VILLAGE OF MCFARLAND *NOTICE OF PUBLIC MEETING*

PLAN COMMISSION

Monday, May 17, 2021 **7:00 PM** **McFarland Municipal Center**
Community Room

AGENDA

You are invited to this meeting through a Zoom webinar. The Public is strongly encouraged to watch and participate in these meetings remotely through either the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:
https://us02web.zoom.us/j/88907324824

Or by Telephone: +1 (312) 626-6799
Webinar ID: 889 0732 4824

1. CALL TO ORDER

2. NEW STAFF & MEMBER INTRODUCTIONS

3. PUBLIC APPEARANCES.

4. APPROVAL OF MINUTES.
   a. Review and possible approval of the April 19, 2021 Plan Commission minutes

5. PUBLIC HEARING
   a. Public hearing on a request by Wisconsin Power & Light and Alliant Energy for a Conditional Use Permit for a natural gas regulator station at Grand View Lot 3, parcel 0610-023-5350-7 (approximate northwest corner of Creamery Road and Elvehjem Road), McFarland, WI, property zoned CO Conservancy.

6. BUSINESS.
   a. Discussion and possible action on a Site Design Review Application from the Village of McFarland for a new McFarland Public Safety Center on parcel 0610-021-9195-1, southeast corner of Holscher Road and Broadhead Street, property zoned R-1 Single Family Residence.

   b. Discussion and possible action to make a recommendation to the Village Board regarding Resolution 2021-10: A Resolution Discontinuing a Portion of Johnson Street Abutting Lots 8 and 9, Block 1, Johnson's Addition to Village of McFarland as a Public Way.

   c. Discussion and possible action to make a recommendation to the Village Board regarding Resolution 2021-12: A Resolution to Dedicate Right-of-Way for Highway Purposes Abutting Lots 8 and 9, Block 1, Johnson's Addition to Village of McFarland.

   d. Discussion and possible action to make a recommendation to the Village Board regarding Resolution

2021-15: A Resolution Accepting the Dedication of Right-of-Way at 6009 Johnson Street from the School District of McFarland.

e. Discussion and possible action to make a recommendation to the Village Board regarding Resolution 2021-16: A Resolution Approving A Declaration of Easements On Property Located At 5411 Bashford Street.

f. Discussion regarding scheduling the review of Plan Commission applications requiring a public hearing.

7. STAFF REPORTS

   a. Property maintenance report

   b. Director's report.

8. SCHEDULE NEXT MEETING DATE.

   a. Monday, June 21st, 2021 at 7:00 PM.

9. ADJOURNMENT.

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related to Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the McFarland Municipal Center at (608) 838-3153 or cassandra.suettinger@mcfarland.wi.us.

Working Draft - Minutes
Plan Commission
Meeting

April 19, 2021

Members Present: Justin Rupert, Peter Bloechl-Anderson, Eric Green, Brad Czebotar

Members Absent: Tom Rogers, Bruce Fischer, Scott Peters

Staff Present: Andrew Bremer, Andrew Day, Karen Knoll

1. CALL TO ORDER

   Czebotar called the meeting to order at 7:00 p.m.

2. PUBLIC APPEARANCES.
   None

3. APPROVAL OF MINUTES.

   a. Review and possible approval of the March 15, 2021 Plan Commission minutes.

      Czebotar called the minutes from the March 15, 2021 approved by unanimous consent.

4. BUSINESS.

   a. Discussion and possible action on a request from McFarland American Legion Post 534 for a Site Design Permit for an outdoor consumption area at 4911 Burma Road.

      Bremer reviewed with Commissioners the process for businesses when they wish to expand liquor licenses by adding outdoor seating area; the site plan comes before the Plan Commission. Bremer reviewed the American Legion Post is seeking to add a 576 sq. ft. patio area with the site plan as submitted in packets. The outdoor area will connect through a door to the main lounge/bar area in the building. There are windows in the area, which will help staff to view the area when open. The Public Safety Committee met earlier this month and unanimously recommended approval, conditioned upon:

      1. Installation of the emergency gate as recommended in the Fire & Rescue Staff Report dated March 26, 2021.

2. Installation of bollards, or some sort of alternative to bollards, on the east side of the proposed patio per the Community & Economic Development Director's Staff Report dated April 7, 2021.

Bremer reviewed when approving previous applications for outdoor areas, where there has been traveling or parking in close proximity Commissioners have recommended some type of barrier to minimize the potential of a future accident.

Bremer summarized per the submission in packets, the surface area will be rolled shale stone, the fencing will be four-foot high black aluminum fence.

Rob Blanchar was present, representing the Legion, he indicated they are requesting this as they have considered an outdoor area for a while, and due to the past year where they had to be shut down due to COVID-19 restrictions. He feels they meet all setbacks required; they will be digging out the proposed area and placing rock down first with the shale stone on top. They currently have lighting in the area.

Czebotar moved to approve the request from McFarland American Legion Post 534 for a Site Design Permit for an outdoor consumption area at 4911 Burma Road conditioned upon:

1. Installation of the emergency gate as recommended in the Fire & Rescue Staff Report dated March 26, 2021.

2. Installation of bollards, or some sort of alternative to bollards, on the east side of the proposed patio per the Community & Economic Development Director's Staff Report dated April 7, 2021.

Rupert seconded the motion. Motion carried 4-0.

b. Discussion regarding redevelopment of 4810, 4818, 4902 and 4908 Terminal Drive, including a preliminary concept plan submitted by Ryan Quam for development of Waubesa Village Phases 4 & 5.

Bremer reviewed the location of the potential proposal with Commissioners. He indicated Quam has an option to purchase the single family home at 4908 Terminal Drive, the Village owns 4902 Terminal Drive, which the Village obtained with the purpose of blight removal, and future redevelopment. Quam is working on options to purchase 4810 and 4818 Terminal Drive.

Included in packets is a concept plan for a fourth and fifth phase of Waubesa Village, similar to what he has currently built, three story garden style buildings, 27 units with a mix of one and two bedrooms, and the third floor of the building having some loft units. Both buildings will have underground parking.

Bremer reviewed the location of the current buildings and the proposed buildings per the site design as included in packets, along with potential timelines, shared parking during the two phases, a potential access drive, possible road re-alignment and grading for the site with Commissioners.

Bremer indicated this is pre-application only; no action will be taken tonight. This is for preliminary feedback, addressing any potential concerns, thoughts or design issues Commissioners may have. Bremer indicated Quam met with the CDA earlier this month, as this property is located in TID #3. Some of their comments were on the sidewalks and potential reconstruction of Terminal Drive. Bremer reviewed the sample renderings of the buildings as included in packets, which are very similar to the current buildings.

Quam indicated he is continuing to have high demand for this type of apartment. The current building he has under construction should be ready by July. Quam indicated he was approached by the property owner of the southern site indicating he would be open to selling his property to Quam. Quam reviewed the grading on the current site with Commissioners. If he were to move forward with Phase IV, this would help to open up the space. He would look to have an ice rink in the winter on the site and a volleyball court in the summer for residents of the complex. The Phase IV building would have a garage door, allowing him access for equipment. Quam reviewed the stormwater pond on the site, which would be supplemented with additional rain gardens. Quam also discussed Phase V, the owner of that property is in no hurry to sell at this time, but Quam does have an option to purchase in five years, there are other requirements, which would also need to be met.

Commissioners discussed with Quam the community rental market and when it would be saturated, the possibility of mixed use in the final phase, delays due to COVID, possibility of part of the project being affordable housing, TID funding for Phase IV and Phase V and the possibility of an overlay district.

Quam felt this style is successful due to people wanting to be in the school district, closeness to bike trails and the water; he attracts residents looking to be close to outdoor activities. Quam indicated he has not gotten into the details of Phase V; there might be a possibility for mixed use if he could find a tenant for the north side.

Bremer inquired of the timeframe for leasing in the Humble Oaks project. Quam responded many were leased before the project was complete, the rest he believes filled within the next two – three months. He has noticed most residents like to move in June and July.

Czebotar inquired if Quam was still on track for the rest of the development of the Humble Oaks property a few blocks away on Terminal Drive. Quam replied

Village committees and staff directed him that the second phase is to be commercial. The way the economy is now apartments are in demand, the demand for commercial property has slowed down. He is marketing the site and would hope to move Quam Engineering there some day. He has also been doing prep work on the site; however, there is not a lot of commercial interest at this time. He is going to install volleyball sites temporarily on the Terminal Drive site for his tenants to use. He is not able to build another apartment building on the Terminal Drive site, as there is currently a house there. Czebotar inquired with the house there, is there no longer a plan to build an apartment on the site. Quam replied he is still planning to build an apartment on that portion of the site, he currently has an agreement with the homeowner where they can live there rent-free for a long as they wish, they may be there for five to ten more years. Once they move he has the option to take out the house and move forward with the apartment building.

7. STAFF REPORTS

   a. Property maintenance report – no comments

   b. Director's report – Bremer reviewed his report as suppled in packets

8. SCHEDULE NEXT MEETING DATE

   a. May 17, 2021 at 7:00 p.m.

9. ADJOURNMENT.

   Rupert moved to adjourn; Bloechl-Anderson seconded the motion. Motion carried meeting adjourned at 7:39 p.m.

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, May 17, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Public hearing on a request by Wisconsin Power & Light and Alliant Energy for a Conditional Use Permit for a natural gas regulator station at Grand View Lot 3, parcel 0610-023-5350-7 (approximate northwest corner of Creamery Road and Elvehjem Road), McFarland, WI, property zoned CO Conservancy.**

PREVIOUS ACTION:

ISSUE SUMMARY:

Summary of Application

Wisconsin Power & Light and Alliant Energy have petitioned the Village to install a 20'x20' natural gas regulator station on Grand View Lot 3; considered the Southern Unit of Grandview Conservancy Park. The site is in the vicinity of existing underground natural gas mains. The property is owned by the Village, zoned CO Conservancy District, and within a designed Capital Area Regional Planning Commission (CARPC) Environmental Corridor. "Utility lines and pumping stations" are a conditional use in the CO District. Applicants are seeking approval of a conditional use permit, and associated site/design review application and easement, the latter will require Village Board approval after consideration of the CUP and site/design application by the Plan Commission. The packet includes the applicant's Plan Commission Application, including responses to the Conditional Use Standards in Sec. 62-111, site/design checklist, easement document, and example images of similar installations. Representatives from Alliant Energy will provide an overview of their request at the beginning of the public hearing.

The regulator station will replace an existing underground regulator station that is located on Village property further north on the east side of Creamery Road (parcel 0610-023-3350-1), adjacent to the rear yard of 5702 Country Walk. The existing site is part of the Northern Unit of Grandview Conservancy Park, and is also zoned CO and within the CARPC Environmental Corridor.

Alliant has field staked the location of the proposed station (pink stakes) for informational purposes. The station is proposed to be built on a gravel pad and the applicants propose to screen the regulator station with a locked 6' chain-link fence which will include green privacy slats similar to the representative image in the packet. Bollards will also be placed on the inside of the fence for safety. The application includes planting arbor vitae around the entire station per initial request by Village Staff. However, upon further discussion, Village Staff are

requesting an alternative species as deer and drought conditions are likely to prevent the establishment and survival of the arbor vitae. Preferred species include: Little Bluestem (Schizachyrium scoparium), Prairie Dropseed (Sporobolus heterolepis), or New Jersey Tea (Ceanothus americanus). Staff have also requested a 2' gravel pad around the perimeter of the fence to limit the need to trim vegetation along the fence line. Per Village Staff request, Alliant would also provide a 16-foot area around the fence with planted grass which the Village would mow once the grass is established. This grass area would provide a fire break for future prairie prescribed burns completed by Village Staff. Per Village Staff request, Alliant would also agree to removing the invasive tree/brush growth in approximately the southern 350 feet of the Grandview Conservancy, refer to image in the Village Engineer's Staff Report dated May 5, 2021. This will aid Village Staff efforts to restore the area with native plantings per the Village's 2007 Management Plan for Conservancy Parks.

Public Comments
The packet includes a copy of one public comment received by the Department prior to the public hearing.

Conditional Use Permit
"Utility lines and pumping stations" are a conditional use in the CO District. Sec. 62-108(a)(5) of the Zoning Code requires CUP applicants to provide a detailed written description and proof meeting the substantial evidence standard showing how each of the standards set forth in Sec. 62-111 (a) through (h) will be satisfied, including a detailed description of how each said standard is met, and how the proposed use will comply with any applicable regulations regarding light, noise, traffic, nuisance, health, safety, welfare and environment. Sec. 62-105 defines "substantial evidence" as facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. The packet includes the Developer's responses to the conditional use standards in Sec. 62-111. Sec. 62-114 provides that prior to granting of any conditional use the Plan Commission may stipulate or impose such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety, and general welfare of the community and to secure compliance with the standards and requirements specified in Sec. 62-111. In the Director's opinion, the written responses to the standards have been reasonably met, subject to addressing the staff comments provided in the packet, and those additional conditions the Plan Commission may seek.

Site Design Review
Site Design Review is required under Sec. 62-310 for any development for which the applicant is a public utility. There are no setback or minimum landscape point requirements under Sec. 62-72 for development in the CO District. The proposed station may be considered similar to an accessory structure given its characteristics. Accessory structures are required to be three feet from the lot lines, which would be provided as submitted. The existing site is flat and the applicant proposes to grade and install a seed mix/landscaping per the prior description. No buildings, additional access, parking areas, or lighting are proposed with the application.

VILLAGE OF
McFarland

Other Village Staff Comments
The packet includes review letters provided by the Village Engineer and Fire & Rescue Department. The Village Attorney has provided recommended revisions to the submitted easement. Alliant has indicated their acceptance of this revisions. A final clean copy will be provided with the June 21st, 2021 Plan Commission meeting.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:
The property is identified in the Public Lands, Recreation, and Environmental Corridor Future Land Use category of the Village's Comprehensive Plan. Figure 4.1 describes the Typical Implementing Zoning Districts as including the CO Conservancy District. Utility and Community Facilities Policy #1 provides the following general statement requiring utilities: Ensure that utility systems have adequate capacity to serve existing customers, and expand capacity if necessary to serve future needs. UCF Policy #3 also states: Coordinate utility and community facility planning with land use, transportation, natural resource, and recreation planning. The property is also part of the Village's 2007 Management Plan for Conservancy Parks. This plan recommends the removal of invasive species and overstocked woody species from the conservancy to allow the establishment of desired prairie species.

ORDINANCE REFERENCE:
Sec. 62-69, Permitted Uses CO District
Sec. 62-72, Bulk Standards CO District
Subdivision II, Conditional Uses
Sec. 62-311, Site Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This agenda item is for a public hearing only. Action on the Conditional Use Permit and Site/Design Review Application is scheduled for the June 21st Plan Commission meeting.

ATTACHMENTS:
1. 5.17.21 WPL - CUP - Grandview lot 3
2. Grand View Lot 3-WisconsinPowerLight-Application-03.15.21
3. WPL-Alliant Example Images of Fence and Station
4. Village Engineer-Aliiant Energy Gas Regulation Station-05.05.2021
5. McFarland Fire & Rescue-Alliant Energy Gas Regulation Station-03.26.2021
6. WP&L Gas Regulator Station Easement_Village Attorney Comments
7. Kathy Pease Comments to Plan Commission

Please publish in the
McFarland Thistle on
April 29, 2021 and May 6, 2021

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 Monday, May 17, 2021 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:

> Review and possible action regarding a Conditional Use Permit (CUP), requested by Wisconsin Power and Light & Alliant Energy for a natural gas regulator station, at Grand View Lot 3, parcel 0610-023-5350-7, (approximate northwest corner of Creamery Road and Elvehjem Roads), McFarland, WI property zoned CO Conservancy.

Information regarding this request is available for review online at www.mcfarland.wi.us/activedevelopmentprojects or at the Village of McFarland Municipal Center lobby, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

COVID-19 RELATED INFORMATION

Due to the COVID-19 Pandemic, the Village recommends and **URGES** all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting https://us02web.zoom.us/j/88907324824 or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: Webinar ID: 889 0732 4824.

Due to limitations from Dane County Public Health, only 10 non-employees are allowed in the Municipal Center at one time. **If you choose to attend the meeting in-person, the Village CANNOT GUARANTEE you will be allowed a spot inside the building to view the meeting.** Those who wish to provide public comment at the meeting will be ushered in and out of the building to accommodate the 10 person gathering limit.

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 Thursday prior to the meeting date.

Village of McFarland
Community & Economic Development Department

Plan Commission Application – 2021

~Application must be completed in full~

Applicant - Owner	Wisconsin Power and Light	Applicant's Agent	Seth J. Raasch
		Name	
Address	4902 North Biltmore Lane, Madison, WI 53718	Address	1209 Hyland Dr., Stoughton, WI 53589
Email		Email	sethraasch@alliantenergy.com
Phone #		Phone #	608-501-4270
Fax #		Fax #	

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	$370+F	❑ Annexation	At cost
❑ Preliminary Plat (reapplication)	$500+BF	❑ Rezoning (map)	$405+	❑ Dev. Agreement Including Addendums	$400 F
❑ Certified Survey Map	$300+FG	❑ Zoning Amendment (text)	$405 +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 or/ 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 paper if needed)

Grand View Lot 3- Parcel Number: 154/0610-023-5350-7

SW 1/4 of SW 1/4- Section 2-T06N-R10E

Natural Gas Regulator Station, Ingress/Egress & Utility Easement (Attached)

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.)**

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Schedule: The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month 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; all potential agenda item materials -are required to be submitted per the schedule listed below. **Three (3) copies** of all materials, **one (1) copy must be 8 ½ x 11, two (2) copies to be 11 x 17 and one (1) electronic copy** (*only one copy of application, completed in full, is necessary)* shall be submitted to the Community Development Department (608-838-3154), with fees paid **by *NOON of the deadline day**, according to the following schedule:

Village of McFarland Plan Commission 2021 Schedule

*Submittal Deadline Noon on:	For Scheduled 2021 Meeting date of:
December 8 (2020)	January Tuesday Jan. 19
January 5	February 15
February 2	March 15
March 9	April 19
April 6	May 17
May 11	June 21
June 8	July 19
July 7	August 16
August 10	September 20
September 7	October 18
October 5	November 15
November 2	December 20 (Pending)
December 7	(Pending) Tuesday, Jan. 18, 2022

*** Submittal deadline:**

- **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, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.**

X Seth J. Raasch Digitally signed by Seth J. Raasch DN: cn=Seth J. Raasch, o=Wisconsin Power and Light, ou, email=sethraasch@alliantenergy.com, c=US Date: 2021.03.15 11:08:44 -05'00' 03/15/2021

Signature of Applicant/Agent Date

VILLAGE OF McFarland
Community & Economic Development

Applicant - Owner	Wisconsin Power and Light	Applicant's Agent	Seth J. Raasch
Address	4902 North Biltmore Lane, Madison, WI 53718	Address	1209 Hyland Dr, Stoughton, WI 53589
Email		Email	sethraasch@alliantenergy.com
Phone #		Phone #	608-501-4270
Fax #		Fax #	
Project Site Address		Parcel No.	

Conditional Uses

The McFarland zoning code identifies land uses, which are not permitted, permitted, and permitted upon approval of a conditional use permit. Conditional uses are land uses not permitted outright but may be allowed if certain standards and conditions are met and Plan Commission grants approval.

All submitted Plan Commission applications which encompasses a request for a Conditional Use Permit (CUP) must include "substantial evidence", which identifies specifically how the proposed conditional use meets each of the standards listed below. Substantial evidence is defined as facts and information other than merely personal preferences or speculation directly pertaining to the requirements and conditions the applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

Written responses such as "see plans" are not acceptable. The applicant must identify what specific portion of the project or plans supports the contention that a standard will be met by including for example a detailed description of compliance with any applicable regulations regarding light, dust, particulate emissions, noise, frequency, vibration, traffic, nuisances, odors, visibility, health, safety welfare and the environment. All written responses to CUP standards must be submitted as part of your Plan Commission Application.

Sec. 62-111, Conditional Use Standards

a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. This reg. station will replace the existing reg. station that is located along Creamery Rd. It will provide the residents of McFarland with natural gas service. It will be protected from the public via a locked chain-link fence and bollards inside the fence to prevent vehicle damage. It will be screened with arbor vitae to help blend it into the proposed prairie restoration area to the north.

b. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land. The residents in the area should see no noticable change in natural gas service. The closest neighbor is approx. 350' to the east. The existing trees and arbor vitae screen should restrict visability of the proposed site from their residence.

c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The new reg. station will continue to allow the expansion of natural gas service to residents and businesses within the McFarland gas district.

d. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided. All necessary utilities are located adjacent to the proposed site. The bike path at the corner of Creamery and Elvehjem Roads will be used for access to the site. The site currently slopes to the north. Post construction the site will maintain a northernly slope that will be mowable with a commercial mower.

e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Ingree/egress is included in the proposed easement at the corner of Creamery and Elvehjam Rd. Post construction the site will only require a few visits yearly to perform maintenance. These visits will be by technicians in light/medium duty pickup trucks.

f. The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located. N/A, The proposed station will meet all state and federal codes required by PSC 135 (WI Gas Safety) and US DOT Part 192 (Transportation of Gas by Pipeline).

g. The proposed use does not violate floodplain regulations governing the site. The proposed site is not located within any floodplains.

h. That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation. N/A, several reg. stations currently feed the Village of McFarland. The proposed station will meet all state and federal codes required by PSC 135 (WI Gas Safety) and US DOT Part 192 (Transportation of Gas by Pipeline).

i. That, when applying the standards to any new consecution of a building or an addition to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district. N/A, no buildings will be constructed on the proposed easement.

j. In its review, the Plan Commission shall also evaluate the effect of the proposed conditional use upon the following items listed below. Identify how your project will impact and/or address each of these items.

1. The maintenance of safe and healthful conditions. This reg. station feeds the southern portion of McFarland with natural gas. It will be surrounded with a chain-link fence to protect it from intrusion.
2. The prevention and control of water pollution including sedimentation. The area will be surrounded by straw wattles during construction to prevent any runoff from leaving the site. Post construction, the slopes will be stabilized and all disturbed areas will be seeded. Erosion control measures will be removed once area has achieved 70% growth.
3. Existing topographic and drainage features and vegetative cover on the site. Half of the existing site is a mowed area along the bike path. The other half is a natural area that may be restored to prairie in the future.
4. The location of the site with respect to floodplains and floodways of rivers and streams. This location is not located in any floodplains.
5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover. The site will feature a 20' x 20' gravel pad. Approximately, 16' from the gravel pad north will be graded and replanted with a seed mix so that it can be maintained by a commercial mower.
6. The location of the site with respect to existing or future access roads. The proposed easement site will be accessed via the bike path at the corner of Creamery and Elvehjem Roads.
7. The need of the proposed use for a shoreland location. (if applicable) N/A
8. Its compatibility with uses on adjacent land. The station will be screened with a chainlink fence and privacy slats. Arbor vitae will surround the site to screen it from the surrounding area.
9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems. N/A

Site and Design Plans

Check List

Date received: _____

Subject property address: _____
_____

Landowner's name: _____

Landowner's address: _____
_____

Landowner's phone/fax: _____

Landowner's email: _____

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.

NA 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.

NA E. Existing zoning _____ Proposed rezoning _____yes _____no

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

NA 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.

NA J. Existing and proposed site and building signage.

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

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

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

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

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

NA 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.

NA S. Hydrant locations and Fire Department Connection.

NA 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:

Alliant Energy is requesting a 20'x20' easement from the Village of McFarland for the construction of a regulator station that will feed the southern portion of McFarland. The station will be protected by a 6' chain-link fence with green privacy slats. Per Jim Hessling's request, the area will be mowed prior to construction and the reg. station will be surrounded by arbor vitae for screening. Additionally, 16' feet north of the gravel pad, located within the easement, will be sloped to allow mowing with a commercial mower.

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.

File: $FILE$

EXHIBIT B

BEING LOT 3, GRAND VIEW, RECORDED IN VOLUME 54 OF PLATS, PAGES 32 AND 33, DOCUMENT NO. 1824481, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 10 EAST, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN

BEARINGS REFERENCED TO WISCONSIN COUNTY COOR. SYSTEM, DANE COUNTY

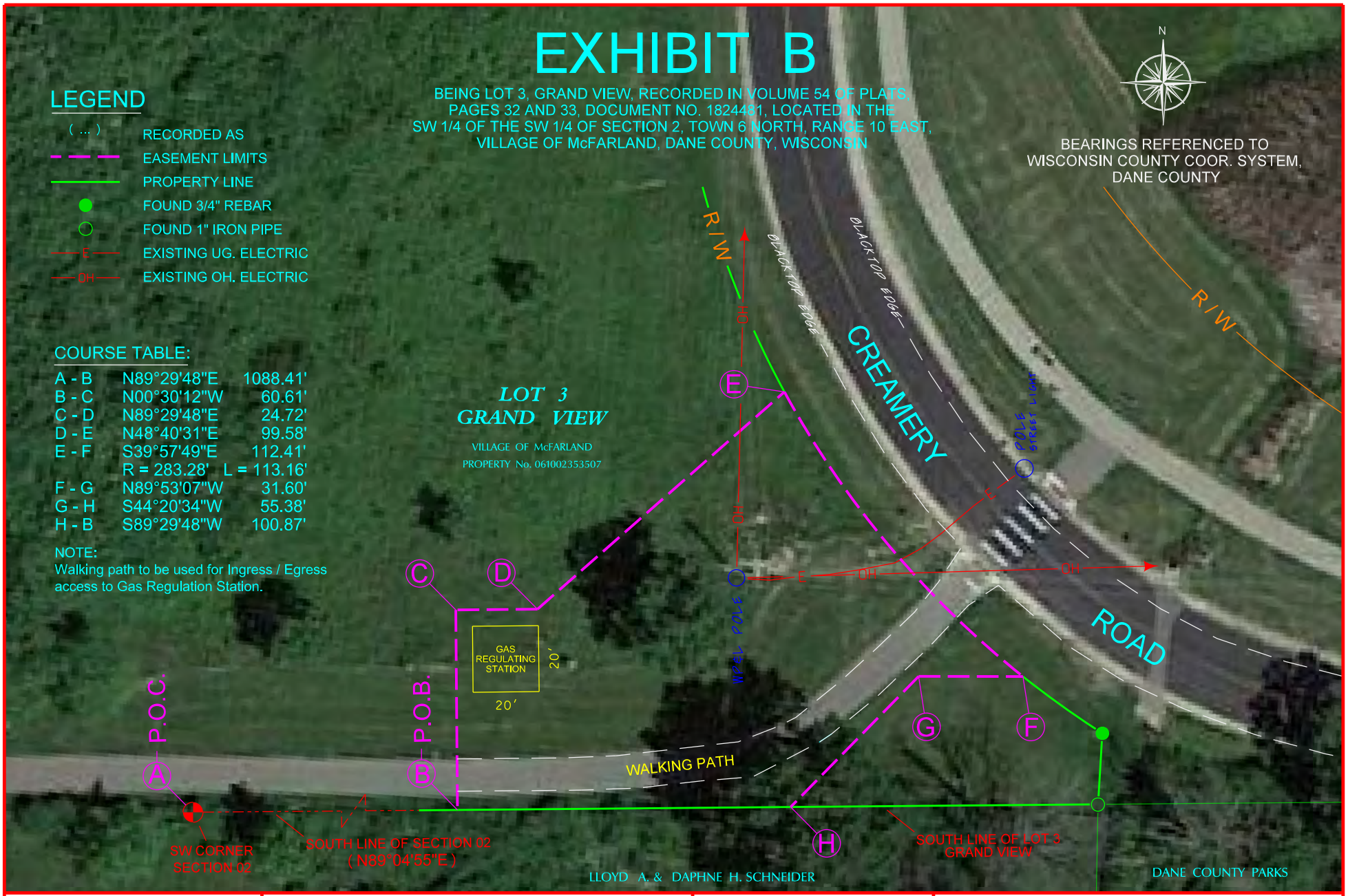
LEGEND

(...)	RECORDED AS
	EASEMENT LIMITS
	PROPERTY LINE
	FOUND 3/4" REBAR
	FOUND 1" IRON PIPE
—E—	EXISTING UG. ELECTRIC
—OH—	EXISTING OH. ELECTRIC

COURSE TABLE:

A - B	N89°29'48"E	1088.41'
B - C	N00°30'12"W	60.61'
C - D	N89°29'48"E	24.72'
D - E	N48°40'31"E	99.58'
E - F	S39°57'49"E	112.41'
	R = 283.28'	L = 113.16'
F - G	N89°53'07"W	31.60'
G - H	S44°20'34"W	55.38'
H - B	S89°29'48"W	100.87'

NOTE:
Walking path to be used for Ingress / Egress access to Gas Regulation Station.



Alliant Energy

This drawing shall be used solely for easement description purposes and thus may only be relied upon for such purpose.

If this bar does not measure 1" then drawing is not to scale.

0 20 40

SCALE: 1" = 40'

WP&L UTILITY EASEMENT MAP

PROPERTY OWNER / EASEMENT GRANTOR: VILLAGE OF McFARLAND

Drawn:	TJT	Date:	01/06/2021
Scale:	1" = 40'	SHEET	1 OF 1

Document No.

EASEMENT
NATURAL GAS REGULATOR STATION, INGRESS/EGRESS & UTILITY EASEMENT

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
P.O. Box 77007
Madison, WI 53707-1007

Parcel Identification Number(s)

154/0610-023-5350-7

The undersigned **Village of McFarland, a Wisconsin municipal corporation, (hereinafter called the "Grantor")**, in consideration of the sum of one dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation, (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as defined below, upon, in, over, through and across lands owned by the Grantor **in the Village of McFarland, County of Dane, State of Wisconsin,** said "Easement Area" to be described as follows:

See Exhibit "A" for the legal description of the Easement Area and Exhibit "B" for the depiction of the Easement Area, attached hereto and made a part hereof.

This easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for a gas regulator station, along with underground natural gas line and communication line facilities, including but not limited to pipelines with valves, main and service laterals, fences and any other components as Grantee may select for use in transmission and distribution of natural gas products or communication signals (collectively, the "Designated Facilities").

2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.

3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee.

4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.

5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the grade of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee**.**

6. **Restoration and Damages:** The Grantee shall restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.

7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place buildings or any other facilities other than the above Designated Facilities.

8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.

9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

WITNESS the signature(s) of the Grantor this _____ day of _____, 20_____.

Village of McFarland, a Wisconsin municipal corporation

_____(SEAL)
Signature

_____
Printed Name and Title

_____(SEAL)
Signature

_____
Printed Name and Title

_____(SEAL)
Signature

_____
Printed Name and Title

_____(SEAL)
Signature

_____
Printed Name and Title

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
COUNTY OF DANE)

Personally came before me this _____ day of _____, 20_____, the above named _____

_____

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Signature of Notary

_____
Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) _____

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 20_____, the above named _____

_____

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Signature of Notary

_____
Printed Name of Notary

Notary Public, State of _____

My Commission Expires (is) _____

This instrument drafted by

Seth J. Raasch
_____

Jordan R. Oosterhouse
_____
Checked by

Project Title:	**Creamery RD. Reg Station**
ERP Activity ID:	**4062292**
Tract No.:	**1 of 1**
REROW No.:	

March 15, 2021

ECRM1333042 Rev 2 05/18

Exhibit A

An easement for a gas regulator station twenty (20) feet in width located within Lot 3, of Grand View Subdivision, recorded on March 20, 1984, in Volume 54 of Plats, on Pages 32 & 33, as Document Number 1824481, in the office of the Register of Deeds for Dane County Wisconsin and more particularly described as follows:

Commencing at the southwest (sw) corner of Section 2, Township 6 North, Range 10 East, Village of McFardland, Dane County, Wisconsin;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet to the Point of Beginning of the gas regulator station, lying ten (10) feet on each side of the following described reference line;
thence North 00°30'12" West, 20.00 feet and there terminating.

ALSO,

A ten (10) foot wide ingress/egress easement lying five (5) feet on each side of the following described reference line and more particularly described as follows:

Commencing at the southwest (sw) corner of said Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet to the Point of Beginning of said ingress/egress easement;
thence South 00°30'12" East, 26.10 feet;
thence South 89°53'20" East, 24.50 feet;
thence North 84°32'46" East, 27.86 feet;
thence North 77°28'21" East, 32.97 feet;
thence North 51°16'39" East, 33.35 feet;
thence North 44°20'34" East, 30.74 feet to a point on the southwesterly right-of-way of Creamery Road and there terminating.

ALSO,

A twenty (20) foot wide utility easement, lying ten (10) feet on each side of the following described reference line and more particularly described as follows:

Commencing at the southwest (sw) corner of said Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet;
thence North 00°30'12" West, 10.00 feet to the Point of Begininning of said utility easement;
thence North 48°40'31" East, 116.00 feet, to a point on the southwesterly right-of-way of Creamery Road and there terminating.

AND,

Commencing at the southwest (sw) corner of Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet;
thence North 00°30'12" West, 10.00 feet to the Point of Beginning of said utility easement;
thence South 89°53'07" East, 150.47 feet, to a point on the southwesterly right-of-way of Creamery Road and there terminating.

AND,

Commencing at the southwest (sw) corner of Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet; to the Point of Beginning of said utility easement;

thence South 86°04’18” East, 69.10 feet;
thence North 01°16’20” East, 39.45 feet;
thence South 87°37’32” West, 28.55 feet and there terminating.

Easement widths are lengthened of shorted to end at the property lines that are intersected by the above described reference lines and as depicted on Exhibit “B”.

Grantor’s deed recorded on January 8, 1996, as Document Number 2730179, in the office of the Register of Deeds for Dane County, Wisconsin.

Being located within Said Lot 3, in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 2, Town 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

EXHIBIT B

BEING LOT 3, GRAND VIEW, RECORDED IN VOLUME 54 OF PLATS, PAGES 32 AND 33, DOCUMENT NO. 1824481, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 10 EAST, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN

LEGEND

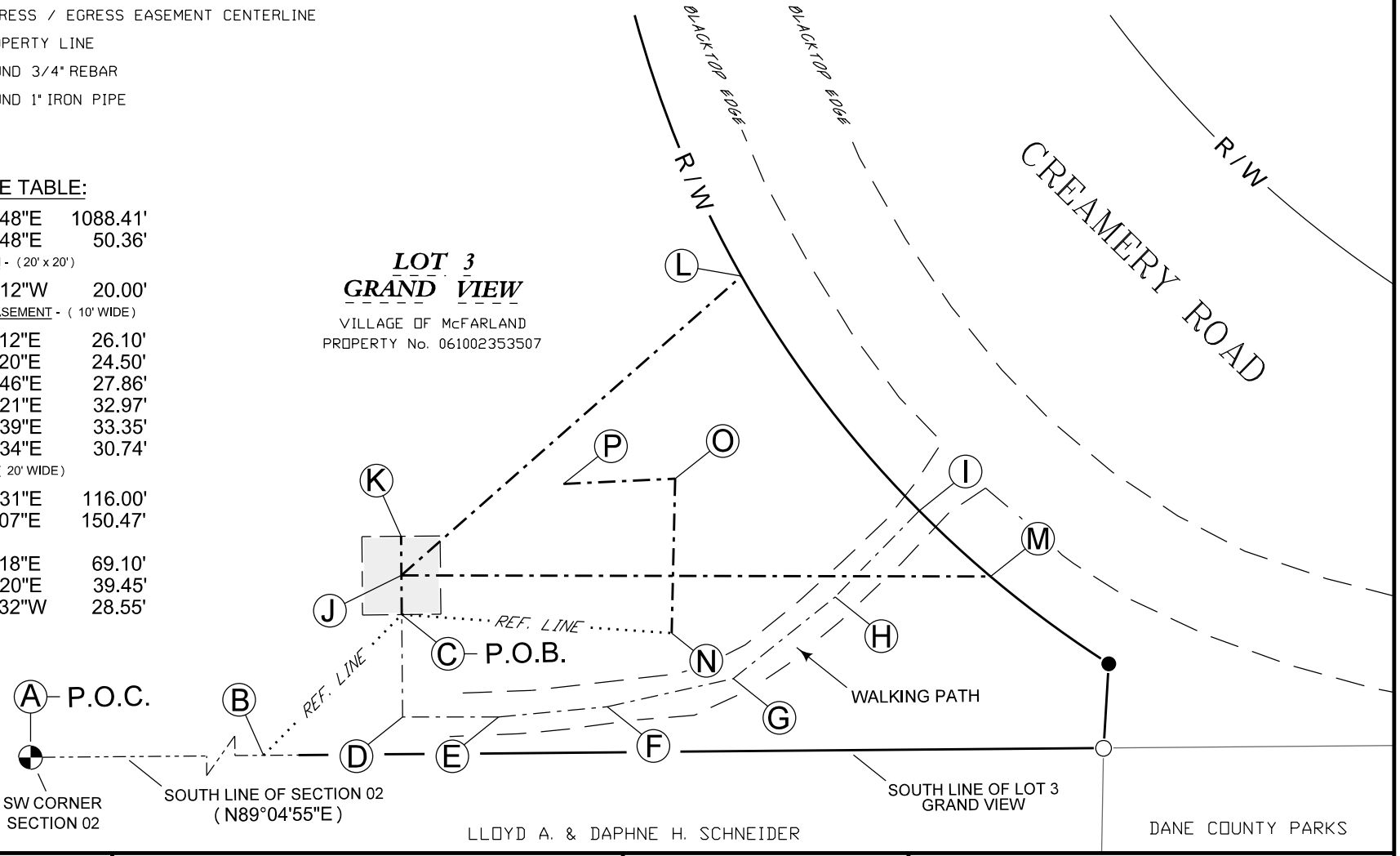
(...)	RECORDED AS
— — —	EASEMENT LIMITS
— · — · —	UTILITY EASEMENT CENTERLINE
— - — - —	INGRESS / EGRESS EASEMENT CENTERLINE
———	PROPERTY LINE
●	FOUND 3/4" REBAR
○	FOUND 1" IRON PIPE

N

BEARINGS REFERENCED TO WISCONSIN COUNTY COOR. SYSTEM, DANE COUNTY

COURSE TABLE:

A - B	N89°29'48"E	1088.41'
B - C	N44°29'48"E	50.36'
REGULATING STATION - (20' x 20')		
C - K	N00°30'12"W	20.00'
INGRESS / EGRESS EASEMENT - (10' WIDE)		
C - D	S00°30'12"E	26.10'
D - E	S89°53'20"E	24.50'
E - F	N84°32'46"E	27.86'
F - G	N77°28'21"E	32.97'
G - H	N51°16'39"E	33.35'
H - I	N44°20'34"E	30.74'
UTILITY EASEMENT - (20' WIDE)		
J - L	N48°40'31"E	116.00'
J - M	S89°53'07"E	150.47'
C - N	S86°04'18"E	69.10'
N - O	N01°16'20"E	39.45'
O - P	S87°37'32"W	28.55'



Alliant Energy

This drawing shall be used solely for easement description purposes and thus may only be relied upon for such purpose.

If this bar does not measure 1" then drawing is not to scale.

0 20 40

SCALE: 1" = 40'

WP&L UTILITY EASEMENT MAP

PROPERTY OWNER / EASEMENT GRANTOR: VILLAGE OF McFARLAND

Drawn:	TJT	Date:	11/11/2020
Scale:	1" = 40'	SHEET	1 OF 1

TOWN & COUNTRY
ENGINEERING, INC.

May 5, 2021

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

Subject: Alliant Energy Gas Regulation Station Plan Review

Dear Andrew:

We have received the proposed plans for a new natural gas regulation station site at the bend in the road where Creamery Road becomes Elvehjem Road. The submittal has been reviewed from a public works perspective in conjunction with Jim Hessling, Director of Public Works. We recommend approval with the following conditions:

-A 6-foot high chain link fence with neutral color (green or brown) privacy slats should be added around the building. A gravel pad should be extended several feet beyond the fence to discourage vegetation near the fence.

-An approximately 16-foot area around the fence should be planted as grass. The Village will mow that area once grass is established.

-Lastly, Alliant representatives had previously indicated they would remove the invasive tree/brush growth in approximately the southern 350 feet of the Grandview Conservancy where the station is proposed to be placed (shown on the map below), in order to facilitate easier Village maintenance of that area as a prairie in the future. This should be made a condition of approval.

2912 Marketplace Drive · Suite 103 · Madison, Wisconsin 53719 · (608) 273-3350 · www.tcengineers.net
Madison ♦ Rhinelander ♦ Kenosha

Regards,

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

Brian R. Berquist, P.E.
President

cc: Mr. Jim Hessling, Director of Public Works, Village of McFarland *(5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558)*

Mr. Matthew Schuenke, Administrator, Village of McFarland *(5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558)*

BRB:sai
J:\JOB#S\McFarland\MC-00-00\Correspondence\2021\Gas Regulating Station Letter.docx

McFarland Fire & Rescue Department
5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110
(608) 838-3278 • Fax: (608) 838-3619
Emergency: 911

March 26, 2021

Andrew Bremer, AICP
Community & Economic Development Director
5915 Milwaukee St.
McFarland, WI 53558

RE: Wisconsin Power and Light Natural Gas Regulator Station

Dear Andrew,

I have reviewed the submitted development plans and application by Wisconsin Power and Light for the Natural Gas Regulator Station at Creamery Road becomes Elvehjem Road dated March 15, 2021.

At this time, the proposal does not show any indication there would be any conflicts with the International Fire Code-2015 (IFC), Appendix D. The McFarland Fire & Rescue Department recommend approval of the Alliant Energy Gas Regulation Station at Creamery /road and Elvehjem Road.

If you have any questions regarding the above, please contact me via phone at 608-838-3278 or via email at mitchell.sutter@mcfarland.wi.us

Sincerely,

Mitchell Sutter

Mitchell Sutter
Fire Inspector/Public Education Specialist

Cc: Chris Dennis, Fire & EMS Chief (McFarland Fire & Rescue Department)

Village Revisions to submitted Easement

Document No.

EASEMENT
NATURAL GAS REGULATOR STATION, INGRESS/EGRESS & UTILITY EASEMENT

Record this document with the Register of Deeds

Name and Return Address:
Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
P.O. Box 77007
Madison, WI 53707-1007

Parcel Identification Number(s)

154/0610-023-5350-7

The undersigned **Village of McFarland, a Wisconsin municipal corporation, (hereinafter called the "Grantor")**, in consideration of the sum of one dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation, (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as defined below, upon, in, over, through and across lands owned by the Grantor **in the Village of McFarland, County of Dane, State of Wisconsin,** said "Easement Area" to be described as follows:

See Exhibit "A" for the legal description of the Easement Area and Exhibit "B" for the depiction of the Easement Area, attached hereto and made a part hereof.

This easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for a gas regulator station, along with underground natural gas line and related communication line facilities, including but not limited to pipelines with valves, main and service laterals, fences and any other components as Grantee may select for use in transmission and distribution of natural gas products or communication signals (collectively, the "Designated Facilities"). All Designated Facilities other than fencing, security and protective devices and landscaping shall be located underground except those natural gas facilities required by regulation or good engineering practices to be located at or above grade. The Designated Facilities and landscaping shall be installed and maintained in accordance with the site plan approved by the Village of McFarland, and all applicable codes and regulations.

2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the ~~Grantor's land adjacent to the Easement Are.~~ lands described as ten (10) foot wide ingress/egress easement in Exhibit A.

3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities other than within the access easement area described in Exhibit A; ~~all~~ without the express written consent of the Grantee.

4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove such trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules, regulations and manufacturer recommendations, for tree and brush control. Provided, however, that nothing in this paragraph permits Grantee's removal of landscaping plantings required by the applicable site plan approval.

5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the grade of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee**.** This paragraph does not apply to the access easement described in Exhibit A provided that reasonable access is maintained.

6. **Restoration and Damages:** The Grantee shall restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, paths, fields and field tile (other than trees trimmed or cut down and removed as permitted hereunder), caused by the construction, maintenance or removal of said facilities.

7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place buildings or any other facilities other than the above Designated Facilities.

8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, including the general public as permitted by Grantor, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.

9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands

WITNESS the signature(s) of the Grantor this _____ day of _____, 20_____.

Village of McFarland, a Wisconsin municipal corporation

_____(SEAL)
Signature

_____
Printed Name and Title

_____(SEAL)
Signature

_____
Printed Name and Title

_____(SEAL)
Signature

_____
Printed Name and Title

_____(SEAL)
Signature

_____
Printed Name and Title

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
COUNTY OF DANE)

Personally came before me this _____ day of _____, 20_____, the above named _____

_____

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Signature of Notary

_____
Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) _____

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 20_____, the above named _____

_____

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Signature of Notary

_____
Printed Name of Notary

Notary Public, State of _____

My Commission Expires (is) _____

This instrument drafted by

Seth J. Raasch
_____

Jordan R. Oosterhouse
_____
Checked by

Project Title:	**Creamery RD. Reg Station**
ERP Activity ID:	**4062292**
Tract No.:	**1 of 1**
REROW No.:	

March 15, 2021

ECRM1333042 Rev 2 05/18

Exhibit A

An easement for a gas regulator station twenty (20) feet in width located within Lot 3, of Grand View Subdivision, recorded on March 20, 1984, in Volume 54 of Plats, on Pages 32 & 33, as Document Number 1824481, in the office of the Register of Deeds for Dane County Wisconsin and more particularly described as follows:

Commencing at the southwest (sw) corner of Section 2, Township 6 North, Range 10 East, Village of McFardland, Dane County, Wisconsin;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet to the Point of Beginning of the gas regulator station, lying ten (10) feet on each side of the following described reference line;
thence North 00°30'12" West, 20.00 feet and there terminating.

ALSO,

A ten (10) foot wide ingress/egress easement lying five (5) feet on each side of the following described reference line and more particularly described as follows:

Commencing at the southwest (sw) corner of said Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet to the Point of Beginning of said ingress/egress easement;
thence South 00°30'12" East, 26.10 feet;
thence South 89°53'20" East, 24.50 feet;
thence North 84°32'46" East, 27.86 feet;
thence North 77°28'21" East, 32.97 feet;
thence North 51°16'39" East, 33.35 feet;
thence North 44°20'34" East, 30.74 feet to a point on the southwesterly right-of-way of Creamery Road and there terminating.

ALSO,

A twenty (20) foot wide utility easement, lying ten (10) feet on each side of the following described reference line and more particularly described as follows:

Commencing at the southwest (sw) corner of said Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet;
thence North 00°30'12" West, 10.00 feet to the Point of Begininning of said utility easement;
thence North 48°40'31" East, 116.00 feet, to a point on the southwesterly right-of-way of Creamery Road and there terminating.

AND,

Commencing at the southwest (sw) corner of Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet;
thence North 00°30'12" West, 10.00 feet to the Point of Beginning of said utility easement;
thence South 89°53'07" East, 150.47 feet, to a point on the southwesterly right-of-way of Creamery Road and there terminating.

AND,

Commencing at the southwest (sw) corner of Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet; to the Point of Beginning of said utility easement;

thence South 86°04’18” East, 69.10 feet;
thence North 01°16’20” East, 39.45 feet;
thence South 87°37’32” West, 28.55 feet and there terminating.

~~Easement widths are lengthened of shorted to end at the property lines that are intersected by the above described reference lines and as depicted on Exhibit “B”.~~

Grantor’s deed recorded on January 8, 1996, as Document Number 2730179, in the office of the Register of Deeds for Dane County, Wisconsin.

Being located within Said Lot 3, in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 2, Town 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

File: X:\Office\Annex\Surveyor\Gas Projects\Dane\Creamery Rd Reg Station - McFarland_EASEMENT\REG EASEMENT.dgn

EXHIBIT B

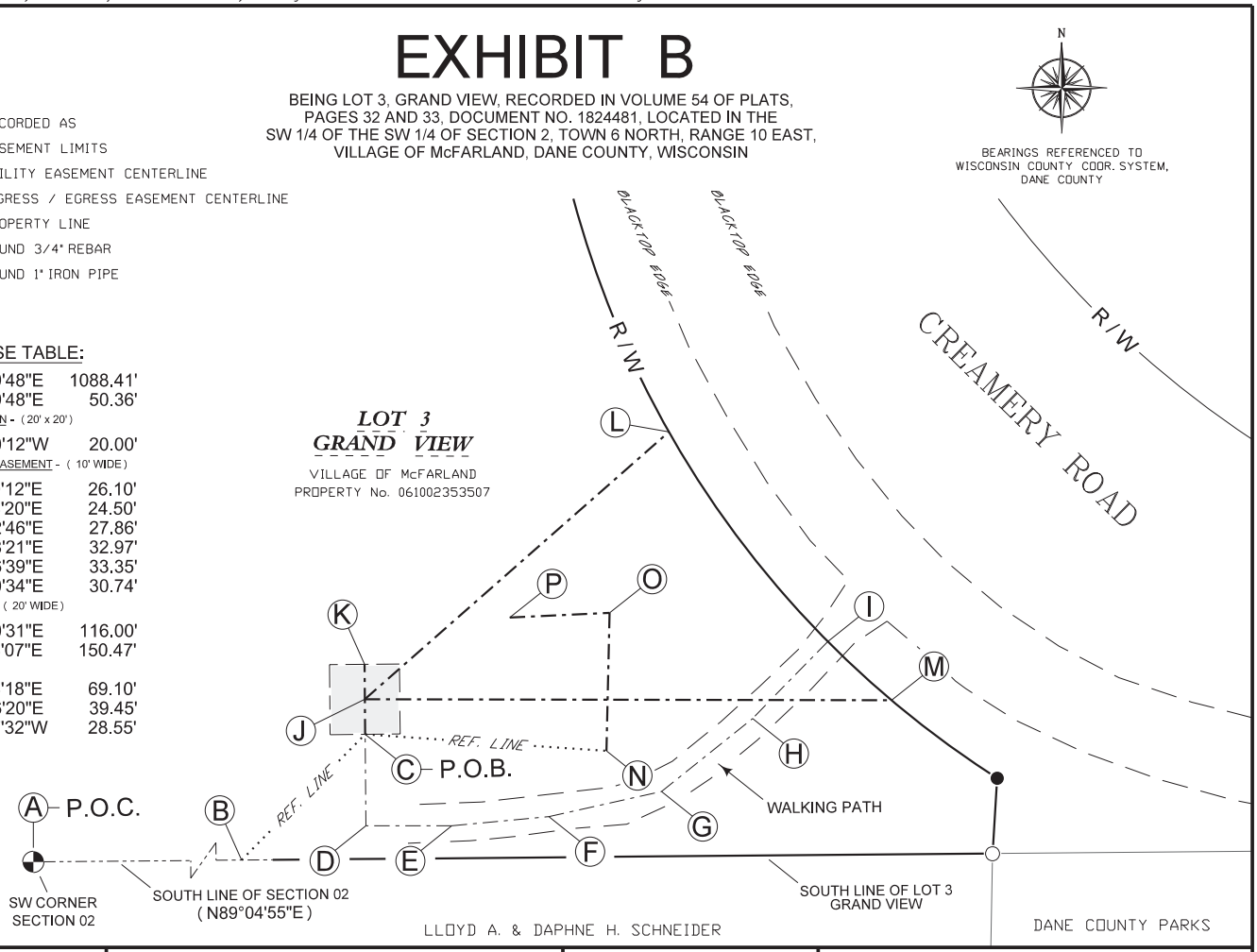
BEING LOT 3, GRAND VIEW, RECORDED IN VOLUME 54 OF PLATS, PAGES 32 AND 33, DOCUMENT NO. 1824481, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 10 EAST, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN

LEGEND

(...)	RECORDED AS
— — —	EASEMENT LIMITS
— · — · —	UTILITY EASEMENT CENTERLINE
— - — - —	INGRESS / EGRESS EASEMENT CENTERLINE
———	PROPERTY LINE
●	FOUND 3/4" REBAR
○	FOUND 1" IRON PIPE

COURSE TABLE:

A - B	N89°29'48"E	1088.41'
B - C	N44°29'48"E	50.36'
REGULATING STATION - (20' x 20')		
C - K	N00°30'12"W	20.00'
INGRESS / EGRESS EASEMENT - (10' WIDE)		
C - D	S00°30'12"E	26.10'
D - E	S89°53'20"E	24.50'
E - F	N84°32'46"E	27.86'
F - G	N77°28'21"E	32.97'
G - H	N51°16'39"E	33.35'
H - I	N44°20'34"E	30.74'
UTILITY EASEMENT - (20' WIDE)		
J - L	N48°40'31"E	116.00'
J - M	S89°53'07"E	150.47'
C - N	S86°04'18"E	69.10'
N - O	N01°16'20"E	39.45'
O - P	S87°37'32"W	28.55'



Alliant Energy

This drawing shall be used solely for easement description purposes and thus may only be relied upon for such purpose.

If this bar does not measure 1" then drawing is not to scale.

0 20 40

SCALE: 1" = 40'

WP&L UTILITY EASEMENT MAP			
PROPERTY OWNER / EASEMENT GRANTOR: VILLAGE OF McFARLAND			
Drawn:	TJT	Date:	11/11/2020
Scale:	1" = 40'	SHEET	1 OF 1

From: Katharine Pease
To: Andrew Bremer; Community Development
Cc: Jim Hessling; Sayer Larson
Subject: Natural Gas regulator station Grand View Conservancy
Date: Wednesday, April 21, 2021 5:54:15 AM

We will not be able to attend the plan commission Zoom meeting in May since we will be out of town in a remote area without internet access.
While we recognize the need to allow utilities to locate structures on both private and public lands, we do have some concerns about this location. It is far too close to the trail. It certainly does not mesh with the ambience of a conservancy area and will be startlingly visible even with screening. It will be an eyesore in what has become a heavily traveled, valued, and lovely natural area. It should be located farther north. The farther north location may be more expensive for Alliant due to having to remove some earth, but is a much more acceptable location visually, and is still a dry area.
There is also a little prairie area which has begun to grow in this spot which will be decimated with the regulator station. Construction may also pose risks to the small burr oak trees in the same area. Moving heavy machinery around these trees and compaction of the soil pose risks.
Regarding screening, arborvitae is a poor choice. Arborvitae = favorite deer food. They will chew it down to nubs. Any screening needs to be non invasive as well as non spreading into the more open areas. Deer resistant would be preferable, otherwise screening is a waste of money. Our parks superintendent, Sayer Larson, can provide names of suitable plant choices.
Thank you for the opportunity to present our concerns.
Kathy and Marko Pease
5705 West Open Meadow
McFarland

Sent from my iPad

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, May 17, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director, Matt Schuenke, Village Administrator**

AGENDA ITEM: **Discussion and possible action on a Site Design Review Application from the Village of McFarland for a new McFarland Public Safety Center on parcel 0610-021-9195-1, southeast corner of Holscher Road and Broadhead Street, property zoned R-1 Single Family Residence.**

PREVIOUS ACTION:

January 11, 2021, Village Board approval of Ordinance 2021-01, to rezone of 5,023 feet of property acquired by the Village from R-3 to R-1 and combine via CSM to existing Lot 2 of CSM 15364.
December 12, 2020, Plan Commission recommendation regarding Ordinance 2021-01 and associated CSM.
Public Informational Meetings regarding this project have also been held on August 20, 2020, September 10, 2020 and February 18, 2021.

ISSUE SUMMARY:

Summary of Application

As part of the Village Board's continual progress to design, bid, and construct a new Public Safety Center, Administrator Schuenke has petitioned the Plan Commission for approval of a Site/Design Review Application. The ~48,500 square foot facility will house the Fire & Rescue Department, Police Department, and Municipal Court. The Village Board is considering making the building a net zero building through the use of on-site geothermal, roof, wall and ground mounted solar PV panels. The packet includes the Applicant's Plan Commission Application, Site/Design Review Checklist, site design plans, building elevations, landscaping, lighting and solar array plans. Representatives from the Village's design team will provide an overview of the site and building plans at the meeting.

Public Comments

No public comments were received by the Department concerning the application prior to the meeting.

Site Design Review

Site Design Review is required for any development for which the applicant is a government entity. The property is zoned R-1 Single Family Residence. "Fire Stations" are a permitted use in the R-1 District. A summary of the site design features follows:

VILLAGE OF
McFarland

- Bulk Requirements. The proposed lot and building meet the minimum lot size, width, setback and height requirements of the R-1 District. Noting, Sec. 62-16(5) allows public buildings to exceed the maximum height limits of applicable zoning districts in which the building is located. Most of the building meets the minimum height requirement for the R-1 District, excepting the central training tower. The packet includes a site plan showing the potential rear yard ground solar PV array. This is proposed to be setback 6 feet from the rear lot line, 3 feet in excess of the minimum setback requirement for an accessory structure.
- Building Design. All four sides of the building include extension masonry (red/brown brick) accented by tan horizontal metal panels, metal accents, and extension windows. The design includes a flat roof which will minimize the height of the building, provide areas for the solar PV, and be of similar style to the proposed multi-family building across Broadhead Street (Northpointe Development).
- Landscaping. There are no minimum landscaping points required for developments in the R-1 District. The landscaping plan includes landscaping that meets the minimum number of landscaping points required under the C-G Commercial General District. The inclusion of one or two canopy trees on the west side of the property, between the N-S 10' utility easement and west parking lot could be considered in order to provide additional screening of the parking and building. Consideration should be given to placing shrubs around the west, north, and east side of the proposed front yard wall flood light to minimize glare and visibility of the light fixture.
- Lighting. The site and building will be illuminated through a combination of LED pole lights, bollards, wall pack lights, and wall flood lights. Lighting does not exceed 0.50 footcandles measured at the lot lines.
- Off-Street Parking. The site plan provides for 59 off-street parking stalls, including interior parking for equipment, with four proposed accessible stalls. The Fire & Rescue Department Staff Report dated May 5, 2021 includes concerns regarding the turning radius into the west parking area to meet IFC-2015 Appendix D, Section D103.3 requirements.
- Signage. One freestanding monument sign is proposed along Broadhead Street side of the building. This will require a separate sign permit prior to construction.
- Trash Enclosure. A trash enclosure is provided in the rear yard, to be screened using masonry material similar to the principal building.
- Grading, Erosion Control, and Site Utilities. Plan sheets are provided within the packet. Refer to the Village Engineer's Staff Report dated May 11, 2021 for additional comments. Note, the Fire & Rescue Department has requested the thicker asphalt referred to under the Village Engineer's comments concerning Sheet C2.0 due to the heavier fire equipment.

FINANCIAL/BUDGET IMPACT:

The Village Board has previously authorized funding the design of the Public Safety Center and is in the process of preparing to consider bidding the project for construction.

VILLAGE PLAN REFERENCE:

The property is primarily identified in the Public Lands, Recreation, and Environmental Corridor Future Land Use category of the Village's Comprehensive Plan. The Utilities and Community Facilities Objectives includes: Maintain a standard of excellence in public facilities and services, including municipal, police, fire, and emergency medical services. Plan, design, and construct a standalone public safety facility for fire, EMS, police, and court services was also identified as a strategy within the Village's 2020-2030 Strategic Plan.

ORDINANCE REFERENCE:

Sec. 62-16(5), Height Regulations
Sec. 62-69, Permitted Uses R-1 District
Sec. 62-70, Bulk Standards R-1 District
Sec. 62-311, Site Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend approval of the Site Design Review Application from the Village of McFarland for a new McFarland Public Safety Center as submitted, conditioned on submitting revised plans for Village Staff review and acceptance addressing:

1. The comments in the Village Engineer's Staff Report dated May 11, 2021, excepting the first comment under Sheet C2.0.
2. The comments in the Fire & Rescue Department Staff Report dated May 5, 2021.
3. Addressing the additional landscaping considerations raised in the Community & Economic Development Director's Staff Report.

ATTACHMENTS:

1. Public Safety Center-Site Design Application-04.05.2021
2. 3488_McFarlandPSC_75%ReviewSet_r1 SOLAR ARRAY
3. Public Safety Center Proposed Exterior Lighting Fixtures
4. Fire & Rescue-Public Safety Center Site Design Ltr_05.05.21
5. VE-Public Safety Center Site Design Ltr_05.11.21
6. Police Department-Public Safety Center Site Design Ltr_05.11.21

Village of McFarland
Community & Economic Development Department

Plan Commission Application – 2021

~Application must be completed in full~

Applicant - Owner	Village of McFarland	Applicant's Agent	Bray Architects
	Matt Schuenke, Administrator	Name	Mark Taylor and Andrew Iverson
Address	5915 Milwaukee Street, McFarland, WI 53558	Address	1227A N. 8th Street (PO Box 955)
Email	matt.schuenke@mcfarland.wi.us	Email	mtaylor@brayarch.com, aiverson@brayarch.com
Phone #	(608) 838-3153	Phone #	(920) 459-4200
Fax #	(608) 838-3619	Fax #	

Parcel No(s). 154/0610-021-9195-1 **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	$370+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	$500+BF	☐ Rezoning (map)	$405+	☐ Dev. Agreement Including Addendums	$400 F
☐ Certified Survey Map	$300+FG	☐ Zoning Amendment (text)	$405 +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

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

+ = 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 or/ 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.

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

The Village is desiring to construct a new Public Safety Center at this location. This facility will house the Fire and Rescue Department, Municipal Court, and Police Department along with supporting shared spaces and parking. An address will need to be assigned by the the Village but the legal description is Lot 2 CSM 15364 CS 110/65&68 - 3/2/2020 Descr as Sec 2-6-10 prt SW 1/4 NE 1/4 (225,000 sft). The zoning for the site is R-1 Single Family Residence, and the proposed project is a permitted use.

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.)**

The current CSM on the property was approved by the Plan Commission in 2020. Another CSM to attach remnant property was approved late last year also.

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Schedule: The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month 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; all potential agenda item materials -are required to be submitted per the schedule listed below. **Three (3) copies** of all materials, **one (1) copy must be 8 ½ x 11, two (2) copies to be 11 x 17 and one (1) electronic copy** (*only one copy of application, completed in full, is necessary)* shall be submitted to the Community Development Department (608-838-3154), with fees paid **by *NOON of the deadline day**, according to the following schedule:

Village of McFarland Plan Commission 2021 Schedule

*Submittal Deadline Noon on:	For Scheduled 2021 Meeting date of:
December 8 (2020)	January Tuesday Jan. 19
January 5	February 15
February 2	March 15
March 9	April 19
April 6	May 17
May 11	June 21
June 8	July 19
July 7	August 16
August 10	September 20
September 7	October 18
October 5	November 15
November 2	December 20 (Pending)
December 7	(Pending) Tuesday, Jan. 18, 2022

*** Submittal deadline:**

- **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, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.**

X _____ April 5, 2021

Signature of Applicant/Agent Date

Site and Design Plans

Check List

Date received: April 5, 2021

Subject property address: 6001 Broadhead Street

Landowner's name: Village of McFarland

Landowner's address: 5915 Milwaukee Street
McFarland, WI 53558

Landowner's phone/fax: (608) 838-3153

Landowner's email: (608) 838-3619

Agent's name: Bray Architects

Agent's address: 1227A N. 8th Street (PO Box 955)
Sheboygan, WI 53082-0955

Agent's phone/fax: (920) 459-4200

Agent's email: mtaylor@brayarch.com
aiverson@brayarch.com

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

✓ B. Name and signature of the designer.

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

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

✓ E. Existing zoning R-1 Proposed rezoning _____yes ✓ no

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

✓ G. All required building setback lines.

✓ 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.

✓ 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.

✓ J. Existing and proposed site and building signage.

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

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

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

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

N/A O. The location and elevation of any wetlands or floodplains.

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

✓ 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.

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

✓ S. Hydrant locations and Fire Department Connection.

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

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

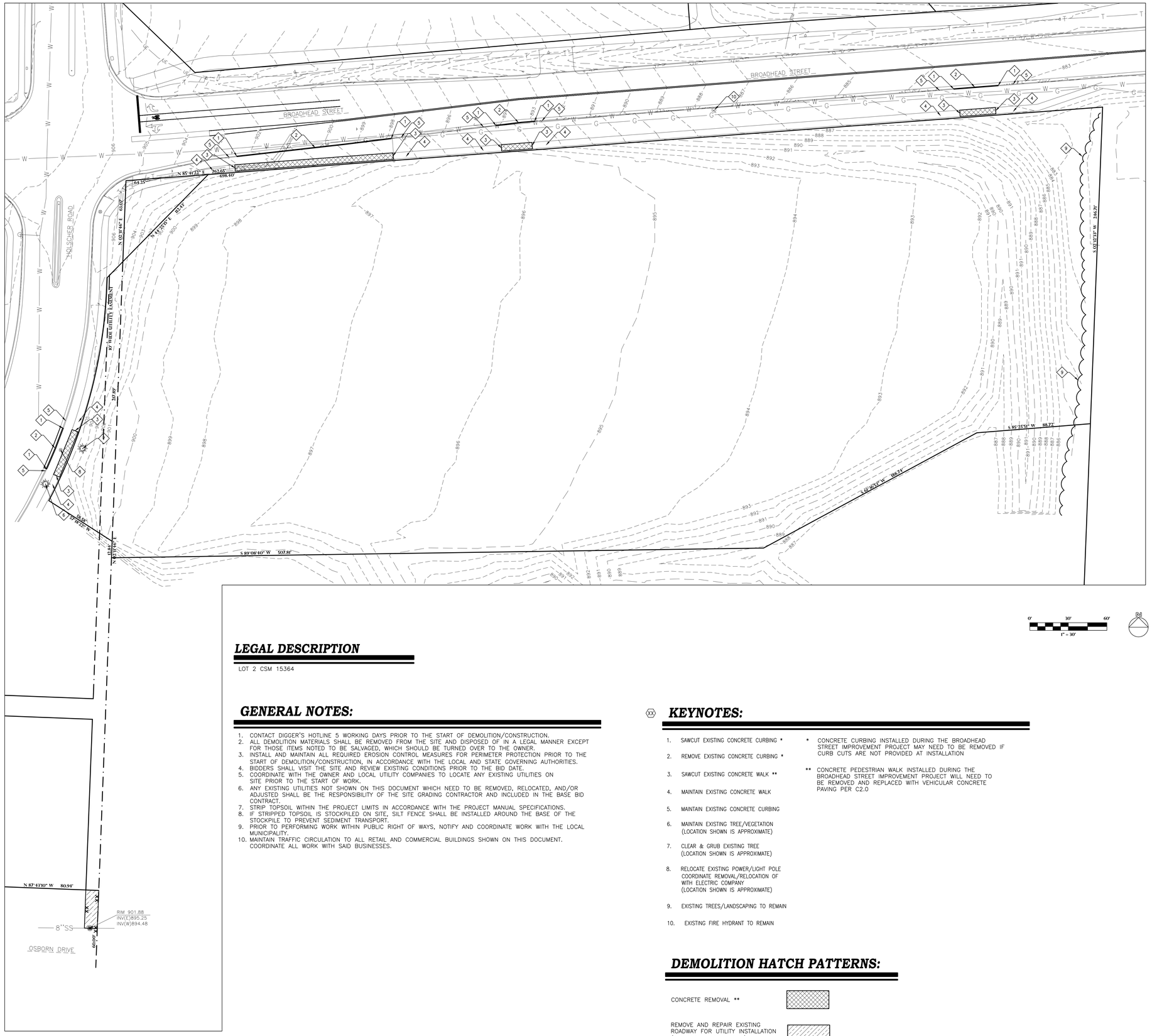
✓ V. Existing or proposed easements.

✓ W. A legal description of the subject property.

Lot 2 CSM 15364 CS 110/64 & 68 - 3/2/2020
Descr as Sec 2-6-10 PRT SW 1/4 NE 1/4
(225,000 sq ft)

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.



LEGAL DESCRIPTION

LOT 2 CSM 15364

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
4. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
8. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
9. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
10. MAINTAIN TRAFFIC CIRCULATION TO ALL RETAIL AND COMMERCIAL BUILDINGS SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH SAID BUSINESSES.

KEYNOTES:

1. SAWCUT EXISTING CONCRETE CURBING *
2. REMOVE EXISTING CONCRETE CURBING *
3. SAWCUT EXISTING CONCRETE WALK **
4. MAINTAIN EXISTING CONCRETE WALK
5. MAINTAIN EXISTING CONCRETE CURBING
6. MAINTAIN EXISTING TREE/VEGETATION (LOCATION SHOWN IS APPROXIMATE)
7. CLEAR & GRUB EXISTING TREE (LOCATION SHOWN IS APPROXIMATE)
8. RELOCATE EXISTING POWER/LIGHT POLE COORDINATE REMOVAL/RELOCATION OF WITH ELECTRIC COMPANY (LOCATION SHOWN IS APPROXIMATE)
9. EXISTING TREES/LANDSCAPING TO REMAIN
10. EXISTING FIRE HYDRANT TO REMAIN

* CONCRETE CURBING INSTALLED DURING THE BROADHEAD STREET IMPROVEMENT PROJECT MAY NEED TO BE REMOVED IF CURB CUTS ARE NOT PROVIDED AT INSTALLATION

** CONCRETE PEDESTRIAN WALK INSTALLED DURING THE BROADHEAD STREET IMPROVEMENT PROJECT WILL NEED TO BE REMOVED AND REPLACED WITH VEHICULAR CONCRETE PAVING PER C2.0

DEMOLITION HATCH PATTERNS:

CONCRETE REMOVAL **

REMOVE AND REPAIR EXISTING ROADWAY FOR UTILITY INSTALLATION (SEE UTILITY PLAN, C5.0) MATCH EXISTING PAVEMENT & BASE COURSE THICKNESS

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THESE PLANS WAS PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING CONDITIONS SHOWN HEREON.

CIVIL SHEET INDEX:

C1.0 - SITE DEMOLITION PLAN
C2.0 - SITE LAYOUT PLAN
C3.0 - SITE GRADING PLAN
C4.0 - EROSION CONTROL PLAN
C5.0 - UTILITY LAYOUT PLAN
C6.0 - DETAILS
L1.0 - LANDSCAPE PLAN

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOW HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

bray architects

Milwaukee
829 South 1st Street
Milwaukee, Wisconsin 53204
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Civil Engineering
Land Surveying
Landscape Architecture
Stevens Point, WI 54481
Green Bay, WI 54304
Sun Prairie, WI 53590
715.344.9999(PN)
715.344.9922(FX)
pobinc.com

POB Point of Beginning

Project Title:
Public Safety Center
Village of McFarland
McFarland, WI 53558

REVISIONS:

#	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

Project Number: **3488**

Issued For: **SITE/DESIGN REVIEW** 4/5/2021

Sheet Title: **SITE DEMOLITION PLAN**

Sheet Number: **C1.0**

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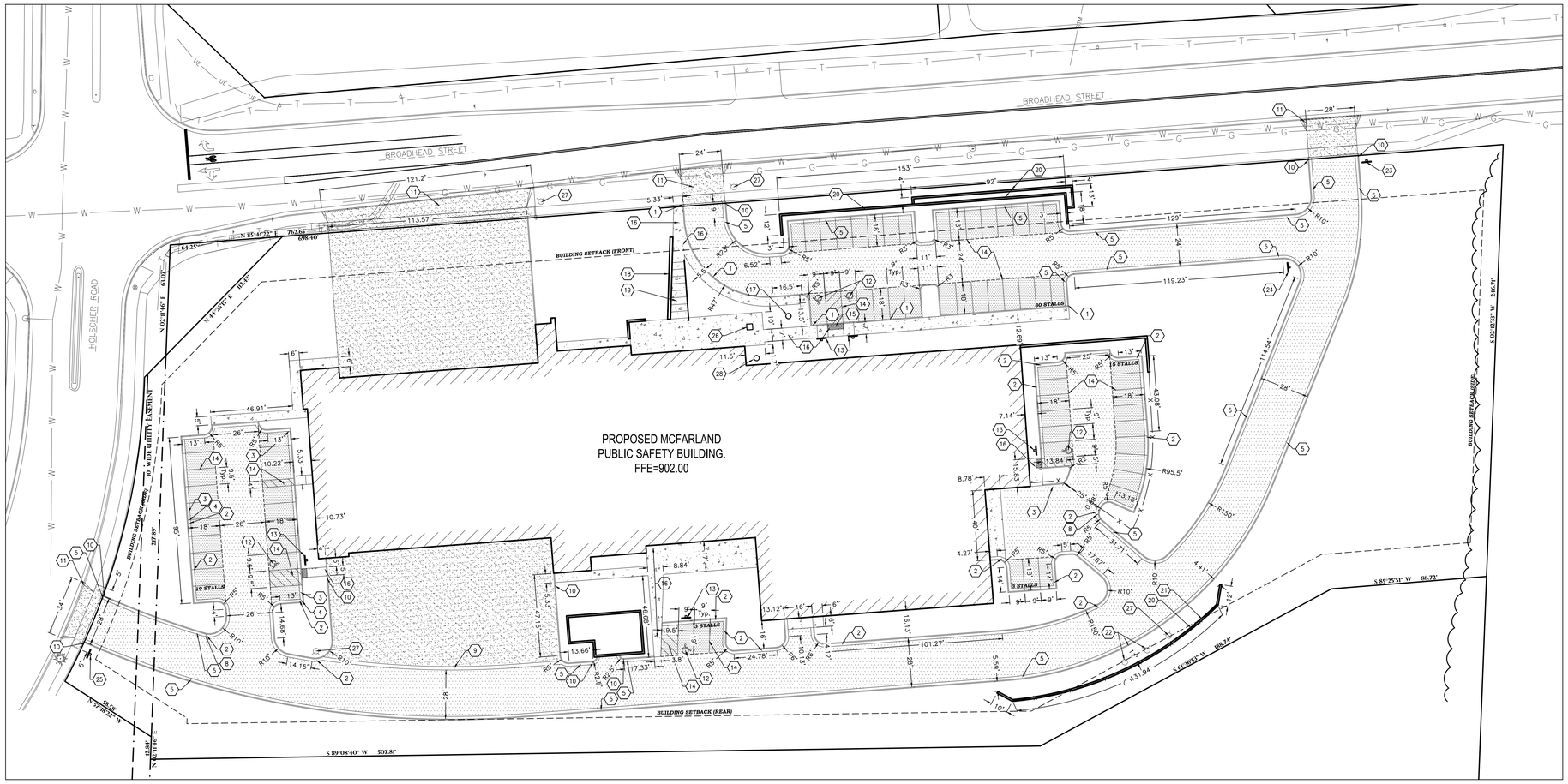
4/2/2021 9:53:40 AM



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C102 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
12. ALL CONCRETE SAWCUTS SHALL BE AT AN EXISTING JOINT.
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED, OR HYDRO MULCHED, IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PROPERTY STATISTICS

EXISTING ZONING = R-1 RESIDENTIAL
LOT SIZE 225,000 S.F. (5.165 ACRES)
PROPOSED BUILDING AREA 48,500 S.F.
PROPOSED PAVED AREA 71,840 S.F.
TOTAL IMPERVIOUS AREA 120,340 S.F.

PROPOSED PARKNG STALLS

EXISTING ZONING = R-1 RESIDENTIAL
STANDARD PARKING STALLS 55 STALLS
REQUIREMENT HANDICAP STALLS 1 PER 25 STANDARD STALLS
REQUIRED HANDICAP STALLS 3 STALLS
PROPOSED HANDICAP STALLS 4 STALLS
PROPOSED TOTAL PARKING STALLS 59 STALLS

EXISTING CONDITIONS DISCLAIMER

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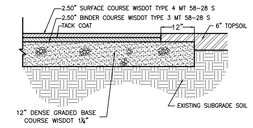
KEYNOTES:

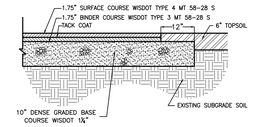
1. THICKENED EDGE WALK — 5/C2.0
2. 24" ROLLED CURB — 6/C2.0
3. 24" ROLLED CURB (REJECT) — 6/C2.0
4. ROLLED CURB TO ROLLED REJECT CURB TRANSITION POINT
5. 24" STANDARD CURB & GUTTER — 6/C2.0
6. 24" STANDARD CURB & GUTTER (REJECT) — 6/C2.0
7. STANDARD CURB TO REJECT CURB TRANSITION POINT
8. STANDARD CURB TO ROLLED CURB TRANSITION POINT
9. 24" CONCRETE VALLEY GUTTER — 7/C2.0
10. 6" CURB TAPER SECTION — 8/C2.0
11. CONCRETE DRIVE APRON — 9/C2.0
12. HANDICAP PARKING STALL — 3/C6.0
13. HANDICAP PARKING SIGN — 2/C6.0
14. PARKING LOT STRIPING — 3/C6.0
15. HANDICAP ACCESSIBLE WALK — 1/C3.0
16. ADA ACCESS ROUTE
17. PROPOSED FLAGPOLE LOCATION — 1/C6.0
18. PROPOSED MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
19. EXTERIOR CONCRETE STAIRS (SEE C3.0 FOR RISER HEIGHTS) — 2/C3.0
20. CMU RETAINING WALL (SEE C3.0 OF WALL HEIGHTS) — 4/C3.0
21. CMU RETAINING WALL RAILING — 3/C3.0
22. PROPOSED DRY HYDRANT AND RETURN LOCATIONS — X/C6.0
23. STOP SIGN (R1-1) — 5/C3.0
24. EMERGENCY VEHICLES ONLY (PS-17) AND NO RIGHT TURN (R3-1) SIGNS — 5/C3.0
25. EMERGENCY VEHICLES ONLY (PS-17) — 5/C3.0
26. PROPOSED MONUMENT LOCATION
27. PROPOSED FIRE HYDRANT LOCATION — 5/C6.0
28. PROPOSED FIRE DEPARTMENT CONNECTION

PAVEMENT HATCH PATTERNS:

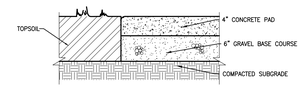
- PROPOSED 3.5" ASPHALTIC CONCRETE PAVEMENT W/ 10" BASE COURSE — 1/C2.0
- PROPOSED 5" ASPHALTIC CONCRETE PAVEMENT W/ 12" BASE COURSE — 2/C2.0
- PROPOSED 4" CONCRETE PAVEMENT — 3/C2.0
- PROPOSED 8" REINFORCED CONCRETE PAVEMENT — 4/C2.0



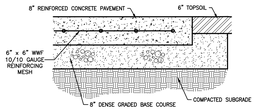
5" ASPHALT PAVEMENT (1/C2.0)



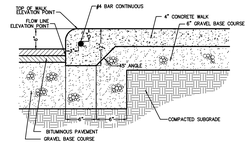
3.5" ASPHALT PAVEMENT (2/C2.0)



4" SIDEWALK (3/C2.0)

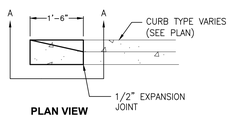


REINFORCED CONCRETE (4/C2.0)

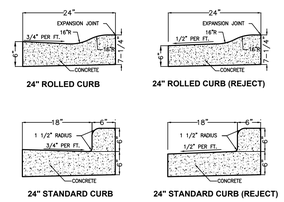


THICKENED EDGE WALK (5/C2.0)

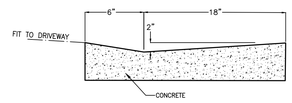
0' 30' 60'
1" = 30'



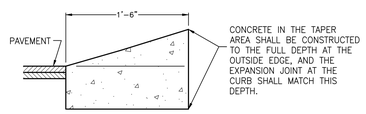
PLAN VIEW



CURB AND GUTTER (8/C2.0)

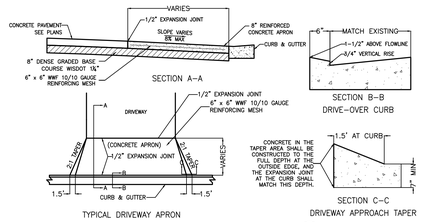


CONCRETE VALLEY GUTTER CURB (7/C2.0)



SECTION A-A

6" curb taper (8/C2.0)



DRIVEWAY APRON (9/C2.0)

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Point of Beginning

Project Title:
Public Safety Center
Village of McFarland
McFarland, WI 53558

REVISIONS:

#	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

Project Number: 3488

Issued For: SITE/DESIGN REVIEW 4/5/2021

Sheet Title: SITE LAYOUT PLAN

Sheet Number: C2.0

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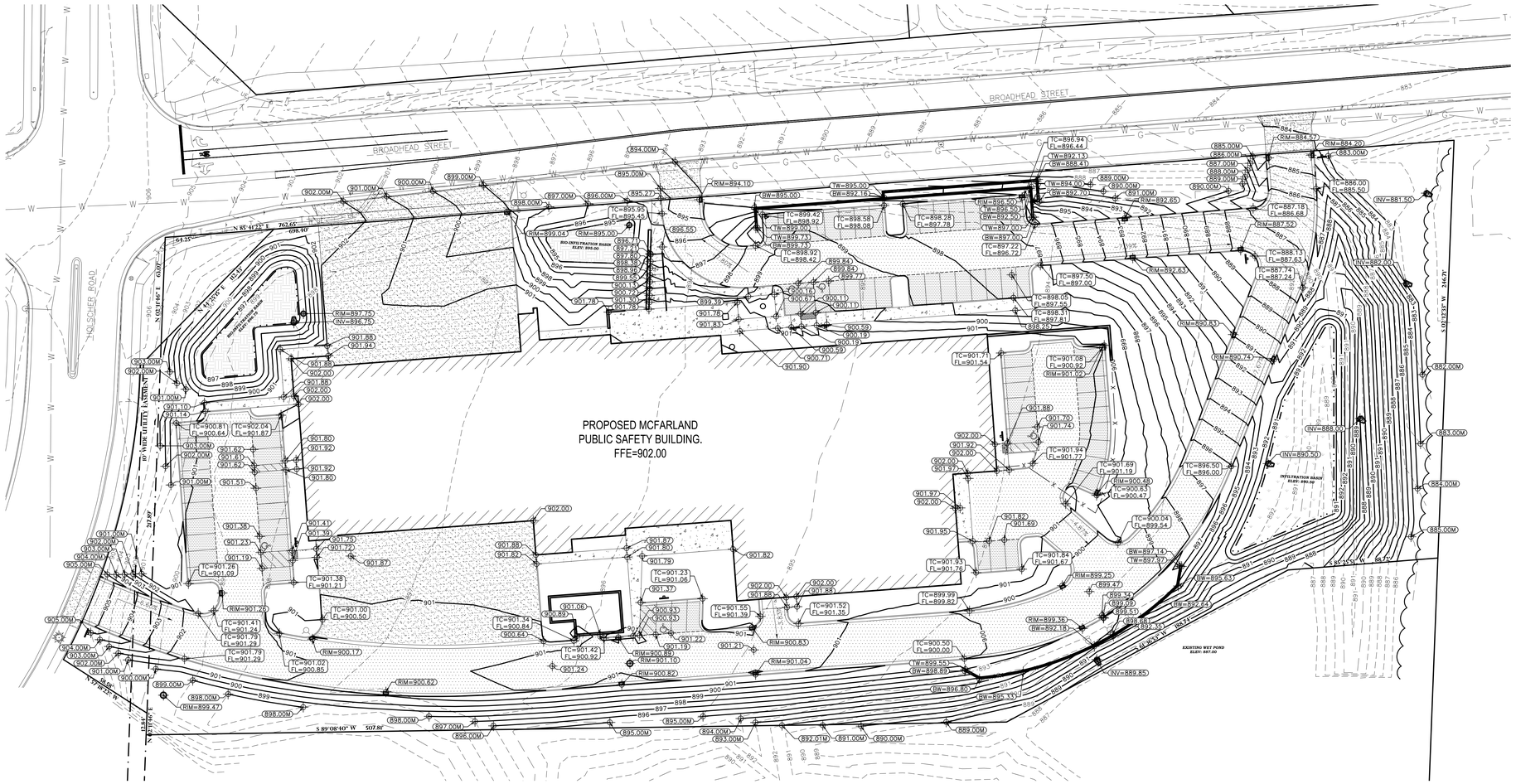
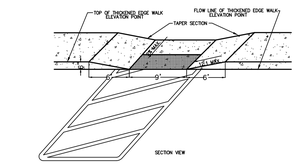
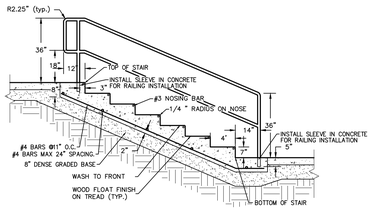


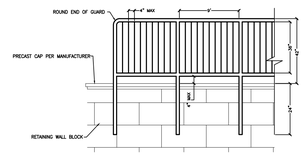


HANDICAP ACCESSIBLE WALK (1 / C3.0)



NOTES:
1. USE WAGNER COMPANIES SERIES 500 ALUMINUM HANDRAILS OR APPROVED EQUAL.
2. INSTALL HANDRAIL IN ACCORDANCE WITH MANUFACTURE'S REQUIREMENTS.
3. HANDRAILS SHALL BE INSTALLED ON BOTH SIDES OF STAIR SYSTEM.
4. HANDRAIL COLOR SHALL BE BLACK.
5. ANY WELD JOINTS ON HAND RAIL SHALL BE GROUND SMOOTH.

EXTERIOR CONRETE STAIRS (2 / C3.0)



NOTES:
1. USE WAGNER COMPANIES SERIES 500 ALUMINUM HANDRAILS OR APPROVED EQUAL.
2. INSTALL GUARDRAIL IN ACCORDANCE WITH MANUFACTURE'S REQUIREMENTS.
3. HANDRAIL COLOR SHALL BE BLACK.
4. ANY WELD JOINTS ON HAND RAIL SHALL BE GROUND SMOOTH.

RETAINING WALL RAILING (3 / C3.0)

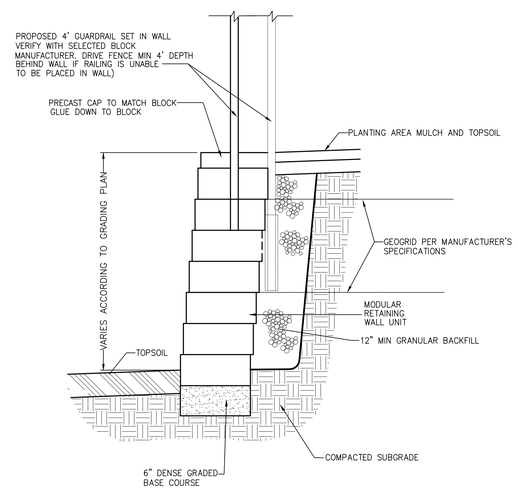
0' 30' 60'
1" = 30'

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 902.00 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
9. PROVIDE RIP RAP AT ALL CULVERT ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
10. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH UNDER RIP RAP.
11. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
12. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
13. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
14. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
15. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
16. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

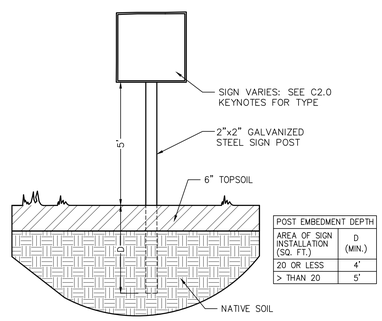
GRADING LEGEND:

EXISTING CONTOUR	912
PROPOSED CONTOUR	912
PROPOSED SPOT ELEVATION	892.26
PROPOSED ENDWALL INVERT ELEVATION	INV=892.05
PROPOSED RIM ELEVATION	RIM=893.56
PROPOSED TOP OF CURB ELEVATION	TC=893.56
PROPOSED FLOW LINE ELEVATION	FL=893.56
PROPOSED TOP OF WALL ELEVATION	TW=893.56
PROPOSED BOTTOM OF WALL ELEVATION	BW=893.56
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	892.05M
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	1 / C5.0
PROPOSED STORM SEWER MANHOLE	2 / C5.0
PROPOSED STORM SEWER INLET	2 / C5.0
PROPOSED STORM SEWER CURB INLET	4 / C6.0
PROPOSED BIO-INFILTRATION BASIN	7 / C6.0
PROPOSED INFILTRATION BASIN	6 / C6.0



NOTE: * SEE MANUFACTURER'S SPECIFICATIONS MANUAL FOR PROPER WALL INSTALLATION.

MODULAR RETAINING WALL (4 / C3.0)



POST EMBEDMENT DEPTH	
AREA OF SIGN INSTALLATION (SQ. FT.)	D (MIN.)
20 OR LESS	4'
> THAN 20	5'

NOTES
1. IF APPLICABLE, SIGNS SHALL CONFORM TO MUTCD STANDARDS INCLUDING RETRO REFLECTIVITY STANDARDS.
2. SIGNS SHALL BE EPOXY.

STANDARD SIGN INSTALLATION (5 / C3.0)

EXISTING CONDITIONS DISCLAIMER

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Point of Beginning

Project Title:
Public Safety Center
Village of McFarland
McFarland, WI 53558

REVISIONS:

#	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

Project Number: **3488**

Issued For: **SITE/DESIGN REVIEW** 4/5/2021

Sheet Title: **SITE GRADING PLAN**

Sheet Number: **C3.0**

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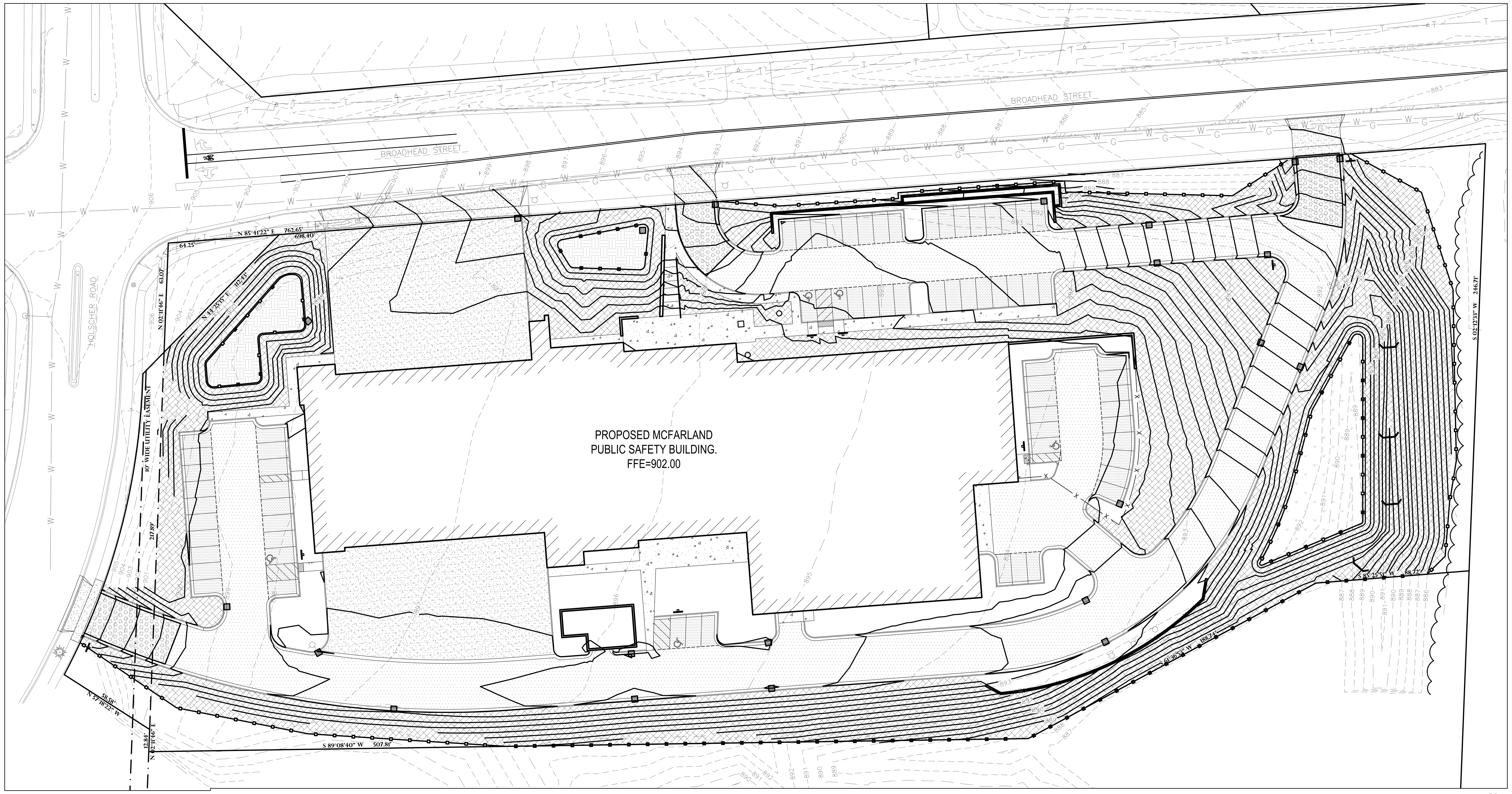
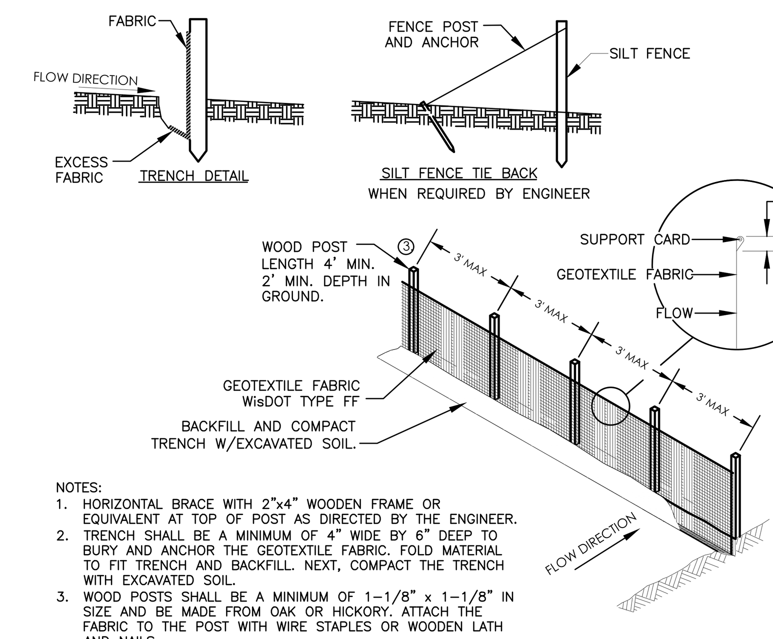
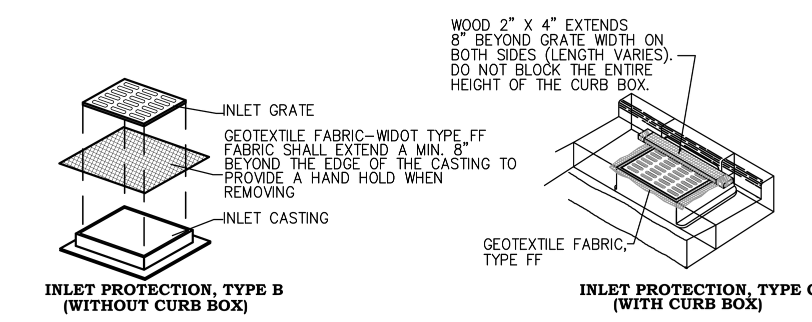




NOTES:
1. HORIZONTAL BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL. NEXT, COMPACT THE TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM OF 1–1/8" x 1–1/8" IN SIZE AND BE MADE FROM OAK OR HICKORY. ATTACH THE FABRIC TO THE POST WITH WIRE STAPLES OR WOODEN LATH AND NAILS.
4. WOOD POSTS SHALL MAINTAIN A 3' MAXIMUM SPACING WHEN USING STANDARD GEOTEXTILE FABRIC. WHEN WOVEN GEOTEXTILE FABRIC IS USED, THE WOOD POSTS MAY BE SPACED UP TO 8' APART.

SILT FENCE (1 / C4.0)

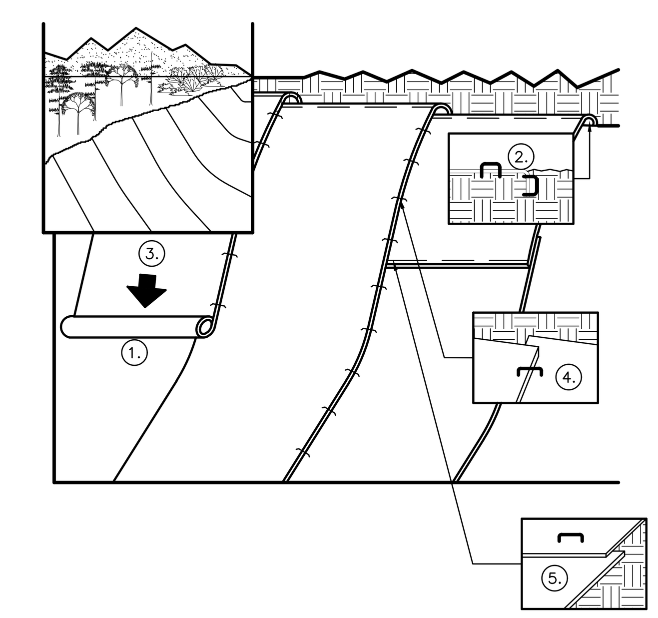


INSTALLATION:
1. REMOVE INLET GRATE
2. PLACE FABRIC OVER THE TOP OF THE CASTING
3. PLACE THE GRATE BACK IN PLACE KEEPING A MINIMUM OF 8" OF FABRIC EXTENDING ON ALL SIDES

MAINTENANCE:
CLEAN AS NEEDED TO MAINTAIN FLOW. DO NOT CUT OR RIP FABRIC TO INCREASE FLOWS. USE OF FABRIC WILL CREATE SHORT TERM PONDING OF WATER. DO NOT USE FABRIC INLET PROTECTION IF ADJACENT BUILDINGS OR PROPERTIES MAY BE DAMAGED BY PONDING WATER. ELEVATIONS ON SITE SHALL BE SUCH THAT ANY PONDED WATER WILL HAVE AN EMERGENCY OVERFLOW POINT AWAY FROM AREAS THAT MAY BE DAMAGED BY FLOODING.

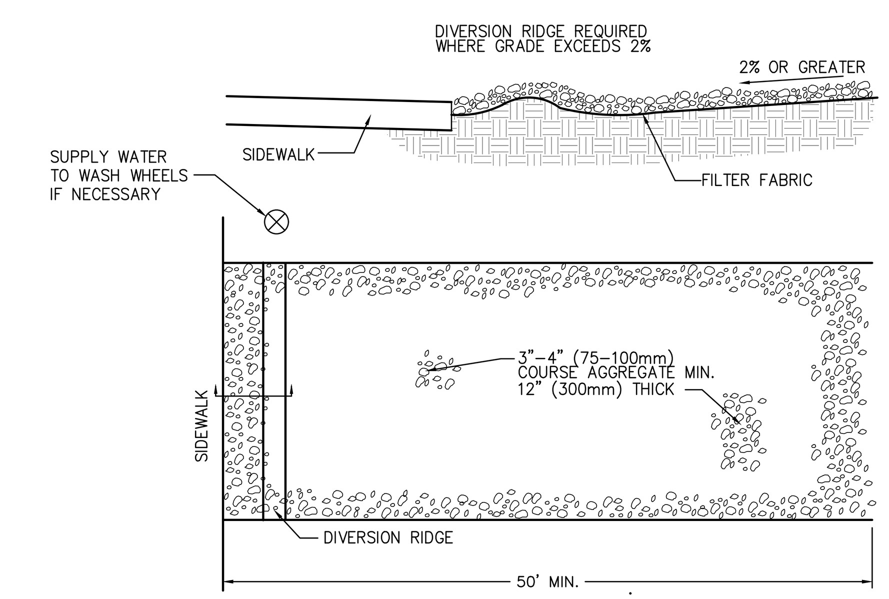
GENERAL NOTES:
USE ONLY THE FOLLOWING GEOTEXTILE FABRIC THAT ARE APPROVED BY THE WIDOT FOR USE AS INLET PROTECTION: A) LINQ INDUSTRIAL FABRICS – GTF 403 B) TC MIRAFI FILTERWEAVE 401. FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES.

STORM INLET PROTECTION (2 / C4.0)



GENERAL NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET (3 / C4.0)



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING. REPAIR AND/OR CLEANOUT
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY. ANY MEASURES USED TO TRAP SEDIMENT.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

ROCK CONSTRUCTION ENTRANCE (4 / C4.0)

GENERAL NOTES:

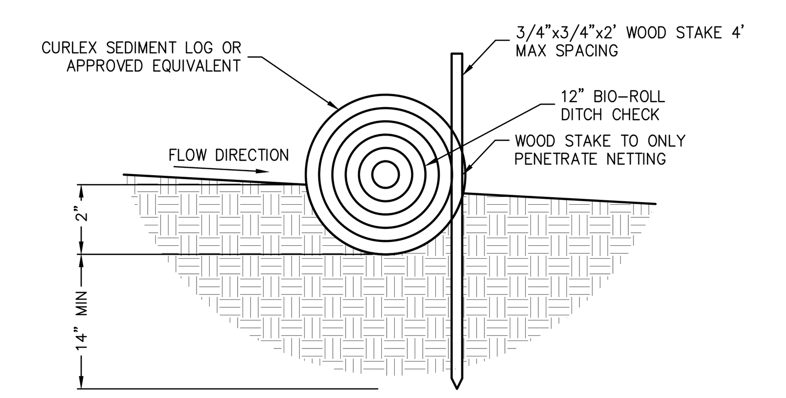
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLTION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
6. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
12. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
13. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
14. PROVIDE RIP RAP AT ALL CULVERT ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
15. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH UNDER RIP RAP.
16. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
17. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
18. SILT FENCE SHALL BE INSTALLED AROUND THE BIORETENTION AREA IMMEDIATELY FOLLOWING INSTALLATION OF THE ENGINEERED SOIL TO PROTECT IT FROM SILT CONTAMINATION.
19. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
20. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400–187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL SEQUENCING:

1. INSTALL PERIMETER EROSION CONTROL
2. EXCAVATE A TEMPORARY SEDIMENT TRAP AT THE PROPOSED BIO–RETENTION AREA IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1063
   - 2.1. SEDIMENT TRAP BOTTOM BASIN ELEVATION SHALL BE _______
   - 2.2. INSTALL STONE OUTLET/OVERFLOW WEIR PER GRADING PLAN DETAIL ______
   - 2.3. EXCAVATE SWALES NORTH AND EAST FROM THE BASIN TO DIRECT AND MAXIMIZE STORMWATER RUNOFF TO THIS BASIN DURING CONSTRUCTION
3. BEGIN DEMOLITION
4. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
5. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
6. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
7. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
8. PER GENERAL NOTE #20, THE SEDIMENT TRAP SHALL BE RECONSTRUCTED INTO THE PROPOSED BIO–RETENTION AREA AFTER THE SURROUNDING AREA HAS BEEN FULLY STABILIZED.
   - 8.1. ANY CONSTRUCTION SITE SEDIMENT BUILD UP SHALL BE REMOVED FROM THE PROPOSED BIO–RETENTION BASIN BEFORE EXCAVATION TO THE FINAL DEPTH AND INSTALLATION OF THE ENGINEERED SOIL
9. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

EROSION CONTROL LEGEND:

Item	Symbol	Detail
EXISTING CONTOUR	888	
PROPOSED CONTOUR	888	
PROPOSED SILT FENCE		1 / C4.0
PROPOSED INLET PROTECTION		2 / C4.0
EROSION CONTROL BLANKET		3 / C4.0
ROCK CONSTRUCTION ENTRANCE		4 / C4.0
TEMPORARY DITCH CHECK		5 / C4.0



NOTES:
1. USE "WDNR T.S. 1063" TEMPORARY DITCH CHECK AND INSTALL ACCORDING TO CURRENT WDNR SPECIFICATIONS.
2. INSPECT DITCH CHECK FOR DEFICIENCIES PRIOR TO FORECASTED RAIN EVENTS, DAILY DURING EXTENDED RAIN EVENTS, AFTER RAIN EVENTS, AND AT 1–WEEK INTERVALS.
3. TURN ENDS OF DITCH CHECK UPSLOPE TO PREVENT WATER FROM FLOWING AROUND END.
4. REMOVE SEDIMENT BEHIND DITCH CHECK BEFORE SEDIMENT LEVEL REACHES THE HALFWAY POINT BETWEEN THE GROUND SURFACE AND TOP OF THE DITCH CHECK.

TEMPORARY DITCH CHECK (5 / C4.0)

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POB Point of Beginning

Project Title:
Public Safety Center
Village of McFarland
McFarland, WI 53558

REVISIONS:

#	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

Project Number: **3488**

Issued For: **SITE/DESIGN REVIEW**
4/5/2021

Sheet Title: **EROSION CONTROL PLAN**

Sheet Number: **C4.0**

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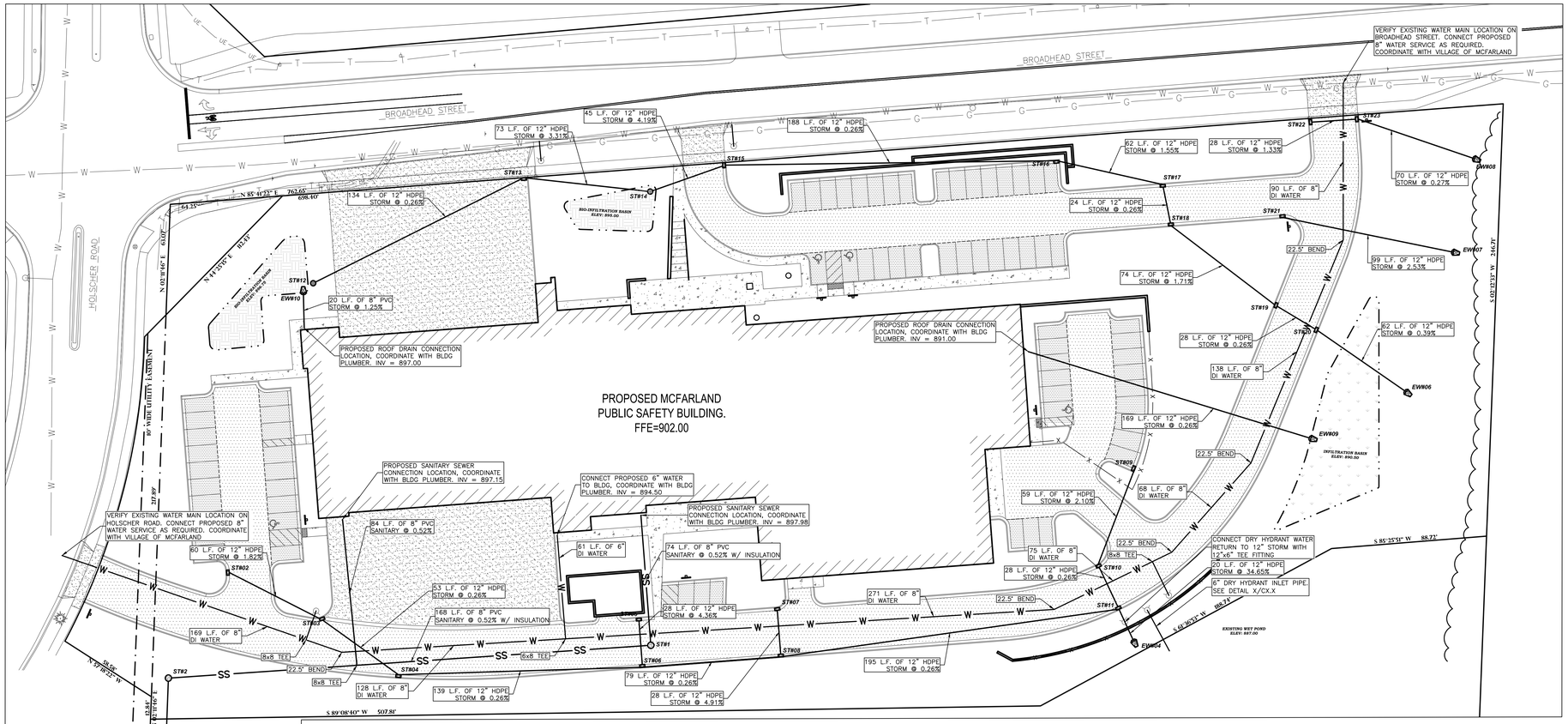

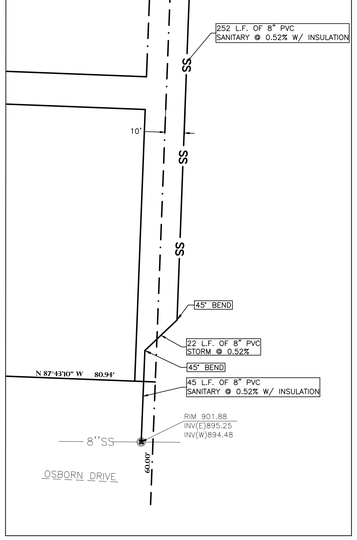

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
7. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
8. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C3.0 FOR PROPOSED FINISHED GRADE.
9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
10. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
11. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND PERMITTING OF THE WELL.
13. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
14. PROVIDE RIP RAP AT ALL STORM ENDWALLS TO PREVENT WASHOUT AND EROSION.
15. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

UTILITY LEGEND:

PROPOSED STORM SEWER	X"ST
PROPOSED SANITARY SEWER	X"SS
PROPOSED WATER MAIN	X"W
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	1 C5.0
PROPOSED SANITARY SEWER MANHOLE	2 C5.0
PROPOSED STORM SEWER INLET	3 C5.0
PROPOSED STORM SEWER CURB INLET	4 C6.0
PROPOSED FIRE HYDRANT LOCATION	5 C6.0
PROPOSED INFILTRATION BASIN	6 C6.0
PROPOSED BIO-INFILTRATION BASIN	7 C6.0

SANITARY MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
ST#1	RIM = 901.10 INV (N) = 897.59 INV (W) = 897.59 DEPTH = 3.51' SAN MH
ST#2	RIM = 899.75 INV (E) = 896.16 INV (S) = 896.16 DEPTH = 3.59' SAN MH

STORM MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
ST#02	RIM = 901.26 INV (SE) = 898.26 DEPTH = 3.00' RECTAGULAR CURB INLET
ST#03	RIM = 900.17 INV (NW) = 897.17 INV (SE) = 897.17 DEPTH = 3.00' RECTAGULAR CURB INLET
ST#04	RIM = 900.62 INV (NW) = 897.03 INV (E) = 897.03 DEPTH = 3.59' RECTAGULAR CURB INLET
ST#05	RIM = 900.89 INV (S) = 897.88 DEPTH = 3.01' RECTAGULAR CURB INLET
ST#06	RIM = 900.82 INV (N) = 896.66 INV (W) = 896.67 INV (E) = 896.67 INV (E) = 896.66 DEPTH = 4.16' RECTAGULAR CURB INLET
ST#07	RIM = 900.82 INV (S) = 897.83 DEPTH = 2.99' RECTAGULAR CURB INLET
ST#08	RIM = 901.04 INV (N) = 896.45 INV (W) = 896.46 INV (W) = 896.45 INV (E) = 896.45 DEPTH = 4.58' RECTAGULAR CURB INLET
ST#09	RIM = 900.48 INV (S) = 897.48 DEPTH = 3.00' RECTAGULAR CURB INLET
ST#10	RIM = 899.25 INV (N) = 896.25 INV (SE) = 896.25 DEPTH = 3.00' RECTAGULAR CURB INLET
ST#11	RIM = 899.36 INV (NW) = 896.18 INV (W) = 895.95 INV (SE) = 895.96 DEPTH = 3.41' RECTAGULAR CURB INLET
ST#12	RIM = 897.75 INV (NE) = 894.75 DEPTH = 3.00' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE

STRUCTURE #	STRUCTURE DETAILS
ST#13	RIM = 899.04 INV (SW) = 894.40 INV (E) = 894.40 DEPTH = 4.64' RECTAGULAR CURB INLET
ST#14	RIM = 895.00 INV (W) = 892.00 INV (E) = 893.00 DEPTH = 3.00' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE
ST#15	RIM = 894.02 INV (W) = 891.10 INV (E) = 891.10 DEPTH = 2.92' RECTAGULAR CURB INLET
ST#16	RIM = 896.46 INV (W) = 890.61 INV (E) = 890.61 DEPTH = 4.06' RECTAGULAR CURB INLET
ST#17	RIM = 892.65 INV (W) = 889.65 INV (S) = 889.65 DEPTH = 3.00' RECTAGULAR CURB INLET
ST#18	RIM = 892.63 INV (N) = 889.59 INV (SE) = 889.59 DEPTH = 3.04' RECTAGULAR CURB INLET
ST#19	RIM = 890.92 INV (NW) = 888.31 INV (SE) = 888.31 DEPTH = 2.60' RECTAGULAR CURB INLET
ST#21	RIM = 887.52 INV (E) = 884.52 DEPTH = 3.00' RECTAGULAR CURB INLET
ST#22	RIM = 884.84 INV (E) = 882.07 DEPTH = 2.77' RECTAGULAR CURB INLET
ST#23	RIM = 884.30 INV (W) = 881.70 INV (E) = 881.70 DEPTH = 2.60' RECTAGULAR CURB INLET

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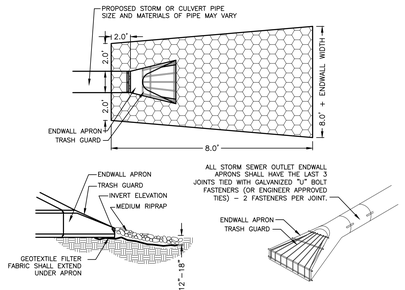
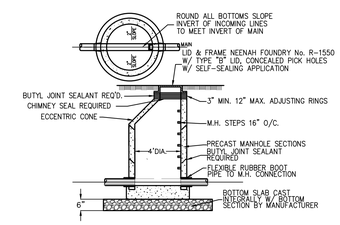


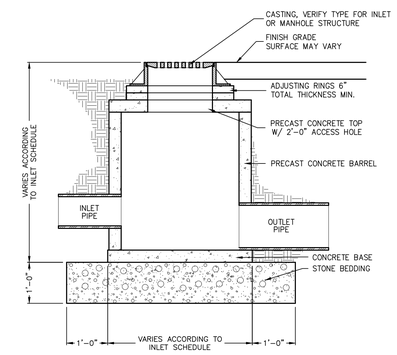
NOTES:
1. ENDWALL APRON SHALL BE PLACED LEVEL WITH THE TOP OF THE RIPRAP. PLACE FILTER FABRIC BENEATH THE PROPOSED RIPRAP. RIPRAP SHALL BE PLACED ONLY AT DISCHARGE END PIPE. SEE UTILITY PLAN FOR LOCATION
2. ALL ENDWALLS SHALL HAVE A TRASH GUARD

ENDWALL STRUCTURE (1 / C5.0)

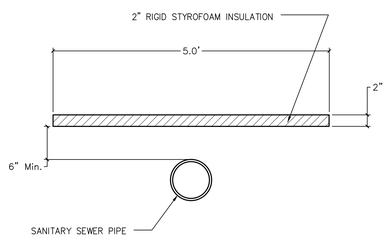


GENERAL NOTES:
THE BOTTOM 2" POLYETHYLENE ADJUSTMENT RING IS TO BE SET ON THE CONE OR FLAT TOP IN A MORTAR BED COMPOSED OF ONE PART PORTLAND CEMENT AND TWO PARTS MASON SAND MIXED WITH POTABLE WATER.
A SELF-LUBRICATING GASKET OR OPTIONAL BUTYL SEAL IS TO BE USED ON ALL MANHOLE JOINTS.
THE MANHOLE CONSTRUCTION PLATE WILL BE SET ON THE MANHOLE CONE OR FLAT-TOP FOR GRADING PURPOSES.
CONCRETE USED IN MANHOLES FOR CONCRETE BENCHES OR CAPS AROUND PIPES WILL BE CLASS "D".

SANITARY SEWER MANHOLE (2 / C5.0)



STORM MANHOLE/INLET (3 / C5.0)



PIPE INSULATION (4 / C5.0)

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Village of McFarland
McFarland, WI 53558

REVISIONS:

#	DATE	DESCRIPTION

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Issued For: **SITE/DESIGN REVIEW** 4/5/2021

Sheet Title: **UTILITY LAYOUT PLAN**

Sheet Number: **C5.0**

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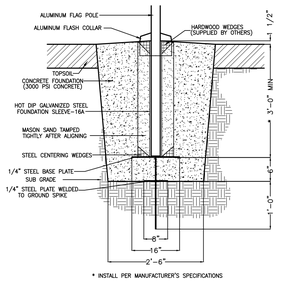
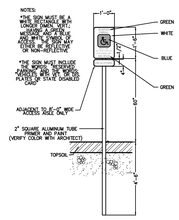


* INSTALL PER MANUFACTURER'S SPECIFICATIONS

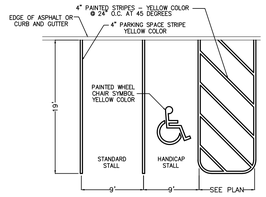
FLAG POLE BASE

1 / C6.0



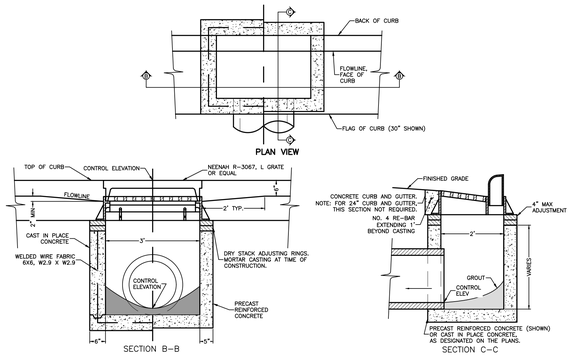
HANDICAP PARKING SIGN

2 / C6.0



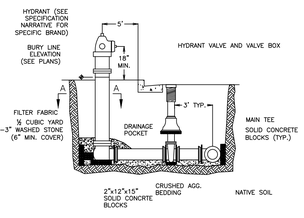
PARKING LOT STRIPING

3 / C6.0



CURB INLET

4 / C6.0



SECTION A–A

NOTES:

– THE HYDRANT AND HYDRANT VALVE SHALL BE CONNECTED TO THE MAIN TEE BY MEGALUGS.

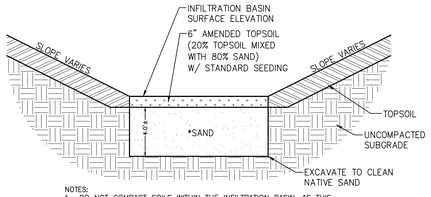
–FILTER FABRIC SHALL BE WRAPPED AROUND THE DRAIN POCKET.

–WHERE THE HYDRANT IS INSTALLED AT THE HIGH POINT OF THE WATER MAIN ON MAINS 10 INCHES IN DIAMETER AND LARGER, THE CONTRACTOR SHALL TIP THE MAIN TEE UPWARDS 45 DEGREES AND USE A 45 DEGREE FITTING TO ALLOW AIR TO ESCAPE FROM THE MAIN.

–WHERE THE LOCATION OF THE HYDRANT VALVE BOX WOULD BE IN ANY PORTION OF THE CURB AND GUTTER, THE CONTRACTOR SHALL PLACE THE VALVE IN THE TERRACE AREA.

HYDRANT SETTING

5 / C6.0

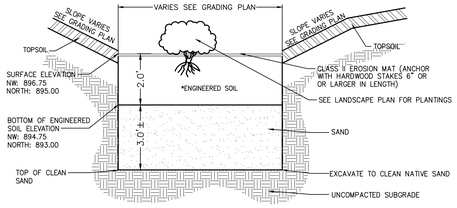


NOTES:
1. DO NOT COMPACT SOILS WITHIN THE INFILTRATION BASIN, AS THIS MAY REDUCE SOIL INFILTRATION PERFORMANCE. IF COMPACTION DOES OCCUR, DISK THE TOP 6 INCHES OF SOIL.
2. UPON COMPLETION OF GRADING THE INFILTRATION BASINS, A CONSTRUCTION FENCE SHALL BE PLACED AROUND THE PERIMETER TO PREVENT CONSTRUCTION TRAFFIC.

* SAND SAME AS BIO BASIN SAND

INFILTRATION BASIN (PRELIMINARY)

6 / C6.0



SECTION VIEW

*NOTES:
1. DO NOT ADD ENGINEERED MEDIA UNTIL SITE PAVING HAS OCCURRED AND TURF AREAS HAVE BEEN ESTABLISHED WITH VEGETATION.
2. ENGINEERED MEDIA SHALL BE INSTALLED WITH NO MECHANICAL COMPACTION (INCLUDING EQUIPMENT TRACKING).
3. ENGINEERED MEDIA SHALL BE INSTALLED IN 6" LIFTS AND SPRINKLER WATERED (TO SIMULATE RAINFALL) AT EACH LIFT TO ACHIEVE SETTLEMENT.
4. THE CONTRACTOR MAY USE OTHER LINER METHODS, IF APPROVED BY THE CIVIL ENGINEER.
5. ENGINEERED MEDIA COMPOSITION–THE SOIL SHALL BE ENGINEERED TO THE FOLLOWING SPECIFICATIONS:

5.A. THE PLANTING MIXTURE SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST BY VOLUME. SPECIAL ATTENTION SHOULD BE GIVEN TO PLANT SELECTION WHEN THE PERCENTAGE OF SAND EXCEEDS 75%.
NOTE: THIS MIXTURE MEETS THE EQUIVALENT LEVEL OF PROTECTION AS DETERMINED BY DNR.

5.B. THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
–USDA COARSE SAND (.02 – .04 INCHES)
–ASTM C33 (FINE AGGREGATE CONCRETE SAND)
–WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SIO2, BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.

5.C. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.

5.D. THE ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.

5.E. THE ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5 AND 6.5.

5.F. THE ENGINEERED SOIL MIX SHALL HAVE ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS.

BIO-INFILTRATION BASIN (PRELIMINARY)

7 / C6.0

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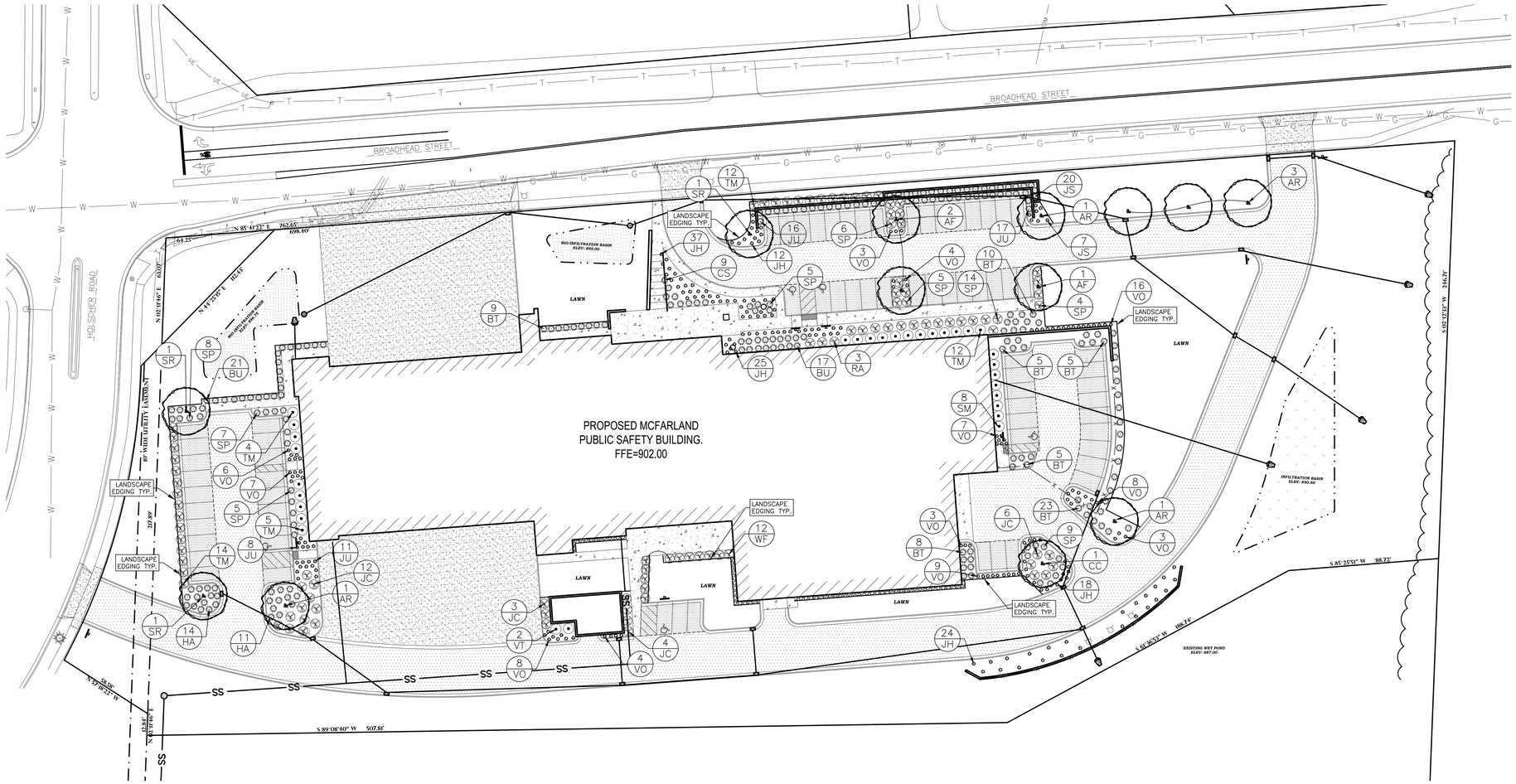
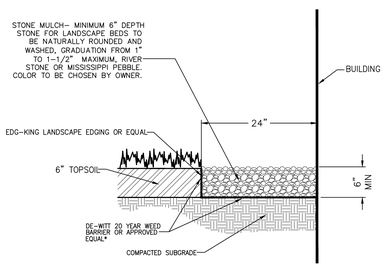


GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION, EXCEPT AREAS NOTED ON THIS DOCUMENT TO BE SODDED.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
7. EDG-KING LANDSCAPE EDGING OR EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
8. 3" OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL GROUND COVER PLANTING BEDS.
9. 3" DEPTH OF 3/4" DIAMETER DECORATIVE LANDSCAPE STONE SHALL BE PLACED IN ALL SHRUB PLANTING BEDS. COLOR TO BE SELECTED BY OWNER.
10. FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE STONE OR BARK MULCH.
12. EDG-KING LANDSCAPE EDGING SHALL BE PLACED AROUND ALL GROUND COVER BEDS AS A SEPARATION BETWEEN THE SHREDDED BARK MULCH AND DECORATIVE LANDSCAPE STONE OF THE SHRUB BEDS.
11. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.



NOTES:
*INSTALL WEED BARRIER FABRIC PER MANUFACTURER'S INSTRUCTIONS.

2' STONE MOW STRIP — 1 / L1.0

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PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY	POINTS PER	TOTAL POINTS
AR	ACER RUBRUM 'NORTHWOOD'	NORTHWOOD MAPLE	6" TALL	50'TX35'W	3 + (3)	40	120
AF	ACER X FREEMANII 'AUTUMN BLAZE'	FREEMAN MAPLE	6" TALL	40'TX30'W	3	40	120
CC	CERCIS CANADENSIS	EASTERN REDBUD	6" TALL	25'T X 35'W	1	25	25
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	4" TALL	20'TX25'W	3	15	45

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY	POINTS PER	TOTAL POINTS
* BT	BUXUS SINICA VAR INSULARIS 'WINTERGREEN'	WINTERGREEN KOREAN LITTLELEAF BOX	12"	2'T-4'W	65	3	195
* BU	BUXUS X 'GREEN VELVET'	GREEN VELVET BOX	12"	3'T-3'W	38	3	114
CS	CHAENOMELES X SUPERBA 'TEXAS SCARLET'	FLOWERING QUINCE	24"	3'T-4'W	9	3	27
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	24"	5'T-5'W	25	3	75
* JH	JUNIPERUS HORIZONTALIS 'WISCONSIN'	BLUE RUG JUNIPER	12"	6"T-5'W	116	3	348
* JC	JUNIPERUS CHINENSIS X SARGENTII	SARGENT JUNIPER	24"	4'T-6'W	25	5	125
* JU	JUNIPERUS SABINA 'CALGARY CARPET'	SAVIN JUNIPER	6"	8"T-4'W	52	3	156
* JS	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR SINGLESEED	18"	3'T-4'W	27	5	135
RA	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	24"	5'T-4W	3	3	9
SM	SYRINGA VULGARIS	COMMON LILAC	36"	5'-6'T & W	8	3	24
SP	SPIRAEA JAPONICA	JAPANESE SPIRAEA	24"	4'T & 5'W	63	3	189
* TM	TAXUS X MEDIA 'TAUNTONII'	TAUNTON YEW	18"	4'TX6'W	47	5	235
V0	VIBURNUM OPULIS 'NANUM'	DWARF EASTERN CRANBERRYBUSH	18"	2'TX3'W	78	1	78
VT	VIBURNUM TRILOBUM	REDWING VIBURNUM	36"	10'TX8'W	2	5	10
WF	WEIGELA FLORIDA 'WINE & ROSES'	WINE & ROSES WEIGELA	24"	4'-5'T & W	12	3	36
							2066pts

* EVERGREEN

LANDSCAPE REQUIREMENTS:

MINIMUM POINTS REQUIRED FOR C-G

REQUIREMENT: POINTS PER 100 FT. OF BLDG. FOUNDATION
REQUIRED: 1,225 L.F. / 100 = 12.25 X 40pts = 490pts
PROPOSED: 500pts

REQUIREMENT: POINTS PER 1,000 S.F. OF BLDG. GROSS FLOOR AREA
REQUIRED: 48,500 S.F. / 1000 = 48.5 X 10 = 485pts
PROPOSED: 494pts

REQUIREMENT: POINTS PER 100 L.F. OF STREET FRONTAGE
REQUIRED: 1,056 L.F / 100 = 10.56 X 40 = 423pts
PROPOSED: 433pts

REQUIREMENT: POINTS PER 10,000 S.F. OF PAVED AREA
REQUIRED: 23,231 S.F. / 10000 = 7.5 X 80 = 601pts
PROPOSED: 610pts

TOTAL REQUIRED: 1,999pts
TOTAL: 2066pts

0' 30' 60'
1" = 30'

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POB Point of Beginning

Project Title:
Public Safety Center
Village of McFarland
McFarland, WI 53558

REVISIONS:

#	DATE	DESCRIPTION

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Project Number: **3488**

Issued For: **SITE/DESIGN REVIEW** 4/5/2021

Sheet Title: **LANDSCAPE PLAN**

Sheet Number: **L1.0**

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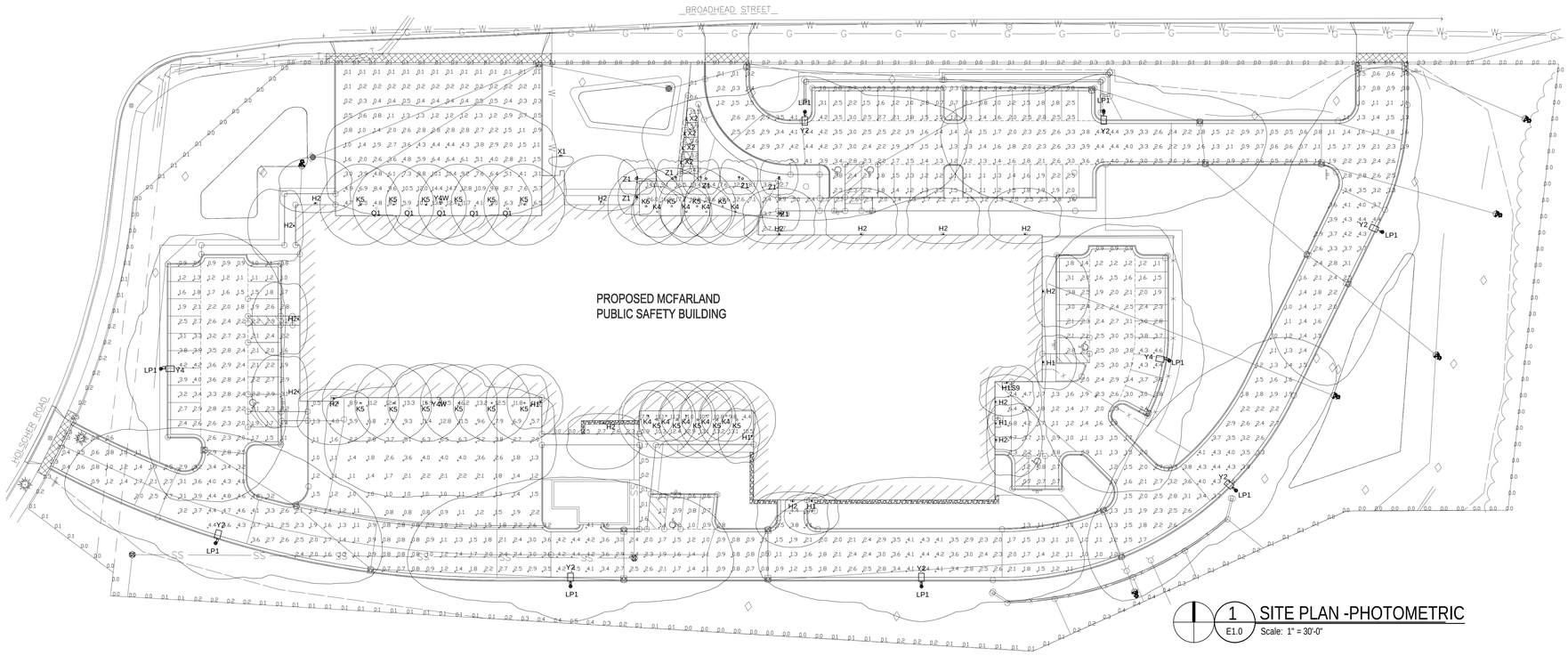


1 SITE PLAN -PHOTOMETRIC

E1.0 Scale: 1" = 30'-0"

GENERAL NOTES:

1. SITE LIGHTING CALCULATED AT GRADE.

MCFARLAND PUBLIC SAFETY BUILDING SITE FIXTURE SCHEDULE

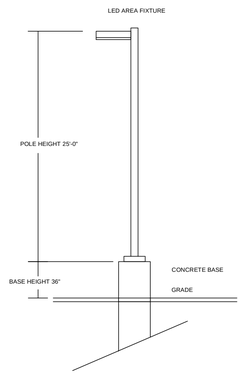
TYPE	DESCRIPTION	LAMP TYPE	WATTS	MANUFACTURER	CATALOG NUMBER	NOTE
H1	EXTERIOR WALL PACK - 1200 LUMEN	4000K LED	10	LITHONIA	WDGE2-LED-P1-40K-80CRI-VW	1
H2	EXTERIOR WALL PACK - 2000 LUMEN	4000K LED	15	LITHONIA	WDGE2-LED-P2-40K-80CRI-VW	1
K4	6" RECESSED DOWNLIGHT - 2000 LUMENS MEDIUM	4000K LED	19.7	GOTHAM	EVO6-40/20-AR-MD-LD-MVOLT-EZ1	1
K5	6" RECESSED DOWNLIGHT - 4000 LUMENS MEDIUM	4000K LED	39	GOTHAM	EVO6-40/40-AR-MD-LD-MVOLT-EZ1	1
Q1	WALL SCONCE - 1500 LUMENS UP 1500 LUMENS DOWN	4000K LED	35	FC LIGHTING	FCCSQ400-12-WM-UNV-940-15L-15L-D25-U15	1
S9	BLUE EXTERIOR WALL MOUNT LED ROUND	BLUE LED	25	TRAXON	PP-X1-9-A-4-1	1
X1	GROUND MOUNTED SPOTLIGHT	4000K LED	78	LITHONIA	DSXF2-LED-P2-40K-NSP-MVOLT-IS-PE-UBV	1
X2	STEP LIGHT	4000K LED	13	FC	FCSL2041-UNV-4K-CRI85-6L	1
Y2	EXTERIOR POLE MOUNTED LED TYPE 2 SHIELDED - 12613 LUMENS	4000K LED	102	LITHONIA	DSX1-LED-P3-40K-T2M-MVOLT-SPA-HS	1
Y4	EXTERIOR POLE MOUNTED LED TYPE 4 SHIELDED - 12309 LUMENS	4000K LED	102	LITHONIA	DSX1-LED-P3-40K-T4M-MVOLT-SPA-HS	1
Y4W	EXTERIOR WALL MOUNTED LED TYPE 4 -12309 LUMENS	4000K LED	102	LITHONIA	DSX1-LED-P3-40K-T4M-MVOLT-WBA	1
LP1	25" SQUARE METAL POLE			LITHONIA	SSS-25	1
Z1	EXTERIOR LED BOLLARD	4000K LED	31	LITHONIA	KBR8-LED-12C-700-40K-ASY	1

GENERAL NOTES:

1. SEE SPECIFICATIONS FOR FIXTURE REQUIREMENTS.
2. ALL INTERIOR LED FIXTURES TO HAVE A MINIMUM CRI OF 80+. ALL EXTERIOR LED FIXTURES TO HAVE A MINIMUM CRI OF 70+.
3. MOUNT FIXTURES AT HEIGHT INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.

PLAN NOTES:

1. ARCHITECT TO SELECT STANDARD COLOR AND FINISH.



LP1 & LP2 FIXTURE BASE DETAIL

SCALE: NTS

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Sheet Title: SITE PHOTOMETRIC PLAN

Sheet Number: E0.0

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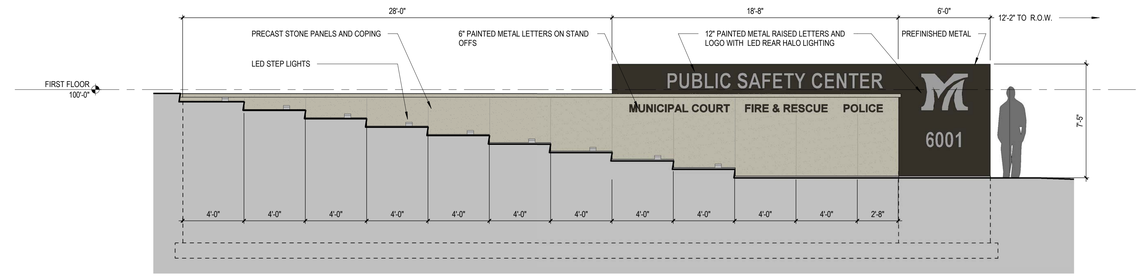
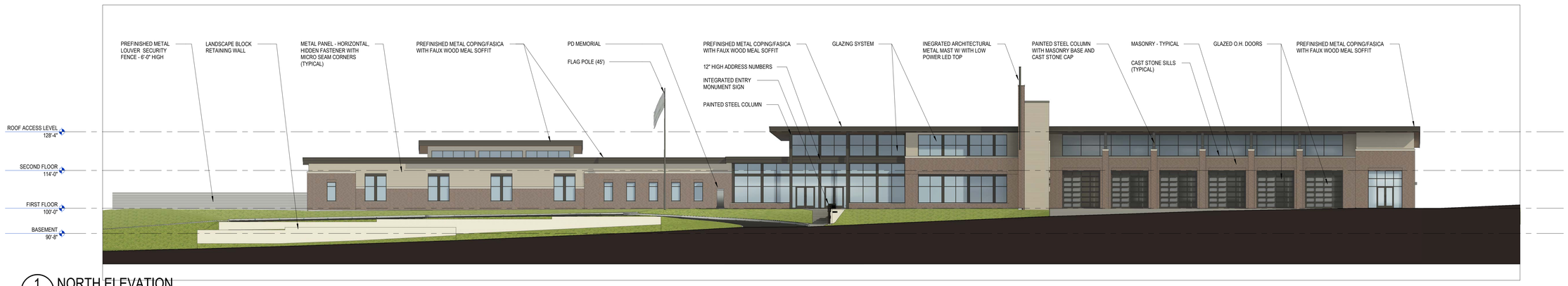


4E A6.5 ENTRY SIGN - EAST ELEVATION
Scale: 1/4" = 1'-0"



1 A6.5 NORTH ELEVATION
Scale: 1/16" = 1'-0"

2 A6.5 SOUTH ELEVATION
Scale: 1/16" = 1'-0"

3 A6.5 EAST ELEVATION
Scale: 1/16" = 1'-0"

4 A6.5 WEST ELEVATION
Scale: 1/16" = 1'-0"

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DETAILS

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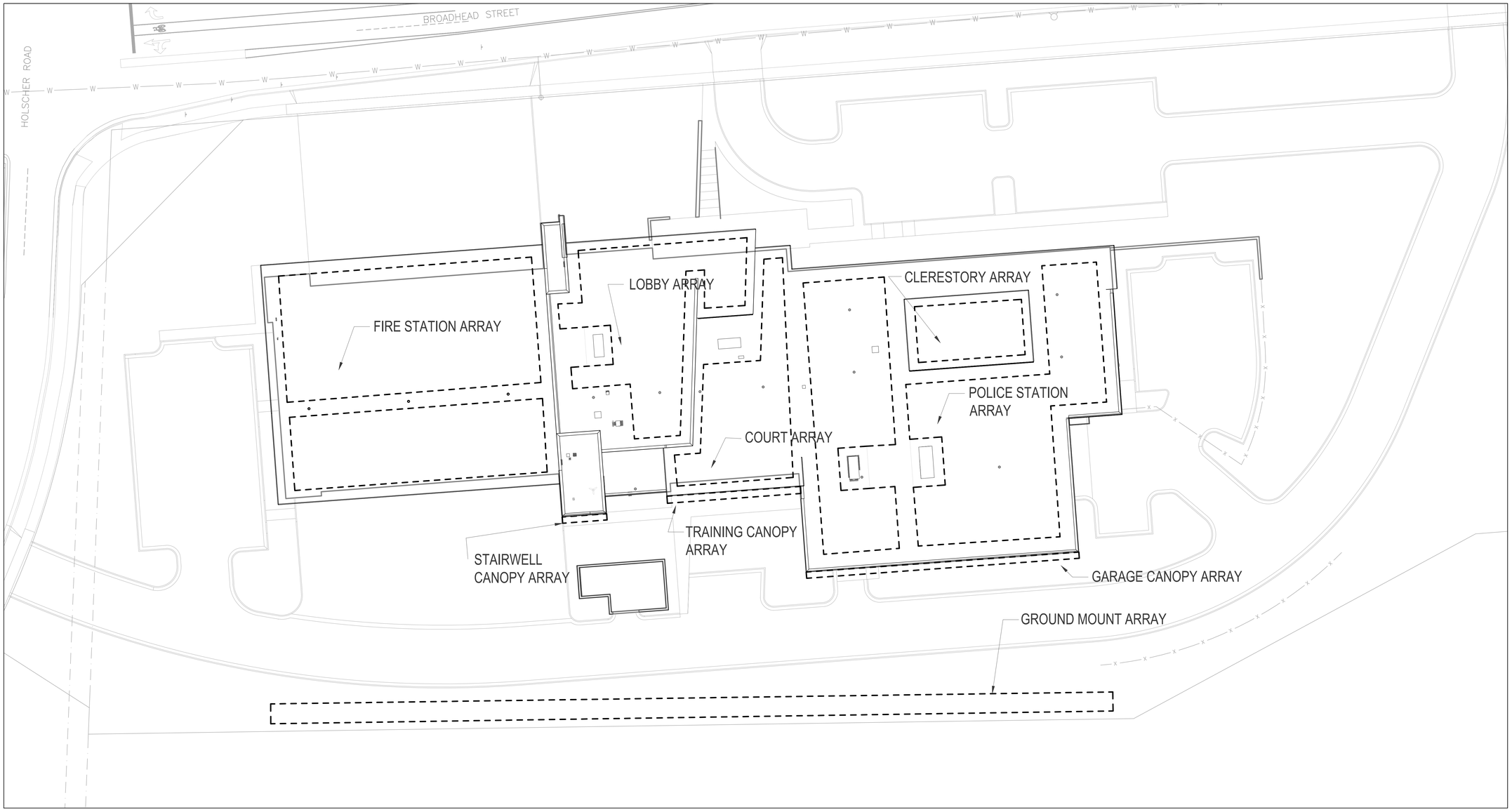

GENERAL NOTES

1. SEE DESIGN-BUILD PERFORMANCE SPECIFICATION 26 31 00 FOR ADDITIONAL INFORMATION.
2. PANEL HS AND PV DISCONNECT PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR. SEE DRAWING E3.0 FOR ELECTRICAL 1-LINE.
3. PV CONTRACTOR RESPONSIBILITY WILL END AT THE TERMINATION OF INVERTER AC WIRING ON THE HS PANEL INDICATED ON E3.0.
4. DRAWING INTENDED TO OUTLINE ARRAY BOUNDARIES AND DESIGN-BUILD REQUIREMENTS. PV CONTRACTOR TO PROVIDE DRAWINGS PER SPECIFICATION.
5. ARRAY BOUNDARIES SHOWN WITH 6' SETBACK

SOLAR ARRAY SCHEDULE

FIRE STATION ARRAY	144 kW	ROOF BALLASTED RACKING
COURT ARRAY	27 kW	ROOF BALLASTED RACKING
LOBBY ARRAY	44 kW	ROOF BALLASTED RACKING
POLICE STATION ARRAY	134 kW	ROOF BALLASTED RACKING
CLERESTORY ARRAY	10 kW	ROOF BALLASTED RACKING
GARAGE CANOPY ARRAY	15 kW	WALL MOUTNED RACKING
TRAINING CANOPY ARRAY	7 kW	WALL MOUNTED RACKING
STAIRWAY CANOPY ARRAY	8 kW	WALL MOUNTED RACKING
GROUND MOUNT ARRAY	93 kW	GROUND MOUNTED RACKING

N

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4/30/2021

Sheet Title:
SOLAR PV ROOF/ SITE PLAN

Sheet Number:
PV1.1

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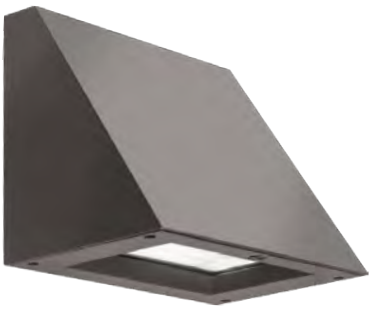


WDGE2 LED
Architectural Wall Sconce

Catalog Number

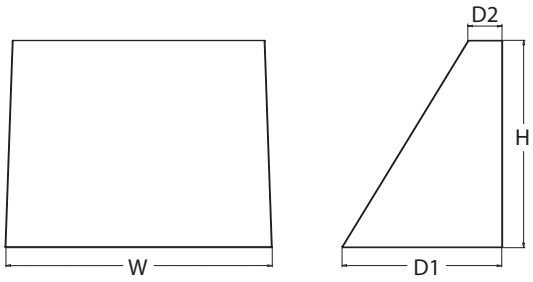
Notes

Type

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

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution		Voltage	Mounting			
									Shipped included		Shipped separately	
WDGE2 LED	P1[1]	P1SW	27K	2700K	80CRI	VF	Visual comfort forward throw	MVOLT	SRM	Surface mounting bracket	AWS	3/8inch Architectural wall spacer
	P2[1]	P2SW	30K	3000K	90CRI	VW	Visual comfort wide	347[3]	ICW	Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[7]	PBBW	S urface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P3[1]	P3SW	35K	3500K				480[3]				
	P4[1]	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K	4000K								
	P5[1]		50K[2]	5000K								

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE[4]	Photocell, Button Type
DS[5]	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMG[6]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.

Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)

NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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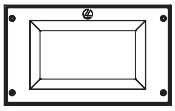
Accessories

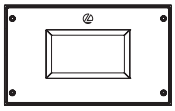
Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)



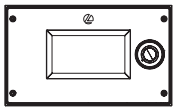
Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5



Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW



Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

NOTES

1 P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
2 50K not available in 90CRI
3 347V and 480V not available with E4WH, E10WH, E20WC or DS.
4 PE not available in 480V or with sensors/controls
5 DS option not available with E4WH, E10WH, E20WC or sensors/controls.
6 DMG option not available with sensors/controls
7 Not qualified for DLC. Not available with emergency battery backup or sensors/controls

Performance Data

Lumen Output

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

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

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	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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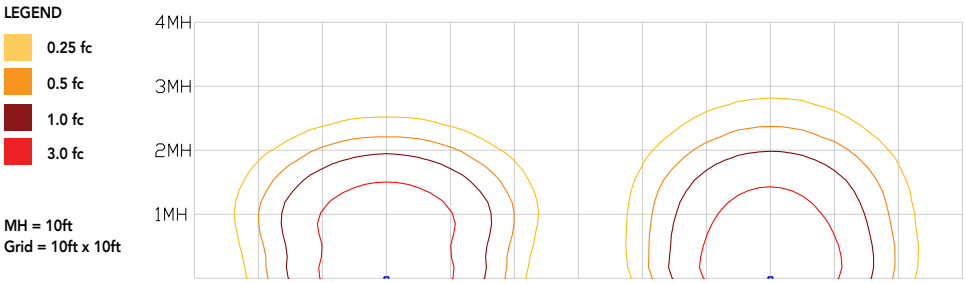
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



WDGE2 LED P3 40K 80CRI VW

WDGE2 LED P3 40K 80CRI VF

Emergency Egress Options

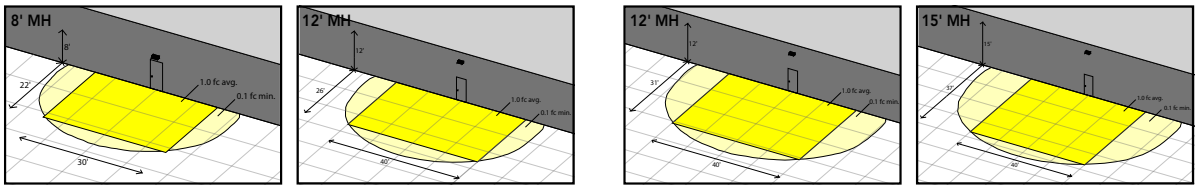
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.

Grid = 10ft x 10ft



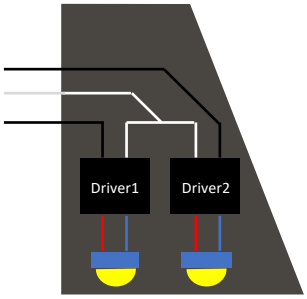
WDGE2 LED xx 40K 80CRI VF MVOLT E10WH

WDGE2 LED xx 40K 80CRI VF MVOLT E20WC

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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Control / Sensor Options

Motion/Ambient Sensor (PIR_, PIRH_)

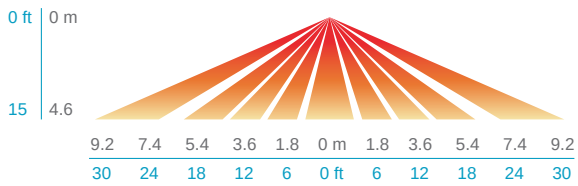
Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

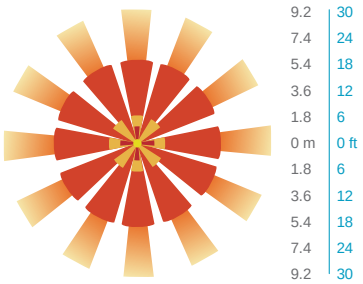
Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

PIR

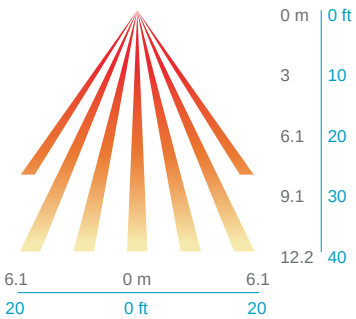
HIGH VIEW



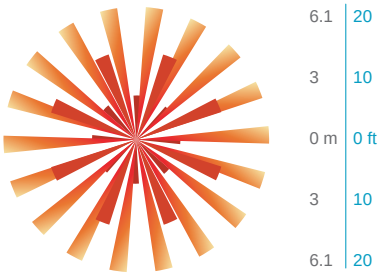


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

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Mounting, Options & Accessories

NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor

D = 7"

H = 11"

W = 11.5"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted 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 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED 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 consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

WARRANTY
5-year limited warranty. 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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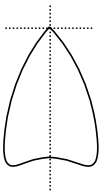
gotham® | E V O®

Multiple Layers of Light

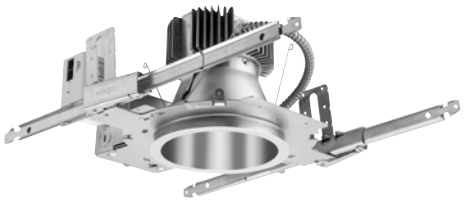


Luminaire Type:

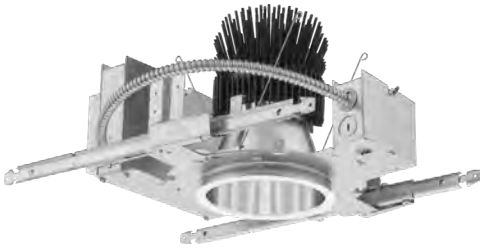
Catalog Number:

General Illumination Round Downlight

6"



250 - 8,000 lumens



10,000 - 17,500 lumens

OVERVIEW

Feature Set

- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- Available with 10% dimming, 1% dimming, or dim to dark
- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product

Distribution

Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000	10,000	12,000	15,000	17,500
Delivered Lumens	297	519	776	994	1471	2006	2537	3077	3542	4027	4533	5256	6371	8247	10637	12332	15776	17801
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0	47.3	48.7	57.6	74.9	97.1	115.0	150.9	175.3
Lumens per Watt	87.4	83.7	94.6	103.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6	110.1	109.5	107.2	104.5	101.5

COMPLIMENTARY PRODUCTS

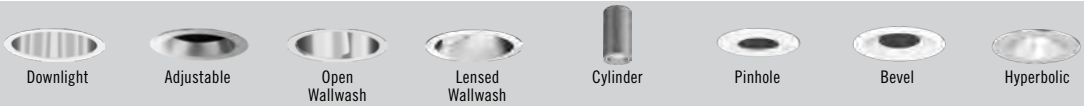
Coordinated Apertures | Multiple Layers of Light

General Illumination Layer | EVO

High Center Beam Layer | Incito

EVO + Incito — Multiple Layers of Light

Core



Healthcare

Special Applications

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com

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ORDERING INFORMATION

A+ Capable options indicated by this color background.

Design2Ship Quick Ship Program: Options in green text qualify for Design2Ship — 5 business days from order entry to ship. Refer to Design2Ship Brochure for complete program details. **Maximum Order Quantity: 100 units; 50 for Chicago Plenum.**

Luminaire Type:

Catalog Number:

EXAMPLE: EV06 35/150 AR MWD LSS MVOLT EZ1

Series	Color Temperature		Nominal Lumen Values				Reflector & Flange Color		Trim Style		Distribution	
EV06	27/	2700 K	02	250 lumens	40	4000 lumens	AR	Clear	(blank)	Self-flanged	VND	Very Narrow (0.5 s/mh)
	30/	3000 K	05	500 lumens	45	4500 lumens	PR	Pewter	FL	Flangeless	ND	Narrow (0.7 s/mh)
	35/	3500 K	07	750 lumens	50	5000 lumens	WTR	Wheat			MD	Medium (0.9 s/mh)
	40/	4000 K	10	1000 lumens	60	6000 lumens	GR	Gold			MWD	Medium Wide (1.0 s/mh)
	50/	5000 K	15	1500 lumens	80	8000 lumens	WR[1]	White			WD	Wide (1.2 s/mh)
			20	2000 lumens	100	10000 lumens	BR[1]	Black				
			25	2500 lumens	120	12000 lumens	WRAMF[1]	White Anti-microbial				
			30	3000 lumens	150	15000 lumens						
			35	3500 lumens	175	17500 lumens						

Finish		Voltage	Driver[4]			
LSS	Semi-specular	MVOLT	GZ10	0-10V driver dims to 10%	ECOS2[5]	Lutron® Hi-Lume® 2-wire forward-phase driver. Minimum dimming level 1%, 120V only. Minimum 1000 lumens/Maximum 4000 lumens.
LD	Matte-diffuse	120	GZ1	0-10V driver dims to 1%	ECOD[5]	Lutron Ecosystem digital Hi-Lume 1% soft-on, fade to black. Max: 4000LM.
LS	Specular	277	EZ10	eldoLED 0-10V ECOdrive. Linear dimming to 10% min.		
		347[2,3]	EZ1	eldoLED 0-10V ECOdrive. Linear dimming to 1% min.		
			EZB	eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.		
			EDAB[5]	eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.		
			EDXB[5]	eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual. Minimum 1000 lumens/Maximum 15000 lumens.		

Control Interface		Options			
NLT[6]	nLight® dimming pack controls	SF	Single fuse. Specify 120V or 277V.	N80[10]	nLight® Lumen Compensation
NLTER[2,6,9]	nLight® dimming pack controls emergency circuit	TRW[7]	White painted flange	BGTD	Bodine generator transfer device. Specify 120V or 277V.
NLTAIR2[13]	nLight® AIR enabled	TRBL[8]	Black painted flange	90CRI	High CRI (90+)
NLTAIRER2[2,9,13]	nLight® AIR enabled emergency	EL	Emergency battery pack, 10W, with integral test switch	CP[11]	Chicago Plenum. Specify 120V or 277V for 5000lm and above.
EXA1	XPoint Wireless, eldoLED driver. Linear dimming to 1%	ELR	Emergency battery pack, 10W, with self-diagnostics, with remote test switch	HAO[12]	HAO High Ambient Option (40°C)
EXAB	XPoint Wireless, eldoLED driver. Logarithmic dimming to dark	ELSD	Emergency battery pack, 10W, with self-diagnostics, integral test switch	RRL_	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature
		ELRSD	Emergency battery pack, 10W, with self-diagnostics, remote test switch		
		E10WCP	Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch		
		E10WCPR	Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch		

ACCESSORIES – order as separate catalog numbers (shipped separately)

SCA6	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D. Refer to TECH-190.
CTA4-8 YKHL	Ceiling thickness adapter for 10,000LM and above (extends mounting frame to accommodate ceiling thickness up to 5"). Adds ~4" to fixture height.
CTA4-8 YK	Ceiling thickness adapter for 8,000LM and below (extends mounting frame to accommodate ceiling thickness up to 5"). Adds ~4" to fixture height.
GVRT	Vandal-resistant trim accessory. Refer to TECH-200.
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.

ORDERING NOTES

1. Not available with finishes.
2. Not available with emergency battery pack options.
3. Supplied with factory installed step down transformer.
4. Refer to TECH-240 for compatible dimmers.
5. Not available with nLight® and XPoint options.
6. Specify voltage.
7. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with WR (white reflector) or FL (flangeless) option.
8. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with BR (black reflector) or FL (flangeless) option.
9. ER for use with generator supply power. Will require an emergency hot feed and normal hot feed.
10. Fixture begins at 80% light level. Must be specified with NLT or NLTER. Only available with EZ10 and EZ1 drivers.
11. 12,000LM max with EL or nLight® options. 5,000LM max with Lutron drivers combined with EL. Not available with ELR, HAO, EXA1, or EXAB options.
12. Only available 5000LM - 15,000LM with eldoLED drivers.
13. Not available DALI or DMX drivers. Not available with CP or N80 options. Not recommended for metal ceiling installations.

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SPECIFICATIONS

Optical Assembly

Fully serviceable and upgradeable lensed LED light engine suitable for field maintenance or service from below the ceiling.

Optical design is a Bounding Ray™ design with 45° cutoff to source and source image. Top-down flash characteristic for superior glare control.

Unitized optics shall have mechanical attachment of the light engine to the lower reflector for complete optical alignment.

Electrical

The luminaire shall operate from a 50 or 60 Hz ±3 Hz AC line over a voltage ranging from 120 VAC to 277 VAC. The fluctuations of line voltage shall have no visible effect on the luminous output.

The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output.

Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages.

Input wires shall be 18AWG, 300V minimum, solid copper.

Controls

Luminaire shall be equipped with interface for nLight wired or wireless network with integral power supply as per specification.

Dimming

The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 10%, 100 – 1.0% or 100 – 0.1% of rated lumen output with a smooth shut off function to step to 0%.

eldoLED LED drivers shall conform to IEEE P1789 standards. Alternatively, manufacturers must demonstrate conformance with product literature and testing which demonstrates this performance. Systems that do not meet IEEE P1789 will not be considered.

Driver is inaudible in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

Construction

Luminaire housing shall be constructed of 16-gauge galvanized steel and have preinstalled telescopic mounting bars with maximum 32" and minimum 15" extension and 4" vertical adjustment.

Luminaires shall be suitable for installation in ceilings up to 1½" thick. (specify ceiling thickness adapter to extend frame to accommodate ceiling thickness up to 5").

Tool-less adjustments shall be possible after installation.

The assembly and manufacturing process for the luminaire shall be designed to assure all internal components are adequately supported to withstand mechanical shock and vibration.

25°C ambient temperature standard (1/2" clearance on all sides from non-combustible materials in non-IC applications, unless marked spacing noted otherwise). For use in insulated ceilings, a 3" clearance on all sides from insulation is required (unless marked spacing noted otherwise). 40°C high ambient optional.

Listings

Fixtures are CSA certified to meet US and Canadian Standards: All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, wet location covered ceiling. Luminaire configurations are Energy Star certified through testing in EPA–recognized laboratories, with the results reviewed by an independent, accredited certification organization. Visit www.energystar.gov for specific configurations listed.

Photometrics

LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours.

Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 6,000 hours and operate within a tolerance of <2.5 MacAdam ellipse as defined by a point at the intersection of the CCT line and the black body locus line in CIE chromaticity space.

Warranty

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/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.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

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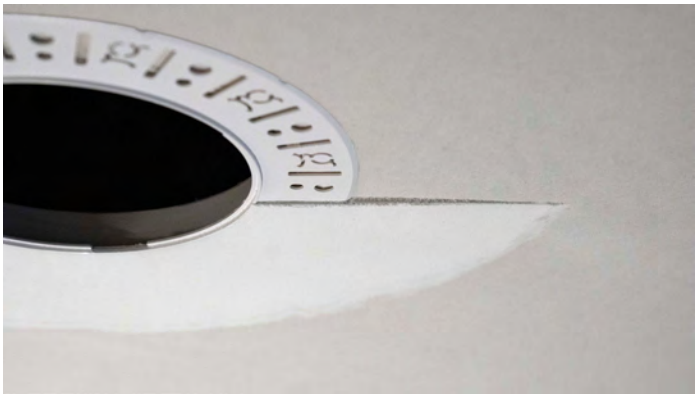
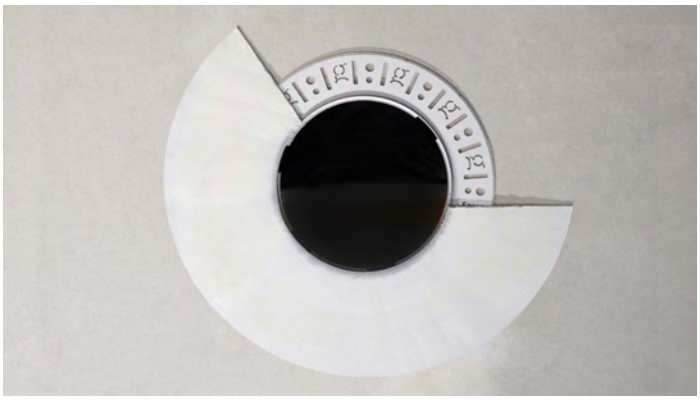


Partially finished mud ring, showing cross-section detail.



An EVO downlight requires only approximately 3" of plaster to finish.

EVO with flangeless trim

Flangeless Installation

Gotham's flangeless option utilizes a micro-thin polymer mud ring that minimizes the amount of drywall compound required to finish the ceiling. The end result is a virtually undetectable flangeless downlight installation.

The polymer mud ring is installed independent of the of the recessed frame, therefore floating with the ceiling. This innovation minimizes any surface cracks during reflector installation, ceiling movement and any future service to the recessed frame, wiring, electronics, etc.

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Tables of Use

Marked Spacing in Inches 25°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
500-5000	None	None	None
6000	24	12	5
8000	36	18	11
10000			9
12000			
15000			
17500	72	36	

Marked Spacing in Inches 40°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
5000	24	12	5
6000			
8000	48	24	9
10000			
12000			
15000	72	36	9

Marked Spacing Chicago Plenum Open Frame in Inches 25°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
250-5000	None	None	None
6000	24	12	5
8000	36	18	11
10000			9
12000			
15000			
17500	72	36	

Marked Spacing Chicago Plenum Enclosure in Inches 25°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
250-6000	None	None	None
8000	36	18	6
10000	48	24	3
12000			

EVO - eldoLED Driver Default Dimming Curve			
Nomenclature	Min Dimming	Driver Dim Curve	Control Dim Curve
EZ10	10%	Linear	Linear/Logarithmic
EZ1	1%	Linear	Linear/Logarithmic
EXA1	1%	Linear	Linear/Logarithmic
EZB	<1%	Logarithmic	Linear
EDAB	<1%	Logarithmic	Linear
EXAB	<1%	Logarithmic	Linear
EDXB	<1%	Square	Linear

Lumen Output Multiplier		
CRI	CCT	Multplier
80	2700K	0.96
	300K	1.00
	3500K	1.00
	4000K	1.01
	5000K	1.07
90	2700K	0.80
	300K	0.83
	3500K	0.85
	4000K	0.87
	5000K	0.91

Reflector Finish Multiplier	
Reflector Finish	Multiplier
LS - Specular	1
LSS - Semi Specular	0.956
WR - White	0.87
LD - Matte Diffuse	0.85
BR - Black	0.73

Distributions		
Nomenclature	Beam Angle	Field Angle
VND	30	64
ND	44	69
MD	54	82
MWD	67	89
WD	71	92

Driver		Control Provided (note: 347V/UVOLT versions provided with 347 option selected)			
Nomenclature	Description	NLT	NLTER	NLTAIR2	NLTAIRER2
GZ10	0-10V driver dims to 10%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
GZ1	0-10V driver dims to 1%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ10	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ1	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZB	eldoLED 0-10V SOLOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2

How to Estimate Delivered Lumens in Emergency Mode

Delivered Lumens = 1.25 x P x LPW

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

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

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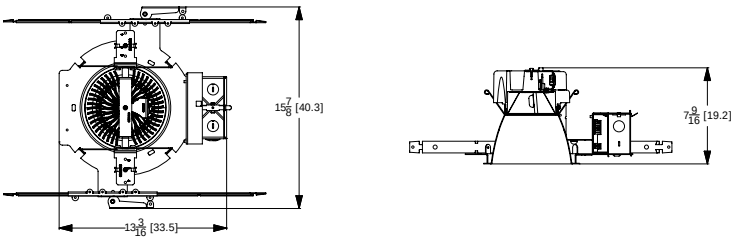
DIMENSIONAL DATA

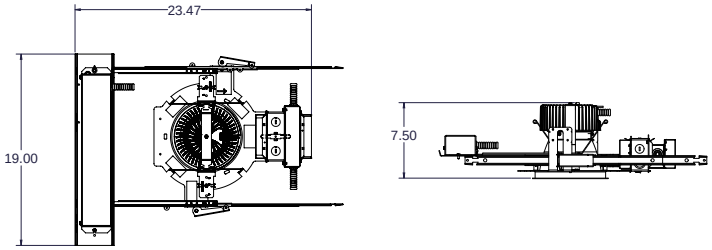
*Dimensions in inches [centimeters]

Aperture: 6 1/4" [15.9)]	Ceiling Opening: 7 1/8" [18.1] self-flanged
Overlap Trim: 7 1/2" [19.1]	7 1/4" [18.4] flangeless

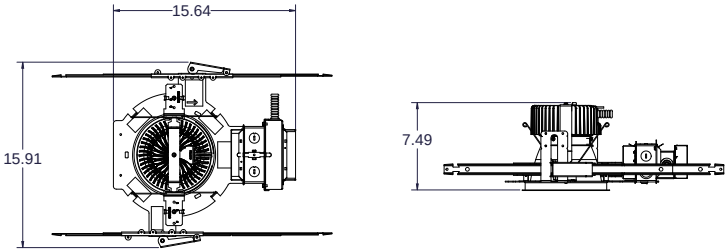
1000LM-4500LM Standard



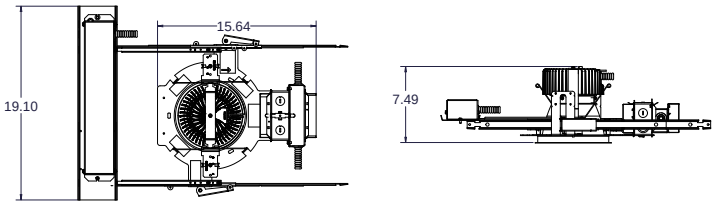
1000LM-4500LM Battery Pack



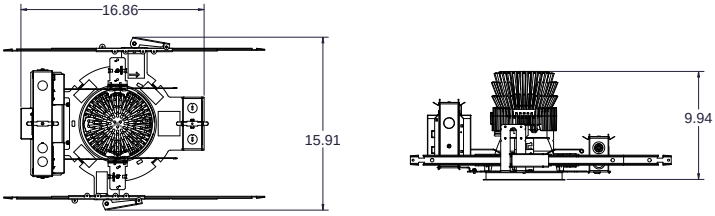
5000LM-8000LM Standard



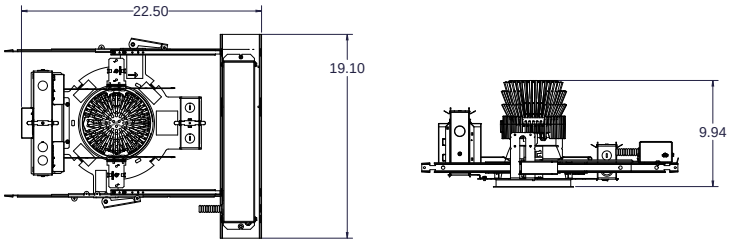
5000LM-8000LM Battery Pack



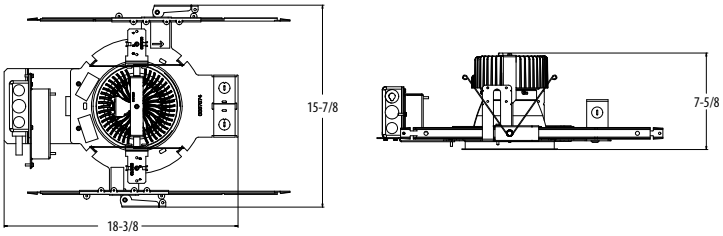
10,000LM-17,500LM Standard



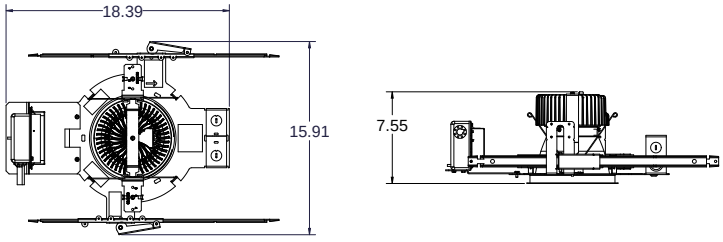
10,000LM-17,500LM Battery Pack



1000LM-4500LM CP



5000 Lumen ECO/SOLO Drive Open Frame CP



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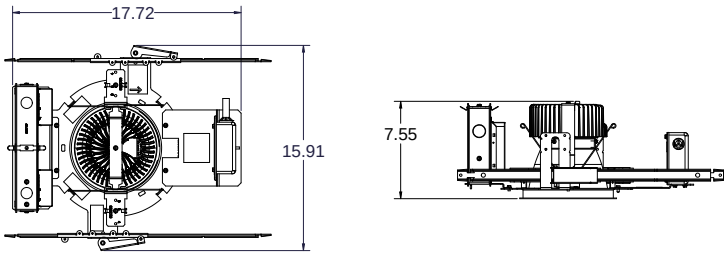
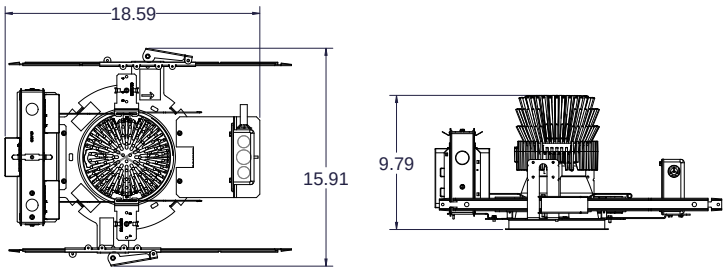
DIMENSIONAL DATA

*Dimensions in inches [centimeters]

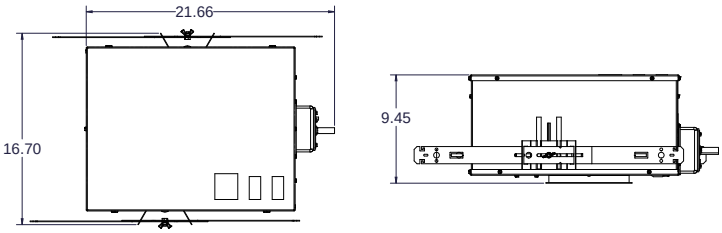
5000 (Lutron & POWER Drive Only), 6000 & 8000 Lumen Open Frame CP



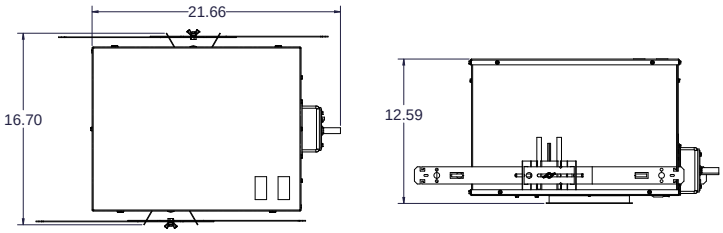
10000 - 17,500 Lumen Open Frame CP



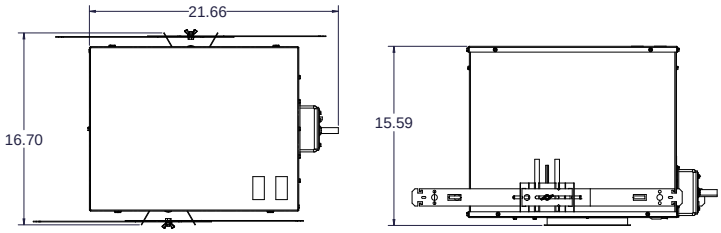
250 - 6000 Lumen CP for nLight® or Battery Pack



8,000LM Enclosed CP for nLight or Battery Pack



10,000LM-12,000LM Enclosed CP for nLight or Battery Pack



GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com
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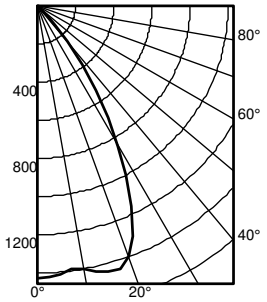
Photometry

EV06 35/15 AR MWD LS INPUT WATTS: 14.7, DELIVERED LUMENS: 1471LM, LPW= 100, 1.03 S/MH, TEST NO. LTL27783P1505



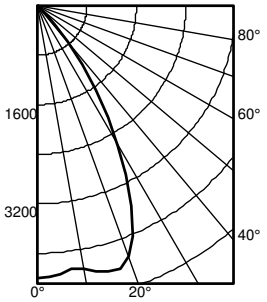
	Ave	Lumens
0	1431	
5	1410	134
15	1442	405
25	1161	523
35	540	332
45	78	72
55	3	4
65	1	1
75	0	1
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	1061.4	72.2
0° - 40°	1393.5	94.7
0° - 60°	1469.5	99.9
0° - 90°	1470.9	100.0
90° - 180°	0.0	0.0
0° - 180°	1470.9	*100.0
*Efficiency		

pf / pc / pw	80% 50%	80% 30%	80% 10%	20% 70% 50%	20% 70% 30%	20% 70% 10%	50% 50%	50% 30%	50% 10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	87	95	90	87	92	88	85
4	90	84	80	89	84	80	87	82	79
5	84	78	74	83	78	74	81	77	73
6	79	73	69	78	73	69	77	72	68
7	74	68	64	74	68	64	72	67	63
8	70	64	60	69	64	60	68	63	59
9	66	60	56	65	60	56	64	59	56
10	62	56	52	62	56	52	61	56	52

Mounting Height	Inital FC Center Beam	50% beam - 54.4° Diameter	50% beam - 54.4° FC	10% beam - 77.9° Diameter	10% beam - 77.9° FC
8.0	47.3	5.7	23.7	8.9	4.7
10.0	25.4	7.7	12.7	12.1	2.5
12.0	15.9	9.8	7.9	15.3	1.6
14.0	10.8	11.8	5.4	18.6	1.1
16.0	7.9	13.9	3.9	21.8	0.8

EV06 35/45 AR MWD LS INPUT WATTS: 47.3, DELIVERED LUMENS: 4532.7LM, LPW= 95.8, 1.03 S/MH, TEST NO. LTL27783P1649



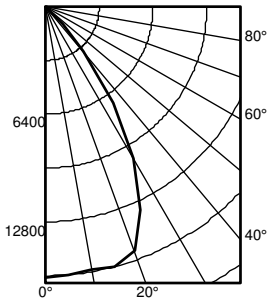
	Ave	Lumens
0	4411	
5	4346	413
15	4443	1247
25	3578	1610
35	1665	1024
45	242	222
55	8	12
65	2	3
75	1	2
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	3270.7	72.2
0° - 40°	4294.2	94.7
0° - 60°	4528.3	99.9
0° - 90°	4532.7	100.0
90° - 180°	0.0	0.0
0° - 180°	4532.7	*100.0
*Efficiency		

pf / pc / pw	80% 50%	80% 30%	80% 10%	20% 70% 50%	20% 70% 30%	20% 70% 10%	50% 50%	50% 30%	50% 10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	87	95	90	87	92	88	85
4	90	84	80	89	84	80	87	82	79
5	84	78	74	83	78	74	81	77	73
6	79	73	69	78	73	69	77	72	68
7	74	68	64	74	68	64	72	67	63
8	70	64	60	69	64	60	68	63	59
9	66	60	56	65	60	56	64	59	56
10	62	56	52	62	56	52	61	56	52

Mounting Height	Inital FC Center Beam	50% beam - 54.4° Diameter	50% beam - 54.4° FC	10% beam - 77.9° Diameter	10% beam - 77.9° FC
8.0	145.8	5.7	72.9	8.9	14.6
10.0	78.4	7.7	39.2	12.1	7.8
12.0	48.9	9.8	24.4	15.3	4.9
14.0	33.4	11.8	16.7	18.6	3.3
16.0	24.2	13.9	12.1	21.8	2.4

EV06 35/175 AR MWD LS INPUT WATTS: 175.3, DELIVERED LUMENS: 17801LM, LPW=101.5, 1.06 S/MH, TEST NO. ISF 34035P268



	Ave	Lumens
0	16146	
5	15998	1521
15	16006	4479
25	13362	6001
35	7018	4289
45	1470	1299
55	100	156
65	37	38
75	13	14
85	2	2
90	0	

Zone	Lumens	% Lamp
0° - 30°	12002.3	67.4
0° - 40°	16291.0	91.5
0° - 60°	17746.3	99.7
0° - 90°	17801.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	17801.0	*100.0
*Efficiency		

pf / pc / pw	80% 50%	80% 30%	80% 10%	20% 70% 50%	20% 70% 30%	20% 70% 10%	50% 50%	50% 30%	50% 10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	108	106	104	104	103	101
2	103	98	95	101	97	94	98	95	92
3	95	90	86	94	89	86	91	87	84
4	89	83	79	88	82	78	85	81	77
5	83	77	72	82	76	72	80	75	71
6	77	71	67	77	71	67	75	70	66
7	73	66	62	72	66	62	71	65	61
8	68	62	58	67	62	57	66	61	57
9	64	58	54	63	58	54	62	57	53
10	60	54	50	60	54	50	59	54	50

Mounting Height	Inital FC Center Beam	50% beam - 55.7° Diameter	50% beam - 55.7° FC	10% beam - 79.8° Diameter	10% beam - 79.8° FC
8.0	533.7	5.8	266.9	9.2	53.4
10.0	287.0	7.9	143.5	12.5	28.7
12.0	178.9	10.0	89.4	15.9	17.9
14.0	122.1	12.1	61.0	19.2	12.2
16.0	88.6	14.3	44.3	22.6	8.9

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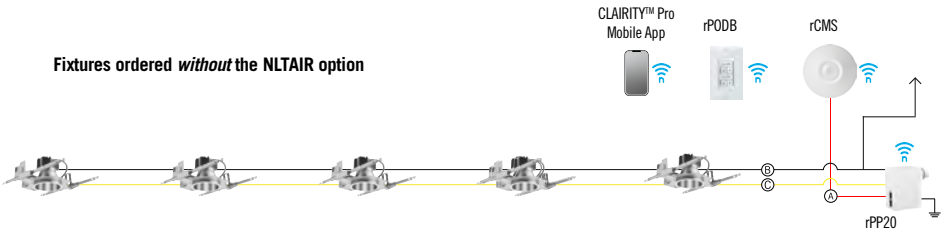
NLIGHT AIR

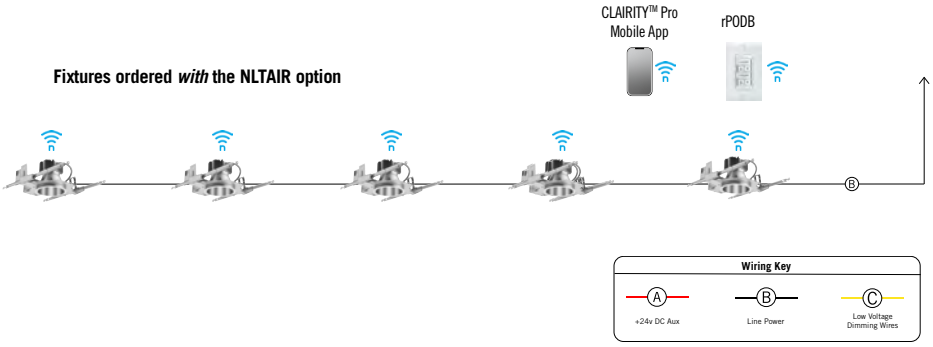
Possibilites for nLight® AIR

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

Fixtures ordered *without* the NLTAIR option



Fixtures ordered *with* the NLTAIR option



nLight® AIR Control Accessories
Order as separate catalog number. Visit nLight AIR.

Wall Switches	Model Number
On/Off single pole	rPODB (color) G2
On/Off two pole	rPODB 2P (color) G2
On/Off & raise/lower single pole	rPODB DX (color) G2
On/Off & raise/lower two pole	rPODB 2P DX (color) G2

nLight® AIR Control Accessories *(cont.)*

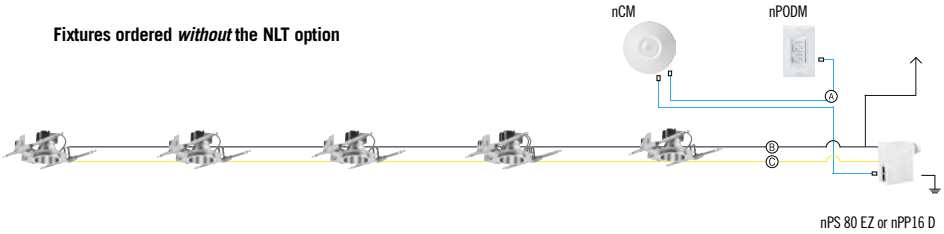
Occupancy Sensors (PIR/dual tech)	Model Number
Small motion 360º, ceiling	rCMS 9 / rCMS PDT 9
Large motion 360º, ceiling	rCMS 10 / rCMS PDT 10

NLIGHT

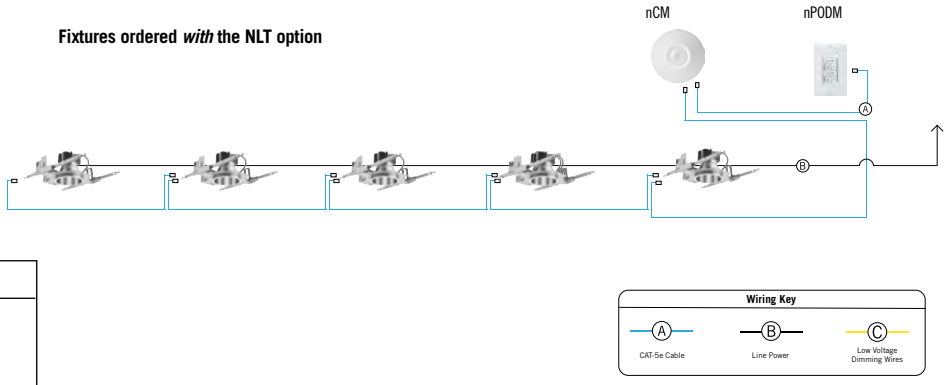
Possibilites for nLight® wired

nLight® The nLight® solution is a digital networked lighting control system that provides both energy savings and increased user configurability by cost effectively integrating time-based, daylight-based, sensor-based and manual lighting control schemes.

Fixtures ordered *without* the NLT option



Fixtures ordered *with* the NLT option



nLight® Wired Control Accessories
Order as separate catalog number. Visit nLight.

Wall Switches	Model Number
On/Off single pole	nPODM (color)
On/Off two pole	nPODM 2P (color)
On/Off & raise/lower single pole	nPOD DX (color)
On/Off & raise/lower two pole	nPODM 2P DX (color)
Graphic touchscreen	nPOD GFX (color)
Photocell Controls	
Dimming	nCM ADCX

nLight® Wired Control Accessories *(cont.)*

Occupancy Sensors (PIR/dual tech)	Model Number
Small motion 360º, ceiling	nCM 9 / nCM PDT 9
Large motion 360º, ceiling	nCM 10 / nCM PDT 10
Wide View	nWV 16 / nWV PDT 16
Wall switch with raise/lower	nWSX LV DX / nWSX PDT LV DX
Cat-5 Cables (plenum rated)	
10', CAT5	CAT5 10FT J1
15', CAT5	CAT5 15FT J1

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Date:	**Approved:**
Type:	
Fixture:	
Project:	

FCCSQ400 Wall Up/Down

FCCSQ400 Wall Up/Down Square Cylinders are the most versatile high output exterior cylinders in the market. These square cylinders are designed with outdoor applications in mind. Dry, damp or wet conditions and developed with the highest variety of mounting capabilities, power and output levels, optical distributions, and many featured options.

SPECIFICATIONS

PHYSICAL

beam spread	15° | 25° | 35° | 60° | 90°
square/height	**diameter:** 4.5" **nominal height:** 10" | 12" | 14" | 16" | 18" | 20"
weight	8 lb (dependant on height and options)
housing	heavy-walled, extruded aluminum housing with die-cast lens ring and cap with stainless steel hardware
lens	IK05 impact compliant, clear anti-glare tempered glass
mounting	mounts directly to standard recessed junction box | additional holes allow unit to be attached directly to mounting surface
ingress protection	continuous silicone gasket to seal out contaminants, IP65 rated for dry, damp or wet locations
vibration resistance	compliant with 1G ANSI C136.31, Seismic rated AC-156
finish	Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification.

PERFORMANCE

color temperature	2700K | 3000K | 3500K | 4000K | 5700K
delivered lumens	3000 lm Max - Selectable in 500 lm increments
lifetime	> 70,000 hours / L70 or better
color consistency	2 SDCM | 93 RI
operating temperature	-49°F to 104°F (-245°C to 40°C)
warranty	5-Year limited warranty (refer to website for details)

ELECTRICAL

input voltage	Universal 120–277V AC standard | 347V optional
power supply	integral Class II, electronic high-power factor > 94% | EldoLED & Lutron optional
certification	CEC Title 24 - JA8 Compliant
standards	ETL / cETL or CE, tested to UL 1598 and UL 8750 standards / UL-Class I / IES LM-79 / LM-80 / FCC Part 15
power consumption	up to 35W Max @ 120V
dimming	LD (0-10V, 1%) | ELV | TRIAC

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions. FCW & FCWS Series fixtures are engineered and produced in our Illinois manufacturing facility.

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FCCSQ400 Wall Up/Down

PART NUMBER

FCCSQ400		WM									
MODEL	**HT.**	**MOUNTING**	**VOLTAGE**	**COLOR**	**LUMENS**		**FINISH**	**OPTICS**		**DIMMING**	**OPTIONS**
FCCSQ400 Ø4.5"	10	WM Wall	UNV 120V-277V	927 2700K (93 CRI)	Down	Up	BK Black	Down	Up	LD 0-10V Dimming, 1%	CPC Clear Polycarbonate Lens
	12		347V 347V	930 3000K (93 CRI)	DNO No light option	UNO	BZ Bronze	D 15 15° Spot *(25L Max)*	U 15	ET ELV or TRIAC *(15L Min)*	CV Cut-Off Visor (Down)
	14			935 3500K (93 CRI)	5L 500 lm (5W)	5L	WH White	D 25 25° Mid-Spot	U 25		SO Soft Field Lens
	16			940 4000K (93 CRI)	10L 1000 lm (10W)	10L	SL Silver	D 50 50° Flood	U 50		
	18			957 5700K (93 CRI)	15L 1500 lm (15W)	15L	CC Custom Color	D 72 72° Extra Wide Flood	U 72		
	20				20L 2000 lm (21W)	20L		D 90 90° Flat	U 90		
					25L 2500 lm (27W)	25L					
					30L 3000 lm (35W)	30L					

Total fixture lumens cannot excede 3000 lm - additional driver required for unequal output selections. 3000 lm only available in one direction.

Consult Factory for other options and configurations.

To ensure you receive proper configurations for your lighting specifications, contact us directly about any unique application requirements. This may include but not be limited to lumen output, mounting needs, or electrical requirements.

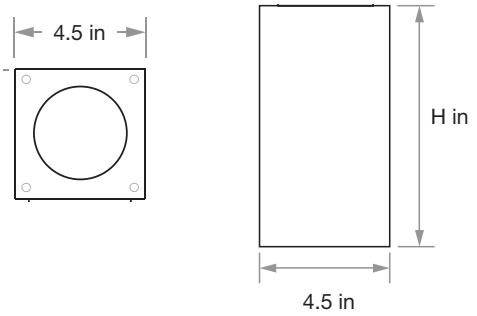
QUICK SHIP PRODUCT *visit fclighting.com*

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions. FCW & FCWS Series fixtures are engineered and produced in our Illinois manufacturing facility.

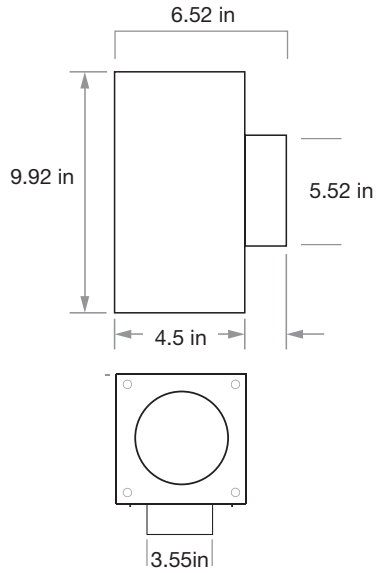
PHYSICAL

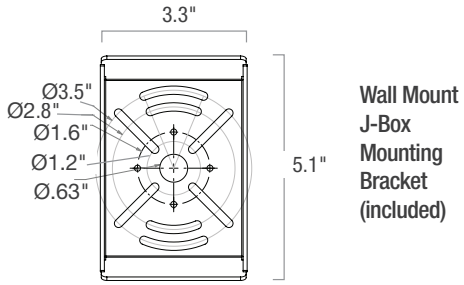
DIMENSIONS

square	4.5"
height	9.92" | 13.92" | 21.86"



WALL MOUNT





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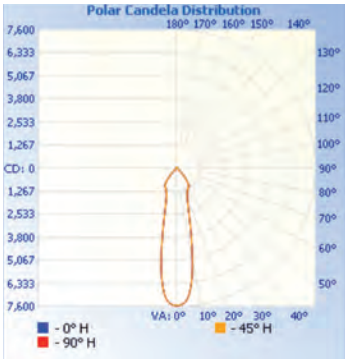
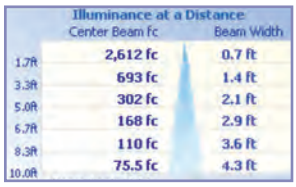
PHOTOMETRY - FCCSQ400

SPOT DISTRIBUTION

beam spread | 25°





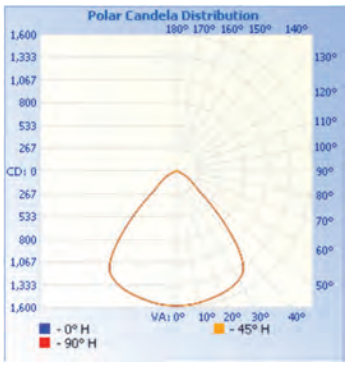
Illuminance at a Distance

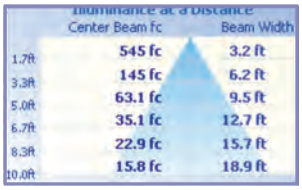
	Center Beam fc	Beam Width
1.7ft	2,612 fc	0.7 ft
3.3ft	693 fc	1.4 ft
5.0ft	302 fc	2.1 ft
6.7ft	168 fc	2.9 ft
8.3ft	110 fc	3.6 ft
10.0ft	75.5 fc	4.3 ft

Beam Angle: 24.3° / Field Angle: 80.9°

FLAT DISTRIBUTION

beam spread | 90°





Illuminance at a Distance

	Center Beam fc	Beam Width
1.7ft	545 fc	3.2 ft
3.3ft	145 fc	6.2 ft
5.0ft	63.1 fc	9.5 ft
6.7ft	35.1 fc	12.7 ft
8.3ft	22.9 fc	15.7 ft
10.0ft	15.8 fc	18.9 ft

Beam Angle: 86.9° / Field Angle: 118.9°

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Date: _____ Quantity: _____

Company: _____

Project: _____

ProPoint™ Pixel Static White + Color Diffused Dome

The ProPoint Pixel Static White + Color Diffused Dome is an AC Line powered, high brightness, exterior luminaire. The luminaire is controllable via DMX512, and is connected using a daisy chain topology, allowing easy installation to form long run lengths. Remote Device Management (RDM) circuits are built into each luminaire which enables extensive control and monitoring of the entire installation. The ProPoint Pixel Static White + Color Diffused Dome has a low-profile and is ideal for many types of exterior architectural, retail, and hospitality façade accents or to provide powerful punch in media applications.

Product Specifications

Model	ProPoint Pixel Static White + Color Diffused Dome
Light Source	12 LEDs
Color Range	3000K / 4000K Standard 2700K, 3500K, 5000K, 6500K, Red, Green, Blue, Amber available[1]
Viewing Angle	140°
Luminous Flux	757 lm / 800 lm
Efficacy	38 lm/W / 42 lm/W
Lumen Maintenance	L_{70} @ 25° 81,000 hours
Cover Lens	2.0mm UV stable polycarbonate
Housing	Die Cast Aluminum
Size	144.8 x 81.3 x 119.4mm (5.7" x 3.2" x 4.7")
Weight	1.35 kgs (2.98 lbs.)
Regulatory/Product Certifications	cETLus, CE, FCC, RoHS, REACH, ASTM B117-16, ANSI 3G, IK10
Operating Temperature	-30°C to +55°C (-22°F to +131°F)
Minimum Starting Temperature	-20°C (-4°F)
Storage Temperature	-40°C to +80°C (-40°F to +176°F)
Environment	IP66 Outdoor, suitable for coastal environments
Humidity	85%, non-condensing

Electrical Specifications

Input Voltage[2]	100-277VAC 50/60Hz
Power Consumption	20W
Power Factor	≥0.9

System Specifications

Power	AC Line
Control	DMX512, RDM Enabled
Power Supply	Integrated

1. No MOQ required. Please consult regional sales office for pricing and lead time.
2. Auto-switching. Single phase (line, neutral and ground).

LED CHARACTERISTICS: Because LEDs are semiconductor devices, their performances are subject to inherent variability commonly found in semiconductor industry. To improve consistency in performance across the same product, LED manufacturers "sort" LEDs into bins according to different preset parameters, such as forward driving voltage, illumination, etc. Whereas binning is a sorting function, it is not a correction process. Inherent variability in the manufacturing process always results in different binning distributions according to different production lots. Traxon uses automatically binned LEDs on its products, thereby minimizing output variations within the model range.

As with all electronic devices, LED output degrades over time – a term called lumen depreciation. This also explains why it is nearly impossible to expect photometric performances of two LED products with different service life spans to be the same. The rate of LED degrade is a complicated function involving many factors, such as operating efficiency, duration of continuous operation and, more significantly, environmental conditions (ambient temperature for example). If allowed, working under optimal operating temperature range and with good ventilation, LED devices enjoy long service lives over conventional light sources. When using/installing LED devices, care should be taken to ensure that the devices will operate within the operating conditions specified in respective product literature.

Lumen measurement complies with LM-79-08 standard.
Lumen maintenance is calculated based on LM-80 compliant measurement.

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ProPoint™ Pixel Static White + Color Diffused Dome Photometrics

Source Specifications

LED Source	12 LEDs
Viewing Angle	140°
Cover Lens	Diffused Dome UV stable polycarbonate

Candela Distribution

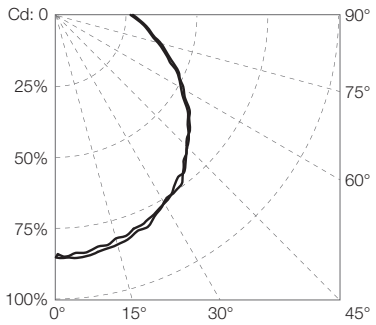
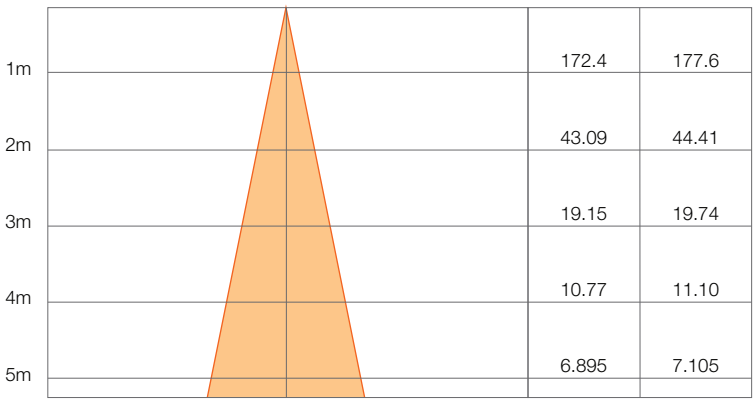


Diagram based on Diffused Dome 3000K

Light Output

Color Temperature	Luminous Flux (lm)	Candela Distribution @100%	Efficacy (lm/W)
3000K	757.51	172.9	38.45
4000K	800.72	177.6	41.92

Illuminance at a Distance



	Center Beam LUX Color Temperature 3000K	4000K
1m	172.4	177.6
2m	43.09	44.41
3m	19.15	19.74
4m	10.77	11.10
5m	6.895	7.105

Vert Spread: 136.1°
Horiz Spread: 136.1°

Diagram based on Diffused Dome 3000K measurement
For feet multiply by 3.28

For fc divide by 10.7

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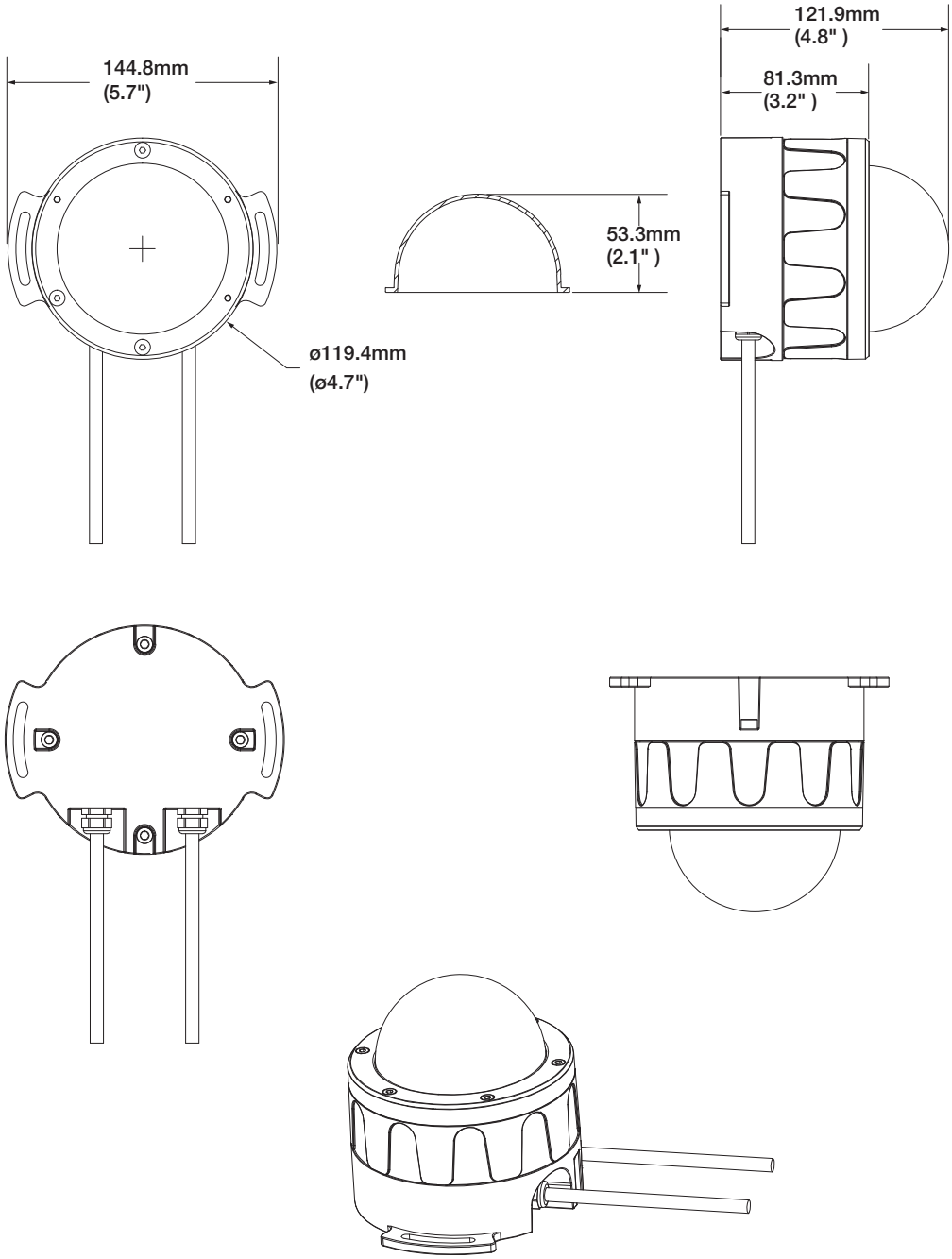

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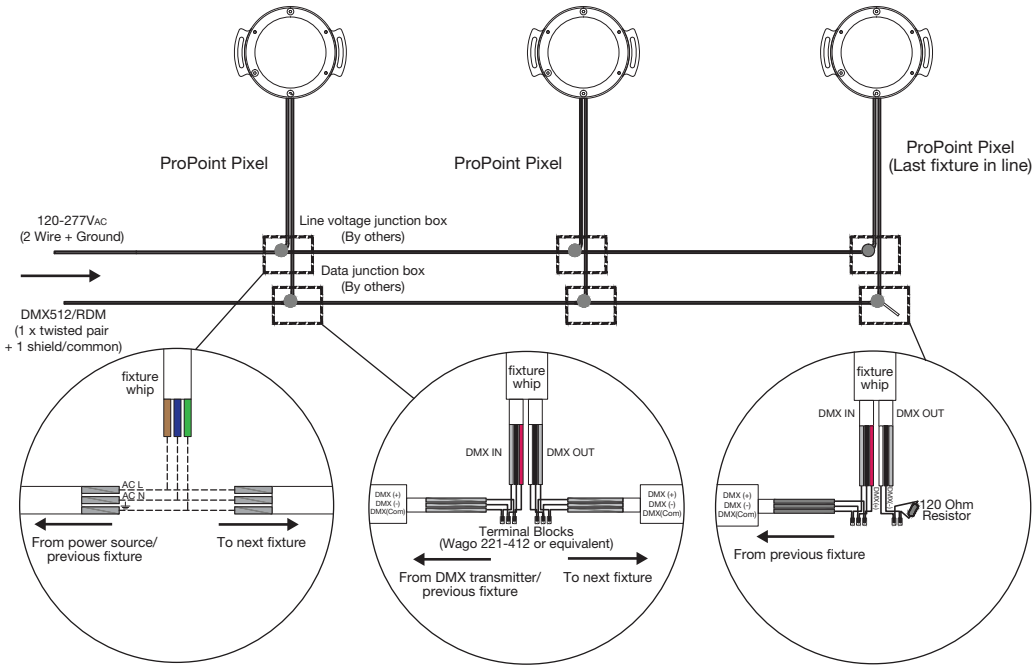
ProPoint™ Pixel Static White + Color Diffused Dome System Diagram

- ProPoint Pixel fixtures ship with two cable whips: One cable whip for power input, consisting of two wires plus a ground, and one cable whip for DMX512 RDM input/output.
- No more than (32) fixtures on a single DMX512 link, max 300m total (source to last fixture).
- Data cabling from DMX source to first fixture and between subsequent ProPoint Pixel fixtures shall be Cat5e UTP or higher (stranded type only) or other cable type suitable for DMX communication. Consult DMX standard for additional guidance.



- Each DMX512 link must be properly terminated to prevent signal reflections.

General Notes

- All data cabling must adhere to ANSI E1.11-2008 (R2013) – Entertainment Technology – USITT DMX512-A, Asynchronous Serial Digital Data Transmission Standard for Controlling Lighting Equipment and Accessories.
- Fixture is RDM compatible.
- Fixtures allow a universal input of 100VAC to 277VAC.
- Data termination shall utilize cage clamp terminal blocks, or equivalent. Wire nuts are not permissible and will void warranty.
- The method of line voltage termination, both for data and power, is at the discretion of the installing contractor, and/or engineer. Splicing and/or joining of cables must adhere to all applicable electrical codes.
- Cables must be spliced/joined in a weatherproof enclosure/junction box, which is to be properly rated and provided by others.

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ProPoint™ Pixel Static White + Color Diffused Dome

Ordering

Model Number

PP	.	X1	.	9	X	X	X	0	X
ProPoint		Pixel		Control	Color	CCT	Lens		Finish
				9: DMX	1: Static White	3: 3000K	1: Clear Lens		1: Gray
					2: DW	4: 4000K	2: Diffused Dome		2: Black
					4: RGBW	7: 2200K-6500K (DW)	3: Diffused Prism		3: White
					A: RGB		4: Diffused Drum		
							5: Diffused Lens		

Fixtures

Model Number	Description	Item Code
PP.X1.913201	ProPoint Pixel 3000K Diffused Dome Gray	AM369190055
PP.X1.913202	ProPoint Pixel 3000K Diffused Dome Black	AM369240055
PP.X1.913203	ProPoint Pixel 3000K Diffused Dome White	AM369290055
PP.X1.914201	ProPoint Pixel 4000K Diffused Dome Gray	AM369430055
PP.X1.914202	ProPoint Pixel 4000K Diffused Dome Black	AM369480055
PP.X1.914203	ProPoint Pixel 4000K Diffused Dome White	AM369530055

Accessories

Model Number	Description	Item Code
AM243520054	ProPoint Termination Kit	AM243520054

Our Brands

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d"series

D-Series Size 2
LED Floodlight

Buy American

Catalog Number

Notes

Type

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

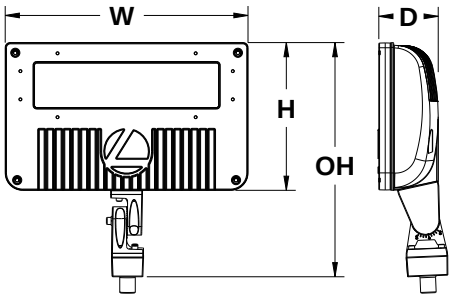
Introduction

The D-Series floodlights feature a site-wide offering to meet specifier's every floodlighting need in application. The D-Series flood offers three sizes delivering 3,000 to 27,000 lumens. Available with seven precision optics, three mountings and three color temperatures, D-Series floodlights offer vast design capabilities while delivering significant energy savings and long life.

The DSXF2 delivers 7,000 to 12,000 lumens, meeting a large breadth of illumination requirements for design and renovation when replacing 175w and 250W HID floodlights. All configurations are made in North America allowing for quick delivery.

Specifications

EPA:	0.8 ft^2 (0.05 m^2)
Depth:	3-1/8" (8.0 cm)
Width:	12-7/8" (32.6 cm)
Height:	7-3/4" (19.8 cm)
Overall Height	12" (30.5 cm)
Weight:	10.5 lbs (4.8 kg)



Ordering Information

EXAMPLE: DSXF2 LED P1 40K MSP MVOLT THK DDBXD

DSXF2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish *(required)*
DSXF2 LED	P1 P2 P3	30K 3000K 40K 4000K 50K 5000K	NSP Narrow spot (3X3) MSP Medium spot (4X4) MFL Medium flood (4X4) FL Flood (5X5) WFL Wide flood (6X6) WFR Wide flood, rectangular (6X5) HMF Horizontal flood (6X4)	MVOLT[1] 120[2] 208[2] 240[2] 277[2] 347[2,3] 480[2,4]	**Shipped included** THK Knuckle with 1/2" NPS threaded pipe YKC62 Yoke with 16-3 SO cord IS Integral slipfitter (fits 2-3/8" O.D. tenon) **Shipped separately** [5] DSXF1/2TS Tenon slipfitter (2-3/8" O.D. THK required)[5] FTS CG6 Tenon slipfitter (2-7/8" O.D. YKC62 required) [5]	**Shipped installed** PE Photocontrol, button style[6] PEX Photocontrol external swivel mount[6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) SF Single fuse (120, 277, 347V) [3] DF Double fuse (208, 240, 480V) [3] SPD10KV Separate surge protection **Shipped separately** [5] UBV Upper/bottom visor (universal) FV Full visor VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White

Accessories

Ordered and shipped separately.

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" OD tenons; mates with 1/2" threaded knuckle (specify finish)
FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" OD tenons; mates with yoke mount (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" OD tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" OD tenon (specify finish)
DSXF2UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF2FV DDBXD U	Full visor accessory (specify finish)
DSXF2VG U	Vandal guard accessory

For more mounting options, visit our Floodlighting Accessories pages.

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number	CI Code
DSXF2 LED P1 40K WFL MVOLT THK DDBXD	DSXF2 LED P1 40K	*240TJ9
DSXF2 LED P1 50K WFL MVOLT THK DDBXD	DSXF2 LED P1 50K	*240TJ8
DSXF2 LED P2 40K WFL MVOLT THK DDBXD	DSXF2 LED P2 40K	*240THT
DSXF2 LED P2 50K WFL MVOLT THK DDBXD	DSXF2 LED P2 50K	*240TJC
DSXF1/2 Slip-fitter Tenon Accessory DDBXD	DSXF1/2TS DDBXD U	*216G5K

NOTES

1. MVOLT driver operates on line voltage from 120-277V.
2. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
3. Not available with option PEX.
4. Not available with option PE and PEX.
5. Also available as accessories; see accessories information at left.
6. Photocontrol (PE) available in P1 or P2 package only and requires MVOLT or 347 voltage option. Photocontrol (PEX) requires 120, 208, 240 or 277 voltage option.

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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 the configurations shown within applicable tolerances. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		30K (3000K, 70 CRI)			40K (4000K, 70 CRI)			50K (5000K, 70 CRI)		
			°H	°V	°H	°V	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW
P1	54W	NSP	39	39	19	18	43,427	7,337	136	45,662	7,715	143	45,662	7,715	143
		MSP	52	51	28	28	26,563	7,010	130	27,930	7,370	136	27,930	7,370	136
		MFL	59	59	45	46	11,831	7,058	131	12,440	7,421	137	12,440	7,421	137
		FL	87	87	62	68	6,258	7,309	135	6,581	7,686	142	6,581	7,686	142
		WFL	114	101	87	83	3,991	7,412	137	4,197	7,793	144	4,197	7,793	144
		WFR	107	92	81	71	4,827	7,427	138	5,076	7,810	145	5,076	7,810	145
		HMF	123	64	89	50	6,580	6,764	125	6,919	7,102	132	6,919	7,102	132
P2	78W	NSP	39	39	19	18	59,506	10,054	129	62,568	10,571	136	62,568	10,571	136
		MSP	52	51	28	28	36,397	9,605	123	38,271	10,099	129	38,271	10,099	129
		MFL	59	59	45	46	16,211	9,671	124	17,046	10,169	130	17,046	10,169	130
		FL	87	87	62	68	8,575	10,016	128	9,017	10,531	135	9,017	10,531	135
		WFL	114	101	87	83	5,469	10,156	130	5,751	10,678	137	5,751	10,678	137
		WFR	107	92	81	71	6,615	10,177	131	6,955	10,701	137	6,955	10,701	137
		HMF	123	64	89	50	9,017	9,254	119	9,481	9,731	125	9,481	9,731	125
P3	102W	NSP	39	39	19	18	70,481	11,908	117	74,109	12,521	123	74,109	12,521	123
		MSP	52	51	28	28	43,111	11,377	112	45,330	11,962	117	45,330	11,962	117
		MFL	59	59	45	46	19,011	11,455	112	20,190	12,044	118	20,190	12,044	118
		FL	87	87	62	68	10,157	11,863	116	10,680	12,474	122	10,680	12,474	122
		WFL	114	101	87	83	6,198	11,508	113	6,811	12,648	124	6,811	12,648	124
		WFR	107	92	81	71	7,835	12,054	118	8,238	12,675	124	8,238	12,675	124
		HMF	123	64	89	50	10,680	10,961	107	11,230	11,526	113	11,230	11,526	113

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	
0°C	32°F
10°C	50°F
20°C	68°F
25°C	**77°F**
30°C	86°F
40°C	104°F

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXF LED P3 platform noted in a 25C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

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

Electrical Load

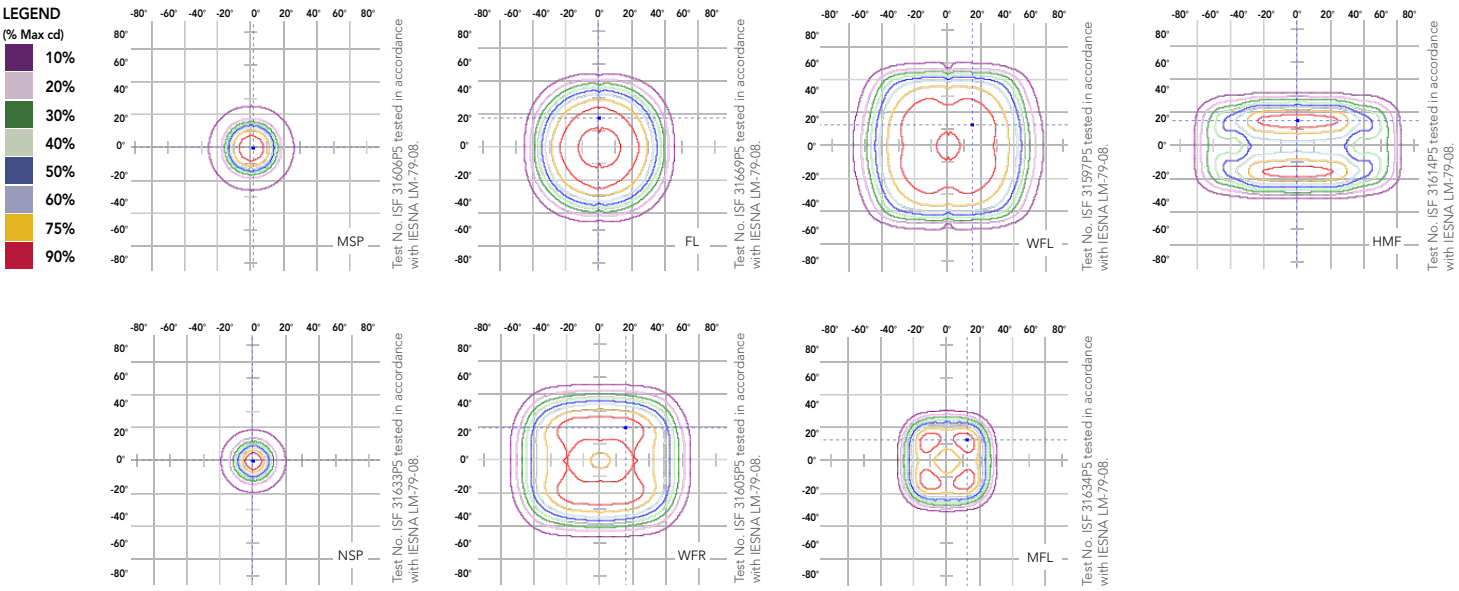
Light Engines	System Watts*	Current (A)					
		120	208	240	277	347	480
P1	54W	0.45	0.26	0.23	0.2	0.16	0.13
P2	78W	0.65	0.37	0.33	0.29	0.23	0.18
P3	102W	0.88	0.49	0.43	0.39	0.31	0.23

* Systems Watts for 347-480V; P1: 56W, P2: 80W, P3:103W.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Flood Size 2 homepage.

Isocandela plots for the DSXF2 LED P2 40K.



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Mounting, Options and Accessories

THK - Knuckle with 1/2" NPS threaded pipe

YKC62 - Yoke with SO cord
W= 4-3/4" (12.0 cm)
H= 4-1/4" (10.7 cm)
D= 2-1/4" (5.7 cm)

IS – Integral slipfitter
H= 2-1/2" (6.3 cm)
ID= 2-3/8" (6.0 cm)
OD= 3-1/2" (8.8 cm)

UBV – Upper/bottom visor
W= 10" (25.4 cm)
H= 2-1/2" (6.3 cm)
D= 3" (7.6 cm)

FV – Full visor
W= 10" (25.4 cm)
H= 2-1/2" (6.3 cm)
D= 3" (7.6 cm)

VG – Vandal guard
W= 10-1/2" (26.6cm)
H= 4" (10.1cm

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek and compact design of the D-Series floodlights reflects the embedded high performance LED technology while offering a clean aesthetic suitable for specification and general purpose floodlighting applications. DSXF2 delivers 7,000 to 12,000 lumens and is ideal for commercial lighting applications including new construction and replacing 175W and 250W HID floodlights. Three sizes are available with seven precision optics allowing for maximum design versatility. DSXF2 is ideal for general area, security, facade, flagpole and signage lighting applications.

CONSTRUCTION
The DSXF2 LED floodlight features rugged die-cast aluminum construction with integral heat sink fins that optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. The housing and lens frame are completely sealed against moisture and environmental contaminants providing an IP66 rating. Low EPA (0.8 ft2) for optimized wind loading. DSXF2 is 1.5G vibration rated per ANSI C136.31.

FINISH
Exterior painted 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 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, and white. Available in textured and non-textured finishes.

OPTICS
Seven unique precision-molded vacuum-metalized specular reflectors are engineered for superior field-to-beam ratios, uniformity and spacing. Light engines are available in 3000K, 4000K or 5000K (minimum 70 CRI) configurations. Optional visors offer additional versatility when shielding is required.

ELECTRICAL
Light engine(s) consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Standard 6KV surge protection meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Integral adjustable knuckle with 1/2-14 NPT threaded pipe, tenon slipfitter, or yoke mounting, facilitates quick and easy installation to a variety of mounting accessories. DSXF3 features a glass lens enclosure that is protected to IP66 and is rated for lighting aimed up above 90°. Suitable for mounting within 4 feet of ground.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient.

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

BUY AMERICAN
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
5-year limited warranty. 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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Date:	**Approved:**
Type:	
Fixture:	
Project:	

FCSL2041

FCSL2041 13” exterior die-cast aluminum step light with heavy walled die-cast faceplate, for masonary or drywall construction. IP68 rated for damp, dry or wet locations.

SPECIFICATIONS

PHYSICAL

dimensions	13" W x 4.5" H x 3.9" D
weight	5 lbs
housing	Marine grade, corrosion resistant, heavy walled, high pressure, die-cast aluminum with snap-in Screwless faceplate standard. Optional captive recessed stainless steel tamper resistant screws (TRS) (torx pin heads w/tool provided). Back Box is high strength black plastic, F1 UV resistant, UL945VA rated.
lens / optic	White glass lens
mounting	Concrete pour / masonary, solid composite / special construction, and drywall construction mounting kit included. Hanger bar mounting optional.
ingress protection	Optical / driver unit is IP68 rated dry, damp or wet locations. All seals are injection molded silicone.
faceplate finish	Die cast aluminum faceplate. Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification.

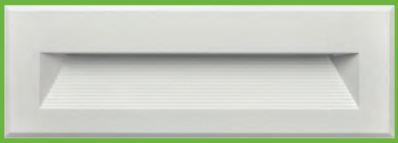
PERFORMANCE

color temperature	2700K	3000K	3500K	4000K	5000K	Amber	Red	Blue
lifetime	> 70,000 hours / L70 or better							
color consistency	3 SDCM / 85 CRI (White)							
operating temperature	-13°F to 104°F (-30°C to 40°C)							
warranty	5-Year limited warranty (refer to website for details)							

ELECTRICAL

input voltage	Universal 120–277V AC
power supply	integral, electronic high-power factor > 94% @120V, THD of ≤ 20%
standards	cETLus
power consumption	13W (398 lm), 19W (568 lm)
dimming	standard: 0-10V dimming (10% minimum) | optional: TRIAC dimming (120V only), 0-10V dimming (1% minimum)

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC terms and conditions.



Ordering Information

PART NUMBER

FCSL2041						
MODEL	**VOLTAGE**	**CCT**	**CRI**	**LUMENS**	**FINISH**	**OPTIONS**
FCSL2041	UNV 120V-277V	27K 2700K	CRI85 85 CRI	4L 398 lm (13W)	BK Black	(*blank*) 0-10V Dimming - 10% minimum
	347V 347V (Remote only)	3K 3000K		6L 568 lm (19W)	BZ Bronze	ET TRIAC Dimming (120V only)
	120V 120V (for ET option)	35K 3500K			SL Silver	TRS Tamper Resistant Screws (Torx Pin)
		4K 4000K			WH White	HB Hanger Bar (Drywall Mounting)
		5K 5000K			CC Custom Color	LBB[1] Less Back Box - for shipment separate of Back Box
STATIC COLORS						
FCSL2041	UNV 120V-277V	AMB Amber >560nm (6.4W)	N/A	N/A	BK Black	(*blank*) 0-10V Dimming - 10% minimum
	347V 347V (Remote only)	RED Red (6.4W)	N/A	N/A	BZ Bronze	ET TRIAC Dimming (120V only)
	120V 120V (for ET option)	BLU Blue (6.4W)	N/A	N/A	SL Silver	TRS Tamper Resistant Screws (Torx Pin)
					WH White	HB Hanger Bar (Drywall Mounting)
					CC Custom Color	LBB[1] Less Back Box - for shipment separate of Back Box

BACK BOX KITS

A2000-BB-ETL	Back Box Kit - Complete Back Box shipped with mounting kit, shipped in advance of fixture.
A2000-BB-ETL-HB	Back Box Kit w/ Hanger Bar - Includes (#A2000-BB-ETL) Complete Back Box shipped with mounting kit and Hanger Bar (**HB**), shipped in advance of fixture.

[1] **Note**: *Fixture must be mounted into FC Lighting supplied Back Box shipped with or separate of fixture.*

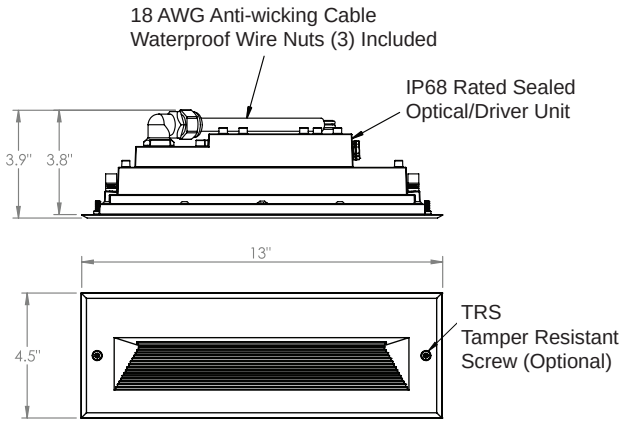
PRODUCT DIMENSIONS

width	13" W
height	4.5" H
depth	3.9" D

MOUNTING

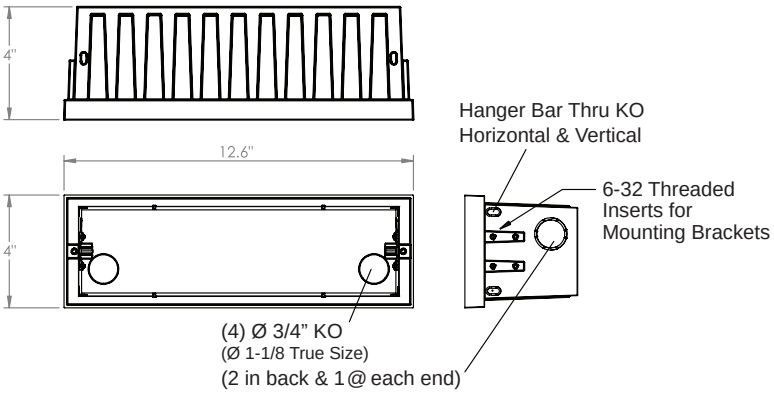
back box width	12.6" W
back box height	4" H
back box depth	4" D

FCSL2041



(Shown with TRS Option)

Back Box Housing
(Injection Molded Plastic)



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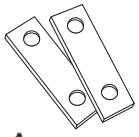
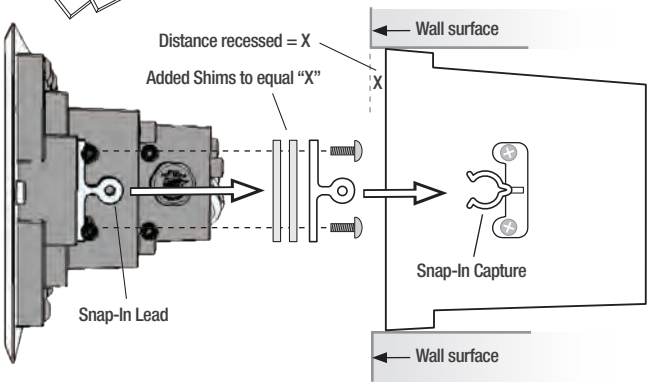
FCSL2041

BACK BOX ASSEMBLIES & OPTIONS



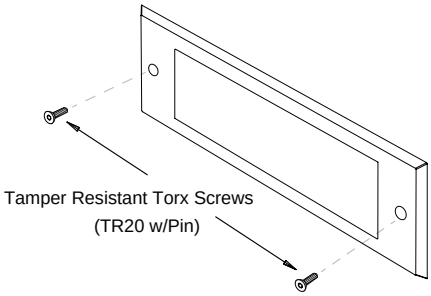
Shims - (8 ea.) included w/ Fixture

Shims provided to compensate for Back Box misalignment.

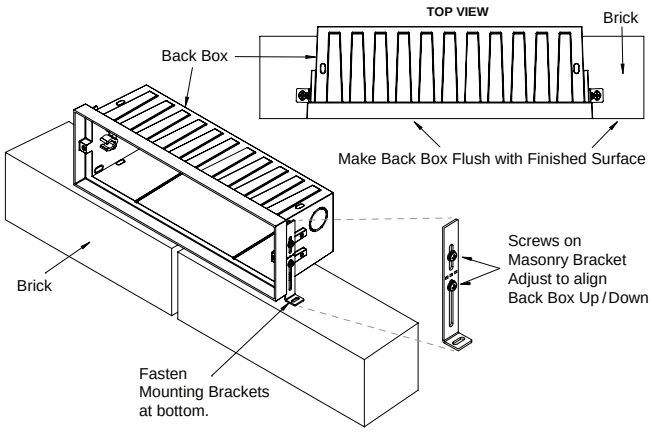


Optional - Tamper Resistant Screws (TRS)

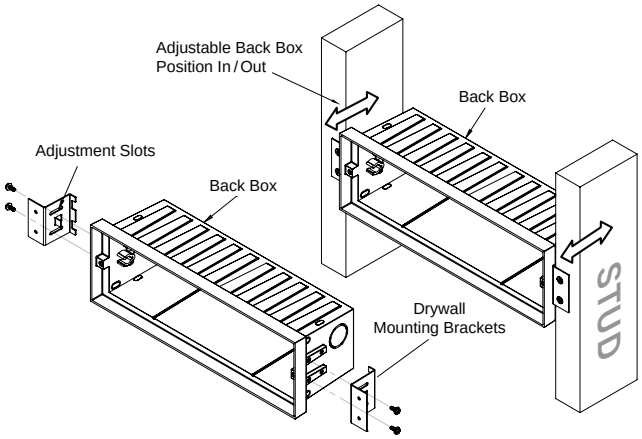
Torx screws w/ pin, finished to compliment faceplate finish.



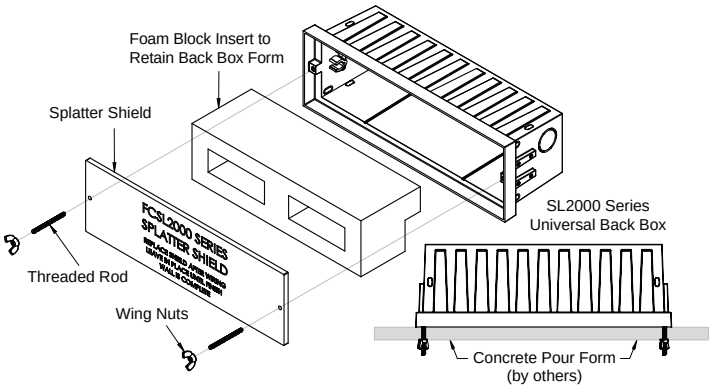
Masonry Brackets - included w/ Back Box Kit



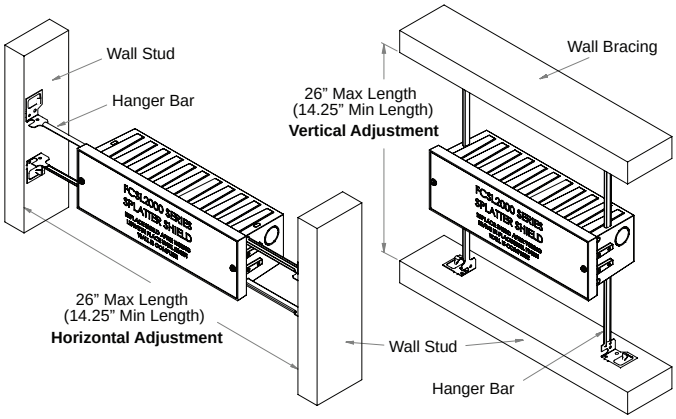
Drywall Brackets - included w/ Back Box Kit



Concrete Pour Setup - included w/ Back Box Kit



Optional - Hanger Bar (HB)



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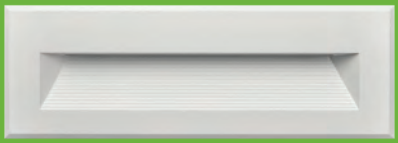
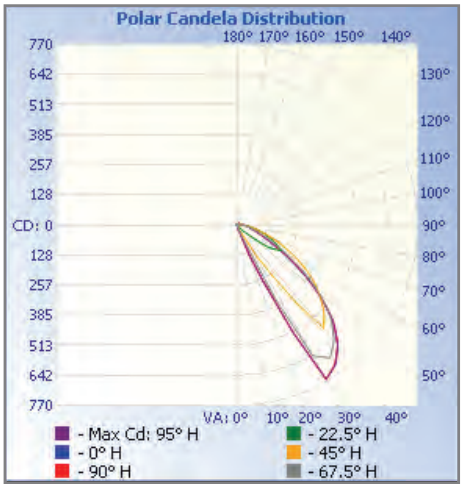


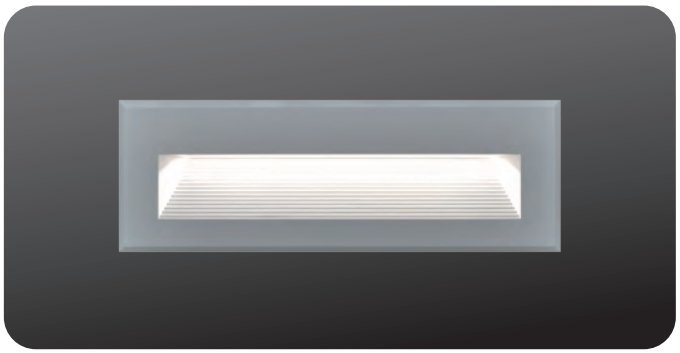
Photometry

OPTICAL DISTRIBUTION

lumen output	568 lm	398 lm
power consumption	19W	13W



itl illuminations testing labroatory: Report #3740



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D-Series Size 1

LED Area Luminaire

Catalog Number

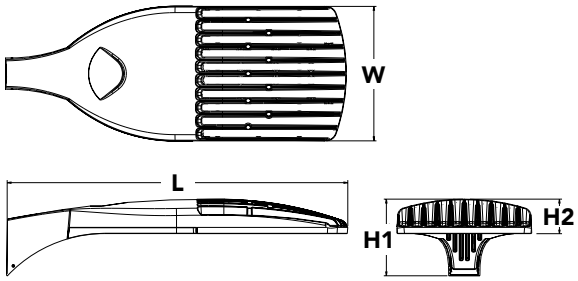
Notes

Type

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

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33″ (83.8 cm)
Width:	13″ (33.0 cm)
Height H1:	7-1/2″ (19.0 cm)
Height H2:	3-1/2″
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1	P4 [1]	P7 [1]
P2	P5 [1]	P8
P3	P6 [1]	P9 [1]

Rotated optics

P10 [2]	P12 [2]
P11 [2]	P13 [1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short [3]
T5S	Type V short [3]
T5M	Type V medium [3]
T5W	Type V wide [3]
BLC	Backlight control [4]
LCCO	Left corner cutoff [4]
RCCO	Right corner cutoff [4]

Voltage

MVOLT [5]
XVOLT (277V-480V) [6,7,8]
120 [9]
208 [9]
240 [9]
277 [9]
347 [9]
480 [9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting [10]
WBA	Wall bracket [3]
SPUMBA	Square pole universal mounting adaptor [11]
RPUMBA	Round pole universal mounting adaptor [9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled [13]
PIRHN	Network, high/low motion/ambient sensor [14]
PER	NEMA twist-lock receptacle only (controls ordered separate) [15]
PER5	Five-pin receptacle only (controls ordered separate) [15,16]
PER7	Seven-pin receptacle only (controls ordered separate) [15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]
DS	Dual switching [18,19,20]
PIR	High/low, motion/ambient sensor, 8-15′ mounting height, ambient sensor enabled at 5fc [20,21]
PIRH	High/low, motion/ambient sensor, 15-30′ mounting height, ambient sensor enabled at 5fc [20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15′ mounting height, ambient sensor enabled at 1fc [20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30′ mounting height, ambient sensor enabled at 1fc [20,21]
FAO	Field adjustable output [20,21]

Other options

Shipped installed

HS	House-side shield [23]
SF	Single fuse (120, 277, 347V) [9]
DF	Double fuse (208, 240, 480V) [9]
L90	Left rotated optics [2]
R90	Right rotated optics [2]
HA	50°C ambient operations [1]

Shipped separately

BS	Bird spikes [24]
EGS	External glare shield

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.

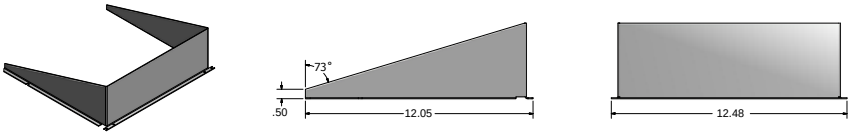
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

For more control options, visit DTL and ROAM online.

NOTES
1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

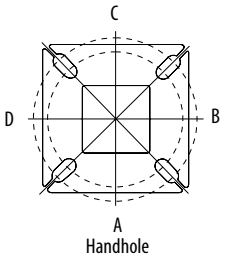
Options

EGS - External Glare Shield

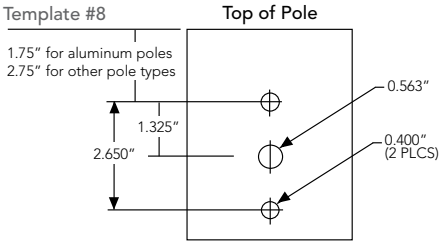


Drilling

HANDHOLE ORIENTATION



Template #8



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

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 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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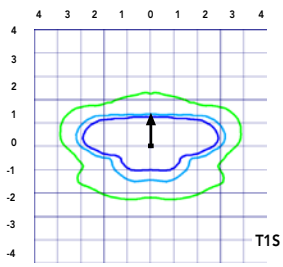
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

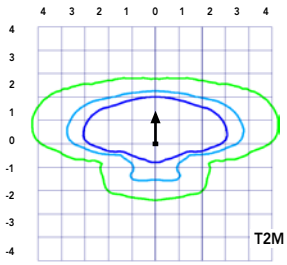
Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Test No. LTL23211 tested in accordance with IESNA LM-79-08.



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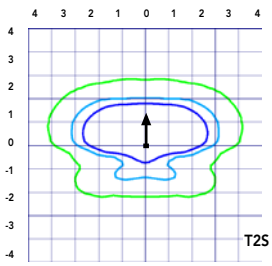

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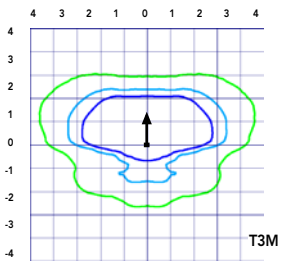

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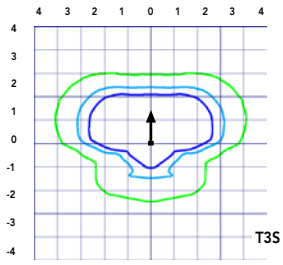
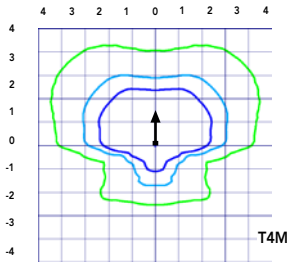
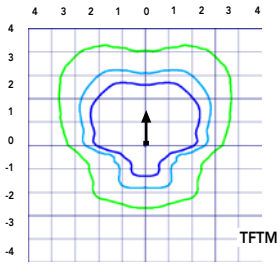


Test No. LTL23211 tested in accordance with IESNA LM-79-08.



Test No. LTL23164B tested in accordance with IESNA LM-79-08.



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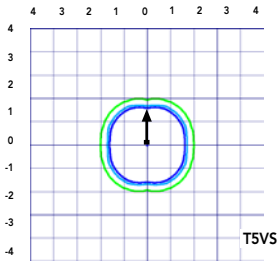

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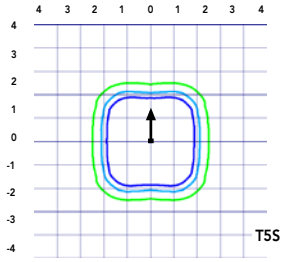

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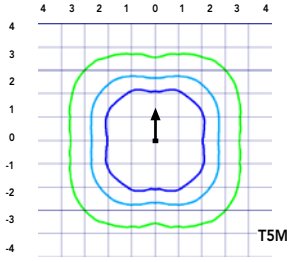

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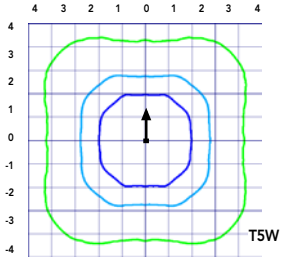

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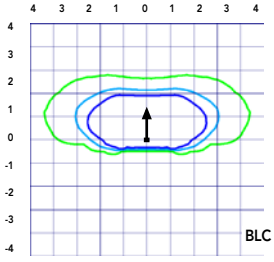

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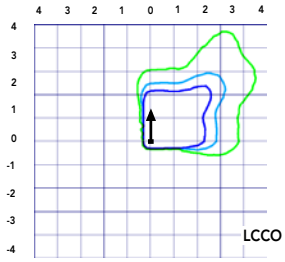

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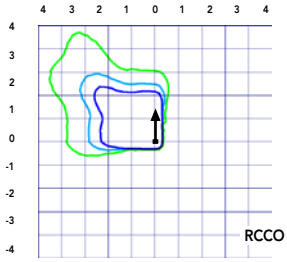

Test No. LTL23164B tested in accordance with IESNA LM-79-08.

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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°F**	**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	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Phototcell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

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	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 recepticle	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
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
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 rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Lumen Output

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

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Lumen Output

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

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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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 is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 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.

OPTICS
Precision-molded proprietary acrylic 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. 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 L85/100,000 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 sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

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
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40ºC minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

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.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/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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KBR8 LED
LED Specification Bollard

Buy American

Catalog Number

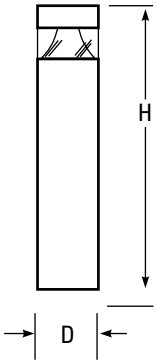
Notes

Type

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

Specifications

	8″ Round (20.3 cm)
Height:	40″ (101.6 cm)
Weight (max):	27 lbs (12.25 kg)



Introduction

The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. 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 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBR8 LED 16C 700 40K SYM MVOLT DDBXD

KBR8 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish *(required)*
KBR8 LED	**Asymmetric** 12C 12 LEDs [1] **Symmetric** 16C 16 LEDs [2]	350 350 mA 450 450 mA [3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3,4]	ASY Asymmetric [1] SYM Symmetric [2]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [4]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup, CA Title 20 Noncompliant [6]	**Shipped installed** SF Single fuse (120, 277, 347V) [4,7] DF Double fuse (208, 240V) [4,7] H24 24″ overall height H30 30″ overall height H36 36″ overall height FG Ground-fault festoon outlet L/AB Without anchor bolts (3 bolt base) L/AB4 4 bolt retrofit base without anchor bolts [8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U	Anchor bolts for KBR8 LED [8]

NOTES

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

LITHONIA LIGHTING
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Performance Data

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

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric 3 Engines (12 LEDs)	350	16	641	40	1	1	1	809	51	1	1	1	870	54	1	1	1					
	530	22	947	43	1	1	1	1,191	54	1	1	1	1,282	58	1	1	1					
	700	31	1,214	40	1	1	1	1,527	51	1	1	1	1,646	55	1	1	1					
	Amber 450	16																324	20	0	1	0
Symmetric 4 Engines (16 LEDs)	350	20	888	44	1	0	0	1,116	56	1	0	0	1,203	60	1	0	0					
	530	28	1,254	45	1	0	0	1,598	57	1	0	1	1,719	61	1	0	1					
	700	39	1,608	41	1	0	1	2,022	52	1	0	1	2,180	56	2	0	1					
	Amber 450	20																374	19	0	0	0

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

Projected LED Lumen Maintenance

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

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

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

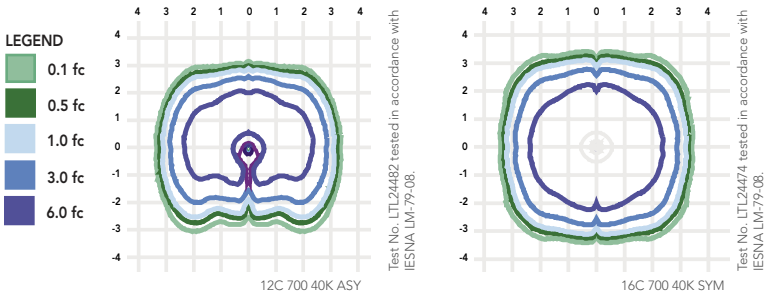
Electrical Load

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

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KBR8 Bollard homepage.

Isofootcandle plots for the KB LED Bollards. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

CONSTRUCTION
One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3 ¾" bolt circle template ensure stability. Overall height is 42" standard.

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

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

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

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

BUY AMERICAN
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

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

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Emergency: 911

May 5, 2021

Andrew Bremer, AICP
Community & Economic Development Director
5915 Milwaukee St.
McFarland, WI 53558

RE: Village of McFarland Public Safety Center Design Review

Dear Andrew,

I have reviewed the Village of McFarland Public Safety Center Design Review dated April 05, 2021. The following is concern that I have observed in reference to the International Fire Code (IFC-2015)- 2015 Edition, Appendix D, which had been adopted by ordinance by the Village of McFarland.

According to documents provided, the turning radius into the west parking area do not meet the minimum requirement for Fire Apparatus to navigate from both directions. The IFC-2015 Appendix D, Section D103.3 states the minimum turning radius shall be determined by the fire code official.

Although the entrance into the West parking lot when traveling from the East off of the Broadhead Rd entrance is within the IFC-2015 Appendix D code, entering into the driveway off of Holscher does not comply or meet the code requirements. The McFarland Fire & Rescue Department prefers that all unsecured parking lots have access from all directions to me the IFC-2015, Appendix D code.

The following will also be required for conditional approval:

1. All new commercial occupancies will require a Knox Box to be installed.
2. McFarland Fire & Rescue is a Delegated Agency of the Department of Safety and Professional Services (DSPS). Therefore, all fire protection systems plans (fire alarm and sprinkler) shall be submitted for approval to the McFarland Fire & Rescue along with a completed application and corresponding fees.
3. A Fire Prevention Inspection will take place upon building construction completion and building occupancy permit issued

McFarland Fire & Rescue would request electronic floor plans of the building if available.

If you have any questions regarding the above, please contact me via phone at 608-838-3278 or via email at mitchell.sutter@mcfarland.wi.us

Sincerely,

Mitchell Sutter

Mitchell Sutter
Fire Inspector/Public Education Specialist

Cc: Chris Dennis, Fire & EMS Chief (McFarland Fire & Rescue Department)

TOWN & COUNTRY
ENGINEERING, INC.

May 11, 2021

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

Subject: Public Safety Center Plan Submittal Review

Dear Andrew:

We have received the proposed plans included in the April 19, 2021 Plan Submittal for a proposed new site development project at southeast corner of Broadhead Street and Holscher Road which will include police, fire, and EMS operations for the Village. The submittal has been reviewed from a public works perspective. Our comments have been combined with those from Public Works staff and are shown below, organized by sheet number for easier discussion.

General

- The site engineers are working on the stormwater management plan submittal, which will be needed for a site this size.

Sheet C1.0

- The notes for curb cuts and sidewalk replacement to accommodate the new driveways along Broadhead Street may not be necessary. The Broadhead Street project will not be constructed until June/July this year, and should be able to incorporate the necessary items.
- The Broadhead Street project will also include some off-street parallel parking stalls. We can provide the CAD files so that can be shown on this plan set.

Sheet C2.0

- The 5-inch asphalt thickness for all drive aisles is somewhat thicker than what we would typically see for a site like this, but would certainly not be a performance problem. If costs are a concern, using a 3.5-inch thickness could be considered.
- The 4 parking stalls on the south side of the building are at a slight skew, which may make entry difficult for cars entering from the east. Unless that skew is intentional, we suggest making them perpendicular to the access roadway.

Sheet C3.0

- The bio-retention basin at the northwest corner of the site could be expanded if needed to achieve more stormwater management. The Village has historically

allowed grading in the right-of-way for these, provided the infiltration surface itself is kept on the private parcel.

- We suggest utilizing reinforced concrete pipe for all storm sewer that will be under driving surfaces.
- The water main connection to Holscher Road will require a pavement patch, with a minimum length of 10 feet and extend to either the centerline or be full-width.

Please feel free to contact us with any questions or comments regarding this review. I could also attend the May 17 virtual Plan Commission meeting if desired to answer any questions that come up then.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

Brian R. Berquist, P.E.
President

cc: Mr. Jim Hessling, Director of Public Works, Village of McFarland *(5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558)*

Mr. Matthew Schuenke, Administrator, Village of McFarland *(5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558)*

BRB:sai
J:\JOB#S\McFarland\MC-186 Public Safety Center Review\Review Letter.docx

VILLAGE OF
McFarland
Police Department

5915 Milwaukee St, McFarland, WI 53558 | 608.838.3151 | www.mcfarland.wi.us/police

To: McFarland Plan Commission

From: Jeremy Job, Lieutenant of Police

Date: May 11, 2021

RE: Site Plan Review of McFarland Public Safety Center

In reviewing this site plan, I do not have any further recommendations to request currently. The police department administration is in constant communication with the design team during the complete plan development. Any police public safety concerns regarding the site plan review from the police department perspective is being addressed as the design is being completed while working with the rest of the development team.

As currently designed the police department does not have any concerns that I would request the Plan Commission to address in the proposed plan.

Respectfully,

Jeremy Job
Lieutenant of Police

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, May 17, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion and possible action to make a recommendation to the Village Board regarding Resolution 2021-10: A Resolution Discontinuing a Portion of Johnson Street Abutting Lots 8 and 9, Block 1, Johnson's Addition to Village of McFarland as a Public Way.**

PREVIOUS ACTION:

November 4, 2020, 5411 Bashford LLC (Dan Chin Homes) pre-application meeting with the Community Development Authority.
November 16, 2020, 5411 Bashford LLC pre-application meeting with the Plan Commission.
March 3rd, 2021 Community Development Authority recommendation of a Tax Increment Finance Development Incentives Application for 5411 Bashford LLC.
March 15th, 2021 Plan Commission approval of a Conditional Use Permit and Site/Design Review Permit for 5411 Bashford LLC.
March 22nd, 2021 Village Board approval of a Tax Increment Finance Development Incentives Application for 5411 Bashford LLC.
April 12th, 2021 Village Board introduction of Resolution 2021-10: Resolution to Discontinue Portion of Johnson Street ROW.
May 3rd, 2021 McFarland School Board approval of Dedication of Right-of-Way at 6009 Johnson Street.

ISSUE SUMMARY:

This agenda item, Resolution 2021-10, and the next three agenda items: Resolution 2021-12, Resolution 2021-15, and Resolution 2021-16 are a continuation of completion of various right-of-way vacation, dedication, and public utility easements associated with the prior approval by the Plan Commission of a Conditional Use Permit and Site/Design Review Application, as well as, the approval of a Tax Increment Finance Development Incentives Application by the Community Development Authority and Village Board, regarding a proposed mixed-use development at 5411 Bashford Street, by 5411 Bashford Street LLC (Dan Chin Homes). A copy of the Right-of-Way Adjustment Map from the Site/Design Review Application is attached for reference.

Resolution 2021-10 provides for the discontinuance of a portion of Johnson Street as contemplated in the Site/Design Review Application approved by the Plan Commission on March 15th, 2021. The Village Board introduced Resolution 2021-10 at its April 12th, 2021 meeting for recommendation by the Plan Commission and notification of a public hearing by Class 3 notice for the Village Board's March 24th, 2021 meeting. The right-of-way width along

Johnson Street will remain conforming to the minimum right-of-way width requirements for local roadways under the Village's Subdivision Code through the associated right-of-way dedication that was approved by the School District of McFarland on May 3rd, 2021 (Resolution 2021-15) for 6009 Johnson Street.

FINANCIAL/BUDGET IMPACT:

5411 Bashford Street is within Tax Increment District #4. This agenda item is part of the continuation of a Tax Increment Finance Development Incentives Application by 5411 Bashford LLC (Dan Chin Homes) approved by the Village Board on March 22nd, 2021. The applicant has estimated a total construction project budget of $1,503,740. The applicant estimates a property assessment value of $1,110,000 upon project completion, effective January 1, 2022. A building of this value would generate an estimated growth in the value of the property of $1,035,100, subtracting the value of the property at the time of TID creation ($74,900), and $20,133 in annual tax increment beginning in year 2023; with a total estimated tax increment collection of $241,595 prior to closure of TID #4, assuming no changes in the property valuation or tax rate. The Village Board's approval of the Tax Increment Finance Development Incentives Application was for $172,000, plus donation of the property valued at $60,000. A Development Agreement is anticipated to be considered at the June 2nd CDA meeting and June 12th Village Board meeting.

VILLAGE PLAN REFERENCE:

The property is identified within the Downtown future land use category within the Village's 2017 Comprehensive Plan. Figure 4.1 of the plan, provides a general description of preferred land uses including commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional including on site and/or buildings that mix uses. Figure 4.1 further recommends development policies including arranging uses in a bike and pedestrian oriented environment with off- and on-street parking; minimal building setbacks; and building materials, designs, placement, and scale that are compatible with existing development form. The project also supports the following plan policies and objectives:

- Actively promoting infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area.
- Preserve and enhance the historic character of the downtown and older Village neighborhoods, while encouraging compatible infill, redevelopment, and rehabilitation of buildings and sites.
- Proactively work to retain and grow existing businesses.
- Guide new Village housing to planned neighborhoods and mixed use areas with convenient access to commercial and recreational facilities, transportation, schools, shopping, services, and jobs.

ORDINANCE REFERENCE:

The property is zoned C-C Central Commercial. The purpose of the C-C District is to accommodate those retail, service, and office uses characteristic of the original downtown area

of McFarland.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Motion to recommend to the Village Board Resolution 2021-10 as presented.

ATTACHMENTS:
1. 2021-10 Resolution to Discontinue Portion of Johnson Street
2. Pages from 5411 Bashford-Site and Building Plans-03.18.21

RESOLUTION #2021-10

RESOLUTION DISCONTINUING A PORTION OF JOHNSON STREET ABUTTING LOTS 8 AND 9, BLOCK 1, JOHNSON'S ADDITION TO VILLAGE OF MCFARLAND AS A PUBLIC WAY.

WHEREAS, the Assessor's Plat of the Village of McFarland designates the boundaries of Johnson Street abutting Lots 8 and 9 of Johnson's Addition to McFarland; and

WHEREAS, the Village of McFarland previously acquired title to those portions of Lots 8 and 9 of Johnson's Addition abutting on Johnson Street; and

WHEREAS, the Village intends to convey the above parcels for development, and the proposed development requires that the right-of-way line of Johnson Street be adjusted by vacating a portion of the westerly right-of-way and the acquisition of additional right-of-way to the east; and

WHEREAS, the Village Board has determined that it is in the public interest that the portion of Johnson Street described below be discontinued as a public way pursuant to §66.1003, Wis. Stats.;

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of McFarland, that the public interest requires that the portion of Johnson Street legally described in Exhibit A and depicted in Exhibit B be, and it hereby is, vacated and discontinued as a public way, pursuant to §66.1003, Wis. Stats.

A certified copy of this Resolution and Exhibits shall be recorded with the Dane County Register of Deeds.

The intent of this discontinuance is that title to all of the public way described herein revert to the adjoining private lands pursuant to §§66.1003 and 66.1005, Wis. Stats.

The above and foregoing Resolution was duly adopted at a regular meeting of the McFarland Village Board on the _____ day of _____, 2021.

APPROVED:

_____

Carolyn A. Clow, Village President

ATTEST:

_____

Cassandra Suettinger, Village Clerk-Treasurer

RESOLUTION # 2021-10	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brassington	Rupert
Clow	St. Clair
Flaherty	Wreh
Nelson	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

Exhibit A
Legal Description
Right-of-Way Vacation

A part of Johnson Street, Assessor's Plat of the Village of McFarland, recorded in Volume 14 of Plats on Pages 16 through 27 as Document No. 824385 of Dane County Records, being located in the Northeast one-quarter of the Southeast one-quarter of Section 3, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being more particularly described as follows:

BEGINNING at the most Southerly corner of Lot 8 of Block 1 of Johnson's Addition, recorded in Volume 1 of Plats on Page 50 as Document No. 223113 of Dane County Records, lying on the Northwesterly right-of-way line of said Johnson Street;

thence, along said Northwesterly right-of-way line and the Southeasterly line of said Block 1, North 46°51'16" East, 138.03 feet;

thence, leaving said Northwesterly right-of-way line and Southeasterly Block line, South 70°07'27" East, 4.31 feet;

thence South 43°08'44" East, 9.78 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 15.00 feet and a chord which bears South 08°23'30" West, 23.49 feet;

thence Southerly, 26.98 feet along the arc of said curve through a central angle of 103°04'27" to the point of tangency thereof;

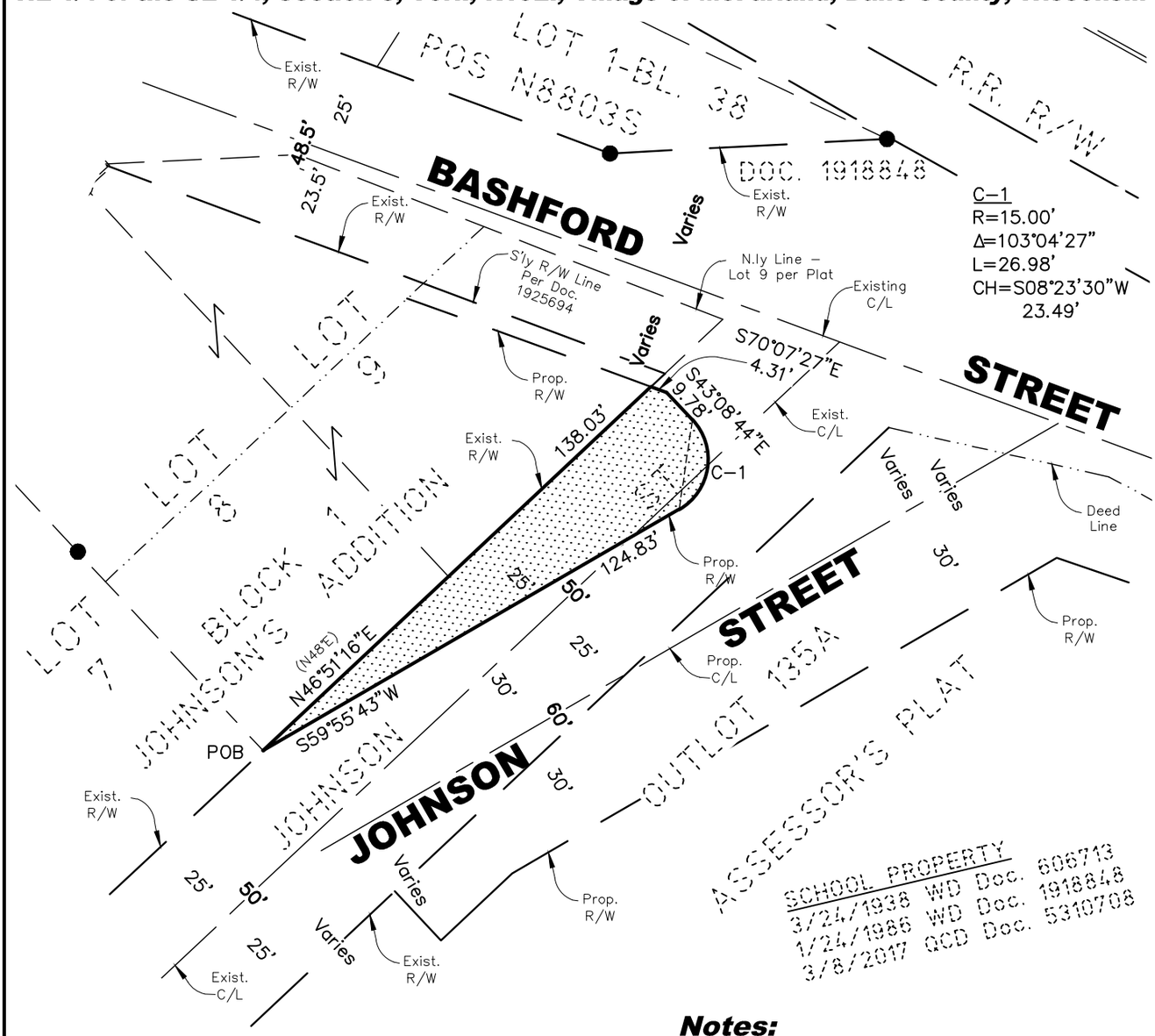
thence South 59°55'43" West, 124.83 feet to the **POINT OF BEGINNING**.

The above-described property contains 2,191 square feet or 0.050 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact and is shown on the map, Exhibit B, by Quam Engineering, LLC for Project No. MC-40-20 dated April 8, 2021, and by this reference made a part hereof.

Exhibit B

Right-of-Way Vacation

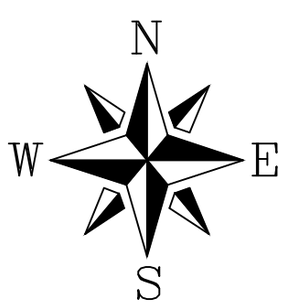
A part of Johnson Street, Assessor's Plat of the Village of McFarland, being located in the NE 1/4 of the SE 1/4, Section 3, T6N., R10E., Village of McFarland, Dane County, Wisconsin



Notes:

1. A legal description has been provided on a separate sheet as Exhibit A.

2. Area of Vacated R/W:
   2,191 sq. ft.
   0.050 acres ±



Bearings are referenced to the Northwesterly R/W line of Johnson Street, which bears North 46°51'16" East on the Dane County Coordinate System.

LEGEND

- Fd. 3/4" Iron Rebar
- R/W Line (As Noted)
- Platted Lot Line
- Deed Line
- Street Centerline
- Street to be Vacated

GRAPHIC SCALE

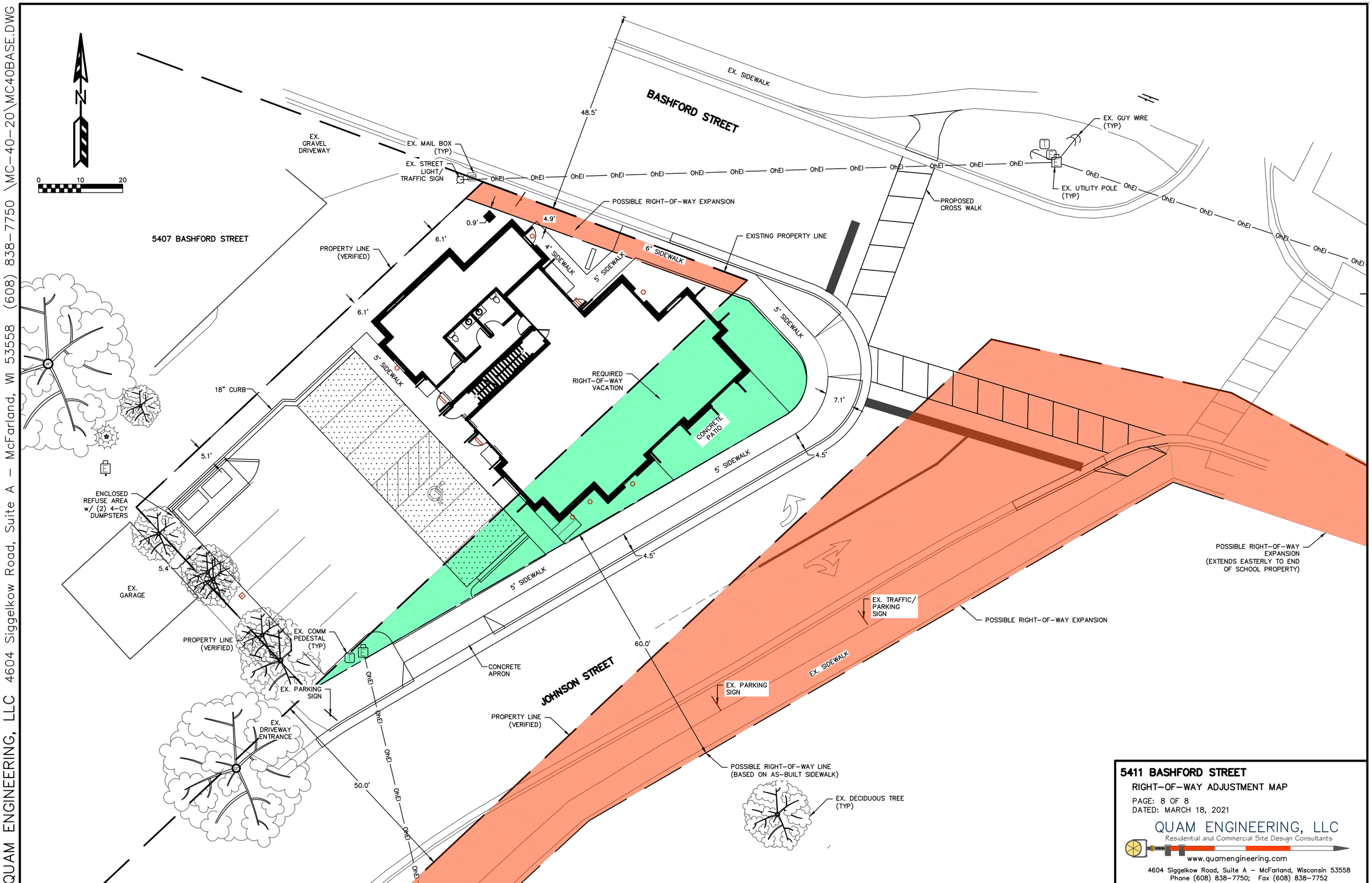
0 20 40 80

(IN FEET)
1 inch = 40 ft.

RIGHT–OF–WAY VACATION

PROJECT NO. MC–40–20 SHEET 1 OF 1
April 8, 2021

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



5411 BASHFORD STREET

RIGHT-OF-WAY ADJUSTMENT MAP

PAGE: 8 OF 8
DATED: MARCH 18, 2021

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 \MC-40-20\MC40BASE.DWG

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, May 17, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion and possible action to make a recommendation to the Village Board regarding Resolution 2021-12: A Resolution to Dedicate Right-of-Way for Highway Purposes Abutting Lots 8 and 9, Block 1, Johnson's Addition to Village of McFarland.**

PREVIOUS ACTION:

ISSUE SUMMARY:
Resolution 2021-12 would dedicate a small portion of 5411 Bashford Street, along Bashford Street, for public highway purposes (i.e., right-of-way), as contemplated in the Site/Design Review Application approved by the Plan Commission on March 15th, 2021. The area to be dedicated has been surveyed to bring the proposed right-of-way along Bashford Street to the back (inside) of the proposed sidewalk shown on the approved site design plan for 5411 Bashford Street. This is similar to where the property line has been proposed along Johnson Street and traditionally elsewhere within the Village. Refer to the Staff Report for Resolution 2021-10 for additional background information on the 5411 Bashford LLC development project.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Motion to recommend to the Village Board Resolution 2021-12 as presented.

ATTACHMENTS:
1. 2021-12 Resolution Dedicating Portion of Bashford St. ROW

RESOLUTION 2021-12

A RESOLUTION DEDICATING LAND ADJACENT TO 5411 BASHFORD STREET FOR PUBLIC HIGHWAY PURPOSES.

WHEREAS, the Village is the owner in fee simple of lands located at 5411 Bashford Street legally described as the southerly 60 feet of Lots 8 and 9, Block 1, Johnson's Addition to the Village of McFarland; and

WHEREAS, in connection with the sale and proposed private development of the above-described property, the Village desires to expand the width of Bashford Street adjacent thereto by dedicating a portion of said property to the public;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of McFarland, as owner of the affected property, declares that the lands legally described in Exhibit A are hereby dedicated to the public for highway purposes.

BE IT FURTHER RESOLVED, that the Village Clerk-Treasurer shall cause a copy of this Resolution to be recorded in the office of the Register of Deeds for Dane County.

Adopted at a regular meeting of the Village Board this 14th day of June, 2021.

APPROVED:

_____

Carolyn A. Clow, Village President

ATTEST:

_____

Cassandra Suettinger, Clerk-Treasurer

RESOLUTION # 2021-12	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brassington	Rupert
Clow	St. Clair
Flaherty	Wreh
Nelson	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

Legal Description of Public Dedication

A part of Lot 9 of Block 1 of Johnson's Addition, recorded in Volume 1 of Plats on Page 50 as Document No. 223113 of Dane County Records, being located in the Northeast one-quarter of the Southeast one-quarter of Section 3, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING at the most Southerly corner of Lot 8 of said Block 1 of Johnson's Addition, lying on the Northwesterly right-of-way line of Johnson Street;

thence, along said Northwesterly right-of-way line and the Southeasterly line of said Block 1, North 46°51'16" East, 138.03 feet to the POINT OF BEGINNING;

thence, leaving said Northwesterly right-of-way line and Southeasterly Block line, North 70°07'27" West, 67.33 feet to its intersection with a line lying 60.00 feet Northwesterly, as measured at right angles and parallel to, said Southeasterly line of Block 1;

thence, along said parallel line, North 46°51'16" East, 5.70 feet to the Southerly right-of-way line of Bashford Street per Document No. 1925694 of Dane County Records;
thence, along said Southerly right-of-way line, South 69°35'24" East, 67.01 feet to aforesaid Northwesterly right-of-way line of Johnson Street and Southeasterly line of Block 1;

thence, along said Northwesterly right-of-way and Southeasterly Block line, South 46°51'16" West, 5.00 feet to the POINT OF BEGINNING.

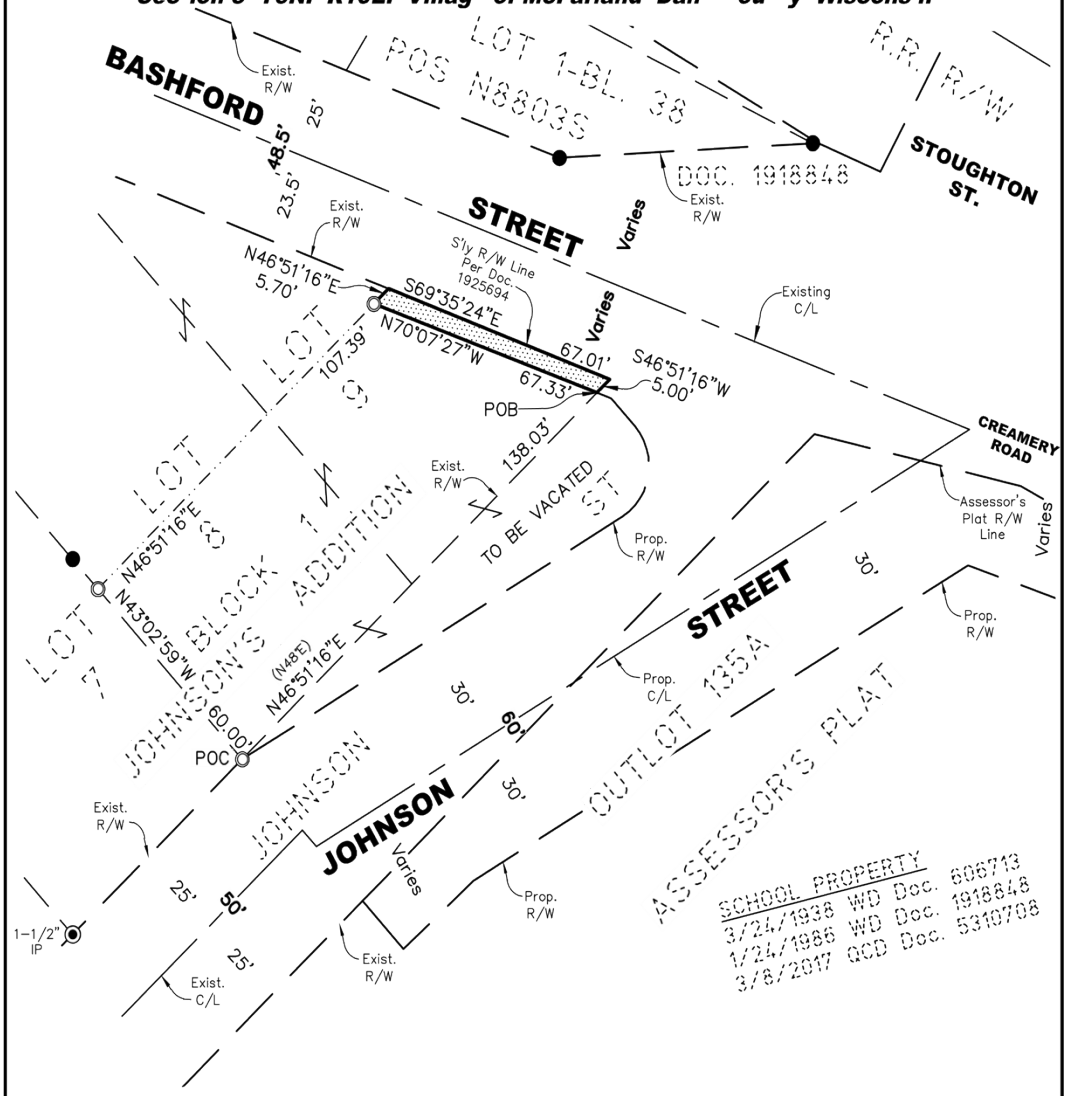
The above-described property contains 321 square feet or 0.0074 acres, more or less, and is subject to all easements and agreements, if any, of record.

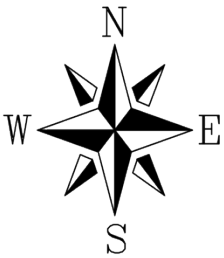
EXHIBIT A
Resolution 2021-12

Exhibit B

Right-of-Way Dedi atio

A part of Lot 9, Block 1 of ohnson' Addi on being oc ted in t e NE 1/ f he SE /4 Sec ion 3 T6N. R10E. Villag of McFarland Dan ou y Wiscons n





Bearings are referenced to the Northwesterly R/W line of Johnson Street, which bears North 46°51'16" East on the Dane County Coordinate System.

GRAPHIC SCALE

0 20 40 80

(IN FEET)
1 inch = 40 ft.

N tes:

1. A legal description has been provided on a separate sheet as Exhibit A.

2. Area of Dedicated R/W:
   321 sq. ft.
   0.0074 acres ±

LEGEND

- Found 1" Iron Pipe (Unless Noted)
- Found 3/4" Iron Rebar
- Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- (303.63') Record Data (if different)
- R/W Line (As Noted)
- Platted Lot Line
- Deed Line
- Centerline
- Street to be Dedicated

RIGHT-OF-WAY DEDICATION

PROJECT NO. MC-40-20 SHEET 1 OF 1
April 16, 2021

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

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, May 17, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion and possible action to make a recommendation to the Village Board regarding Resolution 2021-15: A Resolution Accepting the Dedication of Right-of-Way at 6009 Johnson Street from the School District of McFarland.**

PREVIOUS ACTION:

ISSUE SUMMARY:
Resolution 2021-15 would accept the right-of-way dedication approved by the School Board for the School District of McFarland at their May 3rd, 2021 meeting. The dedication includes portions of Outlot 135A (6009 Johnson Street) where the property line currently expands into the roadway. The School District has approved dedicating portions of the property that extend beyond the back (inside) of sidewalk, as contemplated in the Site/Design Review Application approved by the Plan Commission on March 15th, 2021 for 5411 Bashford LLC (5411 Bashford Street). The packet includes an aerial map of the area to be dedicated for reference purposes. Refer to the Staff Report for Resolution 2021-10 for additional background information on the 5411 Bashford LLC development project.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Motion to recommend to the Village Board Resolution 2021-15 as presented.

ATTACHMENTS:
1. 2021-15 Resolution Accepting McFarland School District Dedication Deed
2. Exhibit B School RW Dedication 4-16-21 AERIAL PHOTO

RESOLUTION #2021-15

RESOLUTION ACCEPTING DEDICATION OF LAND FOR EXPANSION OF THE PUBLIC RIGHT-OF-WAY OF JOHNSON STREET.

WHEREAS, the Assessor's Plat of the Village of McFarland designates the boundaries of Johnson Street abutting Lots 8 and 9 of Johnson's Addition to McFarland; and

WHEREAS, the Village of McFarland previously acquired title to those portions of Lots 8 and 9 or Johnson's Addition abutting on Johnson Street; and

WHEREAS, the Village intends to convey the above parcels for development, and the proposed development requires that the right-of-way line of Johnson Street be adjusted by vacating a portion of the westerly right-of-way and the acquisition of additional right-of-way to the east; and

WHEREAS, the McFarland School District has agreed to dedicate the needed lands along the easterly side of Johnson Street for public highway purposes as more particularly described in Exhibit A;

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of McFarland, that the Village accepts the dedication of the lands described in Exhibit A for public highway purposes and such lands shall be included in the right-of-way of Johnson Street.

The above and foregoing Resolution was duly adopted at a regular meeting of the McFarland Village Board on the 14th day of June, 2021.

APPROVED:

_____

Carolyn A. Clow, Village President

ATTEST:

_____

Cassandra Suettinger, Village Clerk-Treasurer

RESOLUTION # 2021-15	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brassington	Rupert
Clow	St. Clair
Flaherty	
Nelson	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

Document Number	DEDICATION OF LAND FOR PUBLIC HIGHWAY Document Name

THIS DEDICATION, made between **School District of McFarland** ("Grantor") and the **Village of McFarland**, a Wisconsin municipal corporation ("Grantee").

Grantor conveys and warrants to Grantee, for valuable consideration, the following described real estate in Dane County, State of Wisconsin ("Property") for public road and highway purposes, including the construction of utilities and other improvements customary within public road rights-of-way:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Said land is dedicated for public road or highway purposes and as such, is exempt from transfer fee pursuant to sec. 77.25(2r), Wis. Stats.

Recording Area

Name and Return Address
Mr. Matt Schuenke
Village of McFarland
5915 Milwaukee Street
PO Box 110
McFarland, WI 53558

Part of 154/0610-034-0195-3
Parcel Identification Number (PIN)

Dated _____.

School District of McFarland

By: _____(SEAL)
Arlyn Halvorson, Board President

By: _____(SEAL)
Christine Pribbenow, Board Clerk

EXHIBIT A
Resolution 2021-15

AUTHENTICATION

Signature(s) Arlyn Halvorson and Christine Pribbenow
Authenticated on _____

_____
*_____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
Authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Allen D. Reuter
Madison, Wisconsin

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
DANE COUNTY)

Personally came before me on _____, 2021, the above-named Arlyn Halvorson and Christine Pribbenow, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
_____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires:_____)

Exhibit A
Legal Description

Right-of-Way Dedication for Johnson Street and Creamery Road

A part of Outlot 135A, Assessor's Plat of the Village of McFarland, recorded in Volume 14 of Plats on Pages 16 through 27 as Document No. 824385 of Dane County Records, being located in the Northeast one-quarter of the Southeast one-quarter of Section 3, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING at the East one-quarter Corner of said Section 3; thence, along the East line of said Northeast one-quarter, South 02°44'51" West, 269.47 feet to its intersections with the Southerly right-of-way line of Creamery Road and the Northerly line of Certified Survey Map No. 154;

thence, along said Southerly right-of-way line and said Northerly line, North 60°11'12" West, 126.76 feet to the Northwest corner of said Certified Survey Map No. 154, lying 99.00 feet from the centerline of the main track of the Chicago, Milwaukee & St. Paul Railroad, being the beginning of a non-tangent curve, being concave Northeasterly, having a radius of 5828.58 feet and a chord which bears North 63°27'46" West, 44.53 feet;
thence, continuing along said Southerly right-of-way line which lies 99.00 feet Southwesterly, as measure at right angles and parallel to said centerline of the main track of the Chicago, Milwaukee & St. Paul Railroad, Northwesterly, 44.53 feet along the arc of said curve through a central angle of 00°26'16" to the POINT OF BEGINNING.

thence, leaving said Southerly right-of-way line, North 69°25'16" West, 43.89 feet;
thence North 71°08'11" West, 130.00 feet;

thence South 59°55'43" West, 162.26 feet;

thence South 48°27'28" West, 26.47 feet;

thence North 43°08'44" West, 17.00 feet to its intersection with the Southeasterly right-of-way line of Johnson Street, also being the Northwesterly line of aforesaid Outlot 135A;
thence, along said Southeasterly right-of-way and Northwesterly line of Outlot 135A, North 46°51'16" East, 175.82 feet to the Northwest corner of said Outlot 135A, lying on aforesaid Southerly right-of-way line of Creamery Road;

thence, along said Southerly right-of-way and the Northerly line of said Outlot 135A, South 77°08'44" East, 60.14 feet to its intersection with aforesaid line which lies 99.00 feet Southwesterly, as measure at right angles and parallel to said centerline of the main track of the Chicago, Milwaukee & St. Paul Railroad, being the beginning of a non-tangent curve, being concave Northeasterly, having a radius of 5828.58 feet and a chord which bears South 62°25'02" East, 168.16 feet;

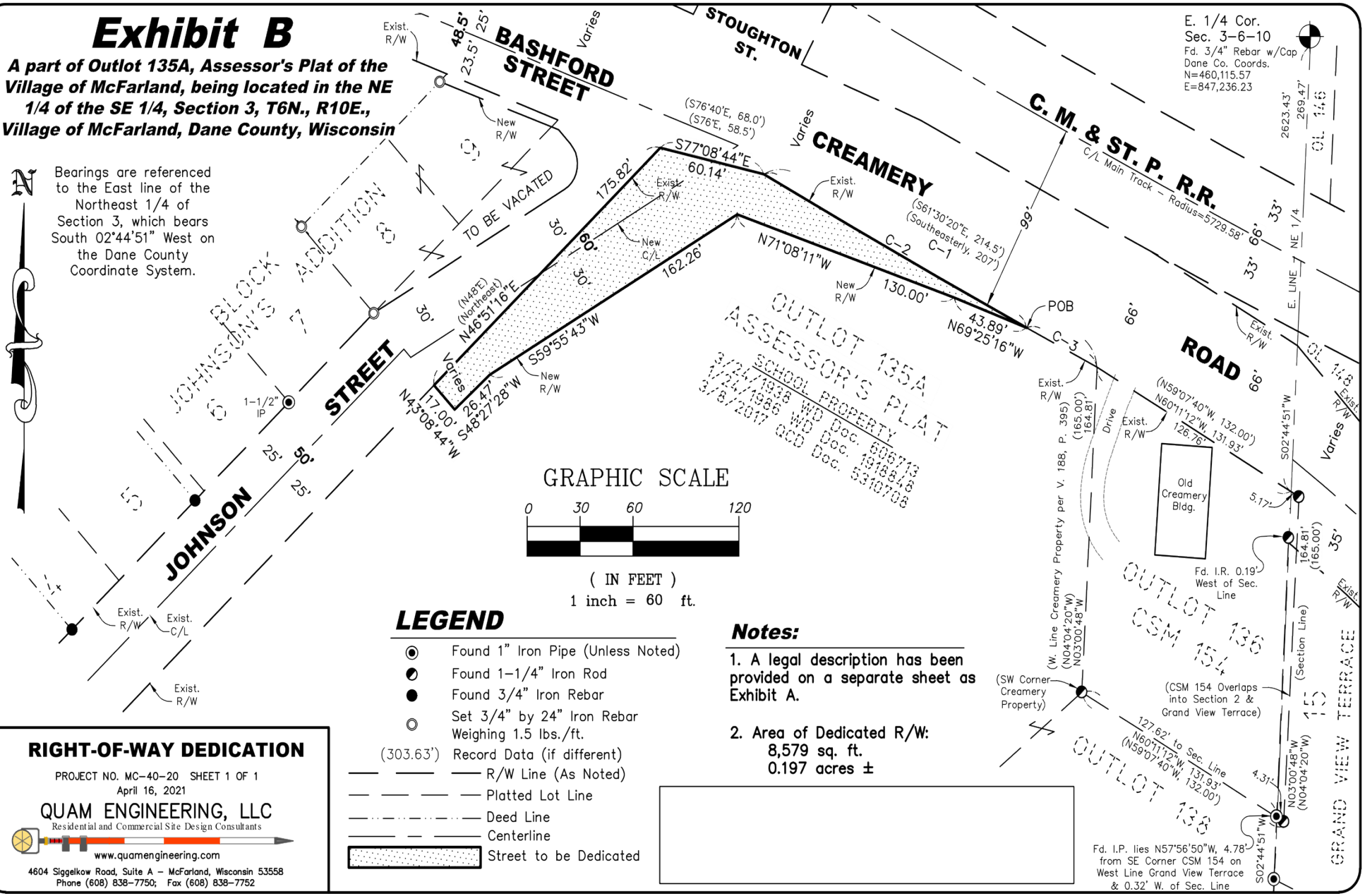
thence, continuing along said Southerly right-of-way line and Northerly line of Outlot 135A, Southeasterly, 168.16 feet along the arc of said curve, which lies 99.00 feet Southwesterly, as measure at right angles and parallel to said centerline of the main track of the Chicago, Milwaukee & St. Paul Railroad, through a central angle of 01°39'11", to the POINT OF BEGINNING.

The above-described property contains 8,579 square feet or 0.197 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact and is shown on the map, Exhibit B, by Quam Engineering, LLC for Project No. MC-40-20 dated April 16, 2021, and by this reference made a part hereof.

Exhibit B

A part of Outlot 135A, Assessor's Plat of the Village of McFarland, being located in the NE 1/4 of the SE 1/4, Section 3, T6N., R10E., Village of McFarland, Dane County, Wisconsin

Bearings are referenced to the East line of the Northeast 1/4 of Section 3, which bears South 02°44'51" West on the Dane County Coordinate System.



LEGEND

- Found 1" Iron Pipe (Unless Noted)
- Found 1–1/4" Iron Rod
- Found 3/4" Iron Rebar
- Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- (303.63') Record Data (if different)
- R/W Line (As Noted)
- Platted Lot Line
- Deed Line
- Centerline
- Street to be Dedicated

Notes:

1. A legal description has been provided on a separate sheet as Exhibit A.
2. Area of Dedicated R/W:
   8,579 sq. ft.
   0.197 acres ±

RIGHT-OF-WAY DEDICATION

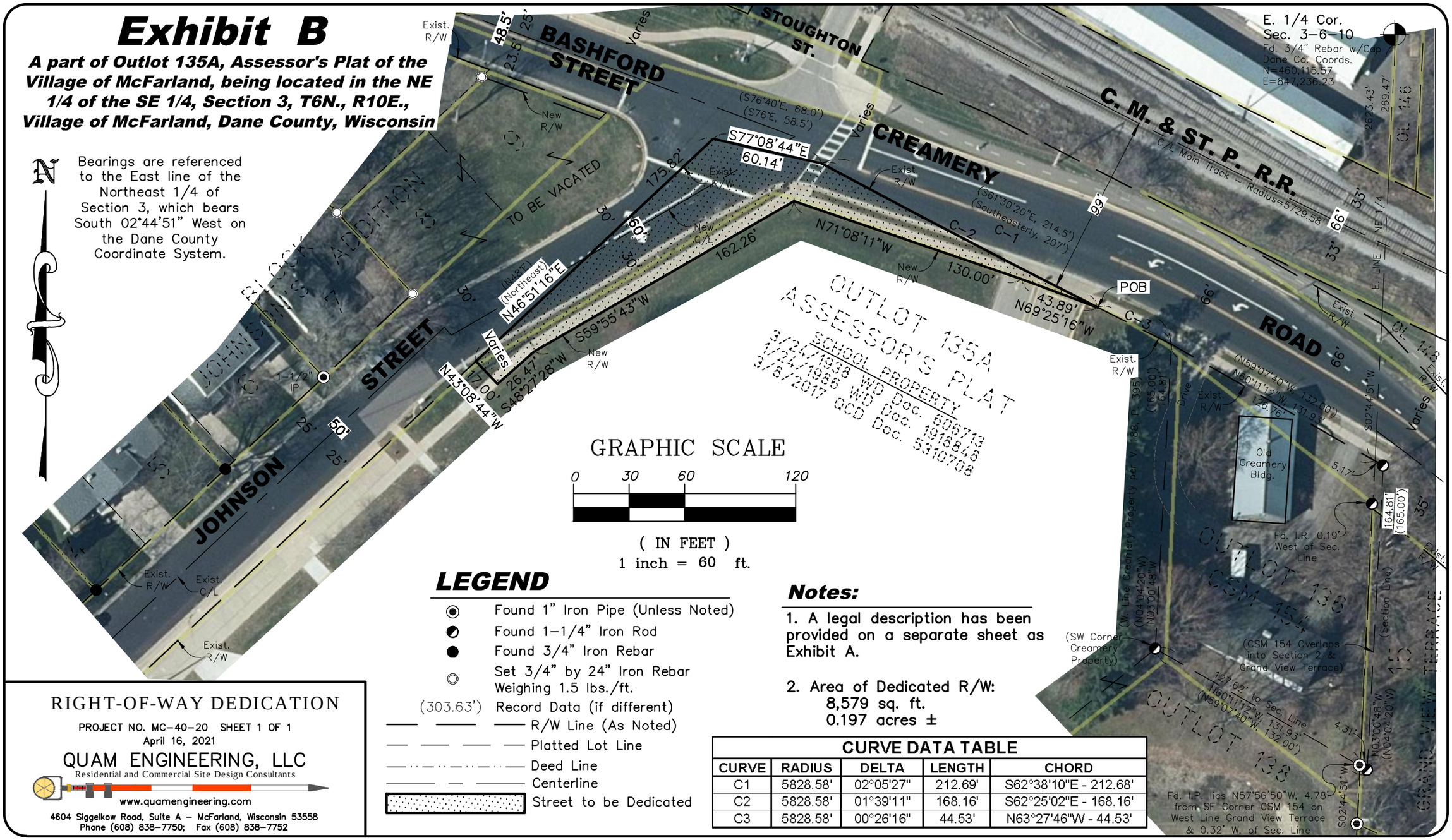
PROJECT NO. MC–40–20 SHEET 1 OF 1
April 16, 2021

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

Exhibit B

A part of Outlot 135A, Assessor's Plat of the Village of McFarland, being located in the NE 1/4 of the SE 1/4, Section 3, T6N., R10E., Village of McFarland, Dane County, Wisconsin

Bearings are referenced to the East line of the Northeast 1/4 of Section 3, which bears South 02°44'51" West on the Dane County Coordinate System.



GRAPHIC SCALE

0 30 60 120

(IN FEET)
1 inch = 60 ft.

LEGEND

- Found 1" Iron Pipe (Unless Noted)
- Found 1-1/4" Iron Rod
- Found 3/4" Iron Rebar
- Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- (303.63') Record Data (if different)
- R/W Line (As Noted)
- Platted Lot Line
- Deed Line
- Centerline
- Street to be Dedicated

Notes:

1. A legal description has been provided on a separate sheet as Exhibit A.
2. Area of Dedicated R/W:
   8,579 sq. ft.
   0.197 acres ±

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	5828.58'	02°05'27"	212.69'	S62°38'10"E - 212.68'
C2	5828.58'	01°39'11"	168.16'	S62°25'02"E - 168.16'
C3	5828.58'	00°26'16"	44.53'	N63°27'46"W - 44.53'

RIGHT-OF-WAY DEDICATION

PROJECT NO. MC-40-20 SHEET 1 OF 1
April 16, 2021

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VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, May 17, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion and possible action to make a recommendation to the Village Board regarding Resolution 2021-16: A Resolution Approving A Declaration of Easements On Property Located At 5411 Bashford Street.**

PREVIOUS ACTION:

ISSUE SUMMARY:
Resolution 2021-16 would create a public utility easement within a portion of the vacated right-of-way created under Resolution 2021-10 for public utility purposes. The packet includes the Utility Plan for 5411 Bashford Street illustrating the easement area and associated utilities for reference. Refer to the Staff Report for Resolution 2021-10 for additional background information on the 5411 Bashford LLC development project.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Motion to recommend to the Village Board Resolution 2021-16 as presented.

ATTACHMENTS:
1. 2021-16 Resolution for Declaration of Utility Easement 5411 Bashford Street
2. 5411 Bashforld LLC Utility Plan 4-7-21

RESOLUTION 2021-16

A RESOLUTION APPROVING A DECLARATION OF EASEMENTS ON PROPERTY LOCATED AT 5411 BASHFORD STREET.

WHEREAS, the Village is the owner in fee simple of lands located at 5411 Bashford Street legally described as the southerly 60 feet of Lots 8 and 9, Block 1, Johnson's Addition to the Village of McFarland; and

WHEREAS, in connection with the sale and proposed private development of the above-described property, the Village is proposing to vacate a portion of Johnson Street adjacent to the property; and

WHEREAS, upon vacation of the public right-of-way as proposed, it will be necessary to install public utility facilities within the area that will become part of the described property; and

WHEREAS, the Village wishes to provide easements for those utility installations as set forth more particularly in Exhibit A attached hereto;

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of McFarland, that the Village Administrator is authorized to execute and cause the recording of a Declaration of Easement in substantially the form attached hereto as Exhibit A.

Adopted at a regular meeting of the Village Board this 14th day of June, 2021.

APPROVED:

_____

Carolyn A. Clow, Village President

ATTEST:

_____

Cassandra Suettinger, Clerk-Treasurer

RESOLUTION # 2021-16	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brassington	Rupert
Clow	St. Clair
Flaherty	Wreh
Nelson	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

DECLARATION OF EASEMENT

The Village of McFarland, a Wisconsin municipal corporation (hereinafter referred to as the "Declarant"), being the owner of the following described real estate (the "Property"), hereby declares and provides that the Property be and hereby is subject to the terms of this Declaration of Easement:

The southerly 60 feet of Lots 8 and 9, Block 1, Johnson's Addition to the Village of McFarland, except lands conveyed to the Village of McFarland for street right-of-way as described in the Award of Compensation recorded in the Office of the Register of Deeds for Dane County in Vol. 7889 of Records as Document No. 1925694 in the Village of McFarland, Dane County, Wisconsin.

Return to:
Mr. Matt Schuenke
Village of McFarland
5915 Milwaukee Street
PO Box 110
McFarland, WI 53558

Parcel Identification No.:
154/0610-034-0618-1

1. Easement Area. The portion of the Property subject to the Easement (the "Easement Area") is legally described in Exhibit A and depicted in Exhibit B.

2. Grantees of Easement Rights. The grantees ("Grantees") of this Easement include Madison Gas & Electric Company, Wisconsin Power and Light Company, the Village of McFarland, and all other public utilities furnishing heat, light, water, power, sanitary sewer service, telecommunications, data transmission, or similar services within the Village of McFarland.

3. Easement Rights. The Grantees shall have the right within the Easement Area to construct, reconstruct, maintain, repair, replace, operate, supplement, and remove water pipes, sanitary sewer pipes, storm sewer pipes, natural gas pipes, electrical cables and conduits, electronic data and voice lines, or other public utility transmission or distribution facilities including, without limitation, all pumps, wires, cables, conduits, mains, laterals, pipes and other related fixtures, equipment and appurtenances (collectively, the "Utilities"). Notwithstanding anything to the contrary herein, Grantees shall have no right hereunder to install, except on a temporary basis (not to exceed 60 consecutive days) pending completion of emergency repairs, any above-ground electrical power lines, towers, pipes or poles, or other above-ground Utilities other than manholes, junction or switching panels or other above-ground components typically associated with underground Utility installations.

4. Compliance with Law. All Utilities shall be constructed and maintained in accordance with all applicable laws, including, without limitation, procuring all licenses, consents, permits, authorizations and other approvals required from any applicable governmental authority.

5. Restoration. Each Grantee agrees to promptly restore the surface of the Easement Area to substantially the condition it existed in prior to that Grantee's disturbance thereof in exercising rights under this Easement.

6. Ownership of Utilities. All Utilities installed by any Grantee within the Easement Area shall remain the property of the party installing such Utilities and may be removed at any time at the option of such party.

IN WITNESS WHEREOF the undersigned, pursuant to the authority granted by the McFarland Village Board has executed this Declaration on the 14th day of June, 2021.

_____
Matthew G. Schuenke

STATE OF WISCONSIN)
) ss.
DANE COUNTY)

Personally came before me this 14th day of June, 2021, the above named Matthew G. Schuenke to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
*

_____

Notary Public, State of Wisconsin
My Commission (expires) (is) _____

This instrument drafted by:

Allen D. Reuter
Reuter, Whitish & Evans, S.C.
Madison, Wisconsin

Exhibit A

Legal Description

Public Utility Easement Area

A part of Johnson Street (to be vacated), Assessor's Plat of the Village of McFarland, recorded in Volume 14 of Plats on Pages 16 through 27 as Document No. 824385 of Dane County Records, being located in the Northeast one-quarter of the Southeast one-quarter of Section 3, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being a non-exclusive Public Utility Easement being more particularly described as follows:

COMMENCING at the most Southerly corner of Lot 8 of Block 1 of Johnson's Addition, recorded in Volume 1 of Plats on Page 50 as Document No. 223113 of Dane County Records, lying on the Northwesterly right-of-way line of said Johnson Street as platted;

thence, leaving said platted Northwesterly right-of-way line along the proposed Northwesterly right-of-way line of Johnson Street, North 59°55'43" East, 57.70 feet to the POINT OF BEGINNING of the easement herein described;

thence, leaving said proposed Northwesterly right-of-way line of Johnson Street, North 54°12'45" East, 63.48 feet;

thence North 33°17'32" East, 21.42 feet to its intersection with said proposed Northwesterly right-of-way line of Johnson Street, being the beginning of a non-tangent curve, being concave Westerly, having a radius of 15.00 feet and a chord which bears South 13°21'17" West, 21.79 feet;

thence, along said proposed Northwesterly right-of-way line of Johnson Street, Southerly, 24.39 feet along the arc of said curve through a central angle of 93°08'52" to the point of tangency thereof;

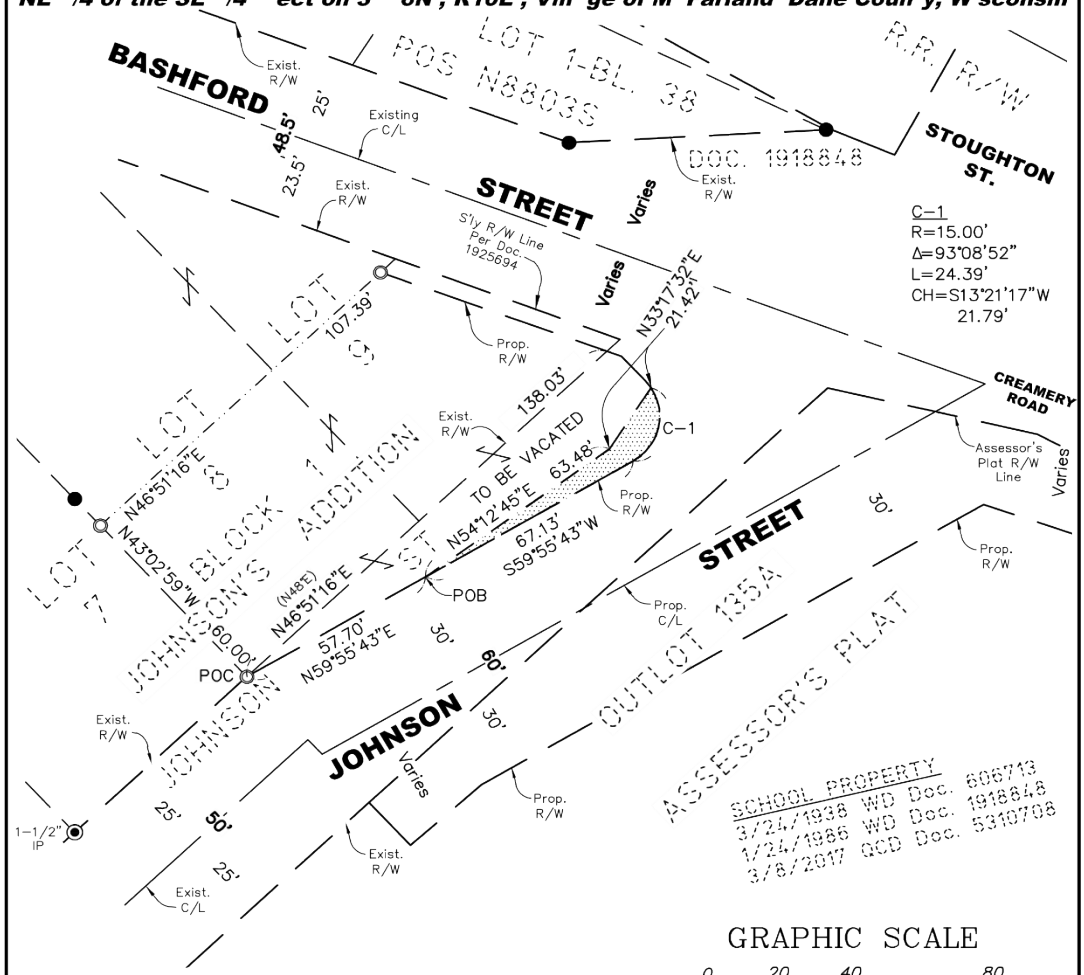
thence, continuing along said proposed Northwesterly right-of-way line of Johnson Street, South 59°55'43" West, 67.13 feet to the POINT OF BEGINNING.

The above-described easement contains 361 square feet or 0.0083 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact and is shown on the map, Exhibit B, by Quam Engineering, LLC for Project No. MC-40-20 dated April 16, 2021, and by this reference made a part hereof.

Exhibit B

Public Utility Easement

A part of Johnso St ee Assesso 's Pl t of he Villag o McFar and being ocated in h NE /4 of the SE /4 ect on 3 6N , R10E , Vill ge of M Farland Dane Coun y, W sconsin



GRAPHIC SCALE

0 20 40 80

(IN FEET)
1 inch = 40 ft.

N
W E
S

Bearings are referenced to the Northwesterly R/W line of Johnson Street, which bears North 46°51'16" East on the Dane County Coordinate System.

N tes:

1. A legal description has been provided on a separate sheet as Exhibit A.
2. Area of Public Utility Easement: 361 sq. ft. or 0.0083 acres ±
3. The purpose of this easement is to identify that portion of the the part of Johnson Street being vacated that is subject to a non-exclusive public utility easement.

LEGEND

- Found 1" Iron Pipe (Unless Noted)
- Found 3/4" Iron Rebar
- Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- (303.63') Record Data (if different)
- R/W Line (As Noted)
- Platted Lot Line
- Deed Line
- Centerline
- Public Utility Easement

PUBLIC UTILITY EASEMENT

PROJECT NO. MC-40-20 SHEET 1 OF 1
April 16, 2021

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Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \MC-40-20\MC40BASE.DWG

UTILITY NOTES:

CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILIES INTO EXISTING UTILITIES. ALL CONNECTIONS SHALL BE PHOTOGRPAHED 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.

THE CONTRACTOR SHALL VERIFY THE EXISTING WATER MAIN SIZE AT THE 6" TAPPING CONNECTION.

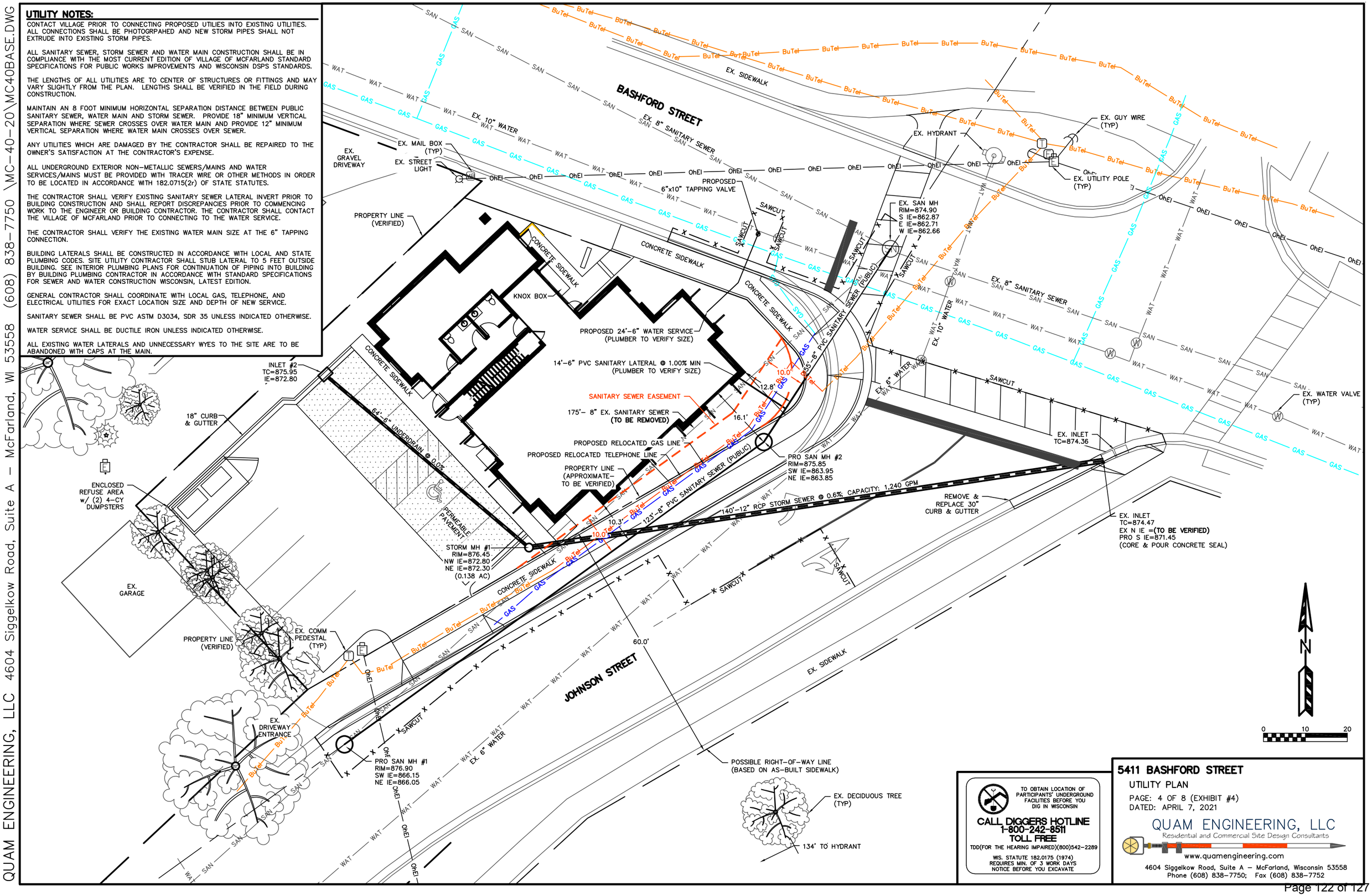
BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS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

ALL EXISTING WATER LATERALS AND UNNECESSARY WYES TO THE SITE ARE TO BE ABANDONED WITH CAPS AT THE MAIN.



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

5411 BASHFORD STREET

UTILITY PLAN

PAGE: 4 OF 8 (EXHIBIT #4)
DATED: APRIL 7, 2021

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www.quamengineering.com
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Phone (608) 838-7750; Fax (608) 838-7752

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, May 17, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion regarding scheduling the review of Plan Commission applications requiring a public hearing.**

PREVIOUS ACTION:

ISSUE SUMMARY:
This agenda item is presented in order to obtain feedback regarding discontinuing the practice of placing an agenda item for action on meeting agendas the same meeting in which a required public hearing is held for said application, unless superseded by local or State ordinance requirements. This approach would provide more breathing space between the public testimony and potential action. Recall that a smaller adjustment was made a couple of years ago to separate the public hearing and action into two separate agenda sections for similar reasons. This adjustment also provides individuals providing public hearing testimony comfort that action is not pending the same evening as their testimony. This change in approach does come with a trade-off of further project approval timelines for applicants, including those for which the Village may receive no public hearing testimony. It also would preclude the Plan Commission from taking any formal motions or actions it may desire, as the public hearing allows for applicant presentation, public testimony, and Plan Commission questions. One option to balance these interests could be to consider an additional monthly Plan Commission meeting on the first Monday of the month, as needed, to consider action on any applications requiring a public hearing at the prior regular monthly Plan Commission meeting. There maybe other alternatives as well based on Plan Commission discussion of this agenda item.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:
Economic Development Policy #1 of the Comprehensive Plan states: Maintain a business-friendly environment through customer service, streamlined development approvals, fair and reasonable zoning standards, and development incentives where advancing the vision of this and other Village plans. Economic Development Strategy #3 also states: Reviewing and simplifying processes that can hinder business development, possibly including streamlining certain approvals or creating a development checklist or guidebook that would also help set reasonable expectations. The Comprehensive Plan also includes Intergovernmental and Stakeholder Policy #1: Maintain a general policy of active citizen and other stakeholder engagement in Village planning, decision making, problem resolution and idea generation and vetting.
Intergovernmental and Stakeholder Cooperation Initiative #3 includes: Increase involvement in

community development plans and the community's vision.

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This agenda item is presented for discussion.

ATTACHMENTS:
None

Memorandum

To: McFarland Plan Commission

From: Community Development Department Staff

Date: May 13, 2021

Re: April Property Maintenance Report

Date	Address	Owner	Complaint Type	Complaint Comments	Status
4.6.21	6404 Crestwood Circle	Bradley	Excessive Vehicles	non licensed autos/ excessive/on lawn	Letter Sent
4.15.21	6104 Holscher Road	Leyden	Work w/o Permit	Work with no permit	Resolved
4.15.21	4900 Taylor Road	MSP	Junk/Debris	debris/garbage not picked up	Monitoring
4.20.21	Exchange & Milwaukee Street	Village of McFarland	Other	Trash cans not emptied	Resolved
4.20.21	6109 South Court	Hess	Other Property Maintenance	Debris in yard, boat parking	Monitoring
4.26.21	5406 Hough Street	Aerts	Work w/o Permit	fence installed w/no permit	Letter Sent
4.26.21	6027 Overlook	Newell	Work w/o Permit	sign installed w/no permit	Resolved

VILLAGE OF McFarland
Community & Economic Development
www.mcfarland.wi.us/communityandeconomicdevelopment | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3154

Memorandum

To: McFarland Plan Commission

From: Andrew Bremer, AICP
Community & Economic Development Director

Date: May 13, 2021

Re: April 2021, Community & Economic Development Department Highlights

The following is a summary of new construction activity for the month and YTD, including permit numbers and associated revenues.

YTD New Construction Building Permits

	2020	6-Year	4-Year	2-Year	2021
Building Permits (new construction)	**Actual**	**Average**	**Average**	**Average**	**Actual YTD**
SF (Total Units)	50	52	62	58	7
Duplex (Total Units)	2	10	14	8	0
MF (Total Units)	100	34	42	64	55
Total Res. Units	**152**	**96**	**117**	**130**	**62**
Commercial	2	3	3	2	0

69 total building permits issued in the month, including four new single-family homes. The year started with 17 vacant SF lots in the active east-side subdivisions (excluding Rosewood Fields), there are 11 remaining.

YTD Department Revenues

		2020	6-Year	4-Year	2-Year	2021	2021	YTD % of
Account		**Actual**	**Average**	**Average**	**Average**	**Budget**	**Actual YTD**	**Budget**
44300-101	Building Permit	$ 107,880	$ 86,912	$ 108,271	$ 107,597	$ 100,000	$ 29,577	30%
44300-102	HVAC Permit	$ 35,771	$ 31,876	$ 39,038	$ 33,402	$ 42,500	$ 7,616	18%
44300-103	Plumbing Permit	$ 34,745	$ 33,641	$ 40,767	$ 36,058	$ 42,500	$ 9,919	23%
44300-104	Electrical Permit	$ 50,335	$ 42,755	$ 52,062	$ 48,718	$ 48,000	$ 13,046	27%
44300-105	Sprinkler Fee	$ 6,210	$ 3,197	$ 4,776	$ 4,466	$ 7,750	$ 6,315	81%
44300-106	Fire Alarm Inspection Fee	$ 2,465	$ 2,485	$ 3,728	$ 3,490	$ 5,000	$ 520	10%
44300-108	CD Occupancy Inspection Fee	$ 9,535	$ 8,148	$ 9,496	$ 8,993	$ 9,000	$ 3,260	36%
44900-000	Misc. CD Permit Fees	$ 136,217	$ 125,238	$ 156,972	$ 120,464	$ 75,000	$ 10,460	14%
46800-000	Community Development Fees	$ 22,556	$ 11,887	$ 12,530	$ 16,166	$ 12,500	$ 5,406	43%
47210-000	City - Building Inspection	$ -	$ 18,696	$ 10,159	$ -	$ -	$ -	0%
	Total Revenue	**$ 405,713**	**$ 364,834**	**$ 437,798**	**$ 379,353**	**$ 342,250**	**$ 86,119**	**25.2%**
* As of 4/30, 33% through calendar year								

Total C&ED deposits for the month were $38,340.

Summary of Department Activities:

- Continued work with the Ad-Hoc Sustainability Committee on development of the Sustainability Plan. Community Survey available until May 27: **www.surveymonkey.com/r/McFarlandSustainability**
- Continued work on McFarland Park and Community Park Master Plans.
- Preliminary planning for TID #3 public works (road & utility) projects for 2022.
- Village Board action on prior month C&ED related applications/projects:
    - Introduced Resolution 2021-10: Johnson Street ROW Vacation.
    - Approved outdoor consumption area for American Legion, with PC conditions of approval.
- Status update of larger development projects previously approved:
    - 5610-14 USH 51 (Neitzel) commercial development. Stoughton Health Urgent Care interior construction ongoing with occupancy anticipated in June.
    - 4608 Siggelkow Road (Waubesa Village Phase 3). Exterior framing completed.
    - Condos at Prairie Place Condominium (CF Investments). Construction on-going for all buildings. A total of 29 of the 30 units have been sold.
    - 4900 Larson Beach Road (Taylor Pointe Apt). Foundation construction complete, starting on framing.
    - Northpointe Development (Holscher & Brodhead). Received WHEDA project funding, anticipated to start construction later this summer/fall.
- Public Meetings, Webinars & Conferences attended by Department Director:
    - April 7th, CDA meeting
    - April 8th, Sustainability Committee meeting
    - April 12th, Village Board meeting
    - April 13th, Public Works/Public Utilities meeting
    - April 14th, CARPC Regional Development Planning Technical Advisory Committee meeting
    - April 14th, Public Safety meeting
    - April 16th, Webinar: A New Approach to Parks and Recreation System Planning
    - April 19th, Plan Commission meeting
    - April 20th, WisDOT USH 51 Corridor Study Public Hearing
    - April 22nd, Parks Committee meeting
    - April 26th, Sustainability Committee meeting
    - April 26th, Village Board meeting
    - April 27th, Wisconsin Local Government Climate Coalition meeting
    - April 30th, Webinar: Equity in Policy and Practice: Addressing Past Inequities in Planning for the Future

Look ahead to potential June 2nd, CDA Items:

- 5411 Bashford Street, Development Agreement (Dan Chin Homes)
- 4313 Triangle Street, TIF Development Incentives Application (CTW Flooring)
- 4908 Terminal Drive, TIF Development Incentives Application (Quam, Waubesa Village Phase 4)
- Continued discussion on TID #3 Project Plan Review

Look ahead to potential June 21st, PC Agenda Items:

- Grand View Lot 3, Conditional Use Permit & Site/Design App. (Wisconsin Power & Light/Alliant)
- 4910 Triangle Street, Conditional Use Permit (Left Bank Wines)
- 4313 Triangle Street, Site/Design Application (CTW Flooring)
- 4902 & 4908 Terminal Drive, PUD General & Detailed Plan & CSM (Quam, Waubesa Village Phase 4)