

**CITY OF CEDARBURG
PLAN COMMISSION
November 4, 2024**

A regular meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held at 7:00 p.m. on Monday, November 4, 2024. Attendees have the option of joining the meeting in person at City Hall, W63N645 Washington Avenue, upper level, Council Chambers, or online via the following Zoom link: <https://us02web.zoom.us/j/85396283629>

AGENDA

1. CALL TO ORDER - Mayor Patricia Thome
2. ROLL CALL: Present - Mayor Patricia Thome, Jack Arnett, Adam Voltz, Sig Strautmanis, Sherry Bubnitz, Jon Scholz, Common Council Member Jim Fitzpatrick

Also Present - City Planner Mary Censky, City Administrator Mikko Hilvo, Administrative Assistant Theresa Hanaman
3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES – October 7, 2024 and October 16, 2024
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. Under this item, individuals can speak on any topic *not* on the agenda for up to 2 minutes, with possible time extensions at the discretion of the Mayor. No action will be taken on items not listed on this agenda except as a possible referral to committees, individuals, or a future Plan Commission agenda item.
6. PUBLIC HEARINGS
A.* Applicant Emmy Hilgendorf, d/b/a Cornerstone Christian Learning Center, in c/o architect Mark Hertzfeldt of Design 2 Construct, requests approval of a Conditional Use Permit (CUP) to develop a daycare facility on 2.5 acres of land located in the City's Hwy. 60 Business park (i.e., a portion of/the westernmost end of Ozaukee CountyTax Parcel No. 13-022-03-002.00). The current owner of this M-3 Business Park District zoned property is the City of Cedarburg.
Previous Discussion Dates: None
Ward/Ald. District: 7
7. REGULAR BUSINESS; AND ACTION THEREON
A.* Applicant Emmy Hilgendorf, d/b/a Cornerstone Christian Learning Center, in c/o Architect Mark Hertzfeldt of Design 2 Construct, requests approval of a Certified Survey Map dividing a ~2.5-acre lot off from the existing ~10.57-acre parent parcel of land located in the City's Hwy. 60 Business Park (i.e., Ozaukee CountyTax Parcel No. 13-022-03-002.00). The current owner of this M-3 Business Park District zoned property is the City of Cedarburg.
Previous Discussion Dates: None
Ward/Ald. District: 7

B.* Applicant Stacy Buening, d/b/a Philipp Lithographing Company, in c/o architect Mark Hertzfeldt of Design 2 Construct, requests approval of Building, Site, and Operating Plan (including exterior lighting and landscaping plans) in support of their plans to construct a new building for their lithographing business (including space for their professional office staff needs) on 4.07-acres of land in the City's Hwy. 60 Business Park (i.e., the southernmost portion of

Ozaukee CountyTax Parcel No. 13-022-02-005.00). The current owner of this M-3 Business Park District zoned property is the City of Cedarburg.

Previous Discussion Dates: None

Ward/Ald. District: 7

C.* Applicant Stacy Buening, d/b/a Philipp Lithographing Company, in c/o architect Mark Hertzfeldt of Design 2 Construct, requests approval of a Certified Survey Map dividing a ~4.07-acre lot off from the existing 7.52-acre parent parcel of land located in the City's Hwy. 60 Business Park (i.e., Ozaukee CountyTax Parcel No. 13-022-02-005.00). The current owner of this M-3 Business Park District zoned property is the City of Cedarburg.

Previous Discussion Dates: None

Ward/Ald. District: 7

D.* The applicants Jeanie and Danny Crawford/Birdhouse Rentals LLC, request favorable recommendation to the Common Council to amend Section 13-1-53(c) and (e) of the City Code by modifying and adding specific uses that can be considered for approval in the B-1 Neighborhood Business District.

Previous Discussion Dates: October 7, 2024

Address: N/A

Ward/Ald. N/A

Tax Key No. N/A

Zoning District: B-1 Neighborhood Business District

E.* Applicant/Property Owner Washingstone LLC and It's A Gas LLC, in c/o Member Greg Zimmerschied, requests review, discussion and consultative feedback on his plans to unify, improve and expand the existing development of the properties located at W63 N680-686 Washington Avenue, for retail, dining/bar, and outdoor seating purposes. These two properties, totaling ~.39-acres in area, are zoned B-3 Central Business District with HPD Historic Preservation District Overlay.

Previous Discussion Dates: None

Ward/Ald. District: 6

Tax Key No. 13-079-02-02-001 and 13-079-02-03-001

F.* Applicant Aaron Gillette, d/b/a AJ Amusements Inc., requests favorable recommendation to the Common Council to amend the City Code by adding "Indoor family entertainment and recreation center (including the subordinate accessory use of beer and wine sales)" as a conditional use that can be considered for approval in the M-2 General Manufacturing District.

Previous Discussion Dates: None

Ward/Ald. District: N/A

Tax Key No. N/A

G.* Review and discussion on matters related to the Comprehensive Plan Update including:

- Chapter 2 – The Housing Element.
 - Follow-up discussion relating to the Preliminary and Final Housing Reports received.
 - Chapter text review.
- Chapter 8 – The Land Use Element.
 - Twelve Smart Growth Areas (SGA's).
 - Chapter text review.

- General
 - Setting the date for open house/charette (week of December 16th). Include the Common Council.

8. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS**

9. MAYOR'S ANNOUNCEMENTS**

10. ADJOURNMENT

* *Information attached for Commission Members; available through City Clerk's office.*

** *This topic is to be limited to such items as establishing the next meeting date, items for the next agenda, reminders of scheduled community events, and similar.*

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 at (262) 375-7606 or email: cityhall@ci.cedarburg.wi.us.

MEMBERS – PLEASE NOTIFY CITY CLERK'S
OFFICE IN ADVANCE IF UNABLE TO ATTEND MEETING

It is possible that a quorum of members of the Common Council may attend Plan Commission meetings held the first Monday of each month at 7:00 p.m. No business will be conducted by the Common Council and no action will be taken. Attendance is for the purpose of information gathering and exchange.

10-31-2024

**CITY OF CEDARBURG
PLAN COMMISSION**

October 7, 2024

A regular meeting of the Plan Commission of the City of Cedarburg was held on Monday, October 7, 2024, at Cedarburg City Hall, W63N645 Washington Avenue, upper level, Council Chambers and online via the zoom app. The meeting was called to order at 7:00 p.m. by Mayor Patricia Thome.

Roll Call - Mayor Patricia Thome, Adam Voltz, Jack Arnett, Sherry Bublitz via Zoom, and Jon Scholz,

Excused - Sig Strautmanis, Council Member James Fitzpatrick

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

STATEMENT OF PUBLIC NOTICE

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

APPROVAL OF MINUTES

A motion was made by Commissioner Scholz, seconded by Commissioner Voltz, to approve the minutes from September 4, 2024 and September 19, 2024. Motion carried without a negative vote. Commissioner Strautmanis and Council Member Fitzpatrick excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS - None

REGULAR BUSINESS

REVIEW, DISCUSSION, AND POSSIBLE ACTION/RECOMMENDATION TO THE COMMON COUNCIL TO AMEND THE CITY CODE BY ADDING OUTDOOR SEATING AS A USE THAT CAN BE CONSIDERED FOR APPROVAL IN THE B-2 COMMUNITY BUSINESS DISTRICT. THE APPLICANT IS SIERZANT LLC IN C/O SETH DEHNE. THIS PROPERTY IS LOCATED IN THE ZONED B-2 COMMUNITY BUSINESS DISTRICT.

The use “Outdoor dining and non-alcohol beverage service.”, is listed as an accessory use that may be allowed in the B-3 Central Business District with the following “(Note: Outdoor alcohol

beverage services require a premises license approved by the common council)”. The use “Outdoor dining and non-alcohol beverage service.” is not listed as a permitted, accessory or conditional use in any other business zoning district in the City.

The applicant requests that this use be added to the B-2 Community Business District. As a use that may be considered to have potential adverse impacts upon its surrounding neighborhood, particularly if the property owner or business operator follows up to request Common Council approval for outdoor alcohol beverage service and/or amplified music within the outdoor dining area, the City Planner has taken the approach of suggesting a very limited option for addition of this use as a conditional use in the B-2 District.

Planner Censky explains alternate language solutions can be considered depending on the Plan Commissions preference. Ideas might include allowing the use on residential abutting properties but prohibiting the seating area within ‘X’ number of feet of any residential use lot line, for instance.

If the Plan Commission feels it can provide a clear version of language to recommend to the Common Council at this time, Planner Censky explains she will place it into Ordinance format and the matter can be moved on to the Council for ratification or, if the Plan Commission prefers, an alternate draft of language could be brought back at a future meeting for further Plan Commission review, discussion, and possible recommendation to the Common Council.

The applicant, Sierzant LLC in c/o Seth Dehne reiterated to the Plan Commission and residents that Sierzant is looking for the amendment to the City Code for added outdoor seating and be able to apply for a conditional use plan. Currently, Sierzant is grandfathered with 1085 sq. ft. of outdoor space as was previously approved for Ernie’s Wine Bar.

Commissioners discussed other B-2 zoned locations that may potentially request outdoor seating. City Administrator Hilvo confirmed there is interest south of Lincoln Boulevard. Plan Commissioners would like to make a Conditional Use Permit a requirement with restrictions allowed regarding the size of space, amplified music, seating, and screening. Commissioners would also like to remove this as an option for all of the B-2 Community Business District if the property adjoins a 1 or two family residential zoned or used property. Commissioner Voltz is open to the amendment to allow the process of amending the City Code and let the businesses that don’t a-but 1 or 2 family residential to ask for outdoor seating.

The following public comments were made expressing concerns about adding outdoor seating to the B-2 District.:

- Michael Kashou and Jacqueline Janz – N47W5450 Spring Ct
- John Nelson – W55N470 Spring Ct
- Jesse Scott – N49W5237 Portland Rd

A motion was made by Commissioner Arnett, seconded by Commissioner Bublitz, to recommend to the Common Council to approve amending the City Code using the language “adjacent to single or two family”. Motion carried without a negative vote. Commissioner Strautmanis and Council Member Fitzpatrick excused.

THE APPLICANT KATIE DUNFEE D/B/A THE K9 CLUB REQUESTS FAVORABLE RECOMMENDATION TO THE COMMON COUNCIL TO AMEND THE CITY CODE BY ADDING INDOOR DOG PARK (INCLUDING SWIMMING, DOCK DIVING, TRAINING, ENRICHMENTS AND SOCIALIZATION) AS A USE THAT CAN BE CONSIDERED FOR APPROVAL IN THE M-2 GENERAL MANUFACTURING DISTRICT.

Veterinary Clinics are listed as a conditional use in the M-2 General Manufacturing District. Animal hospitals, pet daycare facilities and kennels, provided all principal structures and uses are not less than 100 feet from a residential use if kennels are provided, is listed as a conditional use in the B-2 Community Commercial District. Kennels (Commercial) is listed as a conditional use in the B-4 Office and Service District.

Planner Censky asked Commissioners if they would support the addition of this use in the M-2 District and, if so, she will put the language in Ordinance format so it can be considered for ratification by the Common Council at an upcoming meeting.

The applicant Katie Dunfee was not in attendance. Commissioners discussed whether there would be an outdoor area for the dogs to go to the bathroom and what the hours of operation would be. Planner Censky explained this is not yet a business as the City Code first needs to be updated and approved before she can apply for the use.

A motion was made by Commissioner Scholz, seconded by Commissioner Voltz, to approve the recommendation to the Common Council to amend the City Code by adding indoor dog park as a use that can be considered for approval with a conditional use permit. Motion carried without a negative vote. Mayor Thome opposed. Commissioner Strautmanis and Council Member Fitzpatrick excused.

THE APPLICANT, PAUL RUSHING, AS A MEMBER AND ON BEHALF OF THE ADVENT LUTHERAN CHURCH PROPERTY COMMITTEE, REQUESTS APPROVAL OF CERTIFICATE OF APPROPRIATENESS FOR THEIR PLANS TO ENCLOSE THE EXISTING ENTRYWAY STRUCTURE ON THE SOUTH WALL OF THEIR CHURCH BUILDING/SITE, AND TO ADD AN ELEVATOR SHAFT BEHIND THIS ENTRYWAY.

The applicant requests approval to place window glass in the west/street facing arch and the easternmost of the two south facing arches in the existing open-air, portico entryway to the church.

The westernmost arch of the south facing arches would be enclosed using a double-door glass entry door unit. The east facing arch would be closed by virtue of a new elevator shaft proposed

to be constructed on the east side of this main entryway. The purpose of enclosing this entryway is to make it an enclosed space within which a proposed new Limited Use Limited Application (LULA) elevator may be loaded/unloaded. The LULA will provide accessibility to all floors/levels of the church. The proposed new window/door glass will be clear view.

The elevator shaft is proposed to be located behind the enclosed entryway. It appears that this shaft will extend to nearly the same height as the peak of the gabled roof of the existing entryway and the tops of the windows on the south wall of the church. The architectural materials and design of this shaft appear to emulate the style and characteristics of the existing building.

The Landmarks Commission has reviewed, and on September 26, 2024, recommended in favor of the applicant's request as presented. If the Plan Commission is inclined toward an approval in this matter, Planner Censky recommends, issuance of a building permit prior to the start of construction on this project as a condition to be considered.

Based on the site plans, Commissioner Voltz finds the accessibility improvement will allow for full access and will be attractive and complimentary to the existing building.

A motion was made by Commissioner Voltz, seconded by Commissioner Arnett, to approve the Certificate of Appropriateness for the plans to enclose the existing entryway structure and add an elevator shaft. Motion carried without a negative vote. Commissioner Scholz is recusing himself. Commissioner Strautmanis and Council Member Fitzpatrick excused.

REVIEW, DISCUSSION AND POSSIBLE ACTION ON ARCHITECTURAL PLANS FOR NEW CONSTRUCTION OF A SINGLE-FAMILY DWELLING ON AN INFILL LOT LOCATED AT N50 W7106 WESTERN ROAD.

Planner Censky has reviewed this plan and raises no specific objections to the site or building plans as presented. It does comply with the basic bulk and spatial standards of the Rs-3 Single-Family Residential Zoning District. The consensus remarks of the Plan Commissioners, architect members in particular, should form the basis of any changes they may want to attach as conditions of approval to a final action in this matter.

Commissioner Voltz described the house features which are similar to others in the neighborhood and feels it is an attractive proposal and describes it as broken down, not just one large blank structure. The materials used will be complimentary to the neighbors with wood siding and real stone veneer. Commissioner Voltz described Western Avenue as not having homes with a single dominant character and thinks this home will fit in nicely. An example of a similar house with the same feel is located at N49 W7035 Western Avenue.

A motion was made by Commissioner Voltz seconded by Commissioner Arnett to approve the single-family dwelling on an infill lot located at N50 W7106 Western Road. Motion carried without a negative vote. Commissioner Strautmanis and Council Member Fitzpatrick excused.

APPLICANTS REQUEST CONCEPT REVIEW, CONSIDERATION, AND FEEDBACK ABOUT THEIR COMPILATION OF EXISTING USES, SITE PLAN, AND THE PROSPECTIVE ADDITION OF A NEW FLEX-TYPE SPACE/USE THEY'D LIKE TO ADD WITHIN THEIR EXISTING PRINCIPAL BUILDING.

The applicant requests consultative feedback regarding their plans for use of space within the principal building on this site. There is a secondary/subordinate building on this site as well. It is presently leased to others for cold storage use only.

Current tenancies in the principal building include two residential dwelling units leased to others, and 4,878 square feet of finished business tenant space currently configured for three separate business tenant occupancies. These existing uses, by Code, should be supported by 37 parking stalls. The proposed new space use in Structure A would create a Code-based requirement for 20 additional spaces. Based on a new site plan prepared for this proposal, it appears that 53 stalls could be laid-out on site. Further, based on the applicant's analysis, it appears that this site has approximately 34 on-street parking stalls located within 250 feet of the site although Planner Censky would note that the Washington Avenue spaces (15 total) may not actually be viable, despite the apparent lack of no parking signs.

The applicant requests Plan Commission feedback as to willingness to accept the proposed 53 on-site stalls plus the available on-street stalls within 250 feet of the site as sufficient to service this compilation of uses on the site

Section 13-1-82(f)(4) of the Code provides that parking areas subject to these requirements shall be surfaced with bituminous or Portland cement concrete pavement or concrete pavers in accordance with the City of Cedarburg standards and specifications, and that concrete curbing shall be installed as a border along all pavement edges (Note: there is a provision in this section of the Code that allows for curb stops as a possible option to curbing). The applicant also requests feedback about leaving the current unpaved areas of the parking lot as gravel instead of paving and marking the entire area properly.

As far as the new space goes, the applicant requests feedback from Commissioners about certain uses within their list of ideas – whether these uses fall under existing uses listed in the B-1 Neighborhood Business District, and if not, would the Commission be inclined toward adding them to the B-1 Neighborhood Business District.

Requested uses for Tenant Space #4 could include; Calisthenics, Group fitness classes, spin classes, personal training, therapy classes including swim/bike/run with focus on biomechanical performance coaching, therapeutic classes, health and wellness training/coaching. Dance lessons, vocal/piano/art lessons. Juice bar, refreshment beverage area (nonalcoholic, indoor/outdoor).

Planner Censky suggests changing existing listed B-1 permitted use “Coffee/espresso bars” to include nonalcoholic juice/smoothie bars. Other requested uses the applicant may look at would be continuing education space, meeting space, charitable events, event space for the community to rent, additional uses that align with the applicants’ vision and mission.

The Commission did not raise specific objections to the applicants’ ideas for use of the space and site plan solution, but they want the proposed Code language modifications to come back for detailed review of how they can ensure no adverse impacts of the various uses discussed since there are residences in the surrounding area.

Action: None

REVIEW AND DISCUSSION ON MATTERS RELATED TO THE COMPREHENSIVE PLAN UPDATE

Planner Censky reviewed the outline and updated the tentative schedule with Plan Commission. Plan Commission reviewed and discussed the Smart Growth Area maps.

Developments should be in accordance with the Housing and Residential Development Goals, Objectives and Policies set forth in Chapter 2 of this Comprehensive Plan (i.e., Housing).

Smart Growth Area 3

The existing classification Land Use Category is ‘Mixed Use Office and/or High-Medium Density Residential’ to be ‘Mixed Use Office, Neighborhood Commercial, and/or High-Medium Density Residential’.

Plan Commission agrees this location should remain Mixed Use Office and/or High-Medium Density Residential. It’s zoned B-1 with a PUD overlay right now. Plan Commission would be willing to consider new categories such as mixed use, office, neighborhood business, and/or High- Medium Density Residential and doesn’t need to continue being listed as an SGA.

Smart Growth Area 6

Plan Commission agreed this location should remain Medium Density Residential classification and doesn’t need to remain listed as an SGA.

Smart Growth Area 10

Plan Commission agreed to leave the land use classification as Medium-Density Residential and doesn’t need to remain listed as an SGA.

Smart Growth Area 12

Plan Commission agreed with the recommendation to make this site I-1, Institutional and Public Service District.

Smart Growth Area 14

Plan Commission agreed that this location should be classified as Medium-Low Density Residential which would be consistent with neighboring developments.

Smart Growth Area 15

Plan Commission would like to see the Housing and Residential Development Goals, Objectives and Policies from the Housing Study before deciding on the classification. Medium Density classification might be a possibility.

Smart Growth Area 18

Plan Commission agreed this doesn't need to become a Smart Growth Area but classify it as a Low-Medium Density Residential land use classification to be consistent with neighboring City development.

Smart Growth Area 20

Plan Commission considered changing this SGA to Commercial land use classification and expanding its limits. Staff to follow-up.

Action – This was a Discussion and Feedback item only. No action was taken.

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS - None

MAYOR'S ANNOUNCEMENTS - None

ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Council Member Fitzpatrick to adjourn the meeting at 9:06 p.m. The motion carried without a negative vote.

Theresa Hanaman
Administrative Assistant

**CITY OF CEDARBURG
PLAN COMMISSION**

October 16, 2024

A regular meeting of the Plan Commission of the City of Cedarburg was held on Wednesday, October 16, 2024, at Cedarburg City Hall, W63N645 Washington Avenue, upper level, Council Chambers and online via the zoom app. The meeting was called to order at 7:00 p.m. by Mayor Patricia Thome.

Roll Call - Mayor Patricia Thome, Adam Voltz, Jack Arnett, Jon Scholz, Sig Strautmanis, Council Member James Fitzpatrick

Excused - Sherry Bublitz

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

STATEMENT OF PUBLIC NOTICE

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

APPROVAL OF MINUTES - None

COMMENTS AND SUGGESTIONS FROM CITIZENS

Cathy Czech, Resident – N119 W5835 James Circle
Terrance King, Resident – W63 N762 Sheboygan Road

Commissioner Strautmanis made a motion to move agenda item B before agenda item A, seconded by Council Member Fitzpatrick. Commissioner Bublitz excused.

REGULAR BUSINESS

REVIEW, DISCUSSION, AND POSSIBLE ACTION/RECOMMENDATION TO THE COMMON COUNCIL ON THE REQUEST OF ROSS CHRISTIFULLI AND CONNIE BLOCH TO AMEND THE CITY'S B-2 COMMUNITY BUSINESS DISTRICT, ADDING THE USES, "SALES AND SERVICE OF NEW OR USED VIDEO GAMES AND VIDEO GAME CONSOLES.", AND "NEW OR USED COMPUTER SALES AND SERVICE", AND AS USES THAT CAN BE CONSIDERED FOR APPROVAL."

Planner Censky discussed the potential addition of new or used video games and video game consoles, as well as new or used computer sales and services to the city's B 2 Community Business District. The applicant had secured a tenant space in a building located in the B-2 District, intending to use it for resale of video games and video game consoles, repair and sales of used game consoles, and sales of new and used computers. Planner Censky noted that these uses were not listed in the B-2 District but were similar to other uses in the district. The proposed solution was to add these uses as a by-right use in the B-2 District.

Commission Strautmanis mentioned the need to simplify the zoning language and avoid overly specific categories. The plan was to adopt the zoning changes and then, in time, work toward consolidating the categories for better fitting.

A motion was made by Commissioner Arnett, seconded by Council Member Fitzpatrick, to recommend approval to the Common Council for amending the City Code as presented by the Planner. Motion carried without a negative vote. Commissioner Bublitz excused.

ANDREW KURTZ, OF VIERBICHER WILL PRESENT THEIR PRELIMINARY HOUSING REPORT FOR REVIEW AND CONSIDERATION, INCLUDING A QUESTION-AND-ANSWER SESSION WITH THE PLAN COMMISSION.

Mr. Kurtz from Vierbicher talked over the Preliminary Housing Review with Plan Commission. The goals from this report were to summarize the Census Housing Data, Review Market Data, discuss housing trends, get an overview of affordability challenges and look at possible projections for housing supply and demand going forward.

City Planner Censky discussed the need for community input to gauge public opinion on development and growth throughout the various Smart Growth Areas. An open house and charrette will be planned in November to gather public input. Plan Commission discussed growth rates and housing types and, impacts on taxpayers, emphasizing the need for measured growth and maintaining the community's quality of life. Plan Commission encouraged residents to participate in public input sessions and to sign up for the City's Notify Me system. Plan Commission addressed concerns about maintaining the community's character while accommodating population growth and explored potential zoning changes to support business expansion.

The following individuals spoke under public comments.

- Terry King, Resident – W63 N762 Sheboygan Road
- Jake Schneider, Resident – W59 N412 Hilgen Avenue
- Rick Bausenberger, Resident – W56 N1176 James Circle
- Kathy Hennings, Resident – N81 W6301 Arbor Drive
- Dave Smith, Resident – N119 W5851 James Circle

ACTION - This was a Discussion item only. No action was taken.

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

Commissioner Arnett mentioned a potential bike path along Highway 60, which could connect to the interurban trail in Grafton.

MAYOR'S ANNOUNCEMENTS - None

ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Council Member Fitzpatrick to adjourn the meeting at 6:46 p.m. The motion carried without a negative vote.

Theresa Hanaman
Administrative Assistant

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date: November 4, 2024

General Information:

Agenda Item: 6.A.

Applicant:

Emmy Hilgendorf, d/b/a Cornerstone Christian Learning Center, in c/o architect Mark Hertzfeldt of Design 2 Construct

Property Owner:

City of Cedarburg

Requested Action:

Review and approval of Conditional Use Permit for daycare use including outdoor play area.

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 District w/ PUD Planned Unit Development Overlay District
East: M-3 Business Park District
West: Rs-4 Single-Family Residential District w/ PUD Overlay District

Lot Size:

~ 2.5 acres

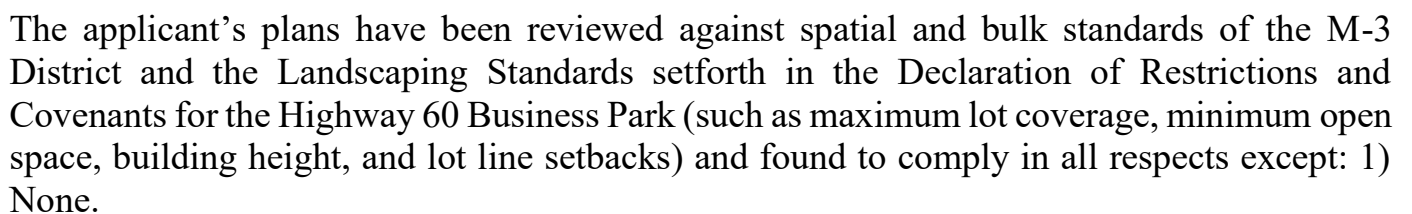
Location:

Forward Way (i.e., a portion of the westernmost end of Ozaukee County Tax Parcel No. 13-022-03-002.00)

Discussion:

The applicant seeks Conditional Use Permit (CUP) approval to develop a 10,650 sq. ft. (+ possible 5,661 sq. ft. future addition) on 2.5 acres of vacant land located in the southwest corner of the City's Hwy. 60 Business Park.

2022 Ozaukee County GIS Aerial Map View – Cornerstone Daycare Site



The plans have been reviewed against City Code Article D - Traffic, Loading, Parking, and Access and the Parking Standards set forth in the Declaration of Restrictions and Covenants for the Highway 60 Business Park (see copy in packet). The following comments are made in this respect: 1) Concrete curbing does not extend around the entire pavement perimeter (ref south edges); 2) Stall count appears to satisfy the nursery school standard of 1 space/employee for the work shift with the largest number of employees, plus one space per six students at the highest class attendance period.

The plans have been reviewed against Sec. 13-1-122 of the City Code, Architectural Review Principles, Standards and Procedures and the Architectural Standards set forth in the Declaration of Restrictions and Covenants for the Highway 60 Business Park. The following comments are made in this respect: 1) The plans identify extensive use of a wood-based lap siding product as one of the materials in the portions of the front/north, and side/east&west facing façades. Section B.ii) of the Restrictions and Covenants states that “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.”; 2) Section B.v) of the Restrictions and Covenants states that, “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.”. The plans identify a finished metal panel wall material (vs true pre-cast) on the rear/south facade as the principal material. This wall is labeled on the plans as an “expansion wall”.

The plans have been reviewed against the Landscaping Standards set forth in the Declaration of Restrictions and Covenants for the Highway 60 Business Park and found to be compliant in all respects except: 1) None.

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 exceptions are with the low-intensity pedestrian-scale bollard lights near the parking lot and walkway areas and two decorative wall sconces that wash low intensity light up and down the frontmost pillars. Maximum footcandles on the ground at the lot lines appear to be less than .5 throughout except along the east lot line where measurements reach a high of 2.71 directly behind the parking lot pole lights. This lighting plan is considered to be compliant with Section 13-1-174 - Glare, Heat and External Lighting as set forth in the City Code.

Recommendation:

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

- 1) Plan Commission review and approval of Building, Site and Operating Plan Amendment, shall be required before any improvements identified as 'future' (i.e., the south building expansion) may be implemented at the site.
- 2) The metal expansion wall on the south elevation shall, at the time of completion, have finished materials consistent with the other three building elevations.
- 3) City Engineer review and approval of the grading, stormwater management, erosion control and utility plans prior to issuance of a building permit.
- 4) Applicant acknowledges and agrees that the improvements shown on this plan which encroach upon/into the utility and stormwater easement are their placed there at the property owners peril. If the City ever damages these improvements or has to remove them from the easement in the course of using or maintaing the easement for utility and stormwater management purposes, the City has no obligation to compensate the property owner or to replace the improvements.
- 4) All signs are subject to prior review, approval, and permit issuance in accordance with Chapter 5 of the Building Code – Regulation of Signs prior to placement at the site.

Document Number	DECLARATION OF RESTRICTIONS AND COVENANTS Title of Document
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1104511
RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
10/26/2020 08:46 AM
REC FEE: 30.00
TRANS FEE:
PAGES: 9
EXEMPT #:
ELECTRONICALLY RECORDED

<u>Recording Area</u> <u>Name and Return Address</u> Michael P. Herbrand Houseman & Feind, LLP P. O. Box 104 Grafton, WI 53024
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<u>Parcel Identification Number (PIN)</u>

**CITY OF CEDARBURG
HIGHWAY 60 BUSINESS PARK
DECLARATION OF RESTRICTIONS AND COVENANTS
RECITALS**

WHEREAS, the City of Cedarburg ("City") is the sole owner of the Property (as hereinafter defined) located within the City limits, more particularly described in Section 1, herein; and

WHEREAS, the City has determined that it is in the best interests of the City, the prospective owners of the Property, and the City's citizens to provide for controlled development of the Property as a business park; and

WHEREAS, the covenants set forth herein are intended by the City to incorporate portions of the strictest performance standards, as set forth in the Performance Standards in the M-3 Business Park Districts, sections 13-1-169, 13-1-170, 13-1-171, 13-1-172, 13-1-173, 13-1-174, 13-1-175, 13-1-176, and 13-1-177 of the Cedarburg Municipal Code of Ordinances, with an emphasis on aesthetics and high architectural standards;

NOW THEREFORE, LET IT BE KNOWN that each and every person, party or entity hereafter purchasing or owning or in any way taking possession of the Property or any portion thereof shall do so subject to the following restrictions and covenants, to wit:

SECTION 1 – PROPERTY SUBJECT TO THIS DECLARATION

The following property ("Property") shall be subject to this Declaration:

Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 22, Town 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 22; thence South 02° 07' 53" East along the West line of said 1/4 Section a distance of 56.00 feet to a point in the South line of State Trunk Highway 60 and the point of beginning of Property to be described; thence North 87° 14' 38" East along said South line 983.53 feet to a point; thence North 86° 44' 38" East along said South line 344.64 feet to a point in the East line of the West 1/2 of the Northeast 114 of said Section 22; thence South 02° 10' 31" East along said East line 1943.69 feet to a point; thence South 87° 13' 05" West 1329.62 feet to a point in the West line of the Northeast 114 of said Section 22; thence North 02° 07' 53" West along said West line 1941.30 feet to the point of beginning. Containing 2,579,695 square feet or 59.2217 acres.

SECTION 2 - GENERAL PURPOSE

A. PURPOSE: The general purpose of this Declaration is to insure the best use and most appropriate development and improvement of each building site on the Property; to protect owners of building sites against such use of surrounding building sites as will detract from the commercial quality of the property; to guard against the erection thereon of poorly designed or proportioned structures; to obtain harmonious use of materials and color schemes; to insure the highest and best commercial development of said Property; to encourage and secure the erection of attractive buildings thereon with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets and adequate open spaces between structures; and in general to provide for a high quality of improvement in said Property, and thereby to preserve and enhance the value of investments made by owners of the building sites.

B. MUNICIPAL CODE: This Declaration shall not abrogate, replace or supersede the City of Cedarburg Municipal Code of Ordinances ("Code"). Any development within the Property shall comply with both this Declaration and the Code. In the event of a conflict between the terms of this Declaration and the Code, the more strict terms of either shall apply.

SECTION 3 – COVENANTS

A. APPROVAL OF BUILDING PLANS: No building, structure or improvement shall be constructed or placed on any lot, nor shall any building, structure or improvement be remodeled or altered, until detailed plans and specifications for such building, structure or improvement or remodeling, alteration or addition thereto, have been reviewed and approved by the City of Cedarburg Plan Commission ("Plan Commission").

B. ARCHITECTURAL STANDARDS: Buildings and structures shall comply with the following standards:

i) 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.

ii) 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.

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.

iii) No building, structure or improvement shall be in excess of forty-five (45) feet in height above grade, excluding any utility penthouse.

iv) The architectural standards and design of any accessory buildings shall be consistent with the design and materials of the principal buildings(s).

v) 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.

C. SITE DESIGN STANDARDS: Sites shall be designed to comply with the following standards:

i) With the exception of any lot line abutting State Highway 60, no part or portion of any building shall be erected, constructed or extended nearer than forty (40) feet from the front lot line of the subject site. Parking of motor vehicles and storage of materials, products or equipment shall be prohibited at all times within twenty-five (25) feet from the front lot line of the subject site.

ii) With the exception of any lot line abutting State Highway 60, no part or portion of any building shall be erected, constructed or extended nearer than twenty-five (25) feet to any interior side lot line in said property. Side yards on the street side of corner lots shall be a minimum of forty (40) feet and the use and treatment of such street side yard areas shall be in accordance with the provisions of Section 3(C)(i) above.

iii) With the exception of any lot line abutting State Highway 60, no part or portion of any building shall be erected, constructed or extended nearer than twenty-five (25) feet to any rear lot line.

iv) No part or portion of any building shall be erected, constructed or extended nearer than thirty (30) feet from the lot line abutting State Highway 60, regardless of whether or not the area is a front, side or rear lot line.

v) The entire front, side or rear lot line setback area shall be sodded or seeded and suitably landscaped not later than twelve (12) months after occupancy with materials approved by the Plan Commission. The setback landscaping shall include all areas between side lot lines from the front property line to the building face, excepting only such areas as may be required for driveways or walks.

vi) To achieve a park like appearance, site coverage by principal and accessory

buildings, parking areas and driveways shall not exceed seventy percent (70%) of the lot area, and open space shall comprise a minimum of thirty percent (30%) of the lot area including proper setbacks and offsets. All Property landscaped space in the parking lot shall be considered part of the open space requirement.

vii) All trash must be kept in proper containers enclosed by a fence of solid decorative material that will provide a visual screen. Such fence shall be a minimum of six (6) feet in height, and a maximum of 10 feet in height, and shall be painted or otherwise maintained so as to present a good appearance and be in good repair at all times. Planting shall be provided at the base of all fencing where such base is visible from any dedicated or reserved public street. All fencing exceeding 6 feet in height shall require prior approval by the Plan Commission.

viii) All utility lines within said property shall, where feasible, be installed underground in easements provided, therefore.

D. SIGNAGE STANDARDS: Subject to a variance to these standards being granted by the Plan Commission, at its discretion, signs shall be in accord with the following standards:

i) One (1) wall sign may be allowed on the exterior wall of the principal building. The maximum area of such a wall sign shall be one hundred (100) square feet. In a multi-tenant building, each tenant may share a portion of the maximum total of one hundred (100) square feet of wall signage. On a corner lot, each exterior wall facing a public street may share a portion of the maximum total of the one hundred (100) square feet of wall signage.

ii) One (1) ground-mounted sign may be allowed per premises (not including a pole sign or pylon sign). The maximum area of such a ground-mounted sign shall be fifty (50) square feet per side or one hundred (100) square feet for both sides, and the maximum height shall be six (6) feet.

iii) The color and materials used in structural elements of signage (not including the message area) should be consistent with and related to the building façade materials on the site. The colors used in message areas for all signage on a site should be similar or complementary to create a unified and coordinated appearance.

iv) Internally lit signage must be submitted for approval by the plan commission upon submission of building plans.

v) On-premises directional signage may be allowed giving directions to areas such as employee or visitor parking, and shipping or loading zones. The maximum size of each such directional sign shall be two (2) square feet per side or four (4) square feet for both sides.

vi) Temporary construction signs and banners, real estate signs, and election campaign signs shall be permitted in accord with the provisions of the City of Cedarburg Sign Code.

vii) Specifically prohibited signs include billboards, roof signs, pole or pylon signs, and electronic, flashing, or moving signs of any kind.

viii) The City, through the Plan Commission, may grant additional and/or larger signage rights or standards in its discretion, including, without limitation, in the form of a variance to the foregoing signage standards.

E. PARKING STANDARDS: Parking shall be in accord with the following standards:

i) Amount of parking spaces provided shall be in accord with applicable requirements of the City of Cedarburg Zoning Ordinance.

ii) All parking lots, roadways, driveways and loading areas shall be surfaced with either asphalt or concrete within twelve (12) months after occupancy of the site.

iii) Parking lots shall incorporate the following landscaping design standards:

a. Perimeter and interior lot line greenbelt. A perimeter greenbelt of at least five (5) feet in width shall be installed along all interior lot lines. Perimeter edges should be landscaped with a combination of plant material and earth berming whenever possible. Perimeter greenbelt landscaping may be omitted alongside lot lines which have shared driveways with adjacent lots. The omitted area is limited to that portion from the street to the required minimum building setback line or as necessary to accommodate access cuts.

b. Additional interior greenspace. The interior of parking lots shall be provided with landscape areas consisting of at least five percent (5%) of the total surface area intermittently placed throughout the parking area.

c. Location. Interior landscape plantings may be located in protected areas such as along walkways, in center islands, in end islands, or between parking stalls. Perimeter edge screening and berming should be limited in height to allow a line of sight to the buildings and not obstruct sight distance at entry drives. Parking areas located beyond the twenty-five (25) foot setback or offset required from a dedicated or reserved public street shall be screened by berm and/or landscaping.

d. Landscape Materials. Landscape materials may include shrubs, hardy flowering trees and/or decorative evergreen and deciduous trees. New trees shall have a minimum caliper of two inch (2") to two and one-half inches (2 ½") for canopy trees. The area around trees and planting beds shall be planted with shrubs or ground cover and covered with mulch, bark or appropriate landscape stones.

F. LANDSCAPING STANDARDS: The following landscaping standards shall be adhered to for all developments within the business park:

i) All developed areas of any lot not used for building, parking, driveways, or storage shall be landscaped with a combination of grass, trees, shrubs, berms and planted ground covers. Areas of the site held or designated for expansion shall be planted with grass and maintained as specified herein. Parking lots shall be landscaped as indicated above in Section 3(E)(iii). In addition, landscape plantings shall be provided in accord with a landscape plan prepared by the owner and approved by the Plan Commission. Street trees will be provided by the City.

ii) A landscaping plan shall be prepared and submitted for approval by the Plan Commission at the plan review stage. All landscaping shall be installed prior to the occupancy of any building or the end of the first planting season, whichever occurs first. If any landscaping from the approved plan is not completed at the City's occupancy inspection, the owner shall submit a bond or letter of credit to the City in an amount equal to the estimated cost of the uncompleted landscaping as specified in the landscaping plan prior to the City issuing a certificate of occupancy to the owner. The bond will be refunded to the owner or letter of credit released, by the City Building Inspector, or his designee, upon satisfactory installation of all uncompleted landscaping elements as specified in the approved landscaping plan.

iii) It is the owner's responsibility to maintain all landscaping in an attractive and well-trimmed condition at all times. The owner shall also replace any dead or damaged trees or shrubs with a similar species. Any dead or damaged sod shall also be replaced.

iv) All unused Property area that is planned for future building expansion or other purposes shall be maintained and kept free of unsightly plant growth, stored material, rubbish, refuse, or debris.

SECTION 4 – GENERAL PROVISIONS

A. TERM: The restrictions and covenants herein contained shall be deemed to be running with the Property and shall be binding upon all persons, parties and entities having an interest in the Property affected thereby, or claiming such rights for a period of twenty-five (25) years from the date hereof, after which time this Declaration shall be automatically extended for a successive period of five (5) years unless an instrument signed by a majority of Lot Owners has been recorded changing or terminating these restrictions or covenants or reducing the term thereof. For the purpose of calculating votes and determining a majority of Lot Owners under this Declaration of Restrictions and Covenants, each Lot Owner (defined herein as an owner of a parcel of land within the Property, but specifically excluding any outlots) will be allocated votes on a per acre basis (e.g. an owner of 20 acres of the Property – excluding outlots - is entitled to 20 total votes).

B. ENFORCEMENT OF DECLARATION:

i). City, any of its individual Alderpersons, Officers, employees, agents or assigns, any owner of real property within the Property, any member of the public, or any

governmental entity of any kind shall have the right to enforce, by proceedings at law or in equity, all the terms, conditions, and provisions of this Declaration. Any owner of all or any portion of the Property violating any of the terms, conditions or provisions of this Declaration shall pay all costs, expenses and actual attorney's fees incurred by any prosecuting individual or governmental entity. Neither the City, its individual Alderpersons, Officers, employees, agents or assigns, any owner of real property within the Property, any member of the public, or any governmental entity of any kind shall be subject to any suit or claim for failure to take any action allowed or required herein.

ii). Each remedy set forth in this Declaration shall be in addition to all other rights and remedies available at law or in equity. All such remedies shall be cumulative and the election of one shall not constitute a waiver of any other. Any forbearance or failure to exercise any such right or remedy for any violation shall not be a waiver of such right or remedy under any circumstances.

C. INVALIDATION: Invalidation of any of the restrictions or covenants herein contained, or any part thereof, by any judgment or court order shall not affect any of the other provisions herein contained, which shall remain in full force and effect.

D. GOVERNING LAW: The Laws of the State of Wisconsin shall apply to and be interpreted as to any dispute arising under this document.

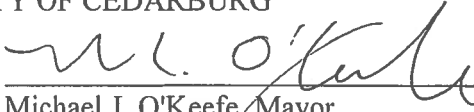
E. DIVIDING OR COMBINING LOTS PROHIBITED WITHOUT PLAN COMMISSION CONSENT: No portion of the Property shall be divided or combined during the term of these restrictions and covenants without the prior approval of the Plan Commission.

F. AMENDMENT: Any of the provisions of this Declaration may be annulled, waived, changed, modified or amended at any time by written document setting forth such annulment, waiver, change, modification or amendment, executed by the owners of at least seventy-five percent (75%) of the total number of lots comprising the Property. During that period of time that the City owns any undeveloped parcel of land within the Property (not including any outlot for stormwater control), no proposed amendment or termination shall be binding or effective without the prior approval of the Plan Commission and prior written consent of the City.

G. BINDING EFFECT: This Declaration and all amendments shall be executed as required by law so as to entitle it to be recorded and shall be effective upon recording in the office of the Register of Deeds for Ozaukee County, Wisconsin. This Declaration shall be binding upon and inure to the benefit of the City and its successors and assigns, and all persons, parties or entities who may hereafter become owner(s) of the Property or any portion thereof, and their legal representatives, heirs, successors and assigns.

IN WITNESS WHEREOF, the City of Cedarburg has caused these presents to be signed
this 13th date of October, 2020.

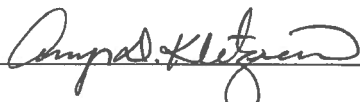
CITY OF CEDARBURG

by: 
Michael J. O'Keefe, Mayor

Attest: 
Tracie Sette, City Clerk

Came before me this 13th day of October, 2020 the above-named Michael J. O'Keefe and Tracie Sette, Mayor, and City Clerk of the City of Cedarburg, and acknowledged the same.




Notary Public, State of Wisconsin
My commission: 4/15/23

This instrument was drafted by:
Michael P. Herbrand
Houseman & Feind, LLP
1650 9th Avenue
P.O. Box 104
Grafton, WI 53024
(262) 377-0600
(262) 377-6080 (fax)
mike.herbrand@housemanlaw.com



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: Forward Way - Cedarburg Business Park
 APPLICANT/BUSINESSNAME: Mark Hertzfeldt - Design 2 Construct
 APPLICANT/BUSINESS ADDRESS: N173W21010 Northwest Passage, Jackson WI 53037
 STATUS OF APPLICANT: ☐ OWNER ☐ AGENT ☐ BUYER ☐ OTHER _____
 PHONE: 262-677-9933 EMAIL: mhertzfeldt@design2construct.com
 PROPERTY OWNER (IF DIFFERENT): Emmy Hilgendorf / Cornerstone Christian Learning Center
 PROPERTY OWNER MAILING ADDRESS: 7955 WI-60, Cedarburg WI 53012
 PROPERTY OWNER PHONE: 262-375-2875 PROPERTY OWNER EMAIL: emmers4218@gmail.com
 REQUEST FOR (CHECK ALL THAT APPLY):

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

DESCRIBE REQUEST: Construction of a new daycare facility and associated site development. CSM to split off approx 2.3 acre lot from larger 11 acre lot

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 THIRTEEN (13) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC**

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

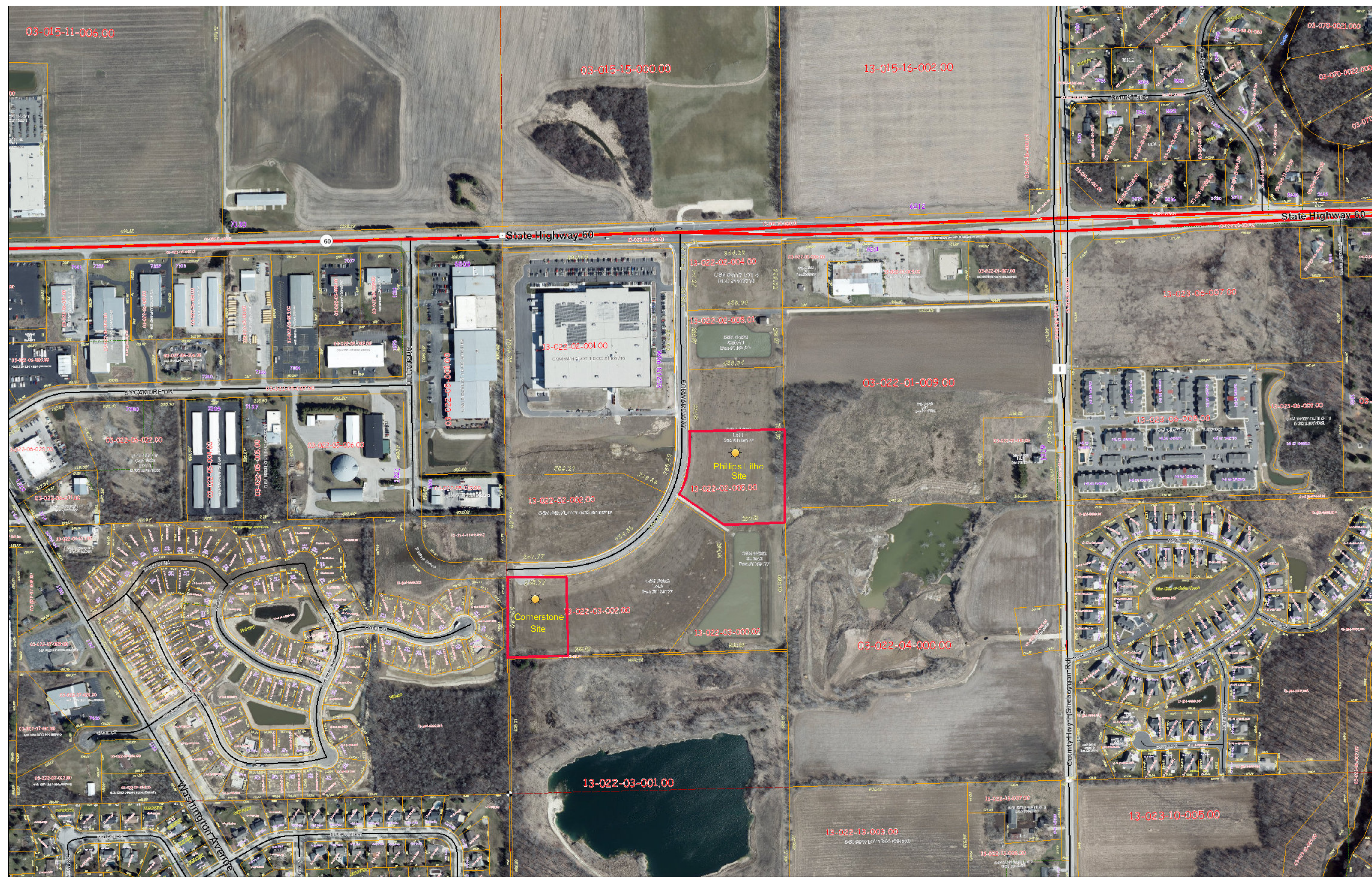
The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property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

PROPERTY OWNER(S) SIGNATURE: *Laura Smrdz* *Emmy Hilgendorf* DATE: 10/2/2024

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: _____

Parcel Information



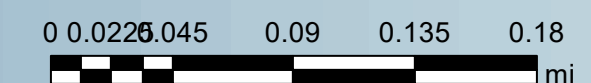
Legend

	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

10/14/2024, 9:04:32 AM

10/14/2024, 9:04:32 AM



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.



DESIGN

CONSTRUCTION

PHONE (262) 677-9933
FAX (262) 677-9934

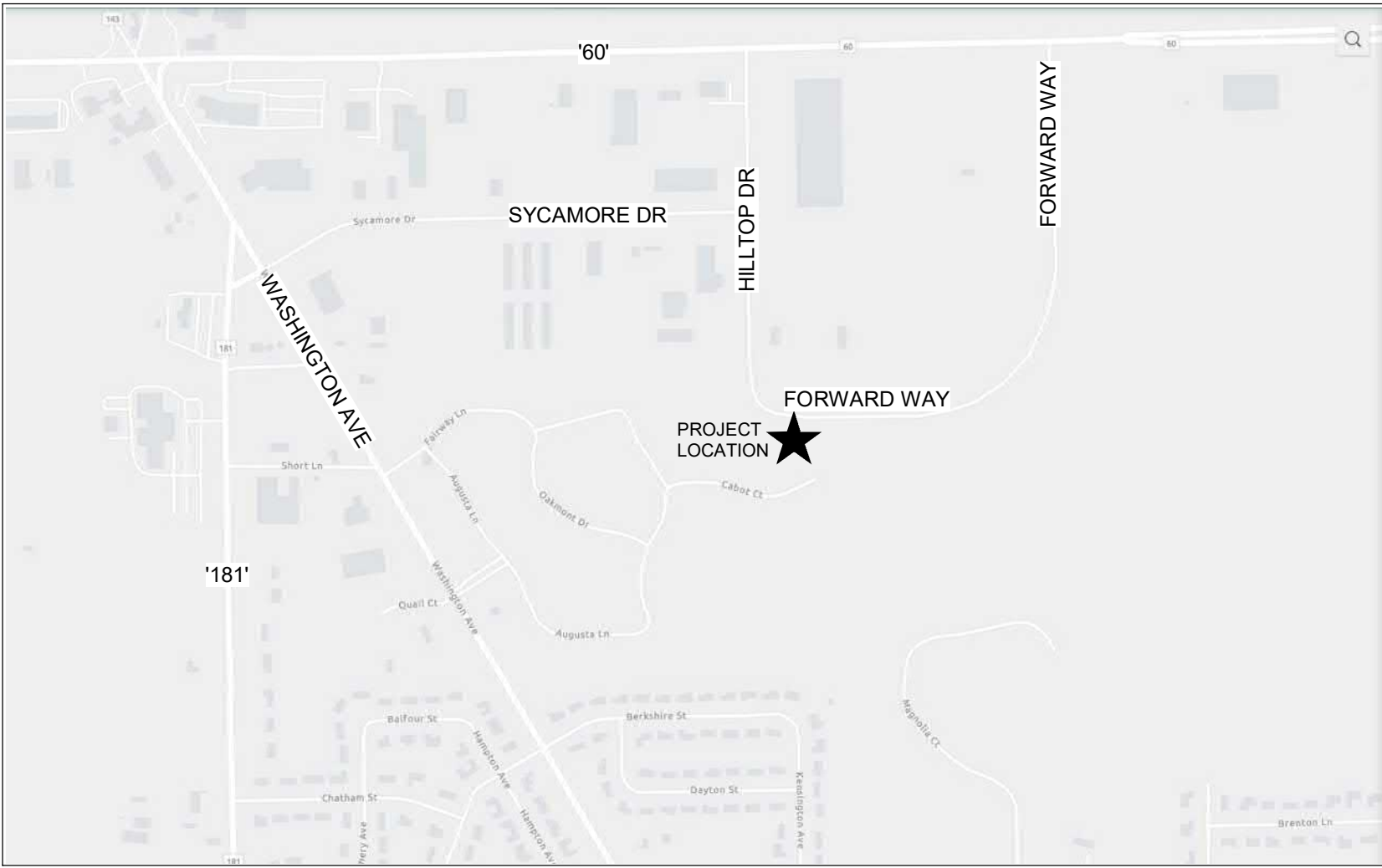
N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

BUILDING DESIGN FOR:
CORNERSTONE CHRISTIAN LEARNING
FORWARD WAY
CEDARBURG, WI 53012

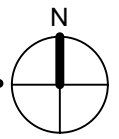


SHEET INDEX:

TS	TITLE SHEET	REV	DATE
CIVIL			
C100	ABBREVIATIONS & NOTES		
LANDSCAPING			
L100	ABBREVIATIONS & NOTES		
ARCHITECTURAL			
A1.0	ARCHITECTURAL SITE PLAN		
A1.1	SITE DETAILS		
A2.1	FLOOR PLAN		
A4.1	EXTERIOR ELEVATIONS		
A10.1	PERSPECTIVE VIEWS		



LOCATION MAP



PROJECT CONTACTS

PROPERTY OWNER	ARCHITECT	MARK HERTZFELDT
CORNERSTONE CHRISTIAN LEARNING CENTER EMMY HILGENDORF 7955 WI '60' CEDARBURG, WI 53012	SUPERVISING PROFESSIONAL	MH
	PROJECT MANAGER	MIKE KRENZ
	PROJECT NO.	24-00155
	DATE	10.02.2024
	SEAL	

CIVIL CONSULTANT	
PARISH SURVEY & ENGINEERING 122 WISCONSIN STREET WEST BEND, WI 53095	
CONTACT: KEVIN PARISH EMAIL: kparish@parishse.com PH: (262)346-7800	

LANDSCAPE CONSULTANT	
KAPUR INC. 7711 N. PORT WASHINGTON ROAD MILWAUKEE, WI 53217	
CONTACT: BRIAN BOEDING EMAIL: bboeding@kapurinc.com PH: (414)410-5244	

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:

CORNERSTONE CHRISTIAN LEARNING CENTER

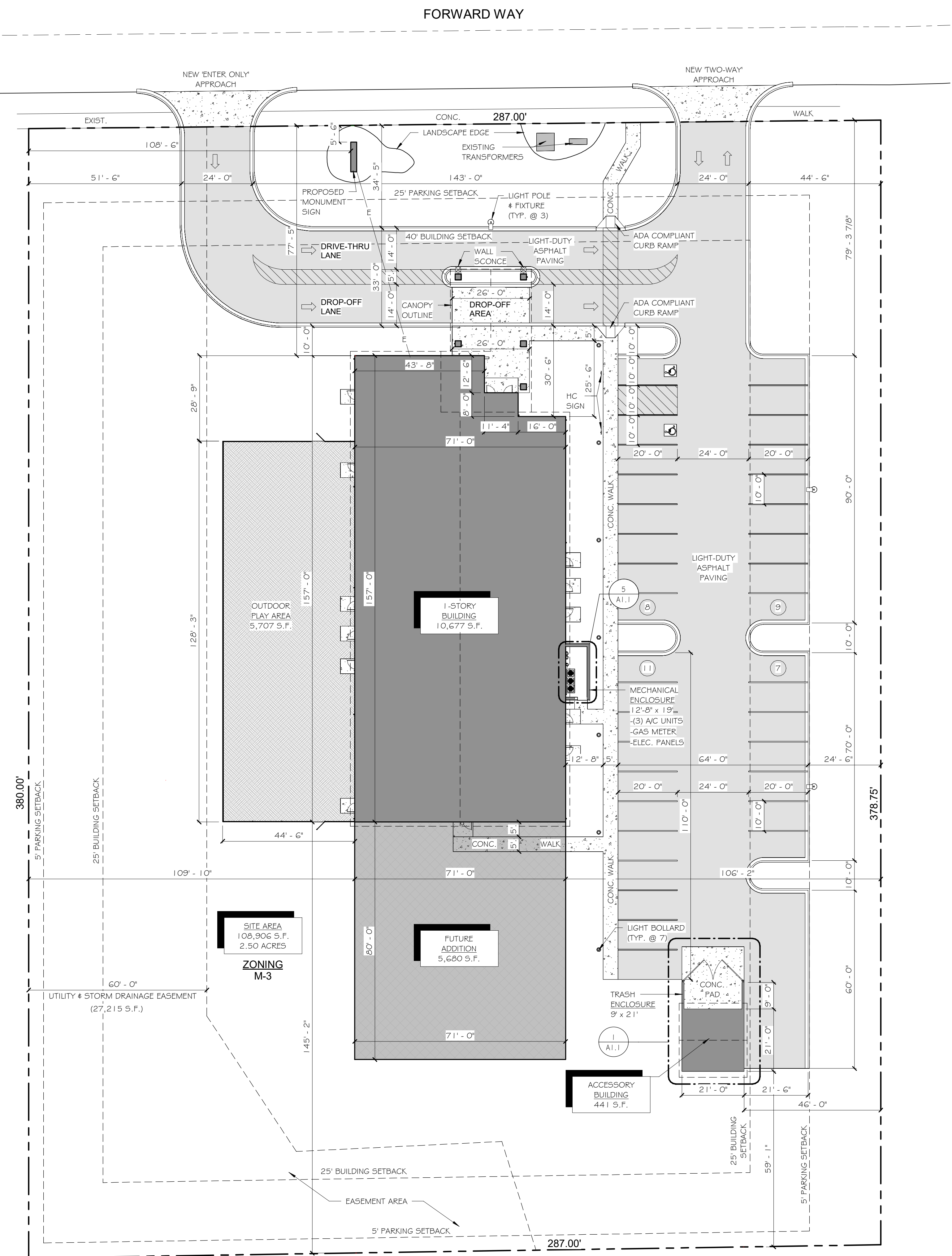
FORWARD WAY
CEDARBURG, WI 53012

SHEET TITLE
TITLE SHEET

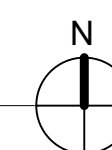
REVISIONS

PROJECT DATA	
DATE	10.02.2024
JOB NO.	24-00155
SET USE	PLAN COMMISSION
DRAWN BY	DLH
SHEET NO.	TS

SITE AREA:	108,906 SF 2.50 ACRES
AREA OF PROPOSED BUILDING:	10,677 SF (9.8% OF SITE)
AREA OF FUTURE ADDITION:	5,680 SF (5.2% OF SITE)
AREA OF ACCESSORY BUILDING:	441 SF (0.4% OF SITE)
MAX. GROSS FLOOR AREA RATIO:	70% (ACTUAL: 10.2%)
TOTAL HARD SURFACE AREA:	23,168 SF (21.3% OF SITE)
CONCRETE AREA:	3,153 SF
LIGHT DUTY PAVING:	20,015 SF
OUTDOOR PLAY AREA:	5,707 SF (5.2% OF SITE)
TOTAL GREEN SPACE AREA: (AFTER FUTURE ADDITION)	63,233 SF (58.1% OF SITE)
LINEAR FEET OF CURB:	1,590 LF
ZONING DISTRICT:	M-3
ALLOWABLE BUILDING HEIGHT:	45'-0"
FRONT YARD BUILDING SETBACK:	40'-0"
SIDE YARD BUILDING SETBACK:	25'-0"
REAR YARD BUILDING SETBACK:	25'-0"
<u>PARKING STALL REQUIREMENTS:</u>	
PUBLIC:	17
EMPLOYEES:	17
TOTAL # OF STALLS REQ'D:	34
TOTAL PARKING PROVIDED:	35 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



BUILDING DESIGN FOR:
**CORNERSTONE CHRISTIAN LEARNING
CENTER**
FORWARD WAY
CEDARBURG, WI 53012

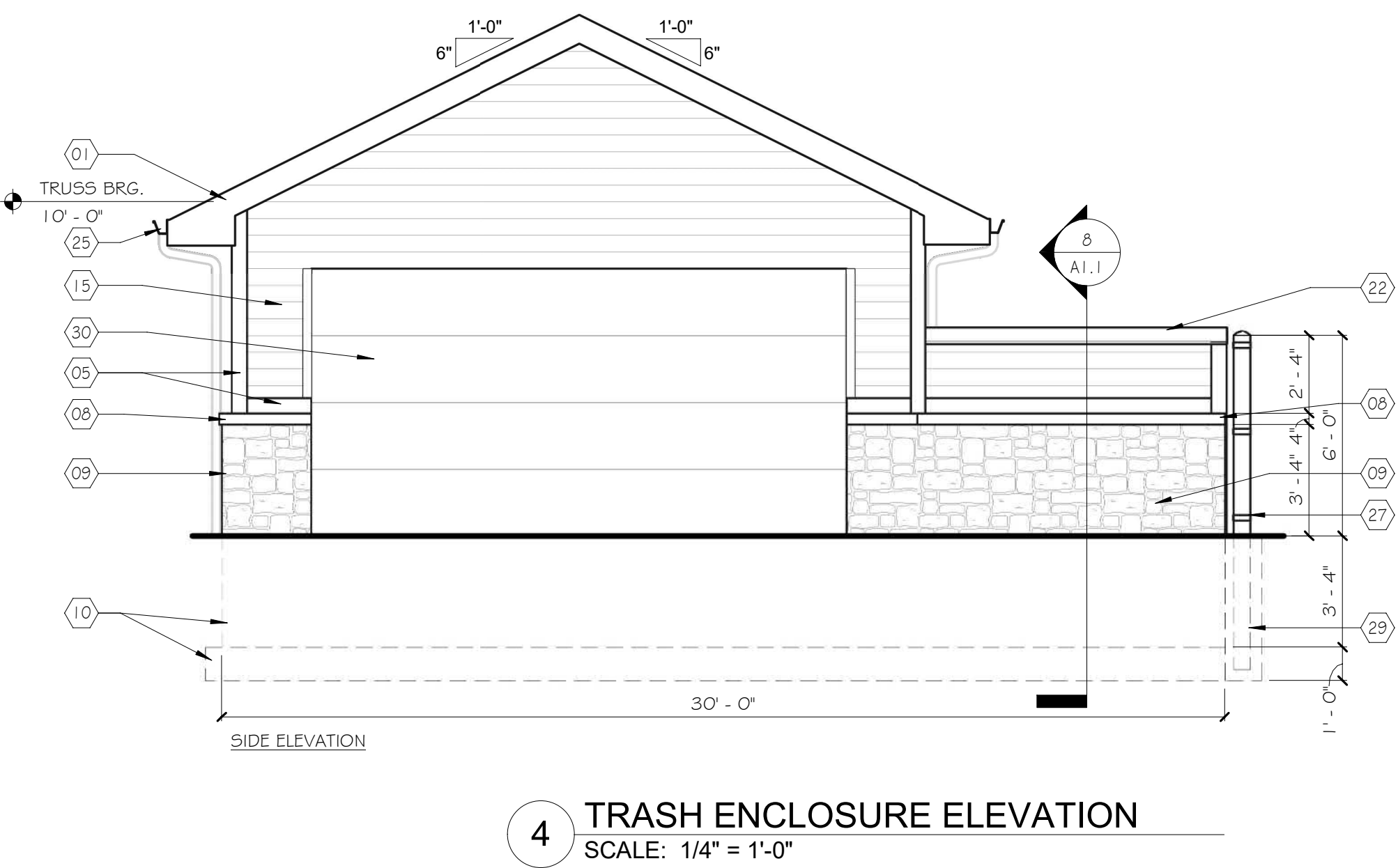
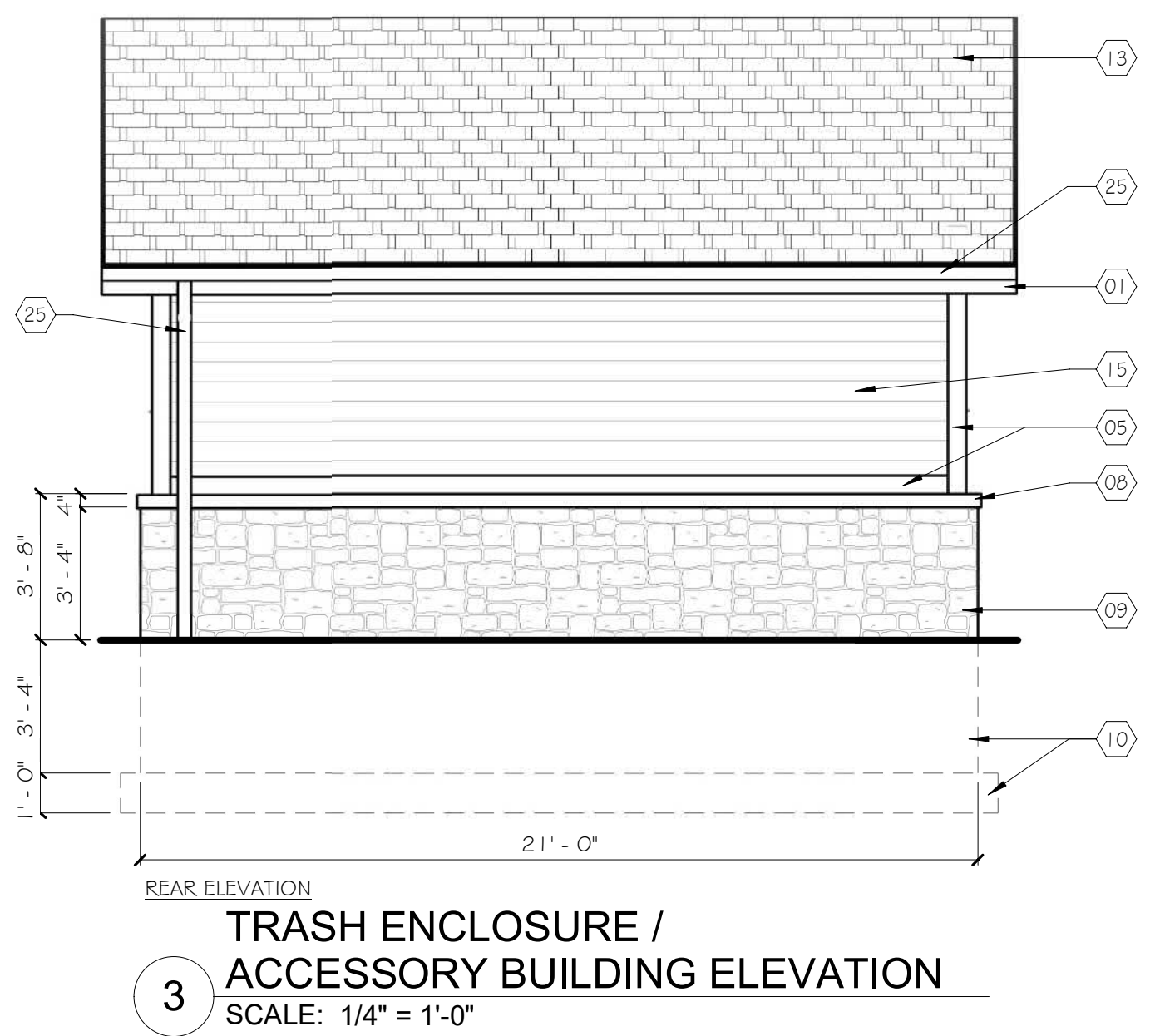
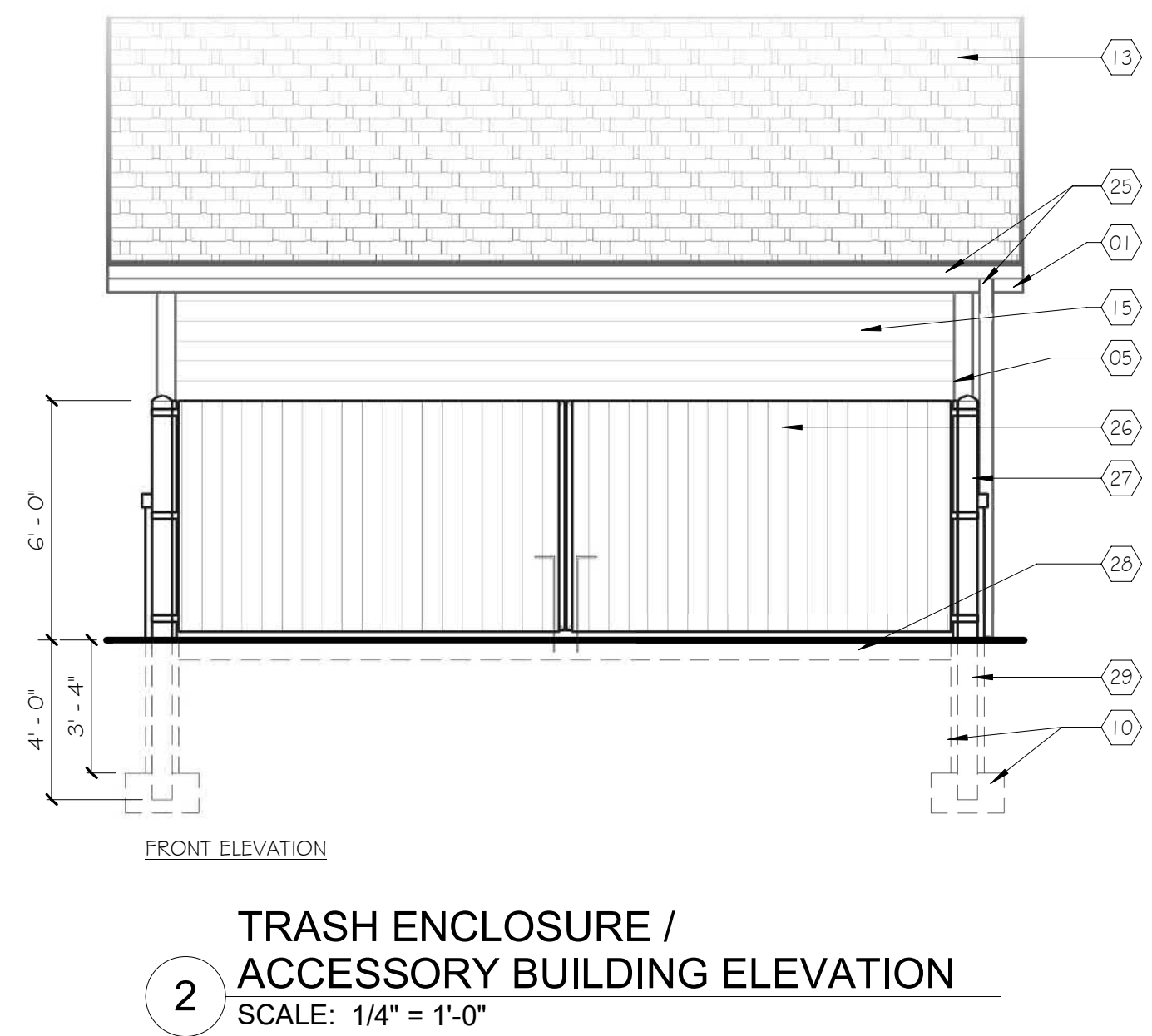
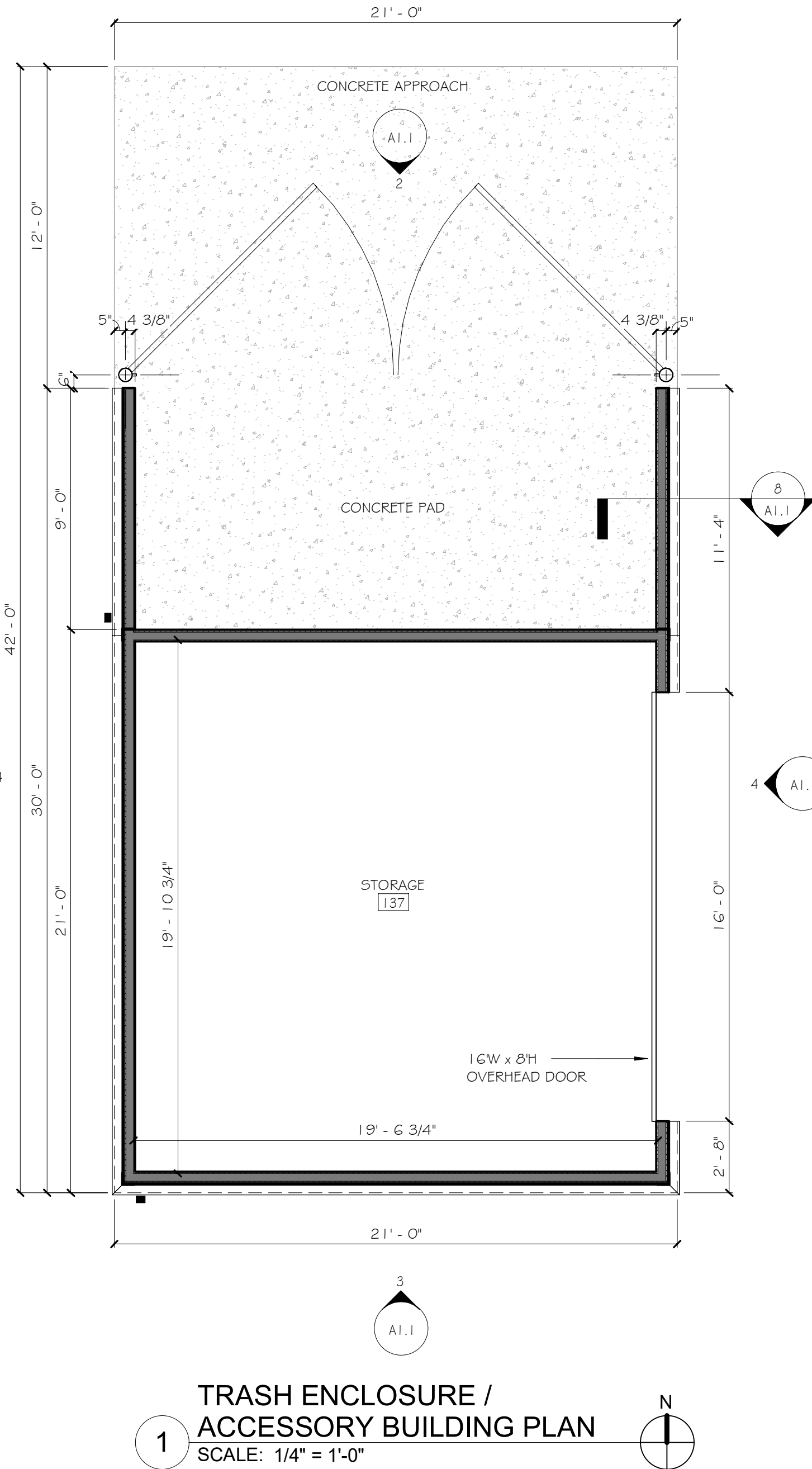
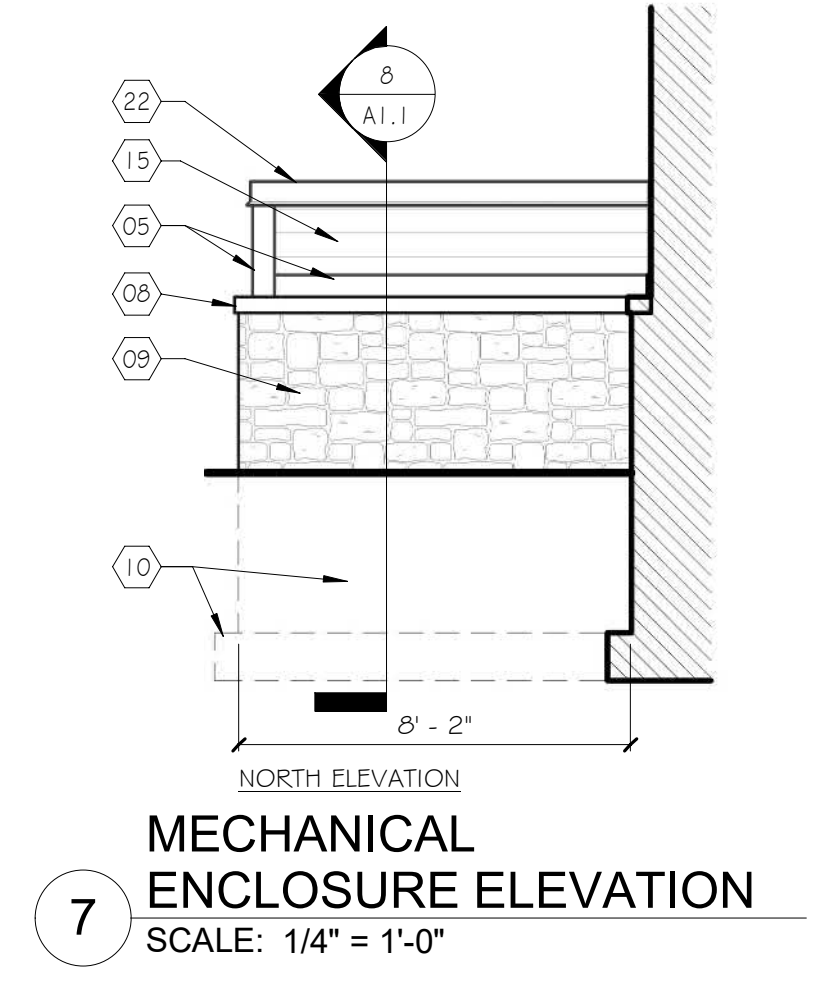
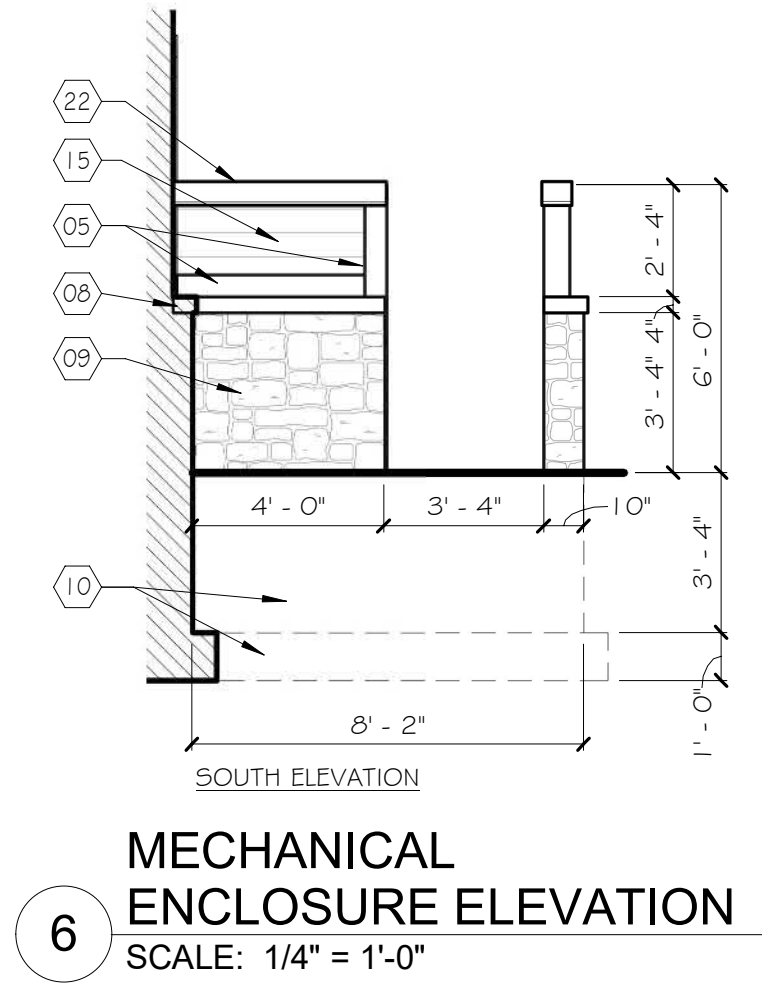
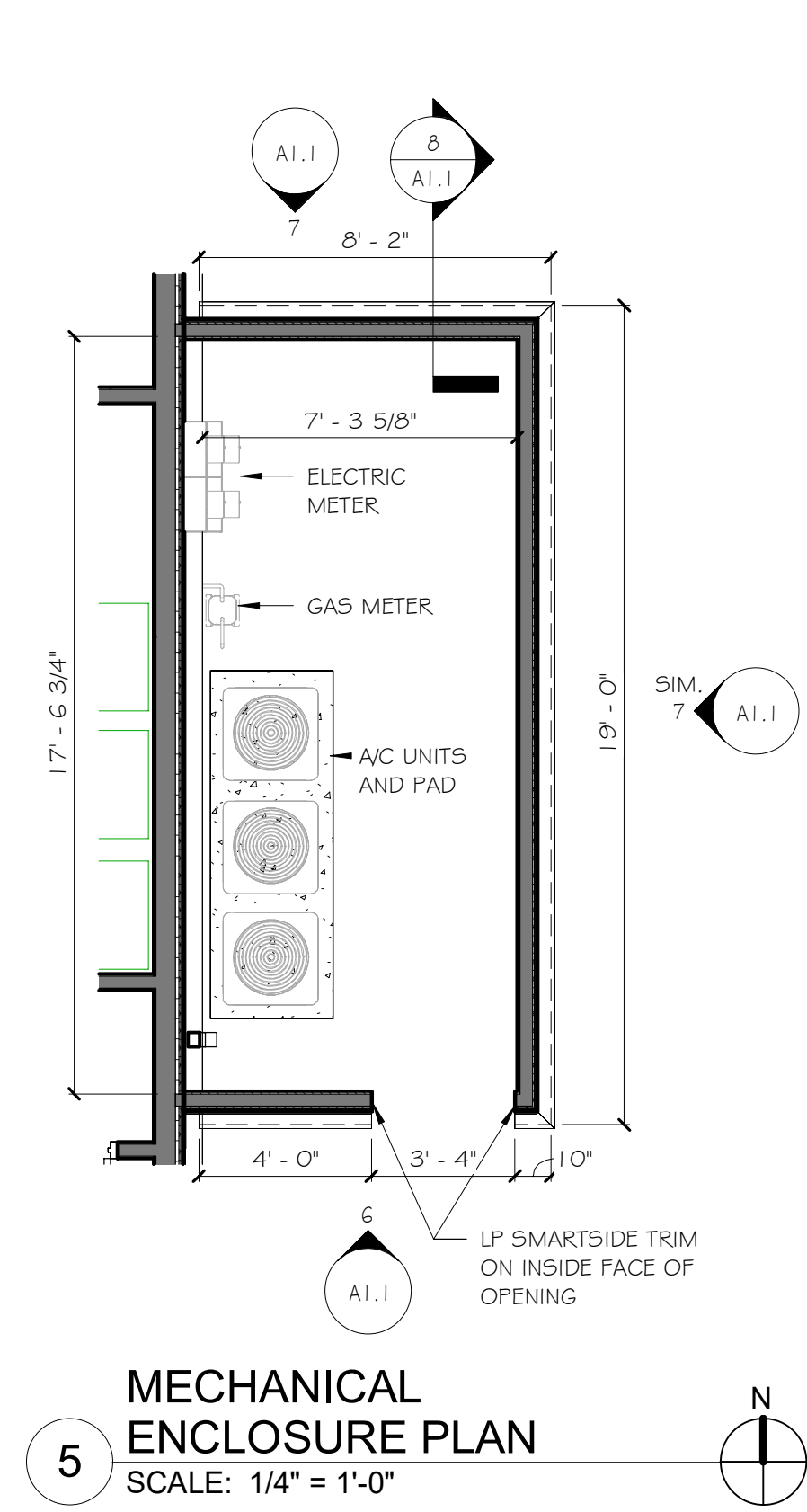
SHEET TITLE

ARCHITECTURAL SITE PLAN

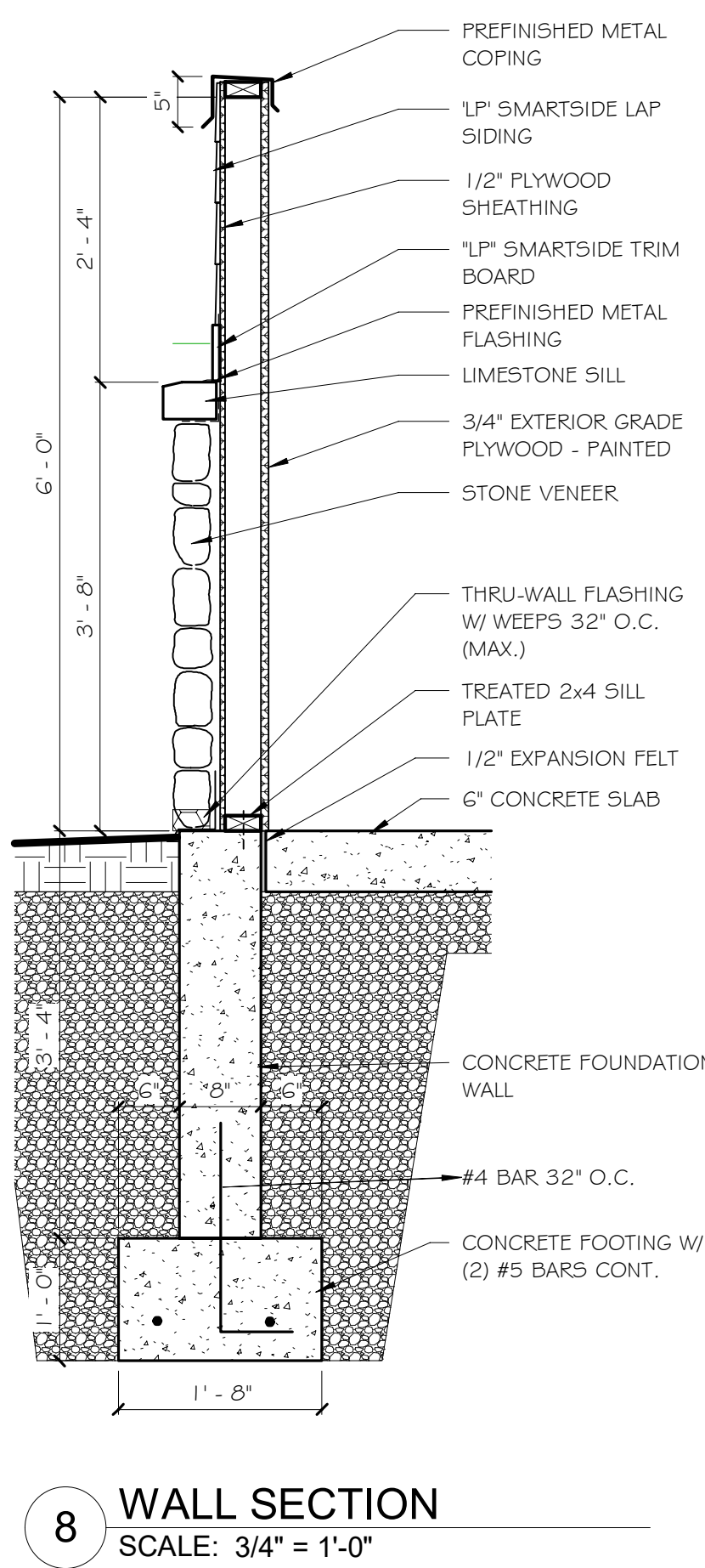
REVISIONS

PROJECT DATA	
DATE	10.02.2024
JOB NO.	24-00155
SET USE	PLAN COMMISSION
DRAWN BY	DLH
SHEET NO.	

A1.0

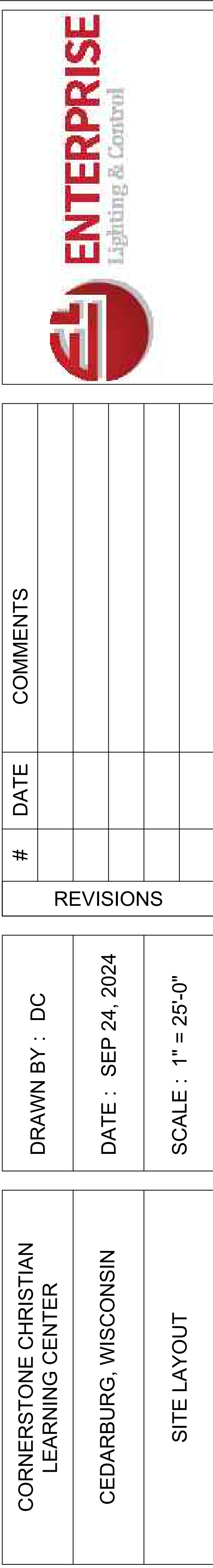


- ELEVATION NOTE LEGEND (CONT'D.)
- | | |
|--|--|
| 01 LP SMARTSIDE FASCIA PANEL | 16 A/C UNITS |
| 02 BOARD AND BATTEN SIDING, 12" O.C. | 17 GAS METER |
| 03 1 x 12 LP SMARTSIDE TRIM BOARD | 18 ELECTRIC PANELS |
| 04 HEAVY TIMBER TRUSS - SELECT DOUGLAS FIR | 19 INSULATED METAL PANEL (IMP) |
| 05 1 x 6 LP SMARTSIDE TRIM BOARDS | 20 WALL SCONCE |
| 06 WOOD VENEER COLUMN | 21 WALL PACK |
| 07 PREFINISHED ALUMINUM WINDOW SYSTEM W/ TINTED, INSULATED GLASS | 22 PREFINISHED METAL COPING |
| 08 LIMESTONE SILL | 23 MECHANICAL ENCLOSURE. SEE SHEET A1.1 |
| 09 STONE VENEER | 24 LIMESTONE HEADER |
| 10 CONCRETE FOUNDATION WALL AND FOOTING | 25 PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT |
| 11 PREFINISHED ALUMINUM STOREFRONT SYSTEM W/ TINTED, INSULATED GLASS | 26 6" HIGH PAINTED CEDAR GATE |
| 12 4" HIGH, VINYL COATED CHAIN LINK FENCING | 27 METAL GATE POST |
| 13 <varies> | 28 6" CONCRETE SLAB |
| 14 CONCRETE CURB | 29 GATE POST IN CONCRETE FILLED SONO-TUBE |
| 15 6" LP SMARTSIDE EXPOSED LAP SIDING | 30 SECTIONAL OVERHEAD DOOR |



- 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	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
8	D1-L	SINGLE	0.900	LITHONIA	LDN4 AL01 (@500LM) SWW1 L04 AR L5S WD MVOLT UGZ 80CRI	5.83	46.64	537
1	OA3-H	SINGLE	0.950	LITHONIA	DSX1 LED P3 xxK T3M (Voltage) (Mounting) HS (Finish) -15FT POLE + 2FT BASE	102.1727	102.1727	11929
2	OAF-H	SINGLE	0.950	LITHONIA	DSX1 LED P3 xxK TFTM (Voltage) (Mounting) HS (Finish) -15FT POLE + 2FT BASE	102.1727	204.3454	11794
7	OB2-A	SINGLE	0.950	LITHONIA	DSXB LED 12C 530 xxK ASY MVOLT (Finish) -MRAB U	22	154	1846
2	OS1	SINGLE	0.950	WAC	WS-W17310-xxK-(Finish)	12.4577	24.9154	350



CORNERSTONE CHRISTIAN LEARNING CENTER
CEDARBURG, WISCONSIN
SITE LAYOUT



Enterprise Lighting Ltd
Manufacturers' Representative

Date: Sep 24, 2024

Enterprise Lighting, LTD.
2007 Pewaukee Rd.
Waukesha WI 53188
Phone: (262) 953-2700
Fax: (262) 953-2710

Job Name
Cornerstone Christian Learning Center - Site Phase
ELL24-132858
Cedarburg WI

Bid Date
Sep 23, 2024

Submittal Date
Sep 24, 2024



Enterprise Lighting Ltd
Manufacturers' Representative

Transmittal

Enterprise Lighting, LTD.
2007 Pewaukee Rd.
Waukesha WI 53188
Phone: (262) 953-2700
From: Bonnie Bartlein

Project Cornerstone Christian Learning Center - Site

Phase

Quote# ELL24-132858

Location Cedarburg WI
Contact:

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- | | | |
|--|---|--------|
| ☒ Drawings | ☐ Specifications | Other: |
| ☐ Prints | ☐ Information | |
| ☐ Plans | ☐ Submittals | |

THESE ARE TRANSMITTED FOR:

- | | | |
|--|---|---------------------------------|
| ☐ Prior Approval | ☐ Resubmittal for Approval | ☐ Record |
| ☒ Approval | ☐ Corrections | Bids due on: |
| ☐ Approval as Submitted | ☐ Your Use | Other: |
| ☐ Approval as Noted | ☐ Review and Comment | |

Type	MFG	Part
D1-L	Acuity Downlighting	LDN4 ALO1 SWW1 LO4 AR LSS WD MVOLT UGZ
OA3-H	Lithonia Exterior	DSX1 LED P3 XXK T3M MVOLT SPA HS STD FINISH
OA3-H	Utility Metals- aka Fabricated Metals	SSS4-11-15-DM19AS-STD FINISH
OAF-H	Lithonia Exterior	DSX1 LED P3 XXK TFTM MVOLT SPA HS STD FINISH
OAF-H	Utility Metals- aka Fabricated Metals	SSS4-11-15-DM19AS-STD FINISH
OB-A	Lithonia Exterior	KBR8 LED 12C 530 XXK ASY MVOLT STD FINISH
OS1	WAC Lighting	WS-W17310-XX-STD FINISH



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard. Light engine and drivers are accessible from above or below ceiling.

Ceiling thickness range 1/2" to 1-1/2".

OPTICS — 55° cutoff to source and source image

LEDs are binned to a 3-step MacAdam Ellipse

80 CRI standard. 90 CRI optional.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency — including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60 degree per CIE 117-1996 Discomfort Glare in Interior Lighting. [UGR FAQs](#)

ELECTRICAL — Adjustable lumen output with four module options.

MVOLT 120/277V 50/60Hz driver (0-10V & 120V Phase Dimming to 10% or 1% min dimming level). DALI driver dimming to 1% also available

FCC CFR Title 47 Part 15 Class A for 277V. FCC CFR Title 47 Part 15 Class B for 120V.

Lumen Maintenance

L80 @ 60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location, requires covered ceiling. Title 24 compliant (90CRI, up to 1000lm). Wallwash suitable for damp locations only. Some configurations are Energy Star certified, please visit www.energystar.gov for specific products. Drivers are ROHS compliant.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

PERFORMANCE DATA

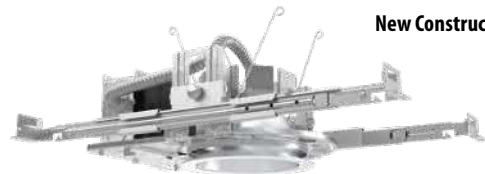
LDN4 AR LS	Wattage	80CRI							
		30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
Lumen Output		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	570	99	584	101	597	102	616	105
ALO1 (750LM)	9	903	102	924	103	946	105	975	108
ALO1 (1000LM)	13	1268	98	1297	100	1328	102	1369	104
ALO2 (1000LM)	13	1344	108	1375	110	1408	112	1451	115
ALO2 (1500LM)	19	1961	105	2007	106	2055	108	2118	111
ALO2 (2000LM)	25	2471	99	2528	101	2588	103	2668	105
ALO3 (2000LM)	25	2542	103	2601	104	2663	106	2745	109
ALO3 (2500LM)	32	3069	98	3140	99	3214	101	3314	103
ALO3 (3000LM)	38	3485	93	3566	94	3651	96	3764	98
ALO4 (4000LM)	39	4094	106	4178	108	4262	110	4303	111
ALO4 (4500LM)	44	4519	103	4611	105	4703	107	4750	108
ALO4 (5000LM)	49	4914	100	5015	102	5115	104	5165	105

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical

Catalog Number
Notes
Type

LDN4 SWITCHABLE

4" Open and Wallwash LED
IC and Non-IC
New Construction Downlight

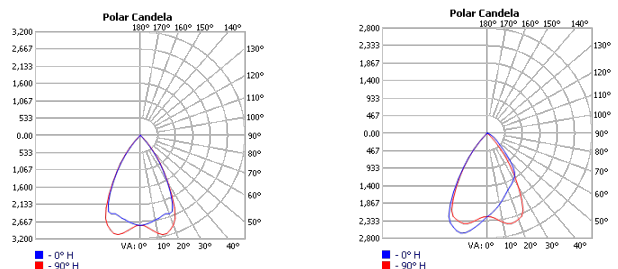


Open Trim



Wallwash Trim

DISTRIBUTIONS

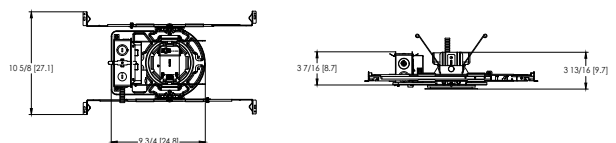


OPEN

Wallwash

DIMENSIONS

LDN4 500-2000 Lumens



Aperture: Ø 4-5/16" [11]
Ceiling Cutout: Ø 5-1/8" [13] Self-flanged
Overlap Trim: Ø 5-7/16" [13.8]
Ceiling Cutout: Ø 5-1/4" [13.3] Flangeless

See page 5 for other fixture dimensions.



LDN4 SWW



ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** LDN4 ALO2 SWW1 LO4 AR LSS MVOLT UGZ

LDN4								
Series	Lumens ‡	Color Temperature ‡	Trim Style	Trim Color	Flange Color ‡	Trim Finish	Distribution	Voltage
LDN4 4" Round	Adjustable Lumen Output AL01 500/750/1000lm AL02 1000/1500/2000lm AL03 2000/2500/3000lm AL04 4000/4500/5000lm Fixed Lumen Output 05LM 500lm 07LM 750lm 10LM 1000lm 15LM 1500lm 20LM 2000lm 25LM 2500lm 30LM 3000lm 40LM 4000lm 45LM 4500lm 50LM 5000lm	Switchable CCT SWW1 3000K-3500K-4000K-5000K Fixed Switchable CCT 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	LO4 Downlight LW4 Wallwash	AR Clear WR ‡ White painted BR ‡ Black painted TRALTB ‡ RAL paint trim TCPC ‡ Custom paint trim	(blank) Self-flange TRW White TRBL Black FRALTB RAL paint flange only FCPC Custom paint flange only	LSS Semi-specular LD Matte diffused LS Specular	(blank) Medium Wide (1.0s/mh) WD Wide (1.2s/mh)	MVOLT 120V - 277V 347 347V step-down transformer supplied

Driver	Emergency ‡	Control Input ‡	Options
UGZ Universal dimming to 10% 0-10V; line voltage dimming (120V)	Blank No emergency option EL Battery pack (10W constant power) Non-T20 Compliant, integral test switch ELR Battery pack (10W constant power) Non-T20 Compliant, remote test switch E10WCP Battery pack (10W constant power) T20 Compliant, integral test switch E10WCPR Battery pack (10W constant power) T20 Compliant, remote test switch E10WRSTAR Emergency battery pack, 10W with remote test switch and Iota STAR technology ETS Iota Emergency Transfer System	Blank No control option NPS80EZ nLight® network power/relay pack with 0-10V dimming NPS80EZER nLight® network power/relay pack with 0-10V dimming; ER controls fixtures on emergency circuit. NLTAIR2 nLight® Air enabled NLTAIRER2 nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit NLTAIREM2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. JOT Wireless room control with "Just One Touch" pairing	90CRI High CRI (90+) AT ‡ Airtight (IP55) CP ‡ Chicago Plenum

‡ Option Restrictions	
Options	Restriction
Lumens and Color Temp restriction note: Fixed Lumens and CCT must be specified together (for example: 10LM 30K).	
AT	Standard for CP and IP55, not available with WW
E10WCPR	Not available with CP, QDS, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, or ALO3 (2000-3000L) DALI.
E10WCP	Not available with EC1, EC6, AT, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 (2000-3000L) DALI, or WL.
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch.
ELR	Not available EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, or ALO3 (2000-3000L) DALI.
EC6	Not Available with CP, QDS, ELR, E10WCP, or E10WCPR.
WL	Not available with WW, All CP is wet location, except WW (Damp). IP55 rated.
QDS	Not Available with CP, ELR, E10WCP, or E10WCPR.
EC1	Not Available with CP, QDS, ELR, E10WCP, or E10WCPR.
JOT	Not available with CP, NPS80EZ, NPS80EZ ER, NLTAIR2, NLTAIRER2, NLTAIREM2, UGZ, or DALI drivers. Max 4500 lumens. Fixed lumens and CCT only.
NPS80EZ	Not available with CP, QDS, DALI, D1, OR D10 drivers. 120V OR 277V only. Not available with 347V.
NPS80EZER	Not available with CP, QDS, ELR, E10WCP, E10WCPR, DALI, D1, OR D10 drivers. 120V OR 277V only. Not available with 347V.
NLTAIR2	Not available with CP, QDS, DALI, D1, OR D10 drivers. Non-emergency luminaires with this option can be used as a normal power sensing device for nLight AIR devices and luminaires with EM emergency options.
NLTAIRER2	Not available with CP, QDS, ELR, E10WCP, E10WCPR, DALI, D1, OR D10 drivers. Not available with 347V.
NLTAIREM2	Not available with CP, QDS, ELR, E10WCP, E10WCPR, DALI, D1, OR D10 drivers. See UL 924 Sequence of Operation table.
CP	Not available with, QDS, EC1, EC6, ELR, E10WCP, E10WCPR, 347V, JOT, NPS80EZ, NPS80EZ ER, NLTAIR2, NLTAIRER2, NLTAIREM2, D1, OR D10 drivers. Not available with square trim.
ETS	Not available with, QDS, ELR, E10WCP, E10WCPR, 347V, JOT, NPS80EZ, NPS80EZ ER, NLTAIR2, NLTAIRER2, NLTAIREM2, DALI, D1, OR D10 driver
DALI	Not available with fixed lumens or CCT. Max 4500 lumens.
WW	Not available with WL, EL, E10WCP.
TRW, TRBL	Available with clear (AR) reflector only.
WR, BR	Not available with a reflector finish
347V	Not available with CP, QDS, EL, ELR, E10WCP, E10WCPR, NLTAIRER2, ETS, NPS80EZ, NPS80EZER, ALO1 ROUND TRIM, 05 LUMENS ROUND TRIM, AND 07 ROUND TRIM.
TRALTB, FRALTB	RALTB for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details



LDN4 SWW

LDN4 SWW

Accessories: Order as a separate catalog number.	
LO4 AR ** TRIM	4" clear, specular reflector (** specify finish LS, LSS, or LS)
LO4 WR TRIM	4" white reflector
LO4 BR TRIM	4" black reflector
LW4 AR ** TRIM	4" wallwash clear, specular reflector (** specify finish LS, LSS, or LS)
LW4 WR TRIM	4" wallwash white reflector
LW4 BR TRIM	4" wallwash black reflector
GRA4 6 JZ	Oversized trim ring with 6" outside diameter
SCA4	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D.



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

(Maximum order quantity for design select lead times is 256)

EMERGENCY BATTERY PACK OPTIONS - FIELD INSTALLABLE

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter / 2 Hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A ⁺	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A ⁺	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A ⁺	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A ⁺	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL Listed products that are certified for field install external/remote to the fixture.

* Minimum delivered lumen output to assist in product selection for increased fixture mounting height.

⁺ The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.

Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

LDN4 SWW

PHOTOMETRY

LDN4 AR LS		90CRI							
Lumen Output	Wattage	30K/90CRI		35K/90CRI		40K/90CRI		50K/90CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	498	87	512	88	526	90	539	92
ALO1 (750LM)	9	789	89	810	91	832	92	853	94
ALO1 (1000LM)	13	1108	86	1138	88	1168	89	1198	91
ALO2 (1000LM)	13	1174	95	1206	97	1238	99	1270	100
ALO2 (1500LM)	19	1714	91	1761	93	1807	95	1854	97
ALO2 (2000LM)	25	2159	87	2218	89	2276	91	2335	92
ALO3 (2000LM)	25	2222	90	2282	92	2342	94	2402	95
ALO3 (2500LM)	32	2682	85	2755	87	2827	89	2900	91
ALO3 (3000LM)	38	3046	81	3129	83	3211	85	3294	86
ALO4 (4000LM)	39	3398	88	3468	90	3537	91	3572	92
ALO4 (4500LM)	44	3751	85	3827	87	3904	89	3942	90
ALO4 (5000LM)	49	4079	83	4162	84	4245	86	4287	87

LDN4WW AR LS		80CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	561	97	574	99	587	101	606	103
ALO1 (750LM)	9	888	100	908	101	930	103	959	106
ALO1 (1000LM)	13	1246	97	1275	98	1305	100	1346	102
ALO2 (1000LM)	13	1321	106	1352	108	1384	110	1427	113
ALO2 (1500LM)	19	1928	103	1973	105	2020	106	2083	109
ALO2 (2000LM)	25	2429	98	2485	99	2544	101	2623	104
ALO3 (2000LM)	25	2499	101	2557	103	2618	105	2699	107
ALO3 (2500LM)	32	3017	96	3087	98	3160	99	3258	102
ALO3 (3000LM)	38	3426	91	3506	93	3589	95	3700	97
ALO4 (4000LM)	39	4031	104	4113	106	4195	108	4236	109
ALO4 (4500LM)	44	4449	101	4539	103	4630	105	4676	107
ALO4 (5000LM)	49	4838	98	4937	100	5035	102	5085	103

LDN4WW AR LS		90CRI							
Lumen Output	Wattage	30K/90CRI		35K/90CRI		40K/90CRI		50K/90CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	490	85	503	87	517	89	530	90
ALO1 (750LM)	9	776	87	797	89	818	91	839	93
ALO1 (1000LM)	13	1089	84	1119	86	1148	88	1178	90
ALO2 (1000LM)	13	1155	93	1186	95	1217	97	1248	99
ALO2 (1500LM)	19	1685	90	1731	92	1777	94	1822	95
ALO2 (2000LM)	25	2123	85	2180	87	2238	89	2295	91
ALO3 (2000LM)	25	2184	88	2243	90	2302	92	2362	94
ALO3 (2500LM)	32	2637	84	2708	86	2780	87	2851	89
ALO3 (3000LM)	38	2994	80	3076	81	3157	83	3238	85
ALO4 (4000LM)	39	3346	86	3414	88	3482	90	3516	91
ALO4 (4500LM)	44	3692	84	3768	86	3843	88	3881	88
ALO4 (5000LM)	49	4015	81	4097	83	4179	85	4220	86

LUMEN OUTPUT MULTIPLIERS - FINISH	
Specular (LS)	1.05
Semi-specular (LSS)	1.00
Matte diffuse (LD)	0.85

LUMEN OUTPUT MULTIPLIERS - CCT			
3000K	3500K	4000K	5000K
0.98	1.0	1.01	1.03

LUMEN OUTPUT MULTIPLIERS - CRI	
80	1.0
90	0.874

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

$$\text{Delivered Lumens} = 1.25 \times P \times \text{LPW}$$

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at [Designlight Consortium](#).

**Job Name:**

Cornerstone Christian Learning Center - Site Phase

Catalog Number:LDN4 ALO1 SWW1 LO4 AR LSS WD
MVOLT UGZ

Notes:

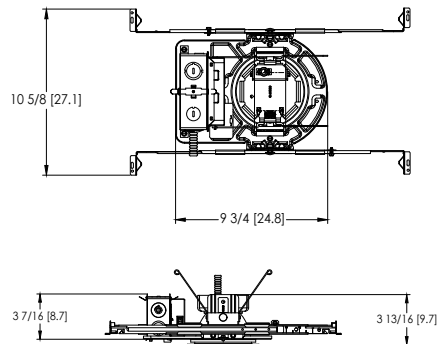
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ELL24-132858

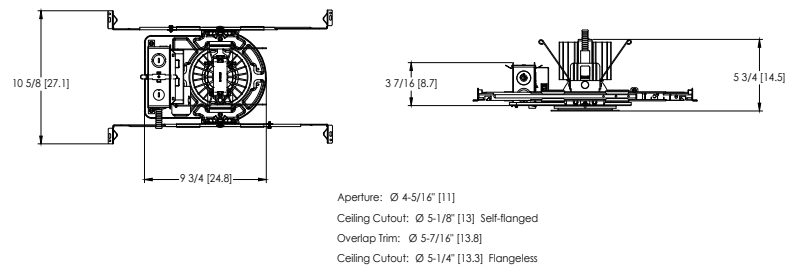
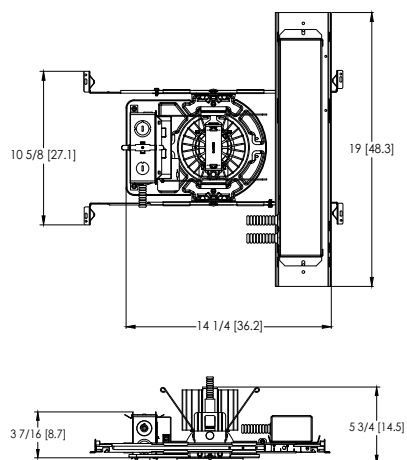
LDN4 SWW

* All dimensions are inches (centimeters) unless otherwise noted.

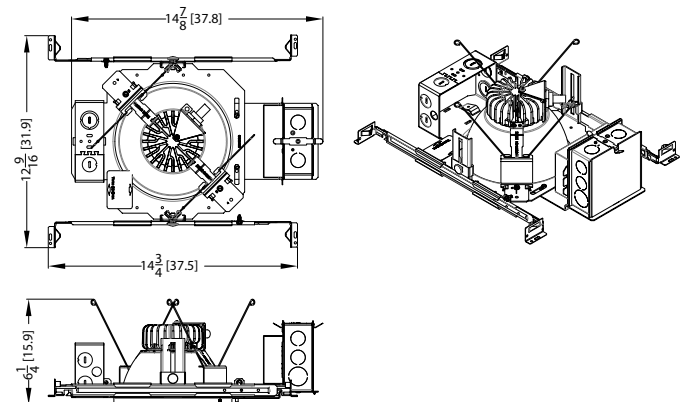
LDN4 SWW1 IC RATING	
ALO1	IC
ALO2	NON-IC
ALO3	NON-IC

LDN4 SWW1 500-2000 Lumens

Aperture: $\varnothing$ 4-5/16" [11]
 Ceiling Cutout: $\varnothing$ 5-1/8" [13] Self-flanged
 Overlap Trim: $\varnothing$ 5-7/16" [13.8]
 Ceiling Cutout: $\varnothing$ 5-1/4" [13.3] Flangeless

LDN4 SWW1 2500-4000 Lumens**LDN4 SWW1 EL**

Aperture: $\varnothing$ 4-5/16" [11]
 Ceiling Cutout: $\varnothing$ 5-1/8" [13] Self-flanged
 Overlap Trim: $\varnothing$ 5-7/16" [13.8]
 Ceiling Cutout: $\varnothing$ 5-1/4" [13.3] Flangeless

LDN4 SWW1 CP 500-3000 Lumens

LDN4 SWW

LDN4 SWW

DIMMER COMPATIBILITY

Not compatible with DALI or DMX dimmers. For specific compatible dimmers see below.

COMPATIBLE LINE VOLTAGE DIMMERS:						
Type	Forward Phase	ALO1 (500-1000lm)	ALO2 (1000-2000lm)	ALO3 (2000-3000lm)	ALO4 (3000-5000lm)	Comment
MLV	Sensorswitch WPD	YES	YES	YES	YES	
MLV	Sensorswitch CMR PDT10 ADC VLP	YES	YES	YES	YES	
MLV	Synergy ISD 600LV	YES, 2x *	YES	YES	YES	* min 2 fixtures
INC	Synergy ISD 600 I	YES, 2x *	YES	YES	YES	* min 2 fixtures
MLV	Lutron Glyder GLV-600	YES	YES	YES	YES	
INC	Leviton SureSlide 6633	YES	YES	YES	YES	
MLV	Lutron Diva DVLV-600P	YES	YES	YES	YES	
MLV	Lutron Skylark SLV-600P	YES	YES	YES	YES	
INC	Lutron RadioRA 2 10ND	YES	YES	YES	YES	
MLV	Leviton SureSlide 6613-PLW	YES	YES	YES	YES	
INC	Lutron Diva DVCL-153P	YES	YES	YES	YES	
MLV	Leviton IPM06	YES, 2x *	YES	YES	YES	* min 2 fixtures
Type	Reverse Phase Dimmer Bank	ALO1 (500-1000lm)	ALO2 (1000-2000lm)	ALO3 (2000-3000lm)	ALO4 (3000-5000lm)	
ELV	Lutron Nova T NTELV-600	YES	YES	YES	YES	
ELV	Lutron Diva DVELV 600P	YES	YES	YES	YES	
ELV	Lutron Maestro MAELV 600	YES	YES	YES	YES	
ELV	Leviton Vizia VPE06-1LX	YES	YES	YES	YES	
ELV	Leviton Illumatech IPE04	YES	YES	YES	YES	
ELV	Control4 C4-APD 120 REVERSE PHASE	YES	YES	YES	YES	
Type	Miscellaneous Dimmers	ALO1 (500-1000lm)	ALO2 (1000-2000lm)	ALO3 (2000-3000lm)	ALO4 (3000-5000lm)	
PHA	Lutron RadioRA2 RRD-6NA	YES	YES	YES	YES	
PHA	Lutron Maestro PRO LED+ RRD-PRO	YES	YES	YES	YES	
Type	Control Systems	ALO1 (500-1000lm)	ALO2 (1000-2000lm)	ALO3 (2000-3000lm)	ALO4 (3000-5000lm)	
MLV	Lutron LP-RPM-4U	YES	YES	YES	YES	
PHA	Lutron LP-RPM-4A	YES	YES	YES	YES	
MLV	Lutron GRAPHIC EYE QSGRJ-3P	YES	YES	YES	YES	
PHA	Lutron PA Power Module PHPM-PA-120	YES	YES	YES	YES	
ELV	Lutron nLight nSPSPCD ELV	YES	YES	YES	YES	

COMPATIBLE 0-10V DIMMERS:							
Manufacturer	System Type	Description	P/N	ALO1 (500-1000lm)	ALO2 (1000-2000lm)	ALO3 (2000-3000lm)	ALO4 (3000-5000lm)
ACUITY	Wall Box	sensorswitch, dimming switch with multi-way option	SPODMRA	YES	YES	YES	YES
ACUITY	Wall Box	sensorswitch, wall switch sensor, occupancy controlled dimming	WSX D WH	YES	YES	YES	YES
ACUITY	Control System	nLight	nPP16D	YES	YES	YES	YES
ACUITY	Control System	nLight	nPS 80 EZ	YES	YES	YES	YES
ACUITY	Control System	nLight Air	rPP20 D	YES	YES	YES	YES
Lutron	Other	0-10V (sink or source) PowPak wireless dimming module	RMJ-ST-DV-B	YES	YES	YES	YES
Wattstopper	Control System	Digital single relay room controller (0-10V)	LMRC-211	YES	YES	YES	YES
Crestron	Control System	DIN Rail 0-10V fluorescent dimmer, 4 feeds, 4 channels (Green Light System)	DIN-4DIMFLV4	YES	YES	YES	YES
Lutron	Other	Grafik Eye 0-10V adapter	GRX-TVI	YES	YES	YES	YES
Leviton	Wall Box	Illumatech 0-10V	IP710-DLX	YES	YES	YES	YES
Lutron	Control System	Mounted in the Homeworks QS panel - 0-10V dimmer (sink or source)	GRX-TVM2	YES	YES	YES	YES
Lutron	Wall Box	Nova 0-10V wallbox dimmer (use with PP-120-H line voltage relay)	NTFTV	YES	YES	YES	YES
Lutron	Wall Box	Nova 0-10V wallbox dimmer (use with PP-120-H line voltage relay)	NTSTV-DV	YES	YES	YES	YES
Lutron	Wall Box	Nova T	NFTV	YES	YES	YES	YES
Leviton	Wall Box	Renior II 0-10V	AWSMG-7DW	YES	YES	YES	YES

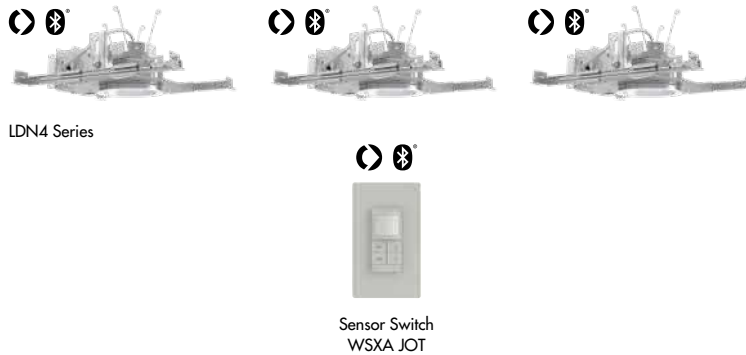
LDN4 SWW

ADDITIONAL DATA



The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

Diagram



- Power:** Install JOT enabled fixtures and controls as instructed.
- Pair:** Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
- Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DDTV	
	Diva® DVSCVT	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALIin Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

LDN4 SWW

EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eldoLED drivers only.

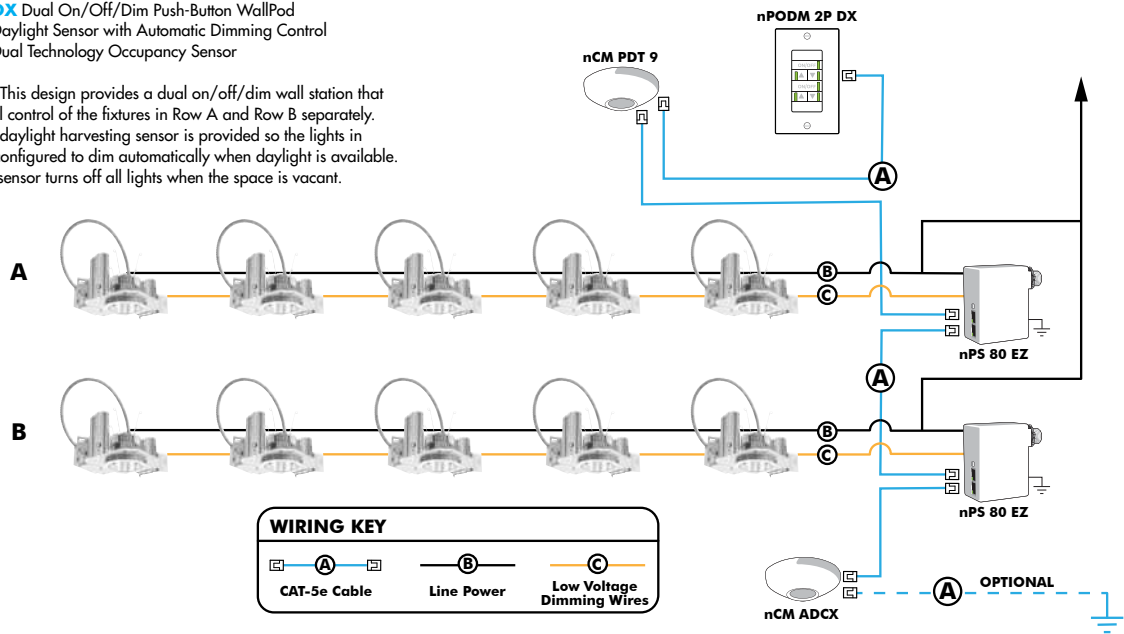
nPS 80 EZ Dimming/Control Pack (qty: 2 required)

nPODM 2P DX Dual On/Off/Dim Push-Button WallPod

nCM ADCX Daylight Sensor with Automatic Dimming Control

nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.



Push-Button Wallpod
Traditional tactile buttons and LED user feedback



Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:

Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.

WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model Number	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model Number
		10', CAT5 10FT	CATS 10FT J1
		15', CAT5 15FT	CATS 15FT J1

LDN4 SWW

nLight® AIR Control Accessories:	
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair .	
Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH ¹

Notes

1 Can only be ordered with the RES7Z zone control sensor version.

UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome



**Job Name:**

Cornerstone Christian Learning Center - Site Phase

Catalog Number:

DSX1 LED P3 XXK T3M MVOLT SPA HS STD FINISH

Notes:

Type:**OA3-H**

ELL24-132858



D-Series Size 1 LED Area Luminaire

**d-series****Specifications**

EPA: 0.69 ft²
(0.06 m²)

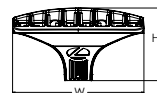
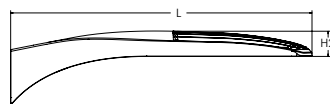
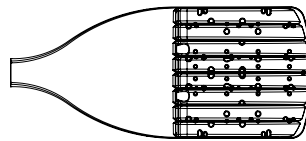
Length: 32.71"
(83.1 cm)

Width: 14.26"
(36.2 cm)

Height H1: 7.88"
(20.0 cm)

Height H2: 2.73"
(6.9 cm)

Weight: 34 lbs
(15.4 kg)

Catalog
Number

Notes

Type

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

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information**EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD**

DSX1 LED		XXK = Specify		Specify						
Series	LEDs	Color temperature ²		Color Rendering Index ²		Distribution		Voltage	Mounting	
DSX1 LED	Forward optics		(this section 70CRI only)		AFR Automotive front row		TSM Type V medium	MVOLT (120V-277V) ⁴	Shipped included	
	P1 P6	30K 3000K		70CRI		T1S Type I short	TSLG Type V low glare	HVOLT (347V-480V) ^{5,6}	SPA Square pole mounting (#8 drilling)	
	P2 P7	40K 4000K		70CRI		T2M Type II medium	TSW Type V wide	XVOLT (277V - 480V) ^{7,8}		
	P3 P8	50K 5000K		70CRI		T3M Type III medium	BLC3 Type III backlight control ³	120 ^{16, 26}	RPA Round pole mounting (#8 drilling)	
	P4 P9	(this section 80CRI only, extended lead times apply)				T3LG Type III low glare ¹	BLC4 Type IV backlight control ³	208 ^{16, 26}	SPA5 Square pole mounting #5 drilling ⁹	
	P5					T4M Type IV medium	LCCO Left corner cutoff ³	240 ^{16, 26}	RPAS Round pole mounting #5 drilling ⁹	
	Rotated optics					T4LG Type IV low glare ³	RCCO Right corner cutoff ³	277 ^{16, 26}		
	P10 ¹ P12 ¹					TFTM Forward throw medium		347 ^{16, 26}		
	P11 ¹ P13 ¹							480 ^{16, 26}		
			27K 2700K		80CRI					
			30K 3000K		80CRI					
			35K 3500K		80CRI					
			40K 4000K		80CRI					
			50K 5000K		80CRI					

		STD FINISH = Specify
Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11,12,20,21} PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13,20,21} PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴ PERS Five-pin receptacle only (controls ordered separately) ^{14,21}	Shipped installed SPD20KV 20KV surge protection HS Houseside shield (black finish standard) ²² L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²³ HA 50°C ambient operation ²⁴ BAA Buy America(n) Act Compliant SF Single fuse (120, 277, 347V) ²⁶ DF Double fuse (208, 240, 480V) ²⁶ Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DBBTD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



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DSX1-LED
 Rev. 09/05/23
 Page 1 of 10

**Job Name:**

Cornerstone Christian Learning Center - Site Phase

Catalog Number:

DSX1 LED P3 XXK T3M MVOLT SPA HS STD FINISH

Notes:

Type:**OA3-H**

ELL24-132858

Ordering Information**Accessories**

Ordered and shipped separately.

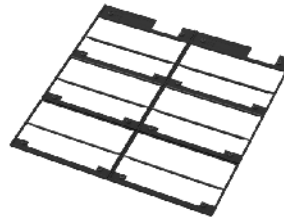
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK	Shorting cap ²⁵
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXIEGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

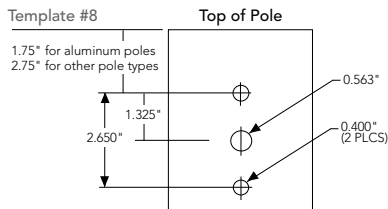
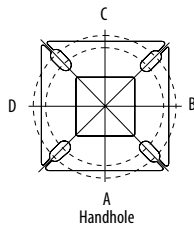
- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type S distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories

External Glare Shield (EGSR)



House Side Shield (HS)

Drilling**HANDHOLE ORIENTATION****Tenon Mounting Slipfitter**

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

**Job Name:**

Cornerstone Christian Learning Center - Site Phase

Catalog Number:DSX1 LED P3 XXK T3M MVOLT SPA
HS STD FINISH

Notes:

Type:**OA3-H**

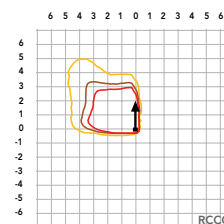
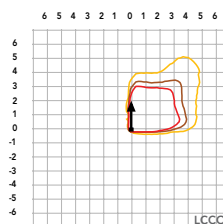
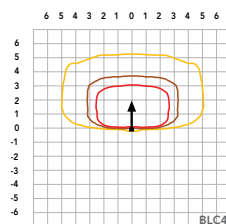
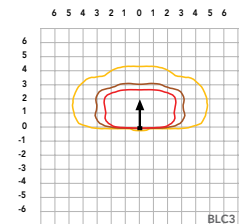
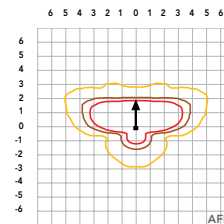
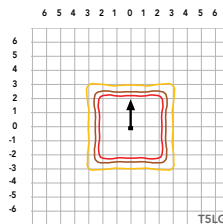
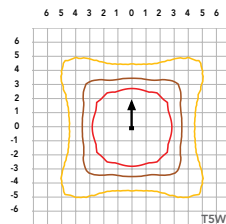
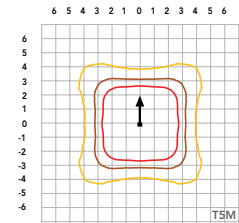
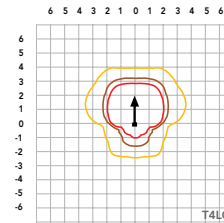
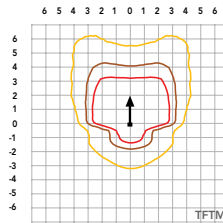
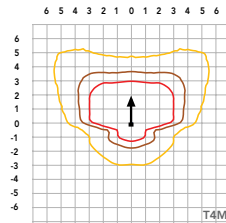
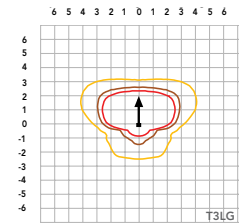
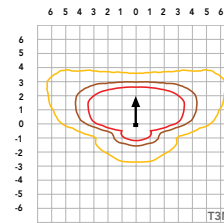
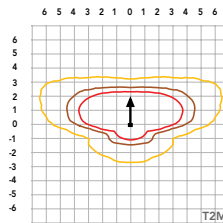
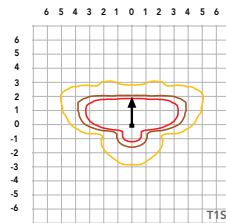
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Photometric DiagramsTo see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](https://www.lithonia.com).

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient	Lumen Multiplier
0°C	1.04
5°C	1.04
10°C	1.03
15°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
35°C	0.98
40°C	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80 CRI		90 CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads.
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Edypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

**Job Name:**

Cornerstone Christian Learning Center - Site Phase

Catalog Number:

DSX1 LED P3 XXK T3M MVOLT SPA HS STD FINISH

Notes:

Type:**OA3-H**

ELL24-132858

Performance Data**Lumen Output**

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

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
P2	68W	30	700	T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
P3	102W	30	1050	T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

**Job Name:**

Cornerstone Christian Learning Center - Site Phase

Catalog Number:

DSX1 LED P3 XXK T3M MVOLT SPA HS STD FINISH

Notes:

Type:**OA3-H**

ELL24-132858

Performance Data**Lumen Output**

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

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	3	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

**Job Name:**

Cornerstone Christian Learning Center - Site Phase

Catalog Number:

DSX1 LED P3 XXK T3M MVOLT SPA HS STD FINISH

Notes:

Type:**OA3-H**

ELL24-132858

Performance Data**Lumen Output**

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

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P8	216W	60	1100	T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
P9	277W	60	1400	T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

Submitted by Enterprise Lighting, LTD.				Catalog Number: DSX1 LED P3 XXK T3M MVOLT SPA HS STD FINISH Notes:												Type: OA3-H ELL24-132858							
 Enterprise Ligh Manufacturers' Represent		Job Name: Cornerstone Christian Learning Center - Site Phase																					
Performance Data																							
Lumen Output																							
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.																							
Rotated Optics																							
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K								
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159				
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147				
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149				
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133				
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151				
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138				
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152				
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156				
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158				
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156				
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108				
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112				
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109				
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109				
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159				
				P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
								T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
T3M	18,211	4	0					4	135	18,980	4	0	4	141	19,350	4	0	4	143				
T3LG	16,270	3	0					3	121	16,957	3	0	3	126	17,287	4	0	4	128				
T4M	18,483	4	0					4	137	19,263	5	0	5	143	19,638	5	0	5	146				
T4LG	16,810	3	0					3	125	17,519	3	0	3	130	17,861	3	0	3	132				
TFTM	18,614	4	0					4	138	19,399	4	0	4	144	19,777	5	0	5	147				
T5M	19,017	5	0					3	141	19,819	5	0	3	147	20,205	5	0	3	150				
T5W	19,325	5	0					3	143	20,140	5	0	3	149	20,533	5	0	3	152				
T5LG	19,072	4	0					2	141	19,876	4	0	2	147	20,264	4	0	2	150				
BLC3	13,247	4	0					4	98	13,806	4	0	4	102	14,075	4	0	4	104				
BLC4	13,682	4	0					4	101	14,259	4	0	4	106	14,537	4	0	4	108				
RCCO	13,367	1	0					3	99	13,931	1	0	3	103	14,203	1	0	3	105				
LCCO	13,367	1	0					3	99	13,931	1	0	3	103	14,203	1	0	3	105				
AFR	19,437	4	0					4	144	20,257	4	0	4	150	20,651	4	0	4	153				
P12	206W	60	1050					T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
								T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133				
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119				
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135				
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123				
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136				
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139				
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141				
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139				
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97				
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100				
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97				
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97				
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142				
				P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
								T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
T3M	32,265	5	0					5	117	33,626	5	0	5	122	34,282	5	0	5	124				
T3LG	28,826	4	0					4	105	30,042	4	0	4	109	30,628	4	0	4	111				
T4M	32,746	5	0					5	119	34,128	5	0	5	124	34,793	5	0	5	126				
T4LG	29,782	4	0					4	108	31,039	4	0	4	113	31,644	5	0	4	115				
TFTM	32,978	5	0					5	120	34,369	5	0	5	125	35,039	5	0	5	127				
T5M	33,692	5	0					4	122	35,113	5	0	4	127	35,797	5	0	4	130				
T5W	34,238	5	0					4	124	35,682	5	0	4	129	36,378	5	0	4	132				
T5LG	33,789	5	0					3	122	35,215	5	0	3	128	35,901	5	0	3	130				
BLC3	23,471	5	0					5	85	24,461	5	0	5	89	24,937	5	0	5	90				
BLC4	24,240	5	0					5	88	25,262	5	0	5	92	25,755	5	0	5	93				
RCCO	23,683	1	0					4	86	24,682	1	0	4	89	25,163	1	0	4	91				
LCCO	23,683	1	0					4	86	24,682	1	0	4	89	25,163	1	0	4	91				
AFR	34,436	5	0					5	125	35,889	5	0	5	130	36,588	5	0	5	133				
 COMMERCIAL OUTDOOR								One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2011-2023 Acuity Brands Lighting, Inc. All rights reserved.												DSX1-LED Rev. 09/05/23 Page 8 of 10			
Submitted On: Sep 24, 2024								8/10				Index Page											

**Job Name:**

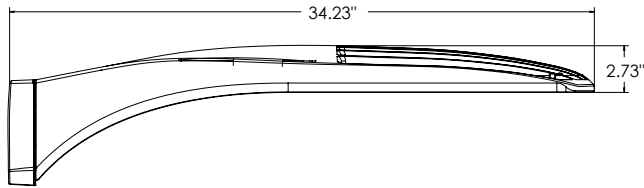
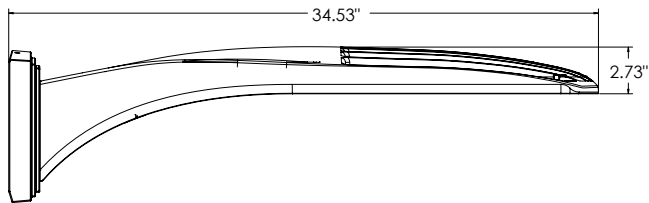
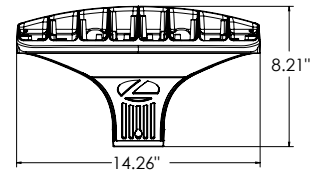
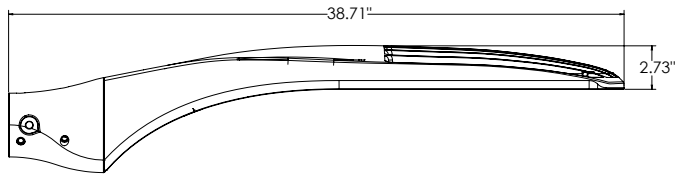
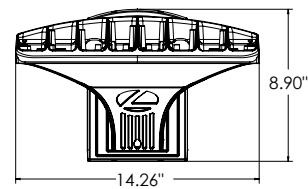
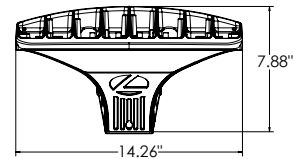
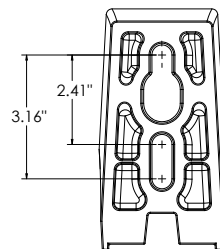
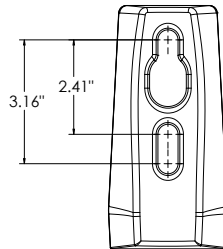
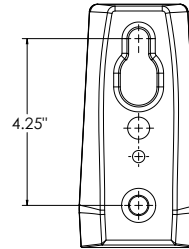
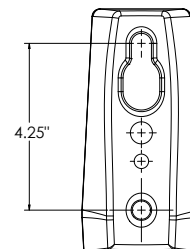
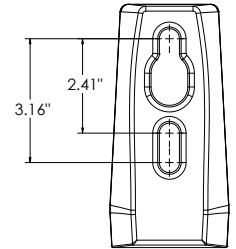
Cornerstone Christian Learning Center - Site Phase

Catalog Number:DSX1 LED P3 XXK T3M MVOLT SPA
HS STD FINISH

Notes:

Type:**OA3-H**

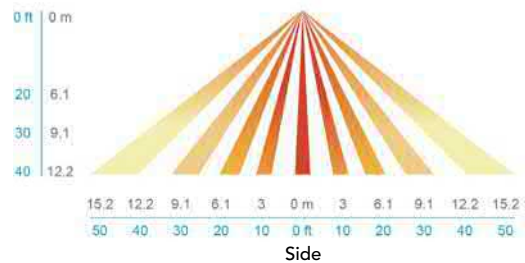
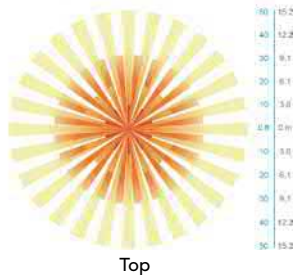
ELL24-132858

DimensionsDSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbsDSX1 with WBA mount
Weight: 38 lbsDSX1 with MA mount
Weight: 39 lbs**SPA (STANDARD ARM)****RPA****SPA5****RPA5****SPA8N**

nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft²) for optimized pole wind loading.

FINISH

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

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

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

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

**Job Name:**

Cornerstone Christian Learning Center - Site Phase

Catalog Number:

SSS4-11-15-DM19AS-STD FINISH

Type:**OA3-H**

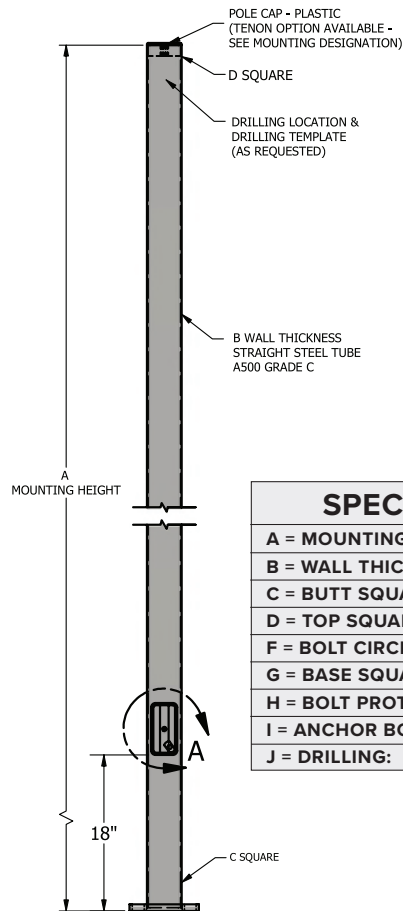
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ELL24-132858

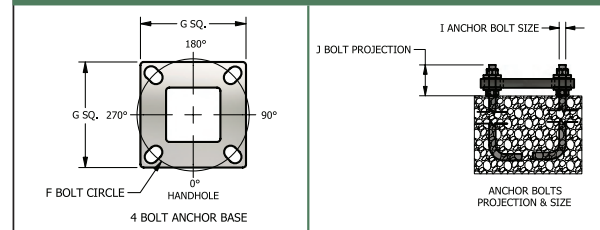
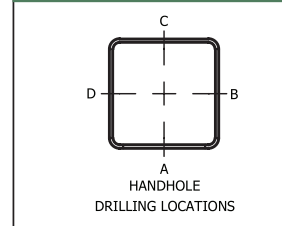
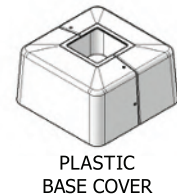
UTILITY METALS

A DIVISION OF FABRICATED METALS LLC.

JOB NAME		PART NO.	
DESCRIPTION:		DRAWING NO.	REV
DRAWN BY:	APPROVED:	ECN:	SCALE:
		DATE:	

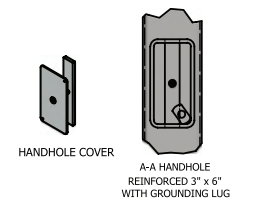
**SPECIFICATIONS**

A = MOUNTING HEIGHT:
B = WALL THICKNESS: 11 GA.
C = BUTT SQUARE: 4"
D = TOP SQUARE: 4"
F = BOLT CIRCLE RANGE: 8" - 9"
G = BASE SQUARE: 8"
H = BOLT PROTECTION: 3.12"
I = ANCHOR BOLT SIZE: 3/4" X 20" X 3"
J = DRILLING:

ANCHORAGE**FIXTURE****BASE**

DM19AS = Drill mounting 1 at 90

STD FINISH = Specify

Black Finish**HANDHOLE****2013 AASHTO MAXIMUM EPA RATINGS WITH 3 SEC. WIND GUST****STEEL SQUARE STRAIGHT POLE SSS 4 11 SERIES**

PART NUMBER	80 MPH SQ FT	90 MPH SQ FT	100 MPH SQ FT	110 MPH SQ FT	120 MPH SQ FT	130 MPH SQ FT	140 MPH SQ FT
SSS 4 11 10	39.47	30.68	24.40	19.75	16.22	13.46	9.52
SSS 4 11 12	31.97	24.66	19.43	15.56	12.62	10.32	7.04
SSS 4 11 14	26.38	20.18	15.71	12.40	9.89	7.93	5.12
SSS 4 11 15	23.98	18.30	14.14	11.06	8.72	6.90	4.29
SSS 4 11 16	22.08	16.64	12.75	9.88	7.69	5.98	3.54
SSS 4 11 18	16.28	13.79	10.35	7.81	5.87	4.37	2.21
SSS 4 11 20	14.37	10.40	7.56	5.46	3.86	2.62	0.83
SSS 4 11 22	12.02	8.44	5.88	3.98	2.54	1.42	0.00
SSS 4 11 25	9.04	5.52	3.43	1.89	0.72	0.00	0.00

**Job Name:**

Cornerstone Christian Learning Center - Site Phase

Catalog Number:DSX1 LED P3 XXX TFTM MVOLT
SPA HS STD FINISH

Notes:

Type:**OAF-H**

ELL24-132858

Ordering Information**Accessories**

Ordered and shipped separately.

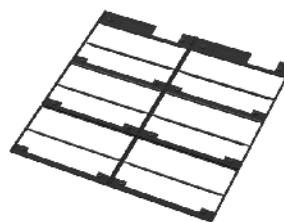
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK	Shorting cap ²⁵
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXIEGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

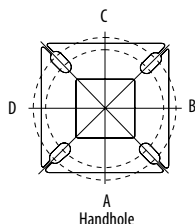
- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type S distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories

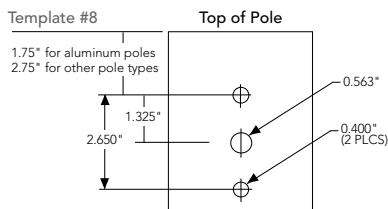
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling**HANDHOLE ORIENTATION**

Handhole



Template #8

Top of Pole

Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-S 190	AS3-S 280	AS3-S 290	AS3-S 390	AS3-S 320	AS3-S 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09



Job Name:
Cornerstone Christian Learning Center - Site
Phase

Catalog Number:

DSX1 LED P3 XXK TFTM MVOLT
SPA HS STD FINISH

Notes:

Type:

OAF-H

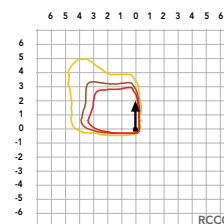
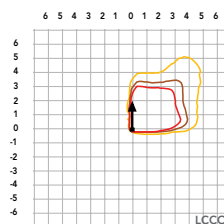
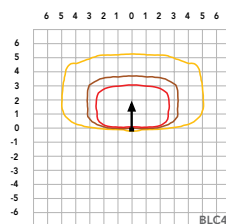
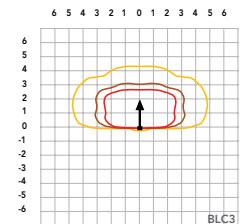
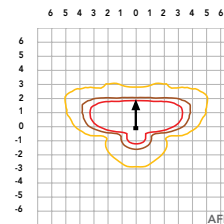
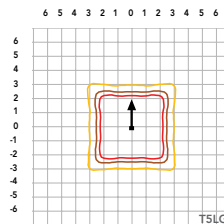
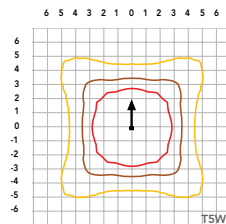
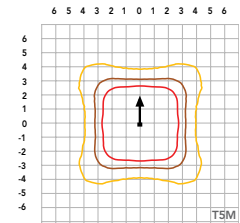
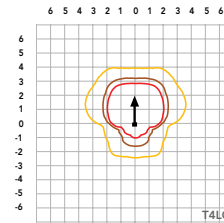
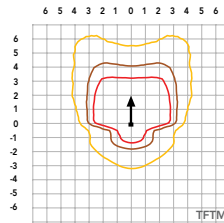
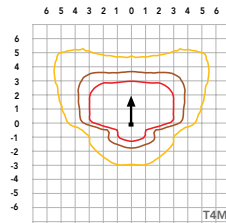
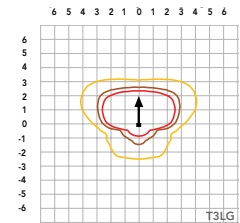
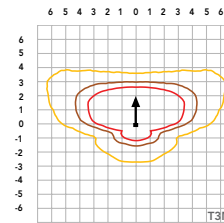
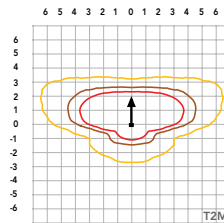
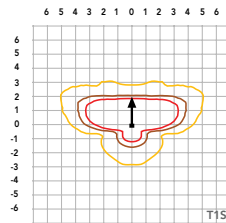
ELL24-132858

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](https://www.lithonia.com).

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND
0.1 fc
0.5 fc
1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient	Lumen Multiplier
0°C	1.04
5°C	1.04
10°C	1.03
15°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
35°C	0.98
40°C	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads.
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Edypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

**Job Name:**

Cornerstone Christian Learning Center - Site Phase

Catalog Number:DSX1 LED P3 XXK TFTM MVOLT
SPA HS STD FINISH

Notes:

Type:**OAF-H**

ELL24-132858

Performance Data**Lumen Output**

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

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
P2	68W	30	700	T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
P3	102W	30	1050	T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

Performance Data

Lumen Output

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

Forward Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				P5	138W	30	1400	AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442
T1S	18,052	2	0					3	131	18,814	2	0	3	136	19,180	2	0	3	139
T2M	16,723	3	0					4	121	17,428	3	0	4	126	17,768	3	0	4	129
T3M	16,917	3	0					4	122	17,630	3	0	4	128	17,974	3	0	4	130
T3LG	15,111	2	0					2	109	15,749	2	0	2	114	16,055	2	0	2	116
T4M	17,169	3	0					5	124	17,893	3	0	5	130	18,242	3	0	5	132
T4LG	15,615	2	0					2	113	16,274	2	0	2	118	16,591	2	0	2	120
TFTM	17,288	2	0					4	125	18,017	2	0	5	130	18,368	3	0	5	133
T5M	17,664	5	0					3	128	18,410	5	0	3	133	18,768	5	0	3	136
T5W	17,951	5	0					3	130	18,708	5	0	3	135	19,073	5	0	3	138
T5LG	17,716	4	0					2	128	18,463	4	0	2	134	18,823	4	0	2	136
BLC3	12,305	0	0					3	89	12,824	0	0	3	93	13,074	0	0	3	95
BLC4	12,709	0	0					4	92	13,245	0	0	4	96	13,503	0	0	4	98
RCCO	12,416	1	0					3	90	12,940	1	0	3	94	13,192	1	0	3	95
LCCO	12,416	1	0					3	90	12,940	1	0	3	94	13,192	1	0	3	95
P6	165W	40	1250	AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135				

Performance Data

Lumen Output

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

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P8	216W	60	1100	T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

Submitted by Enterprise Lighting, LTD.				Catalog Number: DSX1 LED P3 XXK TFTM MVOLT SPA HS STD FINISH Notes:												Type: OAF-H ELL24-132858							
 Enterprise Ligh Manufacturers' Represent				Job Name: Cornerstone Christian Learning Center - Site Phase																			
Performance Data																							
Lumen Output																							
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.																							
Rotated Optics																							
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K								
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159				
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147				
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149				
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133				
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151				
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138				
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152				
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156				
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158				
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156				
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108				
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112				
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109				
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109				
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159				
				P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
								T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
T3M	18,211	4	0					4	135	18,980	4	0	4	141	19,350	4	0	4	143				
T3LG	16,270	3	0					3	121	16,957	3	0	3	126	17,287	4	0	4	128				
T4M	18,483	4	0					4	137	19,263	5	0	5	143	19,638	5	0	5	146				
T4LG	16,810	3	0					3	125	17,519	3	0	3	130	17,861	3	0	3	132				
TFTM	18,614	4	0					4	138	19,399	4	0	4	144	19,777	5	0	5	147				
T5M	19,017	5	0					3	141	19,819	5	0	3	147	20,205	5	0	3	150				
T5W	19,325	5	0					3	143	20,140	5	0	3	149	20,533	5	0	3	152				
T5LG	19,072	4	0					2	141	19,876	4	0	2	147	20,264	4	0	2	150				
BLC3	13,247	4	0					4	98	13,806	4	0	4	102	14,075	4	0	4	104				
BLC4	13,682	4	0					4	101	14,259	4	0	4	106	14,537	4	0	4	108				
RCCO	13,367	1	0					3	99	13,931	1	0	3	103	14,203	1	0	3	105				
LCCO	13,367	1	0					3	99	13,931	1	0	3	103	14,203	1	0	3	105				
AFR	19,437	4	0					4	144	20,257	4	0	4	150	20,651	4	0	4	153				
P12	206W	60	1050					T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
								T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133				
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119				
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135				
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123				
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136				
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139				
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141				
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139				
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97				
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100				
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97				
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97				
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142				
				P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
								T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
T3M	32,265	5	0					5	117	33,626	5	0	5	122	34,282	5	0	5	124				
T3LG	28,826	4	0					4	105	30,042	4	0	4	109	30,628	4	0	4	111				
T4M	32,746	5	0					5	119	34,128	5	0	5	124	34,793	5	0	5	126				
T4LG	29,782	4	0					4	108	31,039	4	0	4	113	31,644	5	0	4	115				
TFTM	32,978	5	0					5	120	34,369	5	0	5	125	35,039	5	0	5	127				
T5M	33,692	5	0					4	122	35,113	5	0	4	127	35,797	5	0	4	130				
T5W	34,238	5	0					4	124	35,682	5	0	4	129	36,378	5	0	4	132				
T5LG	33,789	5	0					3	122	35,215	5	0	3	128	35,901	5	0	3	130				
BLC3	23,471	5	0					5	85	24,461	5	0	5	89	24,937	5	0	5	90				
BLC4	24,240	5	0					5	88	25,262	5	0	5	92	25,755	5	0	5	93				
RCCO	23,683	1	0					4	86	24,682	1	0	4	89	25,163	1	0	4	91				
LCCO	23,683	1	0					4	86	24,682	1	0	4	89	25,163	1	0	4	91				
AFR	34,436	5	0					5	125	35,889	5	0	5	130	36,588	5	0	5	133				
 LITHONIA LIGHTING COMMERCIAL OUTDOOR								One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2011-2023 Acuity Brands Lighting, Inc. All rights reserved.												DSX1-LED Rev. 09/05/23 Page 8 of 10			

**Job Name:**

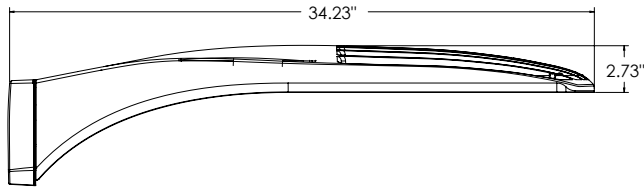
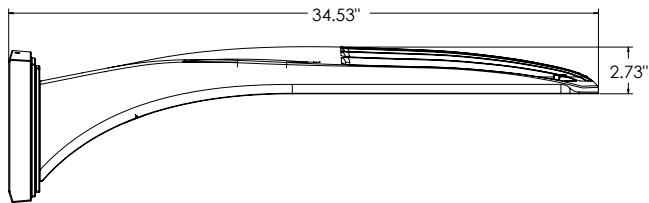
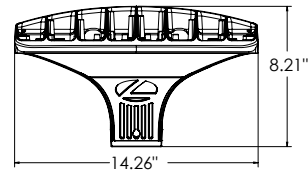
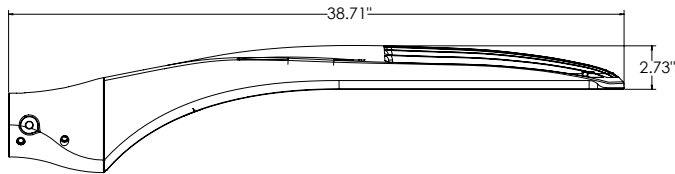
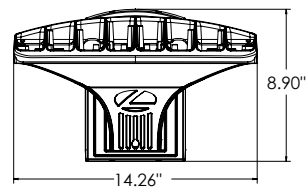
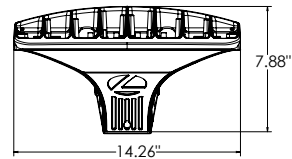
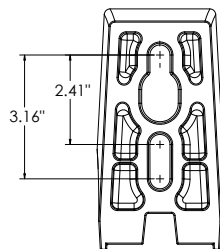
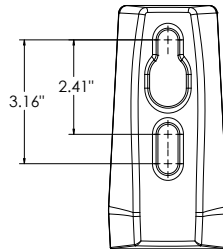
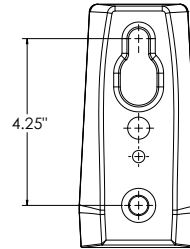
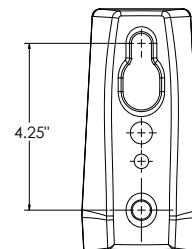
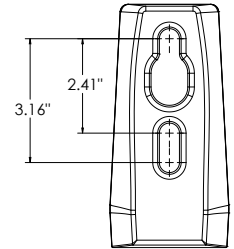
Cornerstone Christian Learning Center - Site Phase

Catalog Number:DSX1 LED P3 XXK TFTM MVOLT
SPA HS STD FINISH

Notes:

Type:**OAF-H**

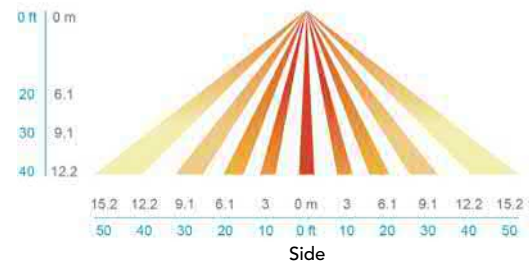
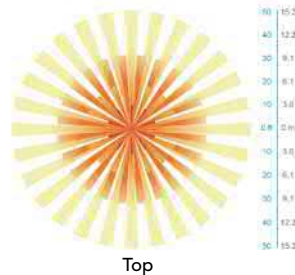
ELL24-132858

DimensionsDSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbsDSX1 with WBA mount
Weight: 38 lbsDSX1 with MA mount
Weight: 39 lbs**SPA (STANDARD ARM)****RPA****SPA5****RPA5****SPA8N**

nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft²) for optimized pole wind loading.

FINISH

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

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

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

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

**Job Name:**

Cornerstone Christian Learning Center - Site Phase

Catalog Number:

SSS4-11-15-DM19AS-STD FINISH

Type:**OAF-H**

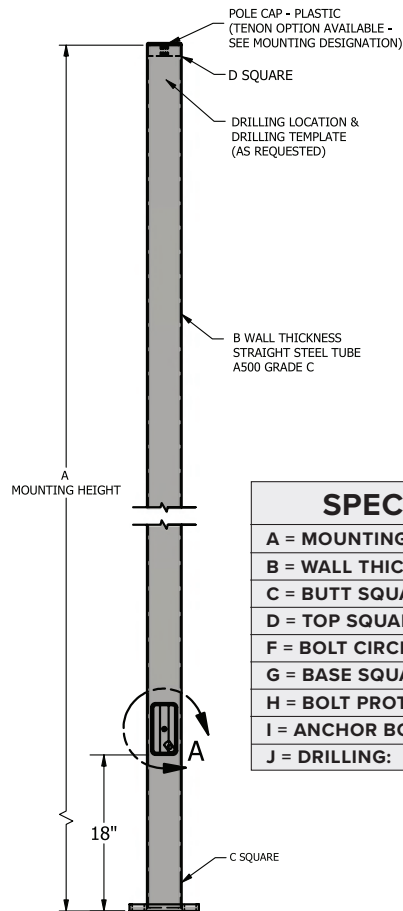
Notes:

ELL24-132858

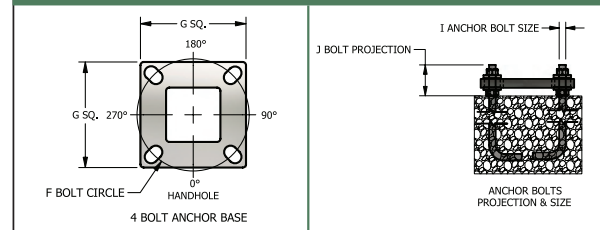
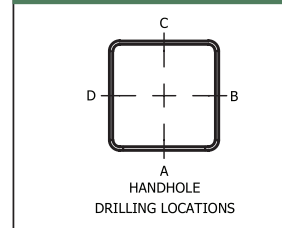
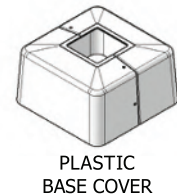
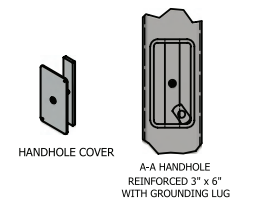
UTILITY METALS

A DIVISION OF FABRICATED METALS LLC.

JOB NAME		PART NO.	
DESCRIPTION:		DRAWING NO.	REV
DRAWN BY:	APPROVED:	ECN:	SCALE:
		DATE:	

**SPECIFICATIONS**

A = MOUNTING HEIGHT:
B = WALL THICKNESS: 11 GA.
C = BUTT SQUARE: 4"
D = TOP SQUARE: 4"
F = BOLT CIRCLE RANGE: 8" - 9"
G = BASE SQUARE: 8"
H = BOLT PROTECTION: 3.12"
I = ANCHOR BOLT SIZE: 3/4" X 20" X 3"
J = DRILLING:

ANCHORAGE**FIXTURE****BASE****HANDHOLE**

DM19AS = Drill mounting 1 at 90

STD FINISH = Specify

Black finish**2013 AASHTO MAXIMUM EPA RATINGS WITH 3 SEC. WIND GUST****STEEL SQUARE STRAIGHT POLE SSS 4 11 SERIES**

PART NUMBER	80 MPH SQ FT	90 MPH SQ FT	100 MPH SQ FT	110 MPH SQ FT	120 MPH SQ FT	130 MPH SQ FT	140 MPH SQ FT
SSS 4 11 10	39.47	30.68	24.40	19.75	16.22	13.46	9.52
SSS 4 11 12	31.97	24.66	19.43	15.56	12.62	10.32	7.04
SSS 4 11 14	26.38	20.18	15.71	12.40	9.89	7.93	5.12
SSS 4 11 15	23.98	18.30	14.14	11.06	8.72	6.90	4.29
SSS 4 11 16	22.08	16.64	12.75	9.88	7.69	5.98	3.54
SSS 4 11 18	16.28	13.79	10.35	7.81	5.87	4.37	2.21
SSS 4 11 20	14.37	10.40	7.56	5.46	3.86	2.62	0.83
SSS 4 11 22	12.02	8.44	5.88	3.98	2.54	1.42	0.00
SSS 4 11 25	9.04	5.52	3.43	1.89	0.72	0.00	0.00



D-Series LED Bollard



d^{series}

Specifications

Diameter: 8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

Weight (max): 27 lbs
(12.25 kg)



Catalog
Number

Notes

Type

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

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED											
Series	LEDs	Drive current		Color temperature		Distribution	Voltage	Control options	Other options	Finish <i>(required)</i>	
DSXB LED	Asymmetric 12C 12 LEDs ¹	350	350 mA	30K	3000 K	ASY Asymmetric ¹ SYM Symmetric ²	MVOLT ⁵ 120 ⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ⁴	Shipped installed PE Photoelectric cell, button type DMG 00-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup ⁶	Shipped installed		DWHXD White
		450	450 mA ^{3,4}	40K	4000 K				SF Single fuse (120, 277, 347V) ^{4,7}	DNAXD Natural aluminum	
	Symmetric 16C 16 LEDs ²	530	530 mA	50K	5000 K				DF Double fuse (208, 240V) ^{4,7}	DDBXD Dark bronze	
		700	700 mA	AMBPC Amber phosphor converted AMBLW Amber limited wavelength ^{3,4}	H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts ⁸				DBLXD Black DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white		

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB⁸

NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1					
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1					
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1					
	Amber 450	16																348	22	1	0	1
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0					
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1					
	700	39	2,802	72	2	0	1	3,009	77	2	0	1	3,028	78	2	0	1					
	Amber 450	20																419	21	1	0	1

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

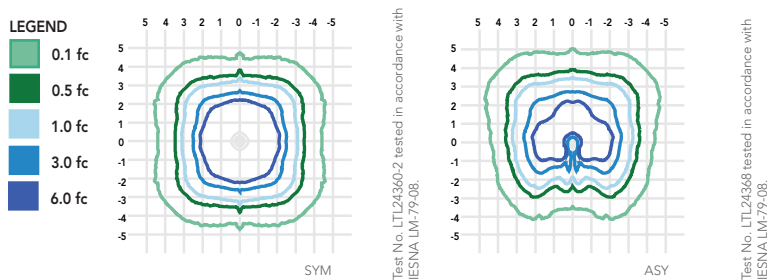
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

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

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION

One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three 1/2" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

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



**Job Name:**

Cornerstone Christian Learning Center - Site Phase

Catalog Number:

WS-W17310-XX-STD FINISH

Notes:

Type:**OS1**

ELL24-132858

WAC LIGHTING

Edgey

Outdoor Wall Sconce

XX-STD FINISH = Specify

Fixture Type:

Catalog Number:

Project:

Location:

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W17310 10"	3000K	AL Brushed Aluminum	13W	765	313
	3500K	BK Black	13W	765	313
	4000K	WT White	13W	765	313

Example: **WS-W17310-40-WT**For custom requests please contact customs@waclighting.com**DESCRIPTION**

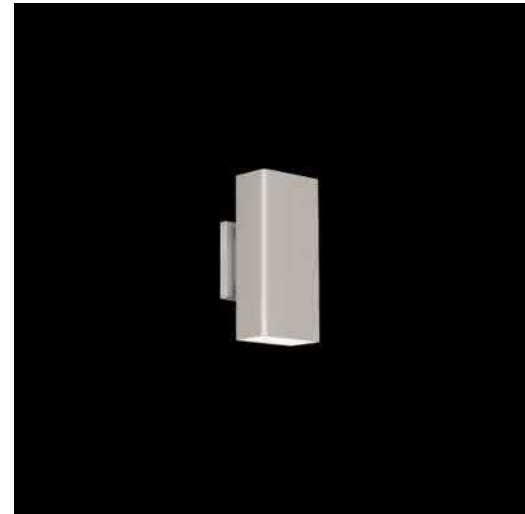
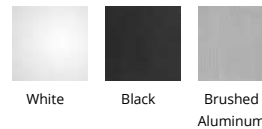
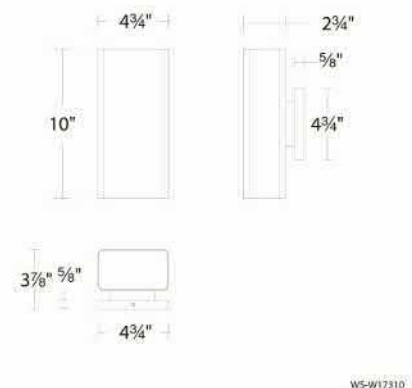
Precision, framed. A sleek design with sophisticated up and downward illumination.

FEATURES

- Top and bottom illumination
- Built in color temperature adjustability. Switch from 3000K/3500K/4000K
- Slide-on canopy with minimal hardware
- Option to pre-select color temperature or adjust in the field
- ACLED driverless technology
- 5 year warranty

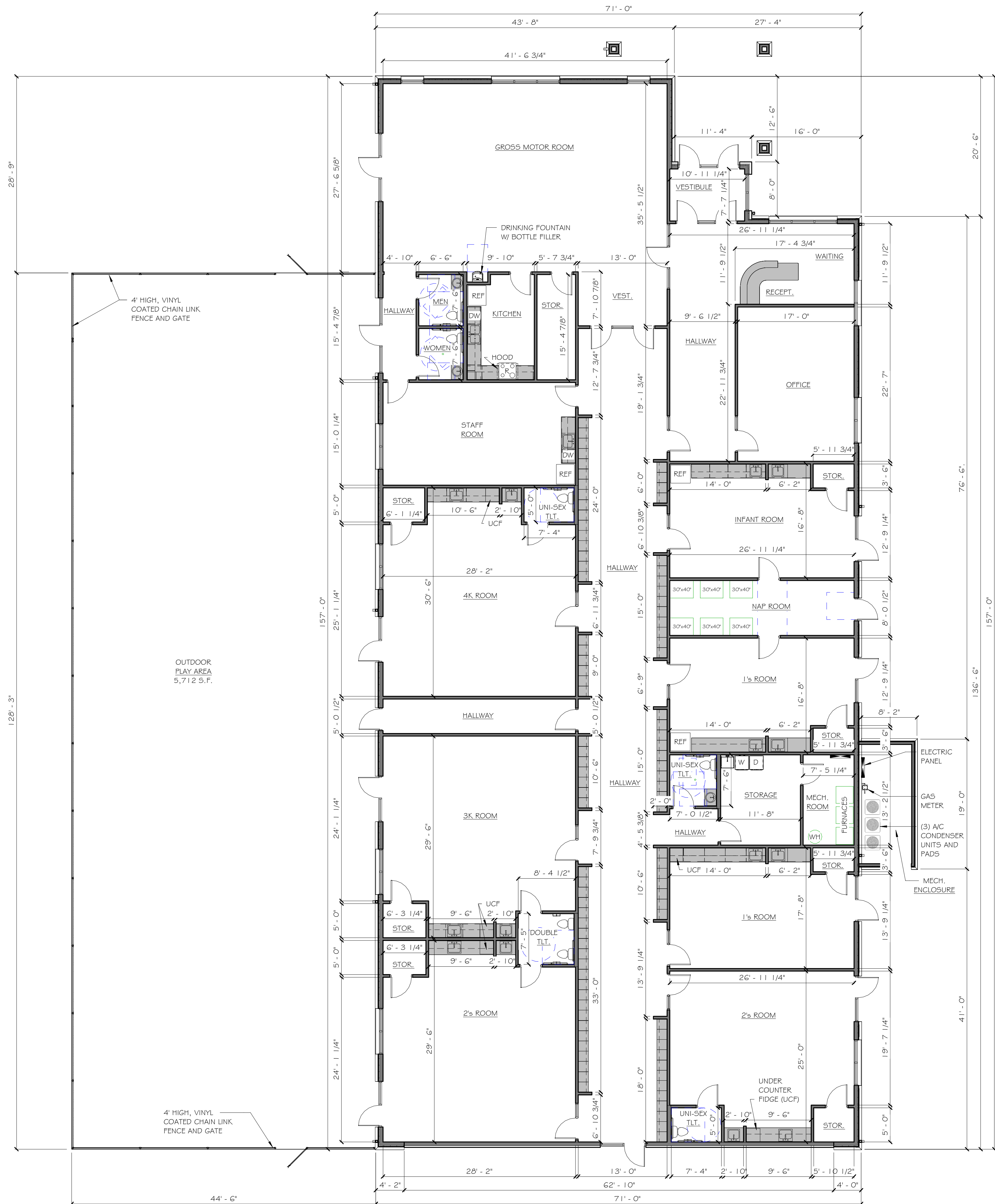
SPECIFICATIONS

Color Temp:	3000K,4000K,3500K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-5% ,TRIAC: 100-5%
Rated Life:	60000 Hours
Mounting:	Can be mounted on wall vertically or upside down
Standards:	ETL, cETL,IP65,ADA Wet Location Listed
Construction:	Aluminum body with glass diffuser

**FINISHES:****LINE DRAWING:**

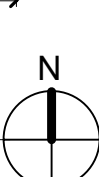
WS-W17310

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



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING AREA - 10,677 S.F.



N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
**CORNERSTONE CHRISTIAN LEARNING
CENTER**
FORWARD WAY
CEDARBURG, WI 53012

SHEET TITLE

FLOOR PLAN

REVISIONS

PROJECT DATA

DATE

10.02.2024

JOB NO.

24-00155

SET USE

PLAN COMMISSION

DRAWN BY

DLH

SHEET NO.

A2.1

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:

CORNERSTONE CHRISTIAN LEARNING CENTER

FORWARD WAY

CEDARBURG, WI 53012

SHEET TITLE

EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA

DATE

10.02.2024

JOB NO.

24-00155

SET USE

PLAN COMMISSION

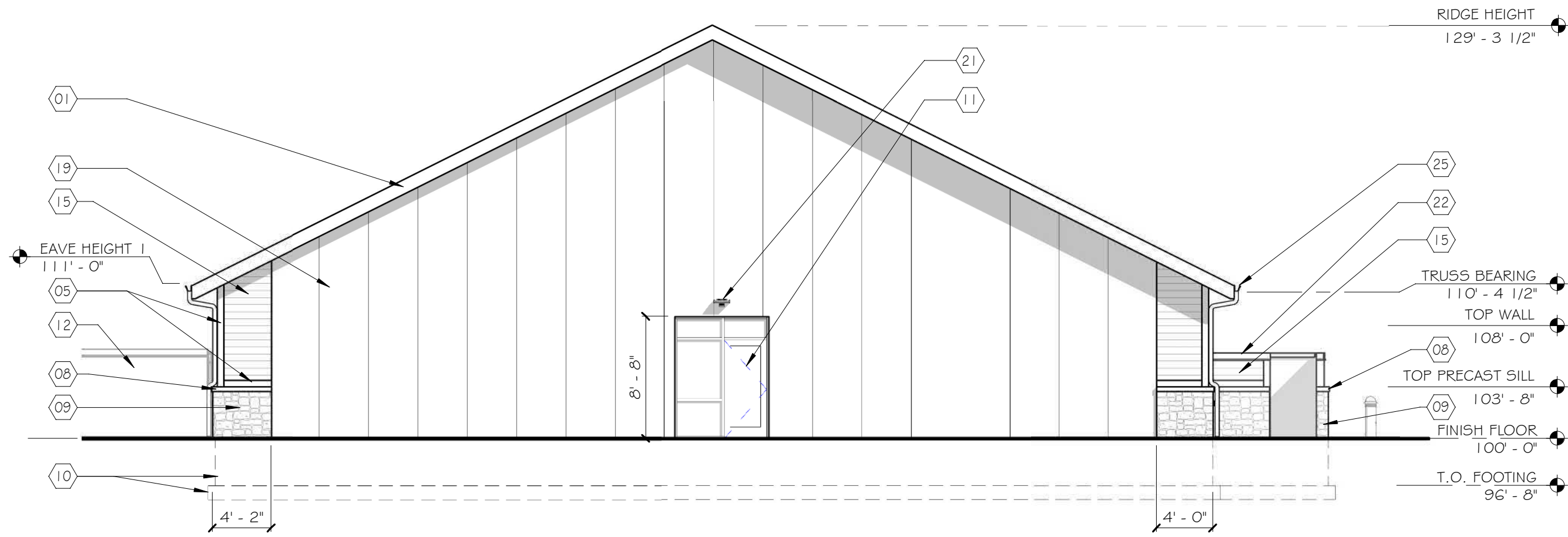
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DLH

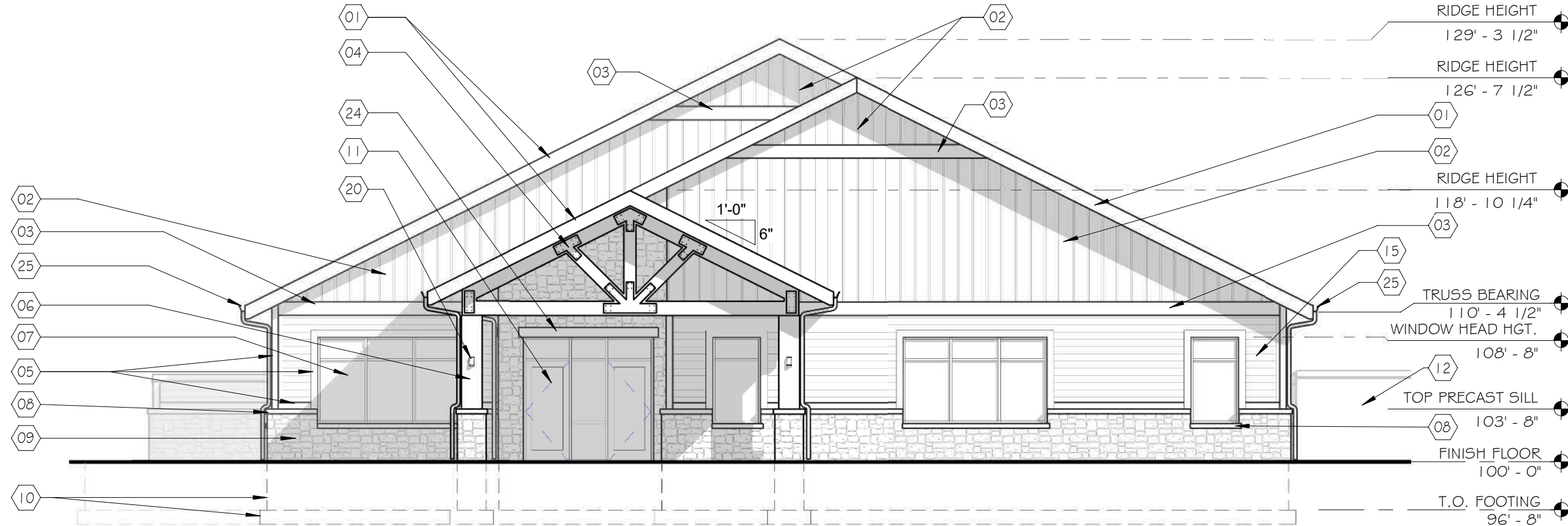
SHEET NO.

A4.1

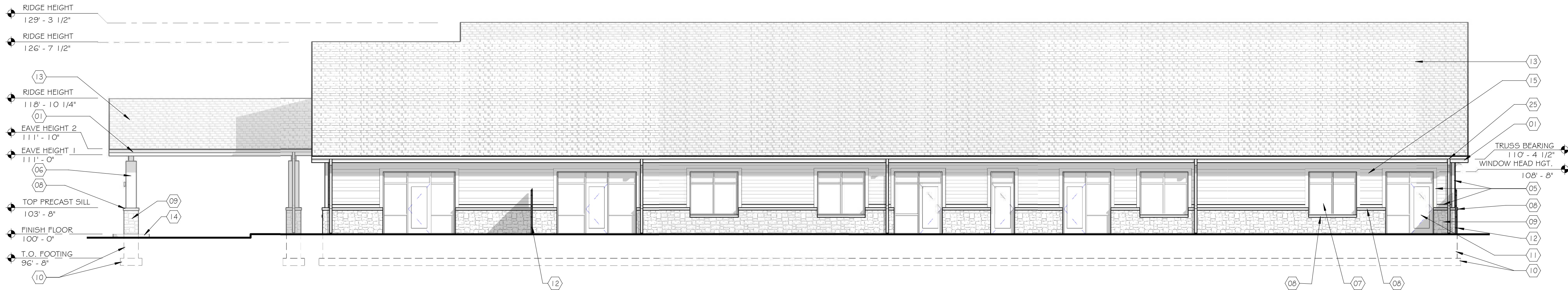
ELEVATION NOTE LEGEND (CONT'D.)	
01 LP SMARTSIDE FASCIA PANEL	16 A/C UNITS
02 BOARD AND BATTEN SIDING, 12" O.C.	17 GAS METER
03 1 x 12 LP SMARTSIDE TRIM BOARD	18 ELECTRIC PANELS
04 HEAVY TIMBER TRUSS - SELECT DOUGLAS FIR	19 INSULATED METAL PANEL (IMP)
05 1 x 6 LP SMARTSIDE TRIM BOARDS	20 WALL SCONCE
06 WOOD VENEER COLUMN	21 WALL PACK
07 PREFINISHED ALUMINUM WINDOW SYSTEM W/ TINTED, INSULATED GLASS	22 PREFINISHED METAL COPING
08 LIMESTONE SILL	23 MECHANICAL ENCLOSURE, SEE SHEET A1.1
09 STONE VENEER	24 LIMESTONE HEADER
10 CONCRETE FOUNDATION WALL AND FOOTING	25 PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT
11 PREFINISHED ALUMINUM STOREFRONT SYSTEM W/ TINTED, INSULATED GLASS	26 6" HIGH PAINTED CEDAR GATE
12 4' HIGH, VINYL COATED CHAIN LINK FENCING	27 METAL GATE POST
13 <varies>	28 6" CONCRETE SLAB
14 CONCRETE CURB	29 GATE POST IN CONCRETE FILLED SONO-TUBE
15 6" LP SMARTSIDE EXPOSED LAP SIDING	30 SECTIONAL OVERHEAD DOOR



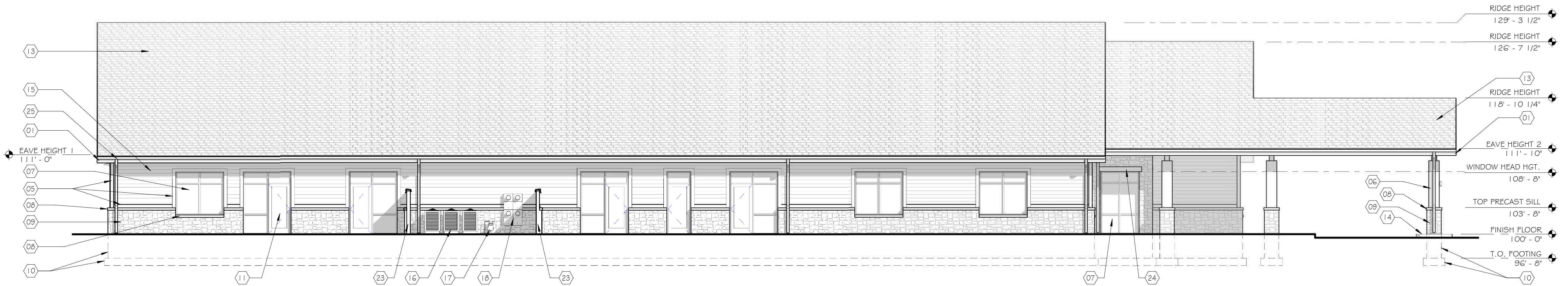
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"









PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date: November 4, 2024

General Information:

Agenda Item: 7.B.

Applicant:

Stacy Buening, d/b/a Philipp Lithographing Company, in c/o architect Mark Hertzfeldt of Design 2 Construct

Property Owner:

City of Cedarburg

Requested Action:

Approval of Building, Site, Operating, 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: M-3 Business Park District

East: Town of Cedarburg

West: M-3 Business Park District

Lot Size:

~ 4.0669 acres

Location:

Forward Way (i.e., a portion of the southmost end of Ozaukee County Tax Parcel No. 13-022-02-005.00)

Discussion:

The applicant requests approval to develop a 30,870 sq. ft. industrial use building (+ possible future additions of 17,640 sq. ft. and 15,400 sq. ft.) on this vacant site. Approximately 3,900 sq. ft. of the current building plan is dedicated to the professional office space needs associated with this industrial use.

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.

2022 Ozaukee County GIS Aerial Map View – Phillip Lithographing Site



The applicant’s plans have been reviewed against spatial and bulk standards of the M-3 District and the Landscaping Standards set forth in the Declaration of Restrictions and Covenants for the Highway 60 Business Park (such as maximum lot coverage, minimum open space, building height, and lot line setbacks) and found to comply in all respects except: 1) None.

The plans have been reviewed against City Code [Article D - Traffic, Loading, Parking, and Access](#) and the Parking Standards set forth in the Declaration of Restrictions and Covenants for the Highway 60 Business Park (see copy in packet). The following comments are made in this respect: 1) All stalls must be minimum 180 sq. ft. in area; 2) Concrete curbing does not extend around the entire pavement perimeter (ref south side of the building); 3) stall count appears to satisfy the office standard of 1 space/200 sq. ft. and manufacturing standard of 1 space/employee for the two consecutive shifts with the largest number of employees*. *The plan does identify a parking area expansion option that could approximately 20 spaces if/as needed.

The plans have been reviewed against [Sec. 13-1-122 of the City Code, Architectural Review Principles, Standards and Procedures](#) and the Architectural Standards set forth in the Declaration of Restrictions and Covenants for the Highway 60 Business Park. The following comments are made in this respect: 1) The plans identify limited use of a wood-look product as an incidental or subordinate material in the portions of the front (west facing) façade. Section B.ii) of the Restrictions and Covenants states that “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.”; 2) Section B.v) of the Restrictions and Covenants states that, “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.”. The plans identify a finished metal panel wall material (vs true pre-cast) on the north/side and east/rear facades as the principal material. These are labeled on the plans as “expansion walls”.

The plans have been reviewed against the Landscaping Standards set forth in the Declaration of Restrictions and Covenants for the Highway 60 Business Park and found to be compliant in all respects except: 1) None*. *See no-mow grass detail sheets.

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 set forth in the City Code.

Recommendation:

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

- 1) Plan Commission review and approval of Building, Site and Operating Plan Amendment, shall be required before any improvements identified as ‘future’ (such as

north and west building expansions, and south parking area) may be implemented at the site.

- 2) The metal expansion walls on the north and east elevations shall, at the time of completion, have finished materials consistent with the south and west elevations.
- 3) City Engineer review and approval of the grading, stormwater management, erosion control and utility plans prior to issuance of a building permit.
- 4) All signs are subject to prior review, approval, and permit issuance in accordance with Chapter 5 of the Building Code – Regulation of Signs prior to placement at the site.

Document Number	DECLARATION OF RESTRICTIONS AND COVENANTS Title of Document
-----------------	--

1104511
RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
10/26/2020 08:46 AM
REC FEE: 30.00
TRANS FEE:
PAGES: 9
EXEMPT #:
ELECTRONICALLY RECORDED

<u>Recording Area</u> <u>Name and Return Address</u> Michael P. Herbrand Houseman & Feind, LLP P. O. Box 104 Grafton, WI 53024
--

<u>Parcel Identification Number (PIN)</u>
--

**CITY OF CEDARBURG
HIGHWAY 60 BUSINESS PARK
DECLARATION OF RESTRICTIONS AND COVENANTS
RECITALS**

WHEREAS, the City of Cedarburg ("City") is the sole owner of the Property (as hereinafter defined) located within the City limits, more particularly described in Section 1, herein; and

WHEREAS, the City has determined that it is in the best interests of the City, the prospective owners of the Property, and the City's citizens to provide for controlled development of the Property as a business park; and

WHEREAS, the covenants set forth herein are intended by the City to incorporate portions of the strictest performance standards, as set forth in the Performance Standards in the M-3 Business Park Districts, sections 13-1-169, 13-1-170, 13-1-171, 13-1-172, 13-1-173, 13-1-174, 13-1-175, 13-1-176, and 13-1-177 of the Cedarburg Municipal Code of Ordinances, with an emphasis on aesthetics and high architectural standards;

NOW THEREFORE, LET IT BE KNOWN that each and every person, party or entity hereafter purchasing or owning or in any way taking possession of the Property or any portion thereof shall do so subject to the following restrictions and covenants, to wit:

SECTION 1 – PROPERTY SUBJECT TO THIS DECLARATION

The following property ("Property") shall be subject to this Declaration:

Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 22, Town 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 22; thence South 02° 07' 53" East along the West line of said 1/4 Section a distance of 56.00 feet to a point in the South line of State Trunk Highway 60 and the point of beginning of Property to be described; thence North 87° 14' 38" East along said South line 983.53 feet to a point; thence North 86° 44' 38" East along said South line 344.64 feet to a point in the East line of the West 1/2 of the Northeast 114 of said Section 22; thence South 02° 10' 31" East along said East line 1943.69 feet to a point; thence South 87° 13' 05" West 1329.62 feet to a point in the West line of the Northeast 114 of said Section 22; thence North 02° 07' 53" West along said West line 1941.30 feet to the point of beginning. Containing 2,579,695 square feet or 59.2217 acres.

SECTION 2 - GENERAL PURPOSE

A. PURPOSE: The general purpose of this Declaration is to insure the best use and most appropriate development and improvement of each building site on the Property; to protect owners of building sites against such use of surrounding building sites as will detract from the commercial quality of the property; to guard against the erection thereon of poorly designed or proportioned structures; to obtain harmonious use of materials and color schemes; to insure the highest and best commercial development of said Property; to encourage and secure the erection of attractive buildings thereon with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets and adequate open spaces between structures; and in general to provide for a high quality of improvement in said Property, and thereby to preserve and enhance the value of investments made by owners of the building sites.

B. MUNICIPAL CODE: This Declaration shall not abrogate, replace or supersede the City of Cedarburg Municipal Code of Ordinances ("Code"). Any development within the Property shall comply with both this Declaration and the Code. In the event of a conflict between the terms of this Declaration and the Code, the more strict terms of either shall apply.

SECTION 3 – COVENANTS

A. APPROVAL OF BUILDING PLANS: No building, structure or improvement shall be constructed or placed on any lot, nor shall any building, structure or improvement be remodeled or altered, until detailed plans and specifications for such building, structure or improvement or remodeling, alteration or addition thereto, have been reviewed and approved by the City of Cedarburg Plan Commission ("Plan Commission").

B. ARCHITECTURAL STANDARDS: Buildings and structures shall comply with the following standards:

i) 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.

ii) 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.

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.

iii) No building, structure or improvement shall be in excess of forty-five (45) feet in height above grade, excluding any utility penthouse.

iv) The architectural standards and design of any accessory buildings shall be consistent with the design and materials of the principal buildings(s).

v) 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.

C. SITE DESIGN STANDARDS: Sites shall be designed to comply with the following standards:

i) With the exception of any lot line abutting State Highway 60, no part or portion of any building shall be erected, constructed or extended nearer than forty (40) feet from the front lot line of the subject site. Parking of motor vehicles and storage of materials, products or equipment shall be prohibited at all times within twenty-five (25) feet from the front lot line of the subject site.

ii) With the exception of any lot line abutting State Highway 60, no part or portion of any building shall be erected, constructed or extended nearer than twenty-five (25) feet to any interior side lot line in said property. Side yards on the street side of corner lots shall be a minimum of forty (40) feet and the use and treatment of such street side yard areas shall be in accordance with the provisions of Section 3(C)(i) above.

iii) With the exception of any lot line abutting State Highway 60, no part or portion of any building shall be erected, constructed or extended nearer than twenty-five (25) feet to any rear lot line.

iv) No part or portion of any building shall be erected, constructed or extended nearer than thirty (30) feet from the lot line abutting State Highway 60, regardless of whether or not the area is a front, side or rear lot line.

v) The entire front, side or rear lot line setback area shall be sodded or seeded and suitably landscaped not later than twelve (12) months after occupancy with materials approved by the Plan Commission. The setback landscaping shall include all areas between side lot lines from the front property line to the building face, excepting only such areas as may be required for driveways or walks.

vi) To achieve a park like appearance, site coverage by principal and accessory

buildings, parking areas and driveways shall not exceed seventy percent (70%) of the lot area, and open space shall comprise a minimum of thirty percent (30%) of the lot area including proper setbacks and offsets. All Property landscaped space in the parking lot shall be considered part of the open space requirement.

vii) All trash must be kept in proper containers enclosed by a fence of solid decorative material that will provide a visual screen. Such fence shall be a minimum of six (6) feet in height, and a maximum of 10 feet in height, and shall be painted or otherwise maintained so as to present a good appearance and be in good repair at all times. Planting shall be provided at the base of all fencing where such base is visible from any dedicated or reserved public street. All fencing exceeding 6 feet in height shall require prior approval by the Plan Commission.

viii) All utility lines within said property shall, where feasible, be installed underground in easements provided, therefore.

D. SIGNAGE STANDARDS: Subject to a variance to these standards being granted by the Plan Commission, at its discretion, signs shall be in accord with the following standards:

i) One (1) wall sign may be allowed on the exterior wall of the principal building. The maximum area of such a wall sign shall be one hundred (100) square feet. In a multi-tenant building, each tenant may share a portion of the maximum total of one hundred (100) square feet of wall signage. On a corner lot, each exterior wall facing a public street may share a portion of the maximum total of the one hundred (100) square feet of wall signage.

ii) One (1) ground-mounted sign may be allowed per premises (not including a pole sign or pylon sign). The maximum area of such a ground-mounted sign shall be fifty (50) square feet per side or one hundred (100) square feet for both sides, and the maximum height shall be six (6) feet.

iii) The color and materials used in structural elements of signage (not including the message area) should be consistent with and related to the building façade materials on the site. The colors used in message areas for all signage on a site should be similar or complementary to create a unified and coordinated appearance.

iv) Internally lit signage must be submitted for approval by the plan commission upon submission of building plans.

v) On-premises directional signage may be allowed giving directions to areas such as employee or visitor parking, and shipping or loading zones. The maximum size of each such directional sign shall be two (2) square feet per side or four (4) square feet for both sides.

vi) Temporary construction signs and banners, real estate signs, and election campaign signs shall be permitted in accord with the provisions of the City of Cedarburg Sign Code.

vii) Specifically prohibited signs include billboards, roof signs, pole or pylon signs, and electronic, flashing, or moving signs of any kind.

viii) The City, through the Plan Commission, may grant additional and/or larger signage rights or standards in its discretion, including, without limitation, in the form of a variance to the foregoing signage standards.

E. PARKING STANDARDS: Parking shall be in accord with the following standards:

i) Amount of parking spaces provided shall be in accord with applicable requirements of the City of Cedarburg Zoning Ordinance.

ii) All parking lots, roadways, driveways and loading areas shall be surfaced with either asphalt or concrete within twelve (12) months after occupancy of the site.

iii) Parking lots shall incorporate the following landscaping design standards:

a. Perimeter and interior lot line greenbelt. A perimeter greenbelt of at least five (5) feet in width shall be installed along all interior lot lines. Perimeter edges should be landscaped with a combination of plant material and earth berming whenever possible. Perimeter greenbelt landscaping may be omitted alongside lot lines which have shared driveways with adjacent lots. The omitted area is limited to that portion from the street to the required minimum building setback line or as necessary to accommodate access cuts.

b. Additional interior greenspace. The interior of parking lots shall be provided with landscape areas consisting of at least five percent (5%) of the total surface area intermittently placed throughout the parking area.

c. Location. Interior landscape plantings may be located in protected areas such as along walkways, in center islands, in end islands, or between parking stalls. Perimeter edge screening and berming should be limited in height to allow a line of sight to the buildings and not obstruct sight distance at entry drives. Parking areas located beyond the twenty-five (25) foot setback or offset required from a dedicated or reserved public street shall be screened by berm and/or landscaping.

d. Landscape Materials. Landscape materials may include shrubs, hardy flowering trees and/or decorative evergreen and deciduous trees. New trees shall have a minimum caliper of two inch (2") to two and one-half inches (2 ½") for canopy trees. The area around trees and planting beds shall be planted with shrubs or ground cover and covered with mulch, bark or appropriate landscape stones.

F. LANDSCAPING STANDARDS: The following landscaping standards shall be adhered to for all developments within the business park:

i) All developed areas of any lot not used for building, parking, driveways, or storage shall be landscaped with a combination of grass, trees, shrubs, berms and planted ground covers. Areas of the site held or designated for expansion shall be planted with grass and maintained as specified herein. Parking lots shall be landscaped as indicated above in Section 3(E)(iii). In addition, landscape plantings shall be provided in accord with a landscape plan prepared by the owner and approved by the Plan Commission. Street trees will be provided by the City.

ii) A landscaping plan shall be prepared and submitted for approval by the Plan Commission at the plan review stage. All landscaping shall be installed prior to the occupancy of any building or the end of the first planting season, whichever occurs first. If any landscaping from the approved plan is not completed at the City's occupancy inspection, the owner shall submit a bond or letter of credit to the City in an amount equal to the estimated cost of the uncompleted landscaping as specified in the landscaping plan prior to the City issuing a certificate of occupancy to the owner. The bond will be refunded to the owner or letter of credit released, by the City Building Inspector, or his designee, upon satisfactory installation of all uncompleted landscaping elements as specified in the approved landscaping plan.

iii) It is the owner's responsibility to maintain all landscaping in an attractive and well-trimmed condition at all times. The owner shall also replace any dead or damaged trees or shrubs with a similar species. Any dead or damaged sod shall also be replaced.

iv) All unused Property area that is planned for future building expansion or other purposes shall be maintained and kept free of unsightly plant growth, stored material, rubbish, refuse, or debris.

SECTION 4 – GENERAL PROVISIONS

A. TERM: The restrictions and covenants herein contained shall be deemed to be running with the Property and shall be binding upon all persons, parties and entities having an interest in the Property affected thereby, or claiming such rights for a period of twenty-five (25) years from the date hereof, after which time this Declaration shall be automatically extended for a successive period of five (5) years unless an instrument signed by a majority of Lot Owners has been recorded changing or terminating these restrictions or covenants or reducing the term thereof. For the purpose of calculating votes and determining a majority of Lot Owners under this Declaration of Restrictions and Covenants, each Lot Owner (defined herein as an owner of a parcel of land within the Property, but specifically excluding any outlots) will be allocated votes on a per acre basis (e.g. an owner of 20 acres of the Property – excluding outlots - is entitled to 20 total votes).

B. ENFORCEMENT OF DECLARATION:

i). City, any of its individual Alderpersons, Officers, employees, agents or assigns, any owner of real property within the Property, any member of the public, or any

governmental entity of any kind shall have the right to enforce, by proceedings at law or in equity, all the terms, conditions, and provisions of this Declaration. Any owner of all or any portion of the Property violating any of the terms, conditions or provisions of this Declaration shall pay all costs, expenses and actual attorney's fees incurred by any prosecuting individual or governmental entity. Neither the City, its individual Alderpersons, Officers, employees, agents or assigns, any owner of real property within the Property, any member of the public, or any governmental entity of any kind shall be subject to any suit or claim for failure to take any action allowed or required herein.

ii). Each remedy set forth in this Declaration shall be in addition to all other rights and remedies available at law or in equity. All such remedies shall be cumulative and the election of one shall not constitute a waiver of any other. Any forbearance or failure to exercise any such right or remedy for any violation shall not be a waiver of such right or remedy under any circumstances.

C. INVALIDATION: Invalidation of any of the restrictions or covenants herein contained, or any part thereof, by any judgment or court order shall not affect any of the other provisions herein contained, which shall remain in full force and effect.

D. GOVERNING LAW: The Laws of the State of Wisconsin shall apply to and be interpreted as to any dispute arising under this document.

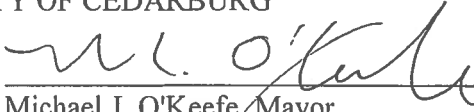
E. DIVIDING OR COMBINING LOTS PROHIBITED WITHOUT PLAN COMMISSION CONSENT: No portion of the Property shall be divided or combined during the term of these restrictions and covenants without the prior approval of the Plan Commission.

F. AMENDMENT: Any of the provisions of this Declaration may be annulled, waived, changed, modified or amended at any time by written document setting forth such annulment, waiver, change, modification or amendment, executed by the owners of at least seventy-five percent (75%) of the total number of lots comprising the Property. During that period of time that the City owns any undeveloped parcel of land within the Property (not including any outlot for stormwater control), no proposed amendment or termination shall be binding or effective without the prior approval of the Plan Commission and prior written consent of the City.

G. BINDING EFFECT: This Declaration and all amendments shall be executed as required by law so as to entitle it to be recorded and shall be effective upon recording in the office of the Register of Deeds for Ozaukee County, Wisconsin. This Declaration shall be binding upon and inure to the benefit of the City and its successors and assigns, and all persons, parties or entities who may hereafter become owner(s) of the Property or any portion thereof, and their legal representatives, heirs, successors and assigns.

IN WITNESS WHEREOF, the City of Cedarburg has caused these presents to be signed
this 13th date of October, 2020.

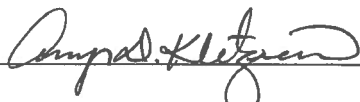
CITY OF CEDARBURG

by: 
Michael J. O'Keefe, Mayor

Attest: 
Tracie Sette, City Clerk

Came before me this 13th day of October, 2020 the above-named Michael J. O'Keefe and Tracie Sette, Mayor, and City Clerk of the City of Cedarburg, and acknowledged the same.




Notary Public, State of Wisconsin
My commission: 4/15/23

This instrument was drafted by:
Michael P. Herbrand
Houseman & Feind, LLP
1650 9th Avenue
P.O. Box 104
Grafton, WI 53024
(262) 377-0600
(262) 377-6080 (fax)
mike.herbrand@housemanlaw.com



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: Forward Way - Cedarburg Business Park
 APPLICANT/BUSINESSNAME: Mark Hertzfeldt - Design 2 Construct
 APPLICANT/BUSINESS ADDRESS: N173W21010 Northwest Passage, Jackson WI 53037
 STATUS OF APPLICANT: ☐ OWNER ☒ AGENT ☐ BUYER ☐ OTHER _____
 PHONE: 262-677-9933 EMAIL: mhertzfeldt@design2construct.com
 PROPERTY OWNER (IF DIFFERENT): Stacy Buening - Philipp Lithographing LLC
 PROPERTY OWNER MAILING ADDRESS: 1960 Wisconsin Avenue, Grafton WI 53024
 PROPERTY OWNER PHONE: 262-377-1100 PROPERTY OWNER EMAIL: stacyb@philipplitho.com

REQUEST FOR (CHECK ALL THAT APPLY):

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

DESCRIBE REQUEST: Construction of a industrial facility for digital printing process and site development. CSM to split off approx 4.07 acre lot from larger 7.5 acre lot

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 THIRTEEN (13) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC**

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOFCEDARBURG.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: _____

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

Parcel Information



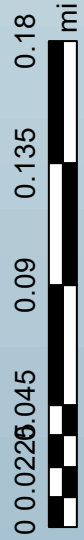
Legend

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

10/14/2024, 9:04:32 AM

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.



10/14/2024, 9:04:32 AM

BUILDING DESIGN FOR:

PHILIPP LITHO
FORWARD WAY
CEDARBURG, WI 53012

DESIGN

12

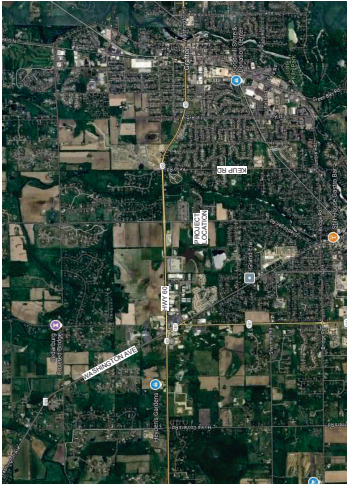
CONSTRUCT

DEVELOPMENT CORPORATION

DESIGN
CONSTRUCTION

PHONE (262) 677-9933
FAX (262) 677-9934

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037



LOCATION MAP



SHEET INDEX:

TS	TITLE SHEET	REVISION
ARCHITECTURAL	ARCHITECTURAL STEEPAN	
A1.1	ENLARGED TRASH ENCLOSURE AND SEED	
A2.1	FIRST FLOOR PLAN - OVERALL	
A3.1	SECOND FLOOR PLAN - OVERALL	
A4.1	EXTERIOR ELEVATIONS	
A5.1	RENDERING VIEW 1	
A6.1	RENDERING VIEW 2	
A6.2	RENDERING VIEW 3	

PROJECT CONTACTS

CIVIL CONSULTANT	ARCHITECT	MARK HERTZFELDT
PARISH SURVEY & ENGINEERING	SUPERVISING PROFESSIONAL	
1725 S. LINDEN AVE.	PROJECT MANAGER	
WEST BEND, WI 53095	MILES HEDECKER	
KEVIN PARISH	PROJECT NO.	
kparish@parishse.com	24-00172	
OFF: (262) 346-7800	DATE	
	10.03.2024	
	SEAL	

LANDSCAPE CONSULTANT

KUPAR INC.
7711 N. PORT WASHINGTON RD
MILWAUKEE, WI 53217
BRIAN BOEDING
bboeding@kupar.com
OFF: (414) 410-5244
PH: (414) 410-5244

PROPERTY OWNER

PHILIPP LITHO
1980 WISCONSIN AVE
GRAFTON, WI 53024
STAC BUENING
sbuening@philpp.com
OFF: (262) 377-1100

DESIGN

12

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

Info@design12construct.com

PHILIPP LITHO
BUILDING DESIGN FOR
FORWARD WAY
CEDARBURG, WI 53012

SHEET TITLE

TITLE SHEET

REVISIONS

PROJECT DATA

DATE

10.03.2024

JOB NO.

24-00172

DATE

24-00172

DRAWN BY

PLAN COMMISSION

SHEET NO.

1.0

TS

SITE DATA:

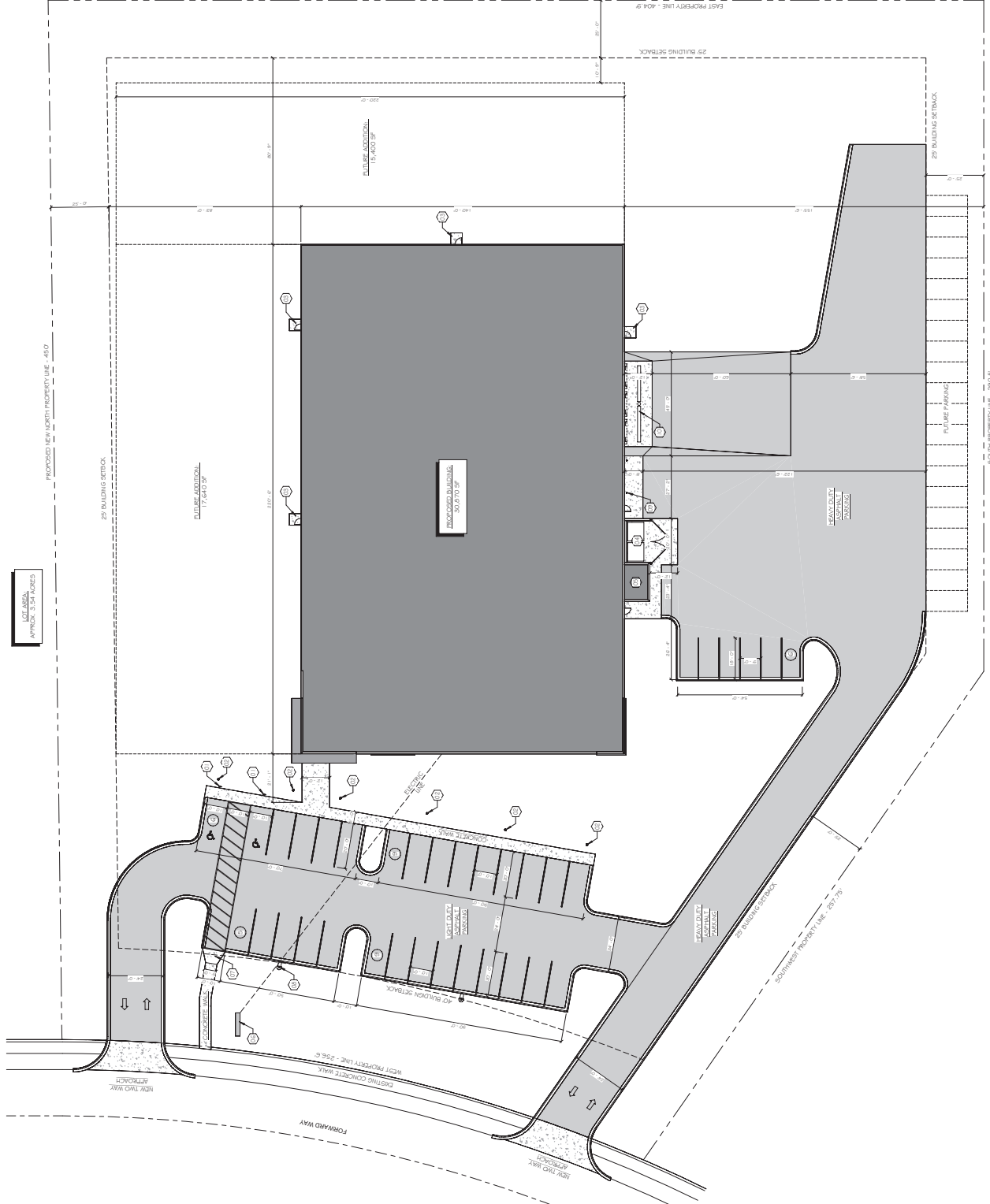
SITE AREA:	177,230 SF 4.07 ACRES
AREA OF PROPOSED BUILDING:	35,820 SF (17.5% OF SITE)
FUTURE BUILDING AREAS:	14,600 SF
TOTAL BUILDING FOOTPRINT:	63,910 SF
MAX GROSS FLOOR AREA (W/O TRAILER):	114,110 SF (64.7% OF SITE)
TOTAL HARD SURFACE AREA:	42,270 SF (23.8% OF SITE)
CONCRETE AREA:	2,801 SF
ASPHALT PAVING:	12,783 SF
GRASS PAVING:	2,186 SF
TOTAL GREEN SPACE AREA:	114,110 SF (64.7% OF SITE)
ZONING DISTRICT:	M-3
ALLOWABLE BUILDING HEIGHT:	35' 0"
FRONT YARD SETBACK:	40' 0"
REAR YARD SETBACK:	25' 0"
TOTAL PARKING PROVIDED:	35 (INCL 2 H.C. STALLS)
HANDICAP PARKING PROVIDED:	2
FUTURE PARKING STALLS:	20

SITE GENERAL NOTES:

- PROPOSED BUILDING IS ONE STORY.
- DUMPSTER ENCLOSURE TO BE LOCATED AS SHOWN ON PLAN. EXACT SIZE OF ENCLOSURE TO BE DETERMINED PER OWNER'S REQUIREMENTS.
- SEE LANDSCAPE PLAN FOR ALL PROPOSED AND EXISTING CONTOURS AND STORM WATER DRAINAGE PATTERNS.
- SEE LANDSCAPE PLAN FOR ALL PLANTING.
- ALL EXTERIOR LIGHTING FIXTURES TO BE CUT-OFF TYPE.
- ALL SITE UTILITIES TO BE VERIFIED WITH EXISTING RECORDS PRIOR TO CONSTRUCTION.
- ALL APPROACHES & CULVERTS IN RIGHT-OF-WAY TO BE TURNED IN TO LOCAL AGENCIES PRIOR TO CONSTRUCTION.

SITE NOTE LEGEND:

- HANDICAP PARKING SIGN
- LIGHT BOLLARD
- TRASH ENCLOSURE
- TRASH ENCLOSURE
- STORAGE
- STORAGE
- CURB RAMP
- LIGHT POLE
- PRECAST CONCRETE AND PAINTED IN PLACE CONCRETE
- PRECAST CONCRETE AND PAINTED IN PLACE CONCRETE
- PRECAST CONCRETE AND PAINTED IN PLACE CONCRETE
- CATCH BASIN



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

1171 WISCONSIN
NORTHWEST PASSAGE WAY
JACKSON, WI 53027

PHONE 262.677.5933
FAX 262.677.5934
info@design2construct.com

BUILDING DESIGN FOR:
PHILIPP LITHO
FORWARD WAY
CEDARBURG, WI 53012

SHEET TITLE
ARCHITECTURAL SITE PLAN

REVISIONS

PROJECT DATA	
DATE	10.03.2024
JOB NO.	24-00172
SET TIME	PLAN COMMISSION
DRAWN BY	TJD
SHEET NO.	1.0

A1.0

DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

W73 W91610

NORTHWEST PASSAGE WAY

JACKSON, WI 53027

PHONE 262.677.5933

FAX 262.677.5934

info@design2construct.com

BUILDING DESIGN FOR:

PHILIPP LITHO

FORWARD WAY

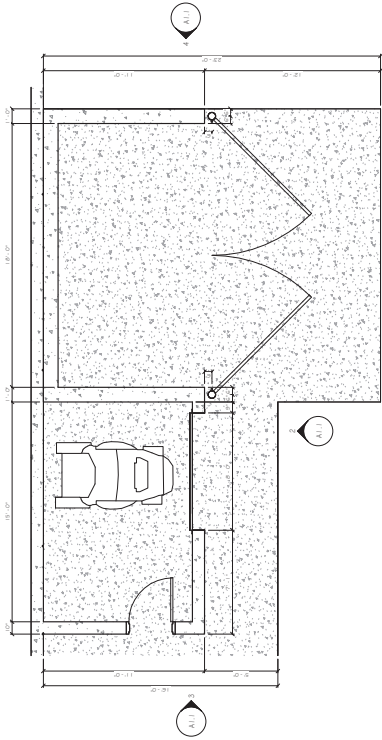
CEDARBURG, WI 53012

SHEET TITLE
ENLARGED TRASH ENCLOSURE AND SHED

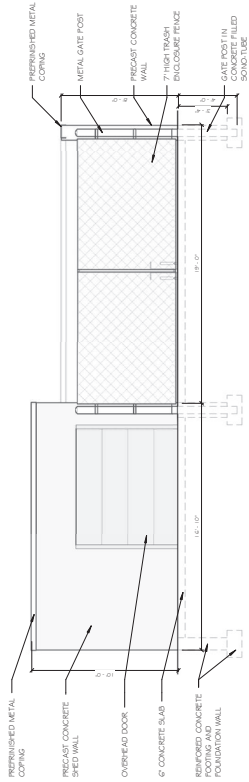
REVISIONS

PROJECT DATA
DATE
10.03.2024
JOB NO.
24-00172
DATE
7.11.2024
DRAWN BY
JAN COMMISSION
SHEET NO.
1/1

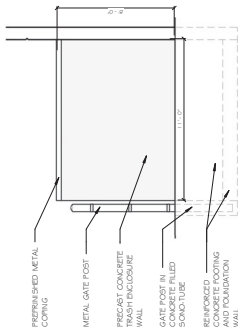
A1.1



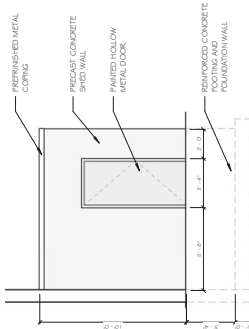
1 TRASH ENCLOSURE AND STORAGE ENLARGED PLAN
SCALE: 1/4" = 1'-0"



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



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



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

DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N71 W94100

NORTHWEST PASSAGE WAY

JACKSON, WI 53027

PHONE 262.677.5933

FAX 262.677.5934

Info@design2construct.com

PHILIPP LITHO

BUILDING DESIGN FOR:

FORWARD WAY

CEDARBURG, WI 53012

SHEET TITLE
FIRST FLOOR PLAN - OVERALL

REVISIONS

PROJECT DATA
DATE 10.03.2024
JOB NO. 24-00172
SET TYPE PLAN COMMISSION
DRAWN BY T.O
SHEET NO.

A2.1

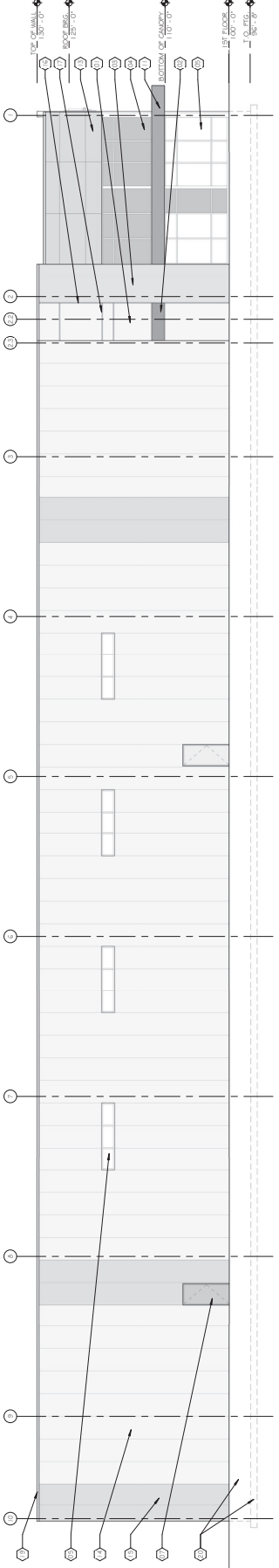
1 1ST FLOOR PLAN - OVERALL
SCALE: 1/8" = 1'-0"

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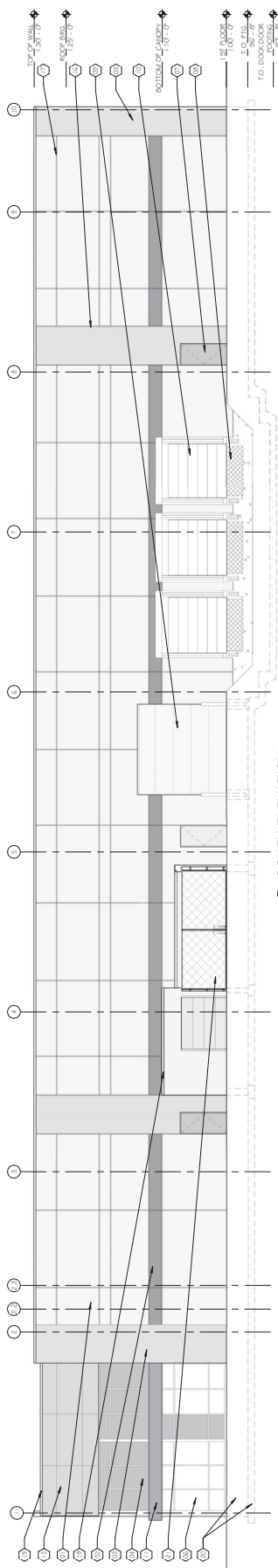
[illegible]

- ALL PARTITIONS ARE TYPE NO. 13, UNLESS NOTED OTHERWISE.
- ALL PARTITIONS ARE 1" ABOVE CEILING.
- UNLESS NOTED OTHERWISE.
- ALL TUB, SHIRT, CAVITY AND MASONRY, PARTITION TYPES EXTEND TO STRUCTURE, UNLESS NOTED OTHERWISE.
- PARTITION TYPES WITH SUBSCRIPT "X" EXTEND TO STRUCTURE.
- PARTITION TYPES WITH SUBSCRIPT "Y" EXTEND TO STRUCTURE.
- PARTITION TYPES WITH SUBSCRIPT "Z" EXTEND TO 1" INCHES ABOVE THE HIGHEST ADJACENT FLOOR.
- PARTITION TYPES WITH SUBSCRIPT "A" OR "B" EXTEND TO CEILING AND OR WALL.
- PARTITION TYPES WITH SUBSCRIPT "C" OR "D" EXTEND TO CEILING AND OR WALL.
- FOLLOWING PARTITIONS UNLESS NOTED OTHERWISE ON THE PLAN OR INTERIOR DETAILS.
- ON THE PLAN OR INTERIOR DETAILS, EITHER DIRECTION, CEILING FRAMING SHALL BE IN THE DIRECTION OF THE PARTITION.
- ON THE PLAN OR INTERIOR DETAILS, EITHER DIRECTION, CEILING FRAMING SHALL BE IN THE DIRECTION OF THE PARTITION.

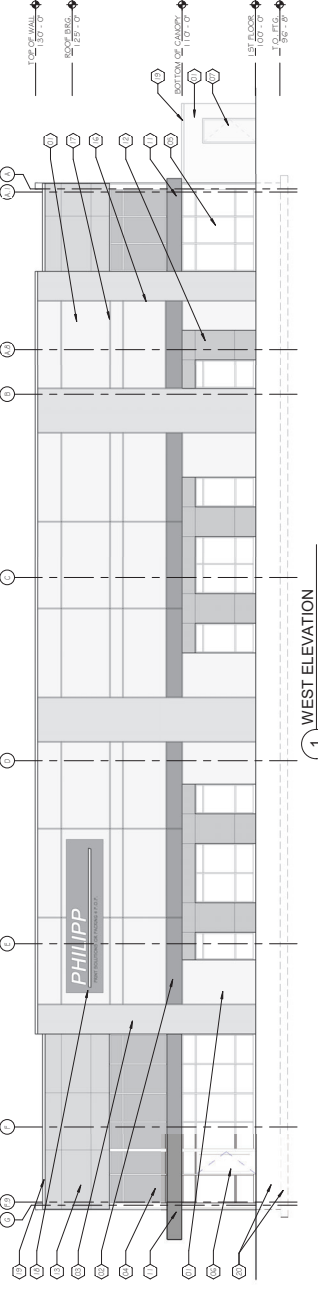




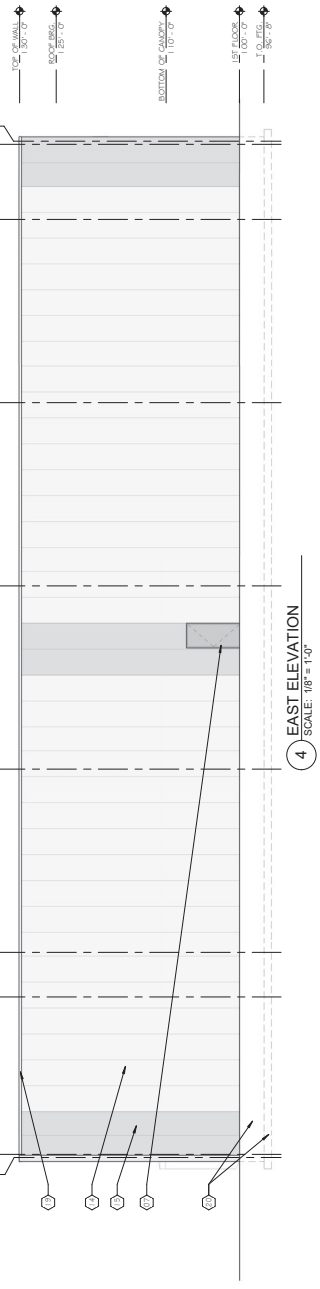
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTE LEGEND

- 01 PRECAST CONCRETE WALL - COLOR 1
- 02 PRECAST CONCRETE WALL - COLOR 2
- 03 PRECAST CONCRETE WALL - COLOR 3
- 04 PRECAST CONCRETE WALL - MINIMUM STOREFRONT FRAMING WITH SPANDREL GLASS
- 05 PREFINISHED BLACK ALUMINUM STOREFRONT FRAMING
- 06 PREFINISHED BLACK ALUMINUM STOREFRONT FRAMING
- 07 PREFINISHED BLACK ALUMINUM STOREFRONT FRAMING
- 08 PREFINISHED BLACK ALUMINUM STOREFRONT FRAMING
- 09 DOOR LATCHES, BUMPERS, AND ENCLOSURE
- 10 DOOR LATCHES, BUMPERS, AND ENCLOSURE
- 11 ADA METAL CANOPY
- 12 ADA METAL CANOPY
- 13 ADA METAL CANOPY
- 14 2" INSULATED METAL PANEL WALL - COLOR 1
- 15 2" INSULATED METAL PANEL WALL - COLOR 2
- 16 PRECAST PANEL REVEAL - HORIZONTAL
- 17 PRECAST PANEL REVEAL - VERTICAL
- 18 PRECAST PANEL REVEAL - HORIZONTAL
- 19 PREFINISHED SHEET METAL ROOF COPING
- 20 CONCRETE FOUNDATION WALL AND FOOTING
- 21 TRASH ENCLOSURE



Enterprise Lighting Ltd
Manufacturers' Representative

Date: Oct 2, 2024

Enterprise Lighting, LTD.
2007 Pewaukee Rd.
Waukesha WI 53188
Phone: (262) 953-2700
Fax: (262) 953-2710

Job Name
Philipp Lithographing - Cedarburg Location
ELL24-132820
Cedarburg WI

Bid Date
Sep 19, 2024

Submittal Date
Oct 2, 2024



Enterprise Lighting Ltd
Manufacturers' Representative

Transmittal

Enterprise Lighting, LTD.
2007 Pewaukee Rd.
Waukesha WI 53188
Phone: (262) 953-2700
From: Bonnie Bartlein

Project Philipp Lithographing - Cedarburg Location
Quote# ELL24-132820
Location Cedarburg WI
Contact:

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- | | | |
|--|---|--------|
| ☒ Drawings | ☐ Specifications | Other: |
| ☐ Prints | ☐ Information | |
| ☐ Plans | ☐ Submittals | |

THESE ARE TRANSMITTED FOR:

- | | | |
|--|---|---------------------------------|
| ☐ Prior Approval | ☐ Resubmittal for Approval | ☐ Record |
| ☒ Approval | ☐ Corrections | Bids due on: |
| ☐ Approval as Submitted | ☐ Your Use | Other: |
| ☐ Approval as Noted | ☐ Review and Comment | |

Type	MFG	Part
OA	Lithonia Exterior	RSX1 LED P1 XXK R4 MVOLT SPA STD FINISH
OA	Utility Metals- aka Fabricated Metals	SSS4-11-20-DM19AS-STD FINISH
OB	Lithonia Exterior	DSXB LED 16C 700 XXK SYM MVOLT STD FINISH
OD	Acuity Downlighting	LBR6 NCH ALO2 SWW1 AR LSS WD MVOLT UGZ WL
Item Note: Wet Location (WL) requires covered ceiling		
OW	Lithonia Exterior	DSXW1 LED 10C 1000 XXK T4M MVOLT STD FINISH





Ordering Information

Accessories

Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares shield (specify finish)
RSX1EGV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁷
DSHORT SBK U	Shorting cap ¹⁷

NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
- Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire 6/Wire 7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGV and BS.
- Must be ordered with fixture factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

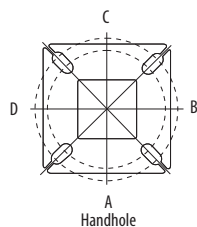


External 360 Full Visor

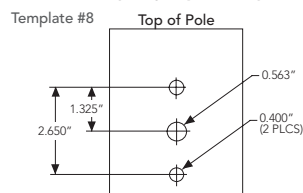
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click [here](#) to visit [Accessories](#).

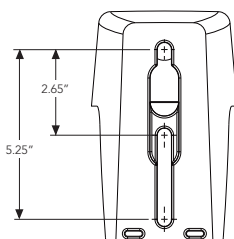
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97



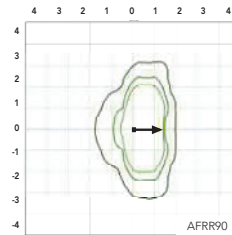
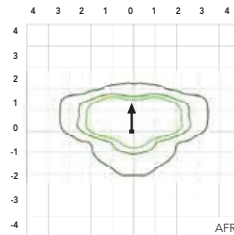
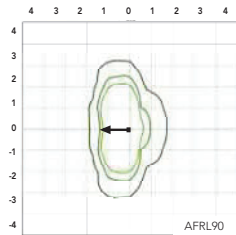
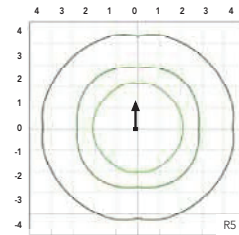
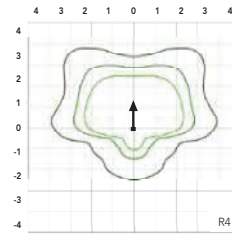
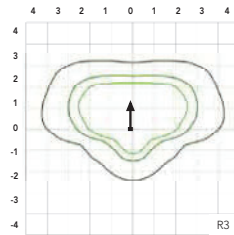
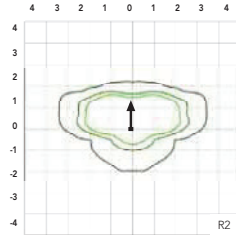
Photometric Diagrams

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

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Performance Data

Lumen Output

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

Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

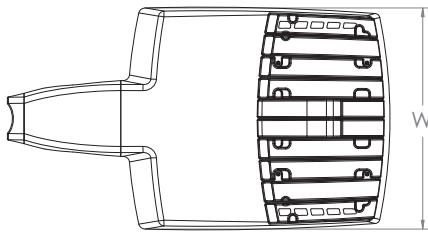


Dimensions & Weights

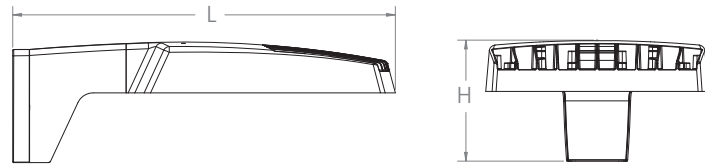
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)



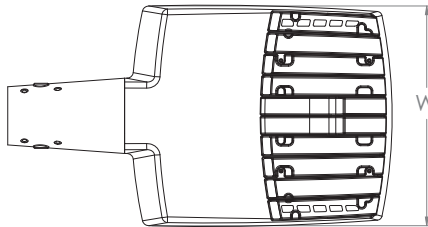
Length: 22.8" (57.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm



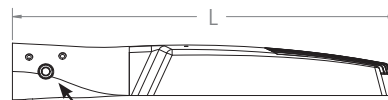
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX1 with Mast Arm Adapter (MA)



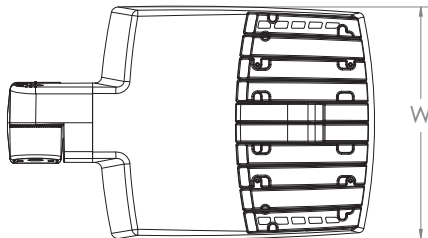
Length: 23.2" (59.1 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm



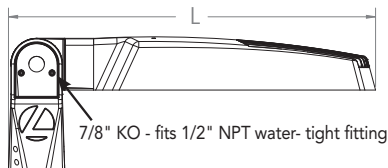
7/16" locking thru bolt/nut provided



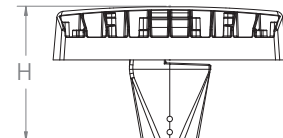
RSX1 with Adjustable Slipfitter (IS)



Length: 20.7" (52.7 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm



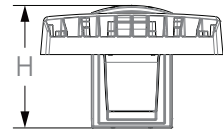
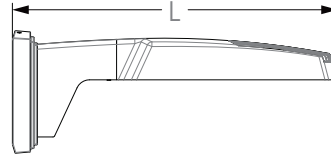
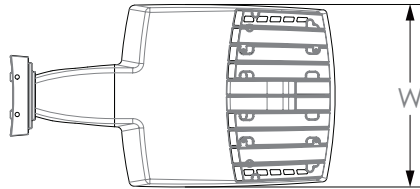
7/8" KO - fits 1/2" NPT water-tight fitting





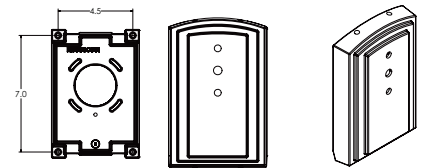
Dimensions

RSX1 with Wall Bracket (WBA)

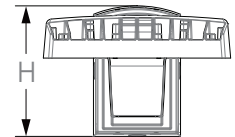
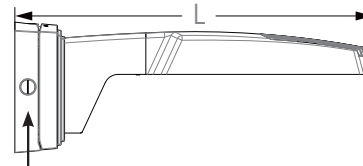
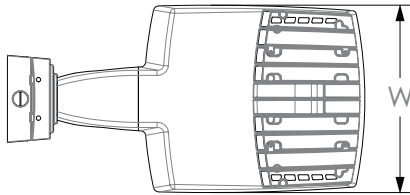


Length: 23.6" (59.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

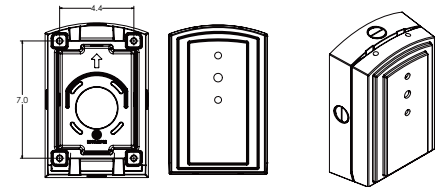


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

Surface Conduit Box (SCB) Mounting Detail

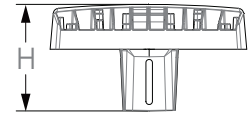
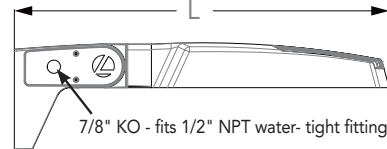
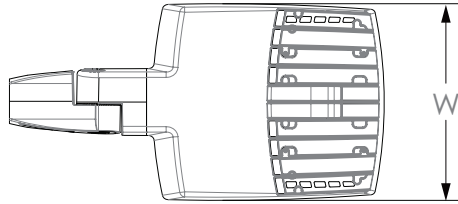


Length: 25.3" (64.3 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm



Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) AASP
 26.3" (66.8 cm) AARP
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm

NOTE:

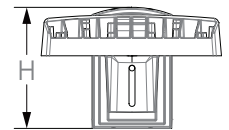
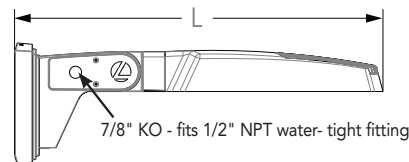
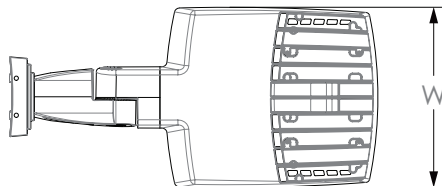
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.


Notes

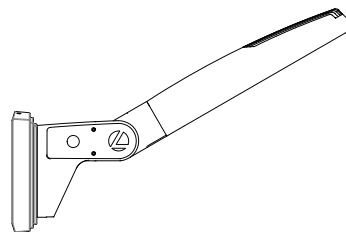
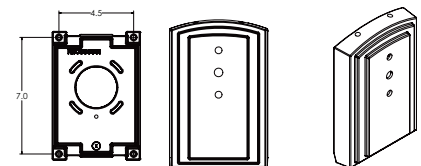
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Length: 27.1" (68.8 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm


Wall Bracket (WBA) Mounting Detail


**Job Name:**

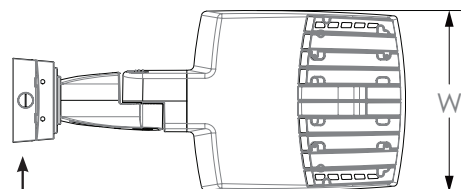
Philipp Lithographing - Cedarburg Location

Catalog Number:RSX1 LED P1 XXK R4 MVOLT SPA
STD FINISH

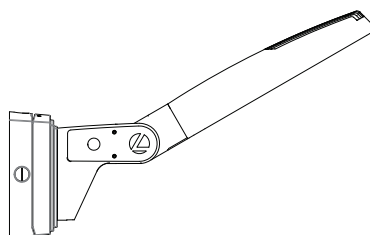
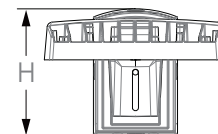
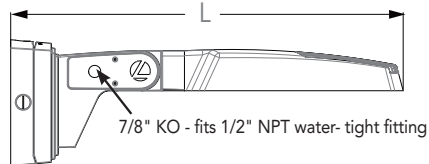
Notes:

Type:**OA**

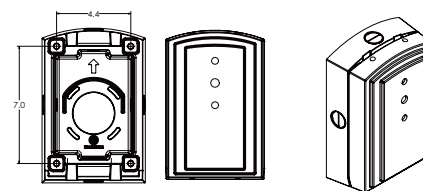
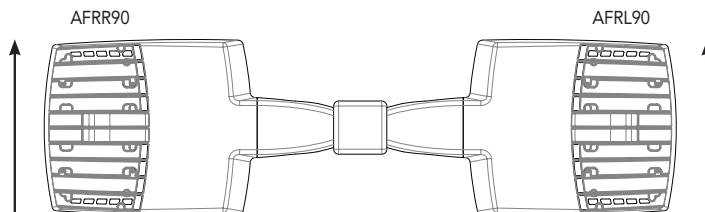
ELL24-132820

Dimensions**RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)**

3/4" NPT taps
with plugs - Qty (4)
provided



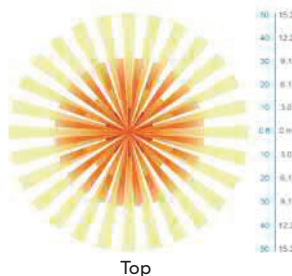
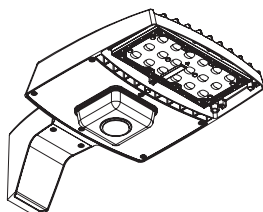
Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail**Automotive Front Row - Rotated Optics (AFRL90/R90)**

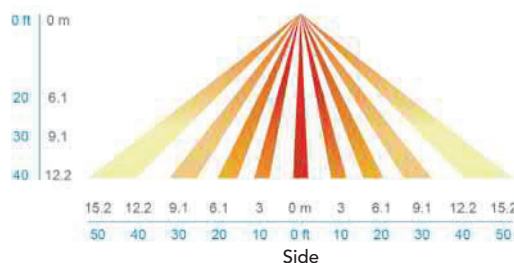
(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern NLTAIR2 PIRHN



Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (when unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

COASTAL CONSTRUCTION (CCE)

Optional corrosion-resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead times apply.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFR90 and AFR190.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations. BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

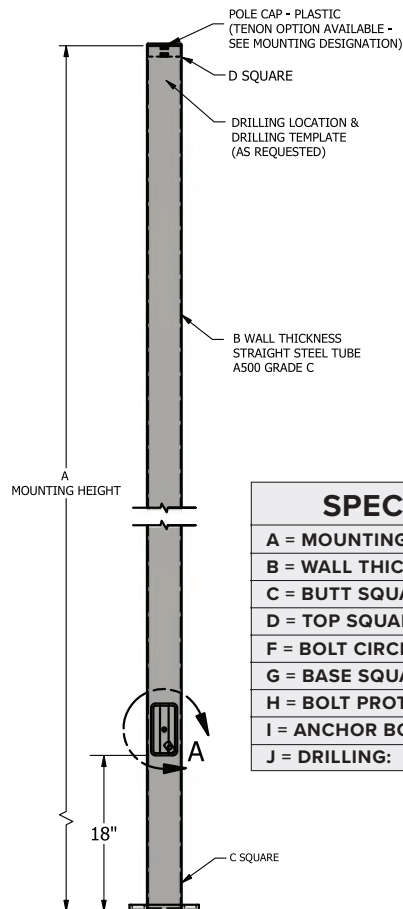
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

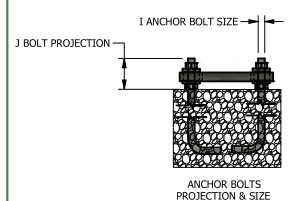
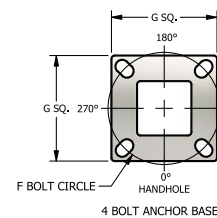
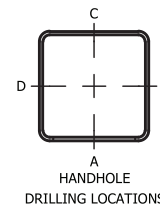
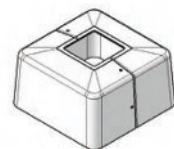

UTILITY METALS

A DIVISION OF FABRICATED METALS LLC.

JOB NAME		PART NO.	
DESCRIPTION:		DRAWING NO.	REV
DRAWN BY:	APPROVED:	ECN:	SCALE:
		DATE:	

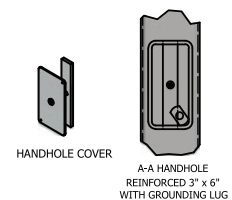
**SPECIFICATIONS**

A = MOUNTING HEIGHT:
B = WALL THICKNESS: 11 GA.
C = BUTT SQUARE: 4"
D = TOP SQUARE: 4"
F = BOLT CIRCLE RANGE: 8" - 9"
G = BASE SQUARE: 8"
H = BOLT PROTECTION: 3.12"
I = ANCHOR BOLT SIZE: 3/4" X 20" X 3"
J = DRILLING:

ANCHORAGE**FIXTURE****BASE**PLASTIC
BASE COVER

DM19AS = Drill mounting 1 at 90

STD FINISH = Specify

Black Finish**HANDHOLE****2013 AASHTO MAXIMUM EPA RATINGS WITH 3 SEC. WIND GUST****STEEL SQUARE STRAIGHT POLE SSS 4 11 SERIES**

PART NUMBER	80 MPH SQ FT	90 MPH SQ FT	100 MPH SQ FT	110 MPH SQ FT	120 MPH SQ FT	130 MPH SQ FT	140 MPH SQ FT
SSS 4 11 10	39.47	30.68	24.40	19.75	16.22	13.46	9.52
SSS 4 11 12	31.97	24.66	19.43	15.56	12.62	10.32	7.04
SSS 4 11 14	26.38	20.18	15.71	12.40	9.89	7.93	5.12
SSS 4 11 15	23.98	18.30	14.14	11.06	8.72	6.90	4.29
SSS 4 11 16	22.08	16.64	12.75	9.88	7.69	5.98	3.54
SSS 4 11 18	16.28	13.79	10.35	7.81	5.87	4.37	2.21
SSS 4 11 20	14.37	10.40	7.56	5.46	3.86	2.62	0.83
SSS 4 11 22	12.02	8.44	5.88	3.98	2.54	1.42	0.00
SSS 4 11 25	9.04	5.52	3.43	1.89	0.72	0.00	0.00



D-Series
LED Bollard



d#series

Specifications

Diameter: 8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

Weight (max): 27 lbs
(12.25 kg)



Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED			XXK = Specify					STD FINISH = Specify
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
DSXB LED	Asymmetric 12C 12 LEDs ¹	350 350 mA	30K 3000 K	ASY Asymmetric ¹	MVOLT ⁵	Shipped installed PE Photoelectric cell, button type DMG 00-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup ⁶	Shipped installed SF Single fuse (120, 277, 347V) ^{4,7} DF Double fuse (208, 240V) ^{4,7} H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts ⁸	DWHXD White
		450 450 mA ^{3,4}	40K 4000 K	SYM Symmetric ²	120 ⁵			DNAXD Natural aluminum
	530 530 mA	50K 5000 K		208 ⁵	DOBXD Dark bronze			
	Symmetric 16C 16 LEDs ²	700 700 mA	AMBPC Amber phosphor converted AMBLW Amber limited wavelength ^{3,4}	240 ⁵	DBLXD Black			
					277 ⁵			DOBXTD Textured dark bronze
					347 ⁴			DBLBXD Textured black
								DNATXD Textured natural aluminum
								DWHGXD Textured white

Accessories
Ordered and shipped separately.

MRAB U Anchor bolts for DSXB⁸

NOTES

1 Only available in the 12C, ASY version.

2 Only available in the 16C, SYM version.

3 Only available with 450 AMBLW version.

4 Not available with ELCW.

5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).

6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.

7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.

8 MRAB U not available with L/AB4 option.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1					
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1					
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1					
	Amber 450	16																348	22	1	0	1
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0					
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1					
	700	39	2,802	72	2	0	1	3,009	77	2	0	1	3,028	78	2	0	1					
	Amber 450	20																419	21	1	0	1

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

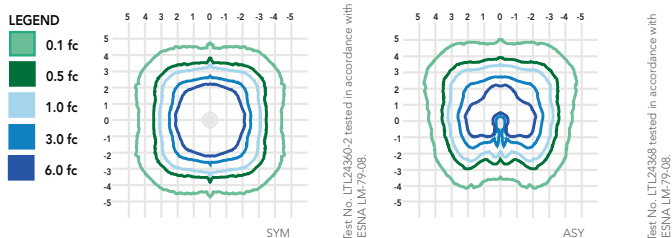
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

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

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION

One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three 1/2" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations. BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

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





FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — New Construction.

Optional goof rings available for additional overlap trim coverage.

1/2"-1-1/2" ceiling thickness

25° ambient temperature

IC rated up to 1000lm

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse. 55° cutoff

New construction frame approved for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.

80CRI standard (90CRI optional)

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996

Discomfort Glare in Interior Lighting. [UGR FAQ](#)

ELECTRICAL — Adjustable lumen output with four module options. Fixed lumen options also available.

MVOLT 120/277V 50/60Hz driver (0-10V & 120V Phase Dimming to 10% or 1% min dimming level)

FCC CFR Title 47 Part 15 Class A for 277V. FCC CFR Title 47 Part 15 Class B for 120V.

LUMEN MAINTENANCE — L80 at 60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (Wet Location (WL) optional, requires covered ceiling). Some configurations are ENERGY STAR® certified, please visit www.energystar.gov for specific products. TAA compliant. UFC (3-530-01) specification compliant for power factor and THD. GSA P100 6.2.4 compliant for power quality at full output; compliant up to 2000lm at fully dimmed output. Drivers are ROHS compliant

Title 24 compliant (90CRI, up to 1000lm).

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed.

Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

PERFORMANCE DATA

LBR6 AR LSS MWD		80CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	571	99	585	101	599	103	617	105
ALO1 (750LM)	9	905	102	926	103	948	105	977	108
ALO1 (1000LM)	13	1270	98	1300	100	1330	102	1372	104
ALO2 (1000LM)	13	1346	108	1378	110	1410	112	1454	115
ALO2 (1500LM)	19	1965	105	2011	107	2059	109	2123	111
ALO2 (2000LM)	25	2476	100	2533	101	2593	103	2674	106
ALO3 (2000LM)	25	2547	103	2606	105	2668	107	2751	109
ALO3 (2500LM)	32	3075	98	3146	100	3221	101	3321	104
ALO3 (3000LM)	38	3492	93	3573	95	3658	96	3771	99
ALO4 (4000LM)	39	4180	107	4265	109	4350	112	4393	113
ALO4 (4500LM)	44	4613	105	4707	107	4801	109	4848	110
ALO4 (5000LM)	49	5017	102	5119	104	5221	107	5273	108

LBR6 MS MWD		80CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	480	99	584	101	597	102	616	105
ALO1 (750LM)	9	760	102	924	103	946	105	975	108
ALO1 (1000LM)	13	1067	98	1297	100	1328	102	1369	104
ALO2 (1000LM)	13	1131	108	1375	110	1408	112	1451	115
ALO2 (1500LM)	19	1651	105	2007	106	2055	108	2118	111
ALO2 (2000LM)	25	2079	99	2528	101	2588	103	2668	105
ALO3 (2000LM)	25	2139	103	2601	104	2663	106	2745	109
ALO3 (2500LM)	32	2583	98	3140	99	3214	101	3314	103
ALO3 (3000LM)	38	2933	93	3566	94	3651	96	3764	98
ALO4 (4000LM)	39	3511	90	3583	92	3654	94	3690	95
ALO4 (4500LM)	44	3875	88	3954	90	4033	92	4072	93
ALO4 (5000LM)	49	4214	86	4300	88	4386	90	4429	90

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical

Catalog Number
Notes
Type

LBR6 NCH

**6" Open and Wallwash LED
 New Construction Downlight**



New Construction



Open Trim



Wallwash Trim



LBR6 NCH

Module ordering

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LBR6 NCH ALO2 SWW1 AR LSS MWD MVOLT UGZ 90CRI

Series	Lumens ‡	Color temperature ‡	Reflector Color	Reflector Flange ‡	Reflector Finish
LBR6 NCH 6" New Construction	Adjustable Lumen Output ALO1 500/750/1000lm	Switchable CCT SWW1 2700K-3000K-3500K-4000K-5000K	AR Clear	(blank) Self-flanged	LSS Semi-specular
LBR6WW NCH 6" New Construction Wall Wash	ALO2 1000/1500/2000lm ALO3 2000/2500/3000lm ALO4 4000/4500/5000lm	Fixed CCT 27K 2700K 30K 3000K 35K 3500K 40K 4000K 45LM 4500lm 50LM 5000lm	BR ‡ Black painted MS ‡ Metallic Silver WR ‡ White painted TCPC ‡ Custom painted trim TRALTB ‡ RAL painted trim	TRW White painted flange TRBL Black painted flange FCPC Custom painted flange only FRALTB RAL painted flange only	

Distribution	Voltage	Driver	Emergency ‡	Control Input ‡
MWD Medium wide (1.0 s/mh)	MVOLT	UGZ Universal dimming to 10% 0-10V; line voltage dimming (120V)	(blank) No Emergency Needed	(blank) No Control Input Needed
WD Wide (1.2s/mh)	277	UGZ ‡ Universal dimming to 1% 0-10V; line voltage dimming (120V)	ELR Batterypack (10W constant power)	JOT Wireless room control with "Just One Touch" pairing
WW ‡ Wallwash	347	DALI ‡ DALI dimming to 1% D10 Minimum dimming 10% driver for use with JOT D1 Minimum dimming 1% driver for use with JOT	ETS Iota Emergency Transfer System E10WCP Batterypack (10W constant power) E10WCPR Non-T20 Compliant integral test switch E10WCPR Batterypack (10W constant power) T20 Compliant remote test switch E10WRSTAR Emergency battery pack, 10W with remote test switch and Iota STAR technology	NPS80EZ nLight® network power/relay pack with 0-10V dimming; ER controls fixtures on emergency circuit. NPS80EZER nLight® network power/relay pack with 0-10V dimming; ER controls fixtures on emergency circuit. NLTAIR2 nLight® Air enabled NLTAIRER2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. NLTAIREM2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection.

Options	
90CRI	High CRI (90+)
AT ‡	Airtight
EC1 ‡	Extended Conduit (18")
EC6 ‡	Extended Conduit (6ft)
WL ‡	Wet Location (IP55)
QDS ‡	Quick disconnect plugs
CP ‡	Chicago Plenum

NOTE: ‡ indicates option value has ordering restrictions. Please reference the Option Value Ordering Restrictions chart below.

‡ Option Value Ordering Restrictions	
Options	Restriction
Adjustable Lumens/CCT	Adjustable Lumen Output and Switchable CCT must be specified together (for example: ALO1 SWW1).
Fixed Lumens/CCT	Fixed Lumen Output and Fixed CCT must be specified together (for example: 10LM 30K).
AT	Standard for CP and IP55, not available with WW.
E10WCPR	Not available EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT.
E10WCP	Not available with EC1, EC6, AT, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, WL, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT.
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch
ELR	Not available EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT.
EC1, EC6	Not Available with CP, QDS, ELR, E10WCP, or E10WCPR.
WL	Not available with WW, All CP is wet location, except WW (Damp). IP55 rated.
QDS	Must be specified for use with LBR_PFWQDS. Not available with 347V, CP, ELR, E10WCP, E10WCPR.
EC1	Not Available with CP, QDS, ELR, E10WCP, or E10WCPR.
JOT	Not available with CP, nLight options, UGZ, or DALI drivers. Max 4500 lumens. Fixed lumens and CCT only. Not available with 2000-4500lm in conjunction with batterypack.
NPS80EZ	Not available with CP, QDS, DALI, D1, OR D10 drivers. 120V OR 277V only. Not available with 347V.
NPS80EZER	Not available with CP, QDS, ELR, E10WCP, E10WCPR, DALI, D1, OR D10 drivers. 120V OR 277V only. Not available with 347V.
NLTAIR2	Not available with CP, QDS, DALI, D1, OR D10 drivers. See UL 924 Sequence of Operation table. Non-emergency luminaires with this option can be used as a normal power sensing device for nLight AIR devices and luminaires with EM emergency options.
NLTAIRER2	Not available with CP, QDS, ELR, E10WCP, E10WCPR, DALI, D1, OR D10 drivers. Not available with 347V.
NLTAIREM2	Not available with CP, QDS, ELR, E10WCP, E10WCPR, DALI, D1, OR D10 drivers. See UL 924 Sequence of Operation table.
CP	Must be specified for use with LBR_PFWCP. Not available with, QDS, EC1, EC6, ELR, E10WCP, E10WCPR, 347V, JOT, NPS80EZ, NPS80EZ ER, NLTAIR2, NLTAIRER2, NLTAIREM2, D1, OR D10 drivers.
ETS	Not available with, QDS, ELR, E10WCP, E10WCPR, 347V, JOT, NPS80EZ, NPS80EZ ER, NLTAIR2, NLTAIRER2, NLTAIREM2, DALI, D1, OR D10 driver.
DALI	Not available with fixed lumens or CCT. Max 4500 lumens.
WW	Not available with WL, EL and E10WCP. Must be ordered with LBR6WW NCH.
TRW, TRBL	Available with MS and AR reflectors only.
MS, WR, BR	Not available with LSS reflector finish.
TRALTB, FRALTB	TRALTB for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details.



LBR6 NCH

LBR6 NCH

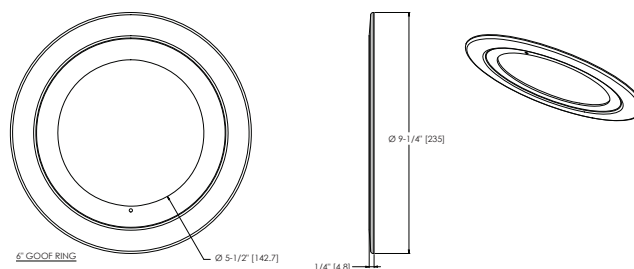
Accessories: Order as separate catalog number. Shipped separately.

LBRGR78	Goof ring 7-3/4" to 8-3/4" for LBR6
LBRGR78CP	Chicago Plenum Goof ring 7-3/4" to 8-3/4" for LBR6
LBR6AR LSS TRIM	6" clear, semi-specular reflector
LBR6** TRIM	6" reflector (** specify MS, WR, BR)
LBR6AR LSS WW TRIM	6" clear, semi-specular wallwash
LBR6** WW TRIM	6" wallwash (** specify MS, WR, BR)
LBR SDT 347V 75W ASM	Field installed 347V Step-down transformer
SCA6	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D.

Goof rings must specify reflector color

Example: LBRGR78 BR

WR = white, BR = black, AR = Clear



Emergency Battery Pack Options - Field Installable

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter / 2 Hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL Listed products that are certified for field install external/remote to the fixture.

*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.

The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.

Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.



LBR6 NCH

PLENUM DEPTH TABLE

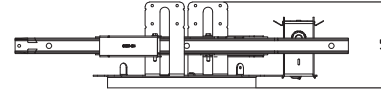
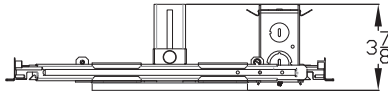
Aperture Size/Output	Plenum Depth*	IC	Non-IC	Non-IC Marked Spacing
LBR4 500-1000 Lumen	3.44	X		
LBR4 1000-2000 Lumen	3.44		X	
LBR4 2000-3000 Lumen	-			24x24x9
LBR4 4000-5000 Lumen	-			24x24x9

*Above unfinished 1/2" ceiling plane

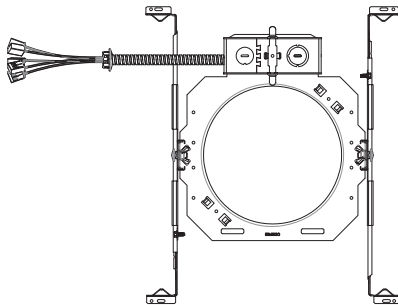
CEILING COVERAGE TABLE

Series		Aperture	Trim Flange OD	Min ceiling opening	Ceiling Thickness	Max ceiling opening	Max Ceiling Opening with Goof Ring	Overall Goof Ring OD
LBR4	ROUND	4-1/4"	5-7/16"	4-1/2"	1/2"	5-1/8"	5-1/8"	7-1/4"
LBR4					1-1/2"		5-3/4"	

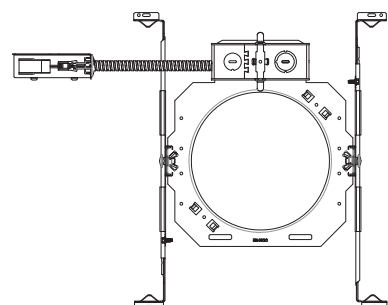
* All dimensions are inches (millimeters) unless otherwise noted.



Aperture Size	Ceiling Cutout
6 in	7-1/8"



6" New Construction Frame, 18" conduit

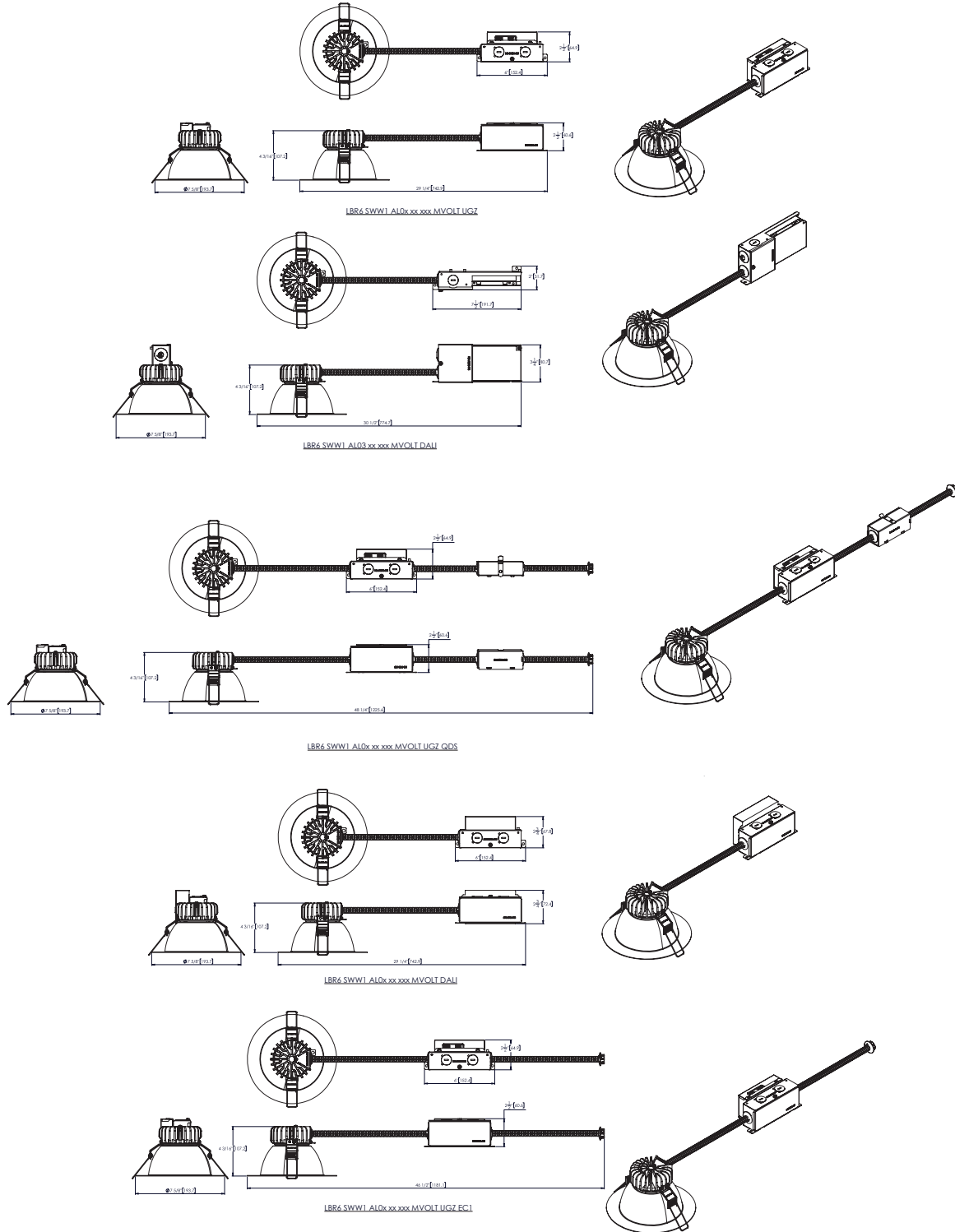


6" New Construction Frame, QDS



LBR6 NCH

* All dimensions are inches (millimeters) unless otherwise noted.



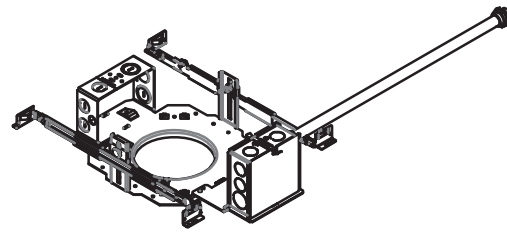
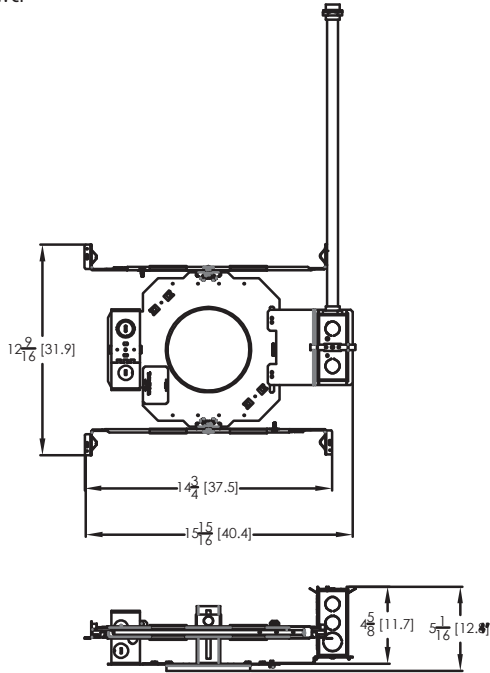
LBR6 NCH



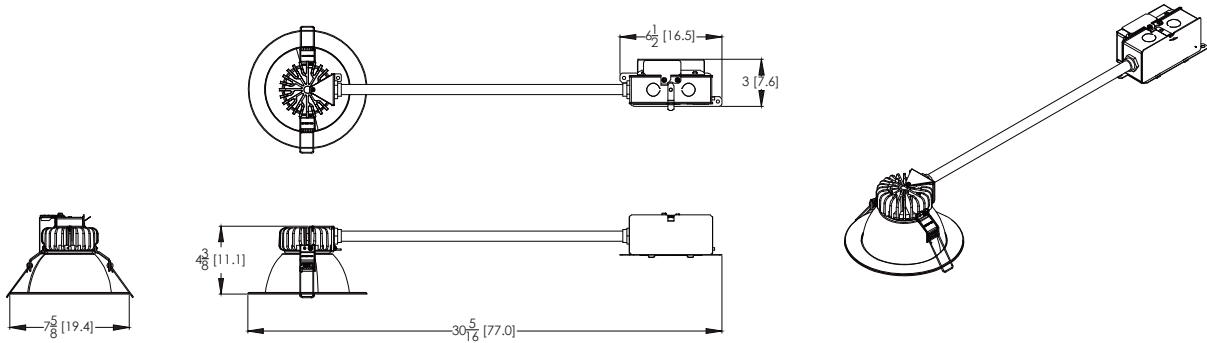
LBR6 NCH

* All dimensions are inches (millimeters) unless otherwise noted.

LBR6PFWCP



LBR6 SWW1 ALOx MVOLT UGZ CP



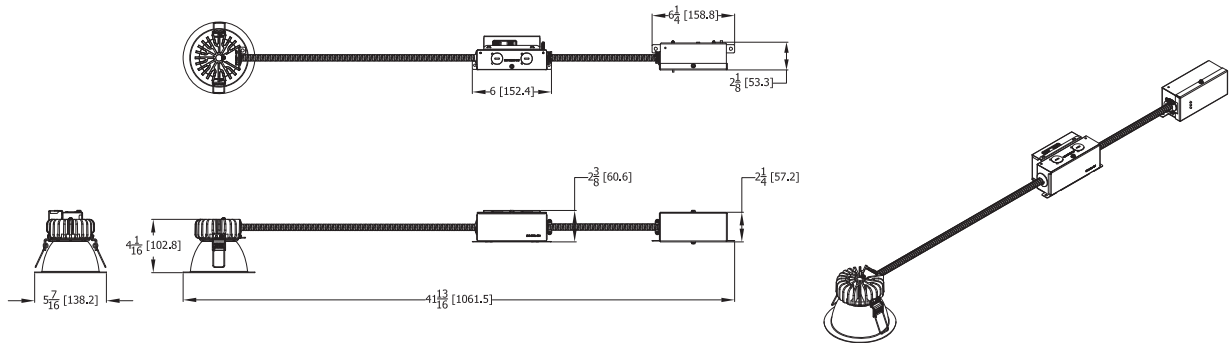
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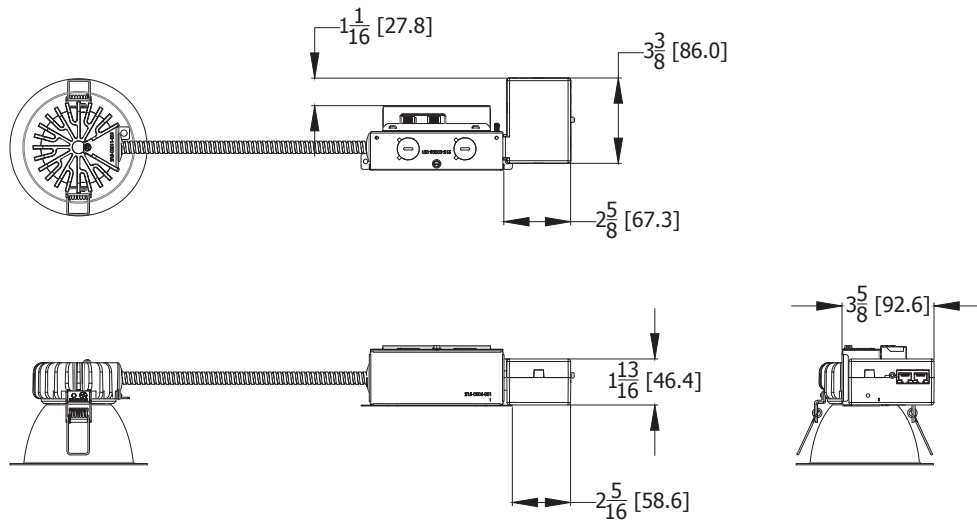
LBR6 NCH

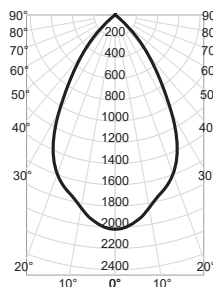
* All dimensions are inches (millimeters) unless otherwise noted.

LBR6 ALOx SWW1 xx xxx 347 UGZ



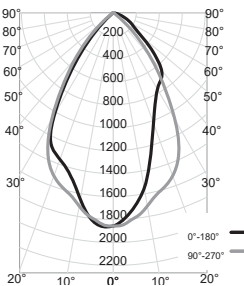
LBRx nLIGHT



**LBR6 NCH****PHOTOMETRY****Distribution Curve****Distribution Data****Output Data****Illuminance Data at 30" Above Floor for a Single Luminaire**
LBR6 SWW1 ALO2 AR LSS MWD MVOLT UGZ, Input Watts: 18.1, Delivered Lumens: 1970, LPW: 108.8, S/MH: 0.94, Test No: 20-518-03


CP Summary		Zonal Lumen Summary			Cone of Light			Luminance (cd/sq.m)	
		Mounting Height	Initial FC Center Beam	Beam Diameter				Average Luminance	
0°	Zone	Lumens	% Fixture						
0°	2,018	0° - 30°	1,292	66%	6.0	56.1	7.1	0°	142,862
5°	1,968	0° - 40°	1,751	89%	8.0	31.5	9.5	45°	25,559
15°	1,721	0° - 60°	1,967	100%	10.0	20.2	11.9	55°	1,074
25°	1,383	0° - 90°	1,970	100%	12.0	14.0	14.3	65°	402
35°	724	90° - 180°	0	0%	14.0	10.3	16.7	75°	246
45°	255	0° - 180°	1,970	100%				85°	162
55°	9								
65°	2								
75°	1								
85°	0								
90°	0								

 Beam Angle: 61.5°
 Field Angle: 92.7°

LBR6WW SWW1 ALO2 AR LSS WW, Input Watts: 18.7, Delivered Lumens: 1981, LPW: 105.9, S/MH: 0.67, Test No: 20-518-A1


CP Summary		Zonal Lumen Summary			Luminance (cd/sq.m)	
		Mounting Height	Initial FC Center Beam	Beam Diameter		
0°	Zone	Lumens	% Fixture			
0°	1,857	0° - 30°	1,126	57%	45°	131,472
5°	1,740	0° - 40°	1,581	80%	55°	50,247
15°	1,265	0° - 60°	1,915	97%	65°	27,523
25°	864	0° - 90°	1,981	100%	75°	21,156
35°	719	90° - 180°	0	0%	85°	12,281
45°	502	0° - 180°	1,981	100%		7,229
55°	223					
65°	126					
75°	45					
85°	9					
90°	0					

LUMEN OUTPUT MULTIPLIERS - CCT

3000K	3500K	4000K	5000K
0.98	1.0	1.01	1.03

LUMEN OUTPUT MULTIPLIERS - FINISH

Clear Semi-spec (AR LSS)	1.0
Metallic Silver (MS)	0.84
White Painted (WR)	1.03
Black Painted (BR)	0.60

LUMEN OUTPUT MULTIPLIERS - CRI

80	1.0
90	0.874

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

$$\text{Delivered Lumens} = 1.25 \times P \times \text{LPW}$$

 P = Output power of emergency driver. P = 10W for PS1055CP

 LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

 The LPW rating is also available at [Designlight Consortium](https://www.designlightconsortium.com).

LBR6 NCH

DIMMER COMPATIBILITY

Not compatible with DALI or DMX dimmers. For specific compatible dimmers see below.

LINE VOLTAGE DIMMING:						
Type	Forward Phase	AL01 (500-1000lm)	AL02 (1000-2000lm)	AL03 (2000-3000lm)	AL04 (3000-5000lm)	Comment
MLV	Sensorswitch WPD	YES	YES	YES	YES	
MLV	Sensorswitch CMR PDT10 ADC VLP	YES	YES	YES	YES	
MLV	Synergy ISD 600LV	YES, 2x *	YES	YES	YES	* min 2 fixtures
INC	Synergy ISD 600I	YES, 2x *	YES	YES	YES	* min 2 fixtures
MLV	Lutron Glyder GLV-600	YES	YES	YES	YES	
INC	Leviton SureSlide 6633	YES	YES	YES	YES	
MLV	Lutron Diva DVLV-600P	YES	YES	YES	YES	
MLV	Lutron Skylark SLV-600P	YES	YES	YES	YES	
INC	Lutron RadioRA 2 10ND	YES	YES	YES	YES	
MLV	Leviton SureSlide 6613-PLW	YES	YES	YES	YES	
INC	Lutron Diva DVCL-153P	YES	YES	YES	YES	
MLV	Leviton IPM06	YES, 2x *	YES	YES	YES	* min 2 fixtures
INC	Leviton IPI06	YES, 2x *	YES	YES	YES	* min 2 fixtures
INC	Control4 C4-FPD 120	YES	YES	YES	YES	
Type	Reverse Phase Dimmer Bank	AL01 (500-1000lm)	AL02 (1000-2000lm)	AL03 (2000-3000lm)	AL04 (3000-5000lm)	
ELV	Lutron Nova T NTELV-600	YES	YES	YES	YES	
ELV	Lutron Diva DVELV 600P	YES	YES	YES	YES	
ELV	Lutron Maestro MAELV 600	YES	YES	YES	YES	
ELV	Leviton Vizia VPE06-1LX	YES	YES	YES	YES	
ELV	Leviton Illumatech IPE04	YES	YES	YES	YES	
ELV	Control4 C4-APD 120 REVERSE PHASE	YES	YES	YES	YES	
Type	Miscellaneous Dimmers	AL01 (500-1000lm)	AL02 (1000-2000lm)	AL03 (2000-3000lm)	AL04 (3000-5000lm)	
PHA	Lutron RadioRA2 RRD-6NA	YES	YES	YES	YES	
PHA	Lutron Maestro PRO LED+ RRD-PRO	YES	YES	YES	YES	
Type	Control Systems	AL01 (500-1000lm)	AL02 (1000-2000lm)	AL03 (2000-3000lm)	AL04 (3000-5000lm)	
MLV	Lutron LP-RPM-4U	YES	YES	YES	YES	
PHA	Lutron LP-RPM-4A	YES	YES	YES	YES	
MLV	Lutron GRAPHIC EYE QSGRJ-3P	YES	YES	YES	YES	
PHA	Lutron PA Power Module PHPM-PA-120	YES	YES	YES	YES	
ELV	Lutron nLight nSP5PCD ELV	YES	YES	YES	YES	

DIMMER COMPATIBILITY

Not compatible with DALI or DMX dimmers. For specific compatible dimmers see below.

0-10V DIMMING:							
Manufacturer	System Type	Description	P/N	AL01 (500-1000lm)	AL02 (1000-2000lm)	AL03 (2000-3000lm)	AL04 (3000-5000lm)
ACUITY	Wall Box	sensorswitch, dimming switch with multi-way option	SPODMRA	YES	YES	YES	YES
ACUITY	Wall Box	sensorswitch, wall switch sensor, occupancy controlled dimming	WSX D WH	YES	YES	YES	YES
ACUITY	Control System	nLight	nPP16D	YES	YES	YES	YES
ACUITY	Control System	nLight	nPS 80 EZ	YES	YES	YES	YES
ACUITY	Control System	nLight Air	rPP20 D	YES	YES	YES	YES
Lutron	Other	0-10V (sink or source) PowPak wireless dimming module	RMJ-ST-DV-B	YES	YES	YES	YES
Wattstopper	Control System	Digital single relay room controller (0-10V)	LMRC-211	YES	YES	YES	YES
Crestron	Control System	DIN Rail 0-10V fluorescent dimmer, 4 feeds, 4 channels (Green Light System)	DIN-4DIMFLV4	YES	YES	YES	YES
Lutron	Other	Grafik Eye 0-10V adapter	GRX-TVI	YES	YES	YES	YES
Leviton	Wall Box	Illumatech 0-10V	IP710-DLX	YES	YES	YES	YES
Lutron	Control System	Mounted in the Homeworks QS panel - 0-10V dimmer (sink or source)	GRX-TVM2	YES	YES	YES	YES
Lutron	Wall Box	Nova 0-10V wallbox dimmer (use with PP-120-H line voltage relay)	NTFTV	YES	YES	YES	YES
Lutron	Wall Box	Nova 0-10V wallbox dimmer (use with PP-120-H line voltage relay)	NTSTV-DV	YES	YES	YES	YES
Lutron	Wall Box	Nova T	NFTV	YES	YES	YES	YES
Leviton	Wall Box	Renior II 0-10V	AWSMG-7DW	YES	YES	YES	YES



LBR6 NCH

**LBR6 NCH****ADDITIONAL DATA**

JOT

JUST ONE TOUCH

The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

Diagram

LBR6 Series

Sensor Switch
WSKA JOT

- Power:** Install JOT enabled fixtures and controls as instructed.
- Pair:** Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
- Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS

MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DDTV	
	Diva® DVSC TV	
	Nova T® NTFTV	
	Nova® NDTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALI.net Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	



LBR6 NCH

EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eldoLED drivers only.

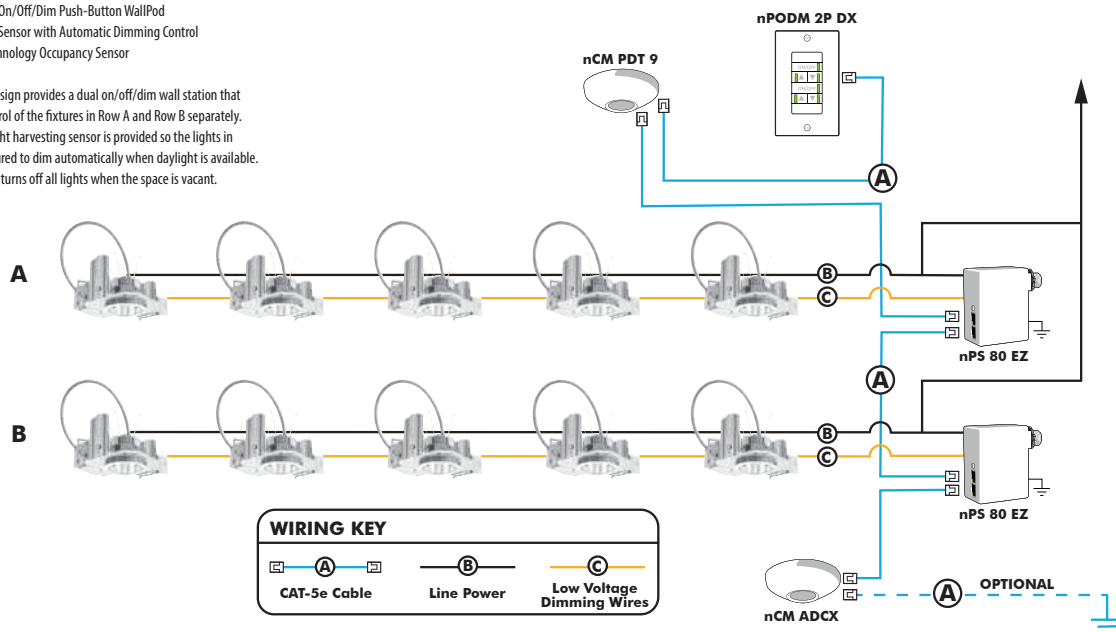
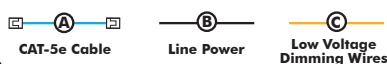
nPS 80 EZ Dimming/Control Pack (qty: 2 required)

nPODM 2P DX Dual On/Off/Dim Push-Button WallPod

nCM ADCX Daylight Sensor with Automatic Dimming Control

nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.


WIRING KEY

Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.



Push-Button Wallpod
 Traditional tactile buttons
 and LED user feedback



Graphic Wallpod
 Full color touch screen
 provides a sophisticated
 look and feel

nLight® Wired Controls Accessories:

 Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.

WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model Number	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model Number
		10', CAT5 10FT	CATS 10FT J1
		15', CAT5 15FT	CATS 15FT J1



LBR6 NCH

nLight® AIR Control Accessories:

 Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair.

Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH ¹

Notes

1 Can only be ordered with the RES7Z zone control sensor version.

UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome



nLight AIR rPODB 2P DX

Mobile Device



d"series

D-Series Size 1 LED Wall Luminaire



Catalog
Number

Notes

Type

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

Specifications Luminaire

Width: 13-3/4"
(34.9 cm) **Weight:** 12 lbs
(5.4 kg)

Depth: 10"
(25.4 cm)

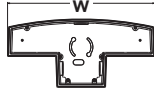
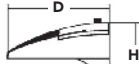
Height: 6-3/8"
(16.2 cm)

Back Box (BBW, E20WC)

Width: 13-3/4"
(34.9 cm) **BBW Weight:** 5 lbs
(2.3 kg)

Depth: 4"
(10.2 cm) **E20WC Weight:** 10 lbs
(4.5 kg)

Height: 6-3/8"
(16.2 cm)



For 3/4" NPT side-entry
conduit (BBW only)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED				XXK = Specify				STD FINISH = Specify		
Series	LEDs	Drive Current		Color temperature		Distribution		Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350	350 mA	30K	3000 K	T2S	Type II Short	MVOLT ²	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁵	Shipped installed PE Photoelectric cell, button type ⁶ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht ^{1,7} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{1,7} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{1,7} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{1,7} E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant ^{8,9}
		530	530 mA	40K	4000 K	T2M	Type II Medium	120 ³		
	20C 20 LEDs (two engines) ¹	700	700 mA	50K	5000 K	T3S	Type III Short	208 ³		
		1000	1000 mA (1 A) ¹	AMBPC	Amber phosphor converted	T3M	Type III Medium	240 ³		
						T4M	Type IV Medium	277 ³		
						IFTM	Forward Throw Medium	347 ^{3,4}		
								480 ^{3,4}		

Other Options		Finish (required)	
Shipped installed		Shipped separately ¹¹	
SF Single fuse (120, 277 or 347V) ^{3,10}	Shipped separately ¹¹	BSW Bird-deterrent spikes	DDBXD Dark bronze
DF Double fuse (208, 240 or 480V) ^{3,10}		VG Vandal guard	DBLXD Black
HS House-side shield ¹¹		DDL Diffused drop lens	DNAXD Natural aluminum
SPD Separate surge protection ¹²			DWHXD White
			DSSXD Sandstone
			DDBTXD Textured dark bronze
			DBLXD Textured black
			DNATXD Textured natural aluminum
			DWHGXD Textured white
			DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXWTVG U	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with SPD.
- Not available with E20WC.
- Also available as a separate accessory; see Accessories information.
- Not available with E20WC.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXW1 LED 20C 1000 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

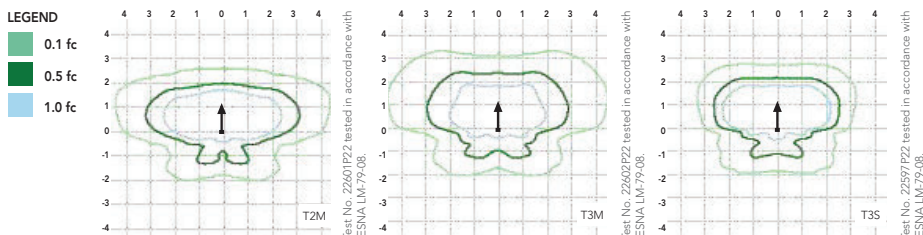
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

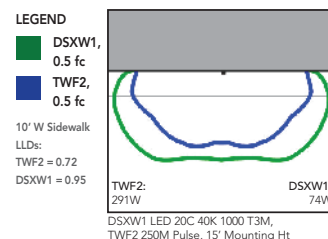
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



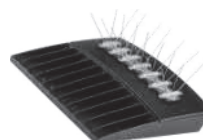
Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

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

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

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

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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





DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010 Northwest Passage, Jackson, WI 53037

PHONE: 262.677.9933 FAX: 262.677.5934

PHILIPP LITHO

DESIGN 2 CONSTRUCT









No Mow Lawn Fact Sheet



CONTENT

Introduction	p.1
Comparison of Turf Types	p.2
Grass Varieties in No Mow	p.2
Growing Conditions & Requirements	p.3
No Mow Planting Zones	p.4
When to use No Mow with Rye	p.4
Site Preparing and Seeding	p.5
Maintaining a No Mow Lawn	p.6

Prairie Nursery's No Mow Lawn Seed Mix is a specially designed blend of six slow-growing fine fescue grasses. These cool season grasses are recommended for planting in northern climates of the United States and Canada (above approximately 37 degrees North Latitude). No Mow is also adapted to the coastal areas of the Pacific Northwest, the cooler mountain climates in the east-central states, and in the western mountains from the mid-elevation aspen woodlands to just below timberline.



The blend of fine fescue grasses in No Mow combines the characteristics of each variety to create a turf that:

- Grows to form a dense sod
- Thrives in full sun to partial shade
- Does not require fertilization
- Needs minimal watering (only during extended dry periods)
- Resists most turf grasses diseases
- Biologically reduces weed growth
- Reduces lawn maintenance dramatically
- Serves as an ecological alternative to traditional high maintenance lawns

No Mow thrives in full sun to partial shade on any reasonably well-drained soil, and is particularly well suited to growing on dry, sandy or rocky soils with low Nitrogen levels. Nitrogen fertilizer stimulates leafy growth, which only increases the need for mowing. The application of excessive nitrogen fertilizer can actually damage fine fescue grasses, so minimal or no fertilization is usually best. No Mow is not recommended for damp soils, or heavy clay soils with less than four inches of rich loamy topsoil.

Some of the fine fescue grasses in the No Mow Lawn Mix have been documented to possess allelopathic properties, in which the grasses produce compounds that prevent or retard the growth other plants and weeds. This “natural herbicide” makes No Mow particularly resistant to invasion by other herbaceous plants that often plague other types of turf.

COMPARISON OF COMMON COOL SEASON TURF TYPES

TURF TYPE	DROUGHT TOLERANCE	NITROGEN REQUIREMENT	SHADE TOLERANCE	COLD TOLERANCE	MOWING FREQUENCY	TRAFFIC TOLERANCE	THATCH FORMATION
NO MOW	Excellent	Low	Very Good	Very Good	Low	Fair	Medium
KENTUCKY BLUEGRASS	Good	Medium	Fair to Good	Very Good	Low to Medium	Good	Medium to High
TURF TYPE PERENNIAL RYE	Very Good	Medium to High	Fair to Good	Fair to Good	High	Excellent	None
IMPROVED TALL FESCUE	Excellent	Medium	Good	Good	Medium	Very Good	Low to None

Grass Varieties in No Mow Lawn Mix

No Mow is a blend of bunch-forming and Creeping fescues derived from species that are native to the Northern hemisphere. The bunch grasses are exceptionally drought resistant, thrive in low nitrogen soils, and have moderate tolerance to heavy foot traffic. The creeping fescues spread gradually by underground rhizomes to help fill in between the bunch grasses to create a weed-resistant sod. The creeping fescues also help to fill in areas that may experience turf damage.

Hard Fescue. Two different varieties of Hard Fescue are generally used in the No Mow blend. These “bunch” grasses are among the most heat and drought tolerant of the fine fescues. They grow slowly, thus reducing or eliminating the need for regular mowing. The Hard Fescues are the most tolerant of heavy foot traffic of the fine fescues. They do not tolerate close mowing (less than 3 inches).

Sheep Fescue. Another “bunch” grass, Sheep Fescue is extremely drought tolerant and can subsist on a diet of almost no Nitrogen. It is moderately wear tolerant, but will not perform well if closely mowed (less than 3 inches). Both Sheep Fescue and the Hard Fescues are slow growing and require little or no fertilization, making them ideal for low maintenance lawns.

Chewings Fescue. This bunch grass is among the deepest green of the fine fescues and makes a very high quality turf. It is the most competitive of the fine fescues, helping to crowd out weeds. Chewings Fescue thrives in acid soils, such as those found under conifers and oaks. Although more tolerant of close mowing than the other fine fescues, it does not stand up well to heavy traffic, and is prone to developing a thatch layer.

Red Fescue. This is one of the two creeping type fescues in the No Mow Lawn Mix. Similar in appearance and growth from to the “bunching” fine fescues (above), the “creepers” are also drought resistant and require little nitrogen. These “creepers” help to bind the bunch grasses together to forming a dense sod. Creeping fescues do not form a thick thatch layer. However, they are not tolerant to heavy traffic and do not respond well to close mowing. Red fescue is one of the most shade tolerant turf grasses. It also possesses a high salt tolerance that rivals Alkaligrass (*Puccinellia distans*, var. *Fults*), a turfgrass that is commonly planted in areas subject to high salt levels.

Creeping Red Fescue. Similar to Red Fescue, Creeping Red Fescue is the second creeping variety in the No Mow mix, and helps fill in damaged areas of turf. Creeping Red Fescue is the most tolerant of the fescues in the No Mow lawn mix, and can be cut at a height of two inches, as compared to four inches for most of the other fescue varieties. However, this is only one component of the No Mow lawn mix, so your fescue lawn should never be mowed lower than three to four inches.

The combination of these six complementary varieties of fine fescues makes No Mow Lawn Seed Mix a versatile and adaptable blend that is an excellent choice for a wide variety of planting situations and applications.

Growing Conditions & Requirements

Growing No Mow Lawn in Shade

No Mow will grow in full sun to partially shaded locations. One of the most shade tolerant turf blends available, it thrives in light to moderate shade and does particularly well under individual trees that receive indirect light from the sides. No Mow is an excellent choice for around surface-rooted trees that leave little available soil for turf. It thrives in woodlands composed of oak, hickory, elm, ash, birch, white pine, and other “open canopy” tree species that allow filtered light to reach the ground level. No Mow will grow under spruce trees that receive light around their edges, provided that the surface layer of needles and duff are removed to expose the mineral soil prior to seeding. When planted under deciduous trees the leaves must be raked off or thoroughly chopped up with a mulching mower after autumn leaf fall to prevent smothering of the turf grasses over winter. No Mow will not perform well in deep shade, as occurs under Sugar Maples and dense stands of conifers.

Growing No Mow Under Black Walnut Trees

No Mow is capable of thriving under the shade of black walnut trees. However, the leaves and nuts must be removed in fall, to prevent damage by high levels of the plant toxin produced by walnuts called Juglone. Black walnuts, like oaks and hickories, cast moderate shade at the ground level, creating ideal growing conditions for the shade-tolerant fine fescue grasses.

Soil Conditions

No Mow thrives on any reasonably well-drained soil, and is particularly well suited to growing on dry, sandy or rocky soils with low Nitrogen levels. No Mow is not recommended for consistently damp soils, or heavy clay soils.

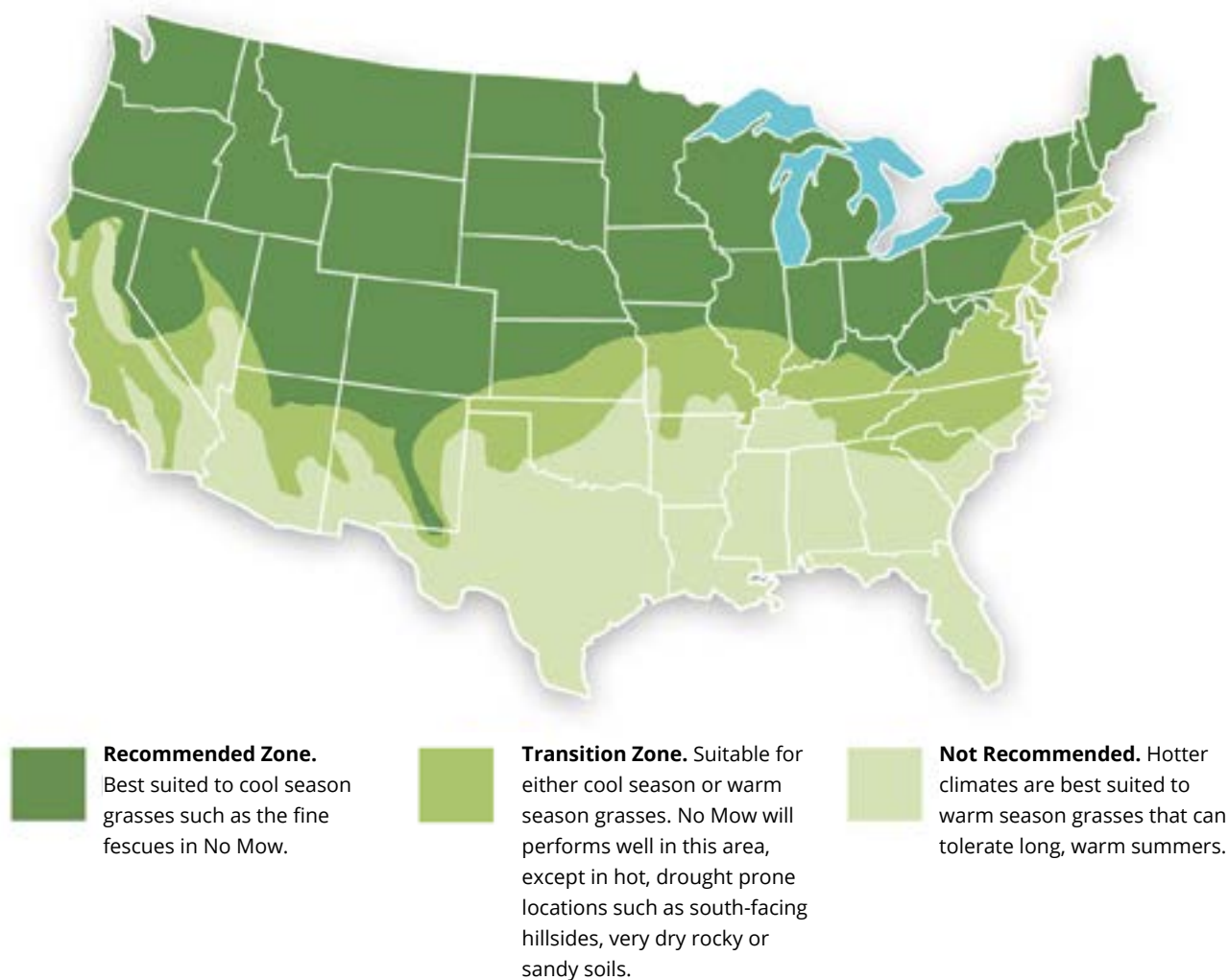
Rainfall Requirements

No Mow does best in climates that receive annual precipitation of 25 inches or more, with at least half arriving during the growing season. In drier climates with less than 25 inches of rain, supplemental irrigation can be supplied during dry periods in summer. No Mow is more drought tolerant than Kentucky Bluegrass, making it an excellent alternative for cool, arid climates. While it is an extremely drought tolerant grass blend, No Mow will not survive extended droughts.

Soil pH Range (Acidity – Alkalinity)

The fine fescues in the No Mow Lawn Mix grow well in soils within a pH range of between 5.0 and 8.0. The optimum pH range for these grasses is between 5.5 and 6.5, but will thrive in a wide range of soil acidity and alkalinity.

No Mow Planting Zones



When to Use No Mow with Annual Rye

No Mow with Annual Rye is intended for use only in areas that are subject to erosion and require rapid soil stabilization. The annual rye germinates within a few days after the first rainfall or watering event, and grows rapidly to help hold the soil in place. On steep slopes, an erosion blanket should be applied over the seeded area and anchored with stakes to prevent soil erosion and loss of seed during rain storms. *When using an erosion blanket to protect the slope, the use of annual rye formulation is not necessary.* The standard No Mow mix (without annual rye) should be used on level areas that are not subject to erosion.

Annual rye can present a problem in warmer growing zones that do not experience cold, winter temperatures. Annual rye is normally killed by subzero temperatures in USDA Hardiness Zones 2–4. However in warmer zones (5–7) annual rye will typically survive the winter and return in spring to compete heavily with the fine fescue grasses in the No Mow mix. In severe cases, the annual rye can outcompete the fine fescues and render the planting a failure. If a nurse crop is required in USDA Zones 5–7, oats can be seeded with the regular No Mow Lawn Mix at a rate of 64 lbs per acre (1.5 lbs per 1000 sq. ft.) in spring and 128 lbs per acre (3.0 lbs per 1000 sq. ft.) in fall. The oats can be mowed to keep it short, and will die over the winter when seeded in the fall.

Preparing the Site and Seeding Your No Mow Lawn

Site Preparation

Prior to seeding, all the existing vegetation must be completely eliminated. If renovating or converting an existing lawn, the grasses and weeds on the site must be killed or removed before planting. This can be accomplished by a variety of methods:

- Spraying with a glyphosate herbicide (such as "Roundup")
- Smothering with black plastic, newspapers, cardboard, old cardboard, etc
- Repeated cultivation over a multi-month period (not recommended for erodible sites)
- Removing the turf with a sod cutter (this method will not kill tap-rooted weeds) Areas such as abandoned fields that occupied by perennial weeds will require one to two years of site preparation in order to completely kill the existing weeds and reduce the weed seeds that are harbored in the soil. The most effective method to accomplish this is repeated applications of glyphosate herbicide every six to eight weeks during the growing season (three to four time per year). This will eventually kill the existing vegetation, as well as many of the weed seeds in the soil after they germinate.

An alternative to herbicides is smothering the soil or repeatedly tilling the soil for one to two years. However these two methods do not reduce the weed seed populations in the soil. Cutting the sod and removing it is not recommended for abandoned fields, since this does not remove deep-rooted or rhizomatous perennial weeds. They will likely re-sprout and re-infest the newly seeded No Mow planting.

For more information on site preparation and other planting information, please refer to our publication entitled No Mow Seeding Instructions.

Recommended No Mow Seeding Rates

For Lawns:

5 lbs. per 700 sq. ft.; 7 lbs. per 1000 sq.ft.; or 300 lbs. per acre

For Low Maintenance Fields, Orchards, etc:

5 lbs. per 1400 sq. ft.; or 150 lbs. per acre

Areas that are intended to be low maintenance fields rather than lawns can be seeded at one half the normal lawn seeding rate. The No Mow turf will take longer to develop at this lower seeding rate, but will typically fill in to form a sod within one full year. **Germination:** No Mow seed will generally germinate within 10 – 14 days after the first watering or rainfall event.

Seeding Dates

The optimal window for seeding No Mow is between late August 20 and October 20. Cool season grasses germinate well during the cooler weather of late summer and early fall, while most weeds germinate in spring and early summer. By the following spring the fescue grasses are in control, and leave little room for the germination of weed seeds in the soil. Cool season lawns that are seeded in fall experiences markedly less weed competition than spring seedings, mature faster, and should form a sod by the end of the following spring.

No Mow can also be seeded in early to mid-spring, between March 15 and May 15, but these seedings will experience greater weed competition and usually require more watering as the temperatures rise going into summer. Development of the turf is slower than with fall seedings due to increased competition from weeds and slower growth during the heat of summer.

Seeding Methods

No Mow can be seeded by various equipment, including:

- Hand seeding (for small areas only)
- Push-type grass and fertilizer spreader
- Over the shoulder hand-cranked whirlybird type seeder
- Turf slit-seeder
- Tractor mounted broadcast seeder, such as a “Brillion” seeder
- Tractor mounted slit seeder
- Hydro-seeder

When seeding by hand, with a push type spreader, or whirlybird seeder, the seed should be raked into the soil lightly and then rolled with a roller to ensure firm seed to soil contact. Covering with clean, weed-free straw (such as winter wheat, oat, or rye straw) will help retain soil moisture and improve germination. Erodible slopes should be covered with a light straw or excelsior erosion blanket and staked into the ground to hold it in place.

No Till Seeding Tip for Fall Plantings

No Mow can be seeded in the fall without tilling the soil, provided that the seedbed is smooth and level. The No Mow seed can be spread using hand equipment or mechanical seeder directly into dead sod in the fall that has been completely killed using glyphosate herbicides.

The seeded area must be kept watered regularly, usually every morning for about 15 to 20 minutes. Regular watering is required to maintain soil moisture at the soil surface where the seed is germinating.

The area should green up in about two weeks as the fescue seedlings begin to appear, at which point watering can be reduced to once every three days (provided cool fall weather prevails and the soil does not dry out rapidly). This simple method typically yields an excellent stand of No Mow turf with a minimum of work. It is particularly well suited to seeding on slopes where soil tillage can lead to erosion. If seeding into a thick, dead sod on a slope, there is no need to apply an erosion blanket, since the roots of the dead plants will hold the soil in place while the new No Mow seedlings develop and stabilize the soil.

Maintaining a No Mow Lawn

Watering

Newly seeded No Mow plantings that have been mulched with straw or protected with an erosion blanket should be watered every two to three days for two weeks to encourage germination. Plantings that are not covered with straw mulch or an erosion blanket should be watered every one to two days (or whenever the soil dries out). Fescue grasses generally germinate in ten days under good growing conditions, and new plantings usually “green up” in about two weeks as the new seedlings become visible. Once the seedlings are evident, watering can be reduced to twice a week, unless the weather is hot and dry and necessitates more frequent watering. Once the new grass seedlings are one half inch to one inch tall, watering can be discontinued, except under hot dry conditions.

An established No Mow lawn requires no additional watering, except during extended dry periods in summer. Occasional, deep watering once a week or so provides moisture to the lower roots, and is far superior to frequent, shallow watering. Water before the grass begins to turn brown. Once it turns brown it has entered

dormancy, and all the water in the world will not green it up. Non-irrigated No Mow lawns that turn brown during summer drought will typically green up when cool, moist weather returns in late summer and early fall.

Fertilization

We do not recommend using fertilizers on No Mow. The use of lawn fertilizers that contain phosphorus are not allowed in many communities and near lakes and streams, due to the negative effects on water quality and algae blooms. Do not apply fertilizers that are high in Nitrogen. Fine fescue grasses require only a bare minimum of Nitrogen. Application of nitrogen can damage fine fescue turf, and is strongly discouraged.

We offer the following tips and information about soil amendment:

1. Always test your soil before adding soil amendments. In most cases, the soil already has sufficient nutrients to support a fescue lawn. The addition of any fertilizer in such cases is unnecessary and only increases the pollutants in water runoff.
2. The best time to conduct a soil nutrient test is in late summer or early fall (late August to early September). This provides a good estimate of the soil nutrient conditions in advance of fall fertilizing.
3. Fall is the best time to apply fertilizer to lawns composed of cool season grasses, since these grasses have a strong late season growth spurt that builds their root systems for the following year. Fertilizer should not be applied in summer, as cool season grasses typically enter a dormant period and do not take up nutrients efficiently.
4. Loamy and sandy loam soils seldom, if ever, require fertilizing. However, the first step in amending sandy soils is to check the pH to see if liming is necessary. Lime is essential in facilitating the availability of nutrients in the soil. Without first correcting the pH, the addition of any fertilizer is a waste of time.
5. Fine fescues can sometimes benefit from the addition of phosphorus and potassium in early fall, but only if your soil is low in these nutrients. Acid soils can benefit from fall-applied lime. Highly alkaline soils respond well when elemental sulfur is applied in fall to reduce the alkalinity of the soil.
6. A simple soil test for the following nutrients will determine what, if any additional nutrients your soil requires to grow a good lawn: pH (acidity – alkalinity), Calcium, Magnesium, Phosphorus, Potassium.

Mowing

No Mow lawns may require occasional mowing during the first two years of establishment to control weeds, especially with lawns that are seeded in spring. Most annual weeds can be controlled by mowing at a height of four inches in the first growing season. If biennial weeds such as sweet clover, Queen Anne's Lace, burdock, etc. are a problem in the second year, they should be mowed at four inches just as they begin to flower, usually around mid June. This carefully timed mowing will kill most biennials. A few may survive the mowing, and should be mowed at four inches a second time when they re-bloom later in the season.

Fine fescues do not tolerate close mowing, and should not be mowed any lower than 3.5 - 4 inches. Never remove more than one third of the total leaf material when mowing, or the turf will be damaged.

Once a No Mow Lawn is Established, there are Several Mowing Options:

No Mowing: This results in a turf with leaves six to eight inches in high, that will drape over one another to create a low-growing meadow effect. Seedheads, two feet tall, will appear in early to mid June. The seedstalks will typically fall to the ground by late summer, and the lawn will revert to its normal height of six to eight inches.

Late Spring Mowing: Many people mow their No Mow lawn once a year in June when the seedheads appear.

Mowing the grass to a height of four inches removes the seedheads and the turf will re-grow to its normal six to eight inch height.

Fall Mowing: This is a good option for No Mow Lawns under trees or in open woodlands. The fescue grasses usually will not form seedheads when grown in the shade, so June mowing is often not needed. However, leaves from deciduous trees must either be raked up and removed, or chopped up with a mulching mower in order to prevent smothering of the turf over winter. To encourage denser turf growth, No Mow lawns should be mowed to a height of one to two inches in late fall, usually around Thanksgiving. This removes dense leaf growth to expose the soil, thus encouraging higher stem density and a thicker turf the next year.

Regular Mowing: For a manicured, traditional lawn look, regular mowing can be done once a month, or anytime the grass reaches a height of five to six inches. *Fine fescues should not be mowed any lower than 3.5 - 4 inches.*

Late Spring, plus Fall Mowing: Mowing twice a year is a very popular maintenance strategy.

De-Thatching

Fine fescues tend to develop a thatch layer near the soil surface over time. Thatch is composed of dead grass that does not completely decompose. It can smother the growth of new grass shoots, reducing the density of the lawn and creating “dead” spots. The thatch layer also tends to retain moisture at the ground level, which can encourage the growth of fungal diseases. Thatch development is encouraged by high levels of soil Nitrogen, and is more common in rich soils and lawns that are regularly fertilized. If thatch builds up to the point where dead grass is visible and the grass begins to thin out, the lawn should be de-thatched.

De-thatching can be accomplished using a mechanical de-thatcher or power rake, or by hand using a de-thatching rake. Set mechanical de-thatchers to a depth where they lift the thatch without digging up the soil. If the thatch is particularly thick, the de-thatcher will need to be set deeper, and some soil disturbance will likely occur. The thatch should be raked out of the lawn and removed (it makes excellent mulch for gardens, flower beds, etc). If open soil is visible following de-thatching, the affected areas should then be over-seeded with No Mow lawn mix.

Timing of De-thatching is Very Important

Cool season fescue lawns should be de-thatched in mid-spring after the grass has greened up and begun active growth. De-thatching in early spring before the lawn begins to grow tends to encourage weeds.

Aerating

Aerating, or “core aerating” encourages the flow of air and water down to the roots of turf grasses in heavy soils, such as silt loams, clay loams, and silty clay loams. While we do not recommend planting No Mow on heavy soils, it can be successfully established in these conditions in shady locations, where heat and moisture stress are reduced by the shade of trees. The soil under a lawn that receives moderate to heavy foot traffic tends to become compacted over time, and aeration every few years can help mitigate that compaction.



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Fall Maintenance of No Mow Lawn



Fall is the best time to do lawn maintenance. The soils are usually drier and not saturated with moisture – as commonly occurs in spring– making it easier to perform lawn maintenance activities such as over-seeding, mowing, dethatching and aeration. A No Mow Lawn requires minimal care, but there are a few steps that can be taken in the fall to improve turf quality and promote better growth the following spring.

Overseeding

Fall is the best time to overseed any open areas that result from damage due to animals, construction activities, heavy traffic, or summer fungal diseases. The areas to be reseeded should be lightly worked up or scratched with a rake to expose the soil prior to seeding. The seed can be sprinkled into the open soil, raked in lightly, and firmed by stepping on the soil to firm it. Watering for the first 2–3 weeks helps stimulate germination and growth. Read [Over-Seeding your No Mow Lawn \(PDF\)](#) for detailed information on over-seeding.

De-Thatching

Fine fescue grasses tend to develop a thatch layer just below the soil surface due to the accumulation of dead root material over time. No Mow lawns that are not mowed regularly (every month or so) also tend to develop a “mat” of dead grass material that can make a lawn appear “spotty” and not as full as a mowed lawn. The buildup of thatch and mat slows the emergence of new growth in the spring, so that unmowed fescue lawns appear brown long after mowed lawns have greened-up.

These conditions can be addressed in two ways:

1. Dethatching – The thatch is removed manually using a dethatching rake, or with a machine that aggressively “combs” out the thatch from the grass. Dethatching is best done in fall, but is also effective when conducted in mid -spring.
2. Close Mowing – Late in the fall when night time temperatures have been below freezing for an extended period of time (November to early December), the No Mow lawn can be mowed close to the ground to clean away the year’s growth and remove the mat layer. This can be done by setting your mower on its lowest setting, or by using a string trimmer (weed whacker) to mow right down to the ground. The mowed material should be bagged during mowing or raked up afterwards. Close mowing should never be done during the growing season, as it will scalp the lawn and severely harm the fine fescue grasses. However, close mowing can be safely done in late fall once the grasses begin to enter winter dormancy. Mowing in early spring is more difficult than in fall, as the grass becomes matted down over winter, and is often wet and harder to mow.

Aerating

Lawns on heavy soils with a high clay content often suffer from compaction and poor air transfer to the roots, which require air to breathe and stay healthy. Aeration helps to open up these soils, promoting better root growth and an overall healthier lawn. Aeration is typically done using a machine that removes plugs of soil from the lawn. The resulting holes are then filled with a lighter material, such as a sand and compost mix. This promotes better air flow in the soil and healthier plant growth .

Since the fine fescue grasses in the No Mow Lawn Mix grow best on well-drained sandy and loamy soils, compaction is usually less of an issue than on clay based soils, which are easily compacted. If your No Mow Lawn was seeded on a sandy soil, you should not have to worry about aerating your lawn. Sandy loam soils that are subjected to heavy foot traffic or vehicle use may become compacted, and require occasional aerating. vegetation must be killed or removed. Existing lawn grass, weeds, and other plants will compete with the No Mow seeds for nutrients, moisture, and sunlight. All perennial weeds must be eliminated prior to seeding. Perennial weeds such as quackgrass, brome grass, thistles, creeping goldenrods and other aggressive plants will present a long-term problem if not controlled prior to seeding your No Mow turf. Annual weeds which are present in the soil as seeds can require your attention in early going (establishment stage), but should not pose a long-term threat.

Tree Leaf Removal & Mulching

Since the fine fescue grasses in the No Mow Lawn mix are the most shade tolerant turf grasses available, they are often seeded in shady areas with trees in the overstory. If the leaves of deciduous trees are allowed to accumulate and mat down on the lawn, they will smother the grass. Oak leaves are particularly problematic, because they are high in tannins and are not readily broken down by soil micro-organisms.

There are two methods for handling tree leaves:

1. Raking – Simply rake off the leaves once they have (all)fallen from the trees. This leaves a nice green carpet of No Mow that will green up ASAP in spring.
2. Use a mulching mower to finely chop the leaves so they cannot mat down and smother the grass. It may require two or three passes with a mulching mower to chop up the leaves sufficiently.

The needles of white pines and red pines do not harm the fine fescue grasses in the No Mow lawn. Spruce needles contain more complex organic compounds and break down more slowly, but generally will not harm an established No Mow lawn. The fine fescue grasses are particularly tolerant of the acid soil conditions that are created by the needles of conifer trees.

Fall Fertilizing

We do not recommend using fertilizers on No Mow. The use of lawn fertilizers that contain phosphorus are not allowed in many communities and near lakes and streams, due to the negative effects on water quality and algae blooms. Do not apply fertilizers that are high in Nitrogen. Fine fescue grasses require only a bare minimum of Nitrogen. Application of nitrogen at any time of year can damage fine fescue turf, and is strongly discouraged.

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P.O. Box 306, Westfield, WI 53964

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date: November 4, 2024

General Information:

Agenda Item: 7.C.

Applicant:

Stacy Buening, d/b/a Philipp Lithographing Company, in c/o architect Mark Hertzfeldt of Design 2 Construct

Property Owner:

City of Cedarburg

Requested Action:

Review and recommendation to the Common Council for approval of Certified Survey Map.

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: M-3 Business Park District

East: Town of Cedarburg

West: M-3 Business Park District

Lot Size:

~ 4.0669 acres

Location:

Forward Way (i.e., a portion of the southmost end of Ozaukee County Tax Parcel No. 13-022-02-005.00)

Discussion:

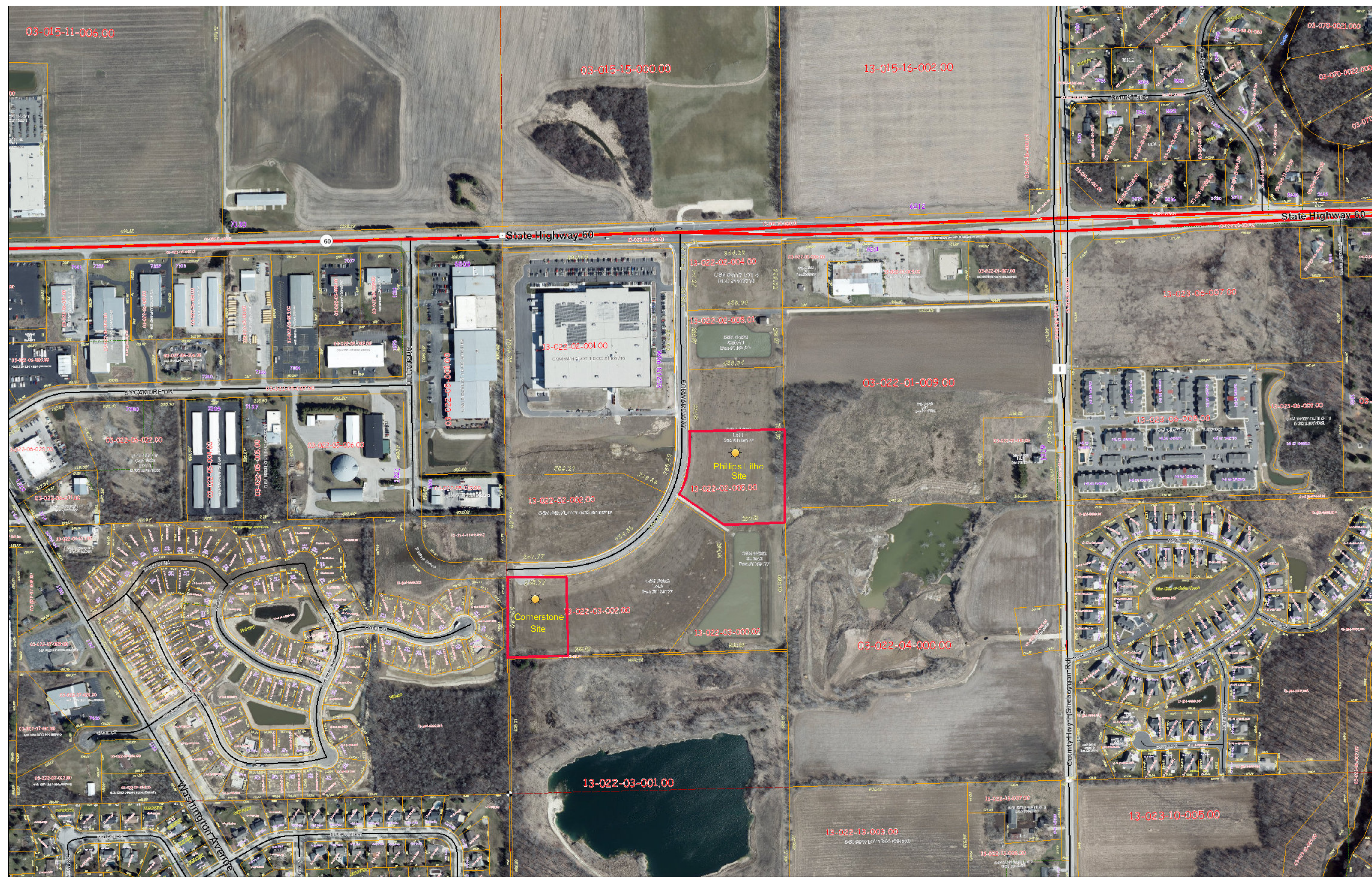
The proposed certified survey map splits a 4.0669-acre lot off from the existing 7.5203-acre parent parcel of land. Both the proposed new lot and the remnant lot (i.e., 3.4534-acres) exceed the minimum required lot size of 40,000 sq. ft. and the minimum required lot width of 200 feet, as set forth in the [M-3 Business Park District](#) section of the City Code.

This aerial map displays the Phillips Litho Site and its surroundings. At the top, State Highway 50 is visible. The Phillips Litho Site is highlighted in red and labeled with the parcel number 13-022-02-005.01. To its left is the Cornerstone Site, also highlighted in red and labeled with the parcel number 13-022-02-002.00. The map shows various other parcels, some with buildings and others with bare ground. Dimensions and parcel numbers are labeled throughout the map.

The Planner raises no specific objections to the CSM as presented but recommends the following condition be considered for attachment to any recommendation for approval which the Plan Commission may consider making to the Common Council:

- 1) City Engineer review and approval of the map as to easements (existing, and any new easements as may be required).

Parcel Information



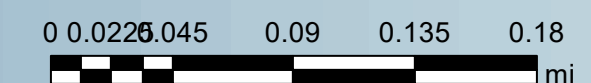
Legend

	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

10/14/2024, 9:04:32 AM

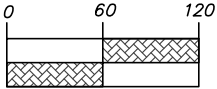
10/14/2024, 9:04:32 AM



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.

CERTIFIED SURVEY MAP # _____

A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP 4262, RECORDED AS DOCUMENT NO. 1159177, BEING PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 22, TOWNSHIP 10 NORTH, RANGE 21 EAST, CITY OF CEDARBURG, COUNTY OF OZAUKEE, STATE OF WISCONSIN.



OWNER:
CITY OF CEDARBURG
W63 N645 WASHINGTON AVE
CEDARBURG, WI 53012

PRELIMINARY

NORTHWEST CORNER OF THE
NE 1/4 OF SECTION 22-10-21.
BRASS DISC IN CONCRETE.

NORTH LINE OF THE NE 1/4 OF SECTION 22-10-21
S 87°04'46" W 2656.26'

NORTHEAST CORNER OF THE
NE 1/4 OF SECTION 22-10-21.
BRASS DISC IN CONCRETE.

OUTLOT 1
CSM 4262

PART OF
LOT 1
CSM 4262

EAST LINE OF THE WEST 1/2 OF THE NORTHEAST
1/4 OF SECTION 22-10-21
SOUTH 2°10'31" EAST 334.28'

STORM SEWER
EASEMENT PER
CSM 4117

UNPLATTED
LANDS

NW 1/4
NE 1/4

SW 1/4
NE 1/4

UNPLATTED
LANDS

OUTLOT 2
CSM 4262

OUTLOT 1 AND OUTLOT 2 TO BE
RETAINED BY THE CITY OF CEDARBURG
FOR STORMWATER PURPOSES.

LEGEND

- 1" IRON PIPE FOUND,
OR AS NOTED
- 3/4"x18" REBAR
WEIGHING 1.13 LBS/FOOT
SET, OR AS NOTED.

PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: DE-146-24

Date: 9/18/24

BEARINGS ARE REFERENCED TO
CERTIFIED SURVEY MAP 4262. THE
EAST LINE OF SAID CSM BEARS
SOUTH 02°10'31" EAST.

FORWARD WAY

CURVE A
L = 258.56'
R = 633.00'
CHD B = N 09°31'35" E
CHD L = 256.76'
Δ = 23°24'11"

LOT 1
177,155 SQ. FT.
4.0669 ACRES

NORTH 87°03'47" EAST 450.04'

12' UTILITY
EASEMENT
PER CSM 4117

NORTH 57°19'29" WEST 257.78'

S 40°36'56" W 40.66'

SOUTH 87°49'29" WEST 290.53'

POB

95.21'

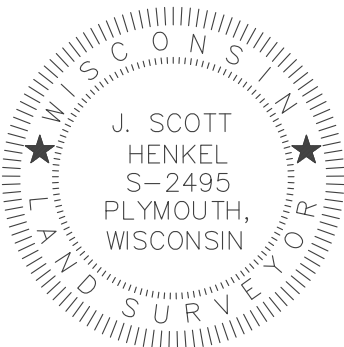
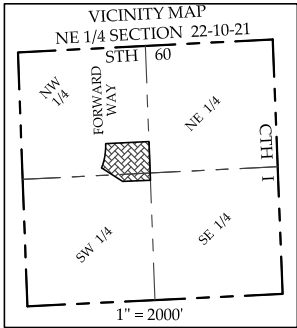
STORM
SEWER
EASEMENT

S 01°50'07" W 280.02'

404.72'

SOUTH 2°10'31" EAST

72.21'



SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

CERTIFIED SURVEY MAP # _____

A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP 4262, RECORDED AS DOCUMENT NO. 1159177, BEING PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 22, TOWNSHIP 10 NORTH, RANGE 21 EAST, CITY OF CEDARBURG, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

SURVEYOR’S CERTIFICATE

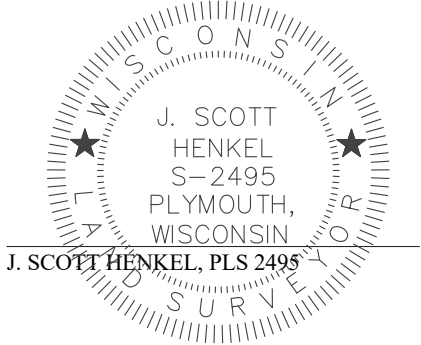
I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, **VILLAGE OF CEDARBURG**:

PART OF LOT 1 OF CERTIFIED SURVEY MAP 4262, RECORDED AS DOCUMENT NO. 1159177, BEING PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 21 EAST, IN THE CITY OF CEDARBURG, COUNTY OF OZAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 02°10’31” EAST, 334.28 FEET, ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH 02°10’31” EAST, 404.72 FEET, ALONG SAID EAST LINE;
THENCE SOUTH 87°49’29” WEST, 290.53 FEET, ALONG THE SOUTH LINE OF SAID LOT 1;
THENCE NORTH 57°19’29” WEST, 257.78 FEET, ALONG THE SOUTHWEST LINE OF SAID LOT 1 TO THE EAST LINE OF FORWARD WAY;
THENCE ALONG SAID EAST LINE OF FORWARD WAY BEING THE ARC OF A CURVE BEARING TO THE LEFT, 258.56 FEET, WITH A RADIUS OF 633.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 09°31’35” EAST, 256.76 FEET;
THENCE NORTH 87°03’47” EAST, 450.04 FEET, TO THE POINT OF BEGINNING.

CONTAINING 177,155 SQUARE FEET // 4.0669 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF CEDARBURG SUBDIVISION ORDINANCE.



CORPORATE OWNER’S CERTIFICATE

AS OWNER, THE **CITY OF CEDARBURG**, A MUNICIPAL CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY THE VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

THE **CITY OF CEDARBURG**, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS MAPPED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE REQUIREMENTS AND ORDINANCES OF THE CITY OF CEDARBURG.

PATRICIA THOME, MAYOR

IN WITNESS WHEREOF, THE CITY OF CEDARBURG HAS CAUSED THESE PRESENT TO BE SIGNED BY PATRICIA THOME, MAYOR, AND COUNTERSIGNED BY TRACIE SETTE, CITY CLERK, AT _____,

WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNDER AFFIXED ON THIS ____ DAY OF _____, 2024.

TRACIE SETTE, CITY CLERK

DATE _____

CITY OF CEDARBURG PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF CEDARBURG PLAN COMMISSION ON THIS _____ DAY OF _____, 202__.

PATRICIA THOME, CHAIRWOMAN

THERESA HANAMAN, SECRETARY

CITY OF CEDARBURG COMMON COUNCIL APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF CEDARBURG COMMON COUNCIL ON THIS _____ DAY OF _____, 202__.

PATRICIA THOME, MAYOR

TRACIE SETTE, CITY CLERK



PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date: November 4, 2024

General Information:

Agenda Item: 7.D.

Applicant: Jeanie and Danny Crawford

Property Owner: N/A

Requested Action: Recommendation to the Common Council to add certain/specific uses that can be considered for approval in the B-1 Neighborhood Business District.

Current Zoning: N/A

Current Master Plan Classification: N/A

Surrounding Zoning/Land Use: N/A

Lot Size: N/A

Location: N/A

Discussion:

At the October 7th Plan Commission meeting, the applicant requested consultative review, discussion and feedback about various uses (including for instance, fitness, therapy, flexible use space for lease, and outdoor seating) which they hope to deploy in their B-1(PUD) zoned property located at the southwest corner of Jackson Street and Washington Avenue.

Commissioners were generally supportive of their proposed uses, considering them to be compatible with the purpose and intent of the B-1 Neighborhood Business District. Staff was directed staff to return with a draft of Code amendments as would be necessary to enable those uses specifically (see attached).

Recommendation:

If the Plan Commission supports the addition of these uses in the B-1 District, the Planner will put the language in Ordinance format, and it can be considered for ratification by the Common Council at an upcoming meeting.

Sec. 13-1-53 B-I Neighborhood Business District.

- (a) *Purpose.* The B-I Neighborhood District is established to provide for individual or small groups of retail and service establishments serving the day-to-day needs of the general public located in areas near residential neighborhoods. The character, appearance and operation of such establishments shall be compatible with the surrounding area and consistent with the City of Cedarburg Smart Growth Comprehensive Lane Use Plan-2025 and components thereof. In general, establishments shall:
- (1) Be designed for "walkable" streets, while properly functioning for all traffic types.
 - (2) Enhance user friendliness and safety for pedestrians.
 - (3) Coordinate public streetscapes with private improvements.
 - (4) Improve the aesthetic qualities of the area.
- (b) *General requirements.*
- (1) Buildings shall be designed in individual or small groupings and shall be designed and sized in a manner that is architecturally, aesthetically and operationally harmonious with the surrounding area with no individual building exceeding 20,000 square feet in size.
 - (2) All business, servicing or processing, except for off-street parking, approved outdoor eating/seating areas or loading, shall be conducted within completely enclosed buildings and shall not exceed the size in area that which is specified in the table below. Outside storage or displays are not permitted except as specifically approved by the plan commission.
 - (3) Site development shall be approved by the plan commission in accordance with sections 13-1-225 and 13-1-226 of the City Code of Ordinances.
- (c) *Permitted principal uses.*
- (1) Any of the following retail establishments selling primarily new merchandise to the general public:
 - a. Antique stores.
 - b. Art studios and galleries.
 - c. Bagel stores.
 - d. Bakery for retail sales.
 - e. Book or stationary stores.
 - f. Candy/confectionary stores.
 - g. Clothing or dry good stores.
 - h. ~~Nonalcoholic~~ coffee/espresso/juice/smoothie bars.
 - i. Computer stores.
 - j. Custard/ice cream stands and soda fountains.
 - k. Delicatessens.
 - l. Florist shops.
 - m. Fruit and vegetable stores.
 - n. Gift shops.
 - o. Grocery stores (neighborhood style - see size limit in table below).

-
- p. Hobby shops.
 - q. Jewelry stores.
 - r. Liquor stores.
 - s. Meat, fish or poultry stores.
 - t. Museums.
 - u. Music and radio stores.
 - v. Optical stores.
 - w. Pharmacies.
 - x. Photo and film pickup stores.
 - y. Resale and consignment stores.
 - z. Shoe stores.
 - aa. Sporting goods stores.
 - ab. Variety stores.
- (2) Any of the following business, professional and public service offices:
- a. Accounting offices.
 - b. Architectural, engineering, or other similar professional offices.
 - c. Legal service offices.
- (3) Any of the following customer service establishments:
- a. Art, dance, or music teaching studios.
 - b. Shoe repair stores.
 - c. Travel agent offices.
- (4) Residential units, excluding store-front space and new principal residential structures.
- (d) *Permitted accessory uses.*
- (1) Accessory buildings customarily incidental to the uses allowed herein including garages, storage shed and dumpster facilities.
 - (2) Essential services.
 - (3) Ground-mounted and building-mounted satellite dish antennas less than three feet in diameter.
 - (4) Off-street parking and loading areas.
- (e) *Conditional uses.* (Also see section 13-1-226.)
- (1) Banks, savings and loans associations and other financial institutions.
 - (2) Beauty parlors and barber shops.
 - (3) Child day care facilities.
 - (4) Health care facilities including:
 - a. Chiropractic office.

- b. Dental office.
 - c. Health spa.
 - d. Medical office.
 - e. Physical therapist office/service.
- (5) Public and/or private utilities, telecommunication installations, transmission and distribution lines, poles, and other accessories. [Note: when a utility proposes a main inter-city transmission facility, the utility shall give notice to the city of such intention and of the date of hearing before the public service commission]. Public and/or private utility installations less than three feet in height shall be subject only to City of Cedarburg staff approval and may be allowed subject to staff-imposed conditions regarding, among other things, effective screening from public view with all-season vegetation.
- (6) Restaurants, not including "fast food" or those serving liquor.
- (7) Satellite Dishes larger than three foot diameter.
- (8) Fully enclosed, indoor, individual and group fitness facilities including for instance, but not necessarily limited to calisthenics, weights, resistance, spin, personal training, swim/bike/run with focus on biomechanical performance coaching, yoga, and health & wellness training/coaching.
- (9) Flex social, hospitality, and gathering leasable space for uses such as, but not necessarily limited to, private parties (i.e., wedding/bridal shower, anniversary), business meetings (i.e., civic or professional associations), youth groups (i.e., scout groups, home/remote school group classes such as for special or social group projects), charitable events (i.e., local nonprofits), and similar subject to review and approval by the Plan Commission, provided sufficient and lawful parking is available to support such leased use either onsite or within 250 feet of the entrance to the space.
- (10) Outdoor seating area, not to exceed 225 sq. ft. in area (unless otherwise approved for larger area by the Plan Commission through PUD), excluding exterior lighting, outdoor entertainment, outdoor recreation, amplified or acoustic music, TV or other sound bar or speaker systems, and alcohol service or consumption. The design, location, and manner of screening, if any, shall be set by the Plan Commission. Permitted dates/hours of use shall be set by the Plan Commission.

TABLE 13-1-53

B-1 NEIGHBORHOOD BUSINESS DISTRICT
Development Standards

TYPE OF STANDARD	STANDARD
MINIMUM OPEN SPACE AND FLOOR AREA RATIOS	
Open Space Ratio (OSR)	35% ^(a)
Floor Area Ratio (FAR)	50%
LOT DIMENSIONAL REQUIREMENTS	
Minimum Lot Area	8,400 sf
Minimum Lot Width at Setback Line (ft.)	50
Minimum Setback (ft.)	5
Minimum Setback from Wetlands (ft.)	Principal Structure: 25 feet Accessory Structure: 5 feet
Minimum Offset (side) (ft.)	10
Minimum Offset (rear) (ft.)	25
Maximum Lot Coverage	50%
MAXIMUM USE AREA REQUIREMENT	

Permitted Uses by Right and Conditional Uses in the B-1 District.	5,000 sf unless otherwise permitted to be larger by the Plan Commission.
MINIMUM LIVING AREA PER DWELLING UNIT	
Residential Units excluding store front spaces (sq. ft.)	Efficiency or 1 bedroom=420 2 bedroom=550
MAXIMUM BUILDING HEIGHT	
Principal Structure (ft.)	35
Accessory Structure (ft.)	20

(a) No lot or parcel that was previously developed shall be deemed nonconforming due to the lack of compliance with the open space ratio requirement.

Lots in the B-1 District shall provide sufficient area for the principal structures and accessory structures, off-street parking and loading while maintaining all required setbacks and offsets.

- (f) *Traffic, loading, parking, and access.* (See article D.)
- (g) *Nonconforming uses, structures, and lots.* (See article G.)
- (h) *Performance standards.* (See article H.)
- (i) *Signs.* (See title 15, chapter 5 of the Municipal Code.)
- (j) *Site plan review.* (See article F.)
- (k) *Architectural review.* (See article F.)

(Ord. No. 2009-06)



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W61 N397C Washington Ave.
APPLICANT/BUSINESSNAME: Time Back Space LLC
APPLICANT/BUSINESS ADDRESS: W61 N397C Washington Ave.
STATUS OF APPLICANT: ☒ OWNER ☐ AGENT ☐ BUYER ☐ OTHER _____
PHONE: 406-223-4827 EMAIL: Jeannie@SBRTherapy.com

PROPERTY OWNER (IF DIFFERENT): Bird House Rentals, LLC
PROPERTY OWNER MAILING ADDRESS: P.O. Box 401 Cedarburg, WI 53012
PROPERTY OWNER PHONE: 406-223-4827 PROPERTY OWNER EMAIL: Jeannie@SBRTherapy.com
REQUEST FOR (CHECK ALL THAT APPLY):

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

DESCRIBE REQUEST: Please See Attached

PLEASE SUBMIT: FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW
THIRTEEN (13) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW

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: 8/22/2024
Bird House Rentals, LLC
Samuel Crawford

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 100.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 9-5-24
APPLICATION AND FEE RECEIVED BY: Sarah Bares PLAN COMMISSION MEETING DATE: 10/7/24
ATTACHMENTS (CHECK IF RECEIVED):
☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS
PROPERTY TAX KEY NO./PLAN COMMISSION FILE NO: 13 050 20 02 002
ZONING: B1/PUD ALDERMANIC DISTRICT: 5 PREVIOUS MEETING: _____

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date Prepared: November 4, 2024

General Information:

Agenda Item: 7.E.

Applicant/Property Owner:

It's A Gas LLC, in c/o Member
Greg Zimmerschied

Requested Action:

Review, discussion and consultative
feedback on his plans to unify,
improve and expand the existing
development of the properties.

Current Zoning:

B-3 Central Business District with
HPD Historic Preservation District
Overlay

Current Master Plan Classification:

Commercial

Surrounding Zoning/Land Use:

North: B-3 with HPD

South: B-3 with HPD

East: Cedar Creek

West: B-3 with HPD

Lot Size:

.39 acres combined (16,988 sq. ft.)

Location:

W63 N680-686 Washington Ave.

Discussion:

The applicant requests consultative review, discussion and feedback regarding his plans to combine these lots and:

- Make facade improvements to the existing block building/space located behind (east of) the existing retail building at 684 Washington Avenue (i.e. behind District 6 [which currently contains 2,372 sq. ft. of clothing retail space]) and convert it to 862 sq. ft. of new, useable space.
- Build an addition (to the existing building/space at 680 Washington Avenue (i.e., The Irish Boutique [which currently contains 1,750 sq. ft. of retail space])). The addition would add 1,558 sq. ft. of space extending toward and reaching the backside of the

sidewalk at Washington Avenue. (*Note, the existing buildings to the north and south of this combined site do not reach all the way out to the back of Washington Avenue sidewalk).

- Build a new 4,700 sq. ft. building on the east side of the combined lots parallel to Cedar Creek.
- The concept site plan also depicts a substantial outdoor seating area (i.e., approximately 168 chairs) throughout the open area of the combined lots, with a central 'mall' extending from Washington Avenue to Cedar Creek.
- The proposed changes result in loss of approximately 4 existing parking stalls on the combined lots which are presently used by the owners/employees of District 6 and The Irish Boutique.
- No parking is proposed to be included on the site.

In the B-3 District, clothing retail use, restaurant use, tavern/cocktail lounge use, are among the permitted uses. Night clubs and dance halls are listed as a conditional use.

If the proposed new building, proposed addition and existing Irish Boutique space were all used for restaurant, the required parking stall count on site would be ~75 stalls (slightly more if any bar use is added, slightly less if the addition and/or existing Irish Boutique space is limited to retail use). Additional stalls are required at a rate equal to the number of employees likely to be present during the busiest shift. The City Code does not currently contain a specific parking stall requirement for outdoor seating areas.

Section 13-1-83(b) of the City Code provides that:

In all commercial and industrial districts, the minimum number of required parking spaces may be adjusted by the plan commission on a case-by-case basis. The petitioner for such an adjustment shall show to the satisfaction of the plan commission that adequate parking will be provided for customers, clients, visitors, and employees.

The following provisions and factors shall be used as a basis to adjust parking requirements:

(1) Evidence that actual parking demands will be less than ordinance requirements. The petitioner shall submit written documentation and data to the satisfaction of the plan commission that the operation will require less parking than the ordinance requires.

(2) Availability of shared parking. The petitioner shall submit written documentation to the satisfaction of the plan commission that off-site shared parking spaces are available to satisfy the parking demand. When a reduction of parking spaces attributable to shared parking is requested, the petitioner shall submit written verification that such parking is available and shall include copies of any contracts, joint lease agreements, purchase agreements, and other such documentation to show that such shared parking can be accomplished. The city attorney shall provide an opinion designating the method by which the required shared parking shall be provided. The off-site shared parking spaces shall be clearly posted for the joint use of employees, and/or tenants, or customers of each respective use those spaces.

(3) Use of on-street parking for visitors. Available nearby on-street parking may be counted toward visitor parking needs. This may only be allowed when on-street parking is permitted in a specific location, and then only when such on-street parking spaces are within 250 feet of the entrance they are intended to serve.

(4) Use of alternative transportation. Upon demonstration to the plan commission that effective alternative transportation to the automobile will occur, the plan commission may reduce parking requirements.

Alternative transportation may include, but is not limited to, bus transit, van pool operations, car pool/ride sharing, and bicycles. Parking management plans/operations may also be used as a basis to reduce required parking. Parking management plans may include, but are not limited to, flexible working hours, or shifts, preferential parking for car pools/van pools, transit/van pool fare subsidy, imposition of a charge for parking, and establishment of a transportation coordinator to implement car pool, van pool, and transit programs. Proposals for adjustments of parking requirements under this section shall show how the alternative transportation modes will be implemented, the permanency of such modes, extent of the program, the number of vehicles the mode will replace, and other pertinent information.

Given the flat roof appearance in the concept rendering, rooftop dining may also be a possible use that could be proposed, though it's not identified as an intention of the applicant at this early stage. This could create additional seating space.

It is not clear whether the outdoor seating (and possible future rooftop seating) would be fair weather/seasonal only, or will it be tented or otherwise protected to allow ongoing use throughout the year?

Ozaukee County GIS Aerial Map View – Zimmerschied property



Google Maps Street View



Google Maps Street View



Recommendation:

As a matter for concept review and feedback, there is no Staff recommendation at this time.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W63 N680-684 WASHINGTON AVE
APPLICANT/BUSINESSNAME: IT'S A GAS LLC
APPLICANT/BUSINESS ADDRESS: N67 W5389 CEDAR CT
STATUS OF APPLICANT: ☒ OWNER ☐ AGENT ☐ BUYER ☐ OTHER _____
PHONE: 262 370 3919 EMAIL: CORNERSTONE LLC@EARTHLINK.NET

PROPERTY OWNER (IF DIFFERENT): _____
PROPERTY OWNER MAILING ADDRESS: _____
PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

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

DESCRIBE REQUEST: REVIEW CREEKSIDE PROPOSAL

PLEASE SUBMIT: FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW
THIRTEEN (13) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW

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: 10/14/2024

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 100 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 10-15-24
APPLICATION AND FEE RECEIVED BY: Theresa H PLAN COMMISSION MEETING DATE: 11-4-24
ATTACHMENTS (CHECK IF RECEIVED):
☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS
PROPERTY TAX KEY NO./PLAN COMMISSION FILE NO: 13-079-01-03-001 02-02-001
ZONING: B3/HPD ALDERMANIC DISTRICT: 3 PREVIOUS MEETING: 02-03-001

October 14, 2024

Creekside Proposal
W63N680-684 Washington Avenue

The eastern portions of the lots at the above addresses are currently underutilized, especially considering that they front Cedar Creek and an existing portion of Cedarburg's Creek Walk. Current usage is parking of 1-2 cars for the owner/employees of District 6 in the Washingstone building and 1-2 cars for the owner/employees of Irish Boutique in the It's A Gas building.

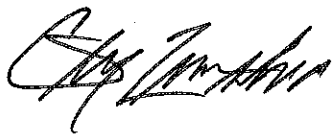
The proposal calls for a façade improvement to the building known as the Front End Shop and conversion to retail space.

Also proposed is an addition to the It's A Gas building. This addition is larger than a previously approved addition to take advantage of the space now available to the north of It's A Gas due to common ownership of N680 and N684. The addition could house a separate retail space or could be combined with the current It's A Gas space to provide sufficient space for a restaurant which would allow for the use of a courtyard to the SW for outdoor seating.

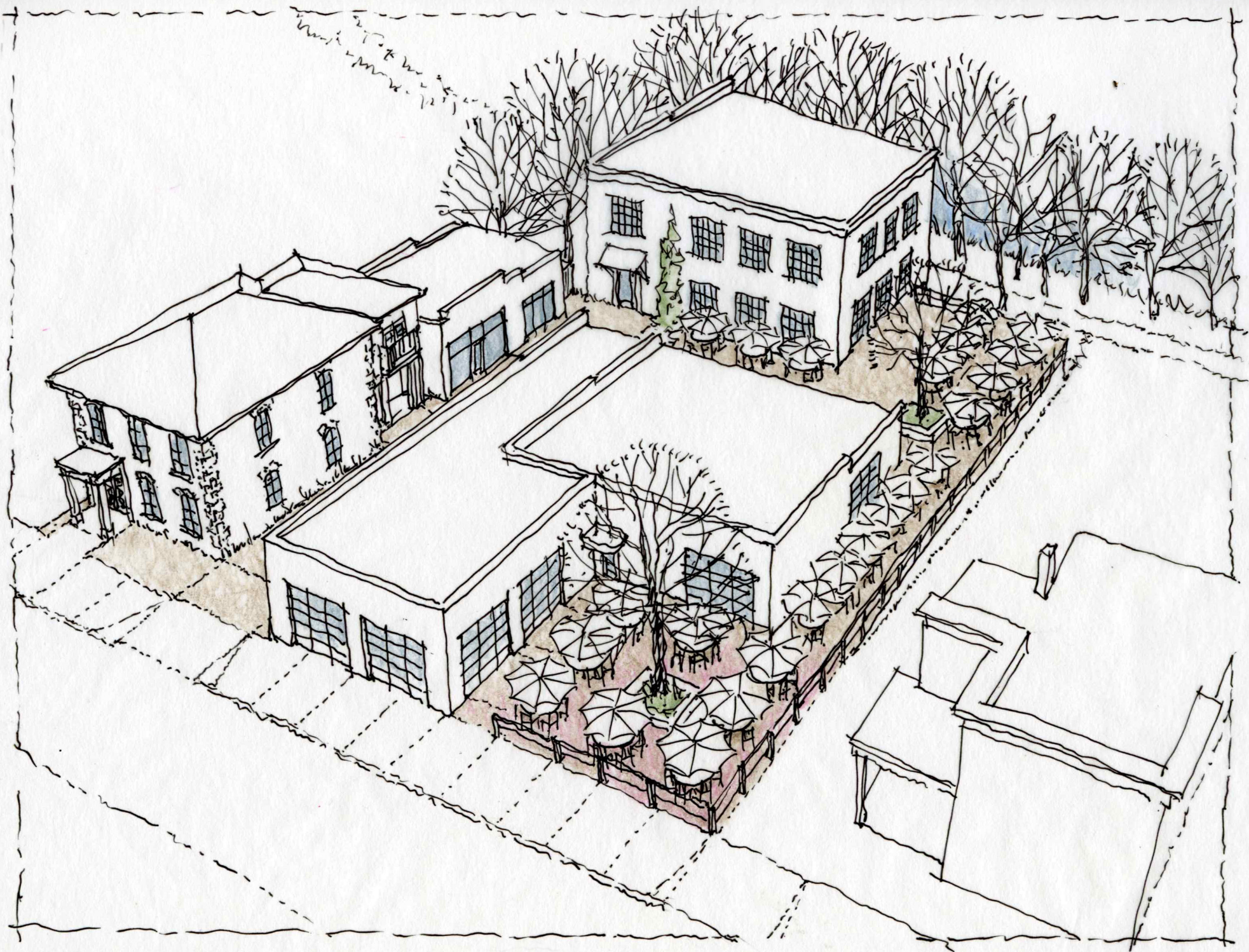
One of the goals of the project is to create an inviting strollway between the Washingstone and Front End Shop buildings to the north and the It's A Gas addition to the south terminating at the entrance to the proposed building along Cedar Creek.

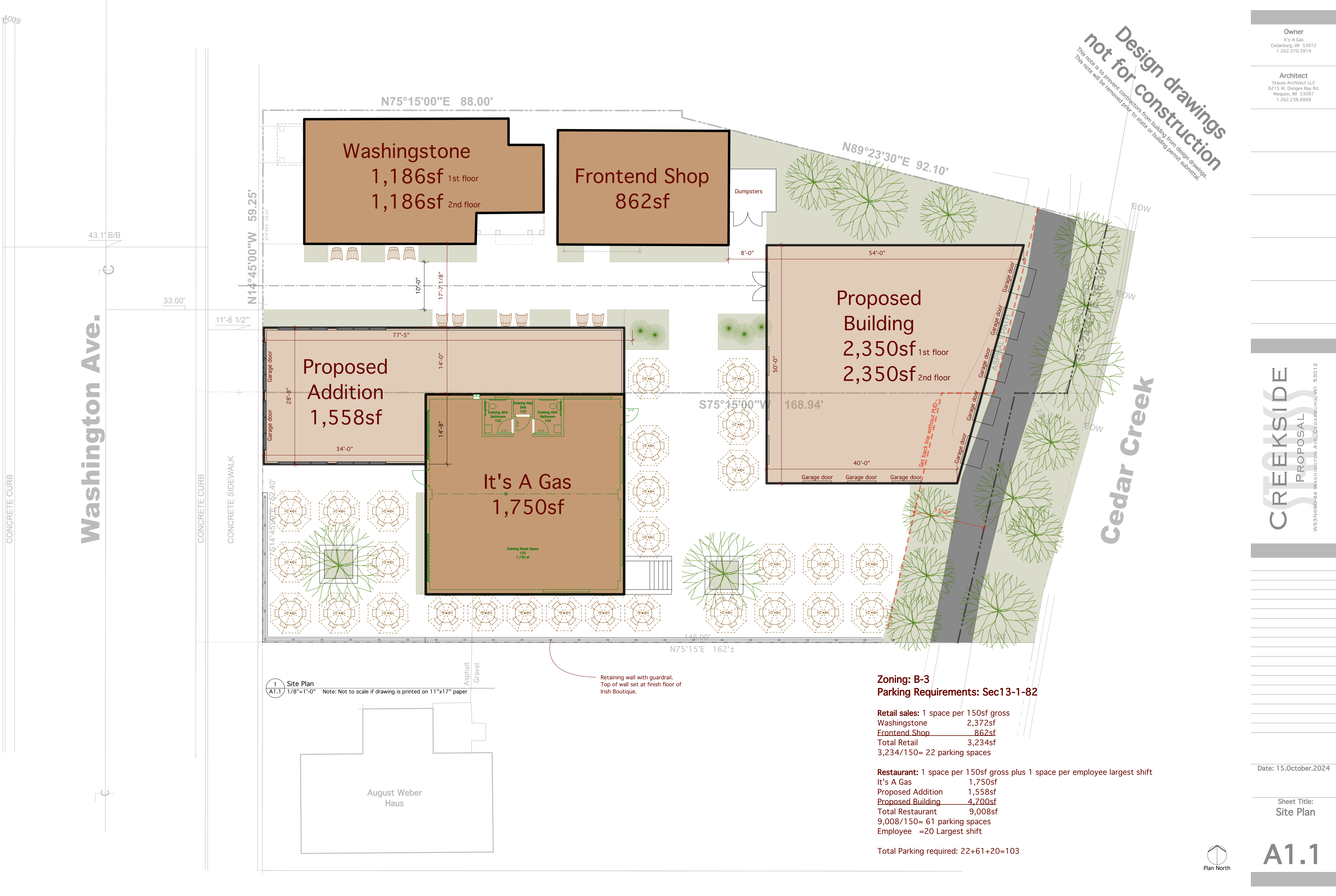
The proposed building currently takes design cues from historic warehouses with abundant large windows and garage door openings. Highest and best use is probably as a restaurant and event space.

Do the potential benefits of this project outweigh the lack of on-site parking? Thank you for your consideration.



Greg Zimmerschied
Member
It's A Gas, LLC





1 Site Plan
A1.1 1/8"=1'-0" Note: Not to scale if drawing is printed on 11"x17" paper

Zoning: B-3
Parking Requirements: Sec13-1-82

Retail sales: 1 space per 150sf gross	
Washingstone	2,372sf
Frontend Shop	862sf
Total Retail	3,234sf
3,234/150= 22 parking spaces	
Restaurant: 1 space per 150sf gross plus 1 space per employee largest shift	
It's A Gas	1,750sf
Proposed Addition	1,558sf
Proposed Building	4,700sf
Total Restaurant	9,008sf
9,008/150= 61 parking spaces	
Employee =20 Largest shift	

Total Parking required: 22+61+20=103

Design drawings
not for construction
This note is to prevent contractors from building from design drawings.
This note will be removed prior to state or building permit submittal.

Owner
It's A Gas
Cedarburg, WI 53012
1.262.370.3919

Architect
Stauss Architect LLC
8215 W. Donges Bay Rd.
Mequon, WI 53097
1.262.238.8888

CREEKSIDE
PROPOSAL
W63N680-84 WASHINGTON AVE, CEDARBURG, WI 53012

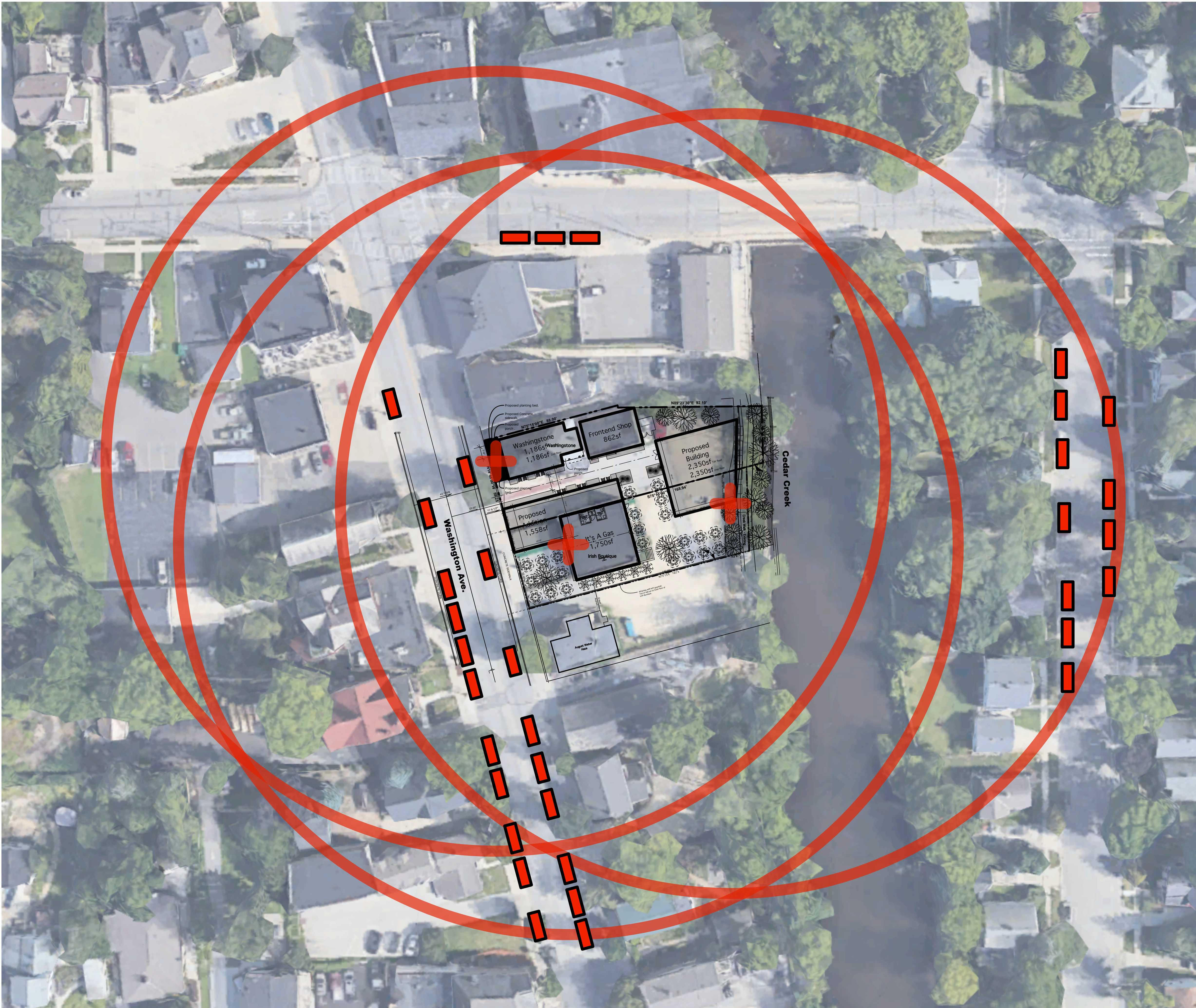
Date: 15.October.2024

Sheet Title:
Site Plan



Plan North

A1.1



Design drawings
not for construction

This note is to prevent contractors from building from design drawings.
This note will be removed prior to state or building permit submittal.

34

On- street cars within 250'

Section 13-1-83 Adjustments to required parking:
(b)(3)Use of on-street parking for visitors. Available nearby on-street parking may be counted toward visitor parking needs. This may only be allowed when on-street parking is permitted in a specific location, and then only when such on-street parking spaces are within 250 feet of the entrance they are intended to serve

Owner
It's A Gas
Cedarburg, WI 53012
1.262.370.3919

Architect
Stauss Architect LLC
8215 W. Donges Bay Rd.
Mequon, WI 53097
1.262.238.8888

CREEKSIDE PROPOSAL

W63N680-84 WASHINGTON AVE, CEDARBURG, WI 53012

Date: 15.October.2024

Sheet Title:
Parking Plan



A1.2

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date: November 4, 2024

General Information:

Agenda Item: 7.F.

Applicant: Aaron Gillette d/b/a AJ Amusements, Inc.

Property Owner: N/A

Requested Action: Recommendation to the Common Council to add “Indoor entertainment and recreation (including the subordinate, accessory use of beer and wine sales)” as uses that can be considered for approval in the M-2 General Manufacturing District.

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 hopes to become a tenant occupant in an existing, M-2 multi-tenant building, with the use ‘family entertainment center’. He has identified various operational/use characteristics such as:

- 18-hole indoor mini golf course.
- Laser tag arena.
- Pinball and video games.
- (phase 2) indoor bumper cars.
- Snack bar serving pretzels, pizza and other snacks.
- We would also like to eventually have a license to sell beer and wine. (We plan on being open until 11pm on Friday and Saturdays with adults only after 9 pm.
- Retail sales of t-shirts and hats.

that he would like to include, specifically.

‘Indoor and outdoor recreation and entertainment’ is listed as a use that can be considered/approved by the Plan Commission in the B-2 and B-3 commercial districts. This use is not listed in any of the M-manufacturing and business park districts. As an adaptive re-use of older industrial buildings that may be struggling to secure more modern industrial operators as tenants, uses such as this may offer an opportunity to maintain vibrant occupancies provided care is taken to ensure that they are executed in a manner that is compatible with the surrounding area and uses.

A draft of amendment language to the M-2 District to accommodate this type of use(s) is attached for Commissioners consideration.

Recommendation:

If the Plan Commission supports the addition of this use in the M-2 District, the Planner will put the language in Ordinance format, and it can be considered for ratification by the Common Council at an upcoming meeting.

Sec. 13-1-60 M-2 General Manufacturing District.

- (a) *Purpose.* The M-2 General Manufacturing District is intended to provide for manufacturing and industrial development of a more general and less restrictive nature than in the M-1 Limited Manufacturing District in those areas where the relationship to surrounding land use would create fewer problems of compatibility and would not necessitate as stringent regulatory controls. Such districts should not normally abut directly upon residential districts.
- (b) *Permitted uses.* (Also see section 13-1-225.)
 - (1) Those industrial uses permitted in the M-1 Limited Manufacturing District as either "Permitted" or "Conditional" uses.
 - (2) Processing, manufacturing, and/or storage of the following:
 - a. Aircraft and parts.
 - b. Brick and structural clay tile.
 - c. Clay refractories.
 - d. Coating, engraving, and allied services.
 - e. Communication equipment.
 - f. Concrete and concrete products not including the manufacturing of cement.
 - g. Construction, mining, and materials handling machinery and equipment.
 - h. Cutlery, hand tools, and general hardware.
 - i. Electric lighting and wiring equipment.
 - j. Electrical industrial apparatus.
 - k. Electrical transmission and distribution equipment.
 - l. Electrometallurgical products.
 - m. Electronic components and accessories.
 - n. Engines and turbines.
 - o. Farm machinery and equipment.
 - p. Fine earthenware, table, and kitchen articles.
 - q. Flat glass.
 - r. Fluid milk, cream, and milk beverages.
 - s. Glass containers.
 - t. Heating apparatus and plumbing fixtures.
 - u. Household appliances.
 - v. Metal cans.
 - w. Metal products, fabricated structural.
 - x. Millwork, lumber yards, saw mills, planing mills; and retail sales of building materials.
 - y. Motor vehicles and motor vehicle equipment.

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- z. Motorcycles, bicycles, and parts.
 - aa. Office, computing, and accounting machines.
 - bb. Paving mixtures and blocks.
 - cc. Plastic injection molding.
 - dd. Porcelain electrical supplies.
 - ee. Radio and television receiving sets.
 - ff. Screw machine products and bolts, nuts, screws, rivets, and washers.
 - gg. Service industry machines.
 - hh. Ship and boat building and repairing.
 - ii. Signaling and fire control equipment.
 - jj. Stone and stone products, cut.
 - kk. Wire products, fabricated.
 - ll. Warehouses.
- (c) *Permitted accessory uses.*
- (1) Garages for storage of vehicles used in conjunction with the operation of an industry.
 - (2) Off-street parking and loading areas.
 - (3) Offices, storage, power supply, and other uses normally auxiliary to the principal industrial operations.
 - (4) Ground-mounted and building-mounted earth station dish antennas.
 - (5) Retail sales and service of products integral with and incidental to a service or manufacturing business limited to 20 percent of the floor area of the principal building.
- (d) *Conditional uses.* (Also see section 13-1-226.)
- (1) Bottling of alcoholic beverages.
 - (2) Construction and prefabrication of wood buildings and structural members and construction of wooden containers.
 - (3) Experimental, testing, and research laboratories.
 - (4) Locker plants provided that no meat packing and processing shall be conducted.
 - (5) Millwork, lumber yards, saw mills, and planing mills.
 - (6) Outside storage and outside manufacturing areas, provided that such uses shall be surrounded by a solid fence not less than six feet nor more than eight feet in height unless otherwise approved by the Plan Commission, or an evergreen planting screen not less than six feet tall at the time of planting completely preventing a view from any other property or public right-of-way and shall be at least 300 feet from a residential district.
 - (7) Processing of hardwood dimension and flooring, veneer, and plywood.
 - (8) Processing of ice cream.
 - (9) Public passenger transportation terminals such as heliports and bus depots, except airports, airstrips, and landing fields, provided all principal structures and uses are not less than 100 feet from any residential district boundary.

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- (10) Transmitting towers, receiving towers, relay, and microwave towers without broadcast facilities or studios.
 - (11) Utilities, provided all principal structures and uses are not less than 50 feet from any residential district lot line.
 - (12) Wood pressing.
 - (13) New and used automobile sales.
 - (14) Auction facilities.
 - (15) Veterinary Clinics.
 - (16) Day care facility.
 - (17) Landscape Contracting.
 - (18) Hotels and restaurants provided that the real property subject to the use fronts on an arterial street.

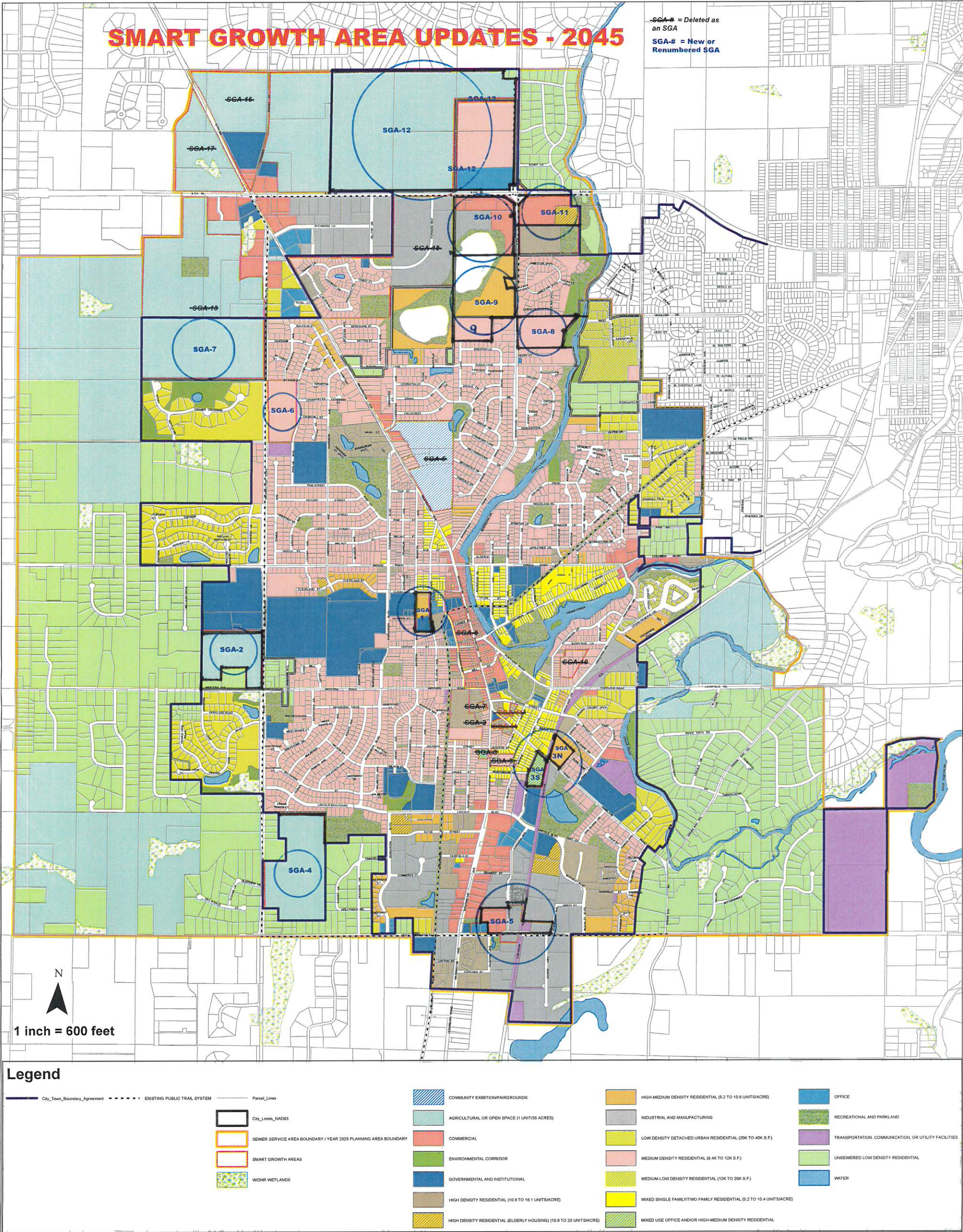
(19) Indoor family entertainment and recreation center (including the subordinate and accessory use of beer and wine sales)*. Examples of intended uses may include, for instance, indoor mini-golf, indoor bumper cars, indoor golf simulator, arcade games, bowling and similar subject to review and approval by the Plan Commission. This use may include affiliated indoor snack/concessions sales, and incidental retail sales of affiliated promotional items. Examples of uses that are not permitted include, for instance, movie theater, bar/nightclub as a principal use, retail shop as a principal use, musical or theatric performance venue, event center, and similar as determined by the Plan Commission.

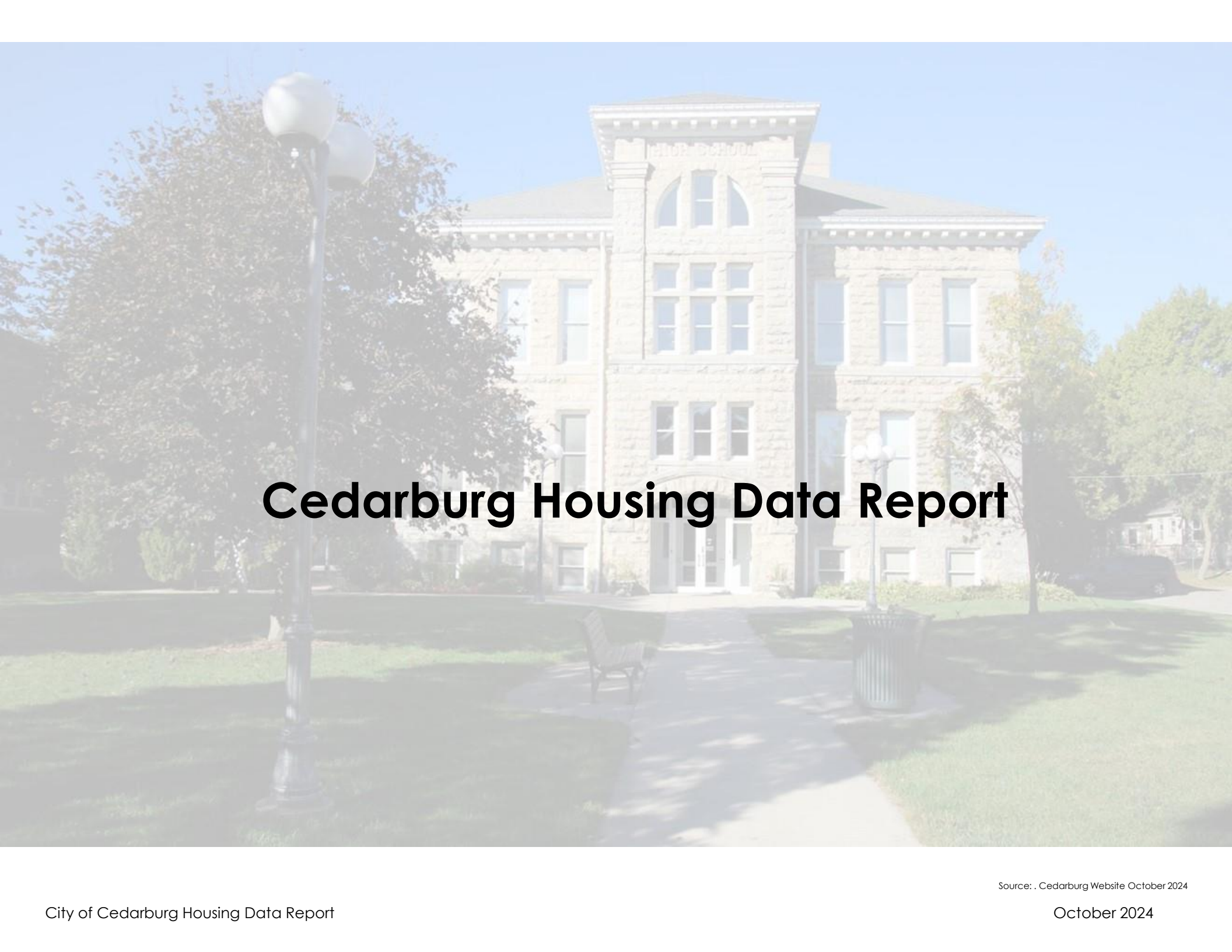
*For purposes of this Section, "subordinate and accessory beer and wine sales" shall mean that the dedicated bar area for beer and wine sales/consumption shall not exceed 10% of total square footage of the unified family entertainment and recreation center occupancy area, and the dedicated bar area may only be operated during the days/hours that the family entertainment and recreation center use is open to the public and actively operating.

- (e) *Lot area and width.* (Also see article E.) Lots shall have a minimum area of 40,000 square feet and shall not be less than 150 feet in width.
- (f) *Building height and area.* (Also see article E.)
 - (1) No building or part of a building shall exceed 45 feet in height.
 - (2) The sum total of the floor area of the principal building and all accessory buildings shall not exceed 70 percent of the lot area.
- (g) *Setback and yards.* (Also see section 13-1-27 and article E.)
 - (1) There shall be a minimum building setback of 25 feet from the right-of-way of all streets.
 - (2) There shall be a side yard on each side of all principal buildings of not less than 25 feet in width.
 - (3) There shall be a rear yard of not less than 25 feet.
- (h) *Traffic, loading, parking, and access.* (See article D.)
- (i) *Nonconforming uses, structures, and lots.* (See article G.)
- (j) *Performance standards.* (See article H.)
- (k) *Signs.* (See title 15, chapter 5 of the Code of Ordinances.)
- (l) *Site plan review.* (See article F.)
- (m) *Architectural review.* (See article F.)

(Ord. No. 95-30; Ord. No. 99-17; Ord. No. 2000-21; Ord. No. 2004-26; Ord. No. 2023-10, § 1, 8-14-2023)

CITY OF CEDARBURG 2025 LAND USE PLAN





Cedarburg Housing Data Report

1.1 Executive Summary

Cedarburg has long been an appealing community, with significant efforts made by its residents to preserve the historic structures that contribute to its unique character. Since its founding, the city has grown steadily, expanding outward from Cedar Creek.

Currently, the City of Cedarburg is actively engaged in a Comprehensive Plan Update. Chapter 2 – Housing is a critical element of Cedarburg's Comprehensive Plan. It plays a pivotal role in shaping the future of the City. As part of the planning activities, the City has requested a third-party analysis of the housing market in Cedarburg, population growth projections and potential future housing needs.

The analysis was undertaken in late Q3 and early Q4 of 2024. The analysis draws heavily on the 2022 American Community Survey (ACS) generated by the U.S. Census bureau, data from the Wisconsin Multiple Listing Service (MLS), U.S Department of Housing and Urban Development (HUD), Rentdata.org and RocketHomes.com.

Like many communities throughout Wisconsin and across the nation, Cedarburg faces a housing shortage driven by high demand and limited availability of housing units. As a result, housing affordability is a challenge for buyers.

The City of Cedarburg seeks to continue its growth, protect its community character, and maximize available development space. Planning efforts to address these priorities encompass transportation analysis, public utility analysis, engagement with external stakeholders (e.g., Cedarburg School District), and public involvement. These activities focus on where and how to grow and the potential impacts of growth.

The Smart Growth areas identified by the Plan Commission help answer the question of where growth should occur. Utilizing these areas provides the flexibility needed to address projected population growth of 3,375 people and an expansion of 1,324 housing units by 2040.

This document centers on Cedarburg's housing data and acknowledges the unique character of the City, which fosters a strong sense of community and desirability as a place to live. The analysis provided aims to equip the community with data to establish goals, objectives, and policies that address Cedarburg's housing needs while preserving its overall character.

1.2 Housing Data and Analysis

An important part of assessing the local housing market is to understand current conditions as well as factors that influence residential patterns. By reviewing existing conditions, the factors that influence these conditions, and assessing housing strengths and concerns, we can develop a picture of the local housing market in 20 years. The following sections touch upon these aspects of the City housing market.

- Supply Factors – Number and type of housing units, tenure, vacancies, housing values and rental rates, cost and condition of housing stock.
- Demand Factors – Population, households, income, and economic factors.
- Local Housing Market Overview

Data from the 2022 ACS shows that 57.3% of the current units in the City of Cedarburg were built prior to 1980, and 14.6% of the City's housing unit were built since 2000. **Table 1-2A** provides total number of units in the City of Cedarburg, the occupancy type and number of units by occupancy type.

Table 1-2A Total Housing Units & Occupancy

Total Housing Units	5,390
Occupied housing units	5,067
Vacant housing units	323
Homeowner vacancy rate	0
Rental vacancy rate	3.8

Source: [2022 ACS DP04](#)

Vacant units listed in the table above include 78 seasonal homes, 67 rental units, 41 sold but unoccupied units, and 137 other vacant units, as indicated in [Table B25004](#) of the 2022 ACS.

The City of Cedarburg's owner-occupancy rate of 66.5% and renter-occupancy rate of 33.5% are consistent with the rates for Ozaukee County and the State of Wisconsin. **Table 1-2B** illustrates Cedarburg, Ozaukee County and Wisconsin occupancy type and rates. The table also shows average household size by occupancy type.

Table 1-2B Housing Unit Occupancy Type & Household Average Size

	Units	Percent	Ozaukee County	Wisconsin
Owner-occupied	3,369	66.50%	74.00%	67.90%
Renter-occupied	1,698	33.50%	26.00%	32.10%
Avg. Household Size - Owner	2.72		2.72	2.49
Avg. Household Size - Renter	1.68		1.51	1.94

Source: [2022 ACS DP04](#)

Table 1-2C shows the number of units in a structure. Housing units in Cedarburg are predominantly single family detached dwellings at 63.7%. That is also consistent with Ozaukee County 65.2% at and Wisconsin at 66.1%.

Table 1-2C Housing Units Per Structure

Units in Structure	Units	Percent
Totals Units	5,390	
1-unit, detached	3,433	63.70%
1-unit, attached	293	5.40%
2 units	139	2.60%
3 or 4 units	372	6.90%
5 to 9 units	494	9.20%
10 to 19 units	119	2.20%
20 or more units	540	10.00%
Mobile home	0	0.00%
Boat, RV, van, etc.	0	0.00%

Source: [2022 ACS DP04](#)

***Table 1-2D** summarizes number of units built by year and percentage of the total housing units. Of note, the ACS data does not reflect the 567 units constructed / approved since 2020 (i.e. Arrabelle, Stone Lake, Cedar Place, Fox Run and Cedarway) by the City.

Data from the 2022 ACS shows that 57.3% of the current units in the City of Cedarburg were built prior to 1980, and 14.6% of the City's housing unit were built since 2000.

Table 1-2D Housing Unit Date Built*

Total Housing Units	Units	Percent
Built 2020 or later	5	0.10%
Built 2010 to 2019	440	8.20%
Built 2000 to 2009	338	6.30%
Built 1990 to 1999	873	16.20%
Built 1980 to 1989	644	11.90%
Built 1970 to 1979	896	16.60%
Built 1960 to 1969	636	11.80%
Built 1950 to 1959	471	8.70%
Built 1940 to 1949	253	4.70%
Built 1939 or earlier	834	15.50%

Source: [2022 ACS DP04](#)

Increases in housing costs in the City of Cedarburg have outpaced the growth in Median Household Income since 2000. The median home value in the City of Cedarburg is \$372,500 per the [2022 ACS](#) which is 107% higher than data reported in the 2000 census. During that same time frame, the median household income increased 41.1% from \$56,431 to \$79,610 in 2022. This difference creates pressure on housing affordability. **Table 1-2E** shows the reported values of owner-occupied housing units in Cedarburg.

Table 1-2E Housing Unit Values

Owner-occupied Units	Units	Percent
Less than \$50,000	32	0.90%
\$50,000 to \$99,999	35	1.00%
\$100,000 to \$149,999	26	0.80%
\$150,000 to \$199,999	53	1.60%
\$200,000 to \$299,999	835	24.80%
\$300,000 to \$499,999	1,761	52.30%
\$500,000 to \$999,999	626	18.60%
\$1,000,000 or more	1	0.00%
Median (dollars)	\$	372,500

Source: 2022 ACS DP04

A majority of households in the City of Cedarburg are long-term residents, with 79% reporting they have lived at their current location for over fourteen years. **Table 1-2F** details the number of owner-occupants by the date range in which they took occupancy of their current unit.

Table 1-2F Householder Occupancy Date

Range	Units	Percent
Moved in 2021 or later	288	5.70%
Moved in 2018 to 2020	771	15.20%
Moved in 2010 to 2017	1,577	31.10%
Moved in 2000 to 2009	1,069	21.10%
Moved in 1990 to 1999	634	12.50%
Moved in 1989 and earlier	728	14.40%

Source: 2022 ACS DP04

The tenure of householders indicates limited filtering, defined as downsizing or moving to larger homes, within the city, which restricts opportunities for new residents to join the community. New householders are more likely to seek occupancy in newly constructed units, which have also increased in price. The lack of householder movement suggests a limited variety of housing units, potentially leading to longer occupancy in current homes. Additionally, affordability plays a significant role in housing decisions.

Table 1-2G 2019 MLS Data

Class	Beds	Total Listed	# Sold	% Sold	Average	Median	Average	Median	Sale /List Ratio	Average	Median
					List Price Sold		Sale Price Sold			DOM Sold	
Single-Family	All	275	222	80.73%	\$417,702	\$399,000	\$416,917	\$391,250	99.81%	46	16

Source: Wisconsin MLS, Accessed by Vierbicher Staff October 2024

Table 1-2H YTD 2024 MLS Data

Class	Beds	Total Listed	# Sold	% Sold	Average	Median	Average	Median	Sale /List Ratio	Average	Median
					List Price Sold		Sale Price Sold			DOM Sold	
Single-Family	All	132	121	91.67%	\$557,219	\$515,000	\$560,020	\$520,000	100.50%	21	5

Source: Wisconsin MLS, Accessed by Vierbicher Staff October 2024

Cedarburg homeowners considering a housing change face the stark reality that the cost to acquire a home equivalent to their current one may be 50% higher than when they first moved to Cedarburg. This is a challenge statewide as the [Wisconsin Policy Forum report](#) from March of 2024 indicates. The median home sale price increased 53.3% from 2017 to 2022 and the price-to-income ratio is 3.7%.

The Cedarburg census-based data on median home values confirms a significant increase, with market-based data reflecting an even greater rise. Data pulled from the Wisconsin Multiple Listing Service (MLS) in early October 2024 indicates that the median sale price for a single-family home in Cedarburg is \$515,000. This 2024 median sale price is \$142,500 higher than the 2022 median home value reported in the 2022 ACS.

Tables 1-2G and **1-2H** report MLS market-based data for the City of Cedarburg in 2019 and year-to-date in 2024. Over this 5-year period, the median sale price increased by 32.91%. Notably, the number of single-family units listed decreased by 52%, and the average days on the market dropped by 54.35% over the same timeframe. In 2024, buyers are also paying over the list price for single-family units in Cedarburg. This data reflects the high demand for housing in Cedarburg and the limited inventory available, which has driven market prices up and made affordability a major barrier.

As Cedarburg develops the housing element of its updated comprehensive plan, housing affordability is a critical component. The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as “housing costs that constitute 28% to 30% of a household’s gross annual income.” The Urban Land Institute defines workforce housing as “housing affordable to households earning 60% to 120% of the area median income.” The Wisconsin Realtors Association further defines workforce housing as “the supply of housing in a community that meets the needs of its workforce (e.g., teachers, police officers, firefighters, nurses).”

To put affordability into perspective, the Median Household Income (MHI) in the City of Cedarburg is \$79,610, as reported by the 2022 ACS. **Table 1-2I** shows the estimated income over 12 months for the City Cedarburg.

Table 1-2I Last 12 Month Income Estimates

Annual Gross Income	Percent	Number
Less than \$10,000	2.70%	137
\$10,000 to \$14,999	2.30%	117
\$15,000 to \$24,999	10.00%	507
\$25,000 to \$34,999	5.30%	269
\$35,000 to \$49,999	12.60%	638
\$50,000 to \$74,999	13.50%	684
\$75,000 to \$99,999	11.40%	578
\$100,000 to \$149,999	14.80%	750
\$150,000 to \$199,999	13.50%	684
\$200,000 or more	13.90%	704
Median income (dollars)	\$	79,610

Source: [2022 ACS S1901](#)

Based on this data, approximately 46.4% of households in Cedarburg are at or below the MHI of \$79,610. The housing affordability threshold, defined by HUD as 30% of income, would be \$1,990 per month or \$23,883 annually.

Financial institutions generally use a factor of 2.5 times gross annual income as a benchmark for an affordable mortgage. This would equate to a mortgage of \$199,025 for a household earning the MHI in Cedarburg.

Table 1-2J below provides a matrix showing Median Household Income (MHI) levels and values, the workforce MHI range, the calculated affordable mortgage value, and the affordable housing threshold. The matrix indicates that a household earning 180% of the MHI could secure an affordable mortgage of \$358,245. In this scenario, the household would need a down payment of \$161,755, or 31%, to purchase the median-priced owner-occupied housing unit in Cedarburg.

Table 1-2J Last 12 Month Income Estimates

City of Cedarburg	Below Median Household Income		Median Income	Above Median Household Income		
Median Income Ranges	60% AMI	80%AMI	100%AMI	120% AMI	150%AMI	180% AMI
	\$47,766	\$63,688	\$79,610	\$95,532	\$119,415	\$143,298
	WORKFORCE HOUSING RANGE					
Affordable Mortgage (2.5x income)	\$119,415	\$159,220	\$199,025	\$238,830	\$298,538	\$358,245
Affordable Housing Threshold (30% of income)	\$14,330	\$19,106	\$23,883	\$28,660	\$35,825	\$42,989

Sources: [2022 ACS S1901](#), and Vieribicher

While owner-occupied housing in Cedarburg faces significant affordability challenges, renter-occupied units are more affordable. Table 7-2K documents the 2022 ACS-reported gross rents for the 1,698 rental units in Cedarburg. Based on the affordability threshold above, 96% of the rental units in Cedarburg are affordable to householders at the median household income (MHI) or above.

Table 1-2K Gross Rents

Occupied Units Paying Rent	Units	Percent
Less than \$500	47	2.80%
\$500 to \$999	753	45.30%
\$1,000 to \$1,499	628	37.80%
\$1,500 to \$1,999	168	10.10%
\$2,000 to \$2,499	54	3.20%
\$2,500 to \$2,999	9	0.50%
\$3,000 or more	4	0.20%
No rent paid	35	
Median (dollars)	\$	1,018

Source: 2022 ACS DP04

Market data on rents in the Cedarburg area also provides a positive point related to affordability. **Table 1-2L** shows the projected market rent rates with estimates for monthly utilities and insurance. Based on this data, market rate rental prices are affordable to householders at MHI of above as estimates costs are below the \$1,990 monthly affordability threshold shown in Table 1-2J on the previous page.

Table 1-2K Gross Rents

Unit Type	Rent	Utilities	Insurance	Total
1 Bedroom	\$1,056.00	\$100.00	\$10.56	\$1,166.56
2 Bedroom	\$1,257.00	\$110.00	\$12.57	\$1,379.57
3 Bedroom	\$1,558.00	\$120.00	\$15.58	\$1,693.58
4 Bedroom	\$1,701.00	\$130.00	\$17.01	\$1,848.01

Source: Rentdata.org, Accessed by Vierbicher Staff October 2024

The housing market in Cedarburg faces many of the same challenges observed statewide and nationally. Since the Great Recession, the creation of new housing parcels has plummeted, and today, the annual parcel creation total is about half of what it was in 2007. As a result, there is an undersupply of housing units. While Cedarburg has seen new construction of both single-family and multi-family units, this construction has not kept pace with demand, leading to limited availability of units, which drives market prices up. Additionally, a limited variety of housing unit options hinders the historic filtering of housing units, as empty nesters, retirees, and seniors look to downsize. These householders are staying in place, and thus their housing units are not available on the market. Furthermore, households seeking to upgrade to larger homes have limited options and often pursue remodels and additions to their current housing units instead of acquiring or constructing new housing.

Costs related to construction also hinder the creation of new housing units. New construction costs have more than doubled since 2019 due to the impacts of COVID-19, supply chain challenges, and labor shortages.

Increasing the number and variety of housing units in the City of Cedarburg will help reduce supply pressures in the housing market. Expansion of traditional residential development, consisting of single-family homes, twin homes, and multi-family units, is critical. In-fill development opportunities for multi-family, twin homes, and single-family units should also be pursued.

1.3 Population Analysis

Another critical consideration in Chapter 2 – Housing element of the Cedarburg comprehensive plan is population projection. Population growth is driven by a variety of factors, including school districts, employment opportunities, public amenities (i.e., parks, trails, events, etc.), public safety, transportation infrastructure, community character, and affordability. The impacts of these community attributes are difficult to quantify. An analysis of historic population growth can provide a basis for projecting future growth and is data-driven. The combination of this data and the community attributes is key to developing future population projections.

Section 1.3 of this document draws on data from the U.S. Census and the Wisconsin Department of Administration. It also incorporates input from City staff related to the community attributes identified above.

Table 1-3A depicts the gender and age of the residents of Cedarburg. The median age in Cedarburg is 43.9 and slightly younger than Ozaukee County where the median age is 44.3.

Table 1-3A Cedarburg Gender & Age

Gender and Age Range	Persons	Percent
Male	5,893	48.30%
Female	6,320	51.70%
Under 5 years	492	4.00%
5 to 9 years	795	6.50%
10 to 14 years	869	7.10%
15 to 19 years	1,010	8.30%
20 to 24 years	690	5.60%
25 to 34 years	1,150	9.40%
35 to 44 years	1,383	11.30%
45 to 54 years	1,536	12.60%
55 to 59 years	810	6.60%
60 to 64 years	999	8.20%
65 to 74 years	1,293	10.60%
75 to 84 years	766	6.30%
85 years and over	420	3.40%
Median age (years)	43.9	

Source: [2022 ACS DP05](#)

Cedarburg's medial age is higher than the State of Wisconsin median age of 40.5. Nearly 22% of Cedarburg's population is under 18 years of age and 23.9% is between 35 and 54. Older residents, aged 55 and older, make up 35.1% of the population, with 20.3% being 65 or older.

Consideration of current age classes projected into the future is an essential element of population projection. For example, in 2044, the current 35 to 54 age cohort will be 55 to 74 years of age, representing a 5.9% decline in that group. The currently 55 to 64 cohort will age into the 75 to 84 group, which indicates a 120% increase in that cohort. These changes will impact the type and number of housing units needed to serve an aging population.

Household

Based on ACS Data the average household size in Cedarburg has declined from 2.93 to 2.37 persons from 2010 to 2022. This trend is consistent with household size declines at the county, state and national level for the same period. **Table 1-3B** illustrates the average household size for Cedarburg, Ozaukee County and the state.

Table 1-3B Total Households & Ave Household size

Households	City	County	State
Total Households	5,067	38,030	2,495,539
Ave Household Size	2.37	2.41	2.31

Source: 2022 ACS S1101

There is a link between population, average household size and housing unit demand. If population remains constant and the average household size declines, that equates to more households within the population. In the case of Cedarburg, ACS Data from 2010 reports 4,711 households, while the 2022 ACS total household count is 5,067, representing a 7.5% increase.

Table 1.3C is a projection from the Wisconsin Department of Administration (DOA). The DOA does household projections every 10 years based on Census data. Their projection estimates 5,274 households in Cedarburg by 2040, reflecting a 4.1% increase over the 5,067 reported in the 2022 ACS.

2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection
5,009	5,197	5,335	5,357	5,274

Source: DOA "Pop & Household Projections, Produced in 2013, Based on 2010 census"

The Wisconsin Department of Administration (DOA) does multiple population projections for communities in the State of Wisconsin. The first projection is done every 10 years and is based on data collected in the decennial census. DOA projections based on the 2020 Census will not be available until December 2024. When that data is released, it is recommended that the Cedarburg Plan Commission review the data and consider potential adjustments based on the data. The second DAO population estimate is done on an annual basis. **Table 1-3D** is a summary of the annual DOA population estimates for Cedarburg.

Table 1-3D DOA Annual Population Estimates

2010 Census	2013 Estimate	2015 Estimate	2020 Census	2024 Estimate
11,412	11,451	11,530	12,121	12,914

Source: DOA Population Est. Time Series 10/2024

The population of Cedarburg has grown by 6.54% since the 2020 census, based on the DOA annual estimates. Vierbicher staff reviewed the historic population growth documented by the U.S. Census, the DOA decennial projections, and the DOA annual estimates to establish a conservative annual growth rate of 1.6% annually for the population of Cedarburg. The annual growth rate also took into account data provided by City Planning staff related to community attributes. Table 1-3E projects the population of Cedarburg over 5-year increments through 2040.

Table 1-3E Vierbicher Population Projection

2020 Actual	2024 DOA Estimate	2025 Projection	2030 Projection	2035 Projection	2040 Projection
12,121	12,914	13,121	14,051	15,211	16,289

Source: US Census Data, DOA "Population & Household Projections, Vierbicher

The projected population growth of 1.6% annually results in a 15.92% increase from 2020 to 2030 and a 15.93% increase from 2030 to 2040. These decade-level increases are below the historic decade to decade average increase of 18.61% experienced by Cedarburg since the 1890 census.

To accommodate the projected population growth, the City of Cedarburg should pursue policies that result in more housing units across a wide variety of types (i.e., single-family homes, twin homes, townhomes, and multi-family units).Table 1-3F (on the following page) identifies the need for 1,324 additional housing units in Cedarburg to support the population growth estimates in Table 1-3E. The projection indicates 881 owner-occupied units and 444 renter occupied units are needed. This projection derived from the current owner to renter occupied ratio in the City. However, the mix of housing may tighten or invert. In that scenario more multi-family units may be built versus traditional single-family units. State and national trends support this scenario, as affordability concerns and availability of land for development continue to challenge communities and developers. Additionally, the trend toward renter-occupied versus owner-occupied housing may continue to expand, driven by factors such as affordability, flexibility, amenities, and preferences.

Based on the housing unit projection above, 81 new housing units would be needed 2025. A total of 365 new housing units would need to be built from 2026 through 2030. Four hundred fifty-six new units would need to be constructed between 2031 and 2035. During the period from 2026 to 2040, a projected 423 new units will be needed. This results in an average of 82 new units annually from 2026 through 2040.

The new housing units projected keep pace with projected population growth over this period. However, the projected new units do not increase the available housing stock required to address the inventory and affordability challenges faced by Cedarburg. As the Plan Commission and City Council proceed with planning activities related to land use and housing, a review of strategies that further increase the number of new units in the city may be necessary.

The City of Cedarburg is not alone as it relates to housing challenges. Communities throughout that state and nationwide are faced with low inventories, affordability issues, shifting demographics and changes in householder preferences. Housing is a leading topic at state and national planning and administration conferences. Communities nationwide are seeking strategies to address housing challenges. Housing affordability across various housing types is a topic of discussion at the municipal, county, state, and national levels. Affordable housing and workforce housing are priorities nationwide.

Changes in zoning to enable housing unit diversity within the community, reduction of lots sizes to increase density, allowance of accessory dwelling units, implementation of bungalow courts, and planned unit development are all strategies that are being implemented nationwide. Cedarburg is positioned to select the strategies that best fit the community needs and character.

Table 1-3F Vierbicher Housing Unit Projections

	2020 Actual	2024 DOA Estimate	2025 Projection	2030 Projection	2035 Projection	2040 Projection	Totals
Occupied Housing Units	4920	5,067	5,148	5,513	5,968	6,391	
Owned Occupied	3514	3,369	3,423	3,666	3,968	4,250	881
Renter-Occupied	1406	1,698	1,725	1,847	2,000	2,142	444
Needed Owner Occupied			54	243	303	281	881
Needed Renter Occupied			27	122	153	142	444
Total Units							1,324

Source: US Census Data, DOA "Population & Household Projections, Vierbicher

One strategy is the adoption of Smart Growth Areas. The Plan Commission, as part of Chapters 2 (Housing) and 8 (Land Use) of the comprehensive plan, has identified 12 Smart Growth Areas throughout the City of Cedarburg. The Smart Growth Areas represent land for potential development and is a combination of green field, redevelopment and infill properties. The Plan Commission has approached these areas from the perspective that “developments should be in accordance with the Housing and Residential Development Goals, Objectives and Policies as set forth in Chapter of this Comprehensive Plan (i.e., Housing)”.

The identified Smart Growth areas provide more than sufficient area to support the housing unit projections mentioned above. Additionally, the designation of Smart Growth Areas provides the tools to plan and manage development compatible with the community needs and desires. These areas leverage existing infrastructure and maximize the available space within the City. The goal in each designated area is to maximize its use for the City while considering compatibility with its surroundings by identifying its potential future use. The designation of the Smart Growth Areas provides a guide for local officials to leverage when considering projects within the City of Cedarburg and provides the flexibility to address the range of housing needs in the City.

Cedarburg has opportunities that many communities in Wisconsin can only hope for. The community is a highly desirable place to live, with unique character that attracts potential new residents. The demand for housing in Cedarburg generates interest from companies focused on residential development, with several submitting proposals for consideration by the City. These growth opportunities are beneficial for Cedarburg.

The City of Cedarburg has benefited from growth over the past 130 years. This commercial and residential expansion has shaped the community and funded services and amenities. Today, communities in Wisconsin are dependent on growth to generate the revenues needed to keep pace with increasing operational costs. Growth is critical to the future of Cedarburg, just as it has been since its founding.

Planning and managing growth is a delicate balance, which is understood by the Plan Commission and Common Council. The local governing body is engaged and will continue to provide opportunities for members of the community to contribute to the planning process. Through this engagement, the community will complete the Comprehensive Plan update and chart the path for the City of Cedarburg to follow for the next 20 years.