City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, September 24, 2025 **6:00 PM** **City Hall, Room 128**
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. 25-0333 August 27, 2025

Attachments: August 27, 2025 (draft minutes)

D. NEW AND PREVIOUS MATTERS

2A. 25-0359 Conditional Use Permit for SoNa Lofts Phase 2, Lot 3, a proposed 5+ Unit Dwelling, at 1600 S. 66th St.

2B. 25-0360 Site, Landscaping, and Architectural Design Review for SoNa Lofts Phase 2, Lot 3, a proposed 5+ Unit Dwelling, at 1600 S. 66th St. (Tax Key No. 454-0656-000).

Attachments: (CUP-SLA-CSM) SoNa Lofts Phase 2, Lot 3

3. 25-0361 Site, Landscaping, and Architectural Design Amendment for SoNa Lofts Phase 2, Lot 4, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000).

Attachments: (SLA) SoNa Lofts Phase 2, Lot 4

4. 25-0362 Site, Landscaping, and Architectural Design Review for Novonesis, an existing light industrial use, at 9015 W. Maple St. (Tax Key No. 451-1535-001)

Attachments: (SLA) Novonesis water silo

5A. 25-0363 Conditional Use Permit for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.

5B. 25-0364 Site, Landscaping, and Architectural Design Review for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.

Attachments: (SLA) RCCG Household of God

6. 25-0365 Site, Landscaping, and Architectural Design Review for Layman Brewing, an existing use, at 6001 W. Madison St. (Tax Key No. 439-0342-000)

Attachments: (SLA) Layman Brewing

7. 25-0366 Certified Survey Map to split the existing parcel at 2214 S. 60th St. into two parcels. (Tax Key No. 474-0383-000).

Attachments: (CSM) 2214 S 60th St

8. 25-0367 Sign Plan Appeal for Union Green, an existing mixed-use apartment, at 6400 W. Greenfield Ave. (Tax Key No. 439-9011-000)

Attachments: (SIGN) Union Green

9. 25-0368 Tax incremental District project area 7 (Summit Place Business Park) and alignment with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Attachments: (FLU) TID 7

10. 25-0369 Tax incremental District project area 21 (S. 92 & W. Greenfield Ave) alignment with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Attachments: (FLU) TID 21

11. 25-0370 Project Tracking.

E. ADJOURNMENT



All meetings of the Plan Commission are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.

City of West Allis
Meeting Minutes
Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, August 27, 2025 | **6:00 PM** | **City Hall, Room 128, 7525 W. Greenfield Ave.**

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 7 - Wayne Clark, Brian Frank, Eric Torkelson, Jessica Katzenmeyer, Dan Devine, Brandon Reinke, David Raschka

Excused 2 - Lisa Coons, Kathleen Dagenhardt

C. APPROVAL OF MINUTES

1. 25-0299 July 23, 2025

Attachments: July 23, 2025 (draft minutes)

Clark moved to approve this matter, Katzenmeyer seconded, motion carried.

D. NEW AND PREVIOUS MATTERS

2. 25-0301 Site, Landscaping, and Architectural Design Review for exterior alterations to Aurora West Allis Hospital, an existing hospital use, at 8901 W. Lincoln Ave. & 2349 & 2400 S. 90 St. (Tax Key: 487-9001-000).

Attachments: 2 (SLA) WA Aurora Hospital

Steve Schaer presented.

Recommendation: *Approval of the Site, Landscaping, and Architectural Design Review for exterior alterations to Aurora West Allis Hospital, an existing hospital use, at 8901 W. Lincoln Ave. & 2349 & 2400 S. 90 St. (Tax Key: A487-9001-000).*

Clark moved to approve this matter, Torkelson seconded, motion carried.

3. 25-0302 Sign Plan Appeal for Spirit Halloween, a proposed General Retail use, at 6731 W. Greenfield Ave. (Tax Key No. 453-9018-001)

Attachments: 3. (SIGN) Spirit Halloween

Jack Kovnesky presented.

Recommendation: *Approve the signage plan appeal for Spirit Halloween, a proposed General Retail use, located at 6731 W Greenfield Ave. (Tax Key No. 453-9018-001) without conditions.*

Clark moved to approve this matter, Torkelson seconded, motion carried.

4. 25-0303 Sign Plan Appeal for Tsunami Express Car Wash, an existing Car Wash Service use, at 10928 W. Oklahoma Ave. (Tax Key No. 520-0151-001)

Attachments: 4 (SIGN) Tsunami

Jack Kovnesky presented.

Wayne Clark questioned that the staff write-up indicates the number of signs exceeds the allowable number of signs per code, what additional issues will this create?

Jack Kovnesky stated Plan Commission has allowed additional signs over the code limit in the past, but allowed when under total cap of 125 sf.

Recommendation: *Approval of the sign plan appeal for Tsunami Express Car Wash, an existing Car Wash Service use, at 10928 W. Oklahoma Ave. (Tax Key No. 520-0151-001) subject to the monument sign conforming to the height and area design requirements of the signage ordinance.*

Clark moved to approve this matter, Katzenmeyer seconded, motion carried.

5. 25-0304 Ordinance to amend Code Section 19.42 residential accessory buildings .

Attachments: 5 (ORD) Residential Accessory buildings

Steve Schaer presented.

Recommendation: *Discuss the item at Plan Commission meeting. Plan Commission will forward the following zoning ordinance options to Common Council for consideration: not to exceed total lot coverage of zoning district and 300 sf.cap on shed size.*

Frank moved to approve this matter, Raschka seconded, motion carried.

6. 25-0305 Ordinance to amend Code Section 19.32 Principal uses to incorporate Recovery Residence use.

Attachments: 6 (ORD) Recovery Residences

Steve Schaer presented.

Recommendation: *Discuss the item at Plan Commission meeting and some possible zoning ordinance options that will be directed to Common Council for consideration*

Clark moved to approve this matter that all such uses be considered Conditional Use option with conditional use criteria, property registration and plan of operations, Katzenmeyer seconded, motion carried.

7. 25-0306 Sign Plan Appeal for Slingshot Bar, a proposed Recreation (indoor) use, at 6325 W National Ave. (Tax Key No. 454-0122-001)

Attachments: 7 (SIGN) Slingshot Bar

Jack Kovnesky presented.
Recommendation: *Recommend approval of the Sign Plan appeal for Slingshot Bar, a proposed Recreation (indoor) use, at 6325 W National Ave. (Tax Key No. 454-0122-001)*

Frank moved to approve this matter, Torkelson seconded, motion carried by the following vote:

Aye: 6 - Clark, Frank, Torkelson, Katzenmeyer, Devine, Reinke

No: 0

Abstain: 1 - Raschka

8. 25-0307 Project Tracking

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark, seconded by Jessica Katzenmeyer to adjourn at 6:51 p.m.



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STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 24, 2025
6:00 PM

2A. Conditional Use Permit for SoNa Lofts Phase 2, Lot 3, a proposed 5+ Unit Dwelling, at 1600 S. 66th St.

2B. Site, Landscaping, and Architectural Design Review for SoNa Lofts Phase 2, Lot 3, a proposed 5+ Unit Dwelling, at 1600 S. 66th St. (Tax Key No. 454-0656-000).



Overview and Zoning

SoNa Lofts Phase II, Lot 3, buildings upon the success of Phase 1 with an additional residential building on the currently vacant parcel at 1600 S. 66th St. The project proposed 66 units with associated structured and surface parking, clubhouse amenities, and activated ground floor retail.

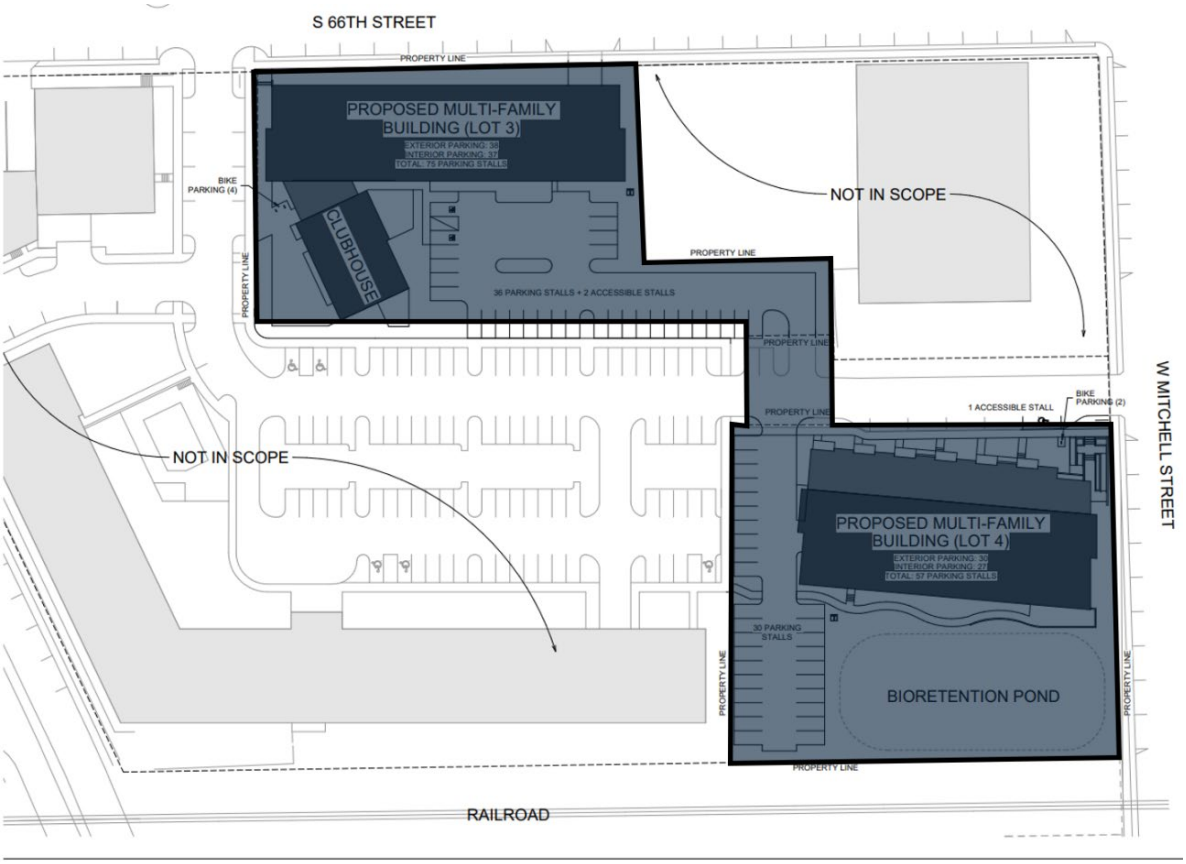
Mandel Group anticipates construction duration to be an estimated 15 months.

Q1 2026 – Commence Construction
Q2 2027 – Building Occupancy

1600 S. 66th St. is zoned C-3. 5+ Unit Dwellings require Conditional Use Permits in the C-3 zoning district. While a Conditional Use Permit has been approved for the Lot 4 development along Mitchell St., this is a separate development that will require a Conditional Use Permit of its own.

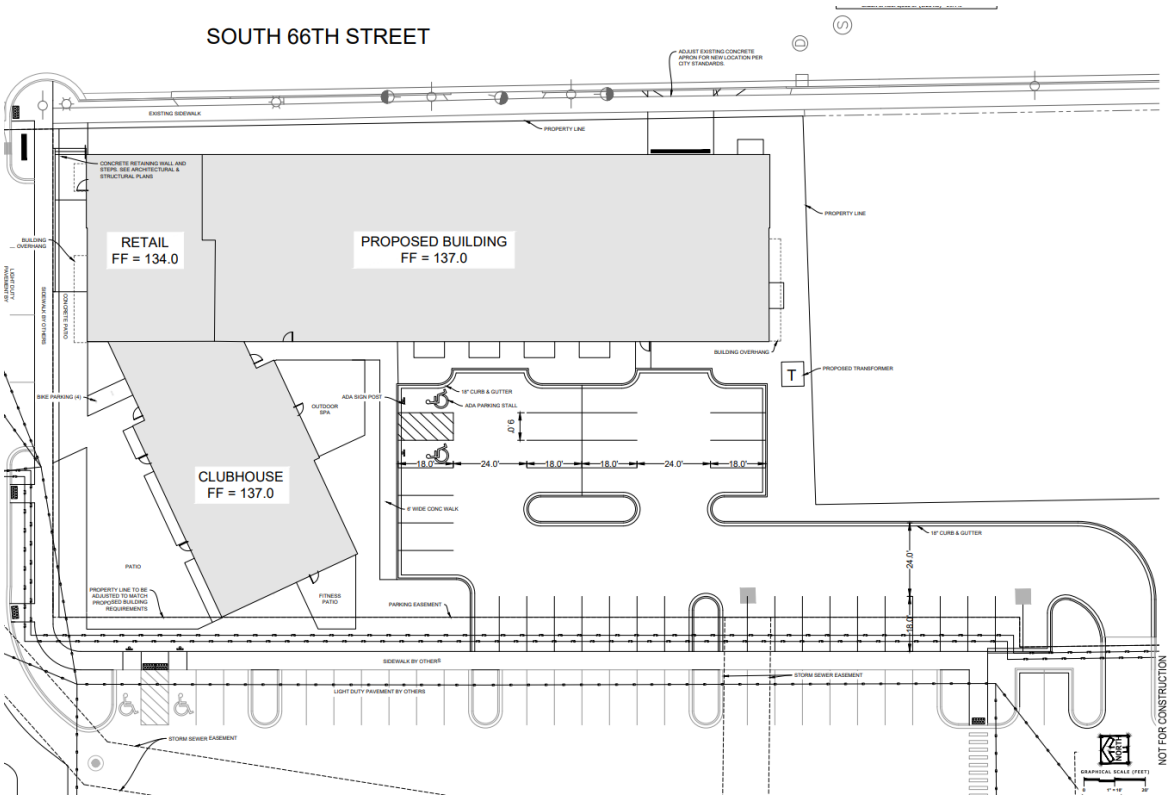
Certified Survey Map

Mandel Group indicated that they would be pursuing a certified survey map to combine the currently separated parcels at 1600 S. 66th St (Lot 3) and 6600 W. Mitchell St. (Lot 4) to assist with a future creation of a Tax Increment Financing district that will impact the two projects. Plan Commissions consideration for the combination of the two parcels is necessary for the project's development.



Site Plan

The existing site is currently vacant, serving largely as an area for overflow parking for the West Allis Farmers Market. Proposed on the site is a 4-5 story mixed-use building with 66 units, 37 underground parking stalls, 38 surface stalls, and a ground-floor retail space at the northeast corner of the building near Makers Row. A community clubhouse anchors this building with resident amenities including a spa, wellness lounge, fitness area, and coworking space. Entrance to the site is provided in a manner of ways. Access to a shared parking lot with SoNa Lofts Phase I is provided currently off of S 66th St, W. Mitchell St., and W. National Ave. This proposal calls for an extension of that existing parking area to provide surface parking along the rear of the proposed building. Underground parking is accessed via a garage entrance along S. 66th St. In addition to the parking area are connecting pedestrian walkways, providing a campus-esque pedestrian experience across the multiple Mandel projects in the area.



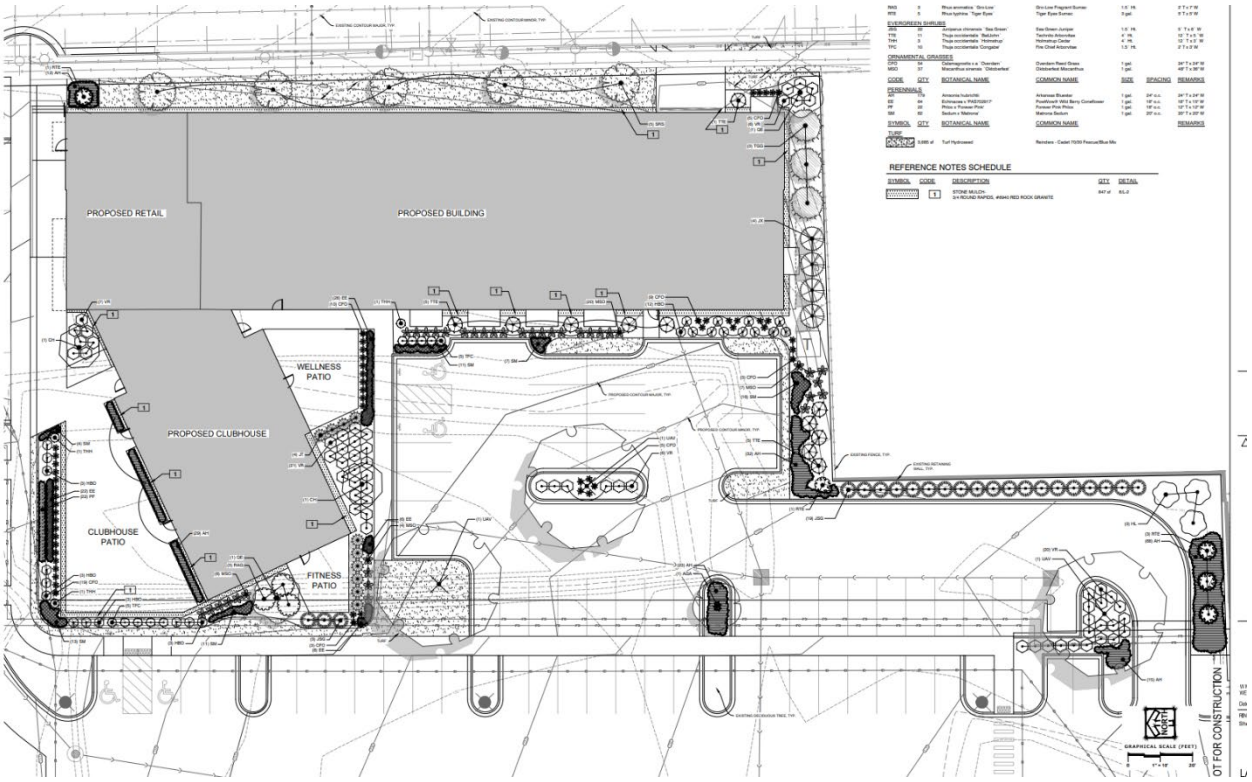
Landscaping Plan

The proposed development will include a variety of natural features meant to complement the existing and future landscaping of the other SoNa projects.

The site will be densely landscaped along the building. A variety of deciduous and evergreen shrubs will line the perimeter of the building. Flowering trees, ornamental grasses, and perennials will create a visual buffer between the parking area and the proposed building. Additionally,

A mix of trees will also provide a buffer between the public sidewalk on S 66th St. and the eastern side of the building.

During a meeting with staff, the applicant mentioned an alteration of the submitted landscaping plan. Staff will need to review the landscaping plan to ensure compliance with City Forestry standards.



Architectural Plan

The architect of the project, Rinka, recently met with staff regarding several comments that arose during internal staff review. During that meeting, staff was able to view changes to the initial architectural elevations. At the time the staff report was written, only the east elevation's updates were captured. Rinka will provide more details on the architecture of the project at the Plan Commission meeting. An overview of the architecture by staff is provided below.

The building's eastern street facing façade is comprised of stack bond brick, primarily in a dark grey color. For visual interest the architect has included an alternate shade of brick found above and below the numerous fiberglass windows. This shade of brick also makes up vertical elements that visually separates the building into three sections. Balconies along this façade provide visual interest and activation. The façade is further activated through street level glazing for the future retail tenant space. A canopy for the retail user wraps its way around to the northern elevation.

The north elevation of the building continues the use of the stack bond brick. The narrow northern elevation is broken into two sections by a vertical wood-look fiber cement panel. In place of brick, the separated side intends to utilize a dark colored fiber cement panel along the 2nd-4th floors. The first floor shows an abundance of glazing, adding to the activation of this façade. Moving further west along the north elevation brings forth the proposed clubhouse amenity. Paying homage to historic industrial architecture, the clubhouse's notable feature is the use of colored glass working from the floor to the beginning of the gabled roof. In addition to this glass is exposed metal truss along with weathered steel. The overall clubhouse maintains this look on the west and south elevations.

The apartment building's west elevation is comprised of the dark colored fiber cement material, stretching across the 2nd-4th floors. The first floor utilizes the wood-look fiber cement panel. A variety of windows work their way across the west elevation.

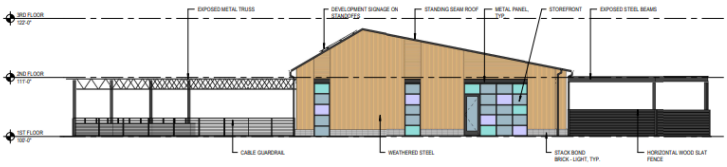
Similar to the north elevation, the south elevation is comprised of the two sections of dark fiber cement and stack bond brick, with the wood-look panel running vertically.





3 NORTH ELEVATION

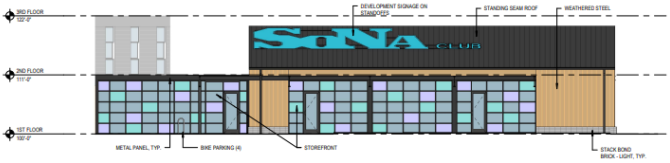




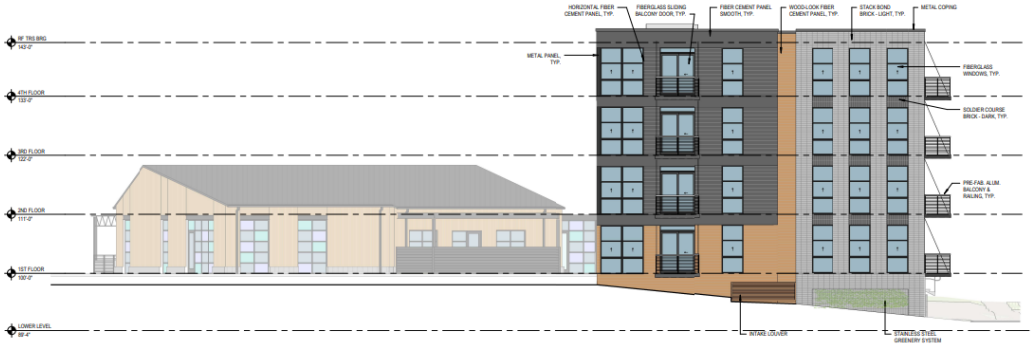
3 CLUBHOUSE - WEST ELEVATION
1/8" = 1'-0"



CLUBHOUSE - SOUTH ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - NORTH ELEVATION
1/8" = 1'-0"

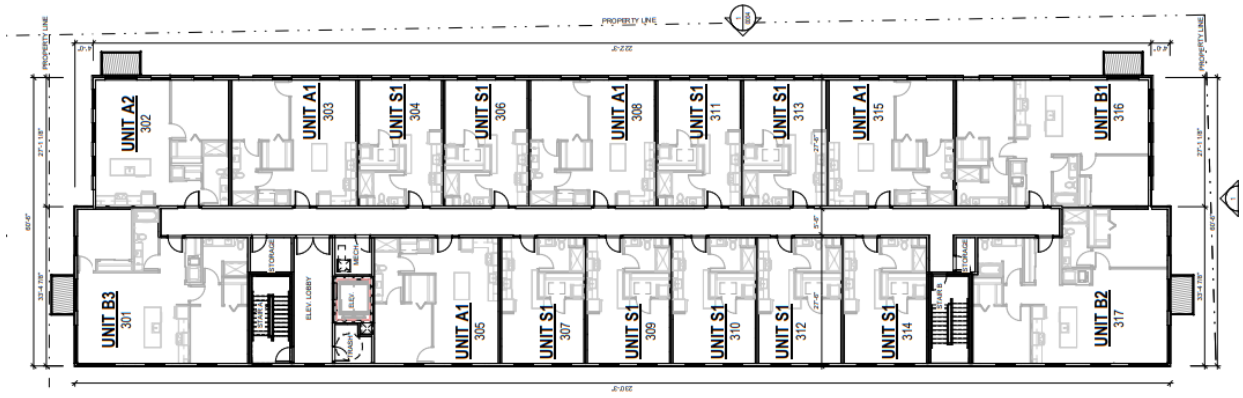




Floor Plan

Parking makes up the entirety of the below ground floor. Drivers will access this parking garage by an entrance to the garage on the eastern side of the building. The first floor consists of 15 apartment units along with a dog wash station, lobby, and clubhouse amenities including a hot tub, cold plunge, sauna, wellness lounge, and fitness center. The second, third, fourth floors consist of apartments with nearly identical layouts, each featuring 17 apartment units each.





Unit Mix
A unit mix has not yet been provided but the applicant has stated intent on discussing this matter further. As indicated by the applicant, a majority of units will be 1 bedroom.

Parking
SoNa Lofts Phase 2, Lot 3 will include 75 total parking stalls, a ratio of 1.14 stalls per unit. This parking ratio is inline with other apartment developments within the City. This is below the maximum requirement of 132 stalls (2 per unit). 37 indoor bicycle parking spaces, a total of 13 is required per code. 4 outdoor bicycle racks are shown on site. A total of 3 are required per code.

Design Guidelines

Compliance with the design guidelines is mandatory for new development. The proposed project satisfies all applicable guideline requirements. Highlights include:

1. Context
    a. Neighbor: Higher density scale is appropriate for site in major area. Material and style references to historic industrial area. Strong focus on pedestrian connectivity through and around site, improves access for an area with history of poor pedestrian design.
2. Public Realm
    a. Active Ground Floor: strong blending of public and private realm and activating public realm with townhome private entries/patios along the private drive. Townhomes and mural prevent blank first floor walls.
    b. Build for People: Pedestrian pathways and internal connections are provided next to a natural feature, a rarity in the direct neighborhood.
    c. Mitigate Impacts: vehicle parking primarily enclosed within building, also shielded from public realm.
3. Quality
    a. Building: high-quality building with compelling design, quality material palette, and unique points of emphasis.
    b. Environment: focus on integrating natural features. Reduction in impervious surfaces and inclusion of a bioretention pond. Increased density promotes reductions in energy use per capita.

See attached Plan Commission checklist.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for SoNa Lofts Phase 2, Lot 3, a proposed 5+ Unit Dwelling, at 1600 S. 66th St. (Tax Key No. 454-0656-000).

1. Common Council approval of the conditional use (scheduled October 7, 2025).
2. A Certified Survey Map being submitted to the Planning & Zoning office with subsequent Common Council approval of the Certified Survey Map subject to technical corrections.
3. Revised Site, Landscaping, and Architectural plans submitted to show the following: a) The provision of one EV charging station in the parking plan; b) Updated elevations to reflect the enhanced architectural details of the overall building, and commercial space; (d) a revised landscaping plan subject to City Forester review and approval;

4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.
5. Coordination with WeEnergies and preparation of an estimated cost of overhead wires being relocated/placed underground. Of note, staff is not recommending Plan Commission require overhead wires being placed underground, but is recommending that the concept be explored further.
6. Signage and site lighting plan being submitted for design review.



SoNa Phase II
Site, Landscaping and Architectural Amendment
August 2025

Description of Building Improvements

Since the original submission of the SoNa Phase II plans, we have refined the vision by redesigning the Lot 4 building and introducing a second residential building on Lot 3, ensuring the project better reflects the needs of the local market. Drawing on insights from the success of The West Living and SoNa Lofts, we now have a clear understanding of residents' needs and recognize the void SoNa Phase II can fill. These updated plans build upon and improve the original submission from November 2023, ensuring a thoughtful and market-responsive approach:

Lot 3
A dynamic 4–5 story building with an overall height of approximately 57 feet includes partially exposed underground parking of 37 stalls in addition to 38 surface stalls. The ground floor will feature an activated corner retail space near Makers Row, bringing energy and walkability to the streetscape, alongside 15 residential units. Above, three levels will each consist of 17 units, bringing the total to 66 new homes. Adding to the vibrancy, Lot 3 will include a dedicated clubhouse serving the entire SoNa community, complete with an impressive array of amenities—clubroom, expansive patio, state-of-the-art fitness center, wellness lounge, and a relaxing outdoor spa—offering residents a truly elevated living experience.

Lot 4
A four-story building with an overall height of approximately 44 feet, this building features a convenient 57 parking stalls (27 underground + 30 surface) paired with six inviting walk-up residences, bringing life and accessibility right to the street. There will be three residential floors above which each include15 homes, yielding 51 units in total. This building will offer residences well-conceived to reflect the character of the neighborhood while enhancing the overall SoNa community.

The buildings are designed with clean, floating volumes anchored by prominent masonry forms that unify the composition. Altogether, the vision brings forward a total of 117 new residences across the two buildings, thoughtfully designed to activate the street, complement the surrounding neighborhood, and elevate the SoNa living experience. Rooted in the design language of the existing development with a mix of walk-ups, upper-level homes, ground-floor retail, and exceptional community amenities, this proposal reflects an exciting step forward in creating a vibrant, connected, and highly desirable place to call home.

Timeline

Construction duration is estimated to be 15 months.

Q1 2026 – Commence Construction
Q2 2027 – Building Occupancy

Description of Operations + Services

Designed with today's residents in mind, the property will feature a clubroom, expansive patio, state-of-the-art fitness center, wellness lounge, and a relaxing outdoor spa and both indoor and outdoor parking. With an intentional blend of comfort and convenience, SoNa Phase II will offer the very best in contemporary living.

The community will be professionally managed by Mandel Property Services, Inc., renowned for delivering exceptional service across Mandel Group's portfolio of luxury apartment communities. Residents can expect the same high standard of care and attention that defines the Mandel experience, as we continue our tradition of excellence while enhancing the sustainability and livability of SoNa Phase II.

Days + Hours of Operation

Leasing Office:

Monday through Friday from 9:00 a.m. to 5:00 p.m.

Saturday from 9:00 a.m. to 2:00 p.m.

SoNa LOFTS - PHASE 2

[redacted] W MITCHELL ST. & 66TH ST. WEST ALLIS, WI 53214 [redacted]

PLAN COMMISSION

ISSUE DATE - 08/29/2025

SHEET INDEX

ARCHITECTURAL

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0003	LOT 3 - TYPICAL FLOOR PLAN 2-4
0004	LOT 3 - BUILDING ELEVATIONS
0005	LOT 3 - BUILDING ELEVATIONS
0006	LOT 3 - PERSPECTIVE
0007	CLUBHOUSE - PERSPECTIVE
0008	LOT 4 - LEVEL 01 FLOOR PLAN
0009	LOT 4 - TYPICAL FLOOR PLAN 2-4
0010	LOT 4 - BUILDING ELEVATIONS
0011	LOT 4 - PERSPECTIVE

LOT 3 - CIVIL / LANDSCAPING / SITE LIGHTING

C-1	SITE PLAN
C-2	GRADING & SPOT GRADE PLAN
C-3	UTILITY PLAN
C-4	CONSTRUCTION DETAILS & SPECIFICATIONS
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	LIGHTING LAYOUT

LOT 4 - CIVIL / LANDSCAPING / SITE LIGHTING

C-1	SITE PLAN
C-2	GRADING & EROSION CONTROL PLAN
C-3	UTILITY PLAN
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ARCHITECT
RINKA INC.
756 N MILWAUKEE STREET
SUITE 250
MILWAUKEE, WI 53202
(414) 431-8101

OWNER
MANDEL GROUP
330 E KILBOURN AVENUE
MILWAUKEE, WI 53202
(414) 347-3600

CIVIL & LANDSCAPE ENGINEER
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD
WAUKESHA, WI 53186
(262) 754-8888



CONCEPTUAL RENDERING - LOT 3



CONCEPTUAL RENDERING - LOT 4



VICINITY MAP

N

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756 North Milwaukee Street, Suite 250
Milwaukee, Wisconsin 53202
p 414.431.8101

MANDEL GROUP
330 E Kilbourn Ave,
Milwaukee, Wisconsin 53202

△ Revisions

NOT FOR CONSTRUCTION

PLAN COMMISSION

SoNa LOFTS - PHASE 2

W MITCHELL ST. & 66TH ST.
WEST ALLIS, WI 53214

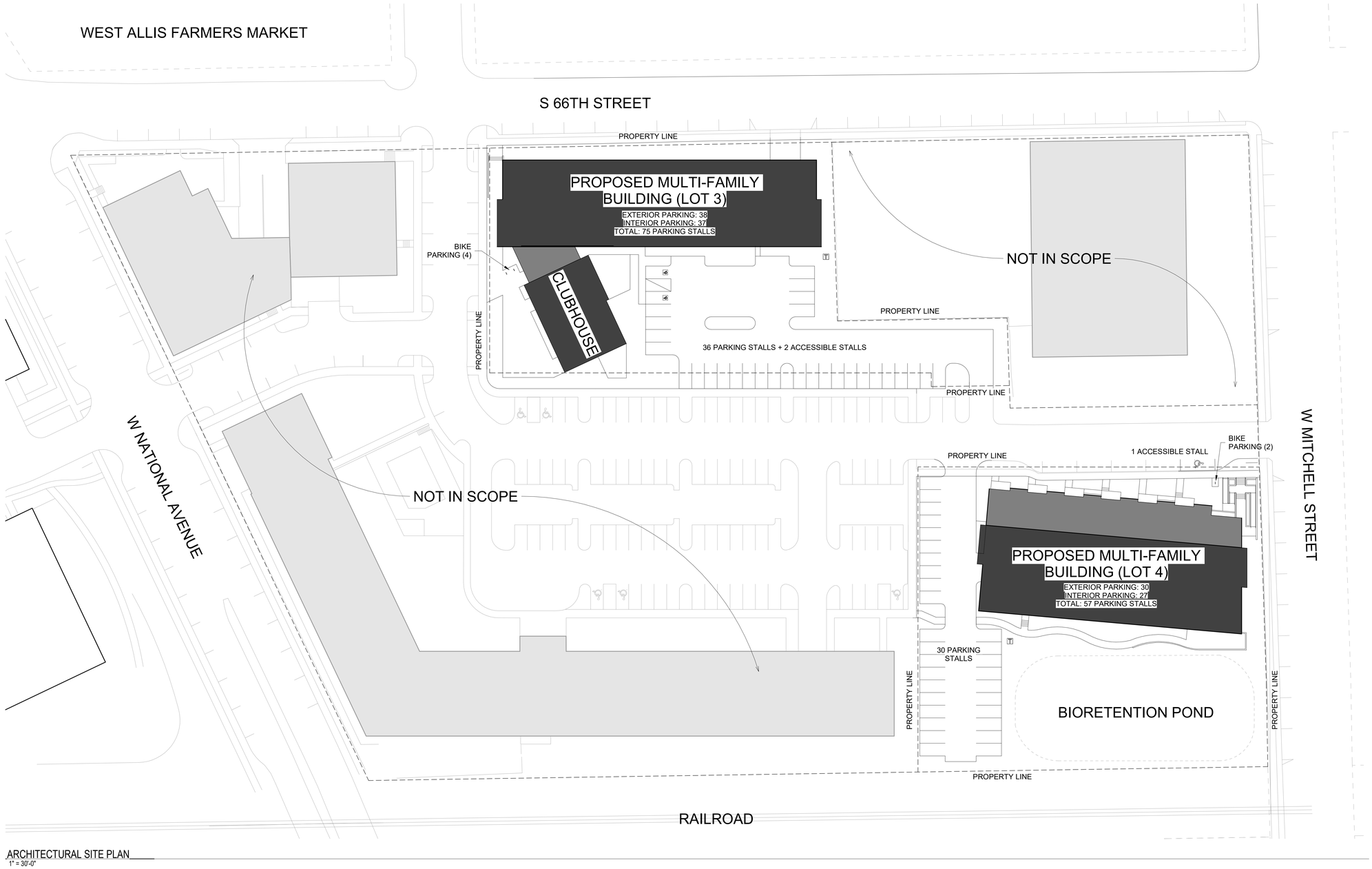
Date Issued: 08/29/2025

RINKA project #: 25074

Sheet Title

TITLE SHEET AND PROJECT INFORMATION

Sheet # TITLE



ARCHITECTURAL SITE PLAN
1" = 30'-0"

NOT FOR CONSTRUCTION

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756 North Milwaukee Street, Suite 250
Milwaukee, Wisconsin 53202
p 414.431.8101

MANDEL GROUP
330 E Kilbourn Ave,
Milwaukee, Wisconsin 53202

△ Revisions

PLAN COMMISSION

SoNa LOFTS - PHASE 2

W MITCHELL ST. & 66TH ST.
WEST ALLIS, WI 53214

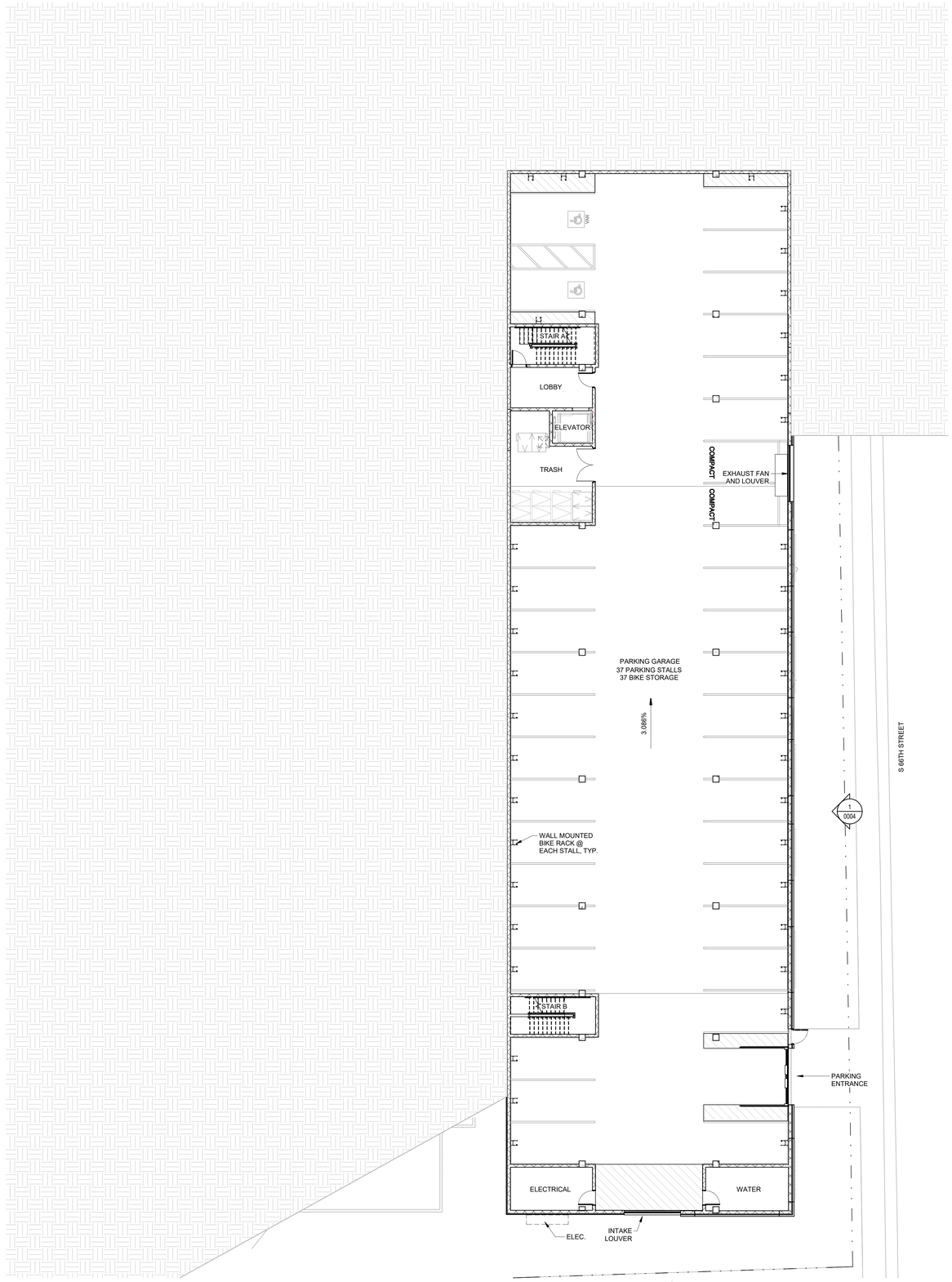
Date Issued: 08/29/2025

RINKA project #: 25074

Sheet Title

ARCHITECTURAL SITE PLAN

Sheet #
0000



1 LEVEL B1 FLOOR PLAN
3/32" = 1'-0"

True North

NOT FOR CONSTRUCTION

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p 414.431.8101

MANDEL GROUP
330 E Kilbourn Ave,
Milwaukee, Wisconsin 53202

△ Revisions

PLAN COMMISSION

SoNa LOFTS -
PHASE 2

W MITCHELL ST. & S 66TH ST.
WEST ALLIS, WI 53214

Date Issued: 08/29/2025

RINKA project #: 25074

Sheet Title

LOT 3 - LEVEL B1
FLOOR PLAN

Sheet #
0001



1 LEVEL 01 FLOOR PLAN
3/32" = 1'-0"

True North

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Milwaukee, Wisconsin 53202
p 414.431.8101

MANDEL GROUP
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Milwaukee, Wisconsin 53202

△ Revisions

PLAN COMMISSION

SoNa LOFTS - PHASE 2

W MITCHELL ST. & S 66TH ST.
WEST ALLIS, WI 53214

Date Issued: 08/29/2025

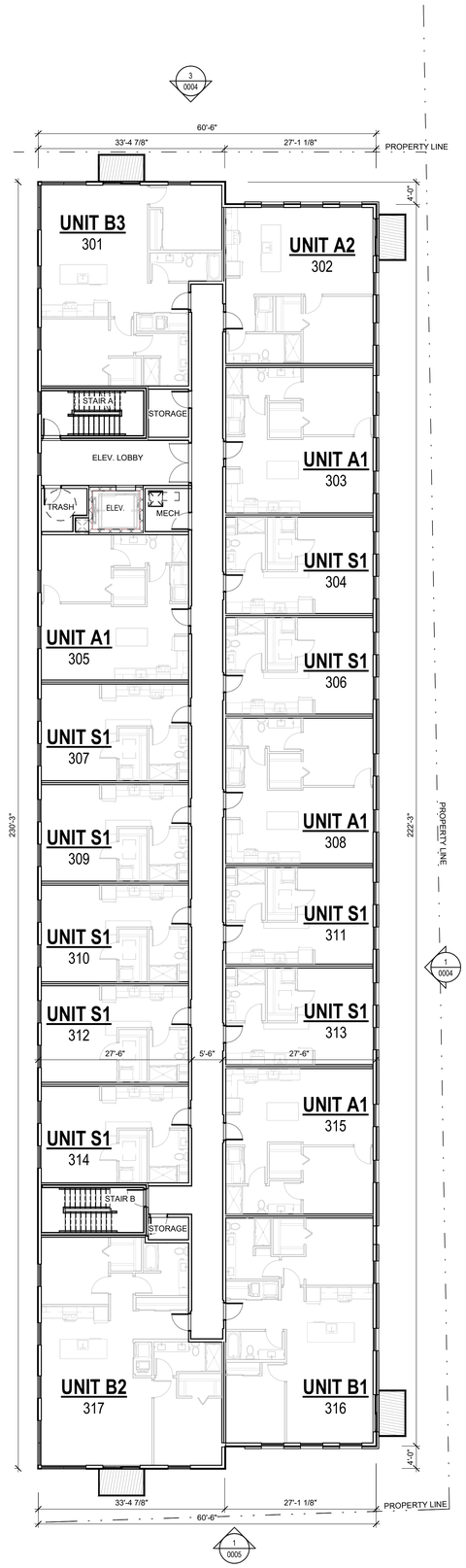
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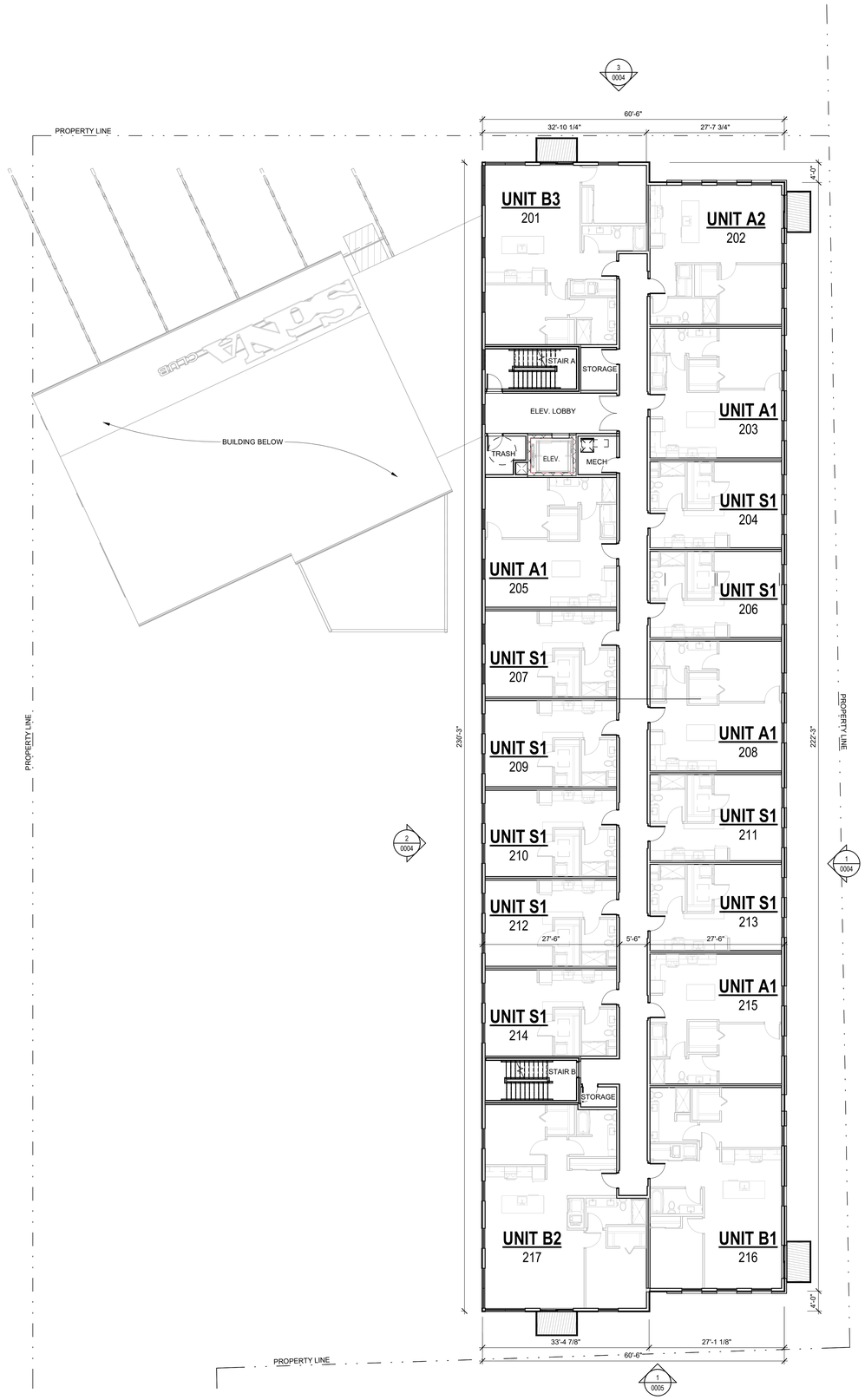
LOT 3 - LEVEL 01 FLOOR PLAN

Sheet # 0002

NOT FOR CONSTRUCTION



2 LEVEL 03-04 FLOOR PLAN
3/32" = 1'-0"



1 LEVEL 02 FLOOR PLAN
3/32" = 1'-0"

True North

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PLAN COMMISSION

SoNa LOFTS -
PHASE 2

W MITCHELL ST. & S 66TH ST.
WEST ALLIS, WI 53214

Date Issued: 08/29/2025

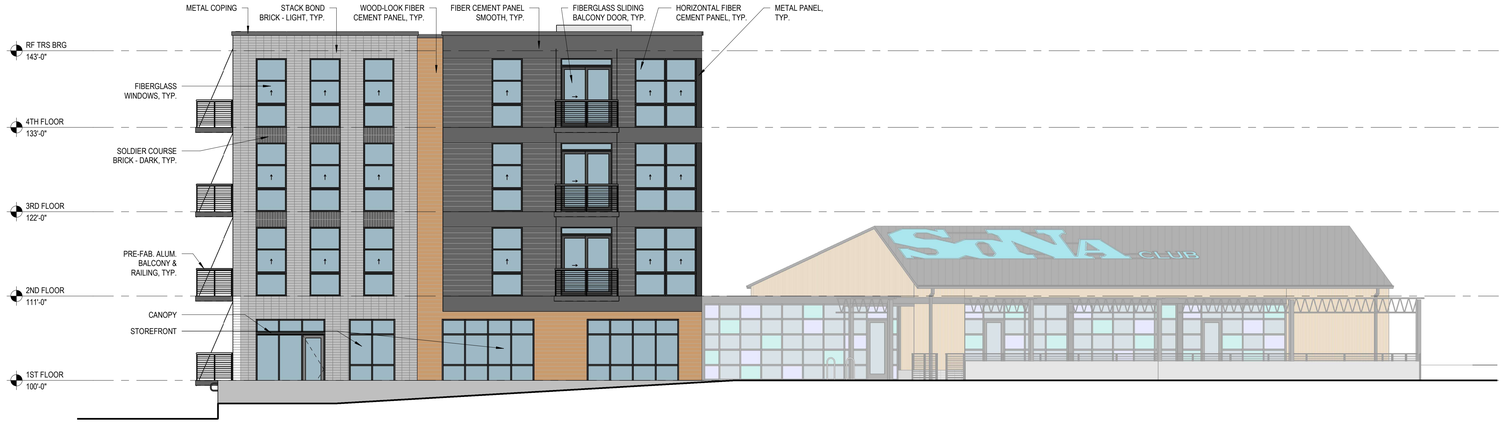
RINKA project #: 25074

Sheet Title

LOT 3 - TYPICAL
FLOOR PLAN 2-4

Sheet #
0003

NOT FOR CONSTRUCTION



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



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



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

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Sheet Title

LOT 3 - BUILDING ELEVATIONS

Sheet # 0004



3 LOT 3 - NORTH ELEVATION
1/8" = 1'-0"



2 LOT 3 - WEST ELEVATION
1/8" = 1'-0"



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

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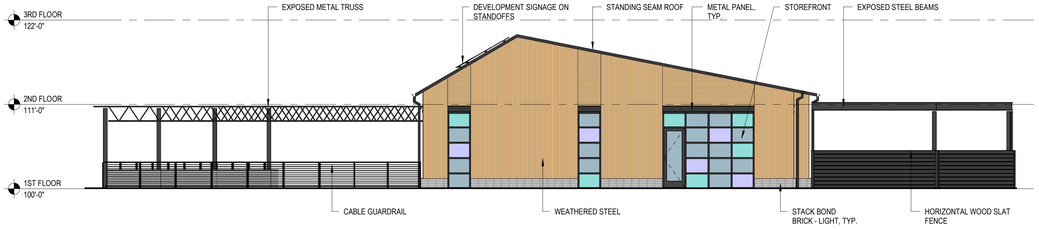
Date Issued: 09/24/2025

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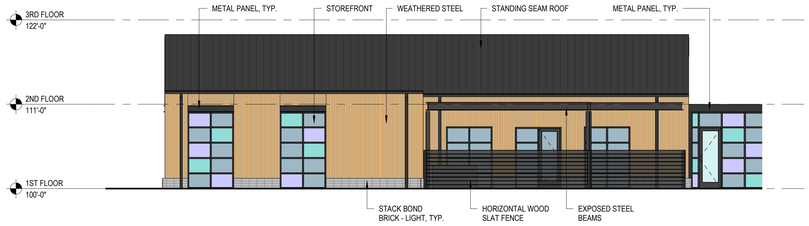
Sheet Title

LOT 3 - BUILDING ELEVATIONS

Sheet #
0004



3 CLUBHOUSE - WEST ELEVATION
1/8" = 1'-0"



4 CLUBHOUSE - SOUTH ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - NORTH ELEVATION
1/8" = 1'-0"



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

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LOT 3 - BUILDING ELEVATIONS

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LOT 3 - PERSPECTIVE

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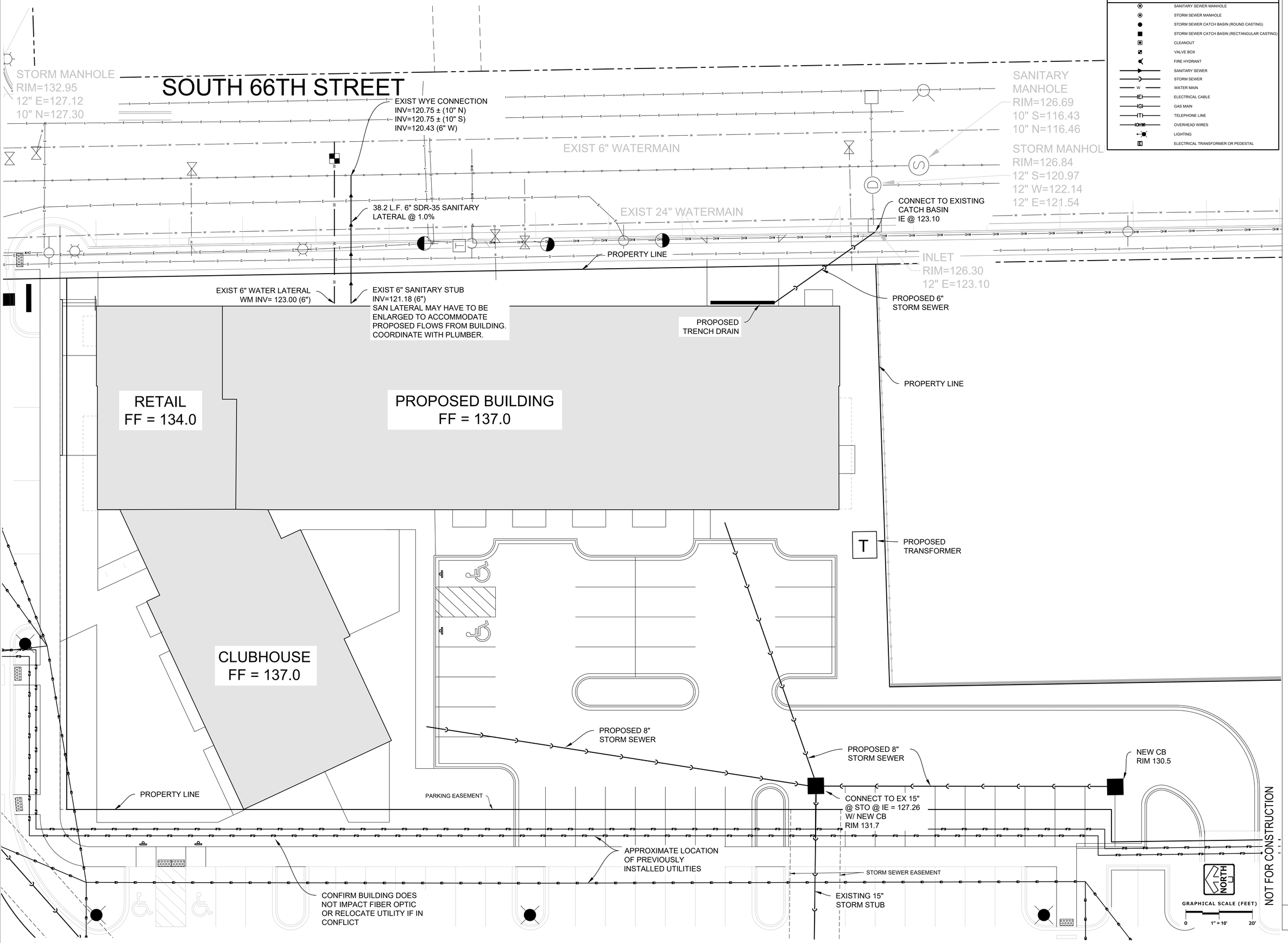
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Sheet Title

CLUBHOUSE - PERSPECTIVE

Sheet #
0007

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL

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Date Issued: 08/29/2025

RINKA project #: 25074

Sheet Title

UTILITY PLAN

Sheet # C-3

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. EARTHWORK FOR SITE ONLY- REFER TO ***31 00 00 - EARTHWORK BUILDING*** IN THE MASTER SPECIFICATIONS FOR REQUIREMENTS UNDER STRUCTURES.
2. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
4. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
5. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WITTING BEFORE ANY DEVIATIONS ARE MADE.
6. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-4243) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
7. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
8. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
9. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE, NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
10. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
11. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

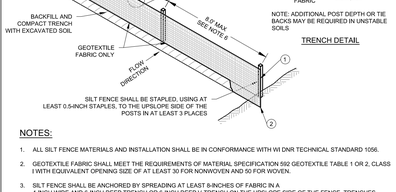
SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTION TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12, FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE PER THE DETAIL ON THE PLANS. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO. 8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 ½ INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS , GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10', EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.

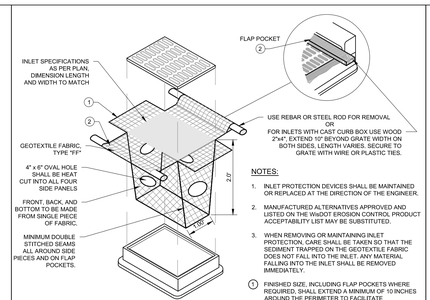
SILT FENCE



NOTES:

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

INLET PROTECTION



NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES NOT APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

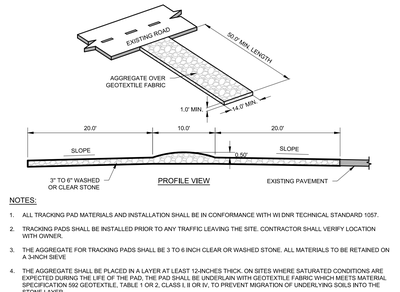
① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

INSTALLATION NOTES:

1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

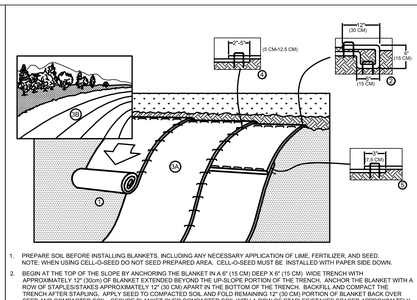
CONSTRUCTION ENTRANCE



NOTES:

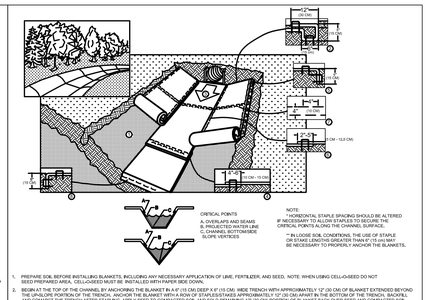
1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE, ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

EROSION MATTING - SLOPE INSTALLATION

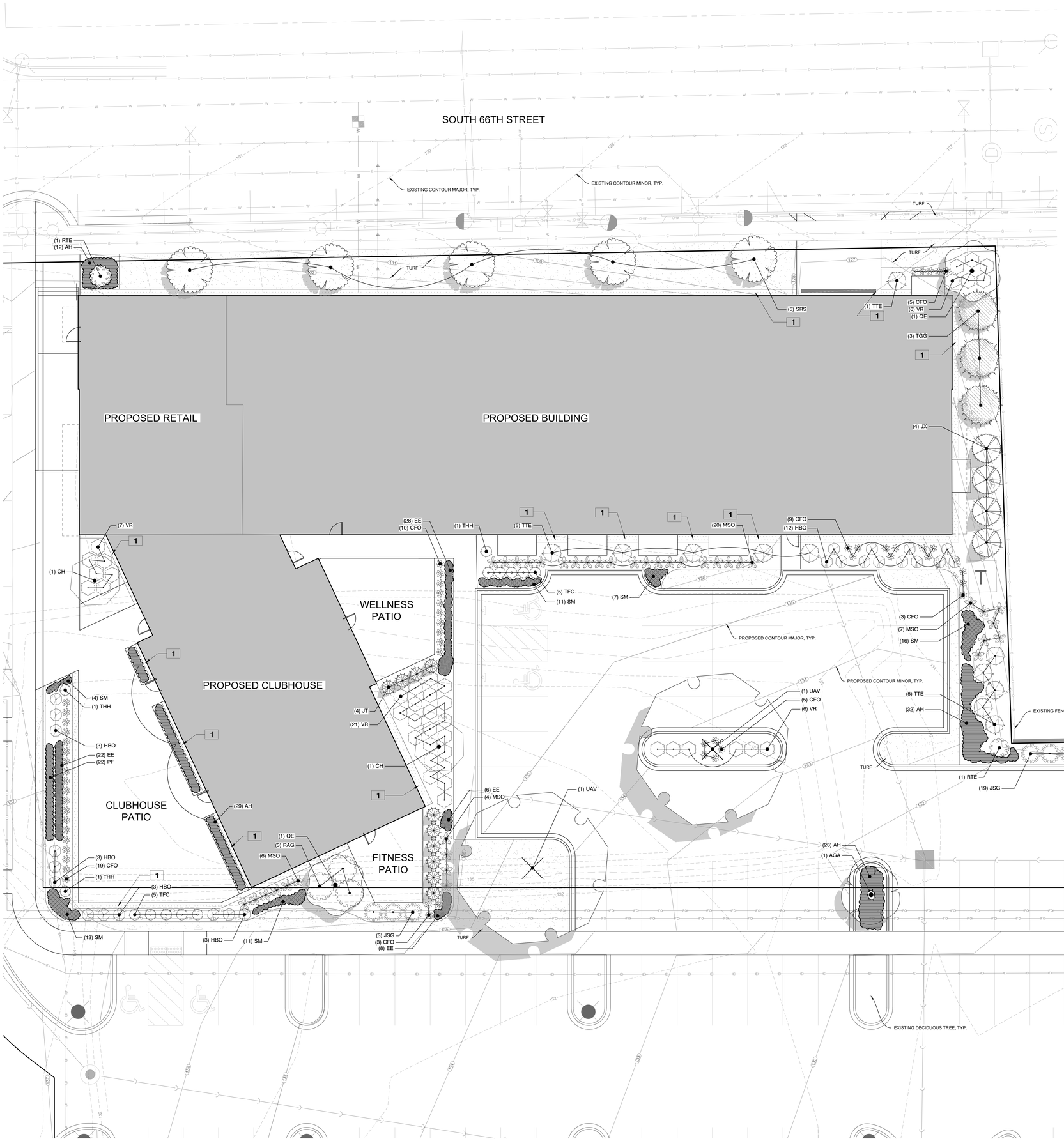


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM). WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTAL ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.
   NOTE: "IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO. 8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

EROSION MATTING - CHANNEL INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM). WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTAL ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10 CM-15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BL



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES					
QE	2	Quercus x `Crimschmidt`	Crimson Spire™ Oak	2.5" Cal.	45' T x 15' W
UAV	3	Ulmus americana 'Valley Forge'	Valley Forge Elm	2.5" Cal.	80' T x 60' W
EVERGREEN TREES					
JT	10	Juniperus chinensis 'Trautman'	Trautman Juniper	5` Ht.	12' T x 4' W
JX	4	Juniperus x 'J.N Select Blue'	Star Power® Juniper	5` Ht.	17' T x 8' W
TGG	3	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	5` Ht.	50` T x 15` W
ORNAMENTAL TREES					
AGA	1	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Cal.	20' T x 20' W
SRS	5	Syringa reticulata 'Summer Storm'	Summer Storm Tree Lilac	1.5" Cal.	17' T x 12' W
DECIDUOUS SHRUBS					
CH	2	Cercis canadensis 'Hearts of Gold'	Hearts of Gold Eastern Redbud	7 gal.	14' T x 14' W
VR	60	Diervilla rivularis `SMNDRSF`	Kodiak® Black Honeysuckle	1.5` Ht.	4' T x 4' W
HBO	24	Hydrangea paniculata `Bobo`	Bobo Hydrangea	1.5` Ht.	3' T x 3' W
HL	3	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	5 gal.	
RAG	3	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	1.5` Ht.	2' T x 7' W
RTE	5	Rhus typhina `Tiger Eyes`	Tiger Eyes Sumac	3 gal.	5' T x 5' W
EVERGREEN SHRUBS					
JSG	22	Juniperus chinensis `Sea Green`	Sea Green Juniper	1.5` Ht.	5` T x 6` W
TTE	11	Thuja occidentalis `BailJohn`	Technito Arborvitae	4` Ht.	12` T x 5 `W
THH	3	Thuja occidentalis `Holmstrup`	Holmstrup Cedar	4` Ht.	12` T x 3` W
TFC	10	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	1.5` Ht.	2' T x 3' W
ORNAMENTAL GRASSES					
CFO	54	Calamagrostis x a `Overdam`	Overdam Reed Grass	1 gal.	24" T x 24" W
MSO	37	Miscanthus sinensis `Oktoberfest`	Oktoberfest Miscanthus	1 gal.	48" T x 36" W

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
PERENNIALS						
AH	179	Amsonia hubrichtii	Arkansas Bluestar	1 gal.	24" o.c.	24" T x 24" W
EE	64	Echinacea x 'PAS702917'	PowWow® Wild Berry Coneflower	1 gal.	18" o.c.	18" T x 15" W
PF	22	Phlox x 'Forever Pink'	Forever Pink Phlox	1 gal.	18" o.c.	12" T x 12" W
SM	62	Sedum x 'Matrona'	Matrona Sedum	1 gal.	20" o.c.	20" T x 20" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TURF				
	3,685 sf	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix	

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	STONE MULCH- 3/4 ROUND RAPIDS, #8940 RED ROCK GRANITE	847 sf	8/L-2

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△ Revisions

W MITCHELL ST. & S 66TH ST.
WEST ALLIS, WI 53214

Date Issued: 08/29/2025

RINKA project #: 25074

Sheet Title

LANDSCAPE PLAN

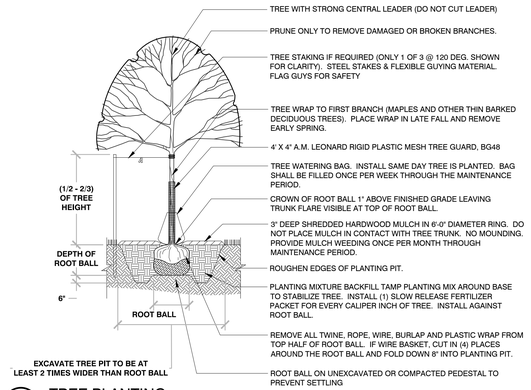
Sheet # L-1

GENERAL PLANTING NOTES

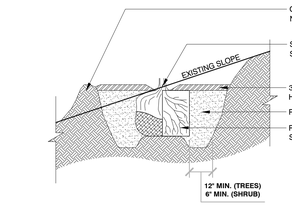
1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE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

SOIL PLACEMENT NOTES

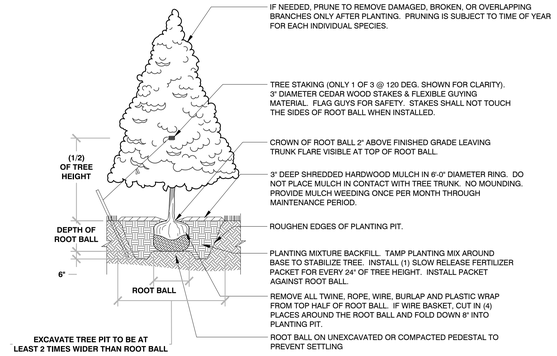
1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS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



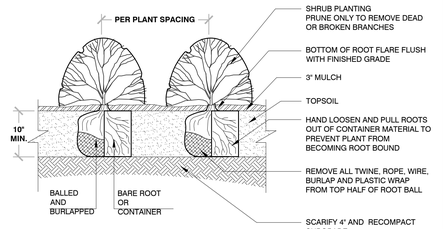
1 TREE PLANTING
1/4" = 1'-0" 329343-01



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

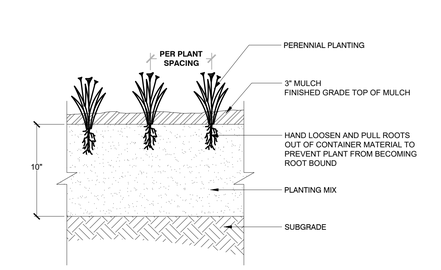


3 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

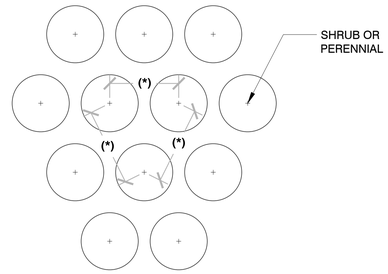


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY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

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

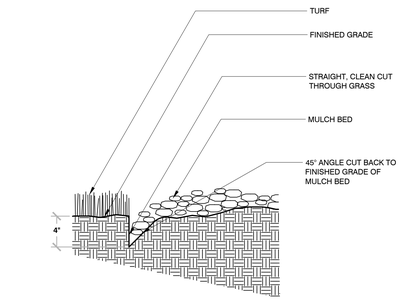


5 PERENNIAL PLANTING
1" = 1'-0" 3293-01

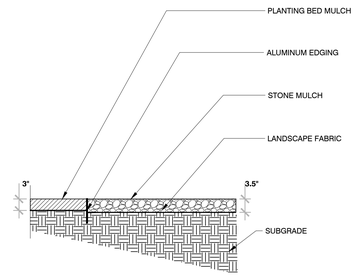


(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

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



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



8 STONE MAINTENANCE STRIP
3/4" = 1'-0" 329413-01

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W MITCHELL ST. & S 66TH ST.
WEST ALLIS, WI 53214

Date Issued: 08/29/2025

RINKA project #: 25074

Sheet Title

LANDSCAPE GENERAL NOTES & DETAILS

Sheet # L-2

Luminaire Schedule								
Label	**Qty**	**Arrangement**	**LLF**	**Tag**	**Description**	**Lum. Watts**	**Total Watts**	**Lum. Lumens**
B	5	SINGLE	0.950	KUZCO	EB3036-xx	11	55	562
EX	2	SINGLE	0.950	TBD	EXISTING CITY STREET LIGHTS TO REMAIN	53.6184	107.237	6918
OB4	9	SINGLE	0.950	LITHONIA	RADPT P3 xxK ASY (13FT POLE 2FT BASE) LIGHT POLE	53.6184	482.566	6918
W1	8	SINGLE	0.950	LITHONIA	WPX1 LED P1 xxK MVOLT WALLPACK	11.47	91.76	1568

Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
SITE	Illuminance	Fc	0.77	6.1	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	1.92	4.30	0.50	3.84	8.60

WEST LAPHAM
(60' R.O.W.)

SOUTH 66TH STREET
(60' R.O.W.)

EXIST WYE CONNECTION
INV=120.75 ± (10" N)
INV=120.75 ± (10" S)
INV=120.43 (6" W)

38.2 LF @ 6" SDR-35 SANITARY LATERAL @ 1.0%

ADJUST EXISTING CONCRETE APRON FOR NEW LOCATION PER CITY STANDARDS.

CONNECT TO EXISTING CATCH BASIN
IE @ 123.10

EXISTING SIDEWALK

EX
MH: 15

PROPERTY LINE

EXIST 6" WATER LATERAL
WM INV= 123.00 (6")

EXIST 6" SANITARY STUB
INV=121.18 (6")
SAN LATERAL MAY HAVE TO BE ENLARGED TO ACCOMMODATE PROPOSED FLOWS FROM BUILDING. COORDINATE WITH PLUMBER.

PROPOSED TRENCH DRAIN

PROPOSED 6" STORM SEWER

CONCRETE RETAINING WALL AND STEPS. SEE ARCHITECTURAL & STRUCTURAL PLANS

W1
MH: 9

RETAIL
FF = 134.0

PROPOSED BUILDING
FF = 137.0

BUILDING OVERHANG

SIDEWALK BY OTHERS

CONCRETE PATIO

BIKE PARKING (4)

OB4
MH: 15

B
MH: 3

ADA SIGN POST

OUTDOOR SPA

18" CURB & GUTTER

ADA PARKING STALL

PROPOSED TRANSFORMER

CLUBHOUSE
FF = 137.0

6' WIDE CONC WALK

PATIO

PROPERTY LINE TO BE ADJUSTED TO MATCH PROPOSED BUILDING REQUIREMENTS

PROPOSED 8" STORM SEWER

NEW CB
RIM 130.5

CONNECT TO EX 15" @ STO @ IE = 127.26
W/ NEW CB
RIM 131.7

PARKING EASEMENT

APPROXIMATE LOCATION OF PREVIOUSLY INSTALLED UTILITIES

CONFIRM BUILDING DOES NOT IMPACT FIBER OPTIC OR RELOCATE UTILITY IF IN CONFLICT

EXISTING 15" STORM STUB

STORM SEWER EASEMENT

LIGHT DUTY PAVEMENT BY OTHERS

ENTERPRISE
Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : LB

DATE : SEPT 02, 2025

SCALE : 1/16" = 1'-0"

SONA LOT 3

WEST ALLIS, WISCONSIN

SITE LIGHTING

STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 24, 2025
6:00 PM

3. Site, Landscaping, and Architectural Design Amendment for SoNa Lofts Phase II, Lot 4, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000).

Overview and Zoning
Mandel Group is proposing site, landscaping, anr architectural design changes to their previously approved 51-unit apartment building at the site.

Mandel Group anticipates construction duration to be an estimated 15 months.

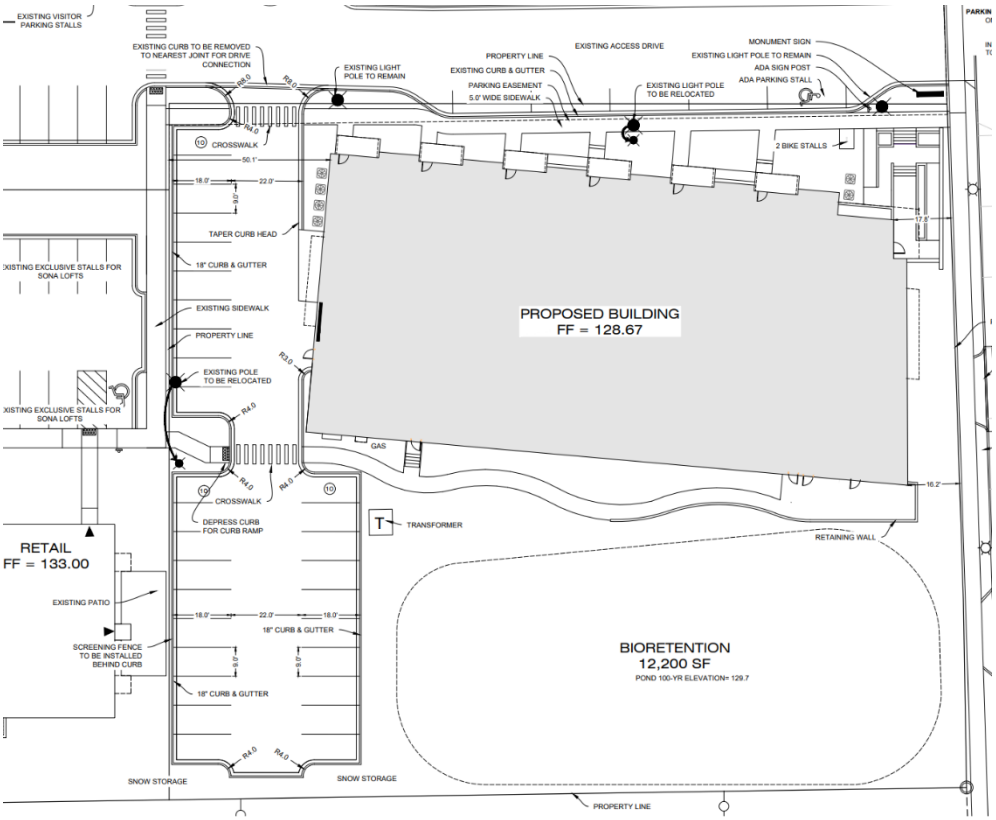
Q1 2026 – Commence Construction
Q2 2027 – Building Occupancy

6600 W. Mitchell St. is zoned C-3. 5+ Unit Dwellings require Conditional Use Permits in the C-3 zoning district. The Conditional Use Permit has been previously approved and extended.



Site Plan
The existing site is serviced by a private drive that connects SoNa Lofts and Maker's Row. This private drive will provide access to a surface parking lot and indoor parking for SoNa Lofts Phase 2, Lot 4.

The proposed apartment building will take up most of the parcel. The building is designed to face W. Mitchell St. and will be situated within the 20' maximum setback along this frontage. A driveway leading to the building's visitor parking and indoor tenant parking will be located on the northern portion of the site, directly south of the existing parking for SoNa Lofts. A bioretention pond is located directly west of the proposed building. A pedestrian pathway will meander in between the proposed building and bioretention pond providing a natural amenity and a connection between visitor parking and the entrance on W. Mitchell St.



Landscaping Plan

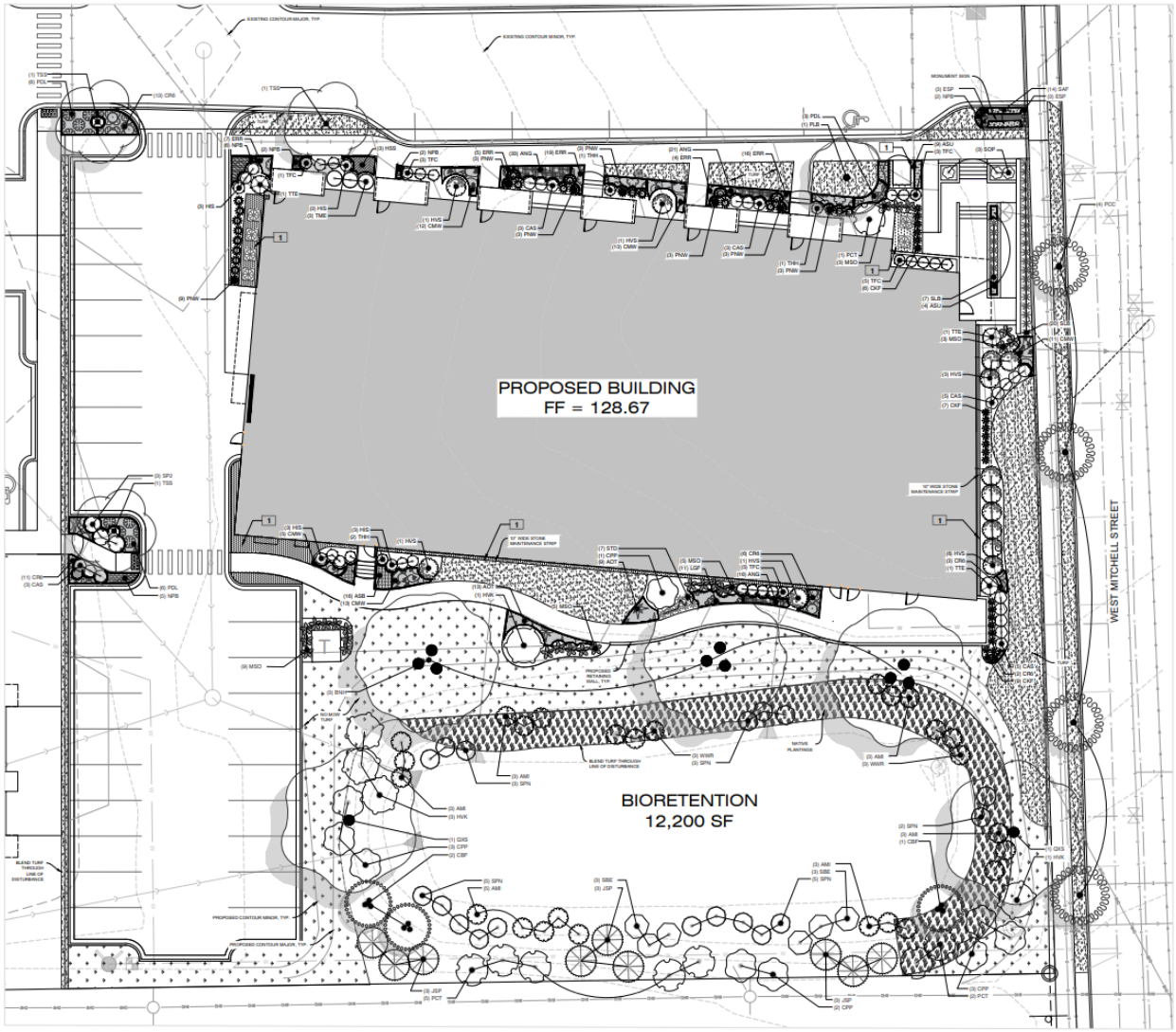
Due to the overall site not harboring significant changes, the landscaping plan has remained relatively similar than previous submissions. The proposed development will include quality landscaping that highlight the natural features provided by the bioretention pond.

The site will be densely landscaped along the building. A variety of deciduous and evergreen shrubs will line the perimeter of the building. Flowering trees, ornamental grasses, and perennials will create a visual buffer between private, patio entrances for townhome units on the east side of the proposed building and the private drive and sidewalks.

A mix of grasses and shrubs will also provide a buffer between the public sidewalk on W. Mitchell St. and the southern side of the building.

Trees, shrubs, and native grasses will wrap around the bioretention pond providing visual appeal for the pedestrian pathway and west facing units.

During a meeting with staff, the applicant mentioned an alteration of the submitted landscaping plan. Staff will need to review the landscaping plan to ensure compliance with City Forestry standards.



Architectural Plan

The major changes to the overall building focus intensely on the architecture. The proposed 51-unit apartment building will still compromise of one primary building. In previous designs the building was shown to have two masses visually pulled in opposite directions. A design element similar to this is still on display with the west half of the building covered in a dark brick, while the east half is composed of white fiber cement panel. Additionally, the ground-level town home units that were previously made up of 6 red, geometric forms have been replaced visually with an alternating pattern of dark colored brick and wood-look cement panel.

Previous



Current



No changes are proposed to the building's 4-stories of height. Additionally, entrance of the building is still located along W. Mitchell St. Balconies are provided for units on the south façade. The major design feature on the south façade is the separation of the three major exterior materials. On the west side, stack bond brick works its way up from the ground to the roofline coped by metal. Separating this stack bond brick is a wood-look fiber cement panel running vertically. This visual separator is followed by white colored fiber cement panel occupying the 2nd, 3rd, & 4th floors.

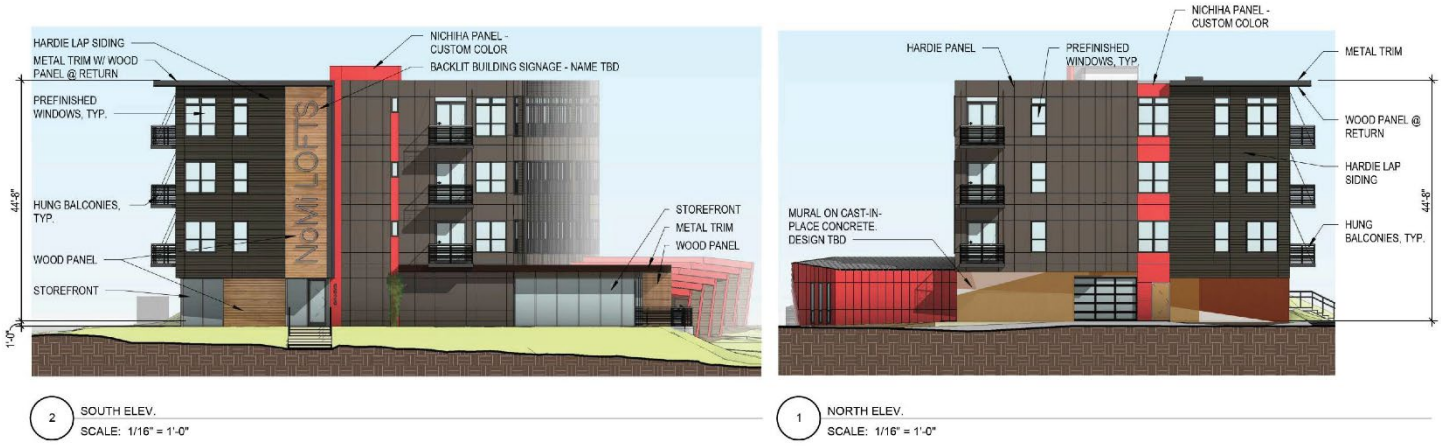
This white fiber cement panel continues to wrap around the upper 3 floors of the building's east façade. In between this fiber cement material is a collection of fiberglass windows. The first floor on the east façade makes it mark through a contrasting collection of wood-look fiber cement panel and the stack bond brick that appears elsewhere on the building. These two first floor materials alternate providing a visually appealing walk up entrance for the first floor units.

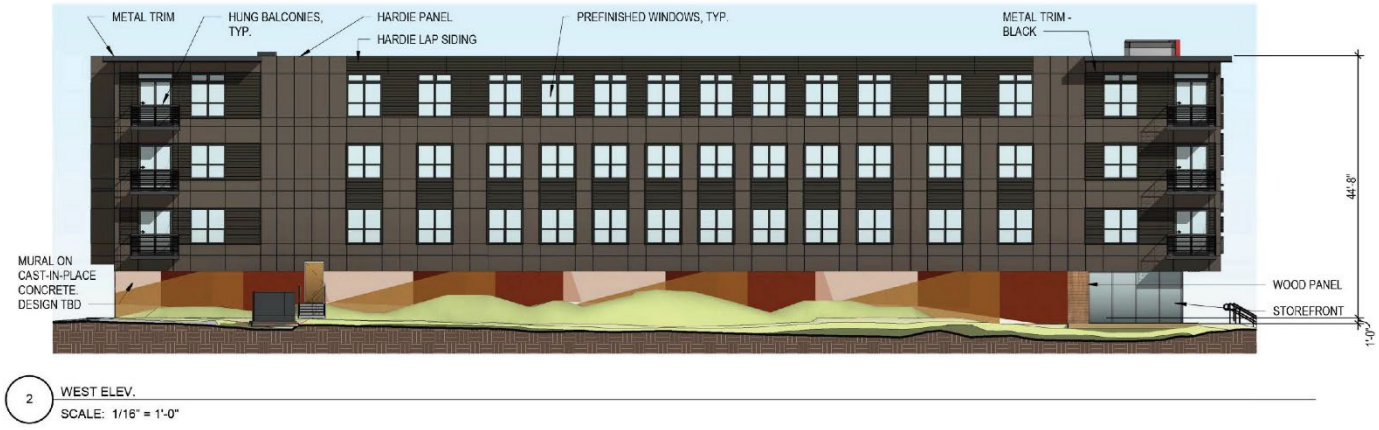
The makeup of the north façade is visually similar to the south façade. Noticeable along this façade is a lesser amount of first floor glazing as this is the rear elevation. A stainless steel greenery system is included to break up the monotony of the first floor's use of the stack bond brick. Additionally an overhead garage door is visible allowing for access to the building's indoor parking garage.

The north elevation consists primarily of dark, stack bond brick along with a variation of windows. Breaking up the continuation of this brick are two wood-look fiber cement panel features running vertically. In place of first floor units found on the east elevation are more stainless steel greenery systems, complementing the nearby bioretention pond.

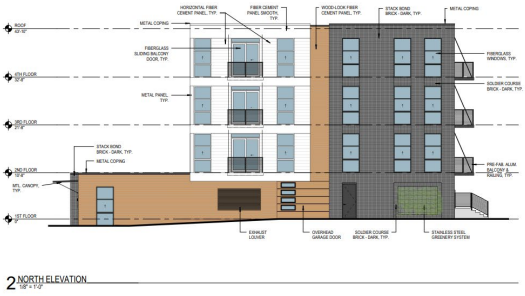
Previous exterior materials consisted largely of Nichiha paneling and Hardie lap siding.

Previous Elevations:





Current Elevations:





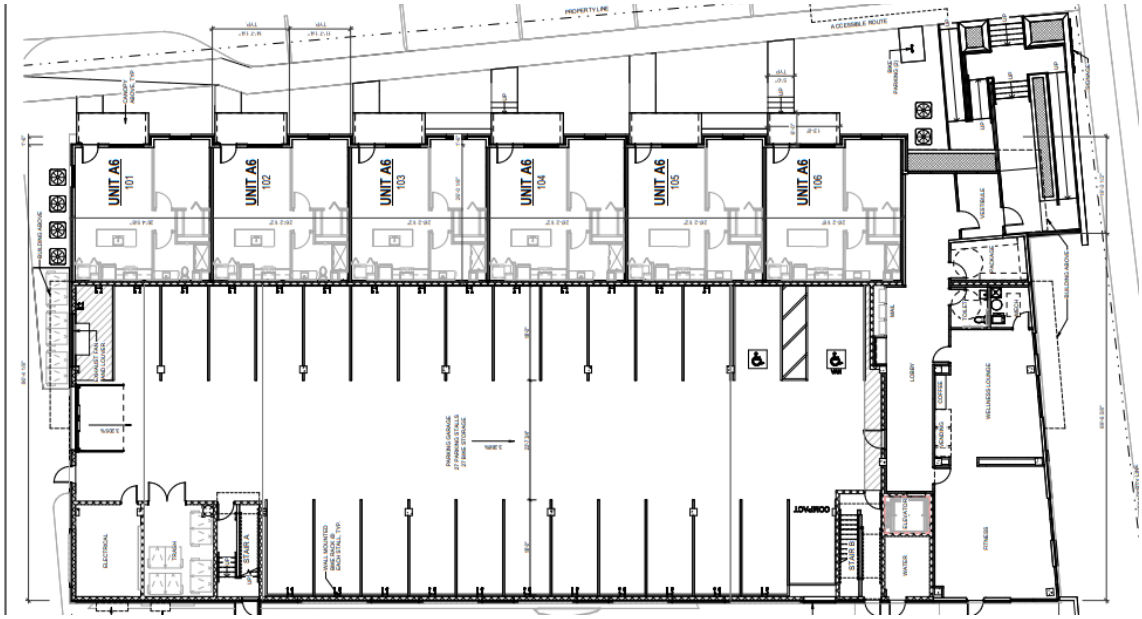




Floor Plans

Parking makes up the primary portion of the first story of the building. Drivers will access this parking garage by an entrance from the garage on the Northern side of the building. Along with parking are 6 walk up apartment units. Amenity spaces including a lobby and gym are found along the south portion of the first floor. The second, third, and fourth floors consist of 15 units per floor.

First Floor



Second Floor



Third Floor



Unit Mix
A unit mix has not yet been provided but the applicant has stated intent on discussing this matter further. As indicated by the applicant, a majority of units will be 1 bedroom.

Parking
SoNa Lofts Phase 2 will include 63 total parking stalls, a ratio of 1.23 stalls per unit. This parking ratio is inline with other apartment developments within the City. This is below the maximum requirement of 102 stalls (2 per unit). 27 indoor bicycle parking spaces, a total of 10 is required per code. Two outdoor bicycle racks are shown on site. A total of 2 are required per code.

The indoor parking garage will include 27 stalls. The surface parking lot will include 30 stalls. 5 street stalls are shown on the private drive on the East side of the property. One accessible stall is shown on the exterior, located on the private drive. Code Enforcement and Engineering departments are requesting a passageway from the accessible parking stall to the entrance door. Two additional accessible stalls are included in the underground parking.

Design Guidelines

Compliance with the design guidelines is mandatory for new development. The proposed project satisfies all applicable guideline requirements. Highlights include:

1. Context
    a. Neighbor: Higher density scale is appropriate for site in major area. Material and style references to historic industrial area. Strong focus on pedestrian connectivity through and around site, improves access for an area with history of poor pedestrian design.
2. Public Realm
    a. Active Ground Floor: strong blending of public and private realm and activating public realm with townhome private entries/patios along the private drive. Townhomes and mural prevent blank first floor walls.
    b. Build for People: Pedestrian pathways and internal connections are provided next to a natural feature, a rarity in the direct neighborhood.
    c. Mitigate Impacts: vehicle parking primarily enclosed within building, also shielded from public realm.
3. Quality
    a. Building: high-quality building with compelling design, quality material palette, and unique points of emphasis.
    b. Environment: focus on integrating natural features. Reduction in impervious surfaces and inclusion of a bioretention pond. Increased density promotes reductions in energy use per capita.

See attached Plan Commission checklist.

Recommendation: Approve the site, Landscaping, and Architectural Design Amendment for SoNa Lofts Phase II, Lot 4, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000) subject to the following conditions:

1. Revised Site, Landscaping, and Architectural plans submitted to show the following: a) show passageway from accessible parking stall to entrance door; b) revised landscaping plan based on applicants previously mentioned alterations; (c) refuse area details and screening.

SoNa Phase II
Site, Landscaping and Architectural Amendment
August 2025

Description of Building Improvements

Since the original submission of the SoNa Phase II plans, we have refined the vision by redesigning the Lot 4 building and introducing a second residential building on Lot 3, ensuring the project better reflects the needs of the local market. Drawing on insights from the success of The West Living and SoNa Lofts, we now have a clear understanding of residents' needs and recognize the void SoNa Phase II can fill. These updated plans build upon and improve the original submission from November 2023, ensuring a thoughtful and market-responsive approach:

Lot 3
A dynamic 4–5 story building with an overall height of approximately 57 feet includes partially exposed underground parking of 37 stalls in addition to 38 surface stalls. The ground floor will feature an activated corner retail space near Makers Row, bringing energy and walkability to the streetscape, alongside 15 residential units. Above, three levels will each consist of 17 units, bringing the total to 66 new homes. Adding to the vibrancy, Lot 3 will include a dedicated clubhouse serving the entire SoNa community, complete with an impressive array of amenities—clubroom, expansive patio, state-of-the-art fitness center, wellness lounge, and a relaxing outdoor spa—offering residents a truly elevated living experience.

Lot 4
A four-story building with an overall height of approximately 44 feet, this building features a convenient 57 parking stalls (27 underground + 30 surface) paired with six inviting walk-up residences, bringing life and accessibility right to the street. There will be three residential floors above which each include15 homes, yielding 51 units in total. This building will offer residences well-conceived to reflect the character of the neighborhood while enhancing the overall SoNa community.

The buildings are designed with clean, floating volumes anchored by prominent masonry forms that unify the composition. Altogether, the vision brings forward a total of 117 new residences across the two buildings, thoughtfully designed to activate the street, complement the surrounding neighborhood, and elevate the SoNa living experience. Rooted in the design language of the existing development with a mix of walk-ups, upper-level homes, ground-floor retail, and exceptional community amenities, this proposal reflects an exciting step forward in creating a vibrant, connected, and highly desirable place to call home.

Timeline

Construction duration is estimated to be 15 months.

Q1 2026 – Commence Construction
Q2 2027 – Building Occupancy

Description of Operations + Services

Designed with today's residents in mind, the property will feature a clubroom, expansive patio, state-of-the-art fitness center, wellness lounge, and a relaxing outdoor spa and both indoor and outdoor parking. With an intentional blend of comfort and convenience, SoNa Phase II will offer the very best in contemporary living.

The community will be professionally managed by Mandel Property Services, Inc., renowned for delivering exceptional service across Mandel Group's portfolio of luxury apartment communities. Residents can expect the same high standard of care and attention that defines the Mandel experience, as we continue our tradition of excellence while enhancing the sustainability and livability of SoNa Phase II.

Days + Hours of Operation

Leasing Office:

Monday through Friday from 9:00 a.m. to 5:00 p.m.

Saturday from 9:00 a.m. to 2:00 p.m.

SoNa LOFTS - PHASE 2

[redacted] W MITCHELL ST. & 66TH ST. WEST ALLIS, WI 53214 [redacted]

PLAN COMMISSION

ISSUE DATE - 08/29/2025

SHEET INDEX

ARCHITECTURAL

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0002	LOT 3 - LEVEL 01 FLOOR PLAN
0003	LOT 3 - TYPICAL FLOOR PLAN 2-4
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0005	LOT 3 - BUILDING ELEVATIONS
0006	LOT 3 - PERSPECTIVE
0007	CLUBHOUSE - PERSPECTIVE
0008	LOT 4 - LEVEL 01 FLOOR PLAN
0009	LOT 4 - TYPICAL FLOOR PLAN 2-4
0010	LOT 4 - BUILDING ELEVATIONS
0011	LOT 4 - PERSPECTIVE

LOT 3 - CIVIL / LANDSCAPING / SITE LIGHTING

C-1	SITE PLAN
C-2	GRADING & SPOT GRADE PLAN
C-3	UTILITY PLAN
C-4	CONSTRUCTION DETAILS & SPECIFICATIONS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE GENERAL NOTES & DETAILS
	LIGHTING LAYOUT

LOT 4 - CIVIL / LANDSCAPING / SITE LIGHTING

C-1	SITE PLAN
C-2	GRADING & EROSION CONTROL PLAN
C-3	UTILITY PLAN
C-4	CONSTRUCTION DETAILS & SPECIFICATIONS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE GENERAL NOTES & DETAILS
	LIGHTING LAYOUT

ARCHITECT
RINKA INC.
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(414) 431-8101

OWNER
MANDEL GROUP
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CIVIL & LANDSCAPE ENGINEER
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD
WAUKESHA, WI 53186
(262) 754-8888



CONCEPTUAL RENDERING - LOT 3



CONCEPTUAL RENDERING - LOT 4



VICINITY MAP

N

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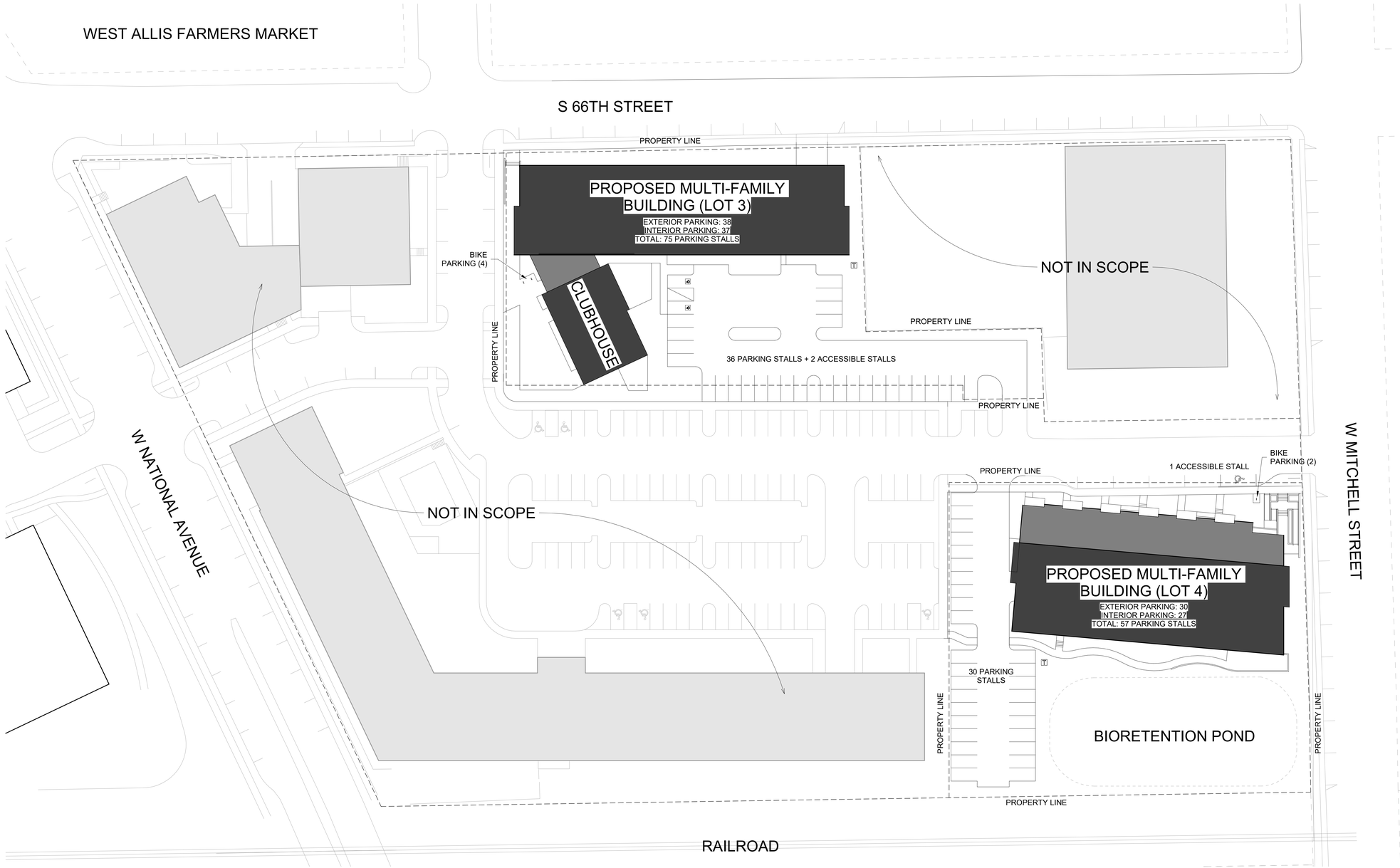
Date Issued: 08/29/2025

RINKA project #: 25074

Sheet Title

TITLE SHEET AND PROJECT INFORMATION

Sheet # TITLE



ARCHITECTURAL SITE PLAN
1" = 30'-0"

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ARCHITECTURAL SITE PLAN

Sheet #
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1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

True North

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SoNa LOFTS - PHASE 2

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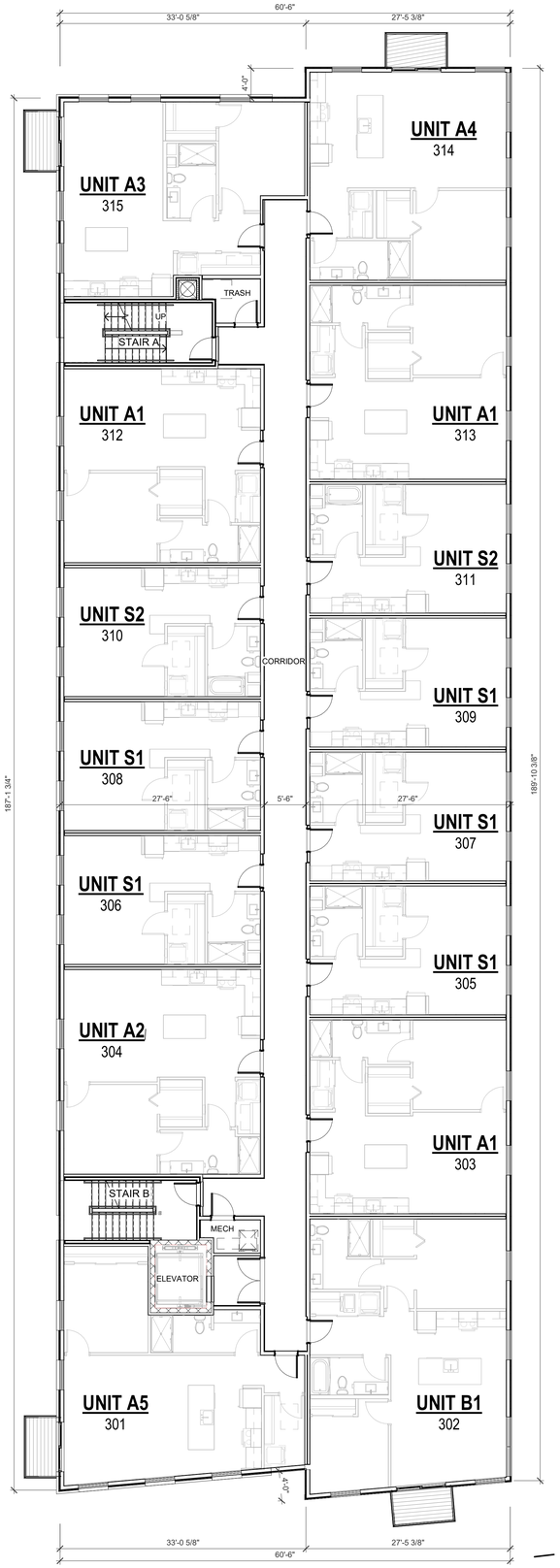
Date Issued: 08/29/2025

RINKA project #: 25074

Sheet Title

LOT 4 - LEVEL 01 FLOOR PLAN

Sheet #
0008



2 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"

True North



1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

True North

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SoNa LOFTS -
PHASE 2

W MITCHELL ST. & 66TH ST.
WEST ALLIS, WI 53214

Date Issued: 08/29/2025

RINKA project #: 25074

Sheet Title

LOT 4 - TYPICAL
FLOOR PLAN 2-4

Sheet #
0009

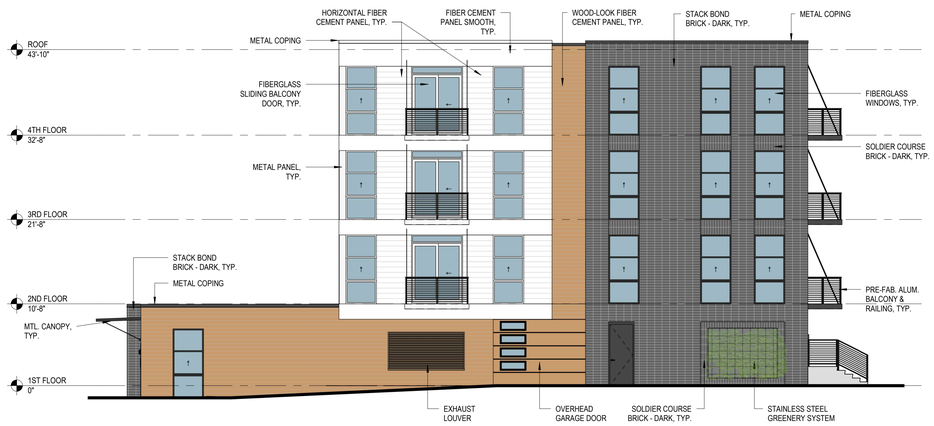
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4 WEST ELEVATION
1/8" = 1'-0"



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



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



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

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WEST ALLIS, WI 53214

Date Issued: 08/29/2025

RINKA project #: 25074

Sheet Title

LOT 4 - BUILDING ELEVATIONS

Sheet # 0010



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MANDEL GROUP
330 E Kilbourn Ave,
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PLAN COMMISSION

SoNa LOFTS - PHASE 2

W MITCHELL ST. & 66TH ST.
WEST ALLIS, WI 53214

Date Issued: 08/29/2025

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Sheet Title

LOT 4 - PERSPECTIVE

Sheet # 0011

SITE DATA TABLE
TOTAL AREA: 52,700 SF (1.21 ACRES)
BUILDING: 15,810 SF (0.36 ACRES) - 29.8%
IMPERVIOUS: 15,900 SF (0.37 ACRES) - 30.6%
GREEN SPACE: 20,990 SF (0.48 ACRES) - 39.6%

PARKING DATA
ON-SITE PARKING: 30 PARKING STALLS
- ADA STALL TO BE LOCATED WITHIN PARALLEL PARKING ON ACCESS ROAD (EAST SIDE OF BUILDING)
INTERNAL PARKING: 27 PARKING STALLS (2 ADA STALLS)
TOTAL PARKING: 57 PARKING STALLS

EXISTING VISITOR PARKING STALLS
EXISTING CURB TO BE REMOVED TO NEAREST JOINT FOR DRIVE CONNECTION
R8.0
R8.0
EXISTING LIGHT POLE TO REMAIN
PROPERTY LINE
EXISTING CURB & GUTTER
PARKING EASEMENT
5.0' WIDE SIDEWALK
EXISTING ACCESS DRIVE
EXISTING LIGHT POLE TO BE RELOCATED
MONUMENT SIGN
EXISTING LIGHT POLE TO REMAIN
ADA SIGN POST
ADA PARKING STALL
R4.0
10 CROSSWALK
50.1'
18.0'
22.0'
9.0'
2 BIKE STALLS
17.8'
TAPER CURB HEAD
18" CURB & GUTTER
EXISTING EXCLUSIVE STALLS FOR SONA LOFTS
EXISTING SIDEWALK
PROPERTY LINE
R3.0
EXISTING POLE TO BE RELOCATED
EXISTING EXCLUSIVE STALLS FOR SONA LOFTS
R4.0
PROPOSED BUILDING
FF = 128.67
GAS
R4.0
R4.0
10
10
CROSSWALK
DEPRESS CURB FOR CURB RAMP
T TRANSFORMER
16.2'
RETAINING WALL
RETAIL
FF = 133.00
EXISTING PATIO
18.0'
22.0'
18.0'
18" CURB & GUTTER
SCREENING FENCE TO BE INSTALLED BEHIND CURB
9.0'
9.0'
18" CURB & GUTTER
BIORETENTION
12,200 SF
POND 100-YR ELEVATION= 129.7
R4.0
R4.0
SNOW STORAGE
SNOW STORAGE
PROPERTY LINE
PROPERTY LINE
EXISTING APRON TO BE REMOVED & REPLACED WITH NEW MUNICIPAL SECTION CURB & GUTTER. MATCH EXISTING GRADES
REMOVE ASPHALT STRIP AND REPLACE WITH TOPSOIL AND SEED ALONG MITCHELL STREET
EXISTING APRON TO BE REMOVED & REPLACED WITH NEW MUNICIPAL SECTION CURB & GUTTER. MATCH EXISTING GRADES
S
WEST MITCHELL STREET
(C.T.H. "T" R.O.W.)
NOT FOR CONSTRUCTION
NORTH
GRAPHICAL SCALE (FEET)
0 1" = 10' 20'

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SoNa LOFTS - PHASE 2

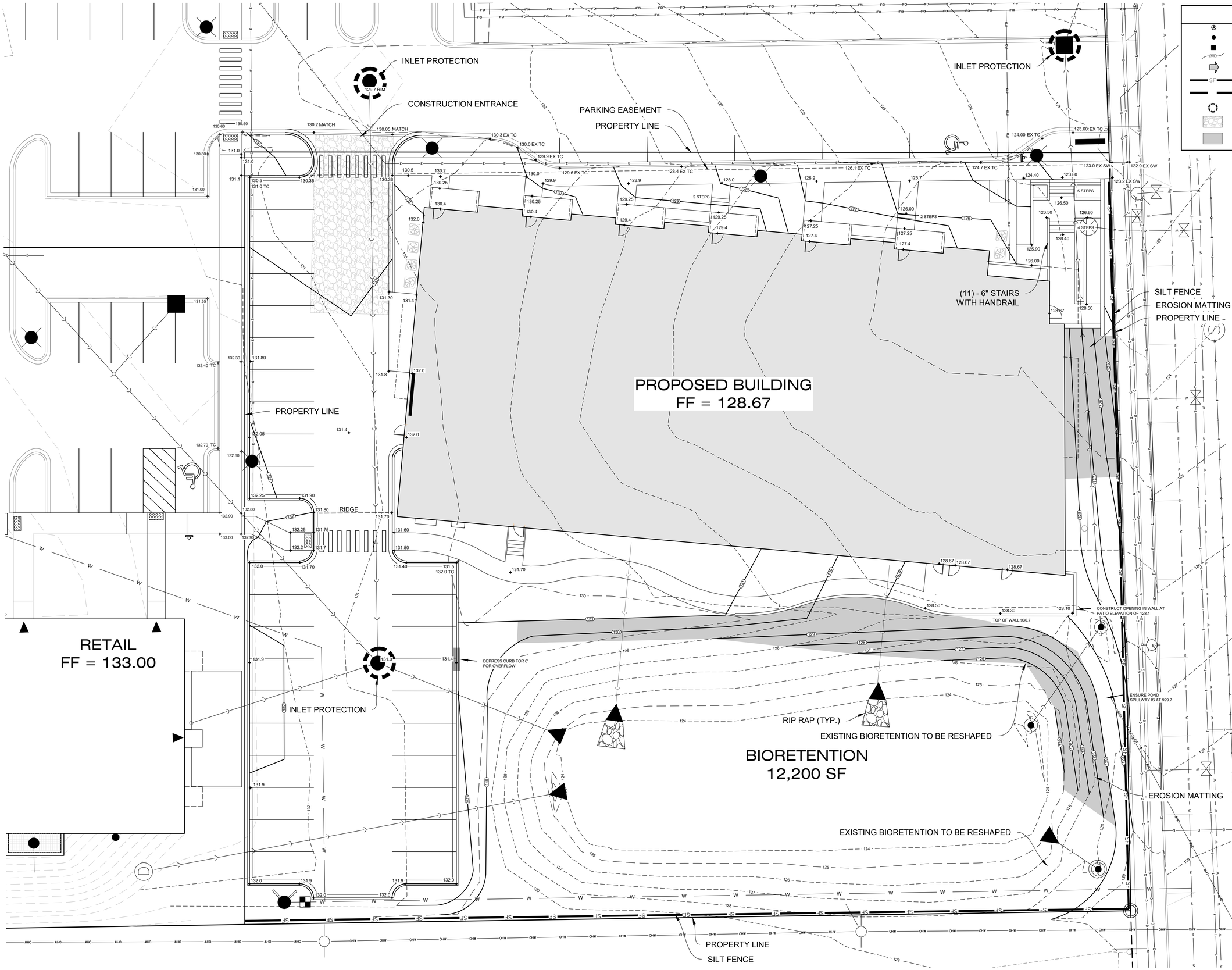
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Date Issued: 08/29/2025

RINKA project #: 25074
Sheet Title

SITE PLAN

Sheet # C-1



LEGEND

- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PROPOSED CONTOUR
- OVERLAND RELIEF PATH
- SILT FENCE
- STRAW WATTLE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- STRAW EROSION CONTROL MATTING

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SoNa LOFTS - PHASE 2

W MITCHELL ST. & S 66TH ST,
WEST ALLIS, WI 53214

Date Issued: 08/29/2025

RINKA project #: 25074

Sheet Title

GRADING & EROSION CONTROL PLAN

Sheet # C-2

EXISTING CATCH BASIN
RIM= 129.74
INV= 125.44 (12" W)

EXISTING LIGHT POLE
TO REMAIN

PARKING EASEMENT
PROPERTY LINE
RELOCATED EXISTING
LIGHT POLE

8" W=119.72
8" E=119.94

EXISTING CATCH BASIN
RIM= 122.94
INV= 118.28 (12" W)
INV= 118.28 (12" S)

EXISTING FIBER OPTIC

EXISTING STORM SEWER

EXISTING LIGHT POLE
TO REMAIN

EXISTING FIRE HYDRANT

STORM SEWER
EASEMENT

PROPERTY LINE

RELOCATED EXISTING
LIGHT POLE

PROPOSED BUILDING
FF = 128.67

SANITARY INV= 116.85 (8")

41 LF - 8" PVC SANITARY
LATERAL @ 2.08%

SANITARY MANHOLE
RIM=123.95
18" W=111.20
18" E=111.18

CONNECT TO EXISTING 18" SANITARY
SEWER WITH 4.8' RISER.
INV= 111.2± (EX. 18")
INV= 116.0 (PR. 8")
CONTRACTOR TO VERIFY INVERT AND
NOTIFY ENGINEER OF DISCREPANCIES
OR CONFLICTS WITH OTHER UTILITIES

STORM SEWER
EASEMENT

PROPERTY LINE

CAUTION: GAS, ELECTRIC & TELEPHONE

STORM BC
INV= 125.00 (8")

STORM
INV= 124.76 (8")

WATER
INV= 122.0 (8")

AIL
33.00

WATER MAIN
EASEMENT

EXISTING
STORM SEWER

T

PROPOSED
TRANSFORMER

50 LF - 8" SCH 40 PVC @ 2.0%
(296 GPM)

STORM WATER
MAINTENANCE
EASEMENT

69 LF - 8" C-900 WATER
SERVICE

38 LF - 8" SCH 40 PVC @ 2.0%
(300 GPM)

EXISTING MAHNOLE
RIM= 128.48
INV= 119.91 (12" NW)
INV= 119.91 (12" E)

CONNECTION TO EXISTING 24" WATER
MAIN WITH STAINLESS STEEL TAPPING
SLEEVE. CONTRACTOR TO VERIFY INVERT
AND NOTIFY ENGINEER OF DISCREPANCIES
INV= 117.70± (EX. 24")
INV= 118.37 (PR. 8")

STORM SEWER
EASEMENT

FLARED END SECTION
INV= 124.00 (8")

FLARED END SECTION
INV= 124.00 (8")

FOR ALL UTILITY ROADWAY CONNECTIONS:
SAWCUT AND REMOVE EXISTING PAVEMENT,
CURB AND SIDEWALK FOR UTILITY TRENCH.
REPLACE IN KIND. SLURRY BACKFILL TO BE
USED WITHIN ROADWAY

EXISTING CATCH BASIN
RIM= 129.68
INV= 123.79 (24" NE)
INV= 126.79 (10" N)
INV= 124.79 (12" E)
INV= 123.79 (24" S)

EXISTING END SECTION
INV= 123.04 (24")

EXISTING POND OUTLET
STRUCTURE

STORM WATER
MAINTENANCE EASEMENT

EXISTING 8" C-900
WATER MAIN

EXISTING END SECTION
INV= 123.81 (30")

EXISTING POND OUTLET
STRUCTURE

STORM MANHOLE
RIM=129.05
24" N=124.67
60" E&W=117.05

EXISTING STORM SEWER

STORM SEWER
EASEMENT

WATER MAIN EASEMENT

EXISTING 8" C-900 WATER MAIN

PROPERTY LINE

HYDRANT ASSEMBLY
INV=125.23
GROUND=131.90
NOZZLE=133.40
11.4 LF LEAD W/ 8" VALVE
7.0' BURY

ADJUST VALVE BOX TO
NEW FINISHED GRADE

EXIST 24" WATERMAIN

EXIST 6" WATERMAIN

CATCH BASIN
POND OUTFALL
RIM=127.68
24" S=124.97

NOT FOR CONSTRUCTION

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- W — WATER MAIN
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OHW — OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL

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PHASE 2

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Date Issued: 08/29/2025

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Sheet Title

UTILITY PLAN

Sheet #

C-3

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 10' 20'

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

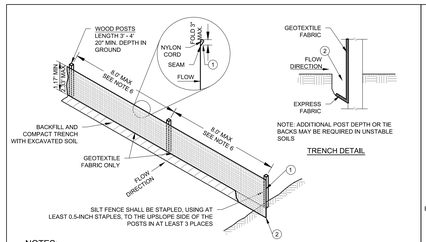
1. EARTHWORK FOR SITE ONLY- REFER TO ***31 00 00 - EARTHWORK BUILDING*** IN THE MASTER SPECIFICATIONS FOR REQUIREMENTS UNDER STRUCTURES.
2. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL, ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
4. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
5. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WITTING BEFORE ANY DEVIATIONS ARE MADE.
6. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
7. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
8. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/-½" FOR ALL PAVEMENT AND BUILDING AREAS.
9. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
10. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
11. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO STRUCTURES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE PER THE DETAIL ON THE PLANS. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS), CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO. 8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 ½" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS , GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.

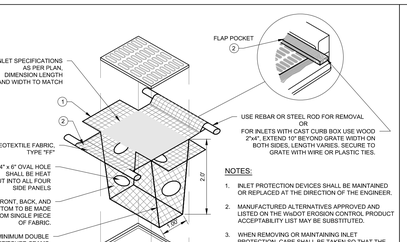


TRENCH DETAIL

NOTES:

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

SILT FENCE



NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

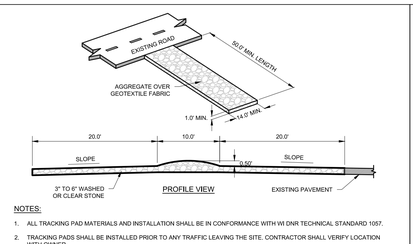
① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

INSTALLATION NOTES:

1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. ALTERNATIVELY, INSTALL INLET PROTECTION TYPE "B" (WITHOUT CURB BOX) OR TYPE "C" (WITH CURB BOX)
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

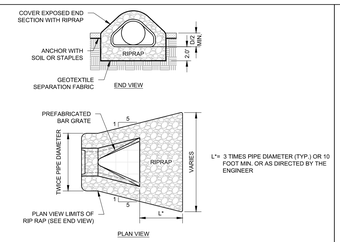
INLET PROTECTION



NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

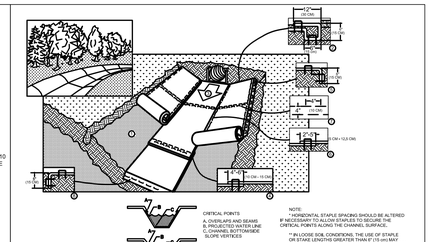
CONSTRUCTION ENTRANCE



NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

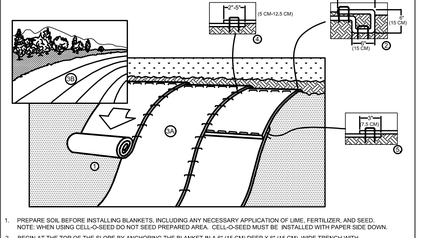
RIP RAP AT END SECTIONS



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
5. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2" -5" (5 CM -12.5 CM) (DEPENDING ON BLANKET TYPE) AND STAPLED.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
7. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE - IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

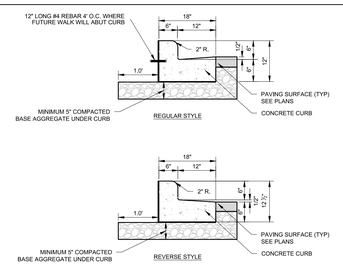
EROSION MATTING - CHANNEL INSTALLATION

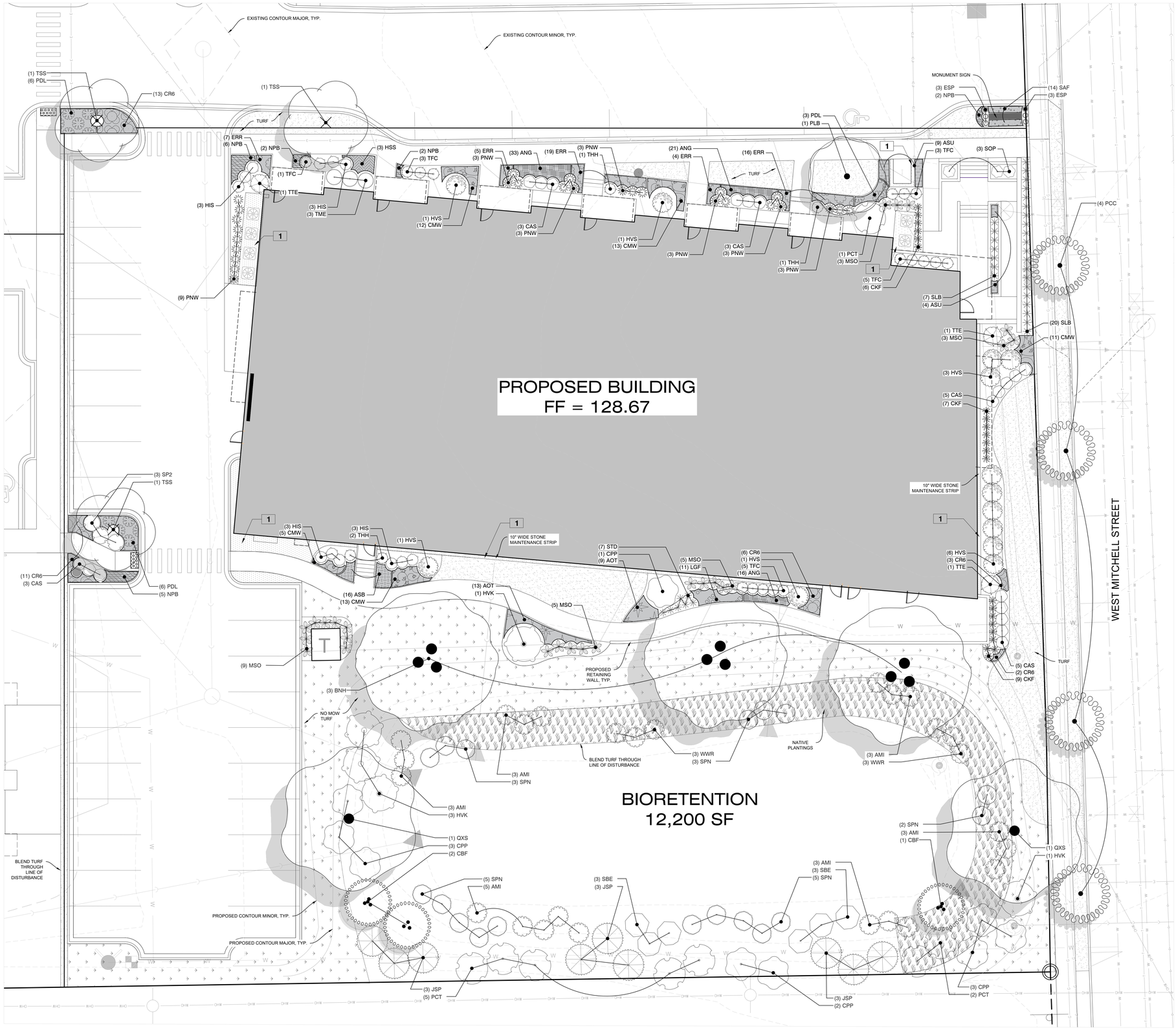


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION MATTING - SLOPE INSTALLATION


12" LONG #4 REBAR 4' O.C. WHERE FUTURE WALK WILL ABUT CURB
18"
6"
12"
2" R.
1.0'
MINIMUM 5" COMPACTED BASE AGGREGATE



PLANT SCHEDULE LOT 4					
CODE	QTY	BOTANICAL / COMMON NAME	SIZE		REMARKS
TREES					
BNH	3	Betula nigra 'Heritage' Heritage River Birch Muti-Stem	7` Ht.		50` T x 50' W
CBF	3	Carpinus caroliniana 'J.N. Globe' Ball O' Fire American Hornbeam	4` Ht.		15` T x 15' W
PLB	1	Platanus x acerifolia 'Bloodgood' London Plane Tree	2.5" Cal.		50` T x 30' W
QXS	2	Quercus x schuetti Swamp Bur Oak	2.5" Cal.		70` T x 65' W
TSS	3	Tilia tomentosa 'Sterling' Sterling Silver Linden	2.5" Cal.		45` T x 25' W
SHRUBS					
AMI	20	Aronia melanocarpa `Morton` Iroquois Beauty Black Chokeberry	1.5` Ht.		3` T x 5' W
CPP	9	Cephalanthus occidentalis `Ping Pong` Ping Pong Buttonbush	1.5` Ht.		8` T x 8' W
CAS	19	Cornus sanguinea 'Cato' Arctic Sun Bloodtwig Dogwood	1.5` Ht.		3` T x 3' W
HVK	5	Hamamelis vernalis 'Koharkie Red' Koharkie Red Ozark Witchazel	1.5` Ht.		9` T x 10' W
HIS	12	Hydrangea arborescens 'NCHA1' Invincibelle Spirit Hydrangea	1.5` Ht.		4` T x 3' W
HVS	13	Hydrangea p `Vanilla Strawberry` Vanilla Strawberry Hydrangea	1.5` Ht.		6` T x 5' W
PCT	8	Physocarpus opulifolius `Coppertina` Coppertina Ninebark	1.5` Ht.		8` T x 8' W
SPN	18	Salix purpurea 'Nana' Dwarf Arctic Willow	1.5` Ht.		5` T x 5' W
SBE	6	Sambucus nigra `Black Lace` Black Lace Elderberry	1.5` Ht.		6` T x 6' W
SP2	3	Syringa x 'Penda' Bloomerang Purple Lilac	1.5` Ht.		4` T x 4' W
SOP	3	Syringa x 'SMNJRPI' Bloomerang Dwarf Pink Lilac	1.5` Ht.		4` T x 3' W
WWR	6	Weigela florida `Wine & Roses` Wine & Roses Weigela	1.5` Ht.		5` T x 5' W
EVERGREEN SHRUBS					
JSP	9	Juniperus chinensis `J.N. Select Blue` Star Power Juniper	4` Ht.		16` T x 8` W
TME	3	Taxus x media `Everlow` Everlow Yew	1.5` W		3` T x 5` W
TTE	3	Thuja occidentalis `BailJohn` Technito Arborvitae	4` Ht.		12` T x 5` W
THH	4	Thuja occidentalis `Holmstrup` Holmstrup Cedar	4` Ht.		12` T x 3` W
TFC	17	Thuja occidentalis 'Congabe' Fire Chief Arborvitae	1.5` Ht.		2` T x 3' W
ORNAMENTAL GRASSES					
CKF	22	Calamagrostis x a `Karl Foerster` Karl Foerster Reed Grass	1 gal.		36" T x 24" W
ESP	6	Eragrostis spectabilis Purple Love Grass	1 gal.		24" T x 18" W
MSO	25	Miscanthus sinensis `Oktoberfest` Oktoberfest Miscanthus	1 gal.		48" T x 36" W
PNW	27	Panicum virgatum `Northwind` Northwind Switch Grass	1 gal.		42" T x 28" W
SLB	27	Schizachyrium scoparium `Blue Heaven` Blue Heaven Little Bluestem Grass	1 gal.		30" T x 28" W
STD	7	Sporobolus heterolepis `Tara` Prairie Dropseed	1 gal.		15" T x 20" W
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
PERENNIALS					
ASB	16	Achillea millefolium 'Summer Berries' Summer Berries Yarrow	1 gal.	18" o.c.	24" T x 18" W
ASU	13	Allium x `Summer Beauty` Summer Beauty Allium	1 gal.	22" o.c.	16" T x 22" W
ANG	70	Aruncus aethusifolius `Noble Spirit` Noble Spirit Dwarf Goatsbeard	1 gal.	14" o.c.	10" T x 14" W
AOT	22	Aster oblongifolius 'October Skies' October Skies Fall Aster	1 gal.	24" o.c.	24" T x 24" W
CMW	54	Calamintha nepeta 'Montrose White' Montrose White Calamint	1 gal.	20" o.c.	18" T x 18" W
CR6	35	Coreopsis verticillata Route 66 Route 66 Coreopsis	1 gal.	24" o.c.	20" T x 24" W
ERR	51	Echinacea purpurea 'Rainb299' Butterfly Rainbow Marcella Coneflower	1 gal.	18" o.c.	18" T x 18" W
HSS	3	Hosta x `Sum and Substance` Sum and Substance Hosta	1 gal.	36" o.c.	36" T x 50" W
LGF	11	Leucanthemum x superbum 'Goldfinch' Goldfinch Shasta Daisy	1 gal.	22" o.c.	18" T x 22" W
NPB	17	Nepeta x faassenii `Purrsian Blue` Purrsian Blue Catmint	1 gal.	24" o.c.	14" T x 24" W
PDL	15	Perovskia atriplicifolia 'Denim 'n Lace' Denim 'n Lace Russian Sage	1 gal.	36" o.c.	30" T x 36" W
SAF	14	Sedum x 'Autumn Fire' Autumn Fire Sedum	1 gal.	18" o.c.	24" T x 18" W

GROUND COVERS		
SYMBOL	QTY	BOTANICAL / COMMON NAME
NATIVE		
	2,072 sf	Shortgrass Prairie AGRECOL Shortgrass Prairie Seed Mix
TURF		
	2,563 sf	Turf Hydroseed Reinders - Cadet 70/30 Fescue/Blue Mix
	5,338 sf	Turf Hydroseed Low Grow Reinders No Mow/Low Grow Mix

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	STONE MULCH- 3/4 ROUND RAPIDS, #8940 RED ROCK GRANITE	454 sf	8/L-2

PLANT SCHEDULE STREET TREES

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
STREET TREES				
PCC	4	Pyrus calleryana 'Chanticleer' Callery Pear	2.5" Cal.	30' T x 15' W

NOTE

- STREET TREES TO BE PROVIDED BY THE CITY OF WEST ALLIS
- STREET TREES TO BE INSTALLED BY THE CITY OF WEST ALLIS

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 10' 20'

NOT FOR CONSTRUCTION

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Revisions

W MITCHELL ST. & S 66TH ST.
WEST ALLIS, WI 53214

Date Issued: 08/29/2025

RINKA project #: 25074

Sheet Title

LANDSCAPE PLAN

Sheet # L-1

GENERAL PLANTING NOTES

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

SOIL PLACEMENT NOTES

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

NATIVE PLANTINGS

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WITHIN THE BIO INFILTRATION BASINS WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES AND PLANTING OF PERENNIALS TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING:
ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

A. PREPARATION OF SOIL PRIOR TO SEEDING
   1. REFER TO CIVIL PLANS FOR SOIL MIX.
   2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
   3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
   4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

B. COVER CROP
   1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
   2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

SEED MIX: MIX ALL PRAIRIE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
1. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
2. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
3. COVER SEED WITH ¼ -INCH TO ½ -INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
4. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
5. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLANTINGS:

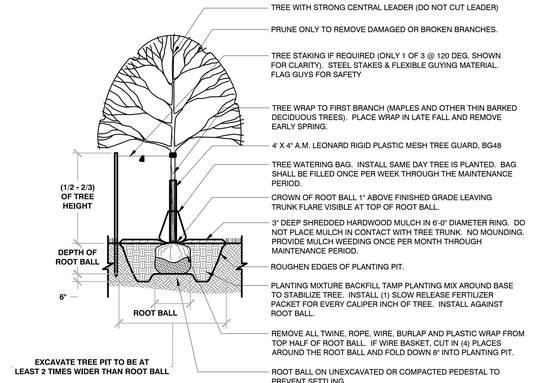
WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

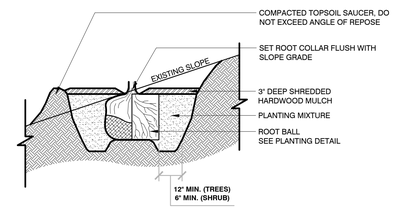
2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

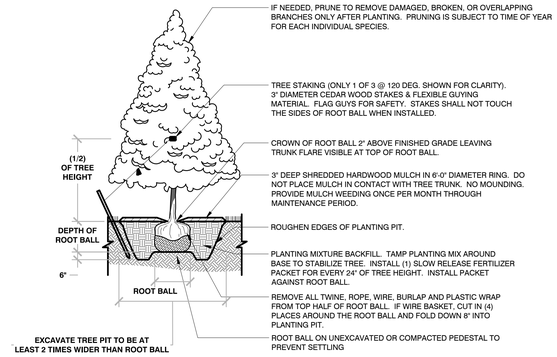
4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.



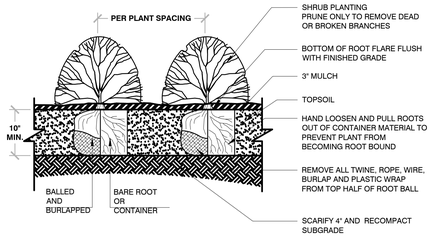
1 TREE PLANTING
1/4" = 1'-0" 329343-01



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

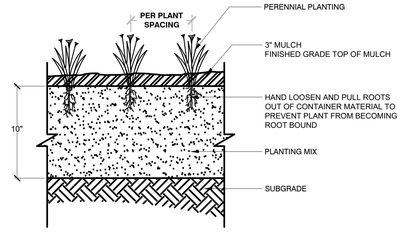


3 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

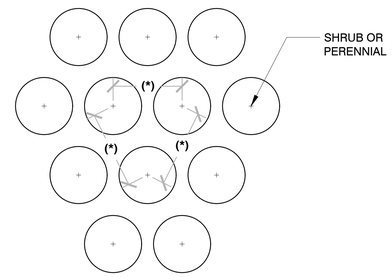


4 SHRUB PLANTING
1/2" = 1'-0" 329333-02

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

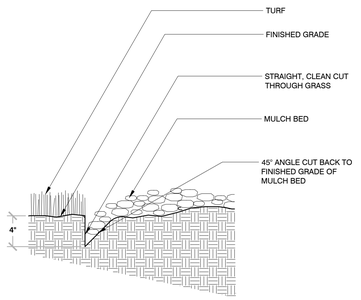


5 PERENNIAL PLANTING
1" = 1'-0" 3293-01

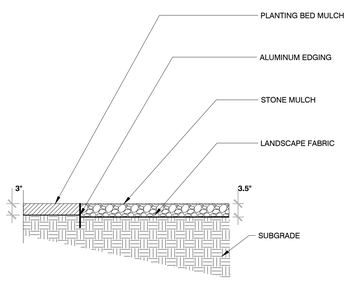


(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

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



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



8 STONE MAINTENANCE STRIP
3/4" = 1'-0" 329413-01

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756 North Milwaukee Street, Suite 250
Milwaukee, Wisconsin 53202
p 414.431.8101

△ Revisions

NOT FOR CONSTRUCTION

W MITCHELL ST. & S 66TH ST.
WEST ALLIS, WI 53214

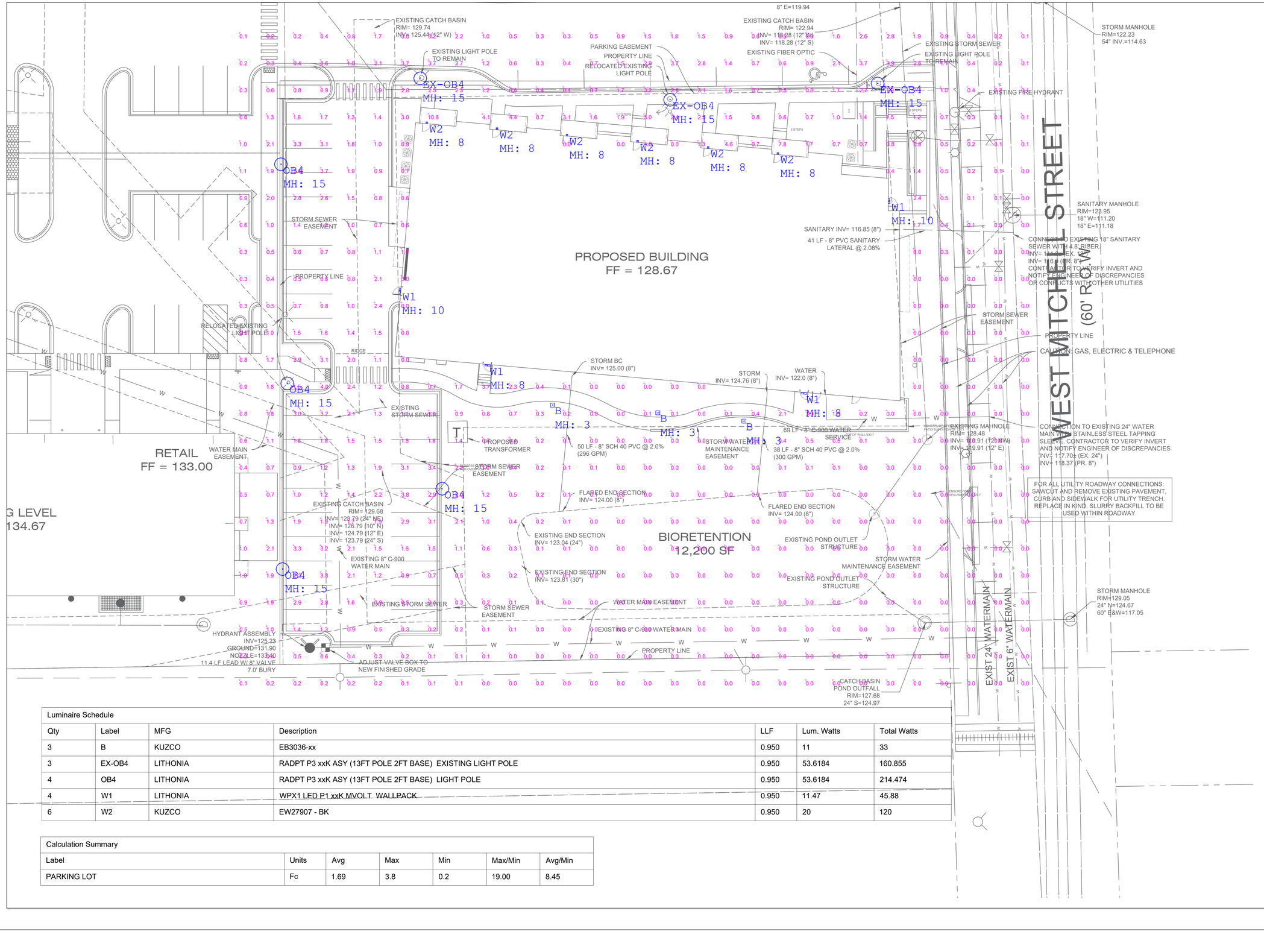
Date Issued: 08/29/2025

RINKA project #: 25074

Sheet Title

LANDSCAPE GENERAL NOTES & DETAILS

Sheet # L-2



Luminaire Schedule						
Qty	Label	MFG	Description	LLF	Lum. Watts	Total Watts
3	B	KUZCO	EB3036-xx	0.950	11	33
3	EX-OB4	LITHONIA	RADPT P3 xxK ASY (13FT POLE 2FT BASE) EXISTING LIGHT POLE	0.950	53.6184	160.855
4	OB4	LITHONIA	RADPT P3 xxK ASY (13FT POLE 2FT BASE) LIGHT POLE	0.950	53.6184	214.474
4	W1	LITHONIA	WPX1 LED P1 xxK MVOLT WALLPACK	0.950	11.47	45.88
6	W2	KUZCO	EW27907 - BK	0.950	20	120

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	Fc	1.69	3.8	0.2	19.00	8.45

ENTERPRISE
Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : LB

DATE : SEPT 02, 2025

SCALE : 1/16" = 1'-0"

SONA LOT 4

WEST ALLIS, WISCONSIN

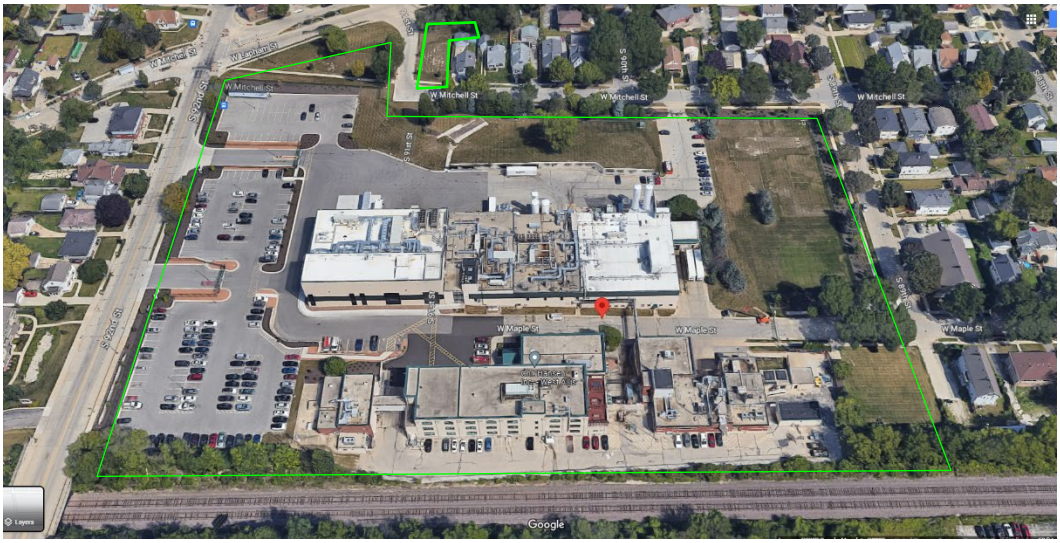
SITE LIGHTING

STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 24, 2025
6:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

4. **Site, Landscaping, and Architectural Design Review for Novonesis, an existing light industrial use, at 9015 W. Maple St. (Tax Key No. 451-1535-001).**

Overview and Zoning

Novonesis (formerly Chr. Hansen) is a global bioscience company that focuses on delivering natural innovative solution that address global challenges by advancing food, health, and productivity. Novonesis develops and produces cultures, enzymes, and probiotics for a variety of foods, confectionery, beverages, dietary supplements, animal feed, and plant protection.



<u>Recent phased expansions</u>

Chr. Hansen, Inc. previously completed an expansion of its headquarters in West Allis in 2021 (Project Mighty – phase 1), a 20,000-sf production expansion on the west side of the campus. More recent in 2023 Project THOR phase2, (Thunderously Higher Output Reached) expansion/construction of a new 2-story, 40,250-sf/floor (81,000-sf total) expansion (within this total area contains a 27,000 sq. ft. -55°C freezer for product storage, plus space for future labs). Last year Plan Commission approved a third phase of construction, also part of project THOR, that includes a new 2-story, 50,000 sq. ft. expansion on the northeast side of the campus for new production equipment.

Existing building area (w/THOR phase): 216,000-sf

Background and Company Operational info:

- Phase 3 under construction (Project THOR) began in 2024 with substantial completion in June 2026.
- Employment - The existing facility employs approximately 288 people.
- Hours of operation – The facility operates 3 shifts daily. Hours of operation will remain unchanged.
- Trucking to the site includes about 12 trucks per day. All trucking, employee and visitor access comes in and out on S. 92 St. and will continue in this manner.

Project scope and Site, Landscaping, and Architectural plan

The Chr Hansen bio-science operation is considered I-1, light industrial and has been permitted as a limited use.



The purpose of this Plan Commission review includes their plan of installing a water recovery system that will include the addition of a 30,000 gal water recovery tank outside of the plant on the north side of the building. The installation will include a concrete pad, the water recovery tank, a pump house (6-ft L x 6-ft W X 8-ft H), and any required piping to tie the tank into the building. The tank will be approximately 42 feet tall, a similar height to the nitrogen tanks installed on the Northeast side of the building.

The construction and installation of this tank would occur in the spring and summer of 2026, weather permitting. The construction will occur during normal business hours.

Existing exterior materials on the portion of building nearest the project area are predominantly painted precast concrete panels in a light brown color.

The existing building near the project area is about 45-ft tall.

The location of the new water tank will be located on the north side of the building wall and behind the sound barrier wall that was previously

constructed on the north side of Novonesis dock area. While the water recovery tank will not generate noise, this barrier along with landscaping installed as part of Project Mighty and Thor will reduce sight line impacts on the neighborhood.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for Novonesis, an existing light industrial use, at 9015 W. Maple St. (Tax Key No. 451-1535-001), subject to the following condition:

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) exterior construction details on the proposed pump house. Contact Steven Schaer, Director of Planning and Zoning at 414-302-8466.
2. Building Code plan review for this project will need to be submitted by Novonesis to the State of WI for review.

Planning and Zoning Application to the City of West Allis

Novonesis is planning on installing a water recovery system at their plant in West Allis, 9015 W Maple St, Milwaukee WI, 53214.Part of this project is installing a 30,000 gal water recovery tank outside of the plant. The installation will include a concrete pad, the water recovery tank, a pump house, and any required piping to tie the tank into the building. The construction and installation of this tank would occur in the spring and summer of 2026, weather permitting. The construction will occur during normal business hours. This water recovery tank will be approximately 42 feet tall, a similar height to the nitrogen tanks installed on the Northeast side of the building (seen in the red boxes in Figure 1).

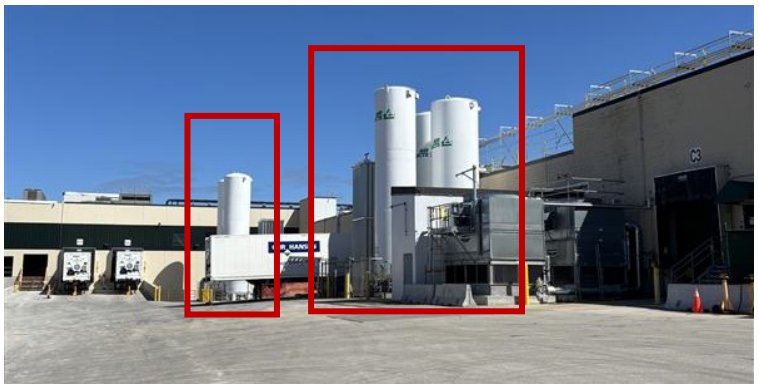


Figure 1

The planned location of the tank is shown highlighted yellow, and the planned pump house location is shown in green in Figure 2, Figure 3, and Figure 4.



Figure 2



Figure 3/ Figure 4

The 30,000 gal tank would be an insulated silo type water tank. A drawing of what this would look like is shown below (Figure 5).

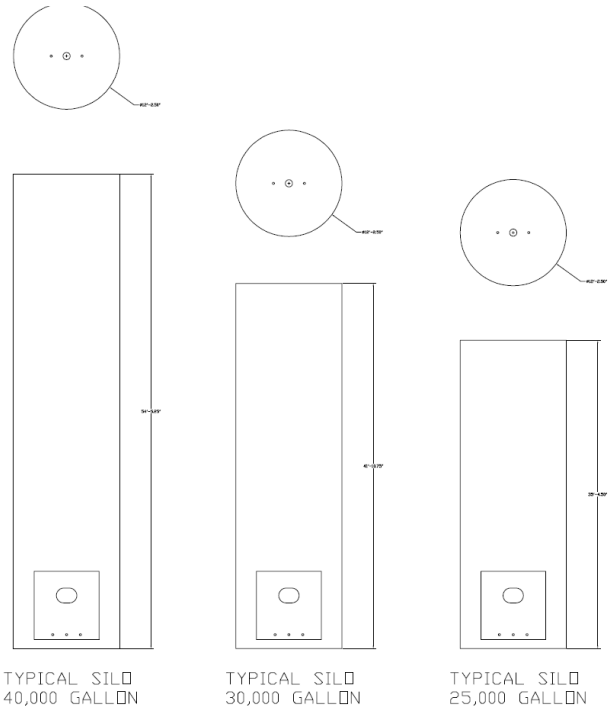


Figure 5

Steph Cavalco
Project Manager- Engineering
steca@novonesis.com
(414) 502-2546

STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 24th, 2025
6:00 PM

5a. Conditional Use Permit for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.

5b. Site, Landscaping, and Architectural Design Review for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St. (Tax Key No. 439-0069-000)

Overview and Zoning



Sulaimon Jimoh, on behalf of RCCG Household of God, to propose a religious institution use at 6228 W. Washington St. This property is zoned RB, "Intended for traditional neighborhoods with a diverse array of housing types on small lots". As a religious institution, the proposed use is classified as conditional within the RB zoning district, requiring both a Site, Landscaping, and Architectural Design Review as well as a Conditional Use permit.

This site was previously used as a religious institution, St. John the Baptist Armenian Church of West Allis. However, more than one year has elapsed since this church used this site, prompting the need for RCCG Household of God to obtain a Conditional Use permit.

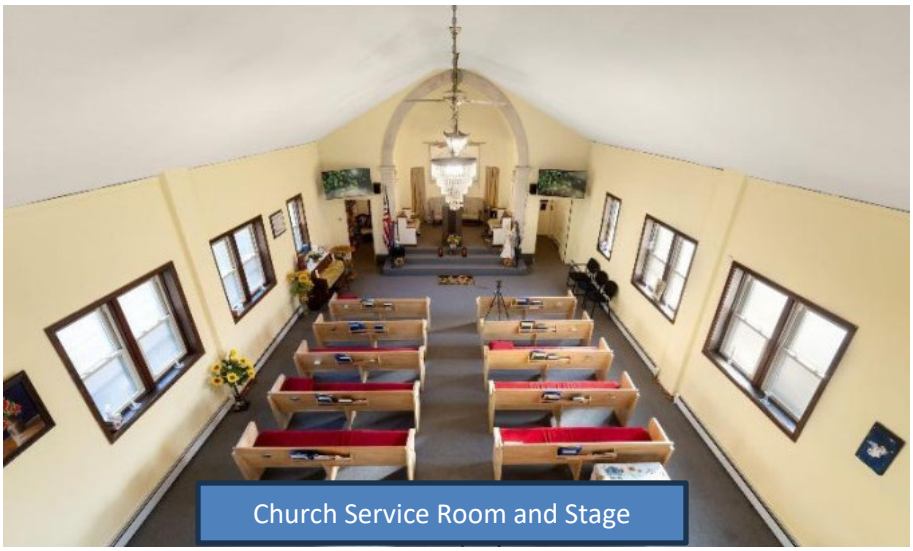


Proposed services within this building include bible study on Wednesdays from 6 pm to 8 pm and Sunday school and service from 8 am until 3 pm. The existing congregation is estimated to be 50 people.

Site, Landscaping, and Floor Plans

Constructed in 1953, the building on site is 4,334 sq. ft. in area and is situated on a 5,085 sq. ft. lot on the corner of W. Washington St. and S. 63rd St. According to the submitted floor plans, floor 1 indicates an

entryway and 47’ x 23’ church space with a 10’ x 11.5’ stage. One office, four small rooms, two bathrooms, and one large room encompass the back half of the first floor. The only proposed change to the features of the first floor indicated by the applicant is removing the existing pews in the church service room and replacing them with chairs and tables. No structural changes are proposed for floor 1. Two sets of stairs lead to floor 2, with the first set terminating at a small room previously used for an organ. Adjacent to this room the floor remains as open space, allowing for the church service area to have a vaulted ceiling. The other set of stairs leads to the second portion of floor 2, which hosts an eat-in kitchen adjacent to a large dining or recreation space with two small storage rooms off to the side.



Church Service Room and Stage



Kitchen, Dining, and Rec Area

No changes are proposed to the façade of the building or exterior site features, aside from the potential for new signage to advertise the church and services. Based on a staff visit conducted to the site, the building’s façade, brickwork, roofline coping, window treatments, fencing and entryways appear to be in good and working order. While no landscaping plan has been formally submitted, staff note that there are some areas on site in which the landscaping requires attention. Due to the amount of time the site has been vacant, several of the entryways are overgrown with vegetation and some of the planting beds require weeding – though there are several well-established perennial flowering species established on site. There is one dead tree that may pose a property damage risk that should be removed also. Based on the scope of work it may take to get the landscaping of the site in good order; staff recommend that a landscaping plan is submitted by the applicant to approval. Details on the refuse collection include one garbage and one recycling bin will be placed adjacent to the alleyway near the stairs at the back of the building abutting the alley. A commercial waste hauler will be



Landscaping needed next to alley. Proposed location of garbage receptacles.

required to service them as the city sanitation crews do not service commercial or in this case religious intuitions. The site has never facilitated off-street parking, visiting attendees will utilize existing street parking for church services. If any exterior lighting features are proposed for the site, the applicant should indicate these proposed features on their site plan.


Dead tree – should remove.


Overgrown shrubbery/weeds at entrance

Recommendation: Approve the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St. (Tax Key No. 439-0069-000) subject to the following conditions:

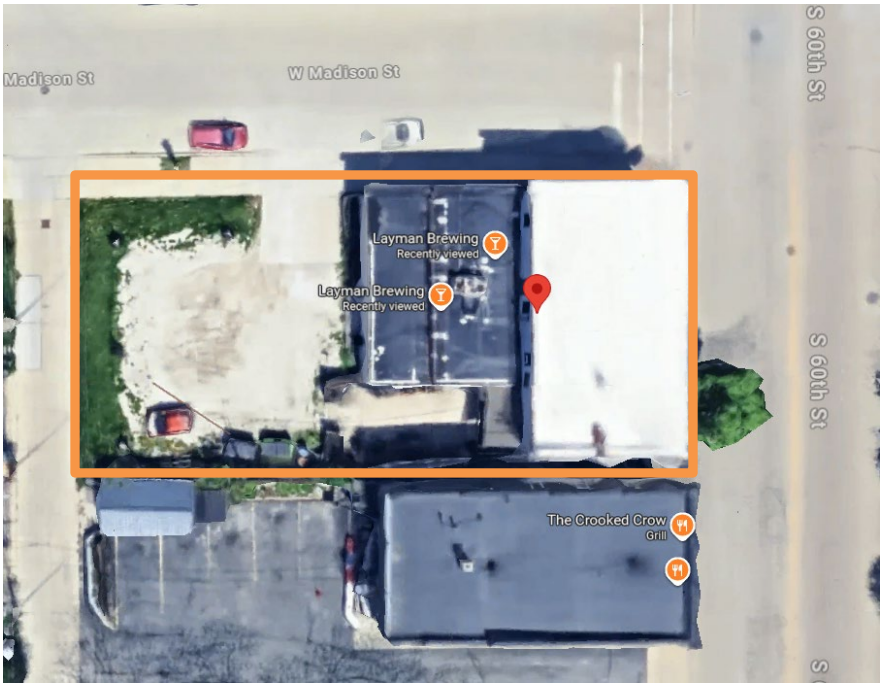
1. A revised site, landscaping, and architectural plan being submitted to the City Planning Office to show the following: (a) Removal of the dead tree adjacent to 63rd St; (b) Indication of landscaping site changes within the scope of work proposed, and the indication potential replacement species, (b) a commercial waste hauler will be required to service any refuse and recycling as the city sanitation crews do not service commercial or in this case religious intuitions.
2. An exterior site lighting plan for the overall properties being provided to identify existing and proposed exterior lighting. Fixture details being provided.
3. Submit a signage plan for design review and permitting.

STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 24th, 2025
6:00 PM

5. Site, Landscaping, & Architectural Design Review for Layman Brewing, an existing use, at 6001 W. Madison St. (Tax Key No. 439-0342-000)

Overview and Zoning

Layman Brewing is an existing tavern that is proposing to update and renovate the gravel parking lot on site at 6001 W. Madison St. The site of the project currently includes a small parking lot, un-screened dumpsters, and a small, covered outdoor seating area with string lighting.



The property is zoned C-3, "Intended for commercial development serving the broader community's daily needs". As an existing tavern, Layman's use is permitted within the C-3 zoning district. The proposed site changes trigger site plan review before Plan Commission. No other changes to the site, architecture, or operation of this use are proposed outside the scope of the parking lot and beer garden project.

Site & Landscaping Plan

The applicant, Sarah Warran, proposes to regrade the entire parking lot to provide improved drainage on site. The eastern half of the existing lot will replace the traffic bond with a 6" think concrete slab, which will run just west from the existing concrete driveway apron to the back fence along the southern property line. This will allow for improved access to a new screened refuse area as well as improved snowplow maneuvering, providing a more durable paving solution. The existing parking spaces will be rotated 90 degrees to the south and will be intended for employees and accessible parking spaces only, with the other portion of unimproved gravel lot being converted to a beer garden and outdoor dining area. While the existing dumpsters on site are not currently screened, the new plans proposed adding 4-sided dumpster screening in the form of cedar fencing with swing-out doors.

On the western part of the lot (the new beer garden area) will be converted from gravel to professionally tamped traffic bond (the new beer garden surface will be durable for foot traffic and not intended for vehicles). Additionally, 10' tall 4' x 4' and 6' x 6' cedar posts will be installed around the perimeter of the lot, which will support either wooden fencing panels to match the existing property fencing or a metal grate system to grow hops along from decorative planter boxes. The proposed fencing aims to provide additional privacy for diners while minimizing noise for Layman's residential neighbors.

The applicant aims to have the concrete, gravel, dumpster enclosure, and new fence post installation completed this year by November. If this timeline is not possible, this work will be completed in spring of 2026. The fence paneling and planter boxes will be installed as funding is available, likely in the fall of 2026.

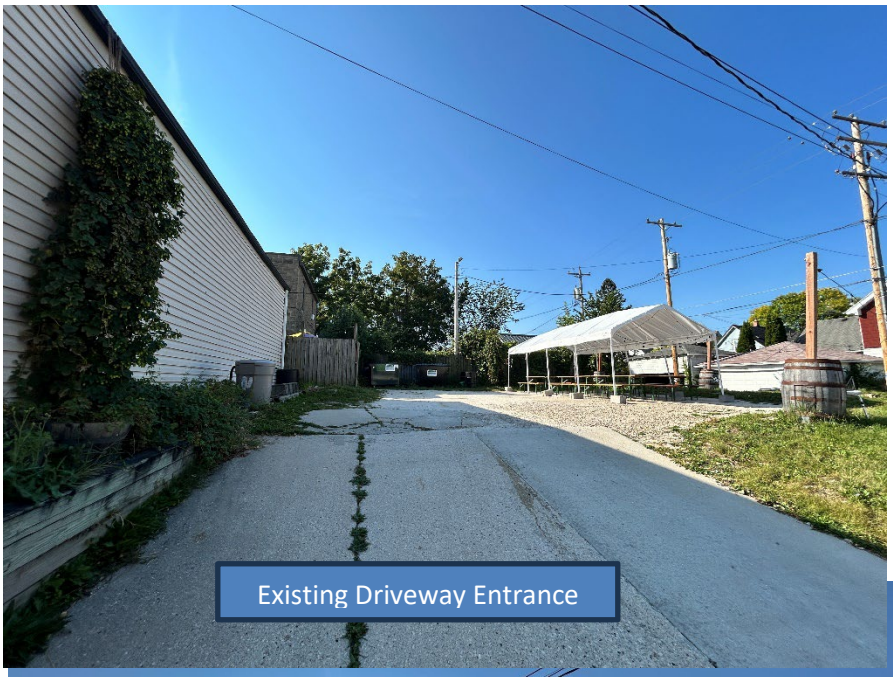
For reference, with Plan Commission approval applicants have one year to complete projects per sec. 19.13 of the zoning code: Approval will expire 1 year from the date of approval unless construction is underway, or the applicant has been granted a valid building permit. If construction is underway or a building permit has been granted after 1 year from the date of approval, the approval will expire if construction is not completed within 2 years of the Plan Commission decision. An extension of time of the time limitations may be granted by the Plan Commission.

View of existing conditions from W. Madison St. (rear yard). An alley is located west of the site.



The outdoor dining space will remain open during the business' existing hours and will not be used past 9 pm unless a special event is scheduled. In order to access this area, diners will exit through the back door of the building through the existing patio. The seating will be comprised of beer garden tables and benches and customers will purchase food and drinks at the bar to carry outside, or Layman staff will deliver to the outdoor diners.

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Recommendation: Approve the Site, Landscaping, & Architectural Design Review for Layman Brewing, an existing use, at 6001 W. Madison St. (Tax Key No. 439-0342-000) subject to the following conditions:

1. A lighting plan provided to identify existing and proposed exterior lighting. Fixture details being provided.

Phase 1: 4x4 & 6x6 fence posts spaced 8' apart to support a fence
Phase 2: add 6' high cedar fence panels OR metal trellis & hops in planters

Existing concrete apron

New concrete driveway, re-graded

3 parking spaces available during business hours only for garbage truck access

Replace grass with weed-resistant anti-erosion groundcover
Taller / climbing perrenials in planters between fence posts

Existing fence

Painted walkway indicating path to seating area on gravel

Re-grade surface, remove rubble, reapply traffic bond,

Cedar fence matching existing fencing with swing-out doors to hide dumpsters

TRASH

RECYCLING

UP

EXIST. MECH.

EXISTING GARAGE

EXISTING 2-STORY COMMERCIAL BUILDING

N

Layman Brewing Parking Lot Beautification & Beer Garden Transformation

6001 W Madison St

West Allis, WI 53214

Description of building improvements:

We will re-grade the entire parking lot to provide improved drainage and code compliance. On the East half of the existing parking lot we will replace the traffic bond with 6" thick concrete to withstand traffic from the dump truck. This concrete slab will run from just West of the top of the existing concrete driveway apron back to the fence along the southern property line. This will allow the snow plow to work more effectively without destroying the traffic bond every winter, allowing for more durable site beautification.

We will rotate the parking spaces 90 degrees to the south and make them employee & limited mobility accessible only, with the previous parking spaces along the West side of the lot being converted to outdoor dining space.

We will add a gated dumpster enclosure using wooden fencing materials to match the existing wooden fencing.

On the West half of the lot we will replace the existing traffic bond with new, professionally tamped traffic bond, removing the berm built up from decades of plowed traffic bond. It will be replaced by 10' tall cedar 4x4" & 6x6" posts around the perimeter of the lot. These will eventually support either wooden fence panels to match the existing wooden fence on the property, OR (if we can source the materials) metal grate fencing to grow hops along from decorative planter boxes. These will provide privacy for diners and noise dampening for our residential neighbors.

Timeline for when work will be completed

We hope to complete the concrete, gravel, dumpster enclosure & fence post installation as soon as possible as we need to get concrete poured by November or we will have to wait until spring.

The fence panels and planter boxes will be installed as we have additional funds available, with a goal of fall 2026.

Description of all operations/services

Diners will exit through the back door of the building through the existing patio. Seating will primarily be comprised of beer garden tables and benches with customers purchasing food & drinks at the bar and either carrying them out themselves or Layman staff will deliver to the tables.

Days and hours of operation

The new outdoor dining space will be open during our existing hours, and not used past 9pm except in the case of a rare special event. We want to respect our residential neighbors.

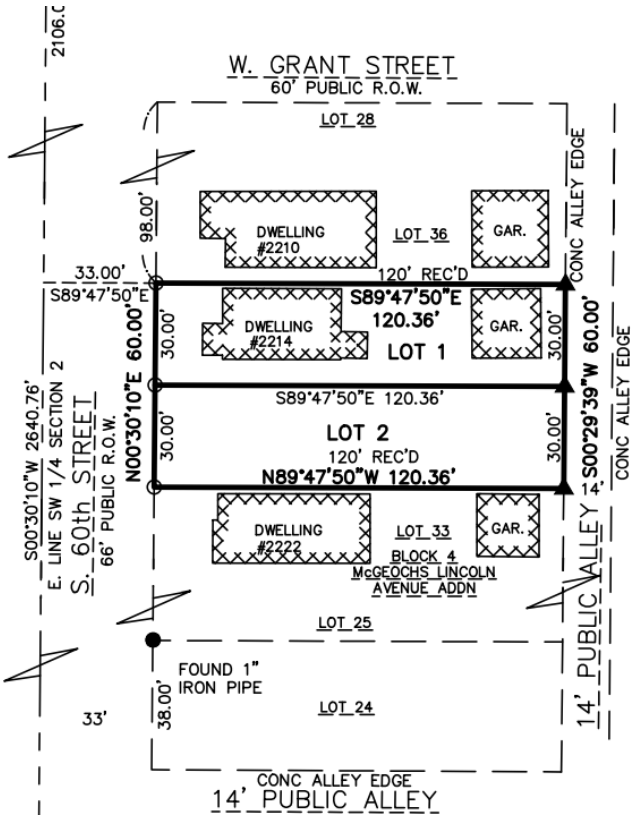
Staff Report
West Allis Plan Commission
Wednesday, September 24, 2025
6:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

7. **Certified Survey Map to split the existing parcel at 2214 S. 60th St. into two parcels. (Tax Key No. 474-0383-000).**

Overview and Zoning

The owner of 2214 S. 60th St. is proposing to divide his property into two parcels. The new lots will each be 30 ft wide and 120.36 ft deep. Proposed lot 1 has a dwelling and garage located on the property. Proposed Lot 2 is currently vacant despite several landscaping features present. The existing dwelling and garage are located within 3 feet of the northern lot line. As a result, the house and garage are legal nonconforming structures. By law there is a limit as to the extent of construction that can take place on a lot that has a legal nonconforming structure, and building a new house would exceed that limit. Approval of the CSM would create a new lot, causing the property to lose its legal nonconforming status. To remediate this issue, the applicant is applying for an area variance before the board of appeals for the existing house and garage. The CSM for this parcel will proceed forward pending approval by the Plan Commission, Board of Appeals, and finally Common Council.





The property is zoned RB residential district. The use of this district is Intended for traditional neighborhoods with a diverse array of housing types on small lots

Recommendation: Common Council approval of a Certified Survey Map to split the existing parcel at 2214 S. 60th St. into two parcels. (Tax Key No. 474-0383-000).

(Item 1-2 are required to be satisfied prior to Common Council approval.

1. Board of Appeals consideration and approval of the area variance (scheduled Oct 9).
2. Revised Certified Survey Map being submitted to show dimensions on lot 1 setbacks
3. Common Council approval of Certified Survey Map (October 21).

STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 24, 2025
6:00 PM

8. Sign Plan Appeal for Union Green, an existing mixed-use apartment, at 6400 W. Greenfield Ave. (Tax Key No. 439-9011-000).

Overview
Union Green is a 19-unit apartment development consisting of 8 town homes and 11 apartments. The ground floor of the apartments will feature a commercial space for a future tenant to be determined.

An image of the proposed signage plan has been provided by the developer Jeffrey Hook, of JJH3. A sign will be placed on the southwest roofline of the apartment building. The sign would face west and identify the development "Union Green." The signage code as prepared does not allow roof signs, or in this case a sign mounted to the roofline parapet wall of the buildings 3rd floor. The signage plan shared also shows a painted wall sign (preliminary estimate about 9x9-ft) on the southeast corner of the building. The future commercial tenant will also eventually have signage on the commercial storefront.

The purpose of this sign appeal is to consider the proposed sign mounted on the roofline of the building. The total signage area proposed is 57-sq. ft. (23-ft x2.5-ft). Per code, two (2) wall signs are permitted, or one (1) wall sign per street frontage. The number of signs for the building does not exceed what is allowed per code. The future commercial tenant will also be allowed up to two signs.

The applicant requests the sign appeal to provide signage identifying the name of the development, and to enhance the urban design, and appeal of the site within the Six Points Neighborhood.

Recommendation: Approval of the signage appeal for Union Green, a mixed-use apartment, at 6400 W. Greenfield Ave. (Tax Key 439-9011-000), subject to signage permits being applied for by the applicant.

B — Building ID Sign

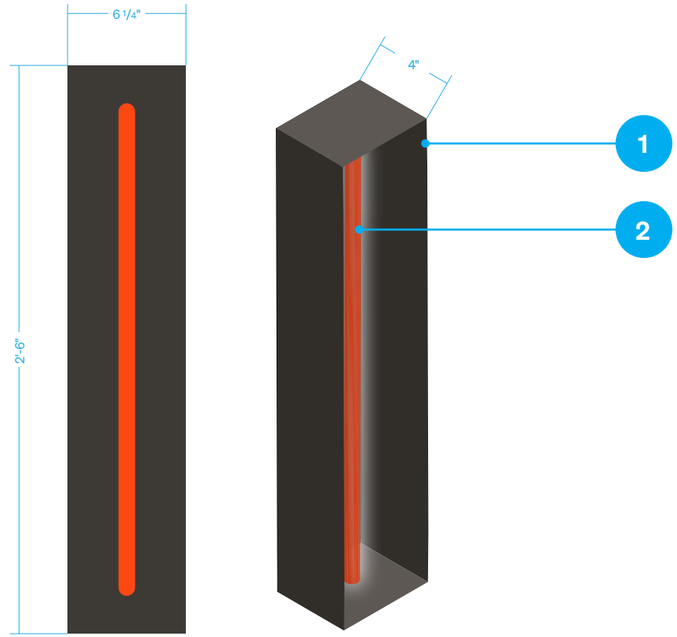
Qty 1

NOTE drawings are for illustrative purposes only.

Sign Contractor will be responsible for site survey / field verification, and any necessary engineering drawings.

Final signage art files will be provided by o&o studio in coordination with sign contractor.





Production Notes

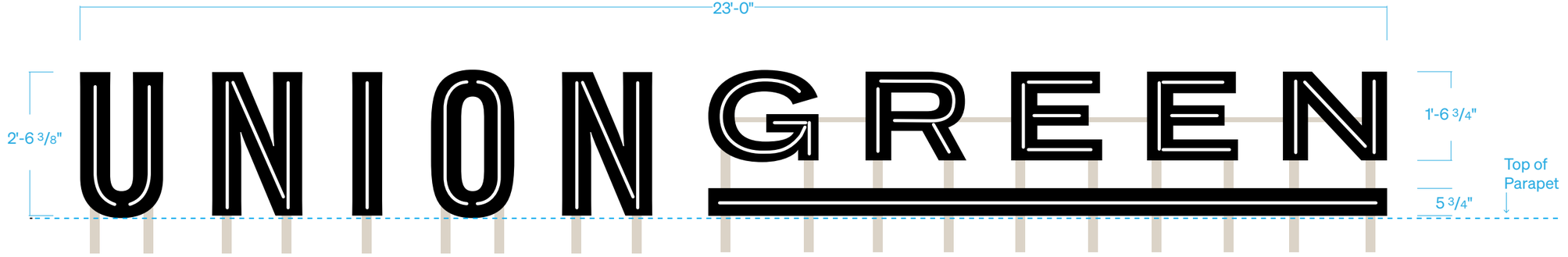
1. Open channel using .080 aluminum, painted PT-1
2. Magic DMX LED 'Neon'

Installation will require raceway / support structure to sit atop building parapet.

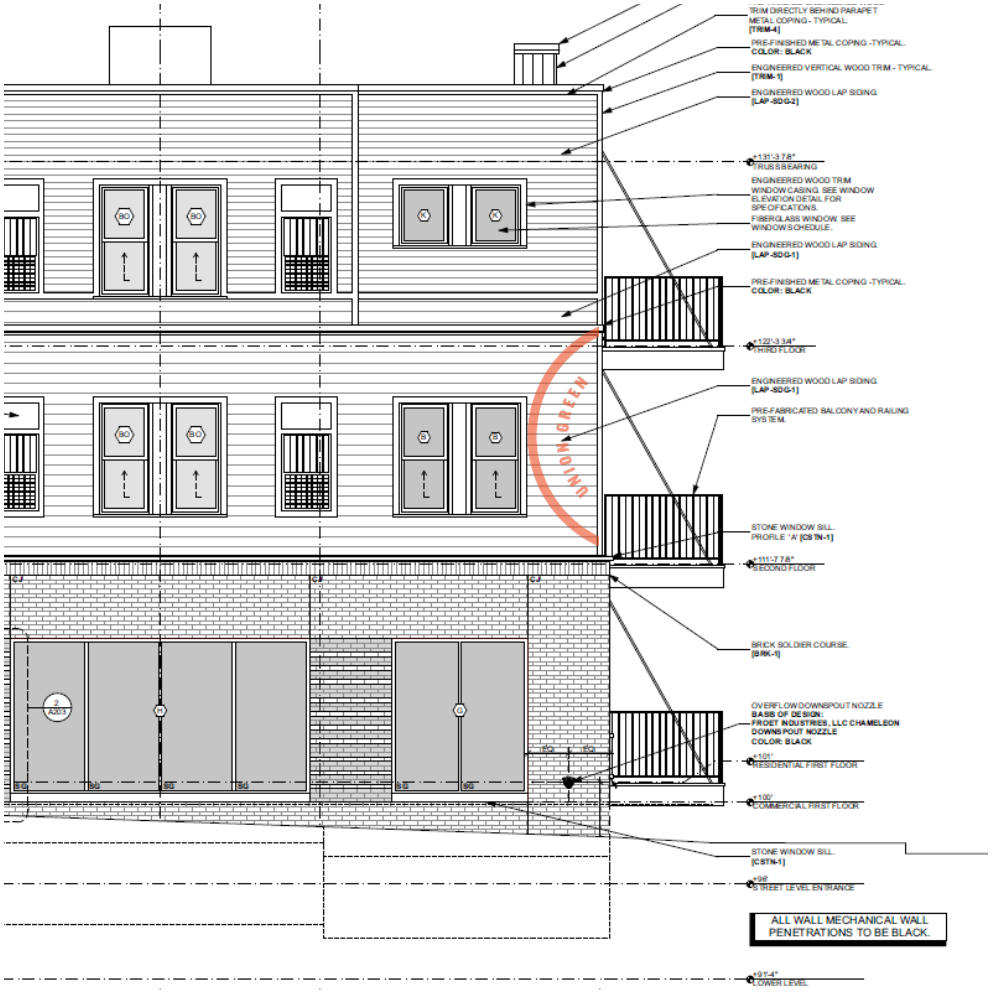
B — Building ID Sign (Detail)

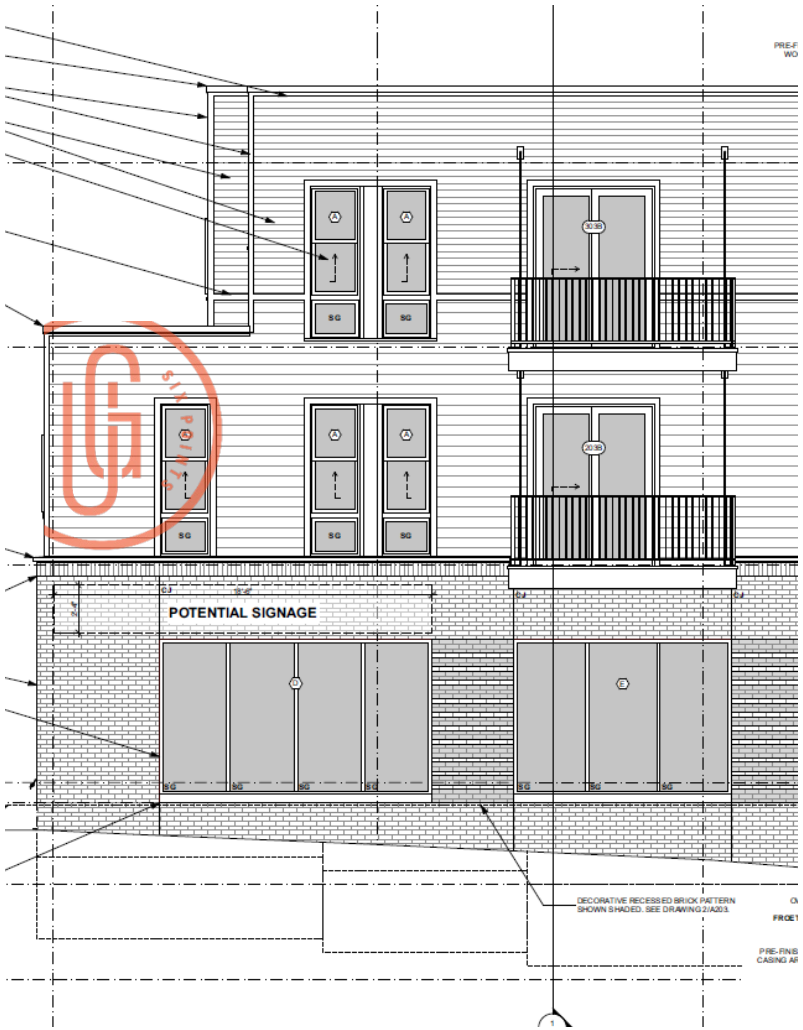
Qty 1

Approved layout showing Magic DMX Neon with intervals




JJH3group
GALBRAITH CARNAHAN ARCHITECTS


TRIM DIRECTLY BEHIND PARAPET
METAL COPING - TYPICAL.
[TRIM-4]
PRE-FINISHED METAL COPING -TYPICAL.
COLOR: BLACK
ENGINEERED VERTICAL WOOD TRIM - TYPICAL.
[TRIM-1]
ENGINEERED WOOD LAP SIDING.
[LAP-SDG-2]
+131'-3 7/8"
TRUSS BEARING
ENGINEERED WOOD TRIM
WINDOW CASING. SEE WINDOW
ELEVATION DETAIL FOR
SPECIFICATIONS.
FIBERGLASS WINDOW. SEE
WINDOW SCHEDULE.
ENGINEERED WOOD LAP SIDING.
[LAP-SDG-1]
PRE-FINISHED METAL COPING -TYPICAL.
COLOR: BLACK
+122'-3 3/4"
THIRD FLOOR
ENGINEERED WOOD LAP SIDING.
[LAP-SDG-1]
PRE-FABRICATED BALCONY AND RAILING
SYSTEM.
STONE WINDOW SILL.
PROFILE 'A' [CSTN-1]
+111'-7 7/8"
SECOND FLOOR
BRICK SOLDIER COURSE.
[BRK-1]
OVERFLOW DOWNSPOUT NOZZLE
BASIS OF DESIGN:
FROET INDUSTRIES, LLC CHAMELEON
DOWNSPOUT NOZZLE
COLOR: BLACK
+101'
RESIDENTIAL FIRST FLOOR
+100'
COMMERCIAL FIRST FLOOR
STONE WINDOW SILL.
[CSTN-1]
+98'
STREET LEVEL ENTRANCE
ALL WALL MECHANICAL WALL
PENETRATIONS TO BE BLACK.
+91'-4"
LOWER LEVEL

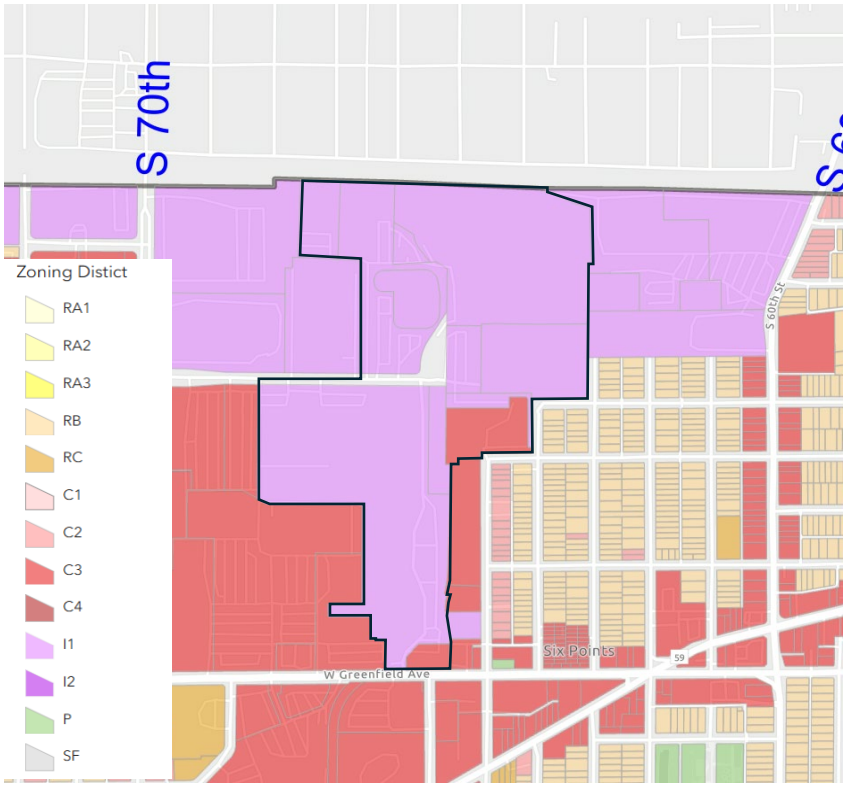

POTENTIAL SIGNAGE
DECORATIVE RECESSED BRICK PATTERN
SHOWN SHADED. SEE DRAWING 2/A203.

STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 24, 2025
6:00 PM

9. Tax incremental District project area 7 (Summit Place Business Park) and alignment with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Zoning and Land Use Conformance
Plan Commission's role with this item is to determine if the project is in conformity with the general plan (Comprehensive Plan) of the City. Staff has also provided a more detailed summary of history and purpose of the Tax incremental Project for reference. The City anticipates that the District will generate sufficient tax increment to pay all Project Costs, inclusive of the donations to the Recipient Districts, within 21 of its allowable 27 years. The TID district is intended to be closed.

- Plan Commission's role is to determine if the Tax Incremental project area has been redeveloped in a manner in conformance with the Comp Plan.

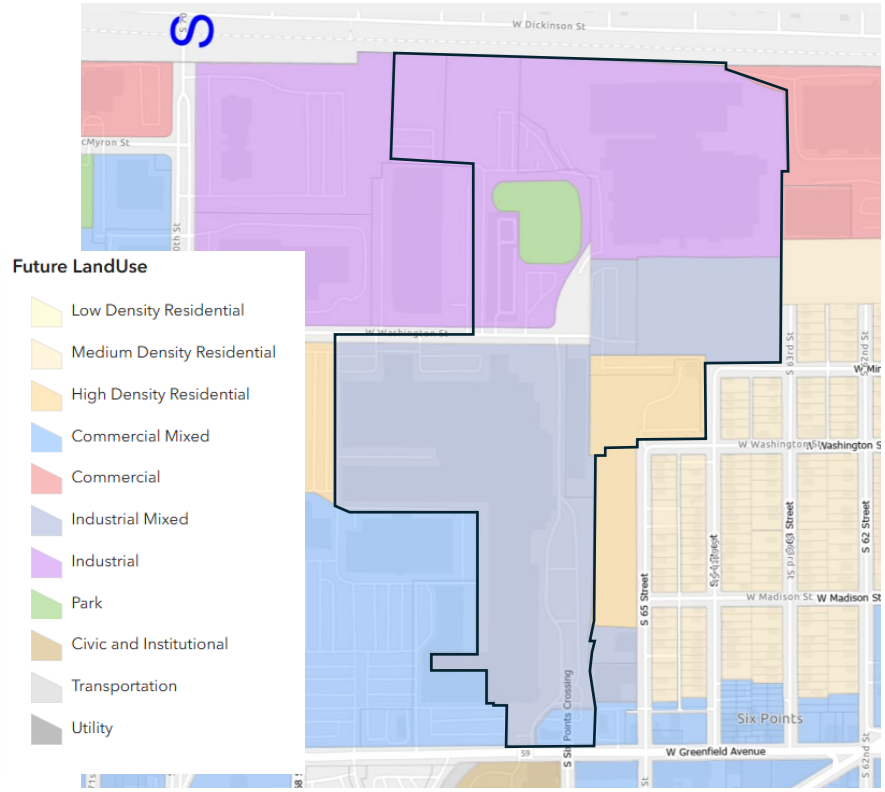


- **Zoning Ordinances -** The proposed Plan is in general conformance with the City's current zoning ordinances. The properties within TID project area 7 are zoned I-1, Industrial and C-3, Commercial which permits a wide variety of existing uses in the project area. Light Industrial is permitted as a limited use in the I-1 district. Commercial Light Industrial Flex, Restaurants, and Group Child Care Centers are permitted by Conditional Use in the I-1 & C-3 districts. Neighborhood Services are a permitted use in the I-1 & C-3 districts.

No changes to zoning ordinances will be required to implement the Plan.

- **Master (Comprehensive) Plan and Map -** The proposed Plan is in general conformance with the City's Comprehensive Plan identifying specific parcels within the area as appropriate for Industrial, Industrial Mixed, Commercial Mixed, and/or High-Density Residential development. These land use categories are considered valuable existing land uses in the community. Thus, the use categories are included in the 2045 land use plan. Industrial is defined as typical industrial development. Industrial Mixed is defined as small scale and/or lower intensity industrial uses integrated into the urban fabric, may be mixed with commercial development. Commercial Mixed is defined as urban, walking-oriented commercial development that may be mixed with residential uses. High Density Residential is defined as a dense multifamily residential development.

  The existing land uses for each parcel are allowed land uses within their respective use classifications and are consistent with their specific zoning districts.



- **Building Codes and Ordinances -** Development within the District was and will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures.

  The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

TID 7 Overview

Description Of District

Tax Incremental District ("TID") No. 7 ("District") is an approximately 63.4-acre Blighted Area District created on February 18, 2004. The District is located in the vicinity of the 6700 block of W. Washington St., primarily consisting of the

former Allis-Chalmers ("A-C") Mfg. complex. The District was created to encourage the revitalization of the last two undeveloped vacant and dilapidated former A-C properties. The revitalization has been a success and is now called the Summit Place office complex. The District is the City's most successful TIF district, performing well beyond expectations and has accumulated residual cash after paying existing obligations.
The District has previously been amended six times for the following purposes:

Amendment 1
The Common Council adopted the first amendment on May 3, 2005 for the purpose of loaning a developer $2.50 million to induce the construction of more parking with the continued redevelopment of the Summit Place office complex. Amendment one provided $2.50 million in tax incremental financing funds as an incentive to increase the development's overall property value and reduce the overall term of the District.

Amendment 2
The Common Council adopted the second amendment on November 20, 2007 for off-site improvements for the purpose of creating a safer, more pedestrian friendly neighborhood that connects the Summit Place redevelopment area to the neighboring Six Points/Farmers Market redevelopment area, with uniform streetlights, benches, bike lanes and additional pedestrian safety enhancements. Amendment two provided $3.50 million in tax incremental financing funds for off-site improvements and administrative fees.

Amendment 3
The Common Council adopted the third amendment on February 3, 2009 to provide a loan to fund the cost of off-site improvements for a new ingress/egress corridor through the abutting shopping center to the south (the Towne Centre shopping center), to connect the Summit Place office complex to W. Greenfield Ave. as an alternate access to the office complex. Amendment three provided $1.50 million in tax incremental financing funds for off-site improvements and administrative fees.

Amendment 4
The Common Council adopted the fourth amendment on February 19, 2013 to fund $3.25 million of additional TIF District expenses that included a financial incentive for private construction of additional parking for the office complex, an economic incentive package to local businesses, funding for a Neighborhood Residential Improvement Program for the surrounding neighborhood, and administrative expenses.

Amendment 5
The Common Council adopted the fifth amendment on November 3, 2014 for the purpose of stabilizing the District's value by eliminating surrounding blight. Amendment five increased the District's budget by $2.26 million, which included the following expenses: (1) the cost of acquisition, demolition, relocation and/or rehab, park improvements, and/or traffic/street improvements within the District's boundaries and/or within a ½-mile radius of the District boundaries ($1.41 million); (2) an economic incentive package to businesses within the District's boundaries and/or within a ½-mile radius of the District boundaries ($250,000); (3) additional funding of the existing Neighborhood Residential Improvement Program for the surrounding neighborhood within a ½-mile radius of the District boundaries ($500,000); and, (4) administrative expenses ($100,000).

Amendment 6
The Common Council adopted the sixth amendment on July 5, 2016, for the purpose of allowing the District to share approximately $12.03 million of excess revenues with TID 5. Absent the allocation of District revenues to TID 5, the City expected TID 5 to close with a with a net negative balance of over $14.00 million. The value of properties within the District has increased in value by over $75.77 million since its creation and produces approximately $1.45 million in annual tax increment.

Purpose of TID Amendment
The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is twofold:

1. The City will add approximately $880,000 of project costs for the acquisition of the former Motor Castings site which is within ½ mile of the District boundaries.
2. The City will allow approximately $1.20 million in excess revenue to be transferred to Tax Incremental District No. 6 and approximately $215,000 in excess revenue to be transferred to Tax Incremental District No. 13 (collectively, the "Recipient Districts") as permitted under Wis. Stat. § 66.1105(6)(f)1. The Plan Amendment meets the following criteria necessary to allow for the transfer of excess revenue:
    a. The District and the Recipient Districts lie within the same overlapping taxing jurisdictions.
    b. The District has enough revenue to pay for all current Project Costs and has enough excess revenue to pay for eligible project costs of the Recipient Districts.
    c. Tax Incremental District No. 6 is a "Blighted Area" district and Tax Incremental District No. 13 is an "In Need of Rehabilitation or Conservation" district. Subsequently, both the Recipient Districts qualify as eligible recipients of excess revenue.

Estimated Total Project Cost Expenditures
The Original Project Plan and Amendments one through six provide for estimated total expenditures of $40.23 million. This proposed amendment would provide for additional estimated expenditures of $2.30 million, for a revised total of $42.53 million (the "Project Costs").

Incremental Valuation
The City does not project any new land or improvement value being created in the District by this Amendment and the District's January 1, 2025 incremental value of $75.77 million is expected to remain flat. Creation of this value was made possible by the Project Costs already incurred within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District
Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs, inclusive of the donations to the Recipient Districts, within 21 of its allowable 27 years.

Recommendation: Approval of the TID 7 Plan as it is aligned with the 2045 Comprehensive Plan. Over the history of this tax incremental district, the TID amednments, land use and zoning ordinance amendments have been adopted with redevelopment and removal of blighting influences to a higher and better use as the primary goal.

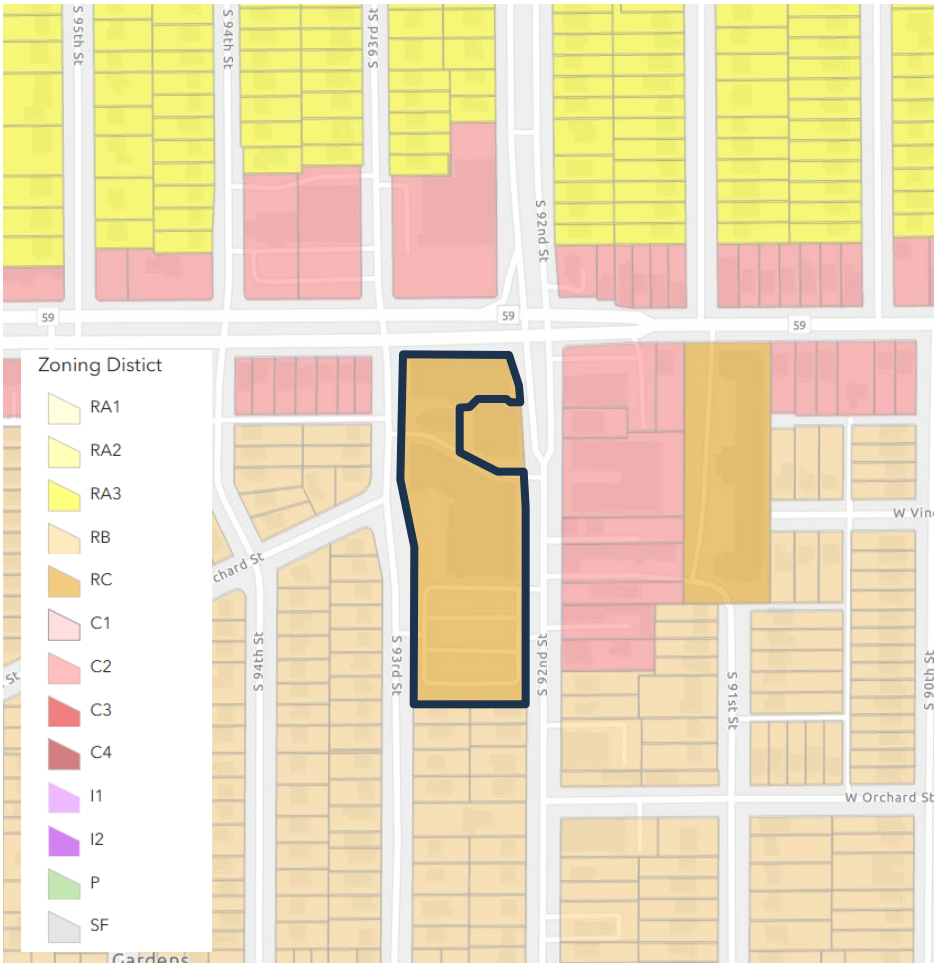
STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 24, 2025
6:00 PM

10. Tax incremental District project area 21 (S. 92 & W. Greenfield Ave) alignment with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Zoning and Land Use Conformance
Plan Commission's role with this item is to determine if the project is in conformity with the general plan (Comprehensive Plan) of the City.

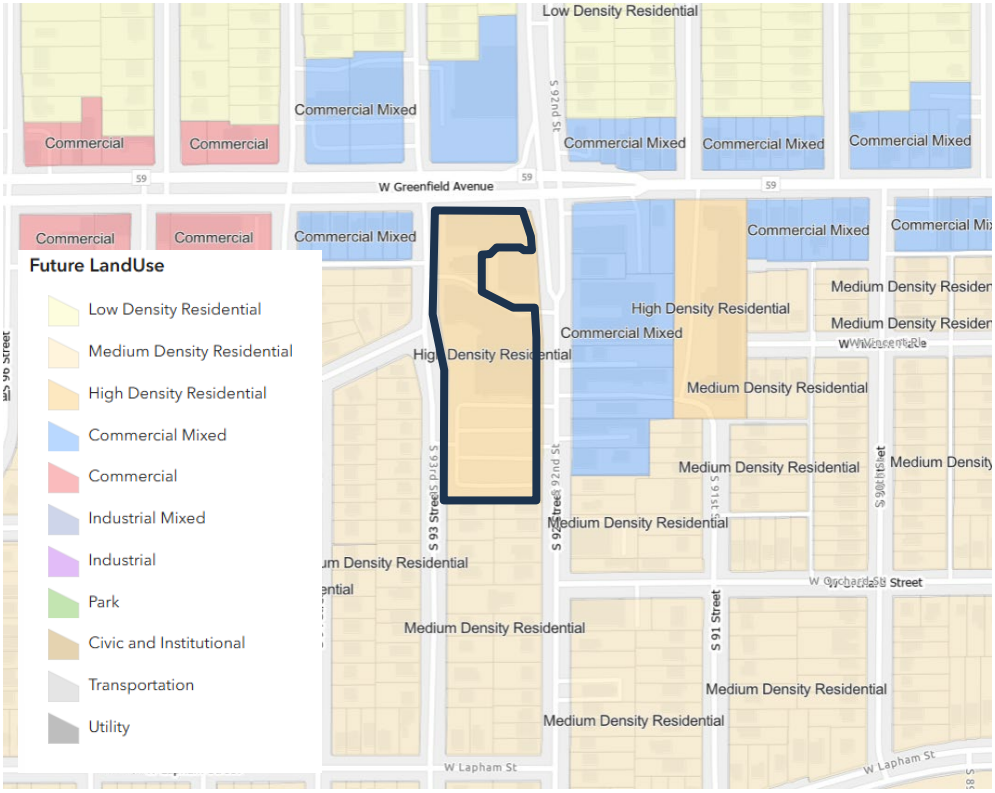
- **Zoning Ordinances -** The proposed Plan is in general conformance with the City's current zoning ordinances. The property is zoned RC, Residential which permits multi-dwelling unit residential as a conditional use. This area was rezoned in 2023 from a combination of commercial and residential split zoning to consolidate zoning into one (RC) zoning district to support the redevelopment initiative and removal of vacant buildings.

  No changes to zoning ordinances will be required to implement the Plan.



- **Master (Comprehensive) Plan and Map -** The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for High Density Residential development. This land use category is considered a valuable existing land use in the community. Thus, the high density residential category is included in the 2045 land use plan. High Density Residential is defined as a dense multifamily residential development.

  Multi-unit dwelling (high density residential) is an allowed land use within the high density residential use classification and is consistent with the RC, Residential Zoning District.



- **Building Codes and Ordinances -** Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures.

  The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

  Plan Commission approved a Site, Landscaping, and Architectural Design Review on July, 23, 2025.

TID 21 Overview

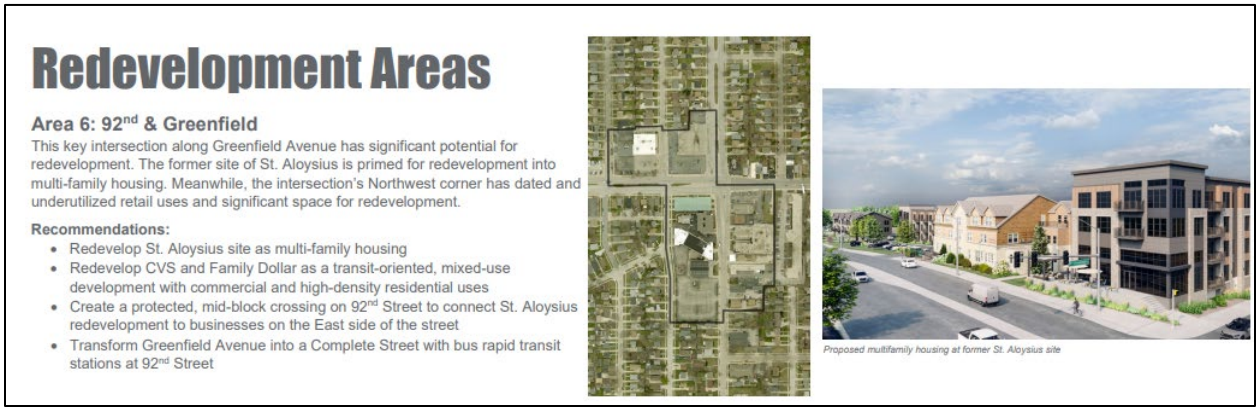
Tax Incremental District ("TID") No. 21 (the "District") is a proposed Blighted Area District comprising approximately 5.67 acres located at 1405-1441 S 92nd Street. The district will consist of the former St. Aloysius Catholic Church which will be razed and redeveloped for multifamily residential uses with the construction of 147 new units (the "Project") by F Street Group (the "Developer"). The existing structures were built between 1926 and 1964 and include a school, rectory, convent and gymnasium. The site has been vacant

since 2021 and has become detrimental to the public health and safety of the surrounding area.

In addition to the incremental property value that will be created, the City expects the Project will generate positive secondary impacts in the community such as the redevelopment of a blighted area, creation of market rate multifamily housing to meet market demand, and provision of employment and commercial opportunities related to the construction and operation of the Project. The City is creating the District under the provisions of Wis. Stat. § 66.1105.

The City anticipates making total expenditures of approximately $16.43 million ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include an estimated $14.94 million in "pay as you go" development incentives, $750,000 in contingent projects (as further detailed in Section 8), and $745,000 in costs related to the creation and administration of the District over its life.

The City projects that new land and improvements value of approximately $31.79 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan. Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 26 of its allowable 27 years.



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Recommendation: Approval as determination that the proposed Tax Incremental District project area 21 (S. 92 & W. Greenfield Ave) aligns with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Tax Increment District #21: Boundary Map

