VILLAGE OF MCFARLAND **Plan Commission** *NOTICE OF PUBLIC MEETING*

Tuesday, April 21, 2026 **7:00 PM** **McFarland Municipal Center**
5915 Milwaukee St, McFarland
Community Room

AGENDA

The public may attend in-person or remotely through the Zoom webinar or telephone options listed below. *Please Note: Virtual attendance is offered as a convenience, but technical difficulties beyond the Village's control may prevent or limit its availability at any meeting. The public is encouraged to attend the meeting in person to assure full access to the proceedings.*

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:
https://us02web.zoom.us/j/83189708596
Or by Telephone: +1 (312) 626-6799
Webinar ID: 831 8970 8596
Press *9 to raise/lower hand. Press *6 to mute/unmute.

1. CALL TO ORDER, ROLL CALL.

2. PUBLIC APPEARANCES.
   a. This is an opportunity for attendees to provide public comment on matters that are not on the agenda. Attendees desiring to provide public comment on specific items on the agenda may do so at the time that agenda item is brought up. Zoom attendees wishing to speak should type their name, address, and the relevant agenda item in the Q&A feature within the online meeting platform. Zoom attendees may also register in support or opposition of an item through the Q&A feature. In person attendees should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your public comment. Please adhere to the 3-minute time limit. Written comments will not be read into the record during the meeting but may be sent to community.development@mcfarland.wi.us to be included with the agenda materials.

3. APPROVAL OF MINUTES.
   a. Motion to approve the minutes of the March 17, 2026, Plan Commission meeting.

4. PUBLIC HEARINGS.
   a. Public hearing on Resolution 2026-02, a Plan Commission resolution approving a Planned Development Detailed Plan for Lot 18 Building 2, Sperle Corners Subdivision, McFarland, WI

5. BUSINESS.
   a. Discussion and action on a Site Design Review permit for an office building requested by Dan Morill of US Oil Co, Inc., located at 4402 Terminal Drive.

   b. Discussion and action on Resolution 2026-01, a Plan Commission resolution approving a Planned Development Detailed Plan for Phase 2, Lots 1 and Lots 3-16, Sperle Corners Subdivision, McFarland, WI.

   c. Discussion and action to make a recommendation to the Village Board to approve a Partial Release of Restrictions for Lots 1 and 3-16 for the Sperle Corners Plat.

   d. Discussion and action on Resolution 2026-02, a Plan Commission resolution approving a Planned Development Detailed Plan for Lot 18 Building 2, Sperle Corners Subdivision, McFarland, WI

e. Discussion and action to make a recommendation to the Village Board to issue a Request for Proposals for the update of the Village's 2017 Comprehensive Plan.

6. SCHEDULE NEXT MEETING DATE.
   a. Tuesday, May 19, 2026 at 7:00 PM.

7. ADJOURNMENT.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the McFarland Municipal Center at (608)838-3153, 5915 Milwaukee Street, McFarland, Wisconsin, or village.clerk@mcfarland.wi.us by 2:00 p.m. at least 5 business days prior to the meeting so that any necessary arrangements can be made to accommodate each request. If the meeting or request is less than 5 business days from the meeting, requests for accommodations may still be made and reasonable efforts will be made to accommodate each request.

Plan Commission Minutes
March 17, 2026, at 7:00 P.M.

Members Present: Stephanie Brassington, Luke Fessler, Karen Pominville, Austen Conrad, Eric Johnson, Scott Peters, Chris Reynolds

Staff Present: Andrew Bremer, Kong Thao, Matt Schuenke, Lee Igl, Brian Berquist

1. CALL TO ORDER, ROLL CALL

   Chair Brassington called the meeting to order at 7:04 P.M.

2. PUBLIC APPEARANCES.

   There were no public appearances in the room or via zoom.

3. APPROVAL OF MINUTES.
   a. Motion to approve the minutes of the February 19, 2026 Plan Commission meeting.

      Brassington motioned to approve the minutes of the February 19, 2026 Plan Commission meeting. Fessler seconded the motion. Motion passed 5-0-2 with abstentions from Peters and Reynolds.

   b. Motion to approve the minutes of the February 19, 2026 joint CDA and Plan Commission meeting.

      Brassington motioned to approve the minutes of the February 19, 2026 joint CDA and Plan Commission meeting. Fessler seconded the motion. Motion passed 5-0-2 with abstentions from Peters and Reynolds.

4. PUBLIC HEARINGS.
   a. Public hearing on a Conditional Use Permit requested by Naomi Beahm, 2 B's Auto LLC for a proposed wholesale automobile dealership located at 4800 Ivywood Trail, Suite 103, McFarland, WI.

      Brassington opened the public hearing at 7:07 PM. Thao provided summary on the agenda item, covering the details of the proposed business and operation. Thao explained staff's rationale for the recommended conditions of approval. Beahm was present for questions and comments. The Commission discussed the business operation of the proposed business and staff's recommendation.

      Brassington closed the public hearing at 7:15 PM.

b. Public hearing on Ordinance 2026-05, An ordinance rezoning parcel #0710-273-8620-1, #0710-273-8515-8, #0710-273-8640-1 and approximately 11,634 square feet of the west portions of #0710-273-8665-1, properties in the vicinity of 4008, 4012, and 4016 Terminal Drive, McFarland, WI from C-H Highway Commercial to PD- Planned Development General Plan Approved and Phase 1 Detailed Plan Approved. Requested by Ezra Properties, LLC, Ryan Quam.

Brassington opened the public hearing at 7:16 PM. Bremer provided summary on the agenda item, highlighting the proposed tenant, Well Played, building design features, parking stalls in the right-of-way, parking provided, site layout, and private walkway with future extension to Terminal Drive. Quam was present for questions and comments. The Commission discussed building operation and improvements on Terminal Drive.

Rick Hovland, 6613 Meredith Way, asked if a recent traffic study was completed in the area given the recent completion of the Kwik Trip at 4015 Terminal Drive.

Brassington closed the public hearing at 7:28 PM.

c. Public hearing on Resolution 2026-01, a Plan Commission resolution approving a Planned Development Detailed Plan for Phase 2, Lots 1 and Lots 3-16, Sperle Corners Subdivision, McFarland, WI.

Brassington opened the public hearing at 7:29 PM. Thao provided summary of the proposed phase 2 construction of buildings on Lots 1, and 3-16. Brian Spanos, Lakestone Properties, was present and provided additional details on the building's interior designs. Thao stated that the application did not include a lighting plan and landscaping plan. Spanos affirmed they were close to finishing and will send them to Staff shortly. Bremer commented on water laterals shown in plans as commented by the Village Engineer. Spanos provided comments and possible solutions to meet those comments.

Brassington closed the public hearing at 7:40 PM.

5. BUSINESS.
   a. Discussion and action on a Conditional Use Permit requested by Naomi Beahm, 2 B's Auto LLC, for a proposed wholesale automobile dealership located at 4800 Ivywood Trail, Suite 103, McFarland, WI.

Staff provided an overview of the recommended conditions of approval. No additional comments.

Brassington motioned to approve a Conditional Use Permit requested by Naomi Beahm, 2 B's Auto LLC, for a proposed wholesale automobile dealership located at 4800 Ivywood Trail Suite 103, McFarland, WI with the following conditions of approval:

1. No on-site retail sales of automobiles are permitted.
2. No more than two business-related inventory vehicles may be temporary stored on-site.
3. No business-related inventory vehicle may be stored on-site for more than five business days.

Peters seconded the motion. Motion passes 7-0.

b. Discussion and action on a Site Design Review Permit for an accessory garden tool shed requested by McFarland Community Garden located at 5710 Anthony Street.

Schuenke provided summary of the project, highlighting the shed is a replacement for an existing one, the proposed shed's design, associated uses, and partners in this project.

Brassington motioned to approve a Site Design Review Permit for an accessory garden tool shed requested by McFarland Community Garden located at 5710 Anthony Street. Pominville seconded. Motion passes 7-0

c. Discussion and action on a Site Design Review Permit for construction of a new municipal well house (Well No. 5), requested by Lee Igl, located at 6016 Prairie Wood Drive.

Berquist provided summary on the agenda item, discussing the uses of well houses, decommissioning of Well No. 1, proposed building layout, and site improvements.

Brassington motioned to approve a Site Design Review Permit for construction of a new municipal well house (Well No. 5), requested by Lee Igl, located at 6016 Prairie Wood Drive conditioned on submitting a final landscaping plan to the Community & Economic Development Director for approval that includes using 2-4 varieties of evergreen trees. Conrad seconded the motion. Motion passes 7-0.

d. Discussion and recommendation to the Village Board to approve Resolution 2026-05 a resolution approving adjustments to water and sewer utility easements for the Humble Oaks development, 4703 Terminal Drive.

Bremer provided summary of the agenda item providing clarification on the proposed changes. No additional comments from the Commission. Brassington motioned to recommend to the Village Board approval of Resolution 2026-05 a resolution

approving adjustments to water and sewer utility easements for the Humble Oaks development, 4703 Terminal Drive. Peters seconded the motion. Motion passes 7-0.

e. Discussion and action on Resolution 2026-01, a resolution approving a Planned Development Detailed Plan for Phase 2, Sperle Corners Lots 1, and Lots 3-16, McFarland, WI.

Staff mentioned the recommended motion to postpone until the April Plan Commission meeting to allow time for the developer to submit the landscaping and lighting plans for review.

Brassington motioned to postpone action on Resolution 2026-01 until the April 21, 2026 Plan Commission meeting pending submittal of a landscaping and lighting plan for Lot 1. Peters seconded. Motion passes 7-0.

f. Discussion regarding a preapplication conceptual condominium subdivision submitted by Austin Gannon for six duplex buildings located 6612 Schneider Place, to be called River Edge Court.

Bremer provided opening statements on preapplications processes before Austin Gannon (A. Gannon), the applicant, provided their presentation. A. Gannon's presentation highlighted past housing projects completed within the Village, estimated value added, the preapplication's building layout, conceptual designs, land dedication and recreational improvements, intention for 12 age restricted 55-and over condominium duplex units, and a summary of their hosted neighborhood meeting. Bremer provided summary of past zoning and land division permit requests on property including a neighborhood petition. Bremer stated that the current State laws and statutes have removed zoning code protest petitions. Bremer reviewed the current zoning of the property and allowable uses, the property as shown in the Comprehensive Plan's Future Land Use Map and Comprehensive Outdoor Recreation Plan, and potential next steps should an application be submitted.

The Commission inquired on current uses of the property, existing conditions of the property, ownership and sale of condominiums, and the property's history. A. Gannon provided responses to the Commission's questions. Conrad asked Bremer to elaborate on the Fire Chief's letter included in the packet. Bremer clarified the comments relate to the private drive's dimensions, on street parking and service by fire apparatus. Brassington inquired about the history of the property with adjacent property owners and Army Corps of Engineers. Johnson inquired about the affordability of homes proposed and sold. A. Gannon stated the high demand received for the types of homes offered and unsure of final pricing at this stage as it depends on how buyers would finish units. Pominville inquired on the services and amenities offered to seniors, accessibility to local resources, and cost. Conrad praised additional parking stalls designed into the cul-de-sac and added to include screening

to adjacent properties. Fessler commented on the cul-de-sac's size needing to meet code requirements.

Brassington opened the discussion to public comments. The following people spoke in opposition to the preapplication concept presented by A. Gannon:

- Bette Grovan, 6610 Schneider Place
- Joann Kane, 6505 Lani Lane
- Patrick Kane, 6505 Lani Lane
- Rick Hovland, 6613 Meredith Way
- Judy Sauer, 6501 Lani Lane
- Don Peterson, 6507 Lani Lane
- Drew Martin, 6619 Meredith Way

The following comments and concerns from the people mentioned above stated the following:

- Increased traffic
- Construction noise
- Building proximity to adjacent properties
- Lack of landscaping screening
- Dedication of green space
- History of the land and negative interactions with the owner
- Concerns related to prior wetland filling and follow through related to past Army Corp of Engineers requirements
- Runoff and harm to existing wetlands and wildlife
- Inconsistency with future land use plan
- Concerns regarding having duplexes in a single-family neighborhood
- Impacts on property value

A. Gannon provided responses to the comments received affirming new units will add value to the community with residential housing and community growth. Tom Gannon, (T. Gannon) owner of the property, was present and provided an explanation of the property's history, clarification on the requests and interaction with Army Corps of Engineers and affirmed consistency with Village's plans related to dedication of wetlands and potential public trail connections to Lewis Park. T. Gannon affirmed fulfilling requirements from the Army Corps of Engineers. T. Gannon provided details on comments received. No additional questions from the Commission.

g. Discussion and action to make a recommendation to the Village Board to issue a Request for Proposals for the update of the Village's 2017 Comprehensive Plan.

Bremer provided summary on the agenda item, including the CDA's discussion on the RFP, the content and scope of the RFP, and the RFP evaluation review process. Bremer provided a tentative timeline of the RFP recommendations on an ad-hoc committee joining the CDA and Plan Commission membership. Brassington inquired on the CDA's updates. Bremer reviewed where the CDA had requested emphasizing separate and specific/deliberate public engagement activities as it relates to planning the east side.

Brassington commented on not just having the consultant reviewing the east side plan, but looking at the history of the last couple of years and having someone guide us to not fall into those same mistakes, not fall into those same trends, what did we do then and what can we change now, not just necessarily specific to the plan but more specific to using some sort of resource to help us to be better presenters and better understanding of how to integrate what the community is saying to us and how to move forward. How we approach the community and how we bring the community together in the planning process and use some type of resource to help the Village to present to the community and get the feedback we need.

Reynolds inquired about having some sort of searchable website as part of the deliverables so people can easily get to the information they need and maybe have that available during the process so people can see what is being developed. Brassington commented on having clear terminology in the plan that people can understand what the policies mean in a way that is easily comprehensible. Bremer indicated that the RFP could include language regarding the consultant providing education regarding comprehensive planning and land use planning, and also community consensus building around revisions to the east side plan and comprehensive plan. Brassington commented on using the community as a resource to build the east side plan, or revisions to the east side plan and not just education to accept the existing east side plan, noting the importance to education and listen at the same time.

Reynolds inquired about the costs of creating a project searchable website about the project and plan. Bremer commented that the minimal deliverables would include a hard copy plan, pdf plan with links that are searchable and a project website either by the Village or consultant. Bremer also commented that the Village could ask the consultant to provide a GIS story map digital version of the plan. Bremer noted that was discussed at a Plan Commission meeting last November where staff provided examples of other communities using this. Bremer indicated this could be added as an additional service.

Mark Neidinger, 5411 Norma Road, spoke and suggested six enhancements to the RFP and are as follows:
1. Mandatory early-stage community listening sessions
2. Enhanced transparency and direct notification

3. Align density with the 'Village feel' mandate (or neighborhood preservation)
4. Sub-area neighborhood character study
5. Review and reduction of existing high-density designations
6. Ad hoc Committee should have some additional community members maybe from neighborhoods most impacted.

Reynolds requested information on a CDBG housing grant that the County is offering. Fessler provided follow-up comments regarding the public comments regarding consultants not just looking at future growth but also reductions in density and confirming that is all encompassing in what the consultant would do. Bremer confirmed that is correct, the RFP doesn't stipulate any policies regarding how density has to be lowered, stay the same, or increased. Bremer noted that planning process will be used to gather community feedback regarding how to determine what the new plan looks like including density. Fessler also commented on notification practices for the project and using direct notifications. Bremer indicated that there will be a variety of public notifications used throughout the project which could include direct notifications at key times during the project. Bremer noted that the RFP requires the consultant to develop a public participation plan that is adopted at the beginning of the planning project. As related to the public comment on additional community members on the Ad-hoc Committee from neighborhoods most affected, Fessler and Conrad commented that both the Plan Commission and CDA each include five citizens members and that through planned listening sessions the Village is addressing this through how we are approaching the project.

Brassington commented on revising the RFP to indicate that we want or expect direct mail notification, wanting listening sessions, aligning density with Village feel, and using the survey results that the consultant gets and listening sessions to draft the plan, interest in the idea of subarea character studies and what that might bring. Brassington and Conrad commented on postponing action on the RFP to allow time to draft the modifications discussed at the meeting. Bremer indicated that the modifications could be brought back to the April CDA and Plan Commission meetings for review and recommendation.

Brassington motioned to postpone a recommendation to the Village Board to issue a Request for Proposals for the update of the Village's 2017 Comprehensive Plan until modification discussed at the meeting are drafted for review. Johnson seconded. In discussion, Conrad commented on the subarea plans noting the Village might want to have the consultant provide some type of unit cost as it would be unknown how many of those the Village would need. Bremer noted that component could be identified similar to the digital plan in the RFP as an additional service. Fessler inquired how detailed that would be. Bremer indicated that we would not anticipate through the Comprehensive Plan granular site and building design concepts for particular pieces of property within the Village but that the Comprehensive Plan does include policies and images that generally guide the character of future development without asking

the consultant to do parcel level designs. Brassington mentioned providing examples of subarea character studies to the CDA and Plan Commission. Motion carried 7-0.

Following the motion, Brassington inquired on how the RFP is disseminated. Bremer noted through direct email to planning consultants, posting on the Village website, posting to the Wisconsin Chapter of the American Planning Association, American Planning Association, and to the League of Municipalities.

6. SCHEDULE NEXT MEETING DATE.
    a. Tuesday, April 21, 2026 at 7:00 p.m.

7. ADJOURNMENT.

Fessler motioned to adjourn. Johnson seconded the motion. Motion passed 7-0. Meeting adjourned at 9:55 PM.

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, April 21, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Public hearing on Resolution 2026-02, a Plan Commission resolution approving a Planned Development Detailed Plan for Lot 18 Building 2, Sperle Corners Subdivision, McFarland, WI**

PREVIOUS ACTION:

January 21, 2025 - Plan Commission preapplication meeting #1 on concept for a 170-unit residential subdivision.
February 19, 2025 - Plan Commission preapplication meeting #2 on a concept for 166-unit residential subdivision.
February 26, 2025 - Lakestone Properties held their own neighborhood meeting at the Municipal Center
March 18, 2025 - Plan Commission preapplication meeting #3 on a revised 166-unit residential subdivision
May 20, 2025 - Plan Commission held public hearing on request for rezone and preliminary plat review.
June 17, 2025 - Plan Commission recommended approval to Village Board of Ordinance 2025-07, an ordinance rezoning parcel #0610-024-9691-1 from A-1 Agricultural Transition to PD - Planned Development District - General Plan Approved.
June 17, 2025 - Plan Commission recommended approval to Village Board of preliminary plat for a proposed 147-unit residential subdivision.
June 24, 2025 - Village Board approves Ordinance 2025-07 and preliminary plat, to be referred onward as Sperle Corners
September 16, 2025 - Plan Commission held a public hearing on Final Plat for Sperle Corners, a 147-unit residential subdivision
September 16, 2025 - Plan Commission held a public hearing on Resolution 2025-01, a resolution approving a Planned Development Detailed Plan for Phase 1 on Lot 18, a 40-unit apartment building.
September 17, 2025 - Public Works & Utilities Committee discussed the Final Plat, associated Street and Utility Plans, and recommended approval to Village Board with three conditions of approval.
October 21, 2025 - Plan Commission recommended to the Village Board approval of Final Plat for Sperle Corners including associated street and utility plan, stormwater management plan and development agreement.
October 21, 2025 - Plan Commission approved Plan Commission Resolution 2025-01, a resolution approving a Planned Development Detailed Plan for Phase 1 development on Lot 18.
October 28, 2025 - Village Board approves Sperle Corners Final Plat, including associated street

and utility plan, stormwater management plan and development agreement.
March 17, 2026 - Plan Commission held a public hearing on Resolution 2026-01, a resolution approving a Planned Development Detailed Plan for Phase 2 on Lot 1, and 3-16. Plan Commission voted to postpone action until Village Staff received the landscaping and lighting plan for Lot 1 of Phase 2.

ISSUE SUMMARY:
Lakestone Properties is requesting approval of a Planned Development District Detailed Plan for Phase 3 of Sperle Corners Subdivision. The applicant has named Lot 18 "Harvest Corners" for the purposes of branding and marketing the proposed multifamily apartment units. This name includes only Lot 18 and all subsequent apartment buildings on this lot. Phase 3 includes construction of a single 40-unit apartment building on Lot 18, adjacent to Phase 1's 40-unit apartment building. The proposed building, referred to as Building 2, is a three-story, garden-style, 40-unit apartment with a mix of efficiency/studio units, one-bedroom, and two-bedroom units, 37-underground parking stalls and surface parking. Phase 3 will extend the surface parking lot east and add a hammerhead turnaround, or T-turnaround, at its end. Similar to Building 1, Building 2 includes Unit A-E, identifying unit layout designs, not the room number. Building 2 will include a fitness room, lobby, elevator, and stairwells at opposite ends of the building. Phase 3 will be served by the regional stormwater retention basin on Outlot 1.

Review Procedures for Planned Development District Rezoning and Plat
Per Sec. 62-68(c) Statement of Purpose of the Zoning Code, "*the Planned Development District is established to provide a voluntary regulatory framework designed to encourage greater variety and flexibility in land development while achieving substantial compliance with the Village Land Use Plan and basic intent of the zoning ordinance and land uses beneficial to the Village. Such district is also established to promote the maximum benefit from coordinated area site planning, including diversified location of structures and mixed compatible uses, and to provide for safe and efficient systems for pedestrian and vehicular traffic, attractive recreation and landscaped open spaces, and economic design and location of public and private utilities and community facilities. Within this district are allowed the diversification and variation in the bulk and relationship of uses, structures and spaces in developments planned as comprehensive and cohesive unified plans and projects*."

Per Sec. 62-67 of the Zoning Code, a Planned Unit Development (PUD) consists of two parts, a General Plan and a Detailed Plan. The General Plan establishes the uses of the property, total residential units, the general location of proposed streets, stormwater basins, public parks, building dimensions and stories. A Detailed Plan establishes the specific architectural character and design of each building, the dimensioned yards between buildings or structures and lot lines, final location and dimensions of vehicular and pedestrian facilities, including dimensioned streets, walkways, access driveways, off-street parking, refuse receptacle areas, utility plans (water, sewer, storm sewer, lighting), and landscaping. A General Plan was adopted by the Village Board adoption of Ordinance 2025-07, PD Planned Development - General Plan Approved. The Plan Commission has final approval authority for the Phase 3 Detailed Plan and all subsequent detailed plan phases that may follow.

Existing Property & Neighborhood Conditions

- Property Size: For Lot 18 only is 7.35 acres (320,173.32 square feet), including Elvehjem Road and CTH AB right-of-way.
- The property is within the Village's urban service area with public water and sanitary sewer utilities located adjacent to the west lot line.
- Current Use: Undeveloped open space
- Current Zoning: PD Planned Development General Plan Approved
- Adjacent Uses:
    - An agricultural drainage ditch follows the west and north property line. An existing public bike and pedestrian trail borders the property's perimeter along the west and north lot lines. This trail connects the Lower Yahara River Trail to Rosewood Fields Subdivision.
    - North - Parcel #061002495301 is a 15.7-acre lot, used as farmland and open space (wetlands). The parcel is zoned A1 Agricultural Transition. Further north is the Rosewood Fields Subdivision, currently in the final phase of its construction. The subdivision is zoned PD Planned Development and includes 117 dwelling units. This subdivision includes 100 detached single-family homes and 10 zero lot line duplex units.
    - East - The parcel wraps around 2921 County Highway AB, a ~0.9-acre lot with a single-family home located in the Town of Dunn, zoned SFR-1 under the Dane County Zoning Code. Lakestone Properties owns this home. East of CTH AB is 3418 and 3408 Elvehjem Road, located within the Village of McFarland. The property is mostly undeveloped open space. The 22.3-acre lot is zoned A1 Agricultural Transition and is proposed for a small business park under the recently approved Elvehjem Acres-Bliffert Lumber Predevelopment Agreement.
    - West - Properties to the west include a variety of residential properties in the Park View Estates subdivision, separated by a 50-foot-wide Village parcel containing an existing recreational trail that connects to the Lower Yahara Trail to the Rosewood subdivision to the north. The existing residential properties are composed of single-family homes, duplexes, and townhomes. The mentioned properties include zoning within districts: R1, R-1A, R-2, R-3, and PD Planned Development (Skaalen Village).
    - South - To the south are two lots, 2891 County Highway AB, a 3.4-acre lot with a single-family home zoned RR-2 (Dane County) and a 36.6-acre lot used for farmland zoned FP-35 (Dane County). Both lots to the south are located in the Town of Dunn and privately owned.

Phase III Building 2 Site Characteristics

The proposed Phase 3 construction includes Building #2, a three-story garden-style 40-unit apartment building at the southwest corner of Lot 18. The packet includes floor plans approved from October 21, 2025 Plan Commission for Building 1. The applicant has stated Building 2 will be mirrored in design as Building 1. Below are the characteristics of Building 2:

- Residential Units Composition: 10 efficiency/studio units, 12 one-bedroom units, and 18 two-bedroom units for a total of 40 units.

  - Unit Styles A and D are two-bedroom & two-bathroom apartments.
  - Unit Styles B and E are one-bedroom & one-bathroom apartments.
  - Unit Styles C are Studio/Efficiency apartments.
- Parking. On Sheet A100.1, the layout for the basement shows 37 underground parking stalls (1 ADA). Sheet C-2 Site Plan shows 44 surface parking stalls (2 ADAs) for a total of 81 parking stalls provided. The applicant also shows on Sheet C-2 the boundary between Phase 1-Building 1 and Phase 3-Building 2. This excludes two parking stalls along the East Wet Pond in Phase 1. For Phase 3, the ratio of parking stalls to units is 2.03.
- Landscaping. The landscaping plan is found on Sheet L-1, Landscape Plan. A schedule of the plant list is provided indicating 1,555 points provided. Planned Development Districts do not have a prescribed minimum landscaping standard. A table from Appendix A is shown in the following section below with Lot 18 modeling its landscaping minimum after the minimum R-3 General Residence zoning standards. The calculated minimum points shows 1,550 points, a surplus of 5 points. Landscaping is shown for both Phase 1 and Phase 3 on Lot 18, but only items in Phase 3 are labeled. Staff's review of the landscaping plan is provided in the section below.
- Lighting. The lighting plan will utilize 90-degree cast down full light cutoff fixtures in the surface parking lot. There will be wall-mounted cast-down lighting fixtures around the building's exits and entrances, including underground parking entrance. There does not appear to be any spillover of lighting to adjacent lots.
- Other Site Amenities
  - The underground parking garage includes 12 bike stalls, dumpsters and the building's mechanical room
  - Each unit will have an in-unit washer and dryer
  - A fitness room on the first floor adjacent to the lobby
  - A centrally located elevator with stairwells on both sides of the building
  - Unit mailboxes will be provided within the ground floor of the building similar to Building #1.

Conformance with Zoning Requirements
Under Sec. 62-67(i)(2) the Village Plan Commission shall determine whether the plan complies with the standards set forth in Section 62-66 and 62-67 and is in general conformance with the approved Planned Development General Plan. In Staff's opinion, the proposed Detailed Plan is in general conformance with the General Plan approved under Ordinance 2025-07, which identifies Building 2 adjacent to the east of Building 1 in Lot 18. The Phase 3 Detailed Plan states Building 2 will meet the standards established in the PD General Plan Approved.

Sec. 62-67(a)(3) PD Planned Development District Off-street parking and loading.
Per Sec. 62-67(a)(3) there are no prescribed requirements for the number of off-street parking spaces; however, consideration should be given to the off-street parking requirements of the Zoning Code. The proposed Phase 3 development includes a total of 81 parking stalls, 37 underground and 44 above ground. Per Sec. 62-172(j) Required off-street parking spaces for residential properties, the required parking minimums depend on the residential unit type (1

space/dwelling unit for Efficiency, and 2 spaces/one-bedroom and two-bedroom units). From the unit mix described above, the total required parking minimum is 70 parking stalls. For Phase 3, the ratio of parking stalls to units is 2.03. This standard has been met.

Sec. 62-67(a)(4) PD Planned Development District Standards
The applicant's submittal includes responses to the standards provided in the Zoning Code. Staff review of the Applicant's responses to standards 1-8 of Sec. 62-67(a)(4) are generally satisfactory. Below are comments for (d).

- (d) In Staff's review, the minimum landscaping points is found to be 1,506 points required. See below for the table provided in Appendix B. The Detailed Plan description states the building is approximately 210 feet long and 75 feet deep. The gross floor area (GFA) includes three floors at 15,750 sq ft. per floor. Street frontage was estimated using Sheet C-2 which identifies Phase 1 and Phase 3, running south along Elvehjem Road only. Staff estimate this to be about 253 feet of street frontage, not overlapping with Phase 1. Staff utilized the "Site Information Block" on Sheet C-2 to determine the total for Phase 3's Paved Area value. Staff notes that the referenced table should say "Phase 3" and not Phase 2, as Phase 2 included Lot 1 and Lots 3-16. The following table shows the calculation.

	Site Measurement	**Point Required**	**Required**
Building Foundation (ft.)	570	50 per 100 ft	285.0
GFA (sq. ft)	47,250	20 per 1,000 sq. ft.	945.0
Street Frontage (ft.)	~253	50 per 100 ft	126.7
Paved Area (sq. ft.)	14,980	100 per 1,000 sq. ft.	149.8
			1,506

Staff's review of the Plant list found the following discrepancy.

- SSM, 3 provided, one was not labeled, but Staff deduced the third item.
- SWO, -1 provided (-25 points)
- RBC, -2 provided (-50 points)
- BHS, -2 provided (-60 points)
- BC, -17 provided (-51 points)
- LDN, -4 provided (-12 points)
- WBJ, +1 provided (+12 points)
- DN, +2 provided (+10 points)
- BS, plant species not listed and no point value. Staff assume this could be "LBS". (+0 points).

In summary, the total points provided on the plant list for Phase 3 should be 1,403 points, a

deficit of 103 points from the 1,506 points required. While PD Districts do not have a minimum requirement, they often model their standards based on similar uses, in this case, R-3 General Residence. In Staff's opinion, the site is limited to the amount of landscaping along the south corridor due to its proximity to Elvehjem Road and existing underground utilities. The applicant's landscaping plan satisfies the intent of providing a variety of attractive landscaping species for Phase 3 while maximizing the available spaces for plant species. The landscaping plan is satisfactory for Phase 3; however, staff recommends the developer resubmit a final landscaping plan to clean up the discrepancies noted above for staff review and acceptance. If desired the Plan Commission could require the develper to provide the additional 103 points or to account for the deficit as part of the landscaping plan for the future Phase 3 building.

Summary of Lot 18, Harvest Corners
The following table includes the combined improvements for Lot 18 only. This included Phase 1 Building 1 and the proposed Phase 3 Building 2. Both Building 1 and Building 2 include 40 residential units composed of 10 efficiency/studios, 12 one-bedrooms, and 18 two-bedrooms each, and 37 underground parking each. Together, a total of 80 dwelling units. The table will be updated in future phases to Lot 18.

Phase - Building	Parking	Total Parking	Units	Ratio
Phase 1 - Bldg 1	37 (Undr.) / 34 (Surf.)	71	40	1.78
Phase 3 - Bldg 2	37 (Undr.) / 44 (Surf.)	81	40	2.03
	GRAND TOTAL	*152*	*80*	*1.90*

Department Comments
The packet includes letters of review from the Village Engineer and Fire & Rescue Chief. The Village Engineer's letter comments on new sewer and water laterals connections and payment of MMSD sewer fees. Noting Lakestone has already paid the MMSD fees for the plat. The Fire & Rescue Chief's letter comments on approval of fire lane markings approved by the Fire & Rescue Department along with signage posted. No additional comments or concerns from the Public Works Director and Police Chief.

Public Comments
Notification of the public hearing on Resolution 2026-02 was provided as a Class 2 Notice, as well as a direct mail notice to property owners within 400 feet. Prior to publication of the meeting packet, the Department did not receive any written public comments in support or opposition to Resolution 2026-02.

FINANCIAL/BUDGET IMPACT:
The estimated impact fees for Phase 3 Building 2 with 40-units as of 2026 rates are as follow:

- Fees-in-Lieu of Parkland Dedication (as adjusted for partial parkland dedication and trail development) = ($2,873.55 per unit >> $114,942)

- Park Improvement Fee = ($2,182.13 per unit >> $87,285.20)
- Public Safety Center Fee = ($1,531.00 per unit >> $61,240.00)
- Library Impact Fee = ($431.00 per unit >> $17,240.00)
- Public Water Well Fee = 6-inch and above, $55,850.00*
- Public Water Tower Fee = 6-inch and above, $18,650.00*

**Assuming 6" meter is used.*

The estimated Phase 3 total impact fee is $355,207.20. Values are subject to change based on the actual rate at the time a building permit is submitted and the terms of the approved development agreement. The developer would be responsible for all project costs, including payment of applicable building permit, impact fees, and construction of street and utilities.

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017

The Village Comprehensive Plan Future Land Use Map identifies the proposed development site for future "Neighborhood" uses and wetlands. Page 33 of Volume 2, describes that areas planned for "*Neighborhood" development include a range of housing choices compatible with the Village's current and desired character are permitted, along with parks and smaller-scale institutional uses like senior housing and churches....see the Village's separate East Side Neighborhood Plan for further conceptual guidance for future land uses in this area*." Figure 4.1 lists the Typical Implementing Zoning Districts in Neighborhood areas include R-1 Residence District, R-2 Single- and Two-Family Residence, R-3 General Residence, R-E Elderly Residence, PD Planned Development, PD-I Planned Development Infill. The Applicant's approved Planned Unit Development General Plan includes a range of housing choices and a public park. The proposed Detailed Plan is in general conformance with the General Plan approved under Ordinance 2025-07, which identifies Building 2 adjacent to the east of Building 1 in Lot 18.

East Side Plan, 2023

The 2023 East Side Master Plan Concept (Chapter 4) identifies multiple uses for the property (see image below). The uses include Low Density Residential, Medium Density Residential, Stormwater/Conservation, and Wetlands. The following land use category descriptions are as provided. As stated, "these policies shall be enforceable through the generalized future land map in the Village's Comprehensive Plan (Chapter 4, Page 65)."

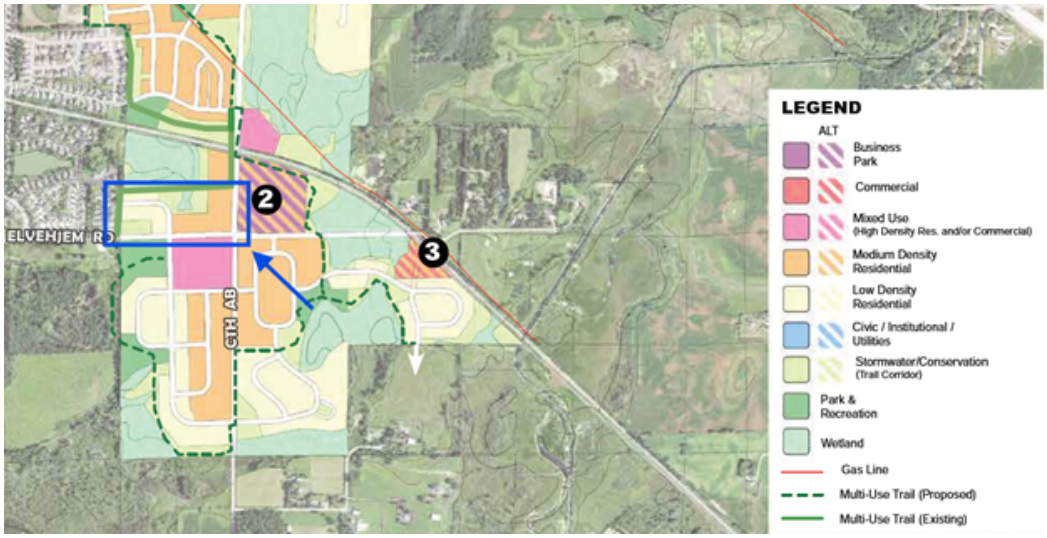
- Stormwater & Conservation (SC) "areas include conservation areas, cemeteries, stormwater management, greenways, major public trails, and land recommendations for preservation." The location of wetlands shown in the 2023 East Side Plan was based on available WDNR aerial data. A wetland delineation was completed for the property in October 2022 that showed considerably fewer wetland areas than the WDNR aerial data. The Village requires a minimum 75-foot building setback from wetland boundaries. The Final Plat, Street and Utility Plan and Stormwater Management Plan includes additional detail on wetland and stormwater management areas.
- Low Density Residential (LDR) primarily consists of single-unit detached homes with

strategically located 2-unit attached, 3-/4-unit buildings (triple and fourplex, respectively). Typical net densities should average 2-5 units per acre (throughout the entire neighborhood plan), with individual developments up to 10 units per acre. Three and 4-unit structures are most appropriate as a transition use when facing or next to more intensive institutional, residential or commercial uses. Lots 1-17 are generally aligned with the area mapped as LDR in the 2023 East Side Plan. These lots have net densities ranging from 2.0-8.9 dwelling units per acre with a total net density of 6.1 dwelling units per acre, below the maximum 10 units per acre for individual developments. The 2023 East Side Plan does not mandate that all areas mapped LDR must include single-family dwelling units. The context of each development area should be considered as well. While the Final Plat does not include any single-family homes, it does continue the existing pattern of duplex developments to the west before transitioning to 4-unit buildings and then apartment buildings. In addition, the existing duplex residential buildings on Perrot Place are more than 150 feet from the proposed building footprints on Lots 8 and 9. Physical barriers from the existing bike and pedestrian path, existing tree line, and wetlands, create added separation between the existing residential homes and the proposed dwelling units.

- Medium Density Residential (MDR) "*includes detached single-unit homes and attached housing units such as duplexes, triplexes, townhomes, small and mid-sized multi-unit buildings. Developments in MDR areas should provide the greatest diversity of housing unit types, forms, and prices. Typical net densities should average 5-15 units per acre(throughout the entire neighborhood plan), with individual developments up to 20 dwelling units/acre...densities greater than 20 DU/AC for legally restricted affordable housing units."* The net density of Lot 18 is 15.9 DU/AC, below the maximum 20 units per acre for individual developments.

Page 62 of Chapter 4 of the East Side Plan states that "*while the general pattern of land uses and major streets shown in this concept should be reflected in actual development, it is recognized that more detailed elements within the concept, such as the locations of minor streets, location/sizing of stormwater management areas, precise boundaries of land uses, or the specific dimensions of blocks, are only concepts*." Along the west lot line, the concept includes similar scale housing types to the existing neighborhood to the west, transitioning to larger residential type buildings with higher unit counts to the east along CTH AB, consistent with the intent of the 2023 East Side Plan. In Staff's opinion, the Phase 3 Detailed Plan provides a consistent layout with the intent of the Master Plan Concept from the 2023 East Side Plan and is consistent with the prior approved General Plan.

East Side Master Plan Future Land Use Map.



Housing Needs Assessment, 2023

This plan identified a shortage of renter-occupied housing units in the Village, including market-rate apartments. The approved General Plan includes 147 new units, ranging from duplex, 4-unit multifamily buildings, and three 37-40 unit garden-style multifamily buildings. The Housing Needs Assessment provides low and high projections on rental housing demand by 2030 based on 2020 data. Population projections and target vacancy rate for low projections show the total rental units needed by 2030 is 117, or approximately 15 net new units constructed per year. For high projections, a total of 293 rental units is needed by 2030, or approximately 37 net new units constructed per year. For reference, no new apartment units have been built in McFarland in 2023 or 2024 since the Housing Needs Assessment was completed. The plan calculates a 0.0% vacancy rate between rental and owner-occupied units. This would indicate that there is a high demand for additional housing opportunities for both rental and owner-occupied units. Typically, a 5-7% vacancy rate would indicate a healthy range for rental units, and 2% for owner-occupied units. The plan also identified an under supply of rental units at 80% or more of the County median income. Housing Goal #1 (page 67) states "*increase the supply of ownership and rental units*." The concepts within Housing Goal #3, create healthy neighborhoods is also applicable including "*varied housing types, size and price points, including both owner- and renter occupied units. This enables more people to stay in the neighborhood through shifting housing needs, and it limits future instability due to changes in the housing market.*" The General Development Plan Approved indicates three multifamily apartment buildings on Lots 18. Phase 3 will be the second of three buildings shown, adding 40 additional units for a total of 80 dwelling units including Phase 1.

Non-binding County and Regional Plans:

Dane County Regional Housing Strategy

From September 2022 to August 2023, an 80-person Housing Advisory Committee (HAC), including representatives from McFarland, joined together through a strategic planning process to create the Dane County Regional Housing Strategy (RHS). The RHS Action Plan identified five housing priorities to guide future efforts around housing:

1. Increase the number of housing units attainable to low-income and moderate-income households.
2. Increase the overall number of housing units.
3. Provide housing, resources and protections for the most vulnerable populations.
4. Rehabilitate and preserve affordability of existing housing.
5. Provide more pathways to homeownership.

Capital Area Regional Planning Commission, 2050 Regional Development Framework, 2022

The 2050 Regional Development Framework is a nonbinding regional advisory land use guide for the Dane County region. This plan identifies six strategies to guide regional development patterns:

1. Focus growth in centers and along corridors.
2. Prioritize growth in already developed areas.
3. Plan areas for quality business growth.
4. Plan complete neighborhoods.
5. Preserve stewardship areas.

ORDINANCE REFERENCE:

Sec. 62-67. PD Planned Development District
Sec. 62-68(c). Statement of Purpose, PD Planned Development District
Sec. 62-310. Site Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for public hearing and discussion only. The Business portion of the agenda includes discussion and potential action on Resolution 2026-02. If there are unresolved public concerns as part of the public hearing testimony, the Plan Commission can postpone action to the next meeting on May 19, 2026 as desired so that those concerns can be analyzed by staff as directed by the Plan Commission.

ATTACHMENTS:

1. 4.21.26 - Sperle corners - Lakestone - notice to paper
2. PC 2026-02 - PD Detailed Plan Phase 3 - Sperle Corners
3. Sperle Corners Phase 3 PUD Detail Plan_03.10.26(revised 04.02.26)
4. Sperle Corners - Lot 18 Apt 2 VE Review Ltr_04.07.26
5. 20260407 - Sperle Corners Phase 3 Detailed Plan Review - MFR Comments

Please publish in the
Leader Independent on
April 2, 2026 and April 9, 2026

VILLAGE OF MCFARLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Tuesday, April 21, 2026 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

> A request by Lakestone Properties and Management LLC regarding a Resolution approving a Planned Development Detailed Plan for Phase 3, Sperle Corners on Lot 18, for a 40-unit multifamily building, McFarland, WI.

A complete copy of the applicant's application is available for review online at www.mcfarland.wi.us/pendingrequests or at the Village of McFarland Municipal Center, Community & Economic Development Department, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

Residents wishing to attend the meeting can do so in-person at the Municipal Center or via Zoom by visiting https://us02web.zoom.us/j/83189708596 or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 831 8970 8596. Please Note: Virtual attendance is offered as a convenience, but technical difficulties beyond the Village's control may prevent or limit its availability at any meeting. The public is encouraged to attend the meeting in person to assure full access to the proceedings.

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to community.development@mcfarland.wi.us or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Wednesday prior to the meeting date to be included in the packet.

PLAN COMMISSION
RESOLUTION 2026-02

A RESOLUTION APPROVING A PLANNED DEVELOPMENT DETAILED PLAN FOR PHASE 3 DEVELOPMENT ON LOT 18 OF SPERLE CORNERS PLAT

WHEREAS, on June 24, 2025, the Village Board approved Ordinance 2025-07, an ordinance rezoning the Lands (Sperle Corners) in the Village of McFarland from A-1 Agricultural Transition to PD Planned Development – General Plan Approved; and

WHEREAS, on October 21, 2025, the Plan Commission approved Resolution 2025-01, a resolution approving a Planned Development Detailed Plan for Phase 1 Development on Lot 18 of the Sperle Corners Plat for construction of a 40-unit apartment building; and,

WHEREAS, on October 28, 2025, the Village Board approved a Final Plat for Sperle Corners including associated Street and Utility Plan, Stormwater Management Plan, and Development Agreement, for a 147-unit residential subdivision; and,

WHEREAS, the lands shown in Exhibit A, describes the parcel for Phase 3 within the Sperle Corners Plat of Lot #18, Parcel #0610-024-6188-1; and,

WHEREAS, the proposed Phase 3 Detailed Plan, attached hereto as Exhibit A, includes construction of a single 40-unit apartment building on Lot 18 (Building #2) and an extended surface parking lot with a hammerhead turnaround; and,

WHEREAS, the Plan Commission held a public hearing on the proposed Phase 3 Detailed Plan on April 21, 2026, preceded by a Class Two Notice; and,

WHEREAS, the Plan Commission has reviewed the Phase 3 Detailed Plan as required by Section 62-67(i)(2)a of the McFarland Municipal Code, and has determined that the Detailed Plan complies with the standards set forth in Section 62-67(i)(1) and is in general conformance with the approved General Plan for the Development;

WHEREAS, the Plan Commission has determined that the Phase 3 Detailed Plan is consistent with the General Description of Land Uses Allowed within the Village of McFarland Comprehensive Plan for the Neighborhood Future Land Use Category as amended by adoption of the 2023 East Side Plan (Ordinance 2023-03);

NOW, THEREFORE, the Plan Commission of the Village of McFarland, does ordain as follows:

1. The Planned Development Detailed Plan for Lots 18 shown in Exhibit A is hereby approved, including construction of a single 40-unit apartment building on Lot 18 (Building #2).

2. The Village Zoning Administrator shall record in the Office of the Register of Deeds of Dane County a certified copy of this resolution as well as a copy of the approved Phase 3 Detailed Plan.

3. The Zoning Administrator is hereby directed to label these changes on the Official Zoning Map of the Village following recording of this Resolution.

The above and foregoing Resolution was duly adopted by the Plan Commission at a regular meeting held on _____, 2026.

VILLAGE OF MCFARLAND PLAN COMMISSION

_____
Stephanie Brassington
Village President/Plan Commission Chair

ATTEST:

_____
Cassandra Suettinger
Deputy Administrator/Clerk

VILLAGE OF McFarland
Community & Economic Development

Plan Commission Application – 2026

~Application must be completed in full~

Applicant	Lakestone Properties and Management, LLC	Applicant's Agent	Brett Riemen
Property Owner (if different)		Name	
Address		Address	5910 Main St, McFarland WI 53558
Email		Email	brett@lakestoneproperties.com
Phone #		Phone #	608-838-1800

Parcel No(s). _____ Type of Proposal – Please check boxes below that apply

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
❑ Preliminary Plat	$500+AF	❑ Conditional Use	$500+F	❑ Annexation	At cost
❑ Preliminary Plat (reapplication)	$500+BF	■ Rezoning (map)	$500+F	❑ Dev. Agreement Including Addendums	$400+F
❑ Certified Survey Map	$300+FG	❑ Zoning Amendment (text)	$500+F	❑ Final Plat	$500+CF
❑ Condominium	$300+EF	❑ USA/MMSD Annexation	At cost	❑ Final Plat (reapplication)	$400+DF
❑ Comprehensive Plan Amendment	$500+F			■ Site/Design Review	$400+F

+ = Plus publication and notification charges

A = Plus $50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus $50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed/revised within the last 36 months

E = Plus $40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus $25.00 per lot for two or more lots.

Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
■ R-E, R-3 & PD (up to 50 acres)	$5,000
❑ R-E, R-3 & PD (greater than 50 acres)	$10,000
❑ Site/Design Review (less than 2,000 sq. ft.)	$1,000
❑ Site/Design Review (2,000 sq. ft. or more)	$2,000
❑ All Plats including condominiums	$5,000

Nature of the development proposal: Must provide address of proposed development, legal description, current zoning and description of proposal/request. (Attach additional papers if needed)

Development of Lot 18, Building 2 Apartment building, associated drive aisles and parking lots in conformance with the approved planned development.

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Has this specific proposal been previously discussed or acted upon by the Plan Commission?
■ **YES** ❑ **NO (If "yes" state the nature and the date(s) of the previous application.)**

~~Planned development approved June 6, 2025~~

Submittal Requirements: One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy. A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, community.development@mcfarland.wi.gov), with fees included with submittal **by *NOON of the deadline day**, according to the schedule below.

Village of McFarland Plan Commission 2026 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Tuesday of each month, unless otherwise noted below at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices, potential agenda item materials are required to be submitted per the schedule listed below.

*Submittal Deadline Noon on:	For Scheduled 2026 Meeting date of:
December 9 (2025)	January 20
January 6	February 17
February 3	March 17
March 10	April 21
April 7	May 19
May 5	June 16
June 9	July 21
July 7	August 18
August 4	September 15
September 8	October 20
October 6	November 17
November 3	December 15
December 8	January 19, 2027

Applications requiring a public hearing will be scheduled for a hearing according to the schedule above. If there is written or verbal public opposition submitted as part of the public hearing the Plan Commission will postpone action on the application to a subsequent meeting so that concerns can be analyzed if concerns can't be addressed during the hearing. If there is no public opposition and no unresolved issues by Village Staff or Plan Commission members, the Plan Commission may take action on the application at the same meeting as the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

Acknowledgements:

- I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the next scheduled meeting.
- I understand any fees not paid for (i.e. legal notices, mailings, consultant review costs, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.
- I understand Plan Commission applications requiring a Public Hearing may not be acted on the same night as the Public Hearing.

X _____ 03/10/2026

Signature of Applicant/Agent Date

Site and Design Plans

Check List

Date received: _____

Subject property address: Sperle Corners Lot 18

Landowner's name: Lakestone Properties, LLC

Landowner's address: 5910 Main St, McFarland WI 53558

Landowner's phone/fax: 608-838-1800

Landowner's email: brett@lakestoneproperties.com

Agent's name: _____

Agent's address: _____

Agent's phone/fax: _____

Agent's email: _____

x A. Title Block that indicates name and address of the current property owner.

x B. Name and signature of the designer.

x C. Date of original plan and latest date of revised plan.

x D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.

x E. Existing zoning PD Proposed rezoning _____yes _____no

x F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.

x G. All required building setback lines.

x H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.

x I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.

x J. Existing and proposed site and building signage.

x K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.

N/A L. The location of all outdoor storage areas; including proposed screening materials and colors.

X M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.

X N. The location and type of any permanently protected green space areas.

X O. The location and elevation of any wetlands or floodplains.

X P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.

X Q. In the legend, data for the subject property:

(1) Lot area

(2) Building area

(3) Paved area

(4) Total impervious area

(5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.

(5) Building height

(6) Existing zoning, proposed zoning

(7) Number of parking stalls provided and required.

X R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.

X S. Hydrant locations and Fire Department Connection.

X T. Lighting Plans including photometrics and description of fixture types, heights and orientation.

X U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.

X V. Existing or proposed easements.

X W. A legal description of the subject property.

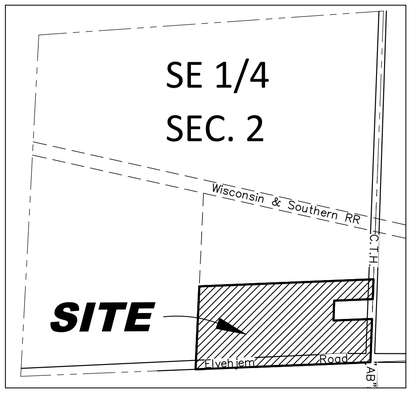
General Comments: _____

Note: In addition to Site and Design Permit approval, a building permit from the Village Building Inspector is required prior to the start of construction of any building, fence, or sign.

SPERLE CORNERS

Part of the SE 1/4 of the SE 1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin

FINAL PLAT



Vicinity Map

Not to Scale

ENGINEER/SURVEYOR:
Ryan Quam, P.E.
Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
4604 Siggelkow Road – Suite A
McFarland, WI 53558
Ph: (608) 838–7750

OWNER & SUBDIVIDER:
Lakestone Properties & Management, LLC
c/o Brian Spanos
5910 Main Street, Suite 1
McFarland, WI 53558
Ph: (608) 838–1800

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief:

That I have surveyed, divided, and mapped Sperle Corners, being a part of the Southeast one-quarter of the Southeast one-quarter of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being more particularly described as follows:

BEGINNING at the Southeast Corner of said Section 2; thence, along the South line of said Southeast 1/4, South 87°41'38" West, 1321.53 feet to the Southwest corner of said Southeast 1/4 of the Southeast 1/4, said point also being the Southeast corner of the plat of Park View Estates, recorded in Volume 57 of Plats on Pages 782 through 785 as Document No. 3459436;

thence, along the East line of said plat, North 02°34'49" East, 626.89 feet to the Southwest corner of Lot 3 of Certified Survey Map (CSM) No. 15493, recorded in Volume 111 of CSMs on Pages 284 through 286 as Document No. 5637506;

thence, along the South line of said CSM and its Easterly extension, North 87°40'27" East, 1316.58 feet to the Southeast corner of said CSM, lying on the East line of aforesaid Southeast one-quarter;

thence, along said East line, South 02°07'34" West, 149.72 feet to the Northeast corner of Lot 1 of CSM No. 1455, recorded in Volume 6 of CSMs on Page 144 as Document No. 1400799;

thence, along the North line of last said CSM, South 87°41'15" West, 291.58 feet to the Northwest corner of said Lot 1;

thence, along the West line of said Lot 1, South 02°07'34" West, 150.00 feet to the Southwest corner of said Lot 1;

thence, along the South line of said Lot 1, North 87°41'15" East, 291.58 feet to the Southeast corner of said Lot 1, lying on said East line of the Southeast one-quarter;

thence, along said East line, South 02°07'34" West, 327.23 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 780,586 sq. feet or 17.9198 acres, more or less, and is **SUBJECT TO** easements for Public road right-of-way purposes for Elvehjem Road and County Trunk Highway "AB" and is **ALSO SUBJECT TO** all other matters of record and/or fact.

That I have made such survey, land division, and plat by the direction of Brian Spanos of LAKESTONE PROPERTIES & MANAGEMENT LLC, owner of said land. That such plat is a correct representation of all of the exterior boundaries of the land surveyed and the subdivision thereof made; that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and Chpater 56 of the Village of McFarland Subdivision Ordinance in surveying, dividing, and mapping the same.

Dated this 9th day of January, 2026.

WISCONSIN MATTHEW E. HOGLUND S-1910 FALL RIVER WI SURVEYOR

Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910

VILLAGE TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY DANE) SS

I, _____, being the duly appointed, qualified and acting Village Treasurer of the Village of McFarland, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____(date) on any of the land included in the plat of SPERLE CORNERS.

Date:_____ _____
Village Treasurer

COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY DANE) SS

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of _____(date) affecting the lands included in the plat of SPERLE CORNERS.

Date:_____ _____
Adam Gallagher - Treasurer

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ___ day of _____, 20___, at

_____ o'clock __M. and recorded in Volume _____ of Plats on

Pages _____ as Document No. _____.

_____
Kristi Chlebowski, Dane County Register of Deeds

OWNER'S CERTIFICATE:

LAKESTONE PROPERTIES & MANAGEMENT LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. LAKESTONE PROPERTIES & MANAGEMENT LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) Village of McFarland
2) Department of Administration

IN WITNESS WHEREOF, the said LAKESTONE PROPERTIES & MANAGEMENT LLC has caused these presents to be

signed by Brian C. Spanos, Member and Brett A. Riemen, Member at

_____, Wisconsin,

and its company seal to be hereunto affixed on this ____, day of _____, 20__.

In the presence of: _____ _____
Brian C. Spanos Brett A. Riemen

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ___ day of _____, 20___, Brian C. Spanos and Brett A. Riemen of the above named Limited Liability Company, to me known to be the person(s) who executed the foregoing instrument, and to me known to be Members of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said company, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

NOTES:

1. Outlot 1 is dedicated to the Public for wetland preservation and stormwater management purposes to be owned & maintained by the the Village of McFarland.
2. Outlot 2 is dedicated to the Public for park and recreational purposes to be owned & maintained by the the Village of McFarland.
3. All streets will be dedicated to the Public to be owned & maintained by the Village of McFarland.
4. Current zoning of the property within this plat is A-1 Agricultural Transition, with portions also being in the Dane County Wetland District (inland & Shoreland) 75' buffer and Shoreland District (Secondary) 1000' buffer.
5. Proposed zoning for Lots 1-18 and Outlots 1 and 2 is PD - Planned Development.
6. Wetlands shown were digitized from the October 13, 2022 Wetland Delineation Report by Ruekert-Mielke.
7. Date of boundary field survey: February 6, 2025.
8. See Sheet 2 for Boundary Survey, Lot and easement details.
9. Public Utility Easements (PUEs) Dedicated to the Public herein are for the use of public bodies and private quasi-public utilities having the right to serve this subdivision for electric, telephone, cable TV, internet data and street lighting purposes. Easements shown are 12 feet wide, 6 feet each side from the lot lines, unless otherwise noted. No utility pole, pedestal, manhole, vault, cable or anchor shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.
10. Public Storm Sewer/Stormwater Management Easements Dedicated to the Public herein are for Storm Sewer and Stormwater Management purposes. Easements shown are 12 feet wide, 6 feet each side from the lot lines, unless otherwise noted. No piping or structures shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.
11. The Cluster Mailbox Easement, over a part of Lot 2 as shown on Sheet 2 hereof, is for U.S. Postal Service approved, multiple gang, multi-user joint mailboxes. A Cluster Mailbox Easement Agreement will be recorded by separate instrument that will denote the specific lots benefiting from said easement and will set forth the requirements and restrictions for the installation, maintenance, repair and replacement of the cluster mailboxes and associated improvements.

VILLAGE OF McFARLAND APPROVAL CERTIFICATE:

Resolved that the plat of Sperle Corners, in the Village of McFarland, LAKESTONE PROPERTIES & MANAGEMENT LLC, owner, is hereby approved and dedications accepted by the Village Board.

Date:_____ Approved_____
Title:

I hereby certify that the foregoing is a copy of a Resolution adopted by the Village Board of the Village of McFarland.

Date:_____ Signed _____
Village Clerk

REVISIONS

1. 1/9/2026 - Addressed DOA Plat Review comments and removed Consent of Corporate Mortgagee certificate.

FINAL PLAT
SPERLE CORNERS
PROJECT NO. LS–03–19
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

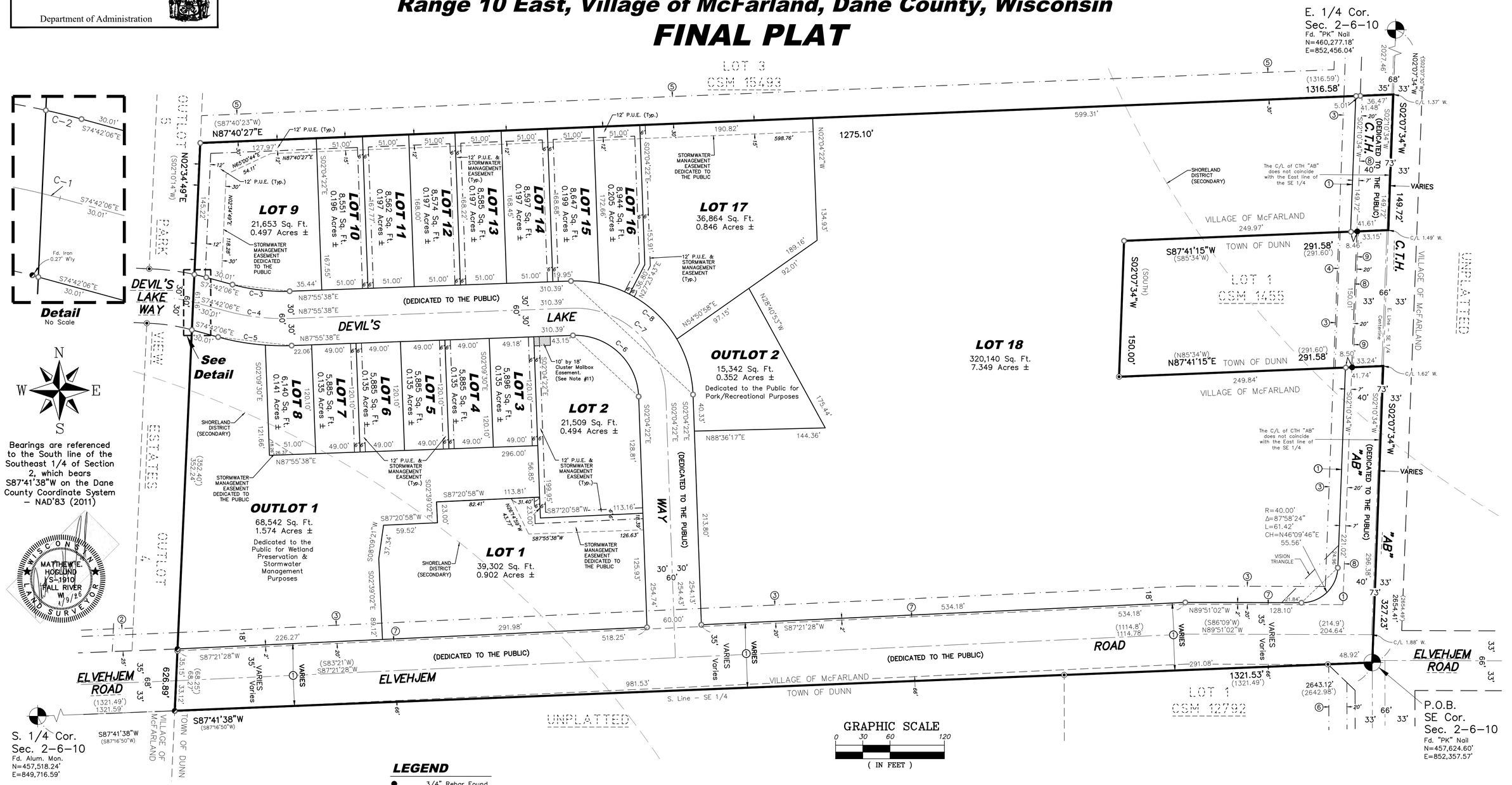
Department of Administration

SPERLE CORNERS

Part of the SE 1/4 of the SE 1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin

FINAL PLAT

Total Area
780,586 Sq. Ft.
17.9198 Acres±



LEGEND

- ● 3/4" Rebar Found
- ◕ 1–1/4" Iron Rebar Found
- ◉ 1" Iron Pipe Found (unless noted)
- ○ 1–1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.

All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.

- (43.12') Record Dimensions (if different)
- Boundary Lines per this Survey
- Deed/Survey Line of Record
- Existing R/W Line
- Sectional Subdivision Line
- Existing Easement Line
- Lot or R/W Line
- Centerline
- Public Utility & Stormwater Management Easement (PUE) Dedicated Hereon (12' wide unless noted)
- Storm Sewer/Stormwater Management Easement Dedicated Hereon

EASEMENT/RIGHT-OF-WAY NOTES

1. Right–of–Way dedicated to the Public as noted hereon.
2. 25' Public Stormwater Easement per Park View Estates.
3. 20' WP&L Gas Main Easement per Vol. 378, P. 577 – Doc. No. 1052660.
4. 20' Utility Easement per CSM 1455.
5. 30' Public Sewer, Water and Bike Path Easement per CSM 15493.
6. 20' WP&L Gas Main Easement per Vol. 397, P. 330 – Doc. No. 1082351.
7. 66' Wide Conveyance of Lands for Highway Purposes to the Town of Dunn per Doc. 1008944 & Dane County Hwy. Survey Proj. No. 61–14.
8. West Line of Conveyance of Lands for Highway Purposes to the Town of Dunn per Doc. 831820 & Survey Plat Map No. 249 by Alex Ely, Dane County Surveyor, dated March 26, 1952.
9. CSM 1455 depicted W. R/W CTH "AB" 33' W. of Section Line vs. prior Doc. 831820 & Survey Plat Map No. 249 used hereon.

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS	
C1	240.00'	01°36'50"	6.76'	S75°30'31"E - 6.76'	S76°18'56"E	{on map}
C2	270.00'	02°51'39"	13.48'	S76°07'56"E - 13.48'	S77°33'45"E	{on map}
C3	210.00'	17°22'16"	63.67'	S83°23'14"E - 63.42'	{on map}	{on map}
C4	240.00'	17°22'16"	72.76'	S83°23'14"E - 72.49'	{on map}	{on map}
C5	270.00'	17°22'16"	81.86'	S83°23'14"E - 81.55'	{on map}	{on map}
OUTLOT 1		11°13'00"	52.86'	S80°18'36"E - 52.77'	-	-
LOT 8		06°09'16"	29.00'	S88°59'44"E - 28.99'	-	-
C6	70.00'	90°00'00"	109.96'	S47°04'22"E - 99.00'	{on map}	{on map}
C7	100.00'	90°00'00"	157.08'	S47°04'22"E - 141.42'	{on map}	{on map}
C8	130.00'	90°00'00"	204.20'	S47°04'22"E - 183.85'	{on map}	{on map}
LOT 15		13°49'15"	31.36'	S85°09'45"E - 31.28'	-	-
LOT 16		15°38'50"	35.50'	S70°25'42"E - 35.39'	-	-
LOT 27		32°08'46"	72.94'	S46°31'54"E - 71.98'	-	-
OUTLOT 2		28°23'09"	64.40'	S16°15'57"E - 63.75'	-	-

ENGINEER/SURVEYOR:
Ryan Quam, P.E.
Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
4604 Siggelkow Road – Suite A
McFarland, WI 53558
Ph: (608) 838–7750

OWNER & SUBDIVIDER:
Lakestone Properties & Management, LLC
c/o Brian Spanos
5910 Main Street, Suite 1
McFarland, WI 53558
Ph: (608) 838–1800

SEE SHEET 1 FOR NOTES & CERTIFICATES.
SEE SHEET 3 FOR WETLAND DETAILS.
SHEET 2 OF 3

REVISIONS

1. 1/9/2026 - Addressed DOA Plat Review comments and removed Consent of Corporate Mortgagee certificate.

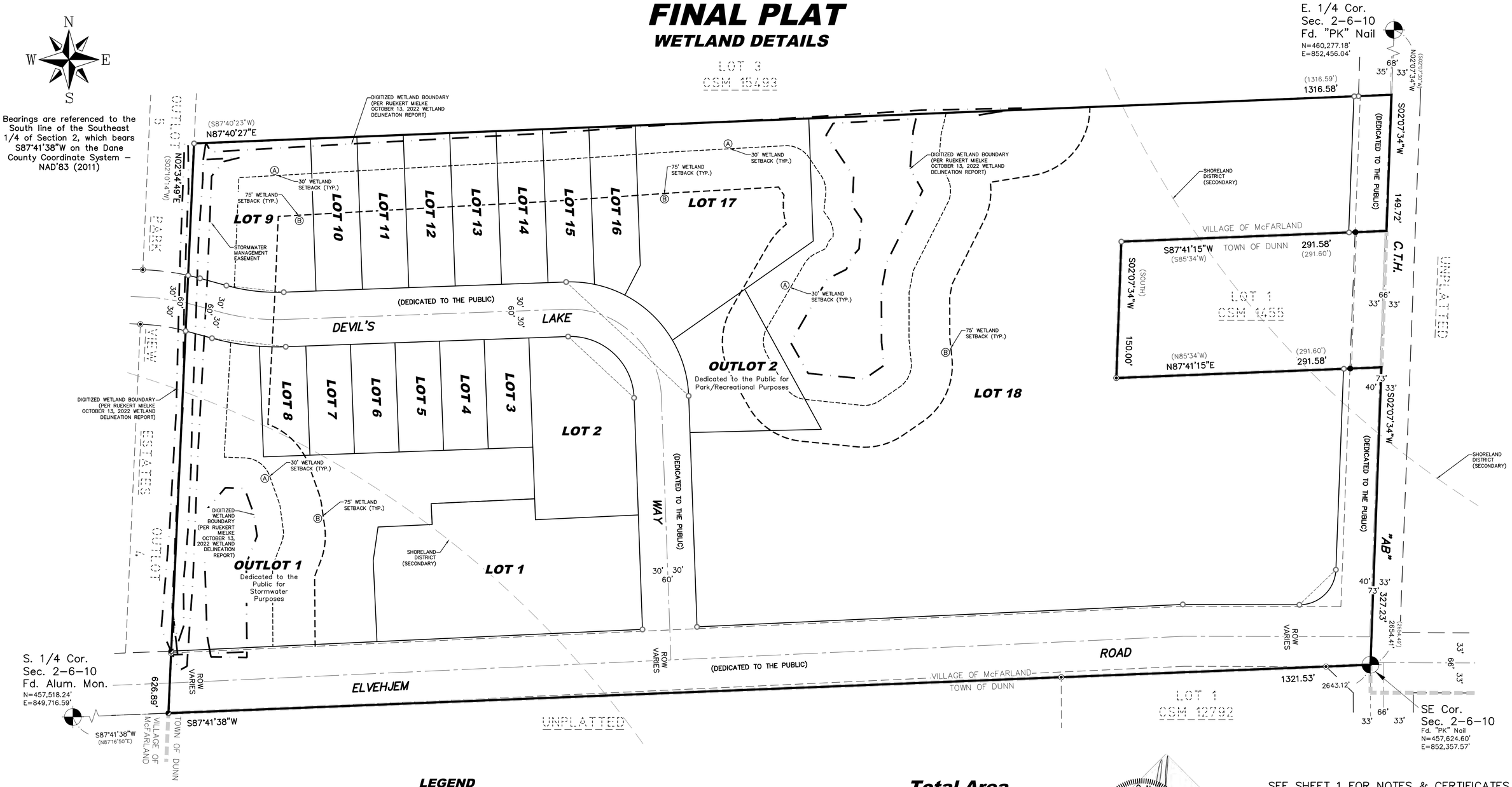
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SPERLE CORNERS

Part of the SE 1/4 of the SE 1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin

FINAL PLAT

WETLAND DETAILS



LEGEND

- ● 3/4" Rebar Found
- ◪ 1-1/4" Iron Rebar Found
- ◉ 1" Iron Pipe Found (unless noted)
- ○ 1-1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.

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- (43.12') Record Dimensions (if different)
- Boundary Lines per this Survey
- Deed/Survey Line of Record
- Existing R/W Line
- Sectional Subdivision Line
- Wetland Line
- 75' Wetland Buffer
- Lot or R/W Line
- Centerline
- Municipal Boundary

GRAPHIC SCALE
0 30 60 120
(IN FEET)

WETLAND SETBACK NOTES

Ⓐ There shall be no grading within 30' of the delineated wetland boundaries without the written approval of the Village of McFarland in consultation with CARPC.

Ⓑ There shall be no impervious surfaces within 75' of the delineated wetland boundaries without the written approval of the Village of McFarland in consultation with CARPC.

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Total Area
780,586 Sq. Ft.
17.9198 Acres±

WISCONSIN
MATTHEW E. HOGLUND
S-1910
HALL RIVER
WI
4/9/25
LAND SURVEYOR

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

SEE SHEET 1 FOR NOTES & CERTIFICATES.
SEE SHEET 2 FOR BOUNDARY SURVEY.
LOT & EASEMENT DETAILS.

REVISIONS

1. 1/9/2026 - Addressed DOA Plat Review comments and removed Consent of Corporate Mortgagee certificate.

FINAL PLAT
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Detailed Development Plan

Statement of Owners Intent, and
Detailed Plan for Lot 18
Building 2 Development

3-10-2026

Project:
Sperle Corners Subdivision

Owner:
Lakestone Properties and Management, LLC
Attn: Brett Riemen

Statement of Owners Intent

It is the intent of the Owner to develop the second apartment building on Lot 18 of Sperle Corners in conformance with the previously approved General Plan for Development;

Legal Description

A part of the Southeast one-quarter of the Southeast one-quarter of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING at the Southeast Corner of said Section 2; thence, along the South line of said Southeast one-quarter, South 87°41'38" West, 737.76 feet; thence North 02°04'22" West, 71.41 feet to the **POINT OF BEGINNING**; thence continuing North 02°04'22" West, 213.73 feet; thence North 88°36'17" East, 307.44 feet; thence South 01°23'43" East, 207.07 feet; thence South 87°21'28" West, 304.98 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 64,421 sq. feet or 1.479 acres, more or less, and is **SUBJECT TO** easements and agreements, if any, of record and/or fact.

Existing Site

The Existing Site Plan is included as Sheet C-1 of the plan set and site features are as follows:

1) 15.37 total acres;
2) Currently zoned PD Planned Development.
3) Sloping with 25 feet of fall from the southeast property corner to the drainage ditch and wetlands at the west portion of the property.
4) Wetland boundary has been delineated per Ruekert Mielke October 13, 2022 report.
5) CTH AB is adjacent to the east.
6) Elvehjem Road is adjacent to the south.
7) Devils Lake Way dead ends to the west.
8) Eastern portion of land surrounds an existing residential home.
9) Public sanitary sewer and water main is available to the west at Devils Lake Way.
10) Public water main connection is available at Elvehjem Road.

Description of Detailed Plan for Lot 18 Phase 2 Development

The Detailed Plan proposes the development of Lot 18 with a second multistory apartment, associated drive aisles, and parking lots as shown on the General Development Plan included as Exhibit 1. In general, the intent of the Detailed Plan is for the Lot 18 to follow the Village's R-3 Zoning Code regulations, with the exceptions noted in the table that follows. The applicable residential bulk standards for Lot 18 is described in the table under "PUD-GP Standard". The table includes the "R-3 Standard" for informational purposes only. In addition to the minimum principal building setbacks described in the following tables, a 75-foot wetland setback applies to lots as shown in the General Development Plan site plan. The 75-foot setback applies to principal and accessory structures as well as impervious surfaces as required for Environmental Corridor policies of the Capital Area Regional Planning Commission, as administered by the Village of McFarland. Unless otherwise stated within this General Plan, or future approved Detailed Plans, applicable building and zoning requirements shall be those of the Village's Building and Zoning codes, including but not limited to, permitted obstructions in required yards (e.g. flagpoles, overhanging eaves and gutters, etc.), accessory uses and structures, fences, and exterior signage. The buildings and site layout are described as follows:

1) Lot 18 Building 2 Apartment Building (R-3)
    - One (1) Three-story, 37 unit apartment building;

- Approximately 15,750 square foot footprint, 47,250 gross floor area;
- Approximately 210 feet long;
- Approximately 75 feet deep;
- 40 underground parking stalls;
- Approximately 44 above ground parking stalls are proposed for Lot 18 Building 2 Development to supplement the apartment building's underground parking and to meet overall parking requirements;
- Mix of 1, 2, and 3 bedroom units with individual washers and dryers and private balconies;

R-3	R-3 Standard	PUD-GP Standard
Minimum Lot Area (sq.ft.)	None	319,800
Minimum Lot Width (ft.)	80	80
Maximum Building Height (ft.)	35	33' Eave, 51' Ridge, 42' Roof mid pointe
Minimum Front and Street Yard Setback (ft.)	25 or 35 (where the garage faces a public street)	20 for Elvehjem and Devils Lake Way, 30 for CTH AB
Minimum Side Yard Setback (ft.)	8 (one story) & 10 (2-story building)	30 (to 2921 CTH AB) & 10 (to all other side lot lines)
Minimum Side Yard Setback both sides combined (ft.)	20	30 (to 2921 CTH AB) & 10 (to all other side lot lines)
Minimum Rear Yard Setback (ft.)	35	35
Minimum Building Separation between buildings on the same lot (ft.)	10	20
Minimum Usable open space per dwelling unit (sq.ft)	500	500
Minimum Lot area per dwelling unit (sq.ft)	5,445 (permitted use) 2,904 (conditional use)	2,175

Planned Development District Standards and Responses

Section 62-67(4) lists the standards shall apply in the review of all general or detailed plans proposed for the Planned Development District. The standards and this submittal responses are as follows:

a) "*The uses proposed in the planned development shall be in general conformance with the Village Comprehensive Plan*". This application includes a proposed use in conformance with future land use map of "Neighborhood", as well as with the 2023 East Side Plan Master Plan Concept of Medium and Low Density Residential.

b) "*The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use value and enjoyment of other properties within the neighborhood*". The proposed Detailed Plan will not substantially impair or diminish the use value and enjoyment of the adjacent properties.

c) "*Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians*". The 28' to 32' wide Devil's Lake Way extension will provide safe and convenient movement of vehicles and the adjacent sidewalk as well as perimeter bike paths will provide safe movement for pedestrians. A 120' hammerhead turn around is being provided at the end of the fire lane for emergency vehicle turn around.

d) "*The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances*". The proposed building is located a minimum of 75' from the delineated wetlands. Stormwater runoff from the development will pass through detention ponds and infiltration ponds. The proposed development will meet Village Erosion Control and Stormwater Management Ordinances. The Landscape Plan will meet Village landscaping ordinances R-3 properties (Lots 18).

e) "*The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy*". The proposed building will be designed with similar materials and architectural style. The existing landscaping will be maintained to maximize privacy to the neighboring properties.

f) *"The following provisions shall apply:"*

1. "*In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents*". The planned development will provide a blend of park dedication and fee in lieu of dedication. An approximately 0.352 acre park area is proposed as shown the General Development Plan, Exhibit 1. The lawn and landscaped areas will provide a common open space that is safe and accessible to residents.
2. "*Planned Development Districts housing impacts on community resources in the same manner as other new development, which are characterized by division of land into lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64*". The proposed 147 dwelling units will provide $122,946.80 of fees-in-lieu of parkland dedication ($3,073.67 per unit accounting for Outlot 2 dedication), $87,285.20 in Park Improvement fees ($2,182.13 per unit), $66,920.00 in Public Safety Center fees ($1,673.00 per unit) and $17,240 in Library Impact fees ($431.00 per unit). The final impact fees shall be determined at the time a building permit is submitted based on the Village's approved rates.

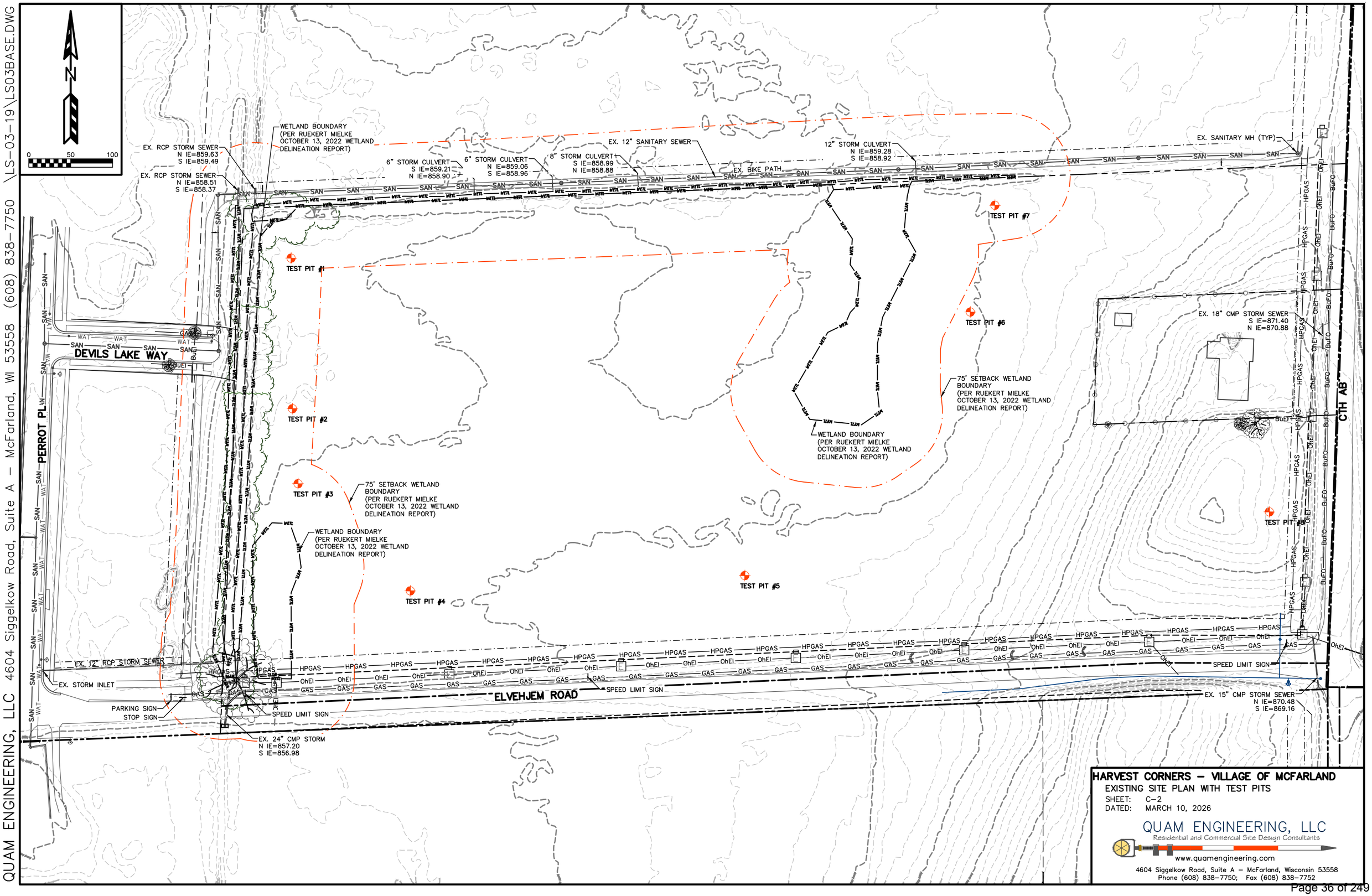
g) "*The planned development will not adversely affect the ability of public agencies to provide school or other municipal services*". The planned development will not adversely affect the ability of public agencies to provide school or other municipal services. This area is planned for future residential development in the Village's 2023 East Side Plan and there is a current declining enrollment within the McFarland School District.

h) "*The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination and the appropriate standards necessary to*

implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village". The construction will meet Village and State requirements.

i) "*The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties*". The applicant feels that this proposal will be a benefit to the Village and not adversely affect surrounding properties. The estimated value of the 40 unit building is $4,500,000;

j) "*The proponents of a Planned Development District shall submit a reasonable schedule for the implementation of the development of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point*". Construction for the Lot 18 Building 2 is anticipated to start in Fall of 2026.



QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \LS-03-19\LS03BASE.DWG

HARVEST CORNERS – VILLAGE OF MCFARLAND

EXISTING SITE PLAN WITH TEST PITS

SHEET: C-2

DATED: MARCH 10, 2026

QUAM ENGINEERING, LLC

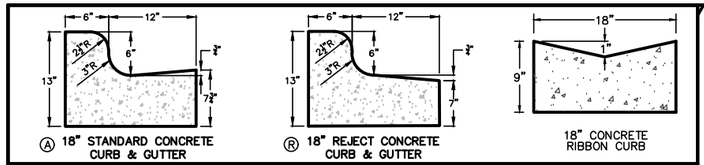
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Ⓐ 18" STANDARD CONCRETE CURB & GUTTER

Ⓡ 18" REJECT CONCRETE CURB & GUTTER

18" CONCRETE RIBBON CURB

CONCRETE CURB NOTES:

- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE OF ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
- IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED 4" CRUSHED STONE.

SITE INFORMATION BLOCK

Site Address SPERLE CORNERS LOT 18

Site acreage (total) 7.35 ACRES

Current Zoning PD, PLANNED DEVELOPMENT

Surface Coverage:

	PHASE 1	PHASE 2
Building	15,750 SQFT	15,750 SQFT
Parking Lot/Asphalt Drive	16,534 SQFT	13,251 SQFT
Sidewalk & Ret. Walls	1,823 SQFT	1,729 SQFT
TOTAL IMPERVIOUS	64,837 SQFT (20.25%)	

Maximum Building Height: 33' EAVE, 51' RIDGE, 42' ROOF MID POINTE

HARVEST CORNERS, LOT 18–BUILDING 2 APARTMENTS

SITE PLAN

SHEET: C–2

DATED: MARCH 10, 2026

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TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

N

0 20 40

EAST WET POND

PARK AREA

WETLAND BOUNDARY (PER RUEKERT MIELKE OCTOBER 13, 2022 WETLAND DELINEATION REPORT)

OUTLOT 2

LOT 18

75' SETBACK WETLAND BOUNDARY (PER RUEKERT MIELKE OCTOBER 13, 2022 WETLAND DELINEATION REPORT)

BUILDING 1 P.U.D. BOUNDARY

BUILDING 2 P.U.D. BOUNDARY

CBU ON CONCRETE PAD (7'x10')

CBU EASEMENT (10'x18')

HANDICAP RAMP

5.0'

18" CURB & GUTTER

5' CURB OPENING

R5.0'

9.0' (TYP.)

18.0'

26.0'

ASPHALT

SPEED HUMP (SEE NOTES)

18" CURB & GUTTER

18" CURB & GUTTER

R10.0'

R15.0'

R3.0

8.0'

5' CONC. SIDEWALK

DEVILS LAKE WAY

ELVEHJEM ROAD

RISERS (6 EA)

RISERS (5)

RISERS (3)

KNOX BOX

ENTRY

EXIT

RETAINING WALL (DESIGN BY OTHERS)

20.0'

18" CURB & GUTTER

28.3'

BUILDING 1 APARTMENTS (40 UNITS)

BUILDING 2 APARTMENTS (40 UNITS)

RIBBON CURB

56.7

9'x9' CONCRETE PAD (TRANSFORMER)

26.2'

27.0'

20' WP&L GAS MAIN EASEMENT

23.2

HARVEST CORNERS, LOT 18–BUILDING 2 APARTMENTS

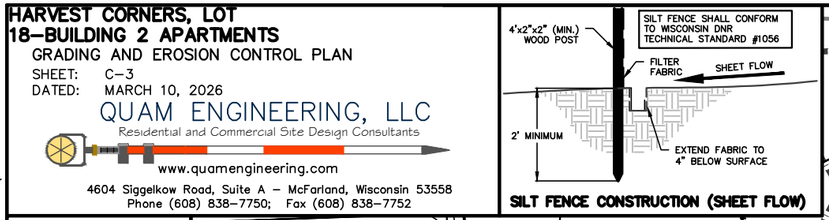
GRADING AND EROSION CONTROL PLAN

SHEET: C–3

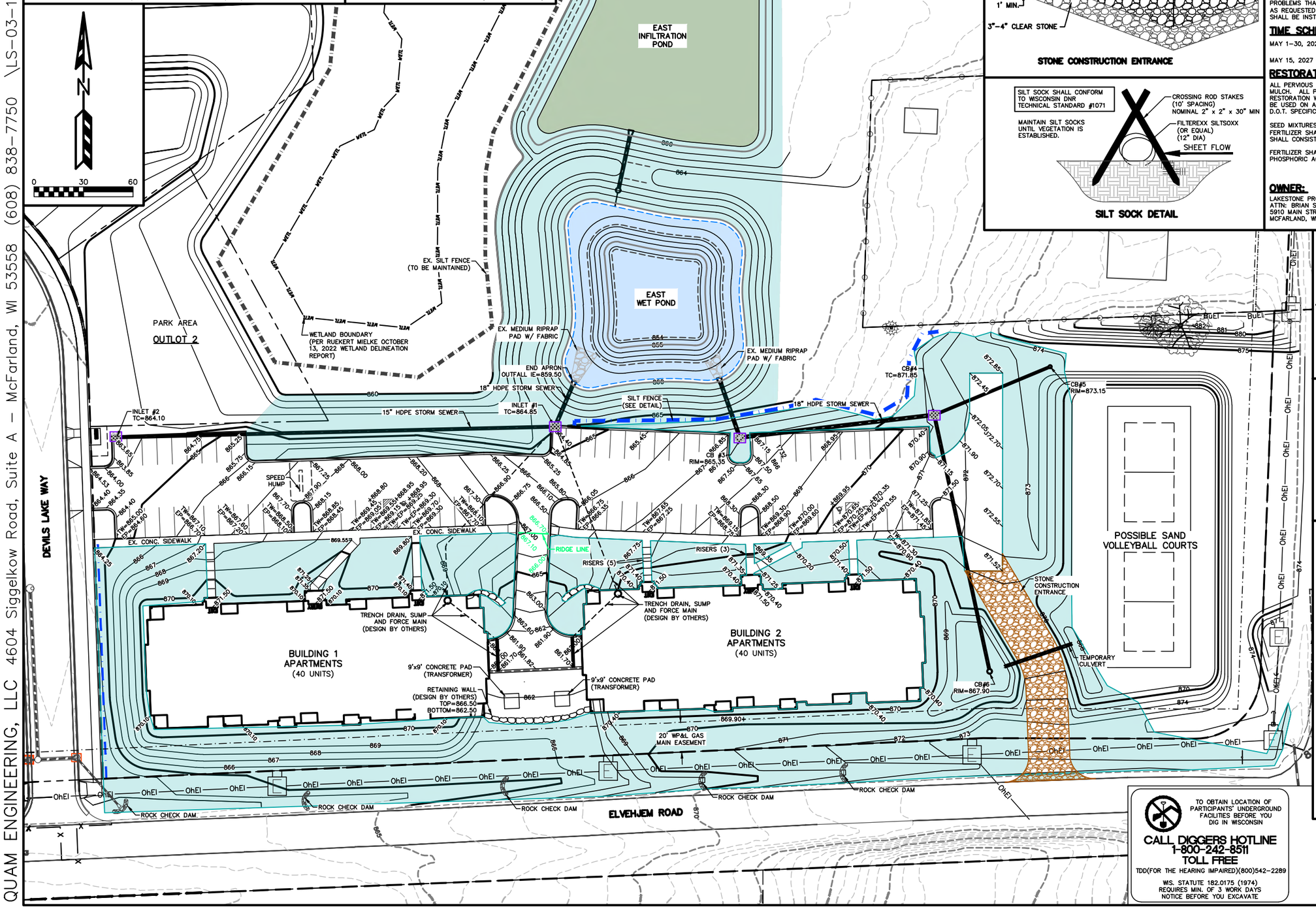
DATED: MARCH 10, 2026

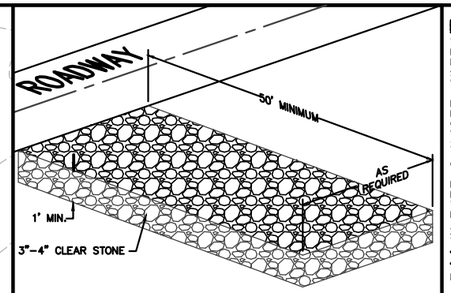
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QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838–7750 \LS–03–19\LS03BASE.DWG



SILT FENCE CONSTRUCTION (SHEET FLOW)





STONE CONSTRUCTION ENTRANCE

SILT SOCK DETAIL

EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

MAY 1–30, 2027	INSTALL INITIAL EROSION CONTROL DEVICES.
MAY 15, 2027 – APRIL 30, 2028	CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

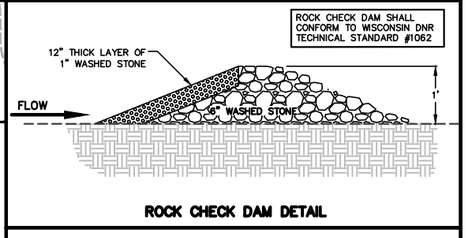
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW. NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:

LAKESTONE PROPERTIES & MANAGEMENT, LLC
ATTN: BRIAN SPANOS
5910 MAIN STREET, SUITE 1
MCFARLAND, WI 53558

ENGINEER:

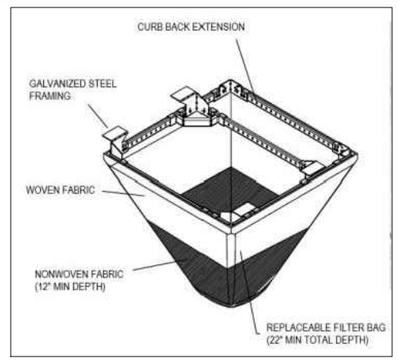
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



ROCK CHECK DAM DETAIL

EROSION CONTROL LEGEND

- INSTALL WISDOT CLASS I TYPE B EROSION MAT
- INSTALL FLEXSTORM CATCH–IT INLET PROTECTION DURING CONSTRUCTION. (SEE DETAIL)
- INSTALL FLEXSTORM CATCH–IT BAG DURING CONSTRUCTION (SEE DETAIL), REPLACE WITH FLEXSTORM PURE INLET FILTER WITH PCP BAG DURING FINAL RESTORATION FOR OIL AND GREASE CONTROL
- INSTALL TEMPORARY SILT SOCK DITCH CHECK (EVERY 2 FEET OF DROP IN SWALES)
- INSTALL ROCK CHECK DAM



FRAMED INLET PROTECTION MUST MEET THE FOLLOWING SPECIFICATIONS:
- ALL ASTM STANDARD D8057–17 REQUIREMENTS
- NO PART OF INLET PROTECTION PROJECTING ABOVE THE GRATE
- CAPTURE RUNOFF ENTERING BOTH GRATE AND CURB OPENING
- "DUAL FABRIC" FILTER BAG, WITH NONWOVEN BOTTOM AND WOVEN TOP

FLEXSTORM INLET PROTECTION DETAIL

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1–800–242–8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542–2289

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

UTILITY NOTES:

CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILITIES INTO EXISTING UTILITIES. ALL CONNECTIONS SHALL BE PHOTOGRAPHED AND NEW STORM PIPES SHALL NOT EXTRUDE INTO EXISTING STORM PIPES.

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MOST CURRENT EDITION OF VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF MCFARLAND PRIOR TO CONNECTING TO THE WATER SERVICE.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE. WATER SERVICE SHALL BE DUCTILE IRON UNLESS INDICATED OTHERWISE. STORM SEWER SHALL BE HDPE N-12 AND PVC SCHEDULE 40 UNLESS NOTED OTHERWISE.

HARVEST CORNERS, LOT 18-BUILDING 2 APARTMENTS

UTILITY AND FIRE LANE PLAN

SHEET: C-4

DATED: MARCH 10, 2026

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

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

N

0 20 40

EAST WET POND

LOT 18

INLET #1 (BUILDING 1)
2'x3' CONCRETE BOX
W/ NEENAH R-3067
TC=864.85; W IE=859.80; N IE=859.65
(6" ORIFICE FOR FORCE MAIN CONNECTION) S IE=860.65
AREA=0.539 AC
RUNOFF=1,360 GPM

END APRON
OUTFALL IE=859.47

30'-18" HDPE STORM
SEWER @ 0.60%
DRAINAGE=2,312 GPM
CAPACITY=3,956 GPM

END APRON
OUTFALL IE=859.47

38'-18" HDPE STORM
SEWER @ 4.0%
DRAINAGE=875 GPM
CAPACITY=9,429 GPM

CB #3 (4' DIA.) (BUILDING 1)
w/ NEENAH R-2502
RIM=865.35
E IE=861.09
N IE=860.99
AREA=0.347 AC
RUNOFF=875 GPM

CB #4 (3' DIA.)
(BUILDING 2)
W/ NEENAH R-3067
TC=871.85
NE IE=868.63
S IE=862.17
W IE=861.92

119'-18" HDPE STORM
SEWER @ 0.70%

76'-12" HDPE STORM
SEWER @ 2.00%

CB #5 (2' DIA.) (BUILDING 2)
w/ IN-BELL GRATE
RIM=873.15
SW=870.15

INLET #2 (BUILDING 1)
2'x3' CONCRETE BOX
W/ NEENAH R-3067
TC=864.10
E IE=860.60
AREA=0.77 AC
RUNOFF=952 GPM

267'-15" HDPE STORM
SEWER @ 0.30%
DRAINAGE=952
CAPACITY=1,720 GPM

20' WIDE FIRE LANE,
150' LONG

20.0' FIRE LANE

EX. SANITARY MH

6"x8" WYE
8" IE=856.77

345'-8" PVC SANITARY SEWER @ 0.42% (PRIVATE)

8" SANITARY STUB
(STREET PLAN)
IE=856.35

HYDRANT w/ 6" VALVE
BURY=867.75; BOTTOM=860.75
(SEE PLAN AND PROFILE)

6"x8" WYE
8" IE=857.76

6" SANITARY LATERAL
IE=858.13

SAN MH #1 (4' DIA) (BUILDING 2)
W/ NEENAH R-1550-A
RIM=867.17
E IE=859.70
W IE=857.80

175'-8" PVC SANITARY SEWER @ 1.31%

6"x8" WYE
8" IE=861.92

SAN MH #1 (4' DIA)
(BUILDING 2)
W/ NEENAH R-1550-A
RIM=872.35
W IE=862.00

R28.0

60.0'

83'-6" PVC SANITARY
LATERAL @ 1.0%
IE=862.90

CONC. SIDEWALK

CONC. SIDEWALK

6" D.I. WATER MAIN
(SEE LOT 18 WATER MAIN
– PLAN & PROFILE)

159'-15" HDPE STORM
SEWER @ 0.60%

TEMPORARY
CULVERT

CB #6 (3'DIA) (BUILDING 2)
W/ IN-BELL GRATE
RIM=867.90
E IE=863.37
N IE=863.12

EXIT

ENTRY

TRENCH DRAIN, SUMP
AND FORCE MAIN
(DESIGN BY OTHERS)

67'-6" SANITARY
LATERAL @ 1.00%
IE=857.56

TRENCH DRAIN, SUMP
AND FORCE MAIN
(DESIGN BY OTHERS)

47'-6" SANITARY
LATERAL @ 1.00%
IE=858.60

BUILDING 1
APARTMENTS
(40 UNITS)

BUILDING 2
APARTMENTS
(40 UNITS)

29'-6" D.I.
WATER SERVICE
W/ 6" VALVE

6"x8" REDUCER

32'-6" D.I. WATER SERVICE
W/ 6" VALVE

6"X6"X8"X8"
CROSS

150' HOSE LENGTH

150' HOSE LENGTH

150' HOSE LENGTH

8" D.I. WATER MAIN
(SEE LOT 18 WATER MAIN – PLAN & PROFILE)

CONNECT TO 8" D.I. WATER MAIN STUB
(SEE LOT 18 WATER MAIN – PLAN & PROFILE)

20' WP&L GAS
MAIN EASEMENT

EX. GAS LINE

EX. OVERHEAD ELECTRIC LINE

EX. UTILITY POLE

EX. GAS LINE

20.0' FIRE LANE

DEVILS LAKE WAY

ELVEHJEM ROAD

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PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT	POINTS SUPPLIED
	(19)		Large Deciduous Trees (40 points each)			760
CH	4	2"	Common Hackberry	Celtis Occidentalis	BB	
IHL	5	2"	Imperial Honeylocust	Gleditsia Tricanthos 'Imperial'	BB	
KCT	2	2"	Kentucky Coffeetree	Gymnocladus Dioicus	BB	
SSM	3	2"	State Street Maple	Acer Miyabei	BB	
SWO	3	2"	Swamp White Oak	Quercus Bicolor	BB	
TT	2	2"	Tulip Tree	Liriodendron Tulipifera	BB	
	(8)		Medium Deciduous Trees (25 points each)			200
ACH	6	1 ½"	Amur Chokecherry	Prunus Americana	BB	
RBC	2	10'	River Birch Clump	Betula Nigra		
	(8)		Low Deciduous Trees (15 points each)			120
PFC	3	1 ½"	Prairie Fire Crab	Malus 'Prairie Fire'	BB	
RJC	3	1 ½"	Red Jade Crab	Malus Red Jade'	BB	
SSC	2	1 ½"	Spring Snow Crab	Malus 'Spring Snow'	BB	
	(5)		Tall Evergreen Trees (30 points each)			150
BHS	5	5'	Black Hills Spruce	Picea Pungens 'Densata'	BB	
	(6)		Low Evergreen Trees (12 points each)			72
EA	2	3'	Emerald Arborvitae	Thuja Occidentalis	BB	
WBJ	4	3'	Wichita Blue Juniper	Juniperus Scopulorum	BB	
	(15)		Tall Deciduous Shrubs (5 points each)			75
AVB	6	36"	Arrowood Viburnum	Viburnum Dentata	Pot	
DN	3	36"	Diablo Ninebark	Physocarpus Opulifolius 'Diabolo'	Pot	
MV	6	36"	Mohican Viburnum	Viburnum Lantana 'Mohican'	Pot	
	(19)		Medium Deciduous Shrubs (3 points each)			57
BC	19	24"	Black Chokeberry	Aronia Melanocarpa	Pot	
LDN	8	24"	Little Devil Ninebark	Physocarpus O 'Donna May'	Pot	
LQFH	4	24"	Little Quick Fire H	Hydrangea Paniculata	Pot	
RC	5	24"	Red Chokeberry	Aronia arbutifolia	Pot	
	(49)		Low Deciduous Shrubs (1 point each)			49
AC	4	18"	Alpine Currant	Ribes Alpinum	Pot	
AWS	10	18"	AW Spirea	Spirea Bumaldi 'Anthony Waterer'	Pot	
GDP	16	18"	Gold Drop Potentilla	Potentilla Fruticosa	Pot	
GLS	19	18"	Gro Low Sumac	Rhus Aromatica	Pot	
	(6)		Medium Evergreen Shrubs (5 points each)			30
DY	6	18"	Densiform Yew	Taxus Densiformis	BB	
	(17)		Low Evergreen Shrubs (3 points each)			42
KJC		12"	Kalley Compact Juniper	Juniperus M Kallay's Compact	Pot	
	0		Perennials (Non-Contributing)			0
LBS		1 G	Little Bluestem Grass	Schizachyrium Scoparium	Con	
LH		1 G	Loyalist Hosta	Hosta 'Loyalist'	Con	
LF		1 G	Lady Fern	Athyrium Filix-femina	Con	
			Total Points Supplied:			1,555

NOTES:

1) All lawn areas to receive a minimum of 6" of topsoil, no mow seed mix, starter fertilizer, and straw mulch.
2) Lawn in swales and on slopes in excess of 3:1 shall be mulched with urban type B EC mat.
3) All planting beds shall receive a minimum of 6" of topsoil.
4) Designated planting beds to be mulched with stone mulch spread to a depth of 3".
5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
6) Designated planting beds and stone maintenance strips to be separated from turf areas with 5" crisp shovel cut edge.

Landscape Worksheet

Lakestone Properties

Village of McFarland

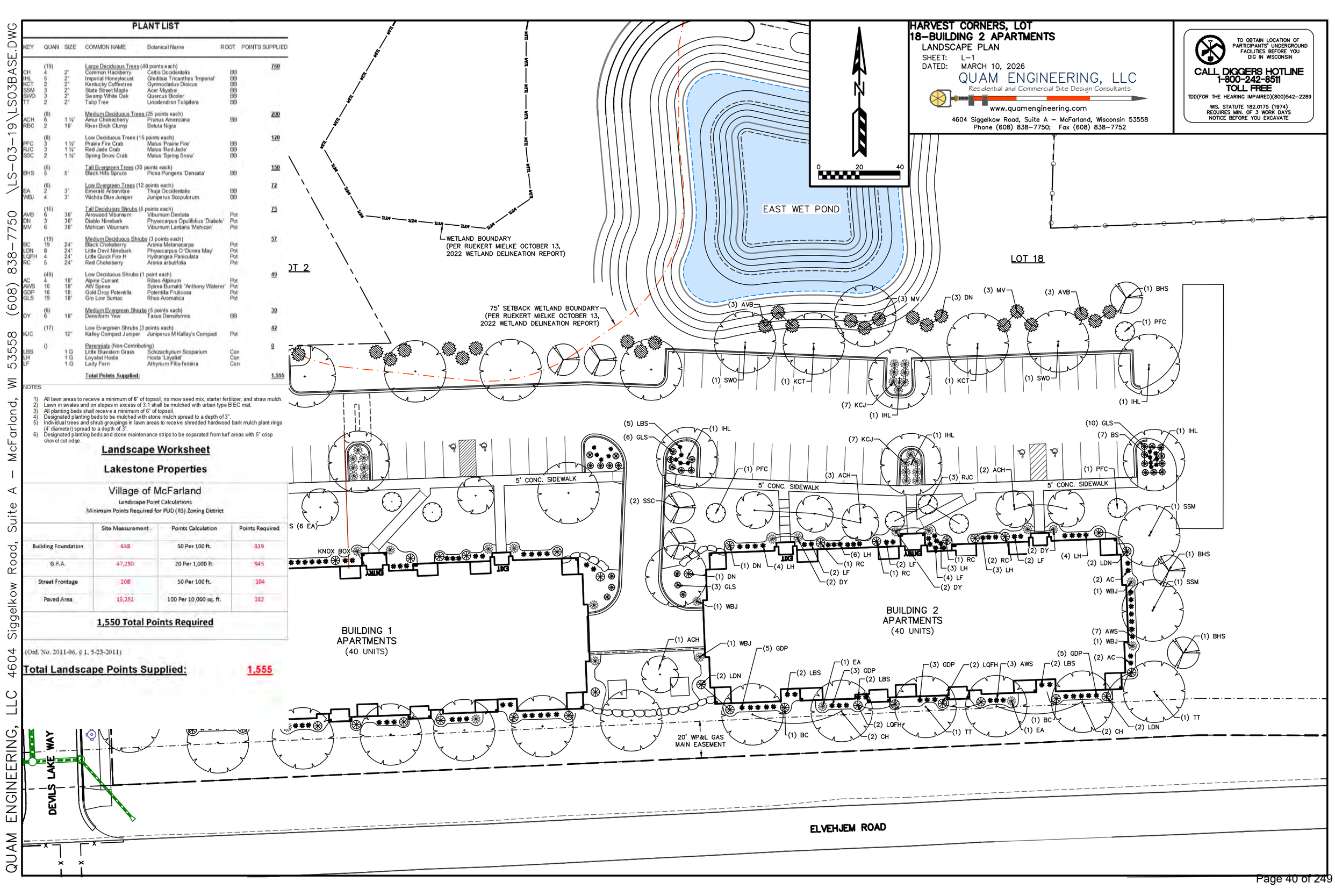
Landscape Point Calculations
Minimum Points Required for PUD (R3) Zoning District

	Site Measurement	Points Calculation	Points Required
Building Foundation	638	50 Per 100 ft.	319
G.F.A.	47,250	20 Per 1,000 ft.	945
Street Frontage	208	50 Per 100 ft.	104
Paved Area	13,251	100 Per 10,000 sq. ft.	132

1,550 Total Points Required

(Ord. No. 2011-06, § 1, 5-23-2011)

Total Landscape Points Supplied: 1,555



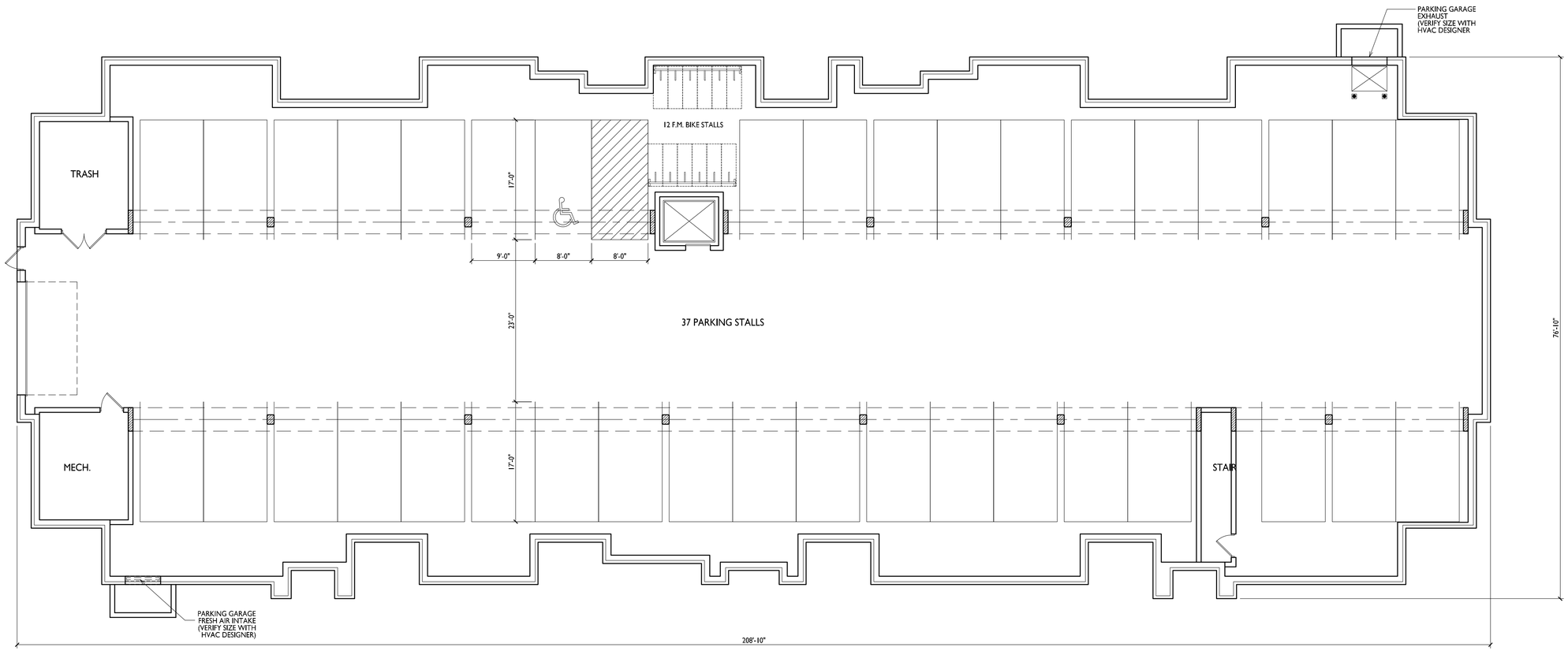
HARVEST CORNERS, LOT 18–BUILDING 2 APARTMENTS
LANDSCAPE PLAN
SHEET: L–1
DATED: MARCH 10, 2026

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PRESENTED AT APRIL 21, 2026 PLAN COMMISSION MEETING.
The floor plans for Phase 1 were approved at the October 21, 2025 Plan Commission meeting.
The plans states Building 2 will be mirrored in design to Building 1. The applicant has affirmed this.



1 A100.1 BUILDING #1 - 40 UNIT (#2 MIRRORED) BASEMENT PLAN

1/8" = 1'-0"

Viewers are advised to ignore illegible text on this map. It is presented to show spatial relationships only.

Authorized by: Andrew Bremer
McFarland Community & Economic Development Director

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
SIP Submittal - August 05, 2025

PROJECT TITLE
Lakestone Properties McFarland Development

Hwy AB & Elvehjem Rd
McFarland, Wisconsin

SHEET TITLE
Building #1
40 Unit
Basement Plan
(#2 MIRRORED)

SHEET NUMBER
A100.1

PROJECT NO. 2508

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UNIT MIX:

STUDIO	10
ONE BEDROOM	12
TWO BEDROOM	18
TOTAL	40

1 A101.1

BUILDING #1 - 40 UNIT (#2 MIRRORED)
FIRST FLOOR PLAN

1/8" = 1'-0"

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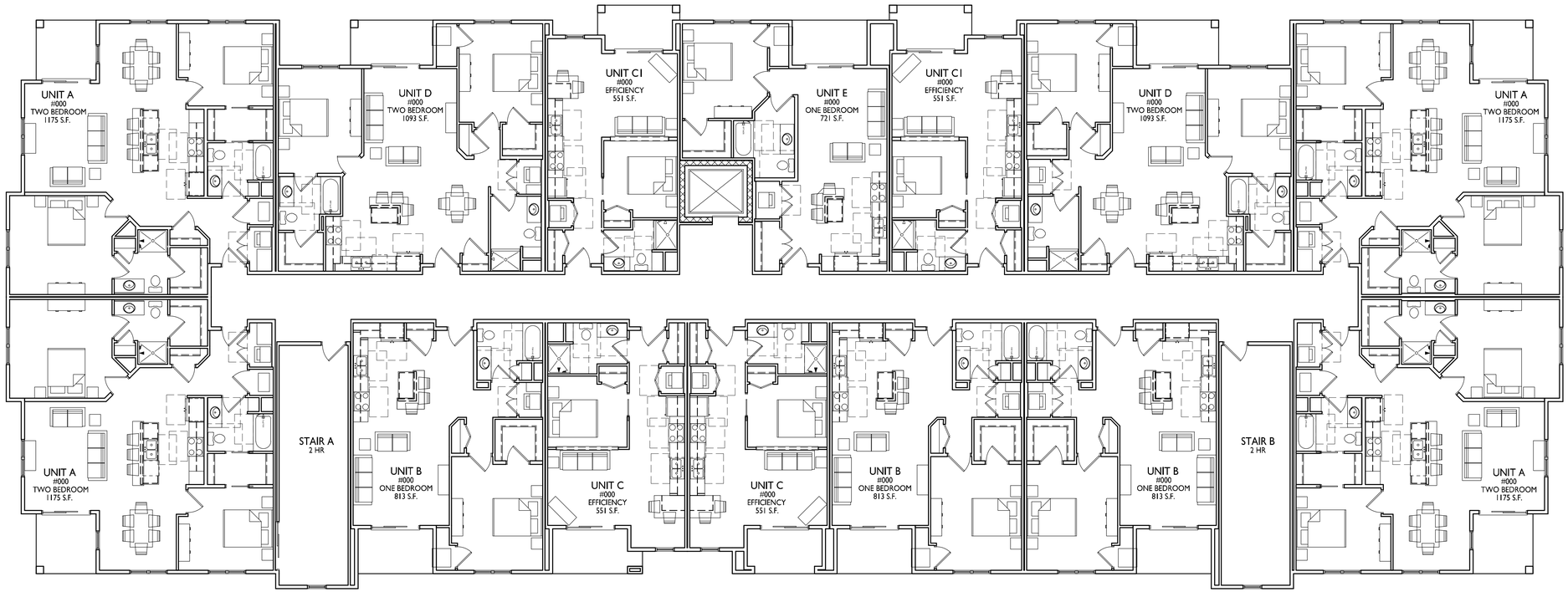
SHEET TITLE
Building #1
40 Unit
First Floor Plan
(#2 MIRRORED)

SHEET NUMBER
A101.1

PROJECT NO. 2508

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1 / A102.1 BUILDING #1 - 40 UNIT (#2 MIRRORED) SECOND FLOOR PLAN
1/8" = 1'-0"

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ISSUED
SIP Submittal - August 05, 2025

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Hwy AB & Elvehjem Rd
McFarland, Wisconsin

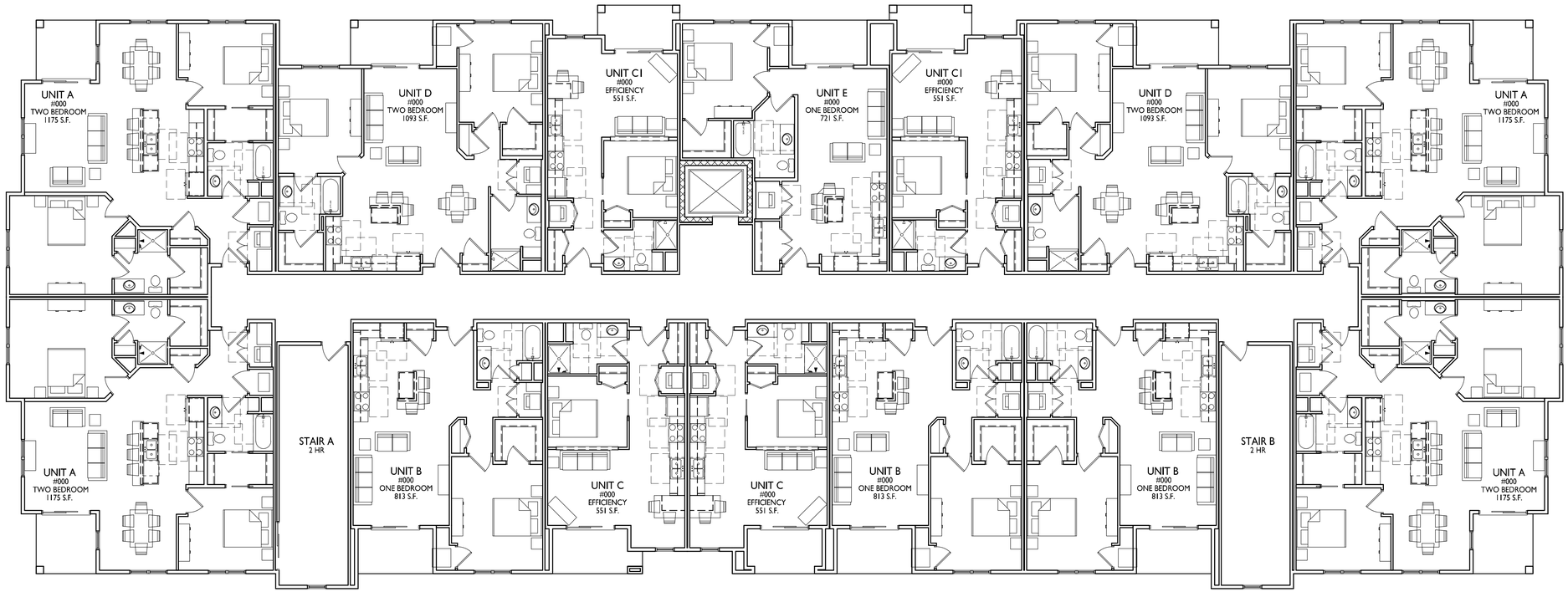
SHEET TITLE
Building #1
40 Unit
Second Floor Plan
(#2 MIRRORED)

SHEET NUMBER
A102.1

PROJECT NO. 2508

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1 / A103.1 BUILDING #1 - 40 UNIT (#2 MIRRORED) THIRD FLOOR PLAN

1/8" = 1'-0"

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McFarland Community & Economic Development Director

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Middleton, WI 53562

ISSUED
SIP Submittal - August 05, 2025

PROJECT TITLE
Lakestone Properties McFarland Development

Hwy AB & Elvehjem Rd
McFarland, Wisconsin

SHEET TITLE
Building #1
40 Unit
Third Floor Plan
(#2 MIRRORED)

SHEET NUMBER
A103.1

PROJECT NO. 2508

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1 A201.1

BUILDING #1 - 40 UNIT (#2 MIRRORED) NORTH ELEVATION

1/8" = 1'-0"



2 A201.1

BUILDING #1 - 40 UNIT (#2 MIRRORED) EAST ELEVATION

1/8" = 1'-0"

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Authorized by: Andrew Bremer
McFarland Community & Economic Development Director

kba
knothe • bruce
ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
SIP Submittal - August 05, 2025

PROJECT TITLE
Lakestone Properties McFarland Development

Hwy AB & Elvehjem Rd
McFarland, Wisconsin

SHEET TITLE
Building #1
40 Unit
Exterior Elevations
(#2 MIRRORED)

SHEET NUMBER
A201.1

PROJECT NO. 2508

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PRESENTED AT APRIL 21, 2026 PLAN COMMISSION MEETING.
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The plans has state Building 2 will be mirrored in design to Building 1. The applicant has affirmed this.



1 A202.1

BUILDING #1 - 40 UNIT (#2 MIRRORED)
SOUTH ELEVATION

1/8" = 1'-0"



2 A202.1

BUILDING #1 - 40 UNIT (#2 MIRRORED)
WEST ELEVATION

1/8" = 1'-0"

Viewers are advised to ignore illegible text on this map. It is presented to show spatial relationships only.

Authorized by: Andrew Bremer
McFarland Community & Economic Development Director

kba
knothe · bruce
ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
SIP Submittal - August 05, 2025

PROJECT TITLE
Lakestone Properties McFarland Development

Hwy AB & Elvehjem Rd
McFarland, Wisconsin

SHEET TITLE
Bldg #1
40 Unit
Exterior Elevations
(#2 MIRRORED)

SHEET NUMBER
A202.1

PROJECT NO. 2508

© Knothe & Bruce Architects, LLC

Ⓐ 18" STANDARD CONCRETE CURB & GUTTER

Ⓡ 18" REJECT CONCRETE CURB & GUTTER

CONCRETE CURB NOTES:

- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE OF ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
- IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED 4" CRUSHED STONE.

SITE INFORMATION BLOCK – PHASE 3

Site Address SPERLE CORNERS LOT 18

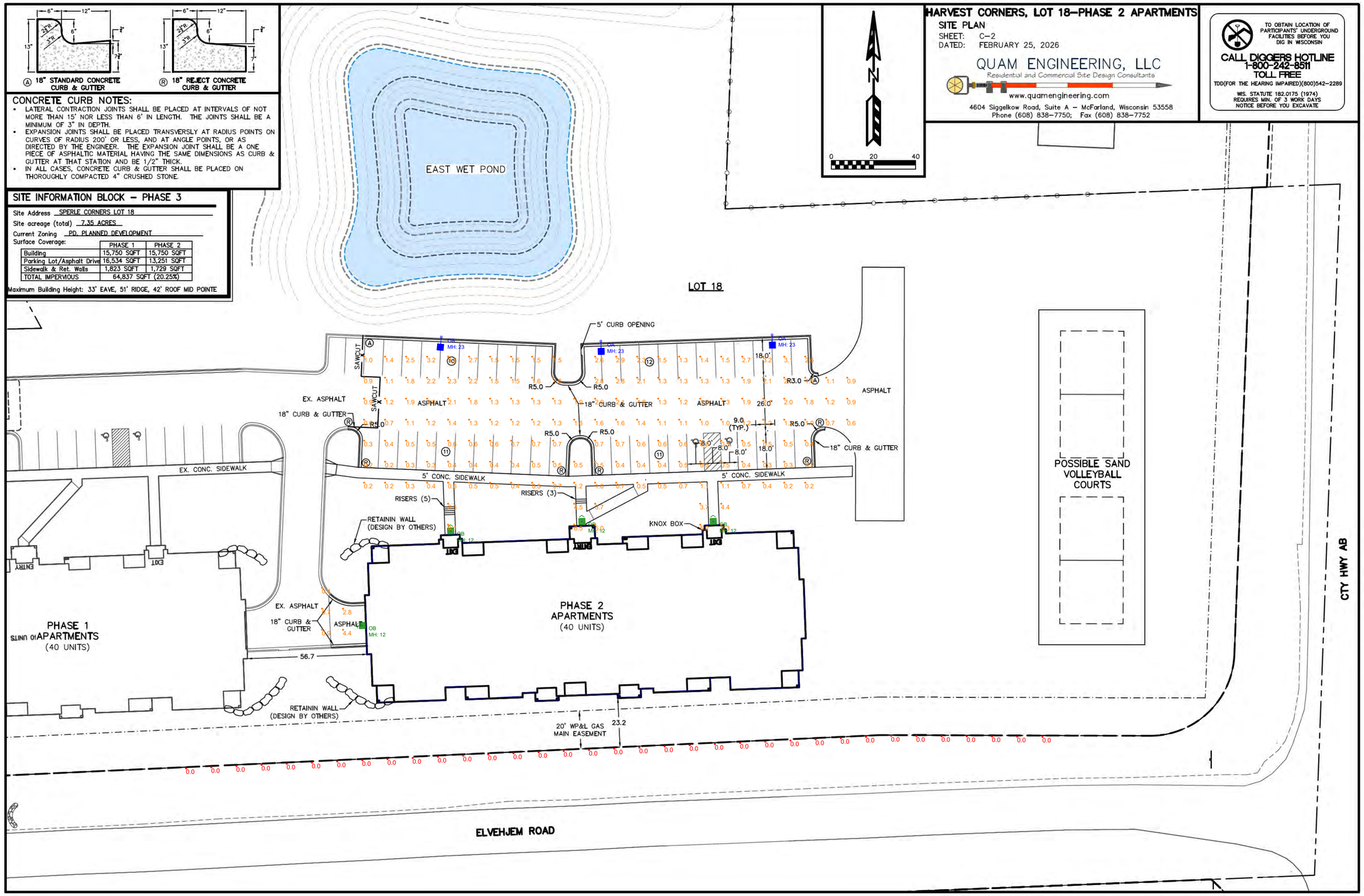
Site acreage (total) 7.35 ACRES

Current Zoning PD, PLANNED DEVELOPMENT

Surface Coverage:

	PHASE 1	PHASE 2
Building	15,750 SQFT	15,750 SQFT
Parking Lot/Asphalt Drive	16,534 SQFT	13,251 SQFT
Sidewalk & Ret. Walls	1,823 SQFT	1,729 SQFT
TOTAL IMPERVIOUS	64,837 SQFT (20.25%)	

Maximum Building Height: 33' EAVE, 51' RIDGE, 42' ROOF MID POINTE



HARVEST CORNERS, LOT 18–PHASE 2 APARTMENTS

SITE PLAN

SHEET: C–2

DATED: FEBRUARY 25, 2026

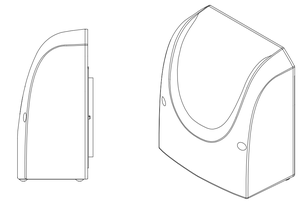
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

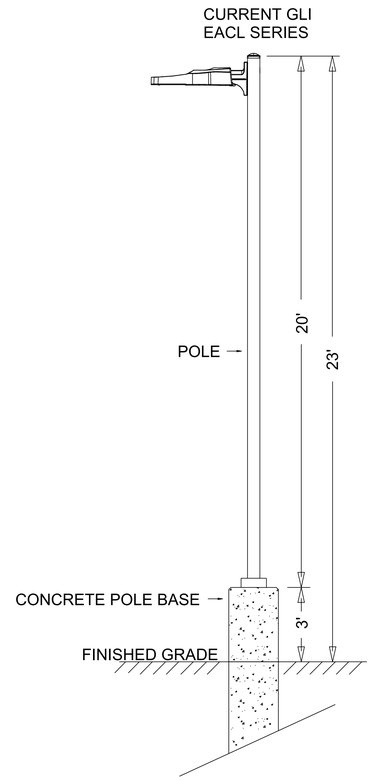
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542–2289

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

CURRENT GLI
EWL SERIES



CURRENT GLI
EACL SERIES



Luminaire Schedule							
Symbol	Label	Qty	Manufacturer	Description	Luminaire Watts	Luminaire Lumens	LLF
	OA	3	CURRENT GLI	EACL010D4AF740X1D1DKBZ + SSSE20-40A-1-E2-DKBZ-UL	73	10000	0.890
	OB	4	CURRENT GLI	EWLS02040AF740N1FMDKBZ	27	4000	0.890

MAINTAINED FOOTCANDLES SHOWN AT GRADE.

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Paved Areas	Fc	1.41	8.1	0.2	7.05	40.50
Property Lines	Fc	0.00	0.0	0.0	N.A.	N.A.

ERi ENGINEERED REPRESENTATION INC.
www.engineeredrepinc.com
262.542.6285 Wauwatosa
920.751.3922 Neenah
apps@eriwi.com

Date:2/26/2026 | Scale: 1"=20' (0 10 20) | Layout By: Andy

Project: SPERLE CORNERS - LOT 18

Filename: 260225QQ1AKC.AGI

LIGHT LEVELS SHOWN ARE STRICTLY FOR PURPOSES OF ESTIMATING BILL OF MATERIALS AND THE RESULTS ARE BASED ON PROJECT DETAILS GIVEN TO ENGINEERED REPRESENTATION INC. / WALLOCK DAVIES & COMPANY LLC. BEFORE OCCUPANCY OF SPACE, ALL PROJECT DETAILS AND LIGHT LEVELS SHOULD BE VERIFIED TO COMPLY WITH SAFETY AND MUNICIPAL CODES.

Evolve®



CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

EWLS L Series

LED Wall Pack

The Evolve® LED L Series Wall Pack (EWLS), The Evolve LED L-Series Wall Pack, EWLS, is a designed replacement for 50W to 250W HID, while offering significant energy savings in a long-life LED wall pack. Two-screw housing design enables a fast and simplified installation. The low-watt Egress package is designed to meet recommended illuminance requirements for egress applications such as side and rear exit doors in commercial buildings. Available with Emergency Battery Backup option.

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Color: Black, Dark Bronze, Gray & White (RAL & custom colors available) Optional = Coastal Finish
Weight:	8.5lbs (4 kg)

Optical System

Lumens:	1,700 to 7,000
Distribution:	Asymmetric Forward
Efficacy:	117- 148 LPW
CCT:	2700, 3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

Surge Protection

Surge Protection	10kV/5kA (Standard) 3kV/1.5kA (EMBB)

***Per ANSI C136.2-2015**

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	DISTRIBUTION	LXX(10K) @ HOURS		
		25,000 HR	50,000 HR	60,000 HR
17, 25 & 40	AF	L99	L99	L99
70	AF	L94	L87	L85

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V
Sensors:	Photo Electric Sensors (PE) available Motion Sensor

Warranty

☐ 5 Year (Standard)

Emergency Battery Backup

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery.

- Hold-Up Time: 90 minutes @ 1,400 lumens.
- Meet egress light level and uniformity requirements
- Not available in 347V
- Operating Temperature (for EMBB models) 0° to 40°C
- 3kV/1.5kA surge protection for EMBB models.

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/searchto confirm qualifications.

IP66 Optical

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Evolve®

EWLS L Series
LED Wall Pack

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

Ordering Information

E W L S 02 AF 70

_ _ _ _

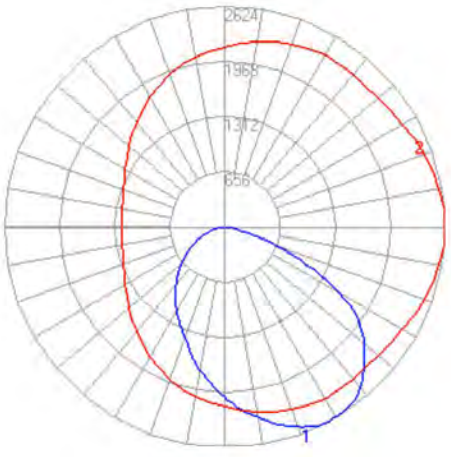
Evolve®

EWLS L Series
LED Wall Pack

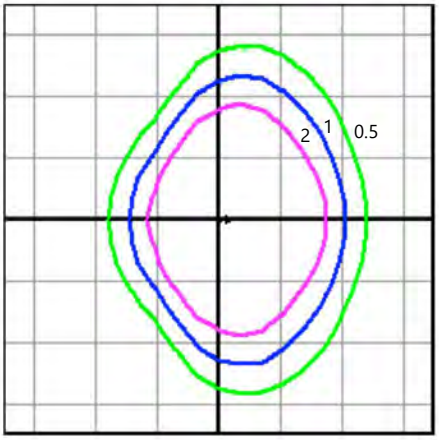
CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

70AF
ASYMMETRIC FORWARD

7000 LUMEN
EWLS02_70AF750___-120-277V.ies



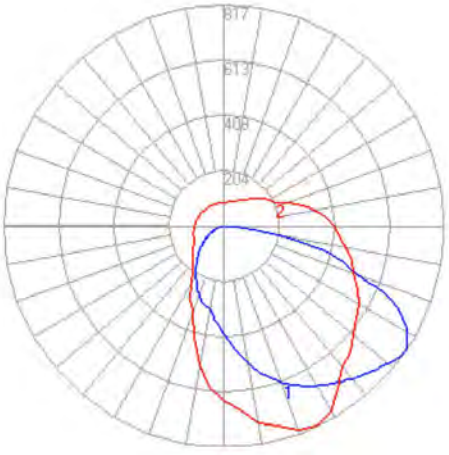
— Vertical plane through horizontal angle of Max. Cd at 0°
— Horizontal cone through vertical angle of Max. Cd at 27°



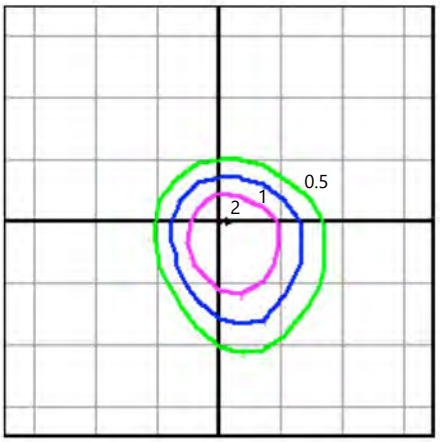
- Mounting Height at 10'
- Initial Footcandle at Grade
- Light Level: 0.5fc, 1fc, 2fc

EMBB Mode
ASYMMETRIC FORWARD

1400 LUMEN
EWLS02_EMBB___.ies



— Vertical plane through horizontal angle of Max. Cd at 295°
— Horizontal cone through vertical angle of Max. Cd at 55°



- Mounting Height at 10'
- Initial Footcandle at Grade
- Light Level: 0.5fc, 1fc, 2fc

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CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

H Motion Sensing Option

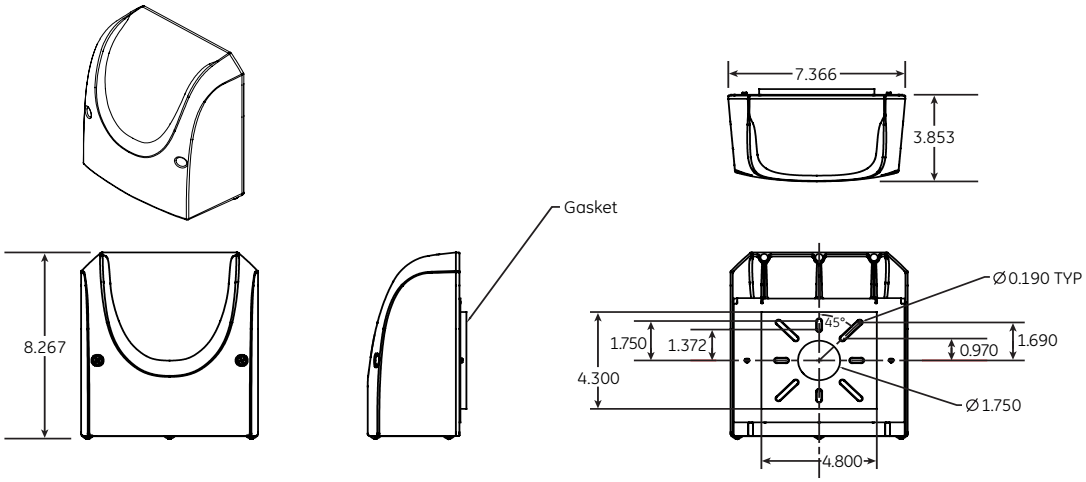
Intended for 8-25ft mounting heights
Provides coverage area radius for walking motion of 25-30 ft
Provides 180° degree coverage (180° degree blocked by wall)
Integrated Photoelectric control
Default Settings:
Output: Occupied - 100%/Unoccupied - 50%
10% dimming after 5 minutes with no occupancy
Adds < 1W to fixture power rating
Field programmable using FSIR-100 hand held programmer **SKU # 197634 (WS FSIR-100)**

Sensing Pattern:

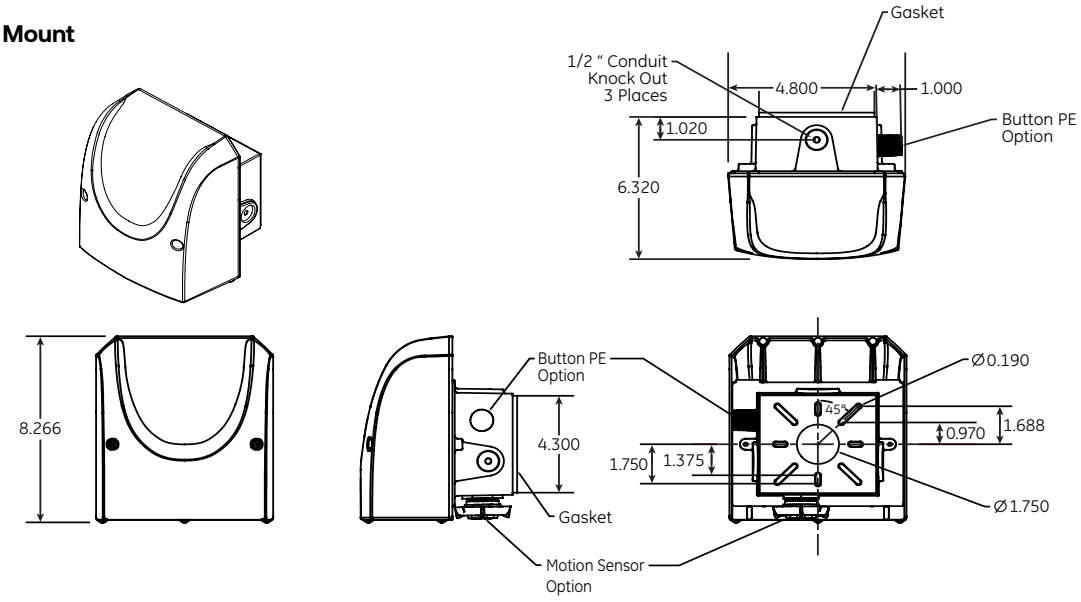


Sensing Pattern Wall Pack Fixture: 8-25 ft.

Flush Mount



Conduit Box Mount



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Evolve®

EWLS L Series
LED Wall Pack

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

Mounting

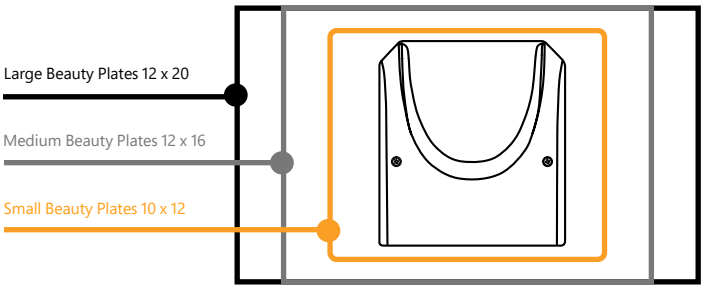
- Mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes.
- Flush Mount: Mounts directly to customer supplied junction box
- Conduit Box Mount: Mounts to walls via separate mounting box with conduit knockouts.

Accessories

SAP NUMBER	SKU DESCRIPTION	DESCRIPTION	FINISH
93098508	EWLSAE1BLCK	10" x 12" Beauty Plate	BLACK
93098507	EWLSAE1DKBZ	10" x 12" Beauty Plate	DARK BRONZE
93098509	EWLSAE2BLCK	12" x 16" Beauty Plate	BLACK
93078134	EWLSAE2DKBZ	12" x 16" Beauty Plate	DARK BRONZE
93098506	EWLSAE2GRAY	12" x 16" Beauty Plate	GRAY
93082336	EWLSAE2WHTE	12" x 16" Beauty Plate	WHITE
93117503	EWLSAE3BLCK	12" x 20" Beauty Plate	BLACK
93082337	EWLSAE3WHTE	12" x 20" Beauty Plate	WHITE
93060351	EWLSAD	Diffuser	

Accessories: Escutcheon Plates

Cover the unsightly debris marks on your building facade with color matched wall pack beauty plates. Mounting hole patterns and dimensions are compatible with typical building surface fastening methods.



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Evolve®



CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

EACL® Series

LED Area Light/Compact Low Wattage

Current's EAL Series of Area Light Luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

Construction

Housing:	Die-cast aluminum housing with integral heat sink for maximum heat transfer
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional coastal finish available.
Weight:	18 lbs (8.16 kg) Max depending on configuration

Optical System

Lumens:	2,900 - 20,400
Distribution:	Asymmetric Forward Type IV Asymmetric Wide Type III Asymmetric Narrow/Auto Type II
Efficacy:	123 - 143 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347-480V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	< 20% at rated watts

Surge Protection*

TYPCIAL (120 STRIKES)	ENHANCED (40 STRIKES)	
☐ 6kV/3kA*	☐ 10kV/5kA*	

*Per ANSI C136.2-2015

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4D2, D3, D4, E2, E3, E4, F2, F3, F4	L94	L90	L88
H2,H3, H4	L97	L96	L96

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G vibration per ANSI C136.31-2018
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ and Daintree Compatible

IP66 Optical Only

IK08

Not all product variations listed on this page are DLC qualified.
Visit www.designlights.org/search to confirm qualifications.

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Evolve®

EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

Ordering Information

EACL 01 7

- - - -

Evolve®

EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

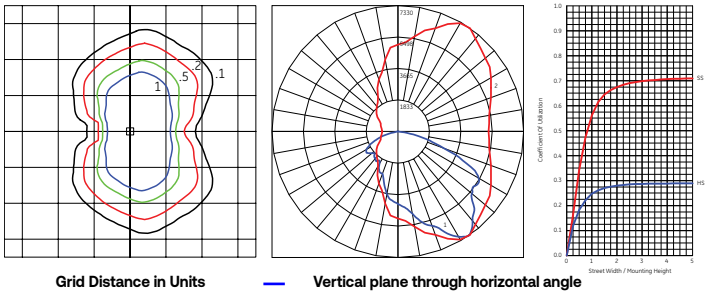
OPTICAL CODE	DIST CODE	CLASSIFICATION	TYPICAL LUMENS		TYPICAL SYSTEM WATTAGE		BUG RATING	
			3000K	4000K &5000K	120-277V	347-480V	3000K	4000K &5000K
A4	AF	TYPE IV	2900	2900	21	23	B1-UO-G1	B1-UO-G1
B4			4900	4900	36	38	B1-UO-G1	B1-UO-G1
C4			7300	7300	55		B1-UO-G2	B1-UO-G2
D4			9800	9800	73		B2-UO-G2	B2-UO-G2
E4			12200	12200	95		B2-UO-G2	B2-UO-G2
F4			14700	14700	122		B2-UO-G2	B2-UO-G2
H4			19000	19000	153		B3-UO-G3	B3-UO-G3
A3	AW	TYPE III	2900	3000	21	23	B1-UO-G1	B1-UO-G1
B3			4900	5100	36	38	B1-UO-G1	B1-UO-G1
C3			7400	7600	55		B1-UO-G2	B1-UO-G2
D3			9900	10200	73		B2-UO-G2	B2-UO-G2
E3			12400	12700	95		B2-UO-G2	B2-UO-G2
F3			14900	15300	122		B2-UO-G2	B2-UO-G2
H3			19300	20400	153		B3-UO-G2	B3-UO-G2
A2	AN	TYPE II	2900	3000	21	23	B1-UO-G1	B1-UO-G1
B2			4900	5000	36	38	B1-UO-G1	B1-UO-G1
C2			7300	7500	55		B2-UO-G1	B2-UO-G2
D2			9800	10100	73		B2-UO-G2	B2-UO-G2
E2			12300	12600	95		B2-UO-G2	B2-UO-G2
F2			14700	15100	122		B3-UO-G2	B3-UO-G3
H2			19100	20200	153		B3-UO-G3	B3-UO-G3

For additional information on Non-Shielded and Shielded EACL IES files, please refer to LED.com

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EACL - Type II - Very Short

15,100 lumens
EACL01_F2AN750___.IES

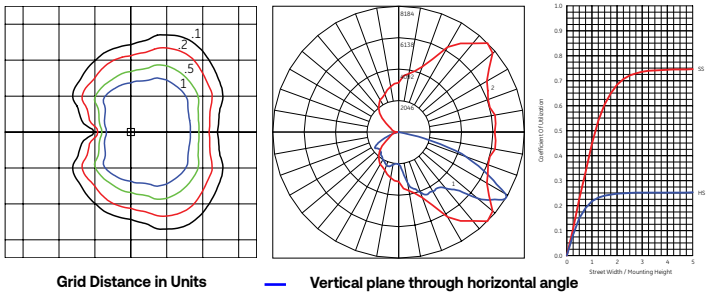


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

Vertical plane through horizontal angle of maximum candlepower at XX°
Vertical plane through horizontal angle of XX°

EACL - Type III - Short

15,300 lumens
EACL01_F3AW750___.IES

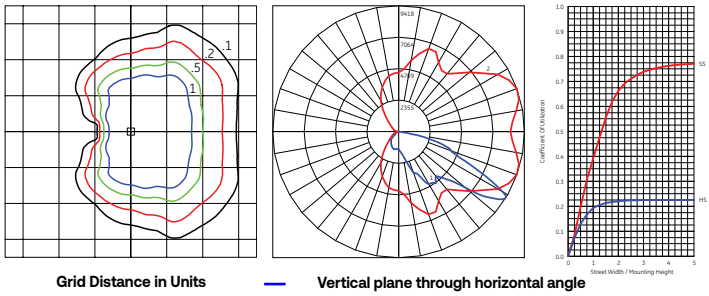


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

Vertical plane through horizontal angle of maximum candlepower at XX°
Vertical plane through horizontal angle of XX°

EACL - Type III - Very Short

15,000 lumens
EACL01_F4AF750___.IES



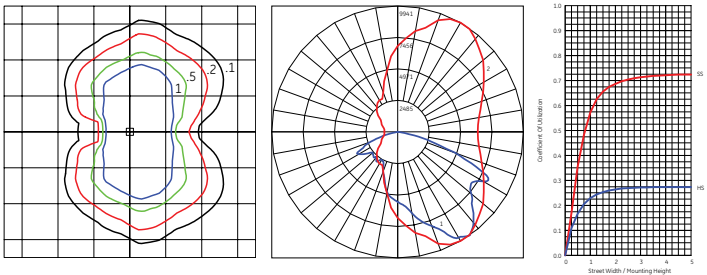
Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

Vertical plane through horizontal angle of maximum candlepower at XX°
Vertical plane through horizontal angle of XX°

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EACL - Type II- Very Short

20,200 lumens
EACL01_H2AN750___.IES

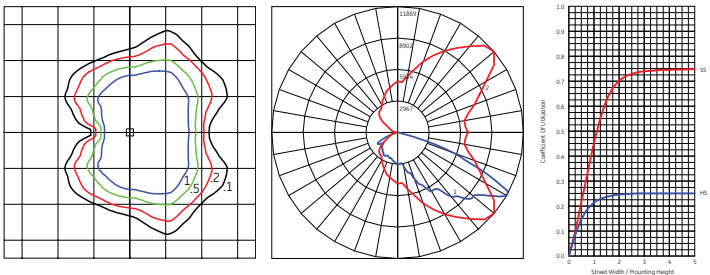


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°
— Vertical plane through horizontal angle of XX°

EACL - Type III - Short

20,400 lumens
EACL01_H3AW750___.IES

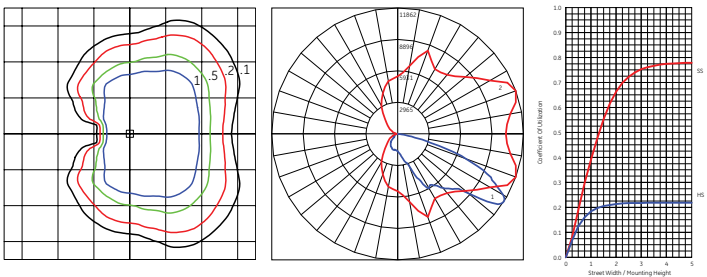


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°
— Vertical plane through horizontal angle of XX°

EACL - Type IV - Very Short

20,000 lumens
EACL01_H4AF750___.IES



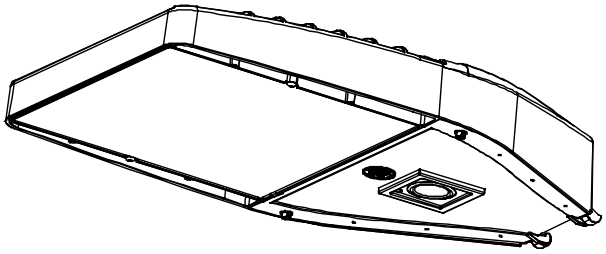
Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°
— Vertical plane through horizontal angle of XX°

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H-Motion Sensing Option

- Recommended Mounting Height: 15-30’ (4.6-9.1m
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Coverage Radius: 15-20’ (4.6-6.1 m).
- Provides 270 degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
  – Output: Occupied - 100%/Unoccupied - 50%
  – Integral PE Sensor.
  – 5 minute post-occupancy time delay, 5 minute dimming ramp-down.
- Fixture power increase of 1W expected with sensor use.

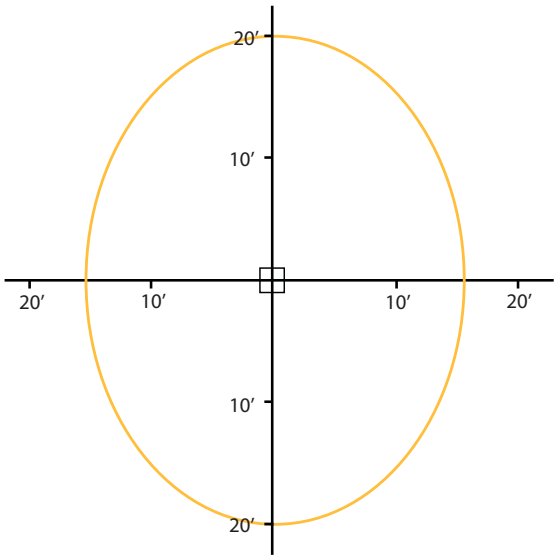


H1/4 - Motion Sensing Option (WattStopper)

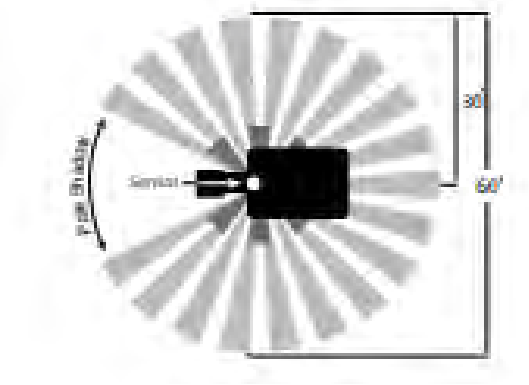
- Recommended Mounting Height: 15-30’ (4.6-9.1m
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Coverage Radius: 15-20’ (4.6-6.1 m).
- Provides 270 degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
  – Output: Occupied - 100%/Unoccupied - 10%
  – PE Sensor: Disabled
  – Ramp/Fade: Disabled
- Adds < 1W to fixture power rating
- Field programmable using FSIR-100 hand held programmer

H2 - Motion Sensing Option (Daintree)

- Recommended Mounting Height: 15-30' (4.6-9.1m
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Provides a coverage area radius for walking motion of 15-20 ft. (4.57-6.10m)
- Provides 270 degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
  – Output: Occupied - 100%/Unoccupied - 50%
  – PE Sensor: None
  – Ramp/Fade: 5 Minutes/5 Minutes
- Adds < 1W to fixture power rating
- Requires Daintree Enterprise and wide area control (WAC)

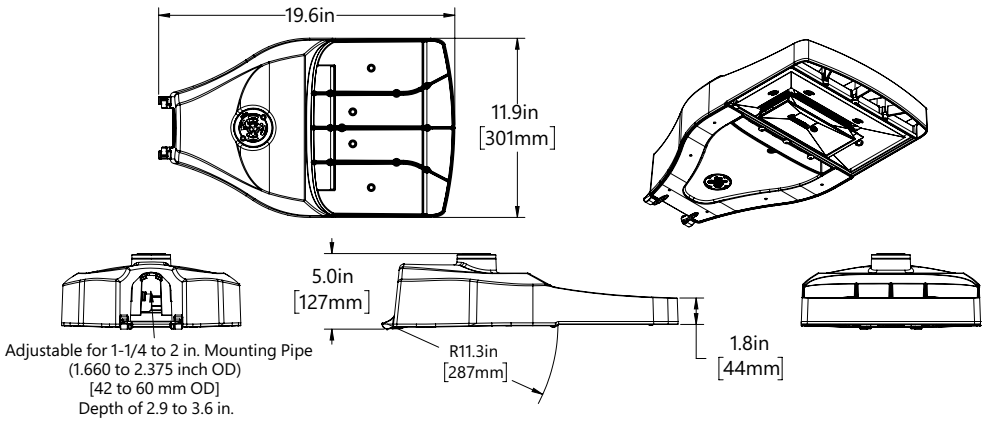


Sensing Pattern Area Fixture
Up to 30 ft. Mounting Height

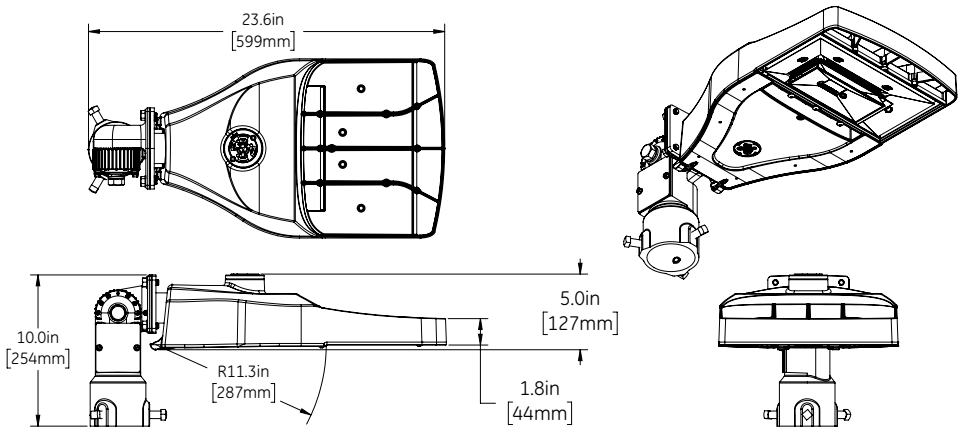


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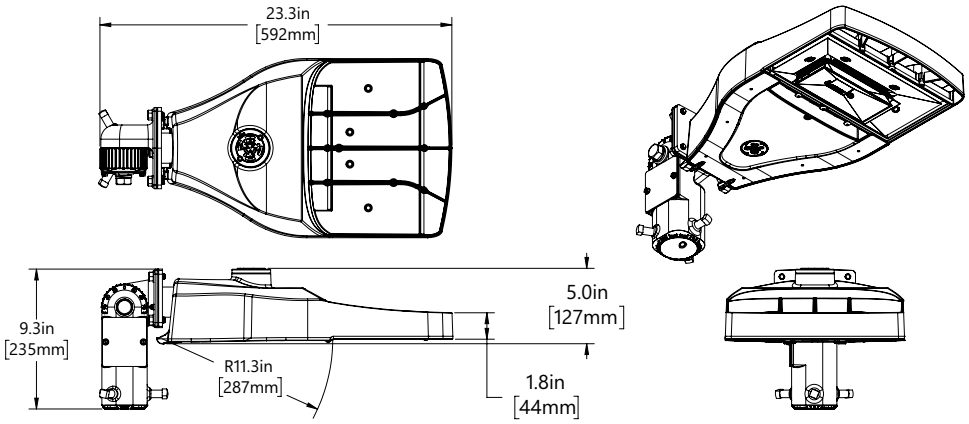
Integral Slipfitter: C1



Knuckle Slipfitter: S1

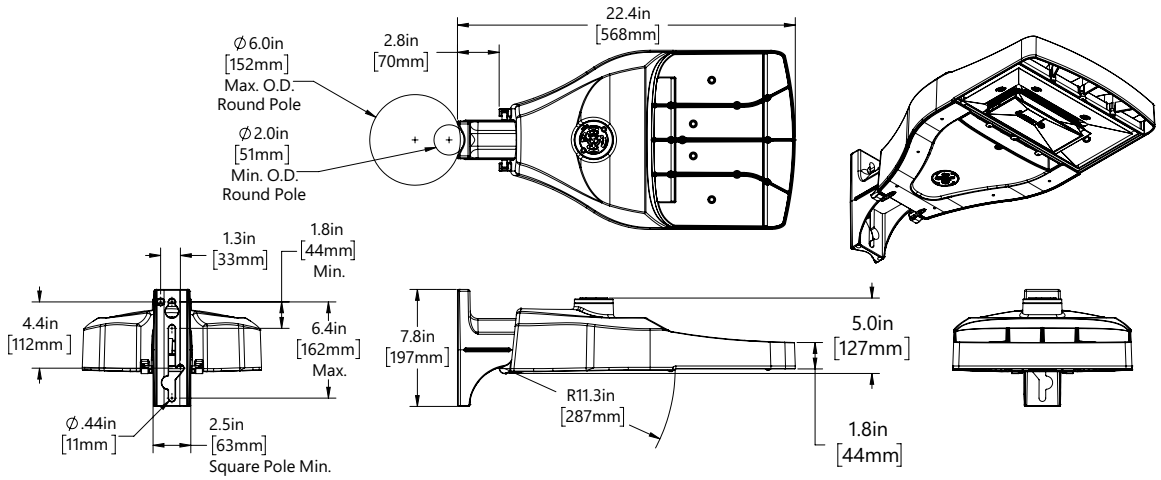


Knuckle Slipfitter: K1

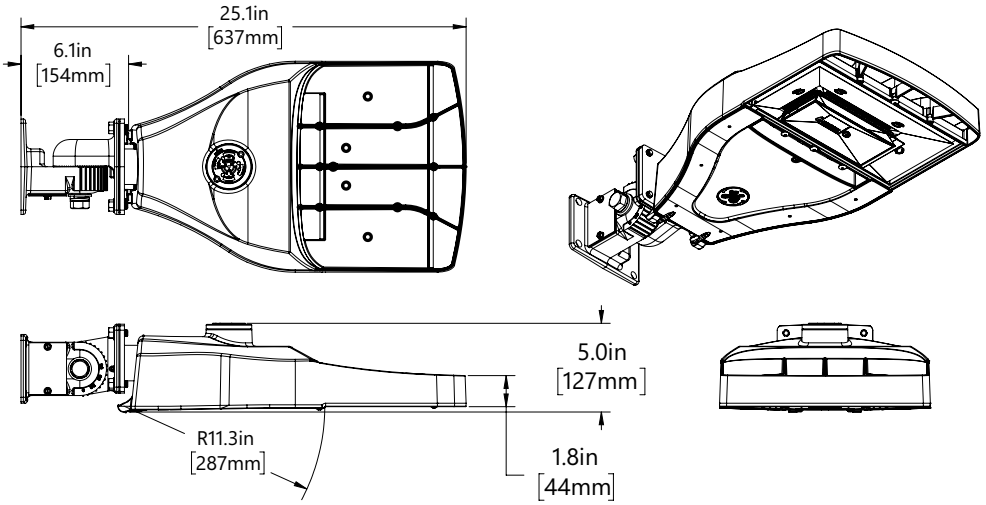


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Universal Mounting Arm: D1



Knuckle Wall Mount: V1



Weight

- 18 lbs (8.16 kg) Max depending on configuration

Effective Projected Area

- Integral Slipfitter C1, EPA = 0.31 Min/0.37 Max
- Universal Arm Mount D1, EPA = 0.31 Min / 0.52 Max
- Knuckle Slipfitter S1, K1 downward aim, EPA = 0.46 Min / 0.56 Ma
- Knuckle Slipfitter S1, K1 45° aim, EPA = 0.56 Min / 1.03 Max

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Evolve®

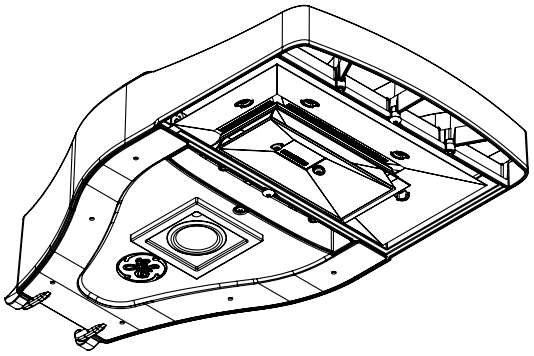
EACL® Series
LED Area Light/Compact Low Wattage

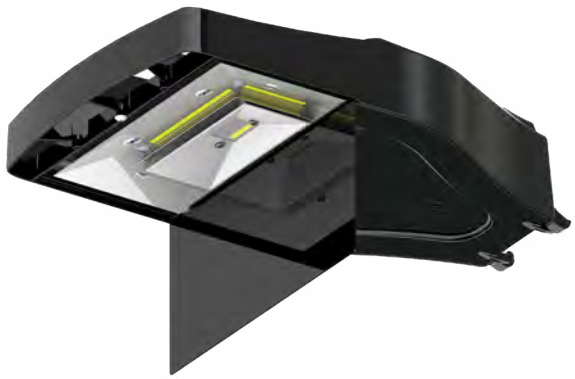
CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____





PE Accessories (To Be Order Separately)

SAP NUMBER	PART NUMBER	DESCRIPTION
93123552	WANSI - 277	ANSI 136.41 Dimming PE Danitree Enable, 105-305V
93123553	WANSI - 480	ANSI 136.41 Dimming PE Danitree Enable, 312-530V
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP NUMBER	PART NUMBER	DESCRIPTION
28299	PEC0TL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Back Light Shied

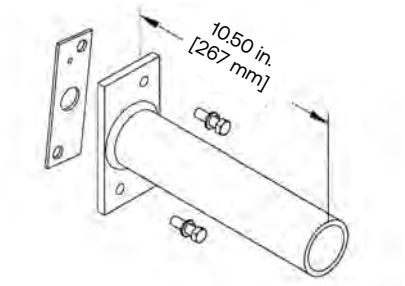
SHIELD ORIENTATIONS	CUTOFF DISTANCE	SHIELD ORDER LOGIC
Back	Long	ELS-EACL-RBL-BLCK

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Mounting Arms for Slipfitter Order separately with Mounting Option C1 (Slipfitter)

Square pole mounting arm

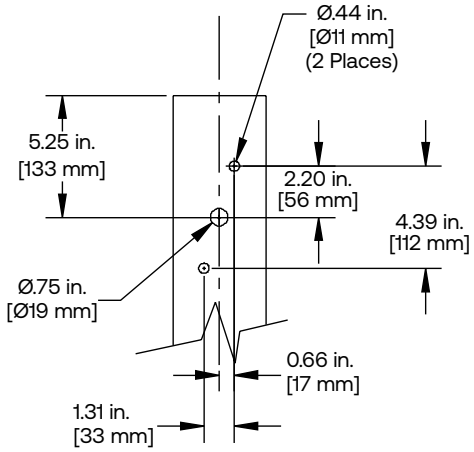
• 3.5 to 4.5-inch (89 to 114mm) square (will allow 4 fixtures per pole @ 90 degrees.)



Order separately from fixture as catalog number

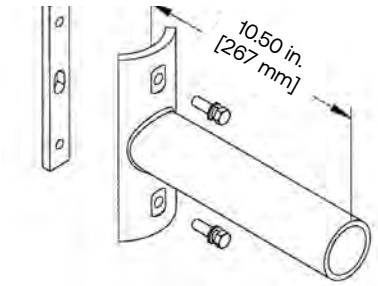
- SPA-EAMT10BLCK "Black"
- SPA-EAMT10DKBZ "Dark Bronze"
- SPA-EAMT10WHTE "White"
- SPA-EAMT10GRAY "Gray"

Square pole mounting drilling template



Round Pole Mounting Arm

• 3.5 to 4.5-inch (89 to 114mm) od (will allow 4 fixtures per pole @ 90 degrees.)

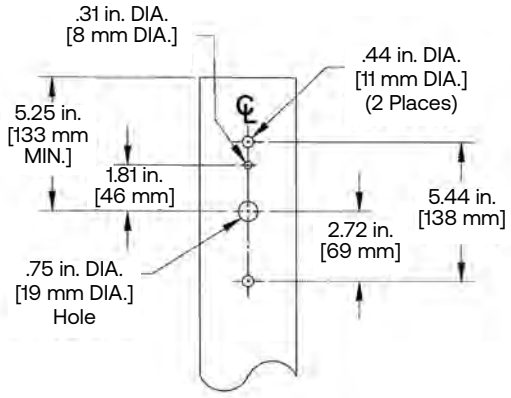


Order separately from fixture as catalog number

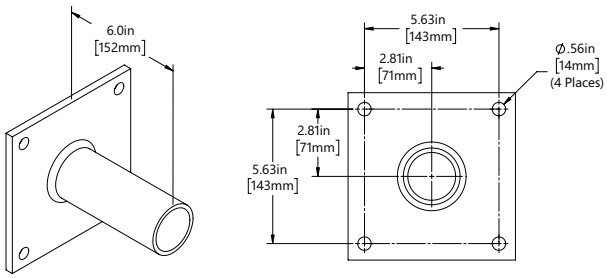
- RPA-EAMT10BLCK “Black”
- RPA-EAMT10DKBZ “Dark Bronze”
- RPA-EAMT10WHTE “White”
- RPA-EAMT10GRAY “Gray”

Round Pole Mounting Drilling Template

• 3.5 TO 4.5-inch (89 to 114mm) OD round pole mounting arm



Wall MOUNTING Bracket Hole Pattern



Wall Mounting Bracket Adapter Plate

Order seperately from fixture as catalog number WMB-EAMT06

***NOTE: For Wall Mounting, order luminaire with mounting arm: C1 = Slipfitter 2” Pipe (2.378 in. OD) supplied with leads.**

Other mounting patterns are available for retrofit installations. Contact manufacturing for other available mounting patterns.

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TOWN & COUNTRY ENGINEERING, INC.

April 7, 2026

Mr. Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558

Subject: Sperle Corners Development – Lot 18 Apartment Building #2 Detailed Development Plan Submittal Review

Dear Andrew:

We have received the Detailed Development Plan of Apartment Building #2 on Lot 18 submittal dated March 10, 2026 for Sperle Corners, a residential development north of Elvehjem Road and west of CTH AB, south of an existing multi-use trail, and east of some existing residential areas on Perrot Place. The GDP for this area was approved in late 2025. We have reviewed the current submittal from a public works perspective and submit the following comments for your use.

General
The plat is served by a public street, public sewer mains, public water mains, and public stormwater management being constructed in Phase 1. We have no further comments on those items.

Sheet C-4
The individual sewer and water laterals to the new building will be from a private sewer line coming off of Devil's Lake Way and the public water main along Elvehjem Road. The new sewer connection will need to pay associated MMSD fees.

Please feel free to contact us with any questions or comments regarding this review.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

Brian R. Berquist, P.E.
President

cc: Mr. Lee Igl, Director of Public Works, Village of McFarland *(via email)*

BRB:sai
J:\JOB#S\McFarland\MC-236-M6 Teppo-Sperle Property Review\1. Admin and PM\Review Letter 6 - Lot 18 Apt 2.docx

VILLAGE OF McFarland Fire & Rescue
www.mcfarland.wi.us | 6001 Broadhead Street, McFarland, WI 53558 | 608.838.3278

April 7, 2026

Re: PUD Detailed Plan Review for Phase 3 for Sperle Corners

We have completed our review of the detailed plan dated March 10, 2026, for Sperle Corners Phase 3. The submittal demonstrates general compliance with the requirements identified during previous reviews. It should be noted that Fire Lane marking was not included and will require approval prior to any occupancy being approved by the Fire & Rescue Department. The hammerhead turnaround will require signage to Fire Lane and no parking and will be required to remain until the next fire department turnaround is completed.

Sincerely,

Christopher C. Dennis, Chief

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, April 21, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and action on a Site Design Review permit for an office building requested by Dan Morill of US Oil Co, Inc., located at 4402 Terminal Drive.**

PREVIOUS ACTION:

ISSUE SUMMARY:
US Oil Co, Inc. (Applicant and owner) is requesting a site design review permit for a single-story office building located at the northeast corner of 4402 Terminal Drive. The proposed office building will be 40' x 60', or 2,400 square feet and located inside the existing security fence along Terminal Drive. The proposed office building will be used to expand daily site operations. The expected hours of operation will run concurrent with the existing site's schedule. There will be six current staff that will move into the new building.

EXISTING CONDITIONS
The property is 12.78 acres (or 556,696.8 sq. ft.) and is zoned M-IC Manufactured-Intensive Commercial. The Applicant owns the adjacent parcels to the west, an undeveloped land ~6.24 acres and north, 4306 Terminal Drive, ~28 acres. All three parcels are zoned M-IC Manufactured-Intensive Commercial. Together, they total ~47.10 acres. The business is used as a storage and distribution site for petroleum and includes twelve cylindrical petroleum storage containers. A rail spur runs north and south between the properties along Terminal Drive. Between the two developed sites, there are four driveway connections to Terminal Drive, two on each lot. A chain-linked security fence borders these two parcels. On the 4402 Terminal Drive lot only, the site includes an existing truck station with an overhead canopy, one existing office building, various storage sheds and accessory structures and pipes supporting the site's operation. The following describes adjacent properties, uses and zoning.

- North. Beyond 4306 Terminal Drive (owned by the Applicant) are two properties.
  - 4110 Terminal Drive. A terminal station owned by Kwik Trip, zoned M-IC Manufactured Intensive Commercial.
  - 4020 Terminal Drive. A parking lot owned by Dane County used as parking for lake access in the winter. Zoned C-H Highway Commercial.
- East. Across Terminal Drive is 4701 Terminal Drive. This property is owned and operated by AmeriFence Corporation, a fencing company. Zoned C-H Highway Commercial.
- West. Beyond parcel 0710-284-9890-9 (owned by the Applicant) is approximately 12.3

acres of conservancy land, owned by the Wisconsin Department of Natural Resources. The property is located in the Village and is zoned CO Conservancy.

- South. Adjacent to the south includes two properties.
    - 4412 Terminal Drive. A building materials supply company. Zoned M-IC Manufactured Intensive Commercial.
    - 4414 Terminal Drive. A construction equipment rental business. Zoned M-IC Manufactured Intensive Commercial.

Sec. 62-310(e) Site Design Review Standards

- Grading. The proposed office building and parking lot will add 9,610 square feet of impervious surface. Staff estimates the existing lot coverage is about 85.7% or 447,276.8 sq. ft. Per Sec. 62-72, M-IC districts allow up to 90 percent for lot coverage. The proposed improvements would add approximately 1.7% (9,610 sq. ft. / 556,696.8 sq. ft.) to the existing lot coverage for a total of 87.4%. This meets the requirement of being below 90%. The packet includes the Village Engineer's comments on requiring additional erosion control and stormwater management plans to supplement the site's improvements. The packet includes the erosioni control plans submitted in response to the Village Engineer's comments; however, the stormwater management plan will also need to be submitted for the Village Engineer's approval.
- Landscaping. The landscaping plan can be found following the Paving and Utility Plan. The landscaping plan identifies one existing tall deciduous tree and one existing tall evergreen tree (+70 points). The proposed improvements will remove approximately seven existing trees. This includes 2 canopy tree (-80 points), 2 medium deciduous trees (-50 points), 3 medium evergreen trees (-60 points). In total, this is 190 points removed. The proposed landscaping plan will provide 200 landscaping points with the proposed new plantings. Accounting of the existing, removal and proposed landscaping, the total comes to 80 landscaping points provided. Staff calculated the minimum landscaping points required to be 109 points, giving a total of 29 points in deficit. Per Appendix B(e)(3)(a), *Responsibility of Owner. Owner(s) of any property subject to an approved landscaping plan are responsible for the continuous maintenance, repair and replacement of all landscaping materials and barriers as specified under their approved landscape plan.* The applicant would be required to provide replacements for the trees removed as part of the proposed improvements or at least to meet the deficit. The installation of the three evergreen trees was a condition of approval from the October 17, 2011 Plan Commission meeting. Staff recommends as a condition of approval, the applicant to provide one additional tall evergreen tree (30 points) to account for the prior required landscaping that is being removed as part of this project given the importance of screening the tank areas along Terminal Drive for aesthetic purposes.
- Parking & Accessibility. In the Paving and Utility Plan Sheet, Note 11 states there are a total of 8 parking stalls, 1 ADA. Staff's review showed 7 parking stalls, and 1 ADA. Per Sec. 62-172(j), the parking requirement for an office is 1 space / 300 sq. ft. This comes out to 8 parking stalls. This standard is met.
- Building Relationship. The proposed office building is set back 43'-4.5" from the east lot line and ~50'-4.5" from the north lot line. The proposed office building is ~77' from

the entrance gate to the north. The nearest adjacent building to the south is over 150'. Per Sec. 62-72 for M-IC Districts, front yard setbacks requirement is 35 feet and side yard setbacks is 20 feet. The front of the building faces north, towards the gate entrance and north lot line. The east side-facing portion of the building faces Terminal Drive. This standard has been met.

- Utility Service. The proposed office building will connect to Village utilities for water and sewer off Terminal Drive. Lateral connections will connect public utilities to the southeast corner of the proposed office building from Terminal Drive. The submittal does not identify the water and sewer lateral size.
- Building Design. The proposed office building's floor plan includes two new offices, a conference room, restrooms, storage, break room, locker room, mechanical room, IT room, and a shower. The proposed building will be ~20' in height. The building will include a wall-mounted sign of the company's logo on the street-facing side, which will require approval of a sign permit by the Building Inspector. The proposed building will include a lower veneer masonry finish along the building's north-, east-, and south-facing walls with white LP siding completing the remainder of the building's exterior. The building includes accented blue corner trim and fascia. In Staff's opinion, the building continues the lower masonry accent consistent with the gateway guidelines of the Terminal & Triangle District Plan. Aesthetically, the white exterior is consistent with the existing building to the south, another office building on the parcel. The building to the north includes a full brick exterior. This standard has been met.

Terminal & Triangle District Plan, 2005

The property is located within the Industrial Center Subdistrict of the Terminal & Triangle District Plan. This requires review of Sec. 62-73 Terminal and Triangle Design Overlay Zoning District. Subsection (c)(3) states, *The Plan Commission may waive or alter any of the design guidelines in the Terminal and Triangle District Neighborhood Plan as they apply to a particular development project, but only if all of the following criteria are met:*

a. *Such a waiver or alteration is approved by at least a three-quarters vote of Commissioners in attendance.*
b. *The waiver or alteration may be attributed to unique characteristics of the project or site rather than general characteristics applicable across various projects or the district.*
c. *Supplemental design elements or improvements are incorporated into the project that compensate for the waiver or alteration of the particular guideline.*
d. *The design guideline is not also an ordinance requirement included in this Chapter, in which case a variance would also be required under Section 62-366.*

The plan provides design and conceptual guidelines on the desired features for this subdistrict. The packet includes the applicant's responses to the Appendix A-Industrial Center Subdistrict Guidelines and Staff's review. The following items are supplemental to only Staff's review of Appendix A.

Site Design

3. Does the project locate service areas, loading docks, mechanical equipment, and refuse containers to non-street sides of buildings and screen them? The location of trash and recyclables containers exists on the property but are not identified within the site plan's drawings. The Applicant will consider relocating one refuse container closer to the proposed office building. This should be located in the side or rear of the building.
7. Does the project provide bicycle parking? The proposed improvements do not include bicycle parking. The use of the property is not for general retail or commercial uses. Staff does not recommend requiring off-street bicycle parking at this location. Staff recommend waiving this standard.

Building Orientation
1. Are building facades oriented parallel to the primary abutting street, with entrances? Staff recommend waiving this standard, as the primary entrance faces north towards the nearest entrance and the proposed parking lot. The nearest entrance onto the property is through the gates to the north and fits the flow of traffic for smaller vehicles onto the property. In addition, given the use of the property is not for general retial or commercial uses, there is less need to provide a front entrance facing Terminal Drive.

Parking.
2. Does the project limit front yard parking to visitor spaces? The applicant has stated that the parking would be for employee use and occasional site visitors for stop and check in. This is not for public use.

Signage.
4. Does the project frame wall mounted signs to create a clearly defined edge, provide shadow relief, and a substantial appearance? An image rendering of a wall mounted sign is shown but not the final product. The sign would appear to satisfy this standard.

DEPARTMENT HEAD COMMENTS
The packet includes a letter from the Village Engineer regarding directions on sewer and water service connection and a separate erosion control and stormwater management plan. No additional comments or concerns from the Public Works Director, Fire & Rescue Chief, and Police Chief.

PUBLIC COMMENTS
Notification of the Site Design Review Permit was directly mailed to property owners within 400 feet. Prior to the publication of the meeting packet, the Department did not receive any written public comments in support or opposition to the proposed office building.

FINANCIAL/BUDGET IMPACT:
The applicant is responsible for all fees and costs associated with the request. This will include the cost for new water and sanitary sewer connection, including water well and water tower impact fees and Public Safety Center impact fees.

VILLAGE PLAN REFERENCE:
Terminal & Triangle District Plan, 2005

The property is located within the Industrial Center subdistrict of Map 2 of the Terminal & Triangle District Plan. The following land uses described in this subdistrict include, *Manufacturing, Distribution, Office, and Compatiable Commercial*. Section 6: Industrial Center Subdistrict states the following in the overview: "*It will continue to be the home to the most viable gasoline distribution facilities in the area, as many of these would be extremely challenging and costly to relocate. That being said, redevelopment and "front yard" new development opportunities also are present in this area. The overall focus will be on manufacturing, distribution, offices, and support uses, with a greater emphasis on high-quality buildings and site design*." The applicant's submittal includes a review of Appendix B-Industrial Center Subdistrict-Building and Site Design Checklist. The packet include Staff's review with additional comments provided in the section above.

Comprehensive Plan, 2017

Map 6, the Future Land Use Map identifies this property as Industrial. Page 36 provides the following general description of land uses allowed, "*Manufacturing, warehousing, distribution, office, storage, utility, and other compatible businesses and support uses (e.g., day care, health club, bank). May include screened outdoor storage, and more intensive uses than in other future land use categories. All uses served by public sewer and water systems.*" The proposed office building will not change the current use of the property and is consistent with the general description.

Tax Increment Financing District No. 3 and No. 6

The property is located within TIF District No. 3 and No. 6. The applicant is not requesting any TIF incentives for this project.

ORDINANCE REFERENCE:

Sec. 62-72 Bulk Standards - Commercial Districts
Sec. 62-73 Terminal and Triangle Design Overlay Zoning District
Sec. 62-310 Site/Design Review
Appendix B Village of McFarland Landscaping Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, and second, to approve a Site Design Review permit for an office building requested by Dan Morill of US Oil Co, Inc., located at 4402 Terminal Drive with the following condition of approval:

1. Applicant to provide an updated landscaping plan to the Community & Economic Development Director for approval that includes an additional tall evergreen tree planted in the front yard.
2. Applicant to meet the requirements provided in the Village Engineer's letter dated April 7, 2026.

ATTACHMENTS:

1. 4402 Terminal Drive_Site Design Review Permit_03.10.26(revised_04.17.2026)
2. 4402 Terminal - US Oil Office Building VE Review Ltr_04.07.26

VILLAGE OF
McFarland

VILLAGE OF McFarland
Community & Economic Development

Plan Commission Application – 2026

~Application must be completed in full~

Applicant	Dan Morrill	Applicant's Agent	Alliance Construction & Design
Property Owner (if different)	US Oil Co Inc.	Name	Mark Rukamp
Address	425 Better Way, Appleton, WI. 54915	Address	1050 Broadway Street, Wrightstown, WI. 54180
Email	dmorrill@us-energy.com	Email	mark.rukamp@alliancebuilds.com
Phone #	608.512.8428	Phone #	920.370.5272

Parcel No(s). 154/0710-273-9180-1 **Type of Proposal – Please check boxes below that apply**

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
❑ Preliminary Plat	$500+AF	❑ Conditional Use	$500+F	❑ Annexation	At cost
❑ Preliminary Plat (reapplication)	$500+BF	❑ Rezoning (map)	$500+F	❑ Dev. Agreement Including Addendums	$400+F
❑ Certified Survey Map	$300+FG	❑ Zoning Amendment (text)	$500+F	❑ Final Plat	$500+CF
❑ Condominium	$300+EF	❑ USA/MMSD Annexation	At cost	❑ Final Plat (reapplication)	$400+DF
❑ Comprehensive Plan Amendment	$500+F			■ Site/Design Review	$400+F

+ = Plus publication and notification charges

A = Plus $50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus $50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed/revised within the last 36 months

E = Plus $40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus $25.00 per lot for two or more lots.

Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
❑ R-E, R-3 & PD (up to 50 acres)	$5,000
❑ R-E, R-3 & PD (greater than 50 acres)	$10,000
❑ Site/Design Review (less than 2,000 sq. ft.)	$1,000
■ Site/Design Review (2,000 sq. ft. or more)	$2,000
❑ All Plats including condominiums	$5,000

Nature of the development proposal: Must provide address of proposed development, legal description, current zoning and description of proposal/request. (Attach additional papers if needed)

US Energy would like to construct a new 40' x 60' single story office building on the north east corner of Tax Parcel #154/0710-273-9180-1. The current zoning is; M-IC / Terminal & Triangle Overlay. Legal description: SEC 27-7-10 PRT SW1/4SW1/4 COM SEC S LN TH N3DEG3MINE 288.5 FT ALG OLD USH 51 CL TO POB TH S89DEG27MINW 478.7 FT TH S2DE G53MINW 150 FT TH S89DEG27MINW TO SEC W LN TH N 638.1 FT THE TO SD HWY CL TH S ALG SD CL 479.6 FT TO POB SUBJ TO MAINTE NANCE & CONSTRUCTION ESMT TO GENERAL TELEPHONE CO DESCR IN R 6672/89

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

❑ **YES** ■ **NO** (**If "yes" state the nature and the date(s) of the previous application.)**

Submittal Requirements: One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy. A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, community.development@mcfarland.wi.gov), with fees included with submittal **by *NOON of the deadline day**, according to the schedule below.

Village of McFarland Plan Commission 2026 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Tuesday of each month, unless otherwise noted below at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices, potential agenda item materials are required to be submitted per the schedule listed below.

*Submittal Deadline Noon on:	For Scheduled 2026 Meeting date of:
December 9 (2025)	January 20
January 6	February 17
February 3	March 17
March 10	April 21
April 7	May 19
May 5	June 16
June 9	July 21
July 7	August 18
August 4	September 15
September 8	October 20
October 6	November 17
November 3	December 15
December 8	January 19, 2027

Applications requiring a public hearing will be scheduled for a hearing according to the schedule above. If there is written or verbal public opposition submitted as part of the public hearing the Plan Commission will postpone action on the application to a subsequent meeting so that concerns can be analyzed if concerns can't be addressed during the hearing. If there is no public opposition and no unresolved issues by Village Staff or Plan Commission members, the Plan Commission may take action on the application at the same meeting as the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

Acknowledgements:

- I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the next scheduled meeting.
- I understand any fees not paid for (i.e. legal notices, mailings, consultant review costs, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.
- I understand Plan Commission applications requiring a Public Hearing may not be acted on the same night as the Public Hearing.

X Mark J Rukamp - agent _____ 3/10/2026 _____

Signature of Applicant/Agent Date

Parcel Number - 154/0710-273-9180-1

Current

Parcel Summary

Municipality Name	VILLAGE OF MCFARLAND
Parcel Description	SEC 27-7-10 PRT SW1/4SW1/4 COM SEC S LN ...
Owner Name	US OIL CO INC
Primary Address	4402 TERMINAL DR
Billing Address	425 BETTER WAY APPLETON WI 54915

Municipal Contacts

Municipal Contact Information
For questions or to schedule an appointment contact:

Assessor ACCURATE APPRAISAL LLC
Phone 920-749-8098
Email INFO@ACCURATEASSESSOR.COM

Clerk CASSANDRA SUETTINGER
Phone 608-838-2304
Email CSUETTINGER@MCFARLAND.WI.GOV

Treasurer LISA SKAR (V.MCFARLAND)
Phone 608-838-2300
Email LSKAR@MCFARLAND.WI.GOV

Zoning Administrat... VILLAGE OF MCFARLAND
Phone 608-838-3154
Email CASSANDRA.SUETTINGER@MCFARLAND.WI.US

Current Year Assessment

Assessment Year	2025 **
Valuation Classification	G2
Assessment Acres	17.160
Land Value	$506,600.00
Improved Value	$1,410,900.00
Total Value	$1,917,500.00

**** The assessment values for this year includes values from parcel(s):**
071028498909

Open Book/Board Of Review Dates

Open Book
Open Book dates have passed for the year
~~Starts: 04/16/2025 - 10:30 AM~~
~~Ends: 04/16/2025 - 12:30 PM~~
~~Starts: 04/16/2025 - 01:30 PM~~
~~Ends: 04/16/2025 - 04:00 PM~~
~~Starts: 04/17/2025 - 12:00 PM~~
~~Ends: 04/17/2025 - 02:30 PM~~
~~Starts: 04/17/2025 - 03:30 PM~~
~~Ends: 04/17/2025 - 06:00 PM~~

Board Of Review
Board of Review dates have passed for the year
~~Starts: 05/22/2025 - 09:00 AM~~
~~Ends: 05/22/2025 - 11:00 AM~~

Zoning Information

Parcel Map



Current Year Taxes (2024)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
$506,600.00	$1,319,600.00	$1,826,200.00
Taxes:		$29,205.70
Lottery Credit(-):		$0.00
First Dollar Credit(-):		$76.14
Specials(+):		$0.00
Amount:		$29,129.56

Districts

Type	State Code	Description
REGULAR SCHOOL	3381	MCFARLAND SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	49MF	MCFARLAND FIRE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
TIF/TID	4906	TIF 06

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/17/1998	2958296		
WD	05/08/1997	2851854		
WD	12/01/1989	2174675	13605	34

Site and Design Plans

Check List

Date received: 02.03.2026

Subject property address: 4402 Terminal Drive

Landowner's name: US Oil Co Inc. / Dan Morrill

Landowner's address: 425 Better Way
Appleton, WI. 54915

Landowner's phone/fax: 608.512.8428

Landowner's email: dmorrill@us-energy.com

Agent's name: Mark Rukamp / Alliance Const.

Agent's address: 1050 Broadway Street
Wrightstown, WI. 54180

Agent's phone/fax: 920.370.5272

Agent's email: mark.rukamp@alliancebuilds.com

X A. Title Block that indicates name and address of the current property owner.

X B. Name and signature of the designer.

X C. Date of original plan and latest date of revised plan.

X D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.

X E. Existing zoning M-IC / TERMINAL & TRIANGLE OVERLAY Proposed rezoning _____yes X no

X F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.

X G. All required building setback lines.

X H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.

X I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.

X J. Existing and proposed site and building signage.

X K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.

X L. The location of all outdoor storage areas; including proposed screening materials and colors.

X M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.

X N. The location and type of any permanently protected green space areas.

X O. The location and elevation of any wetlands or floodplains.

X P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.

X Q. In the legend, data for the subject property:

(1) Lot area

(2) Building area

(3) Paved area

(4) Total impervious area

(5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.

(5) Building height

(6) Existing zoning, proposed zoning

(7) Number of parking stalls provided and required.

X R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.

X S. Hydrant locations and Fire Department Connection.

X T. Lighting Plans including photometrics and description of fixture types, heights and orientation.

X U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.

X V. Existing or proposed easements.

X W. A legal description of the subject property.

General Comments: _____

Note: In addition to Site and Design Permit approval, a building permit from the Village Building Inspector is required prior to the start of construction of any building, fence, or sign.

Industrial Center Subdistrict

Guidelines	Yes	No
Site Design		
1. Does the project connect building entries with walkways to planned sidewalks in Terminal Drive, distinguishing them from driving surfaces?		N/A
2. Does the project locate service areas, loading docks, mechanical equipment, and refuse containers to non-street sides of buildings and screen them?	X	
3. Does the project include adequate, accessible, and convenient areas for collecting and loading trash and recyclables?	X	
4. Does the project screen ground-, roof-, and wall-mounted mechanical equipment from public rights-of-way and adjacent properties?	X	
5. Does the project include landscaped front yards, parking areas, and foundations?	X	
6. Does the project convey stormwater to on-site or in-district infiltration areas?	X	
7. Does the project provide bicycle parking?		X
8. Are all fully screened outdoor storage or display areas inside of all required side and rear building setbacks, with dense landscaping on the outside of these areas?		N/A
9. Does the project permanently define and screen all outdoor storage areas with dense landscaping, opaque walls and/or opaque fences?		N/A
10. Does the project limit outdoor operations and store equipment and raw materials inside buildings to ensure minimal visual impact on neighboring uses and the public?		N/A
11. Does the project locate limited outdoor merchandise display areas near building entrances, without affecting traffic flow?		N/A
12. Does the project preserve existing on-site vegetation, especially large trees, wood lots, and remnant wetlands and prairies?	X	
13. Does the project locate service and storage areas to minimize Highway 51 visibility?		N/A
14. Does the project heavily screen parking areas adjacent to highway 51?		N/A
15. Does the project screen rooftop mechanicals and utilities?		N/A
16. Are mechanicals and utilities shown on the project's site plan?	X	
17. Does the project use wall-mounted signs?	X	
18. Does the project include buildings which are at least two-stories in height?		X
19. Does the project include buildings which are compatible with the desired gateway character of the Village?	X	
20. Does the project include buildings which continue the architectural theme, design elements, and detailing on all sides?	X	
21. Does the project include loading docks or overhead doors on street-facing facades?		X
22. Does the project screen loading docks or overhead doors on other facades?		X
23. Does the project provide overhangs for pedestrian shelter?	X	
24. Does the project have a FAR between 0.15 and 1.0 if it is an Industrial use or 0.35 and 1.5 if it is a Commercial use?	X	
25. Is a minimum of 50% of the front building wall 20' to 35' from Terminal Drive or McFarland Street right-of-way?	X	
Building Design & Materials		
1. Does the project use building materials with lasting architectural character (strength, durability and quality?	X	
2. Does the project encourage use of the following exterior wall materials: brick, decorative masonry block, architectural grade metal panels, cedar siding, stone, architectural pre-cast concrete panels, Exterior Insulation and Finish System (EIFS),	X	

Dry-vit, and glass?		
3. Does the project use corrugated-type metal or steel external siding on more than 25% of all street visible facades?		X
4. Does the project incorporate similar or architecturally harmonious materials for all exterior building walls and other building components visible from public streets?	X	
5. For industrial buildings, does the project portray a quality office appearance at entries and around public/office spaces?	X	
6. Does the project encourage use of earth tone colors, such as gray, green, brown, burgundy, and tan?		X
7. Does the project incorporate loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions into overall building design?		X
8. Does the project locate loading facilities to the rear or non-street side of the building?		X
9. Does the project integrate the placement and screening of mechanicals into the building architecture?	X	
Building Orientation		
1. Are building facades oriented parallel to the primary abutting street, with entrances?	X	
2. Does the project have a minimum of 50% of the front building wall to be at 20' to 35' from the street right-of-way?	X	
3. Does the project group back-of-building areas on double-fronted lots?		X
4. Does the project make public building entrances clearly identifiable and accessible?	X	
5. Does the project site buildings for safe pedestrian and vehicular circulation?	X	
Lighting		
1. Are all exterior light fixtures at least three feet from all lot lines and within landscaped islands or outside parking lot edges?	X	
2. Does the project utilize incandescent or high-pressure sodium (HPS) light fixtures?	X	
3. Does the project use ninety-degree down-cast, cutoff fixtures (without drop lenses) for all lighting?	X	
4. Does the project include lights greater than 25 feet in height?	X	
5. Do average illumination levels in parking lots exceed 5 footcandles?	X	
6. Do illumination levels at lot lines exceed 0.5 footcandles?		X
Parking		
1. Does the project site employee parking to the rear or non-street side of the building?	X	
2. Does the project limit front yard parking to visitor spaces?		X
3. Does the project provide landscaped islands, each a minimum or 200 square feet, and at a minimum rate of one island for every 12 parking spaces?		X
Signage		
1. Does the project include pole or pylon style signs?		X
2. If there is more than one business on a lot, is ground signage combined?		X
3. Does the project architecturally integrate signs with its building?	X	
4. Does the project frame wall mounted signs to create a clearly defined edge, provide shadow relief, and a substantial appearance?		X
5. Does the project screen external spot or flood lighting of signs?		X

ISSUED FOR PERMIT

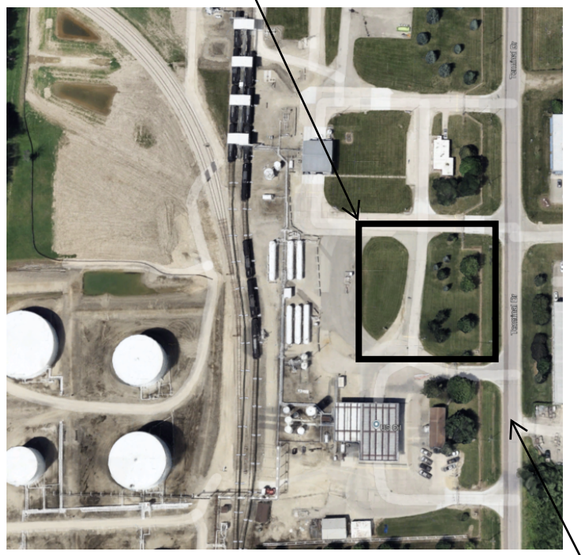
CONSTRUCTION PLANS

U.S. VENTURE, INC. MADISON TERMINAL - OFFICE BUILDING PROJECT



McFarland, WI

PROJECT SITE



TERMINAL DRIVE
MCFARLAND, WI

DATE ISSUED/DATE REVISED

December 18, 2025

U.S. Energy™
a U.S. Venture company

PROJECT SITE:
U.S. ENERGY MADISON TERMINAL
4402 TERMINAL DRIVE
MCFARLAND, WI 53558
TELEPHONE:
CONTACT: LOGAN BRANDT

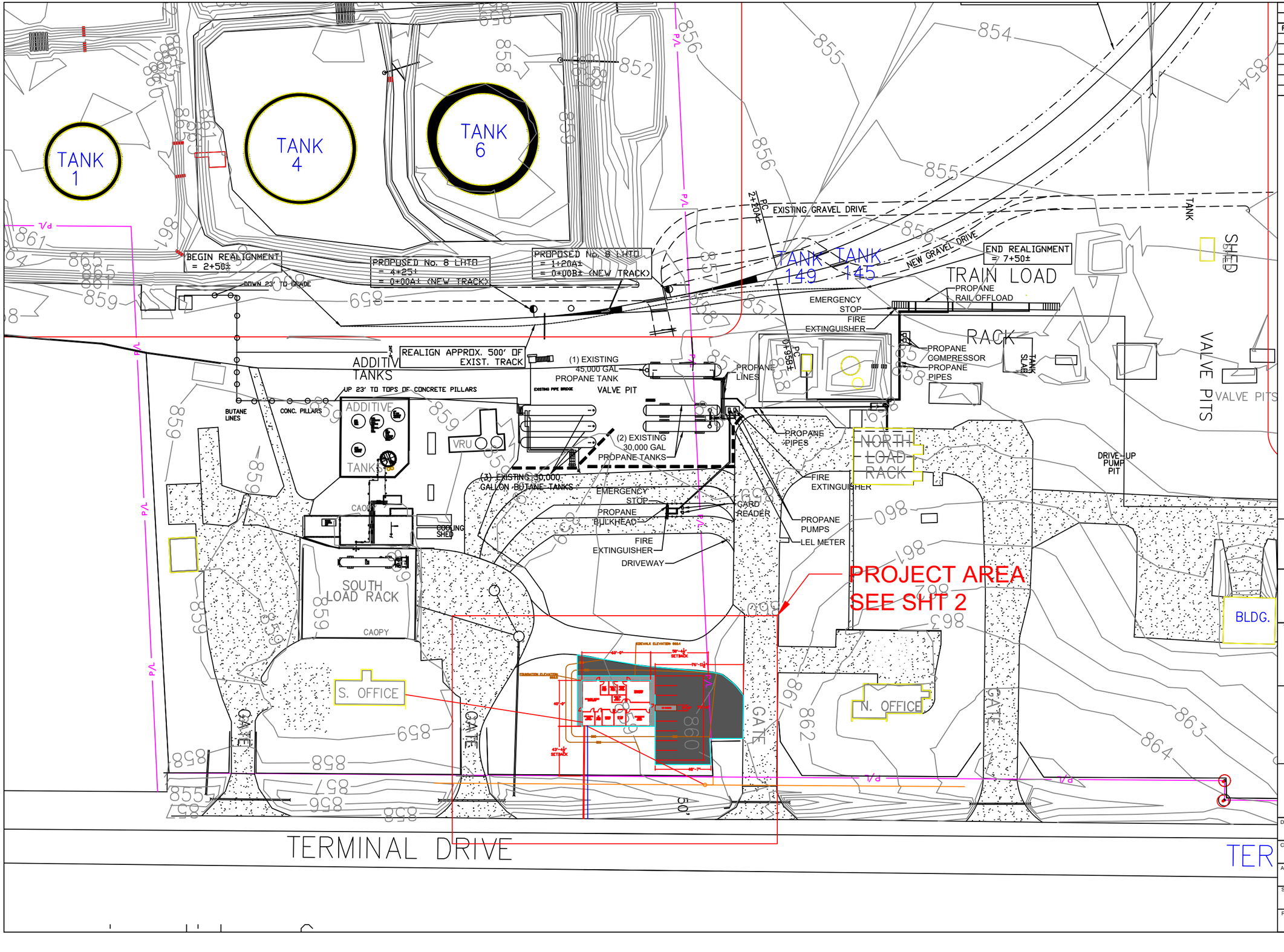
ENGINEER:
U.S. ENERGY
425 BETTER WAY
APPLETON, WI 54915
TELEPHONE: 906-239-4391
CONTACT: NEAL FRANTTI, P.E.

SITE OWNER:
U.S. ENERGY
425 BETTER WAY
APPLETON, WI 54915
TELEPHONE: 608-512-8428
CONTACT: DAN MORRILL

PROJECT MANAGER:
U.S. ENERGY
425 BETTER WAY
APPLETON, WI 54915
TELEPHONE: 906-280-0970
CONTACT: KRIS KREH, P.E.

DRAWING INDEX

DRAWING MD0262 -- SITE LAYOUT, PAVING, AND UTILITY PLAN
DRAWING MD0263 -- GRADING, EROSION CONTROL, AND DRAINAGE PLAN



REVISIONS			
ALL SHEETS ARE THE SAME REVISION STATUS			
REV.	DESCRIPTION	DATE	APPROVED
–	INITIAL RELEASE	24/09/19	KXK
A	SHIFTED OFFICE TO NORTH	25/09/19	KXK
B	ADD DETAIL	25/12/21	NVF
C	ADD PIPING PROFILES	26/03/03	NVF
D	NEW DRAWING TEMPLATE; UPDATE	26/04/08	NVF
	NOTES; UPDATE PIPE PROFILES		

1" = 80'
SITE

SHEET TITLE:
SITE LAYOUT

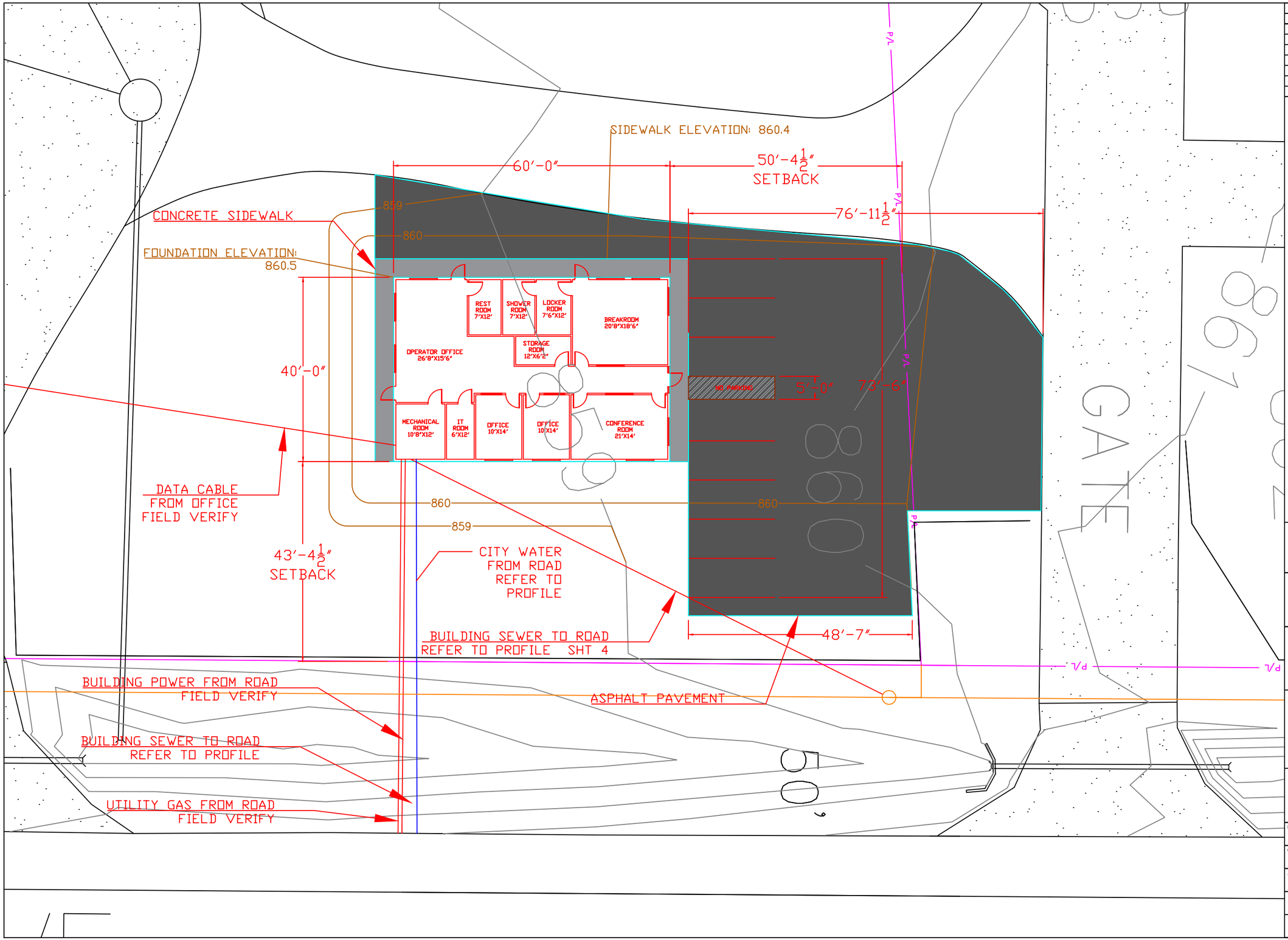
PROJECT NAME:
OFFICE BUILDING PROJECT

TERMINAL ADDRESS:
4402 TERMINAL RD.
MCFARLAND, WI 53558

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a U.S. Venture company
www.us-energy.com

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CHECKED BY: –	CHECKED BY DATE: –	425 BETTER WAY APPLETON, WI, 54915 1-800-876-4526
APPROVED BY: –	APPROVED BY DATE: –	
SHEET SIZE: B	REVISION: D	SCALE: SEE SCALE SYMBOL
PROJECT NO: PROJ#	SHEET: SHEET 1 OF 4	DRAWING NUMBER: MD0262



REVISIONS			
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–	INITIAL RELEASE	24/09/19	KXK
A	SHIFTED OFFICE TO NORTH	25/09/19	KXK
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C	ADD PIPING PROFILES	26/03/03	NVF
D	NEW DRAWING TEMPLATE;	26/04/08	NVF

1" = 20'

SITE

SHEET TITLE:
SITE AND UTILITY LAYOUT

PROJECT NAME:
OFFICE BUILDING PROJECT

TERMINAL ADDRESS:
4402 TERMINAL RD.
MCFARLAND, WI 53558

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APPROVED BY: –	APPROVED BY DATE: –	

SHEET SIZE: B	REVISION: D	SCALE: SEE SCALE SYMBOL
PROJECT NO: PROJ#	SHEET: SHEET 2 OF 4	DRAWING NUMBER: MD0262

GENERAL NOTES:

1) BUILDING CONSTRUCTION IN ACCORDANCE WITH ALLIANCE CONTRUCTION DRAWING AND APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
2) FOUNDATION AND PAVING PREPARATION AND BACKFILL SHALL BE IN ACCORDANCE WITH GOETECHNICAL DATA AND APPLICABLE, FEDERAL, STATE, AND LOCAL CODES.
3) MINIMUM ASPHALT THICKNESS IS 4 INCHES.
4) MINIMUM CONCRETE SIDEWALK THICKNESS SHALL BE 6".
5) PROPERTY DETAILS
   LOT AREA: 17.16 ACRES
   BUILDING AREA: 2400 SQFT
   PAVED AREA: 6346 SQFT
   IMPERMEABLE AREA: 9610 SQFT
   TOTAL DISTURBED AREA: 11,600 SQFT
6) PARKING
   TOTAL PARKING SPACES: 8
   ACCESSIBLE SPACES: 1
7) ZONING: MANUFACTURED INTENSIVE COMMERCIAL

UTILITY NOTES:

1) BUILDING POWER SHALL BE TRENCHED FROM UTILITY EASEMENT IN ACCORDANCE WITH CODE REQUIREMENTS.
2) BUILDING SEWER SHALL BE TRENCHED FROM UTILITY EASEMENT IN ACCORDANCE WITH CODE REQUIREMENTS.
   2)1) SEWER CONNECTION TO MAIN SHALL CONNECT TO THE EXISTING END OF LINE MANHOLE. THIS WILL REQUIRE A CORED AND BOOTED CONNECTION IN ACCORDANCE WITH CITY OF MCFARLAND REQUIREMENTS.
   2)2) BUILDING SEWER SHALL BE 4" PVC. SCHEDULE 40 SHALL BE USED FOR GRAVITY LINES. SCHEDULE 80 SHALL BE USED FOR PRESSURIZED LINES. REFER TO PIPE PROFILE ON SHEET 4 FOR ELEVATION DETAILS.
   2)3) ALL NEW SEWER CONNECTIONS SHALL BE SUBJECT TO MMSD FEES FOR SERVICE CONNECTION.
3) BUILDING WATER SUPPLY SHALL BE TRENCHED FROM UTILITY EASEMENT IN ACCORDANCE WITH CODE REQUIREMENTS.
   3)1) SEWER LINE SHALL BE NO LESS THAN 1-1/2". PIPE MUST BE SDR 9 OR OTHER APPROVED BY CITY OF MCFARLAND.
4) COMMUNICATION DATA CABLE SHALL BE TRENCHED FROM THE SOUTH OFFICE BUILDING IN ACCORDANCE WITH CODE REQUIREMENTS.
5) UTILITY GAS SHALL BE TRENCHED FROM UTILITY EASEMENT IN ACCORDANCE WITH CODE REQUIREMENTS.

REVISIONS

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D	NEW DRAWING TEMPLATE;	26/04/08	NVF

SHEET TITLE:
SITE LAYOUT NOTES

PROJECT NAME:
OFFICE BUILDING PROJECT

TERMINAL ADDRESS:
4402 TERMINAL RD.
MCFARLAND, WI 53558

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www.us-energy.com

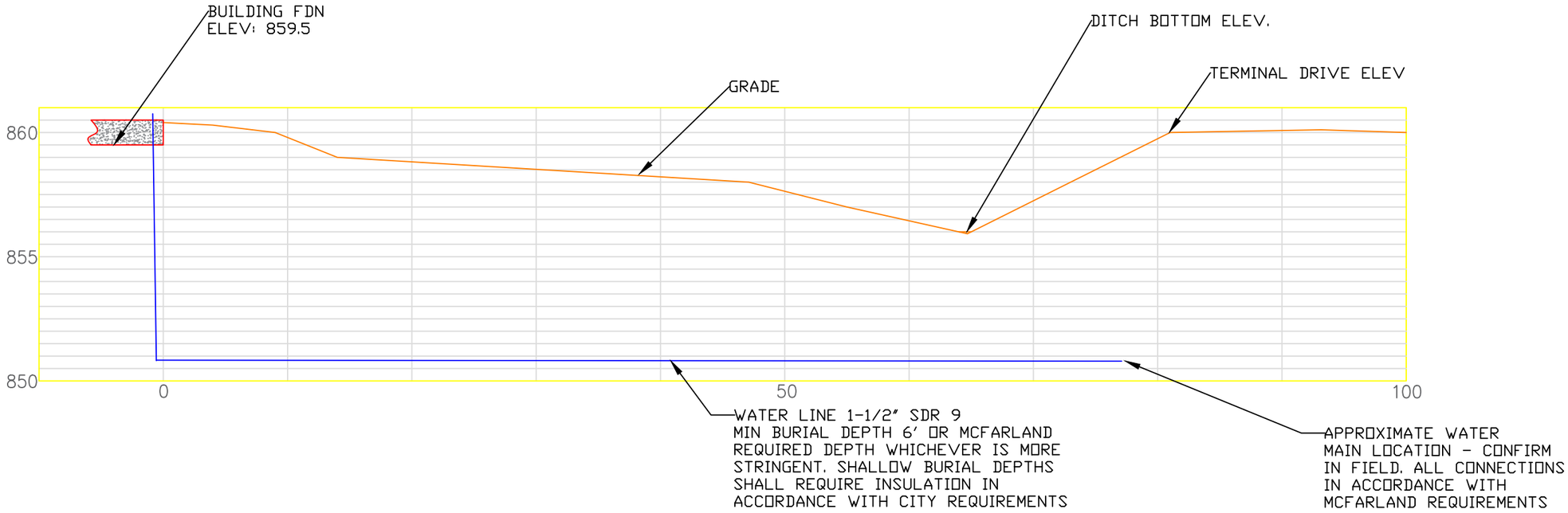
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APPROVED BY: –	APPROVED BY DATE: –	

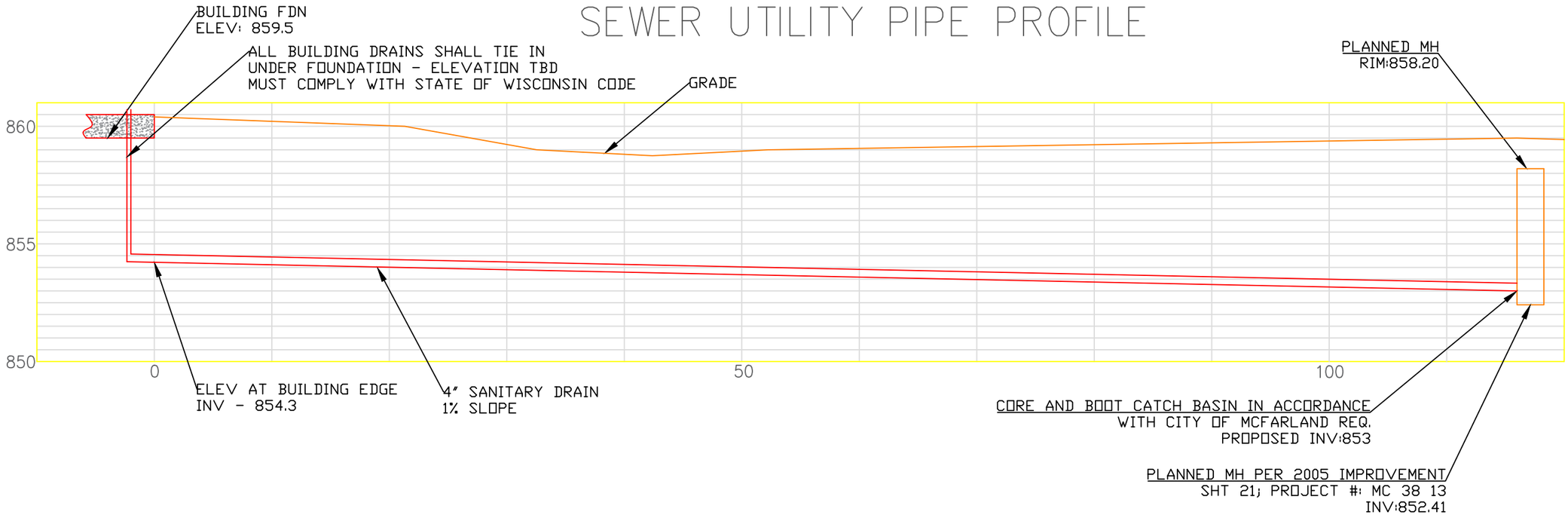
SHEET SIZE:	REVISION:	SCALE:
B	D	SEE SCALE SYMBOL

PROJECT NO:	SHEET:	DRAWING NUMBER:
PROJ#	SHEET 3 OF 4	MD0262

WATER UTILITY PIPE PROFILE



SEWER UTILITY PIPE PROFILE



REVISIONS			
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REV.	DESCRIPTION	DATE	APPROVED
–	INITIAL RELEASE	24/09/19	KXK
A	SHIFTED OFFICE TO NORTH	25/09/19	KXK
B	ADD DETAIL	25/12/21	NVF
C	ADD PIPING PROFILES	26/03/03	NVF
D	NEW DRAWING TEMPLATE;	26/04/08	NVF

SHEET TITLE:
SITE LAYOUT PIPE PROFILES

PROJECT NAME:
OFFICE BUILDING PROJECT

TERMINAL ADDRESS:
4402 TERMINAL RD.
MCFARLAND, WI 53558

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CHECKED BY:	CHECKED BY DATE:	425 BETTER WAY APPLETON, WI, 54915 1-800-876-4526
–	–	
APPROVED BY:	APPROVED BY DATE:	
–	–	

SHEET SIZE:	REVISION:	SCALE:
B	D	SEE SCALE SYMBOL
PROJECT NO:	SHEET:	DRAWING NUMBER:
PROJ#	SHEET 3 OF 4	MD0262

ALL SHEETS ARE THE SAME REVISION STATUS

REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED
–	INITIAL RELEASE	25/10/02	NVF
A	UPDATE NOTES SHT 1;	26/04/08	NVF

GENERAL NOTES:

1) THE UTILITIES SHOWN IN PLAN ARE INDICATED IN ACCORDANCE WITH AVIALABLE RECORDS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES. ALL UTILITIES SHALL BE NOTIFIED 72 HRS PRIOR TO EXCAVATION.
2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES. THE CONTRACTOR SHALL NOTIFY US ENERGY OF ANY VERTICAL DISCREPANCY.
3) FOR ALL SITE WORK, THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE REQUIREMENTS OF US ENERGY DRAWING MD0264 – EROSION CONTROL AND STORMWATER MANAGEMENT PLAN.

PROPOSED PAVEMENT
PROPOSED GRADE LINES
PROPOSED SILT FENCE
PROPOSED LIMITS OF DISTURBANCE
PROPOSED BUILDING
PROPOSED DRAINAGE FLOW

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE SIDEWALK

GRASS

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PROJECT NAME
MADISON NEW OFFICE PROJECT

PROJ NO. MD0208

TERMINAL MADISON

TERMINAL ADDRESS
4402 TERMINAL RD
MCFARLAND, WI 53558
(608) 838–3122

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APP'D	–	A

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425 BETTER WAY
APPLETON, WI 54915
1-800-876-4526

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SHEET TITLE
MADISON NEW OFFICE GRADING PLAN NOTES

SIZE	DWG NO.	REV
B	MD0263	A

SCALE 1" = 80' | SHEET 1 OF 4

1" = 80'
SITE

REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED
–	INITIAL RELEASE	25/10/02	NVF

ALL SHEETS ARE THE SAME REVISION STATUS

APPROX. 26,500 SF FILL TO EDGE OF SUBBALLAST

TANK 4
TANK 6
TANK 140
P/L
BEGIN REALIGNMENT = 2+50±
PROPOSED No. 8 LHTD = 4+25± = 0+00A± (NEW TRACK)
PROPOSED No. 8 LHTD = 1+20A± = 0+00B± (NEW TRACK)
DOWN 23' TO GRADE
PC 2+30A±
EXISTING GRAVEL DRIVE
NEW GRAVEL DRIVE
END REALIGNMENT = 7+50±
TRAIN LOAD
PROPANE RAIL OFFLOAD
EMERGENCY STOP
FIRE EXTINGUISHER
RACK
PROPANE COMPRESSOR
PROPANE PIPES
SHED
VALVE PITS
REALIGN APPROX. 500' OF EXIST. TRACK
ADDITIV TANKS
UP 23' TO TOPS OF CONCRETE PILLARS
BUTANE LINES
CONC. PILLARS
(1) EXISTING 45,000 GAL PROPANE TANK
EXISTING PIPE BRIDGE
PROPANE LINES
PC 4+95±
(2) EXISTING 30,000 GAL PROPANE TANKS
(3) EXISTING 30,000 GALLON BUTANE TANKS
EMERGENCY STOP
PROPANE BULKHEAD
FIRE EXTINGUISHER
DRIVEWAY
CARD READER
PROPANE PUMPS
LEL METER
NORTH LOAD RACK
PROPANE PIPES
FIRE EXTINGUISHER
SOUTH LOAD RACK
PROJECT AREA SEE SHEET 2
N. OFFICE
GATE
GATE
GATE
TERMINAL DRIVE
854
855
856
857
858
859
860
861
862
863

PROPOSED PAVEMENT
PROPOSED GRADE LINES
PROPOSED SILT FENCE
PROPOSED LIMITS OF DISTURBANCE
PROPOSED BUILDING

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PROJECT NAME
MADISON NEW OFFICE PROJECT

PROJ NO.	MD0208
TERMINAL	MADISON

TERMINAL ADDRESS
4402 TERMINAL RD
MCFARLAND, WI 53558
(608) 838-3122

DRAWN	NVF	25/10/02
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APP'D	–	A

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SHEET TITLE
MADISON NEW OFFICE GRADING PLAN OVERVIEW

SIZE	DWG NO.	REV
B	MD0263	A

SCALE 1" = 80' | SHEET 2 OF 4

1" = 20'

DETAIL A

ALL SHEETS ARE THE SAME REVISION STATUS

REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED

FOUNDATION ELEVATION
860.5

SIDEWALK ELEVATION
860.4

P/L

P/L

REST ROOM 7'X12'
SHOWER ROOM 7'X12'
LOCKER ROOM 7'6"X12'
BREAKROOM 20'8"X18'6"
OPERATOR OFFICE 26'8"X15'6"
STORAGE ROOM 12'X6'2"
MECHANICAL ROOM 10'8"X12'
IT ROOM 6'X12'
OFFICE 10'X14'
OFFICE 10'X14'
CONFERENCE ROOM 21'X14'

860

859

PROPOSED SILT FENCE
SEE SHEET 1

LIMITS OF DISTURBANCE

P/L

P/L

GATE

NOTES:

1. IMPERMEABLE AREA: 9,610 SQFT
   - 1.1. BUILDING AREA: 2,400 SQFT
   - 1.2. SIDEWALK AREA: 864 SQFT
   - 1.3. PAVED AREA: 6,346 SQFT
2. TOTAL DISTURBED AREA: 11,600 SQFT

PROPOSED PAVEMENT
PROPOSED GRADE LINES
PROPOSED SILT FENCE
PROPOSED LIMITS OF DISTURBANCE
PROPOSED BUILDING

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PROJECT NAME
MADISON NEW OFFICE PROJECT

PROJ NO.	MD0208
TERMINAL	MADISON

TERMINAL ADDRESS
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(608) 838-3122

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SHEET TITLE
MADISON NEW OFFICE GRADING PLAN

SIZE	DWG NO.	REV
B	MD0263	A

SCALE 1" = 20' | SHEET 3 OF 4

1" = 20'

DETAIL A

ALL SHEETS ARE THE SAME REVISION STATUS

REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED

REST ROOM 7'X12'
SHOWER ROOM 7'X12'
LOCKER ROOM 7'6"X12'
BREAKROOM 20'8"X18'6"
OPERATOR OFFICE 26'8"X15'6"
STORAGE ROOM 12'X6'2"
MECHANICAL ROOM 10'8"X12'
IT ROOM 6'X12'
OFFICE 10'X14'
OFFICE 10'X14'
CONFERENCE ROOM 21'X14'

861
859

P/L
P/L
P/L
P/L

GATE

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SHEET TITLE
MADISON PROPOSED SURFACE DRAINAGE

SIZE	DWG NO.	REV
B	MD0263	A

SCALE 1" = 20' | SHEET 4 OF 4

EROSION & SEDIMENT CONTROL PLAN
BEST MANAGEMENT PRACTICES:
THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING AND REMOVING BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS. THESE STANDARDS MAY BE FOUND ON THE DNR WEBSITE AT:
HTTP: //WWW.DNR.WI.GOV/STORMWATER/TECHSTD.HTM
RIP-RAP SHALL BE IN ACCORDANCE WITH SECTION 606, WIS-DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, UNTIL TECHNICAL STANDARD 1065 IS COMPLETED BY THE DNR. THE MINIMUM BEST MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:
BMP CHECKLIST
[ ] LAND APPLICATION OF ADDITIVES (1050)
[ ] WATER APPLICATION OF ADDITIVES (1051)
[ ] NON-CHANNEL EROSION MAT (1052)
[ ] CHANNEL EROSION MAT (1053)
[ ] VEGETATIVE BUFFER (1054)
[ ] SEDIMENT BALE BARRIER (1055)
[X] PERIMETER SEDIMENT CONTROL (1056)
[X] TRACKOUT CONTROL (1057)
[X] MULCHING (1058)
[X] SEEDING (1059)
[X] STORM DRAIN INLET PROTECTION (1060)
[ ] DE-WATERING (1061)
[X] DITCH CHECK (1062)
[ ] SEDIMENT TRAP (1063)
[ ] SEDIMENT BASIN (1064)
[ ] RIP-RAP (1065)
[ ] CONSTRUCTION DIVERSION (1066)
[ ] TEMPORARY GRADING PRACTICES (1067)
[ ] DUST CONTROL (1068)
[ ] TURBIDITY BARRIER (1069)
[X] SILT CURTAIN (1070)
[ ] HORIZONTAL DIRECTIONAL DRILLING (1072)

RUNOFF CONTROL REQUIREMENTS
THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT OR REDUCE ALL OF THE FOLLOWING IN RUNOFF:
A. DEPOSITION OR TRACKING OF SOIL ONTO STREETS BY VEHICLES.
B. DISCHARGE OF SEDIMENT INTO STORM WATER INLETS.
C. DISCHARGE OF SEDIMENT INTO ADJACENT STREAMS, RIVERS, LAKES AND WETLANDS.
D. DISCHARGE OF SEDIMENT FROM DITCHES AND STORM SEWERS THAT FLOW OFFSITE.
E. DISCHARGE OF SEDIMENT FROM DEWATERING ACTIVITIES.
F. DISCHARGE OF SEDIMENT FROM SOIL STOCKPILES EXISTING FOR 7 DAYS OR MORE.
G. DISCHARGE OF SEDIMENT FROM EROSIVE OUTLET FLOWS.
H. DISCHARGE OF CHEMICALS, CEMENT AND BUILDING MATERIALS.
I. DISCHARGE OF UNTREATED VEHICLE AND WHEEL WASH WATER.

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PREVENTATIVE MEASURES:
A. PRESERVE EXISTING VEGETATION WHENEVER POSSIBLE.
B. MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.
C. MINIMIZE LAND DISTURBANCES ON SLOPES OF 20% OR MORE.
D. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.
E. DIVERT CLEAR WATER AWAY FROM EXPOSED SOILS.
F. TEMPORARILY STABILIZE EXPOSED SOILS THAT WILL NOT BE ACTIVE FOR 14 DAYS OR MORE. USE MULCHING, SEEDING, POLYACRYLAMIDE OR GRAVELING TO STABILIZE.
G. PERMANENTLY STABILIZE EXPOSED SOILS AS SOON AS POSSIBLE.
H. CONTRACTOR SHALL EDUCATE ITS EMPLOYEES AND SUBCONTRACTORS ABOUT PROPER SPILL PREVENTION AND RESPONSE PROCEDURES. THE SPILL OCCURS, THE CONTRACTOR SHALL EVACUATE THE AREA AND IMMEDIATELY NOTIFY THE LOCAL MUNICIPALITY, FIRE DEPARTMENT OR 911 EMERGENCY SYSTEM. IF NO FIRE, EXPLOSION OR LIFE / HEALTH SAFETY HAZARD EXISTS, THE NEXT STEP IS TO CONTAIN THE SPILL AND PERFORM CLEANUP. USE DRY CLEANUP METHODS, NOT WET.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY AS SOON AS THOSE ACTIVITIES ARE COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF TEMPORARY BEST MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETE AND PERMANENT VEGETATION IS ESTABLISHED.

INSPECTION & MAINTENANCE:
THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE KEPT AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE FOLLOWING INFORMATION: DATE, TIME, AND LOCATION OF INSPECTION; NAME OF INDIVIDUAL WHO PERFORMED THE INSPECTION; AN ASSESSMENT OF THE CONDITION OF BEST MANAGEMENT PRACTICES; A DESCRIPTION OF ANY BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED; AND A DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR NOTIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING, MAINTAINING, REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%.

THE CONTRACTOR IS RESPONSIBLE FOR POSTING THE PERMIT IN A CONSPICUOUS LOCATION ON THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING A COPY OF THE APPROVED REPORTS, PLANS, AMENDMENTS, INSPECTION REPORTS, AND PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER WHEN THE VEGETATIVE DENSITY REACHES AT LEAST 70%. THE OWNER IS RESPONSIBLE FOR TERMINATING DNR PERMIT COVERAGE.

AMENDMENTS:
THE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE EROSION & SEDIMENT CONTROL PLAN IF THERE IS A CHANGE IN CONSTRUCTION, OPERATION OR MAINTENANCE AT THE SITE WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS. THE ACTIONS REQUIRED BY THE PLAN SHALL BE REDUCED THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE RUNOFF OR IF THE DNR NOTIFIES THE APPLICANT OF CHANGES NEEDED IN THE PLAN. THE DNR AND OWNER SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO MAKING CHANGES TO THE PLAN.

ANTICIPATED CONSTRUCTION SEQUENCE

POST PERMITS AT SITE. NOTIFY WISCONSIN DNR, CITY OF DE PERE, AND OWNER AT LEAST 5 DAYS PRIOR TO START OF CONSTRUCTION. PRIOR TO ANY LAND DISTURBING ACTIVITIES, INSTALL TRACKING PAD, PERIMETER CONTROL, AND INLET PROTECTION. THE TRACKING PAD DOES NOT REMOVE SEDIMENT FROM VEHICLE TIRES; THE TIRES SHALL BE WASHED.

BEGIN STAGING, ROUGH GRADE THE SITE.

CONTRACTOR SHALL SWEEP ADJACENT STREETS AT THE END OF EACH WORK DAY, OR AS DIRECTED BY THE CITY PUBLIC WORKS DEPARTMENT.

INSTALL UTILITIES AND GRADE AND GRAVEL PARKING LOT. INSTALL SIDEWALK AND ASPHALT PARKING LOT. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME. DEWATER EXCAVATED AREAS AS NEEDED. USE DE-WATERING BEST MANAGEMENT PRACTICE.

STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING. PERMANENTLY STABILIZE TURF GRASS AREAS (TOPSOIL, SEED, FERTILIZER, AND MULCH OR EROSION MAT).

STABILIZATION NARRATIVE

- BASED ON NRCS SOIL MAPPING, DOMINANT SUBSOIL TEXTURE IS SILT LOAM.
- THE FINAL STABILITY ELEMENTS IN MOST CASES CONSIST OF THE START OF CONSTRUCTION EXISTING GRADES, SEDIMENT DISCHARGE WILL BE CONTROLLED BY SILT FENCE.
- THE SECOND STABILITY ELEMENT IS THE FINAL TURF GRASS CONSTRUCTION. ONCE THE SITE IS GRADED AND SEEDED, STRUCTURAL PRACTICES ARE NO LONGER CONSIDERED.
- THE THIRD STABILITY ELEMENT IS THE FINAL GRADES ONCE THE SITE IS SEEDED AND MULCHED. SEDIMENT DISCHARGE WILL BE CONTROLLED BY DITCH CHECKS.
- THE CALCULATION ENDS WITH THE REQUIRED 20 DAY VEGETATION AND GROWING PERIOD, WHICH IS EXTENDED TO AUGUST 1, 2026.
- BASED ON THE SOIL LOSS & SEDIMENT DISCHARGE CALCULATION, THERE ARE A SEVEN DISCHARGE EVENTS (5 EVENTS AGGREGATE), THEREFORE COMPLIANCE WITH THE DISCHARGE NO MORE THAN 5 TONS PER ACRE PER YEAR IS ACHIEVED.

REVISIONS

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REV.	DESCRIPTION	DATE	APPROVED
–	INITIAL RELEASE	26/04/08	NVF

PROPOSED PAVEMENT
PROPOSED GRADE LINES
PROPOSED SILT FENCE
PROPOSED LIMITS OF DISTURBANCE
PROPOSED BUILDING
DRAINAGE FLOW
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE SIDEWALK
GRASS

SHEET TITLE:
EROSION CONTROL AND STORM WATER MANAGEMENT

PROJECT NAME:
OFFICE BUILDING PROJECT

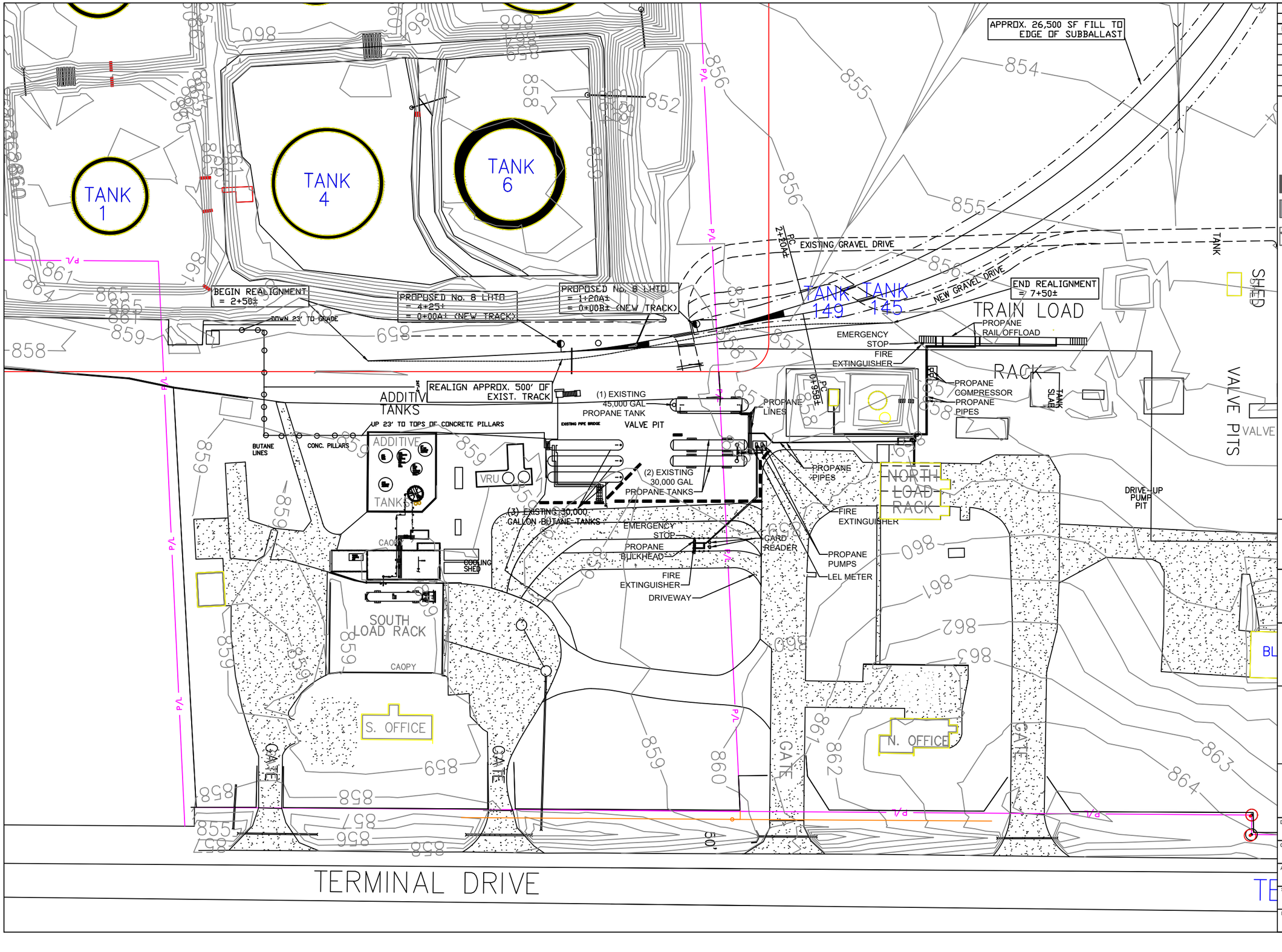
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CHECKED BY:	CHECKED BY DATE:	425 BETTER WAY
–	–	APPLETON, WI, 54915
APPROVED BY:	APPROVED BY DATE:	1-800-876-4526
–	–	

SHEET SIZE:	REVISION:	SCALE:
B	—	SEE SCALE SYMBOL
PROJECT NO:	SHEET:	DRAWING NUMBER:
PROJ#	SHEET 1 OF 5	MD0264



REVISIONS			
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REV.	DESCRIPTION	DATE	APPROVED
–	INITIAL RELEASE	26/04/08	NVF

PROPOSED PAVEMENT
PROPOSED GRADE LINES
PROPOSED SILT FENCE
PROPOSED LIMITS OF DISTURBANCE
PROPOSED BUILDING
DRAINAGE FLOW
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE SIDEWALK
GRASS

1" = 80'
SITE

SHEET TITLE:
EROSION/STORM WATER TERMINAL EXISTING CONDITION

PROJECT NAME:
OFFICE BUILDING PROJECT

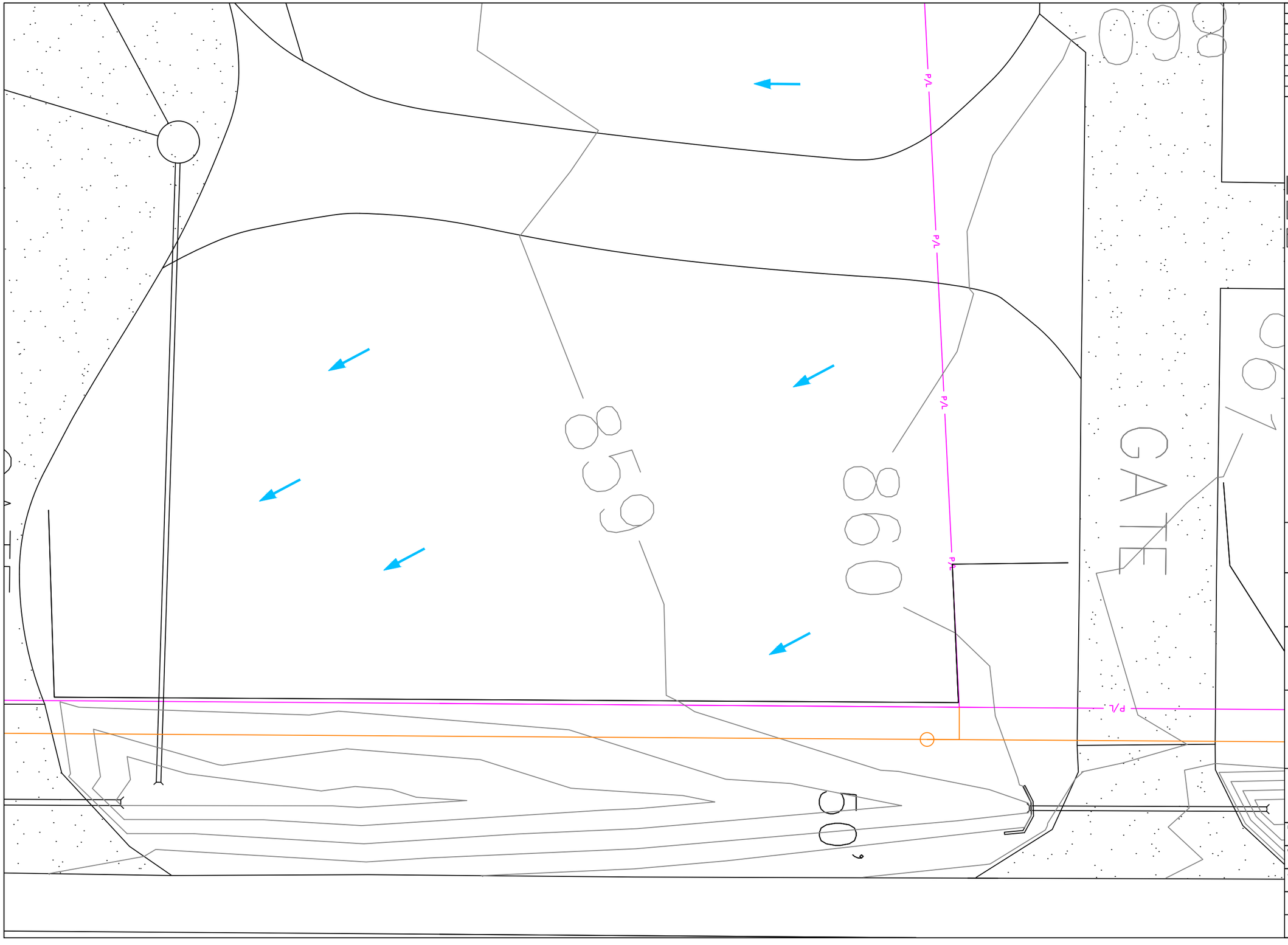
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CHECKED BY:	CHECKED BY DATE:	
–	–	
APPROVED BY:	APPROVED BY DATE:	
–	–	

SHEET SIZE:	REVISION:	SCALE:
B	–	SEE SCALE SYMBOL
PROJECT NO:	SHEET:	DRAWING NUMBER:
PROJ#	SHEET 2 OF 5	MD0264



REVISIONS

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REV.	DESCRIPTION	DATE	APPROVED
–	INITIAL RELEASE	26/04/08	NVF

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PROPOSED GRADE LINES
PROPOSED SILT FENCE
PROPOSED LIMITS OF DISTURBANCE
PROPOSED BUILDING
DRAINAGE FLOW
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE SIDEWALK
GRASS

1" = 20'

SITE

SHEET TITLE:
EROSION/STORM WATER
BLDG SITE EXISTING CONDITION

PROJECT NAME:
OFFICE BUILDING PROJECT

TERMINAL ADDRESS:
4402 TERMINAL RD.
MCFARLAND, WI 53558

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CHECKED BY:	CHECKED BY DATE:	
–	–	
APPROVED BY:	APPROVED BY DATE:	
–	–	

SHEET SIZE:	REVISION:	SCALE:
B	—	SEE SCALE SYMBOL
PROJECT NO:	SHEET:	DRAWING NUMBER:
PROJ#	SHEET 3 OF 5	MD0264

FOUNDATION ELEVATION:
860.5

SIDEWALK ELEVATION: 860.4

SILT FENCE

DISTURBANCE LIMIT

859

860

REST ROOM 7'X12'

SHOWER ROOM 7'X12'

LOCKER ROOM 7'6"X12'

BREAKROOM 20'8"X18'6"

STORAGE ROOM 12'X6'2"

OPERATOR OFFICE 26'8"X15'6"

NO PARKING

MECHANICAL ROOM 10'8"X12'

IT ROOM 6'X12'

OFFICE 10'X14'

OFFICE 10'X14'

CONFERENCE ROOM 21'X14'

14' x 50'
TRACKING PAD

P/L

REVISIONS			
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REV.	DESCRIPTION	DATE	APPROVED
–	INITIAL RELEASE	26/04/08	NVF

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PROPOSED GRADE LINES
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PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE SIDEWALK
GRASS

1" = 20'
SITE

SHEET TITLE:
EROSION/STORM WATER
BLDG SITE PROPOSED CONDITION

PROJECT NAME:
OFFICE BUILDING PROJECT

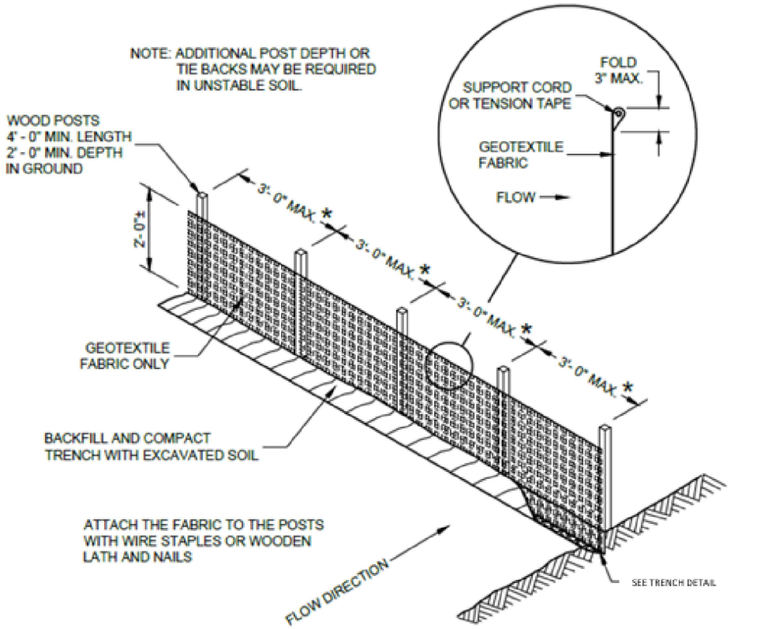
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MCFARLAND, WI 53558

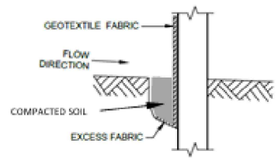
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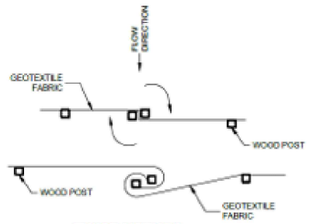
DRAWN BY:	DRAWN BY DATE:	
NVF	26/04/08	U.S. ENERGY IS A U.S. VENTURE, INC. COMPANY
CHECKED BY:	CHECKED BY DATE:	425 BETTER WAY APPLETON, WI 54915 1-800-876-4526
–	–	
APPROVED BY:	APPROVED BY DATE:	
–	–	

SHEET SIZE:	REVISION:	SCALE:
B	—	SEE SCALE SYMBOL
PROJECT NO:	SHEET:	DRAWING NUMBER:
PROJ#	SHEET 4 OF 5	MD0264

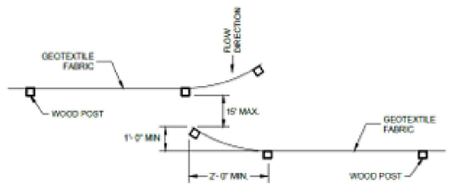




TRENCH DETAIL

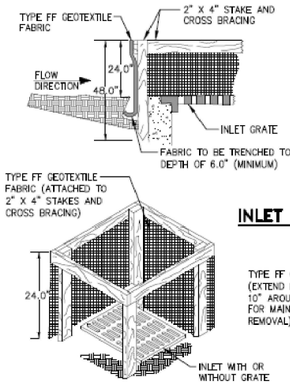


TWIST METHOD

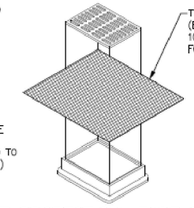


HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

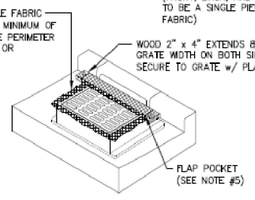


INLET PROTECTION, TYPE A



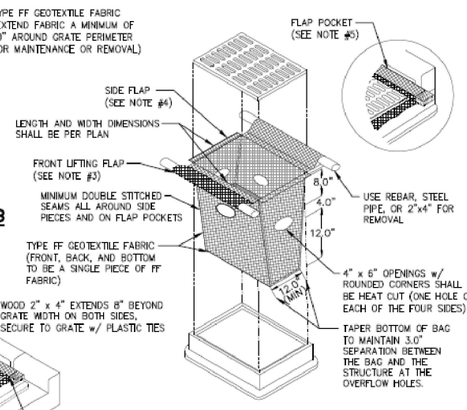
INLET PROTECTION, TYPE B

WITHOUT CURB BOX



INLET PROTECTION, TYPE C

WITH CURB BOX



INLET PROTECTION, TYPE D

CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES

This drawing based on Wisconsin Department of Natural Resources Technical Standard No. 1060. Revision Date: 08/2014

GENERAL NOTES

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES

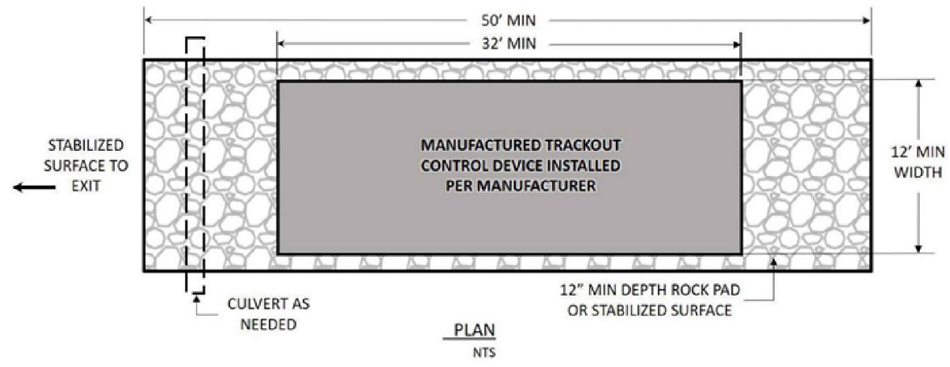
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

STORM DRAIN INLET PROTECTION

RESTORE ALL AREAS THAT ARE NOT PAVED WITH GRASS SEED AND CROSION MAT.

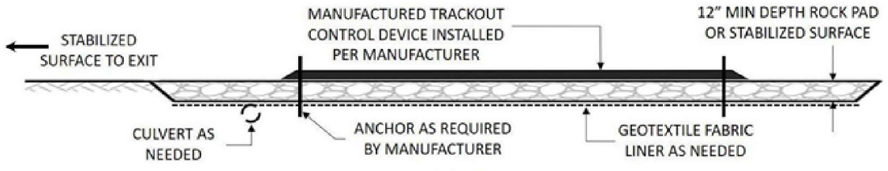


TYPICAL LANDSCAPE SECTION



PLAN

NTS



SECTION

NTS

REVISIONS

ALL SHEETS ARE THE SAME REVISION STATUS

REV.	DESCRIPTION	DATE	APPROVED
–	INITIAL RELEASE	26/04/08	NVF

PROPOSED PAVEMENT
PROPOSED GRADE LINES
PROPOSED SILT FENCE
PROPOSED LIMITS OF DISTURBANCE
PROPOSED BUILDING
DRAINAGE FLOW
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE SIDEWALK
GRASS

SHEET TITLE:
EROSION AND STORM WATER DETAILS

PROJECT NAME:
OFFICE BUILDING PROJECT

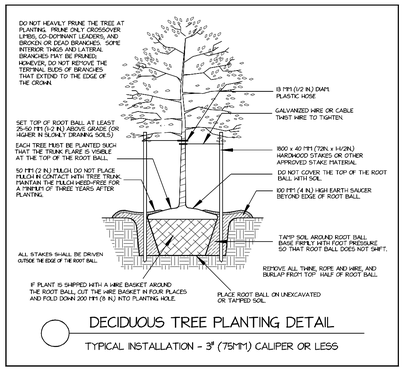
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4402 TERMINAL RD.
MCFARLAND, WI 53558

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www.us-energy.com

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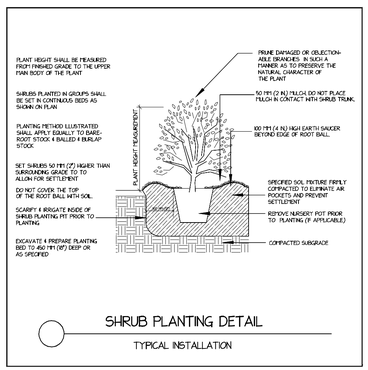
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SHEET SIZE:	REVISION:	SCALE:
B	–	SEE SCALE SYMBOL
PROJECT NO:	SHEET:	DRAWING NUMBER:
PROJ#	SHEET 5 OF 5	MD0264



DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 3" (75MM) CALIPER OR LESS



SHRUB PLANTING DETAIL

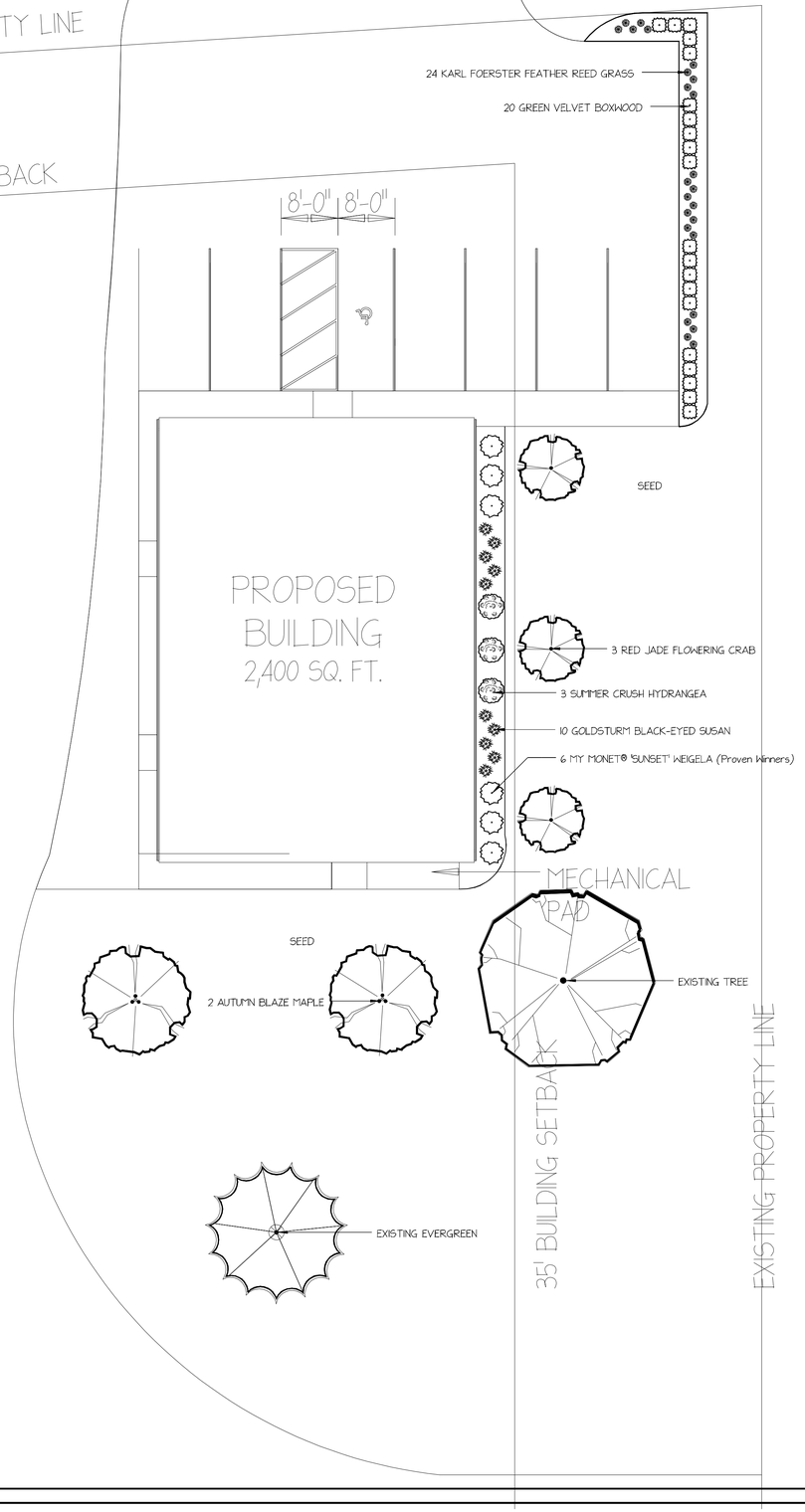
TYPICAL INSTALLATION

Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
Trees					
AFJ	2	Acer x freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2" b&b	
MRJ	3	Malus x 'Red Jade'	RED JADE FLOWERING CRAB	1 1/2"-2" b&b	
Shrubs					
BGV	20	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	18"-24" potted	
HMB	3	Hydrangea Macrophylla 'Balmacfive'	SUMMER CRUSH HYDRANGEA	24"-36" potted	
WFS	6	Weigela florida 'Sunset' pp#23,212, cbr#4691 (Proven Winners)	MY MONET® 'SUNSET' WEIGELA (Proven Winners)	None	
Ornamental Grasses					
CaK	24	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	1 gal	
Perennials					
RFG	10	Rudbeckia fulgida 'Goldsturm'	GOLDSTURM BLACK-EYED SUSAN	1 gal	

BEDS TO HAVE:
- BLACK VINYL EDGING
- WEED ENDER LANDSCAPE FABRIC
- 1 1/2" MISSISSIPPI RIVER STONE

N

0 5 10 20
SCALE IN FEET



ALLIANCE CONSTRUCTION & DESIGN
US ENERGY MADISON SOUTH

No.	Date	Description
REVISIONS		

TERMINAL DR.
MCFARLAND, WI 53558

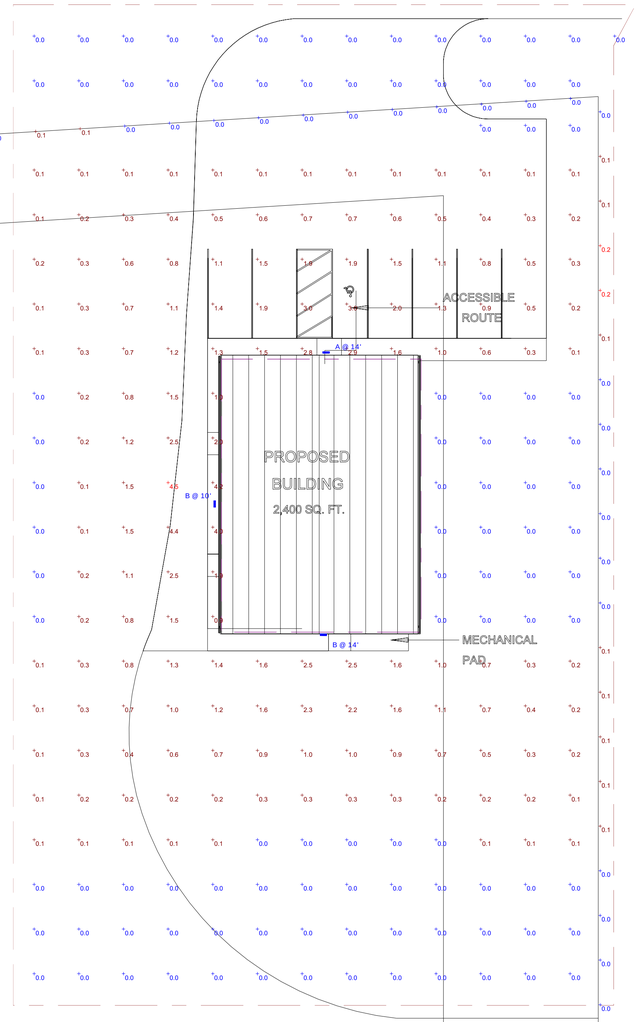
LANDSCAPE PLAN

A.M.E. LANDSCAPING
LANDSCAPE MAINTENANCE, INSTALLATION & DESIGN
GREEN BAY, WI
(920) 217-9860

SCALE	1" = 10'
DRAWN BY	MIGUEL REYES
CHECKED BY	
DATE	3 / 3 / 2026
DATE OF PRINT	

PROJECT NO.

SHEET NO.





D-Series Size 2
LED Wall Luminaire

d-series

Catalog Number

Notes

Type

Specifications

Luminaire

Width: 18-1/2" (47 cm) Weight: 21 lbs (9.5kgs)

Depth: 10" (25.4 cm)

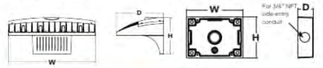
Height: 7-5/8" (19.4 cm)

Back Box (BBW)

Width: 5-1/2" (14 cm) BBW Weight: 1 lbs (0.5 kg)

Depth: 1-1/2" (3.8 cm)

Height: 4" (10.2 cm)



Introduction

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

With an expected service life of over 20 years of nighttime use and up to 76% in energy savings over comparable 400W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Optic/Lens	Voltage	Mounting	Control Options
DSXW2 LED	20C 12 LEDs (two engines) 30C 18 LEDs (three engines)	150 150 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium T3TM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[2] 480[2]	Shipped included (Blank) Surface-mounting bracket Shipped separately[3] BBW Surface-mounted back box (for conduit entry)	Shipped installed PE Photoelectric cell, button type[4] PER NEMA twist-lock receptacle only (no controls) DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM® (no controls)[5] PIR1 180° motion/ambient light sensor, 15-30 mtg ht[6] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[6] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[6]

Other Options		Finish (required)			
Shipped installed	**Shipped separately**[7]	DDBXD Dark bronze	DSSXD Sandstone	DWHGXD Textured white	
SF Single fuse (120, 277, 347V)[1]	BSW Field-determined spikes	DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone	
DF Double fuse (208, 240, 480V)[1]	WG Wire guard	DNAXD Natural aluminum	DBLBXD Textured black		
HS House-side shield[1]	VG Vandal guard	DWHXD White	DNATXD Textured natural aluminum		
SPD Separable surge protection[1]					

NOTES

1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2 Available with 30 LED 700mA options only (DSXW2 LED 30C 700). DMG option not available.
3 Also available as a separate accessory; see Accessories information.
4 Photocontrol (PE) requires 120, 208, 240 or 277 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5 Specifies a ROAM®-enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347V, 480V or PIRH. Additional hardware and services required for ROAM® deployment must be purchased separately. Call 1-800-442-6745 or email sales@roamservices.net.
6 Specifies the Nuvue Ascend SLOR DCR control; see Lithonia Design Quality for details. Includes ambient light sensor. Not available with "PE" option (button type photocell) or DCR. Dimming driver standard.
7 PIR and PIRH1FC3V specify the SensorSwitch WSOB-M-TDP control; PIRH and PIRH1FC3V specify the SensorSwitch WSOB-M-TDP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER1 or PER7. Ambient sensor disabled when ordered with DCR. Separate circuit required.
8 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
9 See the electrical section on page 2 for more details.
10 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

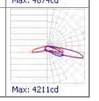
Accessories

Ordered and shipped separately.

DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V)[1]
DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V)[1]
DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V)[1]
VG U Vandal guard[1]
DSHS/SVG U House-side shield (one per light engine)
DSHS/BSW U Field-determined spikes
DSHS/WG U Wire guard accessory
DSHS/VG U Vandal guard accessory
DSHS/SBBW Back box accessory
DSHS/U Specify finish)

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8441 • Fax: 770.918.1209 •
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Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		1	DSXW2 LED P3 40K 70CRI T3M	6000 4000K 70CRI 70CRI Type 3 Medium		1	6106	0.95	41.21	 Max: 4874cd
	B		2	DSXW2 LED P2 40K 70CRI T3M	5000 4000K 70CRI 70CRI Type 3 Medium		1	5275	0.95	34.84	 Max: 4211cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALCS AT GRADE LEVEL	+	0.5 fc	4.5 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

THOMAS Electric
574 REDWIND CIRCLE • DE PERE, WI 54115
PHONE (920) 336-4644 • FAX (920) 336-4649
EMAIL: thomaselec@tds.net

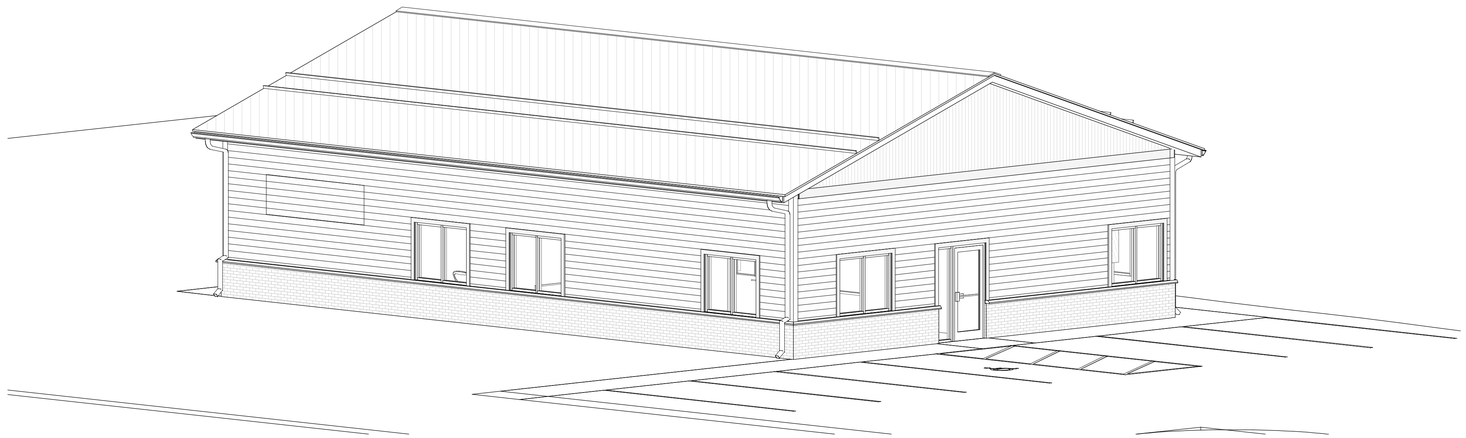
Madison South

Designer

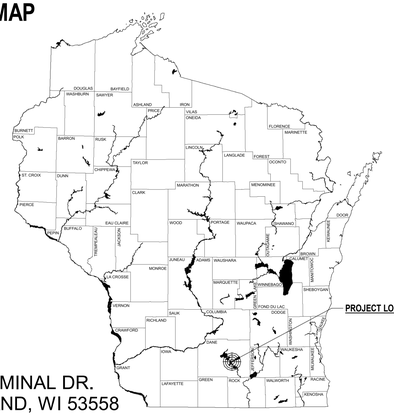
Date
03/09/2026
Scale
Not to Scale
Drawing No.

Summary

US ENERGY - MADISON SOUTH



VICINITY MAP



4402 TERMINAL DR.
McFARLAND, WI 53558

OWNER	GENERAL CONTRACTOR	ARCHITECT	MECHANICAL CONTRACTOR	ELECTRICAL CONTRACTOR	PLUMBING CONTRACTOR
US ENERGY	ALLIANCE CONSTRUCTION & DESIGN	ALLIANCE CONSTRUCTION & DESIGN	T.B.D.	T.B.D.	T.B.D.
425 BETTER WAY, APPLETON, WI. 54915	1050 BROADWAY ST., WRIGHTSTOWN, WI 54180	1050 BROADWAY STREET, WRIGHTSTOWN, WI 54180	ADDRESS, CITY, STATE, ZIP	ADDRESS, CITY, STATE, ZIP	ADDRESS, CITY, STATE, ZIP
DAN MORRILL	MARK RUKAMP	KEVIN HAVLOVITZ	CONTACT NAME	CONTACT NAME	CONTACT NAME
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CELL: -	CELL: 920.370.5272	CELL: 920.615.6797	CELL: ###-###-####	CELL: ###-###-####	CELL: ###-###-####
EMAIL: dmorrill@us-energy.com	EMAIL: mark.rukamp@alliancebuilds.com	EMAIL: kevin.havlovitz@alliancebuilds.com	EMAIL: --	EMAIL: --	EMAIL: --

GENERAL SHEET INDEX

SHEET #	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
G000	TITLE SHEET		
G010	PROJECT NOTES & SYMBOLS		
G020	ACCESSIBILITY REQUIREMENTS		
G021	ACCESSIBILITY REQUIREMENTS		
G100	LIFE SAFETY PLANS & CODE INFORMATION		

ARCHITECTURAL SHEET INDEX

SHEET #	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
A050	ARCHITECTURAL SITE PLAN	1	Date 1
A110	FLOOR PLAN	1	Date 1
A120	ROOF PLAN		
A150	REFLECTED CEILING PLAN		
A200	ELEVATIONS		
A300	BUILDING SECTIONS		
A620	SCHEDULES		

STRUCTURAL SHEET INDEX

SHEET #	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
S000	STRUCTURAL NOTES		
S001	STRUCTURAL NOTES		
S100	FOUNDATION PLAN		
S120	STRUCTURAL FRAMING PLAN		

2009 2024
Alliance
CONSTRUCTION & DESIGN
ALLIANCEBUILDS.COM
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1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

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US ENERGY - MADISON SOUTH
4402 TERMINAL DR.
McFARLAND, WI 53558

PROJECT # 24-194

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE

STATUS:
CONSTRUCTION DOCUMENTS

SHEET ISSUE DATE: 10.17.2025

DRAWN BY: K.J.H.

SCALE:

TITLE SHEET

G000

P:\24-194 US Energy Madison South\07 Models\Revit\New Building\24-194 US Energy - Madison South.rvt

ARCHITECTURAL ABBREVIATIONS

A	AMPERES	DR	DOOR	INCL.	"INCLUDE, INCLUSIVE"	R	RADIUS
A.B.	ANCHOR BOLT	E.A.	EXPANSION ANCHOR	INSUL.	INSULATION	R.D.L.	ROOF DRAIN LEADER
A.F.F.	ABOVE FINISHED FLOOR	E.F.	EXHAUST FAN	INT.	INTERIOR	R.D.O.	ROOF DRAIN OVERFLOW
A.F.G.	ABOVE FINISHED GRADE	E.J.	EXPANSION JOINT	J-BOX	JUNCTION BOX	R.O.	ROUGH OPENING
A/C	AIR CONDITIONING	E.N.	END NAILING	JCT	JUNCTION	R.O.W. or R/W	RIGHT OF WAY
ABC	AGGREGATE BASE COURSE	E.W.	EACH WAY	JST.	JOIST	REF	REFRIGERATOR
ABS	ACRYLONITRILE-BUTADIENE-STYRENE	EA.	EACH	JT.	JOINT	REF.	REFERENCE
ABV.	ABOVE	EL	ELEVATION	K-D	KNOCK DOWN	REINF.	REINFORCED
ACB	ASBESTOS-CEMENT BOARD	ELECT.	"ELECTRIC, ELECTRICAL"	KD	KILN DRIED	REQ'D.	REQUIRED
ACOU.	ACOUSTIC	ELEV.	ELEVATOR	KO	KNOCK OUT	RET.	RETURN
ACT	ACOUSTICAL CEILING TILE	EMC	ELECTRICAL METALLIC CONDUIT	L.E.D.	LIGHT EMITTING DIODE	REV.	REVISION
ADD.	ADDITION or ADDENDUM	EMT	ELECTRICAL METALLIC TUBING	L.FT.	LINEAR FEET	RM	ROOM
AG	ABOVE GRADE	ENT	ELECTRICAL NON-METALLIC TUBING	LAM	LAMINATE	RMV.	REMOVE
AHU	AIR HANDLER UNIT	EQ.	EQUAL	LAT.	LATERAL	S.C.	SOLID CORE
AL. or ALUM.	ALUMINUM	EQUIP.	EQUIPMENT	LAV	LAVATORY	S.D.	SMOKE DETECTOR
ALT.	ALTERNATE	EST.	ESTIMATE	LD.	LEAD	S.O.V.	SHUT OFF VALVE
ANL	ANNEALED	EVAP.	EVAPORATIVE COOLER	LIN.	LINEAR	S/L	SKYLIGHT
ASPH.	ASPHALT	EWC	ELECTRIC DRINKING COOLER	LINO.	LINOLEUM	S/S	STAINLESS STEEL
AVG	AVERAGE	EXC	EXCAVATE	LT.	LIGHT	SC	SELF CLOSING
AWG	AMERICAN WIRE GAUGE	EXH.	EXHAUST	LTG.	LIGHTING	SCHED.	SCHEDULE
∠ or ANG.	ANGLE	EXIST. or E	EXISTING	LVL	LAMINATED VENEER LUMBER	SECT.	SECTION
B.M.	BENCH MARK	EXT.	EXTERIOR	M.B.	MACHINE BOLT	SES	SERVICE ENTRANCE SECTION
B.N.	BOUNDARY NAILING	F.A.	FIRE ALARM	M.H.	MANHOLE	SH	SHEET
B.O.	BOTTOM OF	F.C.	FAN COIL	M.I.	MALLEABLE IRON	SHT'G.	SHEATHING
B.O.F.	BOTTOM OF FOOTING	F.C.O.	FLOOR CLEAN OUT	M.O.	MASONRY OPENING	SIM.	SIMILAR
B.U.	BUILT UP	F.D.	FLOOR DRAIN	MAR.	MARBLE	SPA.	SPACE
B/C	BACK OF CURB	F.E.	FIRE EXTINGUISHER	MAS.	MASONRY	SPECS	SPECIFICATIONS
BD.	BOARD	F.N.	FIELD NAILING	MAT'L	MATERIAL	SPKR.	SPEAKER
BLDG	BUILDING	F.O.	FACE OF	MAX.	MAXIMUM	SQ. FT. or SF	SQUARE FEET
BLK.	BLOCK	F.S.	FLOOR SINK	MECH.	MECHANICAL	SQ. IN.	SQUARE INCHES
BLKG.	BLOCKING	F/G	FIBERGLASS	MED.	MEDIUM	STC	SOUND TRANSMISSION CLASS
BM.	BEAM	FAB.	FABRICATE	MFG.	MANUFACTURING	STD.	STANDARD
BR	BRASS	FACP	FIRE ALARM CONTROL PANEL	MFR.	MANUFACTURER	STL.	STEEL
BRG.	BEARING	FDC	FIRE DEPARTMENT CONNECTION	MIN.	MINIMUM	SUSP.	SUSPENDED
BRZ	BRONZE	FDN.	FOUNDATION	MISC.	MISCELLANEOUS	SW	SWITCH
C.A.P.	CONCRETE ASBESTOS PIPE	FHC	FIRE HOSE CABINET	MOD	MODULAR	SYM	SYMMETRICAL
C.D.	CONSTRUCTION DOCUMENTS	FIN.	FINISH	MTL.	METAL	SYS.	SYSTEM
C.I.P.	CAST IN PLACE	FL	FLOOR	MUL	MULLION	T & G	TONGUE AND GROOVE
C.J.	CONTROL JOINT	FLG.	FLOORING	N.I.C.	NOT IN CONTRACT	T.B.	THROUGH BOLT
C.O.	CLEAN OUT	FLUOR.	FLUORESCENT	N.T.S.	NOT TO SCALE	T.M.B.	TELEPHONE MOUNTING BOARD
C.T.	CERAMIC TILE	FP	FIRE PROOF	NCM	NON-CORROSIVE METAL	T.O.	TOP OF
CAB	CABINET	FTG.	FOOTING	NFC	NOT FOR CONSTRUCTION	T.O.B.	TOP OF BEAM
CAM.	CAMBER	FURN.	FURNISH	NLR.	NAILER	T.O.C.	TOP OF CURB
CCTV	CLOSED CIRCUIT TELEVISION	G.I.	GALVANIZED IRON	NO.	NUMBER	T.O.F.	TOP OF FOOTING
CEM.	CEMENT	GA.	GAUGE	NOM.	NOMINAL	T.O.J.	TOP OF JOIST
CER	CERAMIC	GALV.	GALVANIZED	O.C.	ON CENTER	T.O.M.	TOP OF MASONRY
CFM	CUBIC FEET PER MINUTE	GAR.	GARAGE	O.D.	OUTSIDE DIAMETER	T.O.S.	TOP OF SLAB
CH or ⊏	CHANNEL	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	O.H.	OVER HANG	T.O.W.	TOP OF WALL
CRT. BKR.	CIRCUIT BREAKER	GFI	GROUND FAULT INTERRUPTER	O.I.	ORNAMENTAL IRON	T.S.	TUBE STEEL
CL or ℄	CENTERLINE	GL	GLASS	O.R.	OUTSIDE RADIUS	T.V.	TELEVISION OUTLET
CLG.	CEILING	GLB	GLUE LAMINATED BEAM	OAI	OUTSIDE AIR INTAKE	TEL.	TELEPHONE
CLKG.	CAULKING	GM	GRADE MARK	OH	OVER HEAD	TH.	THRESHOLD
CLO.	CLOSET	GM	GATE VALVE	OPNG.	OPENING	THD.	THREADED
CLR.	CLEAR	GRC	GALVANIZED RIGID TUBING	OPPO.	OPPOSITE	THK.	THICK
CMU	CONCRETE MASONRY UNIT	GYP.	GYPSUM	P.C.	PRECAST CONCRETE	THRU	THROUGH
CNTRD.	CENTERED	GYP. BD.	GYPSUM BOARD	P.L. or P	PROPERTY LINE	TLT.	TOILET
COL.	COLUMN	H.B.	HOSE BIBB	P.LAM.	PLASTIC LAMINATE	TRANS.	TRANSFORMER
COMB.	COMBINATION	H.C.	HOLLOW CORE	P.O.C.	POINT OF CONNECTION	TYP.	TYPICAL
CONC.	CONCRETE	H.M.	HOLLOW METAL	PERF.	PERFORATED	UNF.	UNFINISHED
CONST.	CONSTRUCTION	H/C	HANDICAPPED	PERP. or ⊥	PERPENDICULAR	UR	URINAL
CONT.	CONTINUOUS	HDBD.	HARDBOARD	PH.	PHASE	V.B.	VAPOR BARRIER
CONTR.	CONTRACTOR	HDW	HARDWARE	PL.	PLASTER	V.I.F.	VERIFY IN FIELD
CU	COPPER	HGT.	HEIGHT	PL. or P	PLATE	VA	VOLT AMPERE
d	PENNY	HOR.	HORIZONTAL	PLAS.	PLASTIC	VCT	VINYL COMPOSITION TILE
D.F.	DRINKING FOUNTAIN	HTR	HEATER	PLUMB.	PLUMBING	VERT.	VERTICAL
D.G.	DECOMPOSED GRANITE	HVAC	"HEATING, VENTILATING & AIR CONDITIONING"	PLYWD.	PLYWOOD	W/C	WATER CLOSET
D.S.	DOWN SPOUT	HW	HOT WATER	PORC.	PORCELAIN	WDW	WINDOW
D/W	DISHWASHER	HYD.	HYDRAULIC	PREFAB.	PREFABRICATED	WCT	WAINSCOT
DBL.	DOUBLE	I.C.	INTERCOM OUTLET	PSF	POUNDS PER SQUARE FOOT	WP	WEATHER PROOF
DEMO	DEMOLITION	I.D.	INSIDE DIAMETER	PSI	POUNDS PER SQUARE INCH	WT.	WEIGHT
DIA. or Ø	DIAMETER	I.F.	INSIDE FACE	PTN.	PARTITION	W/	WITH
DIAG.	DIAGONAL	ID	IDENTIFICATION	PVC	POLYVINYLCLORIDE	W/O	WITHOUT
DIM.	DIMENSION	IG	ISOLATED GROUND	PWR.	POWER	WD.	WOOD
DL	DEAD LOAD	IMC	INTERMEDIATE METALLIC CONDUIT	Q.T.	QUARRY TILE	W.I.	WROUGHT IRON
DN.	DOWN	IMPG	IMPREGNATED	QTY.	QUANTITY	YD.	YARD

GENERAL PROJECT NOTES

1. CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES CODES AND STANDARDS. IN CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY.
2. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE CURRENT PUBLICATIONS OF THE PORTLAND CEMENT ASSOCIATION.
3. LOCATION, SIZE, & INSTALLATION FOR ALL ANCHORS, SLEEVES, HANGERS, INSERTS, OPENINGS, ETC., SHALL BE COORDINATED WITH ALL OTHER APPLICABLE TRADES.
4. REINFORCING STEEL SHALL BE ASTM-615 GRADE 60.
5. FABRICATION SHALL BE IN ACCORDANCE WITH CURRENT SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE.
6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION, AND NOTIFY ARCHITECT & OWNER OF ANY INTERFERENCES.
7. CONTRACTORS SHALL PROVIDE ALL BARRICADES, FENCES, SAFETY EQUIPMENT, AND PRECAUTIONS REQUIRED BY ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.
8. ALL HEATING EQUIPMENT SHALL BE SEALED COMBUSTION DIRECT VENT. WATER HEATER SHALL BE ELECTRIC. ALL TOILET ROOM FINISHES SHALL BE IMPERVIOUS TO WATER.
9. ALL STRUCTURAL LUMBER SHALL BE MINIMUM (fb 950). ALL HOLES IN TOP PLATES AND ANY VOIDS IN EXTERIOR WALL TO BE CAULKED.
10. ALL BATT INSULATION IN EXTERIOR WALLS TO BE SPLIT TO ENVELOPE WIRING.
11. EXTERIOR DOORS AND WINDOWS SHALL HAVE FOAM SEALANT UPON INSTALLATION.
12. CONFIRM ALL CRITICAL DIMENSIONS w/ DESIGN DEPARTMENT. DO NOT SCALE ON SITE.
13. ALL MATERIALS, DETAILS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

FIRE PROTECTION NOTES

1. ALL WALL FRAMING TO HAVE FIRE BLOCKING @ MAX. 10'-0" O.C. VERT. IN ALL STUD CAVITIES.
2. PROVIDE FIRE EXSTINGUISERS PER PLAN. PER TABLE 906.3(1) IBC 2015, MAXIMUM DISTANCE OF TRAVEL TO FIRE EXTINGUISHER TO BE 75'-0".
3. REFER TO VERTICAL AND HORIZONTAL ASSEMBLY SCHEDULES SHEET FOR RATED ASSEMBLY DETAILS.
4. PROVIDE SMOKE/DRAFT-STOPPING IN ENCLOSED ATTIC SPACES WHERE REQUIRED PER IBC 718.3 AND 718.4. PROVIDE INSPECTION ACCESS THROUGH SMOKE BARRIER WITH PROPER SPRING CLOSURE ON ACCESS DOOR.
5. ALL SMOKE DETECTORS SHALL BE DIRECTLY AND PERMANENTLY WIRED TO A PROPER UN-SWITCHED CIRCUIT AND BE PROVIDED w/ A POWER SOURCE BACKUP.
6. SMOKE DETECTORS SHALL BE LOCATED IN THE UTILITY ROOM AND SHALL BE WIRED TO AN UN-SWITCHED CIRCUIT w/ EMERGENCY BACKUP POWER.

SYMBOLS

ROUGH LUMBER

FINISH LUMBER

STRUCTURAL STEEL (LARGE SCALE SECTION)

BRICK (PLAN & SECTION)

CONCRETE MASONRY UNIT (PLAN & SECTION)

POURED-IN-PLACE CONC.

BATT INSULATION

RIGID INSULATION

SPRAY FOAM INSULATION

GRASS

GRANULAR FILL

UNDISTURBED SOIL

STONE

GYPSUM BOARD

PLYWOOD (LARGE SCALE)

SAND/MORTAR/PLASTER OR CONC. IN PLAN

PARTICLE BOARD (LARGE SCALE)

EXISTING BUILDING

ITEMS / AREAS FOR DEMOLITION

LEVEL 100'-0" — ELEVATION

TRUE — NORTH ARROW

ROOM SYMBOL EX. ROOM NAME/ROOM #

108-1 — DOOR TAG SEE DOOR SCHEDULE

01 — WINDOW TAG SEE WINDOW SCHEDULE

1 / 200 — INTERIOR ELEVATION

3 / 270 — DETAIL CALLOUT

1 / 250 — BUILDING SECTION

1 / 240 — EXTERIOR ELEVATION

EXIT — EXIT SIGN

℄ — CENTER LINE

1 — ENTER PLAN NOTE

0 0 — WELD TYPE / APLICATION

2009 2024

Alliance
CONSTRUCTION & DESIGN

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US ENERGY - MADISON SOUTH
4402 TERMINAL DR.
McFARLAND, WI 53558

PROJECT # 24-194

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE

STATUS:
CONSTRUCTION DOCUMENTS

SHEET ISSUE DATE: 10.17.2025

DRAWN BY: K.J.H.

SCALE: As indicated

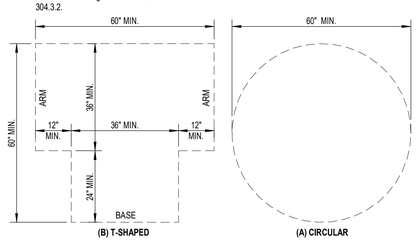
PROJECT NOTES & SYMBOLS

G010

P:\24-194 US Energy Madison South\07 Models\Revit\New Building\24-194 US Energy - Madison South.rvt

TURNING SPACE

1. ICC/ANSI A117.1 § 304.2: SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 AND SHALL COMPLY WITH SECTION 302.
2. ICC/ANSI A117.1 § 304.3: WHEELCHAIR TURNING SPACE SHALL COMPLY WITH SECTIONS 304.3.1 OR 304.3.2.

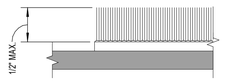


(B) T-SHAPED (A) CIRCULAR

CHANGES IN LEVEL

CARPET ON FLOOR OR GROUND SURFACES - N.T.S.

1. ICC/ANSI A117.1 § 302.1: FLOOR OR GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 302.
2. ICC/ANSI A117.1 § 302.2: EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR OR GROUND AND SHALL HAVE TRIM ALONG ENTIRE LENGTH OF EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 303.



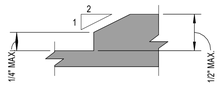
VERTICAL CHANGES IN LEVEL - N.T.S.

ICC/ANSI A117.1 § 303.2: CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL

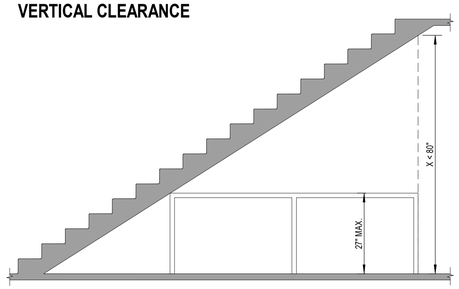


BEVELED CHANGES IN LEVEL - N.T.S.

1. ICC/ANSI A117.1 § 303.3: CHANGES IN LEVEL BETWEEN 1/4" & 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2
2. ICC/ANSI A117.1 § 303.4: CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED AND SHALL COMPLY WITH SECTION 405 AND 406.

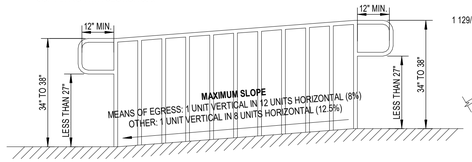


VERTICAL CLEARANCE



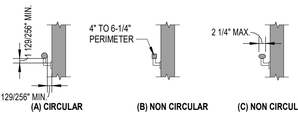
RAMPS

1. ICC/ANSI A117.1 § 405.5: THE CLEAR WIDTH OF A RAMP RUN SHALL BE 36 INCHES MINIMUM. HANDRAILS AND HANDRAIL SUPPORTS THAT ARE PROVIDED ON THE RAMP RUN SHALL NOT PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP RUN.
2. ICC/ANSI A117.1 § 405.7: RAMPS SHALL HAVE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH SECTION 405.7.
3. ICC/ANSI A117.1 § 405.7.1: LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 AND SHALL COMPLY WITH SECTION 302.
   - A. CLEAR WIDTH OF LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
   - B. LANDINGS SHALL HAVE A CLEAR LENGHT OF 60 INCHES MINIMUM.
   - C. RAMPS THAT CHANGE DIRECTION AT RAMP LANDINGS SHALL BE SIZED TO PROVIDE A TURNING SPACE COMPLYING WITH SECTION 304.3.
   - D. WHERE DOORWAYS ARE ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY SECTIONS 404.2.3 AND 404.3.2 SHALL BE PERMITTED TO OVERLAP THE LANDING AREA. WHERE A DOOR THAT IS SUBJECT TO LOCKING IS LOCATED ADJACENT TO A RAMP LANDING, THE LANDING SHALL BE SIZED TO PROVIE A TURNING SPACE COMPLYING WITH SECTION 304.3.
4. ICC/ANSI A117.1 § 405.8: RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505.

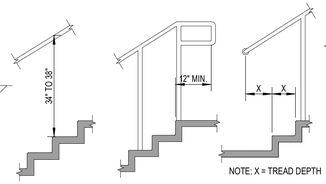


HANDRAILS

1. ICC/ANSI A117.1 § 505.2: HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
2. ICC/ANSI A117.1 § 505.3: HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS OR RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. OTHER HANDRAILS SHALL COMPLY WITH SECTIONS 505.10 AND 307.
3. ICC/ANSI A117.1 § 505.6: GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS.

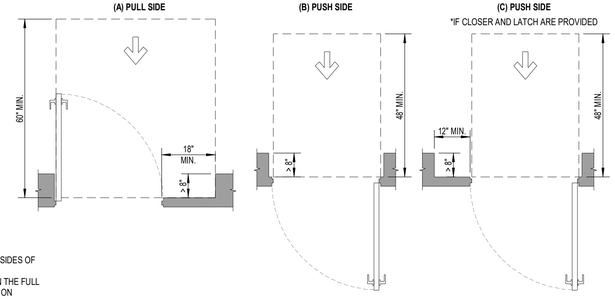


(A) CIRCULAR (B) NON CIRCULAR (C) NON CIRCULAR

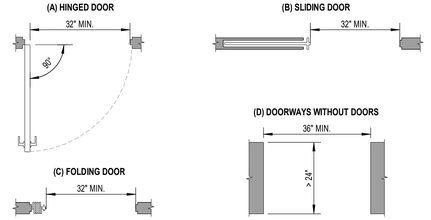


HANDRAIL HEIGHT TOP HANDRAIL EXTENSION @ STAIRS BOTTOM HANDRAIL EXTENSION @ STAIRS

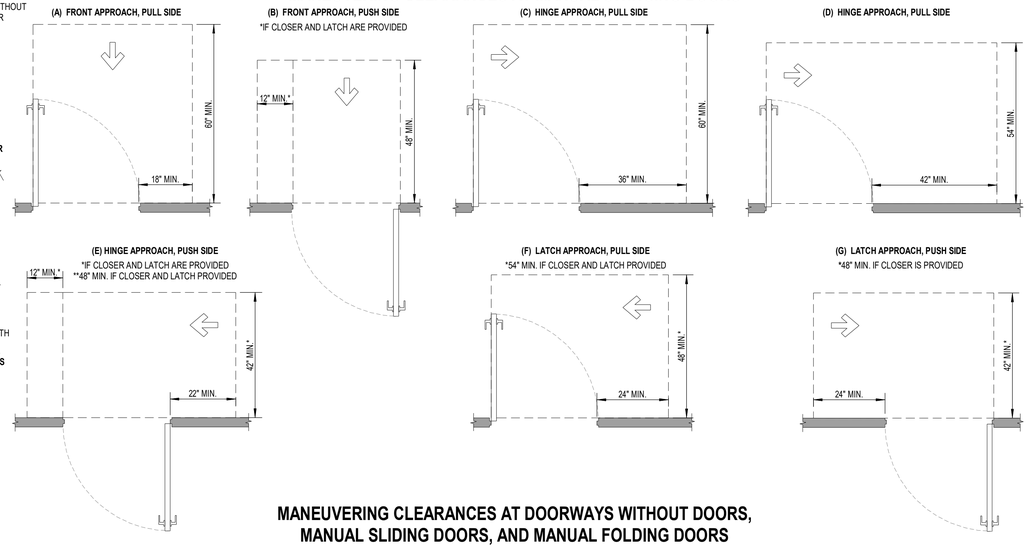
MANEUVERING CLEARANCES AT RECESSED DOORS



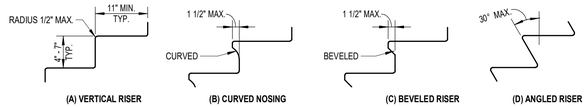
CLEAR WIDTH OF DOORWAYS



MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS



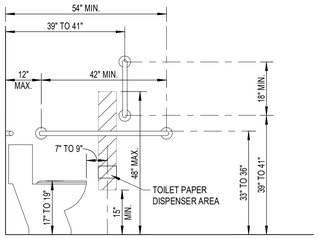
STAIRWAYS



(A) VERTICAL RISER (B) CURVED NOSING (C) BEVELED RISER (D) ANGLED RISER

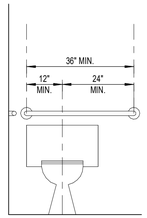
1. ICC/ANSI A117.1 § 504.2: RISERS SHALL BE 4" HIGH MINIMUM AND 7" MAXIMUM. TREADS SHALL BE 11" DEEP MINIMUM, MEASURED FROM RISER TO RISER AND UNIFORM TREAD DEPTH.
2. ICC/ANSI A117.1 § 504.3: OPEN RISERS SHALL NOT BE PERMITTED.
3. ICC/ANSI A117.1 § 504.4: STAIR TREADS SHALL COMPLY WITH SECTION 302.
4. ICC/ANSI A117.1 § 504.5: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE 1/2" MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEG. MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1 1/2" MAXIMUM BEYOND THE TREAD BELOW.
5. ICC/ANSI A117.1 § 504.6: STAIRS SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505.

TOILET AND BATHING ROOMS

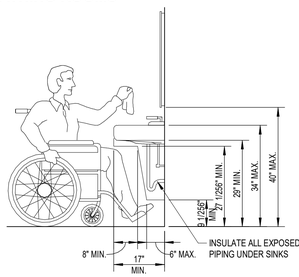


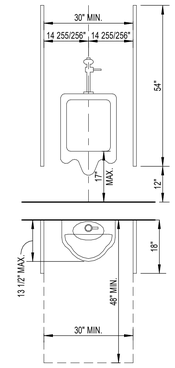
SIDE WALL GRAB BARS, TOILET SEAT HEIGHT, & TOILET PAPER DISPSENSER HEIGHT

IF TOILET PAPER DISPENSERS ARE INSTALLED ABOVE THE SIDE WALL GRAB BAR, THE OUTLET OF THE TOILET PAPER DISPENSER MUST BE 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND THE TOP OF THE GRIPPING SURFACE OF THE GRAB BAR MUST BE 33 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.



REAR WALL GRAB BARS

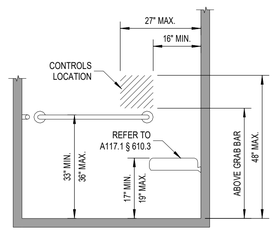




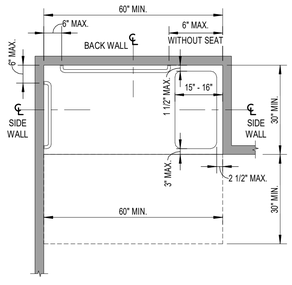
ACCESSIBLE WALL HUNG URINAL

MIN. URINAL DEPTH TO BE 13 1/2" MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE

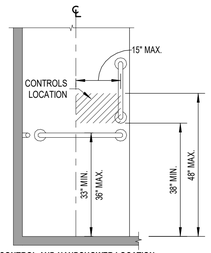
SHOWER COMPARTMENTS



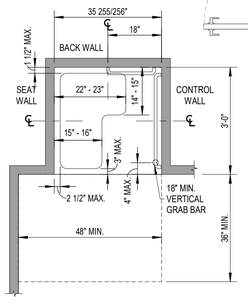
CONTROL AND HANDSHOWER LOCATION
2009 ICC A117.1 § 608.4.2



STANDARD ROLL-IN TYPE SHOWER COMPARTMENT
2009 ICC A117.1 § 608.2.2

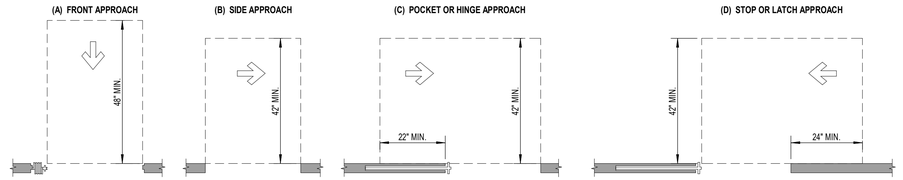


CONTROL AND HANDSHOWER LOCATION
2009 ICC A117.1 § 608.4.1

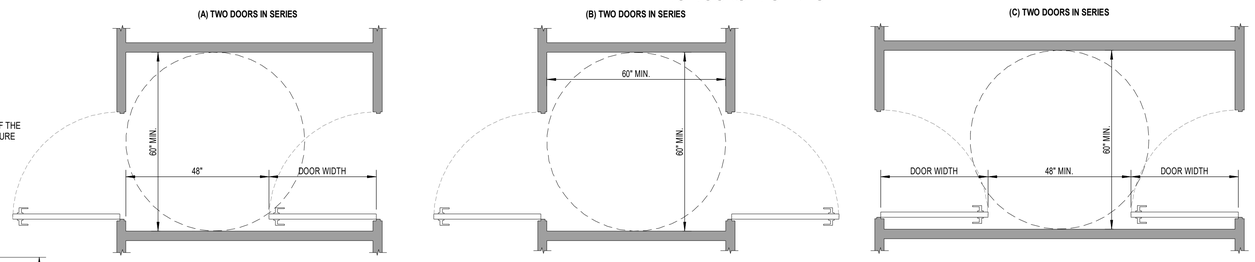


TRANSFER TYPE SHOWER COMPARTMENT
2009 ICC A117.1 § 608.2.1

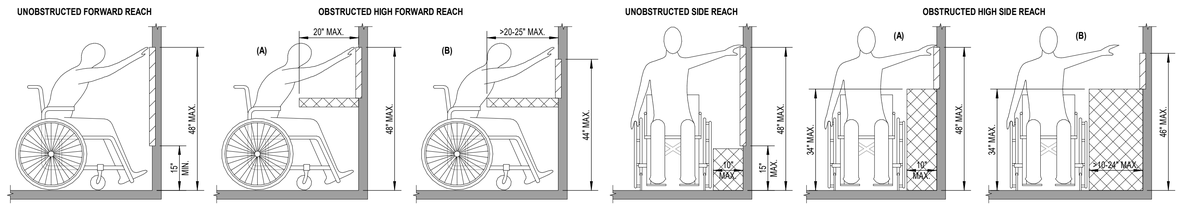
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, MANUAL SLIDING DOORS, AND MANUAL FOLDING DOORS



TWO DOORS IN SERIES



REACH RANGES



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PROJECT # 24-194

PROFESSIONAL SEAL:

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#	STAGE	DATE

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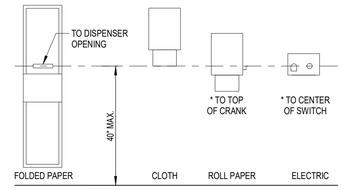
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ACCESSIBILITY REQUIREMENTS

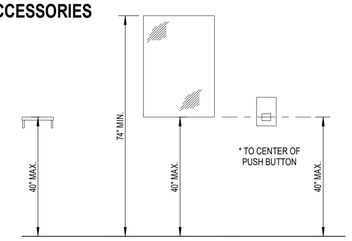
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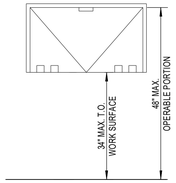
ACCESSIBLE MOUNTING HEIGHTS FOR FIXTURES & ACCESSORIES



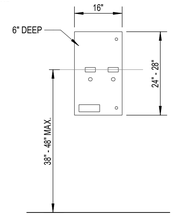
HAND DRYERS



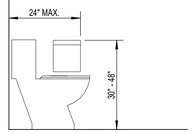
SHELF MIRROR SOAP DISPENSER



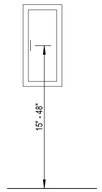
FOLD-UP BABY CHANGING TABLE



RECESSED FEMININE NAPKIN DISPENSER

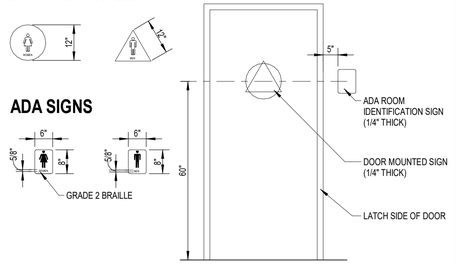


SURFACE MTD. FEMININE NAPKIN DISPOSAL



FIRE EXTINGUISHER

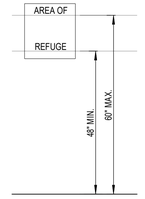
DOOR MOUNTED SIGNS



ADA SIGNS

1. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
2. IDENTIFICATION SYMBOLS ARE TO BE ON WALL ADJACENT DOOR 60" ABOVE FLOOR AND ARE TO BE DISTINCTLY DIFFERENT FROM DOOR AND WALL IN COLOR AND CONTRAST.
3. PROVIDE ROOM IDENTIFICATION SIGN ON LATCH SIDE OF DOOR.
4. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN., SHALL BE A MIN. OF 5/8" HIGH & SHALL BE SANS-SERIF UPPERCASE CHARACTERS. ADA SIGNAGE ACCOMPANIED BY GRADE 2 BRAILLE.
5. REGULATORY SIGNS TO BE TYPICALLY ADA COMPLIANT TACTILE 3-D PLAQUES PER CODE REQUIREMENTS.
6. SIGNS TO BE A TYPICAL ONE PIECE INJECTION MOLDED FABRICATION WITH RAISED SECOND SURFACE GRAPHICS.
7. BRAILLE SHOWN IS FOR PLACEMENT ONLY. USE CORRECT BRAILLE FOR SIGN PRODUCTION.

AREA OF REFUGE



ICC/ANSI A117.1 § 703.4.1: TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER.

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ACCESSIBILITY REQUIREMENTS

G021

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OCCUPANCY SCHEDULE

ROOM	NAME	AREA	AREA PER OCCUPANT	CLASSIFICATION
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM				
105	MECHANICAL ROOM	111 SF	300 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
106	IT ROOM	70 SF	300 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
109	STORAGE		300 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
		181 SF		
BUSINESS AREAS				
101	OPERATOR OFFICE	534 SF	100 SF	BUSINESS AREAS
102	DRIVER ROOM	120 SF	100 SF	BUSINESS AREAS
103	DRIVER RESTROOM	72 SF	100 SF	BUSINESS AREAS
104	RESTROOM	75 SF	100 SF	BUSINESS AREAS
107	OFFICE	141 SF	100 SF	BUSINESS AREAS
108	OFFICE	141 SF	100 SF	BUSINESS AREAS
110	CONFERENCE ROOM	200 SF	100 SF	BUSINESS AREAS
111	BREAKROOM	273 SF	100 SF	BUSINESS AREAS
112	LOCKER ROOM	91 SF	100 SF	BUSINESS AREAS
113	SHOWER ROOM	81 SF	100 SF	BUSINESS AREAS
114	QA ROOM	177 SF	100 SF	BUSINESS AREAS
		1905 SF		
TOTAL		2086 SF		

GENERAL NOTES

1. PER IBC TABLE 906.3 (1), MAXIMUM DISTANCE OF TRAVEL TO FIRE EXTINGUISHER TO BE 75'-0".
2. PER IBC SECTION 1013, EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100'-0" OR THE LISTED VIEWING DISTANCE FROM THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
3. PER IBC SECTION 703.7, FIREWALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED IN THE FIELD WITH SIGNS OR STENCILING SPACED AND SIZED TO MEET CODE REQUIREMENTS.
4. REFER TO LIFE SAFETY PLAN FOR TRAVEL DISTANCES, COMMON PATH OF TRAVEL, EGRESS WIDTHS, ACCESSIBLE ROUTE, ACCESSIBLE ENTRANCES AND EXITS.
5. REFER TO ARCHITECTURAL SITE PLAN FOR DISTANCES TO PROPERTY LINES, STREETS, AND BUILDINGS ON SAME SITE.
6. EXIT DOORS w/ PANIC HARDWARE SHALL BE PROVIDED AT EACH ACCESSIBLE PATH EGRESS EXIT
7. REFER TO ELECTRICAL CONSULTANT DRAWINGS FOR EXIT SIGNAGE LOCATION AND TYPES
8. REFER TO ELECTRICAL CONSULTANT DRAWINGS FOR EMERGENCY LIGHTING LOCATIONS AND TYPES
9. REFER TO MEP CONSULTANT DRAWINGS FOR FIRE DEPARTMENT CONNECTIONS AND CONTROL PANEL LOCATIONS

LIFE SAFETY SYMBOLS

EXIT — EXIT LIGHT

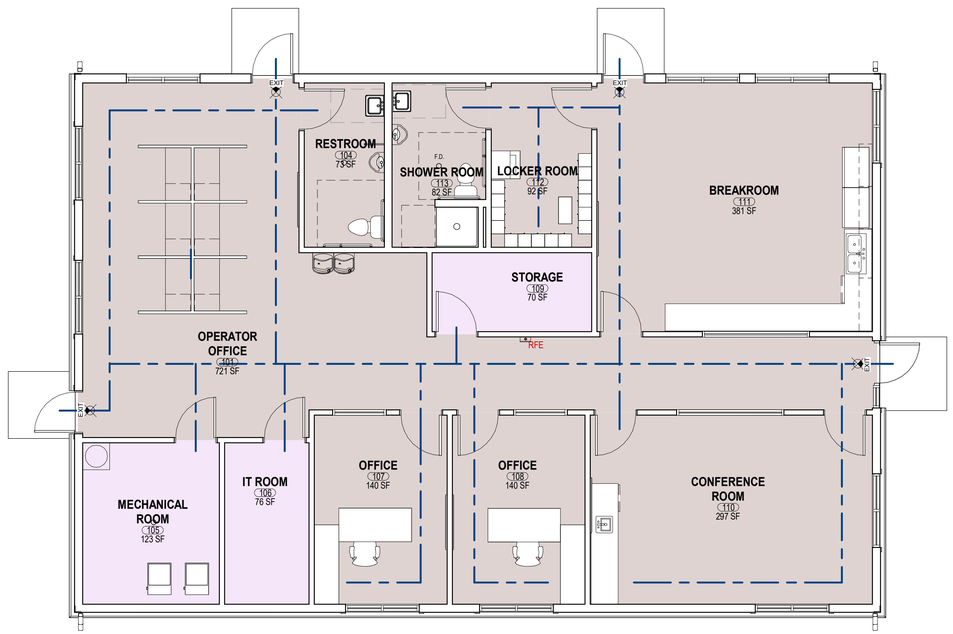
FE — FIRE EXTINGUISHER

ACCESSIBLE ROUTE

OCCUPANCY KEY

B

S



1 LIFE SAFETY PLAN
3/16" = 1'-0"

TRUE

PROJECT INFORMATION/CODE SUMMARY

DESCRIPTION OF WORK

THE PROJECT REPRESENTS THE NEW CONSTRUCTION OF AN OFFICE BUILDING FOR EXISTING FUELING TERMINAL. THE STRUCTURE, EXTERIOR WALLS, ROOF, AND INTERIOR PARTITIONS TO BE NEW, WOOD FRAME CONSTRUCTION WITH COMMERCIAL GRADE ARCHITECTURAL FINISHES.

PROJECT LOCATION & ZONING

VILLAGE of MCFARLAND, DANE COUNTY, WI

- CLIMATE ZONE: 6A
- PARCEL NUMBER: 154/0710-273-9180-1
- ZONING CLASSIFICATION: M-I/C / TERMINAL & TRIANGLE OVERLAY
- TOTAL LOT AREA: 747,489 S.F. (17.16 ACRES)
- SETBACKS REQUIRED: FRONT: 35 FT. SIDE: 20 FT. REAR: 30 FT.
- LEGAL DESCRIPTION: SEC 27-7-10 PRT SW1/4SW1/4 COM SEC S LN TH N3DEG3MINE 288.5 FT ALG OLD USH 51 CL TO POB TH S89DEG27MINW 478.7 FT TH S2DE G53MINW 150 FT TH S89DEG27MINW TO SEC W LN TH N 638.1 FT TH E TO SD HWY CL TH S ALG SD CL 479.6 FT TO POB SUBJ TO MAINTE NANCE & CONSTRUCTION ESMT TO GENERAL TELEPHONE CO DESCR IN R 667/289

APPLICABLE CODES

- STATE OF WISCONSIN ENROLLED COMMERCIAL BUILDING CODE VOLUME I&II
- WISCONSIN ADMINISTRATIVE CODE, SPS 361-366 (COMMERCIAL BUILDING CODE)
- 2015 INTERNATIONAL BUILDING CODE (IBC) WITH AMENDMENTS
- 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) WITH AMENDMENTS
- 2015 INTERNATIONAL FIRE CODE (IFC) WITH AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONVERSATION CODE (IECC) WITH AMENDMENTS
- WISCONSIN ELECTRICAL CODE (NFPA 70, 2017) WITH AMENDMENTS
- 2015 INTERNATIONAL MECHANICAL CODE (IMC) WITH AMENDMENTS
- 2015 INTERNATIONAL PLUMBING CODE (IPC) WITH AMENDMENTS
- 2009 ICC / ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

DEFERRED SUBMITTALS

- HVAC
- PLUMBING

GENERAL BUILDING HEIGHTS AND AREAS

CONSTRUCTION TYPE VB

BUILDING AREA (TABLE 506.2)
- ALLOWABLE: 15,750 SQ. FT.
- ACTUAL: 2,400 SQ. FT.

BUILDING HEIGHT (TABLE 504.3)
- ALLOWABLE: 40 FT.
- ACTUAL: 14'-6" FT.

BUILDING STORIES (TABLE 504.4)
- ALLOWABLE: 2 STORIES
- ACTUAL: 1 STORY

FRONTAGE INCREASE (TABLE 506.3)
- MINIMUM FRONTAGE DISTANCE = 30 FT.
  $W = [(I_1 \times w_1) + (I_2 \times w_2) + (I_3 \times w_3)...] / F$
- AMOUNT OF INCREASE = 75.0
  $I_f = (F / P - 0.25) W / 30$

ALLOWABLE AREA
- TOTAL ALLOWABLE AREA = 15,750 SQ. FT.
  $A_a = [A_t + (NS \times I_f)]$

OCCUPANCY

OCCUPANCY CLASSIFICATION(S) (CHAPTER 3)
GROUP B
GROUP S-2

OCCUPANCY SEPARATION (TABLE 508.4)
NONE

OCCUPANT LOAD (TABLE 1004.1.2)

GROUP B	19 OCC.	(1,905 SF.)
GROUP S	+ 1 OCC.	(181 SF.)
TOTAL	= 20 OCC.	(2,086 SF.)

MEANS OF EGRESS (SECTION 1005.3)
- STAIRWAYS
  - MIN. REQ. = 6" (0.3 IN. PER OCCUPANT OR 44" MIN. PER SECTION 1011.2)
  - ACTUAL = 0"
- OTHER
  - MIN. REQ. = 4" (0.2 IN. PER OCCUPANT)
  - ACTUAL = 128"

FIRE PROTECTION

SPRINKLER SYSTEM (CHAPTER 903.2)
NONSPRINKLERED BUILDING

MAXIMUM FIRE AREA (CHAPTER 903.2)
15,750 SQ. FT.

FIRE ALARM (CHAPTER 907.2)
- COVERAGE: NONE

FIRE-RESISTANCE RATING REQUIREMENTS
TABLE 601

BUILDING ELEMENT	CONSTRUCTION TYPE VB	
	REQUIRED (HOURS)	PROVIDED (HOURS)
PRIMARY STRUCTURAL FRAMING	0	0
BEARING WALLS	0	0
NONBEARING WALLS AND PARTITIONS (EXTERIOR)	SEE TABLE 602	
NONBEARING WALLS AND PARTITIONS (INTERIOR)	0	0
FLOOR CONSTRUCTION	0	0
ROOF CONSTRUCTION	0	0

EXIT DISTANCE

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
200 FT.

PLUMBING FIXTURES

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
TABLE 2902.1

	MEN		WOMEN				
	URINALS	W/C	W/C	LAV	BATHTUBS/ SHOWERS	DRINKING FOUNTAINS	OTHER
REQUIRED	0	1	1	2	0	0	1 S.S.
EXISTING	0	0	0	0	0	0	0 S.S.
PROPOSED	1	1	1	2	1	2	1 S.S.

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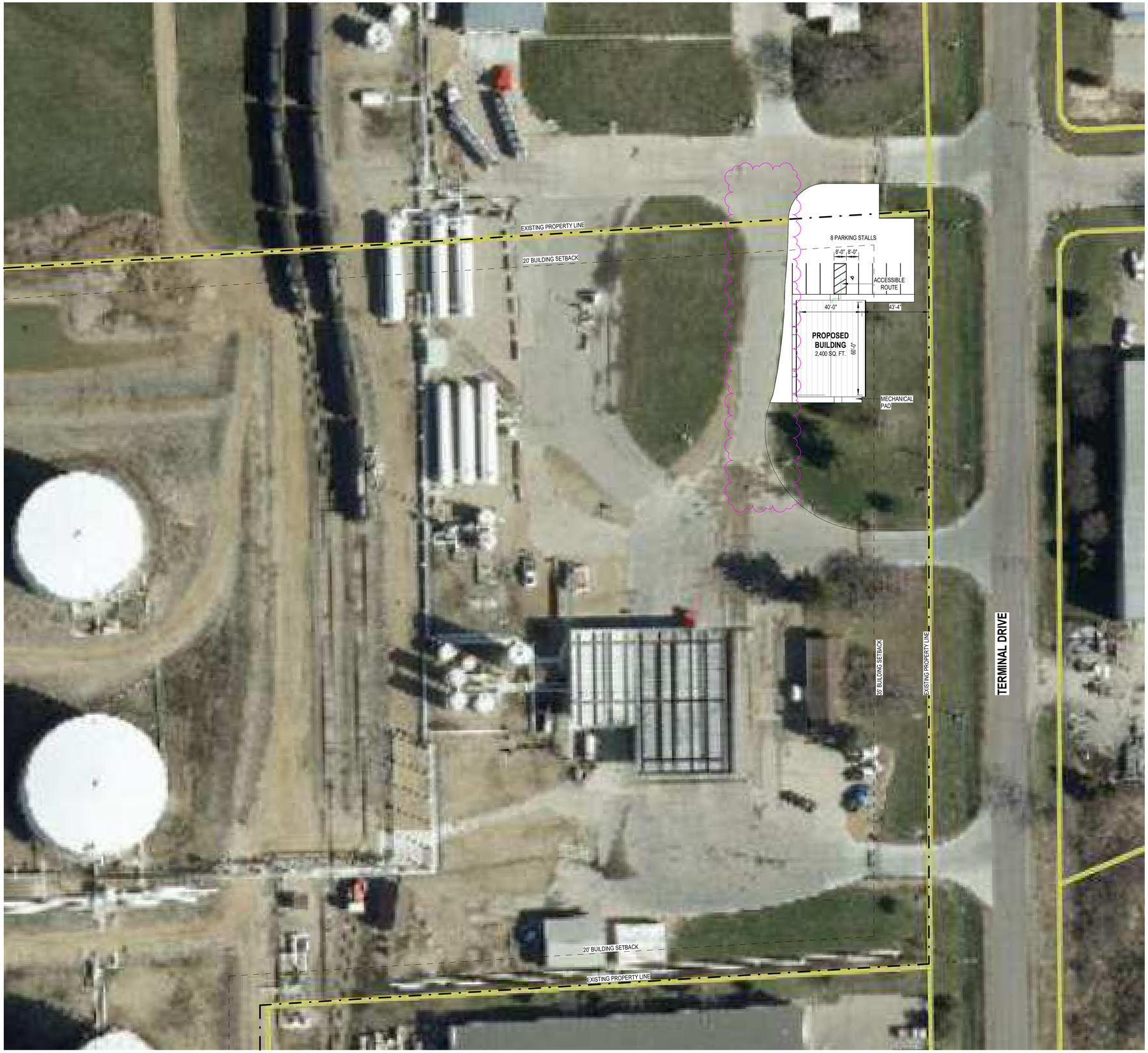
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LIFE SAFETY PLANS & CODE INFORMATION

G100

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GENERAL NOTES

1. PARKING COUNT: 8 PARKING SPACES SHOWN
2. VAN ACCESSIBLE PARKING STALL PROVIDED: ONE (1)
3. COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DISCIPLINES AND ANY ADDITIONAL SUPPORTING DOCUMENTS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. COORDINATE DOWNSPOUT LOCATIONS AND/OR DOWNSPOUT TIE-IN TO STORM SEWER.
5. ALL UTILITY LOCATIONS AND SCOPE OF WORK SHALL BE COORDINATED PRIOR TO START OF CONSTRUCTION.
6. LANDSCAPING SHALL MEET LOCAL MUNICIPALITY REQUIREMENTS.

PLAN KEYNOTES

NO.	DESCRIPTION

2 SITE PLAN - PLAN NORTH
1" = 30'-0"

TRUE

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ARCHITECTURAL SITE PLAN

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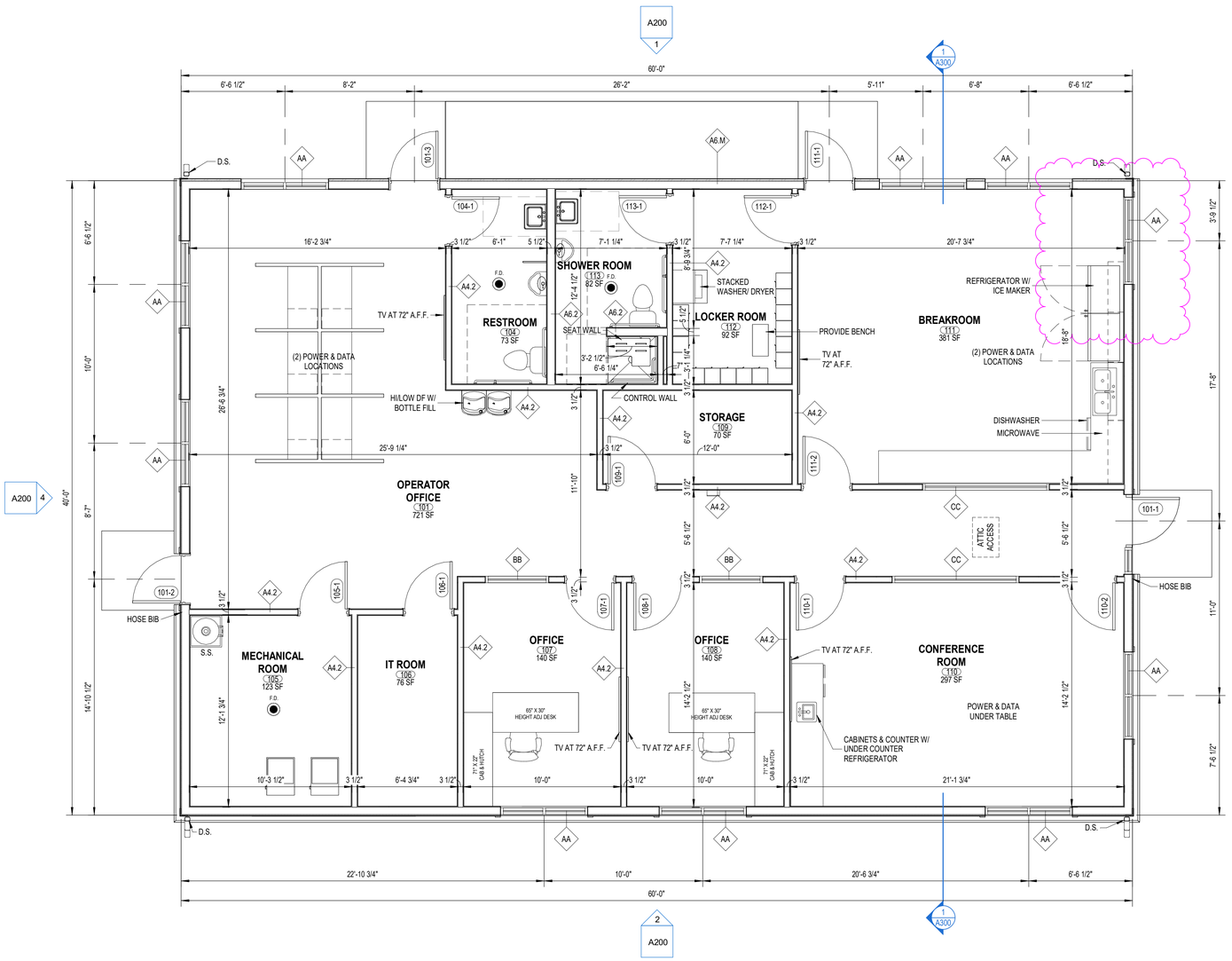
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WALL SCHEDULE

MARK	WALL TYPE	INTERIOR FINISH	VAPOR BARRIER	CAVITY INSULATION	STRUCTURE	EXTERIOR SUBSTRATE	WEATHER BARRIER	CONTINUOUS INSULATION	EXTERIOR FINISH	TOTAL WIDTH	STC	FIRE RATING		REMARKS
												HR.	UL	
A4.2	INT. WALL - 2X4 W/ 5/8" GYP BOTH SIDES	SHEATHING - GYPSUM BOARD 5/8"	N/A	INSULATION - SOUND AND BATT (SEE RM SCH)	W/F 2X4 16" O.C.	N/A	N/A	N/A	SHEATHING - GYPSUM BOARD 5/8"	0' - 4 3/4"				
A6.2	INT. WALL - 2X6 W/ 5/8" GYP BOTH SIDES	SHEATHING - GYPSUM BOARD 5/8"	N/A	INSULATION - SOUND AND BATT (SEE RM SCH)	W/F 2X6 16" O.C.	N/A	N/A	N/A	SHEATHING - GYPSUM BOARD 5/8"	0' - 6 3/4"				
A6.M	EXT. WALL - METAL PANEL OVER 7/16" OSB OVER 2X6 OVER 5/8" GYP	SHEATHING - GYPSUM BOARD 5/8"	MEMBRANE - 4 MIL VAPOR BARRIER	INSULATION - R19	W/F 2X6 MSR @ 16" O.C.	SHEATHING - 7/16" OSB	MEMBRANE - CONT. WEATHER WRAP	N/A	METAL PANEL	0' - 8 1/8"				
A6.S	EXT. WALL -SIDING OVER 7/16" OSB OVER 2X6 OVER 5/8" GYP	SHEATHING - GYPSUM BOARD 5/8"	MEMBRANE - 4 MIL VAPOR BARRIER	INSULATION - R19	W/F 2X6 MSR @ 16" O.C.	SHEATHING - 7/16" OSB	MEMBRANE - CONT. WEATHER WRAP	N/A	SIDING	0' - 7 1/4"				
A6.SV	EXT. WALL - STONE VENEER OVER 7/16" OSB OVER 2X6 OVER 5/8" GYP	SHEATHING - GYPSUM BOARD 5/8"	MEMBRANE - 4 MIL VAPOR BARRIER	INSULATION - R19	W/F 2X6 MSR @ 16" O.C.	SHEATHING - 7/16" OSB	MEMBRANE - CONT. WEATHER WRAP	N/A	STONE VENEER - 2"	0' - 8 5/8"				

GENERAL NOTES

1. PER IBC TABLE 906.3 (1), MAXIMUM DISTANCE OF TRAVEL TO FIRE EXTINGUISHER TO BE 75'-0".
2. PER IBC SECTION 1013, EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100'-0" OR THE LISTED VIEWING DISTANCE FROM THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
3. WALL DIMENSIONS ARE FROM FACE OF STUD / CORE MATERIAL.
4. COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DISCIPLINES AND ANY ADDITIONAL SUPPORTING DOCUMENTS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
5. PROVIDE STAINLESS STEEL PANEL SPLASH GUARD AT RESTROOMS BEHIND HAND DRYER.



1 FIRST FLOOR PLAN
1/4" = 1'-0"

TRUE

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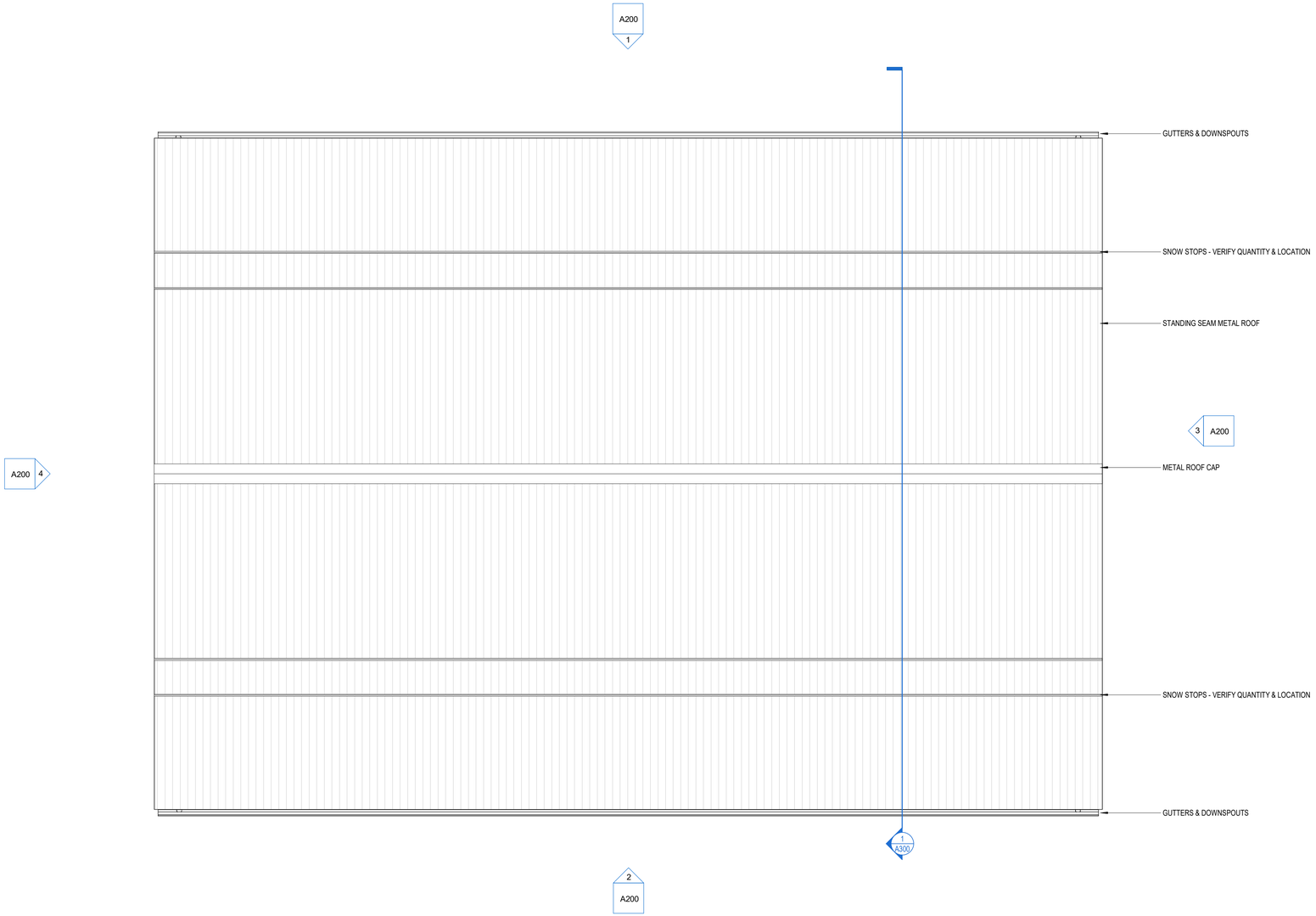
FLOOR PLAN

A110

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GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
2. ROOFING SUPPLIER, MANUFACTURER, AND INSTALLER SHALL REVIEW AND PROVIDE ANY RECOMMENDED CHANGES.
3. COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING PENETRATIONS AND EQUIPMENT.
4. PROVIDE CRICKETS WHERE REQUIRED AND AT ALL SCUPPERS, MECHANICAL EQUIPMENT CURBS, ROOF HATCH CURBS, ETC. TO PROVIDE PROPER DRAINAGE AND ENSURE A WATER TIGHT SYSTEM WITH WHICH WATER IS NOT RETAINED ON ROOF.
5. CRICKETS SHALL SLOPE A MINIMUM OF 1/4" PER FOOT.
6. PROVIDE CURBS AND FLASHING AT ANY EQUIPMENT NOT PROVIDED WITH PRE-MANUFACTURED CURBS.
7. ALL MATERIALS AND INSTALLATIONS SHALL BE IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. PROVIDE FLASHING PER MANUFACTURER'S RECOMMENDATIONS AT ALL PENETRATIONS.
9. ALL SCUPPERS SHALL BE FABRICATED WITH FOUR FULL SIDES WITH FLANGES THROUGH THE THICKNESS OF THE WALL.
10. ASPHALT SHINGLED ROOF WILL HAVE A CALIFORNIA VALLEY



1 ROOF PLAN
1/4" = 1'-0"

TRUE

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ROOF PLAN

A120

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GENERAL NOTES

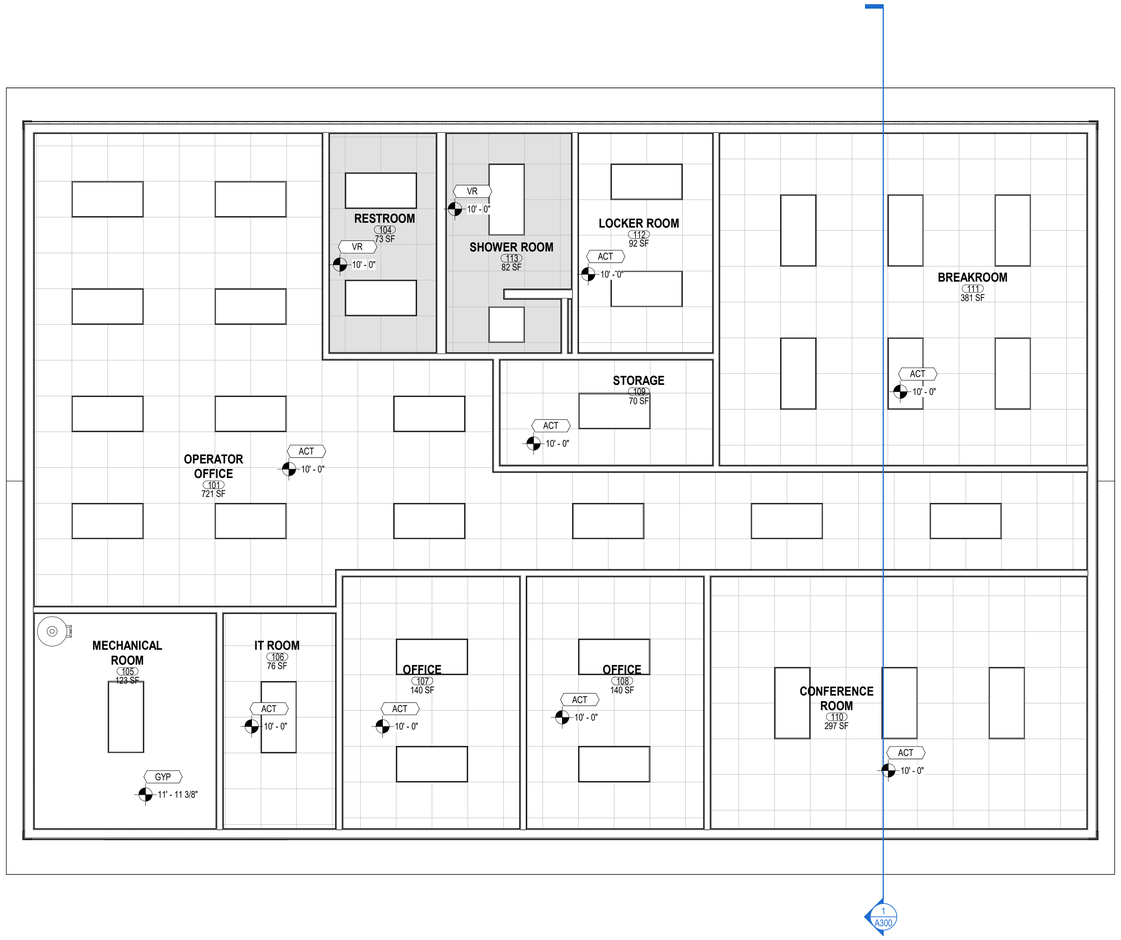
1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
2. COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DISCIPLINES AND ANY ADDITIONAL SUPPORTING DOCUMENTS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
3. ALL CEILING ELEMENTS SHALL BE PLACE AT THE CENTER OF CEILING TILE OR CENTER OF GYPSUM BOARD CEILING AREA U.N.O.
4. ALL CEILING GRIDS SHALL BE CENTERED BETWEEN WALLS U.N.O.

CEILING SYMBOLS

GYPSUM BOARD

ACOUSTIC CEILING TILE - 2 X 2

EXIT LIGHT



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

TRUE

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US ENERGY - MADISON SOUTH

4402 TERMINAL DR.
McFARLAND, WI 53558

PROJECT # 24-194

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE

STATUS:
CONSTRUCTION DOCUMENTS

SHEET ISSUE DATE: 10.17.2025

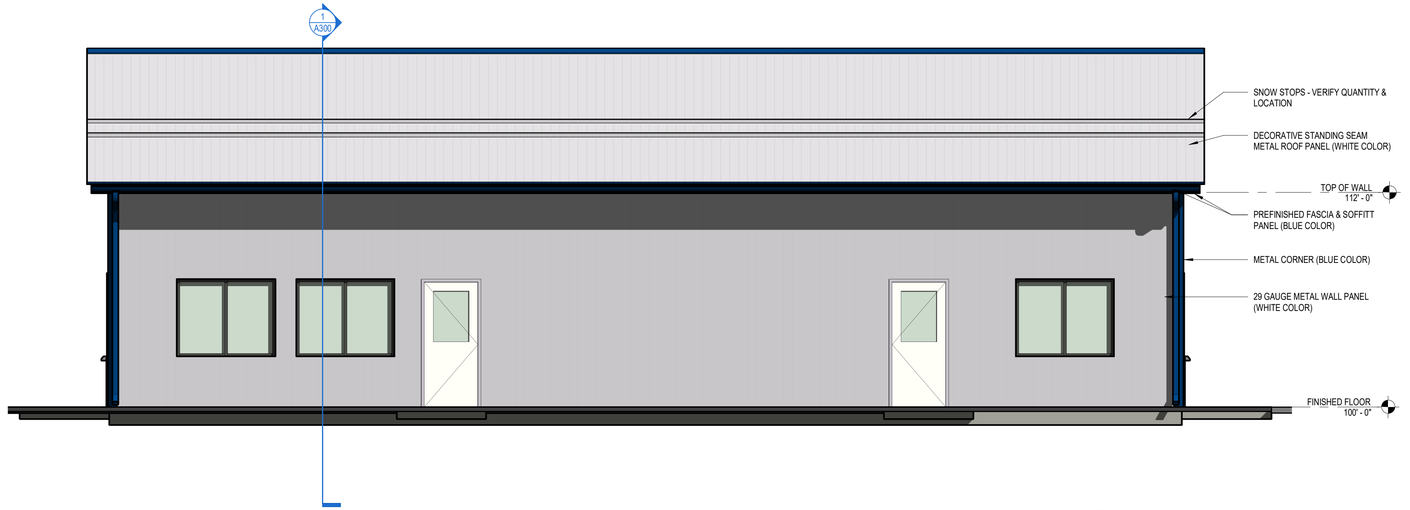
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REFLECTED CEILING PLAN

A150

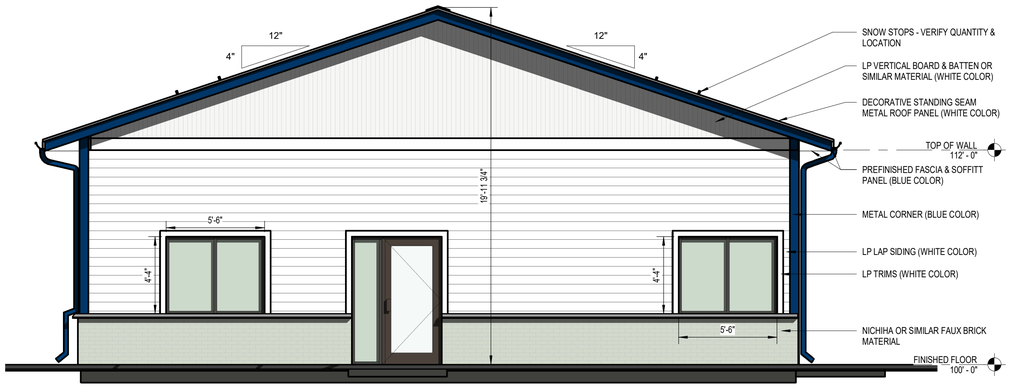
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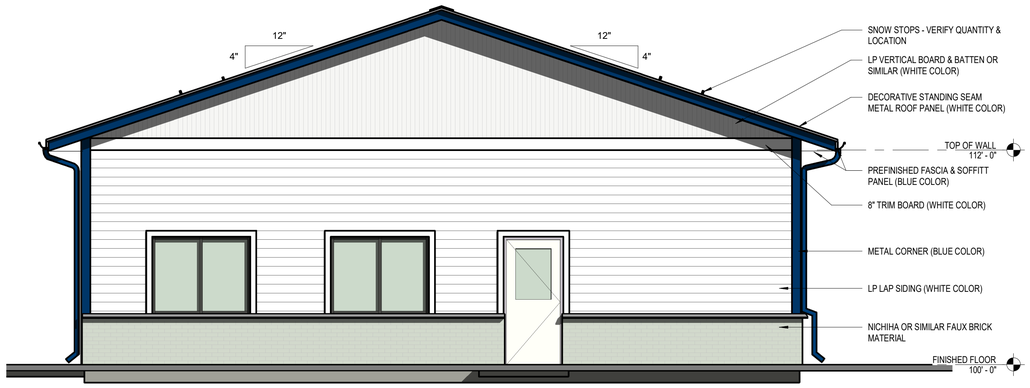
1 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



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

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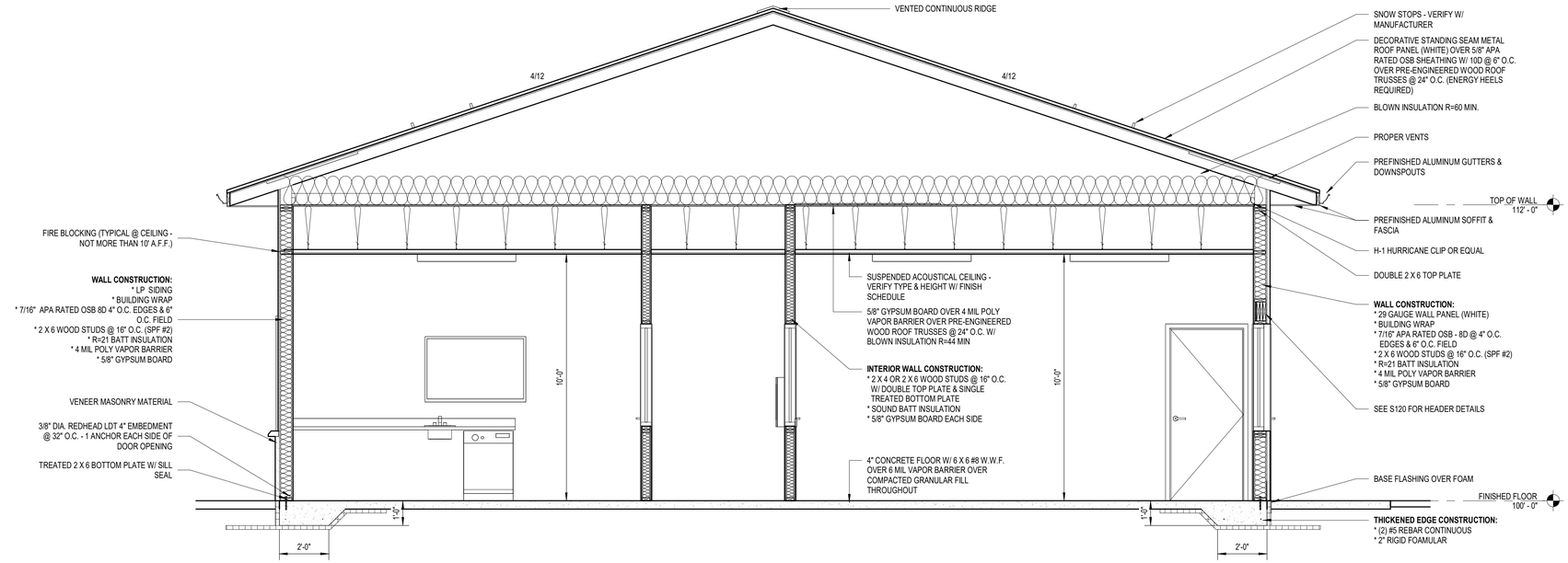
SHEET ISSUE DATE: 10.17.2025

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SCALE: 1/4" = 1'-0"

ELEVATIONS

A200



1 BUILDING SECTION
3/8" = 1'-0"

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

BUILDING SECTIONS

A300

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ROOM FINISH SCHEDULE

NO.	NAME	S.F.	FLOOR	BASE	NORTH WALL			EAST WALL			SOUTH WALL			WEST WALL			CEILING			REMARKS
					MAT.	FIN.	INSUL.	MAT.	FIN.	INSUL.	MAT.	FIN.	INSUL.	MAT.	FIN.	INSUL.	FIN.	HEIGHT	INSUL.	
101	OPERATOR OFFICE	721 SF	LVP	4" VINYL	GYP. BD.	PLASTER/PAINT	BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	2x2 ACT	10' - 0"	R-60 MIN.	
102	DRIVER ROOM	Not Placed	LVP	4" VINYL	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	BATT	GYP. BD.	PLASTER/PAINT	BATT	2x2 ACT	10' - 0"	R-60 MIN.	
103	DRIVER RESTROOM	Not Placed	LVP	4" VINYL	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	BATT	2x2 VRT	10' - 0"	R-60 MIN.	
104	RESTROOM	73 SF	LVP	4" VINYL	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	2x2 VRT	10' - 0"	R-60 MIN.	
105	MECHANICAL ROOM	123 SF	SEALED CONCRETE	4" VINYL	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD., PLASTER/PAINT	12' - 0"	R-60 MIN.	
106	IT ROOM	76 SF	LVP	4" VINYL	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	BATT	GYP. BD., PLASTER/PAINT	12' - 0"	R-60 MIN.	
107	OFFICE	140 SF	CPT	4" VINYL	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	2x2 ACT	10' - 0"	R-60 MIN.	
108	OFFICE	140 SF	CPT	4" VINYL	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	2x2 ACT	10' - 0"	R-60 MIN.	
109	STORAGE	70 SF	LVP	4" VINYL	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	2x2 ACT	10' - 0"	R-60 MIN.	
110	CONFERENCE ROOM	297 SF	CPT	4" VINYL	GYP. BD.	PLASTER/PAINT	BATT	GYP. BD.	PLASTER/PAINT	BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	2x2 ACT	10' - 0"	R-60 MIN.	
111	BREAKROOM	381 SF	LVP	4" VINYL	GYP. BD.	PLASTER/PAINT	BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	BATT	2x2 ACT	10' - 0"	R-60 MIN.	
112	LOCKER ROOM	92 SF	LVP	4" VINYL	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	BATT	2x2 ACT	10' - 0"	R-60 MIN.	
113	SHOWER ROOM	82 SF	LVP	4" VINYL	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	BATT	2x2 ACT	10' - 0"	R-60 MIN.	
114	QA ROOM	Not Placed	LVP	4" VINYL	GYP. BD.	PLASTER/PAINT	SOUND BATT	GYP. BD.	PLASTER/PAINT	BATT	GYP. BD.	PLASTER/PAINT	BATT	GYP. BD.	PLASTER/PAINT	SOUND BATT	2x2 ACT	10' - 0"	R-60 MIN.	

DOOR SCHEDULE

NO.	FROM ROOM	TO ROOM	DOOR						FRAME			FIRE RATING	PANIC HARDWARE	THRESHOLD	HARDWARE GROUP	REMARKS
			WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	ELEVATION TYPE	MATERIAL	FINISH	WALL THICKNESS					
101-1	OPERATOR OFFICE		3' - 0"	7' - 0"											(none)	
101-2		OPERATOR OFFICE	3' - 0"	7' - 0"	0' - 1 3/4"			B-1							(none)	
101-3	OPERATOR OFFICE		3' - 0"	7' - 0"	0' - 1 3/4"	ALUM/GLASS	BRONZE	B-1	ALUMINUM	BRONZE		No -			A	U VALUE .378 - FOB REQUIRED., SIDELITES SEE ELEVATIONS, E.S., AR I.L., CLOSER - PANIC HARDWARE - RO 84" X 86 3/8"
104-1	OPERATOR OFFICE	RESTROOM	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	B	HM	PAINT	0' - 4 3/4"	No -			C	
105-1	MECHANICAL ROOM	OPERATOR OFFICE	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	B	HM	PAINT	0' - 4 3/4"				A	
106-1	IT ROOM	OPERATOR OFFICE	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	B	HM	PAINT	0' - 4 3/4"				A	
107-1	OFFICE	OPERATOR OFFICE	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	B-1	HM	PAINT		No -			A	
108-1	OPERATOR OFFICE	OFFICE	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	B-1	HM	PAINT		No -			A	
109-1	OPERATOR OFFICE	STORAGE	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	B	HM	PAINT	0' - 4 3/4"	No -			TBD	
110-1	OPERATOR OFFICE	CONFERENCE ROOM	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	B-1	HM	PAINT		No -			A,B	
110-2	CONFERENCE ROOM	OPERATOR OFFICE	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	B-1	HM	PAINT		No -			A,B	
111-1	BREAKROOM		3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINT	B-1	HM	PAINT					D	
111-2	BREAKROOM	OPERATOR OFFICE	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	B-1	HM	PAINT		No -			B	
112-1	BREAKROOM	LOCKER ROOM	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	B	HM	PAINT	0' - 4 3/4"	No -			C	
113-1	LOCKER ROOM	SHOWER ROOM	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	STAIN	B	HM	PAINT	0' - 4 3/4"	No -			C	

DOOR HARDWARE

HARDWARE GROUP	HINGES	HANDLE-LOCKSET	SECURITY / CONTROLS	WALL STOP	SEAL / SWEEP / SILENCER	FLUSH BOLT	CLOSER
A	(3) BALL BEARING HINGES	(1) STANDARD DUTY ENTRY LOCK SET	-	(1) BASE MOUNTED WALL STOP	FULL WEATHER SEAL		N/A
B	(3) BALL BEARING HINGES	(1) STANDARD DUTY PASSAGE LOCK SET	-	(1) BASE MOUNTED WALL STOP	(3) BUTTON SILENCERS		N/A
C	(3) BALL BEARING HINGES	(1) STANDARD DUTY PRIVACY LOCK SET	-	(1) BASE MOUNTED WALL STOP	(3) BUTTON SILENCERS		HEAVY DUTY CLOSER
D	(3) BALL BEARING HINGES	(1) STANDARD DUTY ENTRY LOCK SET w/ DEADBOLT	STRIKE GAURD PLATE	(1) FLOOR MOUNTED WALL STOP	FULL WEATHER SEAL		HEAVY DUTY CLOSER
E	(3) BALL BEARING HINGES	(1) STANDARD DUTY ENTRY LOCK SET w/ DEADBOLT	STRIKE GAURD PLATE	(2) BASE MOUNTED WALL STOP	FULL WEATHER SEAL w/ EXTERIOR SEAL @ CENTER	Yes	N/A
F	(6) BALL BEARING HINGES	(1) STANDARD DUTY FRENCH DOOR PRIVACY LOCKSET	-	(2) BASE MOUNTED WALL STOP	(6) BUTTON SILENCERS	Yes	N/A
G	N/A		O.H.D. CONTROLER	N/A	EXTERIOR WEATHER SEAL & ASTRAGLE		AUTOMATIC O.H.D. OPENER
TBD	TO BE DETERMINED						
A,B	(3) BALL BEARING HINGES	(1) STANDARD DUTY PASSAGE / PRIVACY LOCKSET		(1) BASE MOUNTED WALL STOP	(3) BUTTON SILENCERS		COMBINATION A & B

WINDOW SCHEDULE

MK	QTY	GLAZING					FRAME		REMARKS
		WIDTH	HEIGHT	GLASS TYPE	SILL HEIGHT	FUNCTION	MATERIAL	FINISH	
AA	10	5' - 6"	4' - 4"	INSULATED LOW "E"	2'-10"	FIXED	ALUMINUM	BRONZE	U VALUE .378
BB	2	4' - 0"	4' - 4"	1/4" CLEAR GLASS	2'-10"	FIXED	HOLLOW METAL	PAINT	U VALUE .378
CC	2	5' - 0"	4' - 1 3/4"	1/4" CLEAR GLASS	3'-0 1/4"	FIXED	HOLLOW METAL	PAINT	U VALUE .378

GENERAL NOTES

1. EXISTING BUILDINGS:
   - VERIFY THAT NEW HARDWARE HAS THE CAPACITY TO BE KEYED w/ EXISTING.
2. NEW BUILDINGS:
   - PROVIDE HARDWARE THAT CAN BE KEYED USING SCHLAGE KEYING HARDWARE.
3. WOOD DOORS SHALL BE PLAIN SLICED BIRCH, PREFINISHED AS SELECTED BY OWNER.
4. PROVIDE PANIC HARDWARE AS NOTED ON PLAN
5. PROVIDE FIRE PROTECTION AS NOTED PER PLAN
6. PROVIDE ALUM. THRESHOLD AS NOTED PER PLAN
7. ALL DOOR GLAZING SHALL BE TEMPERED SAFETY GLASS AND PERMANENTLY IDENTIFIED BY THE MANUFACTURER.
8. FIRE DOOR ASSEMBLIES SHALL BE LABELED BY CODE COMPLIANT APPROVED LISTED AGENCY.
9. FIRE DOOR SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING IN ACCORDANCE WITH CODE.
10. LOCK & LATCH SETS SHALL HAVE LEVER DEVICES FOR USE BY THOSE w/ DISABILITIES.
11. HAND ACTIVATED DOOR OPENING HARDWARE TO BE CENTERED @ 30" TO 44" ABOVE F.F. & BE OPENED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
12. MAXIMUM EFFORT TO OPERATE SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS & 5 POUNDS FOR INTERIOR DOORS.
13. THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE.
14. ALL REQUIRED EGRESS DOORS SHALL HAVE A MINIMUM OF 32" CLEAR OPENING w/ DOOR @ 90° TO THE CLOSED POSITION.
15. THE MAXIMUM HEIGHT OF THE THRESHOLD TO BE 1/2", MAXIMUM VERTICAL CHANGE @ EDGE IS 1/4" WITH A MAXIMUM BEVEL OF 45°
16. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70° THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" (75 MM) FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
17. VERIFY ALL DOOR OPENINGS BEFORE FABRICATION.
18. EXISTING EGRESS DOORS SHALL RECEIVE NEW PANIC HARDWARE AS REQUIRED.

DOOR TYPE LEGEND

PLAN VIEW	ELEVATION VIEW
DRYWALL FRAME H.M. / MASONRY FRAME	SINGLE LEAF HOLLOW METAL SLAB TYPE A TYPE A-1 TYPE A-2 TYPE A-3
DRYWALL FRAME H.M. / MASONRY FRAME	SINGLE LEAF SOLID CORE SLAB TYPE B TYPE B-1 TYPE B-2 TYPE B-3
DRYWALL FRAME H.M. / MASONRY FRAME	DOUBLE LEAF HOLLOW METAL EXTERIOR TYPE C H.M.
DRYWALL FRAME H.M. / MASONRY FRAME	DOUBLE LEAF PASSAGE TYPE D H.M. TYPE D-1 SOLID CORE
DRYWALL FRAME H.M. / MASONRY FRAME	DOUBLE LEAF PASSAGE (DUAL ACTING) TYPE E H.M. TYPE E-1 SOLID CORE
COMMERCIAL ALUMINUM FRAME	DOUBLE LEAF ALUMINUM ENTRY TYPE F TYPE F-1
COMMERCIAL ALUMINUM FRAME	SINGLE LEAF ALUMINUM ENTRY TYPE G TYPE G-1

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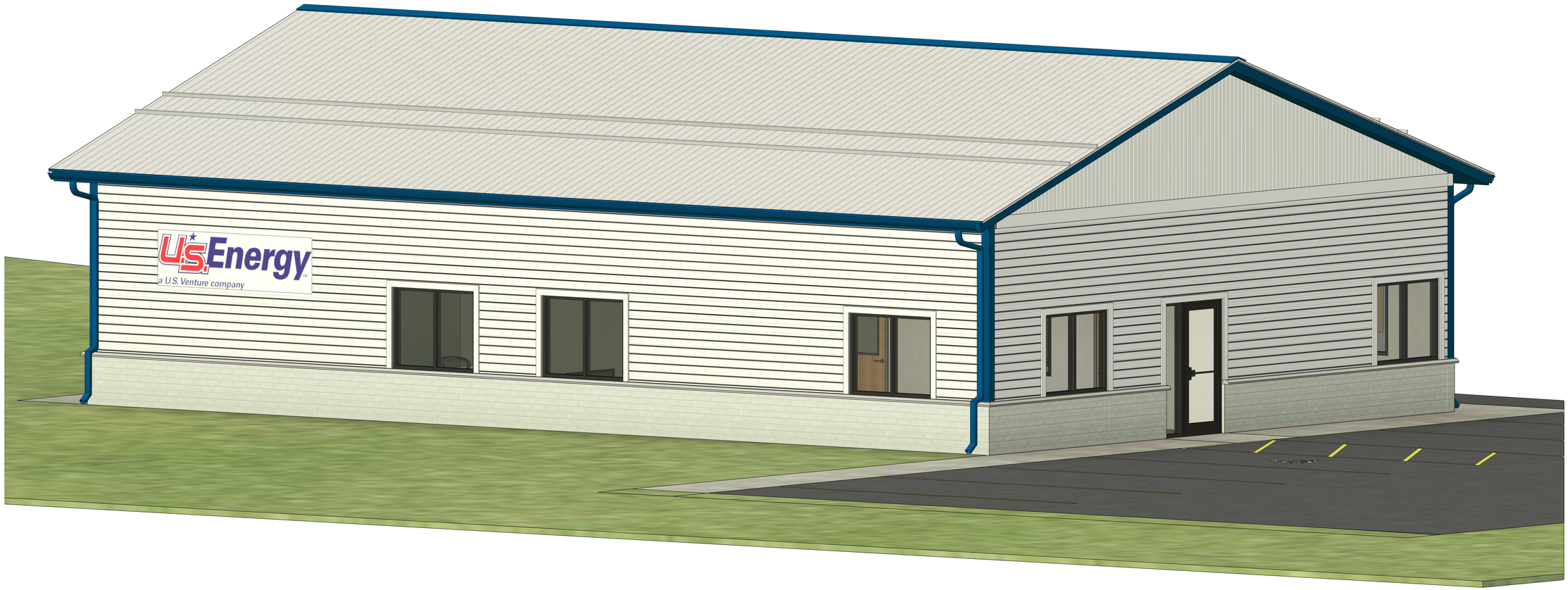
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SCALE: As indicated

SCHEDULES

A620

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1 PERSPECTIVE

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DRAWN BY: BB

SCALE:

PERSPECTIVES

A900

A. DESIGN LOADS

RISK CATEGORY = II
IE = 1.0
IS = 1.0
IW = 1.0

DEAD LOADS
FLOOR = N/A
ROOF = 18 PSF

LIVE LOADS
FLOOR = 100 PSF
NON-CONCURRENT POINT LOAD = 2000 LBS

SNOW LOADS
SNOW - GROUND = 35
CE = 1.0
CT = 1.1
CS = 1.0
SNOW LOAD PF = 27 PSF (TYP)
= PG*0.7CLS*C1E*CT*CS
UNBALANCED SNOW LOAD = 17 PSF (PER WISCONSIN ALTERNATE)

TRUSSES MAY BE DESIGNED FOR ASCE7 UNBALANCED SNOW LOAD IN LIEU OF THE ABOVE AT SUPPLIERS OPTION.

SEISMIC REQUIREMENTS
SITE CLASS = D
SDS = 0.066
SD1 = 0.049
SEISMIC DESIGN CATEGORY = A
SEISMIC ANALYSIS PROCEDURE = MINIMUM

WIND LOADS (SIMPLIFIED METHOD)
WIND SPEED = 115 MPH
EXPOSURE CATEGORY = B

B. FOUNDATIONS

1. FOUNDATIONS FOR THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN A GEOTECHNICAL REPORT, CONTRACTED CIVIL ENGINEER, OR TO THE 2015 IBC. CONTINUOUS AND INDIVIDUAL FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE SOIL BEARING VALUE OF 3000 PSF. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR ALL REQUIREMENTS AND RECOMMENDATIONS PERTINENT TO THIS PROJECT.
2. THE CONTRACTOR SHALL PERFORM EXCAVATIONS, FOOTING CONSTRUCTION AND PREPARATION OF THE SUBGRADE UNDER THE CONCRETE SLAB ON GRADE IN ACCORDANCE WITH THE RECOMMENDATIONS DEFINED IN THE GEOTECHNICAL REPORT AND THE PROJECT SPECIFICATIONS.
3. SITE PREPARATION, OVER-EXCAVATION / RECOMPACTION OF SOILS, AND THE INSTALLATION OF FOUNDATION AND WALL DRAINS AS REQUIRED WILL BE PERFORMED IN ACCORDANCE WITH RECOMMENDATIONS DEFINED IN THE GEOTECHNICAL REPORT.
4. THE CONTRACTOR SHALL PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE, GROUND OR SEEPAGE WATER.
5. ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED PRIOR TO REPLACEMENT OF NEW FOOTINGS.
6. THE CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN ANY EARTH EMBANKMENTS.
7. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION, SUPPORT AND COORDINATION WITH FOUNDATIONS.
8. FINISHED GRADE IS TO SLOPE AWAY FROM THE PERIMETER OF THE BUILDING IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT.
9. ANCHOR RODS SHALL CONFORM TO ASTM F1554 GR. 36 AND SHALL BE LOCATED BY MEANS OF A TEMPLATE. PROVIDE A NUT ABOVE AND BELOW TEMPLATE TO ASSURE PROPER VERTICAL ALIGNMENT.
10. ALL FOUNDATIONS SHALL BE SQUARE AND LEVEL.
11. GROUT SHALL BE DRY AND STIFF TO PREVENT SHRINKAGE, WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. GROUT BELOW COLUMN BASE PLATES AND TILT PANELS AS REQUIRED. THOROUGHLY COMPACT GROUT BENEATH SUPPORTED ELEMENT.
12. ANCHOR RODS AND FOUNDATION DOWELS SHALL NOT BE REPAIRED, REPLACED OR FIELD-MODIFIED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
13. THE SIDEWALLS OF ALL EXCAVATIONS SHALL BE PROPERLY SLOPED, SHEETED AND BRACED IN ACCORDANCE WITH OSHA REGULATIONS AND OTHER PROCEDURES TO PROVIDE SAFE WORKING CONDITIONS. THE RESPONSIBILITY FOR SAFE WORKING CONDITIONS IS SOLELY THAT OF THE CONTRACTOR.
14. CENTER ALL WALL FOOTINGS ON WALLS UNLESS NOTED OTHERWISE. CENTER ALL COLUMN FOOTINGS AND PIERS ON COLUMNS UNLESS OTHERWISE NOTED.

C. SLAB ON GRADE

1. PROVIDE 15-MIL VAPOR BARRIER AT OFFICE AREAS AND LOCATIONS REQUIRED BY THE ARCHITECT.
2. COORDINATE FLOOR FINISHES WITH THE CONTRACTOR.
3. WELDED WIRE FABRIC, AS REQUIRED IN THE CONSTRUCTION DOCUMENTS, SHALL BE SUPPLIED IN SHEETS ONLY. ROLLS SHALL NOT BE PERMITTED.
4. WELDED WIRE FABRIC SHALL BE SUPPORTED ON CHAIRS OR BLOCKS PRIOR TO CONCRETE PLACEMENT. MESH SHALL NOT BE HOOKED AND PULLED UP DURING CONCRETE PLACEMENT.
5. WELDED WIRE FABRIC SHALL HAVE END AND EDGE LAPS OF ONE FULL MESH PLUS 2" BETWEEN CROSS WIRES. WIRE ALL LAPS SECURELY TOGETHER.
6. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064.
7. FLOOR LEVELNESS AND FLATNESS REQUIREMENTS:
   A. SLAB-ON-GRADE SHALL BE PLACED AND FINISHED TO MEET OR EXCEED F_F45 AND F_L35.
   B. COORDINATE REQUIREMENTS AS REQUIRED WITH CONTRACTOR PRIOR TO PLACEMENT.
   C. FLOOR FINISH REQUIREMENTS SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1155

D. CONCRETE AND REINFORCING STEEL

1. CONCRETE MIX DESIGN SHALL MEET THE FOLLOWING REQUIREMENTS:

CONCRETE MIX DESIGN REQUIREMENTS

LOCATION	MIN. COMPRESSIVE STRENGTH (PSI)	MAX. AGGREGATE SIZE (INCHES)	MAX. WATER/CEMENT RATIO	SLUMP (INCHES)	AIR ENTAINMENT (%)
INTERIOR SLAB	4000	1-1/2	0.50	4 ± 1	0
EXTERIOR SLAB	4500	3/4	0.50	4 ± 1	6 ± 1
INTERIOR FOUNDATION	3500	1	0.50	4 ± 1	0
PREIMETER FOUNDATION	3500	1	0.50	4 ± 1	6 ± 1
EXTERIOR WALLS & PEDESTALS	4000	3/4	0.50	4 ± 1	6 ± 1

2. FLY ASH MAY BE USED WITH PRIOR WRITTEN APPROVAL FROM THE ENGINEER AND SHALL CONFORM TO ASTM C618 AND ACI 232.2R-96. IF APPROVED, FLY ASH SHALL BE LIMITED TO TYPES C & F. NO FLY ASH IN EXTERIOR SLABS.
3. ADMIXTURES MAY BE USED WITH PRIOR WRITTEN APPROVAL OF THE ENGINEER AND SHALL BE VERIFIED BY THE CONTRACTOR AS COMPATIBLE WITH OTHER ADMIXTURES. AIR ENTRAINING ADMIXTURE SHALL CONFORM WITH ASTM C260 AND ACI 318-89 TABLE 4.4.1 FOR ALL CONCRETE EXPOSED TO FREEZE THAW CONDITIONS.
4. MIXING, TRANSPORTATION AND PLACING OF CONCRETE SHALL CONFORM WITH THE LATEST EDITION OF ACI 340R AND PROJECT SPECIFICATIONS. ALL OCNCRETE SURFACES AGAINST WHICH CONCRETE IS TO BE PLACED SHALL BE THOROUGHLY CLEANED AND STANDING WATER SHALL BE REMOVED.
5. ALL REINFORCING BARS, WELDED WIRE FABRIC, ANCHOR RODS, EMBEDDED PLATES AND OTHER CONCRETE INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING CONCRETE. PROVIDE STANDARD BAR CHAIRS AND SPACERS AS REQUIRED TO MAINTAIN CONCRETE PROTECTIONS SPECIFIED.
6. ALL CONCRETE IS REINFORCED UNLESS SPECIFICALLY CALLED OUT AS UNREINFORCED. REINFORCE ALL CONCRETE NOT OTHERWISE SHOWN WITH SAME STEEL AS IN SIMILAR SECTIONS OR AREAS.
7. CONSTRUCTION JOINTS IN GRADE BEAMS SHALL BE AT MIDSPAN UNLESS NOTED OTHERWISE. REINFORCING STEEL SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.
8. NO ALUMINUM ITEMS SHALL BE EMBEDDED IN ANY CONCRETE OR PLACED IN CONTACT WITH CONCRETE.
9. REINFORCING BARS #4 AND LARGER, EXCEPT TIES AND STIRRUPS, SHALL MEET ASTM A615 WITH SUPPLEMENTARY REQUIREMENTS (S1), GRADE 60. SMALLER BARS SHALL BE GRADE 40.
10. CONCRETE COVERAGE OF REINFORCEMENT SHALL HAVE THE FOLLOWING CLEAR DISTANCES UNLESS NOTED OTHERWISE ON THE DOCUMENTS:
    A. CAST AGAINST EARTH: 3"
    B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER: 2" (#6 BARS AND LARGER)
    C. FORMED CONCRETE EXPOSED TO EARTH AND WEATHER: 1-1/2" (#5 BARS AND SMALLER)
    D. NOT EXPOSED TO EARTH OR WEATHER: 1" SLABS, 1-1/2" BEAMS AND COLUMNS
11. EMBEDDED AND ALL REINFORCING BARS NOTED AS CONTINUOUS SHALL BE EMBEDDED TO DEVELOP THE FULL TENSILE CAPACITY OF THE BAR. LAPS SHALL BE CLASS B TENSION LAPS UNLESS SPECIFIED OTHERWISE ON THE DOCUMENTS. UNLESS NOTED OTHERWISE, SPLICE TOP BARS NEAR MIDSPAN AND SPLICE BOTTOM BARS OVER SUPPORTS.
12. SUPPLY CORNER BARS 4'-0" LONG (MIN. 2'-0" IN EACH DIRECTION) IN OUTSIDE FACE OF WALL AT CORNERS OF ALL WALLS AND GRADE BEAMS, MATCHING SIZE AND SPACING OF HORIZONTAL BARS. WHEN NO VERTICAL BARS ARE LOCATED IN OUTSIDE FACE OF WALL, SUPPLY THREE (3)-#4 VERTICAL SUPPORT BARS FOR CORNER BARS.
13. CONCRETE PLACED DURING COLD WEATHER SHALL CONFORM TO THE REQUIREMENTS OF THE MOST RECENT VERSION OF ACI 306R. COLD WEATHER IS DEFINED AS A PERIOD WHEN, FOR MORE THAN 3 SUCCESSIVE DAYS, THE MEAN DAILY TEMPERATURE IS BELOW 40°F.
14. CONCRETE PLACED DURING HOT WEATHER SHALL CONFORM TO THE REQUIREMENTS OF THE MOST RECENT VERSION OF ACI 305R. HOT WEATHER IS DEFINED AS THAT COMBINATION OF AIR TEMPERATURE, CONCRETE TEMPERATURE, RELATIVE HUMIDITY AND WIND SPEED THAT WILL CAUSE A RATE OF EVAPORATION OF 0.2 LB/SQ.FT./HR. OR MORE AS DEFINED BY FIGURE 2.1.5 OF ACI 305R.
15. DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT SITE, OR DURING PLACEMENT, WITHOUT PRIOR APPROVAL BY THE STRUCTURAL ENGINEER.
16. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS UNLESS NOTED OTHERWISE ON ARCHITECTURAL OR STRUCTURAL CONSTRUCTION DOCUMENTS.
17. ALL COLD JOINTS SHALL BE ROUGHENED AND CLEANED UNLESS NOTED OTHERWISE.
18. VERTICAL CONTROL JOINTS IN WALLS SHALL BE PLACED AT 30'-0" MAXIMUM SPACING UNLESS NOTED OTHERWISE. LOCATE JOINTS BESIDE PIERS MONOLITHIC WITH WALLS, NEAR CORNERS, AND IN CONCEALED LOCATIONS WHERE POSSIBLE. CONSTRUCTION JOINTS MAY BE PLACED IN LIEU OF CONTROL JOINTS AT CONTRACTOR'S DISCRETION. COORDINATE LOCATION OF CONTROL JOINTS WITH ARCHITECT.
19. ANCHOR RODS AND FOUNDATION DOWELS SHALL NOT BE REPAIRED, REPLACED, OR FIELD-MODIFIED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
20. CONDUIT AND PIPES EMBEDDED IN CONCRETE SHALL CONFORM TO ACI 318-89 SECTION 6.3.

E. MASONRY

1. MORTAR SHALL BE TYPE S FOR ALL MASONRY WORK AND MUST ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT THE 28-DAY TEST. MASONRY SHALL HAVE A MINIMUM STRENGTH OF F'M = 2000 PSI.
2. MASONRY GROUT SHALL BE A COURSE-TYPE GROUT AND MUST ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT THE 28-DAY TEST. SLUMP SHALL RANGE FROM 8" MINIMUM TO 10" MAXIMUM. GROUT MATERIALS AND PROPORTIONS SHALL CONFORM TO ASTM C476.
3. ALL MASONRY SHALL BE REINFORCED WITH HORIZONTAL 9-GA TRUSS-TYPE REINFORCEMENT AT 16" O.C. VERTICAL OR AS SHOWN ON THE DRAWINGS.
4. VERTICAL REINFORCING SHALL BE INSTALLED AS NOTED ON THE DRAWINGS. REINFORCING BARS SHALL BE LAPPED AS SPECIFIED ON THE DRAWINGS. IF NO LAP LENGTH IS SHOWN, CONTACT THE ENGINEER.
5. VERTICAL CONTROL JOINTS IN MASONRY SHALL BE 3/8" WIDE. FULL HEIGHT OF WALL AT LOCATIONS SHOWN ON ARCHITECTURAL DRAWINGS. JOINTS SHALL BE SPACED AT A MAXIMUM OF 25'-0" APART AND COORDINATED WITH THE ARCHITECT. ALL HORIZONTAL JOINT REINFORCING SHALL BE DISCONTINUOUS AT MASONRY CONTROL JOINTS.
6. LINTELS OVER OPENINGS SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS. IF NO LINTELS ARE INDICATED, CONTACT THE ENGINEER.
7. PROVIDE AT LEAST (1) VERTICAL REBAR AT EACH END OF EACH WALL, SIDE OF CONTROL JOINTS, JAMBS, CORNERS, AND INTERSECTION OF ALL REINFORCED MASONRY WALLS. SIZE OF REBAR TO MATCH THE SIZE OF TYPICAL VERTICAL REINFORCING SHOWN.
8. PROVIDE (1) CORNER BAR AT EACH HORIZONTAL BOND BEAM. SIZE OF REBAR TO MATCH TYPICAL BOND BEAM REINFORCING SHOWN.
9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INCLUDING PLAN AND ELEVATION VIEWS OF REINFORCED MASONRY WALLS INCLUDING BOND BEAMS, CONTROL JOINTS, EXPANSION JOINTS, AND LINTELS.
10. ALL STELL BEAMS BEARING ON MASONRY SHALL HAVE (3) CORES MINIMUM GROUTED FULL DIRECTLY BELOW THE BEARING LOCATIONS UNLESS NOTED OTHERWISE.
11. ALL BOND BEAM REINFORCING SHALL CONTINUE THROUGH CONTROL JOINTS.
12. ALL CELLS CONTAINING REINFORCEMENT, BOLTS, OR OTHER METAL ANCHORS SHALL BE GROUTED SOLID. ANY CELLS BELOW GRADE SHALL BE GROUTED SOLID WHETHER REINFORCED OR NOT.

F. REINFORCING STEEL

1. PROVIDE BOLSTERS, CHAIRS, DOWEL BLOCKS, STANDEES AND #4 SUPPORT BARS AS REQUIRED TO SUPPORT SPECIFIED REINFORCEMENT AT SPACINGS NOT TO EXCEED 4'-0" IN EITHER DIRECTION. TIE SECURELY TOGETHER TO HOLD STEEL IN POSITION.
2. WELDING OF REINFORCEMENT IS NOT PERMITTED. FIELD BENDING OF REINFORCEMENT IS NOT PERMITTED.
3. CONCRETE COVER FOR REINFORCING STEEL, UNLESS OTHERWISE SHOWN, SHALL BE AS FOLLOWS:
   A. FOOTINGS 3" CLEAR FROM BOTTOM & SIDES, 2" CLEAR FROM TOP
   B. WALLS 1 1/2" CLEAR FROM EACH SIDE
   C. BEAMS, COLUMNS 1 1/2" CLEAR TO STIRRUPS OR TIES & PIERS
   D. STRUCTURAL SLABS 1" CLEAR FROM TOP & SIDES, 3/4" CLEAR FROM BOTTOM
   E. SLAB-ON-GRADE 1/3 SLAB THICKNESS FROM TOP, BUT NOT LESS THE 3/4" NOR GREATER THAN 2"
4. WHEN WELDED WIRE FABRIC IS SPECIFIED ON THE PLANS, PROVIDE THE FOLLOWING REINFORCEMENT IN FLAT SHEETS UNLESS OTHERWISE NOTED FOR ALL SLABS ON GRADE EXCEPT SIDEWALKS.
   A. 4" SLAB WWF 6X 6 X W1.8 X W1.4
   B. 5" SLAB WWF 6 X 6 X W2.0 X W2.0
   C. 6" SLAB WWF 6 X 6 X W2.9 X W2.9.
5. WHEN FIBER REINFORCING IS SPECIFIED ON THE PLANS, PROVIDE THE FOLLOWING MINIMUM REINFORCING AND DOSAGES FOR ALL SLABS ON GRADE EXCEPT SIDEWALKS:
   A. 4"-5" SLAB 1.5# PER CUBIC YARD FRC BI BLEND, OR APPROVED EQUAL
   B. 6" SLAB 3# PER CUBIC YARD FORTA FERRO, OR APPROVED EQUAL
6. ALL REINFORCING BARS SHALL BE FABRICATED IN ACCORDANCE WITH ACI 318 AND ACI DETAILING MANUAL SP-66. PROVIDE "STANDARD HOOKS" UNLESS OTHERWISE NOTED. SPECIFIED BAR LENGTH DOES NOT INCLUDE LENGTH OF HOOK. PLACE HOOKED END OF BAR 2" CLEAR FROM EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.
7. ALL LAPS SHALL BE CLASS "B", UNLESS NOTED OTHERWISE. USE "TOP BAR" LAP LENGTHS FOR ALL HORIZONTAL WALL BARS AND FOR TOP BARS IN SLABS AND BEAMS OVER 14" DEEP. MECHANICAL COUPLERS CAPABLE OF DEVELOPING THE FULL TENSILE CAPACITY OF THE BARS MAY BE USED AT ANY LAP LOCATION.
8. CORNER BARS SHALL BE PROVIDED AT ALL WALL CORNERS AND INTERSECTIONS.
9. PLAIN WELD WIRE FABRIC SHALL BE LAPPED AND / OR ANCHORED TO DEVELOP FY PER ACI 318.
10. WELDING OF REINFORCING IS NOT PERMITTED.

G. POST-INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE INDICATED IN THE CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE ENGINEER PRIOR TO INSTALLING POST-INSTALLED ANCHORS FOR MISPLACED ANCHORS.
3. CARE SHALL BE TAKEN WITH PLACING POST-INSTALLED ANCHORS TO AVOID DAMAGING EXISTING REINFORCEMENT.
4. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
5. POST-INSTALLED ANCHORS SHALL MEET ACI 318 APPENDIX D REQUIREMENTS.

   ALL ADHESIVE ANCHORING SYSTEMS REFERRED TO IN THESE DRAWINGS SHALL BE ONE OF THE FOLLOWING OR AN APPROVED EQUIVALENT:
   A. RED HEAD A7+
   B. HILTI HIT HY 200
   C. POWERS AC100+ GOLD
   D. SIMPSON STRONG-TIE SET-XP

   ALL SCREW ANCHORS REFERRED TO IN THESE DRAWINGS SHALL BE ONE OF THE FOLLOWING OR AN APPROVED EQUIVALENT:
   A. RED HEAD LDT
   B. HILTI KH-EZ
   C. POWERS WEDGE BOLT +
   D. SIMPSON STRONG-TIE TITEN HD

GENERAL NOTES

1. THE STRUCTURAL CONSTRUCTION DOCUMENTS REFERENCED IN THIS PROJECT MAY INCLUDE THESE CONSTRUCTION DRAWINGS, SPECIFICATIONS, AND REPORTS.
2. THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR MAINTAINING STRUCTURAL STABILITY DURING ERECTION AND CONSTRUCTION. TEMPORARY BRACING SYSTEMS SHALL REMAIN IN PLACE AS REQUIRED UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS DESIGNED. THE STRUCTURAL COMPONENTS SHOWN ON THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED FOR THE FINAL, IN-PLACE USAGE OF THE STRUCTURE BASED ON THE INTENDED OCCUPANCY AND CODE REQUIREMENTS. WHILE GENERAL CONSTRUCTABILITY HAS BEEN CONSIDERED, THE STRUCTURAL SYSTEMS HAVE NOT BEEN DESIGNED TO ACCOMODATE SPECIFIC CONSTRUCTION MEANS AND METHODS THAT MIGHT BE UTILIZED BY THE CONTRACTOR..
3. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.
4. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR THEIR OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY OBSERVED DISCREPANCIES IN DIMENSIONS, DETAILING, OR OTHER ITEMS AS SHOWN ON THE PLANS OR SPECIFIED PRIOR TO PROCEEDING WITH WORK RELATING TO SAID DISCREPANCIES.
6. THE CONTRACTOR SHALL NOT ALTER OR MODIFY WORK SHOWN ON THE STRUCTURAL CONSTRUCTION DOCUMENTS WITHOUT RECEIVING WRITTEN APPROVAL FROM THE ENGINEER.
7. THE CONTRACTOR SHALL BE REPSONSIBLE FOR SUPPLYING SHOP DRAWINGS FOR, BUT NOT LIMITED TO, JOIST GIRDERS, BAR JOISTS, STRUCTURAL STEEL, METAL DECK, REINFORCING STEEL, CONCRETE MASONRY UNITS AND ACCESSORIES, PLAN AND ELEVATION VIEWS OF CONCRETE MASONRY WALL ELEVATIONS INCLUDING CONTROL JOINT AND EXPANSION JOINT LOCATIONS, MORTAR AND GROUT, AND CONCRETE MIX DESIGNS. SHOP DRAWINGS MUST BE REVIEWED FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION, AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE STAMPED "APPROVED" BY THE CONTRACTOR PRIOR TO SUBMITTAL. SHOP DRAWINGS SUBMITTED WITHOUT THE CONTRACTOR'S STAMPED APPROVAL WILL BE RETURNED "REJECTED". ALL SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE PROJECT MANAGER.
8. THESE STRUCTURAL DOCUMENTS ARE INTENDED TO BE INCLUDED IN A COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL VERIFY COORDINATION OF THESE DOCUMENTS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL DOCUMENTS FOR OTHER PERTINENT INFORMATION RELATED TO THE STRUCTURAL WORK AND COORDINATE AS REQUIRED.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING AND REPORTING DISCREPANCIES FROM THE ASSUMED CONDITIONS SHOWN ON THE STRUCTURAL DOCUMENTS TO THE ENGINEER OF RECORD PRIOR TO FABRICATION AND ERECTION OF ANY MEMBER.
10. THE CONTRACTOR SHALL COORDINATE / VERIFY THE ROOF DRAINAGE SYSTEM WITH THE ARCHITECT AS REQUIRED TO ENSURE THAT NO MORE THAN 5" OF WATER CAN ACCUMULATE BEFORE ENTERING AN OVERFLOW DRAINAGE SYSTEM.
11. PERIODIC SITE OBSERVATION BY ALLIANCE CONSTRUCTION & DESIGN REPRESENTATIVES IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN GENERAL CONFORMANCE WITH THE STRUCTURAL DOCUMENTS. THIS LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF WORK, BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE CLIENT AGAINST DEFECTS OR DEFICIENCIES IN THE WORK OF THE CONTRACTOR.

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US ENERGY - MADISON SOUTH
4402 TERMINAL DR.
McFARLAND, WI 53558

PROJECT # 24-194

PROFESSIONAL SEAL:

#	REVISIONS	
#	STAGE	DATE

STATUS:
CONSTRUCTION DOCUMENTS

SHEET ISSUE DATE: 10.17.2025
DRAWN BY: K.J.H.
SCALE: 12" = 1'-0"

STRUCTURAL NOTES

S000

P:\24-194 US Energy Madison South\07 Models\Revit\New Building\24-194 US Energy - Madison South.rvt

K. ROOF TRUSSES

1. SUBMIT ONE ELECTRONIC COPY, OF EACH SHOP DRAWING TO THE ENGINEER FOR APPROVAL. PROVIDE SUFFICIENT TIME IN CONSTRUCTION SCHEDULE TO ALLOW A MINIMUM OF FIVE FULL WORKING DAYS OF REVIEW PERIOD IN THE ENGINEER'S OFFICE.
2. TRUSSES, JACK RAFTERS AND VALLEY RAFTERS SHALL BE DESIGNED TO MEET ALL LOADING AND SPANS AS INDICATED ON THE PLANS.
3. TRUSSES AND RAFTERS SHALL BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.
4. SUPPLIER SHALL BE RESPONSIBLE FOR ALL BRACING AND/OR BRIDGING REQUIRED FOR THE DESIGN OF THE TRUSS MEMBERS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND/OR BRIDGING REQUIRED DURING CONSTRUCTION.
6. ALL CONNECTOR PLATES SHALL BE MADE OF GRADE "A" GALVANIZED STEEL, MINIMUM 20 GAGE PER LATEST TPI SPECIFICATIONS.
7. ALL CONNECTION HARDWARE SHALL BE DESIGNED & FURNISHED BY THE TRUSS SUPPLIER UNLESS NOTED OTHERWISE ON THE PLANS.
8. SCISSORS TRUSSES SHALL BE DESIGNED SUCH THAT HORIZONTAL LIVE LOAD DEFLECTIONS DO NOT EXCEED 3/4". WALLS ARE NOT DESIGNED TO RESIST A HORIZONTAL TRUSS REACTION.

L. DIMENSIONAL LUMBER

1. DIMENSION LUMBER TO BE D-F-L / NO. 2 OR BETTER FOR BEAMS & HEADERS. USE SPRUCE-PINE-FIR NO.1/NO.2 GRADE FOR WALL STUDS & PURLINS. UNLESS NOTED OTHERWISE ON THE PLANS
2. ALL MEMBER SIZES GIVEN ON PLAN ARE NOMINAL DIMENSIONS.
3. ALL BEAMS & JOISTS NOT BEARING ON SUPPORTING MEMBERS SHALL BE FRAMED W/ "SIMPSON" JOIST HANGERS OR EQUAL. USE TYPE REQUIRED FOR LOADING.
4. ALL FOUNDATION PLATES, SILLS & SLEEPERS ON CONCRETE SLAB, WHICH IS IN DIRECT CONTACT W/ EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONTY FOUNDATION WALLS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD.
5. HARDWARE AND FASTENERS IN CONCTACT WITH TREATED LUMBER OR EXPOSED TO THE ELEMENTS SHALL BE HOT DIPPED GALVANIZED, STAINLESS STEEL, OR MANUFACTURER'S APPROVED COATING.
6. WHERE NOT NOTED SPECIFICALLY OTHERWISE, NAILING SHALL BE ACCORDING TO FASTENING SCHEDULE, IN THE WISCONSIN ENROLLED COMMERCIAL CODE.
7. ALL BOLTS AND LAG SCREWS SHALL BE AMERICAN STANDARD MANUFACTURE.
8. BOLT HOLES IN WOOD SHALL BE DRILLED 1/16" MAXIMUM OVERSIZE. HOLES FOR SCREWS AND LAG SCREWS SHALL BE FIRST BORED FOR THE DAME DEPTH AND DIAMETER OF THE SHANK, THEN THE REMAINDER OCCUPIED BY THE THREADED PORTION SHALL BE BORED NOT LARGER IN DIAMETER THAN THE ROOT OF THE THREAD. ALL SCREWS SHALL BE SCREWED, NOT DRIVEN INTO PLACE.
9. PROVIDE WAHERS UNDER ALL NUTS AND HEADS OF BOLTS AND LAG SCREWS.
10. ALL TIMBER FRAMING SHALL BE ACCURATELY CUT, NOTCHED, OR TAPPED AS INDICATED. NO OVER CUT IS PERMITTED FOR NOTCHES OR DAPS. MEMBERS SHALL FIT TIGHT AND TRUE. EXAMINE MEMBERS FOR DETRIMENTAL DAMAGE BEFORE INSTALLATION, AND AVOID NATURAL DEFECTS AT CONNECTIONS. WHERE STEEL PLATES OCCUR, THEY SHALL BE USED AS THE TEMPLATE FOR BORING HOLES.
11. WHEREVER NECCESSARY TO CUT OR DRILL TREATED LUMBER, TREAT THE CUT OR BORED SURFACES WITH TWO HEAVY COATS OF THE SAME PRESERVATIVE AS USED IN THE ORIGINAL TREATMENT.
12. DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" CURRENT EDITION AS RECOMMENDED BY THE AMERICAN FOREST & PAPER ASSOCIATION.

NAILING SCHEDULE

CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL GIRDER	3 - 8d	TOENAIL
2. BRIDGING TO JOIST	2 - 8d	TOENAIL EA. END
3. 1" X 6" SUB FLOOR OR LESS TO JOIST	2 - 8d	FACE NAIL
4. WIDER THAN 1" X 6" SUB FLOOR TO JOIST	3 - 8d	FACE NAIL
5. 2" TO JOIST OR GIRDER	2 - 16d	BLIND & FACE
6. SOLE PLATE TO JOIST OR BLOCKING SOLE PLATE TO JOIST ORBLOCKING	16d @ 16" O.C. (3) 16dPER 16"	FACE NAIL BRACED WALL PANEL
7. TOP PLATE TO STUD	2 - 16d	END NAIL
8. STUD TO BASE PLATE	(4) 8d OR (2) 16d	TOENAIL
9. DOUBLE STUDS	2 ROWS 16d @ 6" O.C.	FACE NAIL
10. DOUBLE TOP PLATES	2 ROWS 16d @ 24" O.C.	FACE NAIL
11. BLOCKING BETWEEN JOISTS OR TOP PLATES	3 - 8d	TOENAIL
12. TOP PLATES, LAPS & INTERSECTIONS	2 - 16d	FACE NAIL
13. BUILT UP CORNER STUDS	16d @ 6" O.C.	FACE NAIL
NOTE: NOT ALL CONNECTIONS APPLY TO PROJECT		

TYPICAL SHEAR WALL NOTES

1. FOR SHEAR WALL SCHEDULE SEE SHEET S1.0, SEE TYPICAL SHEAR WALL ELEVATION AND LOCATIONS ON PLANS.
2. ALL SHEAR WALLS UTILIZING WOOD OR GYPSUM SHEATHING SHALL HAVE BLOCKING ON ALL EDGES UNLESS NOTED OTHERWISE IN SHEATHING DESIGNATION.
3. INDIVIDUAL PIECES OF WOOD STRUCTURAL PANEL SHALL BE NOT LESS THEN 2'-0" IN LEAST DIMENSION NOR 8'-0" IN AREA
4. RE-TIGHTEN BOLTS BEFORE CLOSING
5. LOCATE ALL SHEAR WALL PANEL JOINTS ON CENTERLINE OF BLOCKING OR STUDS.
6. IF PANEL EDGE NAILING IS GREATER THAN 3" A SINGLE 2X STUD OR BLOCKING MEMBER IS PERMITTED.
7. ALIGN TRUSSES AND STUDS IN ALL CASES, UNLESS NOTED OTHERWISE.
8. PROVIDE BLOCKING AT ALL JAMB, KING STUDS, AND POST BETWEEN FLOORS
9. PROVIDE FURRING OR BACKING OF THICKNESS AS REQUIRED TO MAINTAIN A COMMON WALL PLANE AT ALL WOOD STUD WALL SURFACES WHICH ARE ONLY PARTIALLY SHEATHED WITH WOOD STRUCTURAL PANEL COORDINATE AND ADJUST HEAD, JAMB AND SILL DETAILS AS REQUIRED FOR PROPER OVERALL WALL THICKNESS.
10. ANCHOR BOLTS, FASTENERS, WASHERS, NUTS, CONNECTORS IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR OTHER APPROVED COATING.
11. FOUNDATION ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229"x3"x3" IN SIZE, UNLESS NOTED OTHERWISE.

STRUCTURAL DESIGN LOADS

DESIGN LOADS

ROOF LOADS			
DEAD	ROOFING	2.00	
	ROOF SHEATHING	1.50	
TOP CHORD	INSULATION	3.00	
	WOOD TRUSSES	5.00	
	MECHANICAL	3.00	
BOTTOM CHORD	ELECTRICAL	2.00	
	MISCELLANEOUS	3.00	
	TOTAL DEAD LOAD	17.50 PSF	
LIVE			
SNOW - GROUND	=	35	(FIGURE 1608.2)
CE	=	1.0	(1608.3.1)
CT	=	1.1	(1608.3.2)
IS	=	1.0	(1608.3.3)
CS	=	1.0	(1608.3.4)
SNOW LOAD PF	= PG*0.7* (IS) CE (CS) CT	27.0 PSF	
	TOTAL ROOF LOAD	44.95 PSF	

BUILDING INFORMATION

DANE COUNTY	
SIZE: W	40 FT
L	60 FT
PITCH	4" / 12"
EAVE HEIGHT	12 FT
WIND EXPOSURE	B

NOTE: UNBALANCED SNOW LOADING NEED NOT BE CONSIDERED IF THE ROOF PITCH IS 3/12 OR LESS.

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Alliance
CONSTRUCTION & DESIGN
ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 | FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

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US ENERGY - MADISON SOUTH

4402 TERMINAL DR.
McFARLAND, WI 53558

PROJECT # 24-194

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE

STATUS:
CONSTRUCTION DOCUMENTS

SHEET ISSUE DATE: 10.17.2025

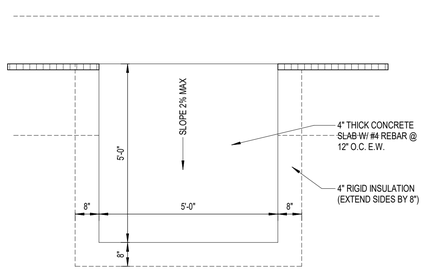
DRAWN BY: K.J.H.

SCALE: 12" = 1'-0"

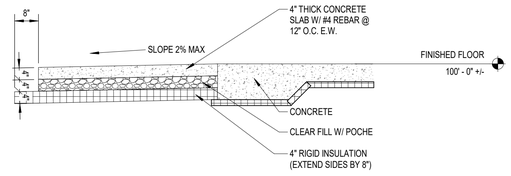
STRUCTURAL NOTES

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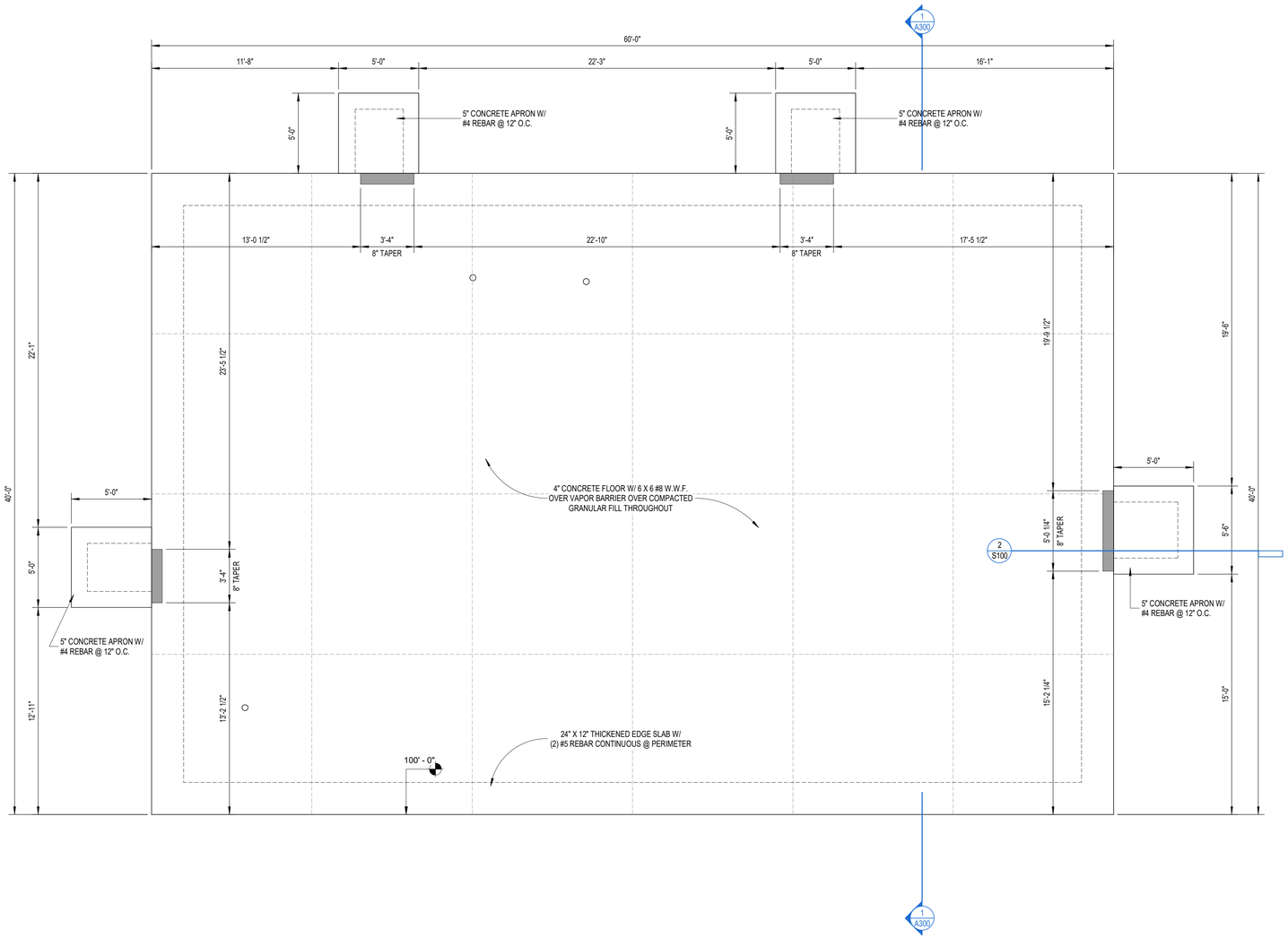
PLAN @ STOOP
W/ GRAVEL AND INSULATION



SECTION @ STOOP
W/ GRAVEL AND INSULATION

2 STOOP WITH GRAVEL AND RIGID INSULATION

1/2" = 1'-0"



1 FOUNDATION PLAN

1/4" = 1'-0"

TRUE

GENERAL NOTES

1. ALL CONC. SHALL BE PLACED IN ACCORDANCE w/ CURRENT PUBLICATIONS OF THE PORTLAND CEMENT ASSOCIATION.
2. BEND ALL REINFORCING RODS AROUND ALL CORNERS AND INTO ALL INTERSECTING WALLS.
3. COORDINATE w/ ALL OTHER TRADES FOR THE INSTALLATION OF ALL ANCHORS, SLEEVES, HANGERS, INSERTS OPENINGS & ETC.
4. REINFORCING STEEL SHALL BE ATSM-615 GRADE 60.
5. FABRICATION SHALL BE WITHIN CURRENT SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE.
6. COORDINATE w/ ALL OTHER TRADES LOCATIONS & SIZE OF ALL OPENINGS IN FLOORS, WALLS, CEILINGS, & ROOF, FOR MECH. EQUIP. & ETC.
7. STRUCTURAL STEEL SHALL BE ATSM DES. A36 INACCORDANCE w/ SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL.
8. ALL BOLTS SHALL BE HIGH-STRENGTH ATSM DES.A325F.
9. ALL WELDS SHALL BE FULL.
10. ALL STEEL SHALL BE CLEAN, NEW, AND SHOP PRIMED.
11. ALL STEEL SHALL BE ERECTED TRUE AND PLUMB.
12. VERIFY ALL EXISTING CONDITIONS ON JOB SITE BEFORE CONSTRUCTION.
13. ALL BUILDING MATERIALS SHALL BE INSTALLED IN ACCORDANCE w/ MANUFACTURER RECOMENDATIONS & SPECIFICATIONS.
14. CAULK ALL LOCATIONS WHERE DISSIMILAR MATERIALS MEET.
15. CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION & NOTIFY ARCHITECT & OWNER OF ANY INTERFERANCES.
16. CONTRACTORS SHALL PROVIDE ALL BARRIERS, BARRICADES, FENCES, & SAFETY EQUIP. & PRECAUTIONS REQUIERED BY ALL CODES OR AGENCIES HAVING JURISTICTION OVER THE PROJECT.

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US ENERGY - MADISON SOUTH

4402 TERMINAL DR.
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DRAWN BY: K.J.H.

SCALE: As indicated

FOUNDATION PLAN

S100

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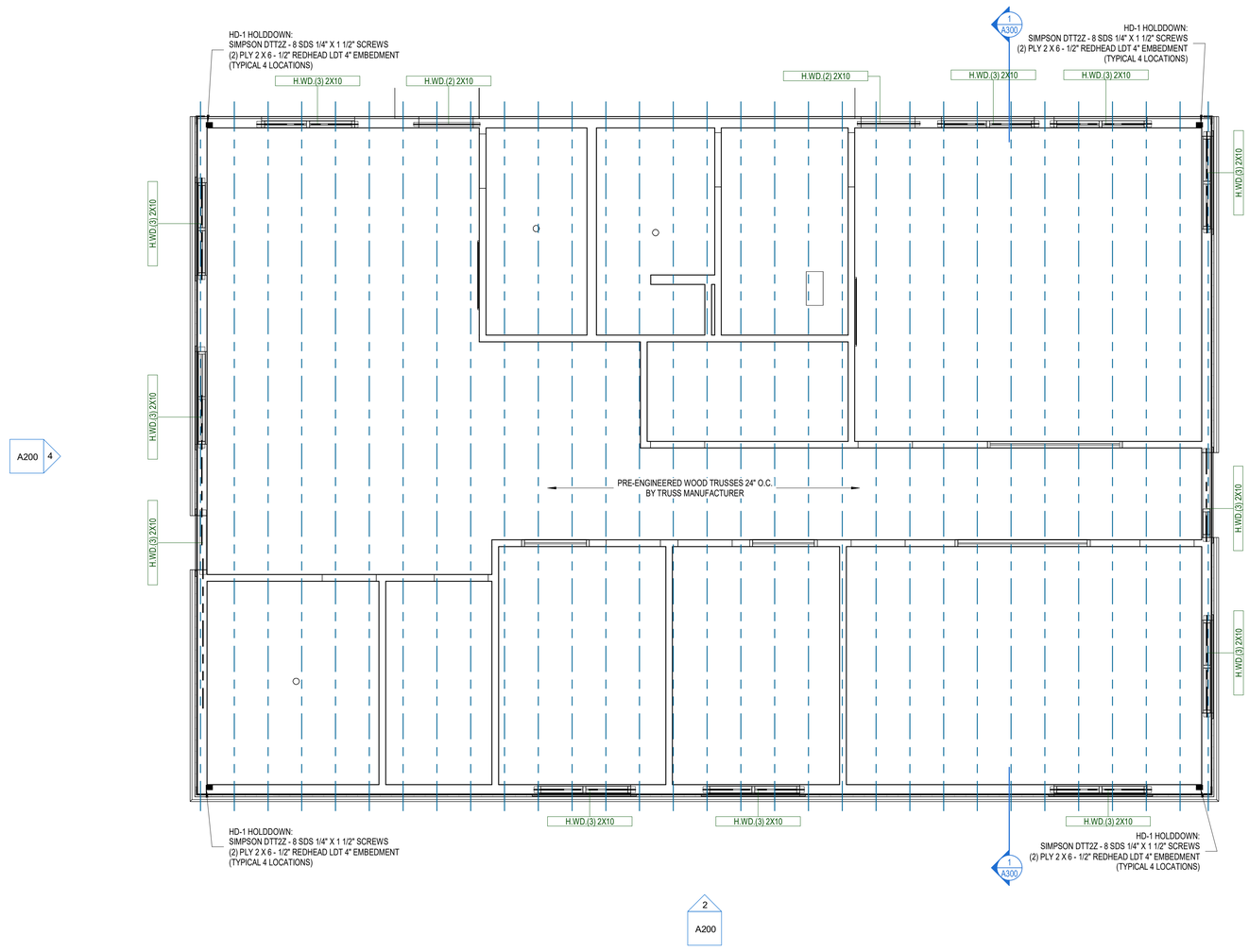
HEADER SCHEDULE

MK	QTY	MEMBER	LAMINATION	SHOULDER STUDS	SHOULDER STUD ASSEMBLY	KING STUDS	KING STUD ASSEMBLY	REMARKS
H.WD.(2) 2X10	2	(2) 2x10 DF	3 ROWS 10d @ 6" O.C. PER PLY SPACED 2" IN FROM EDGES	(1) 2x6	2 ROWS 10d @ 6" O.C. PER PLY & TO KING STUD	(1) 2x6 SPF	1st PLY 2 x 6 SPF #2 TO HEADER 10d @ 6" O.C. PER EA. ADHEARED PLY	
H.WD.(3) 2X10	12	(3) 2x10 DF	3 ROWS 10d @ 6" O.C. PER PLY SPACED 2" IN FROM EDGES	(1) 2x6	2 ROWS 10d @ 6" O.C. PER PLY & TO KING STUD	(1) 2x6 SPF	1st PLY 2 x 6 SPF #2 TO HEADER 10d @ 6" O.C. PER EA. ADHEARED PLY	

NAILING SCHEDULE

NOTE: NOT ALL CONNECTIONS APPLY TO PROJECT

CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL GIRDER	(3) 8d	TOENAIL
2. BRIDGING TO JOIST	(2) 8d	TOENAIL EA. END
3. SUBFLOOR OR LESS TO JOIST (1" x 6")	(2) 8d	FACE NAIL
4. SUBFLOOR TO JOIST (GREATER THAN 1" x 6")	(3) 8d	FACE NAIL
5. 2" JOIST OR GIRDER	(2) 16d	BLIND & FACE
6. SOLE PLATE TO JOIST OR BLOCKING	16d AT 16" O.C. / (3) 16d AT 16" O.C.	FACE NAIL / BRACED WALL PANEL
7. TOP PLATE TO STUD	(2) 16d	END NAIL
8. STUD TO BASE PLATE	(4) 8d OR (2) 16d	TOENAIL
9. DOUBLE STUDS	(2) ROWS 16d AT 6" O.C.	FACE NAIL
10. DOUBLE TOP PLATES	(2) ROWS 16d AT 24" O.C.	FACE NAIL
11. BLOCKING BETWEEN JOISTS OR TOP PLATES	(3) 8d	TOENAIL
12. TOP PLATES, LAPS, & INTERSECTIONS	(2) 16d	FACE NAIL
13. BUILT-UP CORNER STUDS	16d AT 6" O.C.	FACE NAIL



1 STRUCTURAL FRAMING PLAN
1/4" = 1'-0"

TRUE

GENERAL NOTES

1. ROOF SHEATHING SHALL BE 1/2" OSB APA RATED 10D 6" FASTENERS WITH CLIPS .
2. EXTERIOR SHEATHING SHALL BE 7/16" OSB APA RATED WITH 8D FASTENERS AT 3" O.C. EDGE AND 6" O.C. FIELD U.N.O.
3. ALL EXTERIOR STUDS SHALL BE 2"x6" SPF STUD GRADE AT 16" O.C. FB 600 PSI U.N.O.
4. INTERIOR BEARING STUDS SHALL BE 2"x6" SPF STUD GRADE AT 16" O.C. WITH 3 PLY 2"x6" TOP PLATE U.N.O.

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US ENERGY - MADISON SOUTH
4402 TERMINAL DR.
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PROFESSIONAL SEAL:

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CONSTRUCTION DOCUMENTS

SHEET ISSUE DATE: 10.17.2025

DRAWN BY: K.J.H.

SCALE: As indicated

STRUCTURAL FRAMING PLAN

S120

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TOWN & COUNTRY ENGINEERING, INC.

April 7, 2026

Mr. Andrew Bremer, Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street, P.O. Box 110
McFarland, WI 53558

Subject: 4402 Terminal Drive – US Energy Office Building Site Plan Review

Dear Andrew:

We have received site plan submittal for a potential new office building and associated parking lot at the US Energy site located at 4402 Terminal Drive. The current site is a combination of various industrial tanks, buildings and paved areas. The plans are dated December 18, 2025 and were submitted on March 10, 2026. We have several comments below related to public works and utility items.

- Sewer service is proposed by connecting to the existing Village main in the Terminal Drive right-of-way. The existing sanitary sewer is quite shallow in this location (approximately 4 feet deep), so a grinder pump is likely required. Sewer connection should be cored and booted into the existing end of line manhole.
- Water service is proposed by connecting to the existing 10-inch Village main in the Terminal Drive right-of-way. No diameter is listed. This should be provided and confirmed that any fire protection needs are met by the Fire Chief. In addition, insulation will be needed where bury depth is less than 6 feet.
- The building foundation is labelled at elevation 855.5 but drawn at 859.5 on sheet MD0262. This should be confirmed by the applicant.
- Any new connections would need to pay MMSD fees in addition to Village fees for sewer service hookups.
- Due to the disturbance area (>4000 square feet) and amount of new pavement/rooftop areas, a separate erosion control and stormwater management plan will be needed.
- Similar to the above bullet, the site's stormwater utility charge will need to be updated.

Please feel free to contact us with any questions.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

cc: Mr. Lee Igl, Public Works Director, Village of McFarland *(via email)*

BRB:sai
J:\JOB#S\McFarland\MC-00-00\Correspondence\2026\4402 Terminal - US Oil Office Buildnig Review.docx

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, April 21, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and action on Resolution 2026-01, a Plan Commission resolution approving a Planned Development Detailed Plan for Phase 2, Lots 1 and Lots 3-16, Sperle Corners Subdivision, McFarland, WI.**

PREVIOUS ACTION:

January 21, 2025 - Plan Commission preapplication meeting #1 on concept for a 170-unit residential subdivision.
February 19, 2025 - Plan Commission preapplication meeting #2 on a concept for 166-unit residential subdivision.
February 26, 2025 - Lakestone Properties held their own neighborhood meeting at the Municipal Center
March 18, 2025 - Plan Commission preapplication meeting #3 on a revised 166-unit residential subdivision
May 20, 2025 - Plan Commission held public hearing on request for rezone and preliminary plat review.
June 17, 2025 - Plan Commission recommended approval to Village Board of Ordinance 2025-07, an ordinance rezoning parcel #0610-024-9691-1 from A-1 Agricultural Transition to PD - Planned Development District - General Plan Approved.
June 17, 2025 - Plan Commission recommended approval to Village Board of preliminary plat for a proposed 147-unit residential subdivision.
June 24, 2025 - Village Board approves Ordinance 2025-07 and preliminary plat, to be referred onward as Sperle Corners
September 16, 2025 - Plan Commission held a public hearing on Final Plat for Sperle Corners, a 147-unit residential subdivision
September 16, 2025 - Plan Commission held a public hearing on Resolution 2025-01, a resolution approving a Planned Development Detailed Plan for Phase 1 on Lot 18, a 40-unit apartment building.
September 17, 2025 - Public Works & Utilities Committee discussed the Final Plat, associated Street and Utility Plans, and recommended apparovel to Village Board with three conditions of approval.
October 21, 2025 - Plan Commission recommended to the Village Board approval of Final Plat for Sperle Corners including associated street and utility plan, stormwater management plan and development agreement.
October 21, 2025 - Plan Commission approved Plan Commission Resolution 2025-01, a resolution approving a Planned Development Detailed Plan for Phase 1 development on Lot 18.
October 28, 2025 - Village Board approves Sperle Corners Final Plat, including associated street

and utility plan, stormwater management plan and development agreement.
March 17, 2026 - Plan Commission held a public hearing on Resolution 2026-01, a resolution approving a Planned Development Detailed Plan for Phase 2 on Lot 1, and 3-16. Plan Commission voted to postpone action until Village Staff received the landscaping and lighting plan for Lot 1 of Phase 2.

ISSUE SUMMARY:
Lakestone Properties is requesting approval of a Planned Development District Detailed Plan for Phase 2 of Sperle Corners Subdivision. Phase 2 consists of construction of two four-unit townhome apartment buildings on Lot 1, and seven zero-lot-line duplexes on Lots 3-16. Phase 2 will add 22 dwelling units. Together with Phase 1, this totals 62 of the 147 total dwelling units in the Sperle Corners subdivision.

Review Procedures for Planned Development District Rezoning
Per Sec. 62-68(c) Statement of Purpose of the Zoning Code, "*the Planned Development District is established to provide a voluntary regulatory framework designed to encourage greater variety and flexibility in land development while achieving substantial compliance with the Village Land Use Plan and basic intent of the zoning ordinance and land uses beneficial to the Village. Such district is also established to promote the maximum benefit from coordinated area site planning, including diversified location of structures and mixed compatible uses, and to provide for safe and efficient systems for pedestrian and vehicular traffic, attractive recreation and landscaped open spaces, and economic design and location of public and private utilities and community facilities. Within this district are allowed the diversification and variation in the bulk and relationship of uses, structures and spaces in developments planned as comprehensive and cohesive unified plans and projects*."

Per Sec. 62-67 of the Zoning Code, a Planned Unit Development (PD) consists of two parts, a General Plan and a Detailed Plan. The General Plan establishes the uses of the property, total residential units, the general location of proposed streets, stormwater basins, public parks, building dimensions and stories. A Detailed Plan establishes the specific architectural character and design of each building, the dimensioned yards between buildings or structures and lot lines, final location and dimensions of vehicular and pedestrian facilities, including dimensioned streets walkways, access driveways, off-street parking, refuse receptacle areas, utility plans (water, sewer, storm sewer, lighting), and landscaping. The PD General Plan was approved by the Village Board with adoption of Ordinance 2025-07. The Plan Commission has final approval authority for the Phase 2 Detailed Plan and all subsequent detailed plan phases that may follow.

Existing Property & Neighborhood Conditions

- Property Size: 17.92 acres (780,586 square feet), including Elvehjem Road and CTH AB right-of-way.
- The property is within the Village's urban service area with public water and sanitary sewer utilities located adjacent to the west lot line.
- Current Use: Undeveloped farmland
- Current Zoning: PD Planned Development General Plan Approved

- Adjacent Uses:
    - An agricultural drainage ditch follows the west and north property line. An existing public bike and pedestrian trail borders the property's perimeter along the west and north lot lines. This trail connects the Lower Yahara River Trail to Rosewood Fields Subdivision.
    - North - Parcel #061002495301 is a 15.7-acre lot, used as farmland and open space (wetlands). The parcel is zoned A1 Agricultural Transition. Further north is the Rosewood Fields Subdivision, currently in the final phase of its construction. The subdivision is zoned PD Planned Development and includes 117 dwelling units. This subdivision includes 100 detached single-family homes and 10 zero-lot line duplex units.
    - East - The parcel wraps around 2921 County Highway AB, a ~0.9-acre lot with a single-family home located in the Town of Dunn, zoned SFR-1 under the Dane County Zoning Code. Lakestone Properties owns this home. East of CTH AB is 3418 and 3408 Elvehjem Road, located within the Village of McFarland. The property is mostly undeveloped open space. The 22.3-acre lot is zoned A1 Agricultural Transition and is proposed for a small business park under the recently approved Elvehjem Acres-Bliffert Lumber Predevelopment Agreement.
    - West - Properties to the west include a variety of residential properties in the Park View Estates subdivision, separated by a 50-foot-wide Village parcel containing an existing recreational trail that connects to the Lower Yahara Trail to the Rosewood subdivision to the north. The existing residential properties are composed of single-family homes, duplexes, and townhomes. The mentioned properties include zoning within districts: R1, R-1A, R-2, R-3, and PD Planned Development (Skaalen Village).
    - South - To the south are two lots, 2891 County Highway AB, a 3.4-acre lot with a single-family home zoned RR-2 (Dane County) and a 36.6-acre lot used for farmland zoned FP-35 (Dane County). Both lots to the south are located in the Town of Dunn and privately owned.

Phase II Building and Site Characteristics

The proposed Phase II construction includes two 4-unit buildings on Lot 1 and seven zero-lot-line duplexes. Below are the details for the 4-unit townhouse apartment and duplexes. All units include a patio and balcony.

- Lot 1 — Two four-unit apartment building, 8 total units.
    - Living quarters located above the 2-car garage with walk out patio in the rear. Includes two parking stalls on the driveway
    - Each building is ~4,473 sq. ft.
    - Each unit includes 2 bedrooms and 3.5 baths.
    - Lot 1 includes an additional 10 visitor parking stalls.
- Lot 3-16 - Seven zero-lot line duplexes, 14 total units
    - 2-car garage with walkout basement.
    - Each unit includes 3 bedrooms and 3 baths.
    - Where building side yards are located adjacent to each other, there is a 8.5 foot

side yard setback, a total of 17 feet.
    - There are four building types: A, A2, B and B2. Building designs A2 (Lot 8/7) and type B2 (Lot 9/10) are located on the western side along Devil's Lake Way.
    - Each building is approximately 3,800 square feet (~7,600 sq. ft. gross).
    - All rear yard patios appear to be outside of the 75' wetland delineation line.
- Totals
    - Total parking added within Phase II is 98 parking stalls (includes parking in garage and on the driveways)
    - Landscaping. The packet includes the applicant's landscaping plan for Lot 1 and Lots 3-16. The Planned Development District does not include minimum landscaping requirements. Often PD Districts models standards similar in use. The Detailed Plan models Lot 1 to R-3 General Residence and Lots 3-16 are modeled after R-2 Single Family and Two-Family Residence. Per Sec. 62-70, only R-3 General Residence has a minimum landscaping requirement. Any additional landscaping on Lots 3-16 would be in surplus to the overall Phase 2.
    - Total impervious area added = 64,172 sq. ft (41,069 sq. ft. - duplexes; Lot 1 = 23,103 sq. ft.

Conformance with Zoning Requirements
Under Sec. 62-67(i)(2) the Village Plan Commission shall determine whether the plan complies with the standards set forth in Sec. 62-67(h)(1) and is in general conformance with the approved Planned Development General Plan. In Staff's opinion, the proposed Phase 2 Detailed Plan is in general conformance with the General Plan approved under Ordinance 2025-07, which identifies all buildings within Lot 1, and Lots 3-16. The Phase 2 Detailed Plan states all buildings will meet the standards established in the PD General Plan Approved.

Sec. 62-67(a)(3) PD Planned Development District Off-street parking and loading.
Per Sec. 62-67(a)(3) there are no prescribed requirements for the number of off-street parking spaces within the PD District; however, consideration should be given to the off-street parking requirements of the Zoning Code. The proposed Phase II development includes a total of 98 parking stalls (4 stalls per unit; 22 residential units; plus 10 surface stalls on Lot 1). Per Sec. 62-172(j) Required off-street parking spaces for residential properties, the required parking minimums depend on the residential unit type (2 spaces/two-bedroom units and 2.5 spaces/three-bedroom units). From the unit mix described above, the total required parking minimum is 37 parking stalls, a surplus of 61 stalls. Noting, that due to the narrow width of the proposed street to meet environmental setbacks, on-street parking is limited to one side of Devils Lake Way, and there is no street parking on Elvehjem Road, thus requiring higher amounts of off-street parking.

Sec. 62-67(a)(4) and Sec. 62-67(i) PD Planned Development District Standards
The applicant's submittal includes responses to the standards provided in the Zoning Code. Staff's review of the applicant's responses to standards 1-8 of Sec. 62-67(a)(4) are satisfactory. At the March 17, 2026 Plan Commission meeting, the Commission postponed action due to the application missing a lighting plan and landscaping plan for Lot 1. Following the meeting, the applicant has provided the following plans to Staff. Staff's review of the submitted plans are

both satisfactory. Staff's review on section (d) relating to the landscaping plan is provided below.

(d) "*The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances*". Staff's review of the landscaping plan for Lot 1 with R-3 standards requires 1,120 landscaping points. Lot 1's landscaping plant schedule includes species that are missing or unaccounted for. In total, the species found and present on the plan total 899 landscaping points provided, a deficit of 231 points. Staff's review of the landscaping plan for Lots 3-16 found all plants identified in the plant schedule accounted for. The R-2 District does not include minimum landscaping standards, therefore landscaping for these lots are encouraged but not required. All landscaping identified within Lots 3-16 totaled 2,419 landscaping points provided. Combined with Lot 1, Phase 2 provides 3,308 landscaping points, a surplus of 2,188 points provided. Staff notes on Lot 1, there is minimal landscaping screening along the north end of the 10 parking stalls. While Phase 2 provides a surplus in overall landscaping, this is regarding car headlights directed into the rear of Lot 3-8. Outlot 1 provides some separation between the parking stalls and the rear lot lines of Lots 3-8, but vehicle headlights can travel the full distance and possibly reach the homes. Staff recommends as a condition of approval, inclusion of 5–7 low-medium evergreen shrubs in the area indicated on Lot 1 to minimize light spill over from vehicle headlights.

(Landscaping calculations shown for Lot 1 only)

	Site Measurement	**Point Required**	**Required**
Building Foundation (ft.)	610	50 per 100 ft	305.2
GFA (sq. ft.)	23,218	20 per 1,000 ft	464.4
Street Frontage (ft.)	418	50 per 100 ft	209.0
Paved Area (sq. ft.)	14,157	100 per 10,000 sq. ft.	141.6
		Total Landscaping Points Required	1,120

Department Head Comments

Review letters from the Village Engineer and Director of Public Works are included in the packet. The Village Engineer noted that the sewer and water laterals to the duplex units will need to be relocated to run up the respective driveways to facilitate easier tree planting/maintenance and underground lateral locating in the future. The review letter from the Fire & Rescue Chief is also included in the packet, commenting on the Fire Lane marking to be approved by the Fire & Rescue Department prior to any occupancy approval. The Police Chief did not have any concerns.

Public Comments
Notification of the public hearing on Resolution 2026-01 was provided as a Class 2 Notice at the March 17 Plan Commission Meeting. Direct mail notice to property owners within 400 feet were provided prior to the March 17 public hearing. Included in the packet are two public comments received prior to the March 17 public hearing.

FINANCIAL/BUDGET IMPACT:
The applicant is responsible for the costs associated with the Phase 2 site and building construction. Lakestone has estimated a value of $600,000 per two-unit buildings, $1,000,000 per 4-unit buildings, for a total Phase 2 value of $6,200,000.

The Sperle Corners Final Plat includes 15,342 sq ft of dedicated public parkland space along Devil's Lake Way (Outlot 2). This is a partial dedication which will be credited toward the remaining fees in lieu of parkland dedication impact fee as shown below. Per Sec. 56-173(a) Required land dedication, the standard for multifamily dwelling units, including apartments and duplexes, is 1,463 square feet per dwelling unit.

Estimated impact fees for Phase 2 with 22 units as of 2026 rates:

- Fees-in-Lieu of Parkland Dedication (as adjusted for partial parkland dedication and trail development) = ($3,084.57 per unit >> $67,860.53)
- Park Improvement Fee = ($2,182.13 per unit >> $48,006.86)
- Public Safety Center Fee = ($1,531.00 per unit >> $33,682.00)
- Library Impact Fee = ($431.00 per unit >> $9,482.00)
- Public Water Well Fee (Lot 1) = two 6-inch meters, $111,700.00
- Public Water Tower Fee (Lot 1) = two 6-inch meters, $37,300.00
- Public Water Well Fee (Lots 3-16) = fourteen 1.25-inch meters, $57,862.00
- Public Water Tower Fee (Lots 3-16) = fourteen 1.25-inch meters, $19,320.00

Estimate Phase II Total Impact Fees due: $385,213.39. Values are subject to change based on the actual rate at the time a building permit is submitted and the terms of the final approved development agreement. The developer would be responsible for all project costs, including payment of applicable building permit, impact fees, and construction of street and utilities.

VILLAGE PLAN REFERENCE:
Comprehensive Plan, 2017
The Village Comprehensive Plan Future Land Use Map identifies the proposed development site for future "Neighborhood" uses and wetlands. Page 33 of Volume 2, describes that areas planned for *"Neighborhood" development include a range of housing choices compatible with the Village's current and desired character are permitted, along with parks and smaller-scale institutional uses like senior housing and churches....see the Village's separate East Side Neighborhood Plan for further conceptual guidance for future land uses in this area."* Figure 4.1 lists the Typical Implementing Zoning Districts in Neighborhood areas include R-1 Residence District, R-2 Single- and Two-Family Residence, R-3 General Residence, R-E Elderly Residence, PD Planned Development, PD-I Planned Development Infill. The

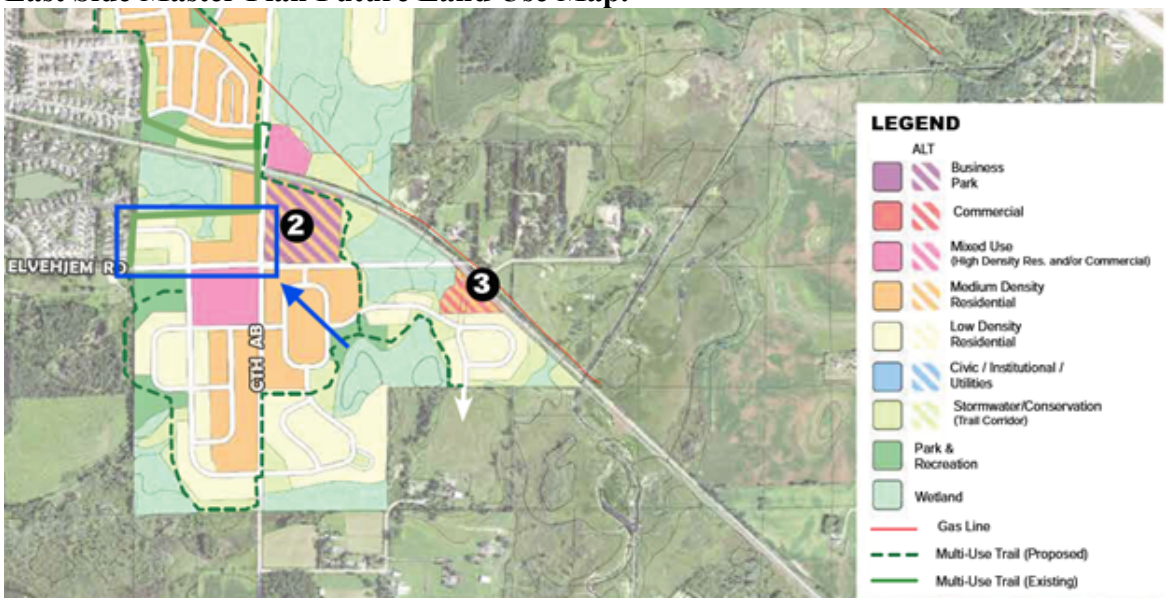
Applicant's approved Planned Unit Development General Plan includes a range of housing choices and a public park.

East Side Plan, 2023
The 2023 East Side Master Plan Concept (Chapter 4) identifies multiple uses for the property (see image below). The uses include Low Density Residential, Medium Density Residential, Stormwater/Conservation, and Wetlands. The following land use category descriptions are as provided. As stated, "*these policies shall be enforceable through the generalized future land map in the Village's Comprehensive Plan (Chapter 4, Page 65).*"

- Stormwater & Conservation (SC) "areas include conservation areas, cemeteries, stormwater management, greenways, major public trails, and land recommendations for preservation." The location of wetlands shown in the 2023 East Side Plan was based on available WDNR aerial data. A wetland delineation was completed for the property in October 2022 that showed considerably fewer wetland areas than the WDNR aerial data. The Village requires a minimum 75-foot building setback from wetland boundaries. The Final Plat, Street and Utility Plan and Stormwater Management Plan includes additional detail on wetland and stormwater management areas.
- Low Density Residential (LDR) primarily consists of single-unit detached homes with strategically located 2-unit attached, 3-/4-unit buildings (triple and fourplex, respectively). Typical net densities should average 2-5 units per acre (throughout the entire neighborhood plan), with individual developments up to 10 units per acre. Three and 4-unit structures are most appropriate as a transition use when facing or next to more intensive institutional, residential or commercial uses. Lots 1-17 are generally aligned with the area mapped as LDR in the 2023 East Side Plan. These lots have net densities ranging from 2.0-8.9 dwelling units per acre with a total net density of 6.1 dwelling units per acre, below the maximum 10 units per acre for individual developments. The 2023 East Side Plan does not mandate that all areas mapped LDR must include single-family dwelling units. The context of each development area should be considered as well. While the Final Plat does not include any single-family homes, it does continue the existing pattern of duplex developments to the west before transitioning to 4-unit buildings and then apartment buildings. In addition, the existing duplex residential buildings on Perrot Place are more than 150 feet from the proposed building footprints on Lots 8 and 9. Physical barriers from the existing bike and pedestrian path, existing tree line, and wetlands, create added separation between the existing residential homes and the proposed dwelling units.
- Medium Density Residential (MDR) "*includes detached single-unit homes and attached housing units such as duplexes, triplexes, townhomes, small and mid-sized multi-unit buildings. Developments in MDR areas should provide the greatest diversity of housing unit types, forms, and prices. Typical net densities should average 5-15 units per acre (throughout the entire neighborhood plan), with individual developments up to 20 dwelling units/acre...densities greater than 20 DU/AC for legally restricted affordable housing units*." The net density of Lot 18 is 15.9 DU/AC, below the maximum 20 units per acre for individual developments.

Page 62 of Chapter 4 of the East Side Plan states that "*while the general pattern of land uses and major streets shown in this concept should be reflected in actual development, it is recognized that more detailed elements within the concept, such as the locations of minor streets, location/sizing of stormwater management areas, precise boundaries of land uses, or the specific dimensions of blocks, are only concepts*." Along the west lot line, the concept includes similar scale housing types to the existing neighborhood to the west, transitioning to larger residential type buildings with higher unit counts to the east along CTH AB, consistent with the intent of the 2023 East Side Plan. In Staff's opinion, the Phase 2 Detailed Plan provides a consistent layout with the intent of the Master Plan Concept from the 2023 East Side Plan and is consistent with the prior approved General Plan.

East Side Master Plan Future Land Use Map.



Housing Needs Assessment, 2023

This plan identified a shortage of renter-occupied housing units in the Village, including market rate apartments. The approved General Plan includes 147 new units, ranging from duplex, 4-unit multifamily buildings, and three 37-40 unit garden-style multifamily buildings. The Housing Needs Assessment provides low and high projections on rental housing demand by 2030 based on 2020 data. Population projections and target vacancy rate for low projections show the total rental units needed by 2030 is 117, or approximately 15 net new units constructed per year. For high projections, a total of 293 rental units is needed by 2030, or approximately 37 net new units constructed per year. For reference, no new apartment units have been built in McFarland in 2023 or 2024 since the Housing Needs Assessment was completed. The plan calculates a 0.0% vacancy rate between rental and owner-occupied units. This would indicate that there is a high demand for additional housing opportunities for both rental and owner-occupied units. Typically, a 5-7% vacancy rate would indicate a healthy range for rental units, and 2% for owner-occupied units. The plan also identified an under supply of rental units at 80% or more of the County median income. Housing Goal #1 (page 67) states "increase the supply of ownership and rental units." The concepts within Housing Goal #3, create healthy neighborhoods is also applicable including "varied housing types, size and price points, including both owner- and

renter occupied units. This enables more people to stay in the neighborhood through shifting housing needs, and it limits future instability due to changes in the housing market." The developer has indicated that Lots 3-16 will become zero lot-line owner-occupied duplexes.

Non-binding County and Regional Plans:

Dane County Regional Housing Strategy

From September 2022 to August 2023, an 80-person Housing Advisory Committee (HAC), including representatives from McFarland, joined together through a strategic planning process to create the Dane County Regional Housing Strategy (RHS). The RHS Action Plan identified five housing priorities to guide future efforts around housing:

1. Increase the number of housing units attainable to low-income and moderate-income households.
2. Increase the overall number of housing units.
3. Provide housing, resources and protections for the most vulnerable populations.
4. Rehabilitate and preserve affordability of existing housing.
5. Provide more pathways to homeownership.

Capital Area Regional Planning Commission, 2050 Regional Development Framework, 2022

The 2050 Regional Development Framework is a nonbinding regional advisory land use guide for the Dane County region. This plan identifies six strategies to guide regional development patterns:

1. Focus growth in centers and along corridors.
2. Prioritize growth in already developed areas.
3. Plan areas for quality business growth.
4. Plan complete neighborhoods.
5. Preserve stewardship areas.

ORDINANCE REFERENCE:

Chapter 56. Subdivisions
Sec. 62-9(d). Number of residential buildings on a zoning lot
Sec. 62-67. PD Planned Development District
Sec. 62-68(c). Statement of Purpose, PD Planned Development District

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, and second, to approve Resolution 2026-01, a Plan Commission resolution approving a Planned Development Detailed Plan for Phase 2, Lots 1 and Lots 3-16, Sperle Corners Subdivision in McFarland, WI with the following conditions of approval:

1. *Applicant to submit a final landscaping plan to the Community & Economic Development Director for approval that includes 5–7 additional low-medium*

evergreen shrubs along the north lot line of the 10 parking stalls on Lot 1.

2. *Applicant to relocate individual sewer and water laterals to the duplex units to run up the respective driveways to facilitate easier tree planting/maintenance and underground lateral locating in the future per the Village Engineer's review letter dated Feburary 28, 2026.*
3. *Applicant to include Fire Lane marking the approval by the Fire & Rescue Department prior to any occupancy approval per the Fire Chief's review letter dated February 27, 2026.*

ATTACHMENTS:

1. 3.17.26 - Sperle corners - Lakestone - notice to paper
2. PC 2025-01 - PD Detailed Plan Phase 2 - Sperle Corners
3. Sperle Corners Phase 2 PUD Detail Plan_02.02.26(rev. 03.30.26)
4. Sperle Corners PUD Phase 2 - Village Engineer Letter of Review_02.28.2026
5. 20260227 - Sperle Corners Phase 2 Detailed Plan Review - MFR Comments
6. Public Notice Feedback - Sperle Corners Phase 2 Detailed Plan Application_Landscaping
7. Public Notice Feedback - Sperle Corners Phase 2 Detailed Plan Application_Lighting

Please publish in the
Leader Independent on
February 26, 2026 and March 5, 2026

VILLAGE OF MCFARLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Tuesday, March 17, 2026 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

> A request by Lakestone Properties and Management LLC regarding a Resolution approving a Planned Development Detailed Plan for Phase 2, Sperle Corners Lot 1, and Lots 3 – 16, McFarland, WI.

A complete copy of the applicant's application is available for review online at www.mcfarland.wi.us/pendingrequests or at the Village of McFarland Municipal Center, Community & Economic Development Department, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

Residents wishing to attend the meeting can do so in-person at the Municipal Center or via Zoom by visiting https://us02web.zoom.us/j/83189708596 or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 831 8970 8596. Please Note: Virtual attendance is offered as a convenience, but technical difficulties beyond the Village's control may prevent or limit its availability at any meeting. The public is encouraged to attend the meeting in person to assure full access to the proceedings.

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to community.development@mcfarland.wi.us or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Wednesday prior to the meeting date to be included in the packet.

PLAN COMMISSION
RESOLUTION 2026-01

A RESOLUTION APPROVING A PLANNED DEVELOPMENT DETAILED PLAN FOR PHASE 2 DEVELOPMENT ON LOTS 1 AND 3-16 OF SPERLE CORNERS PLAT

WHEREAS, on June 24, 2025, the Village Board approved Ordinance 2025-07, an ordinance rezoning the Lands (Sperle Corners) in the Village of McFarland from A-1 Agricultural Transition to PD Planned Development – General Plan Approved; and

WHEREAS, on October 21, 2025, the Plan Commission approved Resolution 2025-01, a resolution approving a Planned Development Detailed Plan for Phase 1 Development on Lot 18 of the Sperle Corners Plat for construction of a 40-unit apartment building; and,

WHEREAS, on October 28, 2025, the Village Board approved a Final Plat for Sperle Corners including associated Street and Utility Plan, Stormwater Management Plan, and Development Agreement, for a 147-unit residential subdivision; and,

WHEREAS, the lands shown in Exhibit A, describes the parcels for Phase 2 construction within the Sperle Corners Plat including:

- Lot #1 (Parcel #0610-024-6001-1),
- Lot #3 (Parcel #0610-024-6023-1),
- Lot #4 (Parcel #0610-024-6034-1)
- Lot #5 (Parcel #0610-024-6045-1)
- Lot #6 (Parcel #0610-024-6056-1)
- Lot #7 (Parcel #0610-024-6067-1)
- Lot #8 (Parcel #0610-024-6078-1)
- Lot #9 (Parcel #0610-024-6089-1)
- Lot #10 (Parcel #0610-024-6100-1)
- Lot #11 (Parcel #0610-024-6111-1)
- Lot #12 (Parcel #0610-024-6122-1)
- Lot #13 (Parcel #0610-024-6133-1)
- Lot #14 (Parcel #0610-024-6144-1)
- Lot #15 (Parcel #0610-024-6155-1)
- Lot #16 (Parcel #0610-024-6166-1); and

WHEREAS, the proposed Phase 2 Detailed Plan, attached hereto as Exhibit A, includes construction of two four-unit town homes on Lot 1 and seven zero-lot-line duplex buildings across Lots 3-16, for a total of 22 new dwelling units; and,

WHEREAS, the Plan Commission held a public hearing on the proposed Phase 2 Detailed Plan on March 17, 2026, preceded by a Class Two Notice; and,

WHEREAS, the Plan Commission has reviewed the Phase 2 Detailed Plan as required by Section 62-67(i)(2)a of the McFarland Municipal Code, and has determined that the Detailed Plan complies with the standards set forth in Section 62-67(i)(1) and is in general conformance with the approved General Plan for the Development;

WHEREAS, the Plan Commission has determined that the Phase 2 Detailed Plan is consistent with the General Description of Land Uses Allowed within the Village of McFarland Comprehensive Plan for the Neighborhood Future Land Use Category as amended by adoption of the 2023 East Side Plan (Ordinance 2023-03);

NOW, THEREFORE, the Plan Commission of the Village of McFarland, does ordain as follows:

1. The Planned Development Detailed Plan for Lots 1 and 3-16 shown in Exhibit A is hereby approved, including construction of two 4-unit townhouse buildings on Lot 1, and 7 zero-lot-line duplex buildings on Lots 3-16.

2. The Village Zoning Administrator shall record in the Office of the Register of Deeds of Dane County a certified copy of this resolution as well as a copy of the approved Phase 2 Detailed Plan.

3. The Zoning Administrator is hereby directed to label these changes on the Official Zoning Map of the Village following recording of this Resolution.

The above and foregoing Resolution was duly adopted by the Plan Commission at a regular meeting held on _____, 2026.

VILLAGE OF MCFARLAND PLAN COMMISSION

_____
Stephanie Brassington
Village President/Plan Commission Chair

ATTEST:

_____
Cassandra Suettinger
Deputy Administrator/Clerk

VILLAGE OF McFarland
Community & Economic Development

Plan Commission Application – 2026

~Application must be completed in full~

Applicant	Lakestone Properties and Management, LLC	Applicant's Agent	Brett Riemen
Property Owner (if different)		Name	
Address	Sperle Corners Subdivision, Elvehjem Road and CTH AB	Address	5910 Main St, McFarland WI 53558
Email		Email	brett@lakestoneproperties.com
Phone #		Phone #	608-838-1800

Parcel No(s). _____ Type of Proposal – Please check boxes below that apply

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
❑ Preliminary Plat	$500+AF	❑ Conditional Use	$500+F	❑ Annexation	At cost
❑ Preliminary Plat (reapplication)	$500+BF	■ Rezoning (map)	$500+F	❑ Dev. Agreement Including Addendums	$400+F
❑ Certified Survey Map	$300+FG	❑ Zoning Amendment (text)	$500+F	❑ Final Plat	$500+CF
❑ Condominium	$300+EF	❑ USA/MMSD Annexation	At cost	❑ Final Plat (reapplication)	$400+DF
❑ Comprehensive Plan Amendment	$500+F			■ Site/Design Review	$400+F

+ = Plus publication and notification charges

A = Plus $50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus $50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed/revised within the last 36 months

E = Plus $40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus $25.00 per lot for two or more lots.

Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
■ R-E, R-3 & PD (up to 50 acres)	$5,000
❑ R-E, R-3 & PD (greater than 50 acres)	$10,000
❑ Site/Design Review (less than 2,000 sq. ft.)	$1,000
❑ Site/Design Review (2,000 sq. ft. or more)	$2,000
❑ All Plats including condominiums	$5,000

Nature of the development proposal: Must provide address of proposed development, legal description, current zoning and description of proposal/request. (Attach additional papers if needed)

Development of Lot 1 with two (2) 4-unit buildings and development of Lots 3 through 16 with seven (7) duplexes in conformance with the approved general development plan.

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Has this specific proposal been previously discussed or acted upon by the Plan Commission?
■ **YES** ❑ **NO (If "yes" state the nature and the date(s) of the previous application.)**

~~Planned development approved June 6, 2025~~

Submittal Requirements: One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy. A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, community.development@mcfarland.wi.gov), with fees included with submittal **by *NOON of the deadline day**, according to the schedule below.

Village of McFarland Plan Commission 2026 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Tuesday of each month, unless otherwise noted below at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices, potential agenda item materials are required to be submitted per the schedule listed below.

*Submittal Deadline Noon on:	For Scheduled 2026 Meeting date of:
December 9 (2025)	January 20
January 6	February 17
February 3	March 17
March 10	April 21
April 7	May 19
May 5	June 16
June 9	July 21
July 7	August 18
August 4	September 15
September 8	October 20
October 6	November 17
November 3	December 15
December 8	January 19, 2027

Applications requiring a public hearing will be scheduled for a hearing according to the schedule above. If there is written or verbal public opposition submitted as part of the public hearing the Plan Commission will postpone action on the application to a subsequent meeting so that concerns can be analyzed if concerns can't be addressed during the hearing. If there is no public opposition and no unresolved issues by Village Staff or Plan Commission members, the Plan Commission may take action on the application at the same meeting as the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

Acknowledgements:

- I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the next scheduled meeting.
- I understand any fees not paid for (i.e. legal notices, mailings, consultant review costs, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.
- I understand Plan Commission applications requiring a Public Hearing may not be acted on the same night as the Public Hearing.

X _____ 02/02/2026

Signature of Applicant/Agent Date

Site and Design Plans

Check List

Date received: _____

Subject property address: Sperle Corners Lot 1, 3 through 16

Landowner's name: Lakestone Properties, LLC

Landowner's address: 5910 Main St, McFarland WI 53558

Landowner's phone/fax: 608-838-1800

Landowner's email: brett@lakestoneproperties.com

Agent's name: _____

Agent's address: _____

Agent's phone/fax: _____

Agent's email: _____

x A. Title Block that indicates name and address of the current property owner.

x B. Name and signature of the designer.

x C. Date of original plan and latest date of revised plan.

x D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.

x E. Existing zoning PD Proposed rezoning _____yes _____no

x F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.

x G. All required building setback lines.

x H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.

x I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.

x J. Existing and proposed site and building signage.

x K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.

N/A L. The location of all outdoor storage areas; including proposed screening materials and colors.

X M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.

X N. The location and type of any permanently protected green space areas.

X O. The location and elevation of any wetlands or floodplains.

X P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.

X Q. In the legend, data for the subject property:

(1) Lot area

(2) Building area

(3) Paved area

(4) Total impervious area

(5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.

(5) Building height

(6) Existing zoning, proposed zoning

(7) Number of parking stalls provided and required.

X R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.

X S. Hydrant locations and Fire Department Connection.

X T. Lighting Plans including photometrics and description of fixture types, heights and orientation.

X U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.

X V. Existing or proposed easements.

X W. A legal description of the subject property.

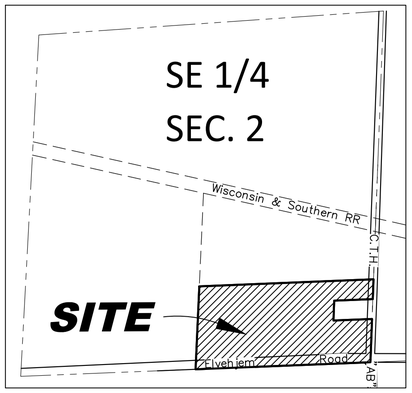
General Comments: _____

Note: In addition to Site and Design Permit approval, a building permit from the Village Building Inspector is required prior to the start of construction of any building, fence, or sign.

SPERLE CORNERS

Part of the SE 1/4 of the SE 1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin

FINAL PLAT



Vicinity Map

Not to Scale

ENGINEER/SURVEYOR:
Ryan Quam, P.E.
Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
4604 Siggelkow Road – Suite A
McFarland, WI 53558
Ph: (608) 838–7750

OWNER & SUBDIVIDER:
Lakestone Properties & Management, LLC
c/o Brian Spanos
5910 Main Street, Suite 1
McFarland, WI 53558
Ph: (608) 838–1800

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief:

That I have surveyed, divided, and mapped Sperle Corners, being a part of the Southeast one-quarter of the Southeast one-quarter of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being more particularly described as follows:

BEGINNING at the Southeast Corner of said Section 2; thence, along the South line of said Southeast 1/4, South 87°41'38" West, 1321.53 feet to the Southwest corner of said Southeast 1/4 of the Southeast 1/4, said point also being the Southeast corner of the plat of Park View Estates, recorded in Volume 57 of Plats on Pages 782 through 785 as Document No. 3459436;

thence, along the East line of said plat, North 02°34'49" East, 626.89 feet to the Southwest corner of Lot 3 of Certified Survey Map (CSM) No. 15493, recorded in Volume 111 of CSMs on Pages 284 through 286 as Document No. 5637506;

thence, along the South line of said CSM and its Easterly extension, North 87°40'27" East, 1316.58 feet to the Southeast corner of said CSM, lying on the East line of aforesaid Southeast one-quarter;

thence, along said East line, South 02°07'34" West, 149.72 feet to the Northeast corner of Lot 1 of CSM No. 1455, recorded in Volume 6 of CSMs on Page 144 as Document No. 1400799;

thence, along the North line of last said CSM, South 87°41'15" West, 291.58 feet to the Northwest corner of said Lot 1;

thence, along the West line of said Lot 1, South 02°07'34" West, 150.00 feet to the Southwest corner of said Lot 1;

thence, along the South line of said Lot 1, North 87°41'15" East, 291.58 feet to the Southeast corner of said Lot 1, lying on said East line of the Southeast one-quarter;

thence, along said East line, South 02°07'34" West, 327.23 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 780,586 sq. feet or 17.9198 acres, more or less, and is **SUBJECT TO** easements for Public road right-of-way purposes for Elvehjem Road and County Trunk Highway "AB" and is **ALSO SUBJECT TO** all other matters of record and/or fact.

That I have made such survey, land division, and plat by the direction of Brian Spanos of LAKESTONE PROPERTIES & MANAGEMENT LLC, owner of said land. That such plat is a correct representation of all of the exterior boundaries of the land surveyed and the subdivision thereof made; that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and Chpater 56 of the Village of McFarland Subdivision Ordinance in surveying, dividing, and mapping the same.

Dated this 9th day of January, 2026.

WISCONSIN MATTHEW E. HOGLUND S-1910 FALL RIVER WI LAND SURVEYOR

Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910

VILLAGE TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY DANE) SS

I, _____, being the duly appointed, qualified and acting Village Treasurer of the Village of McFarland, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____(date) on any of the land included in the plat of SPERLE CORNERS.

Date:_____ _____
Village Treasurer

COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY DANE) SS

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of _____(date) affecting the lands included in the plat of SPERLE CORNERS.

Date:_____ _____
Adam Gallagher - Treasurer

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ___ day of _____, 20___, at

_____ o'clock __M. and recorded in Volume _____ of Plats on

Pages _____ as Document No. _____.

_____
Kristi Chlebowski, Dane County Register of Deeds

OWNER'S CERTIFICATE:

LAKESTONE PROPERTIES & MANAGEMENT LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. LAKESTONE PROPERTIES & MANAGEMENT LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) Village of McFarland
2) Department of Administration

IN WITNESS WHEREOF, the said LAKESTONE PROPERTIES & MANAGEMENT LLC has caused these presents to be

signed by Brian C. Spanos, Member and Brett A. Riemen, Member at

_____, Wisconsin,

and its company seal to be hereunto affixed on this ____, day of _____, 20__.

In the presence of: _____ _____
Brian C. Spanos Brett A. Riemen

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ___ day of _____, 20___, Brian C. Spanos and Brett A. Riemen of the above named Limited Liability Company, to me known to be the person(s) who executed the foregoing instrument, and to me known to be Members of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said company, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

NOTES:

1. Outlot 1 is dedicated to the Public for wetland preservation and stormwater management purposes to be owned & maintained by the the Village of McFarland.
2. Outlot 2 is dedicated to the Public for park and recreational purposes to be owned & maintained by the the Village of McFarland.
3. All streets will be dedicated to the Public to be owned & maintained by the Village of McFarland.
4. Current zoning of the property within this plat is A-1 Agricultural Transition, with portions also being in the Dane County Wetland District (inland & Shoreland) 75' buffer and Shoreland District (Secondary) 1000' buffer.
5. Proposed zoning for Lots 1-18 and Outlots 1 and 2 is PD - Planned Development.
6. Wetlands shown were digitized from the October 13, 2022 Wetland Delineation Report by Ruekert-Mielke.
7. Date of boundary field survey: February 6, 2025.
8. See Sheet 2 for Boundary Survey, Lot and easement details.
9. Public Utility Easements (PUEs) Dedicated to the Public herein are for the use of public bodies and private quasi-public utilities having the right to serve this subdivision for electric, telephone, cable TV, internet data and street lighting purposes. Easements shown are 12 feet wide, 6 feet each side from the lot lines, unless otherwise noted. No utility pole, pedestal, manhole, vault, cable or anchor shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.
10. Public Storm Sewer/Stormwater Management Easements Dedicated to the Public herein are for Storm Sewer and Stormwater Management purposes. Easements shown are 12 feet wide, 6 feet each side from the lot lines, unless otherwise noted. No piping or structures shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.
11. The Cluster Mailbox Easement, over a part of Lot 2 as shown on Sheet 2 hereof, is for U.S. Postal Service approved, multiple gang, multi-user joint mailboxes. A Cluster Mailbox Easement Agreement will be recorded by separate instrument that will denote the specific lots benefiting from said easement and will set forth the requirements and restrictions for the installation, maintenance, repair and replacement of the cluster mailboxes and associated improvements.

VILLAGE OF McFARLAND APPROVAL CERTIFICATE:

Resolved that the plat of Sperle Corners, in the Village of McFarland, LAKESTONE PROPERTIES & MANAGEMENT LLC, owner, is hereby approved and dedications accepted by the Village Board.

Date:_____ Approved_____
Title:

I hereby certify that the foregoing is a copy of a Resolution adopted by the Village Board of the Village of McFarland.

Date:_____ Signed _____
Village Clerk

REVISIONS

1. 1/9/2026 - Addressed DOA Plat Review comments and removed Consent of Corporate Mortgagee certificate.

FINAL PLAT
SPERLE CORNERS
PROJECT NO. LS–03–19
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

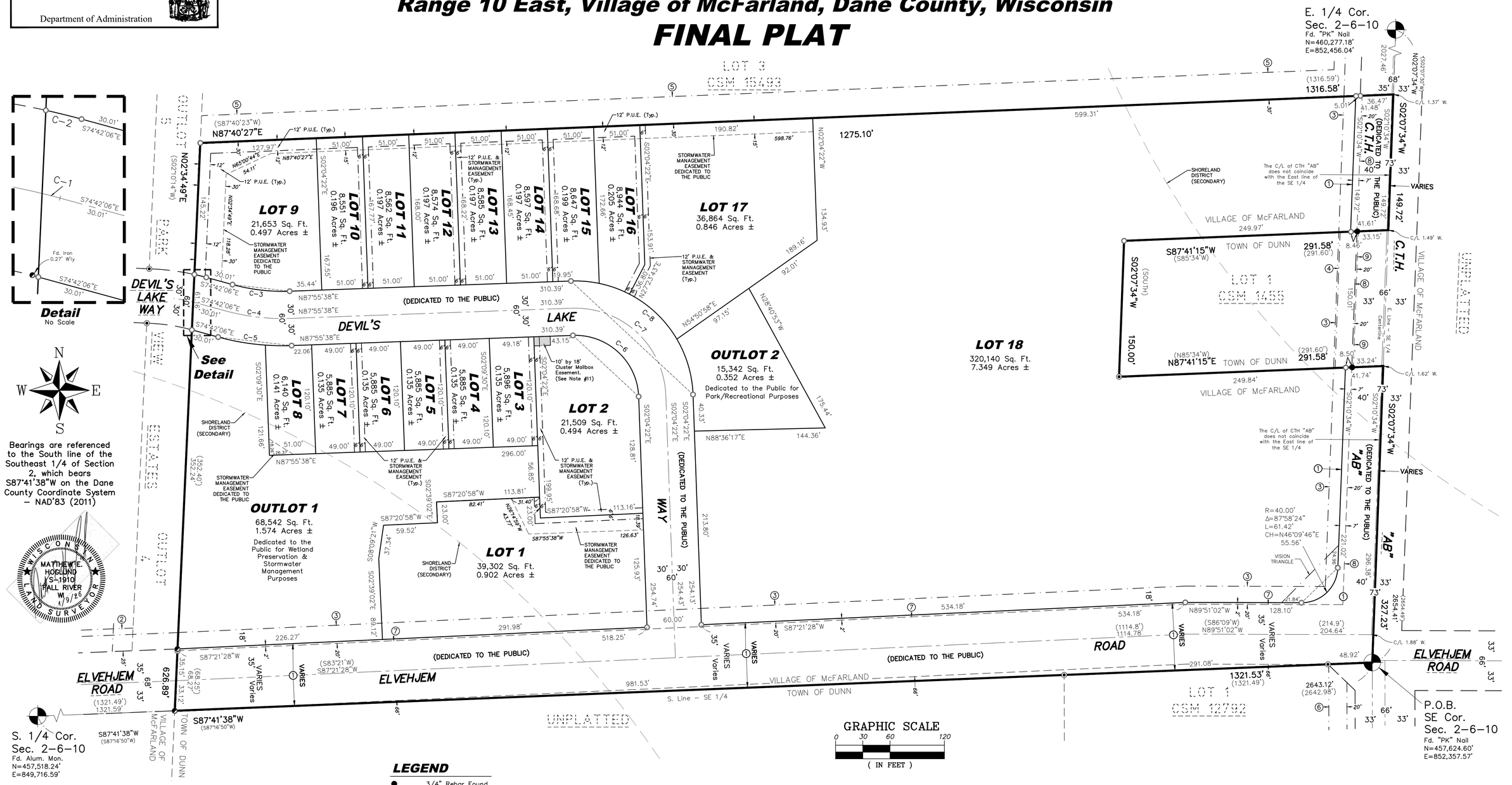
Department of Administration

SPERLE CORNERS

Part of the SE 1/4 of the SE 1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin

FINAL PLAT

Total Area
780,586 Sq. Ft.
17.9198 Acres±



Detail
No Scale

Bearings are referenced to the South line of the Southeast 1/4 of Section 2, which bears S87°41'38"W on the Dane County Coordinate System – NAD'83 (2011)

LEGEND

- ● 3/4" Rebar Found
- ◕ 1-1/4" Iron Rebar Found
- ◉ 1" Iron Pipe Found (unless noted)
- ○ 1-1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.

All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.

(43.12') Record Dimensions (if different)
Boundary Lines per this Survey
Deed/Survey Line of Record
Existing R/W Line
Sectional Subdivision Line
Existing Easement Line
Lot or R/W Line
Centerline
Public Utility & Stormwater Management Easement (PUE) Dedicated Hereon (12' wide unless noted)
Storm Sewer/Stormwater Management Easement Dedicated Hereon

EASEMENT/RIGHT-OF-WAY NOTES

1. Right-of-Way dedicated to the Public as noted hereon.
2. 25' Public Stormwater Easement per Park View Estates.
3. 20' WP&L Gas Main Easement per Vol. 378, P. 577 – Doc. No. 1052660.
4. 20' Utility Easement per CSM 1455.
5. 30' Public Sewer, Water and Bike Path Easement per CSM 15493.
6. 20' WP&L Gas Main Easement per Vol. 397, P. 330 – Doc. No. 1082351.
7. 66' Wide Conveyance of Lands for Highway Purposes to the Town of Dunn per Doc. 1008944 & Dane County Hwy. Survey Proj. No. 61-14.
8. West Line of Conveyance of Lands for Highway Purposes to the Town of Dunn per Doc. 831820 & Survey Plat Map No. 249 by Alex Ely, Dane County Surveyor, dated March 26, 1952.
9. CSM 1455 depicted W. R/W CTH "AB" 33' W. of Section Line vs. prior Doc. 831820 & Survey Plat Map No. 249 used hereon.

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS	
C1	240.00'	01°36'50"	6.76'	S75°30'31"E - 6.76'	S76°18'56"E	(on map)
C2	270.00'	02°51'39"	13.48'	S76°07'56"E - 13.48'	S77°33'45"E	(on map)
C3	210.00'	17°22'16"	63.67'	S83°23'14"E - 63.42'	(on map)	(on map)
C4	240.00'	17°22'16"	72.76'	S83°23'14"E - 72.49'	(on map)	(on map)
C5	270.00'	17°22'16"	81.86'	S83°23'14"E - 81.55'	(on map)	(on map)
OUTLOT 1		11°13'00"	52.86'	S80°18'36"E - 52.77'	-	-
LOT 8		06°09'16"	29.00'	S88°59'44"E - 28.99'	-	-
C6	70.00'	90°00'00"	109.96'	S47°04'22"E - 99.00'	(on map)	(on map)
C7	100.00'	90°00'00"	157.08'	S47°04'22"E - 141.42'	(on map)	(on map)
C8	130.00'	90°00'00"	204.20'	S47°04'22"E - 183.85'	(on map)	(on map)
LOT 15		13°49'15"	31.36'	S85°09'45"E - 31.28'	-	-
LOT 16		15°38'50"	35.50'	S70°25'42"E - 35.39'	-	-
LOT 27		32°08'46"	72.94'	S46°31'54"E - 71.98'	-	-
OUTLOT 2		28°23'09"	64.40'	S16°15'57"E - 63.75'	-	-

ENGINEER/SURVEYOR:
Ryan Quam, P.E.
Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
4604 Siggelkow Road – Suite A
McFarland, WI 53558
Ph: (608) 838-7750

OWNER & SUBDIVIDER:
Lakestone Properties & Management, LLC
c/o Brian Spanos
5910 Main Street, Suite 1
McFarland, WI 53558
Ph: (608) 838-1800

SEE SHEET 1 FOR NOTES & CERTIFICATES.
SEE SHEET 3 FOR WETLAND DETAILS.

SHEET 2 OF 3

REVISIONS

1. 1/9/2026 - Addressed DOA Plat Review comments and removed Consent of Corporate Mortgagee certificate.

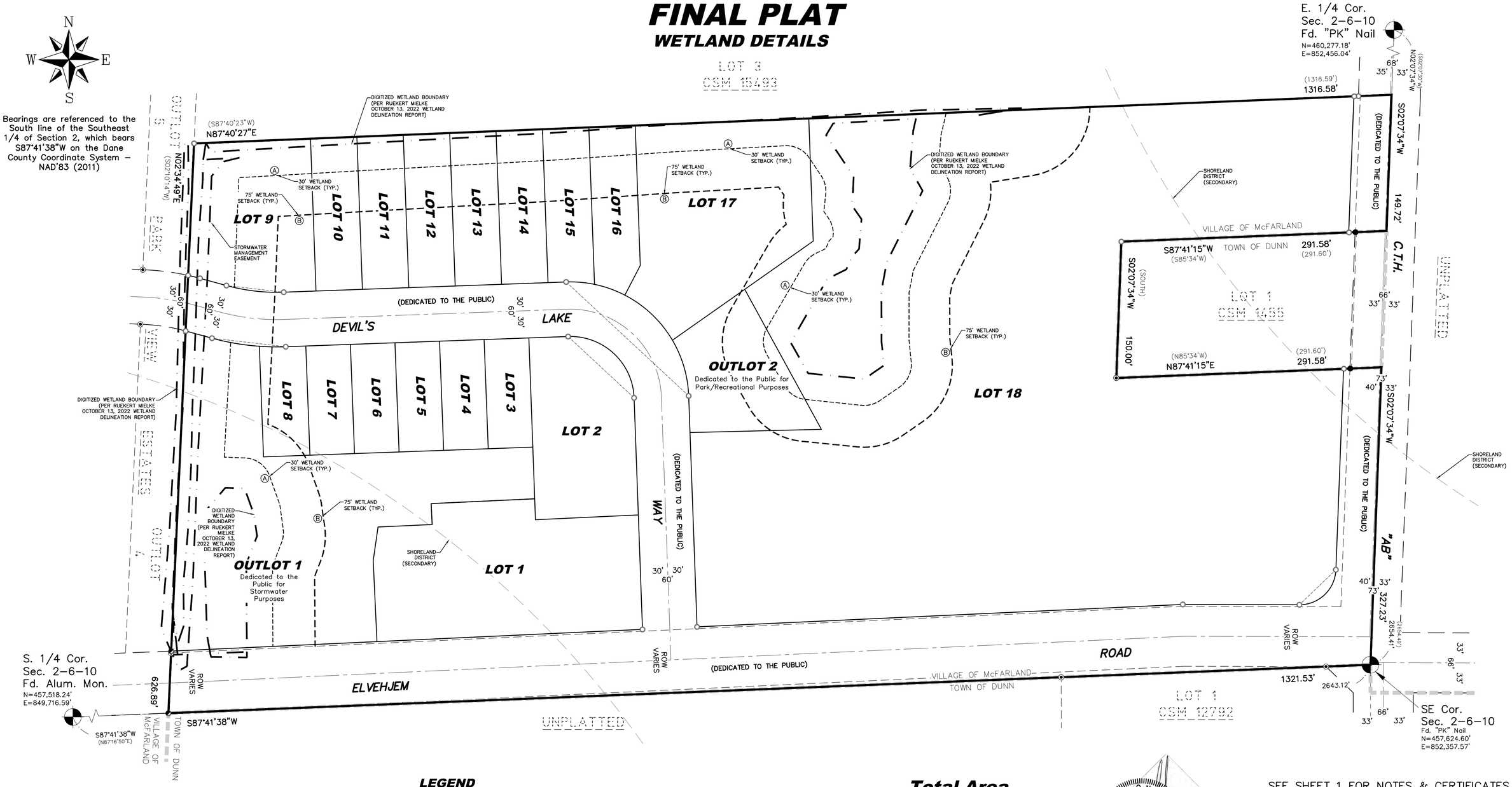
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SPERLE CORNERS

Part of the SE 1/4 of the SE 1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin

FINAL PLAT

WETLAND DETAILS



WETLAND SETBACK NOTES

Ⓐ There shall be no grading within 30' of the delineated wetland boundaries without the written approval of the Village of McFarland in consultation with CARPC.

Ⓑ There shall be no impervious surfaces within 75' of the delineated wetland boundaries without the written approval of the Village of McFarland in consultation with CARPC.

GRAPHIC SCALE
0 30 60 120
(IN FEET)

LEGEND

- ● 3/4" Rebar Found
- ◪ 1–1/4" Iron Rebar Found
- ◉ 1" Iron Pipe Found (unless noted)
- ○ 1–1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.

All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.

- (43.12') Record Dimensions (if different)
- Boundary Lines per this Survey
- Deed/Survey Line of Record
- Existing R/W Line
- Sectional Subdivision Line
- Wetland Line
- 75' Wetland Buffer
- Lot or R/W Line
- Centerline
- Municipal Boundary

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5910 Main Street, Suite 1
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Total Area
780,586 Sq. Ft.
17.9198 Acres±

WISCONSIN
MATTHEW E. HOGLUND
S-1910
HALL RIVER
WI
4/9/25
LAND SURVEYOR

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

SEE SHEET 1 FOR NOTES & CERTIFICATES.
SEE SHEET 2 FOR BOUNDARY SURVEY.
LOT & EASEMENT DETAILS.

REVISIONS

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FINAL PLAT
SPERLE CORNERS
PROJECT NO. LS–03–19
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Detailed Development Plan

Statement of Owners Intent, and
Detailed Plan for Lot 1 and Lots 3 through 16
Development

02-03-2026

Project:
Sperle Corners Subdivision

Owner:
Lakestone Properties and Management, LLC
Attn: Brett Riemen

Statement of Owners Intent

It is the intent of the Owner to develop two (2) 4-unit buildings on Lot 1 and Duplexes on Lots 3 through 16 in conformance with the previously approved General Plan for Development;

Legal Description

The land controlled by the Owner is located at the northwest corner of Elvehjem Road and CTH AB, and the legal description is as follows:

SEC 2-6-10 S 19 A SE1/4 SE ¼ EXC Lot 1 CSM 1455

Existing Site

The Existing Site Plan is included as Page 2 of 17 of the construction plan set and site features are as follows:

1) 15.37 total acres;
2) Currently zoned PD Planned Development.
3) Sloping with 25 feet of fall from the southeast property corner to the drainage ditch and wetlands at the west portion of the property.
4) Wetland boundary has been delineated per Ruekert Mielke October 13, 2022 report.
5) CTH AB is adjacent to the east.
6) Elvehjem Road is adjacent to the south.
7) Devils Lake Way dead ends to the west, with construction to connect to Elvehjem Road in Spring 2026.
8) Eastern portion of land surrounds an existing residential home.
9) Public sanitary sewer and water main is available to the west at Devils Lake Way.
10) Public water main connection is available at Elvehjem Road.

Description of Detailed Plan for Lot 1 and Lots 3 through 16 Development

The Detailed Plan proposes the development of Lot 1 with two (2) 4-unit buildings, associated drive aisle and parking for Lot 1 and the development of Lots 3 through 16 with seven (7) 2-unit zero lot line buildings as shown on the General Development Plan included as Exhibit 1. In general, the intent of the Detailed Plan is for the duplex lots (Lots 3-16) to follow the Village's R-2 Zoning Code Regulations and Lot 1 to follow the Village's R-3 Zoning Code regulations, with the exceptions noted in the tables that follow. The applicable residential bulk standards for Lots 1 and 3 through 16 are described in the tables under "PUD-GP Standard". The tables include the "R-2 Standard" and "R-3 Standard" for informational purposes only. In addition to the minimum principal building setbacks described in the following tables, a 75-foot wetland setback applies to lots as shown in the General Development Plan site plan. The 75-foot setback applies to principal and accessory structures as well as impervious surfaces as required for Environmental Corridor policies of the Capital Area Regional Planning Commission, as administered by the Village of McFarland. Unless otherwise stated within this Detailed Plan, or future approved Detailed Plans, applicable building and zoning requirements shall be those of the Village's Building and Zoning codes, including but not limited to, permitted obstructions in required yards (e.g. flagpoles, overhanging eaves and gutters, etc.), accessory uses and structures, fences, and exterior signage. The buildings and site layout are described as follows:

1) Lot 1 Buildings (R-3)
   - Two (2) 4-unit buildings;
   - Approximately 5,500 square foot footprint per building, up to 2-story 11,000 gross floor area per building;

- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.
- Approximately 10 visitor parking stalls will be provided.

R-3	R-3 Standard	PUD-GP Standard
Minimum Lot Area (sq.ft.)	None	41,000
Minimum Lot Width (ft.)	80	80
Minimum Front and Street Yard Setback (ft.)	25 or 35 (where the garage faces a public street)	20 for Elvehjem and Devils Lake Way
Maximum Building Height (ft.)	35	35
Minimum Side Yard Setback (ft.)	8 (one story) & 10 (2-story building)	10
Minimum Side Yard Setback both sides combined (ft.)	20	20
Minimum Rear Yard Setback (ft.)	35	35
Minimum Building Separation between buildings on the same lot (ft.)	10	20
Minimum Usable open space per dwelling unit (sq.ft)	500	500
Minimum Lot area per dwelling unit (sq.ft)	5,445 (permitted use) 2,904 (conditional use)	5,125

2) Lots 3&4 (R-2)

- One (1) 2-unit zero lot line building;
- Approximately 3,800 square foot footprint, up to 2-story, 7,600 gross floor area per building;
- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.

R-2	R-2 Standard (zero lot line duplex)	PUD-GP Standard
Minimum Lot Area (sq. ft.)	5,000	5,850
Minimum Lot Width (ft.)	40	45
Maximum Building Height (ft.)	35	35
Minimum Front Yard Setback (ft.)	25 or 30 (front yard with snout garage)	20
Minimum Side Yard Setback (ft.)	0 (party wall) & 8 (exterior building to lot line)	0 (party wall) & 8 (exterior building to lot line)
Minimum Side Yard Setback both sides combined (ft.)	8 (one story structure) & 10 (two story structure)	16 (combined building)
Minimum Rear Yard	30	30

Setback (ft.)		
Minimum Usable open space per dwelling unit (sq.ft)	750 Each Lot	750 Each Lot
Minimum Lot area per dwelling unit (sq.ft)	5,000 Each Lot	5,000 Each Lot

3) Lots 5&6 (R-2)

- One (1) 2-unit zero lot line building;
- Approximately 3,800 square foot footprint, up to 2-story, 7,600 gross floor area per building;
- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.

R-2	R-2 Standard (zero lot line duplex)	PUD-GP Standard
Minimum Lot Area (sq.ft.)	5,000	5,850
Minimum Lot Width (ft.)	40	40
Maximum Building Height (ft.)	35	35
Minimum Front Yard Setback (ft.)	25 or 30 (front yard with snout garage)	20
Minimum Side Yard Setback (ft.)	0 (party wall) & 8 (exterior building to lot line)	0 (party wall) & 8 (exterior building to lot line)
Minimum Side Yard Setback both sides combined (ft.)	8 (one story structure) & 10 (two story structure)	16 (combined building)
Minimum Rear Yard Setback (ft.)	30	30
Minimum Usable open space per dwelling unit (sq.ft)	750 Each Lot	750 Each Lot
Minimum Lot area per dwelling unit (sq.ft)	5,000 Each Lot	5,000 Each Lot

4) Lots 7&8 (R-2)

- One (1) 2-unit zero lot line building;
- Approximately 3,800 square foot footprint, up to 2-story, 7,600 gross floor area per building;
- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.

R-2	R-2 Standard (zero lot line duplex)	PUD-GP Standard
Minimum Lot Area (sq.ft.)	5,000	5,850
Minimum Lot Width (ft.)	40	40
Maximum Building Height (ft.)	35	35
Minimum Front Yard Setback (ft.)	25 or 30 (front yard with snout garage)	20
Minimum Side Yard Setback (ft.)	0 (party wall) & 8 (exterior building to lot	0 (party wall) & 8 (exterior building to lot

	line)	line)
Minimum Side Yard Setback both sides combined (ft.)	8 (one story structure) & 10 (two story structure)	16 (combined building)
Minimum Rear Yard Setback (ft.)	30	30
Minimum Usable open space per dwelling unit (sq.ft)	750 Each Lot	750 Each Lot
Minimum Lot area per dwelling unit (sq.ft)	5,000 Each Lot	5,000 Each Lot

5) Lots 9&10 (R-2)

- One (1) 2-unit zero lot line building;
- Approximately 3,800 square foot footprint, up to 2-story, 7,600 gross floor area per building;
- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.

R-2	R-2 Standard (zero lot line duplex)	PUD-GP Standard
Minimum Lot Area (sq.ft.)	5,000	21,650 (Lot 9) & 8,550 (Lot 10)
Minimum Lot Width (ft.)	40	50
Maximum Building Height (ft.)	35	35
Minimum Front Yard Setback (ft.)	25 or 30 (front yard with snout garage)	20
Minimum Side Yard Setback (ft.)	0 (party wall) & 8 (exterior building to lot line)	0 (party wall) & 96 (Lot 9 exterior building to lot line) & 8 (Lot 10 exterior building to lot line)
Minimum Side Yard Setback both sides combined (ft.)	8 (one story structure) & 10 (two story structure)	104 (combined building)
Minimum Rear Yard Setback (ft.)	30	30
Minimum Usable open space per dwelling unit (sq.ft)	750 Each Lot	750 Each Lot
Minimum Lot area per dwelling unit (sq.ft)	5,000 Each Lot	5,000 Each Lot

6) Lots 11&12 (R-2)

- One (1) 2-unit zero lot line building;
- Approximately 3,800 square foot footprint, up to 2-story, 7,600 gross floor area per building;
- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.

R-2	R-2 Standard (zero lot line duplex)	PUD-GP Standard

Minimum Lot Area (sq. ft.)	5,000	8,550
Minimum Lot Width (ft.)	40	50
Maximum Building Height (ft.)	35	35
Minimum Front Yard Setback (ft.)	25 or 30 (front yard with snout garage)	20
Minimum Side Yard Setback (ft.)	0 (party wall) & 10 (exterior building to lot line)	0 (party wall) & 8 (exterior building to lot line)
Minimum Side Yard Setback both sides combined (ft.)	8 (one story structure) & 10 (two story structure)	16 (combined building)
Minimum Rear Yard Setback (ft.)	30	30
Minimum Usable open space per dwelling unit (sq.ft)	750 Each Lot	750 Each Lot
Minimum Lot area per dwelling unit (sq.ft)	5,000 Each Lot	5,000 Each Lot

7) Lot 13&14 (R-2)

- One (1) 2-unit zero lot line building;
- Approximately 3,800 square foot footprint, up to 2-story, 7,600 gross floor area per building;
- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.

R-2	R-2 Standard (zero lot line duplex)	PUD-GP Standard
Minimum Lot Area (sq.ft.)	5,000	8,550
Minimum Lot Width (ft.)	40	50
Maximum Building Height (ft.)	35	35
Minimum Front Yard Setback (ft.)	25 or 30 (front yard with snout garage)	20
Minimum Side Yard Setback (ft.)	0 (party wall) & 10 (exterior building to lot line)	0 (party wall) & 8 (exterior building to lot line)
Minimum Side Yard Setback both sides combined (ft.)	8 (one story structure) & 10 (two story structure)	16 (combined building)
Minimum Rear Yard Setback (ft.)	30	30
Minimum Usable open space per dwelling unit (sq.ft)	750 Each Lot	750 Each Lot
Minimum Lot area per dwelling unit (sq.ft)	5,000 Each Lot	5,000 Each Lot

8) Lot 15&16 (R-2)

- One (1) 2-unit zero lot line building;

- Approximately 3,800 square foot footprint, up to 2-story, 7,600 gross floor area per building;
- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.

R-2	R-2 Standard (zero lot line duplex)	PUD-GP Standard
Minimum Lot Area (sq.ft.)	5,000	8,550
Minimum Lot Width (ft.)	40	50
Maximum Building Height (ft.)	35	35
Minimum Front Yard Setback (ft.)	25 or 30 (front yard with snout garage)	20
Minimum Side Yard Setback (ft.)	0 (party wall) & 10 (exterior building to lot line)	0 (party wall) & 8 (exterior building to lot line)
Minimum Side Yard Setback both sides combined (ft.)	8 (one story structure) & 10 (two story structure)	16 (combined building)
Minimum Rear Yard Setback (ft.)	30	30
Minimum Usable open space per dwelling unit (sq.ft)	750 Each Lot	750 Each Lot
Minimum Lot area per dwelling unit (sq.ft)	5,000 Each Lot	5,000 Each Lot

Planned Development District Standards and Responses

Section 62-67(4) lists the standards shall apply in the review of all general or detailed plans proposed for the Planned Development District. The standards and this submittal responses are as follows:

a) "*The uses proposed in the planned development shall be in general conformance with the Village Comprehensive Plan*". This application includes a proposed use in conformance with the future land use map of "Neighborhood", as well as with the 2023 East Side Plan Master Plan Concept of Medium and Low Density Residential.

b) "*The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use value and enjoyment of other properties within the neighborhood*". The proposed General Plan will not substantially impair or diminish the use value and enjoyment of the adjacent properties. Similar duplex developments are immediately to the west of the development; proposed setbacks to adjacent developments are in excess of the required setbacks.

c) "*Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians*". The 28' to 32' wide Devil's Lake Way extension will provide safe and convenient movement of vehicles and the adjacent sidewalk as well as perimeter bike paths will provide safe movement for pedestrians.

d) "*The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater*

Management Ordinances". The proposed buildings are located a minimum of 75' from the delineated wetlands. Stormwater runoff from the development will pass through detention ponds and infiltration ponds. The proposed development will meet Village Erosion Control and Stormwater Management Ordinances. Many deciduous trees along the west property line and the existing wetlands buffer will be protected during construction in order to remain. The Landscape Plan will meet Village landscaping ordinances for R-2 properties (Lots 3-16) and R-3 properties (Lot 1).

e) "*The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy*". The proposed buildings will be designed with similar materials and architectural style. The existing landscaping will be maintained to maximize privacy to the neighboring properties.

f) *"The following provisions shall apply:"*

- "*In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents*". The planned development will provide a blend of park dedication and fee in lieu of dedication. An approximately 0.352 acre park area is proposed as shown the General Development Plan, Exhibit 1. The lawn and landscaped areas will provide a common open space that is safe and accessible to residents.
- "*Planned Development Districts housing impacts on community resources in the same manner as other new development, which are characterized by division of land into lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64*". The proposed 22 dwelling units will provide $67,620.74 of fees-in-lieu of parkland dedication ($3,073.67 per unit accounting for Outlot 2 dedication), $48,006.86 in Park Improvement fees ($2,182.13 per unit), $36,806 in Public Safety Center fees ($1,673.00 per unit) and $9,482 in Library Impact fees ($431.00 per unit). The final impact fees shall be determined at the time a building permit is submitted based on the Village's approved rates.

g) "*The planned development will not adversely affect the ability of public agencies to provide school or other municipal services*". The planned development will not adversely affect the ability of public agencies to provide school or other municipal services. This area is planned for future residential development in the Village's 2023 East Side Plan and there is a current declining enrollment within the McFarland School District.

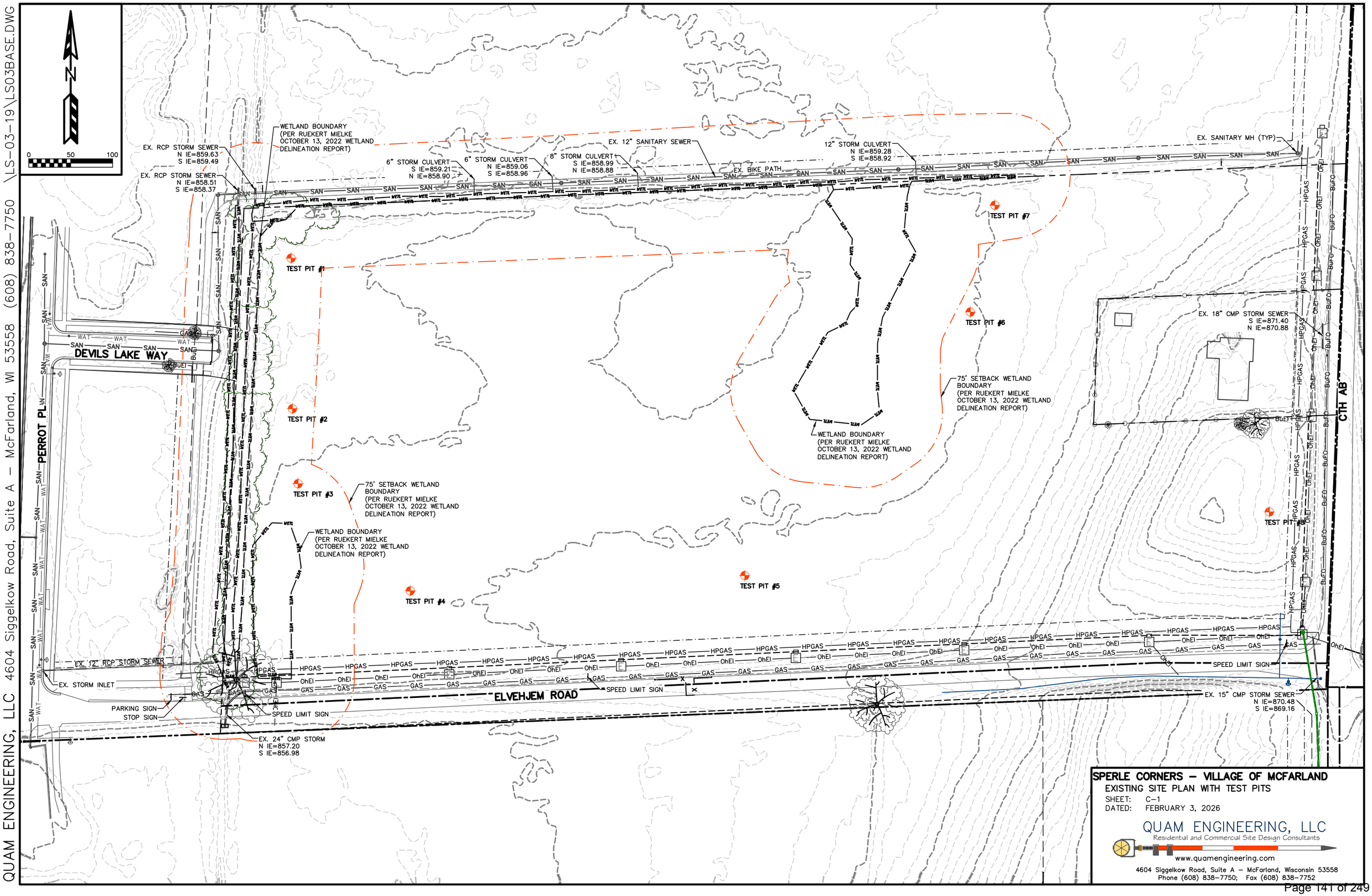
h) "*The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination and the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village*". The construction will meet Village and State requirements.

i) "*The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties*". The applicant feels that this proposal will be a benefit to the Village and not adversely affect surrounding

properties. The estimated value of Sperle Corners is as follows: $600,000 per duplex, $1,000,000 per 4 unit, for a total estimated value of $6,200,000 for this phase of development;

j) "*The proponents of a Planned Development District shall submit a reasonable schedule for the implementation of the development of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point*". The anticipated development schedule is as follows:

- Lot 1 two 4-unit buildings to open in Winter 2026
- Lot 3&4 2-unit (combined) to open Winter 2027
- Lot 5&6 2-unit (combined) to open Spring 2027
- Lot 7&8 2-unit (combined) to open Spring 2027
- Lot 9&10 2-unit (combined) to open Winter 2026
- Lot 11&12 2-unit (combined) to open Winter 2026
- Lot 13&14 2-unit (combined) to open Winter 2027
- Lot 15&16 2-unit (combined) to open Spring 2028



QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \LS-03-19\LS03BASE.DWG

SPERLE CORNERS – VILLAGE OF MCFARLAND

EXISTING SITE PLAN WITH TEST PITS

SHEET: C-1

DATED: FEBRUARY 3, 2026

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

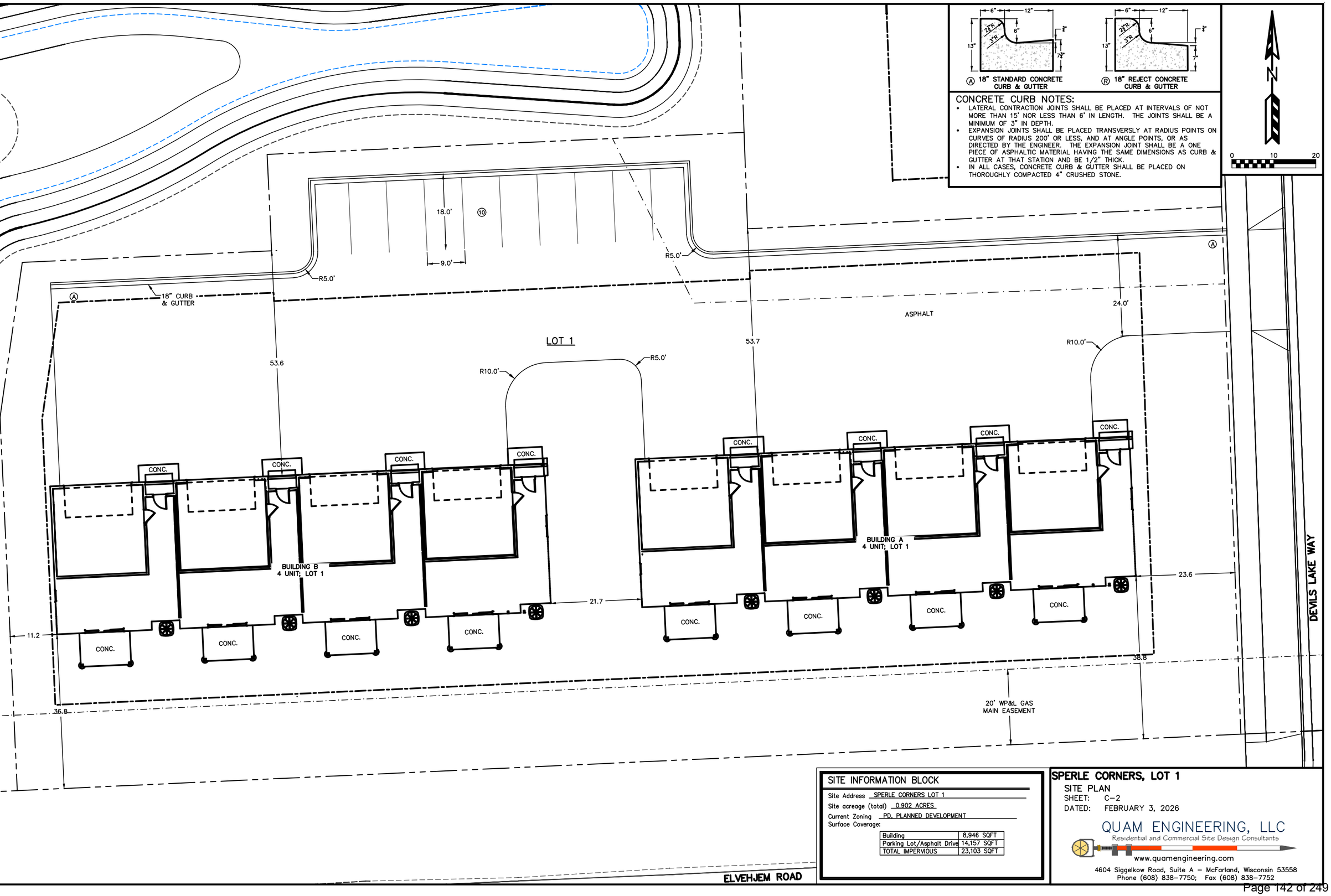
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CONCRETE CURB NOTES:

- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE OF ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
- IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED 4" CRUSHED STONE.



SITE INFORMATION BLOCK

Site Address SPERLE CORNERS LOT 1

Site acreage (total) 0.902 ACRES

Current Zoning PD, PLANNED DEVELOPMENT

Surface Coverage:

Building	8,946 SQFT
Parking Lot/Asphalt Drive	14,157 SQFT
TOTAL IMPERVIOUS	23,103 SQFT

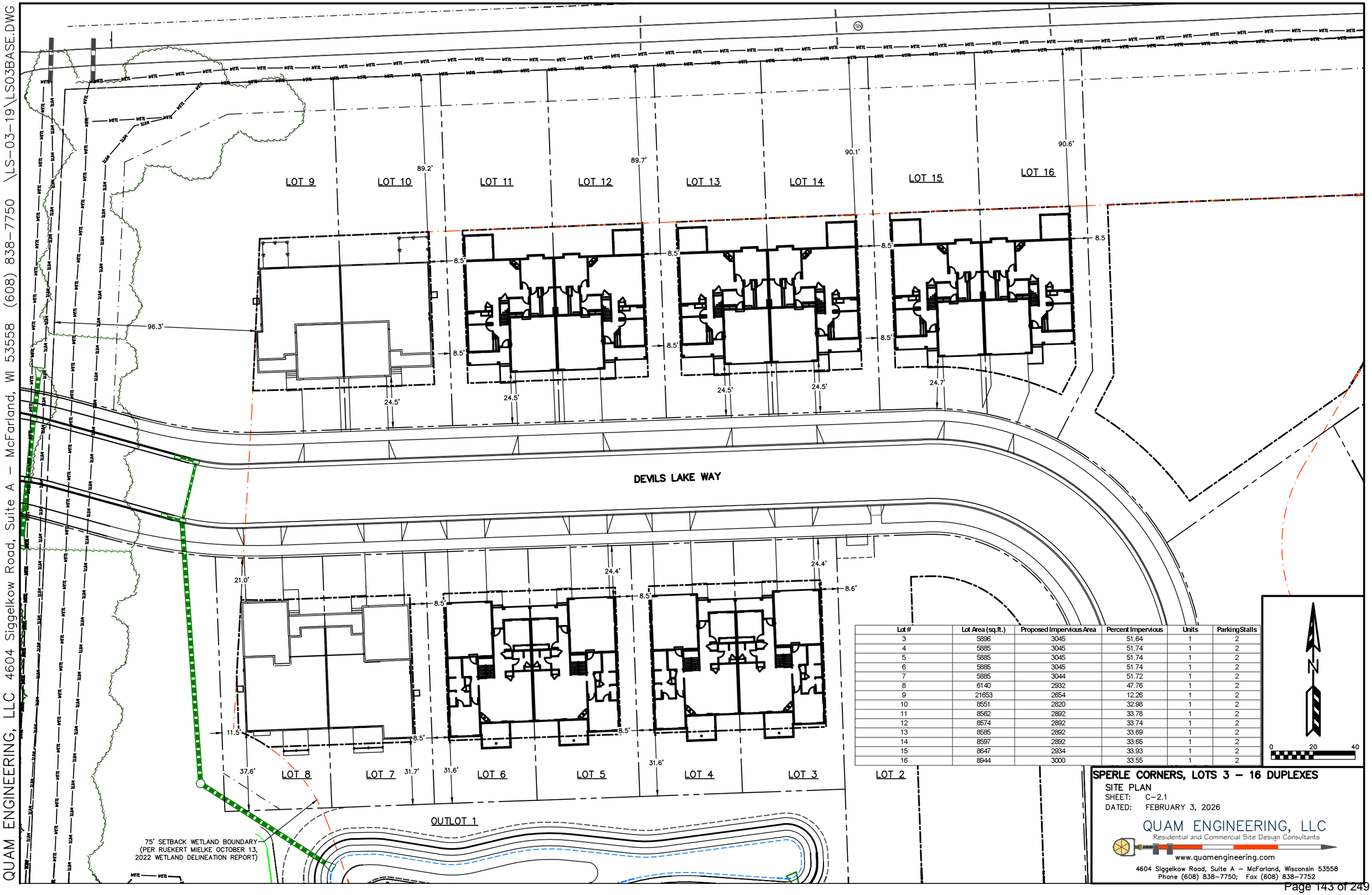
SPERLE CORNERS, LOT 1

SITE PLAN

SHEET: C-2

DATED: FEBRUARY 3, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



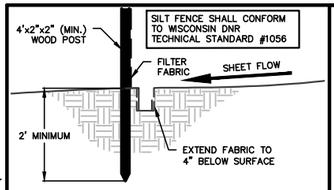
Lot #	Lot Area (sq.ft.)	Proposed Impervious Area	Percent Impervious	Units	Parking Stalls
3	5896	3045	51.64	1	2
4	5885	3045	51.74	1	2
5	5885	3045	51.74	1	2
6	5885	3045	51.74	1	2
7	5885	3044	51.72	1	2
8	6140	2932	47.76	1	2
9	21653	2654	12.26	1	2
10	8551	2820	32.98	1	2
11	8562	2892	33.78	1	2
12	8574	2892	33.74	1	2
13	8585	2892	33.69	1	2
14	8597	2892	33.65	1	2
15	8647	2934	33.93	1	2
16	8944	3000	33.55	1	2

SPERLE CORNERS, LOTS 3 – 16 DUPLEXES

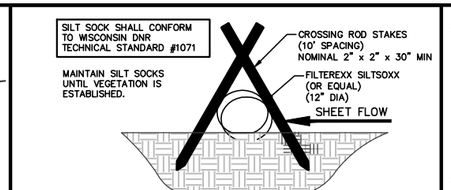
SITE PLAN
SHEET: C–2.1
DATED: FEBRUARY 3, 2026

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SILT FENCE CONSTRUCTION (SHEET FLOW)



SILT SOCK DETAIL

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1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

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

OWNER:
LAKESTONE PROPERTIES & MANAGEMENT, LLC
ATTN: BRIAN SPANOS
5910 MAIN STREET, SUITE 1
MCFARLAND, WI 53558

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

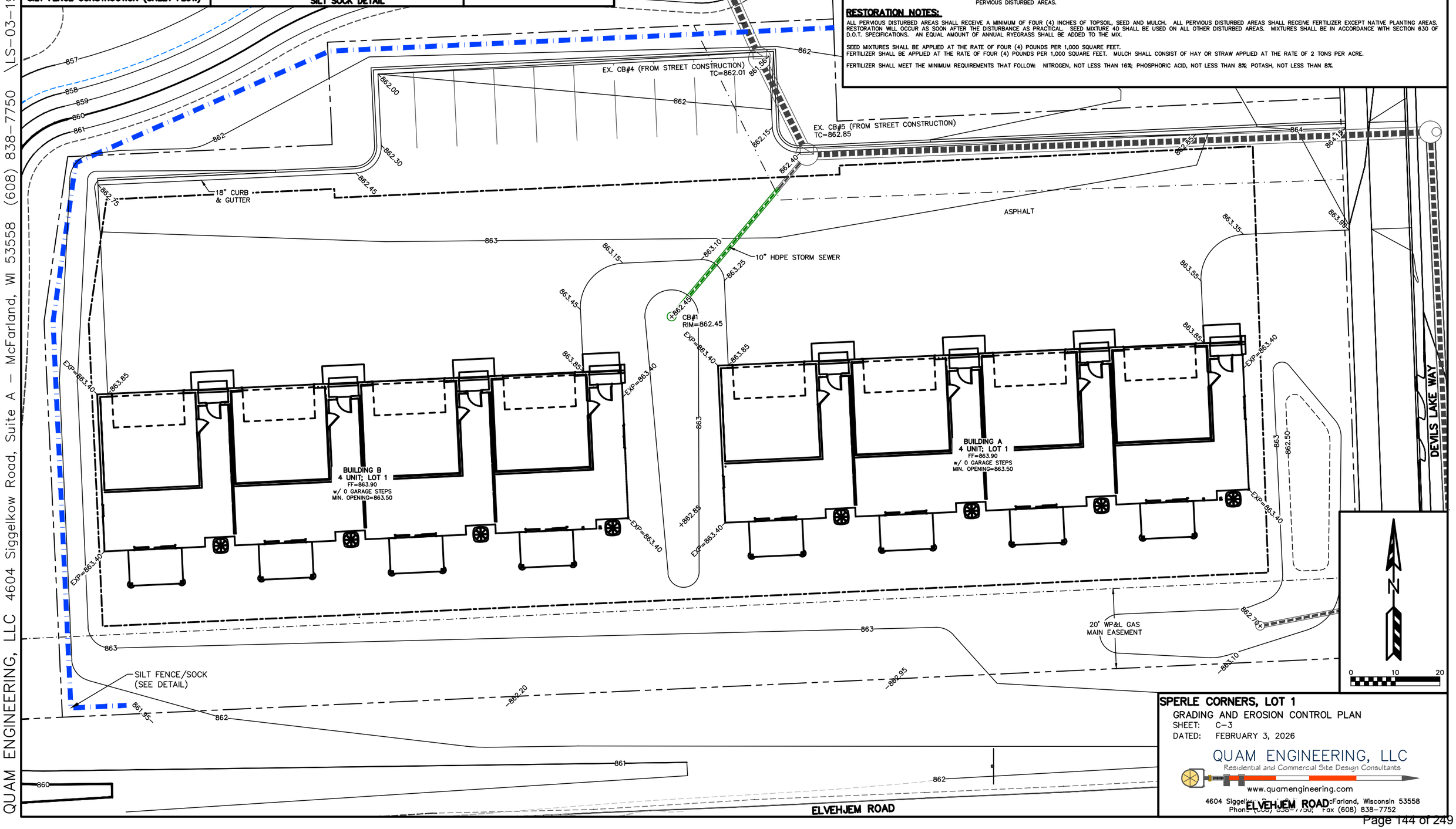
MAY 1-30, 2026	INSTALL INITIAL EROSION CONTROL DEVICES.
MAY 15, 2026 - APRIL 30, 2027	CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET.
FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.



SPERLE CORNERS, LOT 1
GRADING AND EROSION CONTROL PLAN
SHEET: C-3
DATED: FEBRUARY 3, 2026

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SILT FENCE/SOCK
(SEE DETAIL)

DEVILS LAKE WAY

DUPLEX LOT 9
FF=871.60
BASEMENT=862.00
w/ 4 GARAGE STEPS
MIN. OPENING=863.50

DUPLEX LOT 10
FF=871.60
BASEMENT=862.00
w/ 4 GARAGE STEP
MIN. OPENING=863.50

DUPLEX LOT 11
FF=871.60
BASEMENT=862.00
w/ 2 GARAGE STEPS
MIN. OPENING=863.50

DUPLEX LOT 12
FF=871.60
BASEMENT=862.00
w/ 2 GARAGE STEP
MIN. OPENING=863.50

DUPLEX LOT 13
FF=871.60
BASEMENT=862.00
w/ 2 GARAGE STEPS
MIN. OPENING=863.50

DUPLEX LOT 14
FF=871.60
BASEMENT=862.00
w/ 2 GARAGE STEP
MIN. OPENING=863.50

DUPLEX LOT 15
FF=871.60
BASEMENT=862.00
w/ 3 GARAGE STEPS
MIN. OPENING=863.50

DUPLEX LOT 16
FF=871.60
BASEMENT=862.00
w/ 3 GARAGE STEP
MIN. OPENING=863.50

DUPLEX LOT 8
FF=871.60
BASEMENT=862.00
w/ 5 GARAGE STEPS
MIN. OPENING=863.50

DUPLEX LOT 7
FF=871.60
BASEMENT=862.00
w/ 3 GARAGE STEP
MIN. OPENING=863.50

DUPLEX LOT 6
FF=871.60
BASEMENT=862.00
w/ 3 GARAGE STEPS
MIN. OPENING=863.50

DUPLEX LOT 5
FF=871.60
BASEMENT=862.00
w/ 2 GARAGE STEP
MIN. OPENING=863.50

DUPLEX LOT 4
FF=871.60
BASEMENT=862.00
w/ 2 GARAGE STEPS
MIN. OPENING=863.50

DUPLEX LOT 3
FF=871.60
BASEMENT=862.00
w/ 2 GARAGE STEP
MIN. OPENING=863.50

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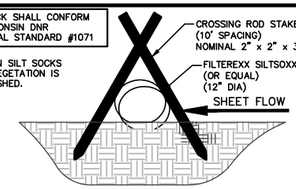
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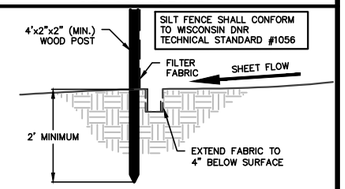
ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

SILT SOCK SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1071

MAINTAIN SILT SOCKS UNTIL VEGETATION IS ESTABLISHED.



SILT SOCK DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)

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TDD(FOR THE HEARING IMPAIRED)(800)542-2289

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

N

0 20 40

SPERLE CORNERS, LOTS 3 – 16 DUPLEXES
GRADING AND EROSION CONTROL PLAN
SHEET: C-3.1
DATED: FEBRUARY 3, 2026

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UTILITY NOTES:

–CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILITIES INTO EXISTING UTILITIES. ALL CONNECTIONS SHALL BE PHOTOGRAPHED AND NEW STORM PIPES SHALL NOT EXTRUDE INTO EXISTING STORM PIPES.
–ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MOST CURRENT EDITION OF VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS AND WISCONSIN DSPS STANDARDS.
–THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
–MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
–ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
–ALL UNDERGROUND EXTERIOR NON–METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
–THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF MCFARLAND PRIOR TO CONNECTING TO THE WATER SERVICE.
–BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.
–GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
–SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE. WATER SERVICE SHALL BE DUCTILE IRON UNLESS INDICATED OTHERWISE. STORM SEWER SHALL BE HDPE N–12 AND PVC SCHEDULE 40 UNLESS NOTED OTHERWISE.

N

0 10 20

EX. CB#4 (FROM STREET CONSTRUCTION)
TC=862.01
SE IE=857.40
NW IE=857.35

EX. CB#5 (FROM STREET CONSTRUCTION)
TC=862.85
SW IE=859.22
E IE=857.52
NW IE=857.47

EX. 10'–10" HDPE STORM SEWER STUB @ 2.50%
IE=859.47
(FROM STREET CONSTRUCTION)

ASPHALT

STORM IE=859.10
SAN TOP=857.33

6"x8" WYE
IE=856.50

EX. 8" PVC PRIVATE SANITARY SEWER MAIN
(FROM STREET CONSTRUCTION)
IE=856.20 (CONTRACTOR TO CONFIRM)

76'–8" PVC SANITARY SEWER @ 0.40%

140'–8" PVC SANITARY SEWER @ 0.40%

213'–6" D.I. WATER SEVICE

LOT 1 PRIVATE MH#1
RIM=862.90
S IE=857.16
E IE=857.06

LOT 1

STORM IE=859.28
WATER TOP=856.00

WATER TOP=856.00

36'–10" HDPE STORM SEWER @ 2.50%

WATER TOP=856.00

CB#1
2' DIA. CONC w/ INBELL GRATE
RIM=862.45
NW IE=859.95

31'–6" D.I. WATER SERVICE w/ 6" VALVE
IE=856.85 (PLUMBER TO VERIFY)

36'–6" SANITARY LATERAL @ 1.0%
IE=857.52 (SIZE TO BE CONFIRMED)

BUILDING B
4 UNIT; LOT 1

31'–6" D.I. WATER SERVICE w/ 6" VALVE
TOP=856.85

36'–6" SANITARY LATERAL @ 1.0%
IE=856.86 (SIZE TO BE CONFIRMED)

BUILDING A
4 UNIT; LOT 1

20' WP&L GAS
MAIN EASEMENT

DEVILS LAKE WAY

ELVEHJEM ROAD

SPERLE CORNERS, LOT 1
UTILITY PLAN
SHEET: C–4
DATED: FEBRUARY 3, 2026

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LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16

69'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=854.56

69'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=854.95

69'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=854.98

69'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.38

69'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.41

65'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.68

65'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.80

91'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=856.52

OUTLOT 1

DEVILS LAKE WAY

86'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.22

1 1/4" COPPER WATER SERVICE
w/ CURB STOP (TYP.)

87'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=854.87

86'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.26

85'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.61

86'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=856.05

85'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.65

75' SETBACK WETLAND BOUNDARY
(PER RUEKERT MIELKE OCTOBER 13,
2022 WETLAND DELINEATION REPORT)

LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2

N

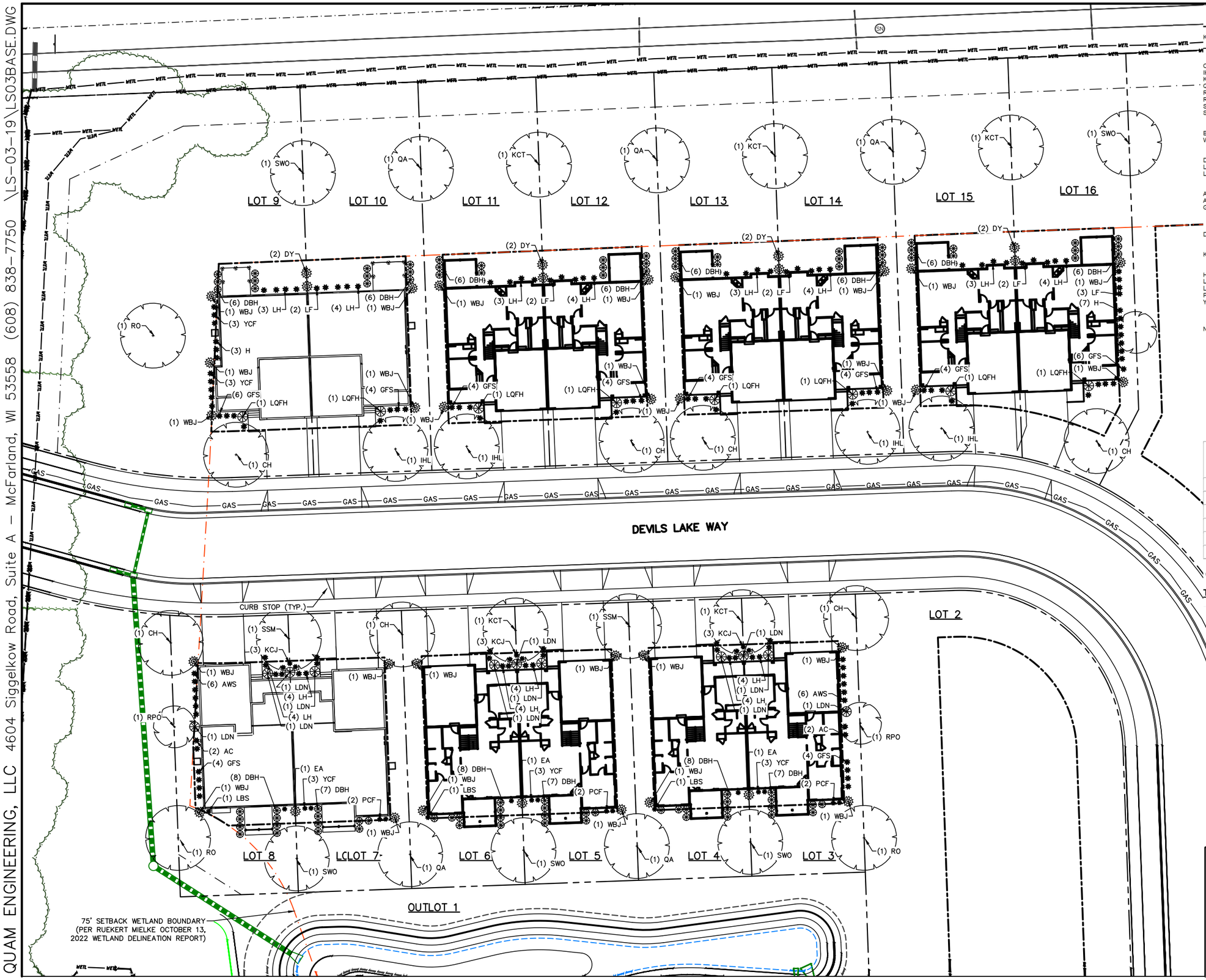
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SPERLE CORNERS, LOTS 3 – 16 DUPLEXES

UTILITY PLAN
SHEET: C-4.1
DATED: FEBRUARY 3, 2026

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PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT	POINTS SUPPLIED
	(34)		Large Deciduous Trees (40 points each)			1,360
CH	7	2"	Common Hackberry	Celtis Occidentalis	BB	
IHL	4	2"	Imperial Honeylocust	Gleditsia Tricanthos 'Imperial'	BB	
KCT	5	2"	Kentucky Coffeetree	Gymnocladus Dioicus	BB	
QA	5	2"	Quaking Aspen	Populus Tremuloides	BB	
RO	3	2"	Red Oak	Quercus Rubra	BB	
RPO	3	2"	Royal Prince Oak	Quercus x Warei	BB	
SSM	2	2"	State Street Maple	Acer Miyabei	BB	
SWO	2	2"	Swamp White Oak	Quercus Bicolor	BB	
	(19)		Low Evergreen Trees (12 points each)			228
EA	3	3'	Emerald Arborvitae	Thuja Occidentalis	BB	
WBJ	16	3'	Wichita Blue Juniper	Juniperus Scopulorum	BB	
	(117)		Medium Deciduous Shrubs (3 points each)			351
DBH	101	24"	Dwarf Bush Honeysuckle	Diervilla Lonicera	Pot	
LDN	8	24"	Little Devil Ninebark	Physocarpus O 'Donna May'	Pot	
LQFH	8	24"	Little Quick Fire H	Hydrangea Paniculata	Pot	
	(64)		Low Deciduous Shrubs (1 point each)			64
AC	4	18"	Alpine Currant	Ribes Alpinum	Pot	
AWS	12	18"	AW Spirea	Spirea Bumaldi "Anthony Waterer'	Pot	
GFS	44	18"	Goldflame Spirea	Spirea Japonica ' Goldflame'	Pot	
	(8)		Medium Evergreen Shrubs (5 points each)			40
DY	8	18"	Densiform Yew	Taxus Densiformis	BB	
	(9)		Low Evergreen Shrubs (3 points each)			27
KJC	9	12"	Kalley Compact Juniper	Juniperus M Kallay's Compact	Pot	
	(68)		Perennials (Non-Contributing)			
H	1	1 G	Royal Standard Hosta	Hosta 'Royal Standard'	Con	
LH	44	1 G	Loyalist Hosta	Hosta 'Loyalist'	Con	
LF	11	1 G	Lady Fern	Athyrium Filix-femina	Con	
PCF	6	1 G	Purple Cone Flower	Echinacea Purpurea	Con	
YCF	6	1 G	Yellow Cone Flower	Echinacea	Con	
			Total Points Supplied:			2,070

NOTES:

1) All lawn areas to receive a minimum of 6" of topsoil, no mow seed mix, starter fertilizer, and straw mulch.
2) Lawn in swales and on slopes in excess of 3:1 shall be mulched with urban type B EC mat.
3) All planting beds shall receive a minimum of 6" of topsoil.
4) Designated planting beds to be mulched with #2 washed stone spread to a depth of 3"over weed barrier fabric.
5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
6) Designated planting beds and stone maintenance strips to be separated from turf areas with 5" crisp shovel cut edge.

Landscape Worksheet
Lakestone Properties
Lots 3 through 16 Duplexes

Village of McFarland

Landscape Point Calculations

Minimum Points Required for (R2) Zoning District

	Site Measurement	Points Calculation	Points Required
Building Foundation	2,129 LF	0 Per 100 ft.	0
G.F.A.	32,592 SF	0 Per 1,000 ft.	0
Street Frontage	582 LF	0 Per 100 ft.	0
Paved Area	6,272 SF	0 Per 10,000 sq. ft.	0
0 Total Points Required			

(Ord. No. 2011-06, § 1, 5-23-2011)

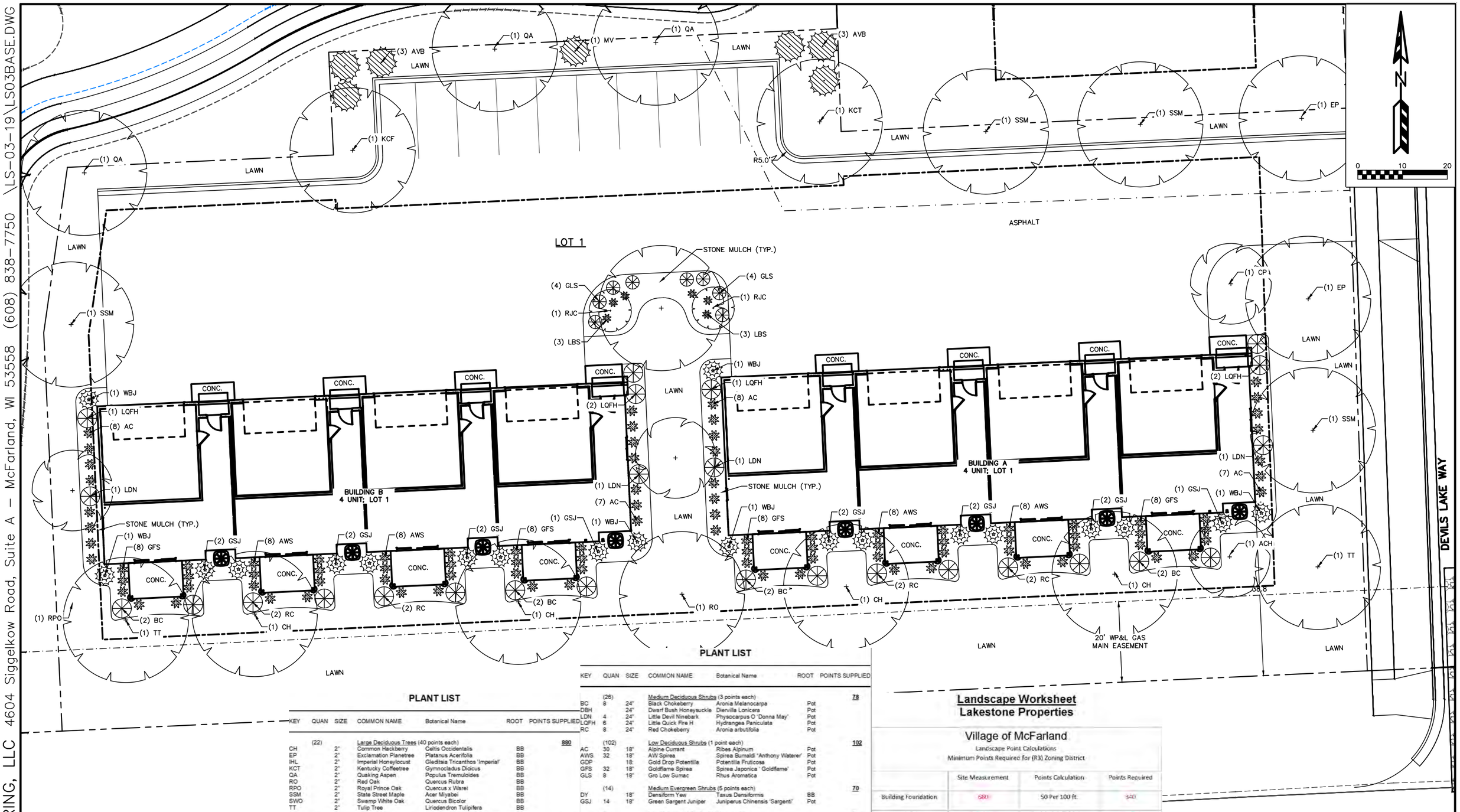
Total Landscape Points Supplied: 2,070

N

0 20 40

HARVEST CORNERS, LOTS 3 – 16 DUPLEXES
LANDSCAPE PLAN
SHEET: L-1.1
DATED: MARCH 30, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT	POINTS SUPPLIED
	(22)		Large Deciduous Trees (40 points each)			880
CH		2"	Common Hackberry	Celtis Occidentalis	BB	
EP		2"	Exclamation Planetree	Platanus Acerifolia	BB	
IHL		2"	Imperial Honeylocust	Gleditsia Tricanthos 'Imperial'	BB	
KCT		2"	Kentucky Coffeetree	Gymnocladus Dioicus	BB	
QA		2"	Quaking Aspen	Populus Tremuloides	BB	
RO		2"	Red Oak	Quercus Rubra	BB	
RPO		2"	Royal Prince Oak	Quercus x Warei	BB	
SSM		2"	State Street Maple	Acer Miyabei	BB	
SWO		2"	Swamp White Oak	Quercus Bicolor	BB	
TT		2"	Tulip Tree	Liriodendron Tulipifera	BB	
	(3)		Medium Deciduous Trees (25 points each)			75
ACH	1	1 ½"	Amur Chokecherry	Prunus Americana	BB	
CP	2	1 ½"	Callery Pear	Pyrus Calleryana	BB	
	(2)		Low Deciduous Trees (15 points each)			30
RJC	2	1 ½"	Red Jade Crab	Malus 'Red Jade'	BB	
SSC		1 ½"	Spring Snow Crab	Malus 'Spring Snow'	BB	
	()		Tall Evergreen Trees (30 points each)			0
BHS		5'	Black Hills Spruce	Picea Pungens 'Densata'	BB	
	(6)		Low Evergreen Trees (12 points each)			72
EA		3'	Emerald Arborvitae	Thuja Occidentalis	BB	
WBJ		3'	Wichita Blue Juniper	Juniperus Scopulorum	BB	
	(7)		Tall Deciduous Shrubs (5 points each)			35
AVB	6	36"	Arrowood Viburnum	Viburnum Dentata	Pot	
DN		36"	Diablo Ninebark	Physocarpus Opulifolius 'Diabolo'	Pot	
MV	1	36"	Mohican Viburnum	Viburnum Lantana 'Mohican'	Pot	

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT	POINTS SUPPLIED
	(26)		Medium Deciduous Shrubs (3 points each)			78
BC	8	24"	Black Chokeberry	Aronia Melanocarpa	Pot	
DBH		24"	Dwarf Bush Honeysuckle	Diervilla Lonicera	Pot	
LDN	4	24"	Little Devil Ninebark	Physocarpus O 'Donna May'	Pot	
LQFH	6	24"	Little Quick Fire H	Hydrangea Paniculata	Pot	
RC	8	24"	Red Chokeberry	Aronia arbutifolia	Pot	
	(102)		Low Deciduous Shrubs (1 point each)			102
AC	30	18"	Alpine Currant	Ribes Alpinum	Pot	
AWS	32	18"	AW Spirea	Spirea Bumald 'Anthony Waterer'	Pot	
GDP		18"	Gold Drop Potentilla	Potentilla Fruticosa	Pot	
GFS	32	18"	Goldflame Spirea	Spirea Japonica ' Goldflame'	Pot	
GLS	8	18"	Gro Low Sumac	Rhus Aromatica	Pot	
	(14)		Medium Evergreen Shrubs (5 points each)			70
DY		18"	Densiform Yew	Taxus Densiformis	BB	
GSJ	14	18"	Green Sargent Juniper	Juniperus Chinensis 'Sargenti'	Pot	
	()		Low Evergreen Shrubs (3 points each)			0
KJC		12"	Kalley Compact Juniper	Juniperus M Kalley's Compact	Pot	
	(6)		Perennials (Non-Contributing)			0
LBS	6	1 G	Little Bluestem Grass	Schizachyrium Scoparium	Con	
LH		1 G	Loyalist Hosta	Hosta 'Loyalist'	Con	
LF		1 G	Lady Fern	Athyrium Filix-femina	Con	
			Total Points Supplied:			1,342

NOTES:

1) All lawn areas to receive a minimum of 6" of topsoil, no mow seed mix, starter fertilizer, and straw mulch.
2) Lawn in swales and on slopes in excess of 3:1 shall be mulched with urban type B EC mat.
3) All planting beds shall receive a minimum of 6" of topsoil.
4) Designated planting beds to be mulched with stone mulch spread to a depth of 3".
5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
6) Designated planting beds and stone maintenance strips to be separated from turf areas with 5" crisp shovel cut edge.

Landscape Worksheet
Lakestone Properties

Village of McFarland

Landscape Point Calculations
Minimum Points Required for (R3) Zoning District

	Site Measurement	Points Calculation	Points Required
Building Foundation	680	50 Per 100 ft.	340
G.F.A.	8,946	20 Per 1,000 ft.	179
Street Frontage	235	50 Per 100 ft.	118
Paved Area	14,157	100 Per 10,000 sq. ft.	142

779 Total Points Required

(Ord. No. 2011-06, § 1, 5-23-2011)

Total Landscape Points Supplied: 1,342

HARVEST CORNERS, LOT 1
LANDSCAPE PLAN
SHEET: L–1
DATED: MARCH 30, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

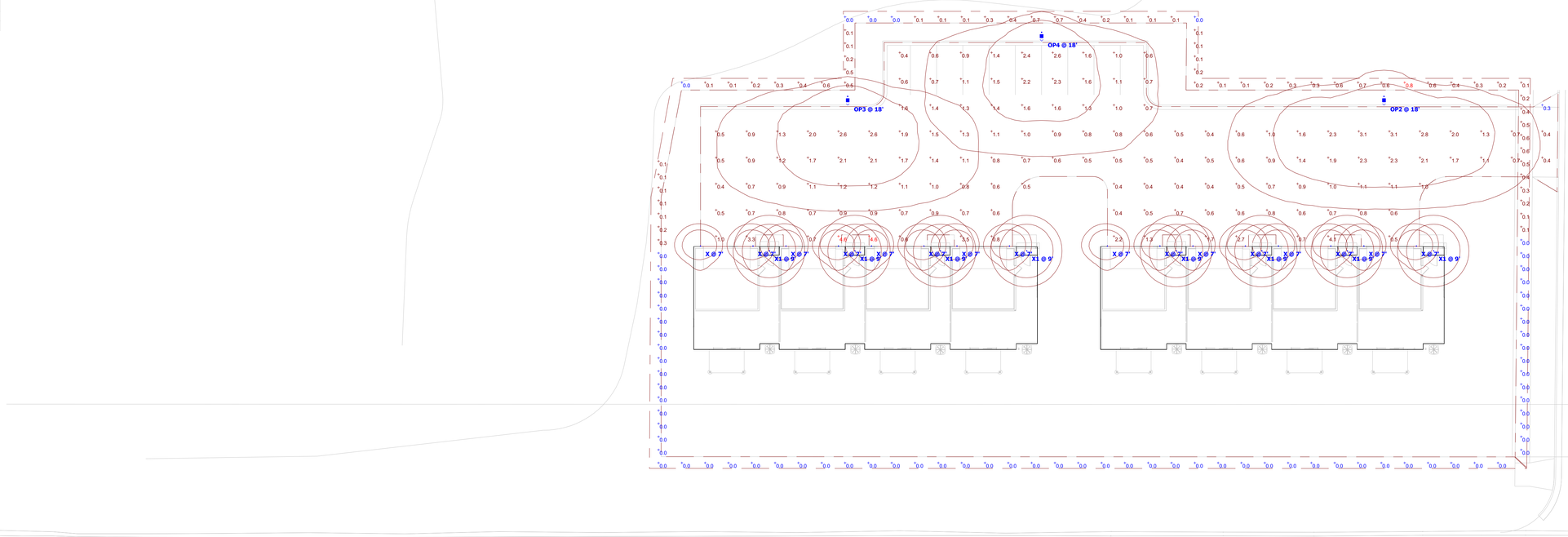
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838–7750 \LS–03–19\LS03BASE.DWG

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	OP2		1	DSX1 LED P2 30K 80CRI T2M HS	D-Series Size 1 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 2 Medium Houseside Shield		1	7294	0.9	67.7927	
	OP3		1	DSX1 LED P1 30K 80CRI T3M HS	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 3 Medium Houseside Shield		1	5734	0.9	50.9015	
	OP4		1	DSX1 LED P1 30K 80CRI T4M HS	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield		1	5775	0.9	50.9015	
	X		16	3152CDWSBZ	3152CDWSBZ		1	986	0.9	101.5	
	X1		8			SFM7R 15W 3000KÂø	1	1169	0.9	0	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.2 fc	4.6 fc	0.3 fc	15.3:1	4.0:1
PROPERTY LINE	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A



ACE ELECTRIC
6909 SEYBOLD RD.
MADISON, WI 53719
608.709.1480

McFARLAND 4-UNIT LOT 1
SITE LIGHTING PHOTOMETRICS

Designer
KYLE MCGRAW
Date
03/17/2026
Scale
1" = 20'
Drawing No.
E - 100
Summary



D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

Type

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

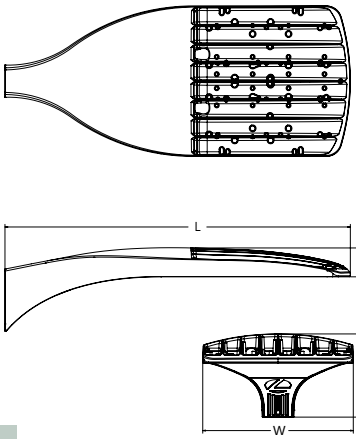
Introduction

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

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

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

design select

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

Ordering Information

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

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[7,8] 120[16,26] 208[16,26] 240[16,26] 277[16,26] 347[16,26] 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21]
PER	NEMA twist-lock receptacle only (controls ordered separate)[14]
PER5	Five-pin receptacle only (controls ordered separate)[14,21]
PER7	Seven-pin receptacle only (controls ordered separate)[14,21]
FAO	Field adjustable output[15,21]
BL30	Bi-level switched dimming, 30%[16,21]
BL50	Bi-level switched dimming, 50%[16,21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard)[22]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
CCE	Coastal Construction[23]
HA	50°C ambient operation[24]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V)[26]
DF	Double fuse (208, 240, 480V)[26]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK	Shorting cap [25]
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

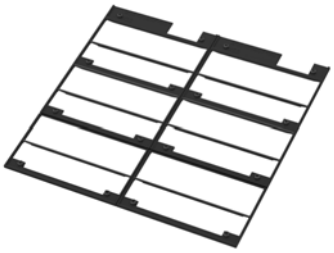
NOTES

1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10. XVOLT not available with P1 ,P2, P5, P7, P9, P10, P11 and P13 when combined with option NLTAIR2 PIRHN or PIR. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS.
14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



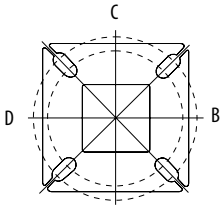
External Glare Shield (EGSR)

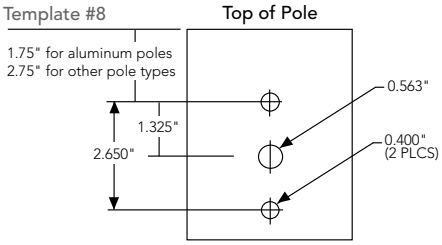


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

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

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

DSX1 Area Luminaire - EPA

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

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

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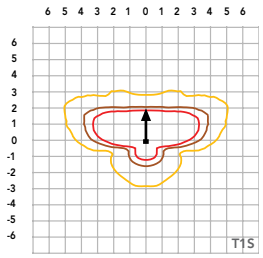
Photometric Diagrams

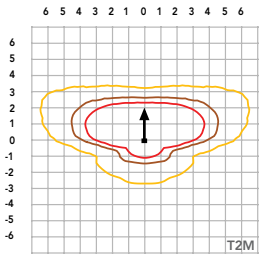
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

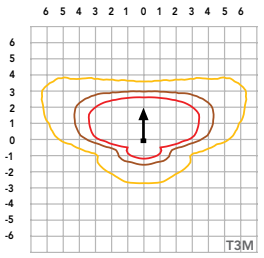
Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

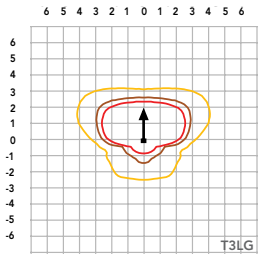
LEGEND

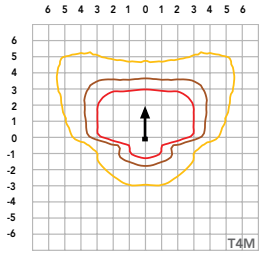
- 0.1 fc
- 0.5 fc
- 1.0 fc

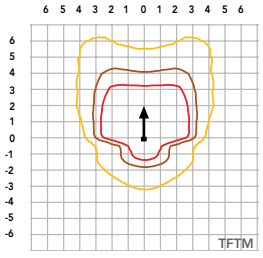


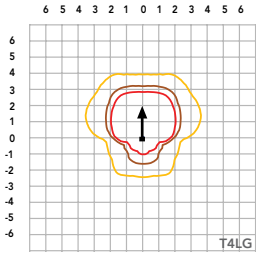


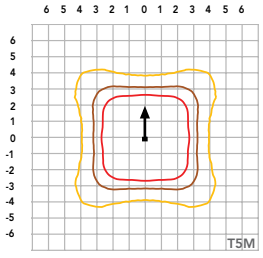


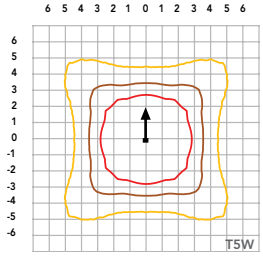


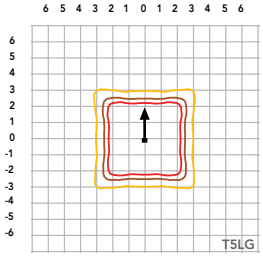


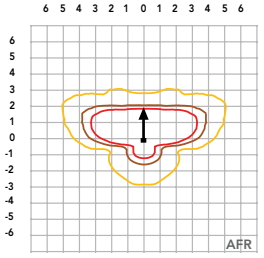


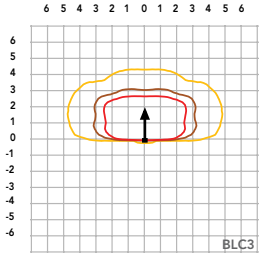


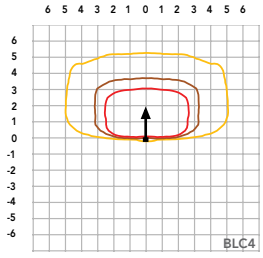


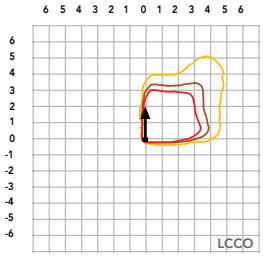


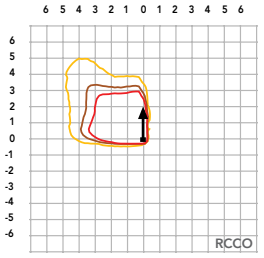












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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

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

FAO Dimming Settings

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

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

Electrical Load

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

LED Color Temperature / Color Rendering Multipliers

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

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

Motion Sensor Default Settings

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

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

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Contact factory for performance data on any configurations not shown here.

Forward Optics

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

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Performance Data

Lumen Output

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Contact factory for performance data on any configurations not shown here.

Forward Optics

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

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Forward Optics

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

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Performance Data

Lumen Output

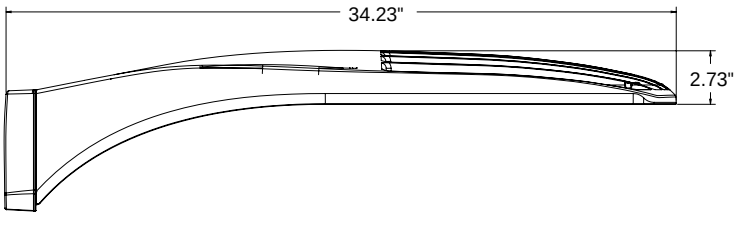
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

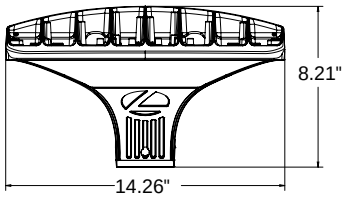
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

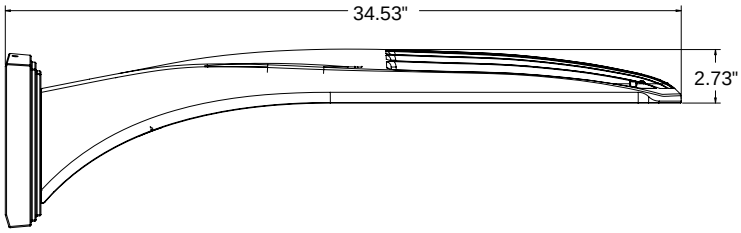
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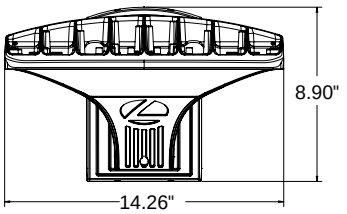
Dimensions



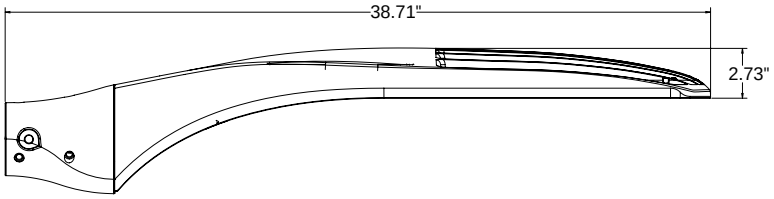


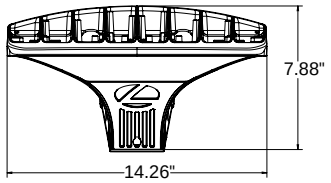
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs





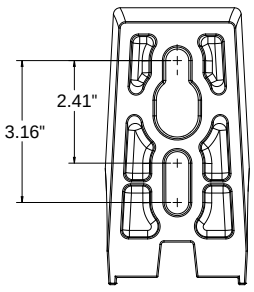
DSX1 with WBA mount
Weight: 38 lbs



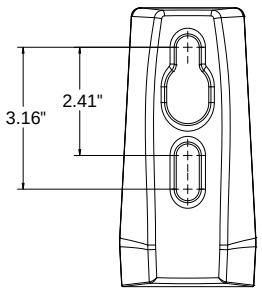


DSX1 with MA mount
Weight: 39 lbs

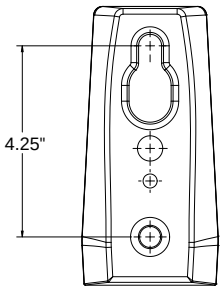
SPA (STANDARD ARM)



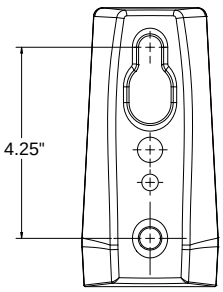
RPA



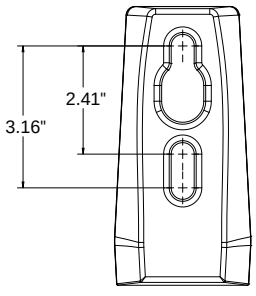
SPA5



RPA5



SPA8N



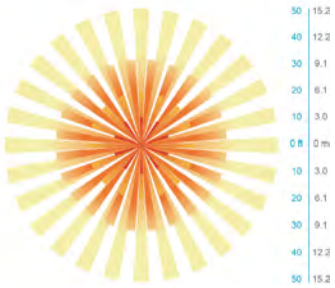
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nLight Control - Sensor Coverage and Settings

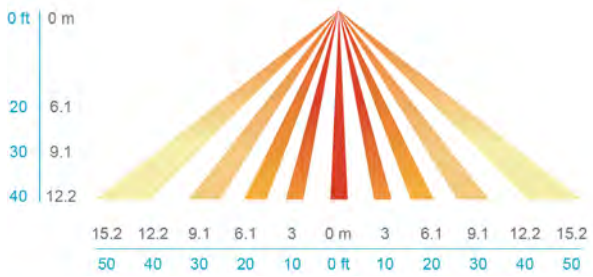
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

FEATURES & SPECIFICATIONS

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

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft^2) for optimized pole wind loading.

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

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

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

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

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

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

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

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

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

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

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

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

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

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D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

Type

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

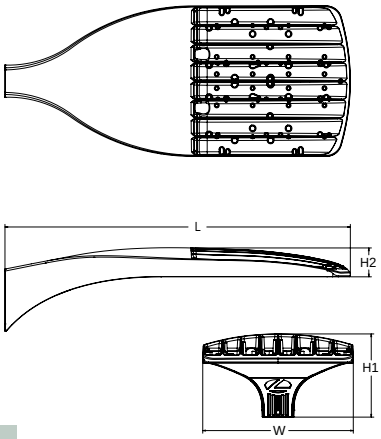
Introduction

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

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

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

design select

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

Ordering Information

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

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[7,8] 120[16,26] 208[16,26] 240[16,26] 277[16,26] 347[16,26] 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21]
PER	NEMA twist-lock receptacle only (controls ordered separate)[14]
PER5	Five-pin receptacle only (controls ordered separate)[14,21]
PER7	Seven-pin receptacle only (controls ordered separate)[14,21]
FAO	Field adjustable output[15,21]
BL30	Bi-level switched dimming, 30%[16,21]
BL50	Bi-level switched dimming, 50%[16,21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard)[22]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
CCE	Coastal Construction[23]
HA	50°C ambient operation[24]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V)[26]
DF	Double fuse (208, 240, 480V)[26]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK	Shorting cap [25]
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

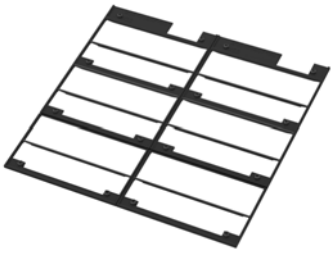
NOTES

1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10. XVOLT not available with P1 ,P2, P5, P7, P9, P10, P11 and P13 when combined with option NLTAIR2 PIRHN or PIR. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS.
14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



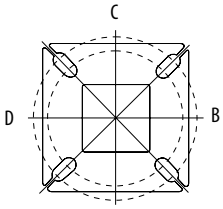
External Glare Shield (EGSR)

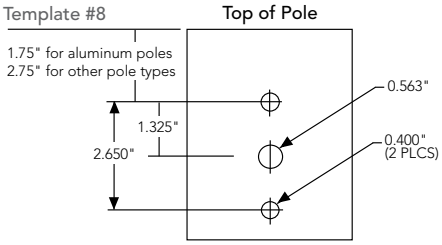


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

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

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

DSX1 Area Luminaire - EPA

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

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

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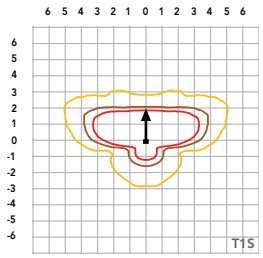
Photometric Diagrams

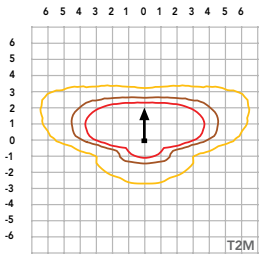
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

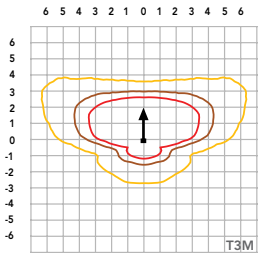
Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

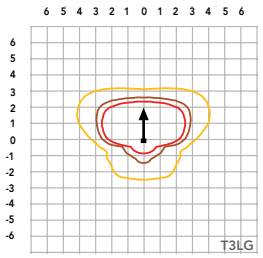
LEGEND

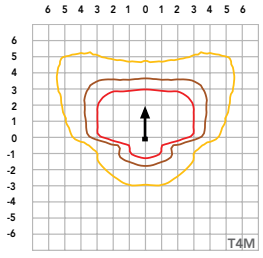
- 0.1 fc
- 0.5 fc
- 1.0 fc

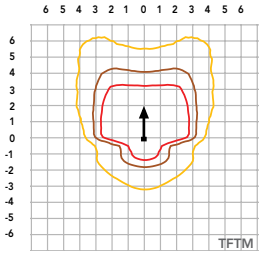


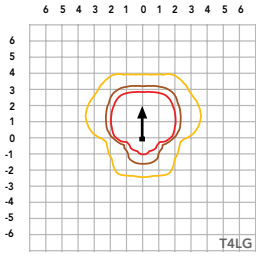


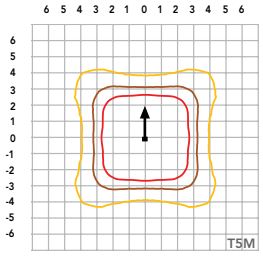


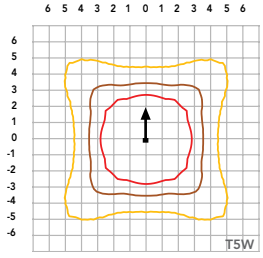


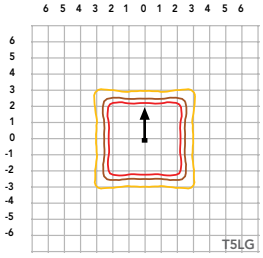


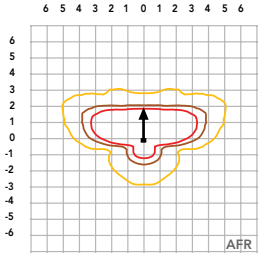


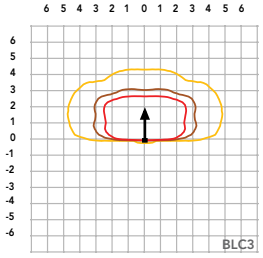


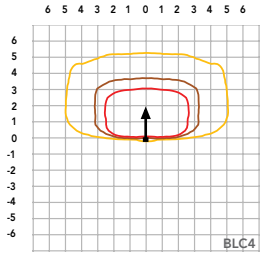


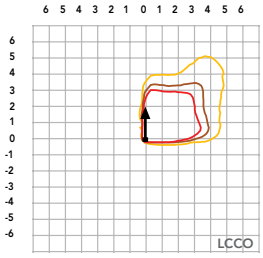


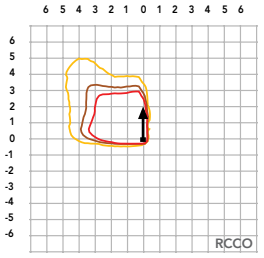












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Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

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

FAO Dimming Settings

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

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

Electrical Load

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

LED Color Temperature / Color Rendering Multipliers

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

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

Motion Sensor Default Settings

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

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

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

Forward Optics

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

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Performance Data

Lumen Output

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Forward Optics

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

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Performance Data

Lumen Output

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Forward Optics

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

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Performance Data

Lumen Output

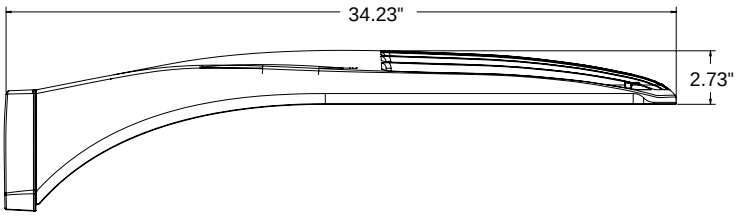
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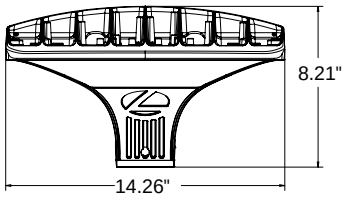
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

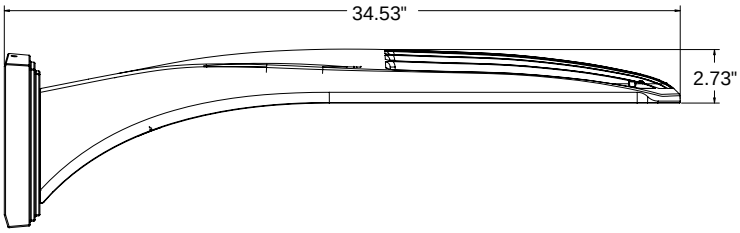
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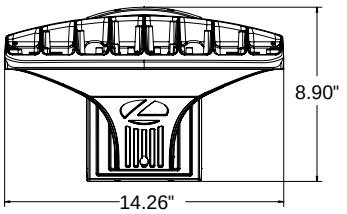
Dimensions



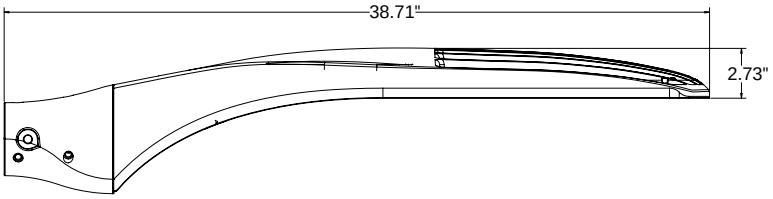


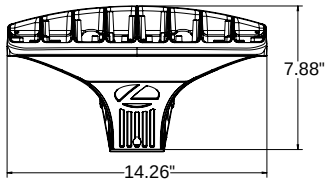
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs





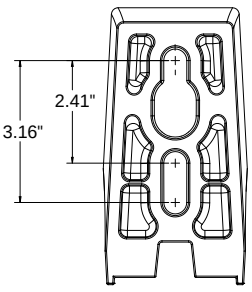
DSX1 with WBA mount
Weight: 38 lbs



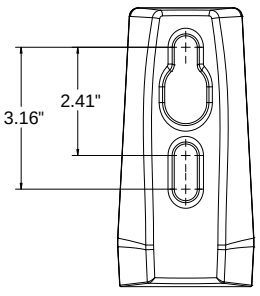


DSX1 with MA mount
Weight: 39 lbs

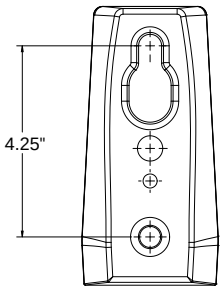
SPA (STANDARD ARM)



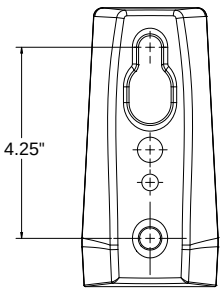
RPA



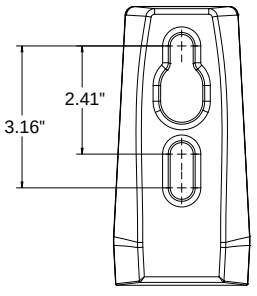
SPA5



RPA5



SPA8N



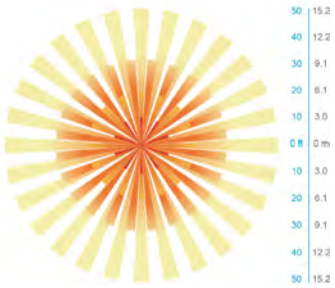
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nLight Control - Sensor Coverage and Settings

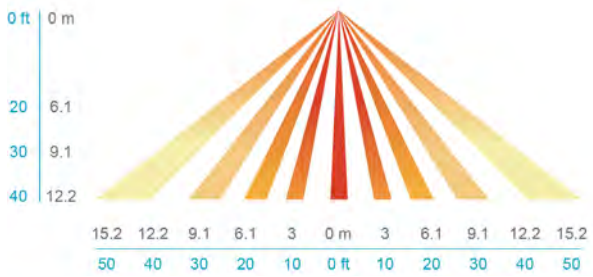
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

FEATURES & SPECIFICATIONS

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

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft^2) for optimized pole wind loading.

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

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

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

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

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

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

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

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

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

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

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

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

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

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D-Series Size 1
LED Area Luminaire

Catalog Number

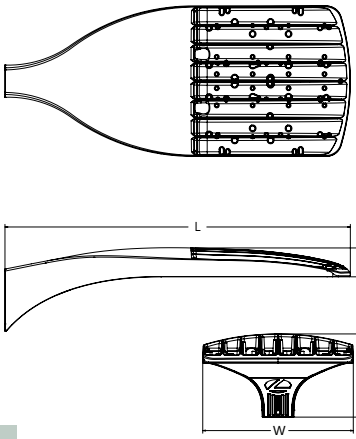
Notes

Type

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

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

Introduction

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

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

design select

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

Ordering Information

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

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[7,8] 120[16,26] 208[16,26] 240[16,26] 277[16,26] 347[16,26] 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21]
PER	NEMA twist-lock receptacle only (controls ordered separate)[14]
PER5	Five-pin receptacle only (controls ordered separate)[14,21]
PER7	Seven-pin receptacle only (controls ordered separate)[14,21]
FAO	Field adjustable output[15,21]
BL30	Bi-level switched dimming, 30%[16,21]
BL50	Bi-level switched dimming, 50%[16,21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard)[22]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
CCE	Coastal Construction[23]
HA	50°C ambient operation[24]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V)[26]
DF	Double fuse (208, 240, 480V)[26]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK	Shorting cap [25]
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

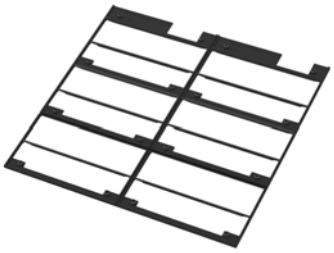
NOTES

1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10. XVOLT not available with P1 ,P2, P5, P7, P9, P10, P11 and P13 when combined with option NLTAIR2 PIRHN or PIR. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS.
14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



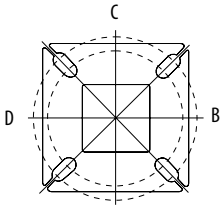
External Glare Shield (EGSR)

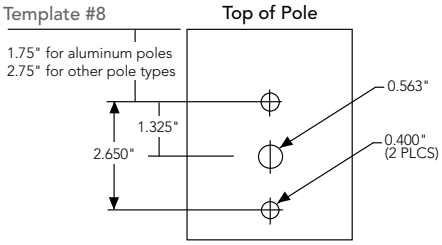


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

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

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

DSX1 Area Luminaire - EPA

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

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

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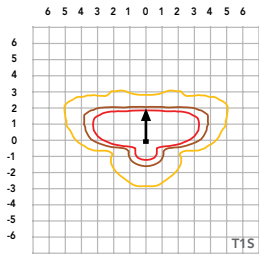
Photometric Diagrams

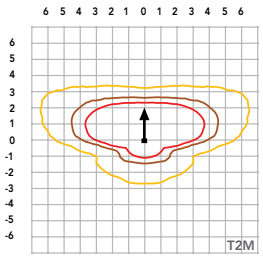
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

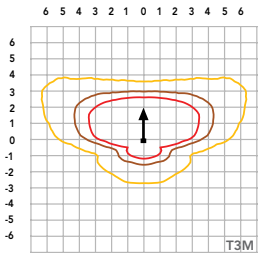
Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

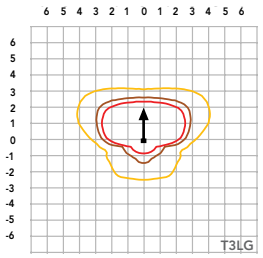
LEGEND

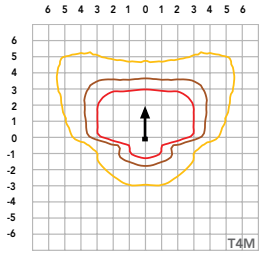
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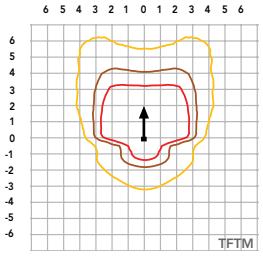


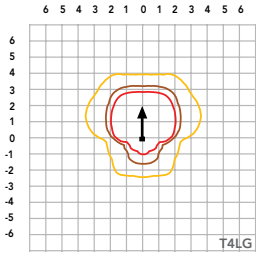


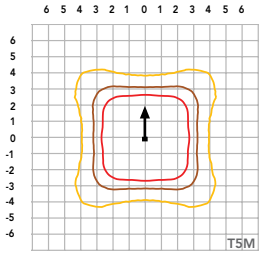


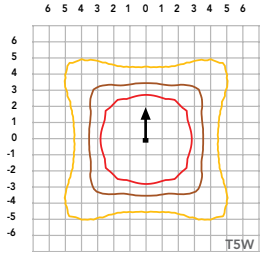


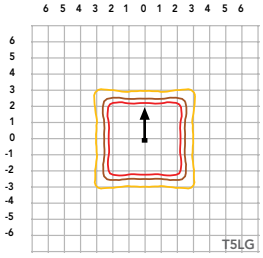


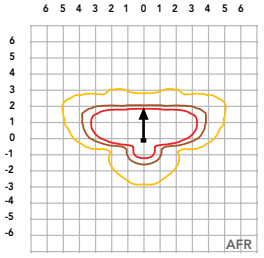


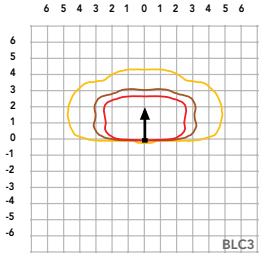


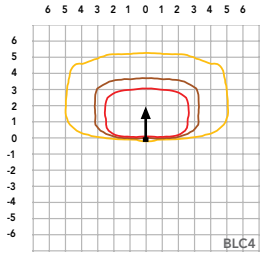


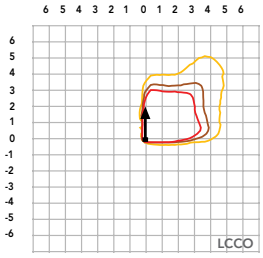


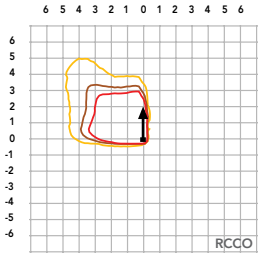












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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

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

FAO Dimming Settings

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

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

Electrical Load

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

LED Color Temperature / Color Rendering Multipliers

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

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

Motion Sensor Default Settings

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

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

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Contact factory for performance data on any configurations not shown here.

Forward Optics

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

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Performance Data

Lumen Output

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Forward Optics

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

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Forward Optics

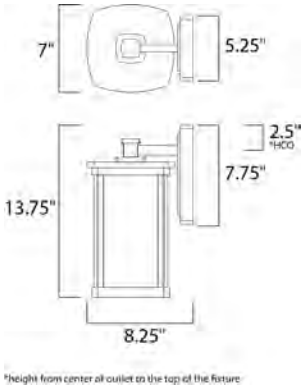
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114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

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PRODUCT DESCRIPTION

The craftsman inspired Bungalow outdoor cast aluminum collection is finished in Bronze. The exterior Seedy glass adds texture while the interior Wilshire glass adds warmth. Bungalow is also available with energy-efficient fluorescent light in the Bungalow EE collection.



*Height from center of outlet to the top of the fixture

MEASUREMENTS

DIMENSION	: 7" W x 13.75" H x 8.25" Ext
BACK PLATE	: 5.25" W x 7.75" H x 2.5" HCO
HANGING WEIGHT	: 7.98 lb

LAMPING

INPUT VOLTAGE	: 120V
LUMENS	: 0 Rated
BULB	: 1 x 60W Incandescent E26 Medium , 60W Total
BULB INCLUDED	: (Not Included)
DIMMABLE	: Yes

FINISHES OPTION

Bronze

GLASS

Seedy and Wilshire CDWS

MATERIAL

Aluminum, Glass

RATINGS

cETLus
Wet Location

ADDITIONAL

INSTALL UP/DOWN: Up
RATED LIFE 2500 Hours
OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)

Always consult a qualified electrician before installing any lighting product.

WAFER LED I SURFACE MOUNT

58710 / 58711 / 58810 / 58712 / 58713 / 58812 / 57714 / 58715 / 58814 / 58736 / 58737 / 58780 / 58784

Job Name : _____
Job Type : _____
Quantity : _____
Comments : _____

- Power Source is Patent Pending
- 120 - 277 Input
- Aluminum Construction
- Polycarbonate Lens
- Size Options: 5.5", 7," 9," and 15"
- Thin 0.5" profile from surface
- Suitable for Closets according to NEC Section 410.8 & 410.16
- Finish Options: White (WT) Black (BK) Bronze (BZ) and Satin Nickel (SN)
- Dimmable Options: ELV at 120V and 0-10V
- Easy to install: fits in 3-0 and 4-0 Outlet Box
- Edge Lit LED Technology creates bright and even illumination
- Suitable for Wet Locations above showers and covered ceilings outdoor
- cETLus
- JA8 Title 24 and Energy Star 2.0 Listed





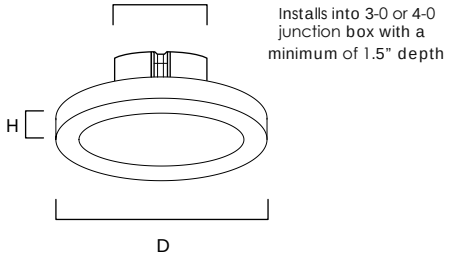
58780WT
7" Empty Shell



58784WTWT
Wafer LED 7" RD w/ 1.5 hours Emergency Back Up

PRODUCT DESCRIPTION

Wafer was designed for the discriminate consumer who wants the low profile look of recessed without the high cost. Manufactured of die cast aluminum, Wafer brings ultimate heat dissipation to its edge lit technology. Edge lighting gives very even light distribution while dispersing heat over a larger area. The result of this is longer LED life and better light diffusion.



MODEL	DIMENSION	BULB TYPE	CRI	LUMENS INIT	LUMENS DEL	COL TEMP.	DIMMABLE	INPUT
58710	5.5"D x 0.5"H	10W PCB LED (Integrated)	90	930	750	3000K	ELV at 120V	120V -277
58711	5.5"D x 0.5"H	10W PCB LED (Integrated)	90	930	750	3000K	0 - 10V	120V -277
58810	5.5"D x 0.5"H	10W PCB LED (Integrated)	90	930	750	4000K	ELV at 120V	120V -277
58712	7"D x 0.5"H	15W PCB LED (Integrated)	90	1350	1100	3000K	ELV at 120V	120V -277
58713	7"D x 0.5"H	15W PCB LED (Integrated)	90	1500	1200	3000K	0 - 10V	120V -277
58812	7"D x 0.5"H	15W PCB LED (Integrated)	90	1500	1250	4000K	ELV at 120V	120V -277
57714	9"D x 0.5"H	20W PCB LED (Integrated)	90	2100	1700	3000K	ELV at 120V	120V -277
58715	9"D x 0.5"H	20W PCB LED (Integrated)	90	2250	1800	3000K	0 - 10V	120V -277
58814	9"D x 0.5"H	20W PCB LED (Integrated)	90	2200	1800	4000K	ELV at 120V	120V -277
58736	15"D x 0.5"H	30W PCB LED (Integrated)	90	3000	2400	3000K	ELV at 120V	120V -277
58737	15"D x 0.5"H	30W PCB LED (Integrated)	90	3000	2400	4000K	ELV at 120V	120V -277
58780	7"D x 1.25"H							
58784	7"D x 1.75"H	17W PCB LED (Integrated)	90	1250	1000	3000K	0 - 10V	120V -277

Always consult a qualified electrician before installing any lighting product

FINISHES OPTIONS:

White (WT)
Bronze (BZ)
Satin Nickel (SN)
Black (BK)



MATERIAL:

Aluminum Construction
Polycarbonate Lens

AVAILABLE SIZES:

5.5" | 7" | 9" | 15"

RATINGS:

cETLus
Wet Location
Energy Star
Title 24 JA8 compliant
ADA
Dimmable:
Closets Rated: 410.8 & 410.16

ADDITIONAL:

RATED LIFE: 50,000 Hours
OPERATING TEMP: -20º C (-4º), 40ºC (104ºF)
PHOTOMETRIC: Report Found Online

MAXIM LIGHTING

WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE I CITY OF INDUSTRY, CA 91746

EASTERN DISTRIBUTION CENTER
4200 SHIRLEY DR. I ATLANTA, GA 30336

P. 626.956.4200 I **F.** 626.956.4225 I maximlighting.com

Performance Data

Lumen Output

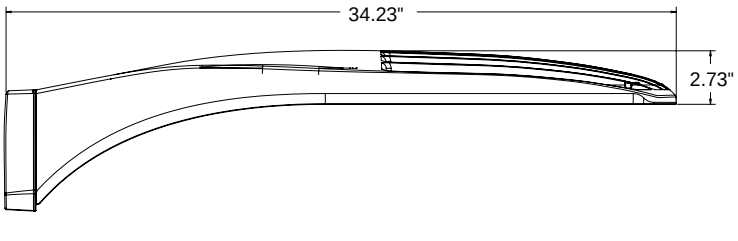
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

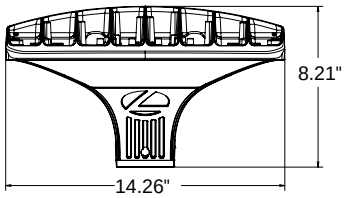
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

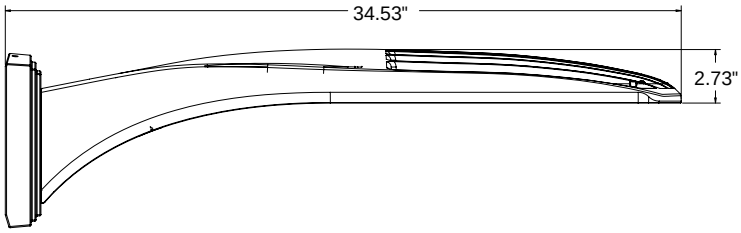
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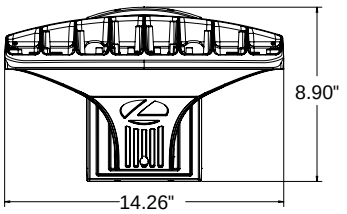
Dimensions



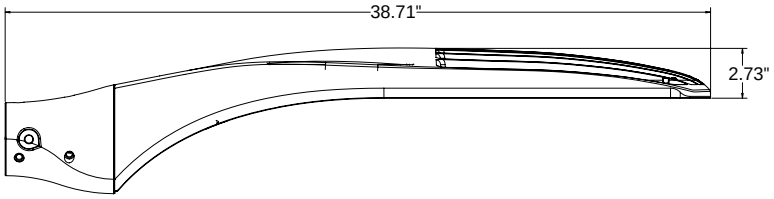


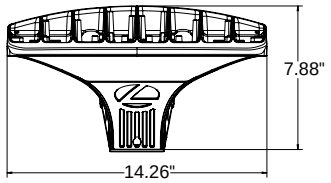
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs





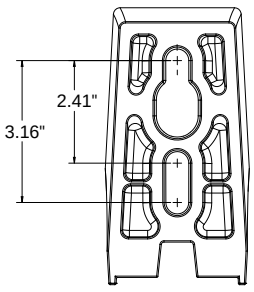
DSX1 with WBA mount
Weight: 38 lbs



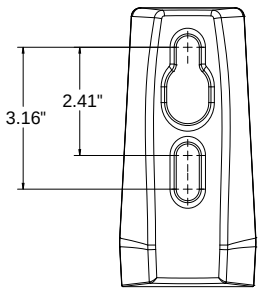


DSX1 with MA mount
Weight: 39 lbs

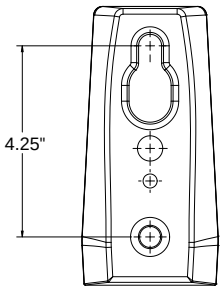
SPA (STANDARD ARM)



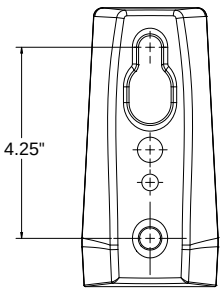
RPA



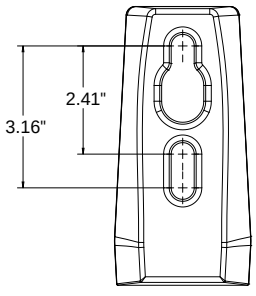
SPA5



RPA5



SPA8N



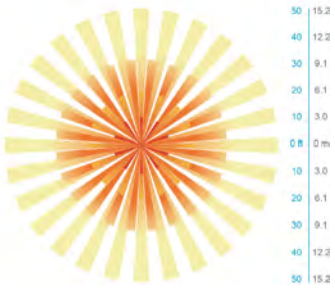
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nLight Control - Sensor Coverage and Settings

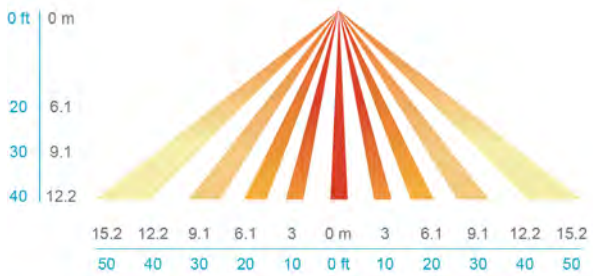
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

FEATURES & SPECIFICATIONS

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

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft^2) for optimized pole wind loading.

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

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

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

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

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

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

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

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

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

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

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

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

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

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Abbreviations

Abbreviations, reference marks, symbols & other drafting conventions may be used throughout the documents.

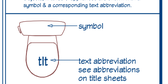
&	and
@	at
~	approximate or approximately
°	degree
#	number or pound
+/-	plus or minus
ab	anchor bolt
ac	air conditioning
acst	acoustical ceiling tile
acu	air conditioning condensing unit
ad	area drain
addm	addendum
adj	adjustable
aff	above finish floor
ahc	access hatch @ ceiling
ahl	access hatch & ladder
ail	air intake for furnace
alt	alternate
alum	aluminum
approx	approximate
arch	architect or architectural
auto	automatic
awn	awning
b/	bottom of
bd	board
bdrm	bedroom
bgf	beam gas-fired
bgg	barbecue gas grill
bld	blast
bl	borrowed lite
bldg	building
bldr	builder
blkg	blocking
bm	beam or benchmark
bmp	best management practice
bp	base plate or bearing plate
brg	bearing
bst	bench seat
bsmt	basement
btla	bath tub/shwr alcove
btld	bath tub deck mounted
btlfj	bath tub deck mounted w/jets
btls	bath tub free standing
btm	bottom
btsm	bath tub shower module combo
btwn	between
bur	both ways
c-c	center-to-center
cabt	cabinet
catv	community antenna television
cb	construction bulletin
cdd	clothes dryer electric
cdg	clothes dryer gas
cem	cement or cementitious
cfc	chimney flue cap
cfci	contractor furnished contractor installed
ch	coat hook
cham	chamfer
chan	channel
cj	control joint
cl	center line
clg	ceiling
clos	closet
clr	clear
cmu	concrete masonry unit
co	cased opening
col	column
com	common
comp	composition
conc	concrete
const	construction
cont	continue or continuous
contr	contractor
corr	corridor
cpt	carpet & pad
crs	course or courses
cs	continuous sheathed
csmt	casement
cte	cooktop electric
ctg	cooktop gas
ctop	countertop
ctr	center
cu	cubic
cv	control valve
cw	clothes washer
d	deep or depth
db	decibel
dbl	double
dc	double casement
deg	degree
demo	demolition or demolish
det	detail
df	drinking fountain
dh	double hung
dia	diameter
diag	diagonal
dim	dimension
dl	dead load
dn	down
dr	door
drw	drawer
ds	down spout
dv	direct vent
dvb	dryer vent box
dw	dishwasher
dwb	diagonal wall boards
dwg	drawing
e	east
ea	each
eb	expansion bolt
ebg	electric backup generator
ebh	electric baseboard heater
ec	electrical contractor
ef	exhaust fan
eh	exhaust hood
ehfm	electric heat floor mat
eifs	exterior insulation finish system
ej	expansion joint
elec	electric or electrical
elev	elevation or elevator
epbb	emergency power battery backup
eps	expanded polystyrene
eq	equal
equip	equipment
erwh	electric resistance well heater
esm	electric service meter
esp	electric service panel
ex	existing to remain
exaf	exhaust vent attic fan
evc	electric vehicle charger
evcd	exhaust vent clothes dryer
exf	exhaust vent furnace
exfp	exhaust vent fireplace
exrh	exhaust vent range hood
exwh	exhaust vent water heater
ew	each way
ewp	egress well prefabricated
exist	existing
exp	expansion
ext	exterior
f	fahrenheit
f/	face of
f/c	face of concrete
f/f	face of finish
f/s	face of stud
fa	fire alarm
fab	fabricate
facp	fire alarm control panel
far	floor area ratio
fb	floor basin
fd	floor drain
fdl	floor drain linear
fdn	foundation
fec	fire extinguisher cabinet
fff	finished floor
fgfa	furnace gas forced air
fgls	fiberglass
fha	field height adjustable
fin	finish or finished
flash	flashing
flex	flexible
flr	floor
fpe	fireplace electric
fpf	fireplace flue
fpg	fireplace gas-fired
fpw	fireplace wood burning
frtw	fire-retardant treated wood
frz	freezer
ft.	foot or feet
ftg	footing
fur	furring
furn	furnish or furniture
fv	field verify
fwm	faucet wall mount
fx	fixed
ga	gauge
gal	gallon
galv	galvanized
gb	grab bar
gbg	grilles between glass
gc	general contractor
gdo	garage door operator
gfi	ground fault interrupt
gfr	glass fiber reinforced
gl	gas
gran	granular
grnd	ground
gsf	gross square feet
gsh	gas stove heater
gsm	gas service meter
guh	gas unit heater
gv	gas valve for grill
gwb	gypsum wallboard
h	high or height
h/c	hot & cold
har	home automation equip rack
hb	hose bibb
hc	hollow core
hdr	header
hdwd	hardwood
hdwr	hardware
hm	hollow metal
horiz	horizontal
hpe	heat pump electric
hpg	heat pump geothermal
hr	hour or hand rail
hrs	hanger rod & shelf
hdw	washer supply box
hrv	heat recovery ventilator
hvac	heating ventilation and air conditioning
hwc	hot water recirculating pump
ib	ironing board cabinet
id	inside diameter
im	ice maker
in	inch
insul	insulation
int	interior
isr	impervious surface ratio
jb	junction box
jst	joist
jt	joint
kip	kilopound
kitch	kitchen
ksi	kilopounds per square inch
l	long or length
lam	laminate
lav	lavatory
lb	pound
lbs	pounds
lbw	load bearing wall
lc	laundry chute
led	light emitting diode
llb	let-in bracing
lin	linen, lineal or linear
ll	live load
lp	liquid propane
lpgr	liquid propane gas regulator
lpst	liquid propane storage tank
lsl	laminated strand lumber
lt	light
lvl	laminated veneer lumber
lvp	luxury vinyl plank
maint	maintenance
mas	masonry
mast	master
max	maximum
mb	marker board
mc	medicine cabinet
mech	mechanical
med	medium
memb	member or membrane
mep	mechanical electrical plumbing
mezz	mezzanine
mfr	manufacturer
min	minimum
mir	mirror
misc	miscellaneous
mldg	molding
mo	masonry opening
mtd	mounted
mtg	mounting
mtl	metal
mum	municipal water meter
muwo	microwave oven
n	north
nic	not in contract
no	number
nom	nominal
nts	not to scale
o/o	out-to-out
oc	on center
od	outside diameter
ofci	owner furnished contractor installed
off	office
ofoi	owner furnished owner installed
oh	overhead
ohwm	ordinary high water mark
opng	opening
opp	opposite
osb	oriented strand board
osd	open site drain
ov	oven
ovd	oven double
ovmw	oven & microwave oven
pant	pantry
par	parallel
partn	partition
pbw	panel board structured wiring
pc	plumbing contractor
pcc	precast concrete
pcf	pounds per cubic foot
perf	perforated
perim	perimeter
perm	permeable
perp	perpendicular
pf	portal frame
pl	plate or property line
plam	plastic laminate
plbg	plumbing
plf	pounds per lineal foot
plwd	plywood
pnl	panel
pnt	paint
poly	polyethylene
prefab	prefabricated
prelim	preliminary
psf	pounds per square foot
psi	pounds per square inch
psl	parallel strand lumber
pt	preservative treated
pt	pass thru
ptw	pressure tank; potable water
pv	pod vent
pwdr	powder
qty	quantity
ra	return air
rad	radius
rcp	reflected ceiling plan
rd	roof drain
re	range electric
ref	refrigerator
refw	refrigerator w/water connection
reinf	reinforced
req'd	required
resil	resilient
ret	return/ retaining
rev	revision
rg	range gas
rhfm	radiant heat floor mat
rm	room
ro	rough opening
row	right of way
rvc	refrigerator under cabinet
rv	ridge vent
rwm	recessed wall niche
s	south
s4s	sealed four sides
sa	supply air
san	sanitary
satd	satellite dish
sb	soil boring
sc	solid core/single casement/shur curtain
sched	schedule
sd	shower door
sdl	simulated divided lites
sf	square foot or square feet
sfb	shower floor basin
sfil	spray foam insulation
sfs	structural fiberboard sheathing
sh	shower head wall/single hung
shc	shower head ceiling mount
shh	shower head hand held
shlv	shelving
sht	sheet
shwr	shower
slim	slimliar
sk	sink
skp	sink - pedestal
sm	shower module
spec	specification
spmr	single ply membrane roofing
sq	square
sr	shower rod
ss	stainless steel or shower seat
sscp	solid surface cast polymer
ssg	steam shower generator
std	standard
stl	steel
stor	storage
struc	structural
subflr	subfloor
sv	sheet vinyl
sw	shear wall
swis	storm water sump & pump
sym	symmetrical
t/	top of
t&b	top & bottom
t&g	tongue & groove
tb	towel bar
td	trench drain
tel	telephone or telecommunication
temp	temporary
thk	thickness
tlt	toilet
tlw	toilet wall mount
tmd	track mounted door
tp	toilet paper holder
tr	towel ring
trc	trash/recycling cabinet
tsl	tubular skylite
tv	television
typ	typical
uc	under counter
unex	unexcavated
unfin	unfinished
uno	unless noted otherwise
urm	urinal floor mount
usum	urinal wall mount
us	utility sink
vct	vinyl composition tile
vert	vertical
vest	vestibule
vr	vapor retarder
vsc	vertical storage cabinet
vt	vinyl tile
vwb	vinyl wall base
vwc	vinyl wall covering
w	west
w	west, wide or width
wbs	wood burning stove & flue
wcs	water conditioning system
wd	wood or water dispenser
wd	washer dryer combo
wdu	waste disposal unit
wdw	window
wf	wide flange
wfc	wood floor composite
wfs	water filtration system
whe	water heater electric
whf	whole house fan
whg	water heater gas
whte	water heater tankless electric
whtg	water heater tankless gas
wms	wall mounted shelving
wp	waterproof
wrb	weather-resistive air & water barrier
ws	window seat
wscl	wainscot
wsp	wood structural panel
wt	weight
wwp	window well prefabricated
wwr	welded wire reinforcement
xps	extruded polystyrene
yd	yard

Associations & Governance

ADA	Americans with Disabilities Act of 1992
ADAAG	ADA Architectural Guidelines
AISC	American Institute of Steel Construction
ANSI	American National Standards Institute
ASCE	American Society of Civil Engineers
ASME	American Society of Mechanical Engineers
ASTM	American Society for Testing and Materials
AWS	American Welding Society
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFGC	International Fuel Gas Code
IMC	International Mechanical Code
IPC	International Plumbing Code
IRC	International Residential Code
IFC	International Fire Code
NDS	National Design Specification
UDC	Wisconsin Uniform Dwelling Code
UL	Underwriter's Laboratories

object identification

Objects, fixtures & appliances are shown with a symbol & a corresponding text abbreviation.



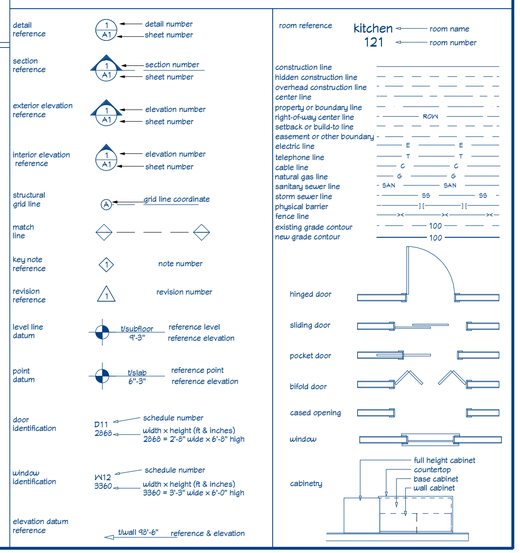
material key

These patterns may be used in plan or section to indicate material types. The same pattern may be used for different materials; these material identifications must be made within the context of the drawing. If there is a discrepancy between a text description of a material and a pattern as described in this key, the text description will prevail.

- brick or stone (natural or manufactured)
- concrete
- grout or mortar
- concrete masonry units
- Cut stone
- stone aggregate or granular fill
- compacted or engineered fill
- earth
- sand or fine stone aggregate
- wood, trim, siding or fiber composites
- nominal lumber (board, stud or timber)
- wood blocking (cut, planed or trimmed)
- metal
- rigid insulation board
- spray foam insulation
- blanket/batt/bib/loose fill insulation
- plywood or osb sub-floor, roof deck & sheathing

symbol key

Reference marks, symbols & drafting conventions are used throughout the documents.



Four Unit Multifamily Building for Lakestone Properties & Mgmt LLC



Drawing Index

T1.1	Title Page
T1.2	Specifications & Notes
T1.3	Specifications & Notes
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S1.1	Footing & Foundation Plan
S1.2	Foundation Details
S2.1	First Floor Framing Plan
S3.1	Second Floor Framing Plan
S4.1	Third Floor Roof Framing Plan
A1.1	Code Plans
A2.1	First Floor Plan
A2.2	Second Floor Plan
A2.3	Third Floor Plan
A2.4	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations & Building Section
A4.1	Building Sections, Wall types
A5.1	Wall Sections & Details
A5.2	Unit separation Wall Sections & Details

Project Summary

governing building code
International building code (IBC) with wisconsin modifications

governing jurisdiction, setbacks & restrictions
City of McFarland
Lot 1:
Zoning District: R3
Maximum Height: 35 feet
Street Yard: - 10 feet
Side Yards: - 10 feet
Rear Yard: - 35 feet
Separation between building on same lot - 20'

Building Area Summary - Heated Living Space

First Floor:	"4,051.55 sq ft" Heated Living Space
Second Floor:	"4,007.84 sq ft" Heated Living Space
Third Floor:	"4,007.84 sq ft" Heated Living Space

Gross Area: "12,067.17 Sq Ft" Heated Living Space
Includes stair openings
Does not include open-to-below spaces with no floor structure

Building Area Summary - Non-Heated Structured Space

Covered Open Porches	"83 Sq Ft"
Structured Decks	"389 Sq Ft"
Patios	"389 Sq Ft"
Vehicle Garages	"1938.6 Sq Ft" (included in first floor area)

Gross Area: "02,799.6 Sq Ft"

Gross area (total areas): 14,866.77 sq ft



3-D Images

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Construction Drawings

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Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

revision index		
#	date	ref

project: 25055
date: 1/29/26
drawn by: jjm

T1.1

C:\Users\jeff\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15055_Lakestone-4 units-version 3.rvt 1/29/2026 - 3:22:03 PM

General Notes & Other Requirements

The following notes & specifications shall be considered part of the "Construction Drawings" & "Contract for Construction". All items to follow shall apply to entire project unless noted otherwise on Drawings.

DIV 0 - Bidding & Contracts

1 The Contract for Construction shall be by owner. See owner for requirements.
2 Builder & Contractors performing work on this project shall hold current certification with the State where the project resides. Contractors shall also meet the insurance requirements specified by State certification.
3 Product & material substitutions require approval prior to installation. Contractors wishing to propose product or material substitutions for items specified shall submit to Owner, product cut sheets & technical information demonstrating that product is substantially equivalent in quality & performance to the item specified. Owner shall review information submitted & approve or reject proposal in a timely manner.
4 Changes in design or construction requested verbally by any party shall be documented in writing to be formally recognized. Changes to the Contract Sum will not be accepted on verbal agreements. Written Change Orders signed by Owner & Builder shall be required prior to the start of affected work or if not possible, within five (5) days upon commencement of the work.
5 When products, materials, colors, finishes, fixtures or appliances are not specified on the drawings, provide an Allowance for those items in cost breakdown.

DIV 01 - Administrative Requirements

1 Building Codes: All work shall comply with all current applicable state & local codes.
2 As Project approaches completion of construction, Builder shall prepare a punch list of items that are not complete & update the list on a regular basis until completion. Owner shall accompany Builder on final walk-thru. Final payment shall be contingent upon completed punch list.
3 Prior to final occupancy, provide operation & maintenance manuals for equipment & materials, product warranties, copies of permits, testing results & any other pertinent data or information on construction products & materials.

DIV 01 - Health & Safety

1 Builder shall take reasonable precautions for the safety of employees & subcontractors & other persons who may enter jobsite & shall give notices & comply with applicable laws, ordinances, rules, & regulations as they pertain to the safety of persons or property or their protection from damage, injury, or loss.
2 Builder shall erect & maintain reasonable safeguards for safety & protection, including fencing off excavations, trenches, stair & floor openings, posting danger signs & other warnings against hazards, promulgating safety regulations & shall notify Owners & users of adjacent sites & utilities.
3 When use or storage of hazardous materials or equipment, or unusual methods are necessary for execution of the Work, exercise utmost care & carry on such activities under supervision of properly qualified personnel.
4 Do not load or permit any part of the construction or site to be loaded to endanger its safety. When removing load bearing walls or structural elements, temporarily brace structural elements until such time that permanent new support is in place & securely connected.
5 Do not drop construction materials or debris from heights to endanger persons below.
6 In an emergency affecting safety of persons or property, the Builder shall act, at their discretion to prevent damage, injury or loss. If the Builder becomes aware of a hazard on the job-site that may endanger the safety of their employees or other workers, they should notify the Owner & authorities as quickly as possible & take necessary steps until the hazard may be remedied.
7 The Builder shall have full responsibility for safety conditions at the site & shall determine whether conditions are safe & in conformance with OSHA requirements.

DIV 01 - General Requirements

1. The Construction Drawings contain information that is depicted & cross-referenced between multiple sheets. Individual sheets in the drawing set are not meant to be trade-specific but rather work collectively with other drawing to define the elements of construction. All suppliers, vendors & subcontractors shall be provided with an entire set of Construction Drawings when preparing bids & entering into contracts for construction. Any Drawings other than those labeled "Construction Documents" or "Construction Drawings" are not considered final & shall not be used for construction.
2. Refer to the Abbreviation List, Symbol Legends, Material ID Legend.
3. All dimensions on floor plans are from face of stud, face of masonry, face of concrete or to centerline where indicated except dimension lines to existing walls where dimensions are to face of wall. Dimensions take precedence over scaling of drawings.
4. Contact the Architect for interpretation when discrepancies are found or if the specifications and drawings differ from each other.
5. "Provide" means Furnish & Install.
6. Where a specific product or manufacturer is specified, provide that product or a similar product that is substantially the same.Products used in this project shall conform to the manufacturers material & performance requirements. Products & materials not covered by a manufacturers warranty shall be governed by & perform to the standards and best practices of the construction trades, related industries & professional societies.
7. Details, notes, dimensions & instructions on the drawing set take precedence over graphic representation.
8. All work shall conform to the governing ordinances, codes & regulations. If a building code interpretation question arises, consult with the building inspector before performing the work. If a discrepancy cannot be resolved, contact the architect for clarification.
9. Builder shall coordinate required inspections with Building Inspector throughout the course of construction.
10. All contractors shall thoroughly familiarize themselves with the scope and nature of the new construction prior to the start of work. Verify existing conditions of the site including property lines, survey markers, grades, site utilities, dimensions & any other condition affecting the work. Document & report to the Architect & Owner any discrepancies or discovery of field conditions that may affect the work prior to the start of work.
11. Products, Materials, Equipment & Devices shall be installed in accordance with manufacturers published requirements. Test, adjust, monitor & confirm that installation meets manufacturers installation requirements.
12. Builder & contractors are responsible for reviewing all drawings prior to start of work. Coordinate work with other trades as required for proper fit, sequencing & interface.
13. Builder to coordinate on-site walk-thru with mechanical, electrical, plumbing, fire protection, security, home automation & other affected trades prior to the start of their work. Contractors shall coordinate work for best organization & utilization of affected spaces. Owner shall be invited to meeting. Notify architect if visible spaces change as a result of coordination meeting.
14. Plug, block, flash, screen, protect & caulk penetrations through the exterior building envelope to prevent pest & animal entry.
15. Owner will be responsible for selection of products, materials, colors, finishes, fixtures & appliances that are not specified on the drawings. Notify Owner of dates required for selections to avoid delays.

DIV 01 - Cleaning & Temporary Facilities

1. Builder shall keep the premises & surrounding area free from accumulation of waste materials or debris on a daily basis, keep floors swept broom clean at the end of each day & provide a dumpster for the use of all other contractors during the construction period. Hazardous or flammable materials shall not be placed within the dumpster.
2. During winter months the Owner shall be responsible for the cost of snow & ice removal to access drives or roads during the construction period. The General Contractor shall be responsible for removal of snow & ice within the construction zone & staging areas.
3. Stud wall cavities, ledges, box sills & other concealed spaces shall be vacuumed upon completion of mechanical & electrical rough-ins & prior to the start of insulation or drywall work. Stud wall cavities & other concealed spaces shall also be free of water or moisture prior to insulation or drywall work.
4. Provide Owner the opportunity to photograph all stud wall cavities & floor joist cavities that will be concealed upon completion of mechanical & electrical rough-ins & prior to insulation for their future reference.
5. Upon completion of work, remove waste materials, debris, tools, equipment, machinery & surplus materials from the project site. Final white-glove cleaning of interior & exterior surfaces shall be performed prior to the Owner's occupancy including thorough vacuuming, scrubbing & dusting of surfaces, removal of stickers, labels & adhesives, window cleaning & cleaning of plumbing fixtures, light fixtures, cabinets & appliances.
6. Provide temporary utilities & facilities for construction support, security, communications & protection. Provide temporary signage & barricades as needed for site access, parking, delivery & storage of materials. Provide temporary fencing to restrict access to areas as required for security & safety. Provide temporary lighting at sufficient levels of illumination in all areas to perform required tasks. Coordinate & maintain location of temporary facilities for optimum support of project. Relocate as necessary as the project progresses.
7. All work outside of the area of construction shall be protected from incidental damage. Any damage shall be repaired to its original condition prior to the completion of construction.

DIV 01 - Submittals

1. Prepare & submit a Construction Schedule for the Owner's review & approval. Allow a reasonable contingency for weather related delays. Revise when changes to schedule occur. Subcontractors & material suppliers shall be kept informed of the schedule & changes to it. The Builder shall notify the Owner when construction schedules cannot be met & must be revised
2. Submit copies of the following to the Owner: Certificates of Insurance, Building Permits, Construction Schedule, Applications for Payment, Certificates of Insurance, Change Orders, a list of subcontractors & vendors used on the project.
3. Submit Shop Drawings & product cut sheets to the Owner. They shall include fabrication & installation drawings, setting diagrams, schedules, patterns, templates & similar drawings. Include dimensions, identification of products & materials, compliance with specified standards, coordination requirements & dimensions established by field measurements.
4. Submit physical product & material samples showing finish and color for products exposed to view as requested by owner. Provide mock-ups showing finish & color for all exterior materials for Owner approval prior to installation.
5. Prior to final occupancy, submit operation & maintenance manuals for equipment & materials, product warranties, copies of permits, testing results, cleaning, safety data & other pertinent information on construction products & materials. Provide a walk-thru with Owner to explain operational & maintenance requirements for mechanical systems & equipment upon completion of construction.

DIVISION 03 - Concrete

1. Dimensions are to face of concrete, face of load-bearing masonry, or the centerline of a framing member column, & beams, etc.
2. Footing and foundations are designed assuming a minimum soil-bearing capacity of 2000 psf and a weight of 150 pcf. Pier footings to be min 12" deep. Spread footings to be min 10" deep.
3. Foundations shall be placed on natural undisturbed non-organic mineral soils or engineered compacted fill. If necessary, extend depth & height of foundation walls as required to reach proper soil conditions. Contact geotechnical engineers for soils testing & recommendations when in doubt
4. All concrete shall conform to the concrete design mix schedule.
5. Bottom of footings to be a minimum of 4' below finished grade. Adjust depth if required.
6. Refer to the building sections for locations of below-grade foundation and slab insulation, barrier membranes, engineered fill, etc.
7. Slope concrete floors to floor & trench drains at a slope between 1/8" per foot & ¼" per foot. At garages, slope floor to garage door when no floor drains are indicated.
8. Provide beam pockets in width, depth & location as required for beam bearing. See Framing Plans for reference.
9. All site-cast concrete including footings, pads, walls, & slabs shall be formed. All forms shall be plumb, true, level & braced to prevent deformation or dislocation during construction. Proprietary integral form & subsurface drainage systems are acceptable.
10. All reinforcement steel shall be positioned and secured in place with bar supports and wire ties to ensure minimum concrete cover is maintained prior to and during pours.
11. Interior slabs to be placed on 10 mil VR.
12. Foundation to sill plate Anchor Bolts: ASTM A307 or better at 72" OC maximum and within 18" of wall corners with a minimum embedment of 7" into the foundation wall. Unless noted otherwise on shear wall schedules, see framing plans.
13. Reinforcing Steel: ASTM A615 Grade 60. Wire bar supports shall be Class 1 or Class 2 where concrete is exposed to view; Class 3 is acceptable in all other areas. Tie wire shall be 16-1/2 gauge or heavier, black annealed.
14. Drawings show approximate location & height of foundation wall steps. Prior to forming walls, coordinate wall steps in relation to finish grades & retaining walls with GC & landscape contractor.
15. All interior concrete mixes for horizontal slab applications shall receive a synthetic fiber reinforcement (Propex Fibermesh 150, Grace Microfiber, or equivalent) at a quantity as recommended by manufacturer.
16. Exterior slabs, walkways, driveways & aprons, shall receive 6x6 W1.4/ W1.4 WWF equidistant between the top & bottom faces of slab.
17. Concrete slab control joints shall be formed with preformed plastic inserts. Placement of control joints shall not exceed 8' for 4" thick slabs & 12' for 6" thick slabs. Walkway contraction joints shall be spaced to create squares. Isolation joints shall be formed with a closed-cell neoprene joint filler recessed 3/4" from the slab surface & sealed with a grey polyurethane sealant. Slab edges & joints shall receive a 1/8" bullnose radius.
18. Exterior walks shall receive textured surface with troweled picture-frame edges.
19. Driveways & aprons to be 4,000 psi concrete mix & all other concrete shall be 3,000 psi concrete mix.

DIVISION 03 - Concrete

Concrete Design Mix Schedule

*Concrete compressive strength (f'c') shall be measured at 28 days.

Type	f'c' (min)	Slump	Aggregate	Cement	Cement (min)	Notes
driveways & aprons	4000 psi	4 inches	3/4 inch	type 1A, air 6%	611 lbs / cuyd	1, 2, 3
exterior slabs, steps & walkways	3000 psi	5 inches	3/4 inch	type 1A, air 6%	517 lbs / cuyd	1, 2, 3
foundation walls & footings	3000 psi	5 inches	3/4 inch	type 1A, air 6%	517 lbs / cuyd	-
interior slabs & steps	3000 psi	5 inches	3/4 inch	type 1A	517 lbs / cuyd	1, 3

1. All concrete mixes for horizontal slab applications shall receive a low-denier synthetic fiber reinforcement (Propex Fibermesh 150, Grace Microfiber, or equivalent) dosed at 1.0 lbs /cu yd.
2. Exterior slabs, walkways, driveways and aprons, shall receive 6x6 W1.4/ W1.4 WWF equidistant between the top and bottom faces of the slab.

DIVISION 04 - Masonry

1 (Fireplace wall) Manufactured stone veneer products to be installed & sealed in accordance with manufacturers requirements.

DIV 06 - Wood Framing

1. See Wall Types and interior partition types for wall construction details.
2. See Floor System Types for floor system construction if provided otherwise see wall sections
3. All dimensions are to face of stud or other structural framing member unless noted otherwise.
4. Provide solid wood blocking for cabinets, grab bars, towel bars, shower door systems & other wall & ceiling mounted equipment as required & in accordance with manufacturer instructions.
5. All wood in contact with concrete shall be preservative treated.
6. Provide continuous 1/4" thick corrugated polyethylene foam gasket Sill Sealer over top of foundation wall prior to installing sill plate.
7. Verify rough openings for windows, doors & equipment with supplier.
8. Refer to approved shop drawings for dimensions, layout & installation details of floor & roof framing systems including I-joists, floor trusses & roof trusses.
9. Provide framing around HVAC chases & dropped trunk lines.
10. Provide framing for fireplaces, hearths, mantels, ceiling drops, trays, coves, coffers, niches, skylite openings & other interior details as required.
11. Adjust floor framing to accomodate tub & toilet locations & floor drains.
12. Areas designated as Future Finish shall be rough framed including furring at foundation walls to be insulated. Walls that demise Future Finish from living areas shall be sheathed on the Future Finish side only.
13. All connectors and fasteners in contact with concrete & connectors in exterior locations shall be galvanized steel, stainless steel or other corrosion- resistant material.
14. Connections not specified will be in accordance with applicable codes and best engineering practices, including fastener type & spacing. All multi-ply structural members shall be stitched together.
15. Engineered wood products shall be supplied as specified on framing plans. All specified metal connectors shall be Simpson Strong-Tie.
16. Supported member bearing shall be the full depth of the supporting member or connector seat.
17. Provide solid wood blocking at all connections to ensure installations are secure and tied to adjacent framing. Provide solid wood blocking at all joist spaces below supporting members to transfer loads through to the structure below. Solid wood blocking shall be equal to or greater than the bearing area and capacity of the supporting member above. Fasteners through blocking shall be of sufficient length to provide full embedment in connected members as specified by the manufacturer or as required by the installation.
18. Manufactured trusses and truss-to-truss connections shall be designed & engineered by a qualified designer. Truss profiles indicated within the drawings are to convey the architectural intent only. Fasten roof trusses to bearing plates using code compliant fastening system.
19. When structural columns or beams are used in garages, provide a framed enclosure for wrapping in drywall.
20. Provide temporary wood framed stair between floors until such point that the permanent stair can be installed.
21. Install & maintain temporary safety guardrails where floor elevation changes exceed 24" until such point that permanent guardrails can be installed.

DIV 06 - Wood Carpentry

1. Provide allowance for modular closet storage & hanging system for primary Bedroom. Supplier to coordinate directly with Owner for design & finishes.
2. All other Bedroom Closets, Entry Coat Closets & Mudroom Closets to receive one white low pressure laminate fixed shelf with pre-finished steel, aluminum or wood hanging rod. Shelf to be 1/2 the depth of the closet, mounted at 70" above the finished floor; rod to be mounted at 66" above the finished floor & centered in the closet depth.
3. Linen, Pantry, Storage & Utility Closets to receive five adjustable laminate shelves on pre-finished aluminum shelf standards of sufficient strength to support loads. Shelf depth shall allow clearance for changing shelf heights.
4. Provide finish carpentry labor including installation of doors, trim, casing, hardware, handrails, guardrails, stairs, built-ins, mantels, cabinetry & other interior finish details as required.
5. Partial height framed walls (referred to as half-walls) shall be framed for a 36" high finished height UNO. Provide wood wall cap to match material & finish of interior trim.
6. Provide 1x hardwood wall caps @ partial height basement/ground flr perimeter furred walls and exterior furred basement/ ground floor stair walls.
7. All guardrails shall be 36" above finished flr & stair nosing. Stair handrails (against walls) shall be 32" above stair tread nosing UNO.
8. When indicated (provided) on plans, laundry chute to be 16" wide x wall depth; line with 26 ga sheet metal. Intake openings to be 14" wide by 16" high, 40" above finished floor to the bottom edge, concealed by a cabinet door with pull and soft-close hinges.
9. Wood & wood & steel stair railing & guardrail systems: See drawings for items specified. When not specified on drawings, provide an Allowance for interior handrail & guardrail systems.

DIV 06 - Wood Trim & Composites

Base Molding: 5 1/4" high wood, paint grade".
Interior Door Casing: 2 1/4" wide wood, paint grade
Interior Window Casing: none
Window Sill: Provide allowance for marble sills, Final selection by owner
Window Apron: none
Fireplace Mantel/Surround: see drawings
Wood Handrails: as selected by owner
Composite Deck Boards: Trex Transcend decking: 5/4x6, or equivalent
Composite Deck Guardrail & Railing System: Trex enhance composite railing, or equivlant. Or as specified by owner
Wood Ceilings: 1x6 T&G STK cedar (front porch)

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Construction Drawings

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Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI

revision index		
#	date	ref

project: 25055
date: 1/29/26
drawn by: jm

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DIV 07 - Thermal & Moisture Protection

1. Acoustic Insulation: Owens Corning 703 acoustic insulation, entire wall cavity @ interior bathroom walls & primary bedroom walls. 6" thick at primary bedroom ceiling cavities with finished space above & floor cavities with finished space below.
2. Spray Foam Insulation: Closed cell Polyiso at rim joists, plumbing & mechanical penetrations @ exterior walls & where indicated on drawings.
3. Blown-In-Batt Insulation: Fiberglass. Blow to thicknesses to achieve R-values specified on drawings.
4. Batt Insulation: Fiberglass.
5. Rigid Insulation Sheathing: faced rigid Polyiso in thicknesses specified on drawings.
6. Weather Resistive Air & Water Barrier: Tyvek
7. Self-Adhered Waterproof Membrane flashing: Henry FortiFlash
8. Drainage Mat: Keene building envelope products, Driwall Rainscreen 020-1 (1/4)
9. Attic Vent Baffles: Ownes Corning Raft-R-Mate extruded polystyrene vent baffles
10. Sill Sealer: Owens Corning FormSealR 5.5" Ridged Sill gasket
11. Vapor Retarder: 6 mill polyethylene, taped & sealed
12. Caulk, general purpose: DAP Dynaflex 230 Premium Elastomeric Sealant
13. Under-Slab Rigid Insulation: Expanded polystyrene, Dow R-5/inch
14. Under-Slab Vapor Retarder: Stego Wrap Class A Vapor Retarder (10 Mil)
15. Rigid Foundation Insulation: EPS R5/inch
16. Foundation Insulation above grade & exposed to view: Styro Industries FP Ultra Lite Foundation Insulation Panel
17. Foundation Waterproofing System: Tremco Tuff-N-Dri H8
18. Foundation Insulation Board: Tremco Warm-N-Dri, 2 3/8" R10
19. Foundation Flashing/Drip Edge: Pre-finished aluminum

DIV 07 - Roofing & Gutter System

1 Install self-adhered waterproof membrane at all vertical penetrations through the roof, including chimneys, vents, stacks; along the entire length of eaves to 12" inside the projected exterior wall line; in 36" wide strips along the entire length of valleys, intersecting walls, changes in roof pitch & other vertical surfaces; over the entire surface of any roof, crickets, or over-build with a slope 4:12 or less. All areas not covered by waterproof membrane to be covered with synthetic underlayment applied horizontally from eave to ridge.
2 Roof overbuild areas should not be sheathed beneath the overbuild framing to maintain free air flow throughout the attic volume.
3 Self-Adhered Waterproof Membrane: Grace Ice & Water Shield roofing underlayment
under all metal roofing and as specified above.
4 Synthetic underlayment: Owens Corning: ProArmor roof underlayment
5 Asphalt Shingles: Certainteed Landmark, or approved equivalent
6 Standing Seam Metal Roof: MBCI LokSeam panel, 18" width, 24 gauge, concealed fastener system, min roof slope of 3/12, standard color. Include flashings, vents, fasteners & accessories for a watertight warranted system. or approved equivalent.
7 Single-Ply Membrane Elastic Sheet Roofing: Fully adhered EPDM
8 Roof Vents: Cor-A-Vent V-300 Ridge Vent
9 Roof to Wall Vents: Cor-A-Vent Roof-2-Wall Vent system
10 Gutters & Downspouts: 5" K Style seamless aluminum fabricated from 0.032 aluminum coil stock, pre-finished in color to be selected. Provide hangers, clips, corrosion-resistant fasteners, elbows, outlets, end caps, sealant @ joints. Provide sub-surface drainage pipe to outflow at grade where necessary to avoid water ponding.
11 Gutter Protection: Leaf Guard system
12 Drip Edge: Pre-formed, pre-finished hemmed aluminum
13 Splash Blocks: Precast concrete

DIV 07 - Exterior Siding & Trim

1. See Exterior Elevations for siding Type & Pattern
2. Vinyl Siding 1: Board and Batten, Mastic line, Fly Gem, Designer series Color: Newport Bay, (blue)
3. Vinyl Siding 2: Board and Batten, Mastic line, Fly Gem, Designer series Color: Victorian Grey, (grey)
4. Vinyl Siding 3: Lap siding, Mastic line, Fly Gem, Quest Color: Victorian Grey, (grey)
5. Vinyl Siding 4: Lap siding, Mastic line, Fly Gem, Quest Color: Deep Granite, (Dark grey)
6. Rainscreen Venting System: Cor-A-Vent SV-3 Siding Vent, 7/16" thick used in conjunction with Cor-A-Vent Sturdi-Strips. Follow manufacturer's installation instructions.
7. Door, & Window trim engineered wood: Color: White
8. Corner Trim, engineered wood: LP Smartside, 4" and 6" cedar texture. 4" corner trim: color to match siding, 6" corner trim Color: white
9. Fascia, engineered wood: LP Smartside, cedar texture. Color: White
10. Shadow Board, engineered wood: LP Smartside, cedar texture, (gable only). color: White
11. Post wrap, engineered wood: LP Smartside, cedar texture. verify color with owner.
12. Beam wrap, engineered wood: LP Smartside, cedar texture. verify color with owner.
13. Deck fascia, engineered wood: LP Smartside, cedar texture. verify color with owner.
14. Soffits: Vented pre-finished aluminum unless noted otherwise on Drawings.

Verify and confirm all final colors with owner

DIV 08 - Doors & Hardware

1. Interior Doors: See Door Schedule for specified interior doors. When not specified on the Door Schedule, provide Allowance for 1 3/8" thick solid core, 3 panel wood door, paint grade. Final selection to be made by Owner after project budget is complete.
2. Exterior Doors: See Door Schedule for specified exterior doors. When not specified on the Door Schedule, provide Allowance for Therma-Tru TT Fiberglass exterior single door, Craftsman lite, 2 panel, flush glazed, rain glass privacy, Hardware Heirloom narrow, oil rubbed bronze. finish color of door and hardware to be selected.
3. Door @ common wall between garage & house: Therma Tru SSF 1100, single panel. insulated fiberglass 20 minute fire rated door & frame assembly.
4. Service Door Garage to Exterior: None.
5. Storm/Screen Doors: See Door Schedule for specified storm/screen doors. When not specified on the Door Schedule, provide allowance for Larson Aluminum Superior Fullview with Retractable Screen Away series, brushed Nickel Handle. Verify with owner.
6. Overhead Garage Doors: See Door Schedule for specified overhead doors. When not specified on the Door Schedule, provide allowance for Garaga garage door, Townships collection, Princeton, Panel P-11, Color as selected by owner.
7. Garage Door Operator: *LiftMaster 8500W* wall-mounted jackshaft operator, www.liftmaster.com. Use at all overhead garage doors. Provide *841LM* automatic lock, *893MAX* 3-button visor remote control, *485LM* opener battery, and *827LM myQ* remote light.
8. Interior Door Hardware: Schlage Residential, Jazz Lever Handles, Satin Nickel finish. Privacy locks at Bedrooms & Bathrooms & non-locking elsewhere.
9. Entry Locks: Schlage J Series Dover Lever Keyed Entry Lock, Standard Trim, Satin Stainless Steel finish
10. Bi-fold Door Knobs: Schlage Custom Bowery Non-turning Knob, Kinsler Trim, Satin Nickel finish
11. Pocket Door Frames: Johnson 1500SC Series Soft-Close Pocket Door Frame, 165# max door weight, include 100PDSC Soft-Close Pocket Door Hardware. Installation includes 5/8" plywood over both sides of steel frame.
12. Bypass Pocket Door & Converging Bypass Pocket Door Frames: Johnson Hardware 111BP Bypass Pocket Door Hardware, 150# max door weight & Converging Door Kit. Installation includes 5/8" plywood over both sides of steel frame.
13. Pocket Door Hardware: Johnson Stain-Grade Pocket Door Jamb Kit, Hidden Pocket Door Guide Kit, 1515-Ply Pocket Door Frame Plywood Clip Set, Johnson Edge Pulls in Satin Nickel finish, Johnson Pocket Door Flush Pulls in Satin Nickel finish, Johnson Auto-Latching Pocket Door Locks in Satin Nickel finish for use at bathrooms & where indicated in Door Schedule.
14. Sliding Bypass Door Hardware: Johnson 118F Sliding Bypass Door Hardware, 150# max weight per door, 35 Series Flush Pulls in Satin Nickel finish
15. Wall Mount (Barn door) Hardware: Johnson 2610SC Soft-Close Wall Mount Sliding Door Hardware, max weight 165# per door.
16. Bi-Folding Door Hardware: Johnson 111FD Bi-Fold Door Hardware, top mount, 50# max weight per panel, include all accessory hardware & hinges.
17. Interior Door Hinges: Schlage 3 1/2" Round Hinge 5/8" Radius in Satin Nickel finish. Quantity as required to support weight of door.
18. Attic Access Hatches: Battic Door, 22" x 30", R-50 EZ Hatch

DIV 08 - Windows, & Patio Doors

1. Windows: Manufacturer: Alliance window system, windgate series. See window schedule.
2. Patio Doors: Manufacturer: Alliance window system, windgate series. See window schedule.
3. Window Exterior finish: Color: white, verify with owner.
4. Patio Door Exterior finish: Color: Black, verify with owner
5. Window Interior Finish: Color: white, verify with owner
6. Patio Doors: Interior finish: Color: white, verify with owner
7. Glazing: standard, verify w/ owner.
8. Window Hardware: style & finish as selected by owner
9. Patio Door Hardware: style & finish: As selected by owner
10. Screens: Color as selected owner
11. Exterior Casing: See exterior elevations/ specs
12. Extenson jambs: None, provide drywall returns. see finishes.
13. Installation: All patio doors, and window to be installed per manufacturer's current printed instructions. Verify patio ro width and height

DIV 09 - Finishes

1. See floor Finish Schedule for Flooring types at each room. Unless specified otherwise on the drawings, provide an allowance for flooring based on mid-range quality products for each flooring type. Unless specified by owner
2. Drywall Finish Texture: Medium orange peel & primer coat of paint
3. Common wall between house & garage: to receive 5/8" drywall (5/8" gub, type X) to underside of roof deck
4. Windows: To receive drywall returns, uno on drawings
5. Drywall Corner Bead: 3/4" dia radius outside corners w/ 90 degree base molding transition blocks for base molding. Standard 90 degree outside drywall bead corners at basement locations & at windows when drywall returns are specified at windows.
6. Walls & Ceiling Paint - General wall & ceiling: Satin Finish, uno.
7. Bathrooms: Paint Semi-gloss
8. Garage floor: concrete, none.
9. Interior doors & trim: To be pre-finished off site
10. Nail holes in interior trim to be puttied in color to match wood at wood trim or putty & paint for painted trim.
11. Drywall to receive one finish coat of paint over primer

DIV 10 - Specialties & Bath Accessories

1 Fireplace: Unless specified on drawings, provide Allowance for Napoleon Ascent Linear Premium Series 46" width. Final Selection by Owner.
2 Bath Accessories: Provide Allowance for mid-range quality products including mirrors, toilet paper dispensers, towel bars, towel rings & robe hooks

DIV 22 - Plumbing

1 Design/ Build by plumbing contractor.
2 Provide plumbing system design & installation in compliance with applicable Building Codes. Provide a complete system including exterior water & sewer laterals & connections, interior & exterior water supply & waste systems, plumbing fixtures & interior gas piping.
3 Tank Type Water Heater: Rheem Prestige Smart Electric water Heater with LeakGuard, sized to supply all present & anticipated (future finish) loads as indicated on the drawings.
4 Water conditioning system to be by a salt-based ion exchange water softening unit. Unit type & capacity to be as recommended by Plumber based upon water system demand & local water hardness conditions.
5 Water filtration equipment to be based on the condition of the local water supply. Provide recommendations to the Owner if local conditions warrant..
6 Potable hot & cold-water distribution system to use PEX tubing in a zoned system with individual distribution lines to each fixture or fixture fitting within the zone group; provide a single shut-off for each zone.
7 Hot water supply lines to receive 1" insulation pipe wrap. Waste line piping to be insulated at all spaces above basement ceiling plane for sound reduction.
8 Provide a water recirculation system with Grundfos circulation pump with programmable timer with a dedicated return line for the hot water trunk line supplying the farthest fixture location.
9 Review shower control & shower head mounting heights & locations with owner prior to rough-ins
10 Provide drain pan beneath clothes washers located on third floor

DIV 23 - HVAC

1 Design/ build by mechanical contractor.
2 Mechanical heating & cooling system Design to be provided by HVAC contractor. Design & install a balanced supply & exhaust forced-air system with an energy recovery ventilator. Heating to be by a gas-fired, high-efficiency, variable-speed, sealed combustion furnace with individual zones for each floor level. Cooling to be by an exterior pad-mounted, air-cooled, direct expansion condensing unit. Provide a central humidifier & high-efficiency pleated air filter. Provide a central electronic, programmable thermostat on first floor & secondary control thermostats in each additional zone. Confirm thermostat locations with Owner.
3 Provide schematic drawings & diagrams showing locations & sizes of supply & return air ductwork & supply & return air vent locations & coordinate layout with Builder prior to installation.
4 Prior to the start of work, coordinate mechanical room layout with owner/ gc , Electrical & plumbing contractors for best location of equipment & most efficient use of space.
5 Provide heat loss calculations for building permit submittal.
6 Exhaust kitchen exhaust fan: Directly to the exterior through insulated duct & terminating with a screened & dampered wall cap or roof jack.
7 Bathrooms Exhaust: To receive an Energy Star rated venting fan with automatic backdraft damper & integrated programmable timer. Exhaust directly to the exterior through a single 4" diameter duct terminating with a louvered wall cap or dampered & screened roof jack.
8 Clothes Dryer Exhaust: Exhaust dryer directly to the exterior through a single insulated 4" diameter duct terminating with a dampered wall cap or screened roof jack. If the vent is routed through a framed wall provide a recessed dryer vent box or manifold. In all cases the vent must exhaust 3' (min) from any other opening into the building.

DIV 26 - Electrical

1 Design/ build by electrical contractor.
2 Provide a fully code-compliant electrical system design & installation.
3 Provide a type-written directory mounted on the inside of all panel doors indicating the load supplied by each branch circuit breaker in the panel.
4 Provide a whole-house surge protection device adjacent to or integrated into the main electric panel.
5 Install a residential telecommunications system for voice, data, audio & video applications distributed from a central structured wiring enclosure. Coordinate system design requirements & details directly with the Owner. For initial pricing, provide an Allowance for a basic mid-range system including providing one cable pair (one main, one backup) from the enclosure to the service entrance for both coaxial and category wired services (cable or satellite television & telephone or digital subscriber line). Provide a minimum of one common box with one coaxial drop & one category wire drop at each office, bedroom, kitchen, family, living, game & mud rooms. Final system requirements & design will be determined by Owner after budgets are developed.
6 Electrical equipment & lighting layout is approximate. Exact locations & mounting heights of switches, equipment & fixtures shall be verified with Owner. Electrical contractor shall verify loads & size panel boards & equipment accordingly. Electrical ontractor to be responsible for coordinating inspections.
7 Provide power as required to appliances & equipment that requires hard-wire electrical service or plug-in receptacles including door chimes, smoke & carbon monoxide detectors, garage door operators, hot tubs, whirlpool baths, pools, steam shower generators, saunas, well & septic pumps, waste disposal units, dishwashers, cooktops, ovens, exhaust hoods, refrigerators, ice makers, washers, dryers, fireplaces, home audio & security systems, emergency power generators, emergency power battery backups, furnaces, AC condensing units, heat recovery ventilators, gas unit heaters, sump pumps, water conditioners, water heaters, hot water re-circulating pumps, bathroom exhaust fans, attic exhaust fans, ceiling fans, heat lamps, radiant floor mats, radiant wall heaters, light fixtures & any other equipment or fixtures requiring a power supply.
8 Provide electric power receptacles in quantity & locations as required by code. Provide GFI receptacle where required by code. Provide unit price in Contract for additional receptacles above code-required. Field verify receptacle locations with Owner prior to installation.
9 Provide 2 switched receptacles @ the bed headwall in each bedroom switched on the same wall. Verify location with Owner.
10 Locate fixture switches in best practical locations. Field verify switch locations with Owner prior to installation.
11 Provide 3-way switches for fixtures located between floors @ stairs & other locations such as dead-end halls.
12 Locate switches for above-cabinet & below-cabinet lighting as close as possible to fixture.
13 All interior light fixtures to be on dimmer controls except @ Half bath, bathrooms, closets, mudroom, laundry, storage, garage, mechanical, utility & unfinished spaces
14 Provide ceiling mounted carbon monoxide & smoke detectors on each flr level in locations compliant with code.
15 Provide separate independent switches for combination ceiling fan/light & exhaust fan/light units.

DIV 31 - Earthwork

1. Coordinate with utility companies for locations of all utilities prior to the start of work.
2. Site plan, and site information is provided by civil engineer under separate contract. Contact licensed Surveyor for final staking & placement of structure.
3. Coordinate site layout with Utility & Landscape Contractors prior to excavation.
4. Protect trees within construction zone with fencing around outside perimeter of canopy drip line. Protect existing utilities as required.
5. If questionable soils or fill materials are discovered during excavation, contact geotechnical engineer for proper analysis & recommendations prior to completion of excavation.
6. Stockpile excavated material in locations to provide proper drainage & to minimize erosion. Provide additional fill as required & remove excess cut material as required.

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Construction Drawings

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Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI

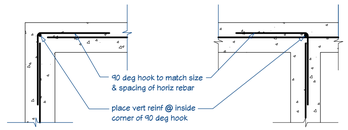
revision index

#	date	ref

project: 25055
date: 1/29/26
drawn by: jlm

T1.3

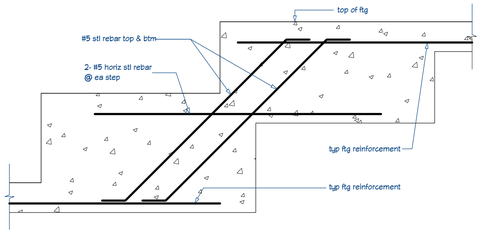
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other vert reif is not shown for clarity
extend horiz wall reinf w/std 90 deg hook in lieu of additional corner reinf
no vert construction joints within 4' of wall corners

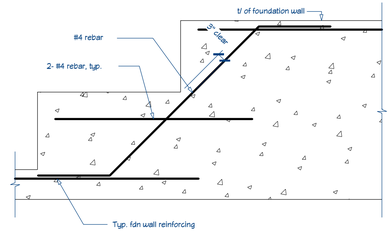
A fdn corner details

SCALE: 1/2" = 1'-0" (22"x36" - Full size)
1/4" = 1'-0" (11"x17" - Half size)



B fdn wall step detail

SCALE: 1/2" = 1'-0" (22"x36" - Full size)
1/4" = 1'-0" (11"x17" - Half size)



C Foundation Step footing detail

SCALE: 1/2" = 1'-0" (22"x36" - Full size)
1/4" = 1'-0" (11"x17" - Half size)

Footing Schedule

Tag	Footing size	Reinforcing	Details	Notes
F1	2'-0" x 2'-0" x 10"d	(4) - #4 bars spaced equally each way	See plans	1
	General footing notes			

1. At continuous strip footings, see details, beneath a load-bearing walls the continuous reinforcement shall be laid horizontally. Dowels are to tie the footing to the foundation wall and will be laid vertically with an embedment of 6" (min) into the footing and 10" (min) into the foundation wall; the bend shall be a 90-degree hook with a 3" bent leg length.

Footing schedule Notes

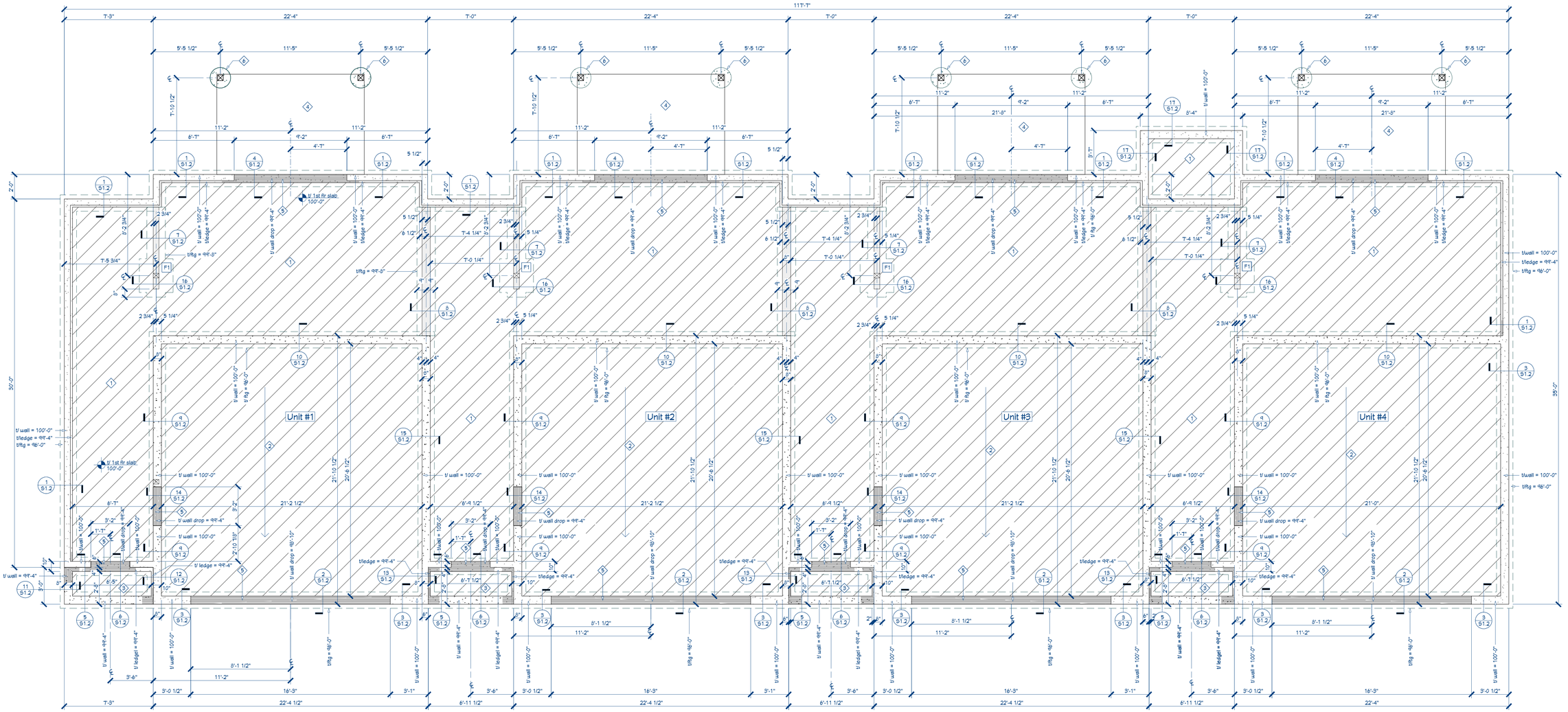
1. All horizontal (tension) reinforcement shall be laid 3" clear of the bottom face and side faces of the footing.

Key Notes - Foundation Plan

#	Text
1	4" thk conc slab w/ fibermesh, see concrete design mix schedule
2	new 4" conc garage slab. slope 1/8" min. per ft for drainage. slope towards garage door, see first floor plan.
3	5" thk reinforced porch conc slab w/ thickened edge, see details
4	4" thk. conc patio with thickened edge; slope 1/8" min. per ft for drainage.
5	Over-pour interior slab at foundation wall cut-out.
6	20" diameter conc pier formed with sona-tube. Bottom of sonatube to extend 4'-0" below grade

General Notes - Foundation Plan

1. See specs if provided
2. All concrete shall conform to the concrete design mix schedule. All load-bearing masonry shall be standard weight.
3. See typical foundation details for steps in wall, footings and wall corners
4. All dimensions reference the face of concrete, face of load-bearing masonry, or the centerline of a framing member column, beam, joist, etc.
5. Footing and foundations are designed assuming a minimum soil-bearing capacity of 2000 psf and a weight of 150 pcf.
6. All site-cast concrete including footings, pads, walls, & slabs shall be formed. All forms shall be plumb, true, level & braced to prevent deformation or dislocation during construction.
7. Provide beam pockets in width, depth & location as required for beam bearing. See Framing Plans for reference.
8. All wall horizontal reinforcement shall be laid equidistant between the inner and outer faces of the wall.
9. Foundation to sill plate Anchor Bolts: ASTM A307 or better at 72" OC maximum and within 18" of wall corners with a minimum embedment of 7" into the foundation wall, uno on shear wall schedule.
10. Provide sill Sealer 1/4" thick corrugated polyethylene foam gasket below exterior wall 2x wd base plates
11. Refer to the building sections for locations of below-grade foundation and slab insulation, barrier membranes, engineered fill, etc.
12. All reinforcement steel shall be positioned and secured in place with bar supports and wire ties to ensure minimum concrete cover is maintained prior to and during pours. Reinforcing Steel: ASTM A615 Grade 60. Wire bar supports shall be Class 1 or Class 2 where concrete is exposed to view; Class 3 is acceptable in all other areas. Tie wire shall be 16-1/2 gauge or heavier, black annealed.
13. Interior slabs/ garage slabs shall be placed on 10 mil VR, uno.
14. At continuous strip footing beneath a load-bearing walls. Continuous reinforcement shall be laid horizontally. Dowels are to tie the footing to the foundation wall and will be laid vertically with an embedment of 6" (min) into the footing and 10" (min) into the foundation wall; the bend shall be a 90-degree hook with a 3" bent leg length.



NORTH

1 Footing & Foundation Plan

SCALE: 1/4" = 1'-0" (22"x34" - Full size)
1/8" = 1'-0" (11"x17" - Half size)

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Construction Drawings

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Four Unit Multifamily Building for
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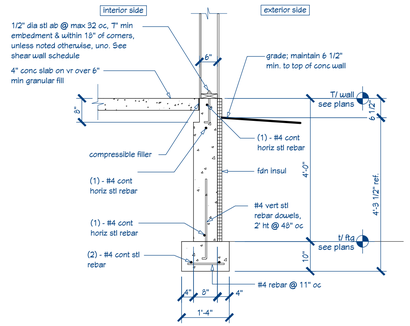
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drawn by: jjm

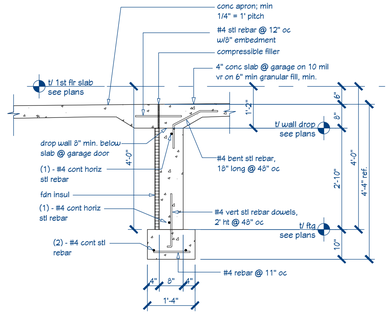
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1 fdn wall detail

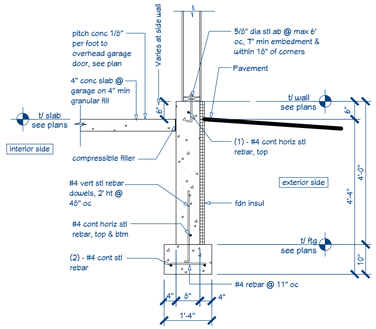
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



Garage overhead door drop

2 fdn wall detail

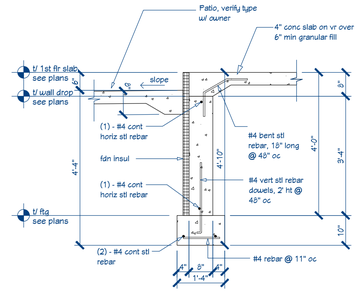
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



Garage exterior fdn wall

3 fdn wall detail

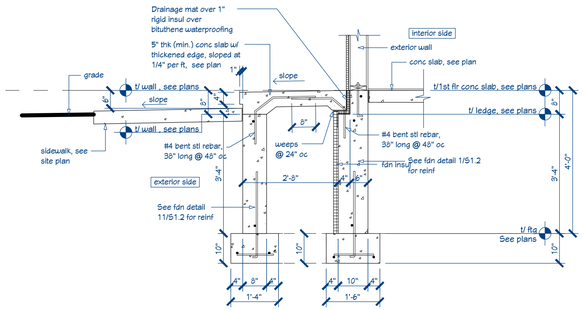
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



patio door drop

4 fdn wall detail

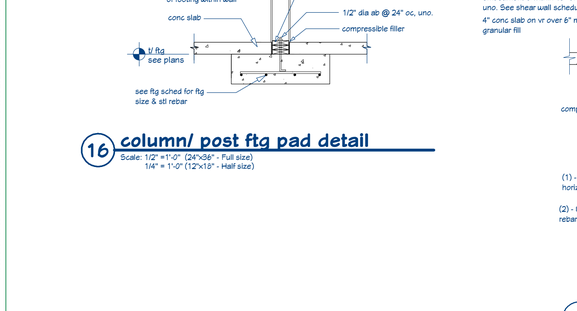
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



porch stoop

5 fdn wall detail

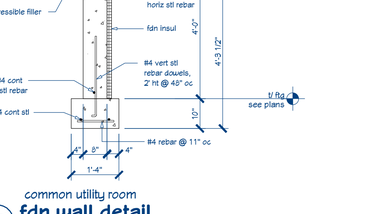
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



porch stoop @ entry door

6 fdn wall detail

Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



at interior load bearing walls

7 cont. spread footing detail

Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)

at unit interior load bearing separation walls

8 cont spread footing detail

Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)

between unit and garage

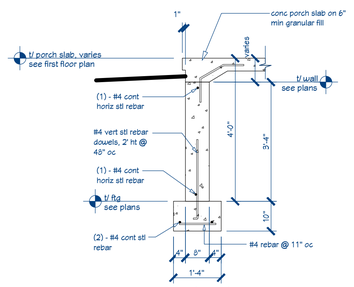
9 fdn wall detail

Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)

between unit and garage

10 fdn wall detail

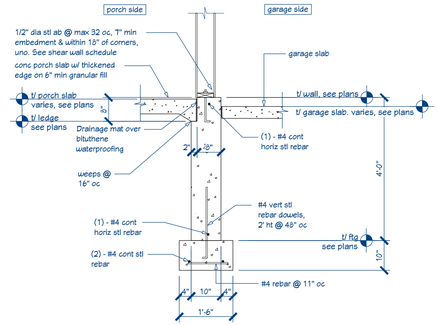
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



side wall at porch (unit 1)

11 fdn wall detail

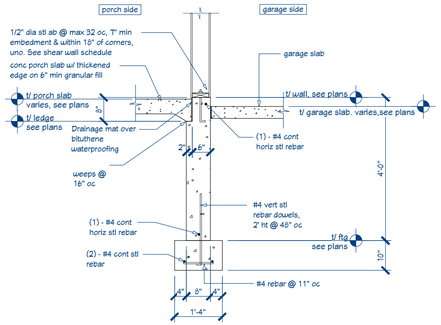
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



10" wall between garage and porch

12 fdn wall detail

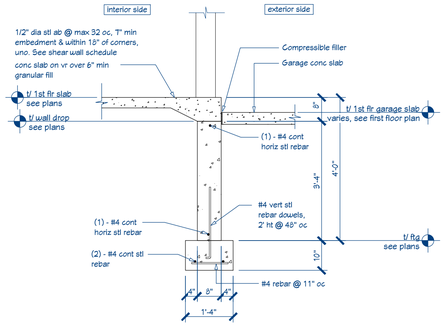
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



8" wall between garage and porch

13 fdn wall detail

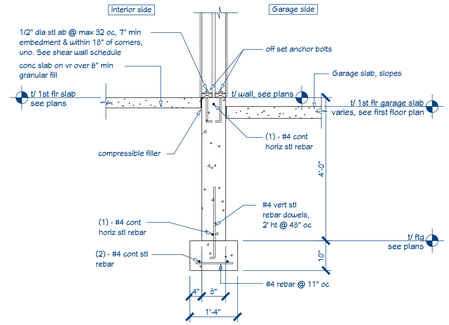
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



wall drop at door between garage and unit

14 fdn wall detail

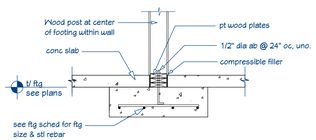
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1/4" = 1'-0" (12"x18" - Half size)



between unit and garage

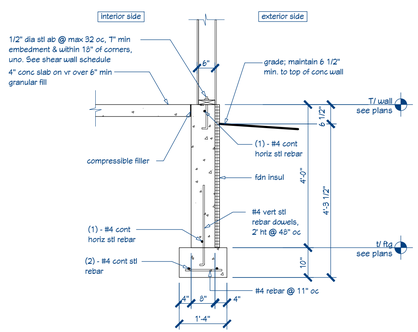
15 fdn wall detail

Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



16 column/ post ftg pad detail

Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



common utility room

17 fdn wall detail

Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)

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Construction Drawings

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608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI

revision index		
#	date	ref

project: 25055
date: 1/24/26
drawn by: jjm

S1.2

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Key notes: first floor headers, roof and second floor framing plan

#	Text
1	Mono pitch roof trusses @ 24" oc max
2	Provide wd studs, and wd blocking at joist space the same size as posts from above.
3	Double floor joists under kitchen island shown dashed. Min. of 3 floor joists to be doubled

General Notes - first floor header & second floor framing plan

1. Floor framing plan is schematic to show intent. Final layout by floor joist truss supplier.
2. Floor joists are designed to be designed by floor joist/ truss supplier
3. Provide solid wood blocking in joist/ truss space below headers and beams as indicated in specifications section 06 wood framing for all support members for headers and beams exceeding 1 1/2" in thickness in width.
4. Provide Simpson H2 tie to connect floor joists to wall, typ.

first floor header schedule

no.	Header	Type	Support	Detail	Notes
FH01	(2) - 11 1/4" lvl, 2.0e	dropped	(2) - 2x6 spf#2	-	2
FH02	(2) - 2x6 spf #2	dropped	(2) - 2x6 spf#2	-	2
FH03	(2) - 2x6 spf #2	dropped	(1) - 2x6 spf#2	-	1
FH04	(2) - 1 1/4" lvl, 2.0e	dropped	(2) - 2x6 spf#2	-	2

1. Support header at each end with (1) trimmer (shoulder stud) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.
2. Support header at each end with (2) trimmer (shoulder stud) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.
3. Installation to be tight against the underside of the wall top plates. Laterally brace the header using SDWC15600 structural wood screws at 6" OC, staggered, driven from the top through the plates into the solid portion of the header.

first floor beam schedule

tag	Beam	Type	Support	Notes
FB1	(1) - 14" lvl, 2.0e	Flush	FB2 & FB3	1
FB2	(2) - 1 3/4" x 14" lsl,1.55e	Flush	FC3, wall, see plan	2.5
FB3	(2) - 1 3/4" x 14" lsl,1.55e	Flush	FC4, FB4	2
FB4	(2) - 2x10 spf #2	Dropped	(2) - 2x6 spf#2	6
FB5	(2) - 2x10 spf #2	Dropped	FC3 & FC4, see plan	4
FB6	(2) - 2x10 spf #2	Dropped	FC1 & 2	-

Notes:

1. This beam is flush within the floor system. Fasten to FB2 and FB3 with Simpson hangers IUS1.81/9.5
2. This beam is flush within the floor system; bear the beam ends on the wall top plates, directly above the supporting studs framed within the wall; fasten to wall plates and to beam with tie H1
3. omit
4. Support opposite end of beam with (post) with (1) trimmer (shoulder stud) stitched to an adjacent king stud using 4-10d with an edge distance of 1" all around.
5. Beam is flush and sits on top of double wall plates with FC3 below at exterior wall. On the other side it sits on top of double top plates, wall between garage and foyer. provide bearing of 5 1/2" (full depth of wall) w/ min. of equivalent of (2) - 2x6. The supporting post can be combined with post that supports column for beam above. full depth of width of beam must be supported by studs below.
6. Support header at each end with (2) trimmer (shoulder stud) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.

first floor column schedule

Tag	Description	Cap	Base	Detail	Notes
FC1	PT 6x6, sup #2			-	1,2
FC2	PT 6x6, sup #2			-	1,2
FC3	(2) - 2x6 spf #2			-	3
FC4	PT 6x6, sup #2			-	1,2
FC5	(2) - 2x6 spf #2			-	4
FC6	(2) - 2x4 spf #2			-	4
FC7	(2) - 2x6 spf #2			-	3
FC8	(2) - 2x6 spf #2			-	3

1. Fasten column head to beam with one ACE6 post cap pair (2) using minimum nailing schedule of 8-16d in the column and 8-16d in the beam.
2. Use column base ABU66
3. Support header with (2) trimmer (shoulder stud) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.
4. (3) - 2x6 studs from bottom plate to bottom of top plates. beam is flush in floor system

First floor ledger schedule

tag	Ledger	spacing	connectors	Detail	Notes
GL1	(2)-PT 2x12 sup #2	16"oc (max)	SDS6N	-	1

1 Fasten deck ledger through sheathing to rim joist using two staggered rows of SDWS22400DB structural wood screws at 12" OC, 1-1/2" clear of edges and 6" clear of ends

Structural Framing Legend

- tag — Denotes beam/ledger/ header line, see schedules (FH#, FB#, GL#, SH#, SB#, RH#, RB#)
- C# — See column schedule (FC#, SC#, RC#)
- Interior bearing wall
- EXZ-R Z1 — Exterior & interior bearing shear wall, See shear wall schedule (shear wall designation mark)

Shear Wall Schedule - First Floor Header and second floor framing Plan

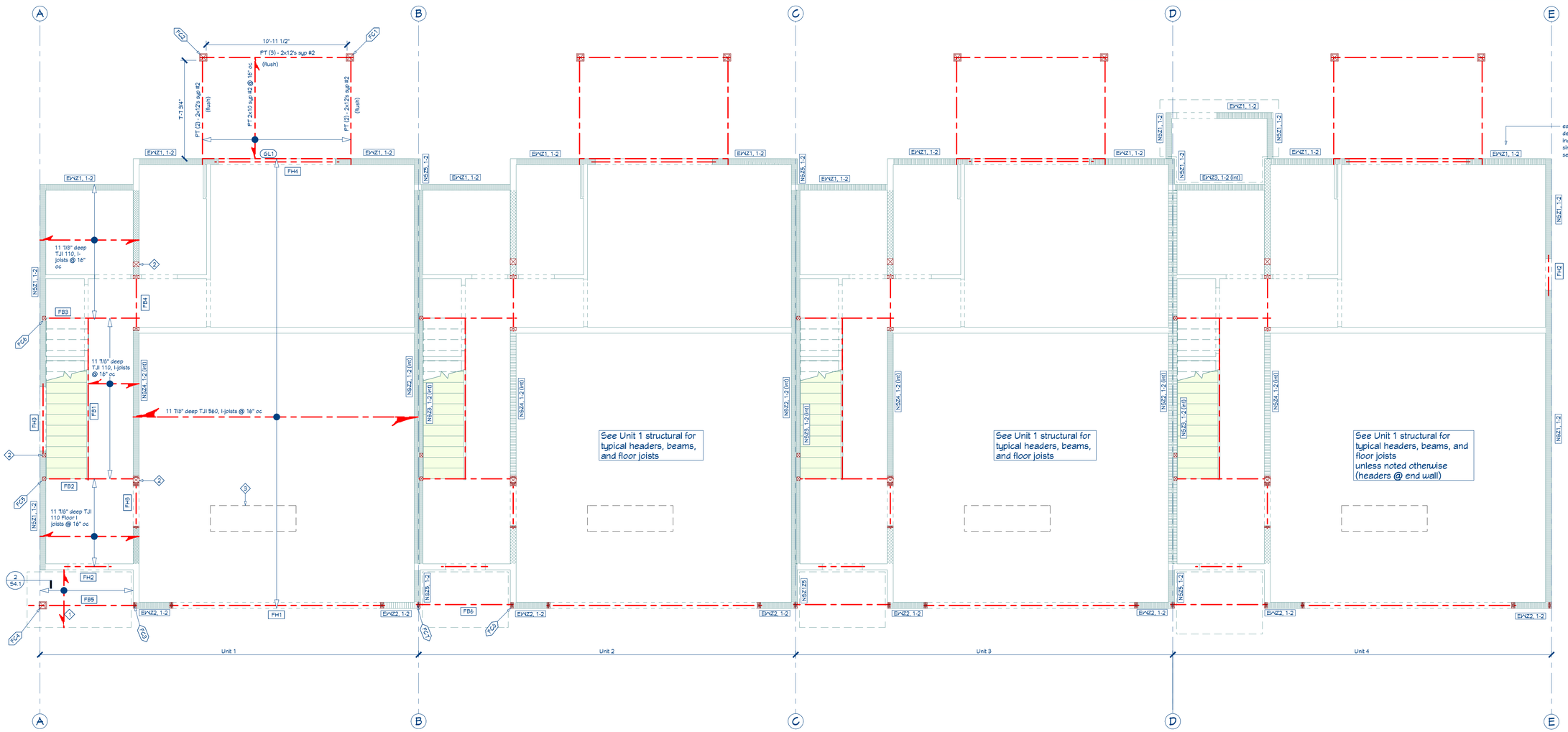
Tag	Description	Wall	Nailing Edges	Nailing Field	Blocking	Anchoring	Hold downs	Specific Notes
NSZ1, 1-2	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	1/2" ab @ 32"oc (conc)	DTT2Z (s) SDS 1/4" x 2.5"	1,4
EXZ1, 1-2	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	1/2" ab @ 32"oc (conc)	DTT2Z (s) SDS 1/4" x 2.5"	1,4
EXZ3, 1-2	7/16" osb sheathing	2x6 @ 16"oc	8d @ 4"oc	8d @ 12"oc	blocked	1/2" ab @ 24"oc (conc)	HDUE3 (T) SDS 1/4" x 3.5"	1,4
EXZ3, 1-3 (int)	1/2" gwb, both sides	2x6 @ 16"oc	#6 screws @ 4"oc	#6 screws @ 16"oc	blocked	1/2" ab @ 32"oc (conc)	DTT2Z (s) SDS 1/4" x 2.5"	3,5
NSZ2, 1-2 (int)	1/2" gwb, one side	2x4 @ 16"oc	#6 screws @ 4"oc	#6 screws @ 16"oc	blocked	1/2" ab @ 32"oc (conc)	none	2,5
NSZ3, 1-2 (int)	1/2" gwb, both sides	2x4 @ 16"oc	#6 screws @ 4"oc	#6 screws @ 16"oc	blocked	1/2" ab @ 32"oc (conc)	none	3,5
NSZ4, 1-2 (int)	1/2" gwb, both sides	2x6 @ 16"oc	#6 screws @ 4"oc	#6 screws @ 16"oc	blocked	1/2" ab @ 32"oc (conc)	none	3
NSZ5, 1-2	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	1/2" @ 24"oc (conc)	HDUE3 (T) SDS 1/4" x 3.5"	1,4,6

General notes

1. Lengthen straps as required to connect end studs above to end studs below, no increase in nailing (1/2 the nails each end of strap)
2. Provide straps at each end of shear wall segments as indicated on plans. Where there are 2 straps indicated there should be 2 straps at each end, located 1 each side or 2 on one side.
3. Provide hold downs at each end of shear wall segments as indicated on plans.
4. Nails indicated is per strap.
5. Provide # of studs per Simpson catalogue
6. 1/2" conc expansion bolts may be substituted for 1/2" anchor bolts by wall hatch.

Specific notes

1. Attach 1/2" gwb on inside of interior wall with #6 screw @ 4"oc at edge and #6 screw @ 12" field, blocked
2. One layer of gwb on unit side of stud
3. One layer of gwb on both sides of stud
4. Hold down to attached to double stud (2) - 1 1/2" x 5.5" studs)
5. Drywall screws to be S or W screws
6. Provide 1 hold down at outside corner on this wall



NORTH

1 First Floor Headers and Second Floor Framing Plan

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

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drawn by: jjm

S2.1

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General Notes - Second floor header & Third floor framing plan

1. Floor framing plan is schematic to show intent. Final layout by floor joist truss supplier.
2. Floor joists are designed to be designed by floor joist/ truss supplier
3. Provide solid wood blocking in joist/ truss space below headers and beams as indicated in specifications section 06 wood framing for all support members for headers and beams exceeding 1 1/2" in thickness in width.
4. Provide Simpson H2 tie to connect floor joists to wall, typ.

Structural Framing Legend

- tag — Denotes beam/ledger/ header line, see schedules (FHW, FBR, GLB, SHW, SBR, RHW, RBW)
- C# — See column schedule (FCM, SCR, RCM)
- Interior bearing wall
- EXZ-R Z1 (shear wall designation mark) — Exterior & interior bearing shear wall, See shear wall schedule

Shear Wall Schedule - Second Floor Header and Third floor framing Plan

Tag	Description	Wall	Nailing Edges	Nailing Field	Blocking	Anchoring	Hold downs	Specific Notes
NSZ1, 2-3	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	16d @ 8" oc	Strap: MST48 (14)-26d+2.5"	1,4
EXZ1, 2-3	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	16d @ 8" oc	Strap: MST48 (14)-26d+2.5"	1,4
NSZ2, 2-3 (int)	1/2" gwb	2x4 @ 16"oc	8d @ 4"oc	8d @ 16"oc	blocked	16d @ 8" oc	-	2
NSZ3, 2-3 (int)	1/2" gwb, both sides	2x4 @ 16"oc	8d @ 4"oc	8d @ 16"oc	blocked	16d @ 8" oc	-	3
NSZ4, 2-3	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	16d @ 8" oc	Strap: MST48 (14)-26d+2.5"	1,4,5

General notes

1. Lengthen straps as required to connect end studs above to end studs below, no increase in nailing (1/2 the nails each end of strap)
2. Provide straps at each end of shear wall segments as indicated on plans. Where there are 2 straps indicated there should be 2 straps at each end, located 1 each side or 2 on one side.
3. Provide hold downs at each end of shear wall segments as indicated on plans.
4. Nails indicated is per strap.
5. Provide # of studs per Simpson catalogue
6. 1/2" conc expansion bolts may be substituted for 1/2" anchor bolts.

Specific notes

1. Attach 1/2" gwb on inside of exterior wall with #6 screw @ 4"oc at edge and #6 screw @ 12" field, blocked.
2. One layer of gwb on unit side of stud.
3. One layer of gwb on both sides of stud.
4. Alternate to strap: DTT2Z 8-1/4" SDS×2.5". See detail 2/S3.1
5. Provide only 1 hold down at outside corner on this wall

Key Notes - Second floor headers and roof framing plan

#	Text
1	SB4 and SB5 cannot be combined into single beam. Each beam has own supports

Second floor header schedule

no.	Header	Type	Support	Detail	Notes
SH1	(2) - 2x6 spf #2	dropped	(1) - 2x6 spf#2	-	1
SH2	(2) - 2x6 spf #2	dropped	(2) - 2x6 spf#2	-	2
SH3	(2) - 1 1/2" x T 1/4" lsl, 1.5e	dropped	(2) - 2x6 spf#2	-	2
SH4	(2) - 1 1/2" x T 1/4" lsl, 1.5e	dropped	(1) - 2x6 spf#2	-	1

Notes:

1. Support header at each end with (1) trimmer (shoulder stud) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.
2. Support header at each end with (2) trimmer (shoulder studs) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.

Second floor beam schedule

Tag	Beam	Type	Support	Detail	Notes
SB1	(1) - 1 3/4" x 14" lsl, 1.55e	flush	(2) - 2x6 spf#2/ beam	-	1
SB2	(1) - 1 3/4" x 14" lsl, 1.55e	flush	SC3, SB4	-	2
SB3	(2) - 1 1/2" x 14" lsl, 1.5e	flush	SC4, SB4	-	2
SB4	(3) - 16" lvl, 2.0e	dropped	SC1, SC2	-	-
SB5	(2) - 2x6 spf #2	dropped	(1) - 2x6 spf#2	-	3

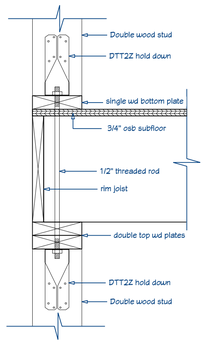
Notes:

1. This beam is flush within the floor system. Fasten to SB2 and SB3 with Simpson hangers IUS1.81/9.5
2. This beam is flush within the floor system; bear the beam ends on the wall top plates, directly above the supporting studs framed within the wall; fasten to wall plates and beam SB4 with 8e H1
3. Support header at one end (within wall) with (1) trimmer (shoulder stud) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around. Support opposite end (post) with (1) trimmer (shoulder stud) stitched to an adjacent post using 4-10d with an edge distance of 1" all around.

Second floor column schedule

Tag	Description	Cap	Base	Detail	Notes
SC1	(3) - 2x6 spf #2			-	1
SC2	(3) - 2x6 spf #2			-	1
SC3	(2) - 2x4 spf #2			-	-
SC4	(2) - 2x4 spf #2			-	-

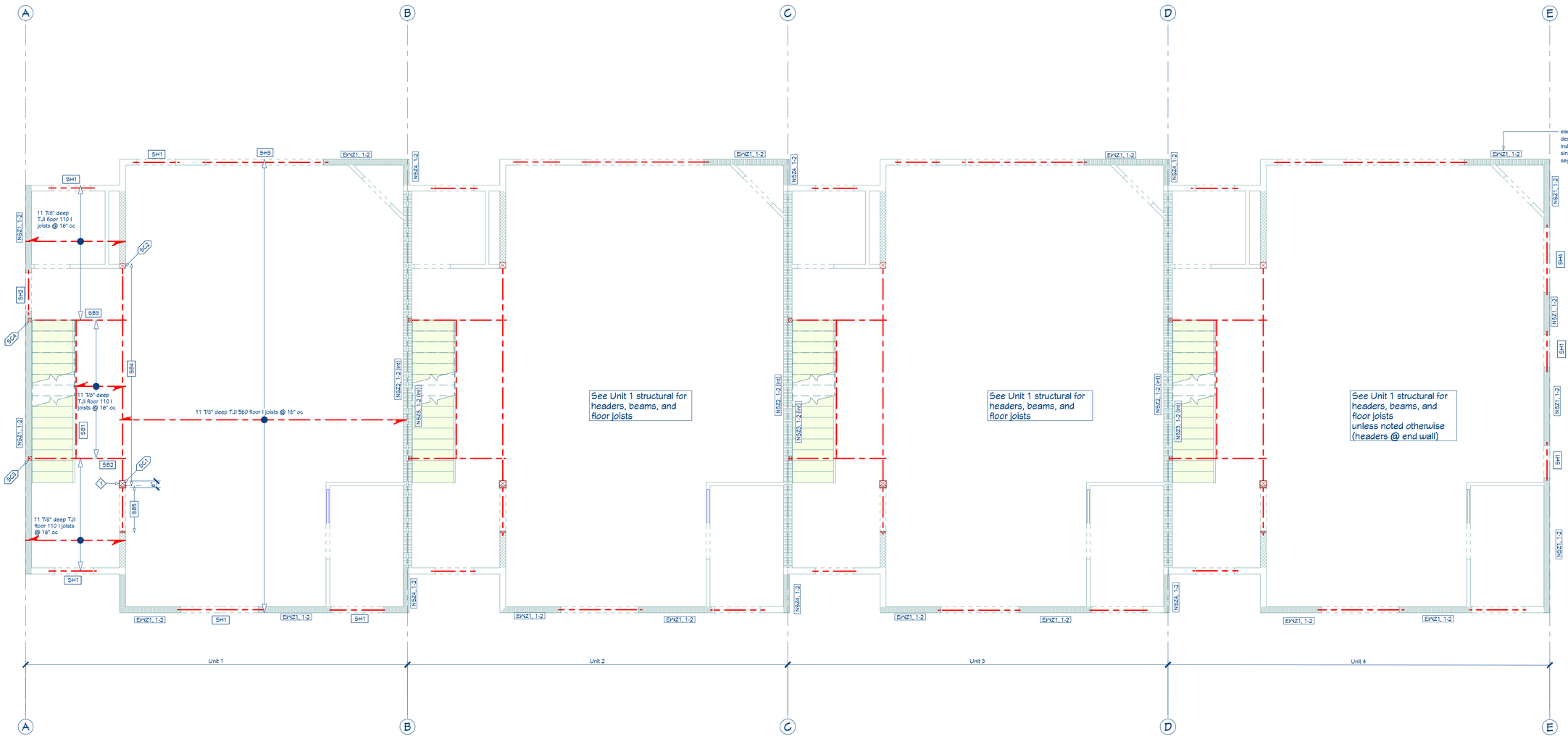
1. Fasten column head to beam with LCE4 post cap pair (2) using minimum nailing schedule of 10-16d in the column and 14-16d in the beam.



Alternate detail

2 Wall/ Floor Intersection Detail

SCALE: 1 1/2" = 1'-0" (24"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



NORTH

1 Second floor headers and third floor framing plan

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

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Construction Drawings

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Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

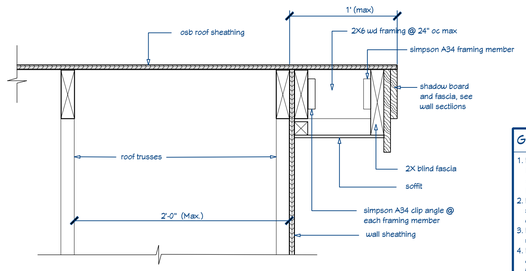
revision index

#	date	ref

project: 25055
date: 1/29/26
drawn by: jjm

S3.1

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(Overhangs equal or less than 12")

2 Typ. rake/ gable overhang

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)

Structural Framing Legend

- tag — Denotes beam/ledger/ header line, see schedules (THd, FBH, GLH, SHd, SDH, RHd, RDH)
- C# — or — See column schedule (YCd, GCH, RCH)
- Interior bearing wall
- EWZ-R Z1 — shear wall designation mark — Exterior & interior bearing shear wall, See shear wall schedule

General Notes - Roof framing plan

1. Roof framing plan is schematic to show intent. Final layout by Truss Supplier. Notify architect/ general contractor of any changes in layout that would affect load path
2. Provide solid wood blocking as indicated in specifications section 06 wood framing for all members exceeding 1 1/2" in thickness in width
3. Provide Simpson H1 tie to connect trusses to wall, typ, uno by roof truss supplier
4. Roof truss supplier is responsible for size of post under girder trusses. Truss support will be continuous to the foundation wall. provide wd blocking to match post size at floor joist space.

Key Notes - third floor headers and Roof framing plan

#	Text
1	2x4 rafter framing, from blind fascia to mono pitch hip girder
2	Hip girder truss
3	Mono pitch trusses @ 24" oc
4	color tone indicates truss overbuild area, to be designed by truss supplier
5	Hatch indicates area of ceiling vault (3:12) hip ceiling
6	Hatch indicates area of ceiling vault (3:12) mono pitch ceiling
7	Hatch indicates area of 12 deep tray ceiling
8	2X6 spf #2 roof rafter

Third floor header schedule

no.	Header	Type	Support	Detail	Notes
RH1	(2) - 1 1/2" x 7 1/4" lsl, 1.5e	dropped	(1) - 2x6 spf#2	-	1
RH2	(2) - 2x6 spf #2	dropped	(1) - 2x6 spf#2	-	1
RH3	(3) - 1 3/4"x7 1/4" lsl, 1.55e	dropped	(2) - 2x6 spf#2	-	2

Notes:
1. Support header at each end with (1) trimmer (shoulder stud) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.
2. Support header at each end with (2) trimmer (shoulder studs) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.

Shear Wall Schedule - Third floor header and roof framing plan

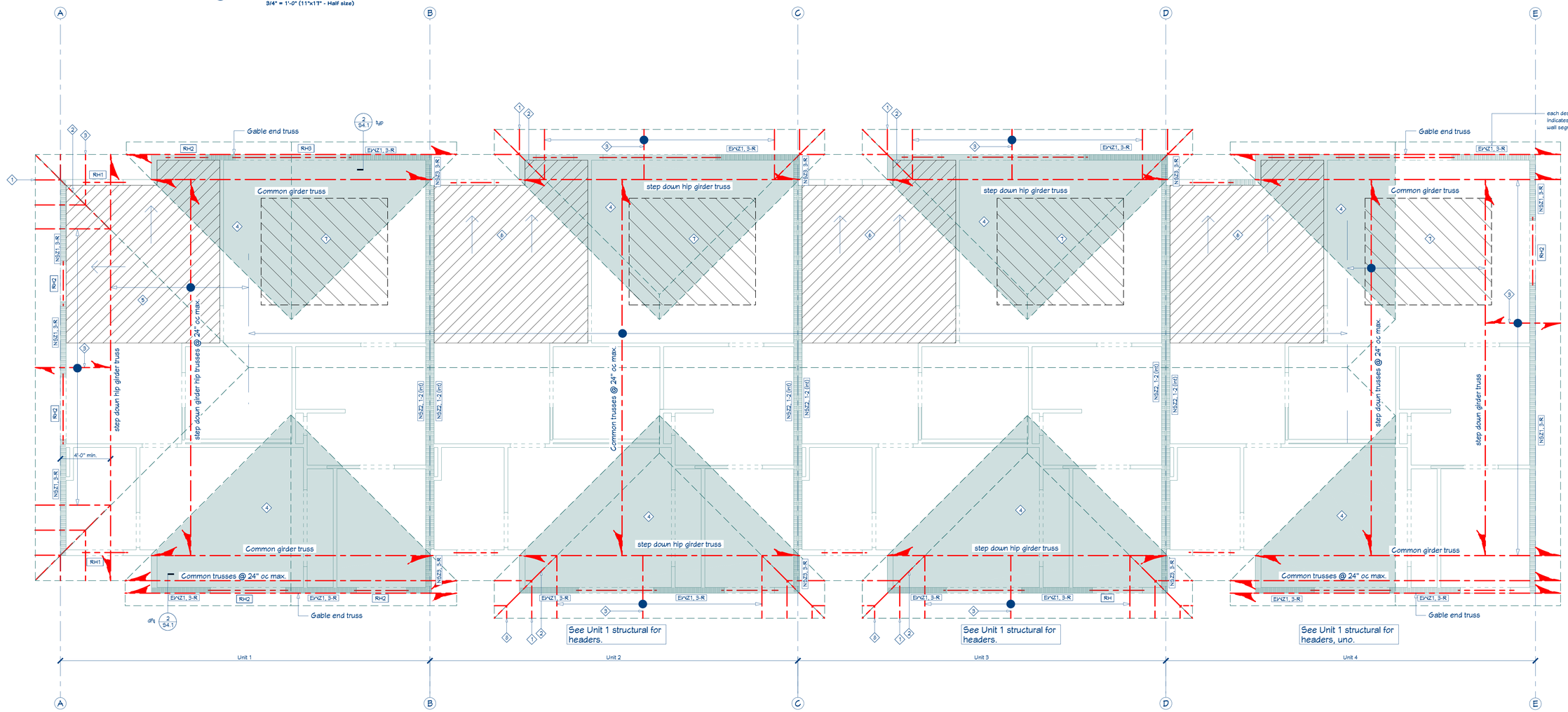
Tag	Description	Wall	Nailing Edges	Nailing Field	Blocking	Hold downs	Specific Notes
NSZ1, 3-R	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	Strap: MST37 (14)-16d=2.5"	1,3
EWZ1, 3-R	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	Strap: MST37 (14)-16d=2.5"	1,3
NSZ2, 3-R (int)	1/2" gwb, one side	2x4 @ 16"oc	#6 screws @ 4"oc	#6 screws @ 12" oc	blocked	-	2,4
NSZ3, 3-R	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	Strap: MST37 (14)-16d=2.5"	1,3,5

General notes

1. Lengthen straps as required to connect end studs above to end studs below, no increase in nailing (1/2 the nails each end of strap)
2. Provide straps at each end of shear wall segments as indicated on plans. Where there are 2 straps indicated there should be 2 straps at each end, located 1 each side or 2 on one side.
3. Provide hold downs at each end of shear wall segments as indicated on plans.
4. Nails indicated is per strap.
5. Provide # of studs per Simpson catalogue
6. 1/2" conc expansion bolts may be substituted for 1/2" anchor bolts.

Specific notes

1. Attach 1/2" gwb on inside of exterior wall with #6 screw @ 4"oc at edge and #6 screw @ 12" field, blocked.
2. One layer of gwb on unit side of stud.
3. Alternate to strap: DTT2Z 8-1/4" SDS×2.5". See detail 2/S3.1
4. Drywall screws to be S or W screws
5. Provide only 1 hold down at outside corner on this wall



1 Third Floor Headers and Roof Framing Plan

NORTH

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

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608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

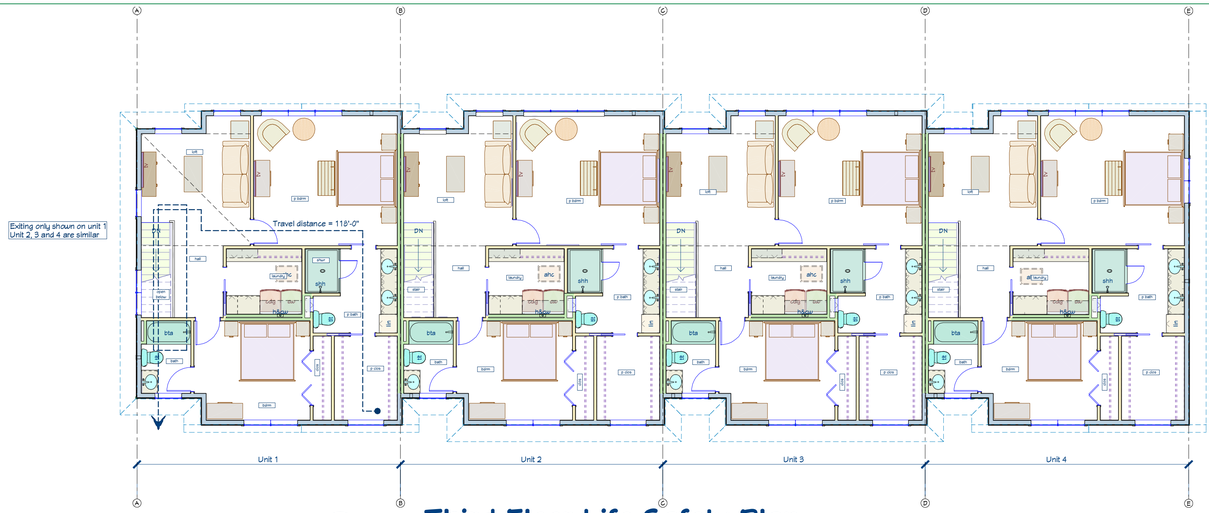
revision index

#	date	ref

project: 25055
date: 1/29/26
drawn by: jlm

S4.1

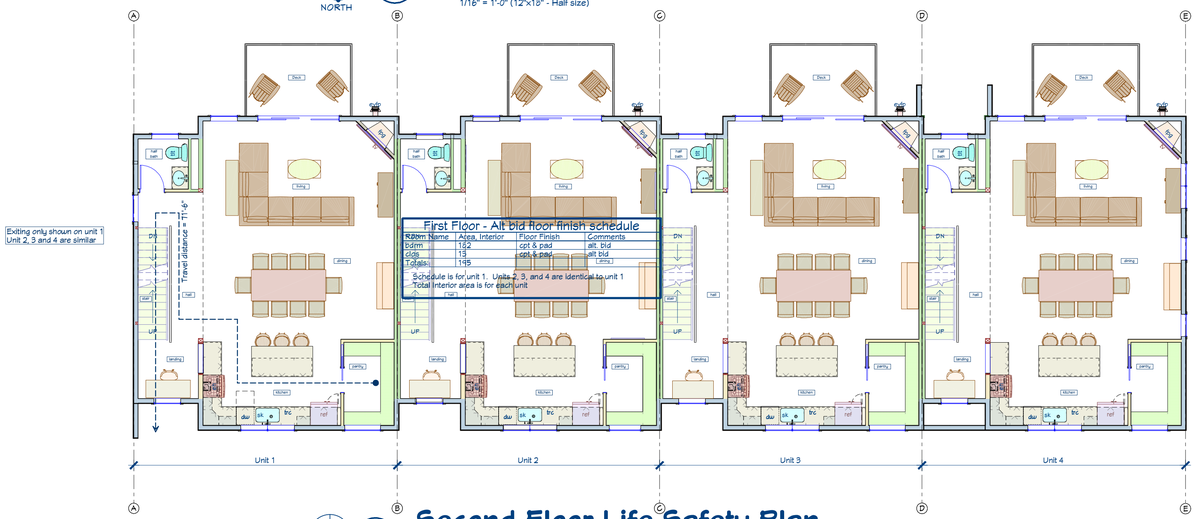
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NORTH

3 Third Floor Life Safety Plan

SCALE: 1/8" = 1'-0" (24"x36" - Full size)
1/16" = 1'-0" (12"x18" - Half size)



First Floor - Alt bid floor finish schedule

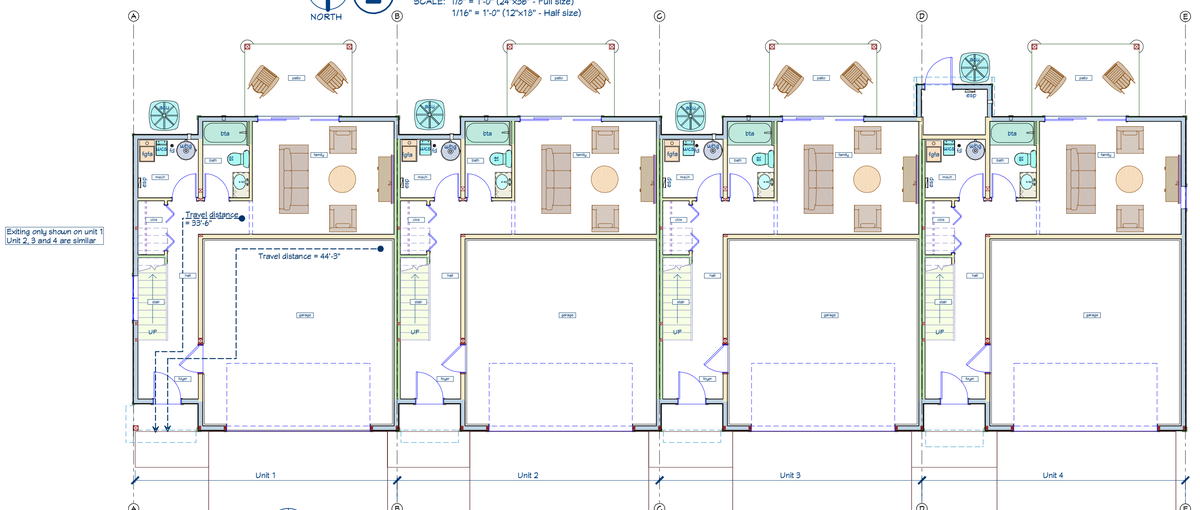
Room	Name	Area, Interior	Floor Finish	Comments
bdrm		152	cpt & pad	alt. bid
clos		13	cpt & pad	alt bid
Totals:		1145		7 rms

Schedule is for unit 1. Units 2, 3, and 4 are identical to unit 1
Total interior area is for each unit

NORTH

2 Second Floor Life Safety Plan

SCALE: 1/8" = 1'-0" (24"x36" - Full size)
1/16" = 1'-0" (12"x18" - Half size)



NORTH

1 First Floor Life Safety Plan

SCALE: 1/8" = 1'-0" (24"x36" - Full size)
1/16" = 1'-0" (12"x18" - Half size)

Life Safety (Code) General Notes:

1. Building Description: Building is new commercial four (4) unit multifamily building with each unit having three levels (no basement), three story, fully sprinkled, construction type VB. First floor slab on grade.
2. Project scope: New 4 unit building.
3. Project Unit area:

	first floor	second floor	third floor	Deck/Patio	total area
Unit 1	1,033 sf	1,011 sf	1,011 sf	96 sf/ 96 sf	3,151 sf
Unit 2	1,023 sf	1,003 sf	1,003 sf	96 sf/ 96 sf	3,125 sf
Unit 3	1,023 sf	1,003 sf	1,003 sf	96 sf/ 96 sf	3,125 sf
Unit 4	1,092 sf	1,011 sf	1,011 sf	96 sf/ 96 sf	3,150 sf

4. Building area: The total building area is 12,551 sf.
First floor area = 4,495 sf includes patio area and garages.
(each Garage area = 471 sf (total garages =1,884 sf))
Second floor area = 4,412 sf (includes decks)
Third floor area = 4,028 sf
R2: Allowable area per floor is 10,500 sf (7,000 sf plus 3,500 sf).
S1: Private Garages allowed area per floor is 27,000 sf.
Building qualifies for non separated uses, except for IBC 420 and 406 requirements.
5. Number of stories:
R2: 60' (sprinkled), allowed per IBC table 504.3. 3 stories.
S1: 60' (sprinkled), allowed per IBC table 504.3. two stories (garage S1 occurs only on first floor)
Garage is separated from R2 occupancy with 30 min fire rating.
6. Building Height: The total building height is 36'-3" to top of roof ridge.
R2: 60' (sprinkled), allowed per IBC table 504.3
S1: 60' (sprinkled), allowed per IBC table 504.3
7. Sprinkler system: Building will be provided with an automatic sprinkler system (R13)
8. Occupancy: Existing occupancy is Residential "R2". No change in occupancy.
9. Project Description: New 3 story, slab on grade building on first floor. Garage, foyer, stair, mechanical, bath, and family room/ bedroom on first floor. Kitchen, Dining, Living, stair and half bath on second floor. Primary Bedroom, P bath, P closet, Loft, laundry, second bedroom w/ bath. Each unit will have their own electrical panel and meter, each unit will have their own furnace, water heater, and water meter
10. Occupant Load: (area)
   a. Unit 1 (first, Second, and third floor = 3,151 sf / 200 = 16 occupants
   b. Unit 2 (first, Second, and third floor = 3,125 sf / 200 = 16 occupants
   c. Unit 3 (first, Second, and third floor = 3,125 sf / 200 = 16 occupants
   d. Unit 4 (first, Second, and third floor = 3,125 sf / 200 = 16 occupants
   e. Total Occupant load by area = 16
11. Parking: Each unit has a two car garage
12. Drinking fountain: 1 kitchen sink and cloth washer per unit. (IBC table 2902.1, R2 apartments)
13. Restroom: Three per dwelling unit (IBC table 2902.1, R2 apartments)
14. Exit distance: maximum allowed travel distance is 250' max. per table 1017.2. Provided exit distance travel distance is 118'-0" from third floor, 71'-6" max from Second floor, and
15. Common path of travel: 125' max. allowed per table 1006.2.1. 118' max. provided from third story, 71'-6" from second floor and
16. Number of exits per floor: one required for R2 occupancies for basement, first, second, and third story, maximum of 4 dwelling unit (only 3 dwelling units), maximum of 125' common path of travel distance with building equipped with an automatic sprinkler system and provided with emergency escape and rescue openings. Building will have a sprinkler system and windows with emergency escape and rescue windows.
17. Exit width: 16 occupants per unit. door width of 36" (16 occupants times 0.2" per occupant = 3.2") minimum = 36" actual door width 36".
18. Fire separation for apartment units, walls between units and between units & garages and between garages.
   a. Per IBC section 420, 420.2 separation walls, 708.3, exception 2: Dwelling units in buildings of type VB construction shall have a fire-resistance rating of not less than 1/2 hour in building equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1.
   b. Per IBC section 420, 420.3 horizontal separation, 711.2.4, 711.2.4.3, exception: Horizontal assemblies separating dwelling units shall be not less the 1/2 hour fire resistance-rated construction, where the building is equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1. Units are side by side so no horizontal assembly required, except at garage ceiling.
   c. Vertical Dwelling unit separation (between units) 30 minute fire rated interior walls can be achieved with 1/2 gwb (15 minutes per table 722.6.2(1) and Double 2x4 wd studs @ 16" oc (20 minutes per table 722.6.2(2)). this gives a total fire rating of 15+20+20+15 = 70 minutes. Meets IBC 406.3.2.1 dwelling unit (private garage) separation
   d. Vertical Dwelling Garage/ unit separation:. 30 minute fire rated interior walls can be achieved with 1/2 gwb (15 minutes per table 722.6.2(1) and 2x6 wd studs @ 16" oc (20 minutes per table 722.6.2(2)). this gives a total fire rating of 15+20+15+15 = 65 minutes. Meets IBC 406.3.2.1 dwelling unit (private garage) separation.
   e. Vertical Dwelling unit Garages separation (between units) 30 minute fire rated interior walls can be achieved with 1/2 gwb (15 minutes per table 722.6.2(1) and Double 2x4 wd studs @ 16" oc (20 minutes per table 722.6.2(2)). this gives a total fire rating of 15+20+20+15 = 70 minutes Meets IBC 406.3.2.1 dwelling unit (private garage) separation
   e. Horizontal dwelling unit /garage separation: Required 30 minutes. The fire rated ceilings in units on garage ceiling can be achieved with 5/8" gwb, type X (40 minutes per IBC table 722.6.2(1). floor joists 10 minutes per IBC table 722.6.2 (2). Total fire rating of 50 minutes. Floor joists on top side will have 3/4" osb structural panels. Meets IBC 406.3.2.1 dwelling unit (private garage) separation.
19. Stairs: Within the individual units: Per Stairs IBC 1014, Exit access stairways and ramps. Stair enclosure not required per 1014.3, Exception 2. In group R2 occupancies, exit access stairways and ramps connecting four stories or less serving and contained within an individual dwelling unit.
20. Accessibility:
Per Wisconsin statue 101.132 (2). Discrimination against persons with physical disabilities prohibited.
Grade level dwelling units, in housing without elevators, that are first ready for occupancy on or after October 1, 1993 consisting of 3 or more dwelling units.
Per IBC 1102.6.2.2.1 Type A units: Are only required for buildings containing 20 or more units.
Per IBC 1108.7.2 Multistory units. A multistory unit without elevator service is not required to be a type B unit.
Per IBC 1010 doors: Exception 2: In group R2 dwelling units that are not required to be an accessible unit, type A, or type B unit, the minimum width shall not apply to door openings tat are not part of the required means of egress.

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Construction Drawings

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Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI

revision index		
#	date	ref

project:	25055
date:	1/29/26
drawn by:	jjm

A1.1

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First Floor - Door Schedule - Base Bid

Number	Room Name	Width	Height	Thks	Qty	hdwr	Description	Comments
FD01	foyer/porch	36"	84"	1 3/4"	4	3	Front Door w/ window	
FD02	garage	192"	84"	1 3/4"	4		Garage overhead	
FD03	garage/foyer	36"	80"	1 3/4"	4	2	Hinged-Slab	20 minute fire rated door and frame
FD04	clos/hall	60"	80"	1 3/8"	4	4	4 Dr. Bifold- 30 Interior	
FD05	hall/mech	32"	80"	1 3/8"	4	1	Hinged- 30 Interior	
FD06	hall/bath	32"	80"	1 3/8"	4	6	Hinged- 30 Interior	
FD07	utility	36"	84"	1 3/4"	1		Ext. Hinged-Slab	
Totals:					25			

All similar doors are grouped, see floor plans. Four units

Hardware sets

Set 1: 3 hinges, passage latchset, silencers
Set 2: 3 hinges, Entry lockset, weatherstripping, closer, silencers
Set 3: 3 hinges, Entry lockset, weatherstripping, silencers
Set 4: Bifold hardware package with 2 knobs
Set 5: Pocket door hardware package
Set 6: 3 hinges, privacy latchset, silencers
Set 7: Barn door hardware package

First Floor - Door Schedule - Alternate Bid

Number	Room Name	Width	Height	Thks	Qty	hdwr	Description	Comments
FD07	bdrm/hall	32"	80"	1 3/8"	4	1	Hinged- 30 Interior	alt bid
FD08	bdrm/clos	72"	80"	1 3/8"	4	4	4 Dr. Bifold- 30 Interior	alt bid
Totals:				11"	8			

All similar doors are grouped, see floor plans. Four units

Hardware sets

Set 1: 3 hinges, passage latchset, silencers
Set 2: 3 hinges, Entry lockset, weatherstripping, closer, silencers
Set 3: 3 hinges, Entry lockset, weatherstripping, silencers
Set 4: Bifold hardware package with 2 knobs
Set 5: Pocket door hardware package
Set 6: 3 hinges, privacy latchset, silencers
Set 7: Barn door hardware package

First Floor - Window Schedule

Number	Room Name	Width	Height	Description	Egress	Comments
FW01	family	30"	54"	Single Hung	Yes	
FW02	family/patio	108"	84"	Ext. Triple Slider-Glass Panel	Yes	
FW04	family/patio	108"	84"	Ext. Triple Slider-Glass Panel	Yes	
FW05	family/patio	108"	84"	Ext. Triple Slider-Glass Panel	Yes	
FW06	stair	30"	18"	Fixed Glass		
FW07	stair	30"	18"	Fixed Glass		
FW08	family/patio	108"	84"	Ext. Triple Slider-Glass Panel	Yes	

1. Egress windows to provide a minimum opening size of 24" height and 20" width and 5.7 sf of net clear opening area.
2. Provide window guards on all new operable windows where the bottom of the window is more than 72" above finished grade or other surface below on the exterior of the building. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Egress windows.
3. Natural ventilation of occupied space shall be through windows and doors. The operable area of the windows and doors shall be not less than 4% of the area being ventilated.
4. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings. The min. net glazed area shall not be less than 5% of the area being served.

First Floor - Floor Finish Schedule

Room Name	Area, Interior	Floor Finish	Comments
foyer	45	tile	
hall	78	hdwd - engineered	
clos	18	hdwd - engineered	
mech	44	svvt	
bath	43	tile	
porch	20		
utility	36	svvt	
family	149	cpt & pad	base bid, see alt bid
garage	445	conc	
Totals:	944		

Schedule is for unit 1. Units 2, 3, and 4 are identical to unit 1
Total Interior area is only for unit one. Includes area under stairs

First Floor - Alt bid floor finish schedule

Room Name	Area, Interior	Floor Finish	Comments
bdrm	182	cpt & pad	alt. bid
clos	13	cpt & pad	alt bid
Totals:	195		

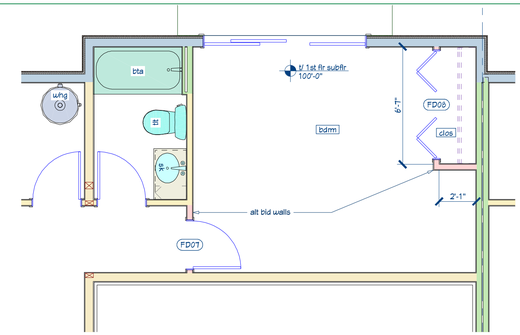
Schedule is for unit 1. Units 2, 3, and 4 are identical to unit 1
Total Interior area is for each unit

General Notes - First Floor Plan

1. See title sheet T.1 for symbols, material identification and abbreviations.
2. See other title sheets for specifications if provided.
3. See wall sections / plans for exterior wall types.
4. All interior partitions to be type "P1" unless noted otherwise. Refer to partition schedule
5. All dimensions are to face of stud or other structural framing member unless noted otherwise
6. All materials to be installed per manufacturers current printed instructions
7. All wood in contact with concrete to be pressure treated
8. Garage ceiling to be 5/8" gyb, type "x" over 1 1/2" rigid insulation. See ceiling details
9. Provide control joints inn concrete slabs per ACI Standards
10. All doors and frames between house and garage to be 20 minute fire rated. see door schedule.

Key Notes - first floor plan

#	Text
1	34" high stair handrail above stair nosing w/ newel posts @ 48" oc and ballusters @ 5" oc, coordinate type w/ owner
2	Alternate bid, see 2/A2.1 plan
3	Room for common sprinkler riser, common electrical panel, and communications. See mep drawings

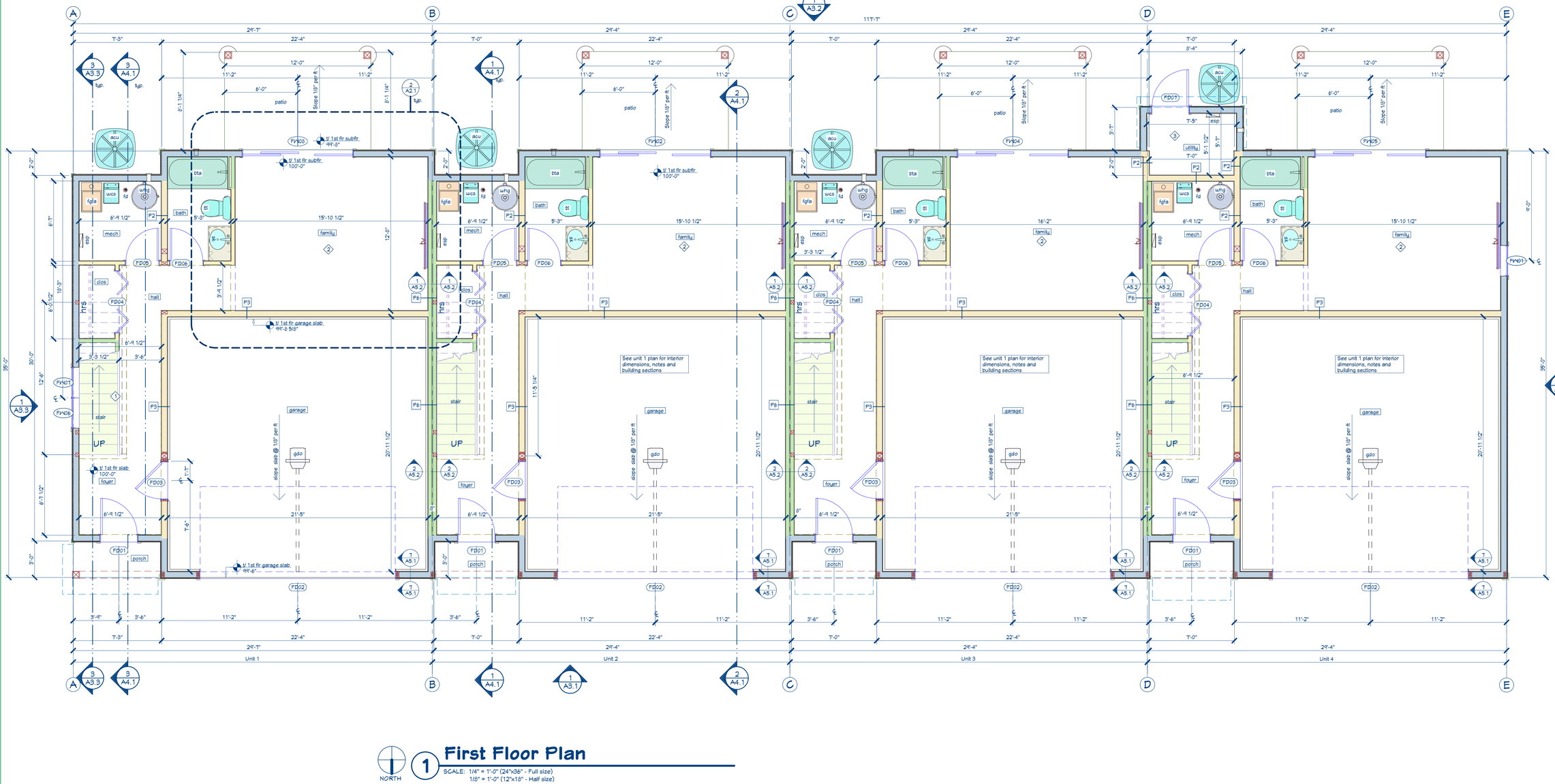


units 1, 2, 3, & 4 (Similar)

2 Partial First Floor Plan - alt bid (bedroom)

NORTH

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)



NORTH

1 First Floor Plan

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

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Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

revision index		
#	date	ref

project: 25055
date: 1/29/26
drawn by: jim

A2.1

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Second Floor - Door Schedule

Number	Room Name	Width	Height	Thk	Hdwr	Qty	Description	Comments
SD01	pantry/kitchen	32"	84"	1 3/8"	5	4	Pocket- 30 Interior	
SD03	hall/half bath	32"	84"	1 3/8"	6	4	Hinged- 30 Interior	
Totals:				111"		8		

All similar doors are grouped, see floor plans. Four units

Hardware sets

Set 1: 3 hinges, passage latchset, silencers
Set 2: 3 hinges, Entry lockset, weatherstripping, closer, silencers
Set 3: 3 hinges, Entry lockset, weatherstripping, silencers
Set 4: Bifold hardware package with 2 knobs
Set 5: Pocket door hardware package
Set 6: 3 hinges, privacy latchset, silencers
Set 7: Barn door hardware package

Second Floor - Floor Finish Schedule

Room Name	Area, Interior (sq ft)	Dimensions	Floor Finish
half bath	31	5'-7"X5'-1"	tile & undlmt
hall	72	7'X9'-11"	hdwd - engineered
landing	44	6'-9"X6'-6"	hdwd - engineered
living	284	21'-4"X13'-11"	hdwd - engineered
dining	224	21'-7"X10'-6"	hdwd - engineered
kitchen	145	15'-4"X9'-5"	tile & undlmt
Chase	5	10"X5'-1"	
pantry	52	5'-7"X9'-3"	tile & undlmt
Totals:	867		

Schedule is for unit 1. Units 2, 3, and 4 are identical to unit 1
Total interior area is only for unit 1

Second floor - Window Schedule

Number	Room Name	Width	Height	Description	Egress	Comments
SW01	pantry	48"	18"	Fixed Glass		
SW02	kitchen	36"	42"	Single Hung		
SW03	kitchen	36"	42"	Single Hung		
SW04	landing	36"	54"	Single Hung		
SW05	hall	36"	48"	Single Hung		
SW06	half bath	36"	48"	Single Hung		
SW07	living	36"	60"	Single Hung		
SW08	living/Deck	108"	84"	Triple Slider-Glass Panel	Yes	
SW09	half bath	36"	48"	Single Hung		
SW10	living	36"	60"	Single Hung		
SW11	living/Deck	108"	96"	Triple Slider-Glass Panel	Yes	
SW12	half bath	36"	48"	Single Hung		
SW13	living	36"	60"	Single Hung		
SW14	living/Deck	108"	96"	Triple Slider-Glass Panel	Yes	
SW15	half bath	36"	48"	Single Hung		
SW16	living	36"	60"	Single Hung		
SW17	living/Deck	108"	84"	Triple Slider-Glass Panel	Yes	
SW18	living	30"	48"	Single Hung		
SW19	living	30"	48"	Single Hung		
SW20	dining	30"	48"	Single Hung		
SW21	dining	30"	48"	Single Hung		
SW22	pantry	48"	18"	Fixed Glass		
SW23	kitchen	36"	42"	Single Hung		
SW24	kitchen	36"	42"	Single Hung		
SW25	landing	36"	48"	Single Hung		
SW26	pantry	48"	18"	Fixed Glass		
SW27	kitchen	36"	42"	Single Hung		
SW28	kitchen	36"	42"	Single Hung		
SW29	landing	36"	54"	Single Hung		
SW30	pantry	42"	18"	Fixed Glass		
SW31	kitchen	36"	42"	Single Hung		
SW32	kitchen	36"	42"	Single Hung		
SW33	landing	36"	54"	Single Hung		

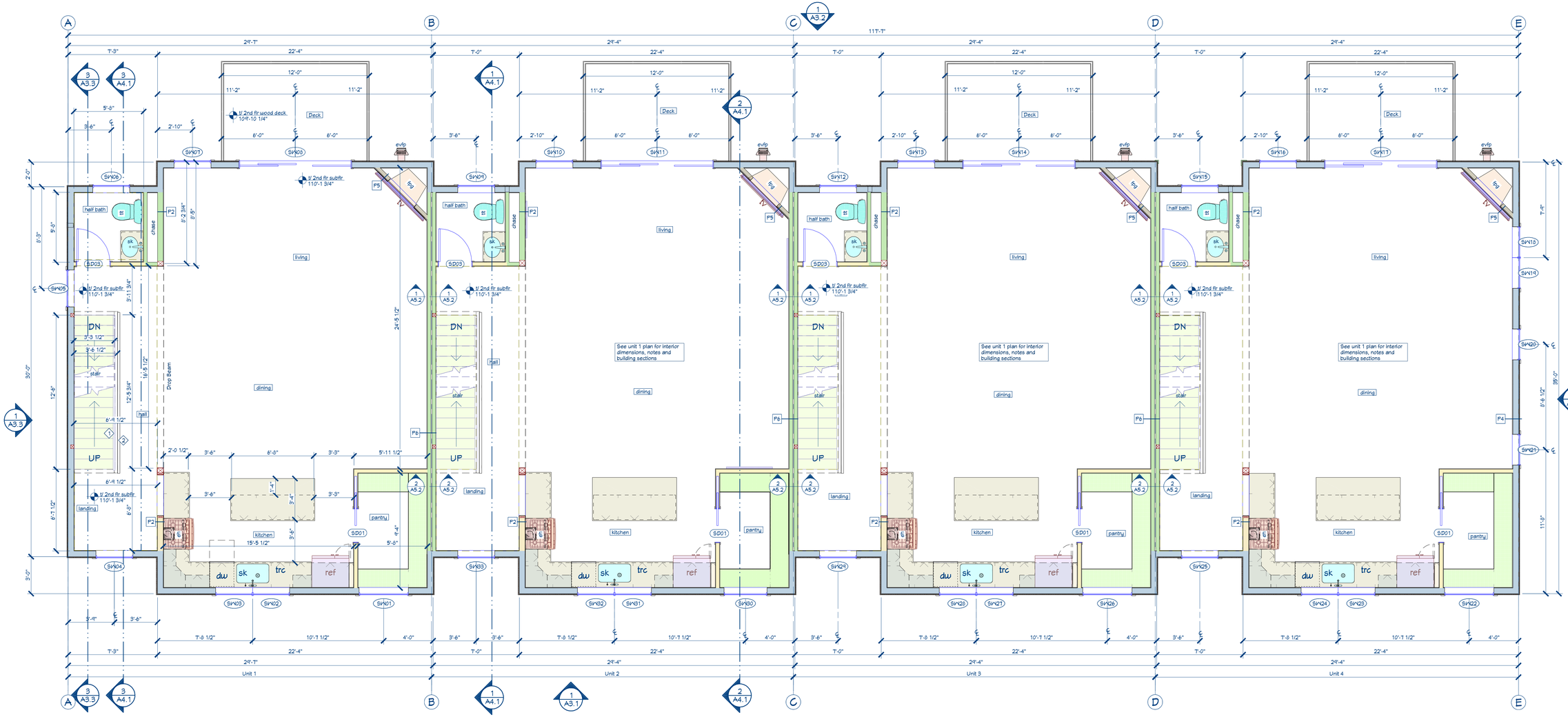
1. Egress windows to provide a minimum opening size of 24" height and 20" width and 5.7 sf of net clear opening area.
2. Provide window guards on all new operable windows where the bottom of the window is more than 72" above finished grade or other surface below on the exterior of the building. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Egress windows.
3. Natural ventilation of occupied space shall be through windows and doors. The openable area of the windows and doors shall be not less than 4% of the area being ventilated.
4. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings. The min. net glazed area shall not be less than 8% of the area being served.

General Notes - Second Floor Plan

1. See title sheet T1 for abbreviations, and symbols.
2. See other title sheets for specifications if provided.
3. See wall sections / plans for exterior wall types.
4. All interior partitions to be type "P1" unless noted otherwise. Refer to partition schedule
5. All dimensions are to face of stud or other structural framing member unless noted otherwise.
6. All materials to be installed per manufacturers current printed instructions
7. All wood in contact with concrete to be pressure treated

Key Notes - Second Floor plan

#	Text
1	34" high stair handrail above stair nosing w/ newel posts @ 48" oc and ballusters @ 5" oc, coordinate type w/ owner
2	36" high aff guard rail w/ top, bottom rail and newel posts @ 48" oc with ballusters @ 5" oc, coordinate type w/ owner



NORTH

1 Second Floor Plan

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

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Devils Lake Road and Elvehjem Drive, McFarland, WI ,

revision index

#	date	ref

project: 25055
date: 1/29/26
drawn by: jjm

A2.2

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Third Floor - Door Schedule

Number	Room Name	Width	Height	Thk	Hdwr	Qty	Description	Comments
SD01	bath/bdrm	32"	84"	1 3/8"	6	4	Hinged- 30 Interior	
SD02	bdrm/hall	32"	84"	1 3/8"	1	4	Hinged- 30 Interior	
SD03	clos/bdrm	72"	84"	1 3/8"	4	4	4 Dr. Bifolds- 30 Interior	
SD04	laundry/hall	32"	84"	1 3/8"	5	4	Pocket- 30 Interior	
SD05	loft/p bdrm	32"	84"	1 3/8"	1	4	Hinged- 30 Interior	
SD06	p bdrm/p bath	32"	84"	1 3/8"	7	4	Panel Barn door	
SD07	p clos/p bath	32"	84"	1 3/8"	5	4	Pocket- 30 Interior	
Totals:				36 1/2"		28		

All similar doors are grouped, see floor plans. Four units

Hardware sets
Set 1: 3 hinges, passage latchset, silencers
Set 2: 3 hinges, Entry lockset, weatherstripping, closer, silencers
Set 3: 3 hinges, Entry lockset, weatherstripping, silencers
Set 4: Bifold hardware package with 2 knobs
Set 5: Pocket door hardware package
Set 6: 3 hinges, privacy latchset, silencers
Set 7: Barn door hardware package

Third Floor - Floor Finish Schedule

Room Name	Area, Interior (sq ft)	Dimensions	Floor Finish
bath	43	5'-6"X7'-1"	tile & underlmt
bdrm	139	12'-11"X11'-1"	cpt & pad
clos	14	2'X6'-8"	cpt & pad
hall	44	5'-7"X7'-10"	hdwd - engineered
loft	154	12'-2"X12'-8"	hdwd - engineered
p bath	72	8'-6"X8'-5"	tile & underlmt
p bdrm	233	16'X14'-6"	cpt & pad
p clos	66	7'X9'-6"	cpt & pad
shwr	19	3'-8"X4'-11"	Shower pan
Totals:	784		

Schedule is for unit 1. Units 2, 3, and 4 are identical to unit 1
Total interior area is only for unit 1.

Third floor - Window Schedule

Number	Room Name	Width	Height	Description	Egress	Comments
SW01	p clos	45"	18"	Fixed Glass		
SW02	bdrm	36"	54"	Single Hung		
SW03	bdrm	36"	54"	Single Hung		
SW04	bath	36"	48"	Single Hung		
SW05	open below	30"	54"	Single Hung		
SW06	open below	30"	54"	Single Hung		
SW07	loft	36"	54"	Single Hung	Yes	
SW08	loft	36"	60"	Single Hung	Yes	
SW09	loft	36"	60"	Single Hung	Yes	
SW10	p bdrm	36"	60"	Single Hung		
SW11	p bdrm	36"	60"	Fixed Glass		
SW12	p bdrm	36"	60"	Single Hung		
SW13	loft	36"	60"	Single Hung	Yes	
SW14	loft	36"	60"	Single Hung	Yes	
SW15	p bdrm	36"	60"	Single Hung	Yes	
SW16	p bdrm	36"	60"	Fixed Glass		
SW17	p bdrm	36"	60"	Single Hung	Yes	
SW18	loft	36"	60"	Single Hung	Yes	
SW19	loft	36"	60"	Single Hung	Yes	
SW20	p bdrm	36"	60"	Single Hung	Yes	
SW21	p bdrm	36"	60"	Fixed Glass		
SW22	p bdrm	36"	60"	Single Hung	Yes	
SW23	loft	36"	60"	Single Hung	Yes	
SW24	loft	36"	60"	Single Hung	Yes	
SW25	p bdrm	36"	60"	Single Hung	Yes	
SW26	p bdrm	36"	60"	Fixed Glass		
SW27	p bdrm	36"	60"	Single Hung	Yes	
SW28	p bdrm	30"	24"	Fixed Glass		
SW29	p bdrm	30"	24"	Fixed Glass		
SW30	p clos	45"	18"	Fixed Glass		
SW31	bdrm	36"	54"	Single Hung	Yes	
SW32	bdrm	36"	54"	Single Hung	Yes	
SW33	bath	36"	48"	Single Hung		
SW34	p clos	45"	18"	Fixed Glass		
SW35	bdrm	36"	54"	Single Hung	Yes	
SW36	bdrm	36"	54"	Single Hung	Yes	
SW37	bath	36"	48"	Single Hung		
SW38	p clos	45"	18"	Fixed Glass		
SW39	bdrm	36"	54"	Single Hung	Yes	
SW40	bdrm	36"	54"	Single Hung	Yes	
SW41	bath	36"	48"	Single Hung		

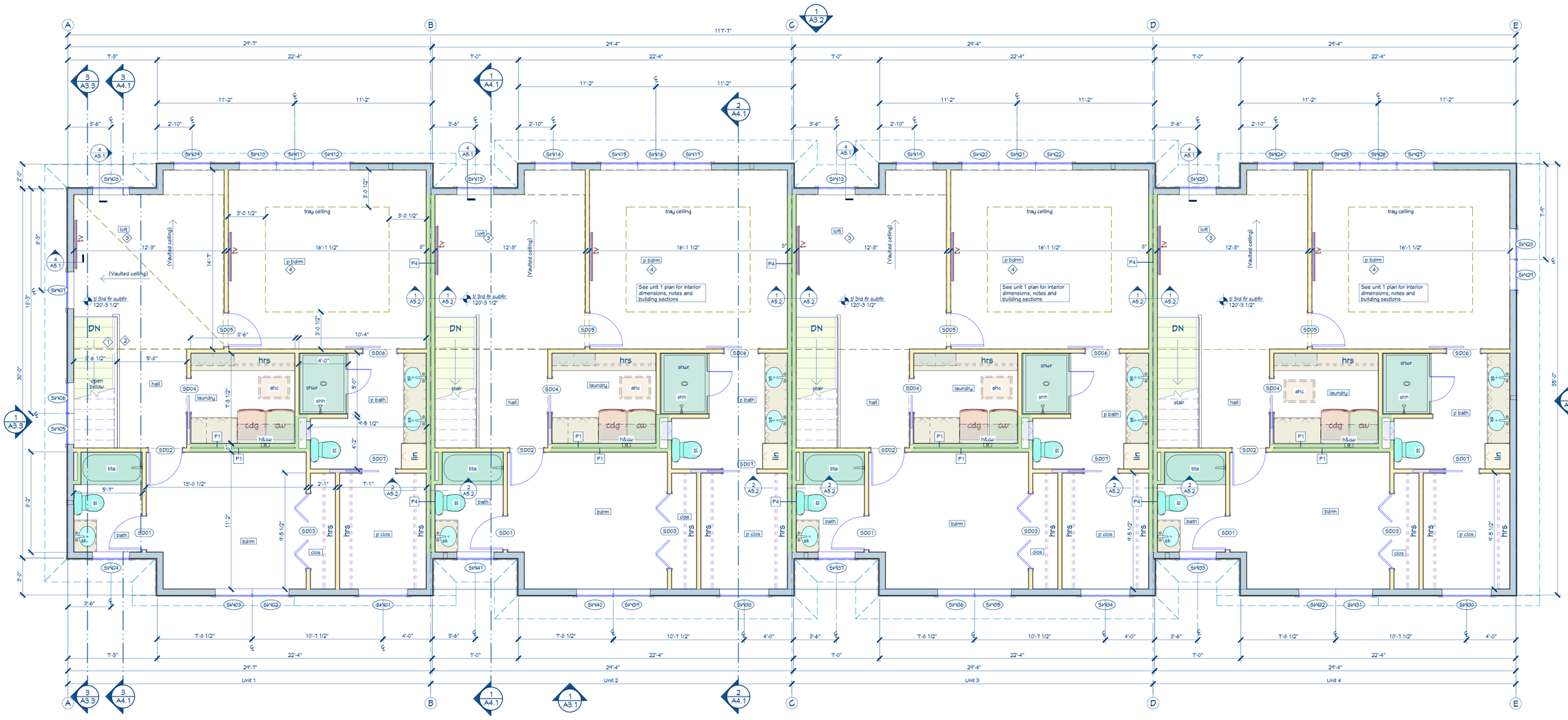
1. Egress windows to provide a minimum opening size of 24" height and 20" width and 5.7 sf of net clear opening area.
2. Provide window guards on all new operable windows where the bottom of the window is more than 72" above finished grade or other surface below on the exterior of the building. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Egress windows.
3. Natural ventilation of occupied space shall be through windows and doors. The operable area of the windows and doors shall be not less than 4% of the area being ventilated.
4. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings. The min. net glazed area shall not be less than 8% of the area being served.

General Notes - Third Floor Plan

1. See title sheet T1 for abbreviations, and symbols.
2. See other title sheets for specifications if provided.
3. See wall sections / plans for exterior wall types.
4. All interior partitions to be type "P1" unless noted otherwise. Refer to partition schedule.
5. All dimensions are to face of stud or other structural framing member unless noted otherwise.
6. All materials to be installed per manufacturers current printed instructions
7. All wood in contact with concrete to be pressure treated
8. All wood in contact with concrete to be pressure treated

Key Notes - Third Floor plan

#	Text
1	34" high stair handrail above stair nosing w/ newel posts @ 48" oc and ballusters @ 5" oc, coordinate type w/ owner
2	36" high aff guard rail w/ top, bottom rail and newel posts @ 48" oc with ballusters @ 5" oc, coordinate type w/ owner
3	Ceiling is vaulted in this room
4	Tray ceiling in this room. see building section



1 Third Floor Plan

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

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revision index		
#	date	ref

project: 25055
date: 1/24/26
drawn by: jlm

A2.3

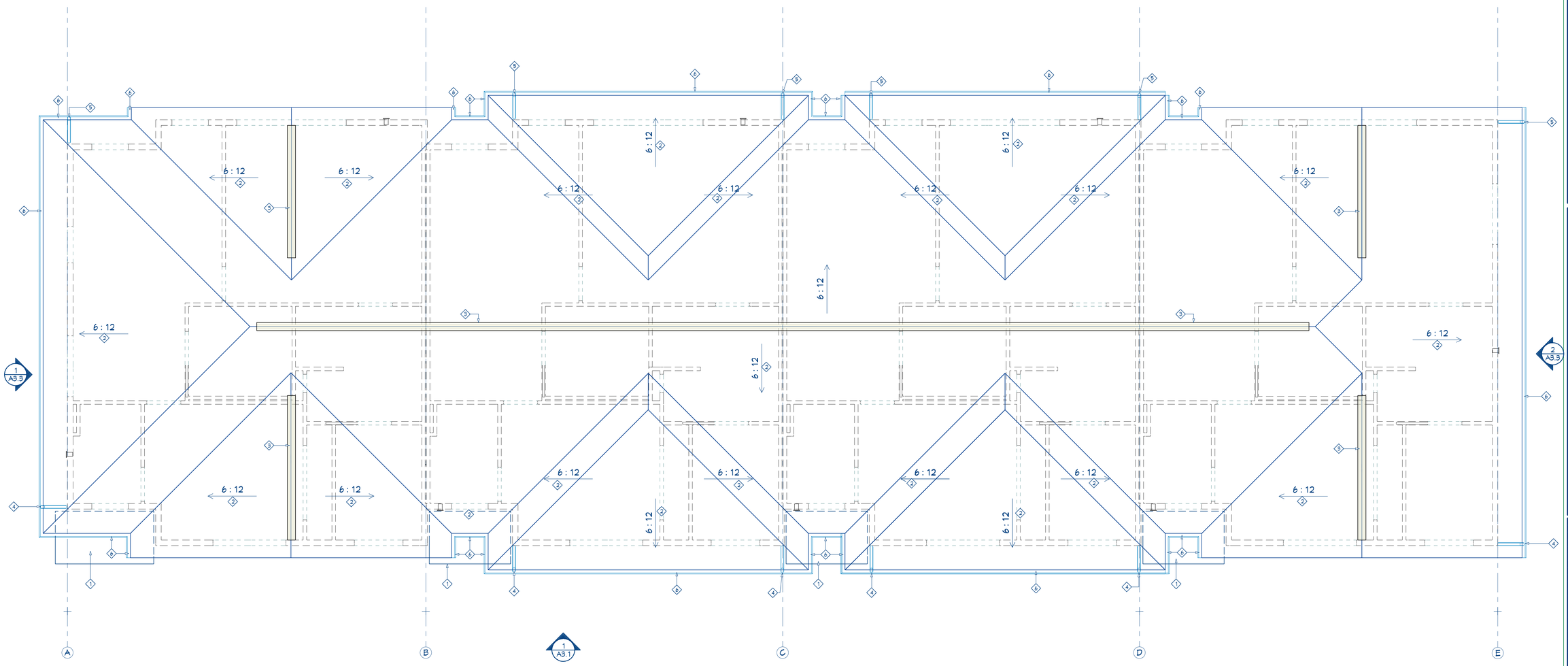
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General Notes - Roof Plan

1. All dimensions are to the face of dimensional members (stud, blocking, framing, board, etc). Dimensions do not reference sheathing, wall board, or other finish items unless noted otherwise.
2. Verify rough opening requirements for all framed openings (skylights, solar tubes, chimneys, etc).
3. Install waterproof membrane as follows: at all vertical penetrations through the roof, including chimneys, vents & stacks; along the entire length of eaves to 12" inside the projected exterior wall line; in 36" wide strips along the entire length of valleys, intersecting walls, changes in roof pitch & other vertical surfaces; over the entire surface of any roof, crickets, or over-build with a slope 4:12 or less. All areas not covered by waterproof membrane will be covered with synthetic roof underlayment applied horizontally from eave to ridge.
4. Install hip & ridge exhaust vents along all vented attic (cold roof) spaces. Vent intake will be accomplished with perforated soffit at all under-eave areas open to the vented attic space. Roof overbuild areas should not be sheathed beneath the overbuild framing to maintain free air flow throughout the attic volume.
5. Gutters, downspouts, and leaders shall be roll-formed from 0.032" aluminum coil stock in a color to match the eave fascia. Gutter lengths shall be seamless; K Style profile & shall provide 20sq in (min) of net cross-sectional area and shall have a depth to width ratio of not less than 1.25 (eg a 4" deep x 5" high U-shaped gutter satisfies this requirement). All gutters shall receive a fully covered leaf guard system. Downspouts & leaders shall be a 4"x3" rectangular profile. Downspouts which discharge to a leader at grade shall be provided with a decorative aggregate concrete splash block at the leader termination. Downspouts which discharge to a drain receptor shall terminate into a 4x3x4 PVC offset downspout tie adaptor mated to a buried 4" SDR35 drain pipe receiver. Buried drain pipe shall slope at 1/4:12 and drain to daylight; all pipe fittings shall be permanently welded or use gaskets; all bends shall be 45 degrees or less.

Key notes - Roof plan

#	Text
1	Prefinished standing seam metal roof @ first floor entry
2	Asphalt roof shingles
3	Prefinished ridge vent
4	Prefinished metal Downspout - discharge to drain receptor
5	Prefinished metal Downspout - discharge to grade
6	Prefinished metal roof gutters



1 Roof Plan

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

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#	date	ref

project: 25055
date: 1/24/26
drawn by: jjm

A2.4

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General Notes - Exterior Elevations

1. Typical exterior materials are noted on North and East Elevations. Only unique materials are noted on other Exterior Elevations.
2. All final material selections, colors, finishes, and other options to be coordinated with the Owner.
3. New windows are Alliance window systems. Exterior color: tbd. (Confirm final exterior and interior color with owner).
4. New sliding patio doors are by Alliance window systems. color to match new windows (confirm with owner)
5. Downspouts are prefinished aluminum material matching siding, min. size: 4"x 6". Final locations shall be confirmed with owner

Key Notes - Exterior Elevations

#	Text
1	Prefinished metal standing seam roof
2	Asphalt shingles
3	Composite 10" wd fascia
4	Composite 6" wd shadow board
5	Prefinished metal gutter
6	Prefinished metal downspout, see roof plan
7	Vinyl board and batten siding, color 1
8	Vinyl board and batten siding, color 2
9	Vinyl 5" exposure lap siding, color 3
10	Vinyl 5" exposure lap siding, color 4
11	Composite 4" corner trim, match siding color
12	Composite 6" corner trim, Color: white
13	Composite 4" window trim, match siding color
14	Composite 4" door trim, match exterior window color
15	Composite 8" horizontal trim w/ prefinished metal flashing at top
16	Composite wood deck rail system w/ top rail bottom rail, newel posts, and intermediate balusters
17	Composite wd deck fascia
18	Composite wd post wrap
19	Composite wd beam wrap



1 North Exterior Elevation

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

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revision index		
#	date	ref

project: 25055
date: 1/29/26
drawn by: jlm

A3.1

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General Notes - Exterior Elevations

1. Typical exterior materials are noted on North and East Elevations. Only unique materials are noted on other Exterior Elevations.
2. All final material selections, colors, finishes, and other options to be coordinated with the Owner.
3. New windows are Alliance window systems. Exterior color: tbd. (Confirm final exterior and interior color with owner).
4. New sliding patio doors are by Alliance window systems. color to match new windows (confirm with owner)
5. Downspouts are prefinished aluminum material matching siding, min. size: 4"x 6". Final locations shall be confirmed with owner

Key Notes - Exterior Elevations

#	Text
1	Prefinished metal standing seam roof
2	Asphalt shingles
3	Composite 10" wd fascia
4	Composite 6" wd shadow board
5	Prefinished metal gutter
6	Prefinished metal downspout, see roof plan
7	Vinyl board and batten siding, color 1
8	Vinyl board and batten siding, color 2
9	Vinyl 5" exposure lap siding, color 3
10	Vinyl 5" exposure lap siding, color 4
11	Composite 4" corner trim, match siding color
12	Composite 6" corner trim, Color: white
13	Composite 4" window trim, match siding color
14	Composite 4" door trim, match exterior window color
15	Composite 8" horizontal trim w/ prefinished metal flashing at top
16	Composite wood deck rail system w/ top rail bottom rail, newel posts, and intermediate ballusters
17	Composite wd deck fascia
18	Composite wd post wrap
19	Composite wd beam wrap



1 **South Exterior Elevation**

SCALE: 1/4" = 1'-0" (24"X36" - Full size)
1/8" = 1'-0" (12"X18" - Half size)

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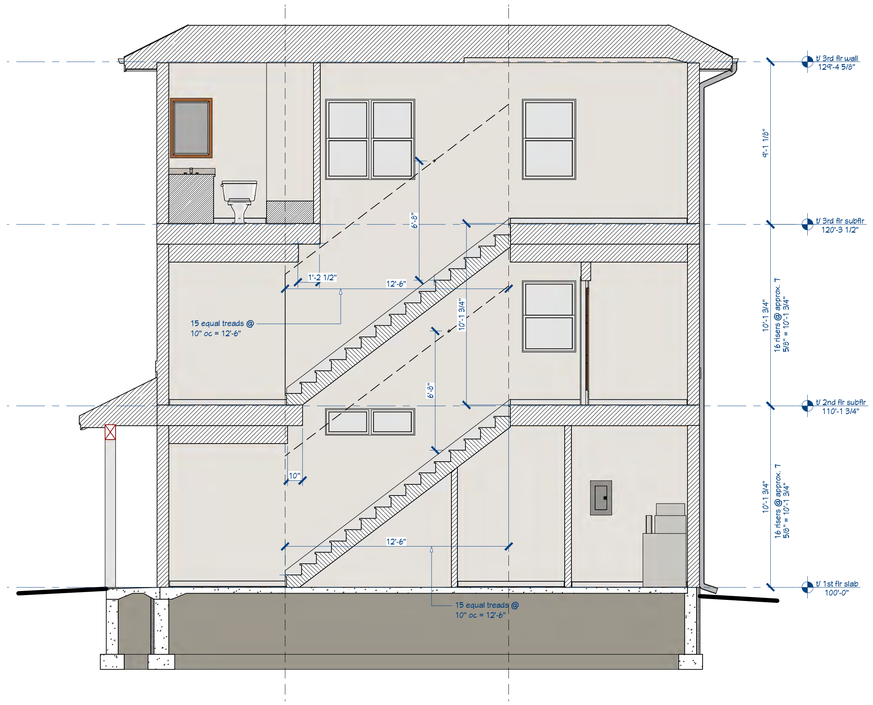
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#	date	ref

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date: 1/29/26
drawn by: jlm

A3.2

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3 Building Section

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)



1 East Exterior Elevation

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)



2 West Exterior Elevation

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

General Notes - Exterior Elevations

1. Typical exterior materials are noted on North and East Elevations. Only unique materials are noted on other Exterior Elevations.
2. All final material selections, colors, finishes, and other options to be coordinated with the Owner.
3. New windows are Alliance window systems. Exterior color: tbd. (Confirm final exterior and interior color with owner).
4. New sliding patio doors are by Alliance window systems. color to match new windows (confirm with owner)
5. Downspouts are prefinished aluminum material matching siding, min. size: 4"x 6". Final locations shall be confirmed with owner

Key Notes - Exterior Elevations

#	Text
1	Prefinished metal standing seam roof
2	Asphalt shingles
3	Composite 10" wd fascia
4	Composite 6" wd shadow board
5	Prefinished metal gutter
6	Prefinished metal downspout, see roof plan
7	Vinyl board and batten siding, color 1
8	Vinyl board and batten siding, color 2
9	Vinyl 5" exposure lap siding, color 3
10	Vinyl 5" exposure lap siding, color 4
11	Composite 4" corner trim, match siding color
12	Composite 6" corner trim, Color: white
13	Composite 4" window trim, match siding color
14	Composite 4" door trim, match exterior window color
15	Composite 8" horizontal trim w/ prefinished metal flashing at top
16	Composite wood deck rail system w/ top rail bottom rail, newel posts, and intermediate balluster
17	Composite wd deck fascia
18	Composite wd post wrap
19	Composite wd beam wrap

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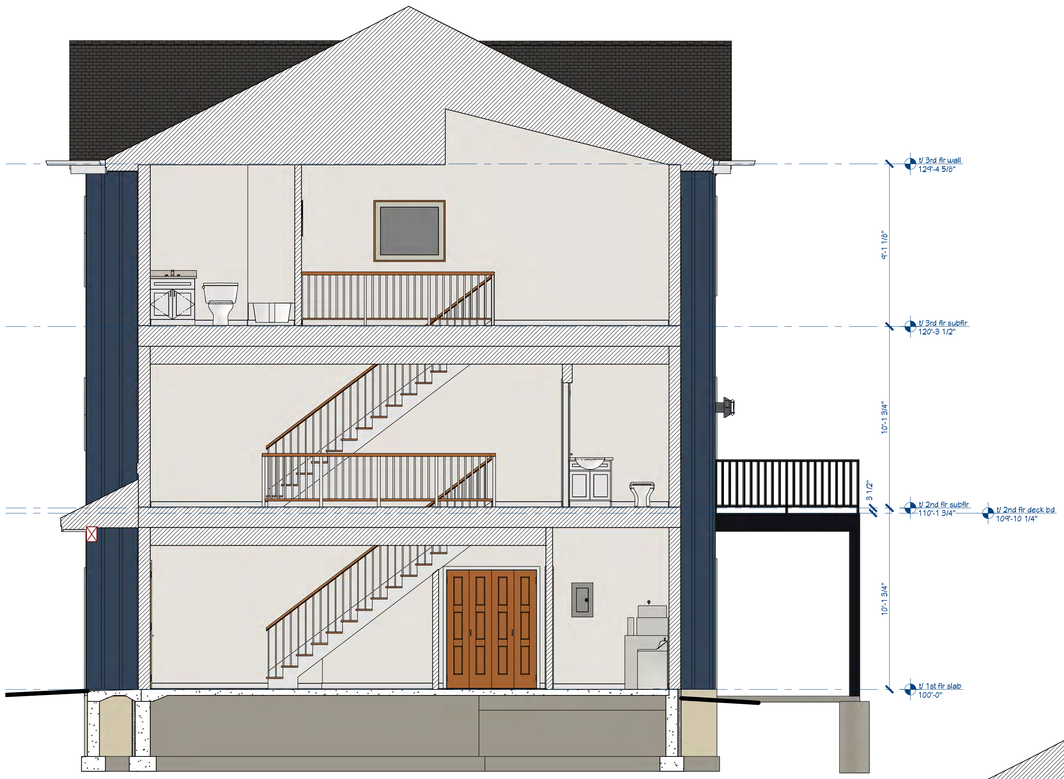
Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

revision index		
#	date	ref

project: 25055
date: 1/24/26
drawn by: jlm

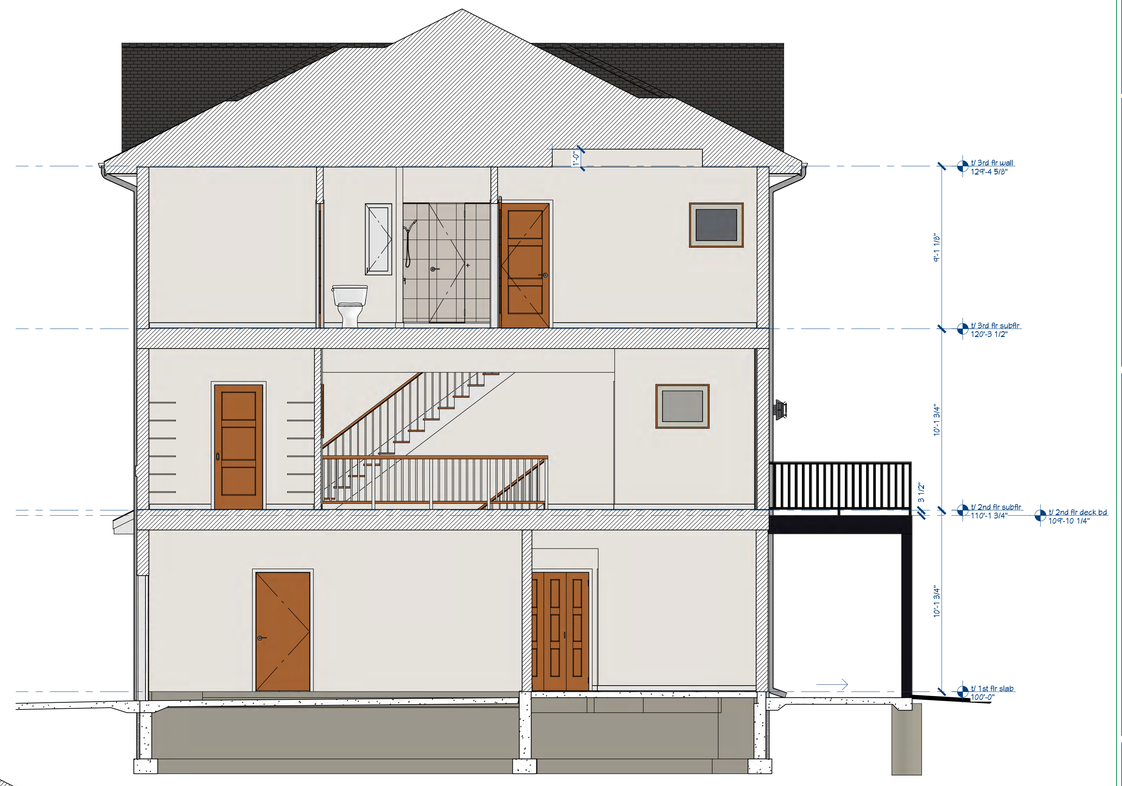
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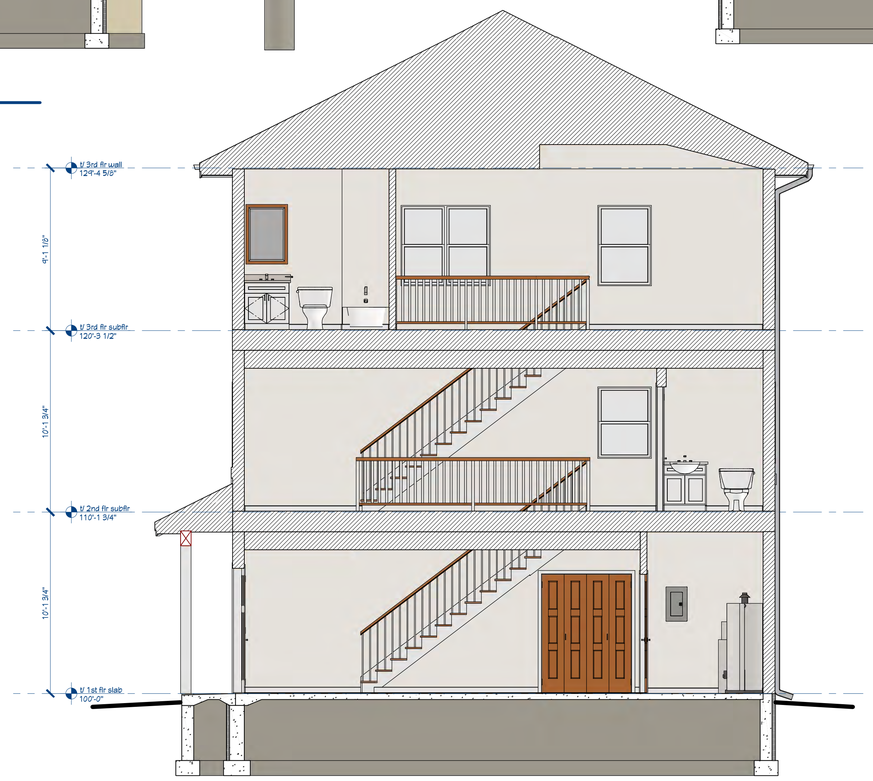
1 Building Section

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)



2 Building Section

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)



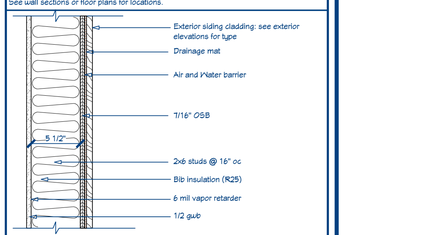
3 Building Section

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

exterior wall types: (EW#)

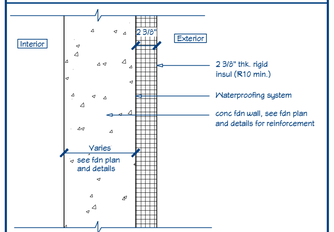
exterior wall type EW1

2x6 wood framed wall w/ siding.
See wall sections or floor plans for locations.



exterior wall type EW2

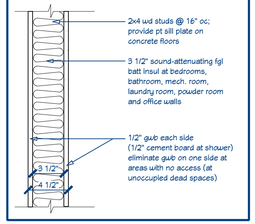
Concrete foundation wall
See wall sections or floor plans for locations.



Interior partition types:

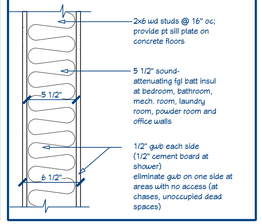
interior partition P1

2x4 framed walls, all interior partitions are P1 unless noted othenwise



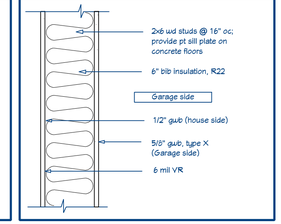
interior partition P2

2x6 wood framed walls,see floor plans for locations



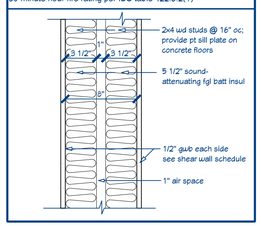
interior partition P3

2x6 framed walls, between garage and residential unit
30 minute hour fire rating per IBC table 722.6.2(1)



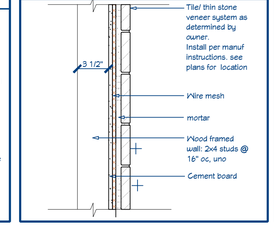
interior partition P4

Double 2x4 stud wood framed walls between units, see floor plans for locations. see framing plans and wall bracing schedule
30 minute hour fire rating per IBC table 722.6.2(1)



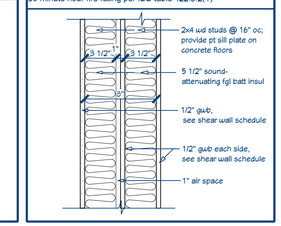
Interior wall type P5

2x4 wood framed wall at fireplace w/ tile or thin stone veneer See floor plan/ sections for locations.



interior partition P6

Double 2x4 stud wood framed walls between units, see floor plans for locations. see framing plans and wall bracing schedule
30 minute hour fire rating per IBC table 722.6.2(1)



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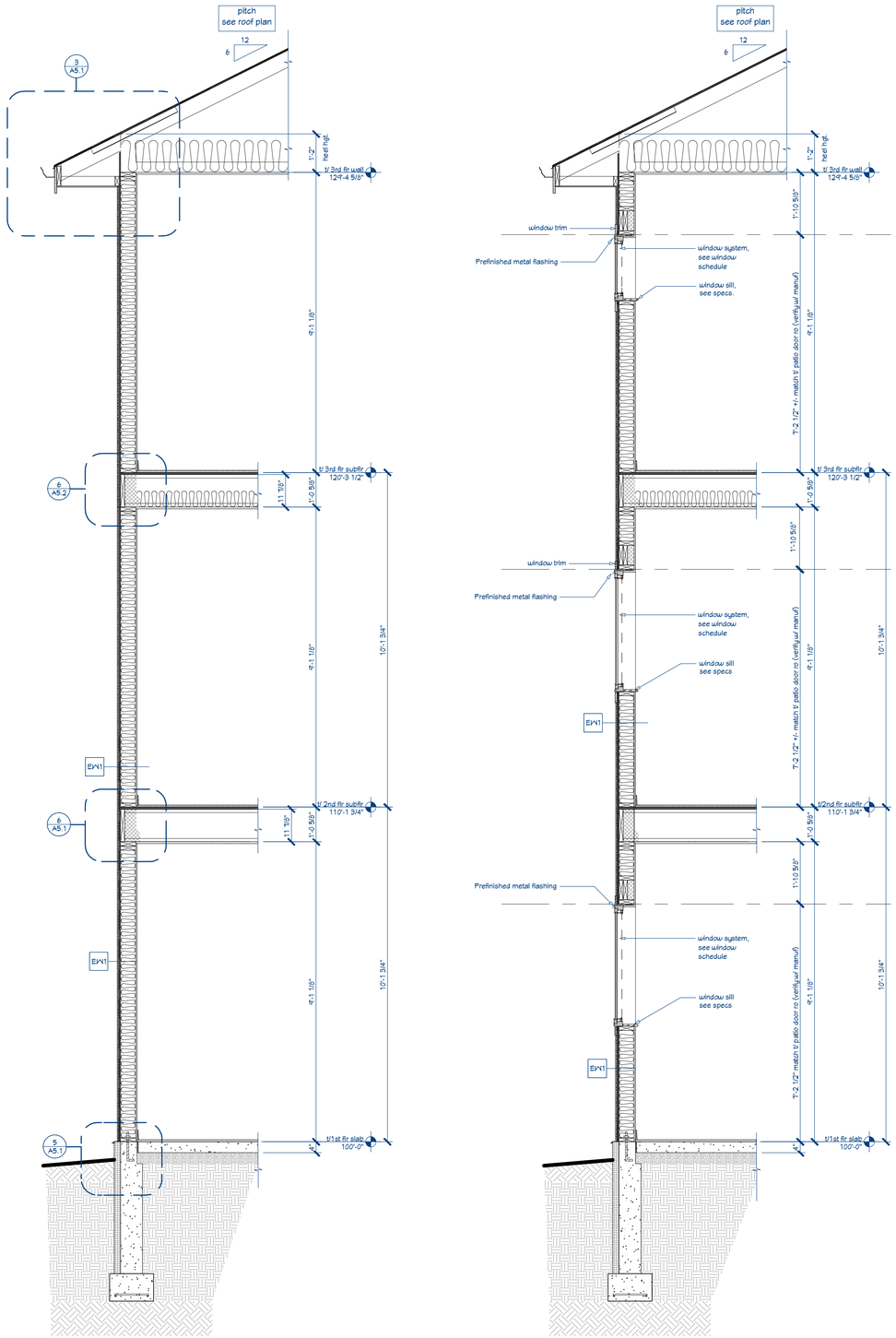
revision index

#	date	ref

project: 25055
date: 1/24/26
drawn by: jjm

A4.1

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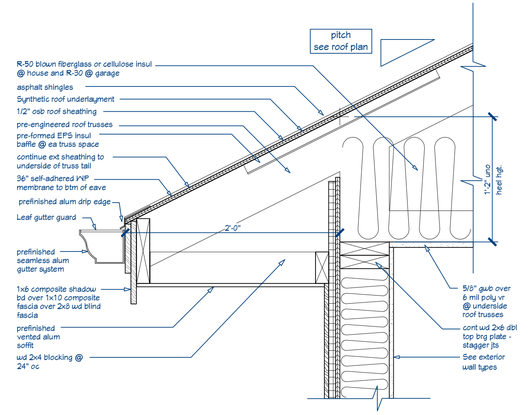
1 Wall Sections & Details

SCALE: 1/2" = 1'-0" (22"x34" - Full size)
1/4" = 1'-0" (11"x17" - Half size)

SEE WALL SECTION 1/A5.1
FOR TYP. NOTES UNLESS
NOTED OTHERWISE

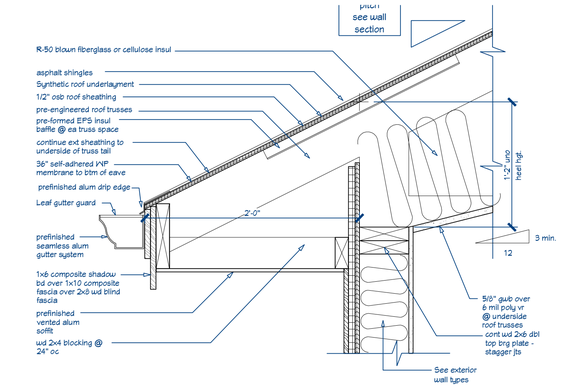
2 Wall Sections & Details

SCALE: 1/2" = 1'-0" (22"x34" - Full size)
1/4" = 1'-0" (11"x17" - Half size)



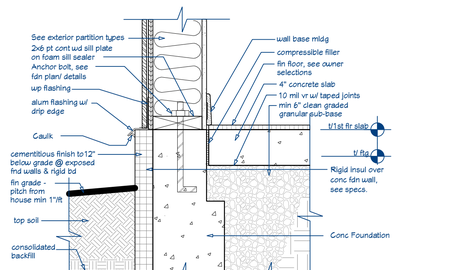
3 Roof Eave Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



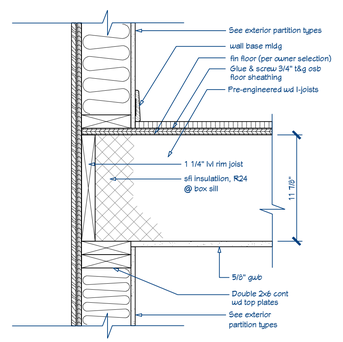
4 Roof Eave @ vaulted ceiling Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



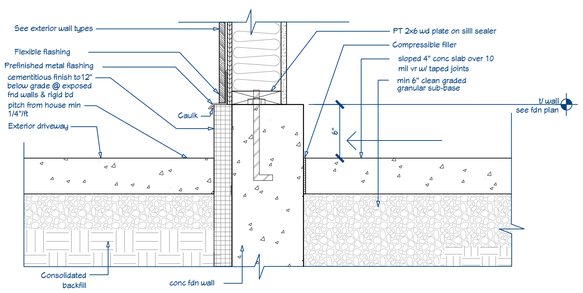
5 t/ grd flr Fdn Wall Detail

SCALE: 1 1/2" = 1'-0"



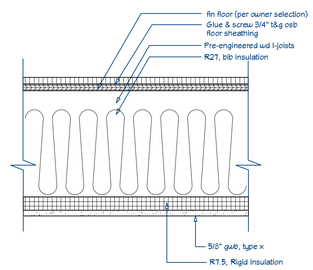
6 Wall/ Floor Intersection Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



7 t/ garage fdn wall/slab Detail

SCALE: 1 1/2" = 1'-0"



8 Floor (garage ceiling) detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)

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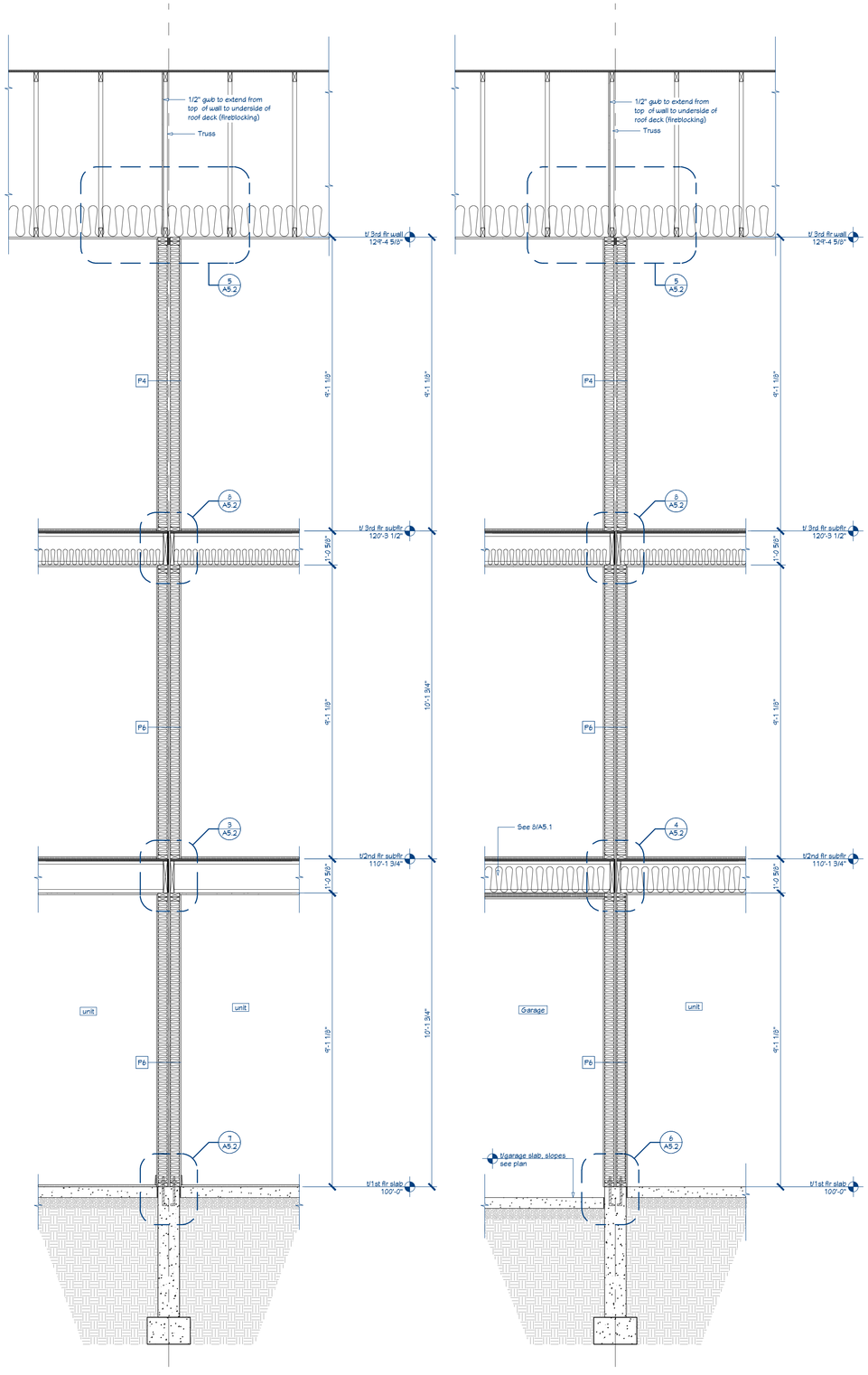
revision index

#	date	ref

project: 25055
date: 1/24/26
drawn by: jjm

A5.1

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Between living units

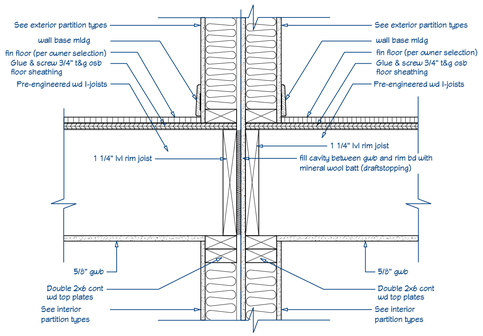
1 Unit separation wall section

SCALE: 1/2" = 1'-0" (22"x34" - Full size)
1/4" = 1'-0" (11"x17" - Half size)

Between living unit and garage

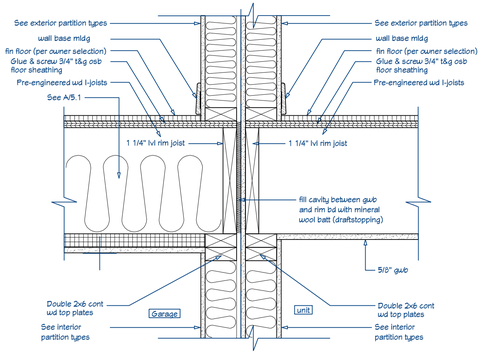
2 Unit separation wall section

SCALE: 1/2" = 1'-0" (22"x34" - Full size)
1/4" = 1'-0" (11"x17" - Half size)



3 Wall/ Floor Intersection Detail

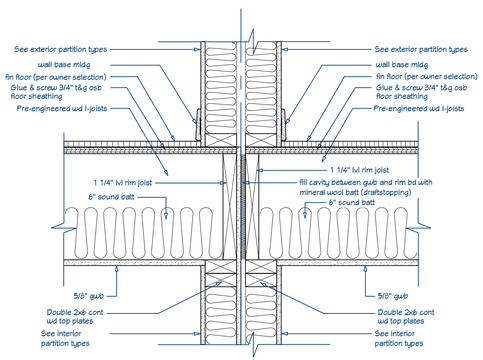
SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



30 minute fire rating

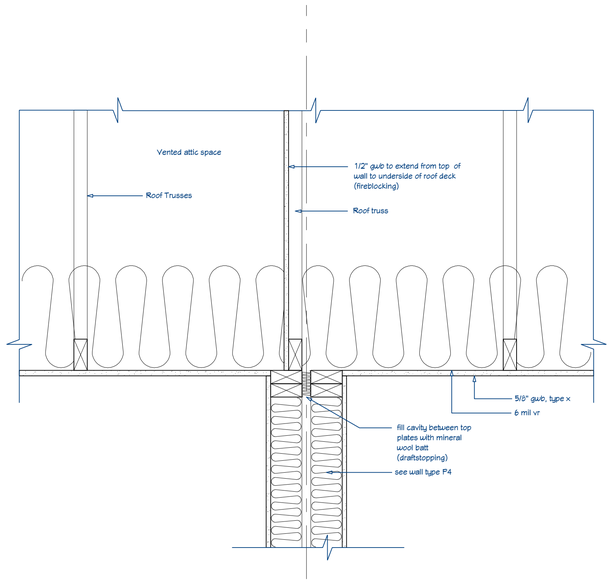
4 Wall/ Floor Intersection Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



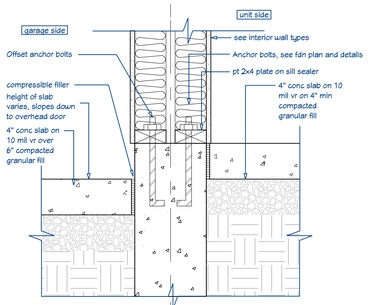
8 Wall/ Floor Intersection Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



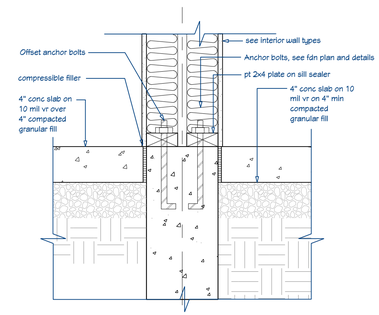
5 Wall/ Roof (unit separation)Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



6 Wall/ slab intersection Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



7 Wall/ slab intersection Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)

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revision index

#	date	ref

project: 25055
date: 1/29/26
drawn by: jjm

A5.2

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LAKESTONE PROPERTIES

Design & Drafting Services by:

Landerud
Plan & Design LLC

Project **Sperle Corners Plat Duplex Plans**

Location **Sperle Corners • Village of McFarland**

Client **Lakestone Properties**

5910 Main Street, Suite 1 • McFarland, WI 53558
brian@lakestoneproperties.com (608) 219-5247
brett@lakestoneproperties.com (608) 279-3339
chad@lakestoneproperties.com

SPERLE CORNERS PLAT SITE PLAN & DUPLEX PLANS

Sperle Corners Plat General Site Plan - Duplex (x7)

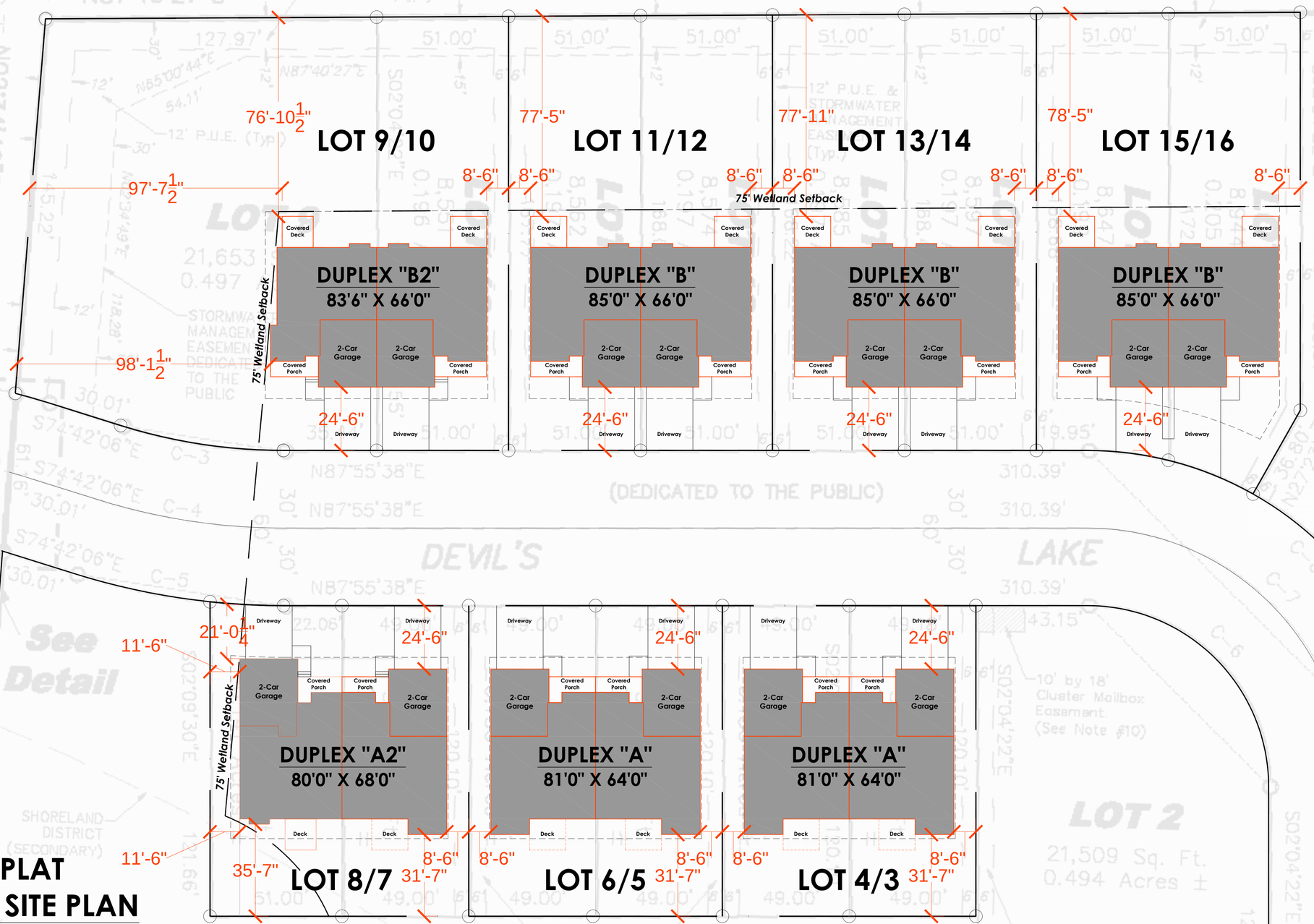
Duplex "A" Plan Set (x2)
Duplex "A2" Plan Set (x1)
Duplex "B2" Plan Set (x1)
Duplex "B" Plan Set (x3)

1) Front & Back Elevations
2) Left Side & Right Side Elevations
3) Main Floor Plan
4) Lower Level Plan
5) Typical Construction Section Drawing
   Party Wall Construction Detail

January 19, 2026
Created: 12.8.25, 1.3.26

NOTE: *The final plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Although every effort has been taken to ensure the accuracy of these plans, Landerud Plan & Design LLC assumes no responsibility or liability. Verification of dimensions, structure, and engineering is the responsibility of the contractor.*

Chris Landerud - Design & Drafting
4426 Mahoney Road • McFarland, WI 53558
chris.landerud@landerud.design • 608.444.3604



SPERLE CORNERS PLAT
DUPLEX GENERAL SITE PLAN

Scale: 1" = 20' (printed on 24"x36")

LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: 1/8" = 1' (when printed on 24x36 paper)

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Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "A" FRONT ELEVATION



25'-5" Building Height

Exterior Finishes

- LP Smart Siding
- 1x4 Wraps Windows/Doors
- 1x4 Corner Trim
- Stone TBD
- Windows Vinyl
- 16'x8' Garage Doors (optional 18'x8' size)
- Shingles Owens Corning
- Aluminum Soffit & Fascia
- Front Posts Wrapped

Duplex Notes:

- Garage elevations and floor heights will vary slightly between different duplex sites.
- Any garage height variation will not impact the floor plan layout.
- Driveways are 24'6"± in length to the sidewalk with a 3°± slope.
- Exterior siding, materials, and colors could vary between duplex buildings.

DUPLEX "A" BACK ELEVATION



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Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

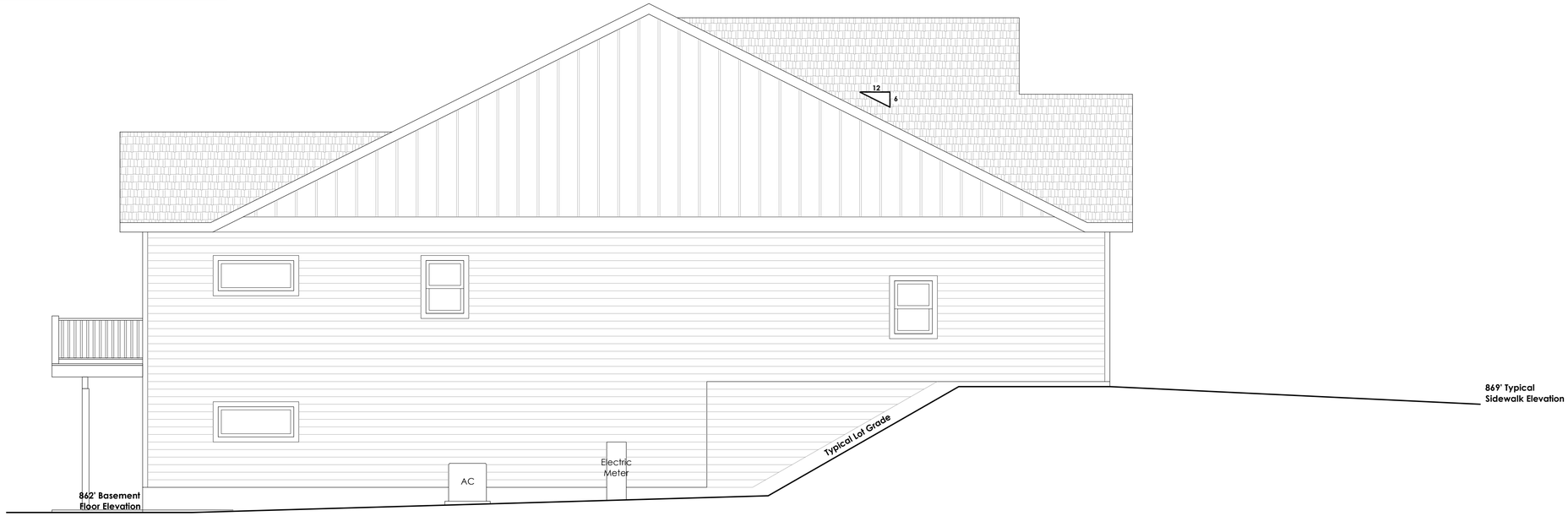
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NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

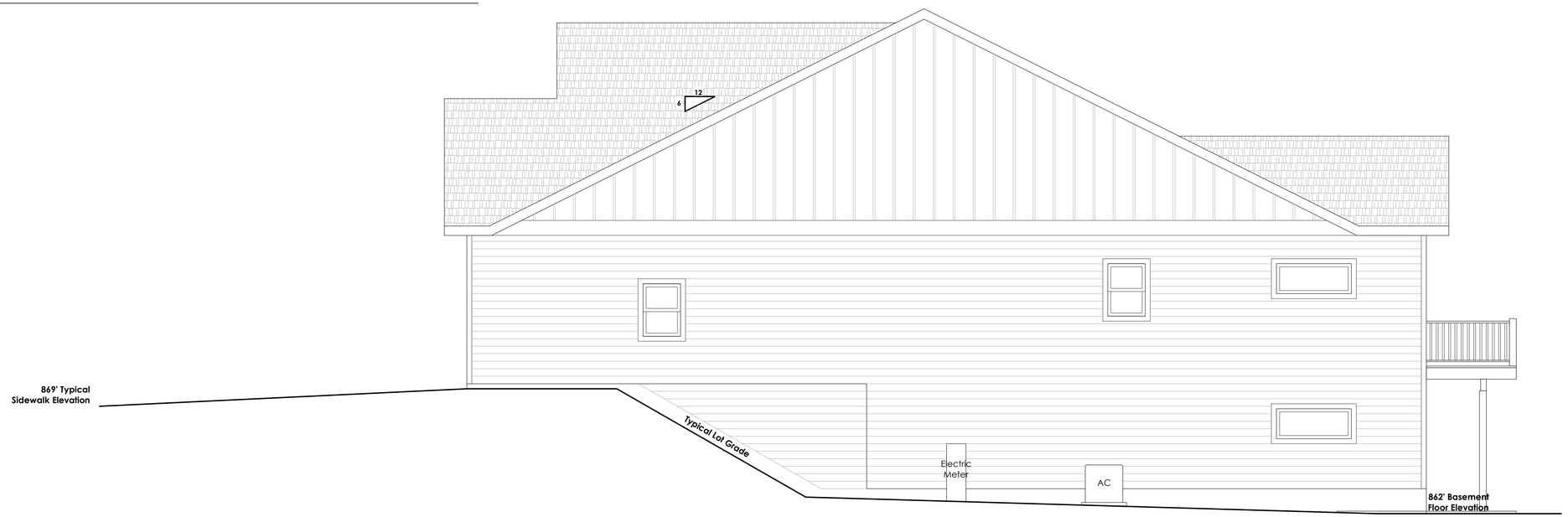
Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "A" LEFT SIDE ELEVATION



DUPLEX "A" RIGHT SIDE ELEVATION



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: ¼" = 1' (when printed on 24x36 paper)

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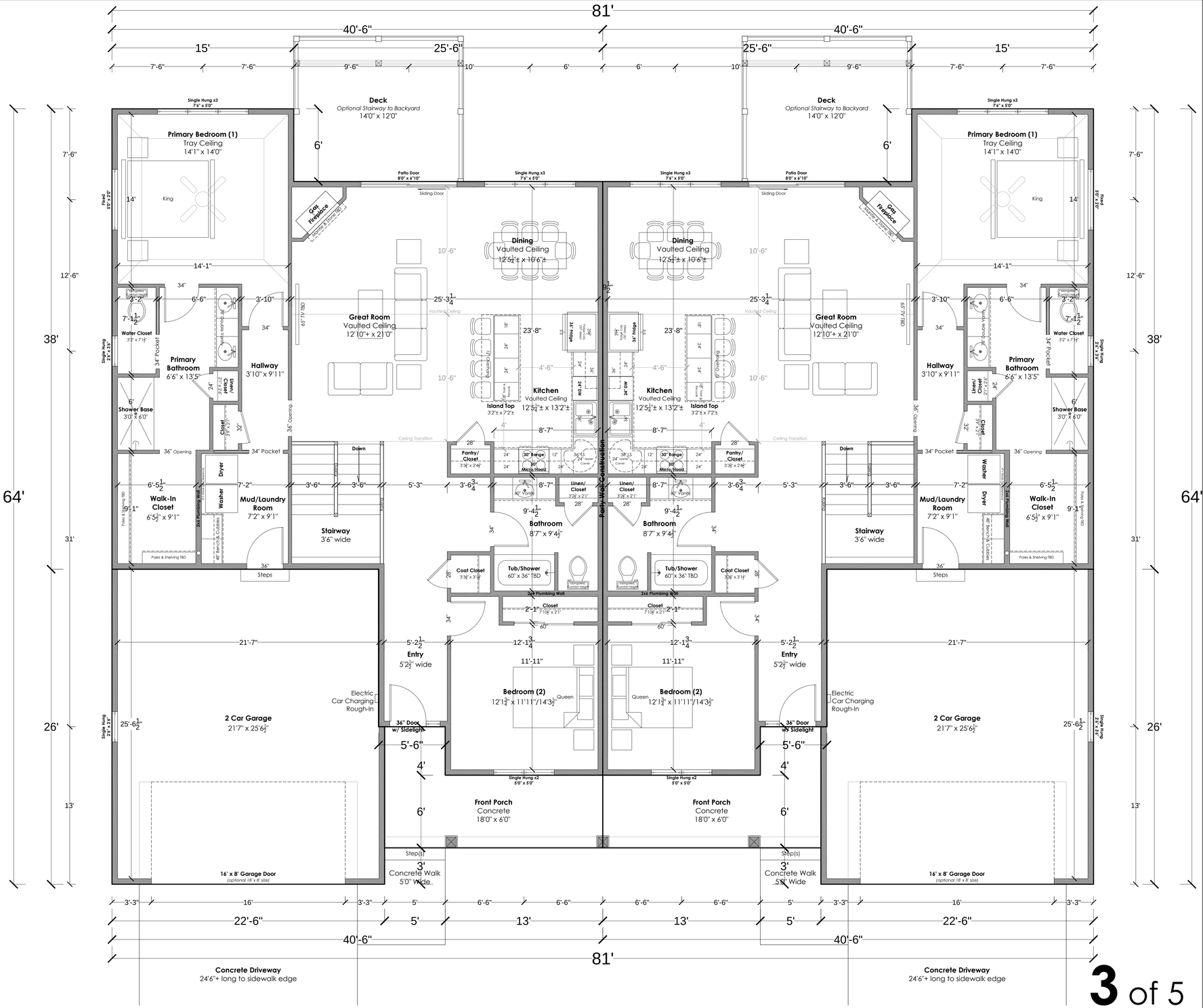
Landerud
Plan & Design LLC

DUPLEX "A" MAIN FLOOR PLAN

Lot 3/4 & Lot 5/6

81'0" width X 64'0" depth
- Main Floor Area 1,678.5 SF, Garage Area 578.5 SF, Front Porch Area 128 SF, Back Deck Area 168 SF

Scale: $\frac{1}{4}$" = 1' (printed on 24"x36")



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: $\frac{1}{4}$" = 1' (when printed on 24x36 paper)

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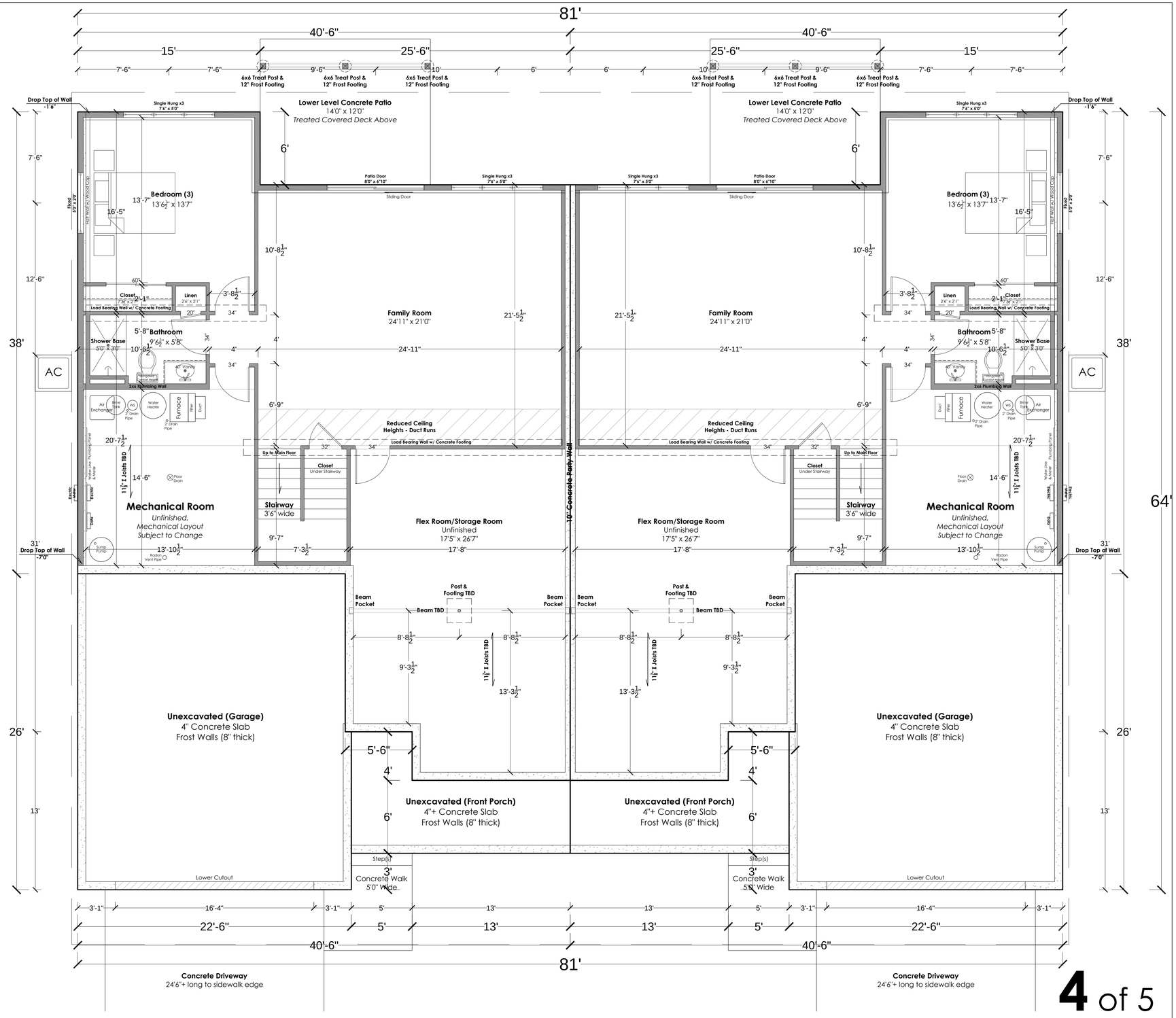
Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "A" LOWER LEVEL PLAN

Lot 3/4 & Lot 5/6

81'0" width X 64'0" depth
- Lower Level Finished Area 892 SF
Scale: $\frac{1}{4}$" = 1' (printed on 24"x36")



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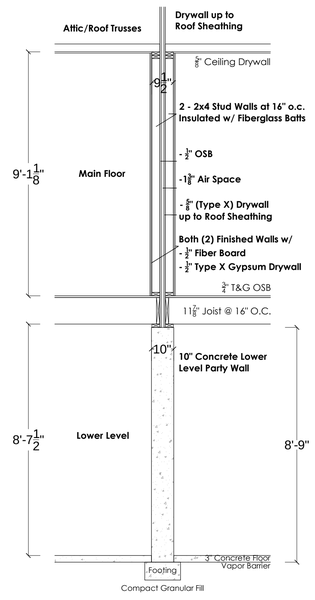
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Typical Party Wall Construction

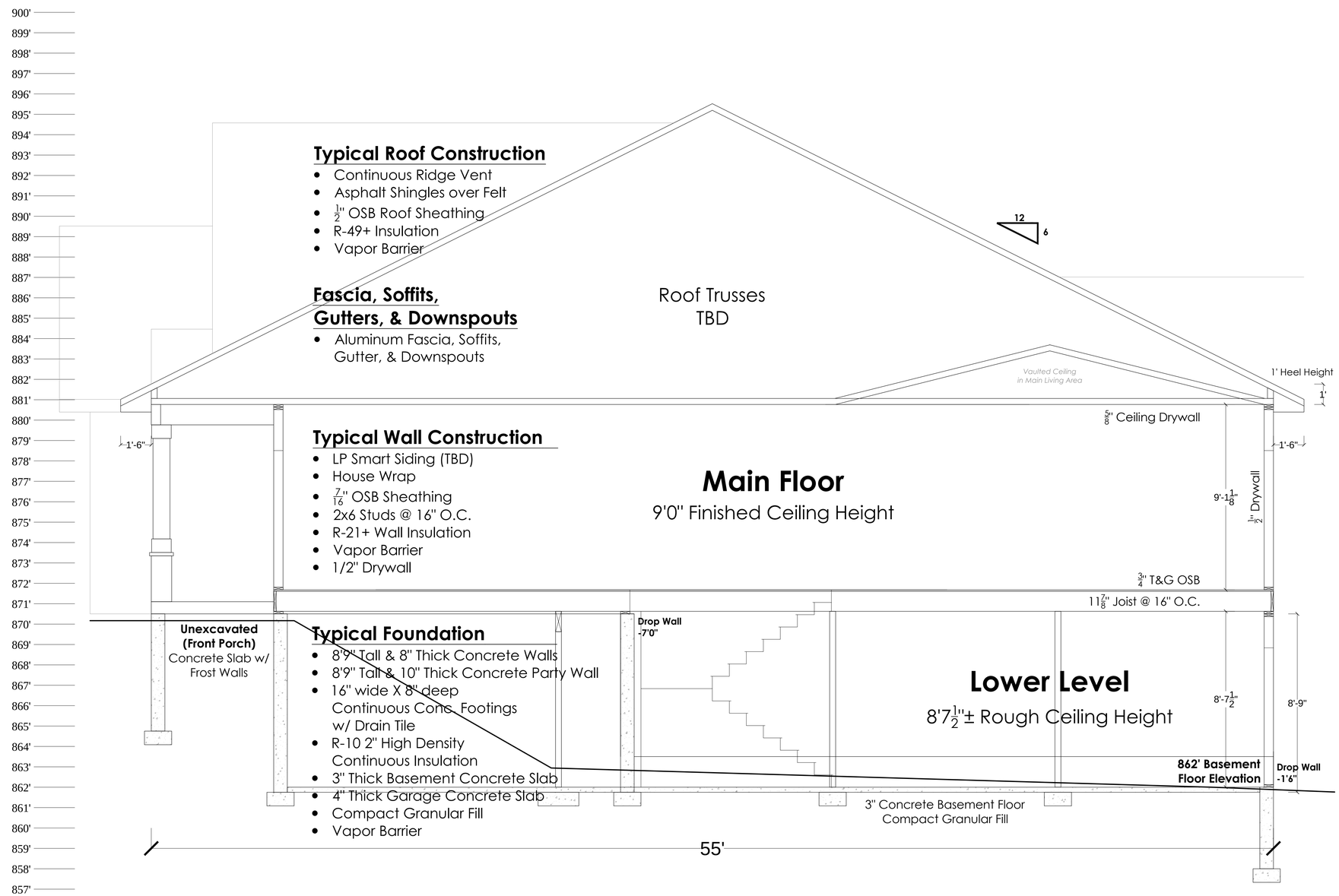
- $\frac{1}{2}$" Drywall
- $\frac{1}{2}$" Fiber Board
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" OSB
- $1\frac{3}{8}$" Sound Channel (Air Gap)
- $\frac{5}{8}$" (Type X) Drywall
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" Fiber Board
- $\frac{1}{2}$" Drywall

- ($9\frac{1}{2}$" Framing Wall thickness (plus $\frac{1}{2}$" Fiber Board & $\frac{1}{2}$" Drywall both sides - $11\frac{1}{2}$" total thickness between finished wall spaces)



TYPICAL DUPLEX
PARTY WALL CONSTRUCTION

Scale: $\frac{3}{8}$" = 1' (printed on 24"x36")



TYPICAL DUPLEX "A" CONSTRUCTION SECTION DRAWING

Scale: $\frac{3}{8}$" = 1' (printed on 24"x36")

LAKESTONE PROPERTIES
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DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

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DUPLEX "A2" FRONT ELEVATION



26'-11" Building Height

Exterior Finishes

- LP Smart Siding
- 1x4 Wraps Windows/Doors
- 1x4 Corner Trim
- Stone TBD
- Windows Vinyl
- 16'x8' Garage Doors (optional 18'x8' size)
- Shingles Owens Corning
- Aluminum Soffit & Fascia
- Front Posts Wrapped

Duplex Notes:

- Garage elevations and floor heights will vary slightly between different duplex sites.
- Any garage height variation will not impact the floor plan layout.
- Driveways are 24'6"± & 20'6"± in length to the sidewalk with a 3°± slope.
- Exterior siding, materials, and colors could vary between duplex buildings.

DUPLEX "A2" BACK ELEVATION



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DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

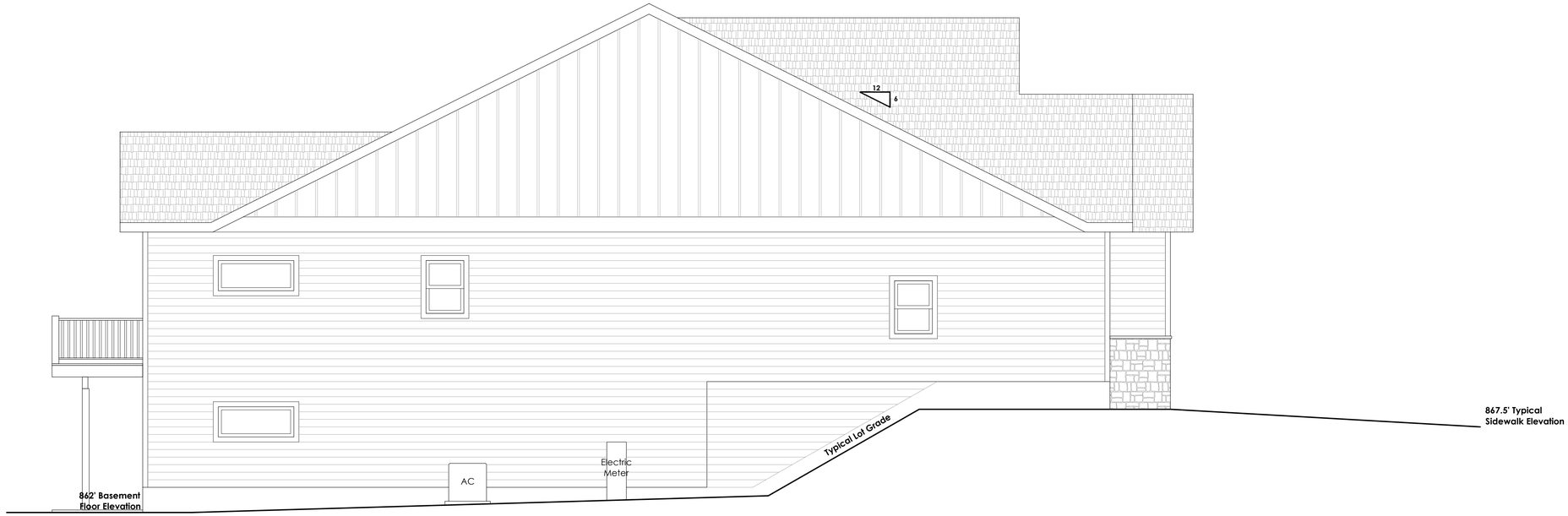
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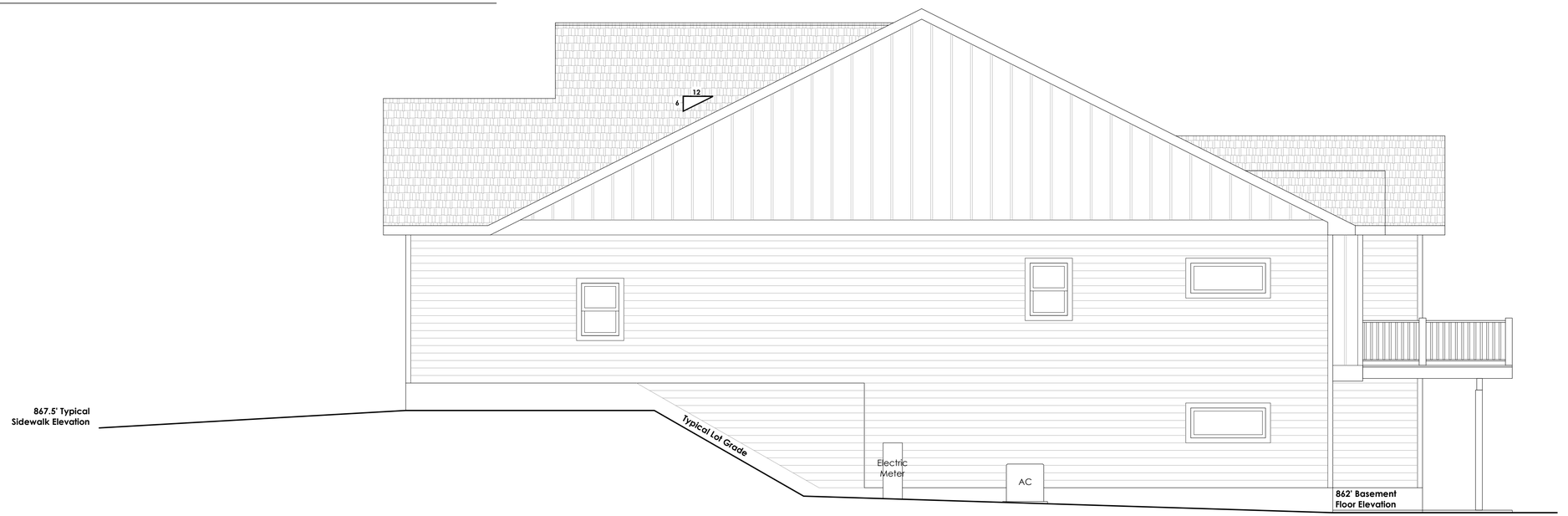
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DUPLEX "A2" LEFT SIDE ELEVATION



DUPLEX "A2" RIGHT SIDE ELEVATION



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DUPLEX "A2" MAIN FLOOR PLAN

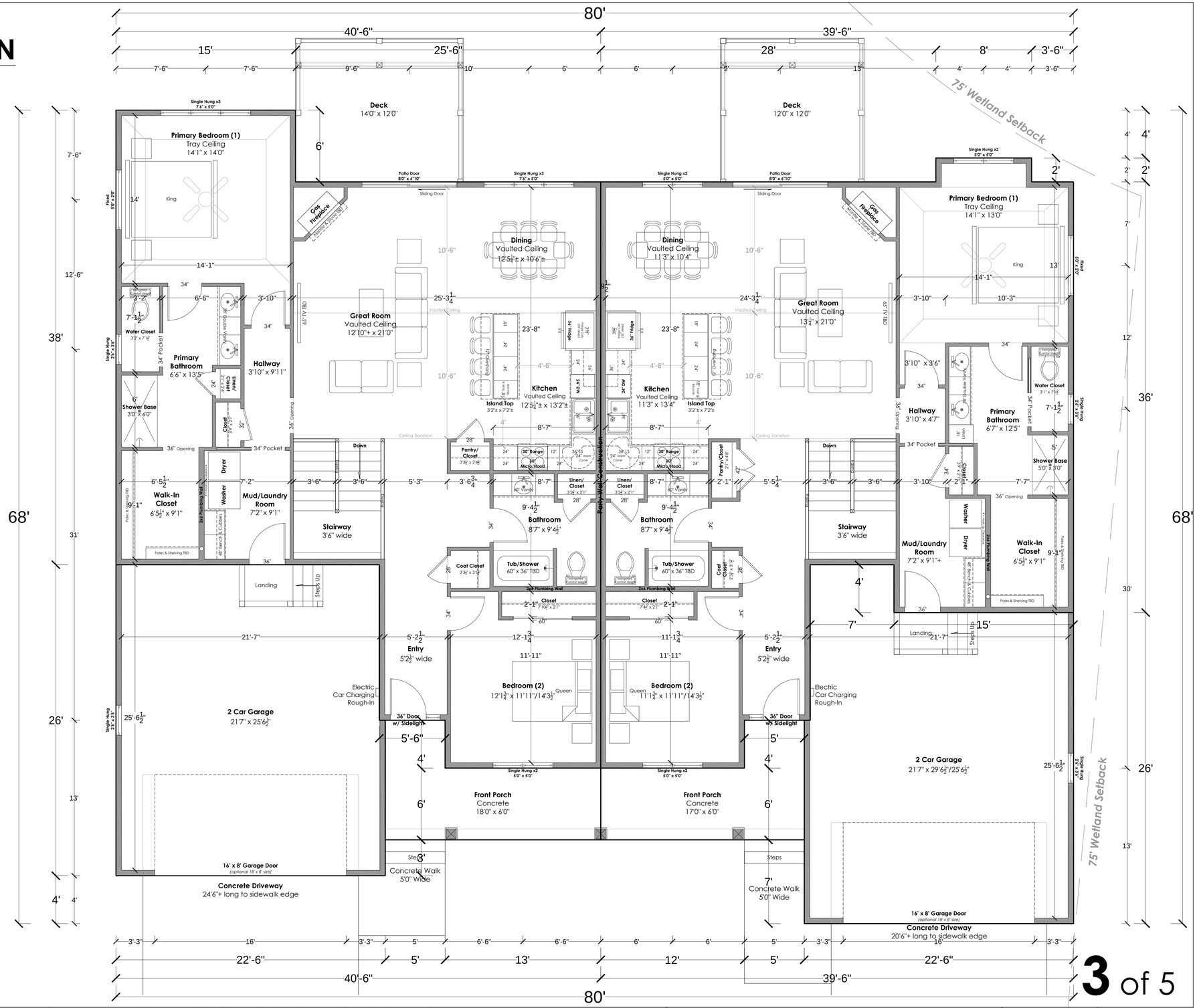
Lot 7/8

80'0" width X 68'0" depth

RIGHT SIDE: Main Floor 1,615.5 SF, Garage 608.5 SF, Front Porch 122 SF, Back Deck 122 SF

LEFT SIDE: Main Floor 1,678.5 SF, Garage 578.5 SF, Front Porch 128 SF, Back Deck 168 SF

Scale: $\frac{1}{4}$" = 1' (printed on 24"x36")



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DUPLEX "A2" LOWER LEVEL PLAN

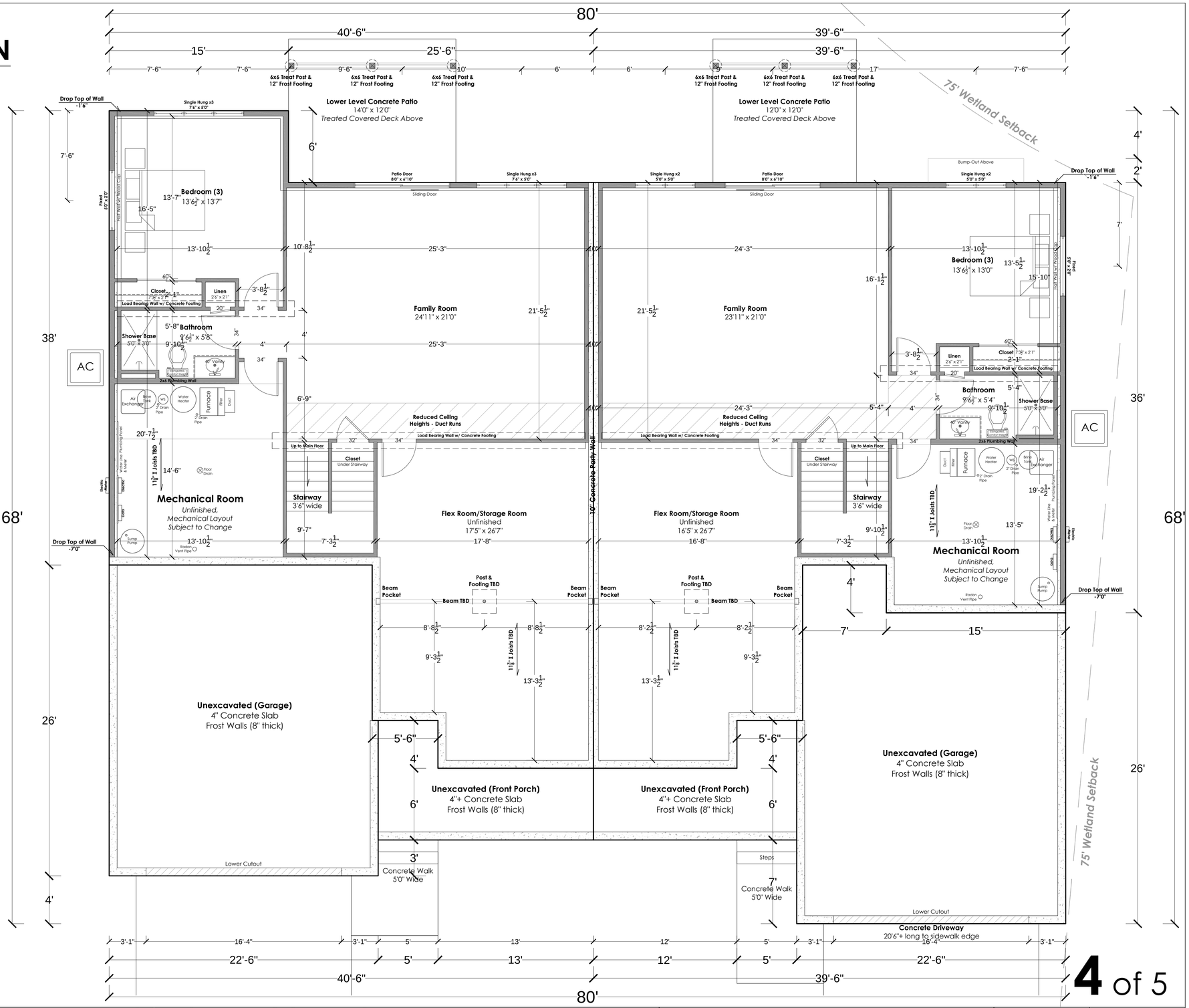
Lot 7/8

80'0" width X 68'0" depth

RIGHT SIDE:
- Lower Level Finished Area 859 SF

LEFT SIDE:
- Lower Level Finished Area 892 SF

Scale: $\frac{1}{4}$" = 1' (printed on 24"x36")



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Village of McFarland, WI 53558
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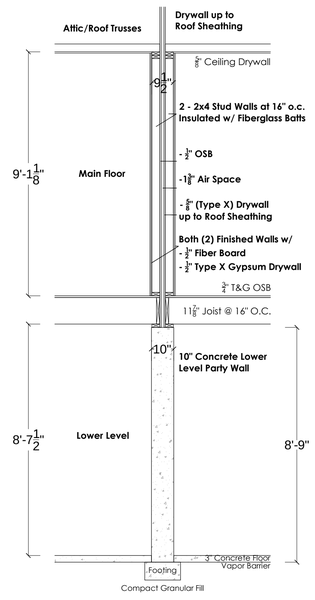
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Typical Party Wall Construction

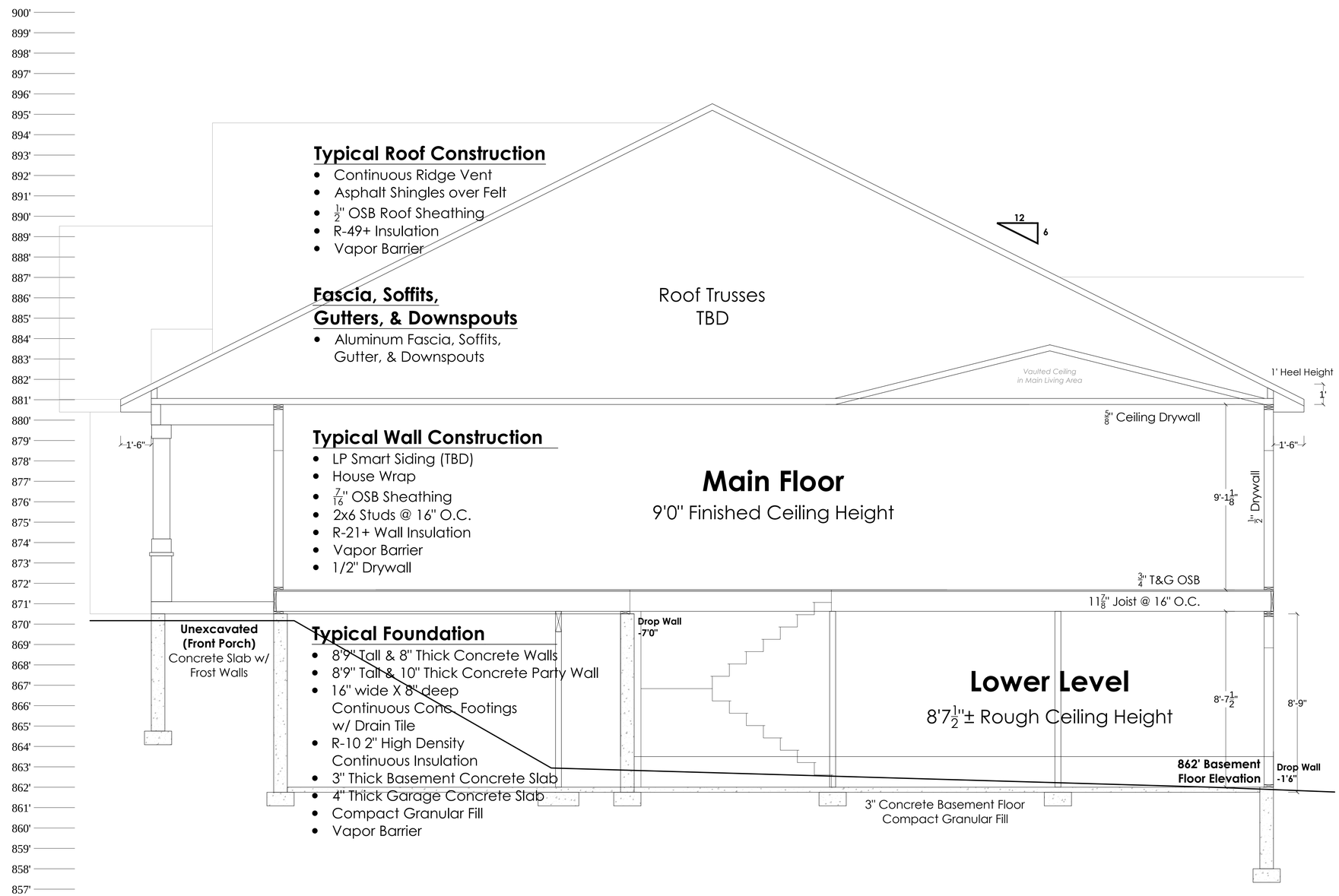
- $\frac{1}{2}$" Drywall
- $\frac{1}{2}$" Fiber Board
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" OSB
- $1\frac{3}{8}$" Sound Channel (Air Gap)
- $\frac{5}{8}$" (Type X) Drywall
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" Fiber Board
- $\frac{1}{2}$" Drywall

- ($9\frac{1}{2}$" Framing Wall thickness (plus $\frac{1}{2}$" Fiber Board & $\frac{1}{2}$" Drywall both sides - $11\frac{1}{2}$" total thickness between finished wall spaces)



TYPICAL DUPLEX
PARTY WALL CONSTRUCTION

Scale: $\frac{3}{8}$" = 1' (printed on 24"x36")



TYPICAL DUPLEX "A2" CONSTRUCTION SECTION DRAWING

Scale: $\frac{3}{8}$" = 1' (printed on 24"x36")

LAKESTONE PROPERTIES
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DUPLEX PLANS for SPERLE CORNERS PLAT
LAKESTONE PROPERTIES - McFARLAND, WI 53558

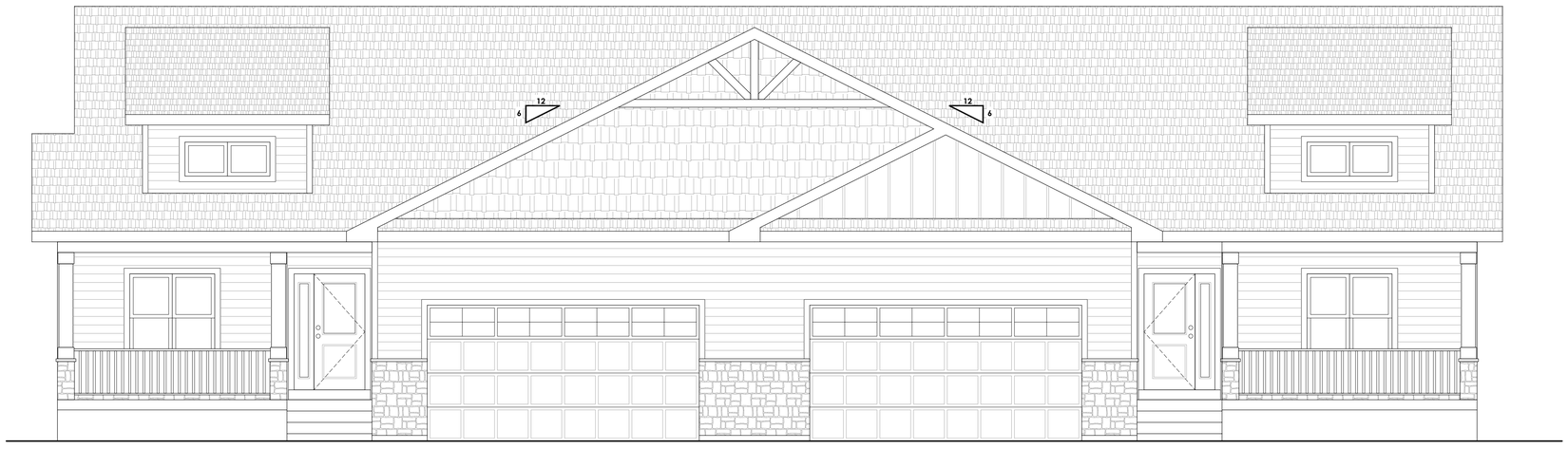
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DUPLEX "B2" FRONT ELEVATION



25'-8" Building Height

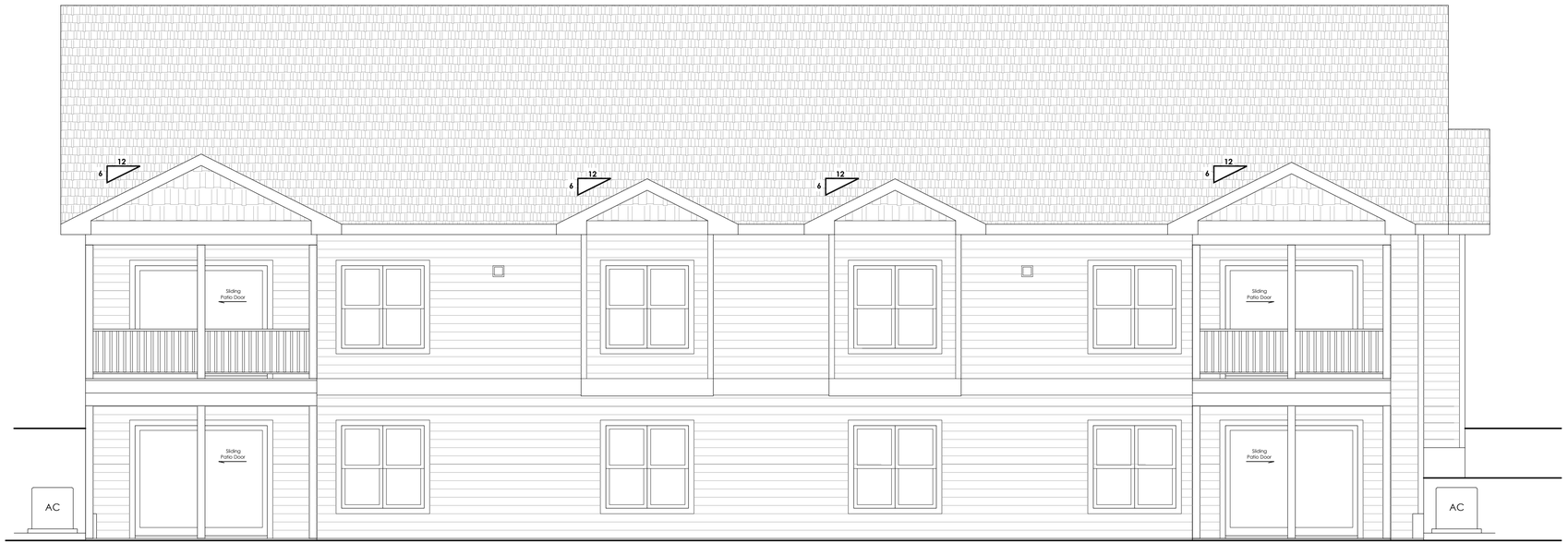
Exterior Finishes

- LP Smart Siding
- 1x4 Wraps Windows/Doors
- 1x4 Corner Trim
- Stone TBD
- Windows Vinyl
- 16'x8' Garage Doors (optional 18'x8' size)
- Shingles Owens Corning
- Aluminum Soffit & Fascia
- Front Posts Wrapped

Duplex Notes:

- Garage elevations and floor heights will vary slightly between different duplex sites.
- Any garage height variation will not impact the floor plan layout.
- Driveways are 24'6"± in length to the sidewalk with a 3°± slope.
- Exterior siding, materials, and colors could vary between duplex buildings.

DUPLEX "B2" BACK ELEVATION



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LAKESTONE PROPERTIES - McFARLAND, WI 53558

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DUPLEX "B2" LEFT SIDE ELEVATION



DUPLEX "B2" RIGHT SIDE ELEVATION



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DUPLEX "B2" MAIN FLOOR PLAN

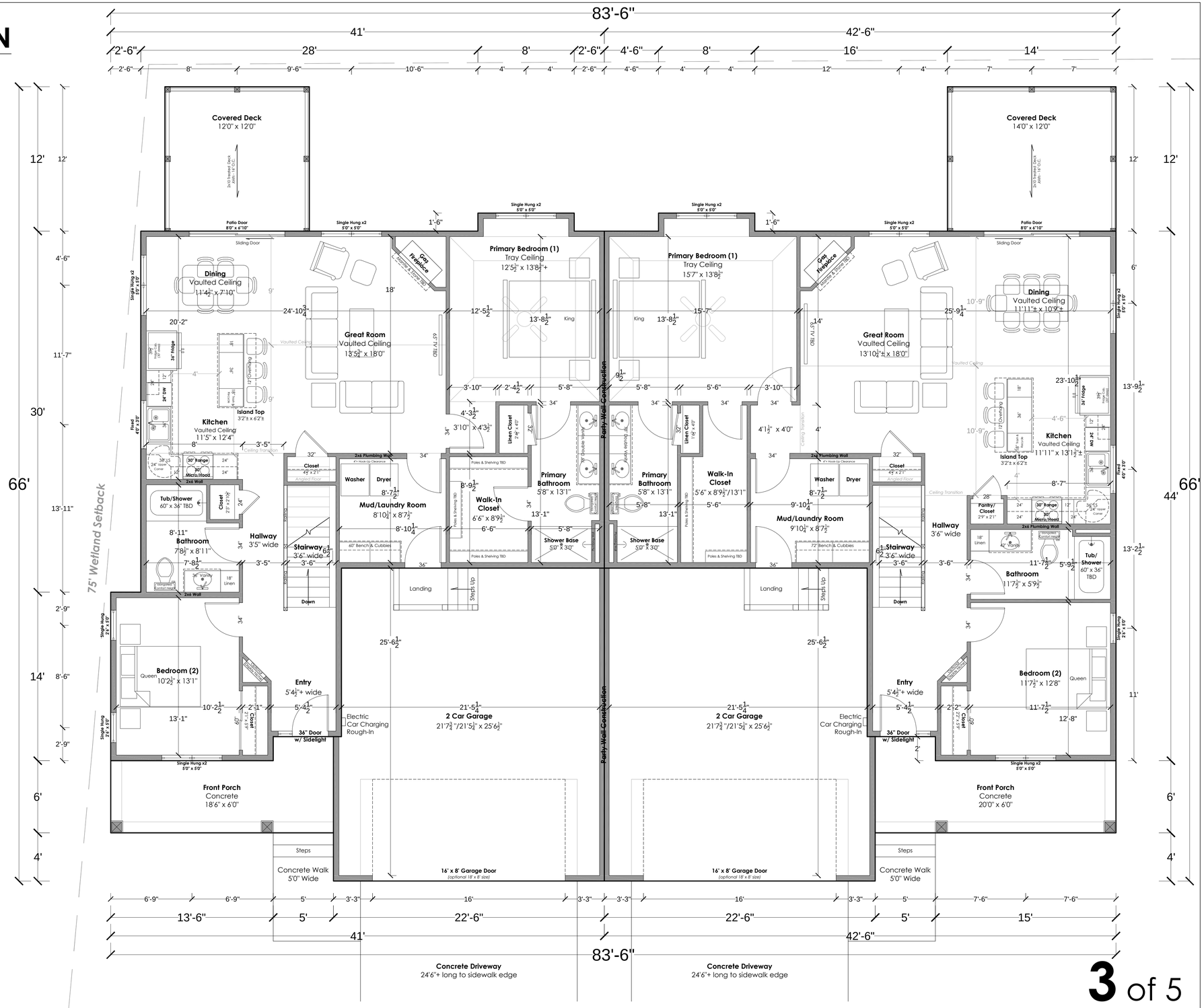
Lot 9/10

83'6" width X 66'0" depth

RIGHT SIDE: Main Floor 1,521 SF, Garage 575 SF, Front Porch 130 SF, Covered Deck 168 SF

LEFT SIDE: Main Floor 1,380 SF, Garage 575 SF, Front Porch 121 SF, Covered Deck 144 SF

Scale: $\frac{1}{4}$" = 1' (printed on 24"x36")



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DUPLEX "B2" LOWER LEVEL PLAN

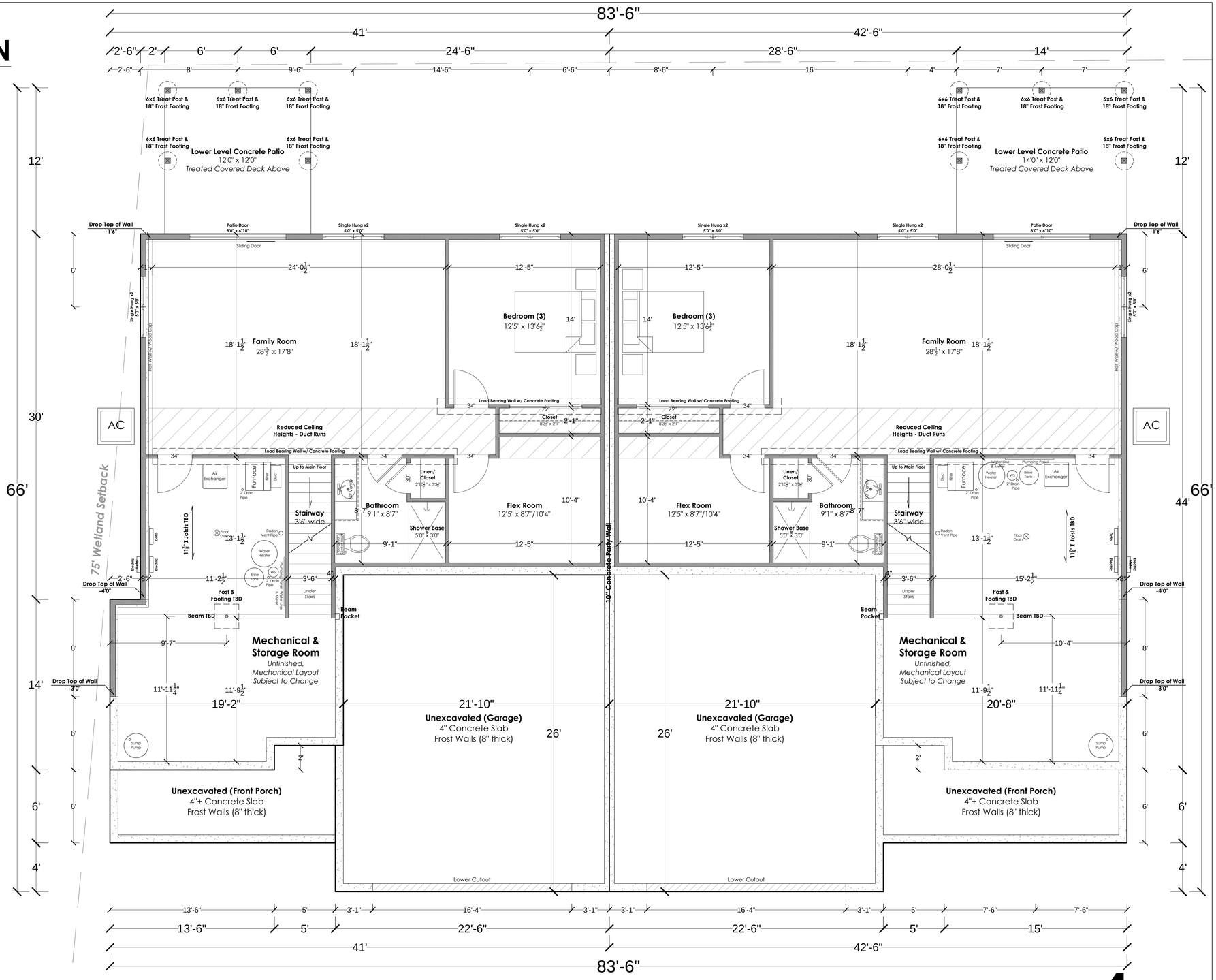
Lot 9/10

83'6" width X 66'0" depth

RIGHT SIDE:
- Lower Level Finished Area 978 SF

LEFT SIDE:
- Lower Level Finished Area 928 SF

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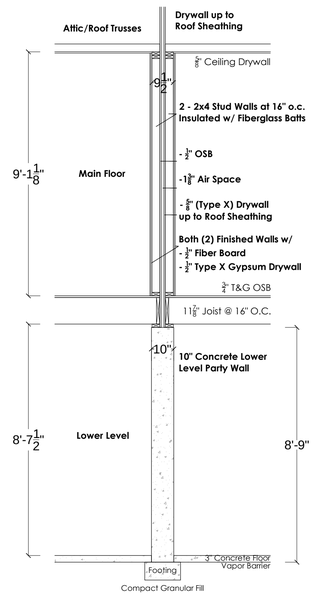
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Typical Party Wall Construction

- $\frac{1}{2}$" Drywall
- $\frac{1}{2}$" Fiber Board
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" OSB
- $1\frac{3}{8}$" Sound Channel (Air Gap)
- $\frac{5}{8}$" (Type X) Drywall
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" Fiber Board
- $\frac{1}{2}$" Drywall

- ($9\frac{1}{2}$" Framing Wall thickness (plus $\frac{1}{2}$" Fiber Board & $\frac{1}{2}$" Drywall both sides - $11\frac{1}{2}$" total thickness between finished wall spaces)



TYPICAL DUPLEX
PARTY WALL CONSTRUCTION

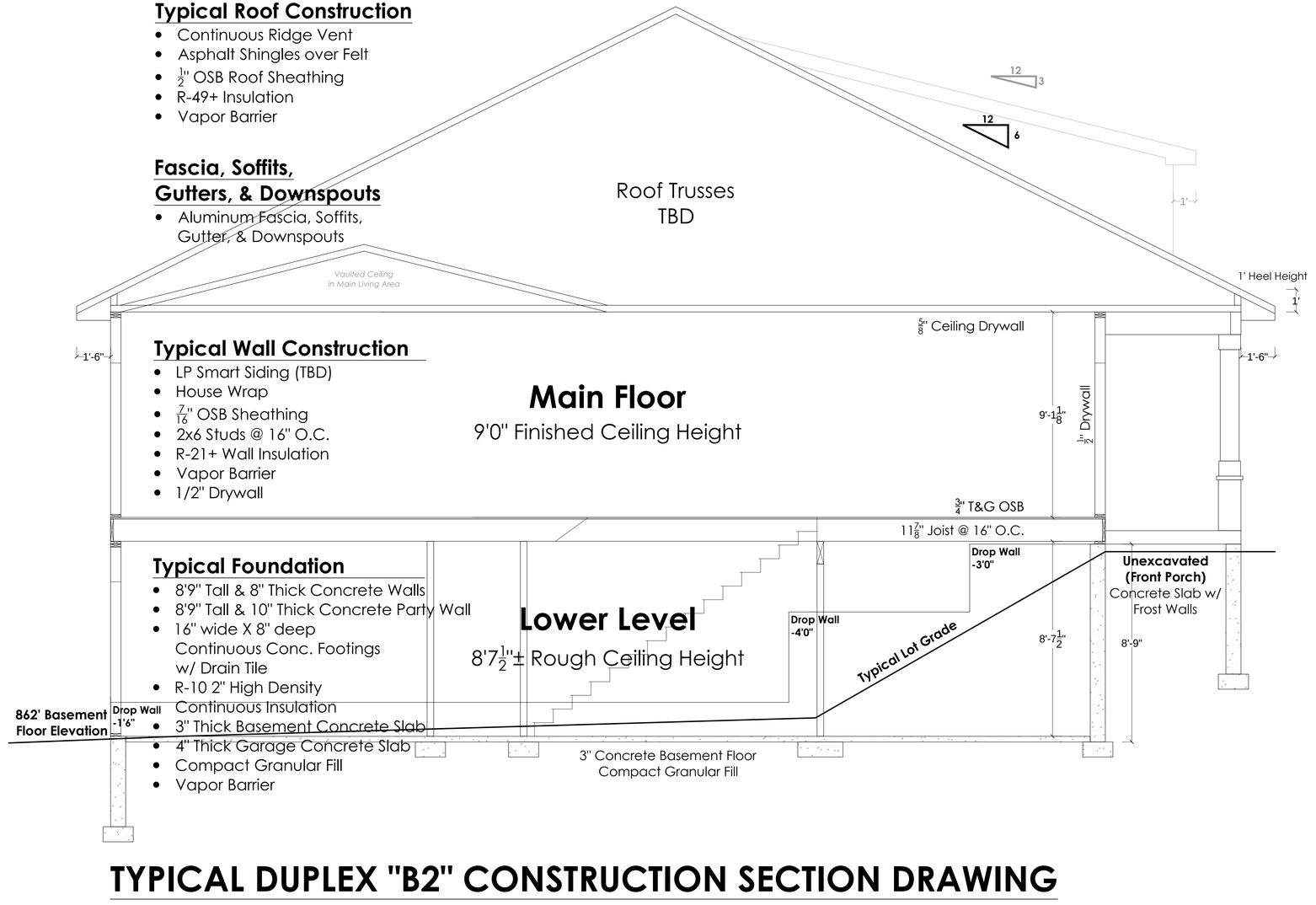
Scale: $\frac{3}{8}$" = 1' (printed on 24"x36")

Typical Roof Construction
- Continuous Ridge Vent
- Asphalt Shingles over Felt
- $\frac{1}{2}$" OSB Roof Sheathing
- R-49+ Insulation
- Vapor Barrier

Fascia, Soffits, Gutters, & Downspouts
- Aluminum Fascia, Soffits, Gutter, & Downspouts

Typical Wall Construction
- LP Smart Siding (TBD)
- House Wrap
- $\frac{7}{16}$" OSB Sheathing
- 2x6 Studs @ 16" O.C.
- R-21+ Wall Insulation
- Vapor Barrier
- 1/2" Drywall

Typical Foundation
- 8'9" Tall & 8" Thick Concrete Walls
- 8'9" Tall & 10" Thick Concrete Party Wall
- 16" wide X 8" deep Continuous Conc. Footings w/ Drain Tile
- R-10 2" High Density Continuous Insulation
- 3" Thick Basement Concrete Slab
- 4" Thick Garage Concrete Slab
- Compact Granular Fill
- Vapor Barrier



TYPICAL DUPLEX "B2" CONSTRUCTION SECTION DRAWING

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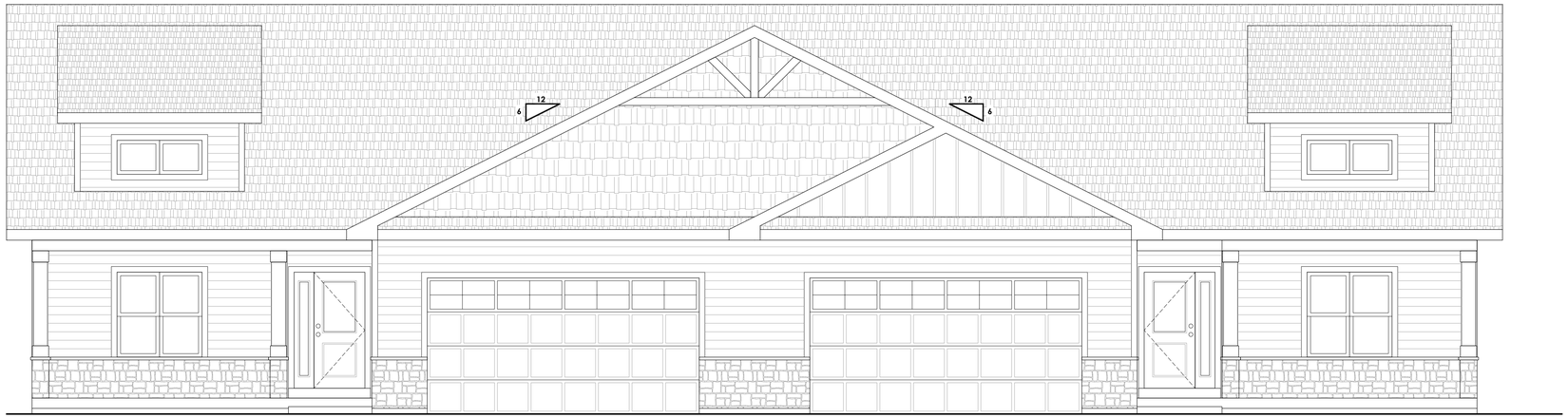
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DUPLEX "B" FRONT ELEVATION



24'-2" Building Height

Exterior Finishes

- LP Smart Siding
- 1x4 Wraps Windows/Doors
- 1x4 Corner Trim
- Stone TBD
- Windows Vinyl
- 16'x8' Garage Doors (optional 18'x8' size)
- Shingles Owens Corning
- Aluminum Soffit & Fascia
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Duplex Notes:

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DUPLEX "B" BACK ELEVATION



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Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

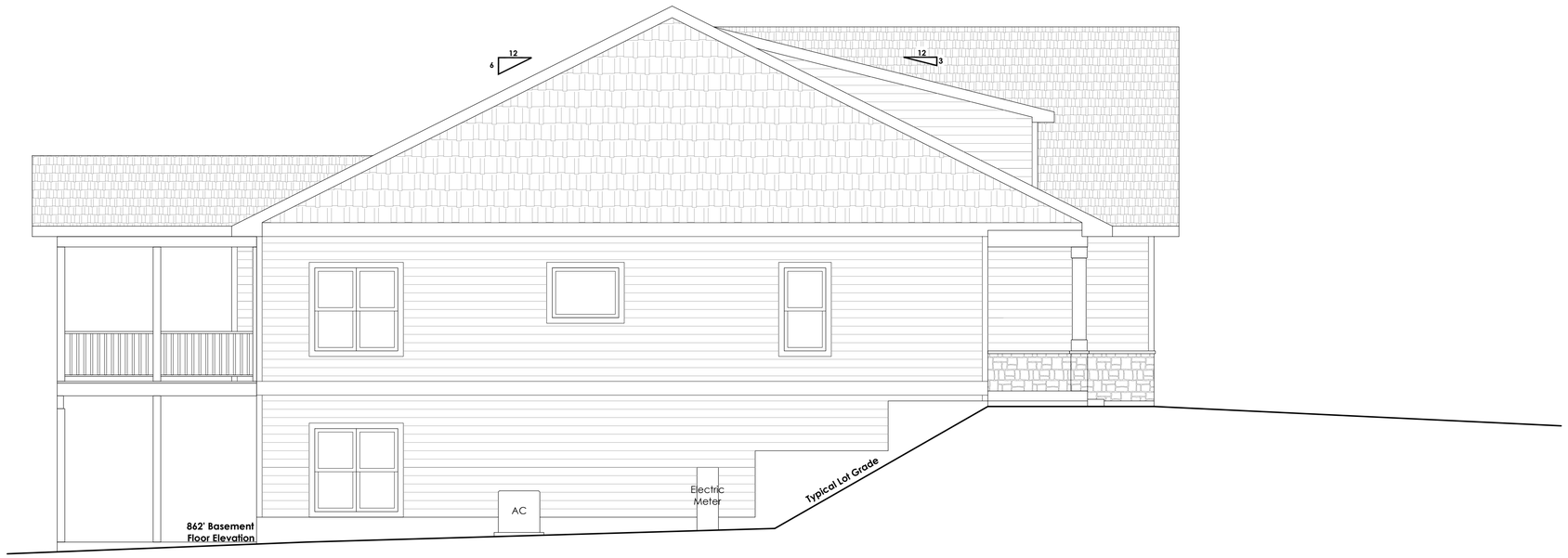
Scale: ¼" = 1' (when printed on 24x36 paper)

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Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "B" LEFT SIDE ELEVATION



DUPLEX "B" RIGHT SIDE ELEVATION



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

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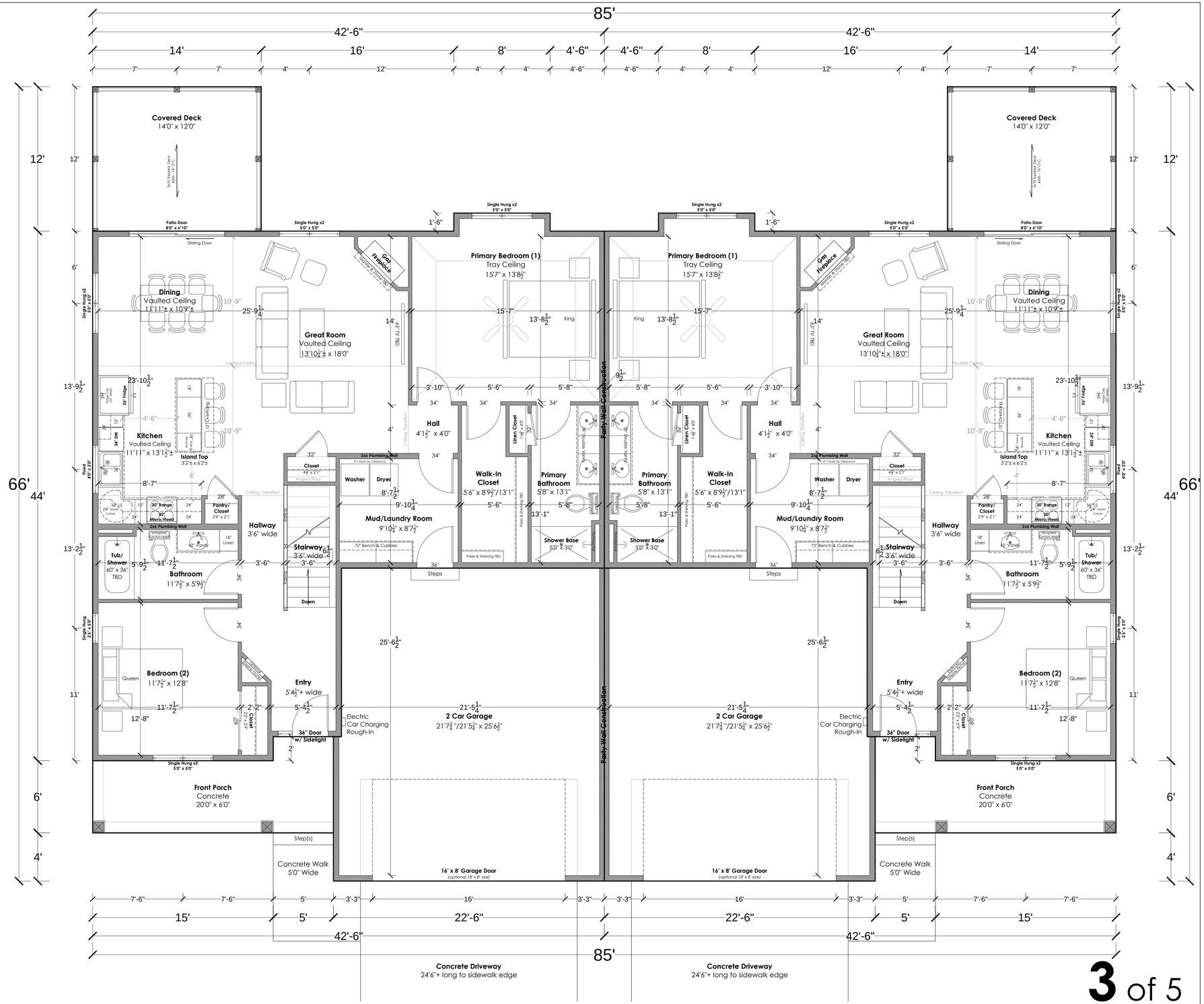
Landerud
Plan & Design LLC

DUPLEX "B" MAIN FLOOR PLAN

Lot 11/12, Lot 13/14, & Lot 15/16

85'0" width X 66'0" depth
- Main Floor Area 1,521 SF, Garage Area 575 SF,
Front Porch Area 130 SF, Covered Deck Area 168 SF

Scale: $\frac{1}{4}$" = 1' (printed on 24"x36")



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

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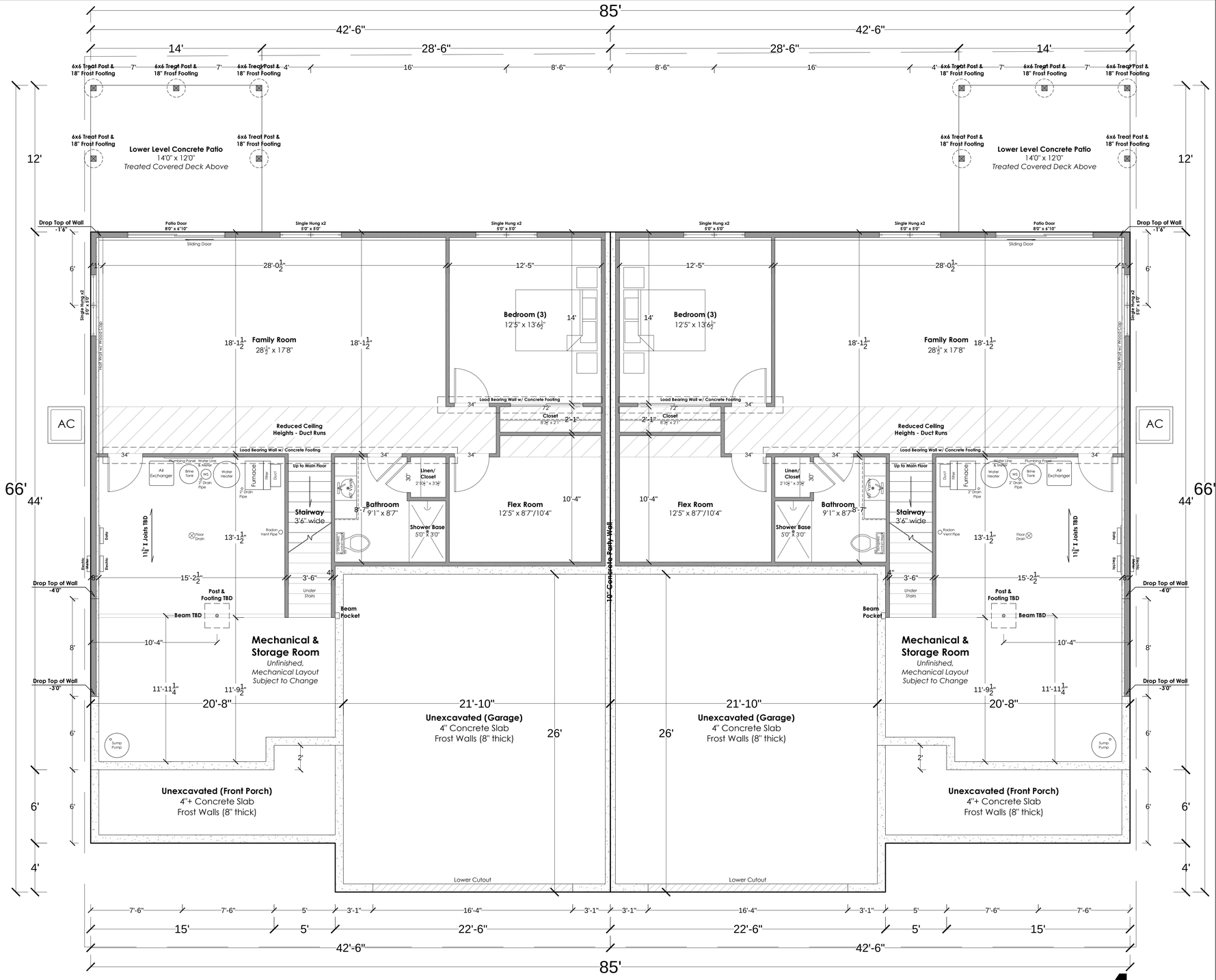
Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "B" LOWER LEVEL PLAN

Lot 11/12, Lot 13/14, & Lot 15/16

85'0" width X 66'0" depth
- Lower Level Finished Area 978 SF
Scale: $\frac{1}{4}$" = 1' (printed on 24"x36")



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

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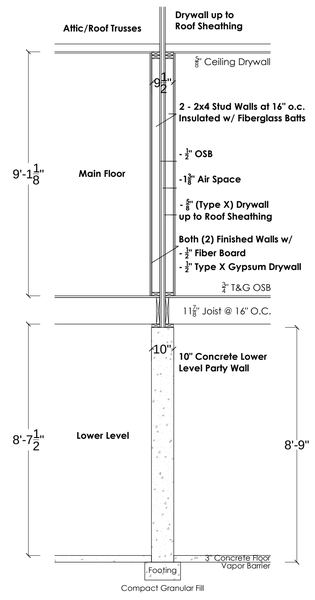
Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

Typical Party Wall Construction

- $\frac{1}{2}$" Drywall
- $\frac{1}{2}$" Fiber Board
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" OSB
- $1\frac{3}{8}$" Sound Channel (Air Gap)
- $\frac{5}{8}$" (Type X) Drywall
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" Fiber Board
- $\frac{1}{2}$" Drywall

- ($9\frac{1}{2}$" Framing Wall thickness (plus $\frac{1}{2}$" Fiber Board & $\frac{1}{2}$" Drywall both sides - $11\frac{1}{2}$" total thickness between finished wall spaces)



TYPICAL DUPLEX
PARTY WALL CONSTRUCTION

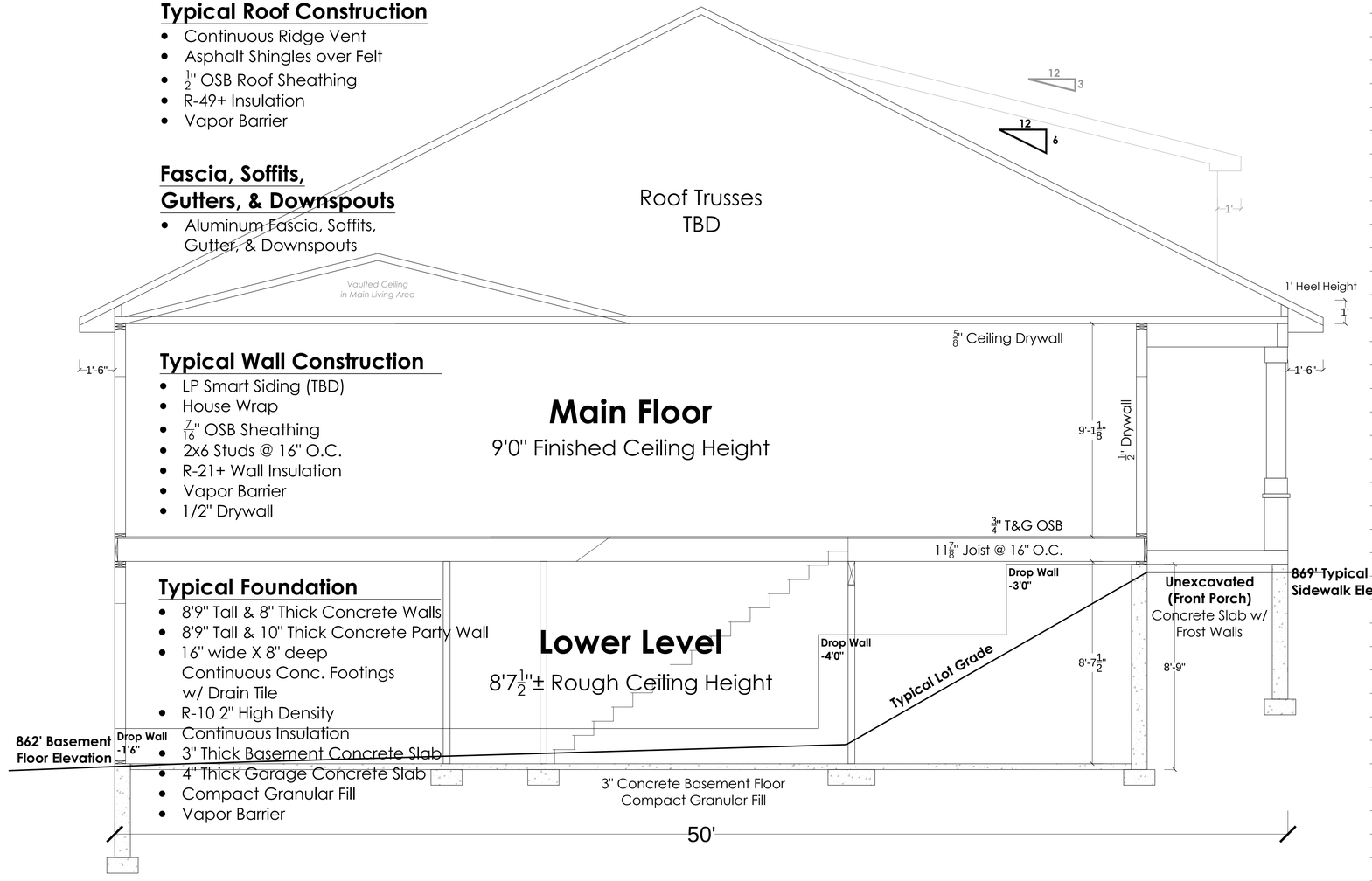
Scale: $\frac{3}{8}$" = 1' (printed on 24"x36")

Typical Roof Construction
- Continuous Ridge Vent
- Asphalt Shingles over Felt
- $\frac{1}{2}$" OSB Roof Sheathing
- R-49+ Insulation
- Vapor Barrier

Fascia, Soffits, Gutters, & Downspouts
- Aluminum Fascia, Soffits, Gutter, & Downspouts

Typical Wall Construction
- LP Smart Siding (TBD)
- House Wrap
- $\frac{7}{16}$" OSB Sheathing
- 2x6 Studs @ 16" O.C.
- R-21+ Wall Insulation
- Vapor Barrier
- 1/2" Drywall

Typical Foundation
- 8'9" Tall & 8" Thick Concrete Walls
- 8'9" Tall & 10" Thick Concrete Party Wall
- 16" wide X 8" deep Continuous Conc. Footings w/ Drain Tile
- R-10 2" High Density Continuous Insulation
- 3" Thick Basement Concrete Slab
- 4" Thick Garage Concrete Slab
- Compact Granular Fill
- Vapor Barrier



TYPICAL DUPLEX "B" CONSTRUCTION SECTION DRAWING

Scale: $\frac{3}{8}$" = 1' (printed on 24"x36")

LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

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608.444.3604

Landerud
Plan & Design LLC

TOWN & COUNTRY ENGINEERING, INC.

February 28, 2026

Mr. Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558

Subject: Sperle Corners Development – Phase 2 Detailed Development Plan Submittal Review

Dear Andrew:

We have received the Detailed Development Plan of Phase 2 submittal dated February 2, 2026 for Sperle Corners, a residential development north of Elvehjem Road and west of CTH AB, south of an existing multi-use trail, and east of some existing residential areas on Perrot Place. The GDP for this area was approved in late 2025. We have reviewed the current submittal from a public works perspective and submit the following comments for your use.

General
The plat is served by a public street, public sewer mains, public water mains, and public stormwater management being constructed in Phase 1. We have no further comments on those items.

Sheet C4.1
The individual sewer and water laterals to the duplex units will need to be relocated to run up the respective driveways. This was a previous comment on Phase 1, and is being done to facilitate easier tree planting/maintenance and underground utility lateral locating in the future.

Please feel free to contact us with any questions or comments regarding this review.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

Brian R. Berquist, P.E.
President

cc: Mr. Lee Igl, Director of Public Works, Village of McFarland *(via email)*
Mr. Matthew Schuenke, Administrator, Village of McFarland *(via email)*
Mr. Ryan Quam, Quam Engineering *(via email)*

BRB:sai
J:\JOB#S\McFarland\MC-236-M6 Teppo-Sperle Property Review\1. Admin and PM\Review Letter 5 - Phase 2 SDP.docx

VILLAGE OF McFarland Fire & Rescue
www.mcfarland.wi.us | 6001 Broadhead Street, McFarland, WI 53558 | 608.838.3278

February 27, 2026

Re: PUD Detailed Plan Review for Phase 2 for Sperle Corners

We have completed our review of the detailed plan dated February 2, 2026, for Sperle Corners Phase 2. The submittal demonstrates general compliance with the requirements identified during previous reviews. It should be noted that Fire Lane marking was not included and will require approval prior to any occupancy being approved by the Fire & Rescue Department

Sincerely,

Christopher C. Dennis, Chief

Public Notice Feedback - Community & Economic Development

03/15/2026 1:56 PM (CDT)

Public Notice Feedback

This form is provided for you to provide feedback on the public notification you received. Public feedback will be provided to both staff and governing bodies responsible for decision making.

Project Name, as identified on notice	Sperle Corners Phase 2 Detailed Plan Application

Comments/Feedback

Comment(s)/Feedback about the project/initiative	A substantial landscape buffer around this development should be required. The landscape buffer should consist of shrubs, flowering perennials, ornamental grasses, and trees that reflect the surrounding context and enhance the overall quality of the development.

Follow-Up

Would you like to request direct follow-up from a Village staff member regarding your comment(s)/feedback?	No, I do not wish to be contacted.

Public Notice Feedback - Community & Economic Development

03/15/2026 2:00 PM (CDT)

Public Notice Feedback

This form is provided for you to provide feedback on the public notification you received. Public feedback will be provided to both staff and governing bodies responsible for decision making.

Project Name, as identified on notice	Sperle Corners Phase 2 Detailed Plan Application

Comments/Feedback

Comment(s)/Feedback about the project/initiative	The Village should require that all exterior lighting within this development be dark sky compliant.

Follow-Up

Would you like to request direct follow-up from a Village staff member regarding your comment(s)/feedback?	No, I do not wish to be contacted.

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, April 21, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and action to make a recommendation to the Village Board to approve a Partial Release of Restrictions for Lots 1 and 3-16 for the Sperle Corners Plat.**

PREVIOUS ACTION:

ISSUE SUMMARY:
When the Development Agreement for Sperle Corners was approved by the Village Board in 2025 it included standard language that prevents the sale of lots not included in Phase 1 of the development without the prior approval of the Village Board. This restriction is recorded with the Dane County Register of Deeds and is intended to prevent a developer from selling lots prior to the Village approving the Planned Development Detailed plans for those lots and any associated public improvements. Included in the packet is a Partial Release of Restrictions for Lots 1, 3-16 as drafted by the Village Attorney. Upon approval by the Village Board, the release restriction will be recorded for the associated properties.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended motion:

Motion, second, to make a recommendation to the Village Board to approve a Partial Release of Restrictions for Lots 1 and 3-16 for the Sperle Corners Plat.

ATTACHMENTS:
1. Sperle Corners Restriction Release Lots 1, 3-16

Document Number	**PARTIAL RELEASE OF RESTRICTIONS** Document Name

WHEREAS, Lakestone Properties & Management, LLC, a Wisconsin limited liability company, caused to be recorded a certain Declaration of Conditions, Covenants and Restrictions (the "Restrictions") for Sperle Corners, Village of McFarland, Dane County, Wisconsin in the office of the Register of Deeds for Dane County on February 10, 2026 as Document No. 6079785; and

WHEREAS, the Restrictions limited the sale or other transfer of Lots, as defined therein, until such time as an instrument is recorded by the Village of McFarland in the office of the Register of Deeds for Dane County, Wisconsin approving the sale or transfer of said Lots; and

WHEREAS, the Village of McFarland now approves the sale or transfer of Lot 1 and Lots 3-16, Sperle Corners, recorded in the office of the Register of Deeds for Dane County in Volume 62-045A of Plats on pages 251-253 as Document No. 6077791:

Now, therefore, the Village of McFarland hereby releases the foregoing Restrictions as they affect Lot 1 and Lots 3-16, Sperle Corners, in the Village of McFarland, Dane County, Wisconsin.

In witness whereof, the undersigned have executed this instrument on behalf of the Village of McFarland.

Recording Area

Return to:

Cassandra Suettinger
Clerk-Treasurer
Village of McFarland
5915 Milwaukee Street
PO BOX 110
McFarland, WI 53558

Tax Parcel Nos.

154/0610-024-6001-1	154/0610-024-6089-1
154/0610-024-6023-1	154/0610-024-6100-1
154/0610-024-6034-1	154/0610-024-6111-1
154/0610-024-6045-1	154/0610-024-6122-1
154/0610-024-6056-1	154/0610-024-6133-1
154/0610-024-6067-1	154/0610-024-6144-1
154/0610-024-6078-1	154/0610-024-6155-1
	154/0610-024-6166-1

Village of McFarland

By: _____(SEAL)
Stephanie Brassington, Village President

ATTEST:

_____(SEAL)
Cassandra Suettinger, Village Clerk-Treasurer

AUTHENTICATION

Signature(s) of _____ and _____ authenticated on _____, 2026.

_____
*_____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
Authorized by Wis. Stat. § 706.06)

*Names must be printed or typed below all signatures.

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
DANE COUNTY)

Personally came before me on _____, 2026, the above-named Stephanie Brassington and Cassandra Suettinger, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
*_____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires:_____)

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, April 21, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and action on Resolution 2026-02, a Plan Commission resolution approving a Planned Development Detailed Plan for Lot 18 Building 2, Sperle Corners Subdivision, McFarland, WI**

PREVIOUS ACTION:

ISSUE SUMMARY:
See item 4a for background on this agenda item.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended motion:

Motion, and second, to approve Resolution 2026-02, a Plan Commission Resolution approving a Planned Development Detailed Plan for Lot 18 Building 2, Sperle Corners, McFarland, WI with the following condition of approval

1. *Applicant to resubmit a final landscaping plan for the Community & Economic Development Director's approval to clean up the discrepancies noted.*
2. *Applicant to address the comments from the Fire Chief's review letter dated April 7, 2026 prior to receiving an occupancy permit.*

ATTACHMENTS:
None

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, April 21, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and action to make a recommendation to the Village Board to issue a Request for Proposals for the update of the Village's 2017 Comprehensive Plan.**

PREVIOUS ACTION:
November 18, 2025 Plan Commission initial project scoping and RFP discussion.
February 19, 2026 joint CDA and Plan Commission meeting to discuss Village Board referral to consider creating a plan to engage with the community regarding the 2023 East Side Plan and comprehensive plan project scoping discussion.
March 11, 2026 CDA meeting to recommend the draft RFP.
March 17, 2026 Plan Commission postponed action to recommend the draft RFP subject to review of additional modifications discussed that evening.

ISSUE SUMMARY:
Included in the packet is an updated copy of the draft Request for Proposals to update the Village's 2017 Comprehensive Plan. The RFP includes language to address comments received from March 11 CDA meeting and March 17 Plan Commission meeting. The latter is shown as track changes in the RFP to aid in review of the latest revisions. As part of the March 17 Plan Commission meeting, there was discussion regarding the inclusion of sub-area neighborhood character studies for all identified infill targets to analyze the specific height, massing, and architectural scale of the surrounding R-1 residential area before applying a density designation. The RFP has been revised to include this in the base services at a boarder neighborhood, district and corridor level/approach, as opposed to at a specific site level for any specific property that may be identified for infill or redevelopment. This is in keeping with similar content found in the existing Comprehensive Plan (Figure 4.2) and the East Side Plan (Chapter 2, Compatibility Guidelines). It is not uncommon for Comprehensive Plans to be organized around the approach of creating neighborhoods, districts and corridors. Refer to the City of Green Bay and City of La Crosse Comprehensive plans for examples. The Village is approaching the project in this fashion through the Terminal and Triangle District and East Side plans, and this revised RFP simply extends that approach Village-wide. However, traditionally a Comprehensive Plan doesn't include developing parcel-specific site and building concepts and renderings, unless specifically requested by the community. As discussed at the March 17 Plan Commission meeting, it is unknown how many potential properties may be identified for infill development based on how the project progresses. As an optional service, the RFP requests the consultant provide an estimated cost, or cost range, to provide parcel level conceptual site and building design concepts if this is desired by the Village. There are many factors that could influence

what the cost to provide this service would be (e.g. number of sites, size of the sites, number of concept variations, additional public engagement specific to the concepts, etc.). If there are particular properties where the Village would want the consultant to provide this service, then it should be identified within the RFP. Otherwise, the revised RFP simply asks the consultants to provide a cost per site, or cost range per site, in the event that during the planning project the Village wants to amend the contract to add this type of service for any particular properties. Ultimately, the Village would need to negotiate the specific terms of the contract amendment for the Village Board's approval. Requesting this information as part of the consultants' proposals would be informational only. If this isn't desired, then it can be removed from the RFP as inclusion doesn't prevent the Village from requesting this type of service later in the planning process if desired. The revised RFP will be reviewed at the Plan Commission's April 21st meeting and the CDA's April 23rd meeting for recommendations to the Village Board.

FINANCIAL/BUDGET IMPACT:
The Village's 2026 budget includes $60,000 for 2026 project expenses and the Village's 2026-2030 Capital Improvement Plan identifies another $60,000 for 2027 project expenses. The final amount to budget for in 2027 will be determined based on the final cost of the proposal selected by the Village. Noting, that some of the project funding in both 2026 and 2027 will need to be utilized for public communication expenditures completed by Village staff, including but not limited to, direct mailers to Village residents and businesses.

VILLAGE PLAN REFERENCE:
2017 Comprehensive Plan

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended motion:

Motion, second, to recommend to the Village Board issuing a Request for Proposals for the update of the Village's 2017 Comprehensive Plan.

ATTACHMENTS:
1. Village of McFarland Comprehensive Plan Update RFP_04.16.2026(redline)

VILLAGE OF
McFarland

Request For Proposals

2027 Comprehensive Plan

RFP Issuance Date: ~~March 24~~April 28, 2026

RFP Due Date: By 4:00 PM on ~~April 24~~May 29, 2026

Please Submit to:

Village of McFarland
Department of Community & Economic Development
Attn: Andrew Bremer, AICP
Community & Economic Development Director
5915 Milwaukee Street
PO Box 110
McFarland, WI 53558

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SECTION 1 Purpose

The Village of McFarland seeks a multidisciplinary consultant team to complete a 10-year update of the Village's 2017 Comprehensive Plan meeting all the requirements of Wis. Stat. 66.1001. The planning area consists of all lands within the Village of McFarland boundary and those lands within the Village's 1.5-mile extraterritorial plat review jurisdiction. Through this planning project, the Village seeks to reevaluate the recommendations within the 2023 East Side Plan and 2005 Terminal and Triangle District Plan as part of the incorporation of ~~those plans~~land use planning recommendations for those areas within the next Comprehensive Plan. As part of adoption of the final 2027 Comprehensive Plan, the Village desires to retire the 2023 East Side Plan and 2005 Terminal and Triangle District Plan. In addition to experience completing comprehensive plans meeting the requirements of Wis. Stat. 66.1001, the most desirable consultant team will possess a proven track record of community engagement, community consensus building, and public relations. This includes conducting inclusive and innovative community engagement practices and working with the Village to bring the community together in the planning process.

The Community & Economic Development Director will serve as the Village's Project Manager and point of contact for the consultant. An Ad-hoc Comprehensive Plan Steering Committee will be formed to oversee the plan's development. The Ad-hoc Committee will consist of the members of the Village's existing Community Development Authority and Plan Commission. The Committee will meet as needed to discuss the planning project and draft deliverables. Additionally, the planning process will likely require input from other various Village committees/commissions/board, Village staff, residents, property, and business owners. The Village is currently utilizing a hybrid of in-person and Zoom public meetings. The Consultant should anticipate a combination of in-person, remote, or hybrid meetings throughout the planning process.

SECTION 2 Community Background

The Village of McFarland is located adjacent to the southeast side of the City of Madison in Dane County, WI. US Highway 51 serves as the main connection point between the neighboring cities of Madison and Stoughton. The January 1, 2025 population of McFarland is estimated at 9,737 residents. The Village and some surrounding communities are served by the McFarland School District. The District includes two elementary schools, a middle school, and one high school. In the 2024-2025 school year, the District reported 2,389 enrolled students.

The Village is bounded on the west by Lake Waubesa/Upper Mud Lake and to the south by the Yahara River and Lower Mud Lake. These natural water bodies and the Village's emphasis on outdoor park, conservancy, and recreation amenities contribute to the Village's tagline *Naturally Connected*. The Village also places a strong emphasis on connecting Village operations to the residents and stakeholder which we serve. This includes an internal Communications Manager and supportive staff that work collectively with Village Department Heads and the Village Board,

Committees, and Commissions to utilize a number of tools to inform and engage the community regarding Village operations and projects.

In August of 2025 the Village updated its vision and mission statements:

Vision Statement
McFarland strives to be a community that works for everyone. With smart planning, responsible leadership, and strong local services, McFarland is a great place to live, work, and belong.

Mission Statement
We serve McFarland by providing everyday services that support community well-being by leading with care, planning with purpose and acting with accountability. We work to earn trust and make decisions that reflect shared values.

Our Values

- **Trust:** We seek to build a foundation on transparency and honesty.
- **Care:** We serve with empathy, kindness, and respect.
- **Responsibility:** We act with accountability to our community.
- **Balance:** We grow in ways that are thoughtful and protect what makes us unique.
- **Engagement:** We work together to strengthen relationships and belonging.
- **Action:** We focus on real, practical outcomes that serve our residents.

More information about the Village is available at www.mcfarland.wi.us.

SECTION 3 Project Background

The Village last updated its Comprehensive Plan in 2017. The existing plan has served the community well and there have only been four amendments to the plan since its original adoption. The Village has a number of other existing plans and studies that support community planning including:

- 2026-2030 Capital Improvement Plan
- 2025 Siggelkow Road Traffic Study
- 2025 Comprehensive Outdoor Recreation Plan
- 2025 Town of Dunn Boundary Agreement
- 2024 TID #6 Project Plan
- 2023 Municipal Center Campus Master Plan
- 2023 East Side Plan
- 2023 Economic Strategic Plan
- 2023 Housing Needs Assessment Study
- 2022 Dane County Hazard Mitigation Plan
- 2020 Strategic Plan, Amended 2025
- 2021 Sustainability Plan
- 2017 TID #5 Project Plan
- 2015 TIF #3 Amended Project Plan
- 2015 TIF #4 Amended Project Plan
- 2010 Downtown Strategic Market Analysis and Opportunities Assessment
- 2008 TIF District #4 Project Plan

- 2007 TIF District #3 Amended Project Plan
- 2005 Terminal & Triangle District Plan
- 2005 Highway 51 Corridor Concept Plan
- 2004 TIF District #3 Project Plan
- 1999 Village Center Master Plan

Copies of these plans are available on the Community & Economic Development website under the Community Development Plans tab.

Due to existing natural features, municipal boundaries, and existing and potential municipal boundary agreements, the Village's growth opportunities over the next 10-years are primarily limited to infill redevelopment and eastern greenfield expansion.

Current Projects Relevant to the Comprehensive Plan Project

Madison-McFarland Intergovernmental Agreement. The Village and City recently wrapped up several public information meetings regarding potential concepts for a new intergovernmental agreement, including short and long-term boundary amendments and annexation policies. The Village and City previously had an agreement that was adopted in 1997 and expired in 2018, a year after the 2017 Comprehensive Plan was adopted. This project is currently on hold pending the likely submittal of an annexation petition from residents within the Town of Blooming Grove April Hills subdivisions. The Village anticipates receiving the annexation petition within the next several months. Village Board decisions regarding the annexation petition and whether to proceed with an IGA with the City will likely be concluded by the end of 2026. If the Village Board decides to continue with the IGA project, official adoption is not anticipated until 2027.

Siggelkow Road Traffic Study and 30% Design Plans. In response to community concerns regarding existing and future traffic conditions along Siggelkow Road, the Village completed a traffic study of Siggelkow Road from Erling Avenue to CTH AB in the Fall of 2025. The Traffic Study is being utilized by the Village Engineer as part of the development of 30% design plans for future reconstruction of the portion of Siggelkow Road from Catalina Parkway to CTH AB. The Village anticipates completing the 30% design plans by the end of this Spring.

USH 51 Reconstruction. While not a specific Village led project, the WisDOT is currently reconstruction USH 51 from Stoughton to Siggelkow Road. The Siggelkow Road portion of this project has been completed. Portions from the Yahara River bridge to Larson Beach Road will be reconstructed in 2026-2028. The WisDOT is also completing a study of USH 51 from Voges Road/Terminal Drive to WIS 30.

Recent Projects Relevant to the Comprehensive Plan Project

2023 East Side Plan. In 2023 the Village adopted the 2023 East Side Plan which replaced the 2008 East Side Neighborhood Growth Area Plan. This plan was unanimously adopted by the CDA, Plan Commission and Village Board after a multi-year planning and community engagement process.

The plan was adopted as a component, or sub-area plan, of the Village's 2017 Comprehensive Plan.

2024 Tax Increment District #7. The 2023 East Side Plan identified several areas adjacent to Siggelkow Road for a future business park. A developer purchased 60 acres of farmland within a portion of the future business park areas. The Village began the process of creating a Tax Increment Finance District for the business park areas to establish a municipal financing tool to assist with future business park development. As part of that process, several public meetings were held to address questions from members of the community regarding the history of Village land use planning for the east side, recommendations from the 2023 plans, purpose and mechanics of TIF districts, how other prior and existing TIF districts have benefited the Village, and the details of the proposed TID #7 Project Plan. There was significant community turnout at these meetings, including residents from adjacent communities such as the City of Madison Secret Places subdivision, with questions and concerns regarding the proposed TIF, but also more specifically related to future traffic volumes, existing roadway and intersection deficiencies along Siggelkow Road, bicycle and pedestrian accommodates, potential semi-truck traffic, proposed future land uses and Village communication policies and procedures. At the September 11, 2024, joint CDA and Plan Commission meeting, the CDA and Plan Commission voted not to proceed with creation of TID #7 at that time. The Plan Commission also recommended proceeding with completion of the following items to address the questions and concerns raised by the public:

1. A traffic study of Siggelkow Road from Erling Ave. to CTH AB. with a refresh of the traffic study following the installation of the round-abouts by the DOT at end of the offramps.
2. Creation of 30% of engineering design plan for Siggelkow Road from Holscher Road to CTH AB.
3. Creation of a policy for communication with the City of Madison.
4. Discussion of the East Side Plan reevaluation and Economic Development Plan at a future meeting.

Items 1-3 above have been addressed or are nearing completion. On February 19, 2026, the CDA and Plan Commission met to review a referral from the Village Board to consider creating a plan to engage the community regarding the 2023 East Side Plan. The CDA and Plan Commission reached a consensus to direct staff to prepare a Request for Proposals to update the 2017 Comprehensive Plan including engagement separate and specific to evaluating the recommendations in the 2023 East Side Plan, as one project.

2025 Redevelopment District Plans 1 & 2. From 2023-2025 the Village worked on a planning project to update the Village's 2010 Redevelopment District Plans 1 & 2. Redevelopment District 1 included areas near Terminal Drive, Triangle Street, and Brandt Park. Redevelopment District 2 included areas within the Downtown area. The purpose of these plans was to guide future public infrastructure investments and private infill redevelopment proposals. As part of the public hearing there was substantial community objections to the inclusion of the required property blight analysis conducted by the Village's consultant and its potential to be used by future Village Boards to acquire property by eminent domain. After completion of the public

hearing for the new plans, the CDA and Plan Commission voted not to proceed with adoption of the new plans and the Village Board terminated the 2010 plans.

2025 Town of Dunn Cooperative Plan. In 2025 the Village and Town of Dunn entered into a new Cooperative Plan to replace the previous agreement adopted in 2005 that expired at the end of 2025. The new agreement runs through October 29, 2045. Under the terms of the agreement, the Village is prohibited from approving annexation petitions for areas south of the Yahara River until October 29, 2035. After this date, the Village may consider approval of annexation petitions within the areas designated as the Future Highway 51 Growth Area. As part of the 2027 Comprehensive Plan project the Village is not anticipating planning for uses other than those that currently exist. At this time, the Village anticipates completing more detailed land use planning for the Future Highway 51 Growth Area as part of the 2037 Comprehensive Plan, or as a separate planning project in the lead up to the termination of the annexation restriction in 2035.

SECTION 4 Project and Plan Objectives

Broad objectives for this planning project include, but are not limited to:

1. Conduct inclusive engagement with deliberate strategies to engage the entire community in the development of the next Comprehensive Plan. Creation of the new Comprehensive Plan should be driven by community input and best planning practices. The results of this engagement should be used in creation of the plan and may differ from the existing 2017 plan, including future land use classifications and related policies.

2. Conduct inclusive engagement with separate and deliberate strategies to engage the entire community in developing recommendations to guide future development on the Village's east side. Creation of the recommendations should be driven by community input and best planning practices. The results of this engagement should be used to draft this component of the plan and may differ from the existing 2023 East Side Plan, including the master concept plan and related policies. ~~evaluating the recommendations in the 2023 East Side Plan.~~

3. Conduct inclusive engagement with deliberate strategies to engage the entire community in evaluating areas for future community-sensitive infill and redevelopment. Provide policies, urban design guidelines, or representative images, etc. that can be used to guide and evaluate future requests for infill and redevelopment that consider the character of the surrounding neighborhood (e.g. use, density, height, massing, architectural features, pedestrian and bicycle amenities, green spaces, etc.) to enable quality redevelopment projects, while still protecting the integrity of the surrounding neighborhood.

4. Community input and visioning are core and critical elements of the Comprehensive Plan process, including community engagement activities prior to drafting any plan policies or future land use maps for public input. Obtain input from a broad set of community stakeholders including various Village committees/commissions/board, Village staff,

residents, property owners, business owners, real estate and development professionals. Include strategies to obtain input from typically unrepresented stakeholders and silent supporters. Provide innovative approaches to ~~educate~~inform, listen, and obtain input from stakeholders on desired future land uses that leads to stable and sustainable Village budgets, services and infrastructure maintenance that maintains McFarland as a great place to live and work.

5. Build on what has been accomplished from the list of adopted planning documents identified in Section 3, along with what is found within the 2017 Comprehensive Plan, revisiting planning assumptions, concepts and strategies that have not worked well or have yet to come to fruition, including those in the 2005 Terminal and Triangle District Plan, 2017 Comprehensive Plan, and 2023 East Side Plan.

6. Develop a Comprehensive Plan that meets the requirements of Wis. Stat. 66.1001. As part of adoption of the final 2027 Comprehensive Plan, the Village desires to retire the 2023 East Side Plan and 2005 Terminal and Triangle District Plan rather than updating them as separate referenced documents. The final plan should be user friendly, incorporating graphics and maps and minimizing use of text. The existing plan includes two Volumes and an Executive Summary. The Village is open to other plan layouts, but the final deliverable should include a separate user-friendly Executive Summary.

7. The Village expects that the Comprehensive Plan will also lay the foundation for an overhaul of the Village's Zoning and Subdivision Codes. This project is planned for 2028 within the Village's Capital Improvement Plan and is anticipated to begin after completion of the Comprehensive Plan update.

SECTION 5 Scope of Work

The selected Consultant will provide a full range of municipal planning services required to create a new Comprehensive Plan. The desired services include, but are not specifically limited to the following:

1. Public Participation Plan. Develop a public participation plan meeting the requirements of Wis. Stat. 66.1001 for review by the Steering Committee and adoption by the Village Board. A response to this RFP should include a preliminary community engagement and public relations outline developed by the consultant. The consultant is encouraged to suggest successful public engagement models that have been successful in other communities. The public participation plan will be refined and finalized after the Village has selected the preferred consultant. The public participation plan should include opportunities for public engagement throughout the planning project, including engagement activities prior to drafting any plan policies or future land use maps. The Village anticipates using a variety of methods to keep Village residents and stakeholders informed of the planning project, including social media, electronic and hard copy newsletters or other forms of mailed notices. The Village anticipates using direct mail

notifications at key times during the project. The cost to provide direct mailed notices will be paid by the Village as part of the project budget, and not a direct expense to the consultant. As part of the Public Participation Plan, the Village seeks to obtain input from the selected consultant regarding when direct mail notifications will be most beneficial within the project budget.

2. Plan Review, Data Collection and Existing Conditions Analysis. The consultant is expected to become familiar with the Village plans summarized in Section 3, and those relevant plans adopted by regional entities such as the Capital Area Regional Planning Commission (e.g. Regional Development Framework), Dane County Housing Initiative (e.g. Dane County Housing Needs Assessment, Dane County Regional Housing Strategy), Greater Madison Metropolitan Planning Organization (e.g. Connect Greater Madison 2050), and adjacent community comprehensive plans or neighborhood plans. Incorporate WisDOT US 51 design plans and studies as applicable. The consultant shall perform data collection, analysis, and projections to meet or exceed the requirements of Wis. Stat. 66.1001.

~~2.~~3. Sub-Area Character Studies. The Village is interested in creating neighborhood character studies that analyze existing development patterns such as existing land uses, densities, lot sizes, setbacks, building height, massing and architectural features to inform the creation of future land use policies. This process would include breaking down the Village into logical neighborhoods, districts, and corridors. This information should aid in the creation of infill and redevelopment policies, as provided in Section 4(3) of this RFP. In addition to quantitative analysis, some public engagement activities could be structured around the neighborhoods, districts and corridors to obtain qualitative analysis to supplement the quantitative analysis. The future land use map and related policies could be further illustrated through the lens of the neighborhoods, districts, and corridors approach.

~~3.~~4. Mapping. The planning project is anticipated to result in several planning maps to meet or exceed the requirements under Wis. Stat. 66.1001. Maps may include but are not limited to those listed below. Most maps are anticipated to include the Village municipal boundary and its 1.5-mile extraterritorial plat review jurisdiction. It is anticipated that the consultant may need to create additional inset maps scaled to specific areas within the Village.

a. Planning Area, including jurisdictional boundaries and relevant boundary agreements,
b. Soils
c. Natural Resources, including WDNR wetlands, FEMA Floodplains, steep slopes, hydric soils, surface water, woodlands, existing Capital Area Regional Planning Commission (CARPC) mapped Environmental Corridors and Future Potential Environmental Corridors, etc.
d. Transportation, including existing and proposed roads, bicycle and pedestrian, and bus accommodations.

e. Community Facilities and Utilities, including existing and proposed village facilities, public sewer and water facilities, public parks, schools, and private recreational amenities.
f. Existing Land Use
g. Zoning
h. Future Land Use

~~4.~~5. Community Engagement & Public Relations. The consultant shall develop and execute a public engagement plan to inform and gather input from a broad set of stakeholders regarding this planning project, including activities separate and specific to developing recommendations to guide future development on the Village's east side~~evaluating the recommendations in the 2023 East Side Plan~~. The consultant should budget sufficiently to work with the Village to plan for public engagement meetings and activities, including how we approach the community and how we bring the community together in the planning process and resources to help present the project to the community and obtain feedback as part of public relations for the project. The consultant should also budget for an appropriate number of meetings with Village Staff, the Steering Committee, and other various Village committees and stakeholders, to develop the plan based on the experience of the Consultant and the needs of this project. A final presentation of the plans will be required once the document is complete to both the Steering Committee and Village Board. This includes a public information meeting prior to the required public hearing on the final draft plan. Proposals shall specifically describe the public engagement tools and meetings the consultant proposes as part of their cost estimate.

~~5.~~6. Vision, Goals, Objectives, Policies and Programs. Develop a plan vision, goals, objectives, policies and programs/initiatives for each of the required nine comprehensive planning elements per the requirements of Wis. Stat. 66.1001. The future land use classifications, and related policies, should use clear terminology, graphics, maps and illustrations so that non-planners can understand what the policies mean, including desired outcomes and uses, in a way that is easily comprehensible.

~~6.~~7. Draft Plan, Plan Review, and Adoption. The consultant shall prepare the draft plan for review by Village staff, the Steering Committee, and public for further revisions and refinement. A public hearing draft plan shall be prepared for review by Village staff, the Steering Committee, and public for further revisions and refinement. Prior to holding the public hearing, the consultant shall provide a final public information meeting on the draft plan. After the public hearing is held a final draft plan shall be prepared for recommendation by the Steering Committee and approval by the Village Board. Upon adoption by the Village Board a final plan shall be provided to the Village including any revisions by the Steering Committee and Village Board through the final plan adoption process.

These are the general requirements for the creation of a new Comprehensive Plan and are not intended to be an all-inclusive list of every task necessary to complete the project. It is expected that consultants will submit proposals that provide the Village with more specific recommendations for approaches, tasks, and deliverables based on their expertise from past work on similar projects. Innovative approaches that meet the intent of the Plan Objectives and Scope of Work are welcomed, these could be presented as additional services or additional approaches in the consultant response if desired.

SECTION 6 Deliverables

The selected consultant shall complete a final comprehensive plan document(s) that contain at a minimum those items described in the final Scope of Services. The selected Consultant shall provide the Village with an electronic copy of the final plan in its original and pdf format, including all maps, GIS data and GIS map packages, graphics, or tables used to create the plans. The selected Consultant shall provide the Village with three (3) hard copies of the final plan(s) and an electronic PDF copy of the final plan(s). Draft deliverables may be provided in PDF format.

Optional Services:
The Village is interested in obtaining cost estimates for each of the following additional services to be considered at the Village's discretion:

1. Consultant Hosted Project Website. In lieu of the Village hosting and maintaining a project website.
2. Creating an Interactive On-line Comprehensive Plan. In addition to a traditional linked pdf copy of the plan, the Village is interested in potential utilizing more user-friendly ways to illustrate and describe draft and final comprehensive plan documents such as utilizing GIS Story Maps or similar tools to gather community input and communicate the content of the plan.
3. Parcel Specific Site and Building Concepts and Renderings. The Village does not anticipate the planning project will include the consultant developing parcel specific site and building concepts or renderings for how any particular property my develop, or redevelop, in the future. While the Village understands there may be several factors that contribute to the cost to provide this service, the Village is interested in understanding what a typical cost, or cost range, might be to provide this type of service on a per site basis. If the need arises during the planning process, these additional services would be negotiated as a contract amendment as approved by the Village Board based on the specific request of the Village.

SECTION 7 RFP Submittal Requirements

1) Qualification Details consisting of:

a. Cover Letter – Including, but not limited to a statement of understanding and approach to this project.

b. Experience – A summary of five to seven similar or relevant projects that the consultant has executed within the last five years. Electronic links to full copies of similar or relevant plans are encouraged. Hard copies of similar or relevant plans are not desired and can be provided electronically.

c. References – Provide three to five municipal client references for which the consultant has provided similar planning services within the last five years. Include the name, email, and telephone number of the contact person and a description of services provided to that contact.

2) Technical Proposal consisting of:

a. Scope of Work – A description of the approach to be taken toward completion of each item listed under Section 5 of this RFP, including any draft and final deliverables. An explanation of any variances to the proposed Scope of Work as outlined in the RFP, and any insights into the project gained as a result of developing the proposal or from past project experiences.

3) Project Management Plan Proposal consisting of:

a. Key Personnel – A list or organization chart of personnel directly assigned to the project, along with responsibilities on this project and resumes. Clearly illustrate the responsibilities and lines of communication and authority relative to your project management team. This includes those individuals that will be specifically responsible for community engagement and public relations activities throughout the planning project, including those individuals with specific responsibilities for facilitating public meetings. Describe your plan to interface with Village staff, including opportunities to coordinate with the Village's Summer Intern and communications staff for project activities. The consultant's project manager, who will be responsible for planning, coordinating, and conducting the majority of the work must be identified and committed to the project. The Village reserves the right to approve consultant's project manager, community engagement manager, public meeting facilitators, and any requested personnel and subcontractor changes during the course of the project.

b. Quality Control – Describe quality control measures and processes to ensure the project requirements are achieved within the project budget and schedule.

c. Village Staff Commitments – Identification of those items within the Scope of Work for which the consultant anticipates assistance by Village Staff. Village Staff

will serve as the point of contact for public inquiries during the planning process, will attend all public meetings, will maintain a project website, and provide public outreach of planning activities through existing Village social media outlets, electronic and community newsletters. Village communication staff can assist with creation of project videos and promotional materials for public engagement activities in collaboration with the consultant. The Village ~~also anticipates hiring~~has hired a Summer Intern that will be available to assist with this project from June-August 2026, and on a limited basis from September-December 2026. The intern can assist with data collection and analysis, existing sub-area character studies, photo inventories and public engagement activities, including pop-up events in the community guided by but not attended by the consultant team. Given the timeline for when the intern will be available, the Village seeks to maximums opportunities for the intern to assist with the project to efficiently use the project budget to maximize consultant led community engagement activities, policy and plan development activities. The Village can provide the consultant with an original Word copy of the 2017 Comprehensive Plan, including associated Excel tables. The Village can also provide InDesign files for the 2023 East Side Plan. The Village can also provide the consultant with GIS shapefiles of the following data:

i. Future land uses from the 2017 Comprehensive Plan
ii. Zoning
iii. 10-Year CIP road improvements
iv. Existing and future pedestrian and bicycle routes and trails
v. Village facilities and utilities
vi. Existing land use, soils, parcel, natural resource and environmental corridor data are available for free from Dane County and CARPC.

d. Project Schedule – A proposed schedule that indicates project milestones by phases or tasks, delivery of draft and final project deliverables, and overall timeline for completion of the Comprehensive Plan. Identification of meetings with Village Staff, Village committees, and the public, including summary of targeted discusses and meeting outcomes.

e. Supplemental Information – Any other information deemed necessary to address the requests of this RFP.

4) Cost and Labor Hours Proposal consisting of:

a. Cost – Lump Sum price to complete the plan as proposed in the Consultant's base Scope of Work. **The Village Board has approved $60,000 in funding for the project in 2026 and earmarked an additional $60,000 in funding for 2027 within the Village's Capital Improvement Plan. The final amount of 2027 project funds**

will be determined as part of the Village Board's approval of the selected consultant's contract and the 2027 Village Budget.

b. Estimated Labor Hours – A summary of estimated labor hours by task, or phase, that clearly identifies the project team members, their hourly rate, and the number of hours performed by each participant organized by task or phase.

c. Additional Scope/Fees – Total fee, hours per employee, and hourly rates by employees, for any additional services not identified as included in the Consultant's base Scope of Work.

5) General requirements consisting of:

a. Due Date – **Responses to the RFP must be received by 4:00 PM CST on Friday, ~~April 24~~May 29, 2026.** Proposals received late, for any reason, shall not be accepted.

b. Format & Location – Prospective consultants shall provide one (1) electronic PDF copy. RFP submittals shall be emailed to the Community & Economic Development Director at andrew.bremer@mcfarland.wi.gov, subject: Proposal for 2027 Comprehensive Plan Update. Note, an email more than 25 MB won't be accepted by the Village's email server. Alternatively, consultants may submit a link to electronically download the proposal or an electronic PDF copy via a USB flash drive to the McFarland Department of Community & Economic Development:

Attn: Andrew Bremer, AICP
Community & Economic Development Director
Proposal for Comprehensive Plan Update 2026
5915 Milwaukee Street, PO Box 110,
McFarland, WI 53558.

c. Property – All information developed as part of this RFP, including graphics and data, shall become the property of the Village. All text shall be submitted electronically as is most convenient. All original graphics generated as a part of the RFP shall be submitted to the Village in an easily reproducible hardcopy and electronic format as applicable.

SECTION 8 Evaluation Criteria

The following criteria will be used to evaluate each proposal submitted:

- Key Personnel Experience (20 points). Level of experience completing similar projects with local government entities of similar size, structure, and complexity. Experience and

qualifications relevant to key personnel and their associated project roles and estimated labor hours. Demonstrated experience in comprehensive planning, community engagement and public relations.

- Community Engagement Strategy (20 points). Demonstrated responsiveness to the community engagement needs outlined in the RFP, including the preliminary public participation plan.

- Scope of Work (20 points). Level of responsiveness and technical approaches to the scope of work outlined within the RFP. Demonstration of knowledge and innovative approaches particular to the desired Scope of Work and Plan Objectives.

- Cost Effectiveness (25 points). Ability to meet budget/value as related to proposed and additional costs. Hourly rates of key personnel. Estimated total labor hours. Total project budget.

- Project Schedule (10 points). Ability to be responsive in meeting schedule required to complete the plan and deliverables. Quality, clarity and creativity of proposed planning process and public engagement, including specific proposed engagement tools and project meetings.

- Quality of Submittal (5 points). Quality, clarity and completeness of submittal package, including identification of draft and final deliverables. Consultants shall not submit verbatim sections of this RFP as their proposal.

SECTION 9 Method & Timeline of Selection

The Village Administrator; Community and Economic Development Director; Associate Planner, Communications Manager, Chairperson and Vice-Chairperson for the Planning Commission, and Chair of the Community Development Authority will conduct the evaluation of proposals submitted. This will comprise the RFP Evaluation Team. They will make a recommendation to the Steering Committee based on proposals received, who then will make the final recommendation to the Village Board for action. The following method and timeline will be utilized to select the desired proposal, subject to change at the Village's discretion:

- ~~**March 24**~~**April 28, 2026 – RFP Issuance Date.**

- ~~**April 10**~~**May 15, 2026 – Deadline for submittal of written questions.** Questions regarding this RFP shall be emailed to the Community & Economic Development Director at andrew.bremer@mcfarland.wi.gov.

- ~~**April 14**~~**May 19, 2026 – Responses to written questions.** Responses to all submitted written questions will be posted to the Village website.

- ~~April 24~~May 29**, 2026 – RFP Due Date.** RFP's shall be submitted no later than 4:00 PM on Friday, ~~April 24~~May 29, 2026.

- ~~April 27 - May 8~~June 1-10**, 2026.** The Evaluation Team will review the proposals and decide which, in its sole discretion, it chooses to further consider via an in-person or virtual interviews as needed. At its discretion, the Evaluation Team may host interviews with consultants in order to make a recommendation on a preferred consultant to the Steering Committee. Interviews may be held remotely. Village Staff may also follow-up with individual consultants to seek clarification on questions related to bids received as needed.

- ~~May 13 - 21~~June 15-18**, 2026 – Steering Committee Meeting.** The Evaluation Team will make its recommendation to the Steering Committee for further consideration following completion of their work to evaluate the proposals. The Steering Committee will consider the recommendation of the Evaluation Team in order to make their own recommendation to the Village Board.

- ~~May 26~~June 23**, 2026 – Village Board approval.** The Board will take final action to consider acceptance of the recommended proposal and enter into a contract for this purpose.

- ~~May 29~~June 24-July 3**, 2026– Contract Signatures.** The Village Attorney will draft the final contract for signatures utilizing the approved proposal and the Village's Standard Contract.

- ~~June 1~~July 6**, 2026 – Estimated Project commencement date.**

- **By August 18, 2027 – Estimated project completion date.** Village Board acceptance of final plans on or before August 18, 2027.

SECTION 10 Terms and Conditions

Each proposal will be reviewed to determine if it meets the submittal requirements contained within this RFP. Failure to meet the requirements for the RFP can be cause for rejection of the proposal. The Village may reject any proposal if it is conditional, incomplete, contains irregularities, or if in the sole discretion of the Village not considered in our best interest. The Village may waive an immaterial deviation in a proposal, but this shall in no way modify the proposal document or excuse the Consultant from compliance with the contract requirements if the Consultant is awarded a contract. A prospective Consultant may be requested for an interview at the sole discretion of the Village. The recommended Consultant will be selected and approved by the Village Board.

The Village uses a standard template contract for such services and will require its utilization for this project. A copy of the standard template is attached to this RFP for reference.

There is no expressed or implied obligation for the Village to reimburse firms for any expenses incurred in preparing proposals in response to this request. Materials submitted by respondents are subject to public inspection under Wisconsin law. Any language purporting to render the entire proposal confidential or proprietary will be ineffective and will be disregarded.

The Village will not discriminate against individuals due to sex, race, religion, creed, color, national origin, age, disability, sexual orientation, ancestry, marital status, arrest or conviction record, military service, or any other characteristics protected by law. This applies to all Consultants submitting proposals to this project and their sub-consultants.

The Village reserves the right to retain all proposals submitted, and to use any idea in a proposal, regardless of whether the proposal was selected. Submission of a proposal indicates acceptance by the firm of the conditions contained in the RFP, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the Village and the Consultant.

All property rights, including publication rights of all reports produced by the selected firm in connection with services performed under this agreement shall be vested in the Village.

The Village reserves the right to reject any or all proposals submitted.

SECTION 11 RFP Exhibits

Exhibit A: Standard Contract Template