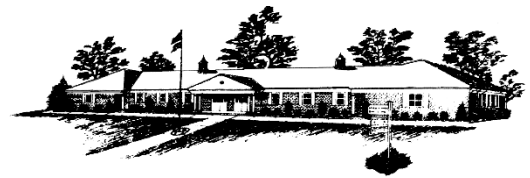


Village of Hales Corners

5635 S. New Berlin Road
Hales Corners, WI 53130
Phone: (414) 529-6161
Fax: (414) 529-6179
www.halescorners.org



James R. Ryan Municipal Building

PLAN COMMISSION February 16, 2026 (Monday) - 6:30 PM

Notice is hereby given that the Plan Commission of the Village of Hales Corners will meet at the above date and time, at the James R. Ryan Municipal Building (5635 S. New Berlin Rd).

Notice is given that a majority of the Village Board may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This would constitute a meeting of the Village Board per State *ex rel. Badke v. Greendale Village Board* even though the Village Board will not take formal action at this meeting.

Discussion and possible action by Commission on agenda items.

- 1.0 Roll Call
- 2.0 Minutes – December 15, 2025
- 3.0 Site Plan Review – 5935 S. New Berlin Rd., Cellco Partnership d/b/a Verizon Wireless
- 4.0 Site Plan Review – 9400 Boerner Drive, Boerner Botanical Gardens- Milwaukee County
Parks – revised fence plan
- 5.0 Adjournment

A handwritten signature in cursive script, appearing to read 'Sandra M. Kulik'.

Sandra M. Kulik, Administrator
February 6, 2026

Note: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services by contacting the Clerk's Office, 414-529-6161.

The meeting was called to order at 6:30 p.m. by Chair D. Besson.

- 1.0 **Roll Call** – Present: Commissioners: N. Brody, S. Bigler, T. Brinkmeier, A. Dunning, A. Fritz, C. Stipe and Chair D. Besson. Staff: Village Administrator S. Kulik, Village Planner M. Shapiro and B. Wiedenfeld. Audience (16).
- 2.0 **Minutes – June 17, 2025 - Motion** (Fritz, Stipe) to approve minutes as presented; motion passes 7-0.
- 3.0 **Site Plan Review – 10330 W Forest Home Ave, All American Beauty** – Andrea Rosencutter, 7195 S. Ballpark Drive, Apt. 311, Franklin, WI, 53212 addressed the Commission regarding the request for site plan approval to operate a salon. The applicant provided pictures and samples of the proposed siding material. D. Besson inquired if the windows will be white, the applicant stated the windows will be black. D. Besson inquired if the roof will be redone, applicant stated that the roof will be redone to match existing material. D. Besson stated that sign code requirements will require them to come to the Commission again, the applicant stated they would not be making any changes to the signage. N. Brody inquired if this is a historical property, the applicant stated that it is not.
Motion (Brinkmeier, Fritz) to approve building exterior changes; motion passes 7-0.
- 4.0 **[Public Hearing—7:00 p.m. or immediately following item 2.0]: Conditional Use Permit – 11931 W Janesville Rd, BD Real Estate & Convenience Store, LLC** – Basudeu Adhikari, 1710 Indiana Ave, Sheboygan, WI 54081 addressed the Commission regarding the request for conditional use permit to operate a Grab-and-Go Restaurant in place of an existing use as a carwash in B-2 General Business District. D. Besson inquired if the existing carwash driveway will be utilized, the applicant stated it will not be utilized. D. Besson inquired what type of food would be served, the applicant stated that Indian food would be served. T. Brinkmeier inquired if the food is pre-packaged or made to order, the applicant stated that food will be made to order at the counter or called in for pick up. T. Brinkmeier inquired what the legal non-conforming consideration was, S. Kulik stated that has been grandfathered in as B-3 district use operating within B-2 district. C. Stipe inquired if it is operating as a drive-in, M Shapiro read the code definition for “Drive-in” in the code. C. Stipe inquired if the similar gas station/eatery Jetz has seating, S. Kulik confirmed that Jetz gas station has seating. S. Bigler inquired if a door was marked in the serving area next to the kitchen, S. Kulik stated that this will be address during the building inspection process. A. Dunning inquired where grease storage from the fryer will be located. C. Stipe stated that grease interceptors depend on the building. S. Kulik stated this will be addressed through the health inspection. A. Fritz inquired if there will be additional employees working in both gas the station and the restaurant, the applicant stated there will be separate employees for the gas station and the restaurant. T. Brinkmeier inquired where the employees will park, S. Kulik stated they meet the parking requirements. M. Shapiro confirmed that parking requirements are met. T. Brinkmeier inquired about the hours of operations, the applicant stated that the restaurant will operate from 9 a.m. to 9 p.m. and the gas station will operate from 6 a.m. to 9 p.m. T. Brinkmeier inquired about the issue of restaurant odors, S. Kulik stated the notification was sent to neighboring properties and no comments were received. T. Brinkmeier inquired if there will be parking on Janesville Rd. next to the restaurant. S Kulik stated that parking is not allowed there currently. D. Besson

opened the Public Hearing at 6:55 p.m. No public comments were received. D. Besson closed the Public Hearing at 7 p.m.

Motion (Brinkmeier, Stipe) to approve conditional use application and site plan as presented subject to the following requirements:

- 1) The Grab-and-Go business hours of operation be 9 a.m. to 9 p.m.

Motion passes 7-0.

5.0 Site Plan Review – 5146 S 116 St, Edgerton Elementary School, 11320 W Janesville RD, Hales Corners Elementary School, Whitnall School District – C. Stipe recused himself from this application and did not participate in voting and discussion. Ryan Sands of Bray Architects 829 S 1st St Milwaukee, WI 53204 and Ryan Birschbach of Kapur 7711 N Port Washington Rd. Milwaukee, WI 53217 presented site plans for Hales Corners and Edgerton Elementary schools.

Edgerton Elementary School

D. Besson inquired if the DPW required berm near the south property line and fencing would meet the requirements, the applicant stated the berm was proposed to help drainage into the public storm sewer. The berm will be 6 in. and has been verified by the engineering consultant. The existing fencing is 6 ft. stockade fence and will remain in that location. D. Besson inquired if the fencing runs the whole length of the berm, the applicant noted that it did not the full length of the berm. S. Bigler inquired if the 3 existing fences and will remain, the applicant stated that these would all remain as existing. D. Besson inquired about neighbor concerns regarding a drainage area near the school. The applicant stated that drainage runoff will be directed to the drainage basin retention pond and then to the public storm sewer. The applicant stated the retention pond is designed to enhance the drainage beyond what it currently provides today. D. Besson inquired about screening for the generator on the property. The applicant stated that they believe the height is 6 ft. of a composite wooden decking. D. Besson inquired if the school is looking at parking spots. The applicant stated that the traffic pattern is not changed. D. Besson inquired if there is a staggered pick-up and drop-off time for the school. The applicant stated there is not and that is unchanged from current conditions.

Motion (Brinkmeier, Fritz) to approve the site plan as presented subject to the following requirements:

- 1) WDNR and building code requirements are met.
- 2) The height of the fencing meets the code requirements.

Motion passes 6-0-1.

Hales Corners Elementary School

M. Shapiro stated that the assumed maximum allowable height for the screening of the proposed chiller will follow the maximum height of fencing of 8 ft. Applicant stated that the 8 ft. maximum height for screening will be met. N. Brody inquired what part of the property the chiller will be on, the applicant stated it will be in the NE corner of the property off Drexel Ave. D. Besson inquired at what level of decibels of the chiller will be, the applicant stated they will verify that number, but they are specifying the chiller with noise reduction equipment.

Motion (Brinkmeier, Dunning) to approve the site plan as presented; motion passes 6-0-1.

6.0 Site Plan Review – 5708 S 108th St, Genesee Community Services - Mike Roller, Ashley Pollox, Kelly Flashko, 1746 Executive Drive Oconomowoc, WI 53066 addressed the Commission regarding the request for site plan approval to operate a facility for counseling and behavior analysis therapy for individuals with Autism. In M. Shapiro's staff report, she stated that the play area is considered an accessory structure. General office use is considered the use for parking requirements. The parking requirements are 30 parking stalls. The learning

center provides 70 parking stalls. S. Kulik stated that one resident comment was placed with concern about traffic flow on 107th St. D. Besson inquired when the play area will be utilized. The applicant stated that the learning center will be operated between 9 a.m. and 3:30 p.m. It has not been determined when exactly the play area will be utilized. Typical play area use will consist in increments of 15-20 minutes at a time in smaller groups. There will no large playground structure installed. D. Besson inquired what color the exterior will be painted. The applicant stated it would be repainted the off-white cream color it is painted right now. T. Brinkmeier inquired if the backside of the building will be utilized. Applicant stated that part of the building will be leased out to someone else. T. Brinkmeier inquired about the signage. The applicant stated they will utilize the existing monument signage. S Kulik stated it will be a like-for-like replacement on the monument sign which is allowed by code. T. Brinkmeier inquired about the intention of the use as a learning center for disabilities rather than a regular daycare. Applicant stated each child who will attend has been diagnosed with Autism and each parent will schedule their appointment with the learning center. N. Brody inquired if the pick-up time is the same for everybody. The applicant stated that pick-up time depends on the client but will be between 3-4 p.m. T. Brinkmeier inquired if there will be signage. Applicant stated there will be signage on the glass door of the building and on the monument. The glass door signage will be lettering only.

Motion (Brinkmeier, Stipe) to approve the site plan as presented; motion passes 7-0.

- 7.0 Site Plan Review – 5601 S 108th St, Vatika Real Estate, LLC – Manish Upadhyay** 14200 W. Osprey Way, New Berlin, WI 53151 and Owen Lavin 4040 N. Calhoun Road, Brookfield, WI 53005 addressed the Commission regarding the request for site plan approval to operate a multi-tenant salon. M. Shapiro stated within her staff report the proposed improvements for the building and site area. D. Besson inquired if there are any major changes to the exterior lighting, the applicant stated there will be no major lighting changes at this time aside from additional lighting will be provided for walkways and near the ADA parking stalls. D. Besson stated that the lighting should not go over the property line. S. Kulik stated that the lighted signage is required have a dial setting to control the lighting. D. Besson inquired about the hours of operations. Applicant stated the hours of operation may be open as early as 9 a.m. and closed by 9 p.m. D. Besson inquired if individual tenants will be able to open operate after the hours of operations. S. Kulik stated that each tenant will need to receive an operating license and state hours of operation to PC. D. Besson inquired about the building cladding on the N, S, and W side. Applicant stated there is another raised roofing on the west side. D. Besson has inquired that the utilities to be enclosed by roofing as a condition. D. Besson stated that any proposed signage and lighting that is not code compliant will have to return to PC. N. Brody stated that the roof parapet is not visually appealing. D. Besson stated that additional roofing to enclose the utilities may resolve this. N. Brody inquired about the awning color. Applicant stated that the awnings will be metal and copper color. N. Brody inquired if there could be additional design elements added to the building. S Kulik stated that this design follows the code and matches adjacent property aesthetic. T. Brinkmeier clarified that signage brought forward will have to be code compliant. T. Brinkmeier inquired how many salon units there will be, the applicant stated there will be 17 salon units with about 1 salon space in each unit. T. Brinkmeier inquired how many parking spots there are. S. Kulik stated there is 24 parking stalls. M Shapiro stated that the general salon requires 1 parking stall per 300 sq. ft. of building area which would require 16 parking stall. The proposed parking conforms to the code.

Motion (Brinkmeier, Stipe) to approve site plan as presented subject to the following requirements:

- 1) The salon business hours of operation be 8 a.m. to 9 p.m.
- 2) Proposed lighting does not go over the property line.

- 3) Roofing to be altered to completely enclose the utilities.
- 4) An occupancy permit be obtained for each salon.

Motion passes 7-0.

The applicant inquired if changes to window size is made if they would have to return to the PC. S. Kulik stated it is up to the PC if they would like to review the window changes. D. Besson stated that applicant will have to return if proposed changes to windows are made.

- 8.0 Site Plan Review –9400 Boerner Drive, Boerner Botanical Gardens- Milwaukee County Parks** - A. Dunning has recused herself from participating in voting and discussion on this application. Ellen Hayward, Friends of Boerner Botanical Gardens, 9400 Boerner Dr., Hales Corners, WI and Andrea Wallace, Mike Marlin, Milwaukee County Parks, 9480 Watertown Plank Road, Wauwatosa, WI 53224 and Tim Detzer, 600 N. Plankington Ave., Suite 600, Milwaukee, WI 53203, addressed the Commission regarding the request for site plan approval to install permanent fencing in Boerner Botanical Gardens. D. Besson asked if the Friends of Boerner Botanical Gardens could clarify the funding for the fencing project if the Friends group will be sponsoring this project. The applicant stated the Friends group is ready to fundraise for the project but can't guarantee that all the funds will be raised by the Friends group. D. Besson stated there is a 1-year process to raise funds and complete the project.

The applicant addressed the questions asked of the applicant following the last meeting:

1. The applicant confirmed that WDNR will not require a permit for the fencing. WDNR was sent the submitted plans to PC and stated that no further information was needed. T. Brinkmeier asked about the email language. The applicant confirmed that the WDNR did not need any more information regarding the project and permit was not required. T. Brinkmeier and D. Besson noted that the email did not show an attachment being sent and inquired on if the DNR email was based on project description or site plan review. Applicant could not state definitively if DNR had reviewed site plan but stated that he believed email was correct and no further DNR review was needed.
2. The applicant stated there is a firm estimate for the project of \$1,049,610.83 stated in the packet. This estimate is based on the originally proposed fence of 9 ft fence. It is assumed pricing would be less for the 9 ft fence. D. Besson asked about the clarification of the plan completeness. The applicant stated that the plans would be considered 100% complete by Milwaukee County Parks with approval from the PC, as of now they are considered 90% complete.
3. The applicant stated that \$50,000 of park trust funds from the Park People will be used to kickstart the fundraising effort for the project. The funds will be approved for release upon approval of the application by PC. The applicant has stated there is confirmation from the County Parks director to utilize the funds for the project. D. Besson wants to ensure there is meeting minutes that have approved the funds will be utilized for the project. D. Besson stated that project must be completed within 1-year.
4. The applicant stated there is an approved recommendation for the footings proposed by the manufacturer. D. Besson asked if there is any other type of footing that may be used. The applicant stated that a different manufacturer of the footing may be used, but the same method of footing would be used for all products.
5. The applicant stated there is an estimated time of completion in the packet. D. Besson stated that if approved, there would be 6 months to start the project and then 6 months to complete it. The applicant has stated there is an estimated start date of April. D. Besson asked if there will be funding secured by that date. Applicant stated they will try their hardest to have funding.

6. The applicant stated they will not be putting an ornamental fence along that fence line. The applicant stated that 60% of tree line are conifers and would not lose their leaves in the fall. The applicant provided pictures of tree line to show that there is significant screening of the proposed deer fence already provided from the trees. D. Besson also submitted pictures of the area. D. Besson stated that the fencing is visible through the trees at this current time. T. Brinkmeier asked what color the deer fencing would look like. Applicant stated it would be darker than the fencing near the experimental gardens. T. Brinkmeier asked if there is a verified distance from the Garden Court to the park fencing. Applicant stated they do not believe the deer fencing obstructs view of the garden.
7. The applicant has stated they will reduce the fence height to 8 feet. D. Besson has stated that all drawings submitted for the packet have shown 9 feet for proposed fencing. The applicant has stated that the packet includes a memo from Sarah Toomsen conceding to reduce fencing to 8 feet.

D. Besson stated he is happy to hear the Milwaukee County has agreed to reduce the fence height to 8 feet but is concerned about the funding required to complete the project. D. Besson stated that the County would be given 1-year to complete the fencing project. T. Brinkmeier asked about the estimate for the proposed fencing. The estimate is \$1,049,610. T. Brinkmeier asked if the Park People Director has authority to release the \$50,000 to Milwaukee County Parks. The applicant stated that the Milwaukee County Parks would make the request to the Park People to release the funds for the project. T. Brinkmeier has asked that meeting minutes or official documentation be provided from Park People to show that the funds will be provided. The applicant stated they reached out to the Park People because the PC asked at previous meeting if they the Parks group intended to raise all the money internally.

T. Brinkmeier asked if \$1,000,000 was ever raised in 1-years' time by the Friends group. Applicant has stated this has been done in the past for an education center. T. Brinkmeier asked if the Friends group thinks they can raise \$1 million in 1 year period. The applicant says that this will be very difficult as they have no pledges yet as they typically happen when there is an approved plan and timeline.

T. Brinkmeier asked Milwaukee County Parks if there is someone accountable for raising this \$1 million for the project. The applicant has stated the capital campaign will be run by the Friends group. The County will support that campaign however they can (providing additional funding, promoting the campaign, etc.). The applicant stated the Friends of Borner Botanical Gardens is responsible for the capital campaign. Ellen is the leader for Friends group. D. Besson asked who else is on the fundraising team. Applicant stated that "team" is referred to as the Milwaukee County Parks staff. D. Besson asked if there is additional funds identified aside from the \$100,000 from the Park People and Friends group. The applicant stated there is no other funding identified in the capital budget.

T. Brinkmeier asked if the funding goals were not met, would the project start. The applicant stated that project construction would not start if the funding wasn't secured and that they cannot start raising funds unless the plans are approved at this meeting.

D. Besson asked if the applicant prefer to have extra time to raise funds and postpone the decision on the plan or would the applicant like to have a decision at the meeting tonight with understanding that the project must start within 6 months and be completed in another 6

months. D. Besson stated that additional conditions for approval include that the plans would have to be redone to state the proposed fence is 8 ft. and that the plans read as 100% complete.

The applicant (Ellen) stated the Friends group has to have the plan approved before they start raising money. D. Besson asked if the PC gave Friends group understanding that the plan would be approved if sufficient funds were identified to complete the project within 1 year, could they begin raising money. The applicant (Ellen) stated that she will be asked what the conditions are and when would it be approved. D. Besson stated that that the plans will need to resubmitted as a condition of approval.

S Kulik stated from code that the conditional approval or approval of plan will be invalidated if project is not completed within at maximum 1 year + 90 days.

The applicant (Andrea) asked if the deer fence can be seen through the trees. D. Besson said from the pictures provided, that the deer fence can be seen. The applicant (Andrea) stated that she doesn't believe the deer fence can be seen from 50 ft. from Garden Court properties. D. Besson is concerned that the trees will not last forever and will allow more of the fence to be seen. The applicant (Tim) has stated that the ornamental fence will be more costly and be more of an obstruction to the view of the gardens than a deer fence. T. Brinkmeier is concerned that the neighbors will have look at a deer fence from their window. T. Brinkmeier asked how much an additional ornamental fence cost in difference than the presented plan. The applicant asked that if they contacted the property owners for feedback on the proposed fencing and received positive feedback if the PC would allow the proposed deer fence to remain in the plan as presented. Plan commissioners agreed with this.

A. Fritz asked about the distances between the fence and property owners and the road. Applicant has stated that it is roughly 200-300 feet. M Shapiro agreed with this measurement.

N. Brody asked what length the ornamental fence was originally requested. M. Shapiro stated that it would have stretched along most of the Garden Ct properties.

S. Kulik asked that the plan could be approved as is with condition of resubmitting plans with proposed fencing reduced to 8 ft. in height and written approval by property owners on Garden Ct that they are not opposed to the proposed fencing.

N. Brody asked if the ornamental fencing length could be reduced. The applicant stated that the additional ornamental fencing would require an additional \$260,000. The applicant stated that one of the properties has a privacy fence and another property as a chain link fence that run near to the park proposed deer fence. N. Brody stated that she believes that the 2 property owners off 92nd St and property that borders the forest near to the trial garden should be asked if they oppose the proposed deer fence.

The applicant stated that it would be a burden to get property owner approval by January 15th and asked for January 30th extension. D. Besson stated that they have been given enough time already and that January 15th is the date that these materials and conditions be met.

T. Brinkmeier asked Ellen of the Friends group if the Village can help the Friends group with this process. Ellen stated that she will not receive a tangible check unless the project is approved by PC. D. Besson stated the Friends group would be given the start date of the fundraising by January 15th and have 1 year to complete the project.

Ellen stated that the temporary fence that went up in April accomplished what was intended to steer people into the park to pay admission, is there some reason that the temporary fence not be allowed extension. D. Besson said that this temporary fencing was only allowed to be up for 60 days and extended numerous times.

Ellen has stated that people will not respond to email or phone calls during the winter and it is very hard to get funding during this time of year. Friend's group treasurer said that 1 year for fundraising is fine.

S. Kulik stated that there only 19 business days until January 15th deadline and it would be very burdensome on Village staff for review. Friday, January 30th as a deadline would be more realistic for Village and consultant staff.

D. Besson stated that WDNR submit letter informing County that a permit is not required. S. Kulik stated an email with the plans attached and response back from WDNR confirming receipt of the plans and that the permit is not required would be sufficient.

C. Stipe asked how long it would take to construct the fence. Applicant stated it will take 42 days. From approval, the project could have at maximum 1 year and 3 months of planning process. D Besson stated this would require PC approved extension, otherwise the deadline is 1 year for completion and a building permit to start the project or "diligently pursuing the project" within 6 months. S. Kulik stated that fundraising efforts could be interpreted as "diligently pursuing the project."

T. Brinkmeier asked who the one "pursuing the project" if the Friends group is raising the funds, then it is not the County. D. Besson stated that the Friends group has been put in a tough decision and that the PC has tried to work with the County.

Motion (Brinkmeier, Stipe) to allow staff approval of the site plan, with the condition that the Applicant provide the following supporting items and conditions to Village staff no later than Friday, January 30th, 2025:

- 1) Resubmittal of the plan set written as 100% complete and showing reduced 8 ft. fencing.
- 2) Survey of 7 residents (6 on Garden Ct and 1 on 92nd St) with a majority of support for the fencing.
- 3) A written email from WDNR confirming receipt of plan set and not requiring a wetland permit for the project.
- 4) Official written confirmation that \$50,000 from the Park People would be released to County.
- 5) Payment of outstanding planning invoice fees.

9.0 Adjournment – Motion (Stipe, Brinkmeier) to adjourn at 9:28 p.m.; motion passes 7-0.

Sandra M. Kulik, Administrator/Clerk



Planning Commission Memo

To: Hales Corners Plan Commission
From: Brian Wiedenfeld, Planning and Zoning Administrator
Subject: Cellco Partnership d/b/a Verizon Wireless Site Plan Review
#R2269000 Task 402
Date: January 9, 2026

Applicant: Cellco Partnership d/b/a Verizon Wireless
Property Owner: Village of Hales Corners
Project Address: 5935 S. New Berlin Rd
Tax Key: 657200100
Zoning: P-1

Request

Cellco Partnership d/b/a Verizon Wireless is requesting a site plan review to upgrade the existing tower with nine (9) proposed panel antennas, a 4' x 8' equipment concrete pad with ice canopy, 4' x 10' generator concrete pad and generator, as well as other supporting equipment improvements.

To provide space for the proposed improvements, the existing east fence portion with access gate and tree located within proximity to the existing 100' monopole shall be removed. The 7' tall chain-link security fence shall be expanded, as shown in the proposed site plan, and a 12' wide access gate will be installed to the south of the proposed improvements.

The site plan also indicates a proposed 12' access easement along the west side of the improvements and 8' wide utility easement along the east boundary of the site.

Analysis

The communication tower is allowed as a conditional use in the P-1 Parks and Institutional District (Section 445-3.14 C(3)).

The proposed tower upgrades will not cause the height of the tower to increase. Section 445-2.4 A (4) states that Communication structures, such as radio and television transmission and relay towers, aerials

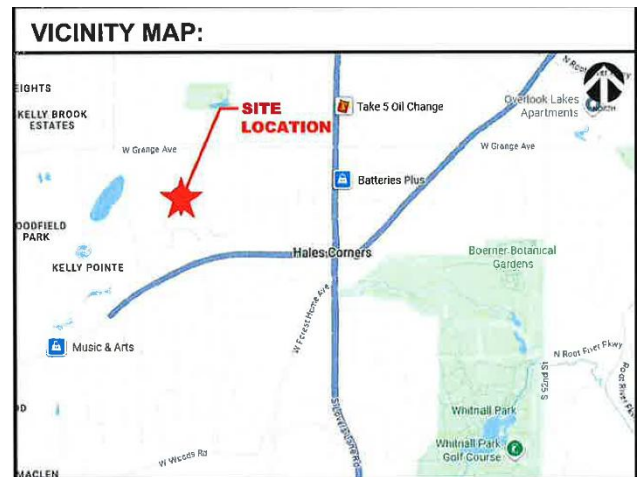


Figure 1: Project Location

MEMO

January 9, 2026

and observation towers, shall not exceed in height three times their distance from the nearest lot line. No structure or tower shall be erected closer than 30 feet to any property line.

Section 445-14.4 E states security fences are permitted, with Plan Commission approval, on the property lines in all districts except residential districts but shall not exceed eight feet in height and shall be of an open type similar to woven wire or wrought iron fencing. The proposed fence shall be 7' tall and conforms with material and height requirements of the municipal code.

No conditions of approval have been identified for this proposal.

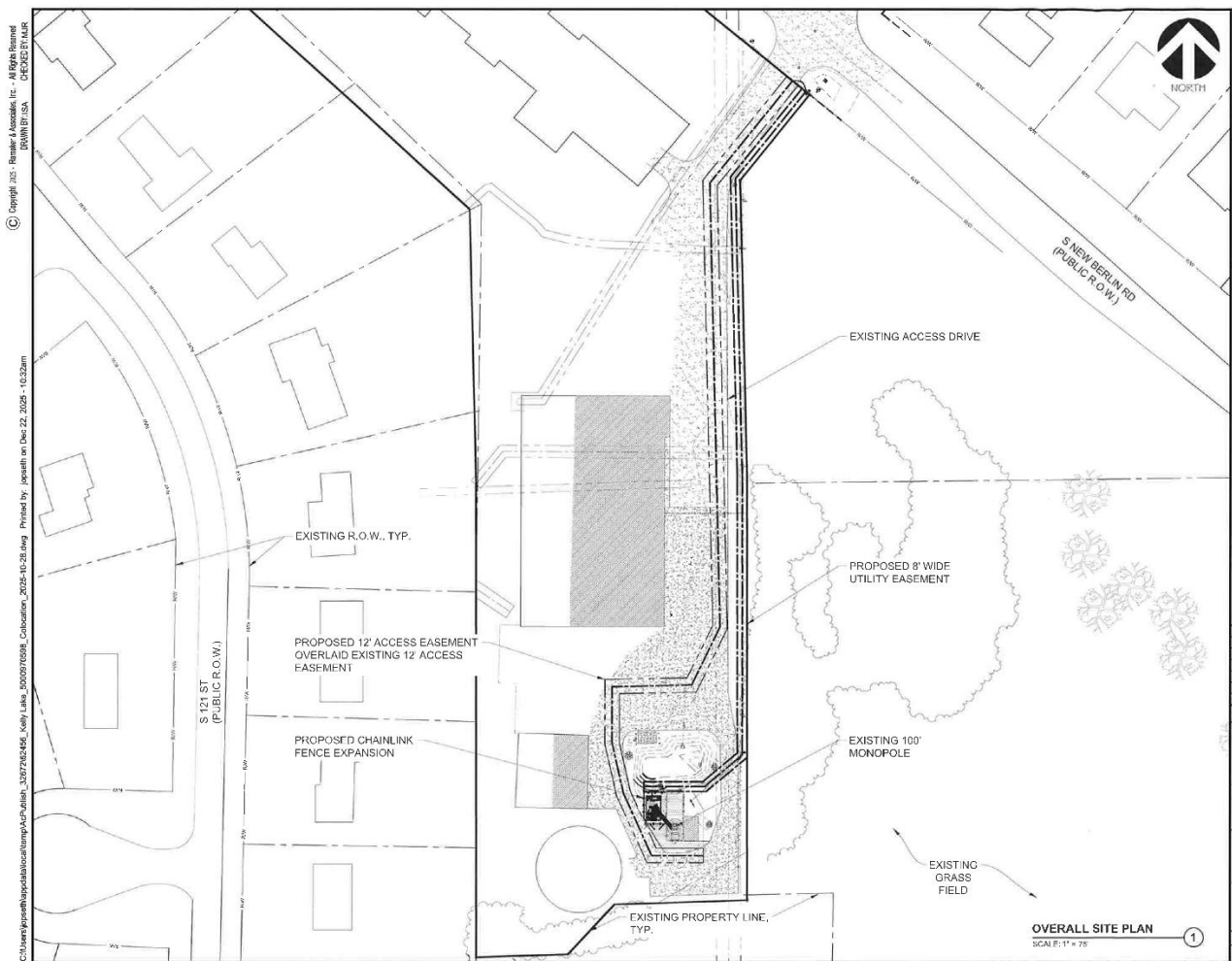


Figure 2: Overall Site Plan

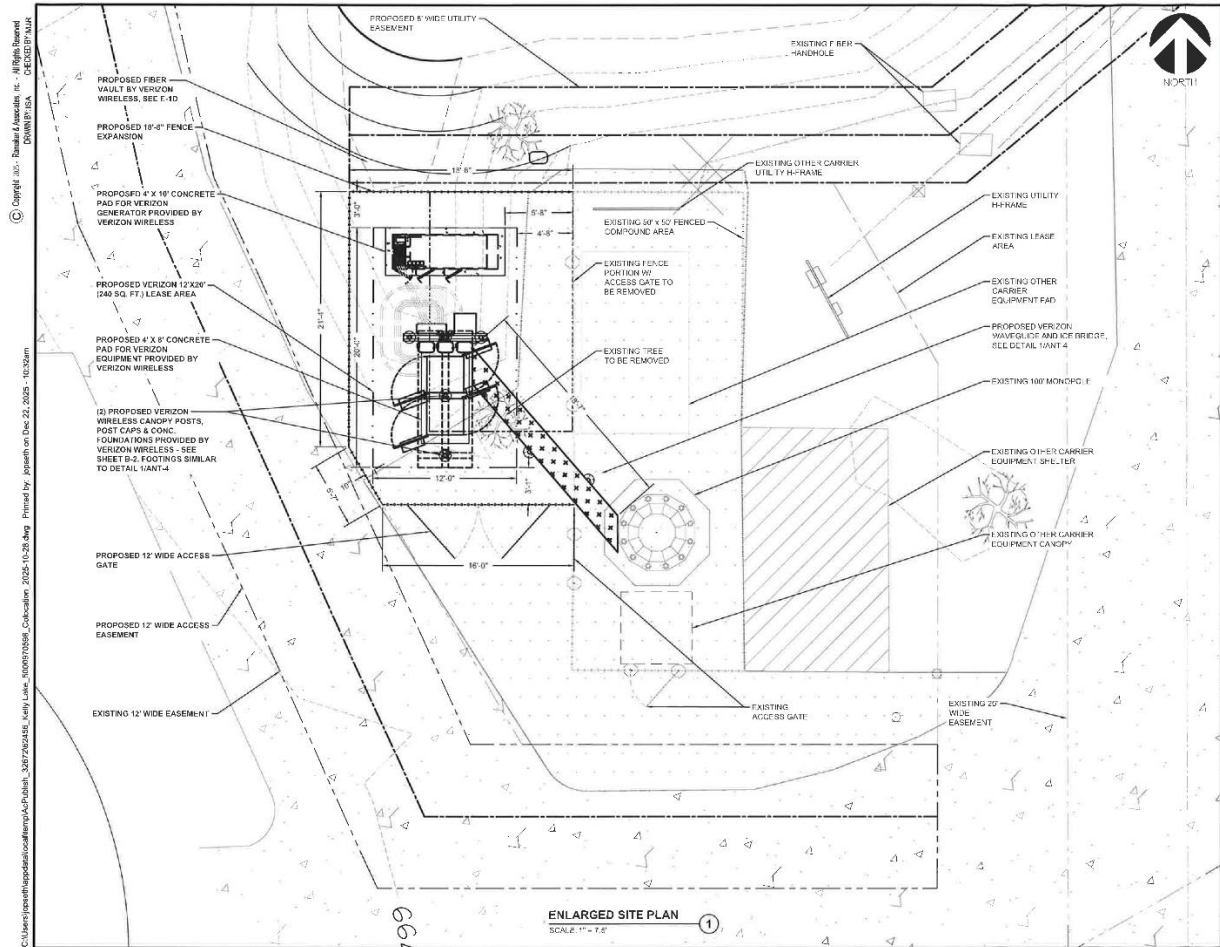


Figure 3: Enlarged Site Plan

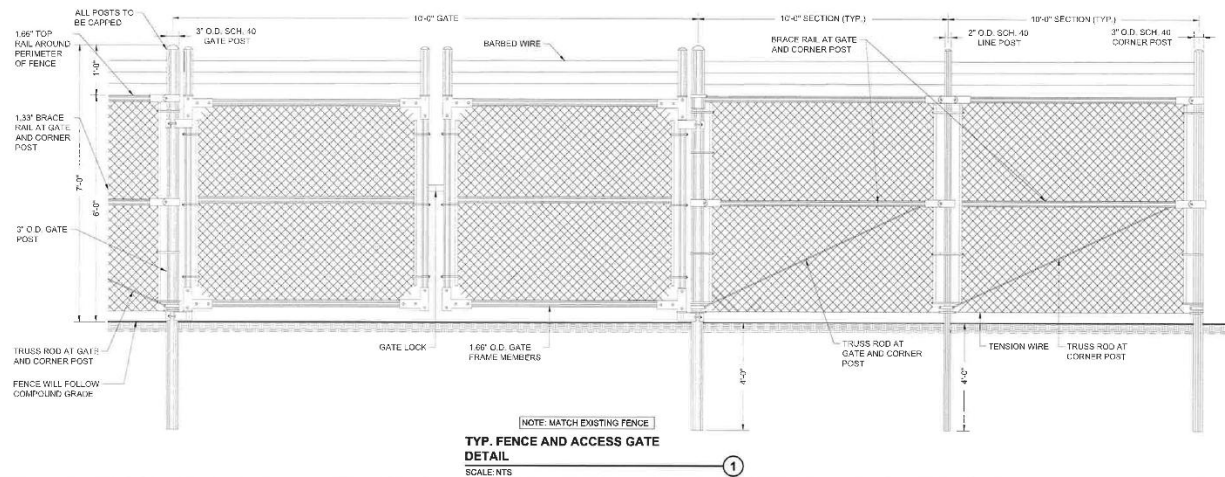


Figure 4: Fence Detail

CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS

VZW SITE NAME
KELLY LAKE

MDG LOCATION #
5000970598

FUZE PROJECT #
17424857

100' MONOPOLE

ADDRESS
5635 S NEW BERLIN RD
HALES CORNER, WI 53130

verizon



Certification # 5041

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.



VICINITY MAP:



AERIAL MAP:



PROJECT INFORMATION:

SITE ADDRESS:
5635 S NEW BERLIN RD
HALES CORNER, WI 53130
MILWAUKEE COUNTY

SITE COORDINATES:
LATITUDE: 42° 56' 24.6" N (42.940167°N)
LONGITUDE: 88° 3' 46.9" W (88.063028°W)

PARCEL OWNER:
VILLAGE OF HALES

LESSOR:
US CELLULAR

LESSEE:
VERIZON WIRELESS
1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
CONTACT: KATHRYN COGSWELL
EMAIL: kathryn.cogswell@VERIZONWIRELESS.COM
PHONE: (224) 213-4403

A&E FIRM
RAMAKER
1955 ATWOOD AVE, SUITE 202
MADISON, WI 53704
CONTACT: JOSH OPSETH
EMAIL: jopseth@ramaker.com
PHONE: (608) 643-4100

FIBER PROVIDER
XXXXXX
PHONE: (800) XXX-XXXX

ELECTRIC PROVIDER
WE ENERGIES

APPROVALS:

CONSTRUCTION MANAGER:

LANDLORD:

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
T-1	TITLE SHEET
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C-2	ENLARGED SITE PLAN
C-3	GRADING PLAN
C-4	GENERAL NOTES
B-1	EQUIPMENT PAD PLAN & NOTES
B-2	EQUIPMENT PAD ELEVATIONS
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ANT-1	SITE ELEVATION
ANT-2	ANTENNA INFORMATION
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E-4	SITE GROUNDING PLAN
E-5	GROUNDING DETAILS
E-6	GROUNDING & ELECTRICAL DETAILS
EX-1 & 2	GENERATOR CUT-SHEET
EX-3	INTEGRATED LOAD CENTER

ATTACHMENTS

1 OF 2 & 2 OF 2

SURVEY

SCOPE OF WORK:

- (9) PROPOSED PANEL ANTENNAS WITH (3) PROPOSED ANTENNA FRAMES
- (3) PROPOSED TOP OF TOWER RRHs
- (3) PROPOSED TOP OF TOWER OVP BOX WITH (3) ALARMS
- PROPOSED 4'X8' EQUIPMENT CONCRETE PAD WITH ICE BRIDGE CANOPY
- (2) PROPOSED EQUIPMENT CABINETS
- PROPOSED 4'-0"X10' GENERATOR CONCRETE PAD
- (1) PROPOSED GENERATOR
- (1) PROPOSED 8' UTILITY STAND WITH ICE BRIDGE CANOPY
- (3) PROPOSED OVP BOX AT 6' UTILITY STAND
- (1) PROPOSED ILC CABINET
- (1) PROPOSED CHARLES CUBE
- (1) PROPOSED CONTACT ALARM BOX
- (3) PROPOSED 1.58" HYBRID CABLES WITH ICE BRIDGE
- INSTALL POWER AND FIBER FROM EXISTING SOURCES

CODE COMPLIANCE:

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2021 INTERNATIONAL BUILDING CODE
2. 2021 INTERNATIONAL MECHANICAL CODE
3. ANSI/TIA-222 STRUCTURAL STANDARD
4. NFPA 780 - LIGHTNING PROTECTION CODE
5. 2017 NATIONAL ELECTRICAL CODE



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KELLY LAKE

PROJECT INFORMATION:
5635 S NEW BERLIN RD
HALES CORNER, WI 53130
MILWAUKEE COUNTY

SHEET TITLE:

TITLE SHEET

SCALE: NONE

PROJECT NUMBER 62456
SHEET NUMBER T-1



OVERALL SITE PLAN
SCALE: 1" = 75'



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Joshua M. Opseth 12/22/2025
Signature: Date:

MARK	DATE	DESCRIPTION
0	12/22/25	FINAL CDs ISSUED
A	11/10/25	PRELIM CDs ISSUED
ISSUE PHASE	FINAL	DATE ISSUED 12/22/2025

PROJECT TITLE:
KELLY LAKE

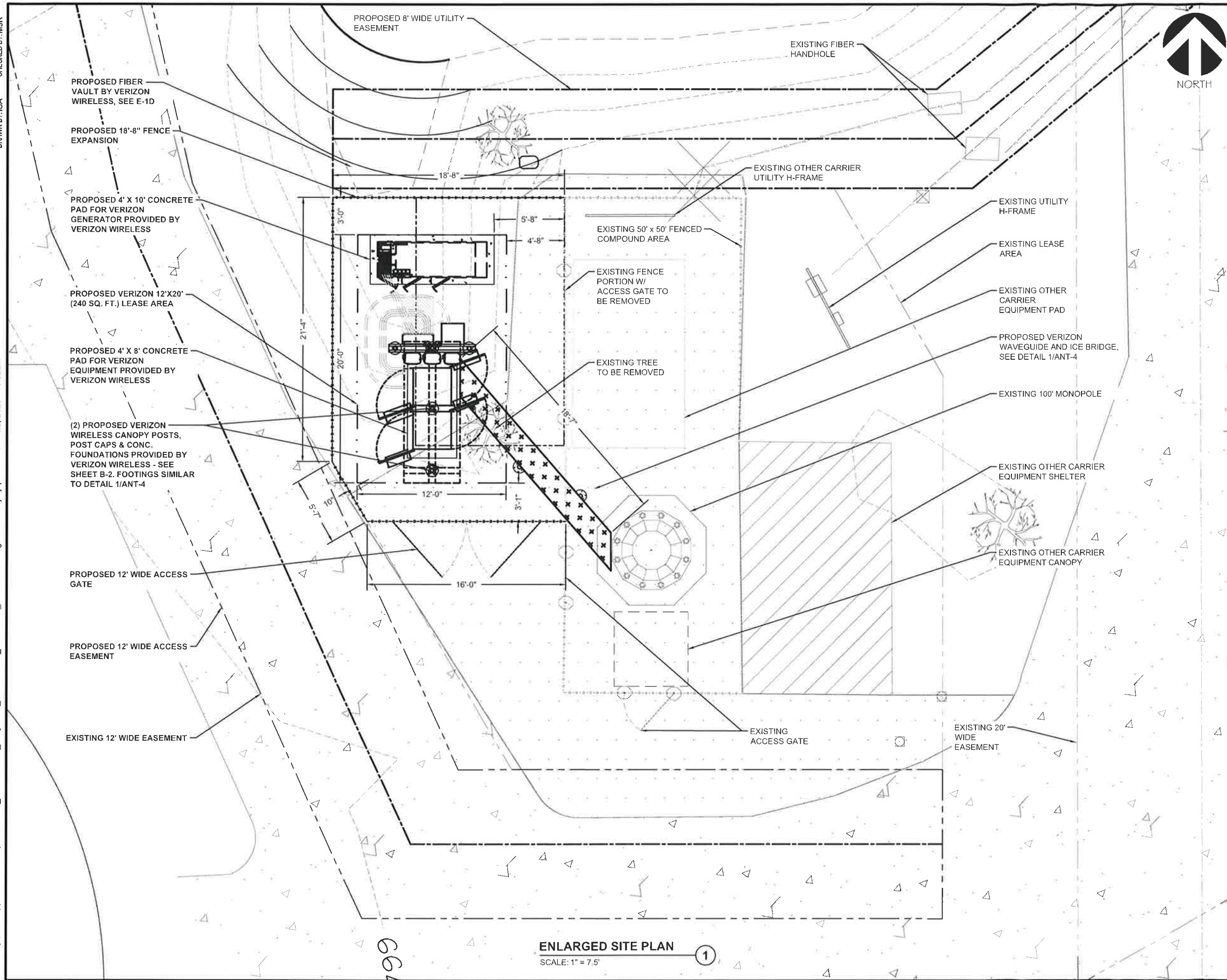
PROJECT INFORMATION:
**5635 S NEW BERLIN RD
HALES CORNER, WI 53130
MILWAUKEE COUNTY**

SHEET TITLE:
OVERALL SITE PLAN



11" x 17" - 1" = 75'
22" x 34" - 1" = 37.5'

PROJECT NUMBER: **62456**
SHEET NUMBER: **C-1**



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Signature: Joshua M. Opseth Date: 12/22/2025

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ISSUE PHASE	FINAL	DATE ISSUED 12/22/2025

PROJECT TITLE:

KELLY LAKE

PROJECT INFORMATION:
5635 S NEW BERLIN RD
HALES CORNER, WI 53130
MILWAUKEE COUNTY

SHEET TITLE:
ENLARGED SITE PLAN

0 3.75' 7.5' 15'

11" x 17" - 1" = 7.5'
22" x 34" - 1" = 3.75'

PROJECT NUMBER	62456
SHEET NUMBER	C-2

ENLARGED SITE PLAN
SCALE: 1" = 7.5'

NOTE:
FOR MORE EQUIPMENT
INFORMATION SEE SHEET VW B-2



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A	11/10/25	PRELIM CDs ISSUED
ISSUE PHASE	FINAL	DATE ISSUED
		12/22/2025

PROJECT TITLE:
KELLY LAKE

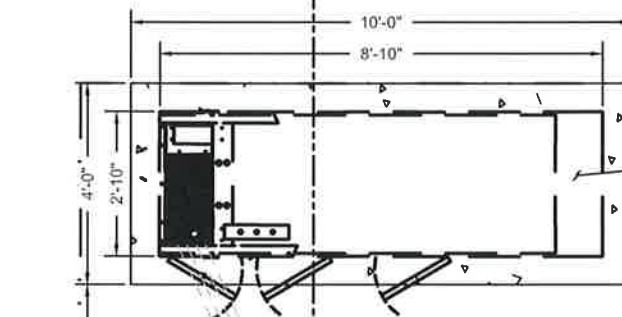
PROJECT INFORMATION:
5635 S NEW BERLIN RD
HALES CORNER, WI 53130
MILWAUKEE COUNTY

SHEET TITLE:
EQUIPMENT PAD PLAN & NOTES

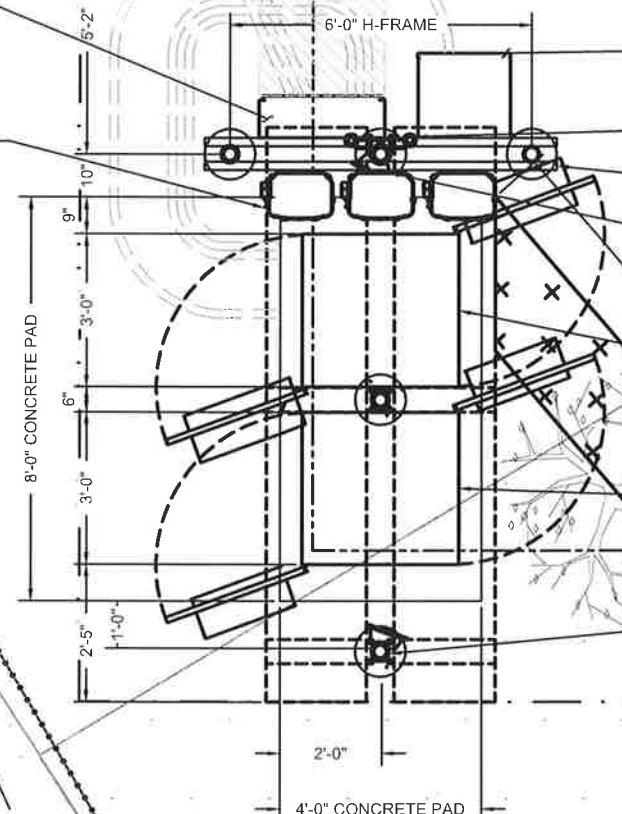
0	1.875'	3.75'	7.5'
11" x 17"	- 1" = 3.75'		
22" x 34"	- 1" = 1.875'		
PROJECT NUMBER	62456		
SHEET NUMBER	B-1		

INTEGRATED LOAD CENTER

RAYCAPS (TYP. OF 3), SEE DETAIL 2/VW ANT-4



GENERATOR, SEE SHEET VW EX-1



CHARLES CUBE RL1003 ENCLOSURE

GPS ANTENNA ATTACHED TO CANOPY POST

PROPOSED VERIZON H-FRAME, SEE SHEET VW B-2, FOOTINGS SIMILAR TO DETAIL 1/VW ANT-4

LIGHT MOUNTED TO POST (TYP. OF 2)

COMMScope CMC74-36E EQUIPMENT CABINET ON 8" PLINTH

COMMScope CMC74-36B EQUIPMENT CABINET ON 8" PLINTH

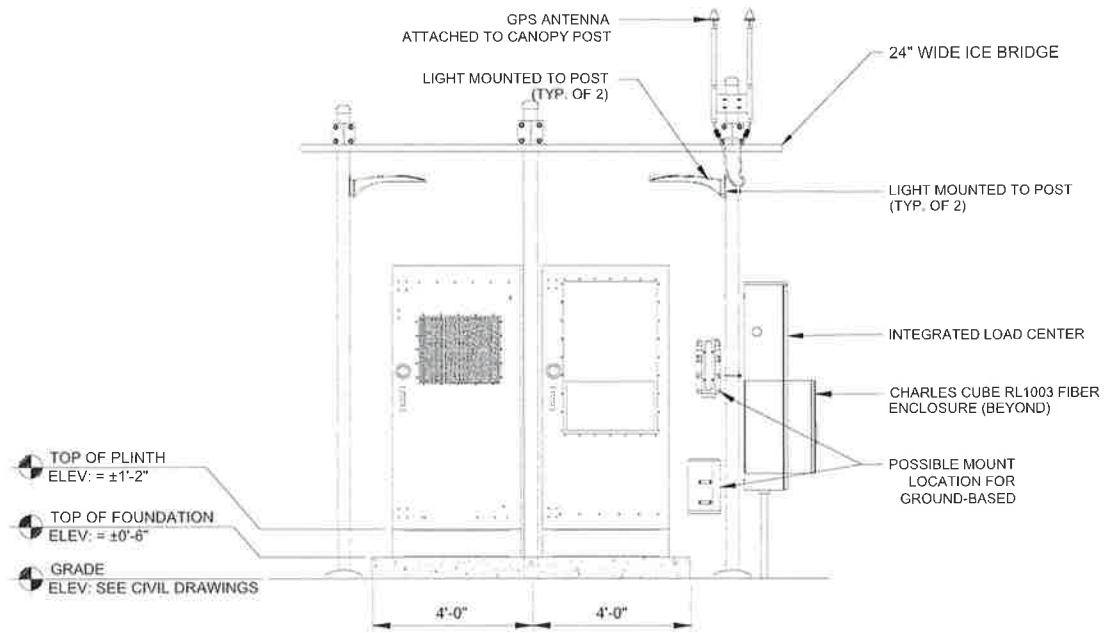
PROPOSED VERIZON EQUIPMENT CANOPY POST WITH LIGHT, TYP. OF 2. SEE SHEET VW B-2, FOOTINGS SIMILAR TO DETAIL 1/VW ANT-4

ICE BRIDGE, SEE DETAIL 1/VW ANT-4

EQUIPMENT PAD - LAYOUT PLAN

SCALE: 1" = 3.75'

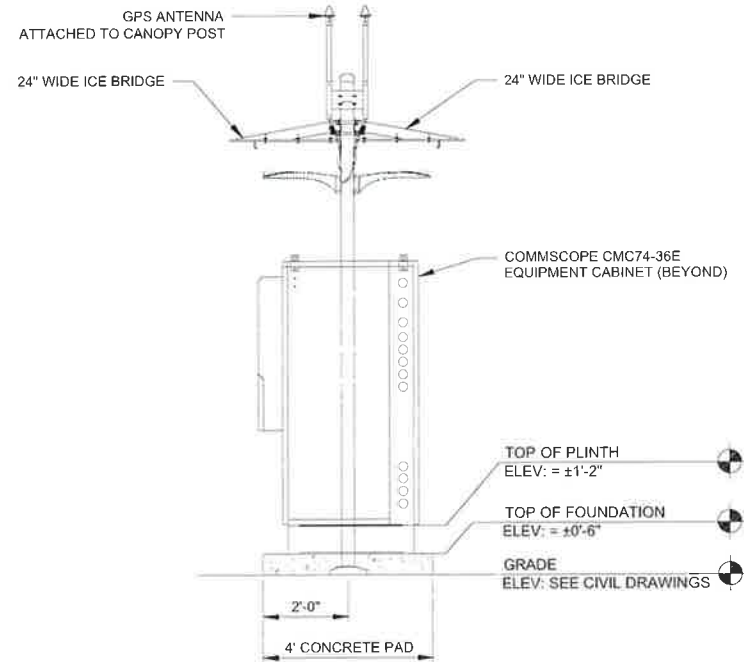
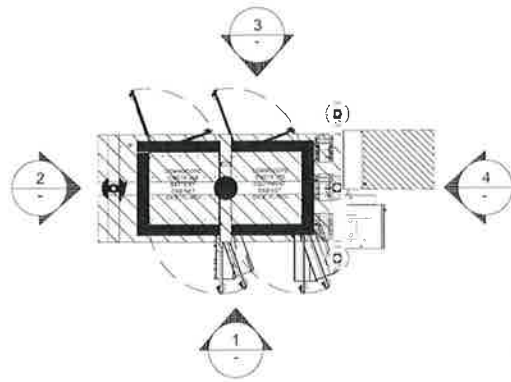
1



EQUIPMENT PAD ELEVATION

SCALE: NTS

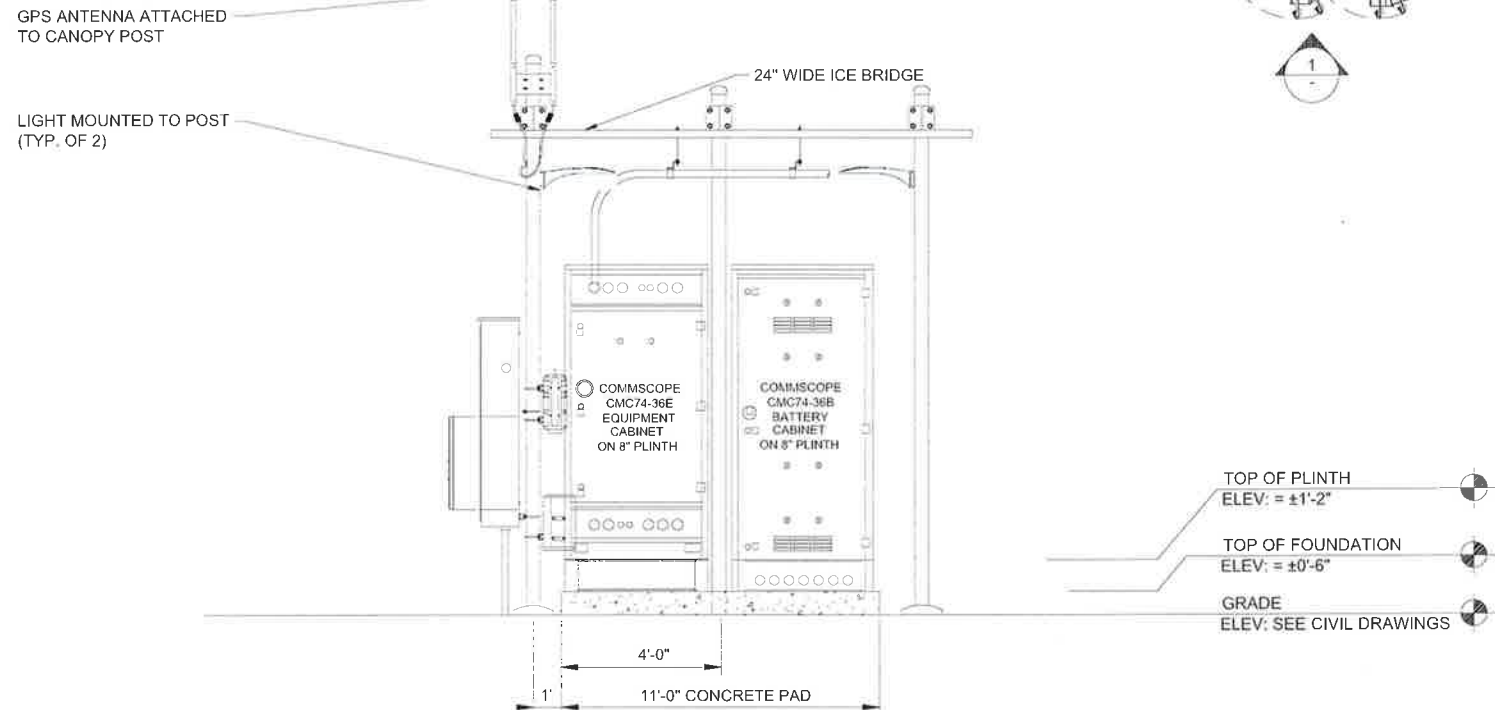
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EQUIPMENT PAD ELEVATION

SCALE: NTS

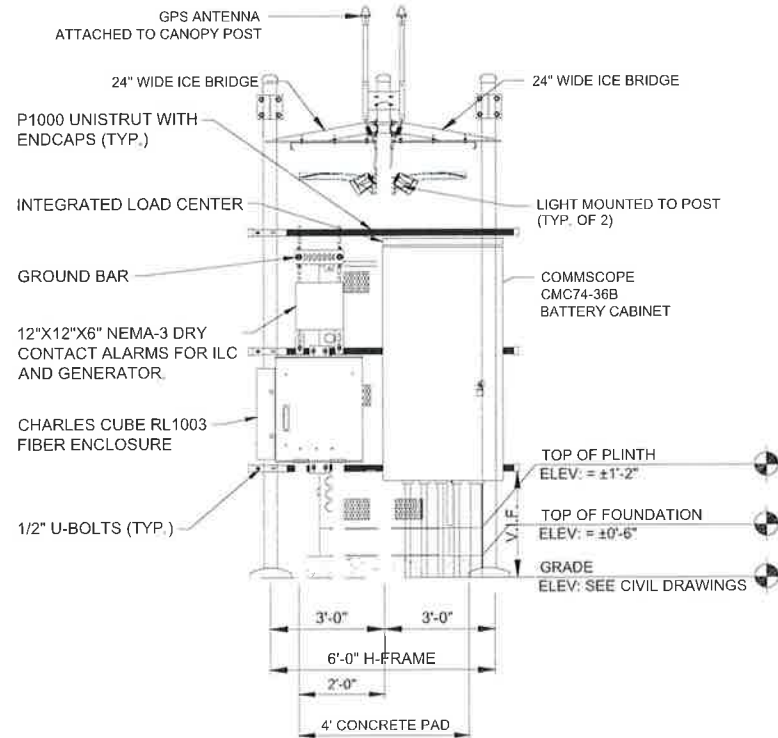
2



EQUIPMENT PAD ELEVATION

SCALE: NTS

3



EQUIPMENT PAD ELEVATION

SCALE: NTS

4

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ISSUE PHASE	FINAL	DATE ISSUED
		12/22/2025

PROJECT TITLE:

KELLY LAKE

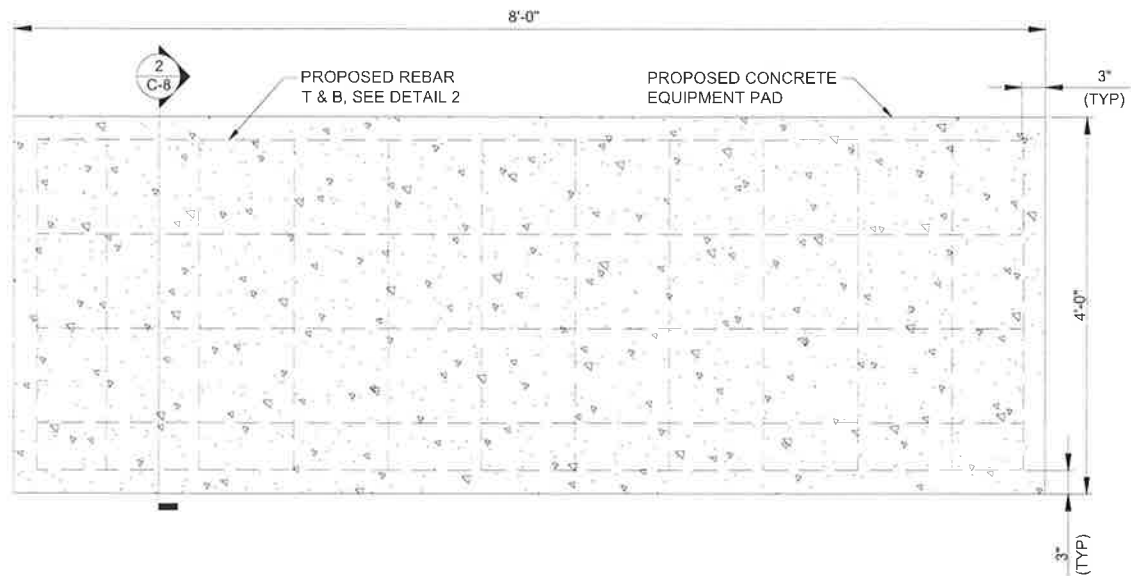
PROJECT INFORMATION:
5635 S NEW BERLIN RD
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MILWAUKEE COUNTY

SHEET TITLE:

EQUIPMENT PAD ELEVATIONS

SCALE: NONE

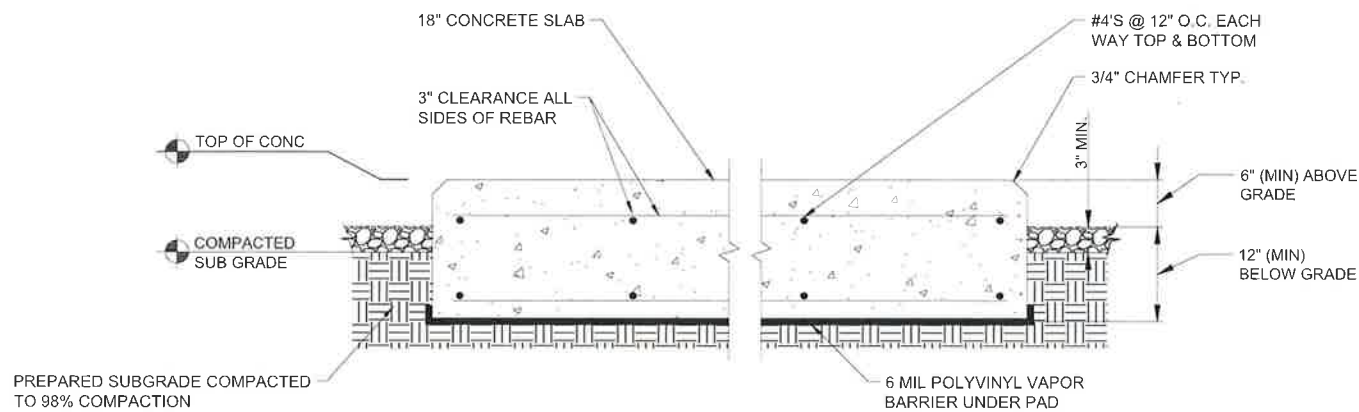
PROJECT NUMBER 62456
SHEET NUMBER B-2



EQUIPMENT SLAB DETAIL

SCALE: NTS

1



NOTES:

1. SLAB TO BE LEVEL ($\pm$) 1/4".
3. FOUNDATION SHALL HAVE A MINIMUM 6" PROJECTION ABOVE GRADE.
4. CONCRETE STRENGTH SHALL BE A MINIMUM OF 4000 PSI @ 28 DAYS.

EQUIPMENT PAD DETAIL

SCALE: NTS

2

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ISSUE PHASE	FINAL	DATE ISSUED 12/22/2025

PROJECT TITLE:

KELLY LAKE

PROJECT INFORMATION:
5635 S NEW BERLIN RD
HALES CORNER, WI 53130
MILWAUKEE COUNTY

SHEET TITLE:

EQUIPMENT FOUNDATION

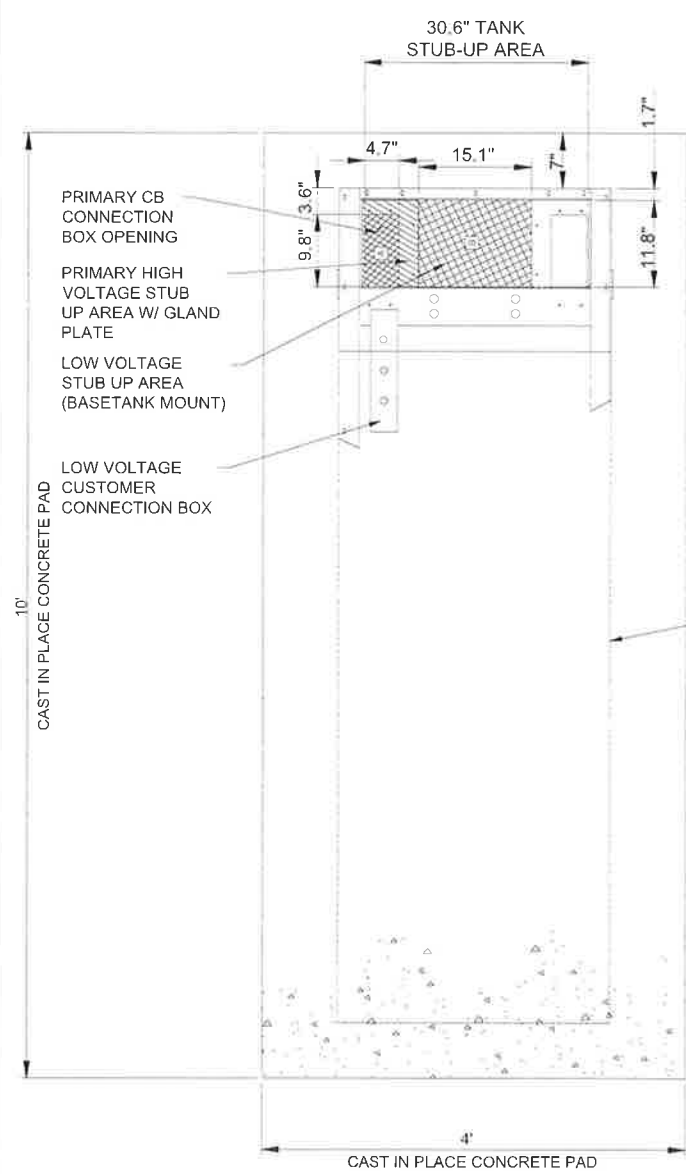
SCALE: NONE

PROJECT NUMBER 62456
SHEET NUMBER B-3

RECOMMENDED ELECTRICAL STUB-UPS
(SEE DETAILED VIEW & TOP VIEW)

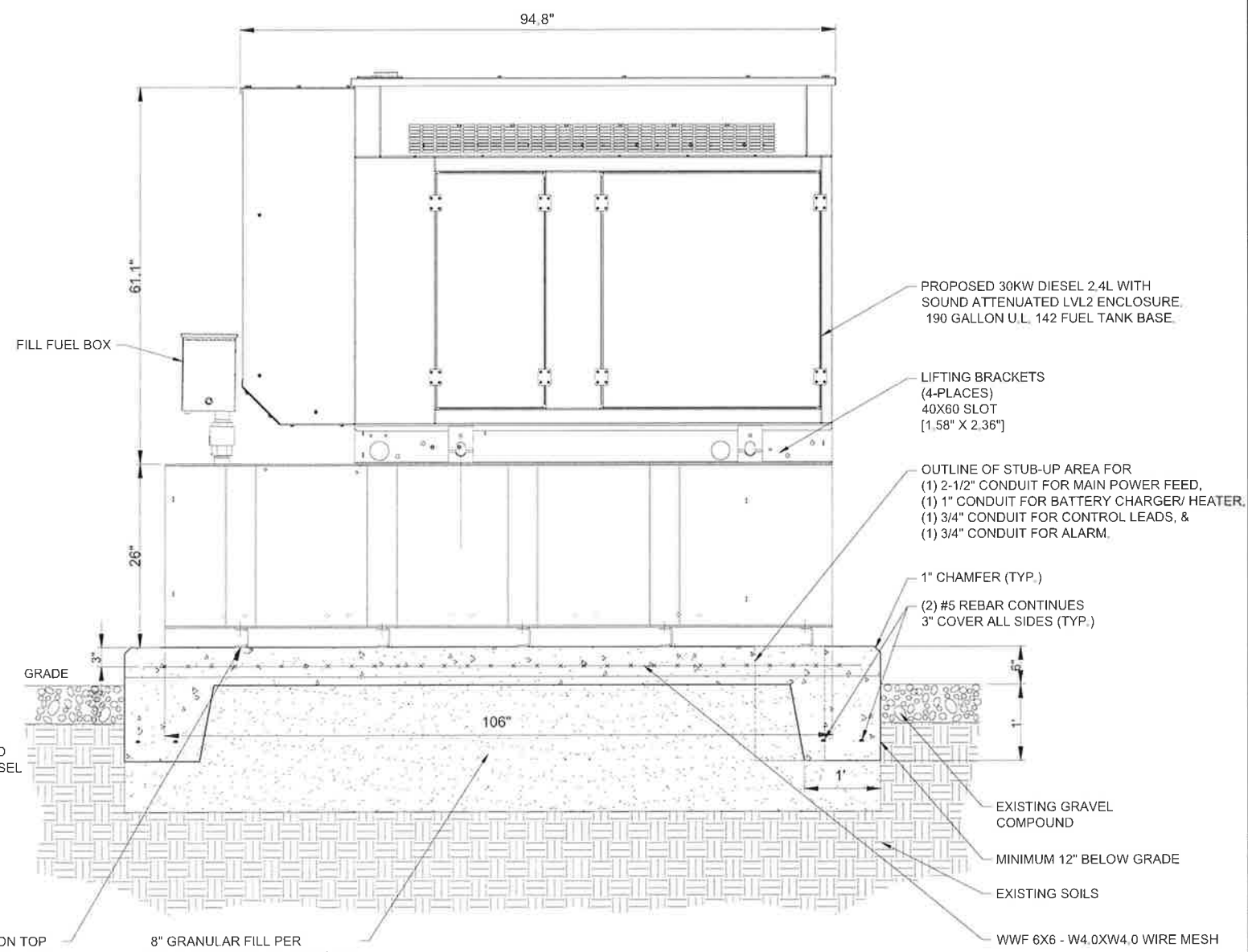
(LOW VOLTAGE STUB UP)
1. TRANSFER SWITCH/COMMUNICATIONS CONDUITS, COMMUNICATIONS AND 2-WIRE START MUST NOT BE RUN IN CONDUIT W/ AC WIRING.

(HIGH VOLTAGE STUB UP)
1. AC LOAD LEAD CONDUIT AREA.
2. 120/240 VAC FROM UTILITY FOR OPTIONAL LOADS SUCH AS GFCI OUTLET, BLOCK HEATER, BATTERY CHARGER, AND OTHER 120/240 VAC OPTIONS. (GLAND PLATE INCLUDED)



TYPICAL GENERAC FOUNDATION DETAIL
SCALE: NTS

1



FRONT SIDE VIEW
TYPICAL GENERAC FOUNDATION DETAIL
SCALE: NTS

2

- NOTES:
1. SEE GENERATOR MANUFACTURE'S DRAWINGS FOR PHYSICAL LOCATION OF FUEL LINES, CONTROL AND POWER INTERCONNECTIONS AND OTHER INTERFACES THAT ARE TO CAST INTO THE CONCRETE. THE PREFERRED METHOD IS TO BRING THE CONDUIT THROUGH THE PAD TO THE UNDERSIDE OF THE GENERATOR (MINIMIZES RODENT DAMAGE). FINISH CONNECTIONS WITH FLEXIBLE CONDUIT PER GENERATOR MANUFACTURES SPECS. RIGID CONDUITS SHALL BE SECURED TO THE EXISTING SLAB, THEN BURIED BETWEEN SLAB AND SHELTER.
 2. -THE GENERATOR SHALL BE LOCATED A MIN 5' AWAY FROM A COMBUSTIBLE WALL.
-THE GENERATOR SHALL BE LOCATED A MIN OF 3' AWAY FROM A NON-COMBUSTIBLE WALL.



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WISCONSIN
JOSHUA M. OPSETH
45837-6
VERONA, WI
PROFESSIONAL ENGINEER

Signature: Joshua M. Opseth Date: 12/22/2025

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0	12/22/25	FINAL CDs ISSUED
A	11/10/25	PRELIM CDs ISSUED
ISSUE	FINAL	DATE ISSUED 12/22/2025

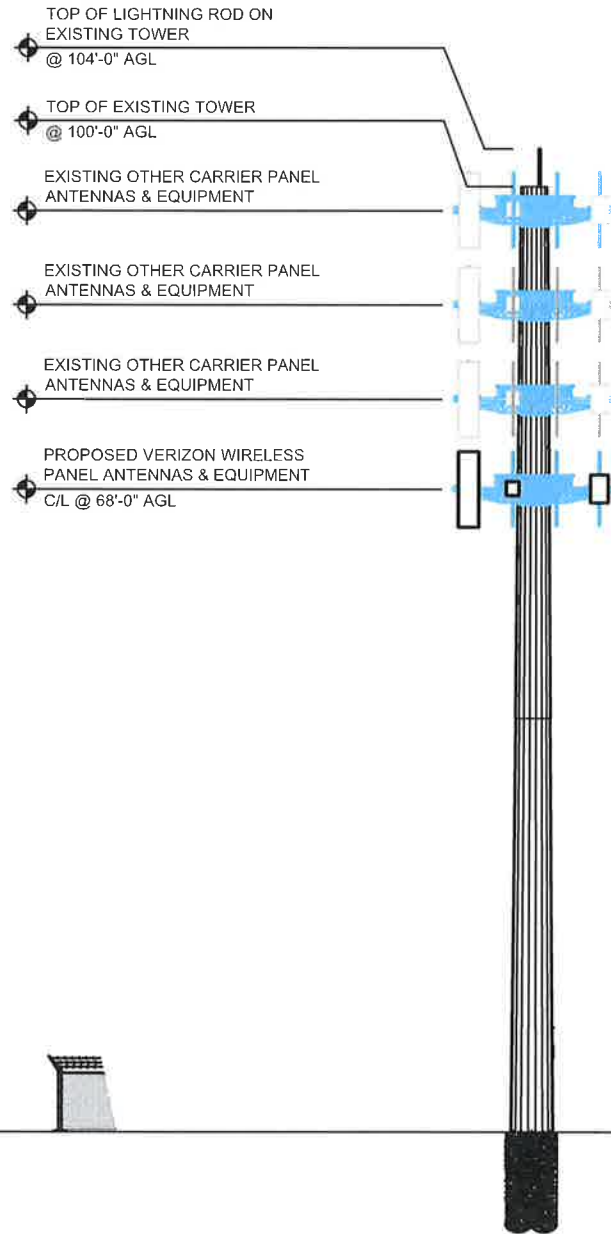
PROJECT TITLE:
KELLY LAKE

PROJECT INFORMATION:
5635 S NEW BERLIN RD
HALES CORNER, WI 53130
MILWAUKEE COUNTY

SHEET TITLE:
GENERATOR FOUNDATION

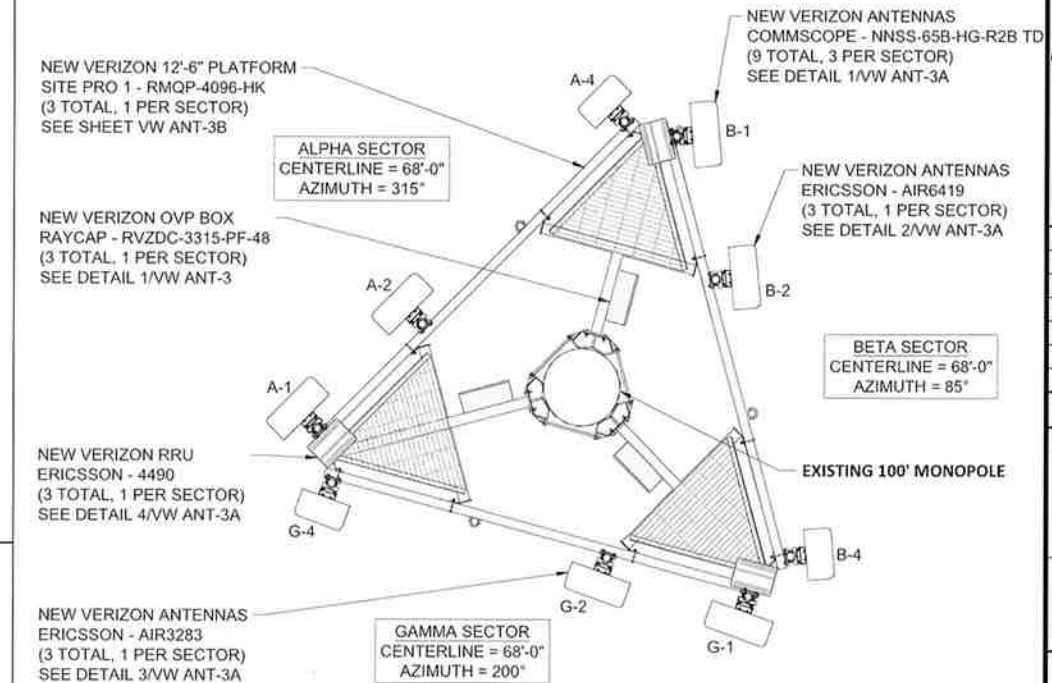
SCALE: NONE

PROJECT NUMBER 62456
SHEET NUMBER B-4



SITE ELEVATION
SCALE: 1" = 20'

1



PROPOSED ANTENNA LAYOUT
SCALE: 1" = 5'

2

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JOSHUA M. OPSETH
45837-6
VERONA, WI
PROFESSIONAL ENGINEER

Signature: Joshua M. Opseth Date: 12/22/2025

0	12/22/25	FINAL CDs ISSUED
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MARK	DATE	DESCRIPTION
ISSUE	DATE	DATE
PHASE	FINAL	ISSUED 12/22/2025
PROJECT TITLE:		
KELLY LAKE		
PROJECT INFORMATION:		
5635 S NEW BERLIN RD		
HALES CORNER, WI 53130		
MILWAUKEE COUNTY		
SHEET TITLE:		
SITE ELEVATION		
SCALE:		
AS NOTED		
PROJECT NUMBER	62456	
SHEET NUMBER	ANT-1	

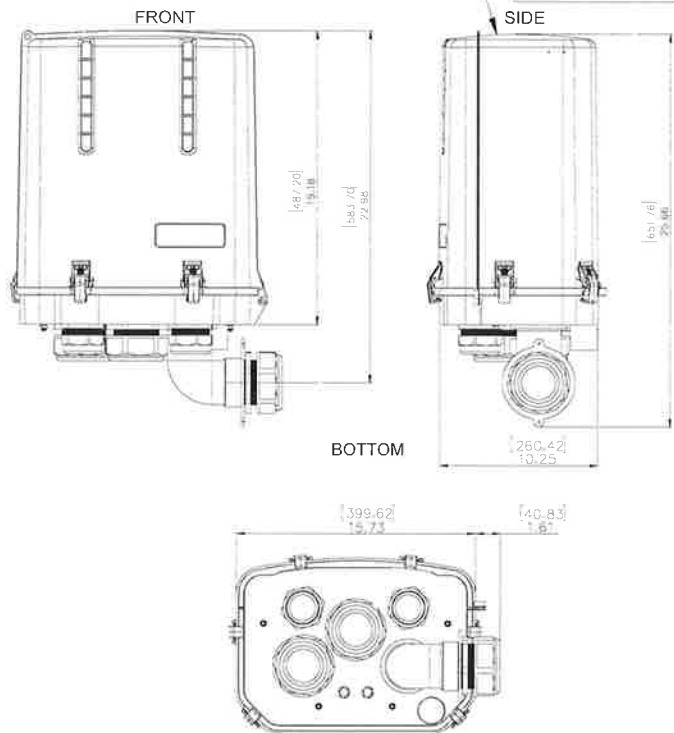
SPECIFICATIONS DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD

APPLICATION: TOWER / BASE / ROOFTOP / ROOFTOP DISTRIBUTION MODELS

WEIGHT: 32LBS (14.51 KG)

[mm]
INCHES

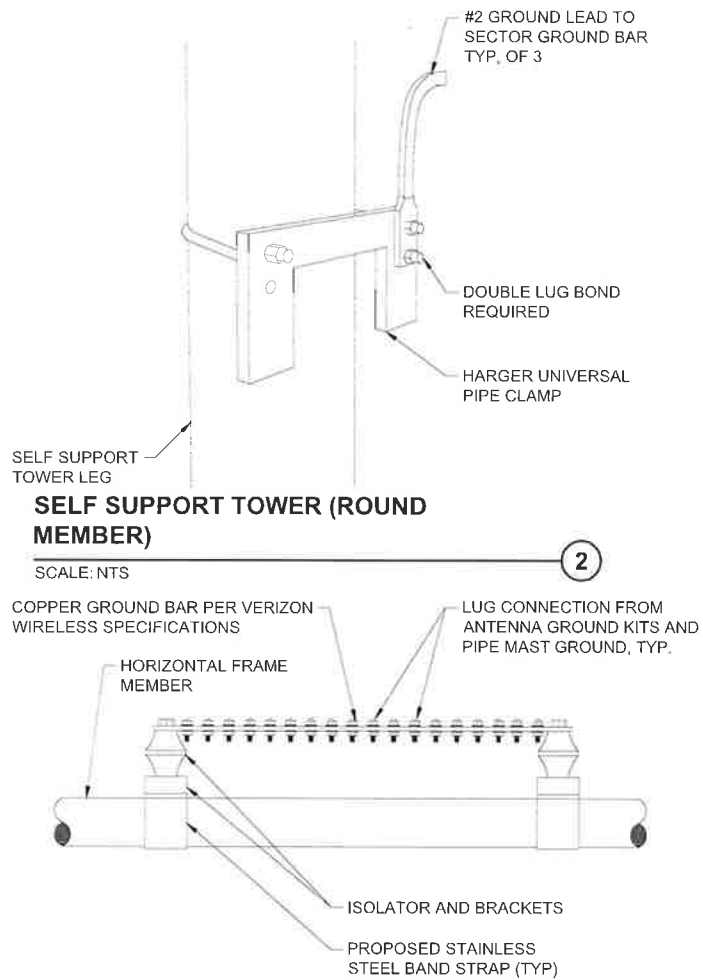
PROPOSED RAYCAP JUNCTION BOX
MODEL# RVZDC-3315-PF-48



RAYCAP JUNCTION BOX DETAIL

SCALE: NTS

1

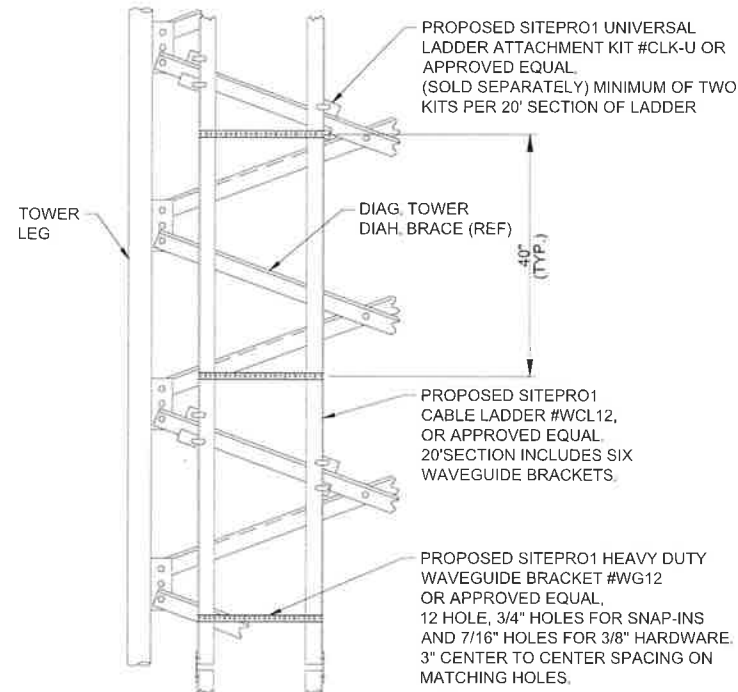


SELF SUPPORT TOWER (ROUND MEMBER)

GROUND BAR AT SECTOR

SCALE: NTS

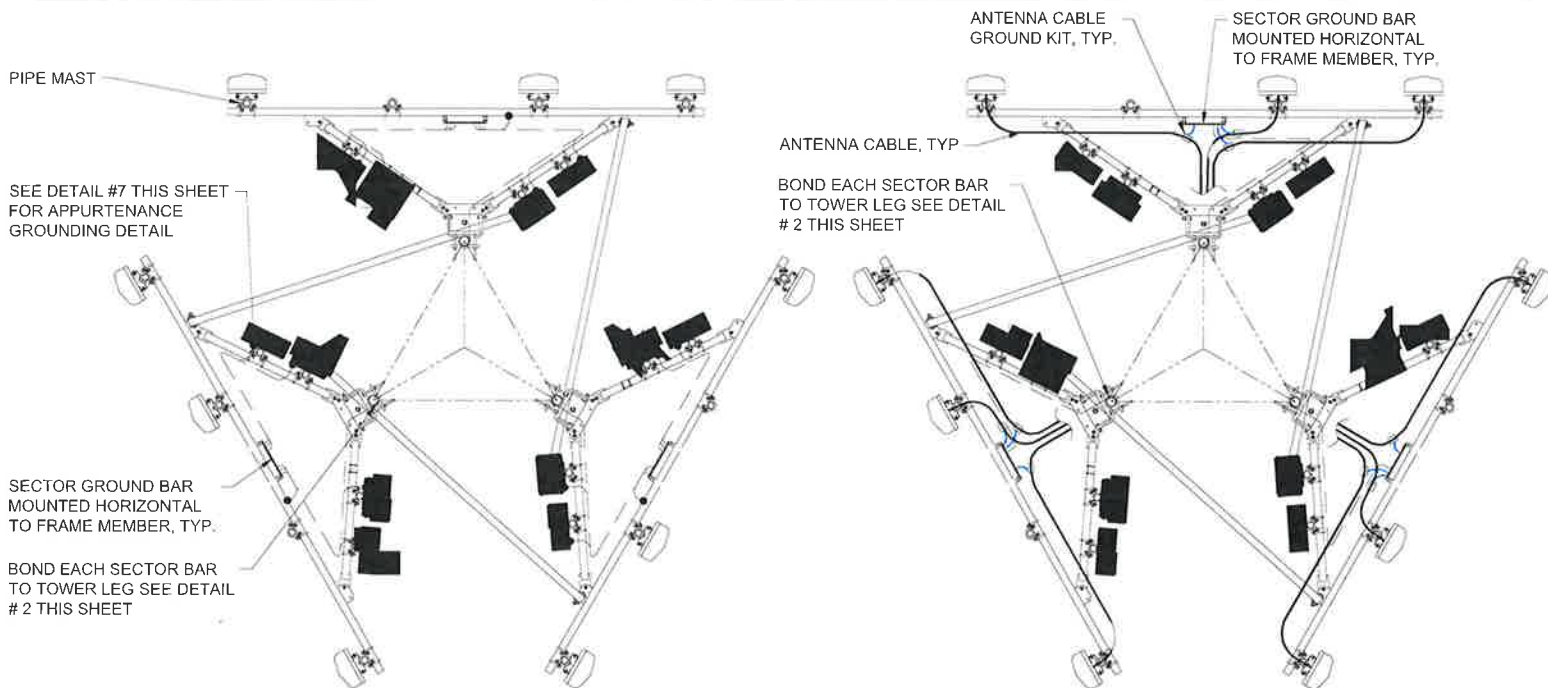
3



TRANSMISSION LINE HANGER

SCALE: NTS

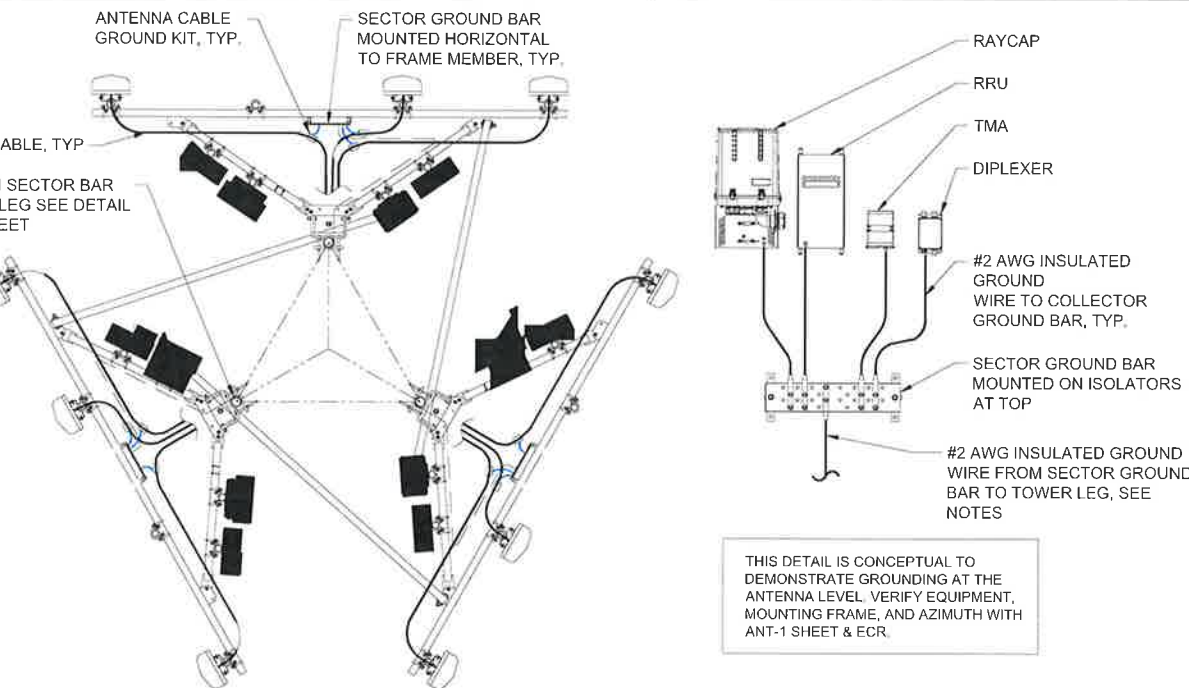
4



EQUIPMENT GROUNDING AT ANTENNA ELEVATION

SCALE: NTS

5



ANTENNA CABLE GROUNDING AT ANTENNA ELEVATION

SCALE: NTS

6

TYPICAL APPURTENANCE GROUNDING AT ANTENNA LEVEL

SCALE: NTS

7

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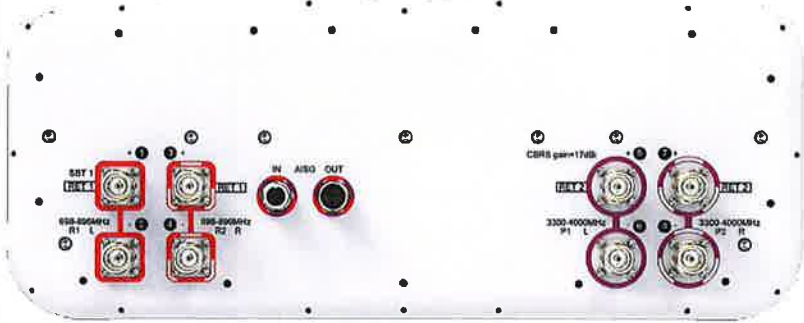
PROJECT TITLE:
KELLY LAKE

PROJECT INFORMATION:
**5635 S NEW BERLIN RD
HALES CORNER, WI 53130
MILWAUKEE COUNTY**

SHEET TITLE:
ANTENNA INFORMATION

SCALE: NONE

PROJECT NUMBER 62456
SHEET NUMBER ANT-3



COMMSCOPE NNSS-65B-HG-R2B
DIMENSIONS (HXWXD):
72.8"X19.6"X7.8"
WEIGHT (LBS): 67.2

COMMSCOPE ANTENNA DETAIL
SCALE: NTS

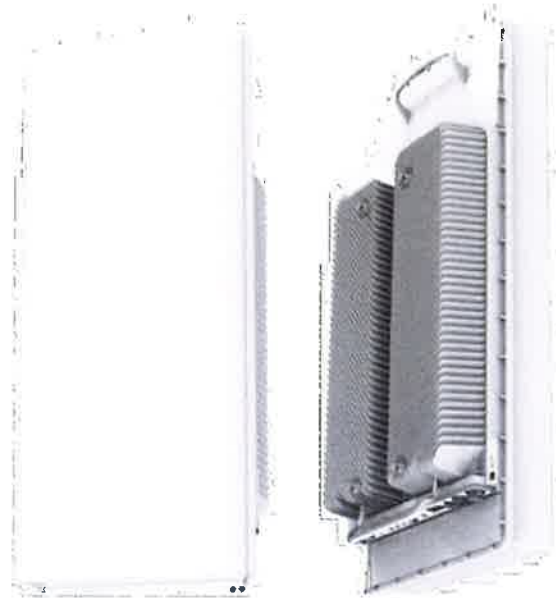
1



ERICSSON - AIR6419
DIMENSIONS (HXWXD):
31.3" X 16.1" X 9.8"
WEIGHT (LBS): 71.0

ERICSSON ANTENNA DETAIL
SCALE: NTS

2



ERICSSON - AIR3283
DIMENSIONS (HXWXD):
47.2" X 20" X 12"
WEIGHT (LBS): 110.0

ERICSSON ANTENNA DETAIL
SCALE: NTS

3



ERICSSON RRUS 4490HP 44B5 44B13 C
DIMENSIONS, HXWXD: 20.6" X 15.7" X 7.0"
WEIGHT, WITHOUT
MOUNTING KIT: ~68.4 LBS (~31 KG)

ERICSSON 4490 RRU DETAIL
SCALE: NTS

4

NOT USED
SCALE: NTS

5

NOT USED
SCALE: NTS

6

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ISSUE	DATE	DATE
PHASE	FINAL	ISSUED 12/22/2025
PROJECT TITLE:		

KELLY LAKE

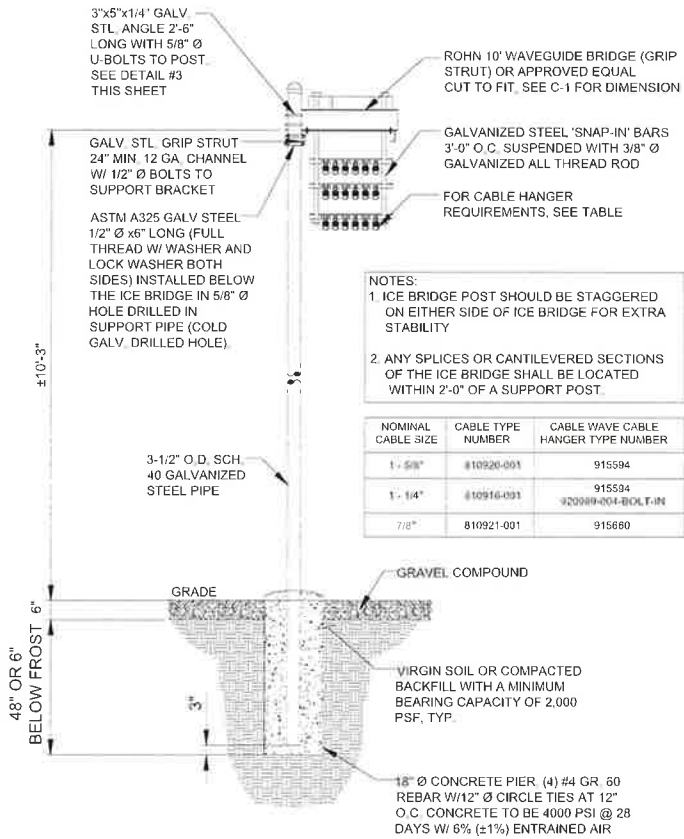
PROJECT INFORMATION:
5635 S NEW BERLIN RD
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MILWAUKEE COUNTY

SHEET TITLE:

ANTENNA INFORMATION

SCALE: NONE

PROJECT
NUMBER 62456
SHEET
NUMBER ANT-3A

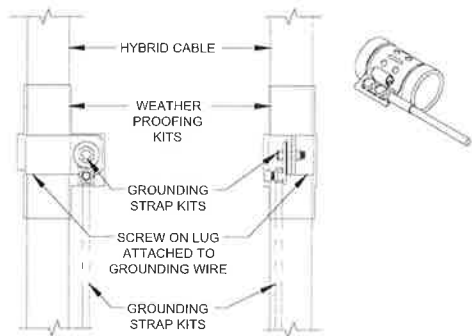


ICE BRIDGE DETAIL

SCALE: NTS

1

- NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. THIS DETAIL IS TYPICAL FOR EACH CABLE WHERE IT IS SPECIFIED TO BE GROUNDED.
3. CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING SHELTER ENTRY PANEL.
4. CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
5. USE ONLY TIN PLATED GROUNDING KITS.



COAX/ HYBRID GROUND KIT DETAIL

SCALE: NTS

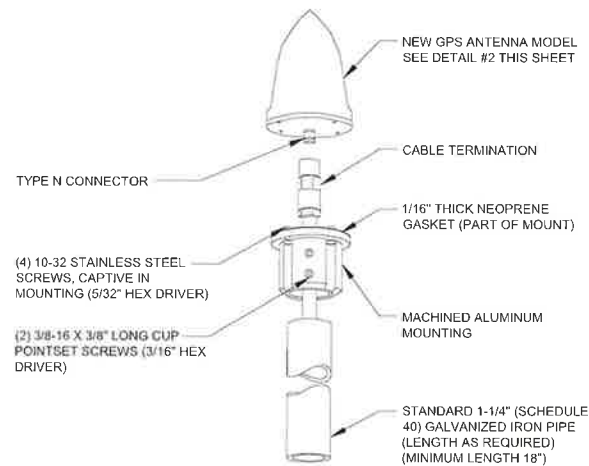
5

NOT USED

SCALE: NTS

2

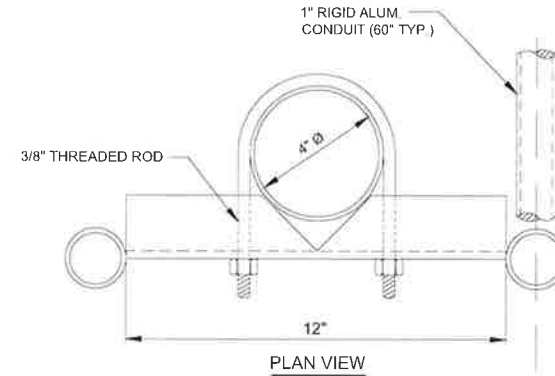
- NOTE:
INSTALL EACH GPS ON THE CLOSEST ICE BRIDGE POSTS TO SHELTER (TYP. AT 2 LOCATIONS).



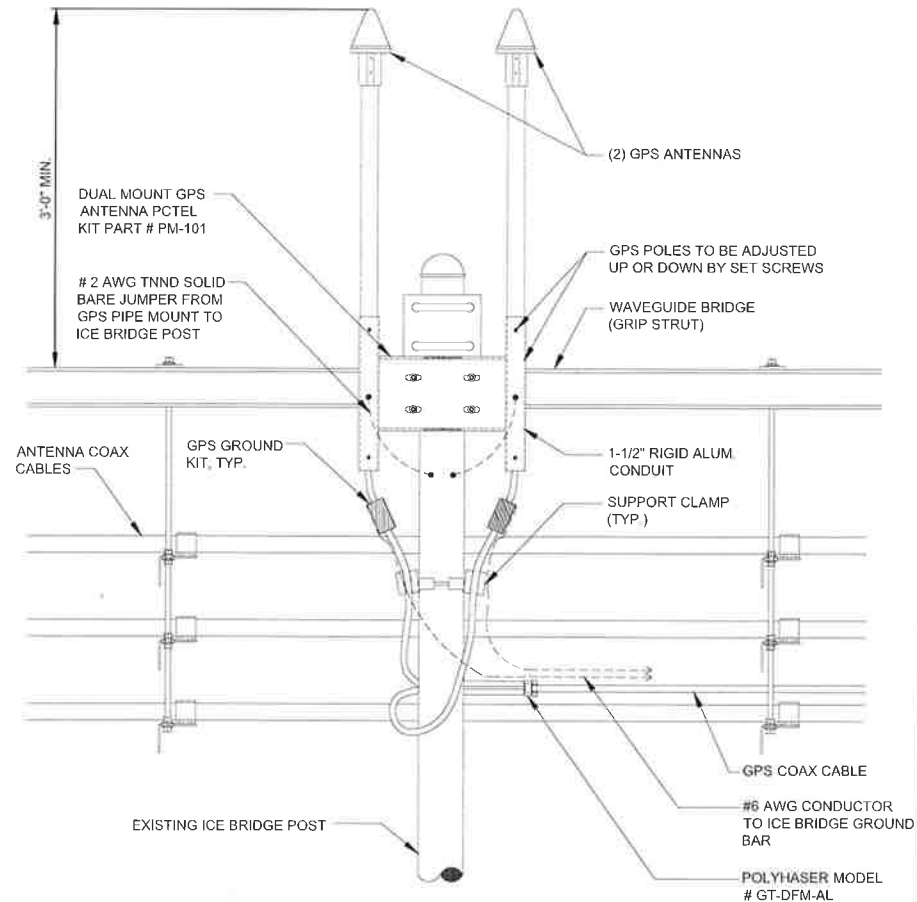
TYPICAL GPS DETAIL

SCALE: NTS

4



PLAN VIEW



GPS MOUNTING DETAIL

SCALE: NTS

3

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A	11/10/25	PRELIM CD: ISSUED
ISSUE PHASE	FINAL	DATE ISSUED 12/22/2025

PROJECT TITLE:

KELLY LAKE

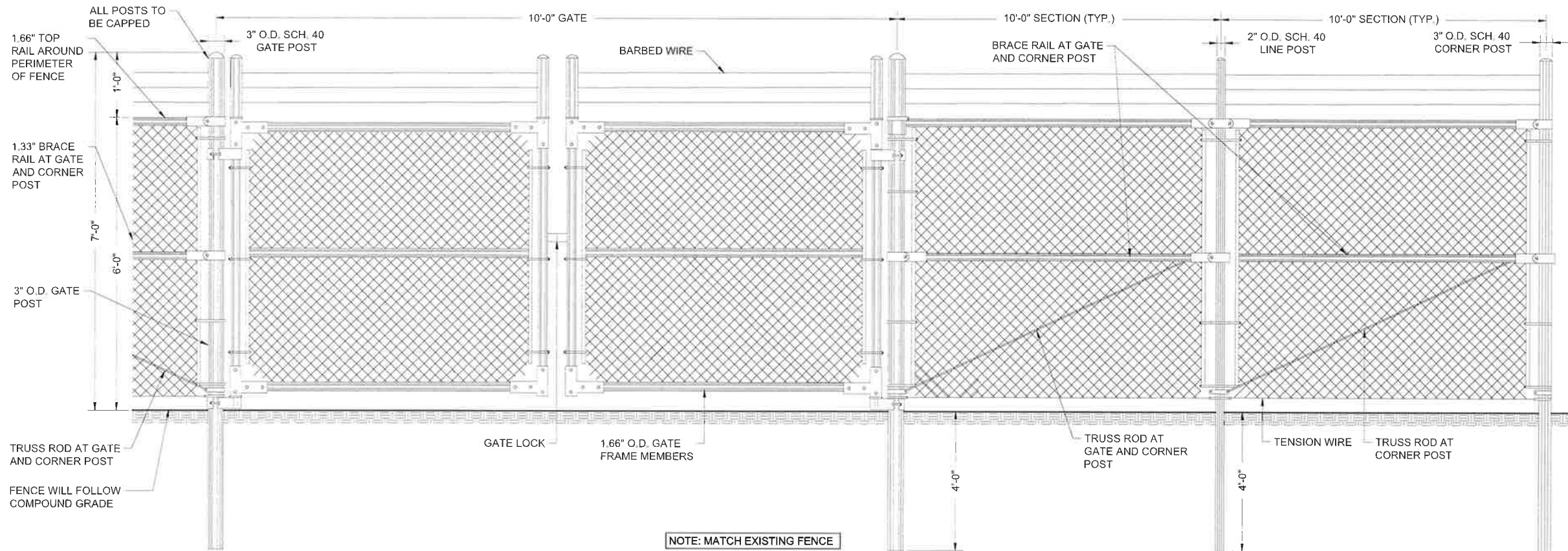
PROJECT INFORMATION:
5635 S NEW BERLIN RD
HALES CORNER, WI 53130
MILWAUKEE COUNTY

SHEET TITLE:

SITE DETAILS

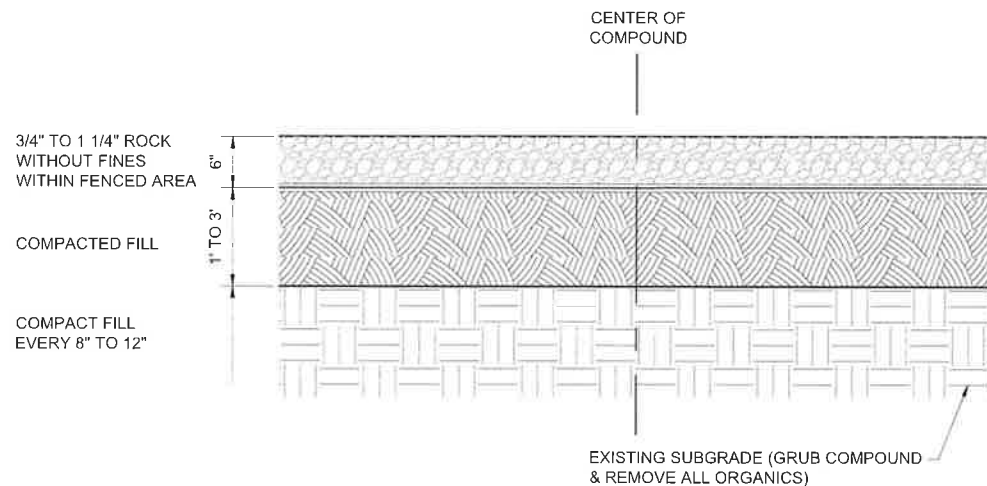
SCALE: NONE

PROJECT NUMBER 62456
SHEET NUMBER ANT-4



NOTE: MATCH EXISTING FENCE
**TYP. FENCE AND ACCESS GATE
DETAIL**
SCALE: NTS

1



NOTE: MATCH EXISTING GRAVEL COMPOUND
TYP. GRAVEL COMPOUND DETAIL
SCALE: NTS

2

1. SCOPE:

1.1 THIS SECTION COVERS THE REQUIREMENTS FOR THE MATERIALS AND THE CONSTRUCTION OF SITE FENCING AND GUY AREA FENCING. SEE SITE PLAN AND DRAWINGS FOR DETAILS.

2. SPECIAL REQUIREMENTS

- 2.1 ALL WIRE, FABRIC, FITTINGS, HARDWARE AND STEEL MEMBERS USED FOR SITE AREA FENCING SHALL BE HOT DIPPED GALVANIZED OR OTHER APPROVED NON-CORROSIVE MATERIAL.
2.2 ALL NON-CORROSIVE MATERIAL SHALL BE APPROVED BY THE PROJECT MANAGER.
2.3 ANY DAMAGE TO GALVANIZING OR NON-CORROSIVE COATING DURING CONSTRUCTION SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S RECOMMENDED METHODS. INSTALLATION PRACTICE:

3. FENCE POSTS

- 3.1 LOCATION OF CORNER POSTS SHALL BE DETERMINED FROM STAKES AND PROPERTY PINS INSTALLED BY THE REGISTERED LAND SURVEYOR UNDER CONTRACT. IF THE STAKES ARE NOT PRESENT OR DO NOT CONFORM TO THE SITE PLAN, CONSULT WITH THE PROJECT MANAGER.
3.2 CORNERS AND GATE POST FOR SITE SHALL BE 2.875" O.D. GALVANIZED PIPE. UNLESS SPECIFIED OTHERWISE
3.3 CORNER POSTS SHALL BE SET WITHIN ONE INCH (1") OF DIMENSIONS INDICATED ON THE SITE PLAN.
3.4 FENCE POSTS SHALL BE VERTICALLY PLUMB IN ALL PLANES WITHIN 1/2 INCH (1/2").
3.5 CORNER & GATE POST FOUNDATIONS SHALL BE A MINIMUM FOUR FEET (4') DEEP OR SIX INCHES (6") BELOW THE FROST LINE, WHICHEVER IS GREATER, WITH MINIMUM SIX INCH (6") CLEARANCE BETWEEN BOTTOM OF POST AND BOTTOM OF THE HOLE.
3.6 CORNER POSTS AND GATE POSTS SPACING SHALL BE EQUAL WITH A TEN FOOT (10') MAXIMUM SPACING. GATE POST SPACING AND SPECIFIC LOCATIONS SHALL BE IN ACCORDANCE WITH SITE PLAN AND SHALL BE VERIFIED PROJECT MANAGER.
3.7 ALL POSTS SHALL BE CAPPED.
3.8 ALL CORNER, GATE AND END PANELS SHALL HAVE MINIMUM... " DIAMETER DIAGONAL TRUSS RODS WITH THUMBCKLES. HORIZONTAL BRACE RODS, 1-1/2 " INSIDE DIMENSION PIPE, SHALL BE INSTALLED BETWEEN POSTS.
3.9 A TOP RAIL (1-3/8" I.D.) GALVANIZED PIPE SHALL BE INSTALLED BETWEEN POSTS.
3.10 ALL FOUR CORNERS POSTS AND BOTH GATE POSTS SHALL BE CONNECTED TO THE SITE GROUNDING SYSTEM (REFER TO GROUNDING SYSTEM STANDARD).

4. GATE

- 4.1 LOCATION OF GATE SHALL CONFORM TO THE SITE PLAN. GATE SIZE SHALL BE PER PLAN SPECIFICATIONS.
4.2 ALL JOINTS BETWEEN TUBULAR GATE MEMBERS SHALL BE WELDED OR HEAVY FITTINGS PROVIDING RIGID AND WATERTIGHT CONNECTIONS.
4.3 GATE HINGES SHALL PROVIDE FOR 180 DEGREE RADIUS GATE SWING. ALL HINGE NUTS SHALL BE ON THE INSIDE AND DOUBLE-NUT TO DETER UNAUTHORIZED ENTRY.
4.4 GATE STOPS SHALL BE INSTALLED AND SHALL HOLD GATE IN "OPEN" POSITION.
4.5 BARBED WIRE GUARD SHALL BE INSTALLED ON TOP OF GATES. ADEQUATE CLEARANCE SHALL BE MAINTAINED TO ALLOW GATE OPERATION.
4.6 GATE SHALL BE INSTALLED PLUMB AND SHALL OPEN AND CLOSE FREELY.
4.7 GATE POSTS SHALL NOT BE SHARED AS A CORNER POST.
4.8 THE FOLLOWING GATE TYPE SHALL BE PROVIDED AND INSTALLED AS INDICATED ON THE SITE PLAN AND VERIFIED WITH THE PROJECT MANAGER:

verizon



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Certification & Seal:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.



Joshua M. Opseth 12/22/2025
Signature: Date:

MARK	DATE	DESCRIPTION
0	12/22/25	FINAL CDs ISSUED
A	11/10/25	PRELIM CDs ISSUED
ISSUE	FINAL	DATE ISSUED 12/22/2025
PHASE		

PROJECT TITLE:

KELLY LAKE

PROJECT INFORMATION:

5635 S NEW BERLIN RD
HALES CORNER, WI 53130
MILWAUKEE COUNTY

SHEET TITLE:

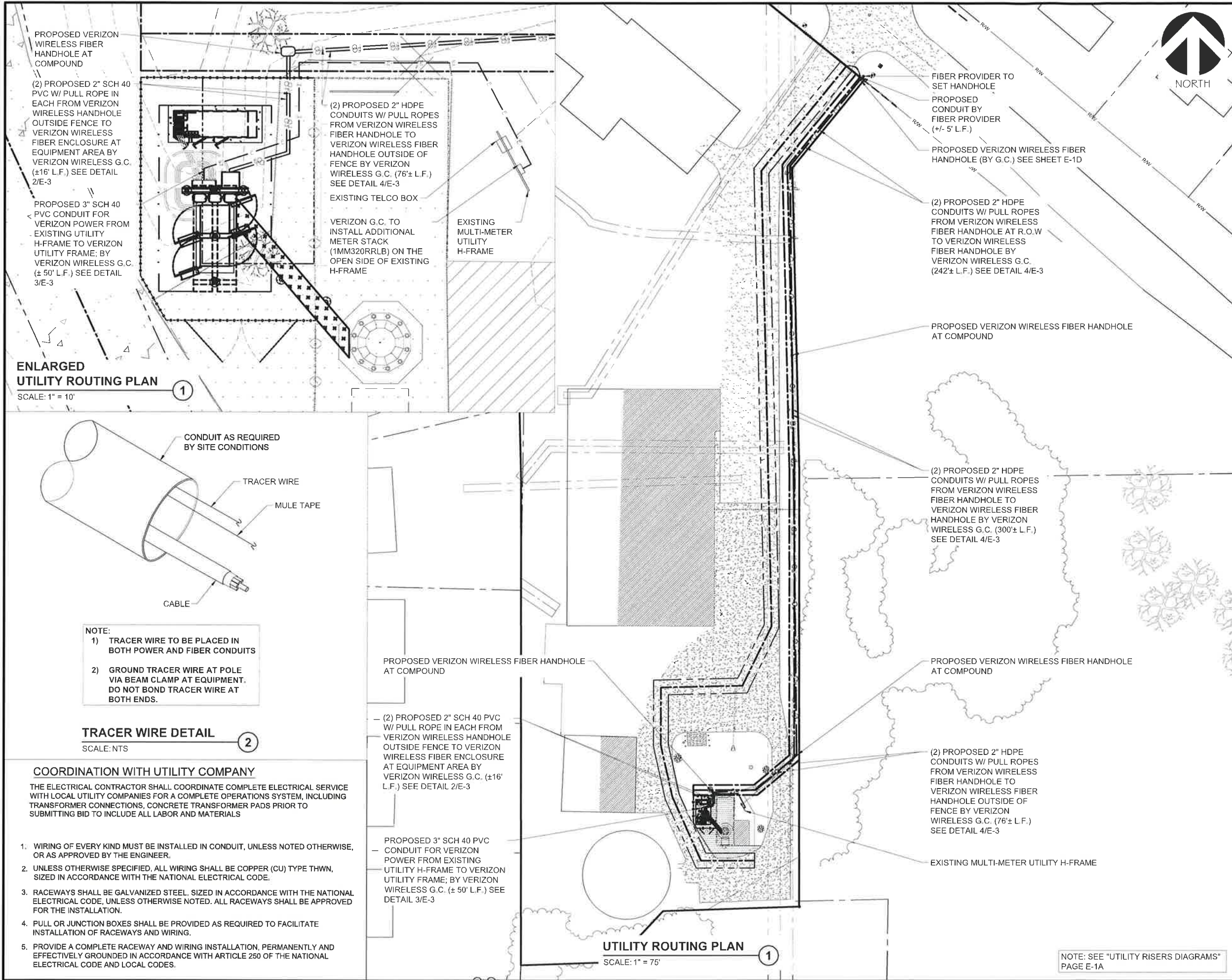
SITE DETAILS

SCALE: NONE

PROJECT
NUMBER

62456
SHEET
NUMBER

ANT-5



verizon



RAMAKER
employee-owned

(608) 643-4100 www.ramaker.com

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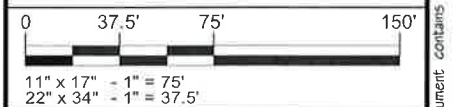
PROJECT TITLE:

KELLY LAKE

PROJECT INFORMATION:
5635 S NEW BERLIN RD
HALES CORNER, WI 53130
MILWAUKEE COUNTY

SHEET TITLE:

UTILITY ROUTING PLAN



PROJECT NUMBER 62456
SHEET NUMBER E-1

NOTE: SEE "UTILITY RISERS DIAGRAMS"
PAGE E-1A

NOTES:

- 1) SEE DETAILS ON EXISTING GROUND GRID AND GENERATOR GROUND GRID FOR REQUIRED GROUNDING SYSTEM.
- 2) NEW AUTOMATIC TRANSFER SWITCH, INSTALLED AND WIRED BY E.C. CONNECT EXTERNAL GROUND LUG AND GROUNDING CONDUCTOR THAT WAS REMOVED FROM MANUAL TRANSFER SWITCH.
- 3) E.C. MUST LOCATE GROUND GRID INSTALLED FOR NEW EQUIPMENT PAD & PROVIDE THE ATTACHMENT OF THE GENERATOR GROUND TO THE EQUIPMENT GRID FOR SINGLE POINT GROUNDING.
- 4) E.C. TO EXTEND #2 TINNED SOLID COPPER GROUND CONDUCTORS FROM (2) LOCATIONS ON GENERATOR FRAME (SEE MANUFACTURERS RECOMMENDATIONS) PROVIDE GROUND LUGS ON GENERATOR AS REQUIRED. EXTEND #1/0 STRANDED GROUND CONDUCTOR AND CONNECT TO COPPER CLAD GROUND RODS VIA HEAVY DUTY EXOTHERMIC TERMINATIONS AND THEN EXTENDED AND ATTACH TO BUILDING GROUND GRID VIA EXOTHERMIC TERMINATIONS.
- 5) NEW GENERATOR FURNISHED BY LESSEE. INSTALLED AND WIRED BY E.C. DELIVERED AND SET BY CONTRACTOR.
- 6) E.C. MUST MONITOR DC POWER WHEN ON BATTERY BACK-UP DURING PORTIONS OF CONSTRUCTION. IF LEVEL FALLS BELOW RECOMMENDED LEVEL 2256 DC, E.C. MUST TURN ON THE MAIN POWER, THE CELL SITE CANNOT GO OFF LINE AT ANYTIME.

NEW ELECTRIC CONDUIT FROM DISCONNECT TO ILC FOR "NORMAL" POWER MODE (CONDUITS TO BE INSTALLED BY VERTICAL BRIDGE), SEE DETAIL 2 & SHEET E-1.

CONDUIT STUB UP AREA. SEE/ COORDINATE WITH MANUFACTURER'S SPECIFICATIONS, SEE SHEET VW EX-1

(2) BELDEN CAT-5 CABLE FROM GENERATOR TO ILC IN 1" HEAVY WALL CONDUIT. CABLES AND CONDUITS TO CONTINUE FROM ILC TO EQUIPMENT CABINET. LEAVE 25' SPOOLED IN ALARM BOX (CONDUIT FROM GENERATOR TO ILC TO BE INSTALLED BY VERIZON WIRELESS. CONDUIT FROM ILC TO CABINET TO BE INSTALLED BY VERIZON G.C.)

(3) #3/0 THHN/THWN & (1) #2 GREEN GROUND CONDUCTOR FROM GENERATOR TO ILC IN 2-1/2" H.W. CONDUIT (CONDUITS TO BE INSTALLED BY VERIZON WIRELESS)

(2) #12 THHN SOLID COPPER CONDUCTORS FROM GENERATOR TO ATS IN 3/4" HEAVY WALL CONDUIT (CONDUITS TO BE INSTALLED BY VERIZON WIRELESS)

(4) #12 THHN/THWN & (1) #12 GREEN GROUND IN 1" RIGID H.W. CONDUIT FROM ILC TO GENERATOR. (CONDUITS TO BE INSTALLED BY VERIZON WIRELESS)

(2) 2" RIGID SCH. 40 CONDUITS BETWEEN CHARLES CUBE FIBER ENCLOSURE AND EQUIPMENT CABINET (BY VERIZON WIRELESS G.C.)

(4) 1" RIGID SCH. 40 CONDUITS FROM ILC TO EQUIPMENT CABINET (BY VERIZON WIRELESS G.C.)

PROVIDE LB FOR (4) 1" CONDUITS & (2) 2" CONDUITS AT CABINET ENTRY (BY VERIZON WIRELESS G.C.)

NOTE:
CONTRACTOR TO VERIFY ROUTES WITH LOCAL UTILITY COMPANY PRIOR TO INSTALLATION.

GENERATOR UTILITY ROUTING PLAN

SCALE: 1" = 3.75'

1



verizon



Certification & Seal:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.



Signature: Joshua M. Opseth Date: 12/22/2025

MARK	DATE	DESCRIPTION
0	12/22/25	FINAL CDs ISSUED
A	11/10/25	PRELIM CDs ISSUED
ISSUE	DATE	DATE
PHASE	FINAL	ISSUED 12/22/2025
PROJECT TITLE		

KELLY LAKE

PROJECT INFORMATION:
5635 S NEW BERLIN RD
HALES CORNER, WI 53130
MILWAUKEE COUNTY

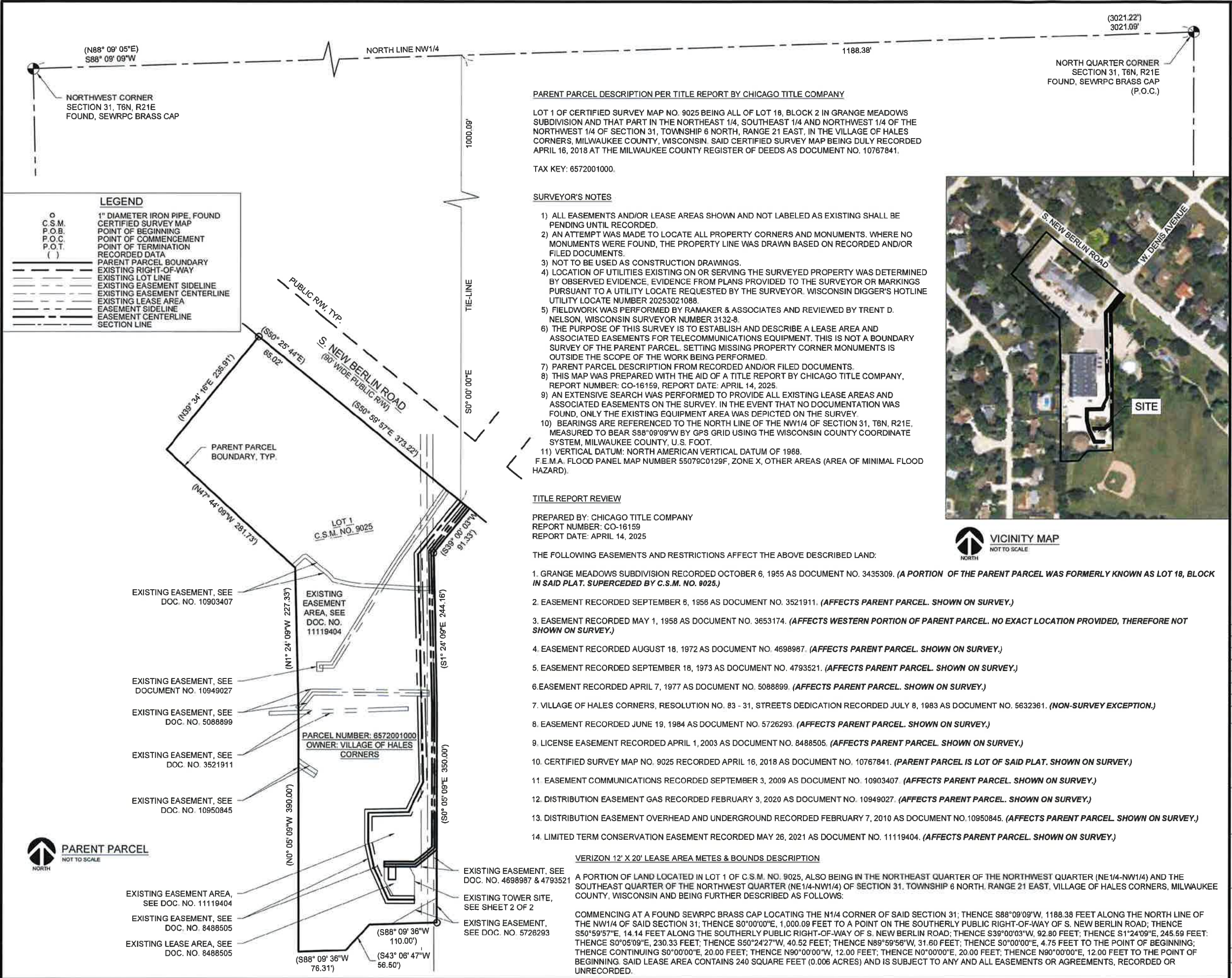
SHEET TITLE:

GENERATOR UTILITY ROUTING
PLAN

0 1.875' 3.75' 7.5'

11" x 17" - 1" = 3.75'
22" x 34" - 1" = 1.875'

PROJECT NUMBER 62456
SHEET NUMBER E-1B



PARENT PARCEL DESCRIPTION PER TITLE REPORT BY CHICAGO TITLE COMPANY

LOT 1 OF CERTIFIED SURVEY MAP NO. 9025 BEING ALL OF LOT 18, BLOCK 2 IN GRANGE MEADOWS SUBDIVISION AND THAT PART IN THE NORTHEAST 1/4, SOUTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE VILLAGE OF HALES CORNERS, MILWAUKEE COUNTY, WISCONSIN. SAID CERTIFIED SURVEY MAP BEING DULY RECORDED APRIL 16, 2018 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10767841.

TAX KEY: 6572001000.

SURVEYOR'S NOTES

- 1) ALL EASEMENTS AND/OR LEASE AREAS SHOWN AND NOT LABELED AS EXISTING SHALL BE PENDING UNTIL RECORDED.
 - 2) AN ATTEMPT WAS MADE TO LOCATE ALL PROPERTY CORNERS AND MONUMENTS. WHERE NO MONUMENTS WERE FOUND, THE PROPERTY LINE WAS DRAWN BASED ON RECORDED AND/OR FILED DOCUMENTS.
 - 3) NOT TO BE USED AS CONSTRUCTION DRAWNGS.
 - 4) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE, EVIDENCE FROM PLANS PROVIDED TO THE SURVEYOR OR MARKINGS PURSUANT TO A UTILITY LOCATE REQUESTED BY THE SURVEYOR. WISCONSIN DIGGER'S HOTLINE UTILITY LOCATE NUMBER 20253021088.
 - 5) FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY TRENT D. NELSON, WISCONSIN SURVEYOR NUMBER 3132-8.
 - 6) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE AREA AND ASSOCIATED EASEMENTS FOR TELECOMMUNICATIONS EQUIPMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. SETTING MISSING PROPERTY CORNER MONUMENTS IS OUTSIDE THE SCOPE OF THE WORK BEING PERFORMED.
 - 7) PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
 - 8) THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY CHICAGO TITLE COMPANY, REPORT NUMBER: CO-16159, REPORT DATE: APRIL 14, 2025.
 - 9) AN EXTENSIVE SEARCH WAS PERFORMED TO PROVIDE ALL EXISTING LEASE AREAS AND ASSOCIATED EASEMENTS ON THE SURVEY. IN THE EVENT THAT NO DOCUMENTATION WAS FOUND, ONLY THE EXISTING EQUIPMENT AREA WAS DEPICTED ON THE SURVEY.
 - 10) BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW1/4 OF SECTION 31, T8N, R21E, MEASURED TO BEAR S88°09'09"W BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, MILWAUKEE COUNTY, U.S. FOOT.
 - 11) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- F.E.M.A. FLOOD PANEL MAP NUMBER 55079C0129F, ZONE X, OTHER AREAS (AREA OF MINIMAL FLOOD HAZARD).

TITLE REPORT REVIEW

PREPARED BY: CHICAGO TITLE COMPANY
REPORT NUMBER: CO-16159
REPORT DATE: APRIL 14, 2025

THE FOLLOWING EASEMENTS AND RESTRICTIONS AFFECT THE ABOVE DESCRIBED LAND:

1. GRANGE MEADOWS SUBDIVISION RECORDED OCTOBER 6, 1955 AS DOCUMENT NO. 3435309. (A PORTION OF THE PARENT PARCEL WAS FORMERLY KNOWN AS LOT 18, BLOCK 2 IN SAID PLAT. SUPERCEDED BY C.S.M. NO. 9025.)
2. EASEMENT RECORDED SEPTEMBER 8, 1956 AS DOCUMENT NO. 3521911. (AFFECTS PARENT PARCEL. SHOWN ON SURVEY.)
3. EASEMENT RECORDED MAY 1, 1958 AS DOCUMENT NO. 3653174. (AFFECTS WESTERN PORTION OF PARENT PARCEL. NO EXACT LOCATION PROVIDED, THEREFORE NOT SHOWN ON SURVEY.)
4. EASEMENT RECORDED AUGUST 18, 1972 AS DOCUMENT NO. 4698987. (AFFECTS PARENT PARCEL. SHOWN ON SURVEY.)
5. EASEMENT RECORDED SEPTEMBER 18, 1973 AS DOCUMENT NO. 4793521. (AFFECTS PARENT PARCEL. SHOWN ON SURVEY.)
6. EASEMENT RECORDED APRIL 7, 1977 AS DOCUMENT NO. 5088899. (AFFECTS PARENT PARCEL. SHOWN ON SURVEY.)
7. VILLAGE OF HALES CORNERS, RESOLUTION NO. 83 - 31, STREETS DEDICATION RECORDED JULY 8, 1983 AS DOCUMENT NO. 5632361. (NON-SURVEY EXCEPTION.)
8. EASEMENT RECORDED JUNE 19, 1984 AS DOCUMENT NO. 5726293. (AFFECTS PARENT PARCEL. SHOWN ON SURVEY.)
9. LICENSE EASEMENT RECORDED APRIL 1, 2003 AS DOCUMENT NO. 8488505. (AFFECTS PARENT PARCEL. SHOWN ON SURVEY.)
10. CERTIFIED SURVEY MAP NO. 9025 RECORDED APRIL 16, 2018 AS DOCUMENT NO. 10767841. (PARENT PARCEL IS LOT OF SAID PLAT. SHOWN ON SURVEY.)
11. EASEMENT COMMUNICATIONS RECORDED SEPTEMBER 3, 2009 AS DOCUMENT NO. 10903407. (AFFECTS PARENT PARCEL. SHOWN ON SURVEY.)
12. DISTRIBUTION EASEMENT GAS RECORDED FEBRUARY 3, 2020 AS DOCUMENT NO. 10949027. (AFFECTS PARENT PARCEL. SHOWN ON SURVEY.)
13. DISTRIBUTION EASEMENT OVERHEAD AND UNDERGROUND RECORDED FEBRUARY 7, 2010 AS DOCUMENT NO. 10950845. (AFFECTS PARENT PARCEL. SHOWN ON SURVEY.)
14. LIMITED TERM CONSERVATION EASEMENT RECORDED MAY 26, 2021 AS DOCUMENT NO. 11119404. (AFFECTS PARENT PARCEL. SHOWN ON SURVEY.)

VERIZON 12' X 20' LEASE AREA METES & BOUNDS DESCRIPTION

A PORTION OF LAND LOCATED IN LOT 1 OF C.S.M. NO. 9025, ALSO BEING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4) AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4) OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 21 EAST, VILLAGE OF HALES CORNERS, MILWAUKEE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND SEWRPC BRASS CAP LOCATING THE N1/4 CORNER OF SAID SECTION 31; THENCE S88°09'09"W, 1188.38 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 31; THENCE S0°00'00"E, 1,000.09 FEET TO A POINT ON THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF S. NEW BERLIN ROAD; THENCE S50°59'57"E, 14.14 FEET ALONG THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF S. NEW BERLIN ROAD; THENCE S39°00'03"W, 92.80 FEET; THENCE S1°24'09"E, 245.59 FEET; THENCE S0°05'09"E, 230.33 FEET; THENCE S50°24'27"W, 40.52 FEET; THENCE N89°59'56"W, 31.60 FEET; THENCE S0°00'00"E, 4.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S0°00'00"E, 20.00 FEET; THENCE N90°00'00"W, 12.00 FEET; THENCE N0°00'00"E, 20.00 FEET; THENCE N90°00'00"E, 12.00 FEET TO THE POINT OF BEGINNING. SAID LEASE AREA CONTAINS 240 SQUARE FEET (0.006 ACRES) AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

(3021.22")
3021.09'

NORTH QUARTER CORNER
SECTION 31, T8N, R21E
FOUND, SEWRPC BRASS CAP
(P.O.C.)



VICINITY MAP
NOT TO SCALE


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verizon
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438



Certification & Seal
I hereby certify that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.

PRELIMINARY FOR
CLIENT REVIEW

Trent D. Nelson, PLS
License Number: 3132-8

REV	DATE	DESCRIPTION
A	09/29/25	UPDATES PER CLIENT REDLINES
ISSUE PHASE	PRELIM - REV A	DATE ISSUED 09/29/2025

PROJECT TITLE:

KELLY LAKE

PROJECT ADDRESS:
5635 S. NEW BERLIN ROAD
HALES CORNERS, WI 53130
MILWAUKEE COUNTY

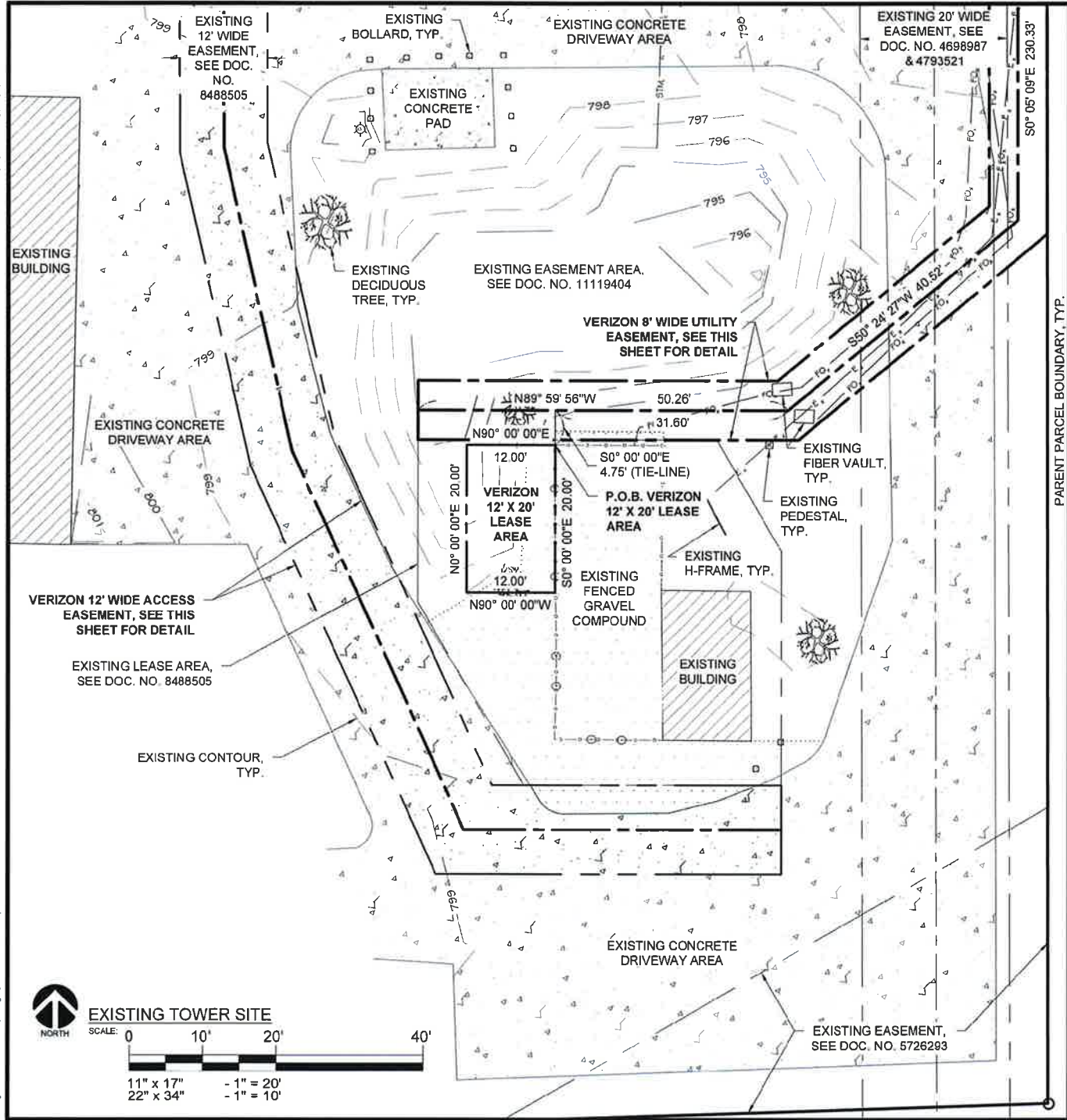
SHEET TITLE:

LEASE SURVEY

SCALE:

NONE

PROJECT NUMBER	62456
SHEET NUMBER	1 OF 2



VERIZON 12' WIDE ACCESS EASEMENT CENTERLINE DESCRIPTION

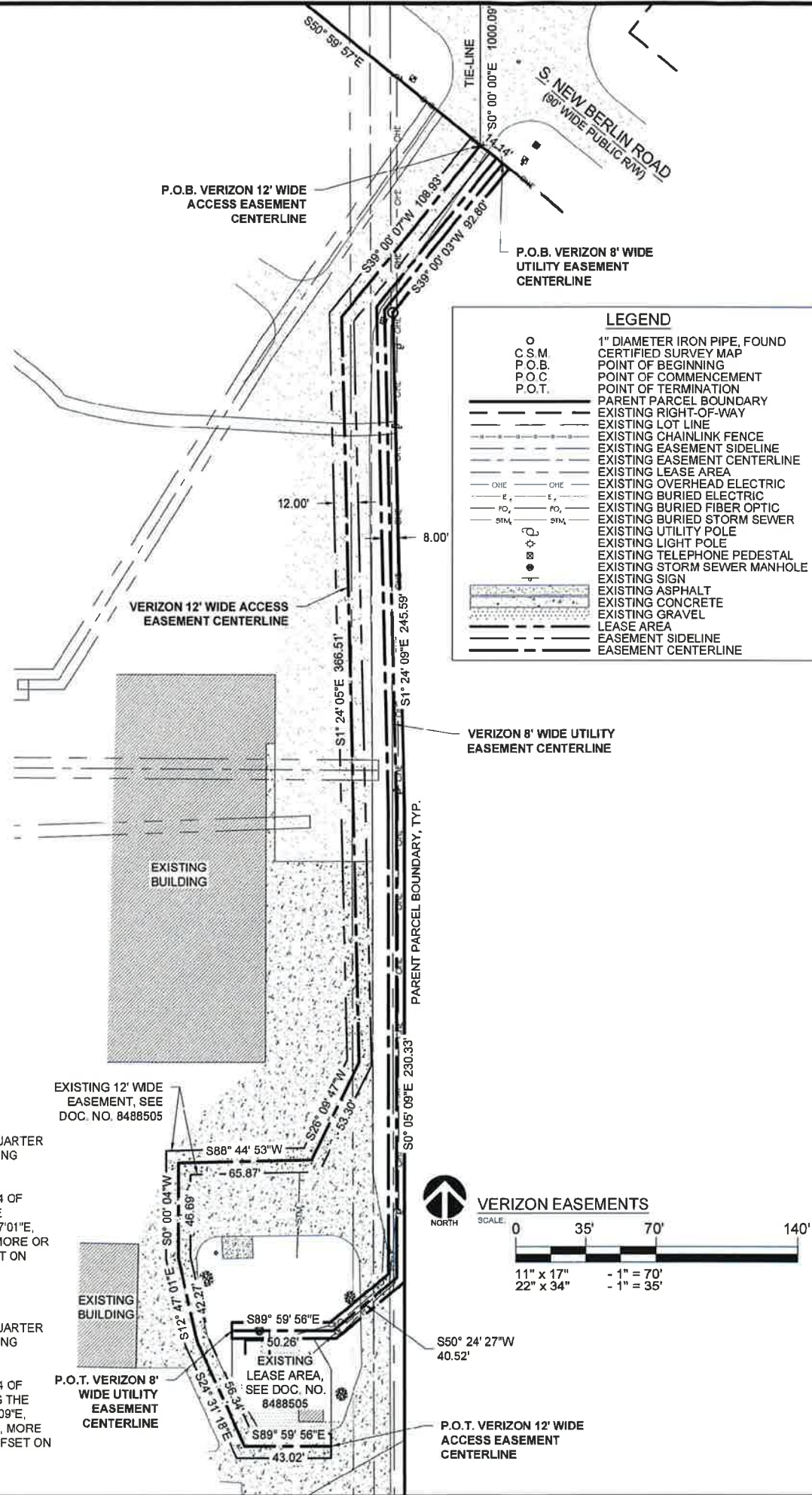
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COMMENCING AT A FOUND SEWRPC BRASS CAP LOCATING THE N1/4 CORNER OF SAID SECTION 31; THENCE S88°09'09"W, 1188.38 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 31; THENCE S0°00'00"E, 1000.09 FEET TO A POINT ON THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF S. NEW BERLIN ROAD AND THE POINT OF BEGINNING; THENCE S39°00'07"W, 108.93 FEET; THENCE S1°24'05"E, 366.51 FEET; THENCE S26°09'47"W, 53.30 FEET; THENCE S88°44'53"W, 65.87 FEET; THENCE S0°00'04"W, 46.69 FEET; THENCE S12°47'01"E, 42.27 FEET; THENCE S24°31'18"E, 56.34 FEET; THENCE S89°59'56"E, 43.02 FEET TO THE POINT OF TERMINATION. SAID EASEMENT CENTERLINE CONTAINS 782.93 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE PARALLEL WITH & 6 FEET OFFSET ON EITHER SIDE OF DESCRIBED CENTERLINE AND SHALL BEGIN AT THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF S. NEW BERLIN ROAD.

VERIZON 8' WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN LOT 1 OF C.S.M. NO. 9025, ALSO BEING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4) AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4) OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 21 EAST, VILLAGE OF HALES CORNERS, MILWAUKEE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND SEWRPC BRASS CAP LOCATING THE N1/4 CORNER OF SAID SECTION 31; THENCE S88°09'09"W, 1188.38 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 31; THENCE S0°00'00"E, 1000.09 FEET TO A POINT ON THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF S. NEW BERLIN ROAD; THENCE S50°59'57"E, 14.14 FEET ALONG THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF S. NEW BERLIN ROAD TO THE POINT OF BEGINNING; THENCE S39°00'03"W, 92.80 FEET; THENCE S1°24'09"E, 245.59 FEET; THENCE S0°05'09"E, 230.33 FEET; THENCE S50°24'27"W, 40.52 FEET; THENCE N89°59'56"W, 50.26 FEET TO THE POINT OF TERMINATION. SAID EASEMENT CENTERLINE CONTAINS 659.50 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE PARALLEL WITH & 6 FEET OFFSET ON EITHER SIDE OF DESCRIBED CENTERLINE AND SHALL BEGIN AT THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF S. NEW BERLIN ROAD.





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(608) 643-4100 www.ramaker.com



10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438



NORTH

Certification & Seal:

I hereby certify that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.

Trent D. Nelson, PLS
License Number: 3132-8

REV	DATE	DESCRIPTION
A	09/29/25	UPDATES PER CLIENT REDLINES

ISSUE	DATE
PRELIM - REV A	09/29/2025

PROJECT TITLE:

KELLY LAKE

PROJECT ADDRESS:

5635 S. NEW BERLIN ROAD
HALES CORNERS, WI 53130
MILWAUKEE COUNTY

SHEET TITLE:

LEASE SURVEY

SCALE:

AS NOTED

PROJECT NUMBER	62456
SHEET NUMBER	2 OF 2



DATE: February 16, 2026

AGENDA: 4.0 **Site Plan Review –5879 S. 92nd Street, Milwaukee County Parks, Boerner Botanical Gardens- revised fence plan**

A. PURPOSE:

1. Consider for approval the revised fencing plan for Boerner Botanical Gardens - in a P-1 Parks and Institutional Use Zoning District zoning district for the property located at 9400 Boerner Drive

B. BACKGROUND

- A. Subject Property Address: 5879 S. 92nd Street
- B. Parcel ID: 6999999000
- C. Current Zoning all parcels: P-1 Parks and Institutional
- D. Petitioner & Subject Property Owner: Milwaukee County Parks, Guy Smith, Parks Executive Director

C. GENERAL DESCRIPTION OF PROPOSED PROJEC

- A. Plan Commission should consider the following:
 - a. Applicant had been approved on December 15, 2025 contingent upon the following conditions being met by January 30, 2026:
 - i. Resubmittal of the plan set written as 100% complete and showing reduced 8 ft. fencing.
 - ii. ***Survey of 7 residents (6 on Garden Ct and 1 on 92nd St) with a majority of support for the fencing.***
 - iii. A written email from WDNR confirming receipt of plan set and not requiring a wetland permit for the project.
 - iv. Official written confirmation that \$50,000 from the Park People would be released to County.
 - v. Payment of outstanding planning invoice fees.
 - b. Item ii. Survey resulted in 80% of the respondents rejecting the fence location as approved; therefore the proposal is rejected for this item. They have complied with all other requirements of the December 15, 2025 approval.
 - c. At staff's recommendation, Milwaukee County has resubmitted the fencing plan to move the fence off Garden Court proposed location and to install a permanent fence in the site of the existing temporary fence between Margie's Garden on the West and to the Education Center on the East. Plan includes deer fencing with pedestrian access points and is approximately 56 feet off the roadway and screened completely by a tree line. All fence sections as presented are 8 feet in height and zoning compliant.
 - d. If approved, the date for completion would be one year from the date of Plan Commission approval; or 2/16/27.

CONSTRUCTION OF PERIMETER FENCING

BOERNER BOTANICAL GARDENS FENCE

9400 BOERNER DRIVE, HALES CORNERS, WI 53130

Milwaukee County Dept. of Administrative Services
FACILITIES MANAGEMENT DIVISION
Architectural, Engineering & Environmental Services

OFFICE: 600 N PLANKINTON AVE, MILWAUKEE, WI 53203
AIRPORT ENGINEERING OFFICE: 5300 S. HOWELL AVE, MILWAUKEE, WI 53207



Project #: WP079701
Site #: 648
Building #: N/A
Date: 02/04/26
FINAL PLANS



INDEX OF DRAWINGS

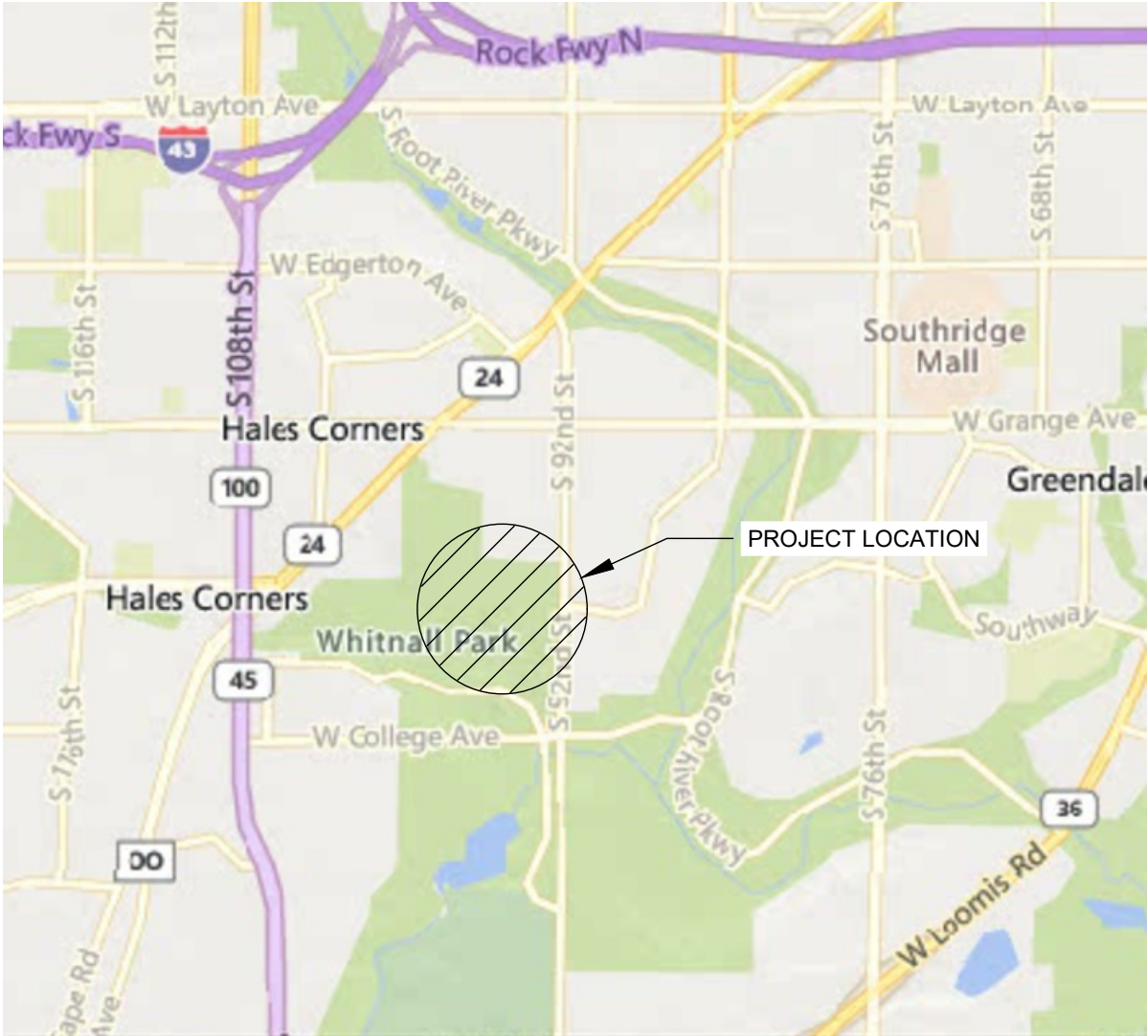
- 1 TITLE SHEET
- 2 GENERAL NOTES
- 3-6 CONSTRUCTION DETAILS
- 7 EXISTING CONDITIONS AND REMOVALS
- 8-9 EXISTING UTILITIES
- 10 PLAN VIEW

POINT OF CONTACT

MIKE MARLIN, PLA CPSI
SENIOR LANDSCAPE ARCHITECT
MILWAUKEE COUNTY PARKS
9480 WATERTOWN PLANK ROAD
WAUWATOSA, WI 53224
PHONE DIRECT: (414) 257-4884
PHONE CELL: (414) 639-9230
MICHAEL.MARLIN@MILWAUKEECOUNTYWI.GOV

TIM DETZER, PE
PRINCIPAL ENVIRONMENTAL ENGINEER
MILWAUKEE COUNTY - AE & ES SECTION
600 N PLANKINTON AVE, SUITE 600
MILWAUKEE, WI 53203
PHONE DIRECT: (414) 278-2988
PHONE CELL: (414) 550-0852
TIMOTHY.DETZER@MILWAUKEECOUNTYWI.GOV

ROBBIE MALZAHN, PE
PROJECT MANAGER
SEH
316 NORTH MILWAUKEE STREET, SUITE 302
MILWAUKEE, WI 53202-5888
PHONE: (414) 949-8946
CELL: (920) 627-2050
RMALZAHN@SEHINC.COM



PROJECT LOCATION MAP

EXECUTIVE DIRECTOR: _____ GUY SMITH, CPRP

DAS - AE & ES SECTION, FM DIRECTOR: _____ SEAN HAYES, PE

DAS - AE & ES SECTION, UNIT HEAD & PROJECT MANAGER: _____ TIM DETZER, PE

PARKS - PLANNING, DIRECTOR : _____ SARAH TOOMSEN, PLA, ASLA, LEED AP

PLOT BY: Samuel Mickelson

PLOT DATE: 2/4/2026 1:11:11 PM

FILE PATH: X:\COM\MIL\WC\1823315\Final.dgn\51-drawings\10-Civil\cad\dwg\sheet\M1823333.dwg

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE OWNER 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL VERIFY, OBTAIN, AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AND MILWAUKEE COUNTY PARKS MAINTENANCE DIVISION TO NOTIFY OF THEIR INTENTIONS AND TO REQUEST FIELD LOCATING OF EXISTING UTILITIES.
4. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. THE OWNER WILL CLEAR AND REMOVE BRUSH NEAR WETLANDS AND ANY OTHER AREAS ON SITE PRIOR TO CONSTRUCTION.
6. EXISTING TEMPORARY AND PERMANENT FENCING, AS SHOWN ON THE PLANS, SHALL BE REMOVED AND SALVAGED FOR OWNER.
7. PROSED FENCING LOCATED THRU WETLANDS SHALL SPAN ACROSS THE WETLAND AREAS WITH FENCE POSTS INSTALLED OUTSIDE OF THE IDENTIFIED AREAS.
8. ALL FENCING SHALL BE 8 FT IN HEIGHT
9. ALL FENCING ALONG ROADWAY SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND THE BACK OF CURB & GUTTER.
10. CONTRACTOR SHALL MAINTAIN 10' GRASS BUFFER BETWEEN TREELINE AND FENCE.
11. CONTRACTOR SHALL VERIFY GATE WIDTHS AND OBTAIN OWNER APPROVAL PRIOR TO CONSTRUCTION.

EROSION CONTROL NOTES:

1. MINIMIZE LAND-DISTURBANCE TO PRESERVE EXISTING VEGETATION (ESPECIALLY NEAR WETLAND AREAS).
2. INSTALL TEMPORARY CONSTRUCTION MATTING (I.E. HDPE, TIMBER, ETC.), AS NECESSARY, IN AREAS NEAR WETLANDS TO MINIMINZE RUTTING.
3. INSTALL, MAINTAIN, AND INSPECT ANY NECESSARY EROSION CONTROL PRACTICES DURING CONSTRUCTION UNTIL DISTRUBED AREA HAVE ESTABLISHED 80% VEGETATIVE COVER.
4. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML).

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



Call 811 3 Work Days Before You Dig
or Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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

PARKS MAINTENANCE DIVISION

PARKSHOTLINE@MILWAUKEECOUNTYWI.GOV

PARKS MAINTENANCE WHICH IS NOT A MEMBER OF DIGGERS
HOTLINE MUST ALSO BE CONTACTED SEPARATELY AT LEAST 10
DAYS IN ADVANCE OF EXCAVATION

1. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREIN IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, MILWAUKEE COUNTY, LOCAL MUNICIPALITIES, AND UTILITY LOCATORS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS (VERTICALLY AND HORIZONTALLY) PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE ENGINEER.

LEGEND

	EXISTING CATCH BASIN OR INLET		EXISTING CONTOURS		PROPOSED FENCE CHAIN LINK
	EXISTING LIGHT POLE		EXISTING PAVEMENT		BUTT JOINT
	EXISTING GAS METER		EXISTING CURB FACE		EXISTING TREE/ BUSH LINE
	EXISTING TELEPHONE BOX		IRON PIPE (PROPERTY CORNER)		PROPOSED TREE/ BUSH LINE
	EXISTING TRANSFORMER		PROPOSED CATCH BASIN		EXISTING PROFILE
	EXISTING MANHOLE		SURVEY CONTROL POINT		PROPOSED PROFILE
	EXISTING FENCE		PROPOSED LIGHT POLE		EXISTING CONIFEROUS TREE
	EXISTING UNDERGROUND WATER LINE		PROPOSED SANITARY SEWER		EXISTING DECIDUOUS TREE
	EXISTING UNDERGROUND ELECTRIC LINE		PROPOSED STORM SEWER		PROPOSED DECIDUOUS TREE
	EXISTING UNDERGROUND LIGHTING		PROPOSED PAVEMENT		TREE TO BE REMOVED
	EXISTING TELEPHONE/COMMUNICATION LINE		PROPOSED CURB FACE		BIOFILTRATION POND AREA
	EXISTING STORM SEWER		PROPOSED CONTOURS		
			PROPOSED UNDERGROUND LIGHTING		

ASP	ASPHALT
CABC	CRUSHED AGGREGATE BASE COURSE
CB	CATCH BASIN
C.I.	CAST IRON
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COND	CONDUIT
DIA	DIAMETER
E	ELECTRICAL
ELEV	ELEVATION
EX.	EXISTING
E	EASTING
F TO F	FACE TO FACE
G	GAS

HOR	HORIZONTAL
HP	HIGH POINT
I.E.	INVERT ELEVATION
LT	LEFT
L	LIGHTING CABLE/ CONDUIT
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
N	NORTHING
PAVT	PAVEMENT
PKG	PARKING
PKWY	PARKWAY
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
R	RADIUS

RT	RIGHT
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
SAN	SANITARY SEWER
STM	STORM SEWER
ST	STREET
STA	STATION
TUG	TELEPHONE UNDER GROUND
TYP.	TYPICAL
UD	UNDER DRAIN
VERT	VERTICAL
W	WATER
X	EXTRA
XW	WOOD FENCE
XC	CHAINLINK FENCE

Milwaukee County Dept. of Administrative Services
FACILITIES MANAGEMENT DIVISION
Architectural, Engineering & Environmental Services
600 N PLANKINTON AVE., MILWAUKEE, WI 53203



CONSTRUCTION OF PERIMETER FENCING
BOERNER BOTANICAL
GARDENS FENCE
9400 BOERNER DRIVE, HALES CORNERS, WI 53130



FINAL PLANS

DATE:
02/04/2026

PROJECT:
WP079701

SITE NO:
648

BUILDING NO:
N/A

GENERAL NOTES

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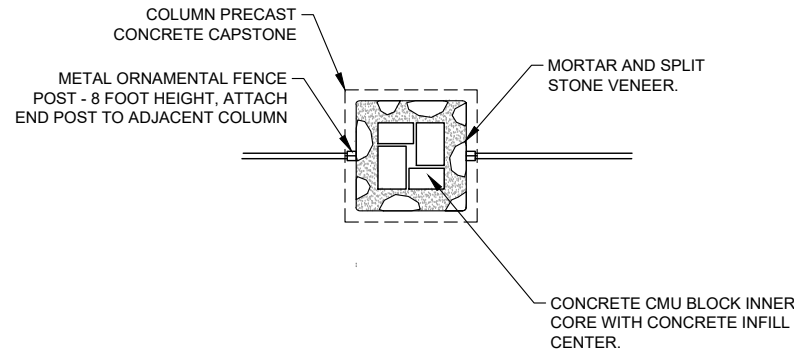


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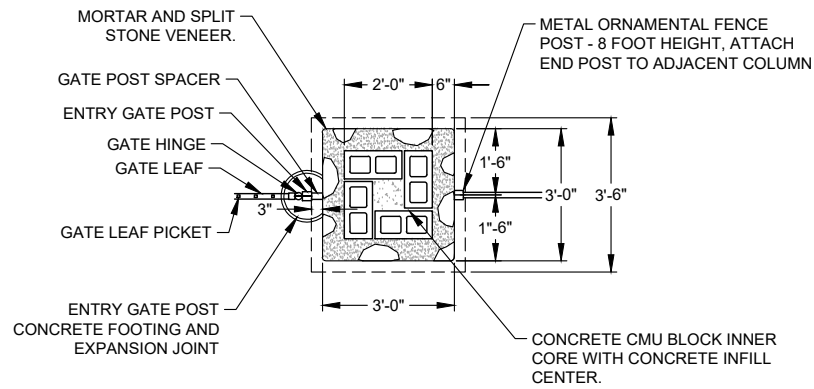
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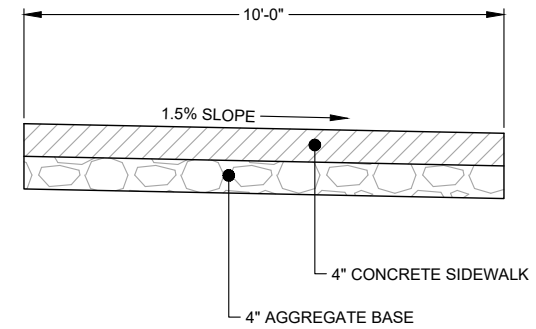
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1
4 STONE COLUMN
NOT TO SCALE PLAN

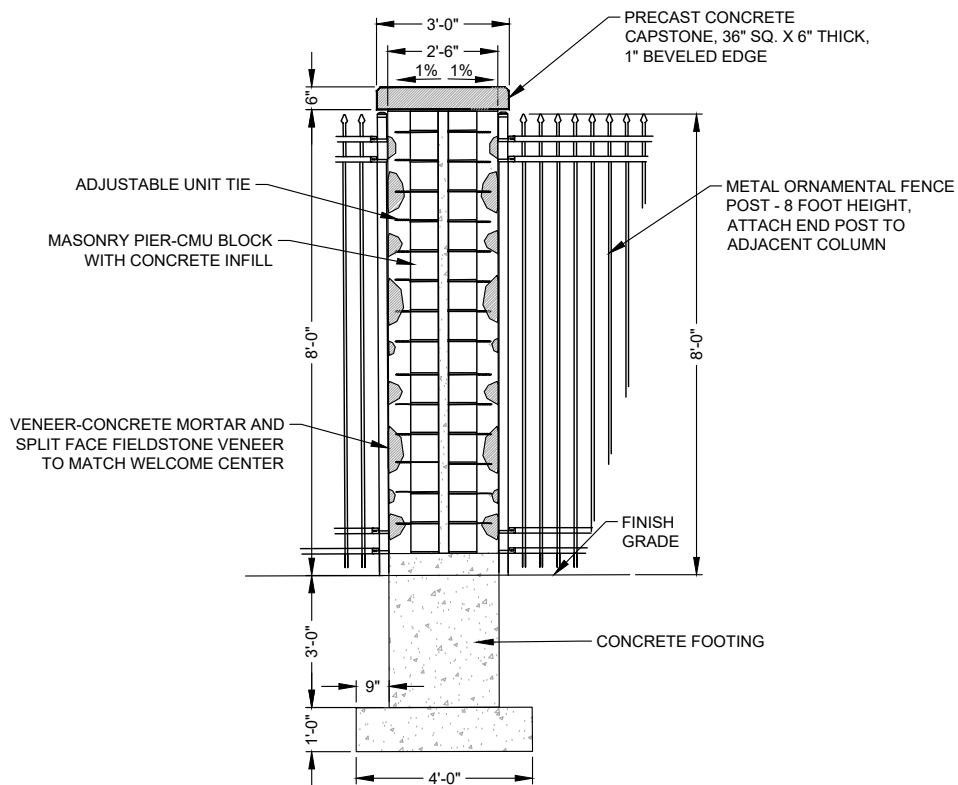


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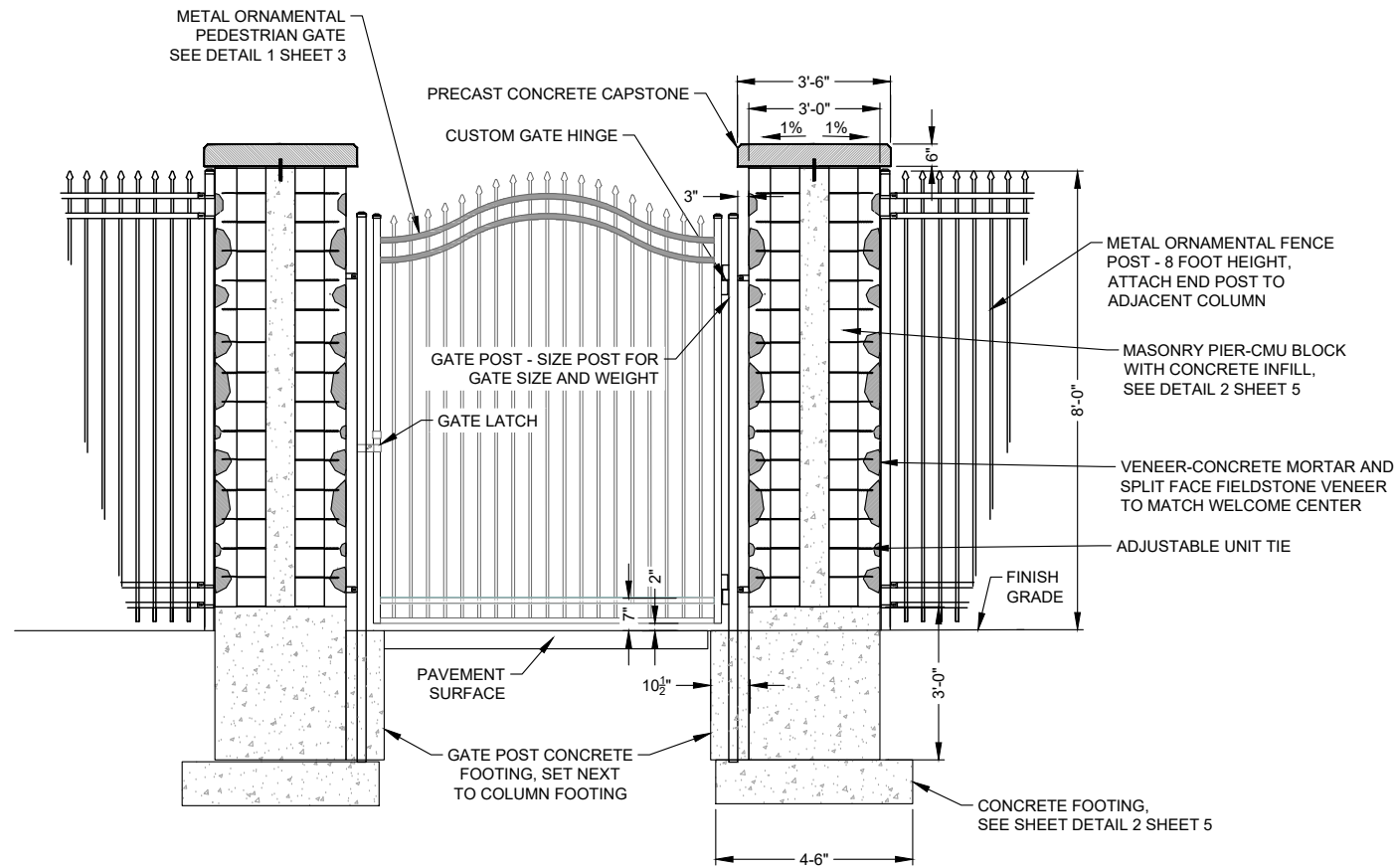


NOTE: SIDEWALK AND PEDESTRIAN RAMP SLOPES SHALL MEET ADA REQUIREMENTS.

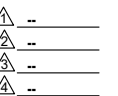
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4 SIDEWALK TYPICAL SECTION
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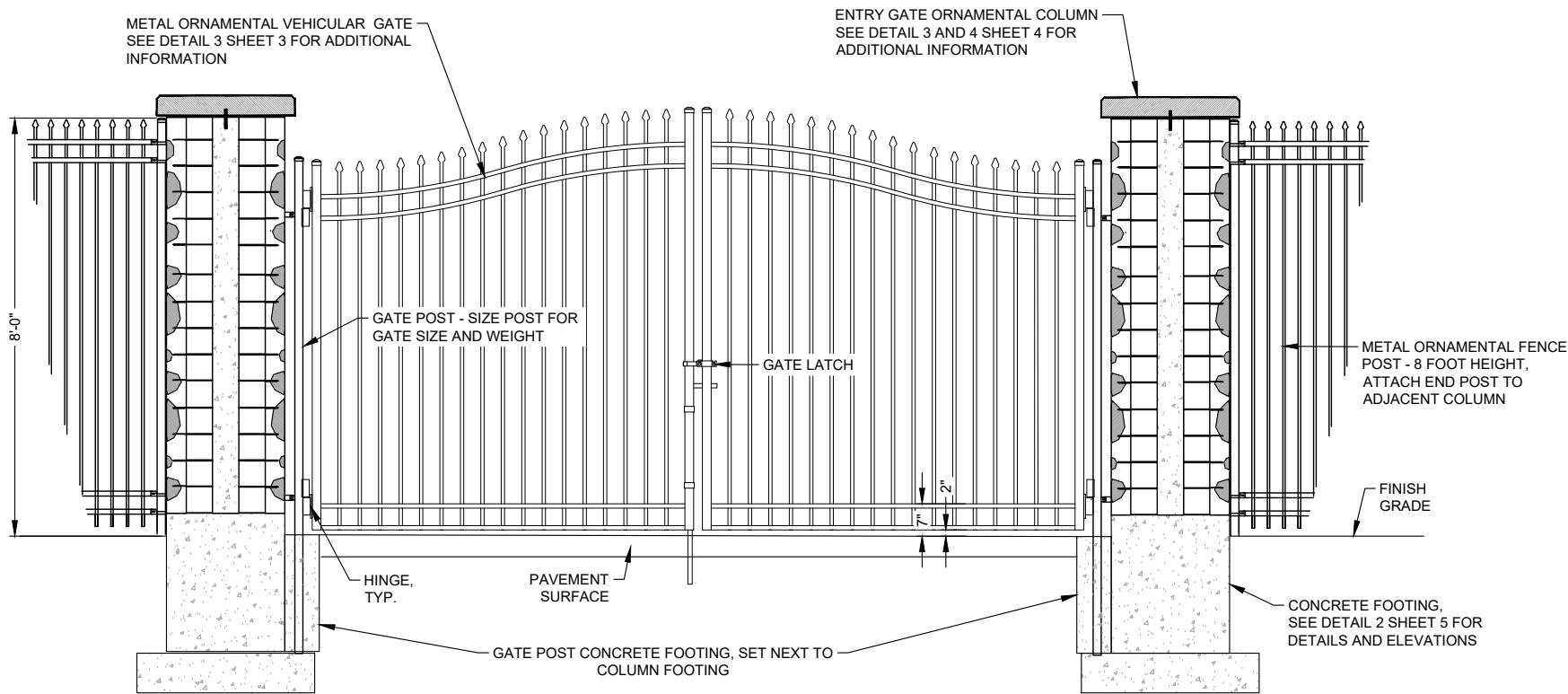


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4 ORNAMENTAL COLUMN
NOT TO SCALE SECTION

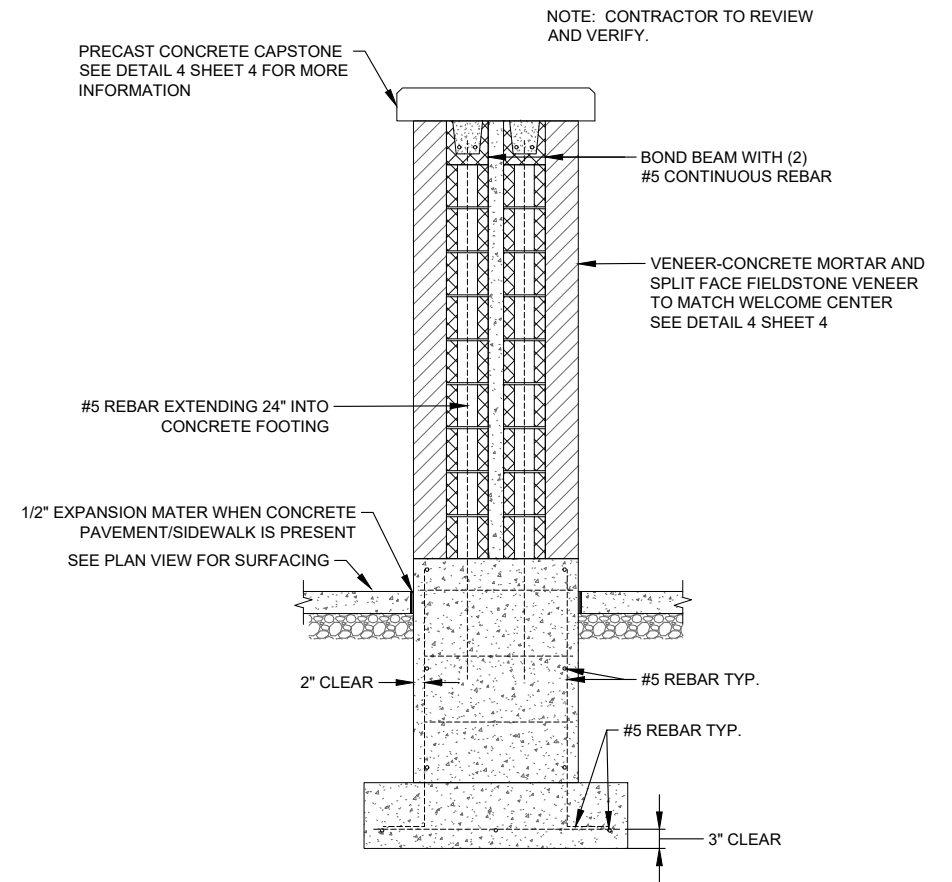


4
4 ENTRY GATE ORNAMENTAL COLUMN (METAL ORNAMENTAL PEDESTRIAN GATE)
NOT TO SCALE SECTION

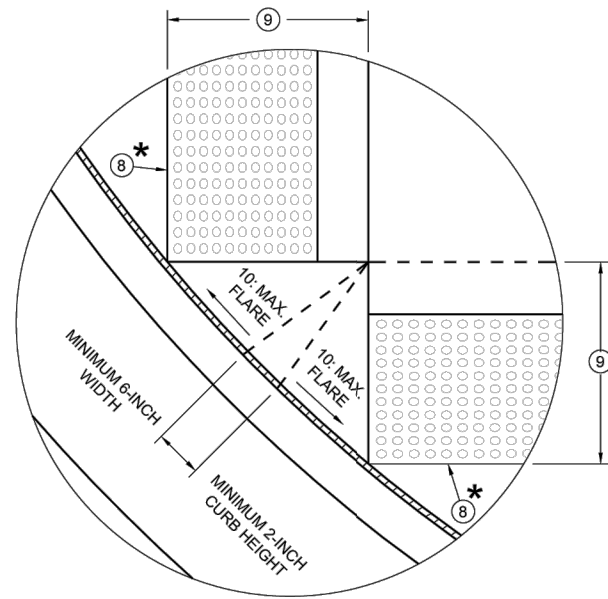




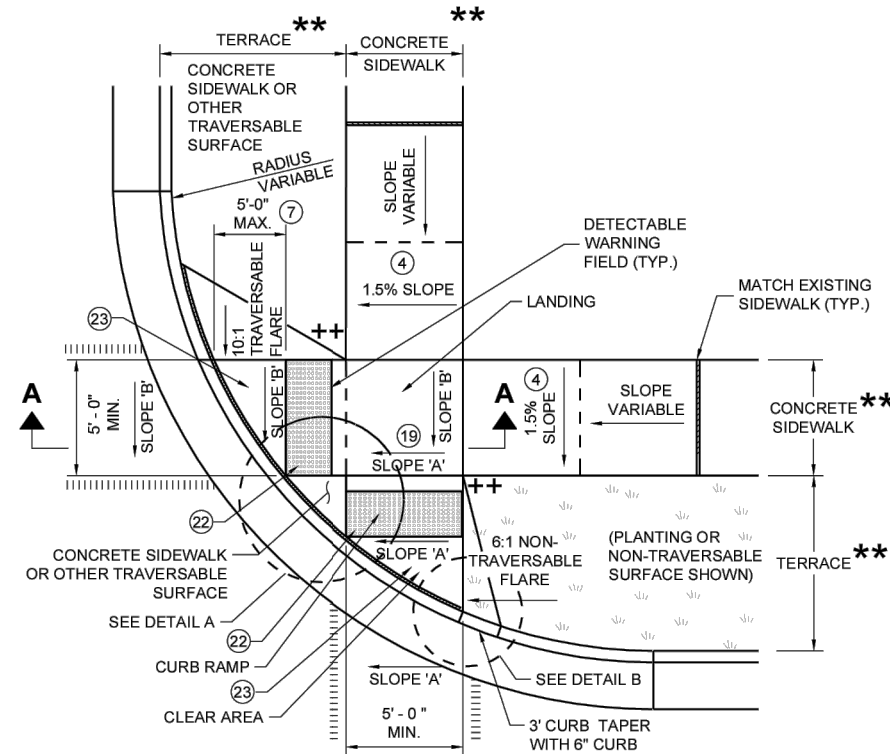
1 ENTRY GATE ORNAMENTAL COLUMN (METAL ORNAMENTAL VEHICULAR GATE)
5 NOT TO SCALE SECTION



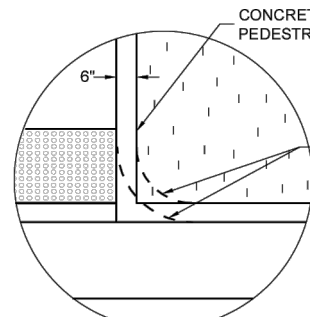
2 CONCRETE FOOTING AND COLUMN REINFORCEMENT
5 NOT TO SCALE SECTION



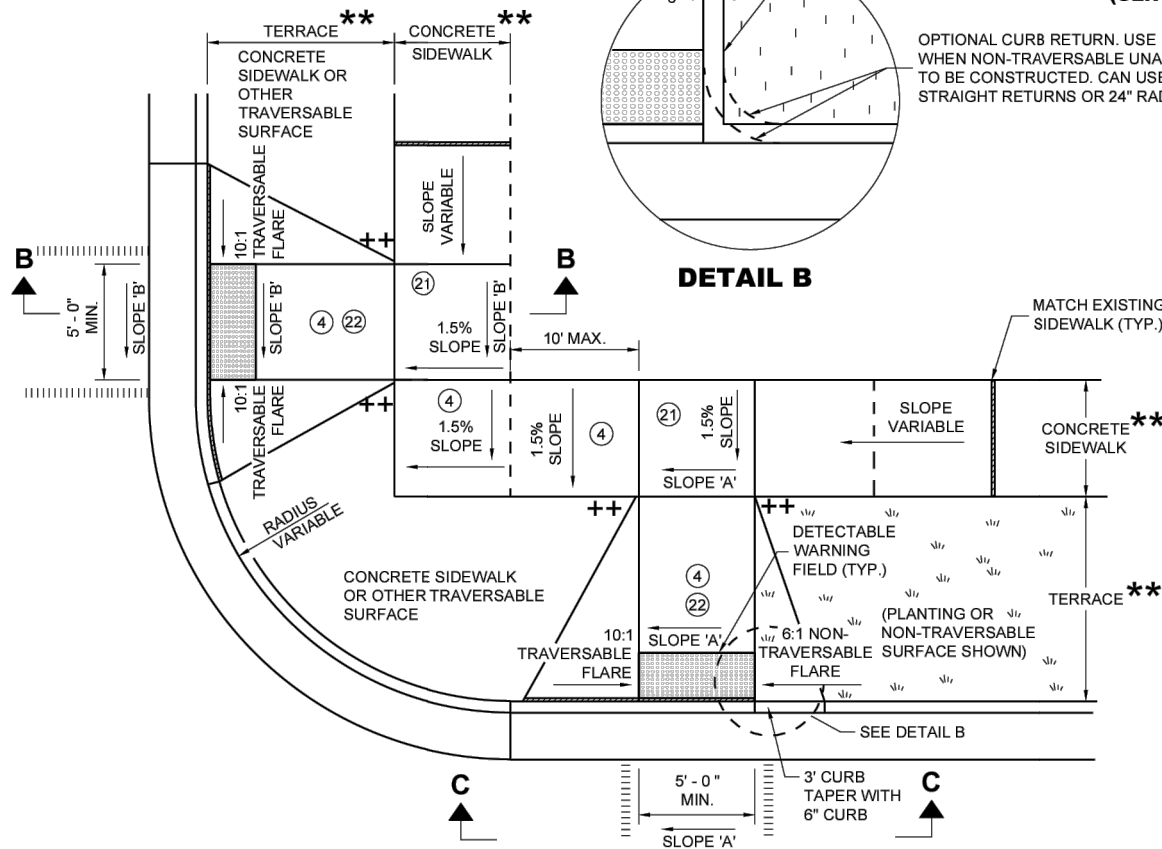
DETAIL A



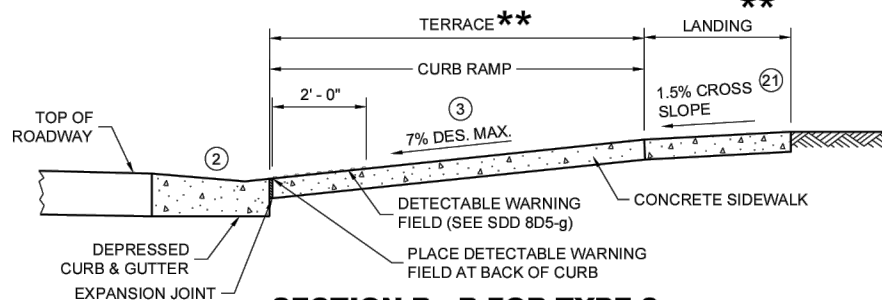
**PLAN VIEW
CURB RAMP TYPE 2
(CENTER OF CORNER RADIUS)**



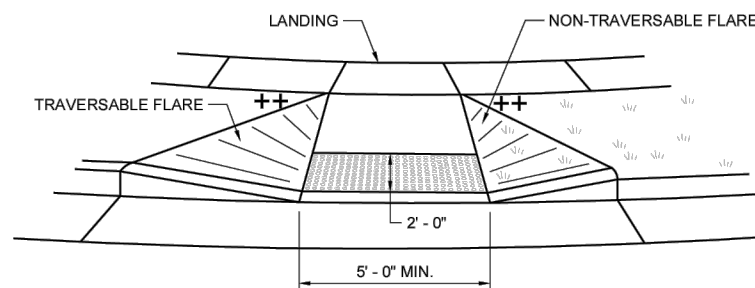
DETAIL B



**PLAN VIEW
CURB RAMP TYPE 3
(OUTSIDE OF CROSSWALK AREA)**



SECTION B - B FOR TYPE 3



VIEW C - C FOR TYPE 3

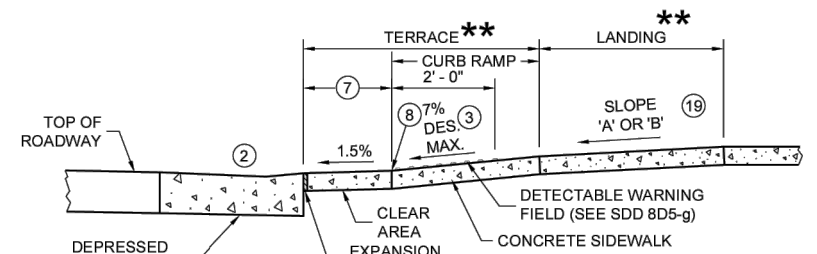
GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF CURB RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE SHALL BE FROM THE SAME MANUFACTURER.

- ② GRADE CHANGE BETWEEN GUTTER COUNTER SLOPE AND THE CURB RAMP SLOPE IS DESIRABLY 11% OR LESS AND SHALL NOT EXCEED 13.3%. TYPICAL GUTTER COUNTER SLOPE IS 4% BUT MAY BE MODIFIED TO FIT FIELD CONDITIONS. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5%, DESIRABLY 7% OR LESS, AND SHALL NOT EXCEED A MAXIMUM OF 8.3%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
- ③ MAXIMUM 8.3% CURB RAMP SLOPE IS ALLOWABLE WITH GUTTER COUNTER SLOPE OF 5% MAXIMUM AND A 13.3% MAXIMUM GRADE CHANGE.
- ④ $\pm 0.5\%$ CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.1% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
- ⑦ WHEN GRADE BREAK DISTANCE EXCEEDS 5 FEET, USE RADIAL DETECTABLE WARNING FIELD PER SDD 8D5-f.
- ⑧ PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.
- ⑨ WHEN DISTANCE IS LESS THAN 6' - 0", IT MAY BE DIFFICULT TO ACHIEVE A 7% DESIGN MAXIMUM SLOPE OR FLATTER ALONG THE RAMP. REDUCE CURB HEIGHT IN TRIANGLE AREA TO ACHIEVE 7% DESIGN MAXIMUM SLOPE OR FLATTER ON RAMP. CONSTRUCT 2-INCH MINIMUM CURB HEIGHT BETWEEN 10:1 FLARES.
- ⑪ A MAXIMUM 2-INCH CONCRETE BORDER IS PERMITTED ALONG ALL SIDES OF THE DETECTABLE WARNING FIELD SURFACE.
- ⑫ WHERE A LANDING SERVES TWO CURB RAMP, THE LANDING SLOPE SHALL NOT EXCEED THE CROSS SLOPE AT THE BOTTOM OF THE RAMP OR WITHIN THE CROSSWALK PARALLEL TO THE DIRECTION OF TRAVEL.
- ⑬ PROVIDE A LANDING WITH A SLOPE PARALLEL TO ROADWAY THAT MATCHES SLOPE AT THE BOTTOM OF THE ADJACENT RAMP. SLOPE PERPENDICULAR TO ROADWAY SHALL BE 2.1% MAXIMUM. STANDARD LANDING SIZE IS 5 FEET BY 5 FEET.
- ⑭ THE ENTIRE RAMP SHALL BE A PLANAR SURFACE. DO NOT WARP THE RUNNING SLOPE OR CROSS SLOPE OF THE RAMP. WARPING OF THE SIDEWALK CROSS SLOPE SHALL TAKE PLACE BETWEEN THE LANDING AND MATCH POINT.
- ⑮ THE CLEAR AREA BETWEEN THE BOTTOM OF RAMP AND BACK OF CURB SHALL BE SLOPED SO THAT WATER DRAINS OUT OF ONE SIDE OR BOTH SIDES OF THE CURB OPENING.



SECTION A - A FOR TYPE 2

LEGEND

- 1/2" EXPANSION JOINT SIDEWALK
- - - CONTRACTION JOINT SIDEWALK
- ||||| PAVEMENT MARKING CROSSWALK (WHITE)
- * MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK
- ** WIDTH SHOWN ELSEWHERE IN THE PLANS
- ++ CONSTRUCT 6" WEDGE TO AVOID CONCRETE BREAKAGE

CURB RAMPS TYPE 2 AND 3

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

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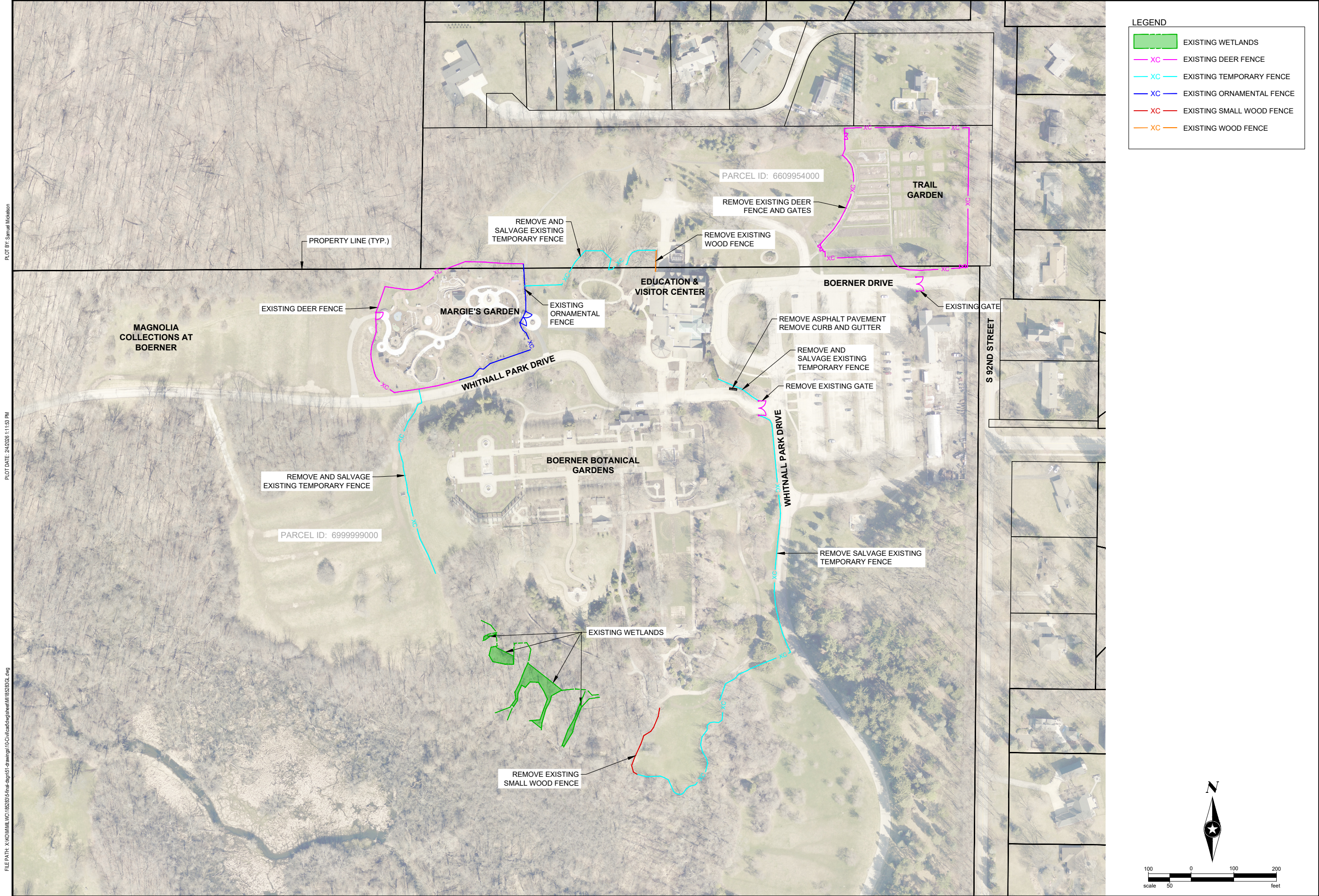


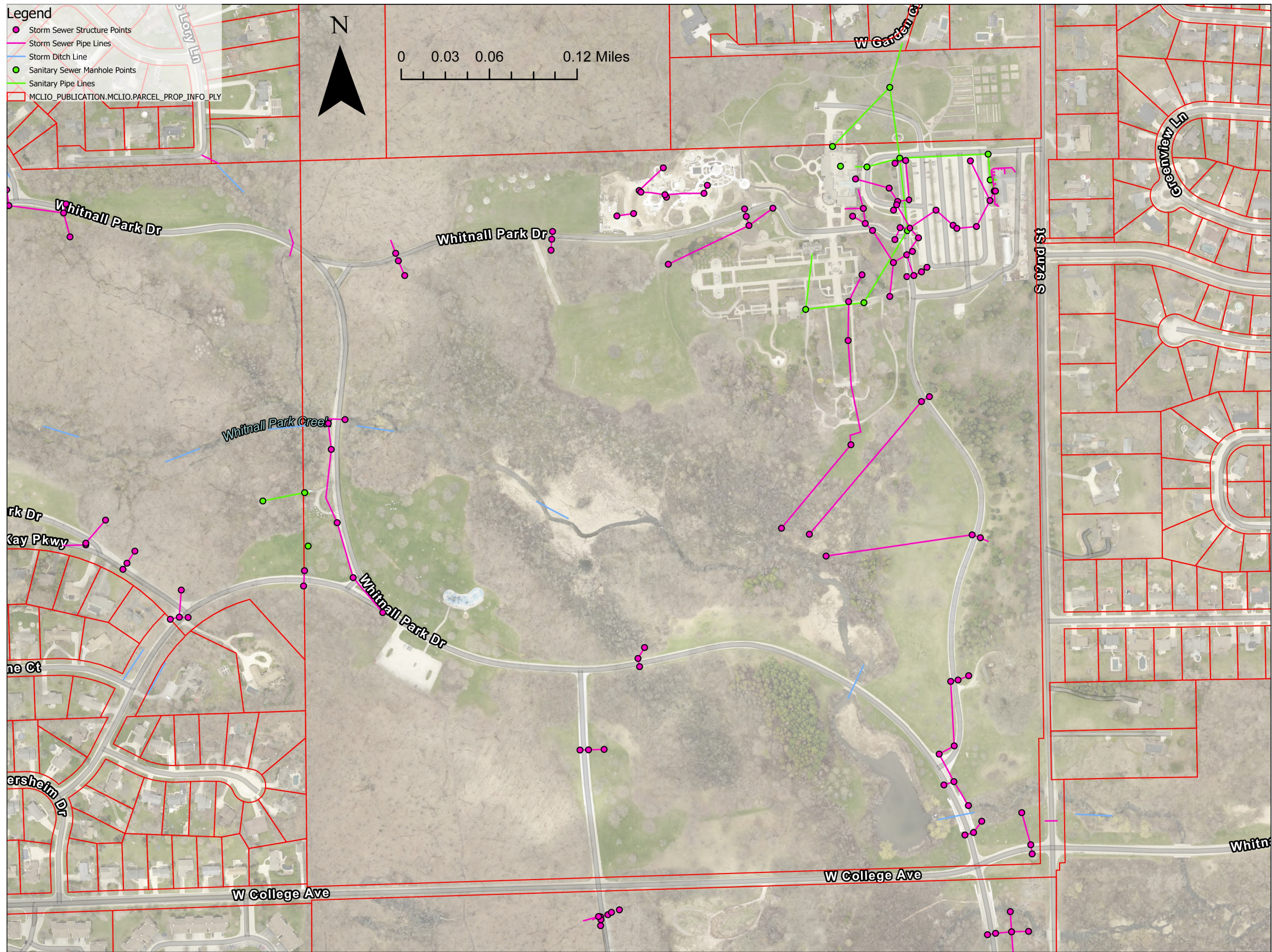
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FINAL PLANS

DATE:
02/04/2026
PROJECT:
WP079701
SITE NO:
648
BUILDING NO:
N/A

CONSTRUCTION
DETAILS





EXISTING STORM SEWER AND SANITAY SEWER



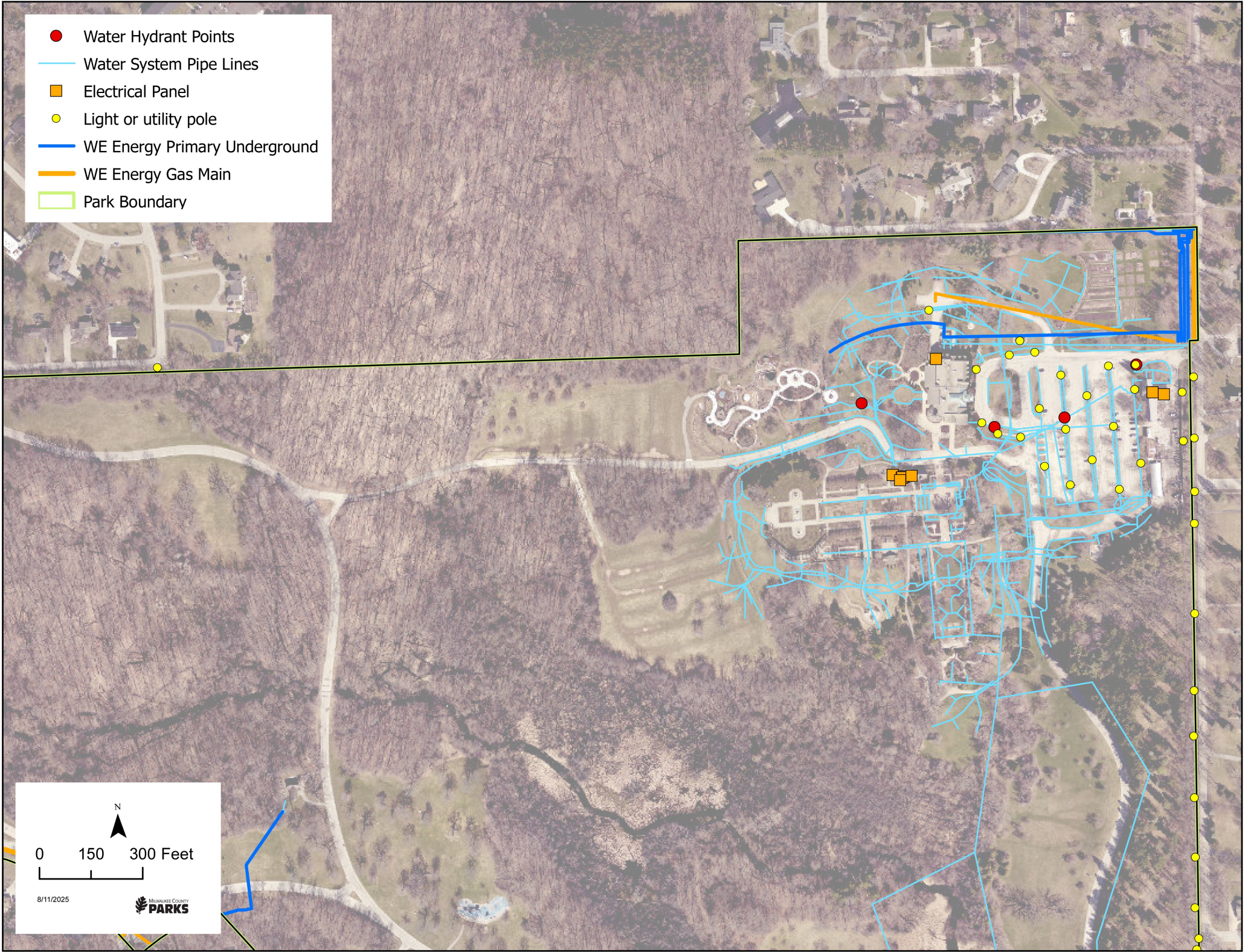
FINAL PLANS
DATE: 02/04/2026
PROJECT: WP079701
SITE NO: 648
BUILDING NO: N/A

EXISTING UTILITIES

Milwaukee County Dept. of Administrative Services
FACILITIES MANAGEMENT DIVISION
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CONSTRUCTION OF PERIMETER FENCING
**BOERNER BOTANICAL
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9400 BOERNER DRIVE, HALES CORNERS, WI 53130



EXISTING WATER MAIN, POWER AND GAS



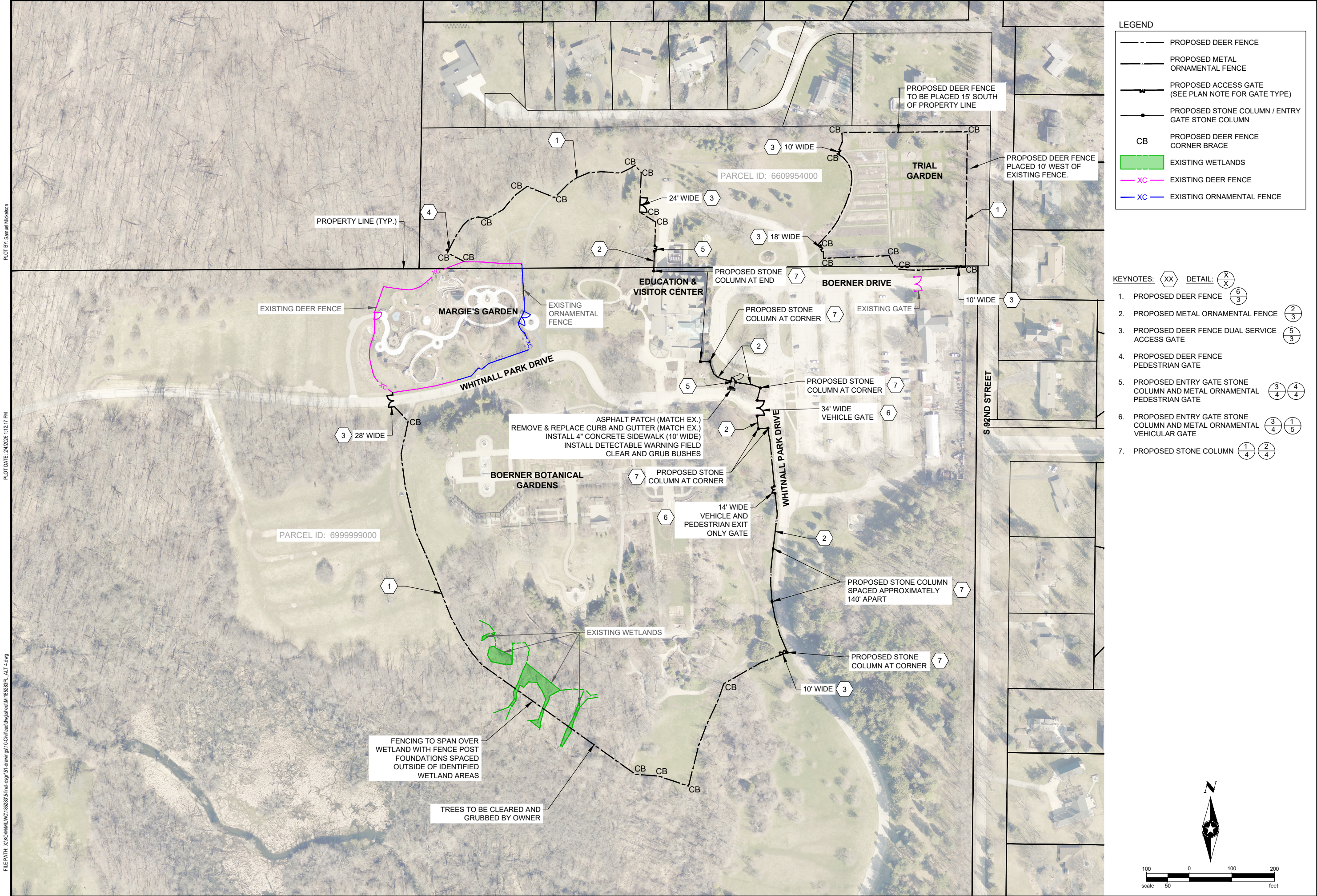
FINAL PLANS
 DATE: 02/04/2026
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 SITE NO: 648
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EXISTING UTILITIES



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CONSTRUCTION OF PERIMETER FENCING
**BOERNER BOTANICAL
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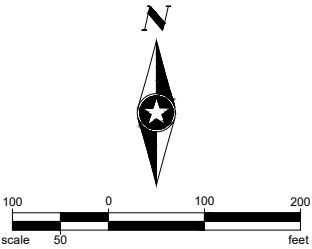


LEGEND

- PROPOSED DEER FENCE
- PROPOSED METAL ORNAMENTAL FENCE
- PROPOSED ACCESS GATE (SEE PLAN NOTE FOR GATE TYPE)
- PROPOSED STONE COLUMN / ENTRY GATE STONE COLUMN
- CB PROPOSED DEER FENCE CORNER BRACE
- EXISTING WETLANDS
- XC EXISTING DEER FENCE
- XC EXISTING ORNAMENTAL FENCE

KEYNOTES: XX DETAIL: $\frac{X}{X}$

- 1. PROPOSED DEER FENCE $\frac{6}{3}$
- 2. PROPOSED METAL ORNAMENTAL FENCE $\frac{2}{3}$
- 3. PROPOSED DEER FENCE DUAL SERVICE ACCESS GATE $\frac{5}{3}$
- 4. PROPOSED DEER FENCE PEDESTRIAN GATE
- 5. PROPOSED ENTRY GATE STONE COLUMN AND METAL ORNAMENTAL PEDESTRIAN GATE $\frac{3}{4}$ $\frac{4}{4}$
- 6. PROPOSED ENTRY GATE STONE COLUMN AND METAL ORNAMENTAL VEHICULAR GATE $\frac{3}{4}$ $\frac{1}{5}$
- 7. PROPOSED STONE COLUMN $\frac{1}{4}$ $\frac{2}{4}$



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PLAN VIEW

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