Wauwatosa, WI
Board of Public Works
Meeting Agenda

7725 W. North Avenue
Wauwatosa, WI 53213

Wednesday, April 22, 2026 **9:00 AM** **Zoom Only: https://servetosa.zoom.us/j/89415047159, Meeting ID: 894 1504 7159**

Regular Meeting

VIRTUAL MEETING INFORMATION

Members of the public may observe and participate in the meeting via Zoom only at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Minutes from the March 23rd, 2026 Special Meeting **26-0530**
2. Approval of Minutes from the March 18th, 2026 Regular Meeting **26-0775**

NEW BUSINESS

1. Request by Andrew Mertz of Pinnacle Engineering for construction staging within the City right-of-way adjacent to 2825 N. Mayfair Road **26-0741**
2. Request by Stephanie Medan of ISG for Interior Landscaping Code Exemptions for the proposed Scheels at 2400 N. Mayfair Road **26-0742**
3. Consideration of award of Contract 26-11 / Project 10262, 2026 Green Alley to All-Ways Contractors, Inc. **26-0745**

   Recommendation: Common Council
4. Consideration of placing the 2024 & 2025 Street Improvement Project Special Assessments on the tax roll for construction projects that were completed during the 2025 Construction Season **26-0759**

   Recommendation: Common Council
5. Approval to execute a Green Infrastructure Funding Agreement (G98024P38) with the Milwaukee Metropolitan Sewerage District (MMSD) for a wetland restoration project in Firefly Grove Park. **26-0738**

   Recommendation: Common Council

6. Consideration of ratification of project partial payments for work completed pursuant to the terms of the contract — **26-0688**

7. Project Updates — **26-0777**

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY
Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.

File #: 26-0741 **Agenda Date:** 4/22/2026 **Agenda #:** 1.

Request by Andrew Mertz of Pinnacle Engineering for construction staging within the City right-of-way adjacent to 2825 N. Mayfair Road

Submitted by:
Jennifer Stilling
Department:
Public Works (Engineering Services Division)

A. Issue

Due to planned construction activities at the proposed development at 2825 N. Mayfair Road, the applicant has requested the following construction staging measures starting in July 2026 and ending in June 2027 within the public right-of-way due to insufficient setbacks for construction:

- Traffic lane closures in the southbound direction of N. Mayfair Road
- A sidewalk closure on the west side of N. Mayfair Road

B. Background/Options

The applicant has provided the following information regarding the proposed staging in the right-of-way. The staging will occur over three phases and is depicted on the attached plans.

Stage 1 will be a one lane southbound Mayfair Road closure.

- This stage would be related to the initial site preparation and construction of the building.
- One lane of southbound Mayfair Road would need to be closed during this stage.
- The pedestrians would be routed into the roadway. A four feet wide pedestrian pathway is proposed.
- This stage is anticipated to occur between the beginning of July 2026 to beginning of August 2026.

Stage 2 will be a two-lane southbound Mayfair Road closure.

- This stage would include the sanitary sewer connection to the main line, the sanitary lateral just past the back of the existing sidewalk, patching the roadway, and the removal and construction of the new curb and gutter.
- Two lanes of southbound Mayfair Road would need to be closed during this phase.
- The pedestrians would be routed around the utility excavation onto the site during the day and will require a pedestrian flagger. The pedestrian detour route will be five feet wide. At night there will be two fences provided to route the pedestrians around the utility trench safely.
- This stage is anticipated to occur in August 2026 for about two to three weeks.

Stage 3 will be a one lane southbound Mayfair Rod closure.

- This stage would be related to the construction for the remaining sanitary lateral, the water laterals, the building, construction of the new sidewalk, and other site features.
- One lane of southbound Mayfair Road would need to be closed during this stage.

- The pedestrians would be routed into the roadway. A four feet wide pedestrian pathway is proposed.
- This stage is anticipated to take place between the beginning of September 2026 to June 2027.

The applicant has submitted the proposed lane closures to WisDOT for their review and approval.

Because there is no existing sidewalk on the east side of N. Mayfair Road, and the property is adjacent to a railroad to the west, there are no other reasonable pedestrian detour routes that are available for the applicant to utilize. The temporary pedestrian detour route will be protected from traffic by concrete jersey barriers, and from the on-site construction activities with a temporary pedestrian barricade. A detail for the proposed temporary pedestrian barricade must be provided to Engineering. The detail must also note the height of the barricade. Temporary curb ramps meeting ADA requirements must be included at the north and south end of the pedestrian detour routes for Stages 1 and 3.

The contractor will be held responsible for maintaining all sidewalk detour signage during the requested duration. Engineering also recommends that the contractor shall be responsible for the snow removal in the vehicular lane closure and pedestrian detour route.

The applicant will be present at the Board meeting to answer any questions.

C. Strategic Plan (Area of Focus)

Priority Area One: Economic Development and Financial Resilience

D. Fiscal Impact

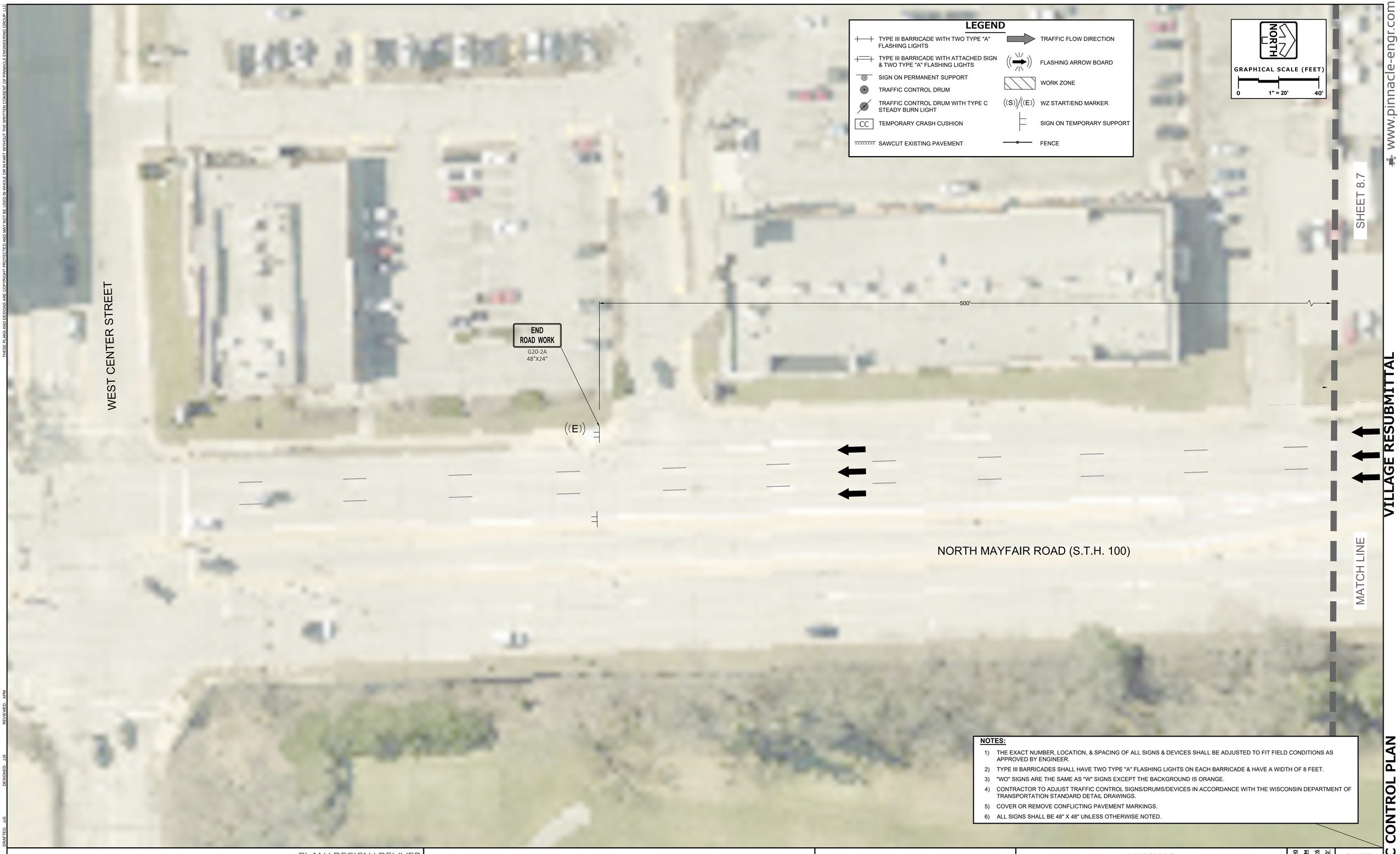
No impact to the City of Wauwatosa.

E. Recommendation

Staff recommends that the Board of Public Works grant the temporary construction staging measures within the public right-of-way for the time period of July 2026 through June 2027. Approval is also recommended to be subject to the following:

- WisDOT approval of the proposed lane closures.
- Engineering approval of the pedestrian detour route, including a detail for the temporary pedestrian barricade and temporary curb ramps.
- The Contractor held responsible for maintaining all sidewalk detour signage and for the snow removal in the vehicular lane closure and pedestrian detour route during the requested duration.

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NOTES:

1) THE EXACT NUMBER, LOCATION, & SPACING OF ALL SIGNS & DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY ENGINEER.
2) TYPE III BARRICADES SHALL HAVE TWO TYPE "A" FLASHING LIGHTS ON EACH BARRICADE & HAVE A WIDTH OF 8 FEET.
3) "WO" SIGNS ARE THE SAME AS "W" SIGNS EXCEPT THE BACKGROUND IS ORANGE.
4) CONTRACTOR TO ADJUST TRAFFIC CONTROL SIGNS/DRUMS/DEVICES IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWINGS.
5) COVER OR REMOVE CONFLICTING PAVEMENT MARKINGS.
6) ALL SIGNS SHALL BE 48" X 48" UNLESS OTHERWISE NOTED.

DRAFTED: JJS
DESIGNED: JJS
REVIEWED: APM

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CHICAGO I MILWAUKEE : NATIONWIDE

LATITUDE 43

2825 MAYFAIR RD, WAUWATOSA, WI
TAXKEY: 299-9986-0001

DOT TRAFFIC CONTROL STAGE 1 & 3

REVISIONS

1	RAILROAD COMMENTS	01/19/26	5	CLIENT COMMENTS	04/17/26
2	DOT SUBMISSION	02/03/26			
3	CITY RESUBMITTAL	02/25/26			
4	CITY & DOT RESUBMITTAL	04/03/26			

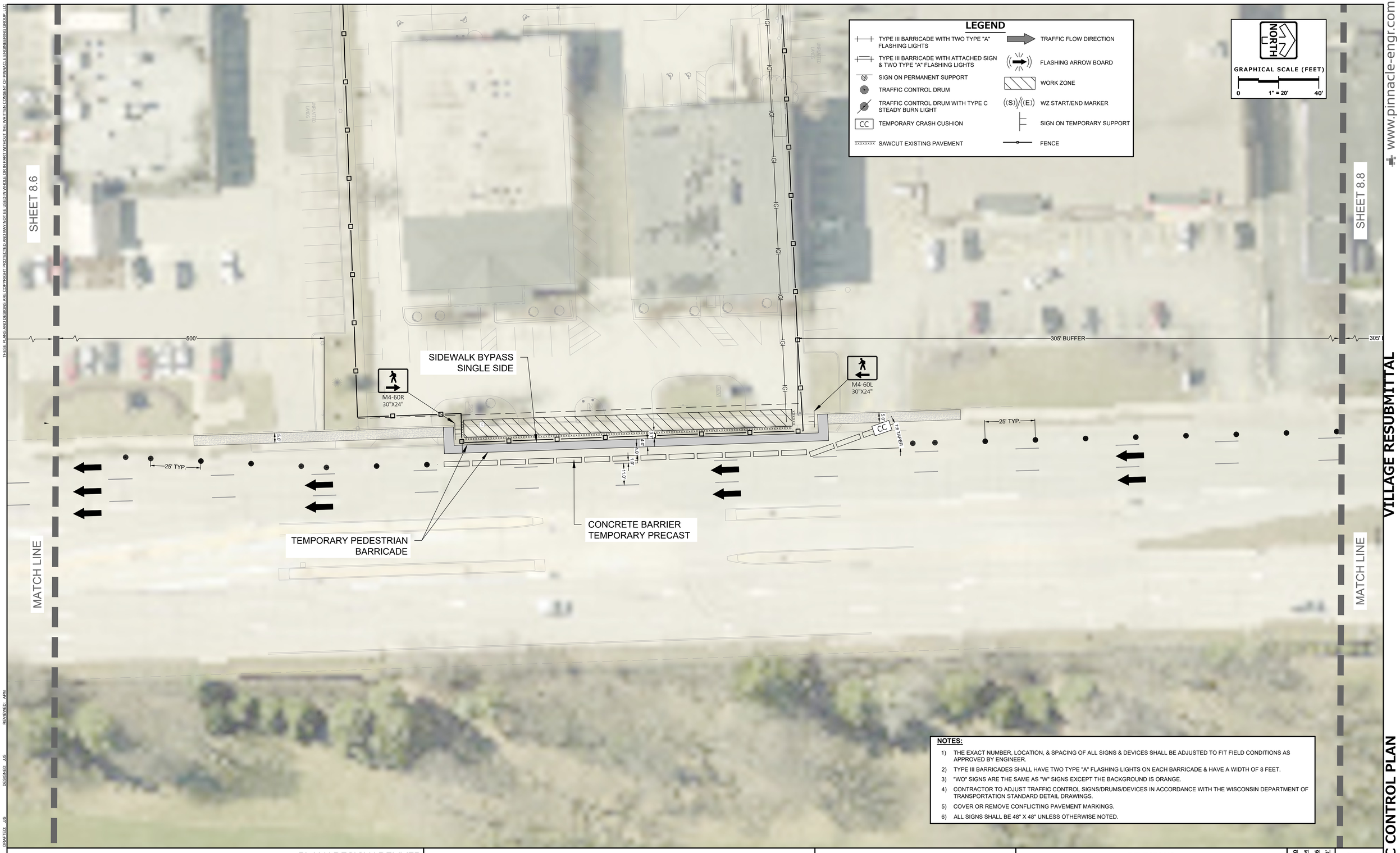
PEG JOB No. 6675.00
PEG PM APM
START DATE 01.05.26
SCALE 1" = 20'

SHEET
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- CC TEMPORARY CRASH CUSHION
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- FLASHING ARROW BOARD
- WORK ZONE
- (S)/(E) WZ START/END MARKER
- SIGN ON TEMPORARY SUPPORT
- FENCE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

SHEET 8.7

SHEET 8.9

LANE CLOSED
R11-2L
48"X30"

305' BUFFER

320' TAPER

350'

25' TYP.

TEMPORARY MARKING LINE
REMOVABLE TAPE 4-INCH, WHITE

NORTH MAYFAIR ROAD (S.T.H. 100)

MATCH LINE

MATCH LINE

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VILLAGE RESUBMITTAL

TRAFFIC CONTROL PLAN

REVIEWED: APM
DESIGNED: JJS
DRAFTED: JJS

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- (S) / (E) WZ START/END MARKER
- SIGN ON TEMPORARY SUPPORT
- FENCE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

SHEET 8.8

SHEET 8.10

W4-2R

RIGHT LANE CLOSED AHEAD W20-5A

350'

350'

350'

NORTH MAYFAIR ROAD (S.T.H. 100)

MATCH LINE

MATCH LINE

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REVIEWED APM

DESIGNED JJS

DRAFTED JJS

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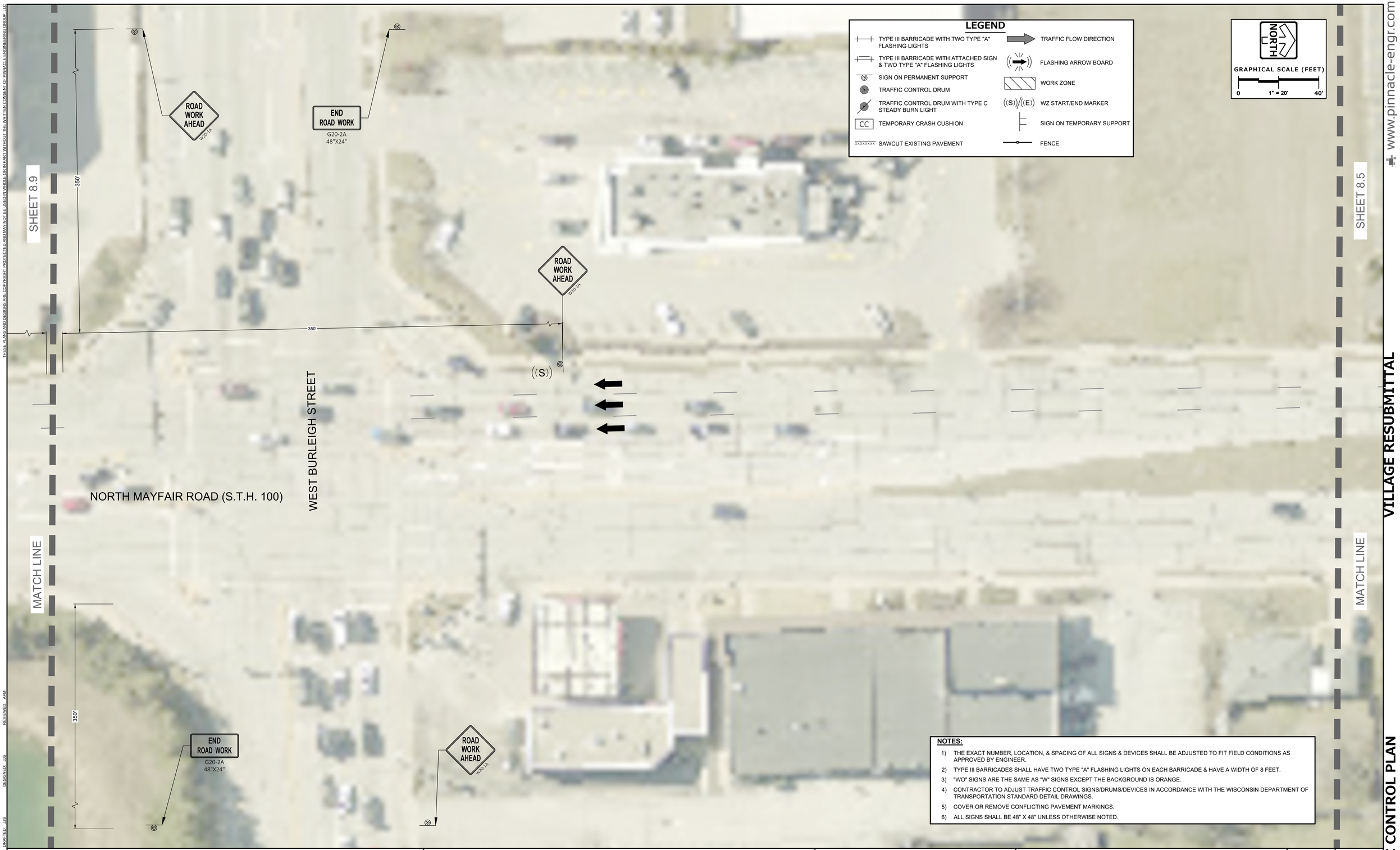
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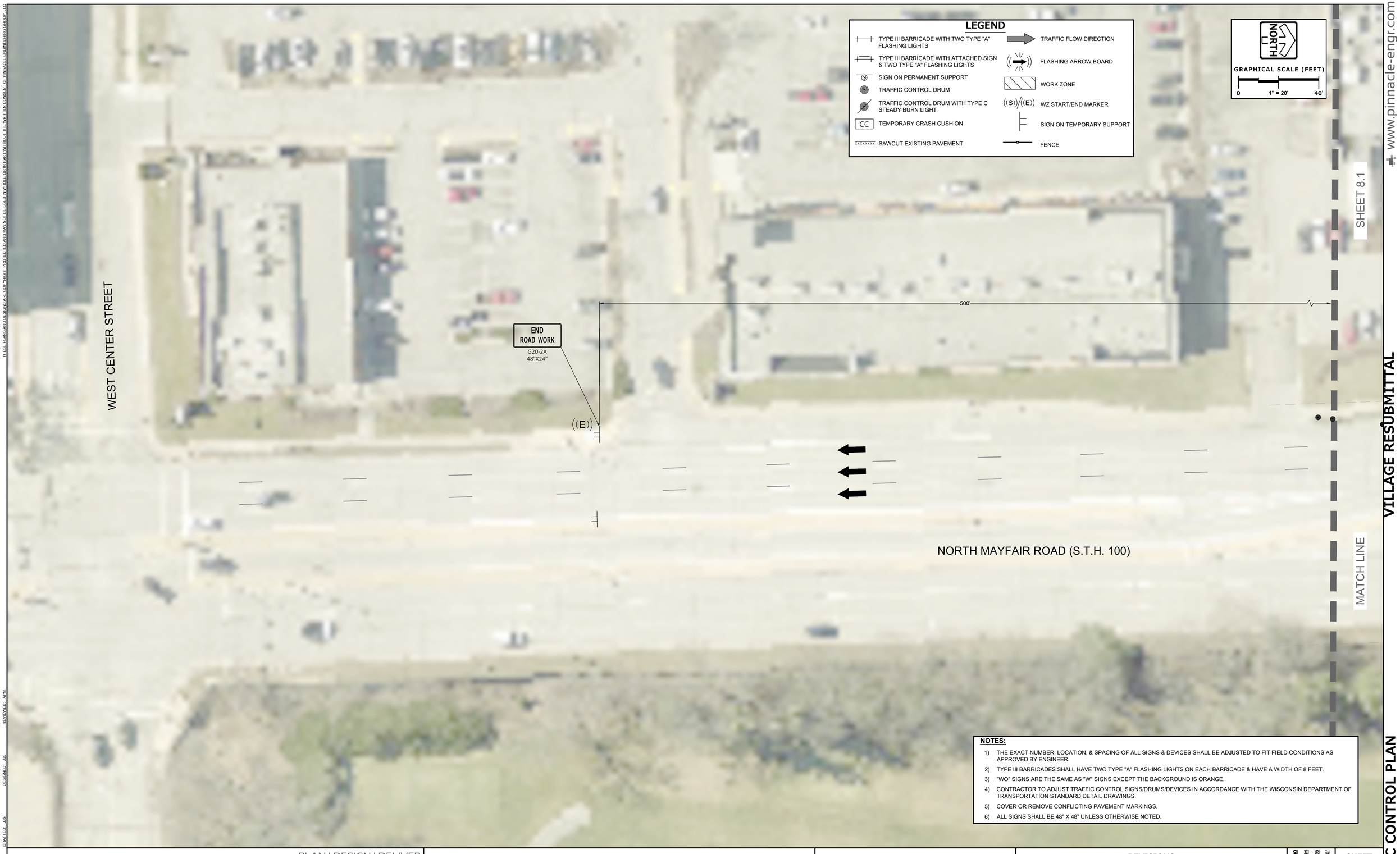
TRAFFIC CONTROL PLAN

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DOT TRAFFIC CONTROL STAGE 2

REVISIONS

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VILLAGE RESUBMITTAL
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- FENCE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

SHEET 8.0

SHEET 8.2

500'

305' BUFFER

305' B

SIDEWALK BYPASS SINGLE SIDE

TEMPORARY PEDESTRIAN BARRICADE

SWING GATE W/ FLAGGER

SWING GATE W/ FLAGGER

M4-60L 30"X24"

M4-60R 30"X24"

5.5'

5.0'

2.0'

18 TAPER

CC

25' TYP.

25' TYP.

CONCRETE BARRIER TEMPORARY PRECAST

MATCH LINE

MATCH LINE

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DOT TRAFFIC CONTROL STAGE 2

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VILLAGE RESUBMITTAL

TRAFFIC CONTROL PLAN

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

SHEET 8.1

SHEET 8.3

LANE CLOSED
R11-2L
48"X30"

305' BUFFER — 320' TAPER — 640'

25' TYP.

25' TYP.

TEMPORARY MARKING LINE
REMOVABLE TAPE 4-INCH, WHITE

NORTH MAYFAIR ROAD (S.T.H. 100)

MATCH LINE

MATCH LINE

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6) ALL SIGNS SHALL BE 48" X 48" UNLESS OTHERWISE NOTED.

REVIEWED: APM
DESIGNED: JJS
DRAFTED: JJS

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

LATITUDE 43

2825 MAYFAIR RD, WAUWATOSA, WI
TAXKEY: 299-9986-0001

DOT TRAFFIC CONTROL
STAGE 2

REVISIONS

1	RAILROAD COMMENTS	01/19/26	5	CLIENT COMMENTS	04/17/26
2	DOT SUBMISSION	02/03/26			
3	CITY RESUBMITTAL	02/25/26			
4	CITY & DOT RESUBMITTAL	04/03/26			

PEG JOB No. 6675.00
PEG PM APM
START DATE 01.05.26
SCALE 1" = 20'

SHEET
C-8.7
OF
C-8.13

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VILLAGE RESUBMITTAL

TRAFFIC CONTROL PLAN

Z:\PROJECTS\2025\6675.00-WI\CAD\SHEETS\DOT TRAFFIC CONTROL ST 2.DWG

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LEGEND

- TYPE III BARRICADE WITH TWO TYPE "A" FLASHING LIGHTS
- TYPE III BARRICADE WITH ATTACHED SIGN & TWO TYPE "A" FLASHING LIGHTS
- SIGN ON PERMANENT SUPPORT
- TRAFFIC CONTROL DRUM
- TRAFFIC CONTROL DRUM WITH TYPE C STEADY BURN LIGHT
- CC — TEMPORARY CRASH CUSHION
- SAWCUT EXISTING PAVEMENT
- TRAFFIC FLOW DIRECTION
- FLASHING ARROW BOARD
- WORK ZONE
- (S)/(E) — WZ START/END MARKER
- SIGN ON TEMPORARY SUPPORT
- FENCE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

SHEET 8.2

SHEET 8.4

W4-2R

640'

25' TYP.

NORTH MAYFAIR ROAD (S.T.H. 100)

MATCH LINE

MATCH LINE

NOTES:

1) THE EXACT NUMBER, LOCATION, & SPACING OF ALL SIGNS & DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY ENGINEER.
2) TYPE III BARRICADES SHALL HAVE TWO TYPE "A" FLASHING LIGHTS ON EACH BARRICADE & HAVE A WIDTH OF 8 FEET.
3) "WO" SIGNS ARE THE SAME AS "W" SIGNS EXCEPT THE BACKGROUND IS ORANGE.
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VILLAGE RESUBMITTAL

TRAFFIC CONTROL PLAN

REVIEWED: APM
DESIGNED: JJS
DRAFTED: JJS

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LATITUDE 43
2825 MAYFAIR RD, WAUWATOSA, WI
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DOT TRAFFIC CONTROL STAGE 2

REVISIONS

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4	CITY & DOT RESUBMITTAL	04/03/26			

PEG JOB No. 6675.00
PEG PM APM
START DATE 01.05.26
SCALE 1" = 20'

SHEET
C-8.8
OF
C-8.13

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

SHEET 8.3

SHEET 8.5

MATCH LINE

MATCH LINE

NORTH MAYFAIR ROAD (S.T.H. 100)

WEST BURLEIGH STREET

350'

ROAD WORK AHEAD
W20-1A

END ROAD WORK
G20-2A
48"X24"

25' TYP.

350'

END ROAD WORK
G20-2A
48"X24"

ROAD WORK AHEAD
W20-1A

NOTES:

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DRAFTED: JJS
DESIGNED: JJS
REVIEWED: APM

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STAGE 2

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PEG JOB No. 6675.00
PEG PM APM
START DATE 01.05.26
SCALE 1" = 20'

SHEET
C-8.9
OF
C-8.13

VILLAGE RESUBMITTAL

TRAFFIC CONTROL PLAN

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- FENCE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

SHEET 8.4

W4-2R

RIGHT TWO LANES CLOSED AHEAD W20-3dA

ROAD WORK AHEAD W20-1A

320' TAPER 350' 350' 350'

25' TYP.

(S)

TEMPORARY MARKING LINE
REMOVABLE TAPE 4-INCH, WHITE

NORTH MAYFAIR ROAD (S.T.H. 100)

MATCH LINE

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TRAFFIC CONTROL PLAN

REVIEWED: APM
DESIGNED: JJS
DRAFTED: JJS

PLAN I DESIGN I DELIVER
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CHICAGO I MILWAUKEE : NATIONWIDE

LATITUDE 43

2825 MAYFAIR RD, WAUWATOSA, WI
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DOT TRAFFIC CONTROL STAGE 2

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PEG JOB No. 6675.00
PEG PM APM
START DATE 01.05.26
SCALE 1" = 20'

SHEET
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File #: 26-0742 **Agenda Date:** 4/22/2026 **Agenda #:** 2.

Request by Stephanie Medan of ISG for Interior Landscaping Code Exemptions for the proposed Scheels at 2400 N. Mayfair Road

Submitted by:
Sarah Grimalkin, Parks and Landscape Manager
Jennifer Stilling, Senior Civil Engineer

Department:
Public Works

A. Issue

The applicant has requested that the Board consider an exemption for the proposed interior vehicular use area landscaping (Code Reference 24.12.030).

B. Background/Options

Because the parking lot for this parcel is proposed to be restriped differently from the last approved parking lot plan from 2004, the perimeter and interior landscape requirements in Code Section 24.12 apply. The proposed redevelopment is meeting the required perimeter landscaping requirement.

Code section 24.12.030 states that at least 10% of the interior of vehicular use areas must be landscaped. In addition to the 10% landscape area, one shade tree is required per 180 square feet of required landscape area. Code section 24.12.030 also states that landscape islands shall be provided at the end of each parking row and within the row of parking spaces so that there are no more than (15) consecutive parking spaces without a landscape island.

The proposed landscaping plan shows a vehicular use area of 91,851 square feet. Per the Code, 9,186 square feet of landscaped area and (52) shade trees are to be provided. The proposed plan offers 4,136 square feet of landscaped area, equivalent to 4.5% of the vehicular use area, and (23) shade trees. The proposed plan does not offer landscape islands at the east ends of parking lot rows, save the southern-most row. Neither does the proposed plan include landscape islands within rows of parking spaces to ensure no more than (15) consecutive parking spaces without a landscape island.

Previous exemptions to the landscape requirements have offered mitigation that is in proportion to the deficiency that they are requesting relief from. For example, if the application is deficient by (4) trees, (4) trees are provided adjacent to the parking area that will shade the parking area and meet the intent of the code. This application provides an additional landscaped area south of the parking lot area, measuring 2,546 square feet (2.77% of the interior vehicular use area) and offering (7) shade trees.

The applicant has provided a memorandum included in the agenda packet that provides justification for the exemption. In the memorandum the applicant has stated that reducing the overall parking counts is a concern to the business. In addition, the applicant has stated that landscape islands near the primary store entry are a safety concern, creating obstacles for individuals with mobility or accessibility challenges and reducing visibility at eye -level for drivers and pedestrians.

Staff has determined that the previously approved 2004 parking lot plan provided (240) parking stalls located in the same area as the proposed parking lot. The proposed plans for this project state that there are (286) existing parking stalls and (221) proposed stalls. There is a discrepancy in the existing parking stall count but the number of proposed surface parking stalls are less than either existing number.

C. Strategic Plan (Area of Focus)

Priority Area One: Economic Development and Financial Resilience

D. Fiscal Impact

No fiscal impact to the City of Wauwatosa.

E. Recommendation

It is up to the Board if the exemption should be granted. Staff strongly recommends that the Board consider the following:

- Landscape islands provided at the end of each parking row are a proven and typical method of calming vehicular traffic and increasing pedestrian safety. With proper design and plant selection, landscape islands do not pose obstacles to pedestrian traffic or vehicular/pedestrian visibility.
- If the eastern end of the parking lot drive aisles that are currently striped as no parking are converted to landscape islands, Engineering estimates that approximately 1,400 square feet of additional interior landscape area could be provided. This would equate to an additional 1.5% of the interior vehicular use area with no reduction of parking lot spaces. Assuming that a shade tree is provided at a rate of 1 per 180 square feet, an additional (7) trees could be provided. The no parking striped area that is located at the northeast corner of the site should not be converted to a landscape island because it has less than 10 feet in width and is insufficient for tree growth.
- Landscape islands within the row of parking spaces so that there are no more than (15) consecutive parking spaces without a landscape island do not pose a significant reduction in parking counts. Compliance with the interior landscaping code on this point would require the addition of (6) landscape islands. The City landscape architect may not make an exemption for number of consecutive parking spaces if all other parking use area landscaping requirements have not been achieved.
- Meeting these landscaping code requirements would more closely align the applicant with the 10% minimum of landscape area for the interior vehicular use area.
- If the Board accepts the 4.5% of interior landscape area currently proposed, the 2.7% that is provided on the south side of the site, and requests that 1.5% of the no parking striped areas are converted to landscaping islands, the total provided interior landscaping area would be 8.7%.
- If the Board accepts to 23 trees currently proposed, the 7 trees provided on the south side of the site, and requests that 7 trees are added to the no parking striped areas, the total number of trees provided would be 37. This is 71% of the required 52 trees.

Docusign Envelope ID: 20B33625-25BC-4A76-B441-5C8CF99259B2

April 6, 2026

Tamara Szudy
Planning Manager
City of Wauwatosa
7725 W. North Ave
Wauwatosa, WI 53213
tszudy@wauwatosa.net

ISG

RE: Variance Request
Scheels – Mayfair Mall, 2400 North Mayfair Road, Wauwatosa, WI 53226

To the Board of Zoning Appeals,

Thank you for reviewing the following narrative and attached materials being submitted on behalf of Scheels in support of the site and landscaping upgrades proposed for their new store in the Mayfair Mall. We have prepared the following narrative to describe the proposed project and outlined each request in detail to demonstrate how each finding may be satisfied.

PROJECT DESCRIPTION

This project involves the redevelopment of a former anchor tenant building at Mayfair Mall into a new Scheels retail destination. The work includes adaptive reuse of an existing multi-level precast structure, with extensive interior demolition and renovation to accommodate Scheels' retail program across three levels, including offices, storage, apparel, and sporting goods sales. Site and landscape improvements support circulation, parking, planting, and pedestrian access, with careful integration alongside an adjacent development to provide programmable outdoor space.

VARIANCE APPLICATION NARRATIVE

A variance is requested to decrease the overall parking lot landscape coverage requirement, to remove the requirement for landscape islands at the end of each parking row, and to remove the requirement for interim landscape islands within the parking rows.

1. Exceptional Circumstances do exist pertaining to this lot.

ISG Response:

RE Parking Lot Landscape Area:
The adjacent property is currently being developed, which has eliminated access to a portion of previously available parking due to the configuration and placement of new buildings. As a result, this area is being converted into a landscaped pedestrian corridor and pocket park.

This new landscape planting space accounts for at least 2,546 sf or 2.77% of the lot landscape area, however this amount cannot be counted as part of lot landscape coverage because it is at the edge of the lot, not in the middle of the lot. This landscape area is, however, between covered parking and open parking. It is also not landscape that is in a "buffer zone" between parking and road/public way. It would be counted as landscape lot coverage if not for the new, adjacent building.

Overall, the total parking lot landscape area will increase substantially—from the existing 1,768 square feet (1.8%) to 6,592 square feet (7.27%).

Docusign Envelope ID: 20B33625-25BC-4A76-B441-5C8CF99259B2

RE Lot Planting Islands:
Planting islands located near the primary store entry have proven to be a safety concern for Scheels at other locations. These islands reduce visibility at eye level in areas where pedestrian and vehicular activity is highest. When these areas remain open, pedestrians are more visible and have a clear, accessible place to pause and be seen by drivers before crossing drive aisles. In contrast, planting islands can create obstacles for individuals with mobility or accessibility challenges, as stepping up onto raised islands may be difficult or impractical. Planting islands located toward the far end of the parking lot present fewer safety concerns and are therefore designed to be larger than typically provided for this type of project.

Additionally, the overall reduction in parking counts is a concern for Scheels. For this reason, the project requests flexibility to avoid interim planting islands within parking rows.

2. A variance is necessary for the preservation and enjoyment of the property rights possessed by other properties in the district and vicinity.

ISG Response:

The uncounted landscape area described in the response to Question 1 functions as a safe, well-planted pedestrian corridor serving both the Scheels store and the proposed adjacent mixed-use development. Its purpose is to enhance user enjoyment and ease of access, rather than create barriers. The other requested changes do not impact adjacent properties.

3. The variance will not create a special detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this or to the public interests.

ISG Response:

As described in the response to Question 2, the uncounted landscape area serves both the Scheels site and adjacent property and was designed in coordination with the neighboring development. This space will function as an amenity for the general public. The requested changes to planting islands are driven by safety considerations and are therefore in the public interest.

4. The difficulty or hardship was not created by the property owner.

ISG Response:

Scheels is redeveloping a long-vacant site to serve as an anchor tenant for Mayfair Mall. As part of this effort, Scheels is addressing several substandard conditions, including the existing parking lot, which is in poor condition and requires resurfacing and reconfiguration. Updated alignments are necessary to respond to existing site constraints as well as the new layout created by the proposed adjacent development.

These factors result in a parking count that is below what is typically expected for a store of this size. When combined with considerations related to safety, access, and the proposed pocket park described elsewhere, Scheels is seeking to work collaboratively with the City to balance operational needs with applicable municipal requirements.

Please contact me at 515-243-9143 or via email at Carleigh.Noel@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Carleigh Noel
Development Services Coordinator
Carleigh.Noel@ISGInc.com

OWNER ACKNOWLEDGEMENT

Signature: DocuSigned by: Josh Remer F262C4DAC291462 **Date:** 4/6/2026

Printed Name: Josh Remer

Title: Store Development Leader

Organization: SCHEELS All Sports Inc.

NOTE:
- SEE LIGHTING PLANS E0.01-E0.03 FOR ALL SITE LIGHTING.
- SNOW MAY NOT AND WILL NOT BE PUSHED ONTO LANDSCAPE ISLANDS.

PROPERTY BOUNDARY

DAYLILY - 42 SF
JAPANESE TREE LILAC - 5' DIA.
DAYLILY - 190 SF
JAPANESE TREE LILAC - 9' DIA.
ROSA RUGOSA - 238 SF
EXISTING SIGN TO REMAIN
JAPANESE TREE LILAC - 11' DIA.
DAYLILY - 76 SF
EXISTING PLANTING TO REMAIN, PROVIDE TREE PROTECTION FENCING AS SHOWN
JUNIPER - 51 SF
JAPANESE TREE LILAC - 9' DIA.
ROSA RUGOSA - 232 SF
JAPANESE TREE LILAC - 8' DIA.
SNOW STORAGE ZONE
DAYLILY - 138 SF
JAPANESE TREE LILAC - 4' DIA.
ROSA RUGOSA - 228 SF
JAPANESE TREE LILAC - 8' DIA.
GRO LOW SUMAC - 266 SF
PROPOSED LIGHTING

PROPERTY BOUNDARY

1/C5-12

2/C5-12

SNOW STORAGE ZONE

ARTIFICIAL TURF (BY OTHERS)

PROPERTY BOUNDARY

PROPERTY BOUNDARY

1/C5-13 - BY OTHERS

PROPOSED DEVELOPMENT (BY OTHERS)

63.1'
40.82'
39.9'
94.7'
45.41'

SEED MIX

EX. STONE MULCH, TO REMAIN

EXISTING BUILDING

LONG-TERM BIKE PARKING
NOTE: COVERED BY CANOPY AND HIDDEN BY FENCE FROM THE ROAD

10.25'
69.12'

EXISTING PARKING

RESIDENTIAL PARKING
Not Enclosed

EX INLET SQUARE R=149.51

EX INLET SQUARE R=139.15

EX STORM MH RIM R=131.85

EX INLET SQUARE R=131.53

EX STORM R=130.25

EX INLET SQUARE R=129.97

EX INLET SQUARE R=129.67

N

0 30 60
SCALE IN FEET

ISG

WISCONSIN
DANYELLE R. PERQUET
LA-659
GREEN BAY
WI
LANDSCAPE ARCHITECT

ADDRESS:
2400 N MAYFAIR RD
WAUWATOSA, WI 53226

PARCEL TAX KEY:
3352009000

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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
2026-01-14	POST-BID ADDENDUM	LDD
2026-01-26	CITY RE-SUBMITTAL	LDD

PROJECT NO.	25-32525
FILE NAME	32525-C5-LAND
DRAWN BY	JV
DESIGNED BY	JV
REVIEWED BY	MR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

PLANTING PLAN

SHEET

C5-11

PLANT SCHEDULE 1 & 2/C5-12

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
TREES				
CB	9	CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEAM	2" CAL	B & B
CC	5	CERCIS CANADENSIS 'FLAME THROWER' FLAME THROWER EASTERN REDBUD	6` HT MIN	B & B
CA	4	CORNUS ALTERNIFOLIA PAGODA DOGWOOD	6` HT MIN	B & B
HV	9	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	5` HT MIN	B & B
PA	3	PLATANUS X ACERIFOLIA LONDON PLANE	2.5" CAL	B & B
QB	5	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
TD	6	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE' DEGROOT'S SPIRE ARBORVITAE	5` HT MIN	CONT
SHRUBS				
CS	4	CORNUS SERICEA RED TWIG DOGWOOD	5 GAL	CONT
CR	18	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD	5 GAL	CONT
DL	16	DIERVILLA LONICERA BUSH HONEYSUCKLE	3 GAL	CONT
JB	23	JUNIPERUS HORIZONTALIS 'BAR HARBOR' BAR HARBOR CREEPING JUNIPER	1 GAL	CONT
JE	22	JUNIPERUS HORIZONTALIS 'EMERALD ISLE' EMERALD ISLE CREEPING JUNIPER	1 GAL	CONT
PL	3	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL™ DWARF NINEBARK	3 GAL	CONT
RA	36	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	1 GAL	CONT
SY	2	SYRINGA X 'BLOOMERANG' BLOOMERANG SERIES LILAC	5 GAL	CONT
GRASSES				
CK	34	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL	CONT
PH	6	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	1 GAL	CONT
PS	18	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	1 GAL	CONT
SS	122	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' THE BLUES LITTLE BLUESTEM	1 GAL	CONT
PERENNIALS				
HY	19	HEMEROCALLIS X HYBRID DAYLILY	1 GAL	CONT
PE	5	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	1 GAL	CONT
VS	29	VERONICA SPICATA SPIKE SPEEDWELL	1 GAL	CONT

NOTE:
- PLANTING ON THIS SHEET IS PART OF THE BASE BID.

ISG

WISCONSIN
DANYELLE R PERQUET
LA-659
GREEN BAY
WI
LANDSCAPE ARCHITECT

ADDRESS:
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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

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PROJECT NO.	25-32525
FILE NAME	32525-C5-LAND
DRAWN BY	JV
DESIGNED BY	JV
REVIEWED BY	MR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

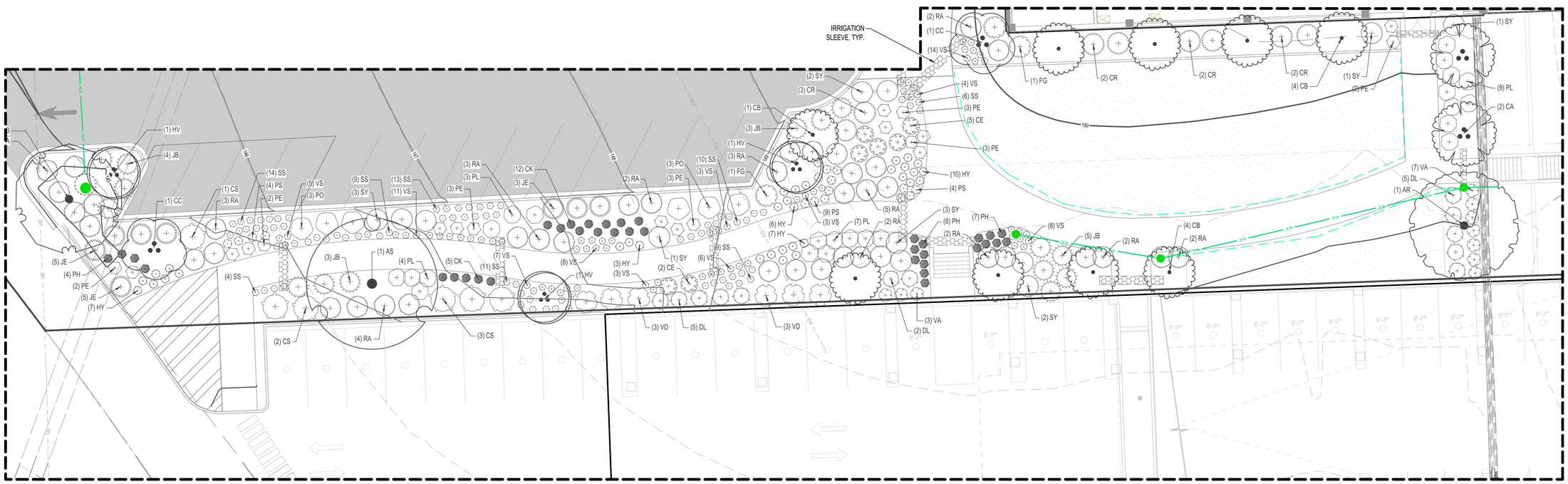
PLANTING ENLARGEMENT PLANS

SHEET

C5-12

PLANT SCHEDULE 1/C5-13

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
TREES				
AR	1	ACER RUBRUM 'AUTUMN RADIANCE' AUTUMN RADIANCE RED MAPLE	2.5" CAL	B & B
AS	1	ACER SACCHARUM 'BAILSTA' FALL FIESTA® SUGAR MAPLE	2.5" CAL	B & B
CB	9	CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEAM	2" CAL	B & B
CC	2	CERCIS CANADENSIS 'FLAME THROWER' FLAME THROWER EASTERN REDBUD	6` HT MIN	B & B
CA	2	CORNUS ALTERNIFOLIA PAGODA DOGWOOD	6` HT MIN	B & B
HV	3	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	5` HT MIN	B & B
QB	1	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
SHRUBS				
CE	7	CEANOTHUS AMERICANUS NEW JERSEY TEA	1 GAL	CONT
CS	6	CORNUS SERICEA RED TWIG DOGWOOD	5 GAL	CONT
CR	9	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD	5 GAL	CONT
DL	12	DIERVILLA LONICERA BUSH HONEYSUCKLE	3 GAL	CONT
FG	3	FOTHERGILLA GARDENII 'MT. AIRY' MT. AIRY DWARF WITCHALDER	5 GAL	CONT
JB	15	JUNIPERUS HORIZONTALIS 'BAR HARBOR' BAR HARBOR CREEPING JUNIPER	1 GAL	CONT
JE	8	JUNIPERUS HORIZONTALIS 'EMERALD ISLE' EMERALD ISLE CREEPING JUNIPER	1 GAL	CONT
PO	6	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	5 GAL	CONT
PL	23	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL™ DWARF NINEBARK	3 GAL	CONT
RA	39	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	1 GAL	CONT
SY	13	SYRINGA X 'BLOOMERANG' BLOOMERANG SERIES LILAC	5 GAL	CONT
VA	10	VIBURNUM ACERIFOLIUM MAPLELEAF VIBURNUM	1 GAL	CONT
VD	6	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN ARROWWOOD VIBURNUM	3 GAL	CONT
GRASSES				
CK	17	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL	CONT
PH	19	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	1 GAL	CONT
PS	17	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	1 GAL	CONT
SS	77	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' THE BLUES LITTLE BLUESTEM	1 GAL	CONT
PERENNIALS				
HY	33	HEMEROCALLIS X HYBRID DAYLILY	1 GAL	CONT
PE	19	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	1 GAL	CONT
VS	67	VERONICA SPICATA SPIKE SPEEDWELL	1 GAL	CONT
SYMBOL		**BOTANICAL / COMMON NAME**		
GROUND COVERS				
		SEED MIX NO. 40 WISDOT 630.0140		



NOTE:
- PLANTING ON THIS SHEET IS BY OTHERS.

N

0 10' 20'
SCALE IN FEET

ISG

WISCONSIN
DANYELLE R PERQUET
LA-659
GREEN BAY WI
LANDSCAPE ARCHITECT

ADDRESS:
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WAUWATOSA, WI 53226

PARCEL TAX KEY:
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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
2026-01-14	POST-BID ADDENDUM	LDD
2026-01-26	CITY RE-SUBMITTAL	LDD

PROJECT NO.	25-32525
FILE NAME	32525-C5-LAND
DRAWN BY	JV
DESIGNED BY	JV
REVIEWED BY	MR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

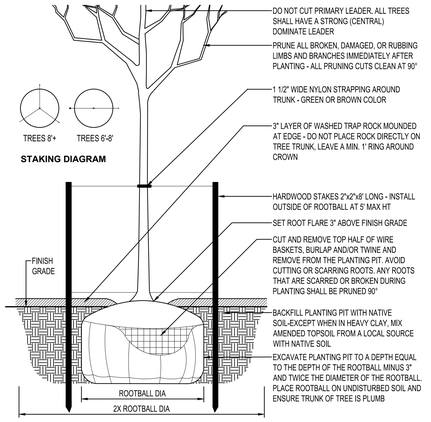
PLANTING ENLARGEMENT PLANS

SHEET

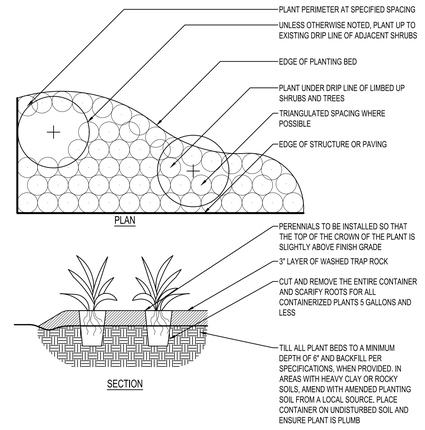
C5-13

MASTER PLANT SCHEDULE

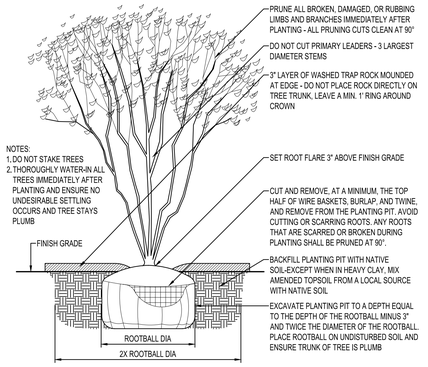
CODE	QTY	B	C	BOTANICAL / COMMON NAME	SIZE	ROOT
TREES						
AR	1		1	ACER RUBRUM 'AUTUMN RADIANCE' AUTUMN RADIANCE RED MAPLE	2.5" CAL	B & B
AS	1		1	ACER SACCHARUM 'BAILSTA' FALL FIESTA® SUGAR MAPLE	2.5" CAL	B & B
CB	18	9	9	CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEAM	2" CAL	B & B
CC	7	5	2	CERCIS CANADENSIS 'FLAME THROWER' FLAME THROWER EASTERN REDBUD	6' HT MIN	B & B
CA	6	4	2	CORNUS ALTERNIFOLIA PAGODA DOGWOOD	6' HT MIN	B & B
HV	12	9	3	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	5' HT MIN	B & B
PA	3	3		PLATANUS X ACERIFOLIA LONDON PLANE	2.5" CAL	B & B
QB	6	5	1	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
TD	6	6		THUJA OCCIDENTALIS 'DEGROOT'S SPIRE' DEGROOT'S SPIRE ARBORVITAE	5' HT MIN	CONT
SHRUBS						
CE	7		7	CEANOTHUS AMERICANUS NEW JERSEY TEA	1 GAL	CONT
CS	10	4	6	CORNUS SERICEA RED TWIG DOGWOOD	5 GAL	CONT
CR	27	18	9	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD	5 GAL	CONT
DL	28	16	12	DIERVILLA LONICERA BUSH HONEYSUCKLE	3 GAL	CONT
FG	3		3	FOTHERGILLA GARDENII 'MT. AIRY' MT. AIRY DWARF WITCHALDER	5 GAL	CONT
JB	38	23	15	JUNIPERUS HORIZONTALIS 'BAR HARBOR' BAR HARBOR CREEPING JUNIPER	1 GAL	CONT
JE	30	22	8	JUNIPERUS HORIZONTALIS 'EMERALD ISLE' EMERALD ISLE CREEPING JUNIPER	1 GAL	CONT
PO	6		6	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	5 GAL	CONT
PL	26	3	23	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL™ DWARF NINEBARK	3 GAL	CONT
RA	75	36	39	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	1 GAL	CONT
SY	15	2	13	SYRINGA X 'BLOOMERANG' BLOOMERANG SERIES LILAC	5 GAL	CONT
VA	10		10	VIBURNUM ACERIFOLIUM MAPLELEAF VIBURNUM	1 GAL	CONT
VD	6		6	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN ARROWWOOD VIBURNUM	3 GAL	CONT
GRASSES						
CK	51	34	17	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL	CONT
PH	25	6	19	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	1 GAL	CONT
PS	35	18	17	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	1 GAL	CONT
SS	199	122	77	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' THE BLUES LITTLE BLUESTEM	1 GAL	CONT
PERENNIALS						
HY	52	19	33	HEMEROCALLIS X HYBRID DAYLILY	1 GAL	CONT
PE	24	5	19	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	1 GAL	CONT
VS	96	29	67	VERONICA SPICATA SPIKE SPEEDWELL	1 GAL	CONT
SYMBOL				**BOTANICAL / COMMON NAME**		
GROUND COVERS						
				SEED MIX NO. 40 WISDOT 630.0140		



DECIDUOUS TREE PLANTING
NTS



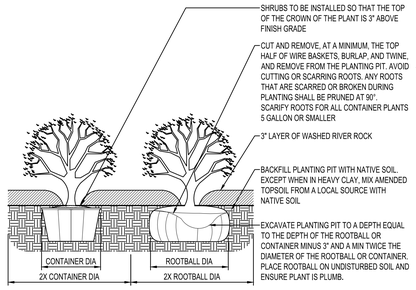
PERENNIAL PLANTING
NTS



MULTI-STEM TREE PLANTING
NTS

PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE 1" - 3" DIA ANGULAR BUFF OR CREAM WASHED TRAP ROCK SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN THE PLANTING DETAILS. USE AN UNDERLAYMENT SUCH AS LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
15. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
16. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.
17. SEE SPEC FOR IRRIGATION REQUIREMENTS. IRRIGATION CONTROLLER AND INSTALLATION TO BE DETERMINED WITH OWNERS REPRESENTATIVE AT TIME OF CONSTRUCTION.
18. SNOW WILL NOT BE PUSHED ONTO INTERIOR LANDSCAPE ISLANDS, UNLESS ISLANDS ARE DESIGNED FOR AND IDENTIFIED ON THE LANDSCAPE PLAN.



SHRUB PLANTING
NTS

ISG

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LA-659
GREEN BAY
WI
WISCONSIN
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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
2026-01-14	POST-BID ADDENDUM	LDD
2026-01-26	CITY RE-SUBMITTAL	LDD

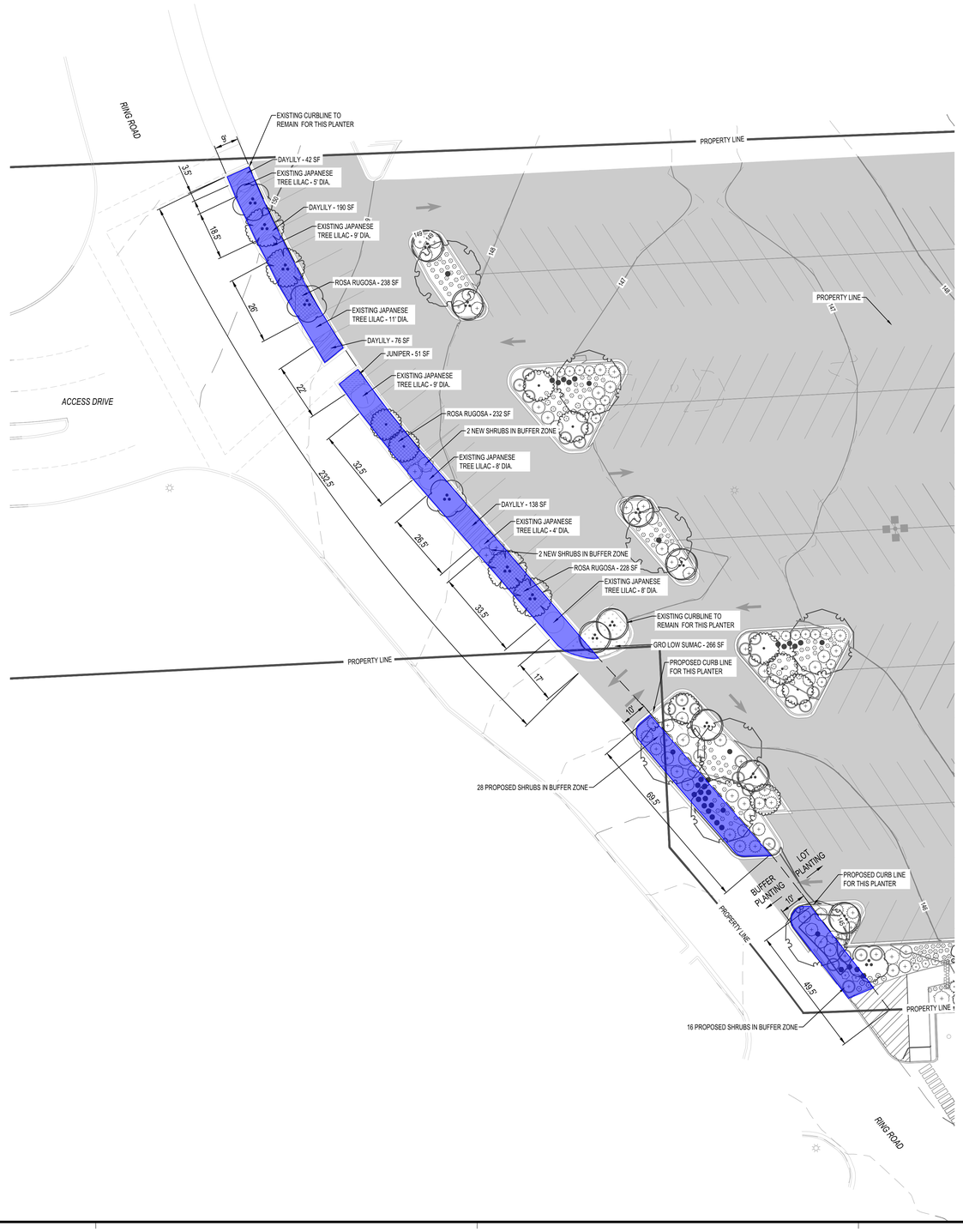
PROJECT NO.	25-32525
FILE NAME	32525-C5-LAND
DRAWN BY	JV
DESIGNED BY	JV
REVIEWED BY	MR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

PLANTING NOTES AND DETAILS

SHEET

C5-20



Landscape Buffer Calculations

Length of Buffer Area Along Road (*excluding driveways*)	351 LF
Existing Tree Canopies Width (*to be removed from buffer length total*)	54 LF
Buffer Length Used for Planting Calculations	297 LF
# of Trees Required & Provided (2 per 50 lf) (297/50 *2)	12
# of Shrubs Required & Provided (8 per 50 lf) (297/50 *8)	48

NOTE:

- THIS SHEET IS A DIAGRAM TO DESCRIBE HOW BUFFER PLANTING REQUIREMENTS ARE BEING MET.
- ALL PLANTING QUANTITIES AND LABELS ARE FOUND ON SHEET C5-12.
- ALL UTILITY INFORMATION IS VISIBLE ON PLANTING PLANS.
- EXISTING PLANTS IN BUFFER ZONE ARE LABELED PER CITY REQUIREMENTS. EX. GROUNDCOVERS AND SHRUBS ARE SHOWN IN SF AS THE PLANTINGS HAVE GROWN IN TO MASSINGS.

BUFFER AREA SHOWN IN BLUE

ISG

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SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

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2026-01-26	CITY RE-SUBMITTAL	LDD

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CLIENT PROJECT NO.	-

TITLE

ROAD BUFFER PERMIT PLANTING

SHEET

C5-21

Parking Lot Landsacpe Calculations

Existing Parking Lot Size	98,267 SF	(2.3 AC)	
Existing Parking Lot Planting Area	1,768 SF	(0.04 AC)	1.80%
Proposed Parking Lot Size	91,851 SF	(2.11 AC)	
Proposed Parking Lot Planting Area	4,136 SF	(0.09 AC)	4.50%
Trees Required and Proposed in Landscape in Parking Lot (1 Tree per 180 SF) (4,136/180=23)	23		
Additional Landscape Area Along Southern Edge of Lot	2,546 SF	(0.06 AC)	2.77%

NOTE:
- PLANTING CALCULATIONS EXCLUDE THE 10' PLANTING BUFFER AREA ALONG THE "RING ROAD".
- FOR LIGHTING INFORMATION SEE SHEETS E0.01, E0.02, E0.03.
- PLANTER ISLAND DIMENSIONS ARE GIVEN FROM INSIDE CURB

PARKING LOT PLANTING AREAS SHOWN IN RED

ADDITIONAL LANDSCAPE AREA SHOWN IN YELLOW



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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

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TITLE

PARKING LOT PERMIT PLANTING

SHEET

C5-22

SYMBOL LEGEND

EXISTING		PROPOSED
EX STM MH	STORM MANHOLE	
EX CB	STORM CATCH BASIN	
EX CO	STORM CLEANOUT	
	STORM CULVERT	
	DOWNSPOUT	
	ROOF DRAIN	
EX SAN MH	SANITARY MANHOLE	
EX CO	SANITARY CLEANOUT	
EX LIFT STATION	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MAHOLE	
	WATER CURB STOP	
	WATER SHUT-OFF	
EX POST INDICATOR VALVE	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
EX MW	MONITORING WELL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
EX YARD HYD	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND LIGHT	
	GUY WIRE	
	TRANSFORMER	
EX HH	HANDHOLE	
EX ELEC MH	ELECTRIC MANHOLE	
EM	ELECTRIC METER	
V	UTILITY VAULT	
AC	AIR CONDITIONER	
GM	GAS METER	
GGV	GAS VALVE	
SB-1	SOIL BORING	
	FLAG POLE	
MB	MAILBOX	
EX SIGNAL	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
RR	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND / MARSH	
	ROCK / BOULDER	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

EXISTING		PROPOSED
	STORM DRAIN	>>
	SANITARY SEWER	>
	SANITARY SEWER FORCEMAIN	II>
	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	UTV
OHL	OVERHEAD UTILITY	OHL
UTL	UNDERGROUND UTILITY	UTL
FO	FIBER OPTIC	FO
WET	WETLAND	WET
W	WATER EDGE	
	DITCH / SWALE	
X	FENCE LINE	X
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
	ACCESS CONTROL	
	EASEMENT LINE	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	GC	GENERAL CONTRACTOR	PSI	POUNDS PER SQUARE INCH
ADD	ADDENDUM	GFE	GARAGE FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE
AFF	ABOVE FINISHED FLOOR	GL	GUTTER LINE	PVMT	PAVEMENT
AGG	AGGREGATE	GPM	GALLONS PER MINUTE	QTY	QUANTITY
APPROX	APPROXIMATE	GV	GATE VALVE	R	RIM
ARCH	ARCHITECT, ARCHITECTURAL	HDPE	HIGH DENSITY POLYETHYLENE	RAD	RADIUS
BFE	BASEMENT FLOOR ELEVATION	HD	HEAVY DUTY	RCP	REINFORCED CONCRETE PIPE
BIT	BITUMINOUS	HH	HANDHOLE	RD	ROOF DRAIN
BLDG	BUILDING	HMA	HOT MIX ASPHALT	REBAR	REINFORCING BAR
BM	BENCHMARK	HORIZ	HORIZONTAL	REM	REMOVE
CAD	COMPUTER-AIDED DESIGN	HR	HOUR	ROW	RIGHT OF WAY
CB	CATCH BASIN	HWL	HIGH WATER LEVEL	R/W	RIGHT OF WAY
CFS	CUBIC FEET PER SECOND	HWY	HIGHWAY	SAN	SANITARY
CF	CUBIC FOOT	HYD	HYDRANT	SCH	SCHEDULE
CI	CAST IRON	I	INVERT	SF	SQUARE FOOT
CIP	CAST IRON PIPE	ID	INSIDE DIAMETER	SPEC	SPECIFICATION
CIPC	CAST IN PLACE CONCRETE	INCH	INCH	SQ	SQUARE
CJ	CONTROL JOINT	INV	INVERT	STA	STATION
CL	CENTERLINE	IP	IRON PIPE	STM	STORM
CMP	CORRUGATED METAL PIPE	IPS	IRON PIPE SIZE	SY	SQUARE YARD
CO	CLEANOUT	J-BOX	JUNCTION BOX	T/C	TOP OF CURB
CONC	CONCRETE	JT	JOINT	TEL	TELEPHONE
CONST	CONSTRUCTION	LF	LINEAR FEET	TEMP	TEMPORARY
CONT	CONTINUOUS	LIN	LINEAR	THRU	THROUGH
CR	COUNTY ROAD	LPS	LOW PRESSURE STEAM	TNFH	TOP NUT OF FIRE HYDRANT
CY	CUBIC YARD	LS	LUMP SUM	TRANS	TRANSFORMER
C&G	CURB AND GUTTER	LSO	LOWEST STRUCTURAL OPENING	TV	TELEVISION
DEMO	DEMOLITION	MAX	MAXIMUM	T/W	TOP OF WALL
DI	DROP INTAKE	MB	MAIL BOX	TYP	TYPICAL
DIA	DIAMETER	MECH	MECHANICAL	UT	UTILITY, UNDERGROUND TELEPHONE
DIM	DIMENSION	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
DS	DOWNSPOUT	MIN	MINIMUM	W/O	WITHOUT
EA	EACH	MISC	MISCELLANEOUS	W/	WITH
ELEC	ELECTRICAL	NO	NUMBER	YD	YARD
ELEV	ELEVATION	NTS	NOT TO SCALE	YR	YEAR
EOF	EMERGENCY OVERFLOW	NWL	NORMAL WATER LEVEL		
EQ	EQUAL	OC	ON CENTER		
EX	EXISTING	OCEW	ON CENTER EACH WAY		
F/G	FORM GRADE	OH	OVERHEAD		
FDC	FIRE DEPARTMENT CONNECTION	OHWL	ORDINARY HIGH WATER LEVEL		
FDN	FOUNDATION	OHD	OVERHEAD DOOR		
FES	FLARED END SECTION	OZ	OUNCE		
FFE	FINISHED FLOOR ELEVATION	PCC	PORTLAND CEMENT CONCRETE		
FPM	FEET PER MINUTE	PED	PEDESTAL, PEDESTRIAN		
FPS	FEET PER SECOND	PERF	PERFORATED		
FT	FOOT, FEET	PL	PROPERTY LINE		
FTG	FOOTING	PP	POLYPROPYLENE		
GA	GAUGE				
GAL	GALLON				
GALV	GALVANIZED				



LOCATION MAP

0 450 900
SCALE IN FEET

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	2500 N MAYFAIR RD WAUWATOSA, WI 53226	
PARCEL TAX KEY:	3352009000	
ZONING:	GENERAL COMMERCIAL (C2)	
SITE/LOT AREA:	653,500 SF	(15.0 AC)
EXISTING GREENSPACE:	1,976 SF	(0.05 AC)
PROPOSED GREENSPACE:	15,671 SF	(0.36 AC)
DISTURBED AREA:	33,845 SF	(0.78 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	0'	10'
SIDE YARD	0'	0'
REAR YARD	0'	0'

EXISTING PARKING STALLS	
TOTAL	286

PARKING STALLS PROVIDED	
STANDARD	214
ACCESSIBLE	4
VAN ACCESSIBLE	3
TOTAL	221

BIKING PARKING SPACES PROVIDED	
SHORT TERM	24
LONG TERM	36

CIVIL SHEET INDEX

C0-10	SITE DATA
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C1-30	EROSION CONTROL NOTES AND DETAILS
C1-40	EROSION CONTROL PLAN
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C3-10	SITE PLAN
C4-10	OVERALL GRADING PLAN
C4-11	GRADING PLAN
C4-12	GRADING PLAN
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C5-13	PLANTING ENLARGEMENT PLANS
C5-20	PLANTING NOTES AND DETAILS
C5-21	PERMIT PLANTING DIAGRAM

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "DIGGERS HOTLINE" FOR UTILITY LOCATIONS A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (811 OR 1-800-242-8511).

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF WAUWATOSA STANDARD SPECIFICATIONS, CURRENT EDITION, WISDOT STANDARD SPECIFICATIONS, 2025 EDITION, WISDOT CONSTRUCTION AND MATERIALS MANUAL, CURRENT EDITION, WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STATE PLUMBING CODE, CURRENT EDITION, AND STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, 6th EDITION, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT (NAD83(2011)) ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, IN U.S. SURVEY FEET. CITY OF WAUWATOSA VERTICAL DATUM

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN OCTOBER 2024 BY R.A. SMITH, INC.

B.M. ELEVATION= 133.08
#111 NORTHWEST BOLT ON LIGHT POLE BASE
#1000 East bolt on light pole base, Elv. 145.40
#1001 North Bury Bolt on hydrant, Elv. 129.93

ISG

WISCONSIN
KRISTOPHER B. ROPPE
E-45845
ONALASKA
WISC
PROFESSIONAL ENGINEER
04/09/2026

ADDRESS:
2400 N MAYFAIR RD
WAUWATOSA, WI 53226

PARCEL TAX KEY:
3352009000

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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
2026-01-14	POST-BID ADDENDUM	LDD
2026-01-26	CITY RE-SUBMITTAL	LDD

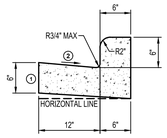
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FILE NAME	32525-C0-GENERAL
DRAWN BY	MY
DESIGNED BY	MY/AA
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

SITE DATA

SHEET

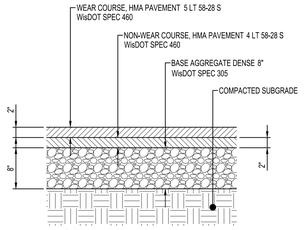
C0-10



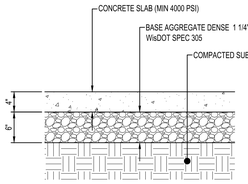
KEY NOTES:

1. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.
2. USE 4% GUTTER SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.

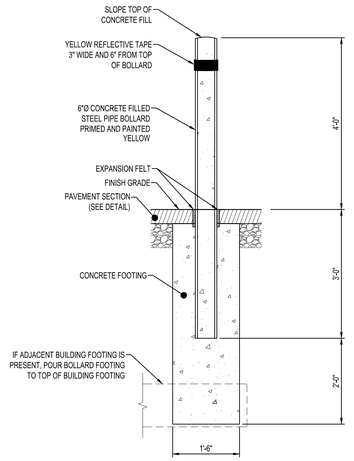
18" TYPE D CONCRETE CURB & GUTTER
NTS



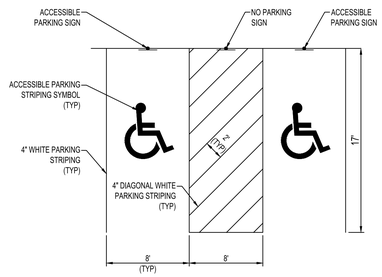
STANDARD ASPHALT PAVEMENT
NTS



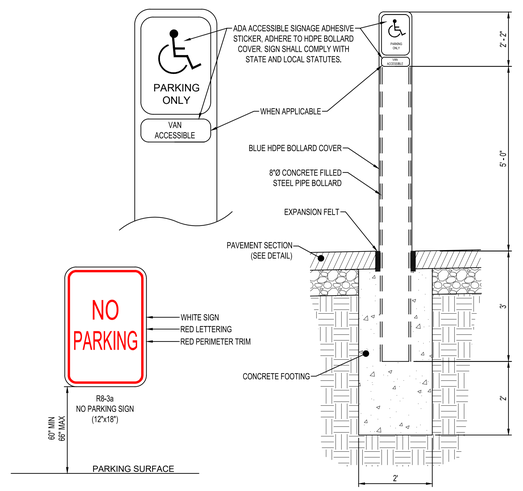
CONCRETE WALK
NTS



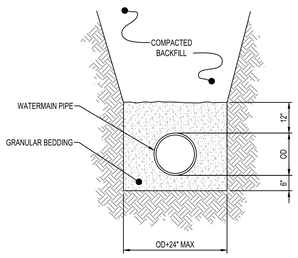
PIPE BOLLARD WITH REFLECTIVE TAPE
NTS



ACCESSIBLE PARKING AREA
NTS



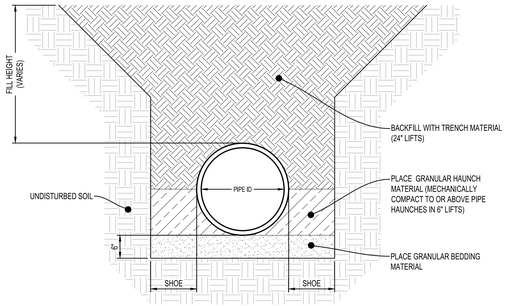
ACCESSIBLE PARKING BOLLARD
NTS



NOTE:

1. GRANULAR BEDDING AND ENCASEMENT FOR WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

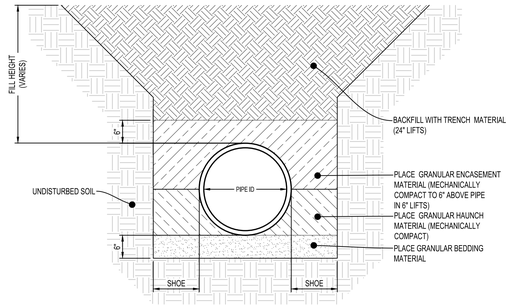
PIPE BEDDING WATERMAIN
NTS



NOTES:

1. GRANULAR BEDDING, GRANULAR ENCASEMENT, AND BACKFILL SHALL BE INCIDENTAL TO CONSTRUCTION.
2. ALL PIPE WITH A FILL HEIGHT GREATER THAN 15-FEET SHALL BE FULLY ENCASED IN ASTM CLASS I MATERIAL.
3. THE SHOE WIDTH SHALL BE THE SAME AS THE COMPACTING MECHANISMS WIDTH OR THE PIPE MANUFACTURER SPECIFICATIONS, WHICHEVER IS GREATER.
4. THE CLASS OF RCP REQUIRED SHALL BE BASED ON THE PIPE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.

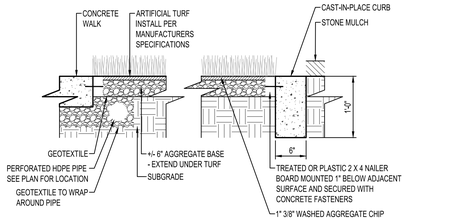
RCP FLAT BOTTOM TRENCH
NTS



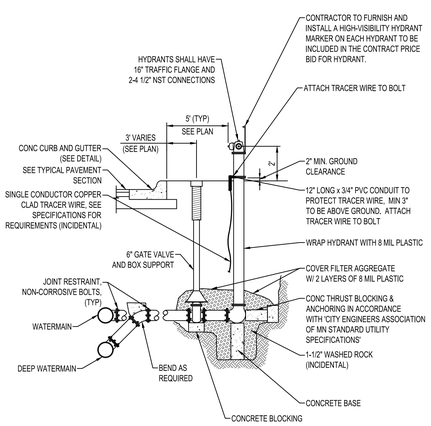
NOTE:

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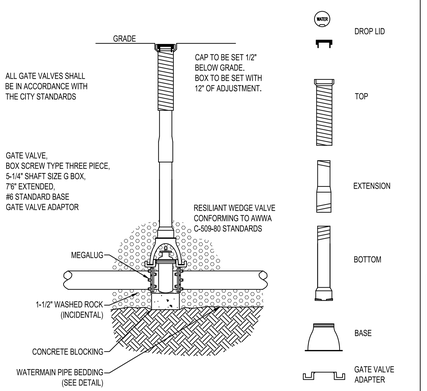
HDPE FLAT BOTTOM TRENCH
NTS



ARTIFICIAL TURF
NTS



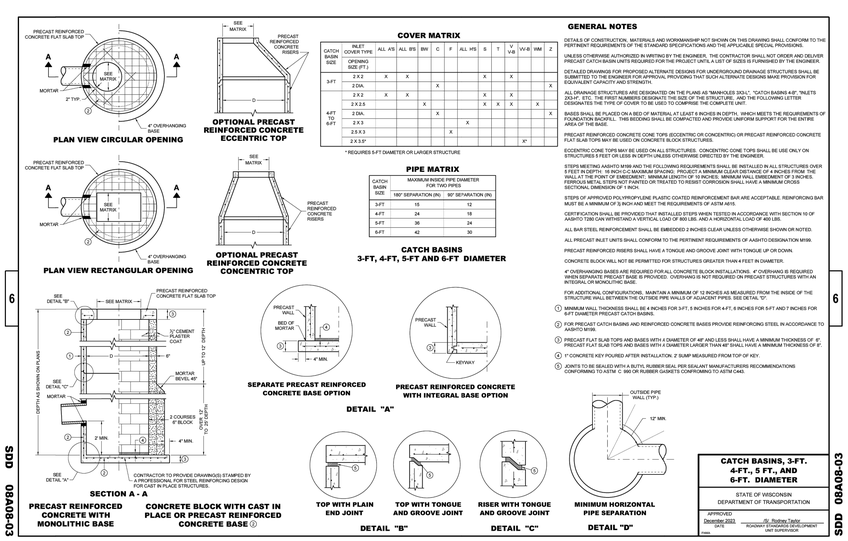
TYPICAL HYDRANT INSTALLATION
NTS



NOTES:

1. INSTALL TOP NUT EXTENDER TO 7' DEPTH ON ALL VALVES WITH OVER-DEPTH

TYPICAL GATE VALVE & BOX INSTALLATION
NTS



COVER MATRIX

CATCH BASIN SIZE	INLET COVER TYPE	OPENING SIZE (FT.)	ALL A/S	ALL B/S	B/W	C	F	ALL H/S	S	T	V V-S	VV-B/ HM	Z
3-FT	2 X 2		X		X				X		X		
	2 DIA.					X							X
	2 X 2		X		X				X		X		
	2 X 2.5					X			X	X	X		X
4-FT TO 6-FT	2 DIA.					X							X
	2 X 3								X				
	2 X 4.3						X						
	2 X 5.5*												X*

* REQUIRES 5-FT DIAMETER OR LARGER STRUCTURE

PIPE MATRIX

CATCH BASIN SIZE	MAXIMUM INSIDE PIPE DIAMETER FOR TWO PIPES	
	180° SEPARATION (IN)	90° SEPARATION (IN)
3-FT	15	12
4-FT	24	18
5-FT	36	24
6-FT	42	30

GENERAL NOTES

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.

UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE ENGINEER, THE CONTRACTOR SHALL NOT ORDER AND DELIVER PRECAST CATCH BASIN UNITS REQUIRED FOR THE PROJECT UNTIL A LIST OF SIZES IS FURNISHED BY THE ENGINEER.

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.

ALL DRAINAGE STRUCTURES ARE DESIGNATED ON THE PLANS AS "MANHOLES (MH)," "CATCH BASINS (CB)", "INLETS (IN)", OR "FLARE END SECTIONS (FES)" FOLLOWED BY A NUMBER AND A LETTER. THE FOLLOWING LETTER DESIGNATES THE TYPE OF COVER TO BE USED TO COMPRISE THE COMPLETE UNIT.

BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH. WHICH MEETS THE REQUIREMENTS OF FOUNDATION BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.

PRECAST REINFORCED CONCRETE CONE TOPS (ECCENTRIC OR CONCENTRIC) OR PRECAST REINFORCED CONCRETE FLAT SLAB TOPS MAY BE USED ON CONCRETE BLOCK STRUCTURES.

ECCENTRIC CONE TOPS MAY BE USED ON ALL STRUCTURES. CONCENTRIC CONE TOPS SHALL BE USE ONLY ON STRUCTURES 5 FEET OR LESS IN DEPTH UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

STEPS MEETING AASHTO M199 AND THE FOLLOWING REQUIREMENTS SHALL BE INSTALLED IN ALL STRUCTURES OVER 5 FEET IN DEPTH. 16 INCH O.C MAXIMUM SPACING. PROJECT A MINIMUM CLEAR DISTANCE OF 4 INCHES FROM THE WALL AT THE POINT OF EMBEDMENT. MINIMUM LENGTH OF 16 INCHES. MINIMUM WALL EMBEDMENT OF 3 INCHES. STEPS SHALL BE FREE OF PAINT AND GREASE AND TREATED TO RESIST CORROSION SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 1.7 INCH².

STEPS OF APPROVED POLYPROPYLENE PLASTIC COATED REINFORCEMENT BAR ARE ACCEPTABLE. REINFORCING BAR MUST BE A MINIMUM OF ⅜ INCH AND MEET THE REQUIREMENTS OF ASTM A615.

CERTIFICATION SHALL BE PROVIDED THAT INSTALLED STEPS WHEN TESTED IN ACCORDANCE WITH SECTION 10 OF AASHTO T280 CAN WITHSTAND A VERTICAL LOAD OF 800 LBS. AND A HORIZONTAL LOAD OF 400 LBS.

ALL BAR STEEL REINFORCEMENT SHALL BE EMBEDDED 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED.

ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M199.

PRECAST REINFORCED RISERS SHALL HAVE A TONGUE AND GROOVE JOINT WITH TONGUE UP OR DOWN.

CONCRETE BLOCK WILL NOT BE PERMITTED FOR STRUCTURES GREATER THAN 4 FEET IN DIAMETER.

4" OVERHANGING BASES ARE REQUIRED FOR ALL CONCRETE BLOCK INSTALLATIONS. 4" OVERHANG IS REQUIRED WHEN SEPARATE PRECAST BASE IS PROVIDED. OVERHANG IS NOT REQUIRED ON PRECAST STRUCTURES WITH AN INTEGRAL OR MONOLITHIC BASE.

FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES AS MEASURED FROM THE INSIDE OF THE STRUCTURE WALL BETWEEN THE OUTSIDE PIPE WALLS OF ADJACENT PIPES. SEE DETAIL "D".

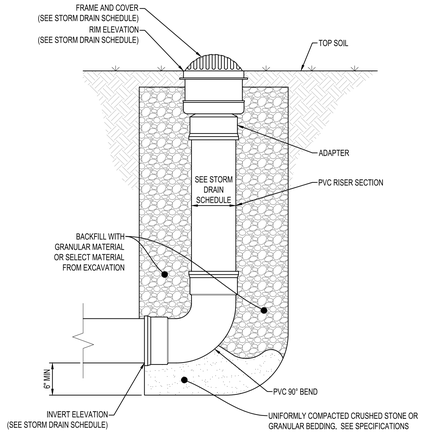
(1) MINIMUM WALL THICKNESS SHALL BE 4 INCHES FOR 3-FT, 5 INCHES FOR 4-FT, 6 INCHES FOR 5-FT AND 7 INCHES FOR 6-FT DIAMETER PRECAST CATCH BASINS.

(2) FOR PRECAST CATCH BASINS AND REINFORCED CONCRETE BASES PROVIDE REINFORCING STEEL IN ACCORDANCE TO AASHTO M199.

(3) PRECAST FLAT SLAB TOPS AND BASES WITH A DIAMETER OF 48" AND LESS SHALL HAVE A MINIMUM THICKNESS OF 8". PRECAST FLAT SLAB TOPS AND BASES WITH A DIAMETER LARGER THAN 48" SHALL HAVE A MINIMUM THICKNESS OF 9".

(4) 7" CONCRETE KEY POURED AFTER INSTALLATION. 2" SUMP MEASURED FROM TOP OF KEY.

(5) JOINTS TO BE SEALED WITH A BUTYL RUBBER SEAL PER SEALANT MANUFACTURERS RECOMMENDATIONS CONFORMING TO ASTM C 990 OR RUBBER GASKETS CONFROMING TO ASTM C443.



INLINE DRAIN IN TURF
NTS

ISG

ADDRESS:
2400 N MAYFAIR RD
WAUWATOSA, WI 53226

PARCEL TAX KEY:
3352009000

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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
2026-01-14	POST-BID ADDENDUM	LDD
2026-01-26	CITY RE-SUBMITTAL	LDD

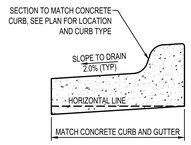
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FILE NAME	32525-C0-DETAILS
DRAWN BY	MY
DESIGNED BY	MY/AA
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

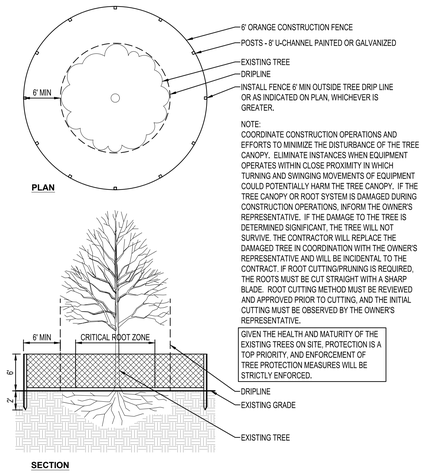
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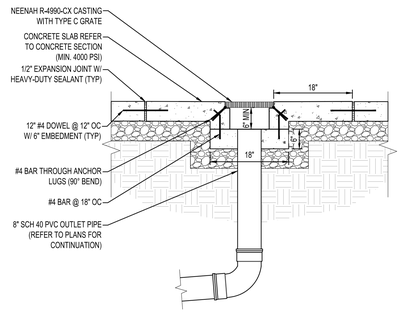
C0-11



REVERSE PITCH CONCRETE CURB AND GUTTER
NTS



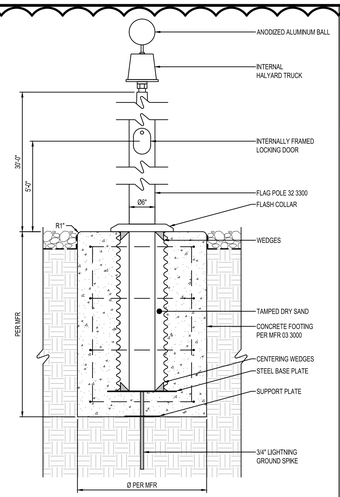
TREE PROTECTION FENCING
NTS



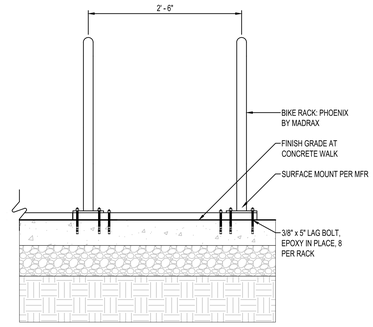
NOTES:

1. REFER TO NEENAH FOUNDARY FORMING PROCEDURES FOR ADDITIONAL INFORMATION ON THE CONSTRUCTION OF THE TRENCH DRAIN.

CONCRETE TRENCH DRAIN
NTS

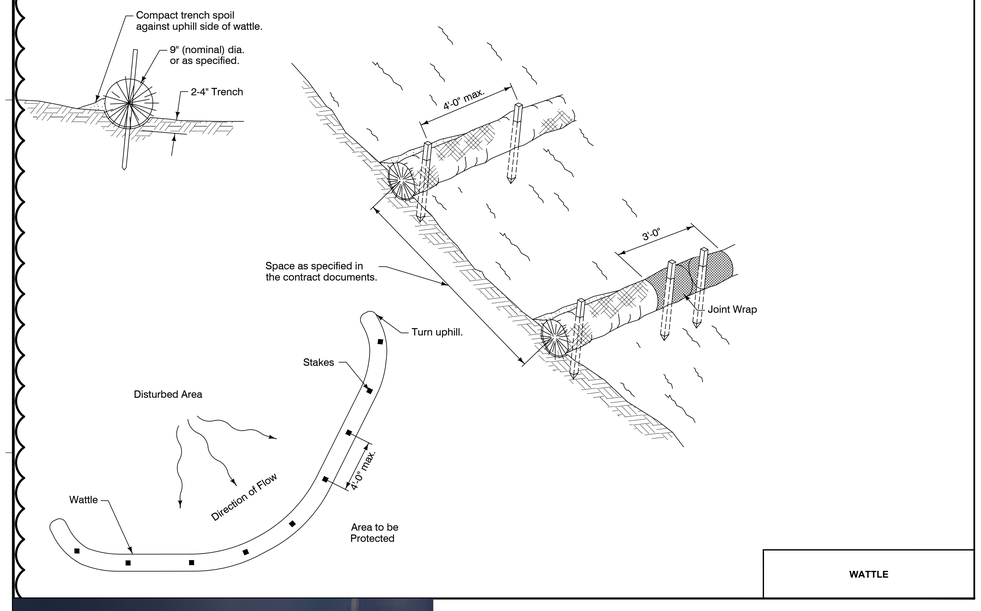


FLAG POLE
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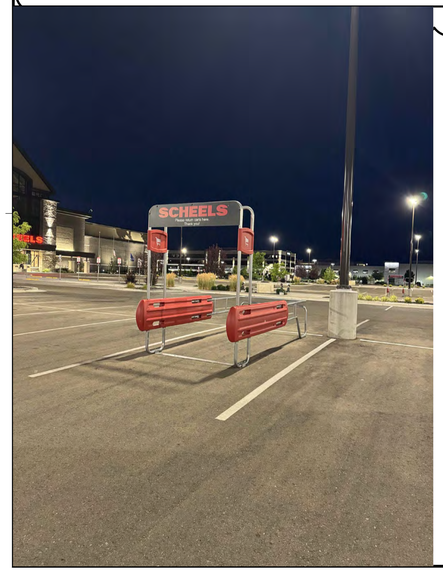


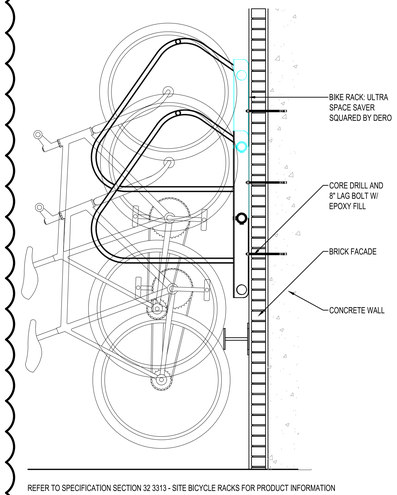
REFER TO SPECIFICATION SECTION 32 3313 - SITE BICYCLE RACKS FOR PRODUCT INFORMATION

BIKE RACK
NTS



WATTLE





REFER TO SPECIFICATION SECTION 32 3313 - SITE BICYCLE RACKS FOR PRODUCT INFORMATION

BIKE RACK
NTS

ISG

ADDRESS:
2400 N MAYFAIR RD
WAUWATOSA, WI 53226

PARCEL TAX KEY:
3352009000

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PROJECT

SCHEELS
WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
2026-01-14	POST-BID ADDENDUM	LDD
2026-01-26	CITY RE-SUBMITTAL	LDD

PROJECT NO.	25-32525
FILE NAME	32525-C0-DETAILS
DRAWN BY	MY
DESIGNED BY	MY/AA
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

C0-12

EROSION CONTROL NOTES

PROJECT LOCATION
PROJECT LOCATION: 2525 N MAYFAIR RD
CITY: WAUWATOSA,
COUNTY: MILWAUKEE COUNTY, WISCONSIN
ZIP CODE:53226

PROJECT DESCRIPTION
THE PROJECT INCLUDES CONSTRUCTION AND RECONSTRUCTION OF ASPHALT PAVEMENT, CURB & GUTTER, AND CONCRETE WALK, ALONG WITH ALL THE NECESSARY GRADING, UTILITIES, , EROSION CONTROL, LANDSCAPING AND ANY ADDITIONAL COMPONENTS.

TENTATIVE CONSTRUCTION SCHEDULE (OPERATOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE OWNER'S REPRESENTATIVE)	
CONSTRUCTION ACTIVITIES	ESTIMATED DATES OF SOIL DISTURBANCE ACTIVITIES
REMOVALS, CLEARING AND GRUBBING, UTILITIES, GRADING	MAY – JUNE 2026
CURB & GUTTER/SIDEWALK	JULY 2026
PAVING	AUGUST 2026
LANDSCAPING, FINAL TURF, MISC	AUGUST-SEPTEMBER 2026

PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS
TOTAL AREA TO BE DISTURBED = 1.5 ACRES
MINIMUM AREA REQUIRING SPDES PERMIT = 1.0 ACRES
THIS PROJECT DOES NOT REQUIRE A SPDES PERMIT
IMPERVIOUS AREA: PRE-CONSTRUCTION = 0.43 ACRES/POST-CONSTRUCTION = 0.14 ACRES
NET DECREASE OF IMPERVIOUS AREA = 0.31 ACRES

CONTACT INFORMATION/RESPONSIBLE PARTIES
THE OWNER SHALL OBTAIN COVERAGE UNDER THE CONSTRUCTION SITE AGREEMENT AREAS ASSOCIATED WITH THE PROJECT. THE OWNER IS THE OPERATOR-PERMITTEE APPLYING FOR PERMIT COVERAGE AND WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT INCLUDING DEVELOPING THIS EROSION CONTROL PLAN AND THE LONG-TERM MAINTENANCE PLAN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT (IF APPLICABLE). THE OWNER WILL ENSURE THAT THE DESCRIBED WORK IN THE EROSION CONTROL PLAN IS BEING COMPLETED BY THE OPERATOR PERMITTEE.

OWNER/PERMITTEE: SCHEELS UDRH RENEW,
1111 GOLD DRIVE SOUTH
FARGO, ND 58103
701-232-3990

THE PRIMARY CONTRACTOR WILL ENTER INTO A CONTRACT WITH THE OWNER TO COMPLETE THE REQUIRED WORK FOR THIS PROJECT. THE PRIMARY CONTRACTOR WILL BECOME UNDER THE DIRECT SUPERVISION OF THE OPERATOR FOR CONSTRUCTION ACTIVITIES THAT MAY AFFECT STORMWATER DISCHARGES. THE PRIMARY CONTRACTOR WILL BE RESPONSIBLE FOR ANY EROSION CONTROL PLAN MODIFICATIONS THAT THE OPERATOR MAY REQUIRE. THE OPERATOR IS RESPONSIBLE FOR IDENTIFYING AN EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION (REFER TO EROSION CONTROL AMENDMENT SECTION).

THE OPERATOR WILL ENSURE THAT INDIVIDUALS OVERSEEING OR IMPLEMENTING THE EROSION CONTROL PLAN HAVE BEEN PROPERLY TRAINED AND THAT CERTIFICATIONS WILL BE MADE AVAILABLE UPON REQUEST. THIS INCLUDES ANY SUBCONTRACTORS THAT THE CONTRACTOR EMPLOYS UNDER SEPARATE CONTRACT. THE OPERATOR WILL PROVIDE THE CONTACT INFORMATION FOR THE EROSION CONTROL SUPERVISOR TO THE PRIMARY CONTRACTOR SO THAT CONCERNS FOR IMPROPER EROSION CONTROL IMPLEMENTATION CAN BE REPORTED. THE PRIMARY CONTRACTOR WILL NOTIFY CONSTRUCTION AND/OR DULY AUTHORIZED BY CONTRACTOR TO REPRESENT THE PRIME CONTRACTOR ON ALL MATTERS PERTAINING TO THE WPDES CONSTRUCTION STORMWATER PERMIT COMPLIANCE. THE EROSION CONTROL SUPERVISOR SHALL HAVE AUTHORITY OVER ALL OPERATOR ACTIVITIES WHICH INFLUENCE WPDES PERMIT COMPLIANCE, INCLUDING GRADING, EXCAVATION, BRIDGE CONSTRUCTION, CULVERT INSTALLATION, UTILITY WORK, CLEARING/GRUBBING, DEWATERING, AND ANY OTHER OPERATION THAT INCREASES THE EROSION POTENTIAL ON THE PROJECT.

THE OPERATOR WILL PERFORM A PRECONSTRUCTION SITE VISIT TO ADDRESS ANY AREAS OF CONCERN PERTAINING TO ENVIRONMENTAL COMPLIANCE. THE OPERATOR WILL IMPLEMENT AND MAINTAIN BMPS FOR THE DURATION OF CONSTRUCTION PROJECT. THE OPERATOR WILL COMPLETE THE FOLLOWING INSPECTIONS:

ISG INC. HAS BEEN CONTRACTED BY THE OWNER TO DEVELOP THE EROSION CONTROL PLAN FOR THIS PROJECT. ISG INC. WILL OFFER GUIDANCE FOR COMPLIANCE WITH THE WPDES PERMIT BEFORE, DURING, AND AFTER CONSTRUCTION OF THE PROJECT.

DESIGNER:
ISG INC. (KRIS ROPPE)
1111 6TH AVE, STE 550
LA CROSSE, WI 54601
608-789-2204 KRIS.ROPPE@ISGINC.COM

EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES
SOILS AND WATER CONDUCTIVITY: NATIVE TOPSOIL WILL BE STOCKPILED AND STOCKPILED FOR FINAL GRADING OPERATIONS, WHERE INDICATED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. SOILS ON THE SITE ARE CLASSIFIED AS HYDROLOGIC SOIL GROUP B. THE SOIL IS CONSIDERED TO BE MODERATELY WELL DRAINED. THE SOIL IS NOT CONSIDERED TO BE HIGHLY ERODIBLE. EROSION CONTROL IMPLEMENTATION: TRACKED VEHICLES ARE PREFERRED AND WHEELED VEHICLES ARE DISCOURAGED IN THESE AREAS. ON-SITE SOILS INCLUDE FILL WITH LEAN CLAY SILTY CLAY, AND SANDY CLAY BELOW. REFER TO THE GEOTECHNICAL REPORT INCLUDED WITHIN THE PROJECT SPECIFICATIONS FOR MORE DETAILED SOIL INFORMATION. THE EXISTING SITE INCLUDES PAVED AND CONCRETE SURFACING WITH LANDSCAPED AREAS IN FAIR CONDITION. NO HISTORIC SITE CONTAMINATION IS KNOWN.

IMMEDIATE RECEIVING WATERS: STORMWATER FROM THIS PROJECT WILL BE CONVEYED INTO CITY STORM SEWER. PROJECT DISCHARGE POINTS INCLUDE TO UNDERWOOD CREEK (WBIC 13700) AND MENOMONEE RIVER (WBIC 16000). A RECEIVING WATER REVIEW WAS COMPLETED ON 2/2/25, BASED ON THIS REVIEW, THE RECEIVING WATER IS AN AN IMPAIRED WATER, THEREFORE SECTION 4.4 REQUIREMENTS APPLY TO THIS PROJECT.

OPEN DRY AND IMPAIRED WATER STORMWATER DISCHARGE: STORMWATER DISCHARGE THAT WOULD FIRST OCCUR AFTER THE PERMITTEE'S START DATE OF COVERAGE TO A SURFACE WATER TO WHICH THE AREA OF SITE NOT PREVIOUSLY DISCHARGE STORM WATER SHALL NOT BE ESTABLISHED DIRECTLY TO AN OPEN, DRY, FISH AND AQUATIC LIFE WATER OR IMPAIRED WATER UNLESS THE DISCHARGE OF POLLUTANTS IS ELIMINATED OR THE DISCHARGE MEETS THE POLLUTANT LIMITATIONS OF THE GENERAL SITE.

PROTECTIVE AREA OF NO LESS THAN 75 FEET SHALL BE MAINTAINED TO ANY OPEN AND DRW.

DISCHARGE OF POLLUTANTS OF CONCERN VIA STORMWATER TO AN IMPAIRED WATER OR APPROVED TMDL SHALL BE MANAGED BY CONTROL MEASURES AND MANAGEMENT PRACTICES THAT WILL COLLECTIVELY BE USED TO REDUCE OR ELIMINATE THE STORMWATER DISCHARGE OF METALS, CHLORIDE, TOTAL PHOSPHORUS, ECOLI, FOG, FECAL COLIFORM THAT CONTRIBUTE TO THE IMPAIRMENT OF THE WATER BODY.

POTENTIAL FOR SEDIMENT AND/OR OTHER POLLUTANT(S) DISCHARGING FROM THE PROJECT SITE
THE CONTROL MEASURES AND MATERIALS SELECTED, WHEN FULLY IMPLEMENTED, CAN HELP REASONABLY TO MINIMIZE THE POTENTIAL OF SEDIMENTS DISCHARGING OFF-SITE FROM A 0.5 INCH RAINFALL WITHIN A 24 HOUR PERIOD. THE NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATE FOR THE PROJECT LOCATION WAS REVIEWED AND USED FOR ANTICIPATED INSPECTION FREQUENCY. DEEP DESIGN, AND ESTIMATING CONSTRUCTION ACTIVITIES IN THIS EROSION CONTROL PLAN. ATLAS 14 RESULTS DO NOT NECESSARILY REFLECT ANY DESIGN CRITERIA IN THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

ROUTINE INSPECTION AND BMP MAINTENANCE BY THE OPERATOR IS CRUCIAL IN ENSURING THE FUNCTIONALITY OF EACH BMP. STEEP SLOPES AND OTHER ENVIRONMENTALLY SENSITIVE AREAS THAT ARE AT A HIGHER RISK OF SEDIMENTATION ARE DEFINED IS THIS SWPPP (IF APPLICABLE).

CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED
THE OPERATOR AND PRIMARY CONTRACTOR, AND ANY SUBCONTRACTORS THAT ARE RESPONSIBLE FOR PRESERVING A 75 FOOT NATURAL BUFFER OR (IF INFEASIBLE AND DOCUMENTED) PROVIDE REDUNDANT SEDIMENT CONTROL BMPS, WHEN A NATURAL BUFFER IS LOCATED WITHIN 50 FEET AND RECEIVES DRAINAGE FROM THE PROJECT'S DRAINING LIMITS. THIS REQUIREMENT DOES NOT APPLY TO ADJACENT ROADSIDE DITCHES, JUDICIAL/COUNTY DITCHES, STORMWATER CONVEYANCES, STORM DRAIN INLETS, AND SEDIMENT BASINS.

EXISTING VEGETATION SHALL BE PRESERVED WHERE FEASIBLE AND LAND DISTURBING CONSTRUCTION ACTIVITIES SHALL BE STAGED TO LIMIT EXPOSED SOIL AREAS SUBJECT TO EROSION. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED FOR MORE THAN THE END OF THE NEXT WORKDAY FOLLOWING THE DAY EARTH-DISTURBING ACTIVITIES IN THAT PORTION OF THE SITE WAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER TEMPORARY NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED AS SOON AS PRACTICABLE.

EROSION AND SEDIMENT CONTROL BMPS
EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE USED TO PREVENT OR REDUCE THE FOLLOWING IN ORDER TO DISCHARGE NO MORE THAN 5 TONS PER ACRE PER YEAR OF SEDIMENT FROM THE DISTURBED AREA.

THE OPERATOR SHALL CLEARLY IDENTIFY THE CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT ARE RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND CONTINUED MAINTENANCE OF ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS. FOR THE DURATION OF THE CONSTRUCTION WORK THAT IS THE SITE, UNTIL FINAL STABILIZATION IS ACHIEVED. ALL BMPS MUST BE ADEQUATELY LOCATED, DESIGNED, INSTALLED, AND MAINTAINED TO PREVENT EROSION FROM A MINIMUM 0.5 INCH TOTAL RAINFALL EVENT WITHIN 24 HOURS.

ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED IN THE EROSION CONTROL PLAN. ALL ERODED MATERIAL THAT LEAVES THE SITE SHALL BE COLLECTED BY THE OPERATOR AND RETURNED TO THE SITE AT THE OPERATOR'S EXPENSE AND INCIDENTAL TO THE PROJECT COST.

TEMPORARY STABILIZATION BMPS SHALL ONLY BE IMPLEMENTED WHEN PERMANENT STABILIZATION BMPS CANNOT BE IMPLEMENTED WITHIN A REASONABLE TIMEFRAME FOR EXPOSED SOILS

DEWATERING
DEWATERING, STREAM DIVERSION, OR BASIN DRAINING MAY BE REQUIRED DURING CONSTRUCTION OF THIS PROJECT. WHEN DEWATERING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND NARRATIVE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO UNDERTAKING THESE ACTIVITIES. DEWATERING PLAN MUST BE DESIGNED IN ACCORDANCE WITH HE DNR TECHNICAL STANDARD 1061 INCLUDE BMP'S TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS. THE DEWATERING PLAN MUST BE IMPLEMENTED BEFORE ANY DEWATERING BEGINS. THE DEWATERING PLAN SHALL BE KEPT ON SITE AND BE AVAILABLE FOR REVIEW BY REGULATORY AGENCIES UPON REQUEST. THE EROSION CONTROL PLAN WATER THAT IS TURBID OR HAS SEDIMENT MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN (AND/OR OTHER APPROPRIATE BMPS) ON THE PROJECT SITE WHENEVER POSSIBLE. DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASIN MUST BE VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT IS BEING ACHIEVED. IF THE DISCHARGE FROM THE BASIN IS NOT ADEQUATELY TREATED, THE BASIN MUST BE MODIFIED TO ENSURE ADEQUATE TREATMENT BEFORE FURTHER DISCHARGE. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, GRAVEL BEDS, OR VEGETATED AREAS TO AVOID ENERGY DISPERSION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES AND ADDITIONAL FILTRATION BMPS ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS, OIL, OR GREASE.

SEQUENCE OF CONSTRUCTION/TIMING OF BMP INSTALLATION
THE OPERATOR SHALL IMPLEMENT ALL APPROPRIATE EROSION & SEDIMENT CONTROL PER THE EROSION CONTROL PLAN CAN COMMENCE UNTIL THE OPERATOR'S EROSION CONTROL SUPERVISOR IDENTIFIES AND TRAINS PERSONNEL FOR THE INSTALLATION OF BMP'S AND A CHAIN OF RESPONSIBILITY FOR EROSION CONTROL PLAN IMPLEMENTATION IS CREATED FOR ALL PERSONNEL ON THE SITE. PERIMETER SEDIMENT CONTROLS (SILT FENCE, INLET PROTECTION, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THESE BMP'S SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE SITE IS ADEQUATELY STABILIZED. ALL BMP'S SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS TO PREVENT NUISANCE CONDITIONS FROM ANY DISCHARGES UNDER COVERAGE OF THE WPDES PERMIT. IN SOME CASES, MULTIPLE OR REDUNDANT APPLICATIONS OF SOME BMP'S MAY BE NEEDED TO MEET THESE REQUIREMENTS.

TEMPORARY & PERMANENT EROSION PREVENTION BMPS

TEMPORARY/PERMANENT DRAINAGE DITCHES & SWALES: THE NORMAL WETTED PERIMETER (3-YEAR, 24-HOUR PRECIPITATION EVENT) OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT IS EXPECTED TO BE FUNCTIONAL FOR MORE THAN 7 CALENDAR DAYS SHALL BE STABILIZED WITHIN 7 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR WITHIN 24 HOURS OF CONNECTION TO A STORM SEWER INLET THAT DISCHARGES TO A SURFACE WATER WITHIN 24 HOURS OF CONNECTION. ANY PERMANENT SURFACE WATER WITHIN 24 HOURS OF CONNECTION. STABILIZATION OF REMAINING PORTIONS OF THE CHANNEL MUST BE STABILIZED WITHIN 14 DAYS. ALL STORMWATER CONVEYANCE CHANNELS MUST USE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES WITHIN AND ALONG THE LENGTH OF ANY CHANNEL PROJECT TO PREVENT EROSION AND SCOUR OF THE CHANNEL. ALL TEMPORARY AND PERMANENT DITCHES AND SWALES MUST BE STABILIZED WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT CHECKS ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS HOWEVER MUST BE ESTABLISHED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM. MULCH, HYDROMULCH, TACKIFIER, OR POLYACRYLAMIDE BELOW THE WETTED PERIMETER OF A DITCH, SWALE, OR OTHER SURFACE WATER CONVEYANCE IS NOT ACCEPTABLE STABILIZATION.

EROSION CONTROL BLANKET/MATS: OPERATOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
REFER TO THE REQUIRED CLASS AND TYPE OF EROSION MAT THE PLANS SHOW OR IS SPECIFIED.

MULCH: OPERATOR MUST MUST APPLY MULCH IN A UNIFORM PATTERN OVER DISTURBED SOILS TO ACHIEVE A MINIMUM OF 50% GROUND COVER.
METHOD A: NETTING: SECURELY ANCHOR MULCHING MATERIAL BY APPROVED NETTING AND PEGS OR STAPLES
METHOD B: TACKIFIER: UTILIZE A TACKIFIER TO TREAT OR APPLY TO THE MULCHING MATERIAL

DUST CONTROL: DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. USE OF MOTOR OILS, DIESEL FUEL, OR OTHER PETROLEUM PRODUCTS WILL NOT BE USED AFTER 41 A NATS NECESSARY TO PREVENT RUNOFF AND POWDING.

STORM SEWER OUTLETS: PIPE OUTLETS MUST HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER HYDRAULIC CONNECTION TO A RECEIVING SURFACE WATER.

TEMPORARY WINTER COVER: AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

TEMPORARY & PERMANENT SEDIMENT CONTROL BMPS

DOWNGRADIENT SYSTEMS: IF THE DOWNGRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UP GRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE EROSION CONTROL PLAN MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

PERIMETER CONTROL BMPS (SILT FENCE, SEDIMENT LOG, EROSION MAT, MULCH SOCK, BIOROLLS, FLOATING SILT CURTAIN, ETC.): PERIMETER CONTROL BMPS SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER AREAS. PRIOR TO INITIATING UPGRADIENT LAND DISTURBANCE ACTIVITIES. UPLAND PERIMETER CONTROLS BMPS SHALL BE PLACED AS CLOSE TO PARALLEL TO THE CONTOUR AS FEASIBLE TO SLOW, FILTER, AND DIVERT FLOW WHILE ENSURING UNIMPEDED FLOW CONDITIONS. WHERE FEASIBLE, PERIMETER CONTROLS SHALL BE PLACED AT LEAST 3 FEET FROM THE TOE OF SLOPE TO ALLOW FOR EASIER ACCESS AND REDUCE THE WEIGHT OF THE DEVICE. FLOATING SILT CURTAINS SHALL BE INSTALLED AS CLOSE TO THE SHORELINE AS POSSIBLE FOR SHORELINE/WATER SHORT-TERM CONSTRUCTION ACTIVITIES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IN THAT AREA IS COMPLETE, AN UPLAND PERIMETER CONTROL MUST BE INSTALLED IF EXPOSED SOILS CONTINUE TO DRAIN TO THE SURFACE WATER.

TEMPORARY SEDIMENTATION BASINS AND TRAPS: THE BASIN INTAKE MUST BE DESIGNED IN ACCORDANCE WITH 4V DNR TECHNICAL STANDARD 1063. THE BASIN SHALL WITHDRAW WATER FROM THE SURFACE, PREFERABLY FROM FLOATING SKIMMERS. THE BASIN MUST BE DESIGNED TO PROVIDE 3,600 CUBIC FEET OF STORAGE ELEVATION, AND PROVIDE ENERGY DISSIPATION AT THE BASIN OUTLET. BASINS MUST BE DRAINED AND SEDIMENT REMOVED WHEN THE DEPTH OF COLLECTED SEDIMENT IN THE BASIN REACHES 1/2 THE LIVE STORAGE VOLUME.

TEMPORARY SEDIMENT TRAP: AN ENCLOSED TEMPORARY PERIMETER SEDIMENT CONTROL BMP IMPLEMENTED AND MAINTAINED AT THE INLET OF A STORM SEWER INLET PROTECTION PLACED IN BUFFER AREAS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER FROM ENTERING THE STORM SEWER INLET. INSTALLATION OF SEDIMENT TRAPS IS NOT REQUIRED WITHIN PAVED SURFACE COMPONENTS IS NOT REQUIRED.

CONSTRUCTION SITE ENTRANCE/VEHICLE TRACKING: OPERATOR MUST MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION SITE, OR ONTO STREETS WITHIN THE SITE BY IMPLEMENTING BMPS SUCH AS A STABILIZED CONSTRUCTION ENTRANCE, STONE PADS, OR EQUIVALENT SYSTEMS. STREETS WASHING SHALL NOT BE USED UNLESS THERE IS NO OTHER OPTION AVAILABLE. CONSTRUCTION ENTRANCES SHALL REMAIN FUNCTIONAL UNTIL THE SITE IS ADEQUATELY STABILIZED. SEDIMENT BEING TRACKED ONTO THE STREET, TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES ON AND OFF-SITE WITHIN 24 HOURS OF DISCOVERY, OR SOONER AS DIRECTED BY THE PROJECT OWNER. MULTIPLE STREET SWEEPINGS AT THE CONTRACTOR'S EXPENSE MAY BE REQUIRED DURING ALL ENTRANCE POINTS TO THE SITE MUST BE MAINTAINED IN A CONDITION TO PREVENT MUD FROM BEING TRACKED ONTO THE STREET.

SURFACE WATERS: INCLUDING OFF-SITE AND DOWNSTREAM DRAINAGE DITCHES, CATCH BASINS, AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE REMOVAL AND STABILIZATION OF EXPOSED SOILS MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND OBTAINING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.

INLET PROTECTION: ALL STORM DRAIN INLETS (INCLUDING DOWNGRADIENT, OFF-SITE) MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED DISPOSE OF SEDIMENT AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT FORECASTED PRECIPITATION EVENT (50% OR GREATER). INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED BY THE PERMITTEE AND APPROVED BY THE PROJECT ENGINEER. ALL EXCESS SEDIMENT SHALL BE DISPOSED IN A MANNER THAT WILL NOT CAUSE EROSION OR WATER POLLUTION CONCERNS.

CHEMICAL TREATMENTS: OPERATOR MUST AMEND THE SWPPDESIGN CONTROL PLAN TO INCLUDE THE INTENDED USES AND LOCATIONS OF FLOCCULANTS, POLYMERS, AND OTHER SEDIMENTATION TREATMENT CHEMICALS. CHEMICAL TREATMENTS MAY ONLY BE APPLIED IN AREAS WHERE TRACTED STORMWATER IS DIRECTED TO A RECEIVING SEDIMENT CONTROL SYSTEM (NOT DIRECTLY DISCHARGED TO NATURAL WATER BODIES). THIS INCLUDES DOCUMENTING THE EXPECTED SOIL TYPES, MANUFACTURER'S RECOMMENDED DOSING, APPLICATION METHODS/QUANTITIES, AND MONITORING RESULTS (TURBIDITY, PH).

POLLUTION PREVENTION MANAGEMENT MEASURES
THE FOLLOWING POLLUTION PREVENTION MEASURES SHALL BE INCORPORATED:
1. MAINTENANCE OF EXISTING VEGETATION, ESPECIALLY ADJACENT TO DRAINAGEWAYS WHERE ANY STORMWATER POSSIBLE.
2. MINIMIZATION OF SOIL COMPACTION AND PRESERVATION OF TOP-SOIL.
3. MINIMIZATION OF LAND DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE.
4. DEVELOPMENT OF SPILL PREVENTION AND RESPONSE PROCEDURES.

POTENTIAL SOURCES OF UNAUTHORIZED DISCHARGES CONSTRUCTION ACTIVITIES INCLUDE WASTEWATER DISCHARGES FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUELS, OILS AND OTHER POLLUTANTS USED IN VEHICLE OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND/OR EQUIPMENT WASHING.

THE PERMITTEE SHALL NOTIFY THE DEPARTMENT OF ANY RELEASE OR SPILL O FA HAZARDOUS SUBSTANCE TO THE ENVIRONMENT IN ACCORDANCE WITH S. 292.11, WIS. STATS., AND CH. 708 WIS. ADM. CODE AT (800) 943-0003.

INSPECTIONS & MAINTENANCE
THE OPERATOR MUST INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER IN 24 HOURS. THE OPERATOR MAY REDUCE THE FREQUENCY TO ONCE EVERY 14 CALENDAR DAYS IF THE SITE IS INACTIVE OR FROZEN. REFER TO THE USES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES. THE LOCATION AND SOURCE OF THE RAINFALL GAUGE OR REPORTING SYSTEM MUST BE DOCUMENTED IN THE FIRST EROSION CONTROL INSPECTION REPORT. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH TECHNICAL STANDARDS DEVELOPED PURSUANT TO SUBCH. V OF CH. NR 151, WIS. ADM. CODE. ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE RECORDED IN WRITING BY THE OPERATOR AND RETAINED WITH THE EROSION CONTROL PLAN. THE DEPARTMENT HAS DEVELOPED A MODEL INSPECTION REPORT AVAILABLE AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/CONSTRUCTION/INFORMS.HTML OR AVAILABLE UPON REQUEST FOR THE PROJECT OWNER. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
A. DATE AND TIME OF INSPECTION AND NAME OF PERSON(S) WHO PERFORMED INSPECTION.
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS
C. AN ASSESSMENT OF THE CONDITION OF EROSION AND SEDIMENT CONTROLS
D. A DESCRIPTION OF ANY BMP'S THAT REQUIRED MAINTENANCE, AND WHEN MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION.
E. DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION AT THE SITE AND ANY SCHEDULE MODIFICATIONS THAT MAY INCREASE SEDIMENT DISCHARGE.

THE OWNER SHALL BE IN CHARGE OF THE LONG-TERM MAINTENANCE OF PERMANENT BMPS

EROSION CONTROL PLAN AMENDMENTS & RECORD KEEPING
EROSION CONTROL PLAN AMENDMENTS AND SITE PLANS WILL BE REVIEWED BY THE OPERATOR AND SUBMITTED TO THE OWNER FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT OWNER (OR DESIGNATED REPRESENTATIVE). ALL OWNER ACCEPTED AND DENIED EROSION CONTROL PLAN AMENDMENTS AND SITE PLANS MUST BE RECORDED IN WRITING AND RETAINED WITH THE EROSION CONTROL PLAN.

THE EROSION CONTROL PLAN SHALL BE AMENDED IF:
1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE AT THE CONSTRUCTION SITE, WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS AND WHICH HAS NOT BEEN ADDRESSED IN THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS
2. THE BMP'S IDENTIFIED, DESIGNED, SCHEDULE, OR SHOWN OF CONSTRUCTION AT THE CONSTRUCTION SITE WHICH HAS A REASONABLE POTENTIAL TO CAUSE AN EXCEEDANCE OF THE 5 TONS PER ACRE PER YEAR SEDIMENT PERFORMANCE STANDARD.
3. THE ACTIONS REQUIRED BY THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE STORM WATER RUNOFF.

FOR CONSTRUCTION SITES FOR WHICH THERE HAS BEEN EARLIER DEPARTMENT REVIEW OF THE EROSION
CONTROL PLAN, AMENDMENTS SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL BY EITHER
PLAN. THE PERMITTEE SHALL NOTIFY THE DEPARTMENT AT LEAST 5 WORKING DAYS PRIOR TO MAKING THE
CHANGES IN THE PLAN.

THE EROSION CONTROL PLAN (ORIGINAL OR COPIES), ALL CHANGES TO THE EROSION CONTROL PLAN, PROJECT MANUAL, AND INSPECTIONS/MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE EROSION CONTROL PLAN CAN BE KEPT AT THE FIELD OFFICE OR ON SITE STORAGE FACILITY. RECORDS OF ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION, ALL NOTICES OF TERMINATION, ALL PERMIT REQUIREMENTS AND ALL OTHER STORMWATER RELATED PERMITS, RECORDS OF ALL INSPECTIONS/MAINTENANCE, ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENTS, ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS AND OTHER INFORMATION REQUIRED BY THE GENERAL PERMIT FOR THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.

NOTICE OF TERMINATION
THE PERMITEE SHALL SIGN

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
TPF TPF	TREE PROTECTION FENCE
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

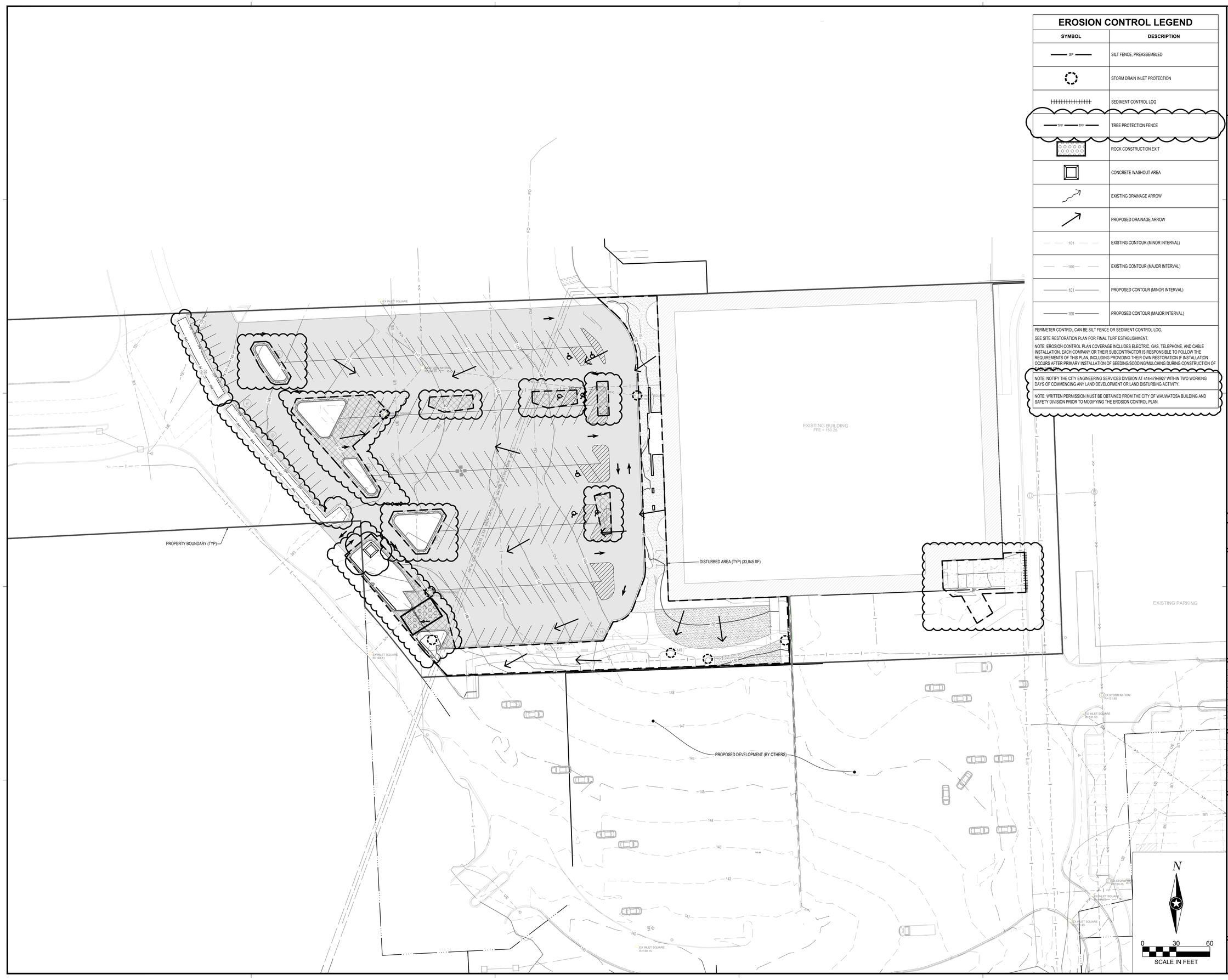
PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF DEVELOPMENT.

NOTE: NOTIFY THE CITY ENGINEERING SERVICES DIVISION AT 414-479-8927 WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.

NOTE: WRITTEN PERMISSION MUST BE OBTAINED FROM THE CITY OF WAUWATOSA BUILDING AND SAFETY DIVISION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.



ISG

ADDRESS:
2400 N MAYFAIR RD
WAUWATOSA, WI 53226

PARCEL TAX KEY:
3352009000

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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
2026-01-14	POST-BID ADDENDUM	LDD
2026-01-26	CITY RE-SUBMITTAL	LDD

PROJECT NO.	25-32525
FILE NAME	32525-C1-SWPPP
DRAWN BY	MY
DESIGNED BY	MY/AA
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

EROSION CONTROL PLAN

SHEET

C1-40

REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE ASPHALT PAVEMENT
	REMOVE CONCRETE WALK
	MILL AND OVERLAY ASPHALT PAVEMENT

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

MILL AND OVERLAY ASPHALT PAVEMENT (TYP)

EXISTING STORM STRUCTURE (TYP)

REMOVE SIDEWALK

PROTECT EXISTING SIGN

PROTECT EXISTING COLUMNS

CLEAR AND GRUBB EXISTING ISLANDS
EXISTING ISLANDS TO BE REMOVED (TYP)

REMOVE CURB & GUTTER (TYP)

EXISTING LIGHT TO BE RELOCATED

CLEAR & GRUBB TREE/PLANTING AREA

REMOVE CURB & GUTTER (TYP)

PROPERTY BOUNDARY

REMOVE ASPHALT PAVEMENT (TYP)

PROPOSED DEVELOPMENT (BY OTHERS)

LOWER LEVEL TRUCK TUNNEL AND LOADING DOCKS

EXISTING BUILDING
FFE = 150.25

N

0 30 60
SCALE IN FEET

ISG

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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
2026-01-14	POST-BID ADDENDUM	LDD
2026-01-26	CITY RE-SUBMITTAL	LDD

PROJECT NO.	25-32525
FILE NAME	32525-C2-EXIST
DRAWN BY	MY
DESIGNED BY	MY/AA
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE AND REMOVAL PLAN

SHEET

C2-10

PRELIMINARY NOT FOR CONSTRUCTION

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE
ST-1	WisDOT INLET	48 Ø	RC	NEENAH R-4353	8.20	144.50	136.30	P-1
ST-2 +	INLINE DRAIN	12 Ø	PVC	NYLOPLAST 1299CGS	1.88	149.38	147.50	P-2
ST-3 +	INLINE DRAIN	12 Ø	PVC	NYLOPLAST 1299CGS	2.64	149.64	147.00	P-3
ST-4 +	INLINE DRAIN	12 Ø	PVC	NYLOPLAST 1299CGS	3.58	149.83	146.25	P-4

+ STRUCTURE BY OTHERS

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	136.80	EX-MH	136.34	12	RCP	1.08%	42
P-2 +	ST-2	148.00	ST-3	147.66	8	HDPE	1.00%	34
P-3 +	ST-3	147.56	ST-4	146.85	8	HDPE	1.00%	71
P-4 +	ST-4	146.75	OUTLET	146.67	8	HDPE	1.00%	8

+ PIPE BY OTHERS

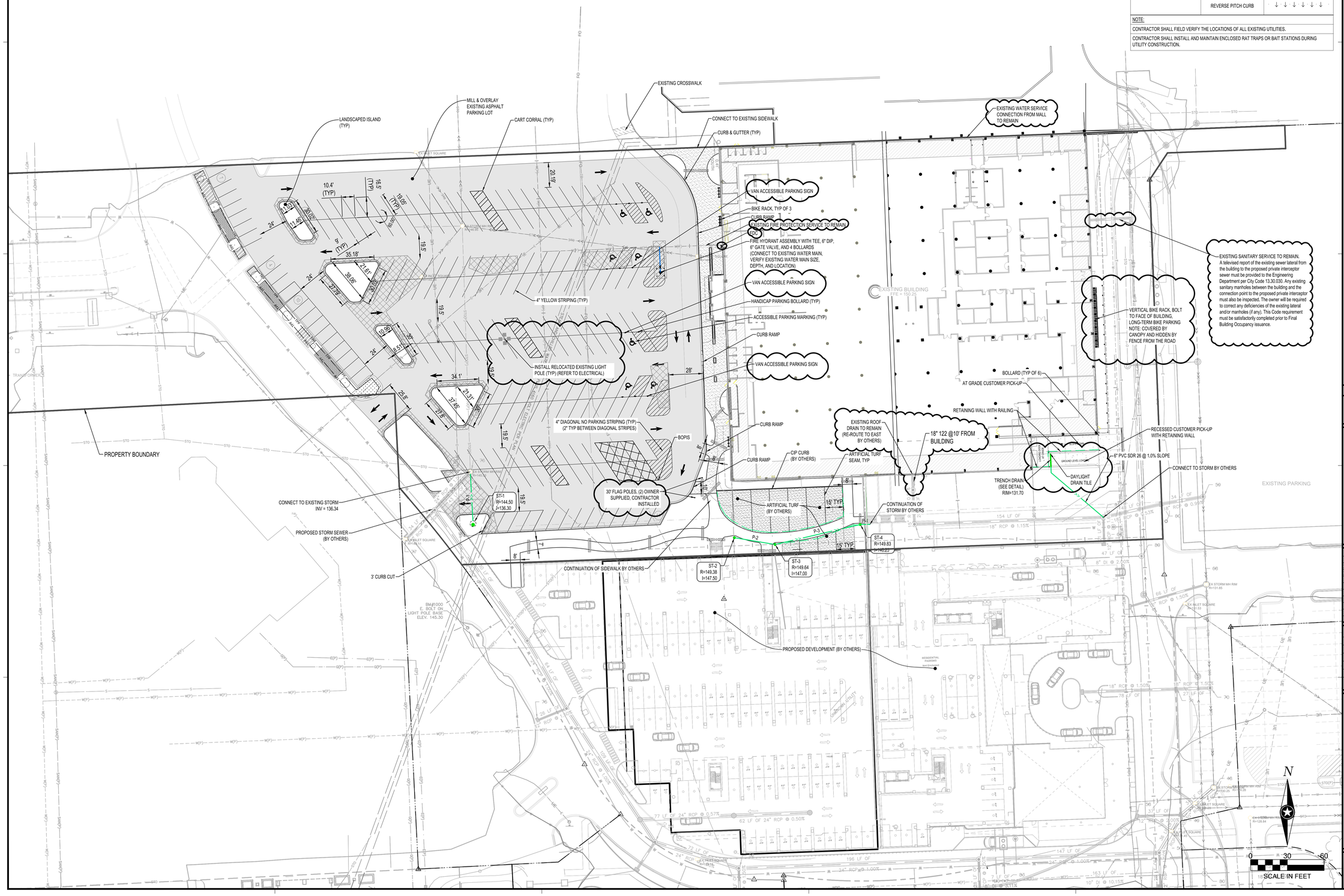
LEGEND

EXISTING		PROPOSED
STORM DRAIN		STORM DRAIN
FO	FIBER OPTIC	
	PROPERTY / LOT LINE	
	EASEMENT LINE	
	ASPHALT PAVEMENT (2" MILL + RELAY)	
	HEAVY DUTY CONCRETE PAVEMENT	
	CONCRETE WALK	
	FULL DEPTH ASPHALT REPLACEMENT	
	REVERSE PITCH CURB	

NOTE:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

CONTRACTOR SHALL INSTALL AND MAINTAIN ENCLOSED RAT TRAPS OR BAIT STATIONS DURING UTILITY CONSTRUCTION.



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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
2026-01-14	POST-BID ADDENDUM	LDD
2025-01-26	CITY RE-SUBMITTAL	LDD

PROJECT NO.	25-32525
FILE NAME	32525-C3-SITE
DRAWN BY	MY
DESIGNED BY	MY/AA
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXXX.XX	EXISTING SPOT ELEVATION
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
XXX.XX TW XXX.XX BW	PROPOSED TOP OF RETAINING WALL (TW) AND BOTTOM OF RETAINING WALL (BW)
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

C4-11 GRADING PLAN

C4-12 GRADING PLAN

C4-12 GRADING PLAN

ST-1 R=144.50

ST-2 R=149.38

ST-3 R=149.64

ST-4 R=149.83

EXISTING BUILDING FFE = 150.22

EXISTING PARKING

RESIDENTIAL PARKING Not Enclosed

PROPERTY LINE

47 LF OF 8" DI @ 2.00%

163 LF OF 10" DI @ 10.15%

115 LF OF 18" DI @ 1.00%

7 LF OF 8" DI @ 3.11%

0 ## ##

SCALE IN FEET

ISG

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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
2026-01-14	POST-BID ADDENDUM	LDD
2026-01-26	CITY RE-SUBMITTAL	LDD

PROJECT NO.	25-32525
FILE NAME	32525-C4-GRADE
DRAWN BY	MY
DESIGNED BY	MY/AA
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

OVERALL GRADING PLAN

SHEET

C4-10

PROPERTY LINE

REVERSE PITCH CURB

ST-1 R=144.50

ST-2 R=149.38

ST-3 R=149.64

EOF 149.65

EOF 149.80

STEAM AND CHILLED WATER DISTRIBUTION PLUS 480 VOLT ELECTRIC PLAN

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
x XXX.XX	EXISTING SPOT ELEVATION
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
XXX.XX T/W XXX.XX B/W	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

N

0 15 30

SCALE IN FEET

ISG

ADDRESS:
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WAUWATOSA, WI 53226

PARCEL TAX KEY:
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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
2026-01-14	POST-BID ADDENDUM	LDD
2026-01-26	CITY RE-SUBMITTAL	LDD

PROJECT NO.	25-32525
FILE NAME	32525-C4-GRADE
DRAWN BY	MY
DESIGNED BY	MY/AA
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

C4-11

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
+ XXXX.XX	EXISTING SPOT ELEVATION
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
XXX.XX TW / XXX.XX BW	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

PROPERTY BOUNDARY

N

0 5 10

SCALE IN FEET

TEMPORARY GRADE TO MATCH EXISTING CONTINUATION OF GRADING TO SOUTH BY OTHERS

GRADING BY OTHERS

PROPERTY BOUNDARY

N

0 10 20

SCALE IN FEET

ADDRESS:
2400 N MAYFAIR RD
WAUWATOSA, WI 53226

PARCEL TAX KEY:
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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
2026-01-14	POST-BID ADDENDUM	LDD
2026-01-26	CITY RE-SUBMITTAL	LDD

PROJECT NO.	25-32525
FILE NAME	32525-C4-GRADE
DRAWN BY	MY
DESIGNED BY	MY/AA
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

C4-12

NOTE:
- SEE LIGHTING PLANS E0:01-E0:03 FOR ALL SITE LIGHTING.
- SNOW MAY NOT AND WILL NOT BE PUSHED ONTO LANDSCAPE ISLANDS.

PROPERTY BOUNDARY

DAYLILY - 42 SF
JAPANESE TREE LILAC - 5' DIA.
DAYLILY - 190 SF
JAPANESE TREE LILAC - 9' DIA.
ROSA RUGOSA - 238 SF
EXISTING SIGN TO REMAIN
JAPANESE TREE LILAC - 11' DIA.
DAYLILY - 76 SF
EXISTING PLANTING TO REMAIN, PROVIDE TREE PROTECTION FENCING AS SHOWN
JUNIPER - 51 SF
JAPANESE TREE LILAC - 9' DIA.
ROSA RUGOSA - 232 SF
JAPANESE TREE LILAC - 8' DIA.
SNOW STORAGE ZONE
DAYLILY - 138 SF
JAPANESE TREE LILAC - 4' DIA.
ROSA RUGOSA - 228 SF
JAPANESE TREE LILAC - 8' DIA.
GRO LOW SUMAC - 266 SF
PROPOSED LIGHTING

PROPERTY BOUNDARY

1/C5-12

2/C5-12

SNOW STORAGE ZONE

ARTIFICIAL TURF (BY OTHERS)

PROPERTY BOUNDARY

PROPERTY BOUNDARY

1/C5-13 - BY OTHERS

PROPOSED DEVELOPMENT (BY OTHERS)

63.1'
40.82'
39.9'
94.7'
45.41'

SEED MIX
EX. STONE MULCH, TO REMAIN

EXISTING BUILDING
FFE = 187.0

LONG-TERM BIKE PARKING
NOTE: COVERED BY CANOPY AND HIDDEN BY FENCE FROM THE ROAD

10.4'
69.12'

EXISTING PARKING

RESIDENTIAL PARKING
Not Enclosed

EX INLET SQUARE R=149.31
EX STORM MH R=146.70
EX INLET SQUARE R=139.15
EX STORM MH RIM R=131.85
EX INLET SQUARE R=131.53
EX STORM R=130.25
EX INLET SQUARE R=129.43
EX INLET SQUARE R=127.97

N

0 30 60
SCALE IN FEET

ISG

WISCONSIN
DANYELLE R. PERQUET
LA-659
GREEN BAY
WI
LANDSCAPE ARCHITECT

ADDRESS:
2400 N MAYFAIR RD
WAUWATOSA, WI 53226

PARCEL TAX KEY:
3352009000

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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
2026-01-14	POST-BID ADDENDUM	LDD
2026-01-26	CITY RE-SUBMITTAL	LDD

PROJECT NO.	25-32525
FILE NAME	32525-C5-LAND
DRAWN BY	JV
DESIGNED BY	JV
REVIEWED BY	MR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

PLANTING PLAN

SHEET

C5-11

PLANT SCHEDULE 1 & 2/C5-12

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
TREES				
CB	9	CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEAM	2" CAL	B & B
CC	5	CERCIS CANADENSIS 'FLAME THROWER' FLAME THROWER EASTERN REDBUD	6` HT MIN	B & B
CA	4	CORNUS ALTERNIFOLIA PAGODA DOGWOOD	6` HT MIN	B & B
HV	9	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	5` HT MIN	B & B
PA	3	PLATANUS X ACERIFOLIA LONDON PLANE	2.5" CAL	B & B
QB	5	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
TD	6	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE' DEGROOT'S SPIRE ARBORVITAE	5` HT MIN	CONT
SHRUBS				
CS	4	CORNUS SERICEA RED TWIG DOGWOOD	5 GAL	CONT
CR	18	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD	5 GAL	CONT
DL	16	DIERVILLA LONICERA BUSH HONEYSUCKLE	3 GAL	CONT
JB	23	JUNIPERUS HORIZONTALIS 'BAR HARBOR' BAR HARBOR CREEPING JUNIPER	1 GAL	CONT
JE	22	JUNIPERUS HORIZONTALIS 'EMERALD ISLE' EMERALD ISLE CREEPING JUNIPER	1 GAL	CONT
PL	3	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL™ DWARF NINEBARK	3 GAL	CONT
RA	36	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	1 GAL	CONT
SY	2	SYRINGA X 'BLOOMERANG' BLOOMERANG SERIES LILAC	5 GAL	CONT
GRASSES				
CK	34	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL	CONT
PH	6	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	1 GAL	CONT
PS	18	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	1 GAL	CONT
SS	122	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' THE BLUES LITTLE BLUESTEM	1 GAL	CONT
PERENNIALS				
HY	19	HEMEROCALLIS X HYBRID DAYLILY	1 GAL	CONT
PE	5	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	1 GAL	CONT
VS	29	VERONICA SPICATA SPIKE SPEEDWELL	1 GAL	CONT

NOTE:
- PLANTING ON THIS SHEET IS PART OF THE BASE BID.

EX. CROSSWALK

TREE PROTECTION FENCING

BIKE RACK

IRRIGATION SLEEVE, TYP.

1/C5-12

2/C5-12

0 10 20
SCALE IN FEET

ISG

WISCONSIN
DANYELLE R. PERQUET
LA-659
GREEN BAY
WI
LANDSCAPE ARCHITECT

ADDRESS:
2400 N MAYFAIR RD
WAUWATOSA, WI 53226

PARCEL TAX KEY:
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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
2026-01-14	POST-BID ADDENDUM	LDD
2026-01-26	CITY RE-SUBMITTAL	LDD

PROJECT NO.	25-32525
FILE NAME	32525-C5-LAND
DRAWN BY	JV
DESIGNED BY	JV
REVIEWED BY	MR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

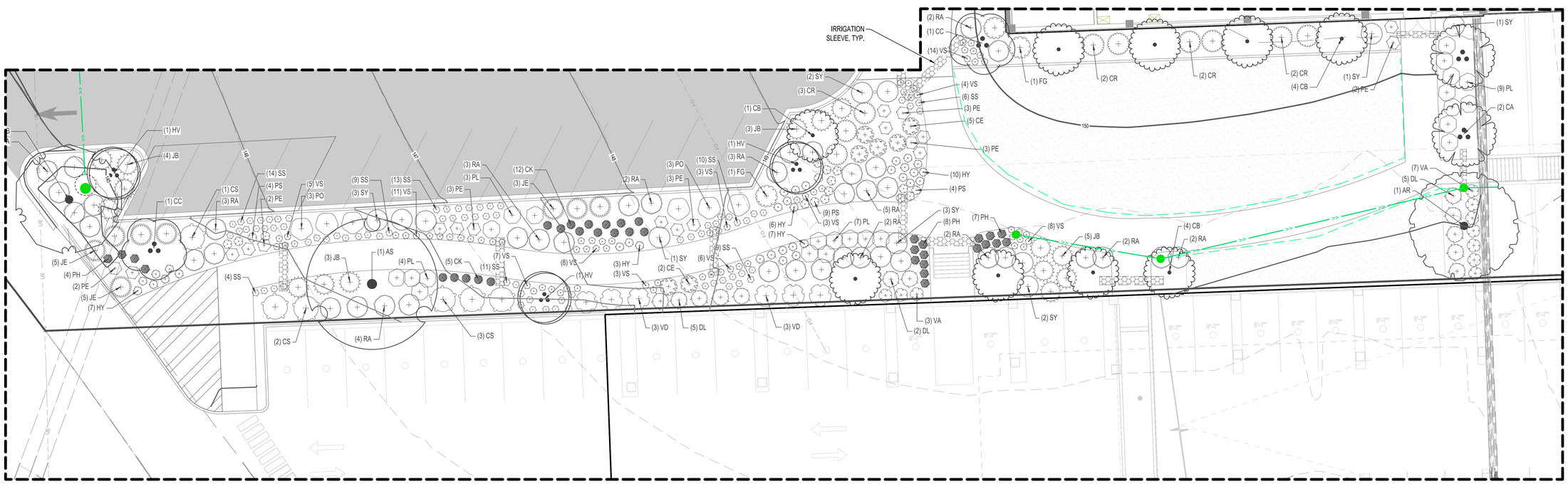
PLANTING ENLARGEMENT PLANS

SHEET

C5-12

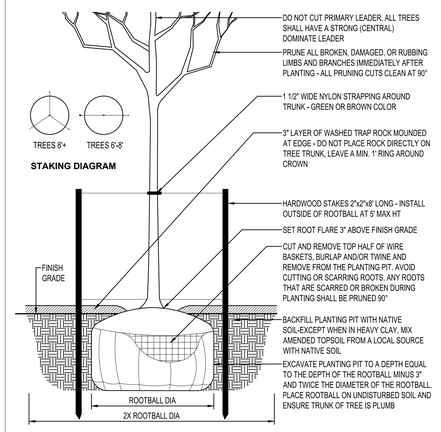
PLANT SCHEDULE 1/C5-13

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
TREES				
AR	1	ACER RUBRUM 'AUTUMN RADIANCE' AUTUMN RADIANCE RED MAPLE	2.5" CAL	B & B
AS	1	ACER SACCHARUM 'BAILSTA' FALL FIESTA® SUGAR MAPLE	2.5" CAL	B & B
CB	9	CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEAM	2" CAL	B & B
CC	2	CERCIS CANADENSIS 'FLAME THROWER' FLAME THROWER EASTERN REDBUD	6` HT MIN	B & B
CA	2	CORNUS ALTERNIFOLIA PAGODA DOGWOOD	6` HT MIN	B & B
HV	3	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	5` HT MIN	B & B
QB	1	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
SHRUBS				
CE	7	CEANOTHUS AMERICANUS NEW JERSEY TEA	1 GAL	CONT
CS	6	CORNUS SERICEA RED TWIG DOGWOOD	5 GAL	CONT
CR	9	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD	5 GAL	CONT
DL	12	DIERVILLA LONICERA BUSH HONEYSUCKLE	3 GAL	CONT
FG	3	FOTHERGILLA GARDENII 'MT. AIRY' MT. AIRY DWARF WITCHALDER	5 GAL	CONT
JB	15	JUNIPERUS HORIZONTALIS 'BAR HARBOR' BAR HARBOR CREEPING JUNIPER	1 GAL	CONT
JE	8	JUNIPERUS HORIZONTALIS 'EMERALD ISLE' EMERALD ISLE CREEPING JUNIPER	1 GAL	CONT
PO	6	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	5 GAL	CONT
PL	23	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL™ DWARF NINEBARK	3 GAL	CONT
RA	39	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	1 GAL	CONT
SY	13	SYRINGA X 'BLOOMERANG' BLOOMERANG SERIES LILAC	5 GAL	CONT
VA	10	VIBURNUM ACERIFOLIUM MAPLELEAF VIBURNUM	1 GAL	CONT
VD	6	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN ARROWWOOD VIBURNUM	3 GAL	CONT
GRASSES				
CK	17	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL	CONT
PH	19	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	1 GAL	CONT
PS	17	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	1 GAL	CONT
SS	77	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' THE BLUES LITTLE BLUESTEM	1 GAL	CONT
PERENNIALS				
HY	33	HEMEROCALLIS X HYBRID DAYLILY	1 GAL	CONT
PE	19	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	1 GAL	CONT
VS	67	VERONICA SPICATA SPIKE SPEEDWELL	1 GAL	CONT
SYMBOL		**BOTANICAL / COMMON NAME**		
GROUND COVERS				
		SEED MIX NO. 40 WISDOT 630.0140		

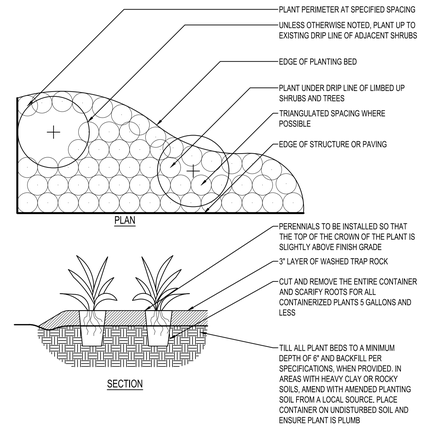

IRRIGATION SLEEVE, TYP.
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MASTER PLANT SCHEDULE

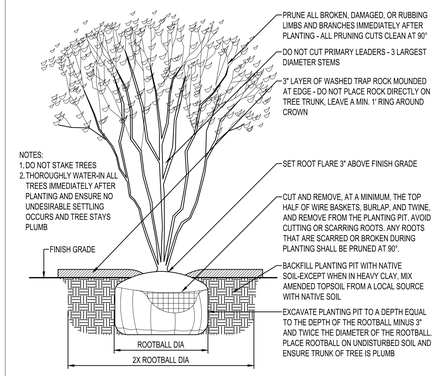
CODE	QTY	B	C	BOTANICAL / COMMON NAME	SIZE	ROOT
TREES						
AR	1		1	ACER RUBRUM 'AUTUMN RADIANCE' AUTUMN RADIANCE RED MAPLE	2.5" CAL	B & B
AS	1		1	ACER SACCHARUM 'BAILSTA' FALL FIESTA® SUGAR MAPLE	2.5" CAL	B & B
CB	18	9	9	CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEAM	2" CAL	B & B
CC	7	5	2	CERCIS CANADENSIS 'FLAME THROWER' FLAME THROWER EASTERN REDBUD	6' HT MIN	B & B
CA	6	4	2	CORNUS ALTERNIFOLIA PAGODA DOGWOOD	6' HT MIN	B & B
HV	12	9	3	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	5' HT MIN	B & B
PA	3	3		PLATANUS X ACERIFOLIA LONDON PLANE	2.5" CAL	B & B
QB	6	5	1	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
TD	6	6		THUJA OCCIDENTALIS 'DEGROOT'S SPIRE' DEGROOT'S SPIRE ARBORVITAE	5' HT MIN	CONT
SHRUBS						
CE	7		7	CEANOTHUS AMERICANUS NEW JERSEY TEA	1 GAL	CONT
CS	10	4	6	CORNUS SERICEA RED TWIG DOGWOOD	5 GAL	CONT
CR	27	18	9	CORNUS SERICEA 'ALLEMAN'S COMPACT' DWARF RED TWIG DOGWOOD	5 GAL	CONT
DL	28	16	12	DIERVILLA LONICERA BUSH HONEYSUCKLE	3 GAL	CONT
FG	3		3	FOTHERGILLA GARDENII 'MT. AIRY' MT. AIRY DWARF WITCHALDER	5 GAL	CONT
JB	38	23	15	JUNIPERUS HORIZONTALIS 'BAR HARBOR' BAR HARBOR CREEPING JUNIPER	1 GAL	CONT
JE	30	22	8	JUNIPERUS HORIZONTALIS 'EMERALD ISLE' EMERALD ISLE CREEPING JUNIPER	1 GAL	CONT
PO	6		6	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	5 GAL	CONT
PL	26	3	23	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL™ DWARF NINEBARK	3 GAL	CONT
RA	75	36	39	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	1 GAL	CONT
SY	15	2	13	SYRINGA X 'BLOOMERANG' BLOOMERANG SERIES LILAC	5 GAL	CONT
VA	10		10	VIBURNUM ACERIFOLIUM MAPLELEAF VIBURNUM	1 GAL	CONT
VD	6		6	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN ARROWWOOD VIBURNUM	3 GAL	CONT
GRASSES						
CK	51	34	17	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL	CONT
PH	25	6	19	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	1 GAL	CONT
PS	35	18	17	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	1 GAL	CONT
SS	199	122	77	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' THE BLUES LITTLE BLUESTEM	1 GAL	CONT
PERENNIALS						
HY	52	19	33	HEMEROCALLIS X HYBRID DAYLILY	1 GAL	CONT
PE	24	5	19	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	1 GAL	CONT
VS	96	29	67	VERONICA SPICATA SPIKE SPEEDWELL	1 GAL	CONT
SYMBOL				**BOTANICAL / COMMON NAME**		
GROUND COVERS						
				SEED MIX NO. 40 WISDOT 630.0140		



DECIDUOUS TREE PLANTING
NTS



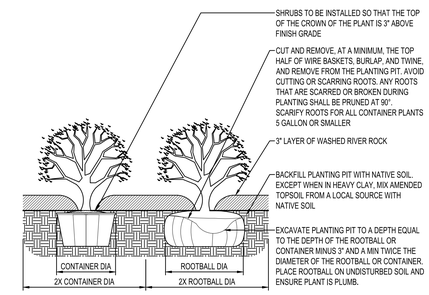
PERENNIAL PLANTING
NTS



MULTI-STEM TREE PLANTING
NTS

PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE 1" - 3" DIA ANGULAR BUFF OR CREAM WASHED TRAP ROCK SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN THE PLANTING DETAILS. USE AN UNDERLAYMENT SUCH AS LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
15. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
16. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.
17. SEE SPEC FOR IRRIGATION REQUIREMENTS. IRRIGATION CONTROLLER AND INSTALLATION TO BE DETERMINED WITH OWNERS REPRESENTATIVE AT TIME OF CONSTRUCTION.
18. SNOW WILL NOT BE PUSHED ONTO INTERIOR LANDSCAPE ISLANDS, UNLESS ISLANDS ARE DESIGNED FOR AND IDENTIFIED ON THE LANDSCAPE PLAN.



SHRUB PLANTING
NTS

ISG

WISCONSIN
DANYELLE R PERQUET
LA-659
GREEN BAY
WI
LANDSCAPE ARCHITECT

ADDRESS:
2400 N MAYFAIR RD
WAUWATOSA, WI 53226

PARCEL TAX KEY:
3352009000

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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
2026-01-14	POST-BID ADDENDUM	LDD
2026-01-26	CITY RE-SUBMITTAL	LDD

PROJECT NO.	25-32525
FILE NAME	32525-C5-LAND
DRAWN BY	JV
DESIGNED BY	JV
REVIEWED BY	MR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

PLANTING NOTES AND DETAILS

SHEET

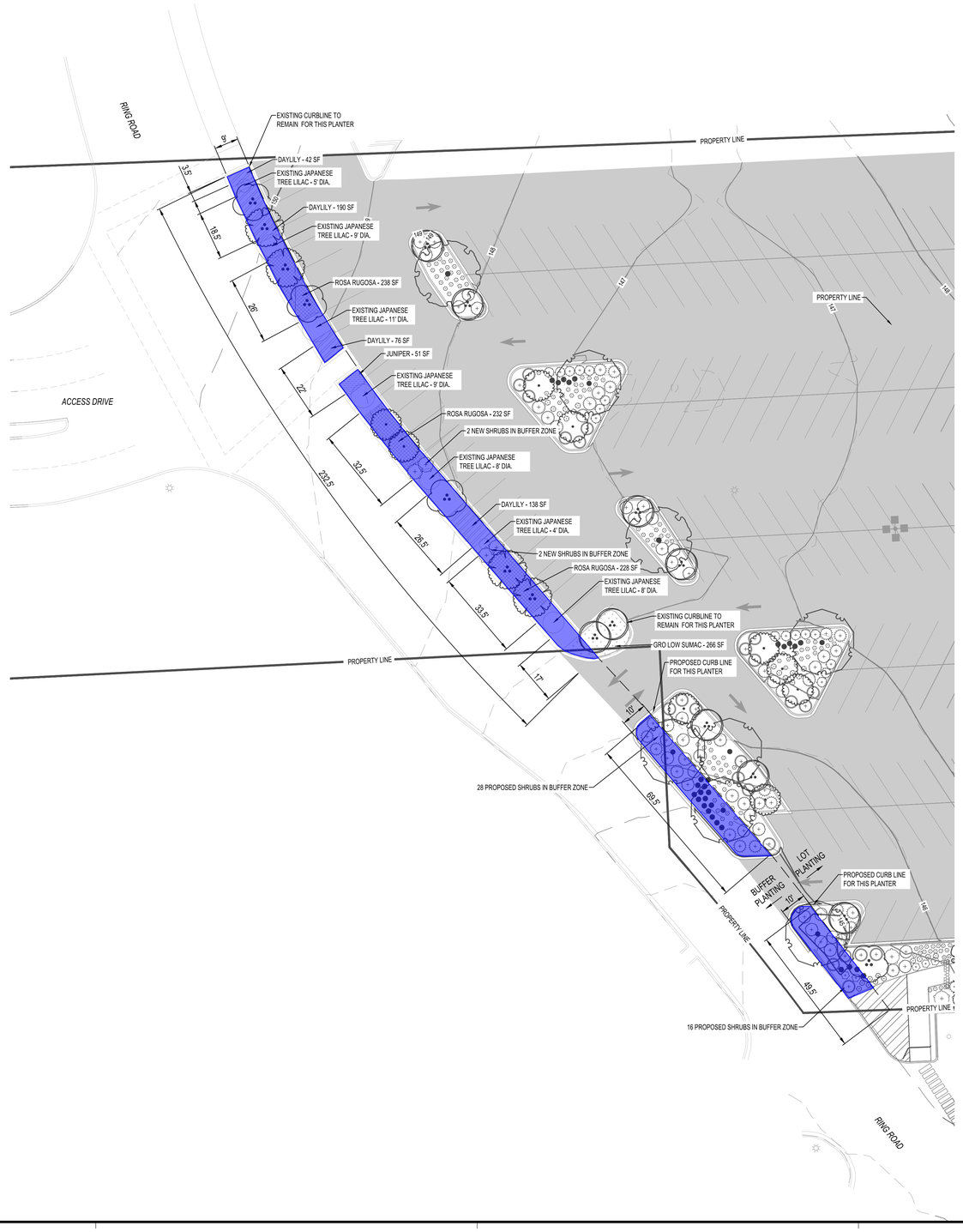
C5-20

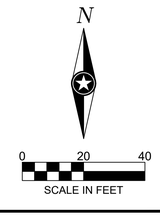
Landscape Buffer Calculations

Length of Buffer Area Along Road (*excluding driveways*)	351 LF
Existing Tree Canopies Width (*to be removed from buffer length total*)	54 LF
Buffer Length Used for Planting Calculations	297 LF
# of Trees Required & Provided (2 per 50 lf) (297/50 *2)	12
# of Shrubs Required & Provided (8 per 50 lf) (297/50 *8)	48

NOTE:
- THIS SHEET IS A DIAGRAM TO DESCRIBE HOW BUFFER PLANTING REQUIREMENTS ARE BEING MET.
- ALL PLANTING QUANTITIES AND LABELS ARE FOUND ON SHEET C5-12.
- ALL UTILITY INFORMATION IS VISIBLE ON PLANTING PLANS.
- EXISTING PLANTS IN BUFFER ZONE ARE LABELED PER CITY REQUIREMENTS. EX. GROUNDCOVERS AND SHRUBS ARE SHOWN IN SF AS THE PLANTINGS HAVE GROWN IN TO MASSINGS.

BUFFER AREA SHOWN IN BLUE





ISG



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SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

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PROJECT NO.	25-32525
FILE NAME	32525-C5-LAND
DRAWN BY	JV
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REVIEWED BY	MR
ORIGINAL ISSUE DATE	12/02/2025
CLIENT PROJECT NO.	-

TITLE

ROAD BUFFER PERMIT PLANTING

SHEET

C5-21

Parking Lot Landsacpe Calculations

Existing Parking Lot Size	98,267 SF	(2.3 AC)	
Existing Parking Lot Planting Area	1,768 SF	(0.04 AC)	1.80%
Proposed Parking Lot Size	91,851 SF	(2.11 AC)	
Proposed Parking Lot Planting Area	4,136 SF	(0.09 AC)	4.50%
Trees Required and Proposed in Landscape in Parking Lot (1 Tree per 180 SF) (4,136/180=23)	23		
Additional Landscape Area Along Southern Edge of Lot	2,546 SF	(0.06 AC)	2.77%

NOTE:
- PLANTING CALCULATIONS EXCLUDE THE 10' PLANTING BUFFER AREA ALONG THE "RING ROAD".
- FOR LIGHTING INFORMATION SEE SHEETS E0.01, E0.02, E0.03.
- PLANTER ISLAND DIMENSIONS ARE GIVEN FROM INSIDE CURB

PARKING LOT PLANTING AREAS SHOWN IN RED

ADDITIONAL LANDSCAPE AREA SHOWN IN YELLOW



ISG

WISCONSIN
DANYELLE R PIERQUET
LA-659
GREEN BAY
WI
LANDSCAPE ARCHITECT

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2400 N MAYFAIR RD
WAUWATOSA, WI 53226

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PROJECT

SCHEELS WAUWATOSA

WAUWATOSA WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
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CLIENT PROJECT NO.	-

TITLE

PARKING LOT PERMIT PLANTING

SHEET

C5-22

ALTA/ACSM Land Title Survey

KNOWN AS 2550 NORTH MAYFAIR ROAD, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN

PARCEL A (MALL):
PARCELS 1, 2 AND 3 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5460, AS RECORDED ON SEPTEMBER 24, 1996, IN REEL 2483, IMAGE 549, AS DOCUMENT NO. 6748558, BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4827, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF SECTION 17, THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 16, THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

PARCEL B (BANK TOWER):
PARCEL 2 OF CERTIFIED SURVEY MAP NO. 2228, AS RECORDED ON NOVEMBER 23, 1973, IN REEL 757, IMAGE 1, AS DOCUMENT NO. 4127552, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

PARCEL C (NORTH TOWER):
PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5460, AS RECORDED ON MAY 14, 1977, IN REEL 1017, IMAGE 6, AS DOCUMENT NO. 5115302, BEING A DIVISION OF PARCEL 1 IN CERTIFIED SURVEY MAP NO. 2229, AS RECORDED ON NOVEMBER 23, 1973, IN REEL 757, IMAGE 515, AS DOCUMENT NO. 4127552, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

PARCEL D (ATRIUM):
PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4004, AS RECORDED ON APRIL 2, 1991 IN REEL 1366, IMAGE 596, AS DOCUMENT NO. 5486462, BEING A DIVISION OF PARCEL 2 IN CERTIFIED SURVEY MAP NO. 3566, AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

PARCEL E:
RECIPROCAL UTILITY EASEMENTS CONTAINED IN AN INSTRUMENT BY AND BETWEEN FROEDTERT-MAYFAIR, INC. AND P.A. BERGNER AND CO., OF ILLINOIS DATED OCTOBER 14, 1986, RECORDED OCTOBER 17, 1987, IN REEL 1711, IMAGE 1, AS DOCUMENT NO. 5115303, AND AMENDED BY AMENDMENT DATED JUNE 22, 1987, RECORDED JUNE 23, 1987, IN REEL 1711, IMAGE 2, AS DOCUMENT NO. 5115302, AND AMENDED AND ACROSS: PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4827 BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4004 AND PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, IN REEL 1974, IMAGES 1-3 INCLUSIVE, AS DOCUMENT NO. 5973150.

PARCEL F:
RECIPROCAL PARKING EASEMENTS AND THE CROSS EASEMENTS FOR INGRESS AND EGRESS CONTAINED OR REFERRED TO IN DOCUMENT NOS. 5973275 AS AMENDED BY 6599072 AND 6878187.

JUNE 5, 2006 GENERAL GROWTH PROPERTIES SURVEY NO. 154268-RMK

LEGEND

- FOUND 1" DIA IRON PIPE
- BOLLARD
- UTILITY POLE
- GUY WIRE
- WATER VALVE
- HYDRANT
- WATER M.H.
- LIGHT POLE
- GAS VALVE
- SIGN
- ELECTRIC METER
- GROUND LIGHT
- ELECTRIC M.H.
- SQUARE INLET
- SANITARY SEWER M.H.
- TELEPHONE M.H.
- CONCRETE VERTICAL CURB

- BENCHMARK
- SECTION CORNER
- MONUMENT FOUND
- IRON PIPE SET
- BOLLARD
- GAS VALVE/GAS MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- TELEPHONE BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- POST INDICATOR
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- GROUND LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE RISER
- TOWNHEAD FIBER OPTIC
- GAS VALVE
- GAS METER
- STORM MANHOLE
- STORM INLET
- YOUNG INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- WATER VALVE MANHOLE
- WATER VALVE
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- MONUMENT FLAG
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB

- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- MARKED TELEPHONE
- MARKED ELEC. SIGN
- MARKED TELE. SIGN
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC

VICINITY MAP



NOT TO SCALE

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154268Base.dwg \ ANKROMRED

GRAPHIC SCALE
0 25 50 100 200
1 inch = 50 ft.

SURVEY NOTES

A. **BASIS OF BEARINGS**
BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 17 WHICH IS ASSUMED TO BEAR NORTH 00°41'30" EAST

B. **TITLE COMMITMENT**
TITLE COMMITMENT DATA PREPARED BASED ON LAWYERS TITLE INSURANCE CORPORATION, TITLE COMMITMENT NO. WA0074187, EFFECTIVE DATE OF JULY 20, 2006, WHICH LISTS THE FOLLOWING ITEMS FROM SCHEDULE B-11:

1-3. NOT SURVEY RELATED
4-5. VISIBLE EVIDENCE SHOWN, IF ANY
6-11. NOT SURVEY RELATED
12. A 24.75 FOOT WATER MAIN EASEMENT AS SHOW ON CERTIFIED SURVEY MAP NO. 4827. LIMITED TO AS SHOWN ON THE SURVEY BY NATIONAL SURVEY & ENGINEERING DATED MAY 7, 1996 NO. 154268-THD (TITLE SURVEY). AFFECTS SITE BY LOCATION – SHOWN
13. EASEMENT GRANTED TO WISCONSIN TELEPHONE COMPANY AND CONDITIONS AS SET FORTH IN INSTRUMENT RECORDED MARCH 11, 1957 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 3676, IMAGE/PAGE 165 AS DOCUMENT NO. 3893580. LIMITED TO AS SHOWN ON THE SURVEY. AFFECTS SITE BY LOCATION – SHOWN
14. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND CONDITIONS AS SET FORTH IN INSTRUMENT RECORDED MARCH 11, 1957 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 3705, IMAGE/PAGE 186 AS DOCUMENT NO. 3898282. LIMITED TO AS SHOWN ON THE SURVEY. AFFECTS SITE BY LOCATION – SHOWN
15. EASEMENT GRANTED TO MILWAUKEE GAS LIGHT COMPANY AND CONDITIONS AS SET FORTH IN INSTRUMENT RECORDED MARCH 11, 1957 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 3709, IMAGE/PAGE 363 AS DOCUMENT NO. 3902768. LIMITED TO AS SHOWN ON THE SURVEY. AFFECTS SITE BY LOCATION – SHOWN
16. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND CONDITIONS AS SET FORTH IN INSTRUMENT RECORDED MARCH 25, 1958 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 3936, IMAGE/PAGE 1 AS DOCUMENT NO. 3949431. A PARTIAL RELEASE OF EASEMENT WAS RECORDED MARCH 25, 1958 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL 3936, IMAGE 958 AS DOCUMENT NO. 6533713. LIMITED TO AS SHOWN ON THE SURVEY. AFFECTS SITE BY LOCATION – SHOWN
17. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND CONDITIONS AS SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 3, 1963 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 4139, IMAGE/PAGE 1 AS DOCUMENT NO. 4348316. LIMITED TO AS SHOWN ON THE SURVEY. AFFECTS SITE BY LOCATION – SHOWN
18. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND CONDITIONS AS SET FORTH IN INSTRUMENT RECORDED JUNE 22, 1977 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 1035, IMAGE/PAGE 244 AS DOCUMENT NO. 5113102. LIMITED TO AS SHOWN ON THE SURVEY. AFFECTS SITE BY LOCATION – SHOWN
19. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND CONDITIONS AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 30, 1980 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 1286, IMAGE/PAGE 1286 AS DOCUMENT NO. 5426442. LIMITED TO AS SHOWN ON THE SURVEY. AFFECTS SITE BY LOCATION – SHOWN
20. EASEMENT FOR TRAFFIC CONTROL SIGNALS AS GRANTED TO STATE OF WISCONSIN, DEPT. OF TRANSPORTATION AND CONDITIONS AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 28, 1994 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 1892, IMAGE/PAGE 845 AS DOCUMENT NO. 6715501. LIMITED TO AS SHOWN ON THE SURVEY. AFFECTS SITE BY LOCATION – SHOWN
21. EASEMENTS IN WARRANTY DEED EXECUTED BY FROEDTERT-MAYFAIR, INC., A WISCONSIN CORPORATION AND S. D. REALTY COMPANY, A WISCONSIN CORPORATION, COLLECTIVELY TO P. A. BERGNER AND CO. OF ILLINOIS, AN ILLINOIS CORPORATION, DATED OCTOBER 14, 1986 AND RECORDED OCTOBER 17, 1987 IN REEL/VOLUME 1711, IMAGE/PAGE 1 AS DOCUMENT NO. 5115303, MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 1974, IMAGE/PAGE 1 AS DOCUMENT NO. 5973277. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED
22. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND CONDITIONS AS SET FORTH IN INSTRUMENT RECORDED NOVEMBER 16, 1987 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 2083, IMAGE/PAGE 1286 AS DOCUMENT NO. 6124911. LIMITED TO AS SHOWN ON THE SURVEY. AFFECTS SITE BY LOCATION – SHOWN
23. EASEMENT FOR CABLE FOR TRAFFIC SIGNAL CONTROL GRANTED TO THE CITY OF WAUWATOSA, AND CONDITIONS AS SET FORTH IN INSTRUMENT DATED SEPTEMBER 17, 1984 AND RECORDED SEPTEMBER 17, 1984 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 211, IMAGE/PAGE 2053 AS DOCUMENT NO. 4131121. LIMITED TO AS SHOWN ON THE SURVEY. AFFECTS SITE BY LOCATION – SHOWN
24. EASEMENT FOR WATER MAIN GRANTED TO CITY OF WAUWATOSA, AND CONDITIONS AS SET FORTH IN INSTRUMENT DATED DECEMBER 21, 1977 AND RECORDED JANUARY 25, 1978 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 1107, IMAGE/PAGE 1 AS DOCUMENT NO. 5187758. LIMITED TO AS SHOWN ON THE SURVEY. AFFECTS SITE BY LOCATION – SHOWN
25. EASEMENT FOR STORM SEWER GRANTED TO THE CITY OF WAUWATOSA, AND CONDITIONS AS SET FORTH IN INSTRUMENT DATED APRIL 26, 1978 AND RECORDED MAY 9, 1978 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 1107, IMAGE/PAGE 1 AS DOCUMENT NO. 5208553. LIMITED TO AS SHOWN ON THE SURVEY. AFFECTS SITE BY LOCATION – SHOWN
26. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND CONDITIONS AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 17, 1978 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 1124, IMAGE/PAGE 121 AS DOCUMENT NO. 5260379. LIMITED TO AS SHOWN ON THE SURVEY. AFFECTS SITE BY LOCATION – SHOWN
27. INDENTURE AGREEMENT EXECUTED BY AND BETWEEN FROEDTERT-MAYFAIR, INC. AND THE CITY OF WAUWATOSA, DATED JULY 9, 1980 AND RECORDED AUGUST 11, 1980 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 1314, IMAGE/PAGE 186, AS DOCUMENT NO. 5410966. AFFECTS SITE BY LOCATION – SHOWN
28. TERMS AND CONDITIONS OF RECIPROCAL EASEMENTS AND OPERATING AGREEMENT BY AND BETWEEN FROEDTERT-MAYFAIR, INC., AND P. A. BERGNER AND CO. OF ILLINOIS RECORDED OCTOBER 17, 1988 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL/VOLUME 1977, IMAGE/PAGE 79 AS DOCUMENT NO. 5973275. AMENDMENT TO RECIPROCAL EASEMENTS AND OPERATING AGREEMENTS BY AND BETWEEN FROEDTERT-MAYFAIR, INC. AND P. A. BERGNER AND CO. OF ILLINOIS DATED JUNE 22, 1987 AND RECORDED JUNE 22, 1987, IN REEL/VOLUME 2122, IMAGE/PAGE 381, AS DOCUMENT NO. 6599072. AGREEMENT TO (1) AMEND RECIPROCAL EASEMENTS AND OPERATING AGREEMENT, AND (2) GRANT OPTION TO PURCHASE REAL ESTATE BY AND BETWEEN FROEDTERT-MAYFAIR, INC., A WISCONSIN CORPORATION AND P. A. BERGNER & CO., AN ILLINOIS CORPORATION DATED JUNE 11, 1993 AND RECORDED DECEMBER 23, 1993, IN REEL/VOLUME 3189, IMAGE/PAGE 686, AS DOCUMENT NO. 6878187. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED
29. ENCROACHMENT UPON THE INSURED PREMISES TO THE EXTENT OF 2.7 FEET BY CHAIN LINK FENCE APPURTENANT TO THE PREMISES ON THE NORTH AND EAST AS DISCLOSED BY SURVEY BY NATIONAL SURVEY & ENGINEERING DATED MAY 7, 1996 SURVEY NO. 154268-THD. AFFECTS SITE BY LOCATION – SHOWN
30. EASEMENT FOR 84' 40" AND 66' STORM DRAIN AS DISCLOSED BY SURVEY BY NATIONAL SURVEY & ENGINEERING DATED MAY 7,1996. SURVEY NO. 154268-THD. AFFECTS SITE BY LOCATION – SHOWN
31. INDENTURE FROM MAYFAIR PROPERTY, INC., A DELAWARE CORPORATION TO CITY OF WAUWATOSA DATED JULY 15, 1988 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON JULY 21, 1988 IN REEL/VOLUME 4356, IMAGE/PAGE 2016 AS DOCUMENT NO. 7070177. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

32-40. NOT SURVEY RELATED

41. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY D/B/A WE ENERGIES AND CONDITIONS AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 1, 2004 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN AS DOCUMENT NUMBER 8878304.
42. WATER MAIN EASEMENT AGREEMENT GRANTED TO THE CITY OF WAUWATOSA RECORDED FEBRUARY 4, 2005 AS DOCUMENT NO. 8953102. AFFECTS SITE BY LOCATION – SHOWN
43. WATER MAIN EASEMENT AGREEMENT GRANTED TO THE CITY OF WAUWATOSA RECORDED FEBRUARY 4, 2005 AS DOCUMENT NO. 8953103. AFFECTS SITE BY LOCATION – SHOWN
44. WATER MAIN EASEMENT AGREEMENT GRANTED TO THE CITY OF WAUWATOSA RECORDED FEBRUARY 4, 2005 AS DOCUMENT NO. 8953104. AFFECTS SITE BY LOCATION – SHOWN
45. WATER MAIN EASEMENT AGREEMENT GRANTED TO THE CITY OF WAUWATOSA RECORDED FEBRUARY 4, 2005 AS DOCUMENT NO. 8953105. AFFECTS SITE BY LOCATION – SHOWN
46. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY D/B/A WE ENERGIES AND WISCONSIN GAS LLC AND CONDITIONS AS SET FORTH IN INSTRUMENT RECORDED MARCH 14, 2005 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN AS DOCUMENT NUMBER 8979478. AFFECTS SITE BY LOCATION – SHOWN
47. NOT SURVEY RELATED

C. **FLOOD NOTE**
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF WAUWATOSA, COMMUNITY PANEL NO. 550294 0005 B, EFFECTIVE DATE OF DECEMBER 1, 1978, THIS SITE FALLS IN ZONE (C) AREAS OF MINIMAL FLOODING

D. **PARKING SPACES**
THERE ARE 4,158 REGULAR PARKING SURFACE SPACES, 127 HANDICAPPED SURFACE SPACES AND-THREE PARKING STRUCTURE SPACES AND 13 HANDICAPPED PARKING STRUCTURE SPACES MARKED ON THIS SURVEY.

E. **MUNICIPAL ZONING**
THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT APPLY. SITE IS ZONED AS BUSINESS.

FRONT SETBACK – MINIMUM 10'

SIDEYARD SETBACK – MINIMUM 3' BUILDING HEIGHT + 5'; ONE ADDITIONAL FOOT PER TWO ADDITIONAL FEET IN HEIGHT)

REARYARD SETBACK – MINIMUM 10' (BUILDING HEIGHT + 10'; ONE ADDITIONAL FOOT PER TWO ADDITIONAL FEET IN HEIGHT)

MAXIMUM HEIGHT– UNLIMITED

TO: LAWYERS TITLE INSURANCE CORPORATION
GENERAL GROWTH PROPERTIES, INC.
GENERAL GROWTH PROPERTIES, LLC
MAYFAIR PROPERTY INC, A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a) AND 13 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN ACCORD WITH PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS" FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

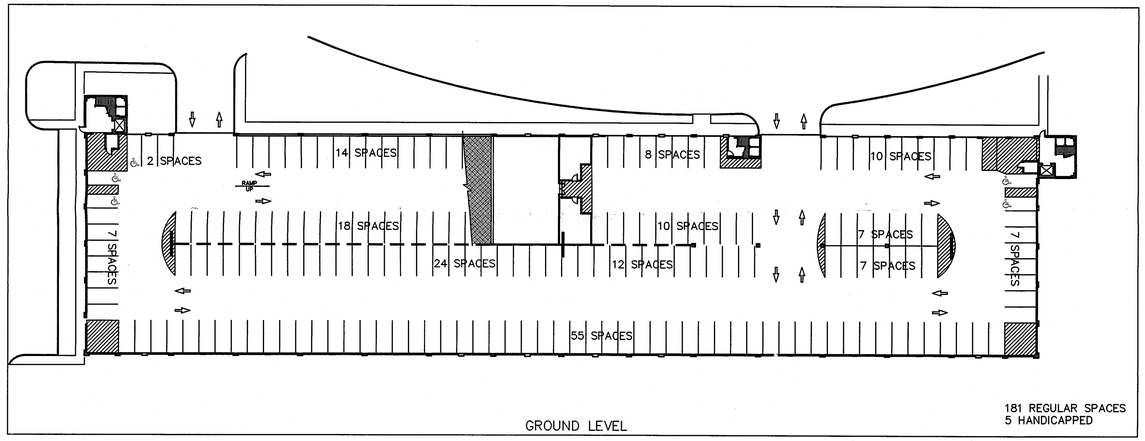
DATE OF SURVEY: OCTOBER 2006

STEPHAN G. SOUTHWELL
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-1939

SHEET 1 OF 2

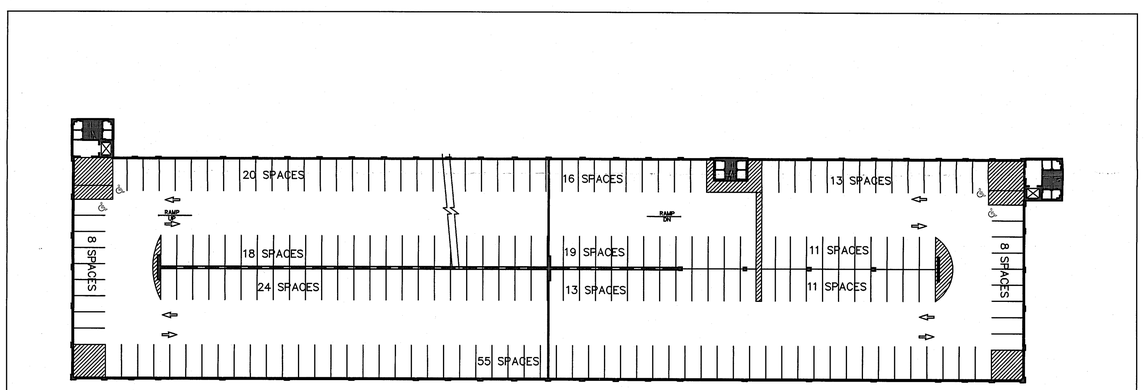
ALTA/ACSM LAND TITLE SURVEY

PARKING STRUCTURE DETAILS



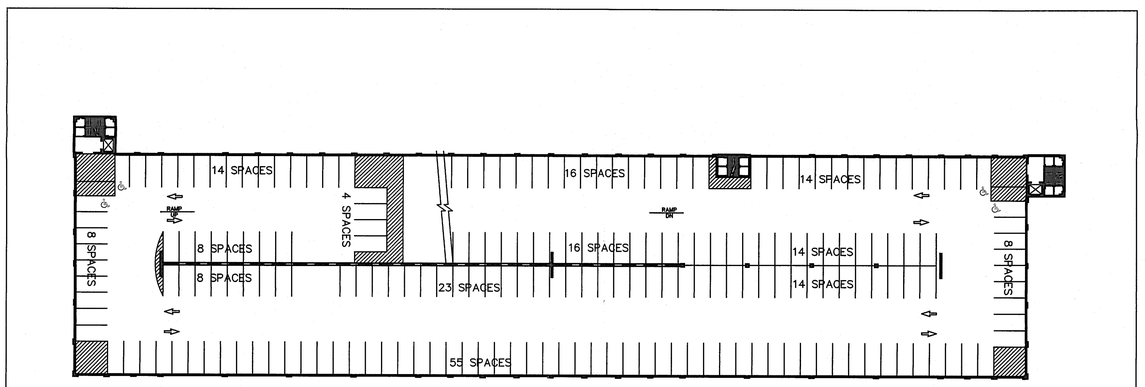
GROUND LEVEL

181 REGULAR SPACES
5 HANDICAPPED



2ND LEVEL

216 REGULAR SPACES
4 HANDICAPPED



3RD LEVEL

202 REGULAR SPACES
4 HANDICAPPED

N

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154268H0.dwg \ AS402D40

SHEET 2 OF 2

DRAWING SCALE: 1 INCH = 40 FEET

National Survey & Engineering

7-21-17-3-0020
2500 N. Mayfair Rd.
Parking Lot

Sheet 2 of 2

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-785463-6-CHI2 - SCHEDULE A - EXHIBIT "A":

PARCEL A:
LOT 1 OF CERTIFIED SURVEY MAP NO. 8603, AS RECORDED ON MAY 13, 2014 AS DOCUMENT NO. 10358565, BEING REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8311 AND PARCEL 2 OF CERTIFIED SURVEY MAP NO. 5460, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

Tax Key No. 335-9998-21

PARCEL B:
PARCEL 2 OF CERTIFIED SURVEY MAP NO. 2228, AS RECORDED ON NOVEMBER 23, 1973, IN REEL 757, IMAGE 578, AS DOCUMENT NO. 4807252, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN, EXCEPTING THEREFROM THOSE LANDS CONVEYED TO WISCONSIN DEPARTMENT OF TRANSPORATION IN DOCUMENT NO. 9445512.

Tax Key No. 335-9998-15

PARCEL C:
PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3066, AS RECORDED ON MAY 24, 1977, IN REEL 1017, IMAGE 6, AS DOCUMENT NO. 5103025, BEING A DIVISION OF PARCEL 1 IN CERTIFIED SURVEY MAP NO. 2228, AS RECORDED ON NOVEMBER 23, 1973, IN REEL 757, IMAGE 578, AS DOCUMENT NO. 4807252, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.
AND
OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5460, AS RECORDED ON SEPTEMBER 24, 1990, IN REEL 2493, IMAGE 349, AS DOCUMENT NO. 6420038, BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4827, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST ¼ AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND LANDS BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

Tax Parcel No. 335-9998-14

PARCEL D:
PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4004, AS RECORDED ON APRIL 21, 1981, IN REEL 1366, IMAGE 596, AS DOCUMENT NO. 5466402, BEING A DIVISION OF PARCEL 2 IN CERTIFIED SURVEY MAP NO. 3066, AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

Tax Parcel No. 335-9998-05

PARCEL E:
TOGETHER WITH NON-EXCLUSIVE RECIPROCAL UTILITY EASEMENTS CONTAINED IN AN INSTRUMENT BY AND BETWEEN FROEDERT-MAYFAIR, INC. AND P.A. BERGNER CO., OF ILLINOIS DATED OCTOBER 15, 1986, RECORDED OCTOBER 17, 1987, IN REEL 1977, IMAGES 781-811 INCLUSIVE, AS DOCUMENT NO. 5975279; AS AMENDED BY DOCUMENT NO. 6086672 AND DOCUMENT NO. 6876387, OVER AND ACROSS: PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4827 BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4004 AND PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, IN REEL 1974, IMAGES 1-3 INCLUSIVE AS DOCUMENT NO. 5973150.

PARCEL F:
TOGETHER WITH NON-EXCLUSIVE RECIPROCAL PARKING EASEMENTS AND CROSS EASEMENTS FOR INGRESS AND EGRESS CONTAINED OR REFERRED TO IN DOCUMENT NO. 5975279 AS AMENDED BY DOCUMENT NO'S. 6086672 AND 6876387.

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via North Mayfair Road, a public right-of-way & West North Avenue, a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence and information provided by others.
3. The posted address on site is 2500 North Mayfair Road, Wauwatosa, Wisconsin.
4. At the time of this survey there was observable surface evidence of earth moving work, building construction or building additions within recent months. This is an As-Built of new construction. An area West of the 23,874 square foot building on Parcel D of the subject property was demolished prior to construction and has not been completely developed. The area was also covered in snow at the time of this survey.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of First American Title Insurance Company Commitment No. NCS-785463-6-CHI2 with an effective date of March 17, 2016.
9. There were no party walls observed on the subject property.

BASIS OF BEARING:

The basis of all bearings shown hereon is the West line of the Southwest ¼ of Section 17, Township 7 North, Range 21 East assumed as being North 00°41'27" East.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Maps for the County of Milwaukee, State of Wisconsin, Community Panel No. 55079C0058E, Effective Date September 26, 2008 & Community Panel No. 55079C0066E, Effective Date September 26, 2008.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

ZONING:

Zoning Classification: C2 (General Commercial)
Permitted Use: Yes, by conditional use
Building Setbacks:
Front: 10' minimum
Side: 5' minimum street side; 3' minimum interior side; however, no side setback is required abutting another C-zoned lot occupied by a building with no side setback along the shared lot line and parcels associated with a regional mall are allowed a 0' interior side setback for parcel lines not adjacent to R-zoned property
Rear: 10' minimum
Maximum Building Height: No maximum
Parking Formula: 4.2 spaces per 1,000 sq. ft. GLA per attached site plan provided by the City of Wauwatosa
Required spaces: 6,697 spaces based on 1,519,442 sq. ft. (site plan depicts a total of 1,612,168 sq. ft. requiring 6,771 spaces, including up to 41,600 sq. ft. for new out parcel; however, survey only depicts 23,874 sq. ft. of developed structure)

This zoning information is taken from a zoning report compiled by Bock & Clark Zoning under Project Number: 72016000214:3, dated March 18, 2016.

PARKING:

5389 Standard Parking Spaces
135 Handicap Parking Spaces

599 Standard Parking Spaces in South Parking Structure
13 Handicapped Parking Spaces in South Parking Structure

562 Standard Parking Spaces in East Parking Structure
17 Handicapped Parking Spaces in East Parking Structure

6715 Total Parking Spaces

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-785463-6-CHI2 - SCHEDULE B - SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

14. A 24.75 foot Water Main Easement as shown on Certified Survey Map No. 4827.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

15. Utility Easement granted to Wisconsin Electric Power Company recorded September 20, 1915 in Volume 702 of Deeds on Page 361 as Document 848116.
(AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE)

16. Utility Easement granted to Wisconsin Electric Power Company recorded November 17, 1942 in Volume 1866 of Deeds on Page 234 as Document No. 2401951.
(AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE)

17. Utility Easement granted to Wisconsin Electric Power Company recorded October 13, 1943 in Volume 1950 of Deeds on Page 329 as Document No. 2451697.
(AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE)

18. Easement granted to Wisconsin Telephone Company as set forth in instrument recorded March 11, 1957, in Reel/Volume 3678, Image/Page 169, as Document No. 3563582.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

19. Easement granted to Wisconsin Electric Power Company as set forth in instrument recorded May 23, 1957, in Reel/Volume 3702, Image/Page 186, as Document No. 3580282.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

20. Easement granted to Milwaukee Gas Light Company as set forth in instrument recorded June 4, 1957, in Reel/Volume 3705 Image/Page 583, as Document No. 3582768.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

21. Easement granted to Wisconsin Electric Power Company as set forth in instrument recorded March 25, 1958, in Reel/Volume 3797, Image/Page 552, as Document No. 3645493; Partial Release of Easement recorded October 9, 1991, in Reel 2630, Image 908, as Document No. 6530773.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

22. Easement granted to Wisconsin Electric Power Company as set forth in instrument recorded September 3, 1963, in Reel 151, Image 852, as Document No. 4049216.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

23. Easement granted to Wisconsin Electric Power Company as set forth in instrument recorded June 22, 1977, in Reel 1026, Image 246, as Document No. 5113332.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

24. Easement for Traffic Control Signals as granted to State of Wisconsin, Department of Transportation as set forth in instrument recorded October 26, 1984, in Reel 1692, Image 845, as Document No. 5761031.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

25. Easements in Warranty Deed executed by Froedert-Mayfair, Inc. and S.D. Realty Company, collectively, to P.A. Bergner and Co. of Illinois, dated October 14, 1986 and recorded October 17, 1986, in Reel 1977, Image 776, as Document No. 5975277.
(AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE ELEMENTS)

26. Easement granted to Wisconsin Electric Power Company as set forth in instrument recorded November 18, 1987, in Reel 2161, Image 1286, as Document No. 6124611. As amended by Conveyance of Rights in Land from Wisconsin Electric Power Co., a Wisconsin corporation doing business as We Energies to State of Wisconsin, Department of Transportation recorded on July 29, 2011 as Document No. 10018065, as amended and superceded by Conveyance of Rights in Land from Wisconsin Electric Power Co., a Wisconsin corporation doing business as We Energies to State of Wisconsin, Department of Transportation recorded on March 12, 2012 as Document No. 10092281.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

27. Easement for Cable for Traffic Signal Control granted to the City of Wauwatosa by instrument dated August 11, 1964 and recorded September 17, 1964, in Reel 211, Image 2052, as Document No. 4131121.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

28. Easement for Water Main granted to the City of Wauwatosa by instrument dated December 21, 1977 and recorded January 25, 1978, in Reel 1083, Image 897, as Document No. 5181716.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

29. Easement granted to Wisconsin Electric Power Company as set forth in instrument recorded October 17, 1978, in Reel 1154, Image 121, as Document No. 5260379.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

30. Indenture Agreement executed by and between Froedert-Mayfair Inc. and the City of Wauwatosa, dated July 9, 1980, and recorded August 11, 1980, in Reel 1314, Image 180, as Document No. 5415966.
(AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE ELEMENTS)

31. Terms, conditions, restrictions and provisions relating to the use and maintenance of Reciprocal Easements and Operating Agreement by and between Froedert-Mayfair, Inc. and P.A. Bergner and Co. of Illinois recorded October 17, 1986 in Reel 1977, Image 781, as Document No.5975279; Amendment to Reciprocal Easements and Operating Agreements by and between Froedert-Mayfair, Inc. and P.A. Bergner & Co. of Illinois dated June 22, 1987, and recorded July 22, 1987, in Reel 2122, Image 381, as Document No. 6086672; Agreement to (I) Amend Reciprocal Easements and Operating AGreement and (II) Grant Option to Purchase Real Estate by and between Mayfair-Property Inc. and P.A. Bergner & Co. dated June 11, 1993, and recorded December December 23, 1993, in Reel 3189, Image 666, as Document No. 6876387.
(AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE)

40. Easement granted to Wisconsin Electric Power Company d/b/a WE Energies as set forth in instrument recorded October 7, 2004, as Document no. 8879354.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

41. Water Main Easement Agreement granted to the City of Wauwatosa recorded February 4, 2005 as Document No. 8953102.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

42. Water Main Easement Agreement granted to the City of Wauwatosa recorded February 4, 2005 as Document No. 8953103.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

43. Water Main Easement Agreement granted to the City of Wauwatosa recorded February 4, 2005 as Document No. 8953104.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

44. Water Main Easement Agreement granted to the City of Wauwatosa recorded February 4, 2005 as Document No. 8953105.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

45. Affidavit of Correction as to Water Main Easements recorded as Document No.'s 8953102, 8653103, 8953104 & 8953105, recorded on December 28, 2006 as Document No. 9360049.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

46. Dedication of Municipal Water Main from Mayfair Property, Inc. to City of Wauwatosa recorded December 28, 2006, as Document No. 9360050.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

47. Easement granted to Wisconsin Electric Power Company d/b/a WE Energies and Wisconsin Bell, Inc. d/b/a SBC Wisconsin and Time Warner Entertainment Company, L.P. as set forth in instrument recorded March 16, 2005, as Document No. 8975478.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

48. Resolution R-04-238, Approving a Land Combination, recorded December 7, 2004, as Document No. 8911080.
(AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE ELEMENTS)

49. Permanent Maintenance Access and Temporary Construction Easement by and among Mayfair Property, Inc. and Bonstores Realty One, LLC to Wisconsin Department of Transportation recorded April 20, 2007 as Document No. 9420749.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-785463-6-CHI2 - SCHEDULE B - SECTION II:

50. Easement granted to Wisconsin Electric Power Company d/b/a WE Energies as set forth in instrument recorded July 16, 2007 as Document No. 9463751.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

52. AT&T-Wisconsin General Easement dated August 13, 2008 and recorded on September 22, 2008, as Document No. 09651894.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

53. Easements, rights and notes contained in Certified Survey Map No. 8311.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

54. Permanent Limited Easement contained in Award of Damages granted to State of Wisconsin, Department of Transportation recorded on August 26, 2011 as Document No. 10027058.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

55. Distribution Easement Underground granted to Wisconsin Electric Power Company d/b/a WE Energies recorded on October 18, 2012 as Document No. 10173831.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

56. Distribution Easement Underground granted to Wisconsin Electric Power Company d/b/a WE Energies recorded on February 26, 2013 as Document No. 10220228.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

57. Distribution Easement Underground granted to Wisconsin Electric Power Company d/b/a WE Energies recorded on June 4, 2013 as Document No. 10255162, as amended by Affidavit of Correction recorded on June 1, 2013 as Document No. 10277857.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

58. Construction, Operation and Reciprocal Easement Agreement by and between Mayfair Mall, LLC and Nordstrom, Inc. recorded on August 19, 2004 as Document No. 10387016.

First Amendment to Construction, Operation and Reciprocal Easement Agreement recorded on January 14, 2016 as Document No. 10532583.
(AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE ELEMENTS)

59. Water Utility Easement Agreement by and between Mayfair Mall, LLC and Bonstores Realty One, LLC recorded on May 20, 2014 as Document No. 10360674.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

60. Mayfair Mall Improvements Agreement by and between Mayfair Mall, LLC and Bonstores Realty One, LLC recorded on August 19, 2014 as Document No. 10386893.
(AFFECTS THE SUBJECT PROPERTY – PARCELS PLOTTED AND SHOWN HEREON – MAYFAIR PARCEL [EXHIBIT "B"] IS SUPERCEDED BY CSM 8603)

61. Memorandum of Separate Agreement by and between Mayfair Mall, LLC and Nordstrom, Inc. recorded on August 19, 2014 as Document No. 10387015.
(AFFECTS ALL OF THE SUBJECT PROPERTY EXCEPT THE NORDSTROM PARCEL DESCRIBED IN DOC. NO. 10386893 – CONTAINS NO PLOTTABLE ELEMENTS)

62. Distribution Easement Gas granted to Wisconsin Gas LLC, a Wisconsin limited liability company d/b/a WE Energies recorded on August 26, 2014 as Document No. 10389321.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

63. Distribution Easement Gas granted to Wisconsin Gas LLC, a Wisconsin limited liability company d/b/a WE Energies recorded on August 26, 2014 as Document No. 10389322.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

64. Distribution Easement Underground granted to Wisconsin Electric Power Company d/b/a WE Energies recorded on September 17, 2014 as Document No. 10395398.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

65. Distribution Easement Underground granted to Wisconsin Electric Power Company d/b/a WE Energies recorded on July 1, 2015 as Document No. 10475827.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

66. Distribution Easement Underground granted to Wisconsin Electric Power Company d/b/a WE Energies recorded on September 15, 2015 as Document No. 10499122.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

67. Distribution Easement Gas granted to Wisconsin Gas LLC, a Wisconsin limited liability company d/b/a WE Energies recorded on September 15, 2015 as Document No. 10499123.

SURVEY REFERENCES:

(R1) – Certified Survey Map No. 5460, recorded September 24, 1990 in Reel 2493, Image 349 in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

(R2) – Certifed Survey Map No. 4827, recorded September 19, 1986 as Document No. 05973150, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

(R3) – Certified Survey Map No. 8603, recorded May 13, 2014 in Reel 8377, of Certified Survey Maps, as Document No. 10358565, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

(R4) – Certifed Survey Map No. 8311, recorded December 27, 2010 as Document No. 9953081, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

(R5) – Certified Survey Map No. 2228, recorded November 23, 1973 in Reel 757, Image 578, as Document No. 4807252, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

(R6) – Certified Survey Map No. 3066, recorded May 25, 1977, in Reel 1017, of Certified Survey Maps, as Document No. 5103025, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

(R7) – Certifed Survey Map No. 4004, recorded April 2, 1981 in Reel 1366, Image 596, as Document No. 5466402, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

(R8) – Deed to Wisconsin Department of Transportation per Document No. 9445512, recorded June 12, 2007, County of Milwaukee, State of Wisconsin.



SYMBOL LEGEND

R/W	– Right-of-Way
℄	– Centerline
P.O.B.	– Place/Point of Beginning
P.O.C.	– Place/Point of Commencement
(R#)	– Survey Reference Designation
C.S.M.	– Certified Survey Map
M.E.P.Co.	– Calculated
W.T.Co.	– Wisconsin Telephone Co.
W.G.	– Wisconsin Gas, LLC
●	– Monumentation Found as Noted
○	– 5/8" Iron Pin w/Cap Set Stamped "S303420723"
	– Section Corner Found as Noted
	– 1/4 Sec. Corner Found as Noted
(X)	– Schedule B-Section II Item
	– No. of Regular Parking Spaces
	– No. of Handicap Parking Spaces
	– Manhole
	– Storm Manhole
	– Curb Inlet Basin w/ Grate
	– Catch Basin
	– Cleanout
	– Sanitary Manhole
	– Fire Hydrant
	– Water Stand Pipe
	– Water Valve
	– Water Manhole
	– Gas Meter
	– Gas Valve
	– Electric Meter
	– Electric Transformer
E	– Electric Manhole
E.C.	– Electric Cabinet
GEN	– Electric Generator
SV	– Traffic Signal Vault
	– Telephone Pedestal
T	– Telephone Vault
	– Bollard Post
	– Handicap Space
	– Sign
MB	– Mail Box
	– Wall (As Noted)
	– Utility Pole
	– Traffic Pole
	– Flag Pole
	– Light Pole
	– Guy Wire
-X-	– Fence (As Noted)
-O-O-	– Steel Fence (As Noted)
-e-	– Underground Electric
-t-	– Underground Telephone
-ou-	– Overhead Utilities
	– No Parking Area
	– Building Area
	– Shaded Easement Area

CERTIFICATION:

Surveyor Certifies To: U.S. Bank National Association, as administrative agent, together with its successors and assigns, General Growth Properties, Inc., Mayfair Mall, LLC, a Delaware limited liability company, First American Title Insurance Company, Fidelity National Title Insurance Company, Commonwealth Land Title Insurance Company, and Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a) and 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 13, 14, 16, 17, and 21(a) (interior lot lines, if any) of Table A thereof. The field work was completed on February 22, 2016.

By:
Paul Filinovich, LS
Wisconsin Land Surveyor No. 3081-8

Date of Plat or Map: March 9, 2016.

REVISION HISTORY

BY:	DATE:	COMMENT:

millman
National Land Services
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110 North Wacker Dr.
Chicago, Illinois 60606
Phone: (312) 960-5000

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for more information
visit http://vimeo.com/25774136

MAYFAIR MALL
2500 North Mayfair Road
City of Wauwatosa
County of Milwaukee
State of Wisconsin

WISCONSIN
PAUL W. FILINOVICH
3081-8
NORTH OLMSTEAD, OH
LAND SURVEYOR

Surveyor's Seal

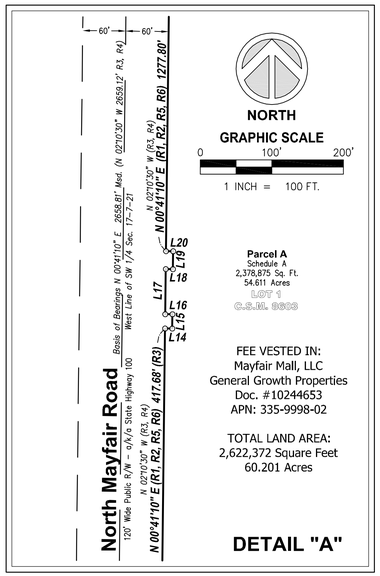
Sheet No. **1** of **5**

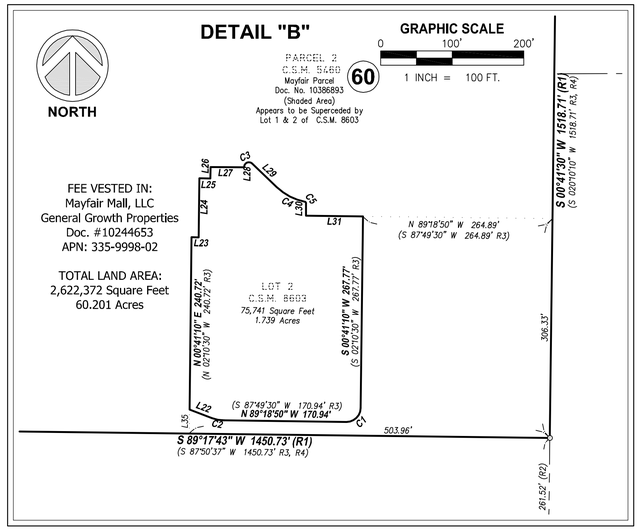
MSI Project No. 38179
(Prior MSI Project No. 37778)
PC/PM: EF/PF Drafter: PF/MB

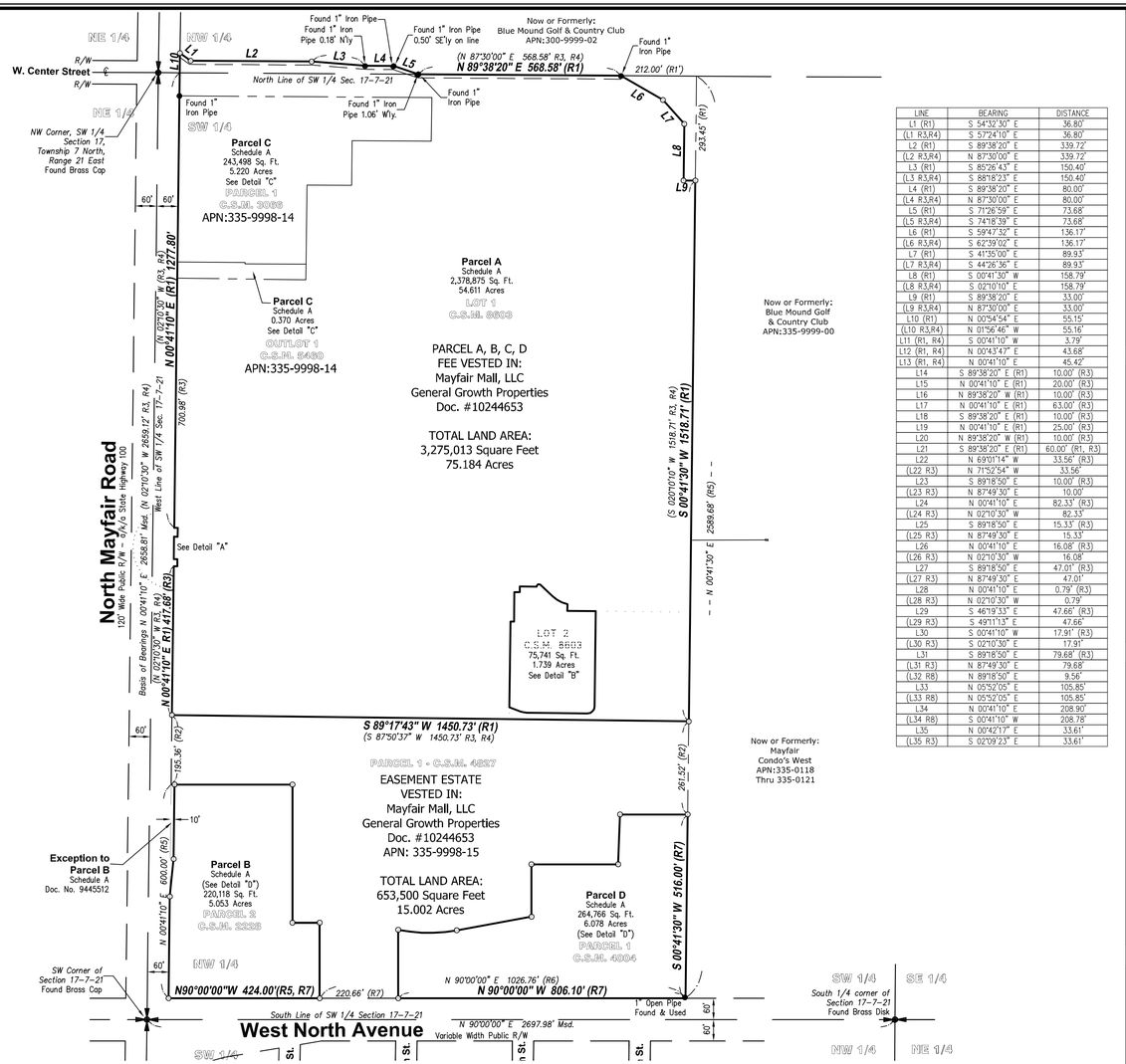
PARCEL A, B, C, D &
LOT 2 C.S.M NO. 8603
FEE VESTED IN:
Mayfair Mall LLC
General Growth Properties
Doc. #10244653

TOTAL LAND AREA:
3,350,754 Square Feet
76.754 Acres

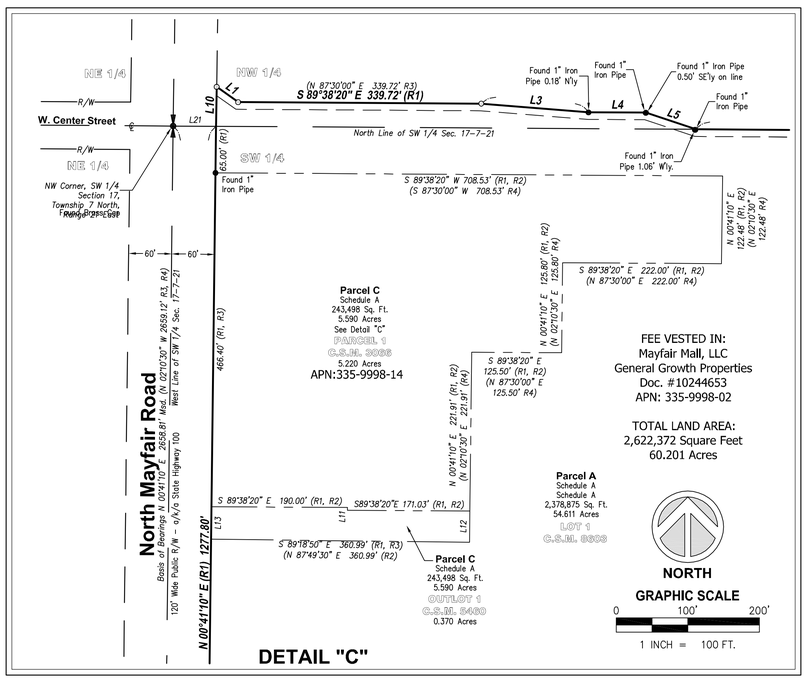
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (R3)	30.63'	19.50'	90°00'00"	(S 42°49'30" W R3)	27.58'
C2 (R3)	17.53'	49.50'	20°17'36"	(N 82°01'42" W R3)	17.44'
C3 (R3)	15.09'	6.50'	133°00'52"	(N 64°19'09" E R3)	11.92'
C4 (R3)	45.47'	80.50'	32°21'48"	(N 65°22'04" W R3)	44.87'
C5 (R3)	2.08'	1.50'	79°22'31"	(S 41°51'43" E R3)	1.92'
C6 (R2, R7)	165.32'	438.70'	21°35'28"	N 89°31'36" W	164.34'

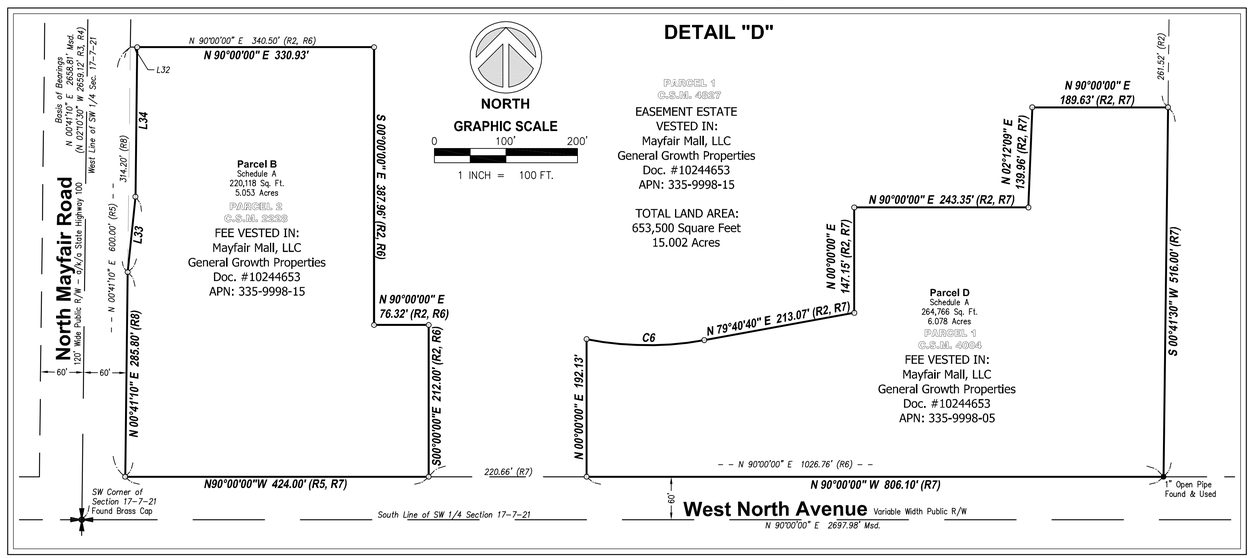






LINE	BEARING	DISTANCE
L1 (R1)	S 54°32'30" E	36.80'
(L1 R3,R4)	S 57°24'10" E	36.80'
L2 (R1)	S 89°38'20" E	339.72'
(L2 R3,R4)	N 87°30'00" E	339.72'
L3 (R1)	S 85°26'43" E	150.40'
(L3 R3,R4)	S 88°18'23" E	150.40'
L4 (R1)	S 89°38'20" E	80.00'
(L4 R3,R4)	N 87°30'00" E	80.00'
L5 (R1)	S 71°26'59" E	73.68'
(L5 R3,R4)	S 74°18'39" E	73.68'
L6 (R1)	S 59°47'32" E	136.17'
(L6 R3,R4)	S 62°39'02" E	136.17'
L7 (R1)	S 41°35'00" E	89.93'
(L7 R3,R4)	S 44°26'36" E	89.93'
L8 (R1)	S 00°41'30" W	158.79'
(L8 R3,R4)	S 02°10'10" E	158.79'
L9 (R1)	S 89°38'20" E	33.00'
(L9 R3,R4)	N 87°30'00" E	33.00'
L10 (R1)	N 00°54'54" E	55.15'
(L10 R3,R4)	N 01°56'46" W	55.16'
L11 (R1, R4)	S 00°41'10" W	3.79'
L12 (R1, R4)	N 00°43'47" E	43.68'
L13 (R1, R4)	N 00°41'10" E	45.42'
L14	S 89°38'20" E (R1)	10.00' (R3)
L15	N 00°41'10" E (R1)	20.00' (R3)
L16	N 89°38'20" W (R1)	10.00' (R3)
L17	N 00°41'10" E (R1)	63.00' (R3)
L18	S 89°38'20" E (R1)	10.00' (R3)
L19	N 00°41'10" E (R1)	25.00' (R3)
L20	N 89°38'20" W (R1)	10.00' (R3)
L21	S 89°38'20" E (R1)	60.00' (R1, R3)
L22	N 69°01'14" W	33.56' (R3)
(L22 R3)	N 71°52'54" W	33.96'
L23	S 89°18'50" E	10.00' (R3)
(L23 R3)	N 87°49'30" E	10.00'
L24	N 00°41'10" E	82.33' (R3)
(L24 R3)	N 02°10'30" W	82.33'
L25	S 89°18'50" E	15.33' (R3)
(L25 R3)	N 87°49'30" E	15.33'
L26	N 00°41'10" E	16.08' (R3)
(L26 R3)	N 02°10'30" W	16.08'
L27	S 89°18'50" E	47.01' (R3)
(L27 R3)	N 87°49'30" E	47.01'
L28	N 00°41'10" E	0.79' (R3)
(L28 R3)	N 02°10'30" W	0.79'
L29	S 46°19'33" E	47.66' (R3)
(L29 R3)	S 49°11'13" E	47.66'
L30	S 00°41'10" W	17.91' (R3)
(L30 R3)	S 02°10'30" E	17.91'
L31	S 89°18'50" E	79.68' (R3)
(L31 R3)	N 87°49'30" E	79.68'
(L32 R6)	N 89°18'50" E	9.56'
L33	N 05°52'05" E	105.85'
(L33 R8)	N 05°52'05" E	105.85'
L34	N 00°41'10" E	208.90'
(L34 R8)	S 00°41'10" W	208.78'
L35	N 00°42'17" E	33.61'
(L35 R3)	S 02°09'23" E	33.61'





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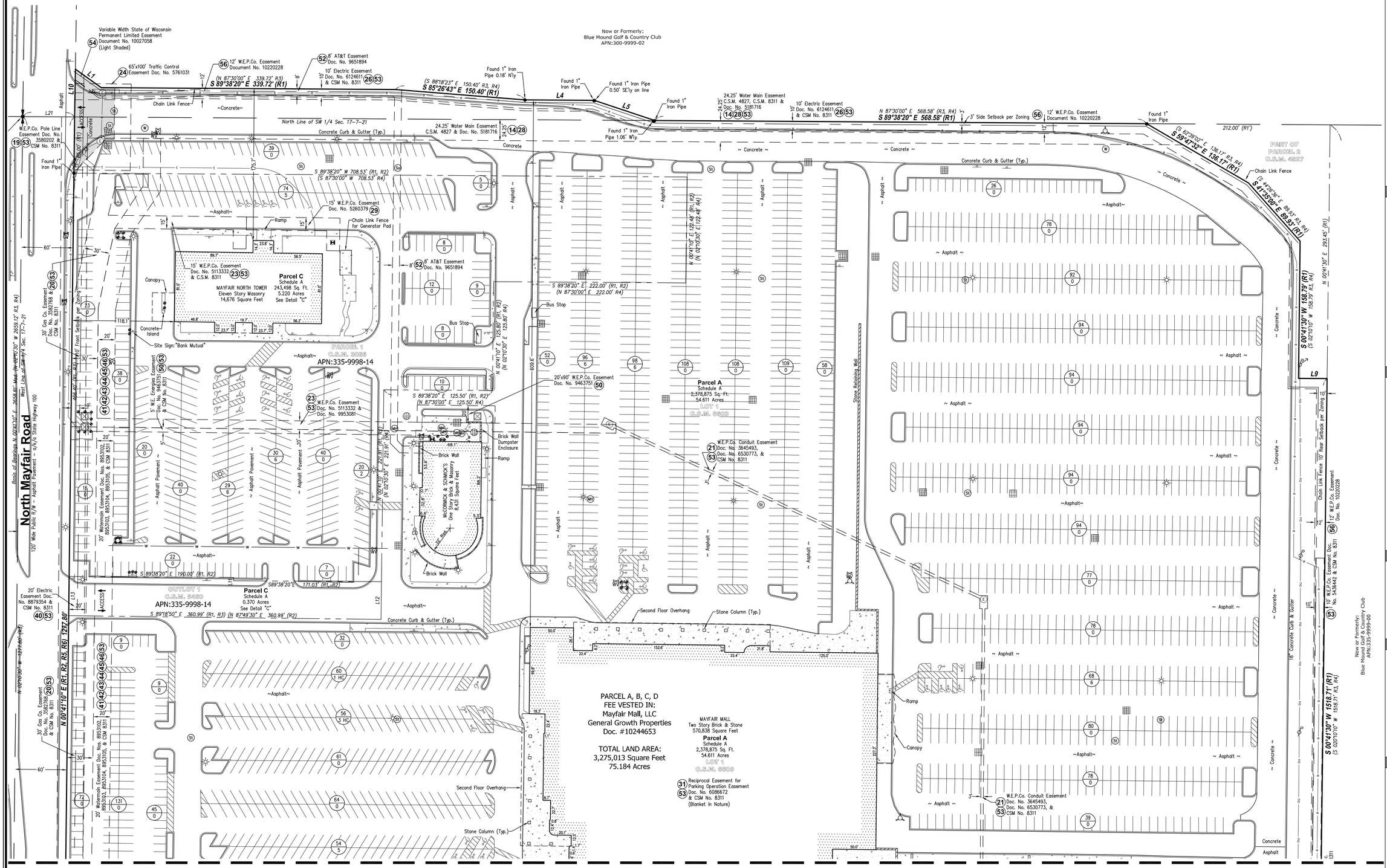
MAYFAIR MALL
2500 North Mayfair Road
City of Wauwatosa
County of Milwaukee
State of Wisconsin

NORTH
GRAPHIC SCALE
0 200' 400'
1 INCH = 200 FT.

WISCONSIN
PAUL W. FILINOVICH
3081–8
NORTH OLMSTEAD, OH
LAND SURVEYOR
Surveyor's Seal

Sheet No. **2** of **5**

MSI Project No. 38179
(Prior MSI Project No. 37778)
PC/PM: EF/PF Drafter: PF/MB



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2500 North Mayfair Road
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State of Wisconsin

NORTH
GRAPHIC SCALE
0 200' 400'
1 INCH = 200 FT.

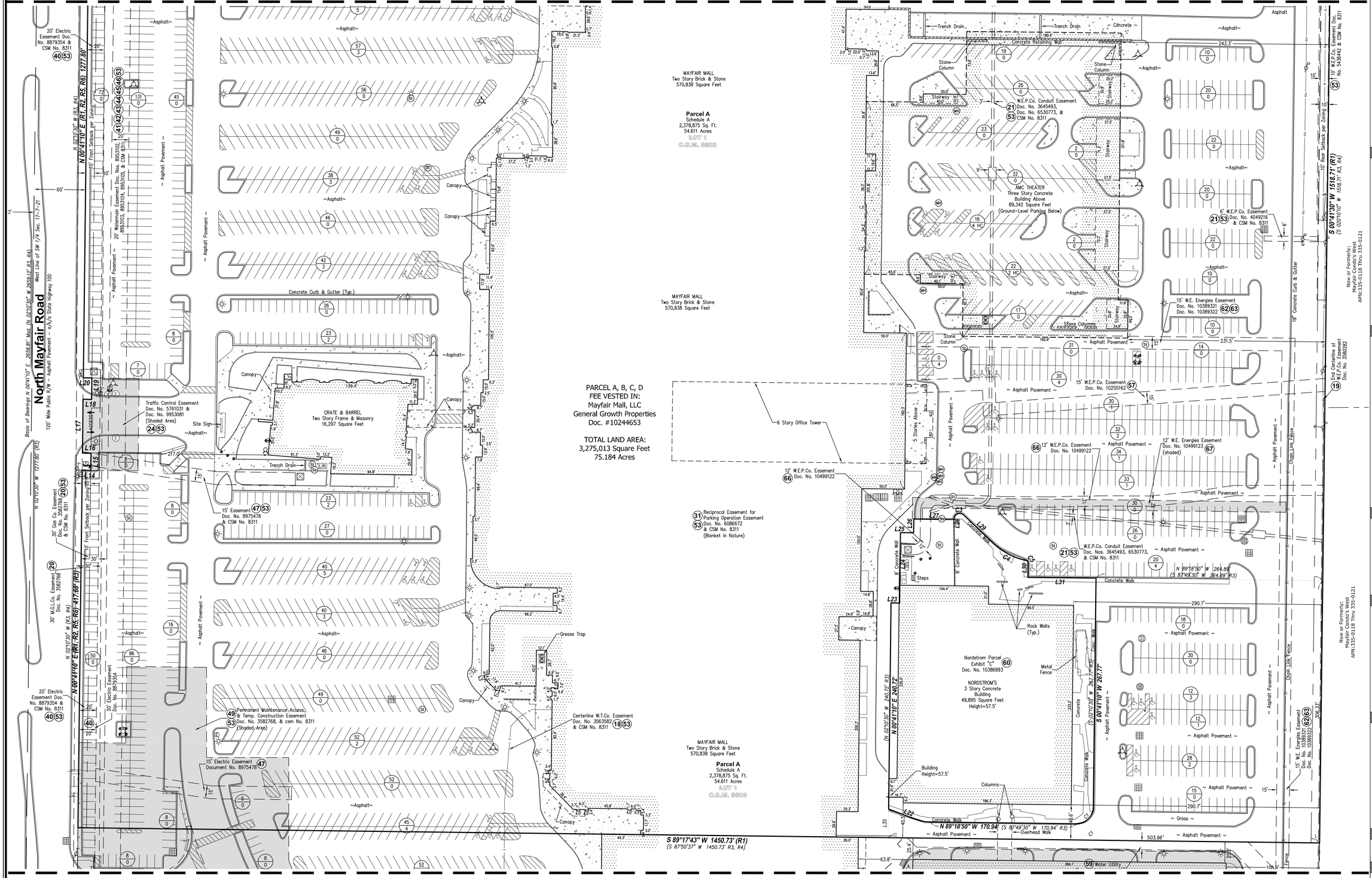
WISCONSIN
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3081-B
NORTH OLMSTEAD, OH
LAND SURVEYOR

Surveyor's Seal

Sheet No. 3 of 5

MSI Project No. 38179
(Prior MSI Project No. 37778)
PC/PM: EF/PF Drafter: PF/MB

MATCHLINE (SEE SHEET 3)



MATCHLINE (SEE SHEET 5)

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ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:

GGP

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Phone: (312) 960-5000

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for more information visit http://vimeo.com/25774136

MAYFAIR MALL
2500 North Mayfair Road
City of Wauwatosa
County of Milwaukee
State of Wisconsin

NORTH

GRAPHIC SCALE
0 200' 400'
1 INCH = 200 FT.

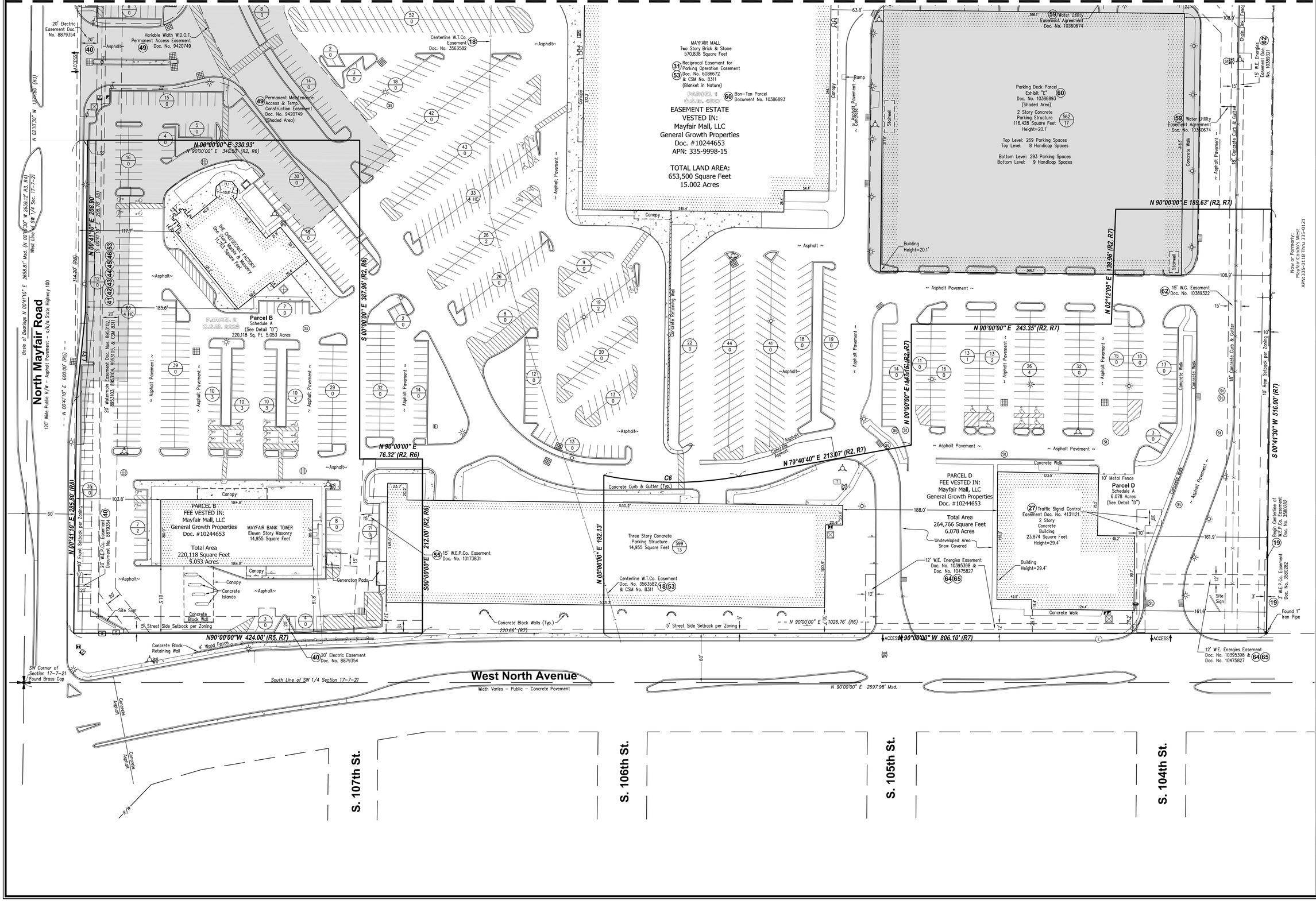
WISCONSIN
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3081-S
NORTH OLMSTEAD, OH
LAND SURVEYOR

Surveyor's Seal

Sheet No. **4** of **5**

MSI Project No. 38179
(Prior MSI Project No. 37778)
PC/PM: EF/PF Drafter: PF/MB

MATCHLINE (SEE SHEET 4)



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Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:

General Growth Properties, Inc.
110 North Wacker Dr.
Chicago, Illinois 60606
Phone: (312) 960-5000

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visit http://vimeo.com/257741361

MAYFAIR MALL
2500 North Mayfair Road
City of Wauwatosa
County of Milwaukee
State of Wisconsin

NORTH

GRAPHIC SCALE
0 200' 400'
1 INCH = 200 FT.

WISCONSIN
PAUL W. FILINOVICH
3081-8
NORTH OLMSTEAD, OH
LAND SURVEYOR

Surveyor's Seal

Sheet No. 5 of 5

MSI Project No. 38179
(Prior MSI Project No. 37778)
PC/PM: EF/PF Drafter: PF/MB

File #: 26-0745 **Agenda Date:** 4/22/2026 **Agenda #:** 3.

Consideration of award of Contract 26-11 / Project 10262, 2026 Green Alley to All-Ways Contractors, Inc.

Submitted by:
Valeria Breimon-Flores, Civil Engineer
Department:
Public Works, Engineering Division

A. Issue

Consideration of award of Contract 26-11 / Project 10262, 2026 Green Alley to All-Ways Contractors, Inc. in the amount of $307,635.55.

B. Background/Options

The project consists of green alley construction including permeable pavers, storm sewer underdrain installation, and storm sewer lining within project limits. Project limits are the alley from Mayfair Rd to 102nd St, between North Ave and Beverly Pl. The work is planned for the 2026 construction season.

We have examined the 2 bids submitted for Contract 26-11 / Project 10262, 2026 Green Alley on Wednesday, April 15, 2026. The bids received are as follows:

All-Ways Contractors, Inc.	$307,635.55
LaLonde Contractors, Inc.	$319,609.11

C. Strategic Plan (Area of Focus)

Priority Area Three: Infrastructure

D. Fiscal Impact

Project 10262 is included in the approved 2026-2031 Capital Budget.

E. Recommendation

Staff recommends the award be made to All-Ways Contractors, Inc. for their bid price of $307,635.55, this being the lowest and best bid.

Recommendation: Common Council

File #: 26-0759 **Agenda Date:** 4/22/2026 **Agenda #:** 4.

Consideration of placing the 2024 & 2025 Street Improvement Project Special Assessments on the tax roll for construction projects that were completed during the 2025 Construction Season

Submitted by:
Jeni Schroeder, PE
Senior Civil Engineer
Department
DPW, Engineering Services

A. Issue

Consideration of billing special assessments for construction projects completed during the 2025 Construction Season.

B. Background/Options

The Common Council passed resolutions dated March 19, 2024 and January 28, 2025 approving special assessments for work in connection with repaving, and work appurtenant thereto, in the following streets:

Street & Location: N. 109th St. from Wisconsin Ave. to Potter Rd.
Ald Dist: 3
Exist & Prop. Width: 36 (36)
Pavement Construction Type: C-Asph
Assessed Sidewalk Work: No

Street & Location: Wisconsin Ave. from N. 68th St. to N. 72nd St.
Ald Dist: 4
Exist & Prop. Width: 40 (40)
Pavement Construction Type: D-Asph
Assessed Sidewalk Work: Yes

Street & Location: Alley, Harvard Ln. to Blue Mound Rd. and N. 109th St. to N. 111th St.
Ald Dist: 3
Exist & Prop. Width: 20 (20)
Pavement Construction Type: A-Conc
Assessed Sidewalk Work: No

The attached resolution directs City staff to issue bills for the special assessments associated with these completed projects.

C. Strategic Plan (Area of Focus)

Priority Area Three: Infrastructure

D. Fiscal Impact

The Capital Budget included special assessments for these projects.

E. Recommendation

Approve the resolution placing 2024 & 2025 Street Improvement Project Special Assessments on the tax roll for construction projects that were completed during the 2025 Construction Season.

Recommendation: Common Council

WHEREAS, the Common Council of the City of Wauwatosa did, by resolution passed and dated March 19, 2024 and January 28, 2025, approve and adopt reports of the Board of Public Works in connection with repaving, and work appurtenant thereto, in the following streets:

Street & Location: N. 109th St. from Wisconsin Ave. to Potter Rd.
Ald Dist: 3
Exist & Prop. Width: 36 (36)
Pavement Construction Type: C-Asph
Assessed Sidewalk Work: No

Street & Location: Wisconsin Ave. from N. 68th St. to N. 72nd St.
Ald Dist: 4
Exist & Prop. Width: 40 (40)
Pavement Construction Type: D-Asph
Assessed Sidewalk Work: Yes

Street & Location: Alley, Harvard Ln. to Blue Mound Rd. and N. 109th St. to N. 111th St.
Ald Dist: 3
Exist & Prop. Width: 20 (20)
Pavement Construction Type: A-Conc
Assessed Sidewalk Work: No

WHEREAS, the construction of the improvement above-described having now been completed in the aforementioned streets, it is the desire of the Board of Public Works to place the special assessments on the tax roll.

WHEREAS, it is the desire of the Board of Public Works to adjust the assessments for approaches and service walks, contained in said report, in relation to the costs of construction involved.

WHEREAS, the City Engineer has prepared amended special assessments taking into account the aforementioned differences.

NOW, THEREFORE, BE IT RESOLVED, By the Common Council of the City of Wauwatosa, Wisconsin, as follows:

Section 1. That the special assessments for paving set forth in the aforesaid reports of the Board of Public Works, approved by resolution passed and dated as listed are hereby directed to be entered upon the tax roll as hereinafter set forth and as reiterated in the special assessments attached hereto.

Section 2. That the attached amended special assessments for approaches and service walks, against the respective lots, tracts, and parcels of land abutting on the aforementioned streets be and the same are hereby approved and adopted and are directed to be entered upon the tax roll as hereinafter set forth.

Section 3. That the owners of the respective parcels of land fronting or abutting the street improvements on which public hearings have been held and preliminary assessments have been confirmed, shall have payment of the special assessments scheduled as follows:

(a) Each special assessment and special charge, pursuant to Section 66.0627 of the Wisconsin Statutes, levied in an amount of $200 or less against any parcel of land in the City of Wauwatosa shall be entered

in the tax rolls in one installment.

(b) Each special assessment for improvements levied in an amount exceeding $200 against any parcel of land in the City of Wauwatosa shall be entered in the tax rolls in five equal annual installments of principal together with interest at the rate of twelve percent (12%) per year or the percentage rounded out to the next highest whole percentage number above the interest rate paid by the City for the sale of corporate purpose bonds, which include the project which is the subject of the special assessment, whichever figure is less, on the unpaid balance of said assessment. Individual assessments shall run concurrently except as provided under Section 3.08.040 of the City Code.

(c) Each special assessment levied against any parcel of land in the City of Wauwatosa for the installation of sanitary sewer main or water main or construction of permanent street pavement shall not be entered in the tax roll until all installments of special assessments for sanitary sewer or water main or construction of permanent street pavement levied previously against the same parcel of land have been entered into the tax rolls and have been paid. Such subsequent special assessment shall be deferred and only interest at the rate of twelve percent (12%) per year, or the percentage rounded out to the next highest whole percentage number above the interest rate paid by the City for the issuance of General Obligation Debt, which include the project which is the subject of the special assessment, whichever figure is less, on such subsequent special assessment shall be carried into the tax rolls in addition to the scheduled installments of such prior assessments. After the last installment of such prior special assessment has been entered in the tax rolls, installments of the subsequent special assessment shall, beginning with the next subsequent tax roll, be entered in the tax rolls pursuant to Section 3.08.030 of the City Code.

(d) Whenever special assessments are levied against the frontage and side of a corner parcel of land in the City of Wauwatosa for the installation of sanitary sewers or water mains or construction of permanent pavements arising out of the same public works project, such special assessments levied against a corner parcel of land shall be deemed to be two separate special assessments, and the special assessment levied against the frontage of the corner parcel of land shall first be scheduled on the tax rolls for payment as provided in Section 3.08.030 of the City Code and the special assessment levied against the side of the corner parcel of land shall be scheduled on the tax rolls pursuant to (c) above, following such scheduling of the special assessment levied against the frontage of the corner parcel of land.

(e) Notwithstanding the provisions of (c) and (d) above, any owners of parcels of land assessed may at their option elect to pay both the scheduled installments of prior assessments as well as scheduled installments of subsequent special assessments on the same tax rolls as entered on those tax rolls pursuant to Section 3.08.030 of the City Code.

(f) If, after special assessments have been placed on the tax rolls in installments or otherwise, the taxpayer fails to pay the same within the time allowed for payment of general taxes, the same shall become delinquent and shall be treated in the same manner and subject to the same laws as delinquent general property taxes.

Section 4. That the City Clerk publish the installment assessment notice, as by Section 66.0715 of the Wisconsin Statutes provided, including therein that the owners of the property benefited by said improvement may elect within thirty (30) days from the date of said notice to pay the said assessment on their property on or before the next succeeding November 1.

File #: 26-0738 **Agenda Date:** 4/22/2026 **Agenda #:** 5.

Approval to execute a Green Infrastructure Funding Agreement (G98024P38) with the Milwaukee Metropolitan Sewerage District (MMSD) for a wetland restoration project in Firefly Grove Park.

Submitted by:
Maggie Anderson, Senior Civil Engineer
Department
Public Works

A. Issue

Approval to execute a Green Infrastructure Funding Agreement (G98024P38) with the Milwaukee Metropolitan Sewerage District (MMSD) for a wetland restoration project in Firefly Grove Park.

B. Background/Options

To incentivize the municipalities served by the MMSD to partner in the effort to address stormwater management, MMSD has created a funding mechanism for the municipalities to install green infrastructure (GI) practices. The attached agreement includes plans to install GI that supports the District's and Wauwatosa's GI goals.

A wetland restoration project is planned for the 3-acre wetland located on the southeast side of the Firefly Grove Park located at approximately 116th and Gilbert Avenue in Wauwatosa, Wisconsin. The Project will restore wetland function, improve biological conditions, and increase wildlife habitat. A map of the planned Project is included in the attached agreement.

The construction of the wetland restoration will occur in the summer/fall of 2026.

C. Strategic Plan (Area of Focus)

Well maintained infrastructure.

D. Fiscal Impact

This revenue is anticipated in the 2026 storm operating budget.

E. Recommendation

Staff recommends execution of the agreement.

Recommendation: Common Council

Green Infrastructure Funding Agreement G98024P38

City of Wauwatosa Firefly Grove Park Wetland Restoration Project

1. The Parties

This Agreement is between the Milwaukee Metropolitan Sewerage District (District), located at 260 West Seeboth Street, Milwaukee, Wisconsin 53204, and the City of Wauwatosa (Funding Recipient), located at 7725 West North Avenue, Wauwatosa, Wisconsin 53213.

2. Basis for this Agreement

A. Wisconsin law authorizes any municipality to establish an intergovernmental cooperation agreement with another municipality for the furnishing of services (Wis. Stat. § 66.0301).

B. The District is responsible for collecting and treating wastewater from locally owned sewerage systems in the District's service area.

C. During wet weather, stormwater enters the sewerage system increasing the volume of wastewater the District must collect and treat.

D. During wet weather, stormwater directly enters surface water increasing pollution levels in those waterways and increasing the risk of flooding.

E. Green Infrastructure (GI) such as constructed wetlands, rain gardens, green roofs, bioswales, and porous pavements works to reduce the volume of stormwater in the sewerage system and the amount of pollutants discharged to surface waters.

F. The District's Wisconsin Pollutant Discharge Elimination System (WPDES) permit includes a goal of 50 million gallons of GI capture capacity.

G. The District wishes to expedite the amount of GI installed in its service area and this Agreement includes plans to install GI that supports the District's GI goals.

3. Date of Agreement

This Agreement becomes effective immediately upon the date of last signature below and ends when the Funding Recipient receives final payment from the District under this Agreement or when the parties terminate this Agreement according to Section 14 of this Agreement.

4. District Funding

The District will reimburse the Funding Recipient for the cost of the GI installations described in the attached project description (Project), up to $100,000.00. The District will provide funding after the District receives a Baseline Report for the Project and a Conservation Easement, with both requirements more fully set forth below.

5. Location of Project

The Project will be primarily located on the southeast side of the Firefly Grove Park located at 116th and Gilbert Avenue in Wauwatosa, Wisconsin as further delineated in the Project description as attached.

6. Baseline Report

After completion of the Project, the Funding Recipient will provide a Baseline Report using forms provided or approved by the District. The Baseline Report will include:

A. A site drawing and topographical map showing the Project as completed with GI assets defined;

B. Design specifications for the Project, including rainwater capture capacity (maximum per storm) and other information regarding runoff rate reduction or pollutant capture;

C. A tabulation of the bids received, including bidder name and price;

D. A copy of the executed construction contract(s) and a list of all permits collected during the Project construction process;

E. A legal description of the property where the Project is located, including parcel identification numbers, if a conservation easement is required;

F. Photographs of the Project during construction and upon Project completion;

G. An operations and maintenance plan including details on funding for operations and maintenance;

H. An outreach and education strategy, including a description of events or activities completed or planned;

I. An itemization of all construction costs with supporting documentation;

;

J. An Economic Impact Report showing the total number of people and the estimated number of hours worked on the design and construction of the Project by the Funding Recipient, and any of its consultants, contractors, and/or volunteers that worked on the Project; and

K. Lessons learned.

7. Procedure for Payment

The Funding Recipient submit an invoice to the District for the amount to be reimbursed. The invoice will document all costs to be reimbursed. Invoices will provide consultant's hourly billing rates, if applicable; the hours worked, by individual; and a summary of the tasks accomplished.

The Funding Recipient will send the Baseline Report and the invoice to:

Andy Kaminski, Senior Project Manager
Milwaukee Metropolitan Sewerage District
260 West Seeboth Street
Milwaukee, Wisconsin 53204
AKaminski@mmsd.com

The District will not provide reimbursement until the Project is complete and the District has received all required deliverables as outlined in this Agreement.

8. Changes in the Project and Modifications to the Agreement

Any changes to the Project must be approved by the District in writing in advance. The District will not reimburse for work that is not described in the original Project description unless the Funding Recipient obtains prior written approval from the District.

9. Modifications to this Agreement

Any modifications to this Agreement will be in writing and signed by both parties.

10. Project Maintenance

The Funding Recipient will maintain the GI installed under this Agreement for at least 11 years. If the GI fails to perform as anticipated or if maintaining the GI is not feasible, then the Funding Recipient will provide a report to the District explaining the failure of the GI or why maintenance is not feasible. Failure to maintain the GI will make the Funding Recipient ineligible for future District funding until the Funding Recipient corrects any maintenance problems associated with the GI.

11. Permits, Certificates, and Licenses

The Funding Recipient is solely responsible for compliance with all federal, state, and local laws and any required permits, certificates, or licenses for the Project.

12. Procurement

The Funding Recipient must select professional service providers according to the ordinances and policies of the Funding Recipient. The Funding Recipient must procure all non-professional services, such as construction, sewer inspection, and post-construction restoration, according to State of Wisconsin statutes and regulations and the ordinances and policies of the Funding Recipient. Whenever work valued over the applicable public bidding dollar threshold is procured without the use of a public bidding process, the District may request, and the Funding Recipient must provide, an opinion from a licensed attorney representing the Funding Recipient explaining why the procurement complies with State of Wisconsin law and the ordinances of the Funding Recipient.

13. Responsibility for Work, Insurance, and Indemnification

The Funding Recipient is solely responsible for planning, design, construction, and maintenance of the Project, including the selection of, and payment for consultants, contractors, and materials.

The District will not provide any insurance coverage of any kind for the Project or the Funding Recipient as related to this Agreement.

The Funding Recipient will defend, indemnify, and hold harmless the District and its commissioners, employees, and agents against all damages, costs, liability, and expenses, including attorneys' fees and related disbursements, arising from or connected with the planning, design, construction, operation, or maintenance of the Project.

14. Terminating this Agreement

The District may terminate this Agreement at any time before the commencement of construction. After the commencement of construction, the District may terminate this Agreement only for good cause including, but not limited to, breach of this Agreement by the Funding Recipient. The Funding Recipient may terminate this Agreement at any time but the Funding Recipient will not receive any payment from the District if the Funding Recipient does not complete the Project. District reserves the right to pursue any other remedies available under the law in the event of such termination.

15. Conservation Easement

After the completion of construction of the Project, the District shall receive a Conservation Easement from the Funding Recipient. The Conservation Easement will be limited to the GI installed through the Project. The term of the Conservation Easement will be 11 years. The Funding Recipient will cooperate with the District to prepare and execute the Conservation Easement.

16. Exclusive Agreement

This Agreement is the entire agreement between the Funding Recipient and the District for the Project other than the Conservation Easement to be provided to the District upon completion of the construction of the Project.

17. Severability

If a court holds any part of this Agreement unenforceable, then the remainder of the Agreement will continue in full force and effect.

18. Applicable Law

The laws of the State of Wisconsin apply to this Agreement.

19. Resolving Disputes

If a dispute arises under this Agreement, then the parties will try to resolve the dispute with the help of a mutually agreed-upon mediator in Milwaukee County. The parties will equally share the costs and fees associated with the mediation, other than attorneys' fees. If the dispute is not resolved within 30 days after mediation, then either party may take the matter to court.

20. Notices

All notices and other communications related to this Agreement will be in writing and will be considered given as follows:

A. When delivered personally to the recipient's address as stated in this Agreement; or

B. Three days after being deposited in the United States mail, with postage prepaid to the recipient's address as stated in this Agreement.

21. Independence of the Parties

This Agreement does not create a partnership. The Funding Recipient does not have authority to make promises binding upon the District or otherwise have authority to contract on the District's behalf.

22. Assignment

The Funding Recipient may not assign any rights or obligations under this Agreement without the District's prior written approval.

23. Public Records

The Funding Recipient will produce any records in the possession of the Funding Recipient as related to this Agreement that are subject to disclosure by the District pursuant to the State of Wisconsin's Open Records Laws, Wis. Stat. §§ 19.31 to 19.39. The Funding Recipient will indemnify the District against all claims, demands, or causes of action resulting from the failure to comply with this requirement.

MILWAUKEE METROPOLITAN SEWERAGE DISTRICT

By: _____

Kevin L. Shafer. P.E.
Executive Director

Date: _____

Approved as to Form

_____
Attorney for the District

CITY OF WAUWATOSA

By: _____

Dennis McBride
Mayor

Date: _____

Approved as to Form

By:_____
Jennifer Tate
City Attorney

Date:_____

By:_____
Deyanira Nevarez City Clerk

Date:_____

By:_____
John Ruggini, Finance Director

Date:_____

City of Wauwatosa Firefly Grove Park Wetland Restoration Project

Project Description

A wetland restoration project is planned for the 3-acre wetland located on the southeast side of the Firefly Grove Park located at approximately 116th and Gilbert Avenue in Wauwatosa, Wisconsin. The Project will restore wetland function, improve biological conditions, and increase wildlife habitat. A map of the planned Project is included in Figure 1 below.

Schedule

The Funding Recipient will complete the Project by October 30, 2026.

Outreach and Education

The Funding Recipient will post educational signage and describe the Project and its benefits in a community newsletter or web page.

Educational materials will acknowledge District funding for the Project.

Signage will:
1. Be either designed and provided by the District or provided by the Funding Recipient and approved by the District;
2. Be at a location approved by the District; and
3. Identify the District as funding this Project by name, logo, or both.

Figure 1

City of Wauwatosa Firefly Grove Park Wetland Restoration Project



File #: 26-0688 **Agenda Date:** 4/22/2026 **Agenda #:** 6.

Consideration of ratification of project partial payments for work completed pursuant to the terms of the contract

BE IT RESOLVED, By the Board of Public Works of the City of Wauwatosa, Wisconsin that the proper City Officers be and they are hereby authorized and directed to issue City orders in favor of the contractor listed below in the amount listed in the column headed “Amount” as partial payment for work completed pursuant to the terms of the contract noted.

Contractor: Wisconsin Department of Transportation
Payment No.: 1-9
Contract/Project No.: Wisconsin Ave Bridge / Project 2303 - Contract 325000007
Amount: $3,861,183.32

Contractor: Wisconsin Department of Transportation
Payment No.: 1-6
Contract/Project No.: Wisconsin Ave Bridge Water Main / Project 2303 - Contract 325000008
Amount: $552,094.02

File #: 26-0777 **Agenda Date:** 4/22/2026 **Agenda #:** 7.

Project Updates

Click or tap here to enter text.