

From: [Michael Davis](#)
To: rbednarski20@gmail.com
Cc: [Arthur Pinon](#); [Amanda Saso](#); [Tamara Szudy](#)
Subject: RE: [External] Tosa Veterans Memorial
Date: Wednesday, July 8, 2026 3:40:03 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image002.png](#)
[InSite_Wauwatosa Veterans Memorial Plaza_lighting Binder_260531.pdf](#)
[kq-photometrics.png](#)

Mr. Bednarski

Thank you for the email and I am hoping to address your concerns

I do remember your comments and concerns from our meeting a few weeks ago

Attached are the lighting documents for the project.

I seem to remember some comments about the light output and the concerns of the thousands of lumens from the specified low voltage fixtures.

I think there was some misinterpretation of the light output and wanted to help address that.

Please look at the plans and the manufacturer's cut sheets to verify that it is indeed not the case.

When putting these together I tried to be very coincident of the light trespass and glare for the neighbors and automobile traffic.

It would be a failure on my part if I did not and take this all rather seriously.

During the review process we were asked by one of the members of the Wauwatosa Design Review Board to put together a site lighting/ photometric light level calculations plan to ensure we were not causing any glare issues or violating the Wauwatosa site lighting ordinances.

I have been doing architectural and landscape architectural design for over 35 years.

In fact, I was asked to speak about low voltage lighting and the ability to use it in place of large area site luminaire for a more aesthetic and pleasing site illumination in Boston and Chicago at the 2013 and 2015 American Society of Landscape Architects conferences.

The attached is the photometrics plan and lighting plan set that shows that we are not creating any light trespass issues by exceeding 0.2 foot candles of illumination at grade at the parcel boundary edge.

For reference, NFPA 101 life safety code and the Wisconsin Uniform Dwelling Code require paths must maintain an illumination level of at least 1.0 footcandle (11 lux) at grade under normal power. For exit access stairways, exit stairways, and their required landings, the requirement increases to 10.0 footcandles (108 lux)

The adjacent municipal street lights will have 500% to 1000% more lumens than the up lights or down light from the plaza

- All of the specified-up lights that are in grade well light have proaim adjustability and a PWM dimmable narrow beam of 30 degrees. The color is 2700 degrees Kelvin and can be adjusted to other color temperature once installed.
- The total lumens of the 9 LED in-grade fixtures are 543 lumens per the manufacturers specifications and can be dimmed from 0% - 100%.

For sake of discussion as the beam of light travels vertically, to illuminate the flag, for the 25'-0" tall flags the beam of light is 12.4' wide and at 1.44 fc. At 35'-0" tall for the American flag in the center the beam of light is 17.2' wide and 0.91 fc.

I tried to select a beam that would not cause glare issues.

Additionally, the lighting will be dimmed by 50% at 10pm.

The U.S. Flag code mandates the flags be illuminated at night for maintaining respect or

they must be raised and dawn and lowered at dusk every day. That would not be feasible. I worked quite hard on modifying the previously approved Hart Park Plaza design so it is not just stuffed and squeezed onto this site.

There was a great deal of collaboration with the Wauwatosa Design Review Board for this final product.

The site was initially brought to the Veterans Committee for consideration by both the Mayor and the Director of Public works after it was deemed that the Hart Park site was no longer feasible after the flooding that took place there.

The plaza size, pour in place seat wall, pergola scale & massing and flag locations themselves and dimensions all were modified and reduced based on this particular parcel size.

This project is too important to just plop in and hope it fits.

A great deal of thought and design effort and contemplation has gone into the layout of the plaza on this sight and certainly did not want to squish it in.

The design professionals on the Wauwatosa Design Review Board all agreed that it was appropriate with the one concern (and discerning vote) from one DRB member was regarding bush placement and location vs the size and scale of the plaza as it relates the parcel.

And lastly, during the installation phase we will be adjust the fixtures at night to make sure they are not causing any type of and nuisance to the neighbors or passing by traffic.

If you have any additional questions or concerns, please feel free to reach out to me directly

I am happy to help

Thank you

Mike

Michael C. Davis

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From: Arthur Pinon <apinon@wauwatosa.net>

Sent: Wednesday, July 8, 2026 1:42 PM

To: Michael Davis <mdavis@insitedesigninc.com>

Subject: FW: [External] Tosa Veterans Memorial

FYI

From: Arthur Pinon

Sent: Monday, July 6, 2026 11:33 AM

To: 'Rob Bednarski' <rbednarski20@gmail.com>; Amanda Saso <asaso@wauwatosa.net>

Cc: Tamara Szudy <tszudy@wauwatosa.net>

Subject: RE: [External] Tosa Veterans Memorial

Mr. Bednarski,

Thank you for your email. We appreciate you taking the time to provide your input on the proposal. Your correspondence will be included in the project file for the variance application.

I would like to clarify that the application scheduled to be heard by the Board of Zoning Appeals on July 23 is limited to a setback variance for the proposed pergolas. The required setbacks for the pergola structures are 25 feet from Harwood Avenue and 15 feet from Milwaukee Avenue. The applicant is requesting approval for setbacks of 0 feet from both streets.

The lighting, landscaping, and other design elements of the project have already been reviewed and approved by the Design Review Board and are not part of the Board of Zoning Appeals' consideration for this application.

If you have any questions or would like additional information, please let me know.



Art Piñon

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From: Rob Bednarski <rbednarski20@gmail.com>

Sent: Sunday, July 5, 2026 1:01 PM

To: Arthur Pinon <apinon@wauwatosa.net>; Amanda Saso <asaso@wauwatosa.net>

Subject: [External] Tosa Veterans Memorial

Mr. Pinon and Ms. Saso,

I am reaching out with some comments to share with the Board of Zoning Appeals. I believe this matter will be on the agenda for the July meeting.

I know that this project has been approved by the Design Review Board and is now in the hands of the Board of Zoning Appeals. I live just four houses away from this proposed site and am writing to voice some concerns that I would like to see addressed before this project is permitted to move forward.

First, I am okay with the idea of using this corner lot for this purpose. I am supportive of our veterans and would welcome a memorial in my neighborhood. However, my support for the addition of the memorial to our neighborhood is not without concerns. I ask the Board to consider the following as it reviews this zoning change request.

Lighting is my primary concern. I had the opportunity to sit down with the architect and I understand the intent is to utilize up-lighting for the seven flags that will be in this space. At the time of our discussion, the intent was to light the flags all night. While I appreciate these expectations to honor the six branches of the military, and our Nations flag, the idea of introducing seven spotlights shining into the night sky, directly next door and across the street from our peaceful homes is not acceptable. I find this part of the proposal to be selfish and, for the Board's consideration, contrary to one aspect of this Board's purpose of protecting the general welfare of the community members. Additionally, I believe that the addition of all-night lighting may be contrary to the Municipal Code addressing landscaping and screening (24.12.010, A.9, Reduce impact of...glare).

I understand that this project has been moved from Hart Park to this space. In reviewing the plans, I get the impression the VA has simply attempted to squeeze the plan for the park into this triangle. Although I believe it's a tight space for the scale of the project, with the exception of the proposed night lighting, it could work.

I learned the proposal includes lighting that would be dimmed to half at nighttime. While I appreciate the effort, half the lumens is still unsustainable for the neighborhood. I propose requiring the flag lights to be completely off during the hours of 9:00 p.m. to 6:00 a.m. With that change, I could support this plan.

While I have your ear, I'd like to understand that the City has also considered the parking and access questions. I expect and hope that the memorial will attract a number of visitors. However, recognize that there is limited parking near and around this triangle. Please consider how this will be addressed. While I don't see this is a concern for the neighborhood, I just want to be sure that the users and approvers have a plan. There's no sense in building something that only those able to walk several blocks can utilize.

Again, I am good with placing a memorial on this property in my neighborhood but please consider the impact of the proposed lighting. Thank you for taking my comments into consideration.

Rob Bednarski
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