



Fee must accompany application

- \$700 Minor Addition
- \$1,240 Construction <10,000 SF
- \$2,095 Construction 10,000 SF to 50,000
- \$3,460 Industrial Construction >50,000 SF
- \$3,460 Commercial Construction >50,000
- \$200 Plan Commission Consultation
- \$125 Fire Department Plan Review

PAID \$ DATE 3-12-19

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 **APPLICANT OR AGENT**
KELLER, INC
BRAD EGAN
W204 N11509 GOLDENDALE
GERMANTOWN, WI 53022
 Phone (+141) 640-5885
 E-Mail brad@kellerbuilds.com

PROPERTY OWNER
GGW, LLC
N119 W17711 COVE LN
GERMANTOWN, WI
 Phone () _____
 E-Mail _____

2 **PROPERTY ADDRESS**
NW CORNER OF Holy Hill & GOLDENDALE ROAD
GERMANTOWN, WI

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

| North | South | East | West |
|---------------------|---------------------|---------------------|------------|
| <u>AGRICULTURAL</u> | <u>AGRICULTURAL</u> | <u>AGRICULTURAL</u> | <u>M-1</u> |

4 **READ AND INITIAL THE FOLLOWING:**

BE I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

BE I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

BE I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 **SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!**

[Signature] 3/8/19
 Applicant Date

[Signature] 3/8/19
 Owner Date



Fee must accompany application
 \$2,900 with public improvements
 \$1,960 no public improvements

Paid 8 Date 3-12-19

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

| | |
|---|--|
| <p>1 APPLICANT OR AGENT</p> <p><u>KELLER, INC</u></p> <p><u>BRAD EGAN</u></p> <p><u>W204 N 11209 GOLDENDALE</u></p> <p><u>GERMANTOWN, WI</u></p> <p>Phone <u>(414) 640 5885</u></p> <p>Fax <u>(262) 250 9740</u></p> <p>E-Mail <u>bragan@kellerbuilds.com</u></p> | <p>PROPERTY OWNER</p> <p><u>GGWK</u></p> <p><u>1119 WITTL COVE LN</u></p> <p><u>GERMANTOWN, WI</u></p> <p>Phone ()</p> |
|---|--|

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

| | |
|--|--------------|
| 2 <u>NW CORNER OF POY HILL & GOLDENDALE</u> | <u>92074</u> |
|--|--------------|

| | |
|---|---------------------------------------|
| 3 PURPOSE OF LAND SPLIT | |
| <u>TO CREATE LOT FOR NEW MANUFACTURING FACILITY</u> | Will the land split require rezoning? |
| | <u>YES</u> |
| From <u>A</u> | To <u>M-1</u> |

4 **READ AND INITIAL THE FOLLOWING:**

RCE I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

RCE I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

RCE I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

RCE I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5 **SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

RCE _____ 3/10/19 _____ 3/8/19
 Applicant Date Owner Date



Fee must accompany application

\$1460 Paid 8 Date 3-12-19

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT
 KELLER, INC
 BRAD EGAN
 W204 N11509 GOLDEN DAZE
 GERMAINTOWN, WI 53022
 Phone (414) 640 5885
 Fax (262) 250 9740
 E-Mail egan@kellerbuilds.com

PROPERTY OWNER
 GOWAL, LLC
 1119 W17711 COVE LN
 GERMAINTOWN, WI
 Phone ()

2 TO WHOM SHOULD THE PERMIT BE ISSUED?
 DIELECTRIC CORP

| 3 PROPERTY ADDRESS | TAX KEY NUMBER |
|--------------------------------------|-----------------------|
| NW CORNER OF HOLY HILL & GOLDEN DAZE | 92074 |

4 DESCRIPTION OF EXISTING OPERATION
 Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.
~~LIGHT MANUFACTURING FACILITY WITH 100 EMPLOYEES~~
 ON 2 SHIFTS CORN FIELD

5 DESCRIPTION OF PROPOSED OPERATION
 Write the name of the proposed conditional use exactly as it appears in the Municipal Code. CONDITIONAL
 ACCESSORY STRUCTURES OVER 45' IN HEIGHT REQUIRE A USE PERMIT
 Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.
 DUST COLLECTED SILO FOR MANUFACTURING IS
 60' IN HEIGHT

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6

Attach pages as necessary.

SEE ATTACHED CSM

SUPPORTING DOCUMENTATION:

7

Site plan and elevations for new construction (can be conceptual)

Photos of existing use and/or proposed use operating elsewhere

READ AND INITIAL THE FOLLOWING:

8

_____ I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

_____ I will notify the Village if any aspect of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

_____ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9

BEZ
Applicant

3/8/19
Date

[Signature]
Owner

3/8/19
Date



Village of

Germantown
 ...Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

- \$200 Plan Commission Consultation
- \$1,085 Rezoning
- \$1,240 PDD < 5 acres
- \$2,095 PDD 5-20 acre site
- \$3,460 PDD > 20 acre site

Date Paid: 3-12-19 Received by: [Signature]

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

| | |
|--|--|
| <p>1 APPLICANT OR AGENT</p> <p><u>KELLER, INC</u> <u>BRAD EGAN</u> <u>W204 HILSON GOLDEN DALE</u> <u>GERMANTOWN, WI 53022</u> Phone (414) <u>640 5885</u> Fax <u>(262) 250 9740</u> E-Mail <u>brad@kellerbuilds.com</u></p> | <p>PROPERTY OWNER</p> <p><u>GGW/L, LLC</u> <u>1119 W 177th COVE LN</u> <u>GERMANTOWN, WI</u> Phone () _____</p> |
|--|--|

| | |
|---|-----------------------|
| 2 PROPERTY ADDRESS OR GENERAL LOCATION | TAX KEY NUMBER |
| <u>NW CORNER OF HAY HILL & GOLDENDALE</u> | <u>92074</u> |

3 REZONING REQUEST

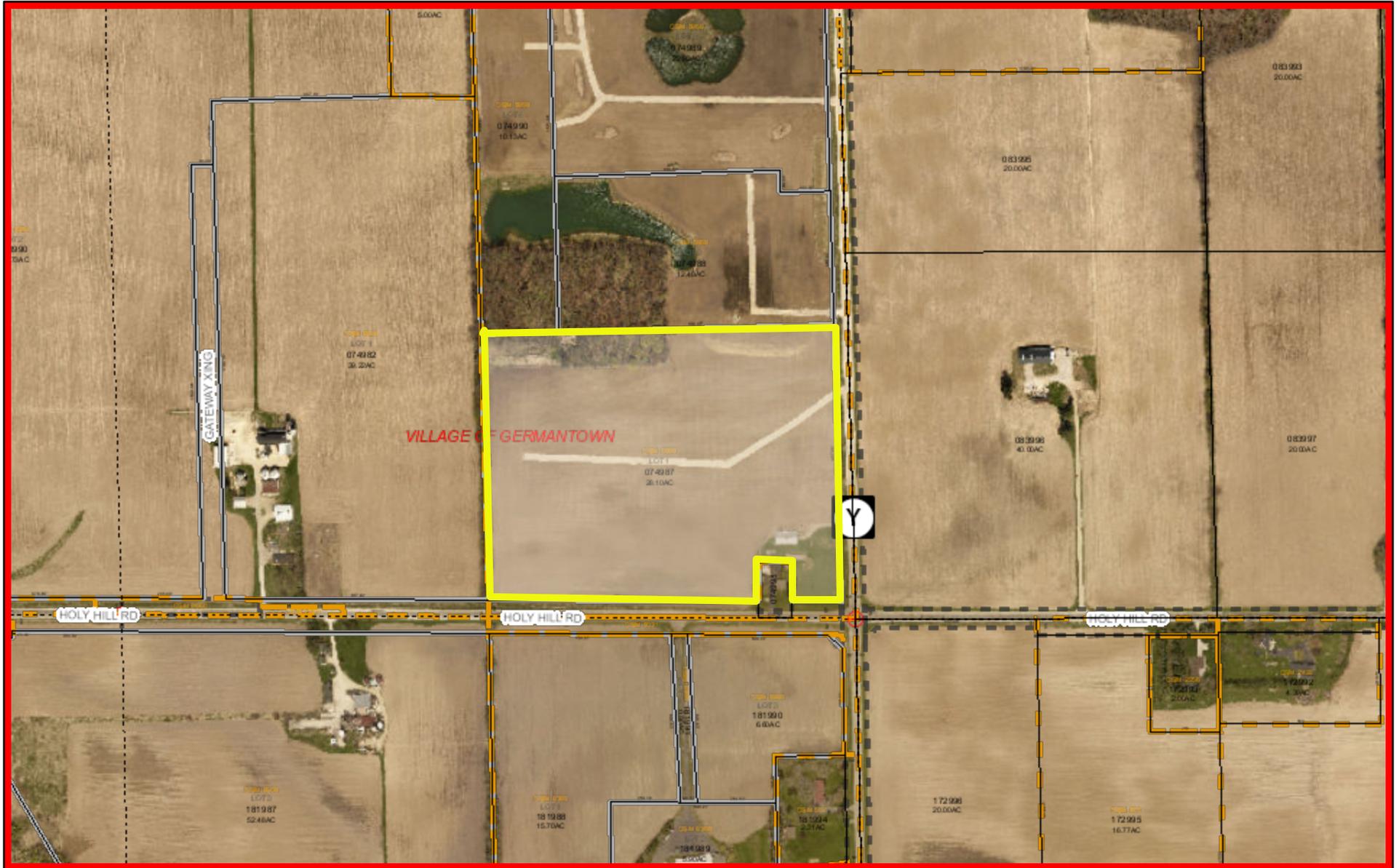
| | |
|------------------|------------------|
| FROM <u>A</u> | TO <u>M-1</u> |
|------------------|------------------|

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

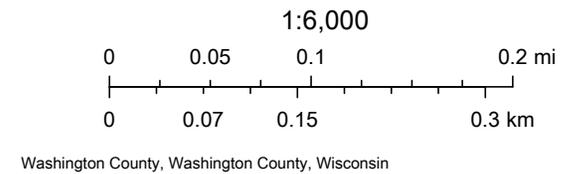
SEE ATTACHED PROPOSED CSM

GGWW LLC-Ellaretee Property



March 25, 2019

- | | | | |
|----------------------------|-----------------------------|--------------------|---------------|
| County Boundary | Washington County Landmarks | Public Open Spaces | Meander Line |
| City, Village or Town Hall | Airports | Current Parcel | PLSS Monument |
| Libraries | Trails | Landhook | PLSS Boundary |



SITE PLAN REVIEW CHECKLIST

Pursuant to Section 17.43 of the Municipal Code

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

GENERAL INFORMATION

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

EXISTING SITE INFORMATION

- Dimensions of site and lot lines (pipes found, pipes set, monuments)
- Existing grades (2' contours minimum)
- Adjacent property grades (within 10' minimum of property lines)
- Adjacent structures (within 20' minimum of property lines)
- Drainage systems and structures
- Natural features (woods, streams, lakes, ponds, outcroppings)
- Wetland boundaries (provide date of staking)
- Floodplain elevation and boundaries
- Environmental concerns (underground tanks, etc)
- Roads, curbs, parking lots, pavement areas
- Structures (location, size)
- Rights-of-Way (existing/ultimate)
- Easements (drainage, utility)
- Existing utilities (sanitary, water, electric, gas, telephone)
- Benchmark locations and elevations
- Location of fences, wells, borings, etc.

ARCHITECTURAL PLANS

- Existing building location
- Existing building elevations/materials
- Proposed use (use list from Section 17.45)
- Statement of design intent (narrative)
- Proposed floor plans (dimension)
- Square footage (total and individual rooms/stores)
- Proposed elevations (dimension)
- Proposed building height

- Proposed materials and colors (material sample board required for new construction)
- Proposed signage (elevations, color, square footage, height, construction material, lighting)
- Details of any special features

PROPOSED SITE PLAN

- Grading and spot elevations
- Erosion control measures (silt fencing, hay bales, rip-rap, tracking mat, stockpile locations)
- Stormwater management
 - stormwater management design report
 - general drainage pattern
 - swales w/ arrows for direction of flow
 - pond design with outfalls
 - culverts (location/size)
- Utilities (size, invert elevations, length, slope, etc.)
 - sanitary
 - water
 - stormsewer
- Building location (dimension)
- Building elevation (finished grade)
- Location of proposed signage
- Details of outside storage (including trash receptacles)
- Setbacks (clearly marked and dimensioned)
- Vehicular entrances (dimension to centerline of nearest intersection)
- Streets (dimension and direction for one-ways)
- Curve radii
- Sidewalks (dimension)
- Parking areas (show striping/spot elevations)
- Parking setback from property line
- Loading areas (dimension)
- Lot coverage
 - Square footage total
 - Impervious surfaces total (%)
 - Green space total (%)
 - Percent permitted (over/under %)
- Municipal utility connections
 - Sanitary sewer (pipe size/elevations)
 - Water (size, valve location, elevations)
- Location of hydrants
- Easement for public water mains

LIGHTING PLAN

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

LANDSCAPING PLAN

- Major improvements for context (building, drives, walks)
- Proposed outdoor amenities (benches, paths, etc.)
- Existing vegetation
 - Species
 - Size
 - Approximate canopy in plan
- Vegetation to be destroyed
 - List and show location
- Proposed method of saving existing vegetation during construction

- Proposed landscape features (berms, fountains)
- Existing/proposed lighting
- Irrigation/watering systems (locate outlets)
- Plant lists or schedules
 - Keyed to plan
 - Number of each species
 - Size when planted (caliper)
- Installation details/staking

MODEL SUBMITTAL INCLUDES THE FOLLOWING PLANS:

1. Cover / Title Page
2. Existing Conditions Survey
3. General Site Plan
4. Grading, Paving & Erosion Control Plan
5. Utility Plan
6. Site Details (curbing, catch basins, detention ponds, pavement, erosion control and sign details)
7. Landscape Plan
8. Landscape details (planting schedule, berming cross-sections, method of installation)
9. Lighting Plan
10. Floor Plan
11. Exterior Building Elevations
12. Building Material Sample Board

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

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



Keller

Planners | Architects | Builders
*With Offices in the Fox Cities, Madison,
Milwaukee & Wausau*

March 4, 2019

Village of Germantown
ATTN: Planning

RE: ELLARETEE, LLC
Dielectric Corporation
NW Corner of Holy Hill & Goldendale

Dear Village of Germantown,

Dielectric Corporation is a contract manufacturing company established in 1966 and is pursuing a new and larger facility to meet the growing demand for services.

We have 100 employees spread over two shifts. The first shift is from 6:00am to 2:00pm with 80 employees and the second shift of 20 employees work from 1:30pm to 9:30pm. Our work week is typically Monday through Friday with the occasional Saturday dependent on work load. We have approximately 1-3 trucks at receiving per workday and 1-2 trucks shipping per workday. We do not have any sound or odor associated with our production.

To achieve the proposed development we are applying for:

1. Site Plan Review
2. Rezoning of the Property
3. Creation of the CSM
4. Conditional Use Permit for the dust collection system

Under the proposed re-zoning the property "Lots 1 and 2" that are being created as part of development will be zoned M-1. This change is in line with the TID #8 plan. Per our discussions with the Village a conditional use permit will be required for the dust collection system located mid-way along the west wall of the building as it exceeds 45 feet in height.

Keller, Inc & ELLARETEE / Dielectric intend to be heard before the April 8th Plan Commission.

If any of the Plan Commission members, city planning department members, or the general public have any questions regarding the business, new structure, or site layout please feel free to contact Keller, Inc. at any time. Site visits and tours will also be granted at the time of the request. Thank you all for your consideration of this project.

ADDRESS

W204 N11509 Goldendale Road
Germantown, WI 53022

PHONE

262.250.9710 1.800.236.2534

FAX

262.250.9740

WEB SITE

www.kellerbuilds.com



New Dimensions of Excellence in Engineering Plastics

W141 N9250 Fountain Blvd.
Menomonee Falls, WI 53051-1648
(262) 255-2600
Fax: (262) 255-2761
Toll Free 800-367-9122
<http://www.dielectriccorp.com>

Dielectric Corporation Plan of Operations

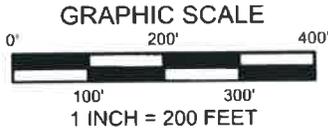
Dielectric is a contract manufacturing company established in 1966. We have 100 employees spread over two shifts. The first shift runs from 6:30am to 3:30pm with 80 employees and the second shift runs from 3:00pm to 11:30pm. Our work week is typically Monday through Friday with the occasional Saturday dependent on the workload. We have approximately 1-3 trucks at receiving per workday and 1-3 trucks shipping per workday. We do not have any sound or odor associated with our production.

Michael Esser Jr.

March 8, 2019

CERTIFIED SURVEY MAP NO. _____

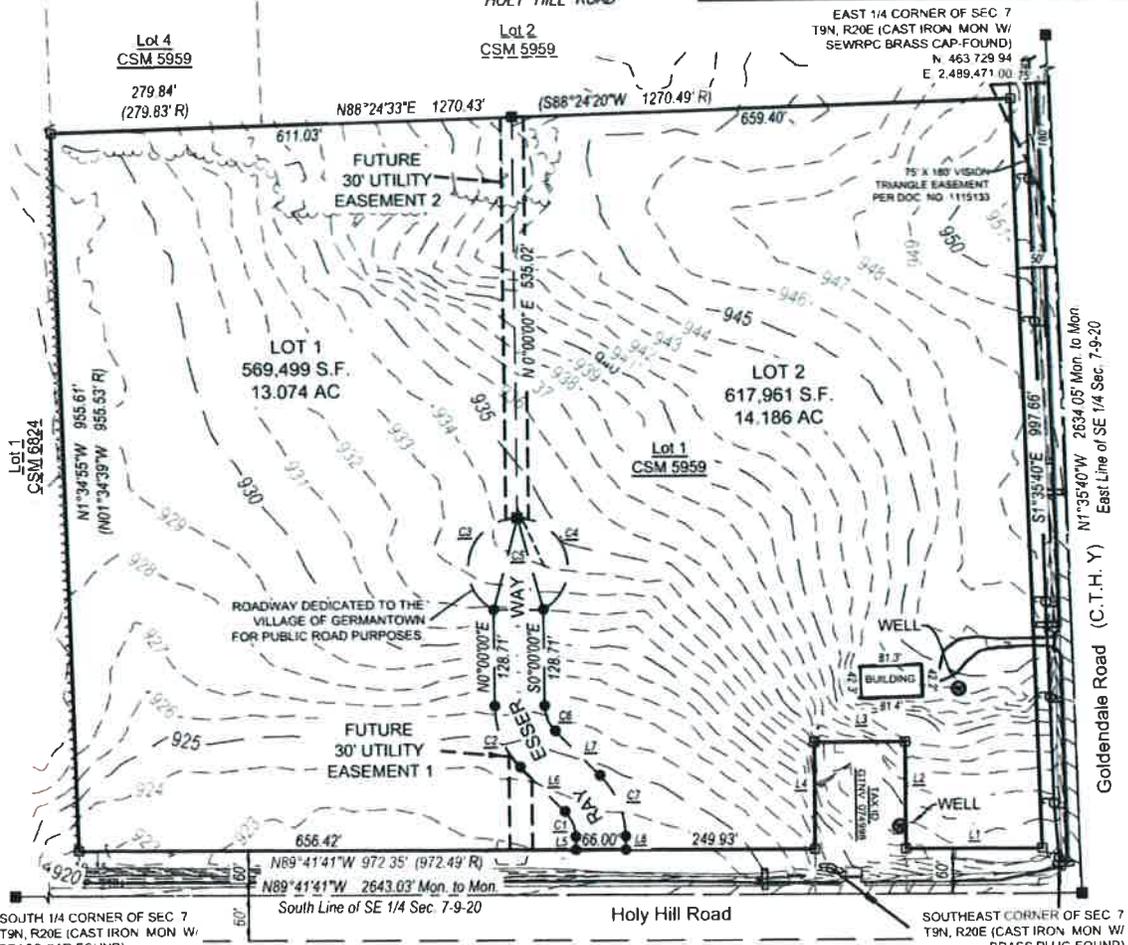
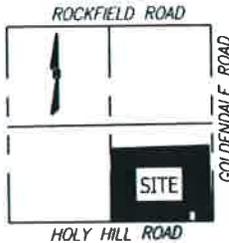
BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5959 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD '27). THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 7-9-20 IS ASSUMED TO BEAR N 1°35'40" W.

VICINITY MAP

SE 1/4 SEC. 7
T9N, R20E.



SOUTH 1/4 CORNER OF SEC 7
T9N, R20E (CAST IRON MON W/
BRASS CAP-FOUND)
N 461.111 27
E 2.486.901 57

NOTES
1. SEE SHEET 3 FOR LINE AND CURVE TABLES.
2. SEE SHEET 2 FOR UTILITY EASEMENT DETAILS.

OWNER:
GGWW LLC
N 1°9'W 1771 COVE LN
GERMANTOWN W 53022

SOUTHEAST CORNER OF SEC 7
T9N, R20E (CAST IRON MON W/
BRASS PLUG-FOUND)
N 461.097 19
E 2.489.544 28

LEGEND

- CONCRETE MONUMENT WITH BRASS CAP - FOUND
- LIGHT POLE
- ⊕ SIGN
- OHW- OVERHEAD WIRE
- 3/4" IRON ROD - FOUND
- 5/8" IRON ROD 1.04 LBS./LF - SET
- 1" IRON ROD 2.67 LBS./LF. - SET
- (XXXXR) RECORDED AS DATA
- ⊕ POWER POLE



Peter J. Nielson
DATE 2/24/2019

7 MARCH 19



Keller

Planners | Architects | Builders
*With Offices in the Fox Cities, Madison,
Milwaukee & Wausau*

OWNER

ELLARETEE, LLC
Dielectric Corporation
Michael Esser, Sr.
Michael Esser, Jr.
W141 N9250 Fountain Blvd
Menomonee Falls, WI 53051
262-255-2600 office

ARCHITECT/ BUILDER

Keller, Inc.
Brad Egan (Project Manager)
Chris Manske (Project Architect)
W204 N11509 Goldendale Road
Germantown, WI 53022
262.250.9710 office
414-640-5885 cell
262.250.9740 fax
began@kellerbuilds.com

CIVIL ENGINEER

Lynch & Associates
Timothy C. Lynch, P.E.
5482 S Westridge Drive
New Berlin, WI 53151
262.402.5040 office
262.206.5168 cell
tlynch@lynch-engineering.com

Thank you for your consideration,
Brad Egan, AIA
Keller, Inc.

ADDRESS

W204 N11509 Goldendale Road
Germantown, WI 53022

PHONE

262.250.9710 1.800.236.2534

FAX

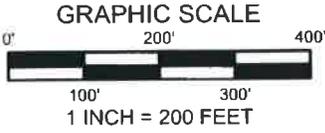
262.250.9740

WEB SITE

www.kellerbuilds.com

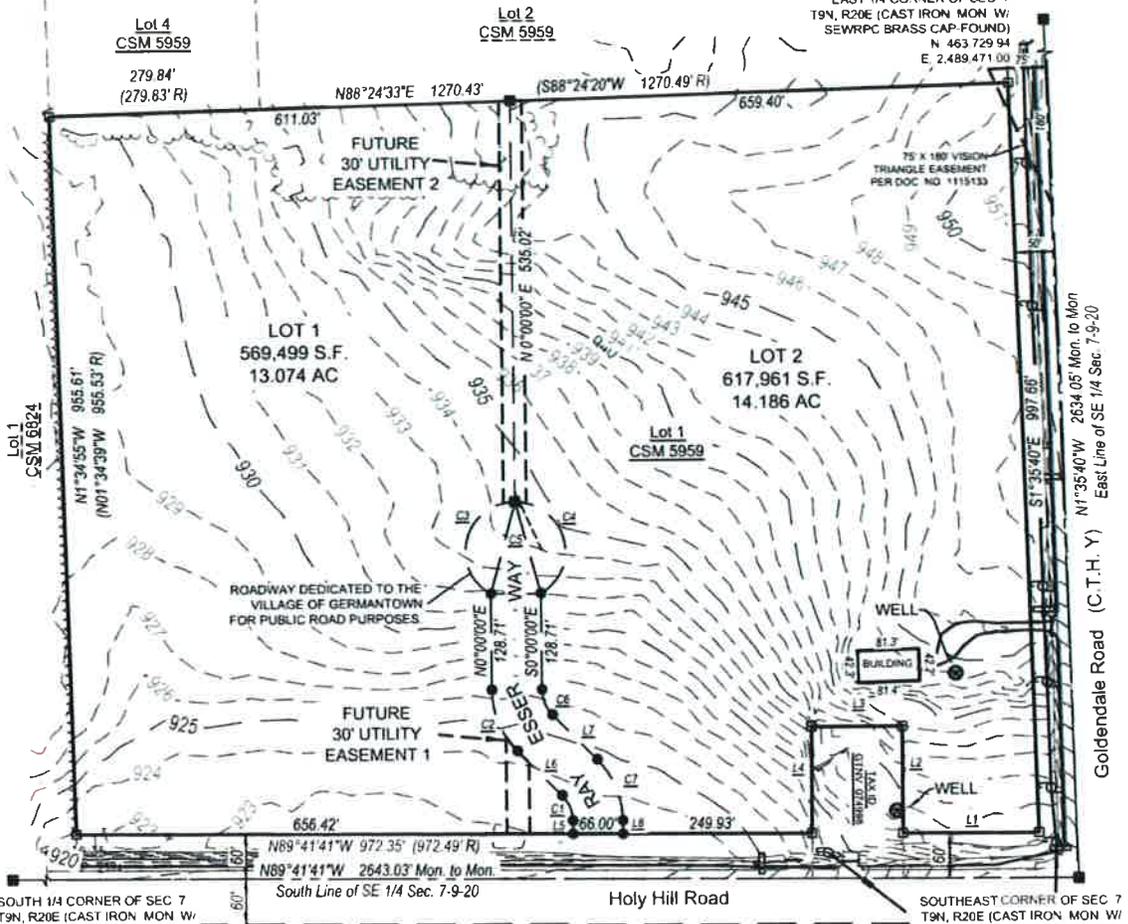
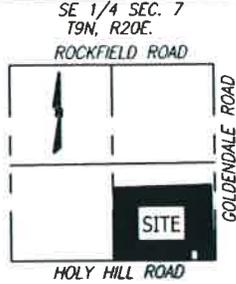
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BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD '27). THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 7-9-20 IS ASSUMED TO BEAR N 1°35'40" W.

VICINITY MAP



SOUTH 1/4 CORNER OF SEC 7 T9N, R20E (CAST IRON MON W/ BRASS CAP-FOUND)
N 461.111 27
E 2.486 901 57

NOTES
1. SEE SHEET 3 FOR LINE AND CURVE TABLES
2. SEE SHEET 2 FOR UTILITY EASEMENT DETAILS

OWNER:
GGWW, LLC
N119W1771 COVE LN
GERMANTOWN, WI 53022

- LEGEND**
- CONCRETE MONUMENT WITH BRASS CAP - FOUND
 - LIGHT POLE
 - ⊕ SIGN
 - OHW- OVERHEAD WIRE
 - 3/4" IRON ROD- FOUND
 - 5/8" IRON ROD 1.04 LBS./LF - SET
 - 1" IRON ROD 2.67 LBS./LF. - SET
 - (XXXX R) RECORDED AS DATA
 - ⊕ POWER POLE

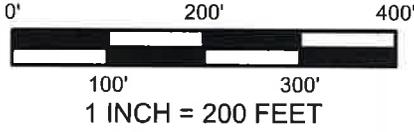


Peter J. Nielson
DATE 2/24/2019
SHEET 1 OF 4
7 MARCH 19

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5959 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

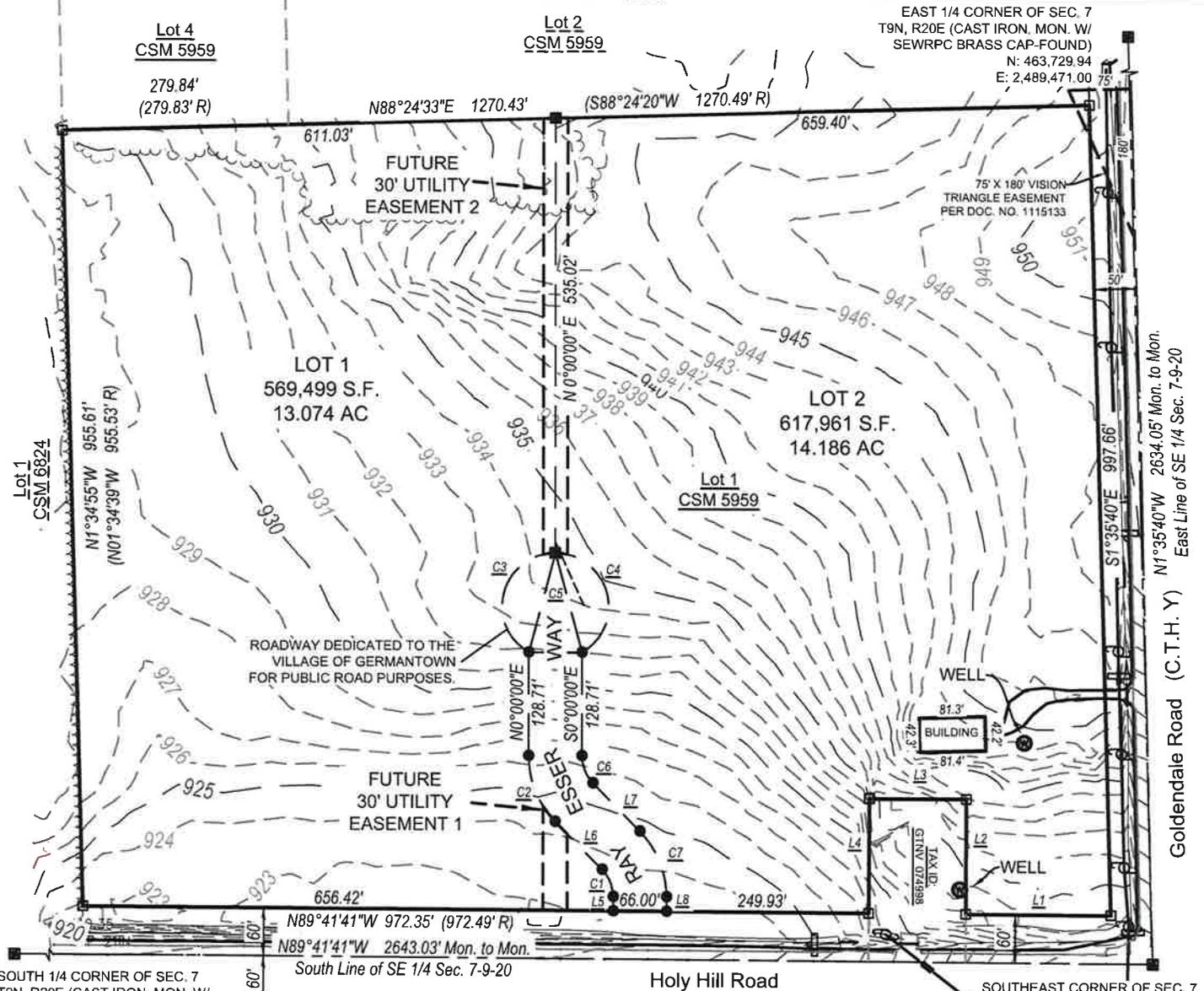
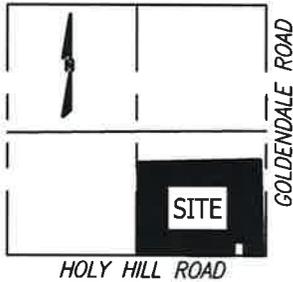
GRAPHIC SCALE



BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD '27). THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 7-9-20 IS ASSUMED TO BEAR N 1°35'40" W.

VICINITY MAP

SE 1/4 SEC. 7
T9N, R20E.



SOUTH 1/4 CORNER OF SEC. 7
T9N, R20E (CAST IRON. MON. W/
BRASS CAP-FOUND)
N: 461,111.27
E: 2,486,901.57

NOTES:
1. SEE SHEET 3 FOR LINE AND CURVE TABLES.
2. SEE SHEET 2 FOR UTILITY EASEMENT DETAILS.

OWNER:
GGWW, LLC
N119W1771 COVE LN
GERMANTOWN, WI 53022

SOUTHEAST CORNER OF SEC. 7
T9N, R20E (CAST IRON. MON. W/
BRASS PLUG-FOUND)
N: 461,097.19
E: 2,489,544.28

LEGEND

- CONCRETE MONUMENT WITH BRASS CAP - FOUND
- LIGHT POLE
- SIGN
- OHW- OVERHEAD WIRE
- 3/4" IRON ROD- FOUND
- 5/8" IRON ROD 1.04 LBS./LF - SET
- 1" IRON ROD 2.67 LBS./LF. - SET
- (XXXXR) RECORDED AS DATA
- ⊕ POWER POLE



7 MARCH 19

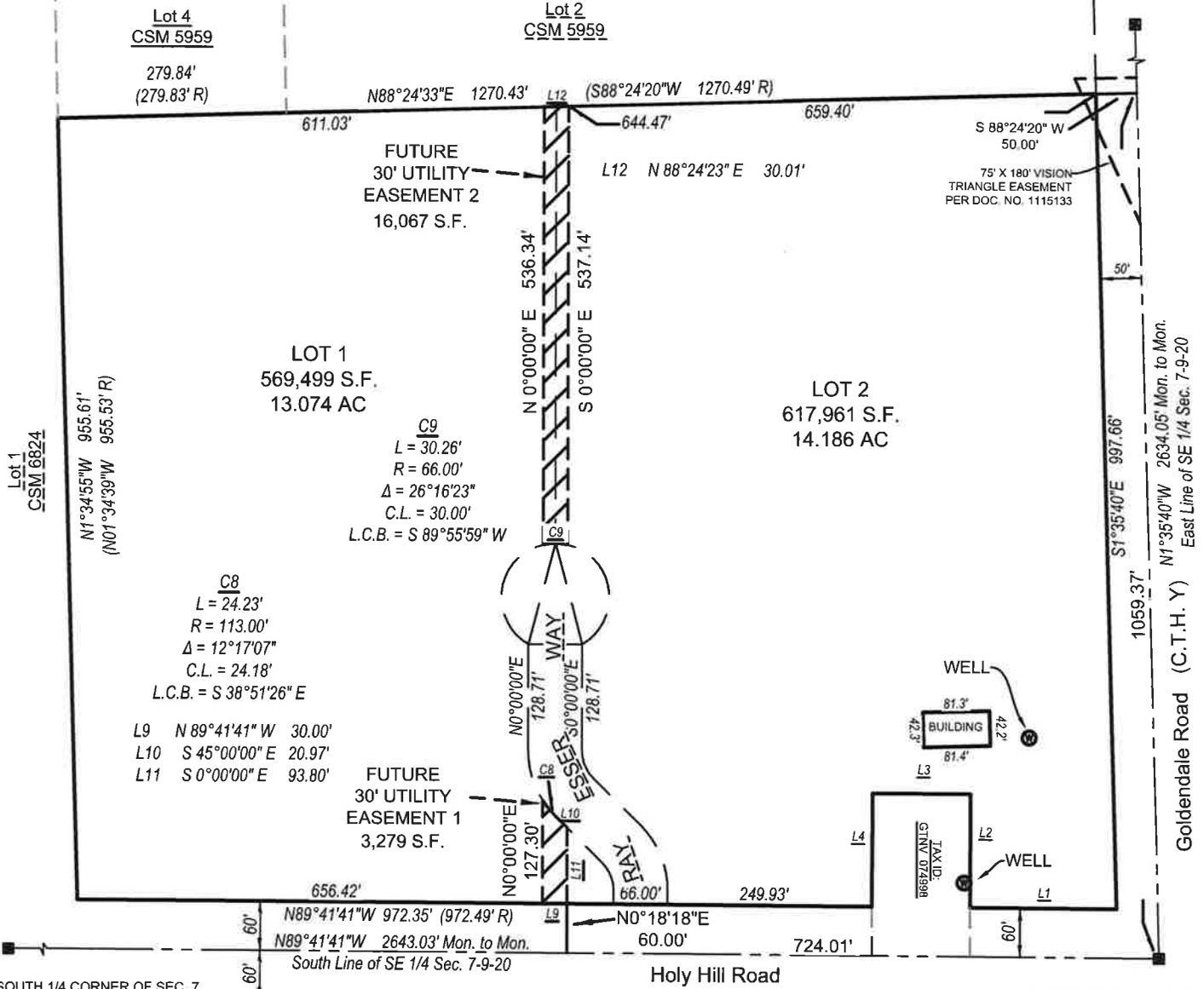
Peter J. Nielson

DATE 2/24/2019
SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. _____

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EAST 1/4 CORNER OF SEC. 7
T9N, R20E (CAST IRON. MON. W/
SEWRPC BRASS CAP-FOUND)
N: 463,729.94
E: 2,489,471.00

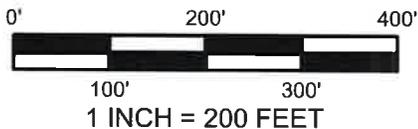


SOUTH 1/4 CORNER OF SEC. 7
T9N, R20E (CAST IRON. MON. W/
BRASS CAP-FOUND)
N: 461,111.27
E: 2,486,901.57

SOUTHEAST CORNER OF SEC. 7
T9N, R20E (CAST IRON. MON. W/
BRASS PLUG-FOUND)
N: 461,097.19
E: 2,489,544.28



GRAPHIC SCALE



Peter J. Nielson
7 MARCH 19

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5959 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5959, RECORDED AS DOC. NO. 1106266, IN THE WASHINGTON COUNTY REGISTER OF DEEDS OFFICE, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 1115133, IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY.

SAID PARCEL CONTAINS 1,224,147 SQUARE FEET OR 28.102 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID LAND DIVISION BY THE DIRECTION OF GGWW, LLC, OWNER OF SAID LAND. THAT SUCH LAND DIVISION IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 18 OF THE VILLAGE OF GERMANTOWN SUBDIVISION CONTROL ORDINANCE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 22nd DAY OF FEBRUARY, 2019.

Peter J. Nielson 7 MARCH 19
 PETER J. NIELSON
 PROFESSIONAL LAND SURVEYOR #S-2527



UTILITY EASEMENT 1

A 30 - FOOT EASEMENT FOR UTILITY PURPOSES.

BEING IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY WISCONSIN, DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, T9N, R20E; THENCE N 89°41'41" W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 7, 724.01 FEET; THENCE N 0°18'18" E, 60.00 FEET TO THE NORTH LINE OF HOLY HILL ROAD AND THE POINT OF BEGINNING; THENCE N 89°41'41" W ALONG SAID NORTH LINE OF HOLY HILL ROAD, 30.00 FEET; THENCE N 0°00'00" E, 127.30 FEET TO THE SOUTH LINE OF RAY ESSEN WAY; THENCE SOUTHEASTERLY, 24.23 FEET ALONG THE SOUTH LINE OF RAY ESSEN WAY, BEING THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 113.00 FEET, WHO'S CHORD BEARS S 38°51'26" E, 24.18 FEET; THENCE S 45°00'00" E ALONG SAID SOUTH LINE OF RAY ESSEN WAY, 20.97 FEET; THENCE S 0°00'00" E, 93.80 FEET TO THE NORTH LINE OF HOLY HILL ROAD AND THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 3,279 SQUARE FEET OR 0.075 ACRES MORE OR LESS.

UTILITY EASEMENT 2

A 30 - FOOT EASEMENT FOR UTILITY PURPOSES.

BEING IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY WISCONSIN, DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, T9N, R20E; THENCE N 1°35'40" W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 7, 1059.37 FEET; THENCE S 88°24'20" W, 50.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. _____, SAID POINT ALSO BEING IN THE WEST LINE OF GOLDENDALE ROAD, THENCE S 88°24'33" W ALONG THE NORTH LINE OF SAID LOT 1, 644.47 FEET TO THE POINT OF BEGINNING; THENCE S 0°00'00" E, 537.14 FEET TO THE NORTH LINE OF RAY ESSEN WAY; THENCE 30.26 FEET WESTERLY ALONG SAID NORTH LINE OF RAY ESSEN WAY, ALSO BEING THE ARC OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 66.00 FEET, WHO'S CHORD BEARS S 89°55'59" W, 30.00 FEET; THENCE N 0°00'00" E, 536.34 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE N 88°24'33" E ALONG SAID NORTH LINE OF LOT 1, 30.01 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 16,067 SQUARE FEET OR 0.369 ACRES, MORE OR LESS.

| | | |
|----|------------------------------|------------------------|
| L1 | N89°41'41"W | 179.89' (179.98' R) |
| L2 | N0°18'02"E (N00°18'19"E) | 140.00' |
| L3 | N89°44'15"W (N89°41'41"W) | 119.90' 120.00' R) |
| L4 | S0°23'01"W (S00°18'19"W) | 139.91' 140.00' R) |
| L5 | N0°00'36"E | 17.56' |
| L6 | N45°00'00"W | 82.22' |
| L7 | S45°45'00"E | 82.22' |
| L8 | S0°00'46"W | 17.91' |

| CURVE | L | R | Δ | C.L. | L.C.B. |
|-------|---------|---------|------------|---------|-------------|
| C1 | 36.91' | 47.00' | 45°00'00" | 35.97' | N22°30'00"W |
| C2 | 88.75' | 113.00' | 45°00'00" | 86.49' | N22°30'00"W |
| C3 | 172.79' | 66.00' | 150°00'00" | 127.50' | S15°00'00"W |
| C4 | 172.79' | 66.00' | 150°00'00" | 127.50' | S15°00'00"E |
| C5 | 345.58' | 66.00" | 300°00'00" | 66.00' | N90°00'00"E |
| C6 | 36.91' | 47.00' | 45°00'00" | 35.97' | S22°30'00"E |
| C7 | 88.75' | 113.00' | 45°00'00" | 86.49' | S22°30'00"E |

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5959 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF GERMANTOWN ON THIS _____ DAY OF _____, 2019.

DEAN WOLTER, CHAIRPERSON

LORI JOHNSON, SECRETARY

VILLAGE OF GERMANTOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP, BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 5959 IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE PLANNING COMMISSION BEING THE SAME, IS HEREBY APPROVED AND THE DEDICATION OF THAT PART OF RAY ESSEN WAY FOR PUBLIC ROAD PURPOSES SHOWN ON SHEET 1 OF 4 IS HEREBY ACCEPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON THIS _____ DAY OF _____, 2019.

DEAN WOLTER, PRESIDENT

DEANNA BRAUNSCHWEIG, VILLAGE CLERK

OWNER'S CERTIFICATE OF DEDICATION:

GGWW, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

AS OWNERS, WE HEREBY DEDICATE THAT PART OF RAY ESSEN WAY TO THE VILLAGE OF GERMANTOWN FOR PUBLIC ROAD PURPOSES AS REPRESENTED ON SHEET 1 OF 4 OF THIS CERTIFIED SURVEY MAP.

GGWW, LLC DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- 1. VILLAGE OF GERMANTOWN

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2019.

IN PRESENCE OF: _____ GGWW, LLC

NAME:
TITLE:

NAME:
TITLE:

CONSENT OF CORPORATE MORTGAGEE

SOUTHPORT BANK, A WISCONSIN CORPORATION, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS MAP, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF WGGG, LLC, OWNER.

IN WITNESS WHEREOF, THE SAID SOUTHPORT BANK HAS CAUSED THESE PRESENTS TO BE SIGNED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

THIS _____ DAY OF _____, 2019.

NAME:
TITLE:

NAME:
TITLE:



**STATE OF WISCONSIN) ss
COUNTY OF WASHINGTON)**

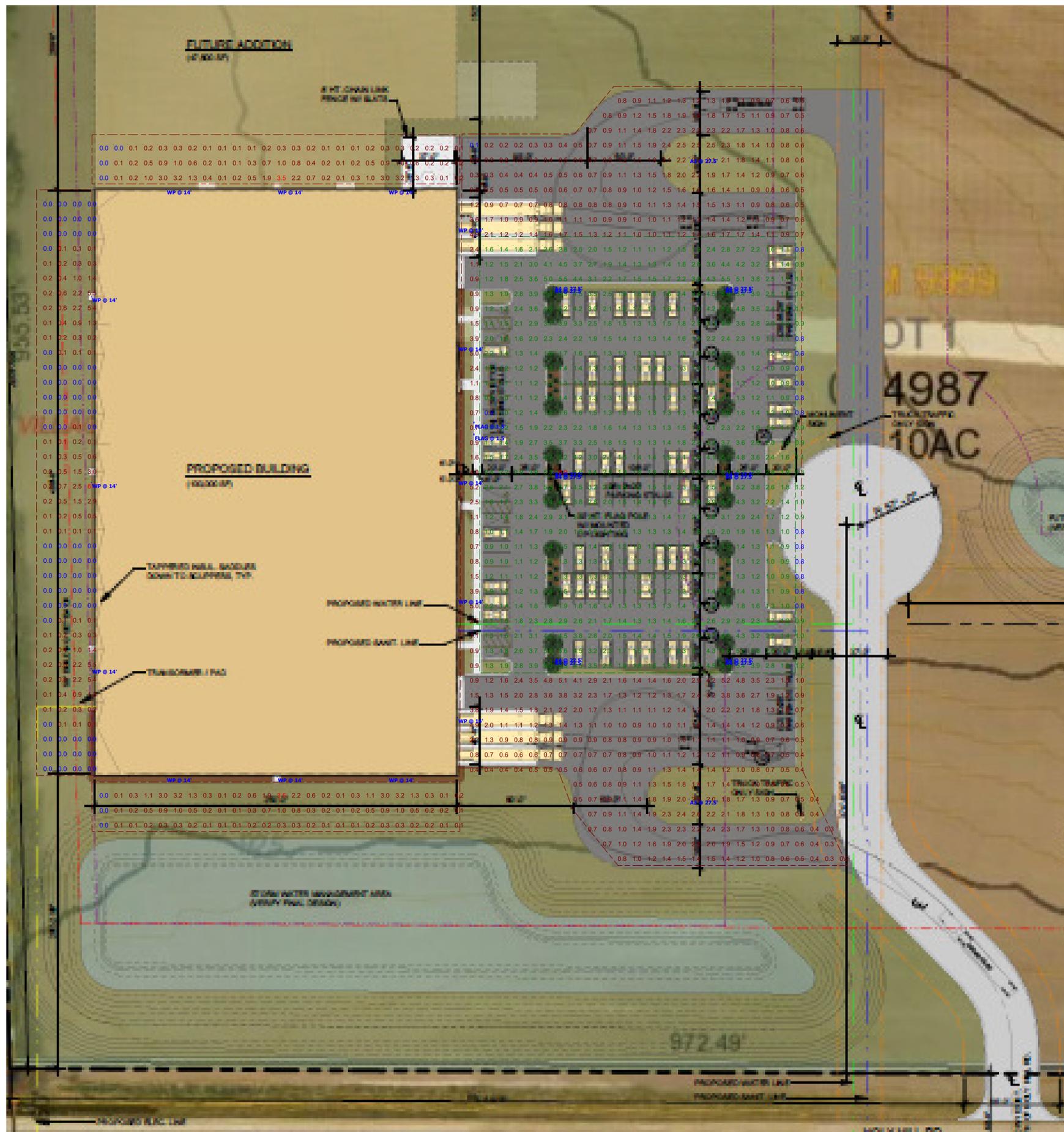
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019

THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

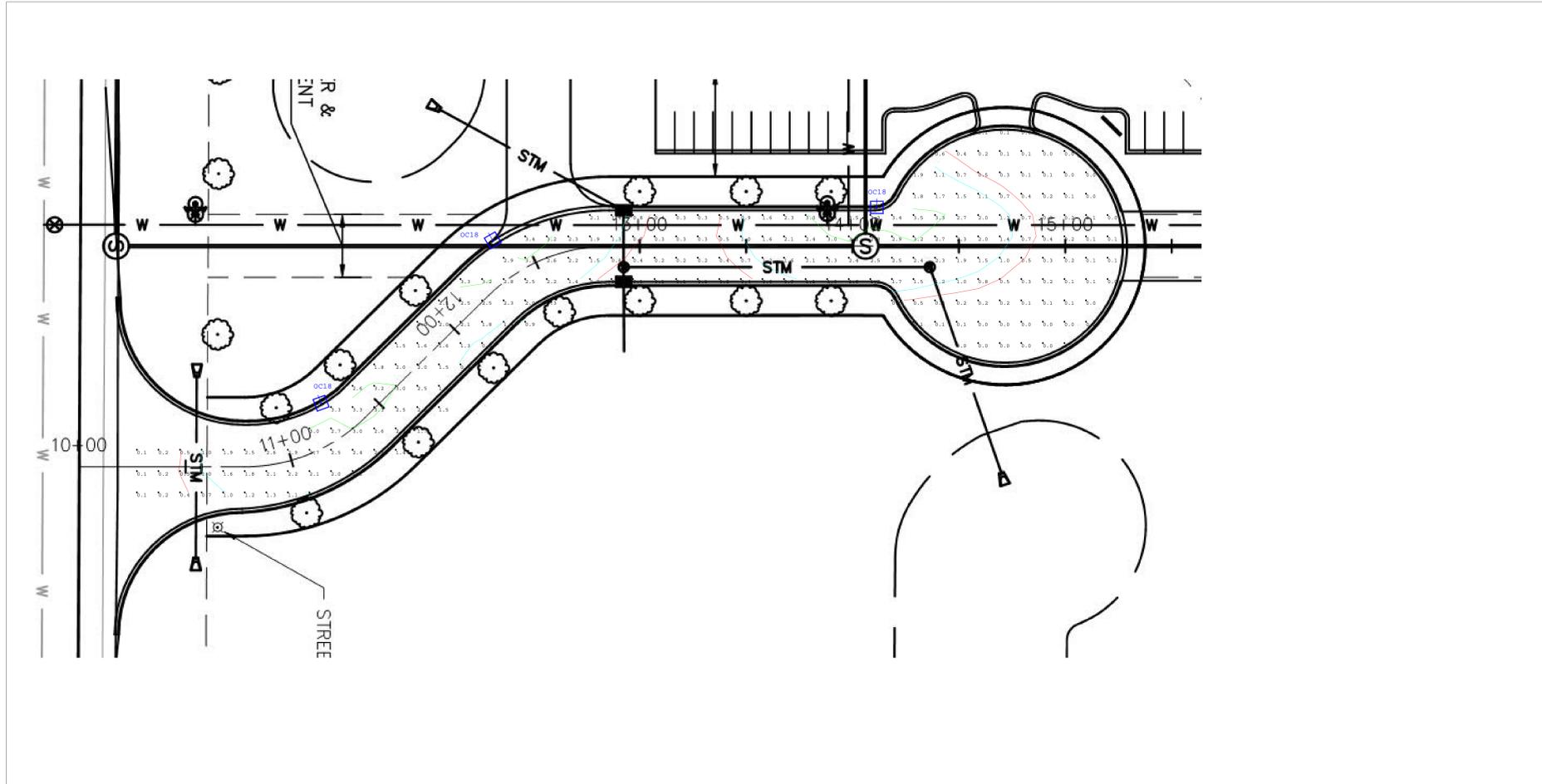
Peter J. Nielson
7 MARCH 19



Plan View
Scale - 1" = 35ft

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | File Name | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-------|----------|---------------------|---------------------|---|------|--------------|-------------------------|-----------------|-------------------|---------|
| ○ | A3 | 2 | OFFPEC LED LIGHTING | DLA1-120-UVL-50-3 | LED AREA SERIES SMALL 120W 5000K TYPE 3 | | 1 | DLA1-120-50-3.ies | 15921 | 0.95 | 120 |
| ○ | A4 | 12 | OFFPEC LED LIGHTING | DLA1-120-UVL-50-4 | LED AREA SERIES SMALL 120W 5000K TYPE 4 | | 1 | DLA1-120-50-4.ies | 15712 | 0.95 | 120 |
| ○ | WP | 14 | OFFPEC LED LIGHTING | DLWP35-030-UVV-50-4 | LED WALLPACK SERIES 3 / SMALL, 30W, 5000K | | 1 | dlwp35-030-uvv-50-4.ies | 3151 | 0.95 | 30.01 |
| □ | FLAG | 2 | OFFPEC LED LIGHTING | DULFL-150-50-3K3 | 120-277V 50/60HZ 150W 5000K | | 1 | DULFL-150-50-3K3.ies | 14286 | 0.95 | 151.8 |

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|----------------|--------|--------|--------|--------|---------|---------|
| 1 PARKING | ✕ | 2.1 fc | 6.0 fc | 0.8 fc | 7.5:1 | 2.6:1 |
| A NORTH | + | 0.6 fc | 3.5 fc | 0.0 fc | N/A | N/A |
| B FRONT (EAST) | + | 1.7 fc | 6.0 fc | 0.1 fc | 60.0:1 | 17.0:1 |
| C SOUTH | + | 0.6 fc | 3.5 fc | 0.0 fc | N/A | N/A |
| D BACK (WEST) | + | 0.5 fc | 6.7 fc | 0.0 fc | N/A | N/A |



ROADWAY DESIGN 18,000 LUMEN

Catalog # : MRM LED 18L SIL 2 UNV DIM 40 70CRI BRZ / 68903093 Project : ELLARETTE ROADWAY
 Prepared By : VIKING ELECTRIC Date : 3/5/2019



**Mirada Medium - MRM
Outdoor LED Area Light**

The Mirada's sleek design makes it perfectly-suited for architectural & commercial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Mirada offers high performance factory-rotatable silicone optics, 5 standard CCTs, 4000+ delivered lumens, and is available with integral Airlink™ Wireless Controls.

Features & Specifications

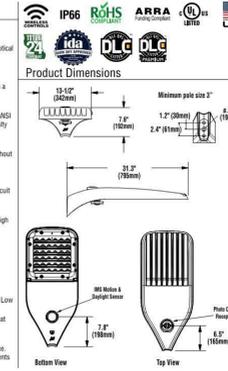
Optical System

- State-of-the-art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone reflector optics provides exceptional coverage and uniformity in IES Types 2, 3, SW, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmission of 95%.
- Zero uplight.
- Available in 500K, 400K, 300K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 670nm.
- Minimum CRI of 70.
- Integral Louver (L) option available for improved back-light control without sacrificing street-side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (247-480 VAC).
- L80 Calculated Life >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). A2L lumen package rated to 40°C.
- Power factor > .90
- Input power stays constant over life.
- Field-replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE Std. 41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Product Dimensions

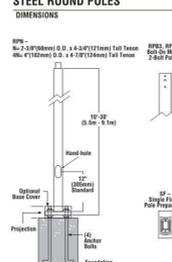


TYPE OC18

TYPE OC18

STEEL ROUND POLES

DIMENSIONS



POLE SHAFT - Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 46,000 psi. On Tension Mount steel poles, tension is high strength pipe. Tension fit option is 2.38" O.D. x 4.34" tall. Tension fit option is 4" O.D. x 4.78" tall. Steel round poles are 4" and 5" in diameter.

HAND-HOLE - Standard hand-hole location is 12" above pole base. Poles 18" and above have a 2" x 4" recessed hand-hole. Shorter poles have 2" x 4" non-recessed hand-hole.

BASE - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 50,000 psi. Two-piece square base cover is optional.

BASE COVERS - Optional two-piece decorative die-cast aluminum (DCA) base covers or square two-piece aluminum base covers are available.

ANCHOR BOLTS - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM F 1554-07A Grade 50 with a minimum yield strength of 50,000 psi.

GROUND LUG - Ground lug is standard.

DUPLEX RECEPTACLE - Weatherproof duplex receptacle is optional.

GROUND FAULT CIRCUIT INTERRUPTER - Self-testing ground fault circuit interrupter is optional.

FINISHES - Each pole is finished with Duragrip™. LSP's baked-on polyester powder finishing process which electrostatically applies and fuses a polyester powder to the pole. Provides an extremely smooth and uniform finish to withstand extreme weather changes without cracking or peeling, and features a five-year limited warranty. Optional Duragrip® Plus features the added protection of a 3.0 to 5.0 mil thickness of polyester powder finish plus an inner coating, as well as a seven-year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION:

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height
- Select MPH to match wind speed in the application area (See windspeed maps)
- Confirm pole EPA equal to or exceeding value from note above
- Consult factory for special wind load requirements and banner brackets

DRILLING LOCATIONS Size "C"



SHIPPING WEIGHTS - Steel Round Poles

| | |
|---|---------------|
| 1170mm Dia. (46.1") | 11.5 lbs./ft. |
| 1170mm Dia. (46.1") approx. 10' length | 117 lbs. |
| 1170mm Dia. (46.1") approx. 15' length | 175 lbs. |
| Anchor Bolt (2" x 20") (2) (10' length) | 13 lbs./pair |
| Anchor Bolt (2" x 20") (2) (15' length) | 19 lbs./pair |
| Anchor Bolt (2" x 20") (2) (10' length) | 13 lbs./pair |

ARRA
Factory Certified

Project Name: ELLARETTE ROADWAY Pole Type: OC18 1/8/17
 Catalog #: BRP B5 507028 S BRZ DCP / ABKT SRP 5070 STL PL 1X38 11BC / KIT BCVR 5SRBC BRZ 0.267
 US INDUSTRIES, INC.

OC18 POLE

Calculation Summary

| Label | CalcType | Avg | Max | Min | Avg/Min | Max/Min |
|----------------|-------------|------|-----|-----|---------|---------|
| CITY ROADWAY 2 | Illuminance | 1.27 | 3.5 | 0.0 | N.A. | N.A. |

Luminaire Schedule

| Symbol | Tag | Qty | Lum. Lumens LLF | Description |
|--------|------|-----|-----------------|-------------------------------------|
| ☐ | OC18 | 3 | 18809 | MRM-LED-18L-SIL-2-40-70CRI 28' POLE |

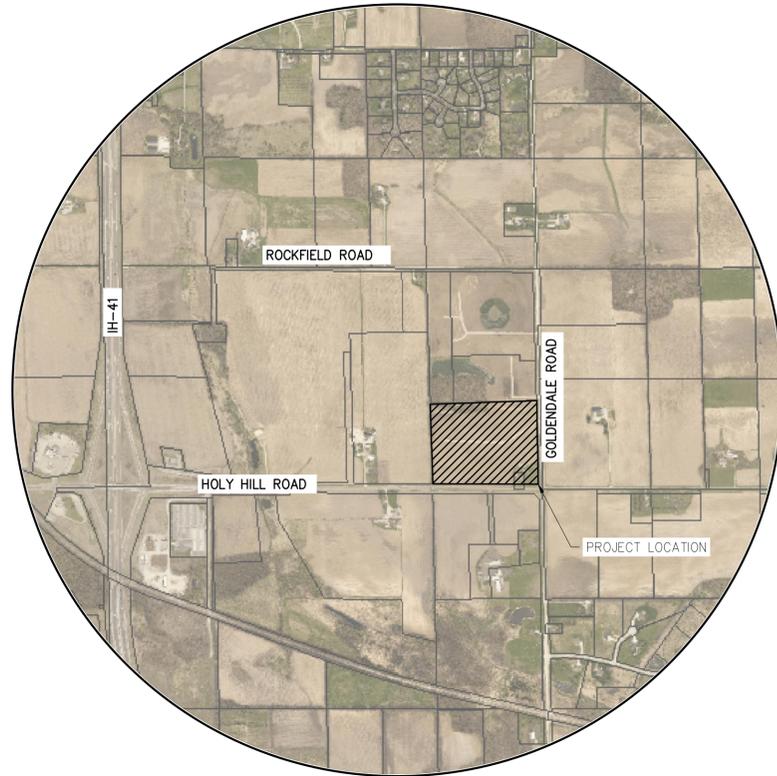
Comments: REVISED WITH 18,000 LUMEN

| # | DATE | REVISIONS |
|---|--------|-----------|
| 1 | 3/6/19 | |

Revisions

| # | DATE | REVISIONS |
|---|--------|-----------|
| 1 | 3/6/19 | |

Drawn By: ECS
 Checked By:
 Date: 3/6/2019
 Scale: 1" = 25'



VICINITY MAP

SITE IMPROVEMENT PLANS FOR ELLARETEE, LLC VILLAGE OF GERMANTOWN, WI

SHEET INDEX

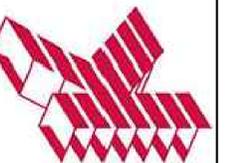
| | |
|-------------|-----------------------------|
| C001 | TITLE SHEET & VICINITY MAP |
| C002 | GENERAL NOTES |
| C101 | EXISTING SITE CONDITIONS |
| C102 | SITE PLAN |
| C103 | SANITARY SEWER & WATER MAIN |
| C104 | STORM SEWER |
| C105 | GRADING PLAN |
| C106 | EROSION CONTROL PLAN |
| C201 | ROAD PLAN & PROFILE |
| C401 | POND DETAILS |
| C501 - C502 | CONSTRUCTION DETAILS |

SITE IMPROVEMENT PLANS FOR

ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

KellerTM
Planners | Architects | Builders



BENCHMARKS

| | | | |
|----------------|------------|----------------|-----------------|
| FOUND IRON ROD | EL. 939.30 | N: 461298.4090 | E: 2489314.3370 |
|----------------|------------|----------------|-----------------|

CONTACT INFORMATION

| <u>COMPANY NAME</u> | <u>ADDRESS</u> | <u>CONTACT</u> | <u>PHONE</u> | <u>EMAIL</u> |
|---------------------|--|-----------------|--------------|------------------------------|
| LYNCH & ASSOCIATES | 440 MILWAUKEE AVENUE BURLINGTON, WI 53105 | TIM LYNCH, P.E. | 262.402.5040 | tlynch@lynch-engineering.com |

REVISIONS

| <u>NO.</u> | <u>REVISION</u> | <u>DATE</u> |
|------------|-----------------|-------------|
| - | - | 00.00.00 |

ISSUED FOR REVIEW

PLAN DATE 01.31.19

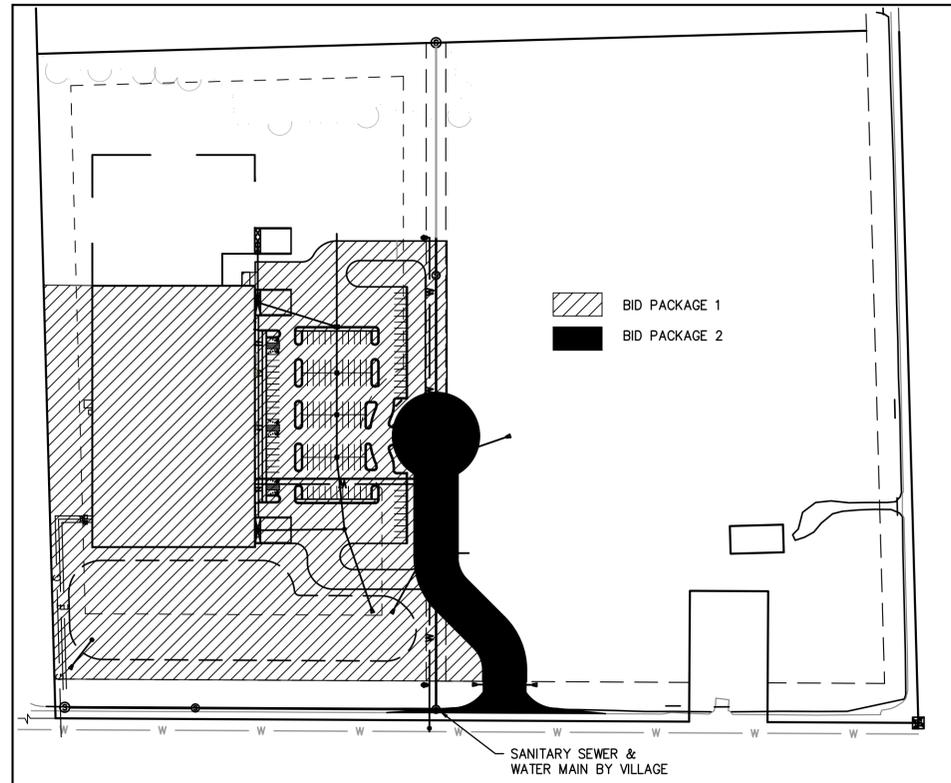
PROJECT NO.
18.0034

SHEET NO.

C001

GENERAL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL PIPE LENGTHS ARE MEASURED TO CENTER OF STRUCTURE AND MEASURED HORIZONTALLY. THE CONTRACTOR IS RESPONSIBLE FOR MAKING NECESSARY ADJUSTMENTS FOR SLOPES AND STRUCTURES.
3. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARDS.
4. WHEN POSSIBLE, THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE WITH ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.
5. CONTRACTOR SHALL CHECK ALL EROSION CONTROL MEASURES EVERY SEVEN DAYS OR WITHIN 24 HOURS AFTER EACH 0.5 INCH RAINFALL AND PROVIDE ANY MAINTENANCE REQUIRED FOR CONFORMANCE WITH THIS PLAN. CONTRACTOR SHALL MAINTAIN LOG OF INSPECTIONS WHICH SHALL BE KEPT ON-SITE.
6. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED ON AREAS TO BE VEGETATED.
7. SEEDING SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
8. SEEDING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 630 OF WISDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. A NO. 40 MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1000 S.F.
9. PLACE MULCH AND TACKIFIER ON THE SEEDED AREAS.
10. DISTURBED AREAS LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH, OR WISDOT-APPROVED POLYMER.
11. TEMPORARY SEEDING: ANNUAL RYE GRASS AT 25 lbs/ACRE
LATE SEASON TEMPORARY SEEDING (SEPT. 15 TO OCT. 15): WINTER WHEAT AT 2 BUSHELS/ACRE
DORMANT SEEDING (AFTER NOV. 1): 10 MIXTURE AT 4 POUNDS PER 1000 S.F.
10. POLYMER MUST BE APPLIED TO ALL DISTURBED AREAS IF SEEDING IS NOT COMPLETED BY OCTOBER 15.
11. IF DEWATERING IS NECESSARY, DIRECT DISCHARGE INTO THE SEDIMENT BASIN. THE MAXIMUM PUMPING RATE INTO THE POND IS 200 GPM. ALTERNATE DEWATERING OPERATIONS MUST BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 "DEWATERING".
12. TOPSOIL PILES LEFT IN PLACE FOR LONGER THAN 14 DAYS MUST BE STABILIZED WITH TEMPORARY SEEDING.
13. EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
14. RECYCLE OR PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS IN A TIMELY MANNER. CONTROL RUNOFF FROM WASTE MATERIALS UNTIL THEY ARE REMOVED OR REUSED.
15. BY THE END OF EACH WORKDAY, CLEAN UP ALL OFF-SITE SEDIMENT DEPOSITS OR TRACKED SOIL THAT ORIGINATED FROM THE PERMITTED SITE. FLUSHING SHALL NOT BE ALLOWED UNLESS RUNOFF IS TREATED BEFORE DISCHARGE FROM THE SITE.
16. ROADWAY, STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION IS TO CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF GERMANTOWN STANDARD SPECIFICATIONS.



BID PACKAGE EXHIBIT

LEGEND

| EXISTING | | PROPOSED |
|----------|----------------------------------|----------|
| | CITY-VILLAGE LIMITS | |
| | BENCHMARK | |
| | CHISELED CROSS | |
| | CONTROL POINT | |
| | FOUND 5/8" IRON BAR | |
| | FOUND 1" IRON PIPE | |
| | MONUMENT - CONCRETE W/ BRASS CAP | |
| | PK NAIL - FOUND SPIKE | |
| | RECORD AS | |
| | SET 5/8"x18" IRON 1.13#/L.F. | |
| | SET IRON PIPE | |
| | WITNESS MONUMENT | |
| | TREELINE | |
| | BUSH | |
| | TREE - CONIFEROUS | |
| | TREE - DECIDUOUS | |
| | TREE- GENERAL | |
| | FLOODPLAIN LINE | |
| | WETLAND BOUNDARY | |
| | WETLAND SYMBOL | |
| | SOIL BORING | |
| | TEST PIT | |
| | ROAD CENTER LINE | |
| | DITCH CENTER LINE | |
| | FENCE - BARBED WIRE | |
| | FENCE - CHAIN LINK | |
| | GUARDRAIL | |
| | RETAINING WALL | |
| | BOLLARD | |
| | DETECTABLE WARNING FIELD | |
| | HANDICAP SYMBOL | |
| | FLAG POLE | |
| | MAILBOX | |
| | SIGN | |
| | STORM SEWER | |
| | MANHOLE - STORM | |
| | STORM INLET - CURB | |
| | STORM INLET - BEEHIVE | |
| | STORM INLET - SQUARE | |
| | END SECTION | |
| | SANITARY | |
| | SANITARY FORCE MAIN | |
| | MANHOLE - SANITARY | |
| | CLEAN OUT | |
| | SEPTIC TANK COVER | |
| | SEPTIC VENT | |
| | WATER MAIN | |
| | MANHOLE - WATER MAIN | |
| | CURB STOP | |
| | HYDRANT | |
| | WATER MAIN VALVE | |
| | WELL | |
| | WATER MAIN BACK FLOW PREVENTER | |
| | GAS LINE | |
| | MANHOLE - GAS | |
| | GAS VALVE | |
| | GAS LINE MARKER | |
| | ELECTRIC | |
| | MANHOLE - ELECTRIC | |
| | ELECTRICAL TRANSFORMER | |
| | POWER POLE | |
| | GUY WIRE | |
| | LIGHT POLE | |
| | PULL BOX | |
| | OVERHEAD UTILITY | |
| | UTILITY PEDESTAL | |
| | CABLE TELEVISION | |
| | CABLE TV BOX | |
| | TELEPHONE | |
| | TELEPHONE PEDESTAL | |
| | FIBER OPTIC | |
| | MANHOLE | |
| | CONSTRUCTION LIMITS | |
| | INLET PROTECTION | |
| | SILT FENCE | |

CONSTRUCTION SEQUENCE

1. CONSTRUCT STONE TRACKING PAD AT THE PROPOSED ENTRANCE.
2. INSTALL SILT FENCE AT THE LOCATIONS NOTED ON THE PLANS. THIS MUST BE DONE BEFORE ANY GRADING ACTIVITIES TAKE PLACE.
3. INSTALL INLET PROTECTION FOR EXISTING INLETS.
4. TOPSOIL IS TO BE STRIPPED AND STOCKPILED. THE STOCKPILE IS TO BE PROTECTED WITH SILT FENCE WITHIN 7 DAYS AND SEEDED WITHIN 30 DAYS OF LAYUP.
5. ROUGH GRADING MAY TAKE PLACE AFTER TOPSOIL STRIPPING.
6. UTILITY INSTALLATION WILL TAKE PLACE DURING ROUGH GRADING. ALL CATCH BASINS AND INLETS ARE TO BE PROTECTED IMMEDIATELY AFTER INSTALLATION IN ACCORDANCE WITH THE DETAIL IN THESE PLANS.
7. PERMANENT SEEDING TO BE COMPLETED BY OCTOBER 15TH OF THE YEAR GRADING WORK IS COMPLETED OR BY JUNE 1ST OF THE FOLLOWING YEAR.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE TOLL FREE
800-242-8511
(414-259-1181 MILWAUKEE METRO)
(TDD: 800-542-2289)
www.diggershotline.com
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

SITE IMPROVEMENT PLANS FOR

ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

GENERAL NOTES

REVISIONS

NO. BY DATE

ISSUED FOR REVIEW

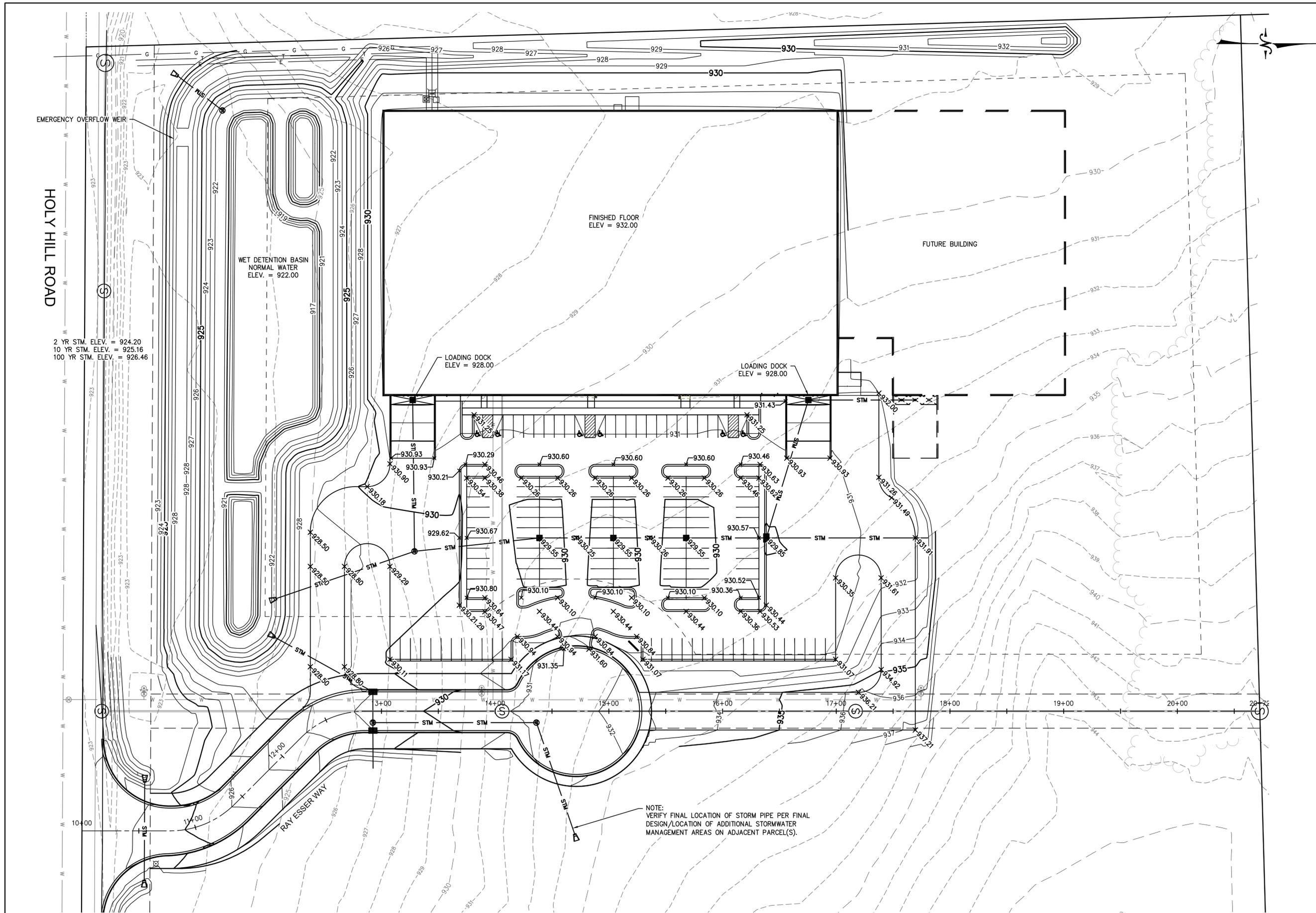
PLAN DATE 01.31.19
DESIGNED BY DKV

0 N/A
SCALE

PROJECT NO.
18.0034

SHEET NO.

C002



HOLY HILL ROAD

2 YR STM. ELEV. = 924.20
 10 YR STM. ELEV. = 925.16
 100 YR STM. ELEV. = 926.46

WET DETENTION BASIN
 NORMAL WATER
 ELEV. = 922.00

FINISHED FLOOR
 ELEV = 932.00

LOADING DOCK
 ELEV = 928.00

LOADING DOCK
 ELEV = 928.00

FUTURE BUILDING

NOTE:
 VERIFY FINAL LOCATION OF STORM PIPE PER FINAL
 DESIGN/LOCATION OF ADDITIONAL STORMWATER
 MANAGEMENT AREAS ON ADJACENT PARCEL(S).

SITE IMPROVEMENT PLANS FOR
ELLARETEE, LLC
 VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

GRADING PLAN

NO. REVISIONS BY DATE

ISSUED FOR REVIEW

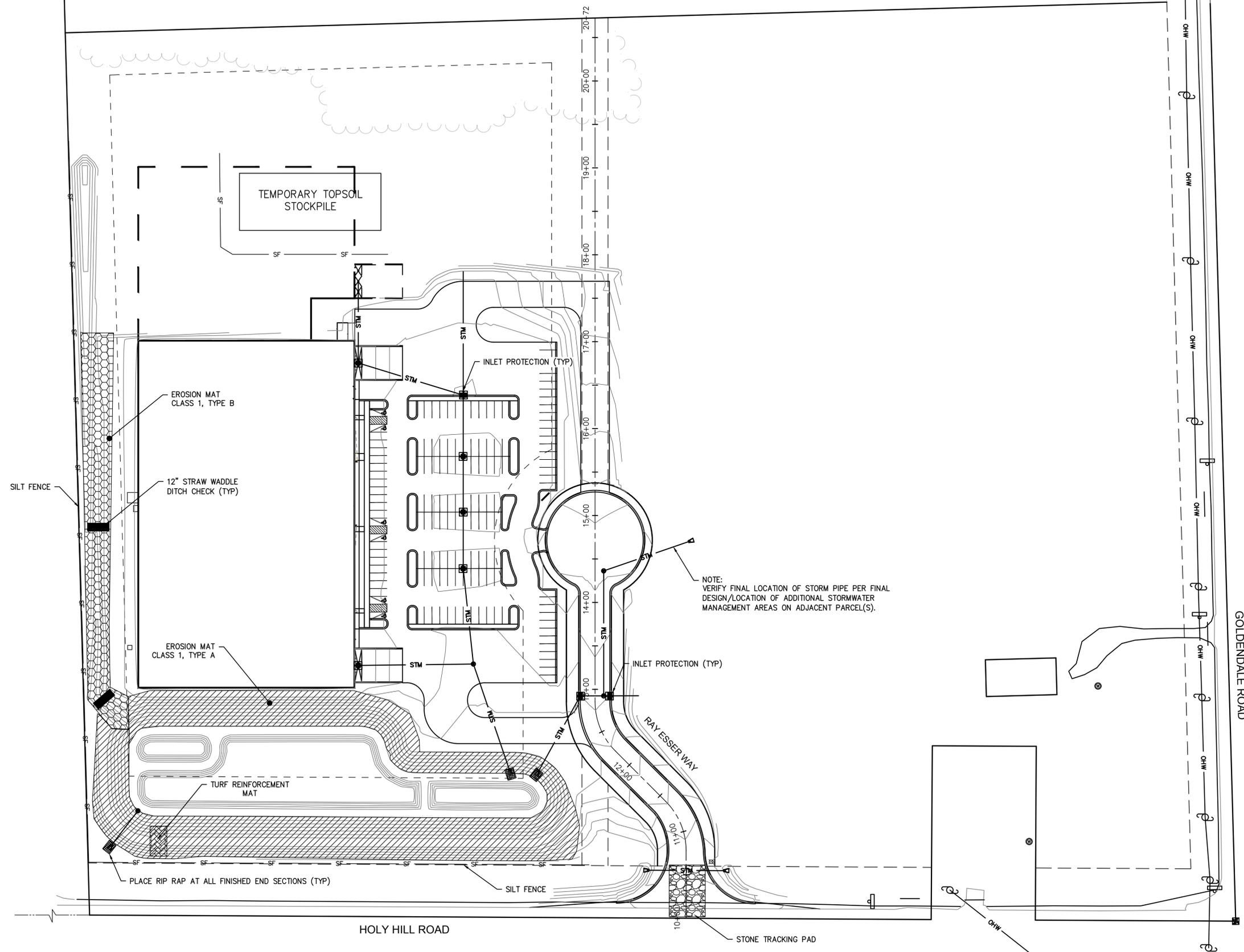
PLAN DATE 01.31.19
 DESIGNED BY DKV

0 40'
 SCALE

PROJECT NO.
18.0034

SHEET NO.

C105



SITE IMPROVEMENT PLANS FOR

ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

EROSION CONTROL PLAN

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
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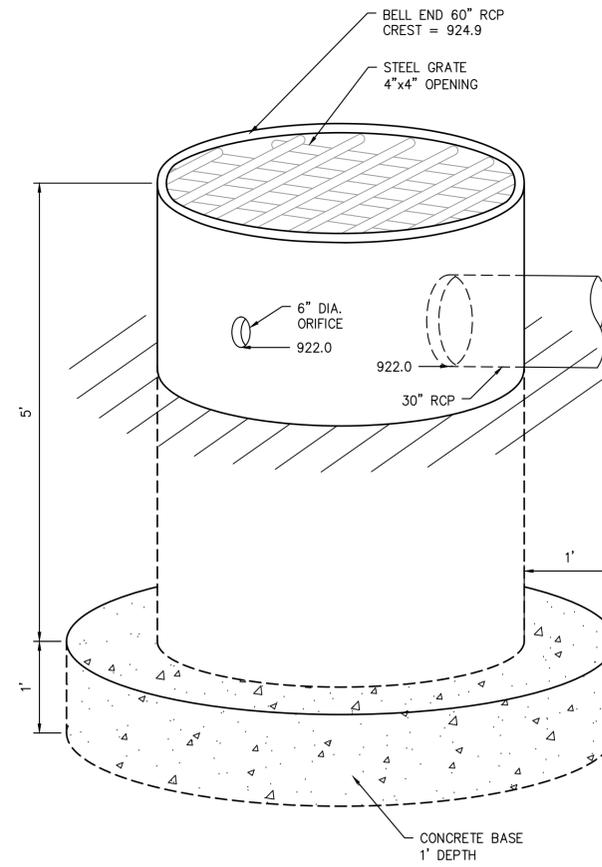
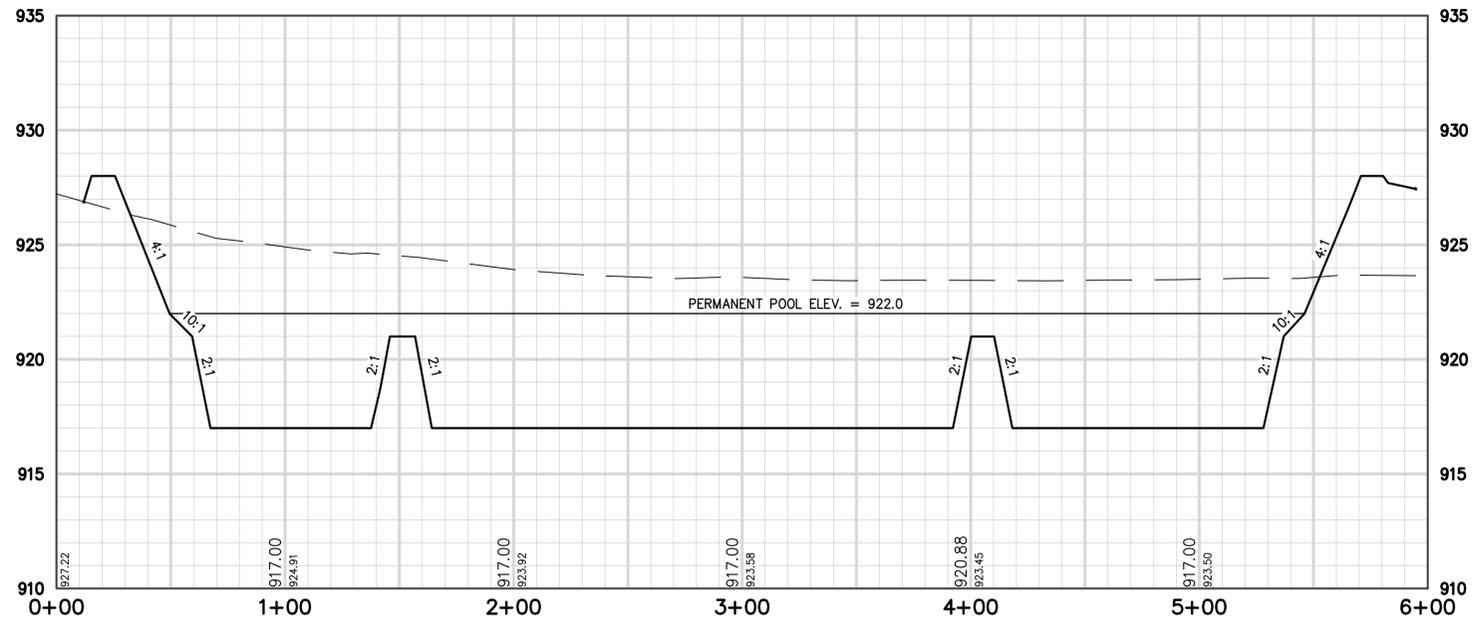
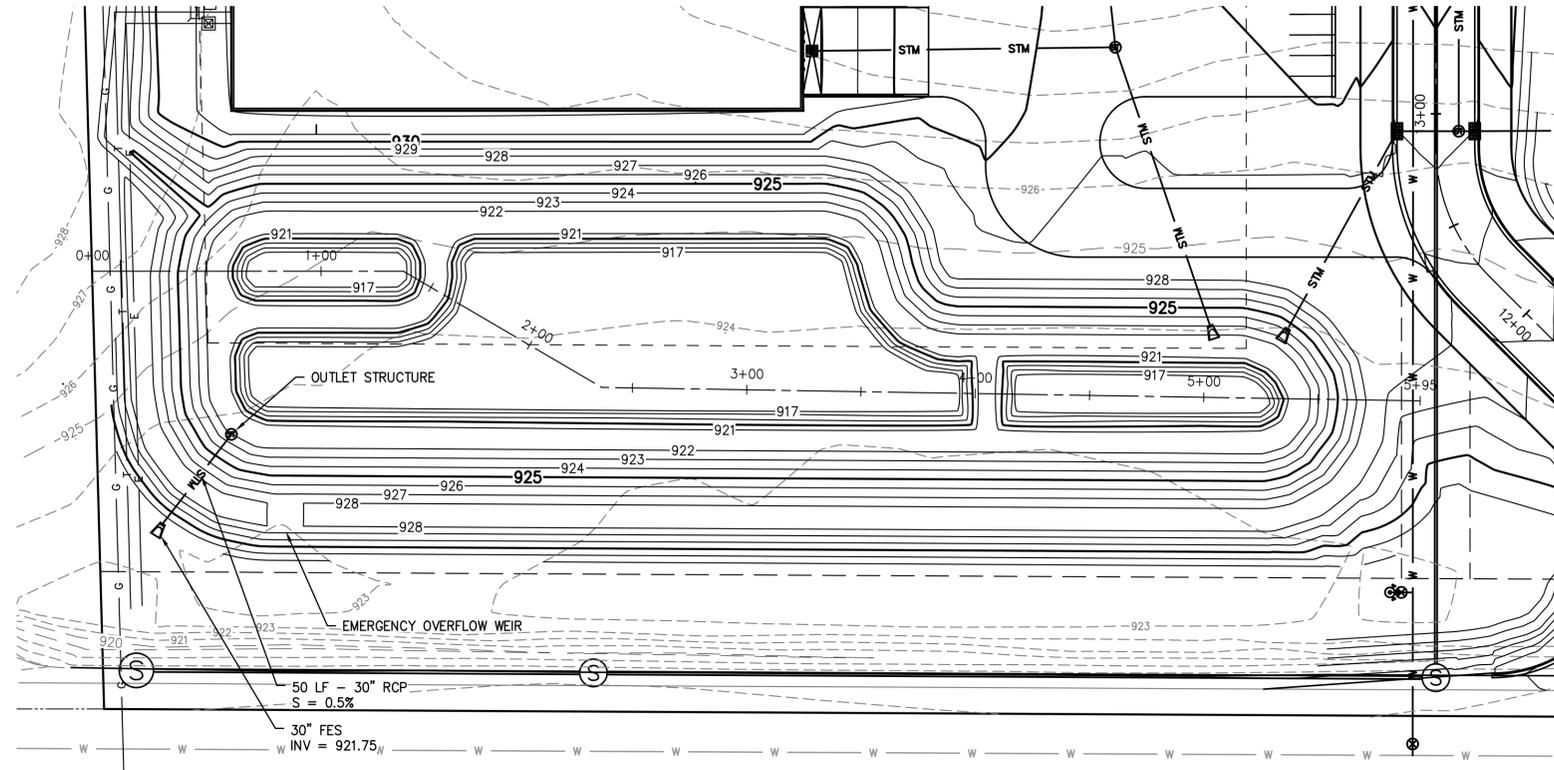
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DESIGNED BY DKV

0 60'
SCALE

PROJECT NO.
18.0034

SHEET NO.

C106



BASIN OUTLET STRUCTURE



SITE IMPROVEMENT PLANS FOR

ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

POND DETAILS

NO. REVISIONS BY DATE

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PLAN DATE 01.31.19
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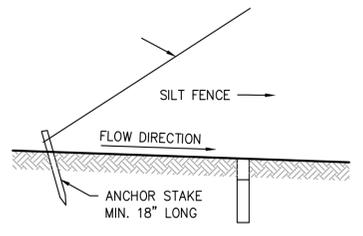
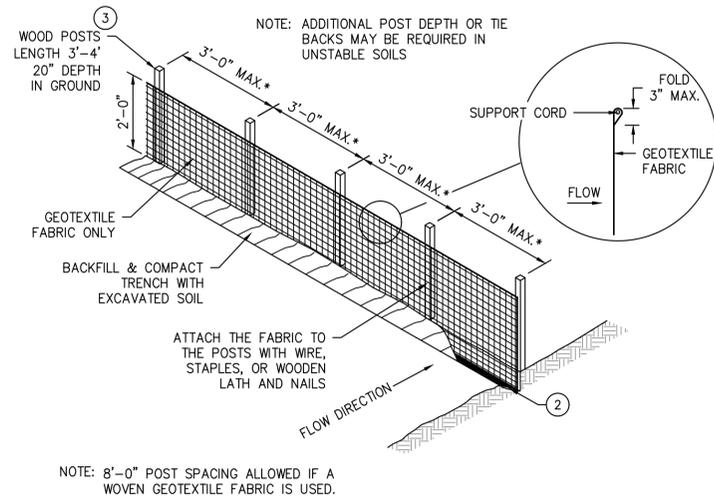
0 40'
SCALE

PROJECT NO.
18.0034

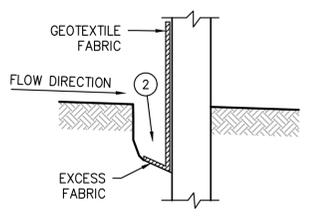
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C401

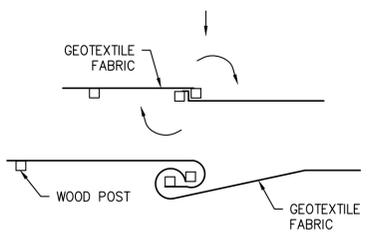
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.



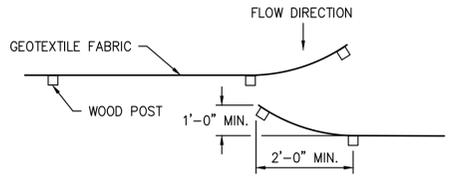
SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL



TWIST METHOD

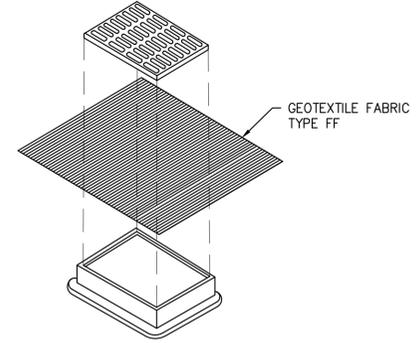


HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

- GENERAL NOTES:**
- HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
 - TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OF OAK OR HICKORY.
 - SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
 - CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180°
B) HOOK THE END OF EACH SILT FENCE LENGTH.
 - SILT FENCE SHALL BE INSTALLED USING CURRENT WisDOT STANDARDS AT THE TIME OF CONSTRUCTION.

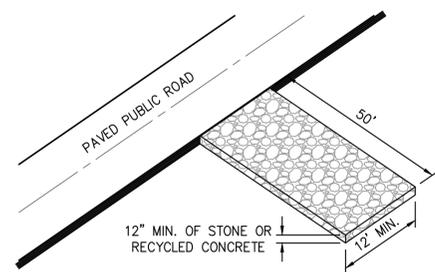
SILT FENCE



INSTALLATION NOTES:

- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- INLET PROTECTION SHALL BE INSPECTED AT A MINIMUM WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES DURING A 24 HOUR PERIOD. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN ACCUMULATION TOTALS BETWEEN 1/2 AND 1/2 THE DESIGN DEPTH OF THE DEVICE OR WHEN THE DEVICE IS NOT FUNCTIONING AS DESIGNED.
- DURING REMOVAL OF INLET PROTECTION ENSURE SEDIMENT DOES NOT FALL INTO THE INLET. ANY MATERIAL WHICH FALLS INTO THE INLET SHALL BE REMOVED.

INLET PROTECTION, TYPE B

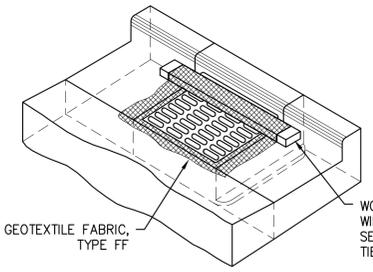


NOTE: PLACE WISDOT TYPE R GEOTEXTILE FABRIC UNDER STONE, IF SATURATED CONDITIONS ARE EXPECTED.

| STONE GRADATION | |
|-----------------|---------------------------|
| SIEVE SIZE | PERCENT BY WEIGHT PASSING |
| 3" | 100 |
| 2 1/2" | 90-100 |
| 1 1/2" | 25-60 |
| 3/4" | 0-20 |
| 3/8" | 0-5 |

ALTERNATE - MEET GRADATION FOR WISDOT SELECT CRUSHED MATERIAL, SECTION 312 OF STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURE CONSTRUCTION.

STONE TRACKING PAD



GENERAL NOTES:

- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FOR INLET PROTECTION TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

INSTALLATION NOTES:

- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- INLET PROTECTION SHALL BE INSPECTED AT A MINIMUM WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES DURING A 24 HOUR PERIOD.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN ACCUMULATION TOTALS BETWEEN 1/2 AND 1/2 THE DESIGN DEPTH OF THE DEVICE OR WHEN THE DEVICE IS NOT FUNCTIONING AS DESIGNED.
- DURING REMOVAL OF INLET PROTECTION ENSURE SEDIMENT DOES NOT FALL INTO THE INLET. ANY MATERIAL WHICH FALLS INTO THE INLET SHALL BE REMOVED.

INLET PROTECTION, TYPE C

SITE IMPROVEMENT PLANS FOR

ELLARETEE, LLC

VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONSTRUCTION DETAILS

NO. BY DATE REVISIONS

ISSUED FOR REVIEW

PLAN DATE 01.31.19

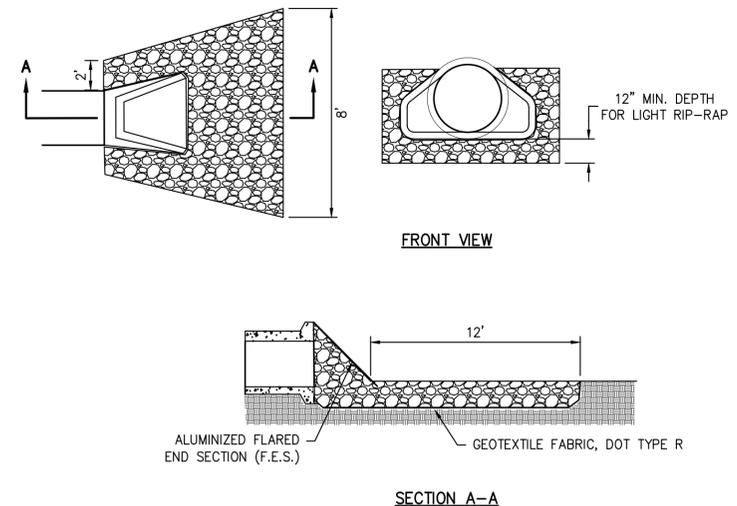
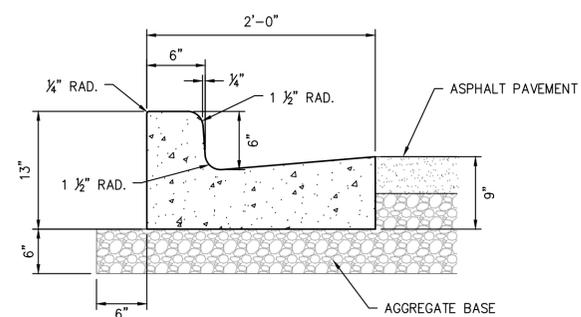
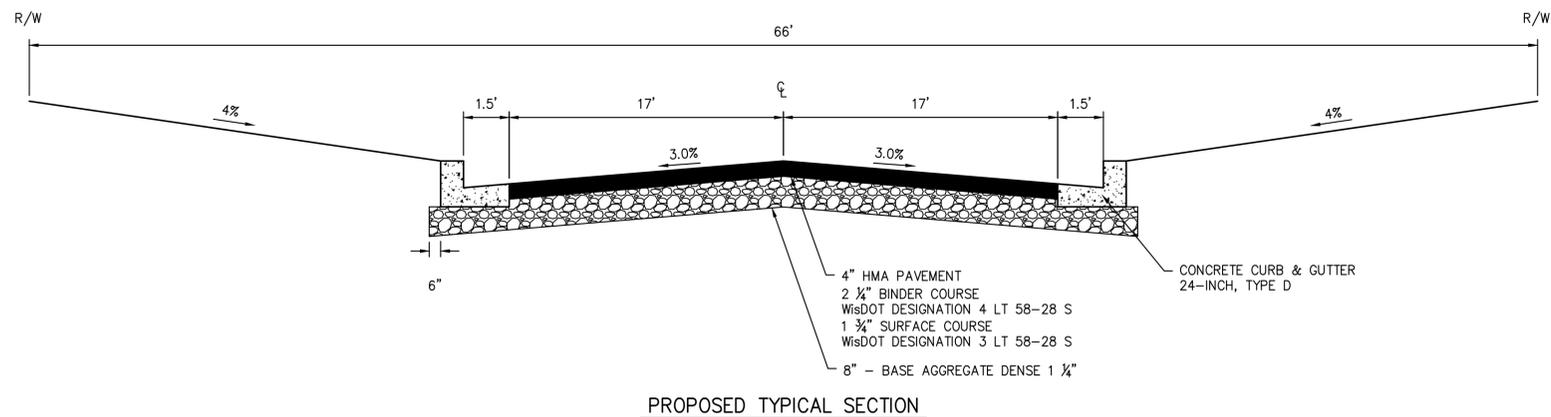
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0 N/A SCALE

PROJECT NO. 18.0034

SHEET NO.

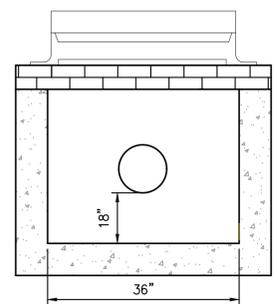
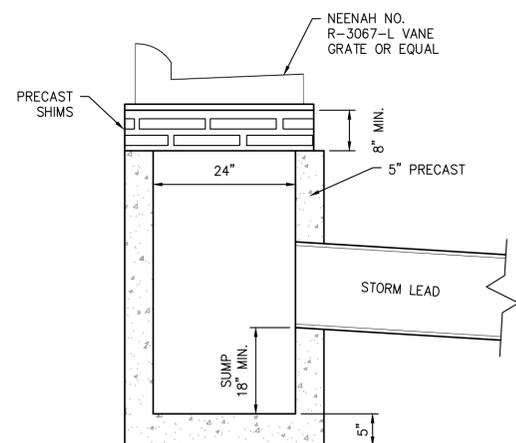
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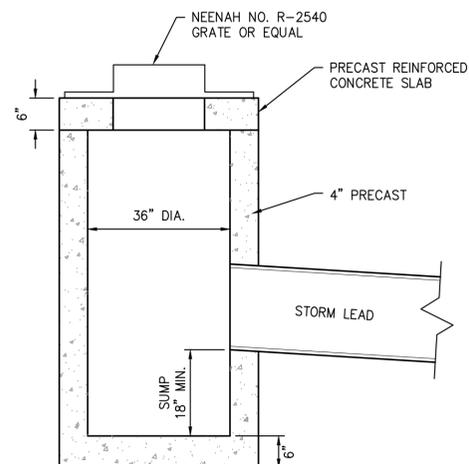
NOTES:

1. EXCAVATE TO ONE FOOT BELOW PIPE OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP-RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF ONE FOOT.
3. EXERCISE CARE IN RIP-RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP-RAP ON ZERO GRADE, TOP OF RIP-RAP TO BE LEVEL WITH PROPOSED OUTLET NO OVERFALL AT ENDS.
5. RIP-RAP SHALL BE MEDIUM RIP-RAP IN ACCORDANCE WITH SECTION 606 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.
7. LINE CHANNEL TO TOP OF BANKS FOR A DISTANCE OF 12' DOWNSTREAM. NO RESTRICTION OF CHANNEL CROSS SECTION SHOULD EXIST.

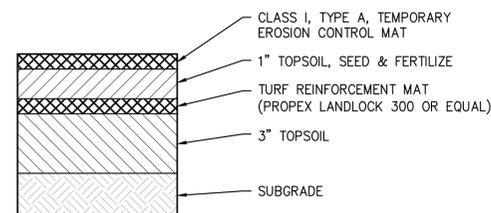
FLARED END SECTION AND RIP-RAP



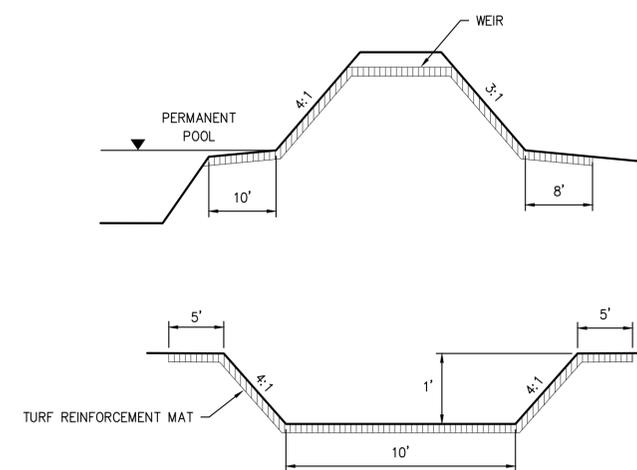
CATCH BASIN



CATCH BASIN



TURF REINFORCEMENT MAT



EMERGENCY SPILLWAY

SITE IMPROVEMENT PLANS FOR

ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONSTRUCTION DETAILS

NO. REVISIONS BY DATE

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PLAN DATE 01.31.19
DESIGNED BY DKV

0 N/A
SCALE

PROJECT NO.
18.0034

SHEET NO.

C502



Catalog Number: NU8980-O-KK
Item Description: 200A 4T RL MTR DB PED
UPC Code: 784572181823

Brand Name: Milbank
Type: Ringless Meter Socket
Application: Meter Socket With Load Center
Standard: UL Listed
Voltage Rating: Up to 240 Volts Alternating Current
Amperage Rating: 200 Continuous Ampere
Phase: 1 Phase
Frequency Rating: 60 Hertz
Number Of Cutouts: 0
Cutout Size: Breaker Provision
Cable Entry: Underground
Terminal: Single Mechanical Line Side and Single Mechanical Load Side
Mounting: Pedestal
Enclosure: Type 3R, G90 Galvanized Steel with Powder Coat Finish



Additional Specifications: Number of Jaws:4 Terminal
Hub Opening and Closing Plates:Plain Top
Hub Opening and Closing Plates:Plain Top

Utility requirements may vary. Always consult the serving utility for their requirements prior to ordering or installing this equipment. This product must always be installed by a licensed electrician. Installation of this equipment may require local electrical inspector approval.

SHEET INDEX

- C1.0 SITE PLAN
- A1.0 FLOOR PLAN
- A2.0 ELEVATIONS

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2015 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2013

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

| FLOOR AREAS | EXISTING | NEW | SUB-TOTAL |
|-----------------------------|------------|--------------|--------------|
| SECOND FLOOR | ----- S.F. | ----- S.F. | ----- S.F. |
| FIRST FLOOR | ----- S.F. | 100,000 S.F. | 100,000 S.F. |
| CANOPIES (COLUMN SUPPORTED) | ----- S.F. | ----- S.F. | ----- S.F. |
| BASEMENT | ----- S.F. | ----- S.F. | ----- S.F. |
| BUILDING AREA SUB-TOTALS | ----- S.F. | 100,000 S.F. | 100,000 S.F. |
| MEZZANINES | ----- S.F. | 2,999 S.F. | 2,999 S.F. |
| FIRE AREA TOTALS | ----- S.F. | 102,999 S.F. | 102,999 S.F. |

HIGH PILE STORAGE NO
FIRE ALARM SYSTEM YES/NO

OCCUPANCY

B, F1, S1
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE 2B CONSTRUCTION
SPRINKLED YES
FIREWALL NO

ALLOWABLE AREA

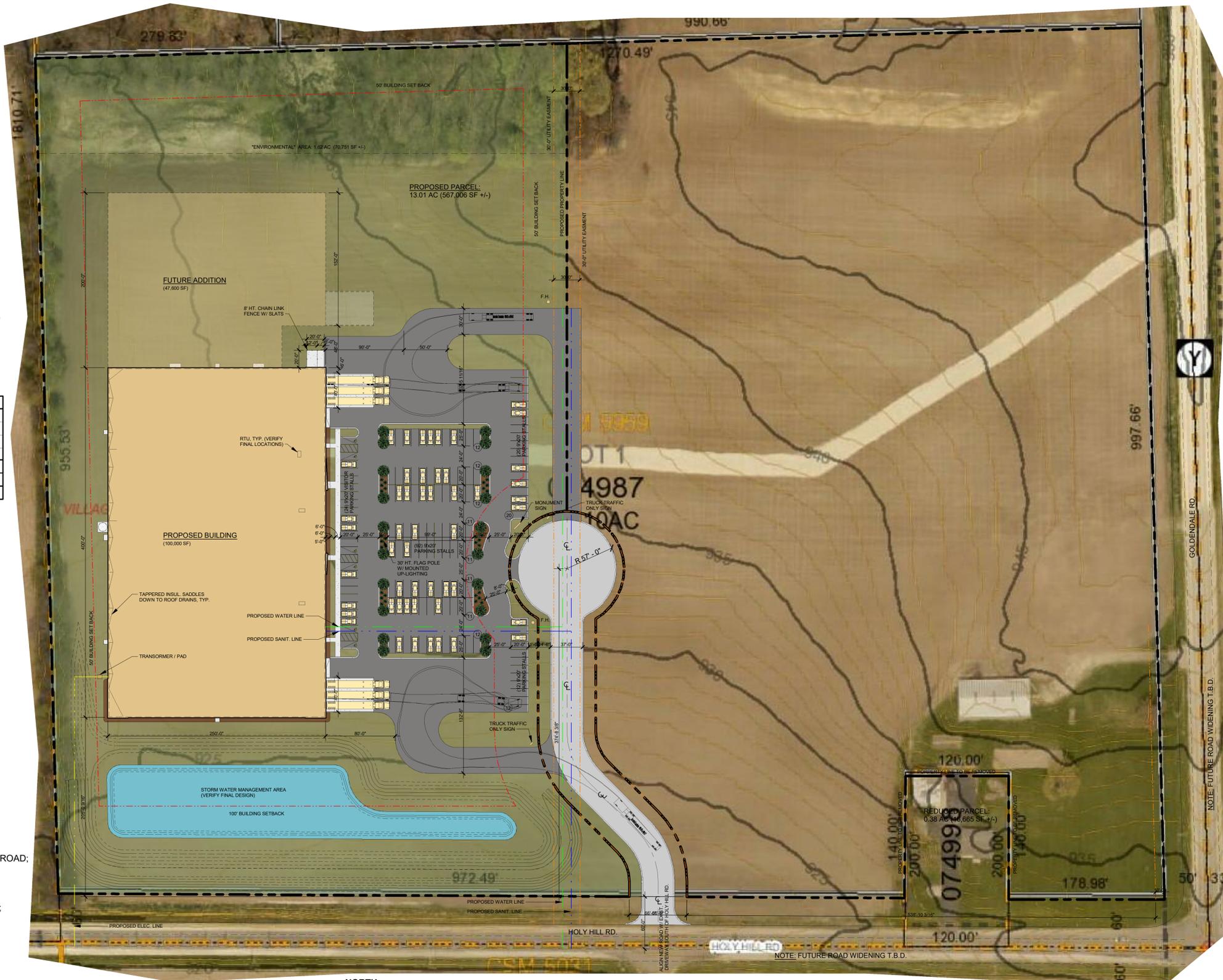
TABULAR FLOOR AREA: 15,500 S.F.
FRONTAGE INCREASE: 11,625 S.F.
SPRINKLER INCREASE: 46,500 S.F.
TOTAL ALLOWABLE AREA: 73,625 S.F.
ALLOWABLE FIRE AREA: UNLIMITED

BUILDING/SITE CONTENT

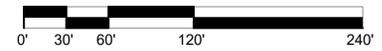
BUILDING SIZE 100,000 S.F. 17.6%
HARD SURFACE 101,469 S.F. 17.8%
GREEN SPACE 367,992 S.F. 64.6%
PARCEL SIZE (APPROX.) 569,461 S.F. 13.07 ACRES
PARKING PROVIDED 148 STALLS (1 STALL/675.7 S.F.)

ZONING INFORMATION

ZONING: M-1 (W/ TIF#8 OVERLAY)
FRONT YARD SETBACK: 100'-0" FROM HOLY HILL ROAD & GOLDENDALE ROAD;
50'-0" FROM ALL INTERLAN ROADS
SIDE YARD SETBACK: 50'-0"
REAR YARD SETBACK: 50'-0"
PARKING AREAS: 50'-0" FROM HOLY ROAD & GOLDENDALE ROAD;
10'-0" FROM ALL INTERNAL ROADS



CONCEPTUAL SITE PLAN
1" = 60'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

ELLARETEE, LLC

GERMANTOWN,

WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES: 1216 State Road 55, P.O. Box 620, Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-3004

MADISON: 711 Oak Dr., Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE: W204 N11509, Goldendale Rd, Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

WAUSAU: 5605 Lilac Ave, Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
ELLARETEE, LLC
GERMANTOWN,
WISCONSIN

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REVISIONS

| | | |
|----|------------|--------|
| R1 | 01.28.2019 | J.R.S. |
| R2 | 03.04.2019 | C.D.T. |

PROJECT MANAGER: B. EGAN
DESIGNER: C. MANSKE
DRAWN BY: J.R.S.
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P19011
CONTRACT NO:
DATE: 01.17.2019
SHEET: C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



ELLARETEE, LLC
GERMANTOWN, WISCONSIN





Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 1216 State Road 55
 P.O. Box 620
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 FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:

ELLARETEE, LLC

WISCONSIN
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| REVISIONS | DATE | BY |
|-----------|------------|--------|
| R1 | 01.28.2019 | J.R.S. |
| R2 | 03.04.2019 | C.D.T. |

PROJECT MANAGER: B. EGAN

DESIGNER: C. MANSKE

DRAWN BY: J.R.S.

EXPEDITOR: -----

SUPERVISOR: -----

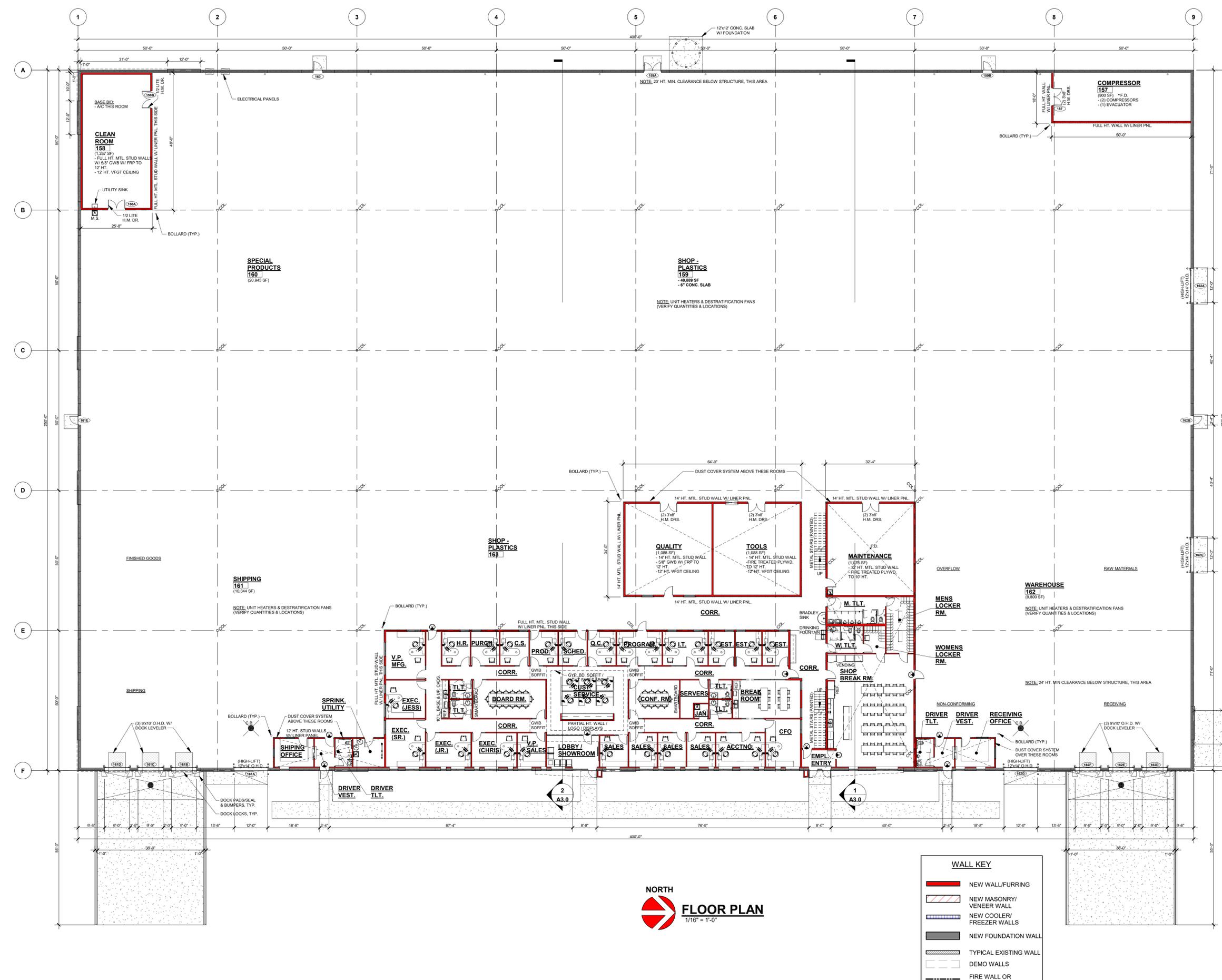
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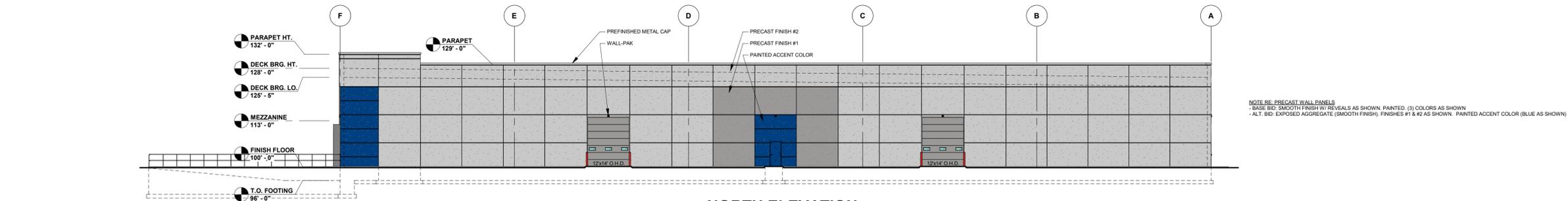
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DATE: 01.17.2019

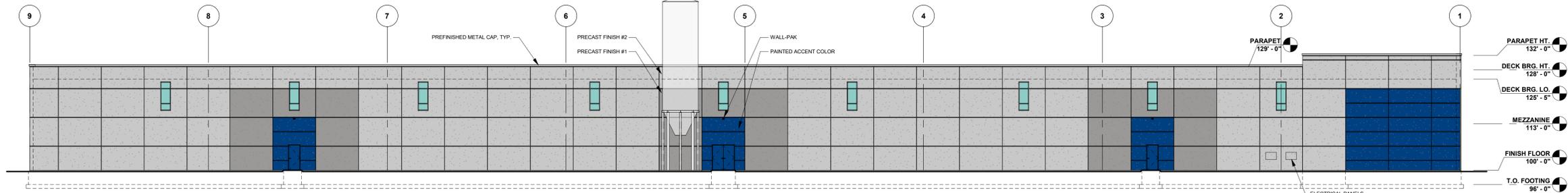
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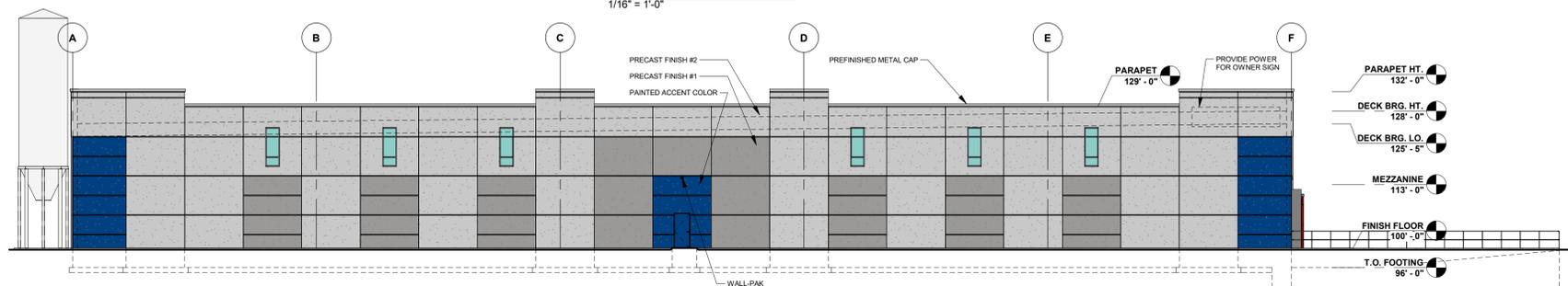




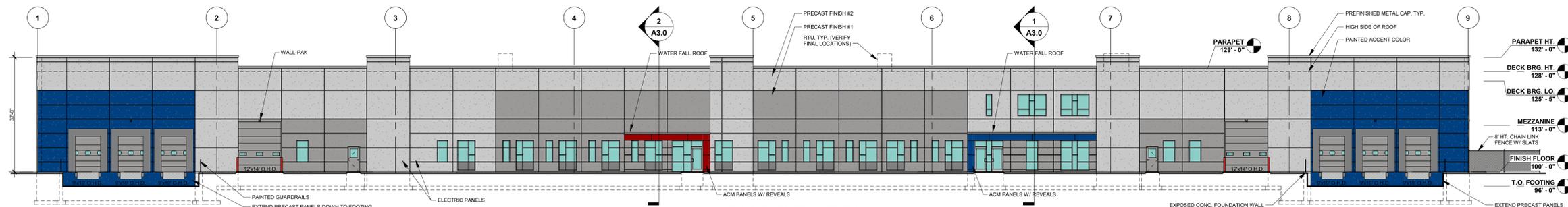
NORTH ELEVATION
1/16" = 1'-0"



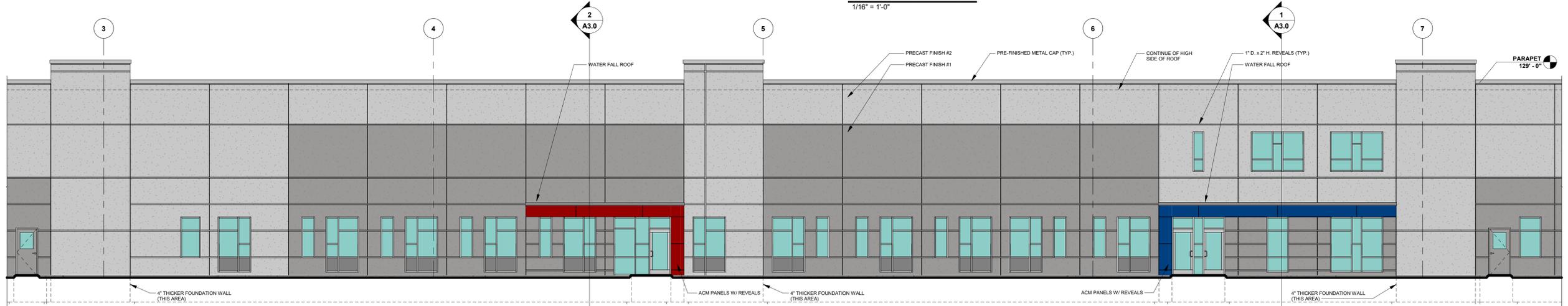
WEST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
ELLARETEE, LLC
 WISCONSIN
 GERMANTOWN,

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REVISIONS
R1 01.28.2019 J.R.S.
R2 03.04.2019 C.D.T.

PROJECT MANAGER: B. EGAN
DESIGNER: C. MANSKE
DRAWN BY: J.R.S.
EXPEDITOR: -----
SUPERVISOR: -----
PRELIMINARY NO: P19011
CONTRACT NO: -----
DATE: 01.17.2019

SHEET: **A2.0**

PRELIMINARY - NOT FOR CONSTRUCTION

Area Series (Small)

The OLA1 Small Series is a stylish aerodynamic area luminaire that fits within today's accepted design form factors. Excellent optical performance is achieved with Lumileds brand LED's and engineered discrete optics. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. All models come standard with a universal pole mount bracket or an optional wall surface box. Luminaries are available with a number of options including alternate CCT choices, finishes, photocells and occupancy sensors.

FEATURES

- LED Brand: Lumileds
- Color Temperatures: 4000K & 5000K (Other CCTs are available upon request.)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40°C (-40°F) to 40°C (104°F)
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish Custom colors are available upon request
- IP65 Rated (wet listed)
- Mounting: Universal Round or Square Pole, Wall Surface Box

ELECTRICAL SPECIFICATIONS

- Power Input: 120-277V (347-480V Optional)
- Power Factor: > 0.95
- THD: < 15%
- Surge Protection: 10 kV
- Control Options: 0-10V Dimming standard (Photocell and Occupancy Sensors Optional)

TESTS & CERTIFICATIONS

- ETL (UL 1598)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Premium)



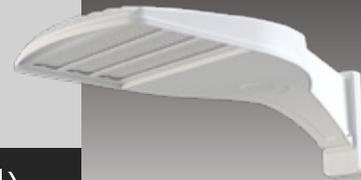
WARRANTY

- 10-Year Warranty (parts or replacement)

PERFORMANCE SPECIFICATIONS

| Distribution | Model / Wattage | Lumens | | Bug Rating | | |
|--------------|-----------------|---------|--------|------------|---|---|
| | | 4000K | 5000K | B | U | G |
| Type 2 | OLA1-080 | 10,801 | 10,960 | 3 | 0 | 1 |
| | OLA1-120 | 15,840 | 16,200 | 3 | 0 | 2 |
| | OLA1-150 | 19,800 | 20,250 | 3 | 0 | 2 |
| Type 3 | OLA1-080 | 11,600 | 11,760 | 2 | 0 | 2 |
| | OLA1-120 | 16,561 | 16,920 | 3 | 0 | 2 |
| | OLA1-150 | 20,549 | 21,000 | 3 | 0 | 2 |
| Type 3L | OLA1-080 | 10,799 | 10,960 | 3 | 0 | 3 |
| | OLA1-120 | 15,960 | 16,199 | 3 | 0 | 3 |
| | OLA1-150 | 19,800 | 20,249 | 4 | 0 | 3 |
| Type 3R | OLA1-080 | 10,799 | 10,960 | 3 | 0 | 3 |
| | OLA1-120 | 15,960 | 16,198 | 3 | 0 | 3 |
| | OLA1-150 | 19,800 | 20,250 | 4 | 0 | 3 |
| Type 4 | OLA1-080 | 11,596 | 10,794 | 2 | 0 | 2 |
| | OLA1-120 | 15,472 | 15,712 | 2 | 0 | 2 |
| | OLA1-150 | 19,046 | 19,349 | 3 | 0 | 2 |
| Type 4L | OLA1-080 | 10,800 | 10,960 | 3 | 0 | 3 |
| | OLA1-120 | 16,080 | 16,320 | 3 | 0 | 3 |
| | OLA1-150 | 19,800 | 20,250 | 4 | 0 | 4 |
| Type 4R | OLA1-080 | 10,800 | 10,960 | 3 | 0 | 3 |
| | OLA1-120 | 16,080 | 16,320 | 3 | 0 | 3 |
| | OLA1-150 | 19,781 | 20,250 | 4 | 0 | 4 |
| Type 5 | OLA1-080 | 10,0032 | 10,185 | 4 | 0 | 3 |
| | OLA1-120 | 15,049 | 15,278 | 4 | 0 | 3 |
| | OLA1-150 | 18,811 | 19,097 | 5 | 0 | 4 |

| Voltage (V) | Current (A) | | |
|-------------|-------------|------|------|
| | 80W | 120W | 150W |
| 120 | 0.67 | 1.00 | 1.25 |
| 208 | 0.38 | 0.58 | 0.72 |
| 240 | 0.33 | 0.50 | 0.63 |
| 277 | 0.29 | 0.43 | 0.54 |
| 347 | 0.23 | 0.35 | 0.43 |
| 480 | 0.17 | 0.25 | 0.31 |



Area Series (Small)

ORDERING INFORMATION

EXAMPLE: OLA1-120-UNVL-50-4-SQ-BZ-PR-TL12

| SERIES | WATTAGE | VOLTAGE | COLOR TEMP | DISTRIBUTION | MOUNT | FINISH | CONTROL / OPTIONS |
|-----------------------------|---------------------------------------|------------------------------------|---|--|--|--|---|
| OLA1 = Optec LED Area Light | 080 = 80W 120 = 120W 150 = 150W | UNVL = 120-277V UNVH = 347-480V | 30 = 3000K ⁴ 40 = 4000K 50 = 5000K | 2 = Type 2 3 = Type 3 3L = Type 3 Left 3R = Type 3 Right 4 = Type 4 4L = Type 4 Left 4R = Type 4 Right 5 = Type 5 | SQ = Square Pole ³ RD = Round Pole ³ WM = Wall Mount ^{1,3} TA = Tenon Adapter ³ | WH = White BZ = Dark Bronze BL = Black NA = Natural Aluminum CC = Custom Color | OS = Occupancy Sensor PR = Photocell Receptacle PR3 = Photocell Receptacle for 3-pin Photocell PR5 = Photocell Receptacle for 5-pin Photocell WC = Wireless Control HS = House Side Shield TL12 = Twist Lock Photocell 120V ² TL24 = Twist Lock Photocell 240V ² TL27 = Twist Lock Photocell 277V ² TL28 = Twist Lock Photocell 208V ² TL34 = Twist Lock Photocell 347V ² TL48 = Twist Lock Photocell 480V ² TLSC = Twist Lock Shorting Cap |

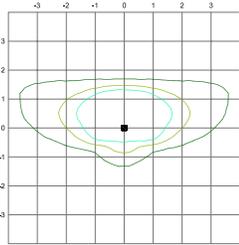
1 - WM option requires SQ pole mount bracket.
2 - Photocell Default = Fail in "ON" mode (Unless Otherwise Specified)
3 - See OLA1 Accessories Sheets
4 - (Optional) Contact Factory for Lead-Time and Pricing

PHOTOMETRIC PERFORMANCE

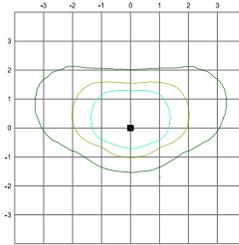
Isofootcandle plots = OLA1 120W model in 5000K CCT @ 30' mounting height. Distances are in units of mounting height.

LEGEND

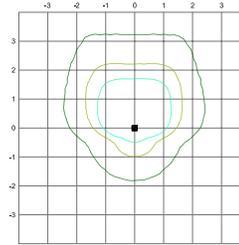
- 0.1 fc
- 0.5 fc
- 1.0 fc
- 5.0 fc



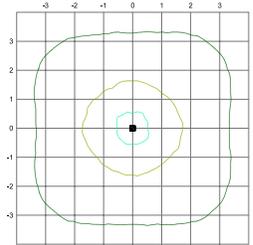
120W (Type 2) Plot



120W (Type 3) Plot



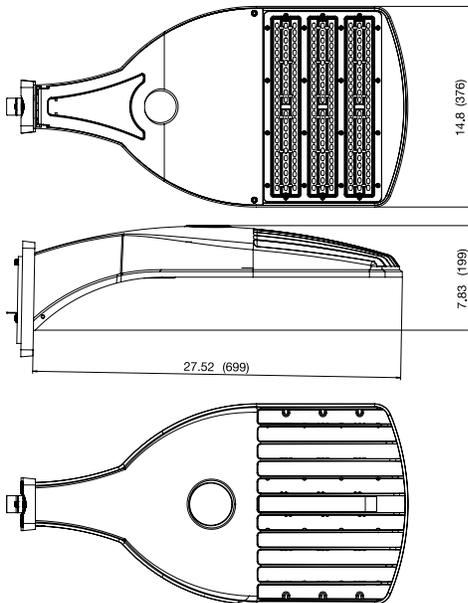
120W (Type 4) Plot



120W (Type 5) Plot

Published luminaire photometric testing performed to IESNA-79-08 standards

DIMENSIONS, WEIGHTS & EPA



| Wattage | 80W | 120W | 150W |
|-------------------|--------------|--------------|--------------|
| Length (in" / mm) | 27.52" / 699 | 27.52" / 699 | 27.52" / 699 |
| Width (in" / mm) | 14.8" / 376 | 14.8" / 376 | 14.8" / 376 |
| Height (in" / mm) | 7.83" / 199 | 7.83" / 199 | 7.83" / 199 |
| Weight (lbs / kg) | 19.4 / 8.8 | 19.4 / 8.9 | 20 / 9.1 |

| Wattage | Effective Projected Area (EPA) in ft ² | | | | |
|---------|---|------|------|------|------|
| | | | | | |
| 80 | 0.96 | 1.92 | 1.81 | 2.77 | 3.63 |
| 120 | 0.96 | 1.92 | 1.81 | 2.77 | 3.63 |
| 150 | 0.96 | 1.92 | 1.81 | 2.77 | 3.63 |

Area Series (Small)

The OLA1 Small Series is a stylish aerodynamic area luminaire that fits within today's accepted design form factors. Excellent optical performance is achieved with Lumileds brand LED's and engineered discrete optics. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. All models come standard with a universal pole mount bracket or an optional wall surface box. Luminaires are available with a number of options including alternate CCT choices, finishes, photocells and occupancy sensors.

FEATURES

- LED Brand: Lumileds
- Color Temperatures: 4000K & 5000K (Other CCTs are available upon request.)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40°C (-40°F) to 40°C (104°F)
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish Custom colors are available upon request
- IP65 Rated (wet listed)
- Mounting: Universal Round or Square Pole, Wall Surface Box

ELECTRICAL SPECIFICATIONS

- Power Input: 120-277V (347-480V Optional)
- Power Factor: > 0.95
- THD: < 15%
- Surge Protection: 10 kV
- Control Options: 0-10V Dimming standard (Photocell and Occupancy Sensors Optional)

TESTS & CERTIFICATIONS

- ETL (UL 1598)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Premium)



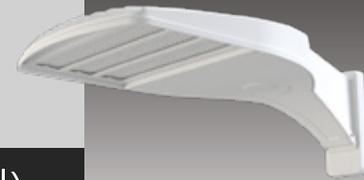
WARRANTY

- 10-Year Warranty (parts or replacement)

PERFORMANCE SPECIFICATIONS

| Distribution | Model / Wattage | Lumens | | Bug Rating | | |
|--------------|-----------------|---------|--------|------------|---|---|
| | | 4000K | 5000K | B | U | G |
| Type 2 | OLA1-080 | 10,801 | 10,960 | 3 | 0 | 1 |
| | OLA1-120 | 15,840 | 16,200 | 3 | 0 | 2 |
| | OLA1-150 | 19,800 | 20,250 | 3 | 0 | 2 |
| Type 3 | OLA1-080 | 11,600 | 11,760 | 2 | 0 | 2 |
| | OLA1-120 | 16,561 | 16,920 | 3 | 0 | 2 |
| | OLA1-150 | 20,549 | 21,000 | 3 | 0 | 2 |
| Type 3L | OLA1-080 | 10,799 | 10,960 | 3 | 0 | 3 |
| | OLA1-120 | 15,960 | 16,199 | 3 | 0 | 3 |
| | OLA1-150 | 19,800 | 20,249 | 4 | 0 | 3 |
| Type 3R | OLA1-080 | 10,799 | 10,960 | 3 | 0 | 3 |
| | OLA1-120 | 15,960 | 16,198 | 3 | 0 | 3 |
| | OLA1-150 | 19,800 | 20,250 | 4 | 0 | 3 |
| Type 4 | OLA1-080 | 11,596 | 10,794 | 2 | 0 | 2 |
| | OLA1-120 | 15,472 | 15,712 | 2 | 0 | 2 |
| | OLA1-150 | 19,046 | 19,349 | 3 | 0 | 2 |
| Type 4L | OLA1-080 | 10,800 | 10,960 | 3 | 0 | 3 |
| | OLA1-120 | 16,080 | 16,320 | 3 | 0 | 3 |
| | OLA1-150 | 19,800 | 20,250 | 4 | 0 | 4 |
| Type 4R | OLA1-080 | 10,800 | 10,960 | 3 | 0 | 3 |
| | OLA1-120 | 16,080 | 16,320 | 3 | 0 | 3 |
| | OLA1-150 | 19,781 | 20,250 | 4 | 0 | 4 |
| Type 5 | OLA1-080 | 10,0032 | 10,185 | 4 | 0 | 3 |
| | OLA1-120 | 15,049 | 15,278 | 4 | 0 | 3 |
| | OLA1-150 | 18,811 | 19,097 | 5 | 0 | 4 |

| Voltage (V) | Current (A) | | |
|-------------|-------------|------|------|
| | 80W | 120W | 150W |
| 120 | 0.67 | 1.00 | 1.25 |
| 208 | 0.38 | 0.58 | 0.72 |
| 240 | 0.33 | 0.50 | 0.63 |
| 277 | 0.29 | 0.43 | 0.54 |
| 347 | 0.23 | 0.35 | 0.43 |
| 480 | 0.17 | 0.25 | 0.31 |



Area Series (Small)

ORDERING INFORMATION

EXAMPLE: OLA1-120-UNVL-50-4-SQ-BZ-PR-TL12

| SERIES | WATTAGE | VOLTAGE | COLOR TEMP | DISTRIBUTION | MOUNT | FINISH | CONTROL / OPTIONS |
|-----------------------------|---------------------------------------|------------------------------------|---|--|--|--|---|
| OLA1 = Optec LED Area Light | 080 = 80W 120 = 120W 150 = 150W | UNVL = 120-277V UNVH = 347-480V | 30 = 3000K ⁴ 40 = 4000K 50 = 5000K | 2 = Type 2 3 = Type 3 3L = Type 3 Left 3R = Type 3 Right 4 = Type 4 4L = Type 4 Left 4R = Type 4 Right 5 = Type 5 | SQ = Square Pole ³ RD = Round Pole ³ WM = Wall Mount ^{1,3} TA = Tenon Adapter ³ | WH = White BZ = Dark Bronze BL = Black NA = Natural Aluminum CC = Custom Color | OS = Occupancy Sensor PR = Photocell Receptacle PR3 = Photocell Receptacle for 3-pin Photocell PR5 = Photocell Receptacle for 5-pin Photocell WC = Wireless Control HS = House Side Shield TL12 = Twist Lock Photocell 120V ² TL24 = Twist Lock Photocell 240V ² TL27 = Twist Lock Photocell 277V ² TL28 = Twist Lock Photocell 208V ² TL34 = Twist Lock Photocell 347V ² TL48 = Twist Lock Photocell 480V ² TLSC = Twist Lock Shorting Cap |

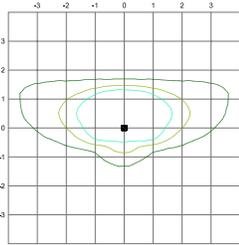
1 - WM option requires SQ pole mount bracket.
2 - Photocell Default = Fail in "ON" mode (Unless Otherwise Specified)
3 - See OLA1 Accessories Sheets
4 - (Optional) Contact Factory for Lead-Time and Pricing

PHOTOMETRIC PERFORMANCE

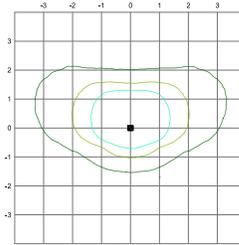
Isofootcandle plots = OLA1 120W model in 5000K CCT @ 30' mounting height. Distances are in units of mounting height.

LEGEND

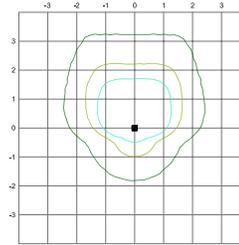
- 0.1 fc
- 0.5 fc
- 1.0 fc
- 5.0 fc



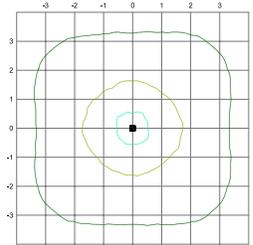
120W (Type 2) Plot



120W (Type 3) Plot



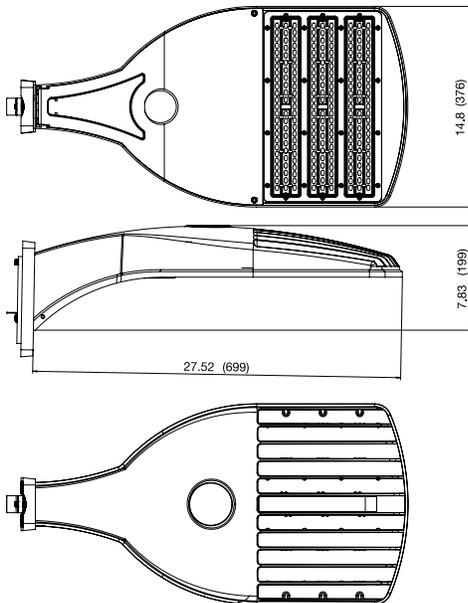
120W (Type 4) Plot



120W (Type 5) Plot

Published luminaire photometric testing performed to IESNA-79-08 standards

DIMENSIONS, WEIGHTS & EPA



| Wattage | 80W | 120W | 150W |
|-------------------|--------------|--------------|--------------|
| Length (in" / mm) | 27.52" / 699 | 27.52" / 699 | 27.52" / 699 |
| Width (in" / mm) | 14.8" / 376 | 14.8" / 376 | 14.8" / 376 |
| Height (in" / mm) | 7.83" / 199 | 7.83" / 199 | 7.83" / 199 |
| Weight (lbs / kg) | 19.4 / 8.8 | 19.4 / 8.9 | 20 / 9.1 |

| Wattage | Effective Projected Area (EPA) in ft ² | | | | |
|---------|---|------|------|------|------|
| | | | | | |
| 80 | 0.96 | 1.92 | 1.81 | 2.77 | 3.63 |
| 120 | 0.96 | 1.92 | 1.81 | 2.77 | 3.63 |
| 150 | 0.96 | 1.92 | 1.81 | 2.77 | 3.63 |

LED Wallpack Series 3 / Small

The OLWP3S series is a stylish wallpack that fits within today's accepted design form factors. Excellent optical performance is achieved with Luminus Brand COB LED arrays and PC metalized specular reflectors. Luminus arrays are ideal light sources due to low thermal resistance, excellent heat transfer and uniform spreading. Use of 95% efficient tempered glass lenses minimizes light loss. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. Luminaries are available with a number of options including alternate CCT choices, color finishes, photocells and brackets.

FEATURES

- Luminus Brand COB Arrays
- Color Temperature: 4000K & 5000K (other CCT's are available upon request)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours (at 25° C)
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40C (-40F) to 40C (104F)
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish (custom/other RAL colors are available upon request)
- IP65 Rated (wet listed)
- Mounting: Wall Surface (adjustable yoke bracket or pole mount arm optional)

ELECTRICAL SPECIFICATIONS

- Power Input 90-305V
- Drive Currents: 20W = 500 mA
30W = 700 mA
- Efficacy: 20W = 91.45 lm/W
30W = 100.16 lm/W
- Power Factor: > 95%
- THD: < 15%
- Control Options: Button Photocell

TEST & CERTIFICATIONS

- ETL (UL 1598)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Standard)



WARRANTY

- 5 - Year warranty (Parts or Replacement)

PERFORMANCE SPECIFICATIONS

| Lens Type | Model / Wattage | Lumens | |
|-----------|-----------------|--------|-------|
| | | 4000K | 5000K |
| Type 4 | OLWP3S - 020 | 1,803 | 1,830 |
| | OLWP3S - 030 | 3,104 | 3,151 |

| Drive Current | Wattage | Drive Current | Wattage |
|--------------------|---------|--------------------|---------|
| 500 mA | 20 | 700 mA | 30 |
| Current (A) @ 120V | 0.17 | Current (A) @ 120V | 0.25 |
| Current (A) @ 208V | 0.10 | Current (A) @ 208V | 0.14 |
| Current (A) @ 240V | 0.08 | Current (A) @ 240V | 0.13 |
| Current (A) @ 277V | 0.07 | Current (A) @ 277V | 0.11 |



LED Wallpack Series 3 / Small

ORDERING INFORMATION

EXAMPLE: OLWP3S-030-UNV-50-4-SM-BZ-BP

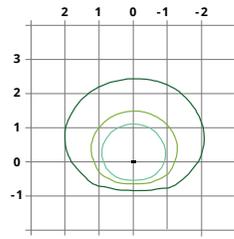
| SERIES | WATTAGE | VOLTAGE | COLOR TEMPERATURE | DISTRIBUTION | MOUNTING | FINISH | CONTROL / OPTIONS |
|--------|--|---------------|--------------------------|--------------|--|--|--------------------------------|
| OLWP3S | 020 = 20W (500 mA) 030 = 30W (700 mA) | UNV = 90-305V | 40 = 4000K 50 = 5000K | 4 = Type 4 | SM = Surface Mount AB = Adjustable Bracket Wall AK = Adjustable Knuckle / Threaded | WH = White BZ = DK Bronze BL = Black SL = Silver CC = Custom Color | BP = Button Photocell 120-277V |

PHOTOMETRIC PERFORMANCE

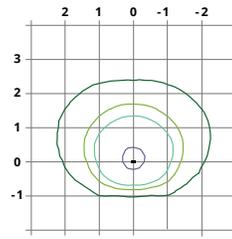
Isofootcandle plots = OLWP3S 20W and 30W models in 5000K CCT @ 15' mounting height. Distances are in units of mounting height.

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc
- 5.0 fc



20W (Type 4)

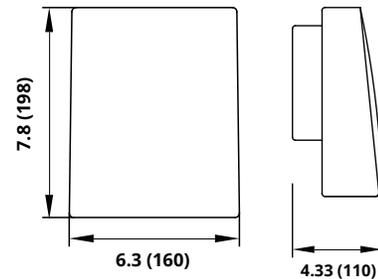


30W (Type 4)

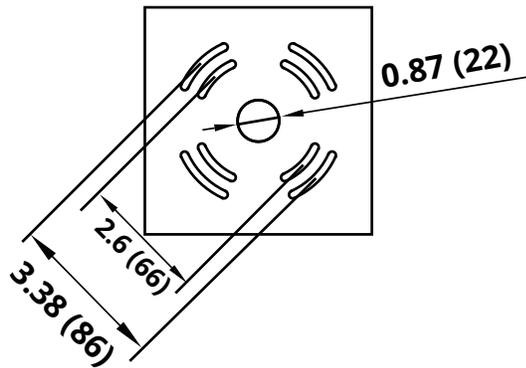
Published luminaire photometric testing performed to IESNA-79-08 standards

DIMENSIONS, WEIGHTS & MOUNTING

| Wattage | 20W | 30W |
|-------------------|-------------|-------------|
| Length (in" / mm) | 6.3" / 160 | 6.3" / 160 |
| Height (in" / mm) | 7.8" / 198 | 7.8" / 198 |
| Depth (in" / mm) | 4.33" / 110 | 4.33" / 110 |
| Weight (lbs / kg) | 3.84 / 1.6 | 3.15 / 1.8 |



measurements: Inch (mm)



Wall Installation Plate
measurements: Inch (mm)

MOUNTING OPTIONS



Adjustable Knuckle
(1/2" x 14 NPT 1" Long)



Adjustable Bracket