



Site Plan
Village of East Troy, Wisconsin

Version: March 27, 2018

Village of East Troy
 2015 Energy Drive
 East Troy, WI 53120

Overview: The site plan review process ensures that proposed land uses and development activity complies with the requirements of the Village's zoning regulations. This review must occur before any building, occupancy, and building permits can be issued; except that development activity associated with an approved final plat of subdivision or certified survey map, and development activity associated with and approved final development plan of a planned development, is exempt from this requirement.

Governing regulations: The procedures and standards governing the review of this application are found in § 510-160 of the Village's zoning code.

General instructions: Complete this application and submit one copies to the Village Clerk at the mailing address shown above. Before you formally submit your application, you are encouraged to meet with the zoning administrator who can answer any questions you may have. If you have any questions, do not hesitate to contact the zoning administrator at (920) 728-2814 or via email at tim.schwecke@civitekconsulting.com. You may download this form at <http://villageofeasttroy.zoninghub/highlights/procedures/procedure.aspx>.

When you fill out this application, you should think about how your business operation may expand or be different in the future. For example, if your business will have 5 employees to start and you hope to have 25, tell us. Also, if you foresee an expansion to a building or a parking lot, your site plan should show that. If you invest time to do this now, you will end up with a more thoughtful plan. Not only that, you will save time and the expense of having to submit a new site plan sometime in the future. So, think ahead.

Application fee: none

Application submittal deadline: Applications must be submitted by the second Monday of the month by 12:00 pm at the Village Hall.

1. Applicant and property owner information

	Applicant	Property owner
Name	Brian Pacholski	Brian Pacholski
Street address	N7138 Colbo Road	N7138 Colbo Road
City, state, zip code	Burlington, WI 53105	Burlington, WI 53105
Daytime telephone number	414-801-2023	414-801-2023
Email	bpacholski12@gmail.com	bpacholski12@gmail.com

2. Agent contact information. Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2
Name	Craig Long	
Company	The Design Alliance Architects, Inc.	
Street address	1003 Madison Ave.	
City, state, zip code	Fort Atkinson, WI 53538	
Daytime telephone number	920-563-3404	
Email	craig@tdafort.com	

3. Type of application (select one)

- New site plan
- An amendment of a previously approved site plan (i.e., revision and/or expansion)

4. Business information

Current business name Hot Carts of WI, LLC

Date business began _____

Previous name, if any N/A

5. Subject property information

Physical address Lot 3, Main Street, East Troy WI 53120

Tax key number(s) RA31450003

Note: The tax key number can be found on the tax bill for the property or it may be obtained from the Village Clerk.

6. Zoning information (refer to the Village's current zoning map)

The subject property is located in the following base zoning district(s). (check all that apply)

- | | | |
|---|---|---|
| <input type="checkbox"/> RH-35 Rural Holding | <input type="checkbox"/> TR-8 Two-Family Residential | <input type="checkbox"/> NB Neighborhood Business |
| <input type="checkbox"/> SR-3 Estate Residential | <input type="checkbox"/> AR-9 Attached Residential | <input checked="" type="checkbox"/> HB Highway Business |
| <input type="checkbox"/> SR-4 Suburban Residential | <input type="checkbox"/> MR-10 Multi-Family Residential | <input type="checkbox"/> CB Central Business |
| <input type="checkbox"/> SR-5 Neighborhood Residential | <input type="checkbox"/> MHR-6 Mobile Home Residential | <input type="checkbox"/> BP Business Park |
| <input type="checkbox"/> SR-6 Traditional-Front Residential | | <input type="checkbox"/> LI Light Industrial |
| <input type="checkbox"/> SR-7 Traditional-Rear Residential | | <input type="checkbox"/> GI General Industrial |

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- | | | |
|---|---|---|
| <input type="checkbox"/> PD Planned Development | <input type="checkbox"/> GP Groundwater Protection | <input type="checkbox"/> FP 100-Year Floodplain |
| <input type="checkbox"/> DD Downtown Design | <input type="checkbox"/> NFC Natural Features Conservancy | <input type="checkbox"/> FP 500-Year Floodplain |
| | | <input type="checkbox"/> SW Shoreland-Wetland |

7. Adjoining land uses and zoning

	Zoning district(s)	Current uses
North	HB	Retail
South		
East	HB	Grocery Store / Retail
West	HB	Vacant Lot

Note: If the subject property abuts a property located in a different zoning district, a bufferyard may be required. You will need to submit a Landscaping and Bufferyard Worksheet if a bufferyard is required.

8. Current use. Describe the current use of the subject property.

Vacant Lot

9. Proposed use. Describe the proposed use or the proposed amendment.

Golf cart sales and service

10. **Hours of operation.** Describe when the proposed use will be open for business (i.e., hours and days).

9am-5pm Monday-Saturday

11. **Employees.** Describe number by type, number on largest works shift, etc.

3. 1 sales person 1 bookkeeper and 1 service tech

12. **Customers / patrons of business.** Describe the customers and patrons, including peak loads.

Afluent Clients from local Lake regions to buy high end golf carts ranging from \$12-20k per cart

13. **Miscellaneous**

Yes No Has the Village approved a variance for the subject property?

If yes, provide the year of issuance and a short description for each one.

Yes No Is the subject property currently in violation of the Village's zoning code?

If yes, describe the nature of the violation and what is being done to bring the property into compliance.

Yes No Are there any nonconforming buildings on the subject property? A nonconforming building does not meet the dimensional requirements for the zoning district in which it is located.

If yes, describe what building is nonconforming and the nature of the nonconformity.

Yes No Will the proposed use create any detectable ground vibrations? (See § 510-99 of the zoning code.) If yes, describe.

Yes No Will the proposed use create any detectable noise beyond the property boundary lines? (See § 510-100 of the zoning code.) If yes, describe.

Yes No Will the proposed use create any air pollution? (See § 510-101 of the zoning code.) If yes, describe.

Yes No Will the proposed use create any detectable odor beyond the property boundary lines? (See § 510-102 of the zoning code.) If yes, describe.

Yes No Will the proposed use create any detectable glare or heat beyond the property boundary lines? (See § 510-104 of the zoning code.) If yes, describe.

Yes No Will the proposed use involve any materials which could detonate by any means? (See § 510-105 of the zoning code.) If yes, describe.

Yes No Will the proposed use involve any materials that are toxic or noxious or that are considered waste materials? (See § 510-106 of the zoning code.)

If yes, describe.

Yes No Will the proposed use involve any outdoor storage of materials?

If yes, describe.

Yes No If the proposed use involves processing or manufacturing of materials, will water be used in any of those processes?

If yes, describe the nature of the activity and anticipated water demand and sanitary loading

Yes No Is expansion of the proposed use or building anticipated?

If yes, describe the nature of the expansion and potential timeline for such expansion

14. Utilities

Water Municipal Private well

If private well, when was the well installed and approved?

Sewer Municipal On-site septic system

If septic system, when was the system installed and approved?

15. Licenses and permits

Required

- Beer Have To Get
- Liquor Have To Get
- Cigarette Have To Get
- Food service Have To Get
- Amusement Device Have To Get
- Other: sellers permit Have To Get
- Other: _____ Have To Get
- Other: _____ Have To Get

16. Property access (refer to § 510-91 of the zoning code for details)

	Current	New
Local street	Main Street	Same
County highway	ES	Same
State highway	_____	_____

17. On-site parking (refer to § 510-91.1 of the zoning code for details)

	Current	Required [1]	New
Standard spaces	_____	17	4
Accessible spaces	_____	1	1

Notes:

[1] On-site parking is not required in the Central Business (CB) zoning district

Yes No Are you proposing shared parking pursuant to § 510-93(G) of the zoning code?

If yes, attach a draft shared parking agreement.

18. Calculations for maximum building coverage and impervious surface coverage

- a. Area of subject property as determined by site survey acres 0.77
- b. Land located within proposed rights-of-ways of roads and within proposed boundaries of public facilities that are designated within the Village's comprehensive plan and/or required for dedication per subdivision regulations acres 0.10
- c. Land which, although part of the same parcel, is not contiguous to or is not accessible from the proposed road network serving the project acres 0
- d. Land which is proposed for a different development option or a different zoning district acres 0
- e. Navigable waters (lakes & streams not within a designated floodplain) acres 0
- f. Designated floodplains acres 0
- g. Wetlands acres 0
- h. Lakeshores acres 0
- i. Woodlands acres 0
- j. Steep slopes (12 percent or greater) acres 0
- k. Total of "b" through "j" acres 0.10
- l. Net developable area (subtract "k" from "a") acres 0.67
- m. Building coverage ratio (see the standard for the appropriate zoning district) percent 50
- n. Impervious surface coverage ratio (see the standard for the appropriate zoning district) percent 80
- o. Maximum building coverage on property (multiply "l" by "m") acres 0.34
- p. Maximum impervious surface coverage on property (multiply "l" by "n") acres 0.54

	Maximum (acres)	Proposed (acres)
Building coverage (For Maximum, enter calculated value for "o" from above table)	0.34	0.11
Impervious surface (For Maximum, enter calculated value for "p" from above table)	0.54	0.28

19. Supplemental materials. Attach each of the following as appropriate. Upon written petition, the Village Administrator, Village Engineer, Village Planner, or the Zoning Administrator may waive specific site plan requirements.

Site plan with the following information:

1. Title block showing the name, address, and phone of the current property owner and/or agent(s) (i.e. developer, architect, engineer, or planner) for project.
2. The date of the original plan and the latest date of revision to the plan.
3. A north arrow and a graphic scale (at a minimum scale of 1" = 100').
4. A legal description of the subject property.
5. All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
6. All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
7. Ground contours when any slope exceeds 12 percent

9. All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls.
10. If the project is designed to be completed in phases or allow expansion of the building and other features, indicate these.
11. The location and dimension (cross-section and entry throat) of all access points onto public streets.
12. The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this Chapter.
13. The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
14. The location of all outdoor storage areas and the design of all screening devices.
15. Floodplains, wetlands, lakeshores, woodlands, steep slopes, and other environmentally sensitive lands.
16. The location, type, height, size, and lighting of all signage on the subject property.
17. The location and type of any permanently protected green space areas.
18. The location of existing and proposed drainage facilities.
19. Environmental and manmade development constraints and hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, and high-pressure natural gas lines
20. In the legend, the following data for the subject property: lot area, building coverage, building coverage ratio, floor area ratio, impervious surface area, impervious surface ratio, and building height.
21. Any additional information as requested by the Plan Commission or Village Board.

Landscaping plan prepared at the same scale as the main plan showing the location of all required bufferyard and landscaping areas, and existing and proposed landscape point fencing and berm options for meeting said requirements. The landscaping plan shall demonstrate complete compliance with the requirements of Article XIV of Chapter 510 of the zoning code. Be sure to show the individual plant locations and species, fencing types and heights, and berm heights. In addition to the drawing, include the Worksheet for Landscaping and Bufferyards.

Grading and erosion control plan prepared at the same scale as the main plan, showing existing and proposed grades, including retention walls and related devices, and erosion control measures.

Outdoor lighting plan (photometric plan) prepared at the same scale as the main plan that shows all existing and proposed exterior light fixtures. Calculations for the photometric plan shall be rounded to the nearest 0.10 foot-candles. A legend must be included to show the following information for each type of fixture: (1) manufacturer name, (2) product number, (3) mounting height, and (4) any other pertinent information. Be sure that current and proposed lighting will not exceed the 0.50 foot-candles threshold at the property boundary line. See § 510-95 of the zoning code for more details.

Plat of survey prepared by a registered land surveyor if in the judgment of the Zoning Administrator such accuracy is needed to ensure compliance with all dimensional standards, including setback requirements. The survey shall depict property lines, easements, and other existing and proposed improvements, and other information as may be needed to establish compliance with zoning requirements.

Architectural review application for any new buildings or for remodeling of existing buildings. The application must include elevation drawings showing finished exterior treatment, with adequate labels to clearly depict exterior materials, texture, color, and overall appearance. Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings. (Refer to § 510-90 of the zoning code for additional details.)

20. Attachments. List any attachments included with your application.

21. Other information. You may provide any other information you feel is relevant to the review of your application.

22. Applicant certification

- ◆ I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with § 510-149 (D) of the Village's municipal code to pay for the services of independent consultants the Village elects to retain to help review this application. Depending on the nature of the proposed project, such independent consultants may include planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts. I further understand, the Village may delay acceptance of the application as complete, or may delay final approval of the proposal, until all outstanding fees have been paid. I further understand that such fees must be paid even if this application is withdrawn or denied. If the applicant or the property owner does not pay such fees upon request, such fees may be assigned to the property owner as a special assessment to the subject property.
- ◆ I understand that submission of this application authorizes Village officials and employees, Plan Commission members, Village Board members, and other designated agents, including those retained by the Village, to enter the property to conduct whatever site investigations are necessary

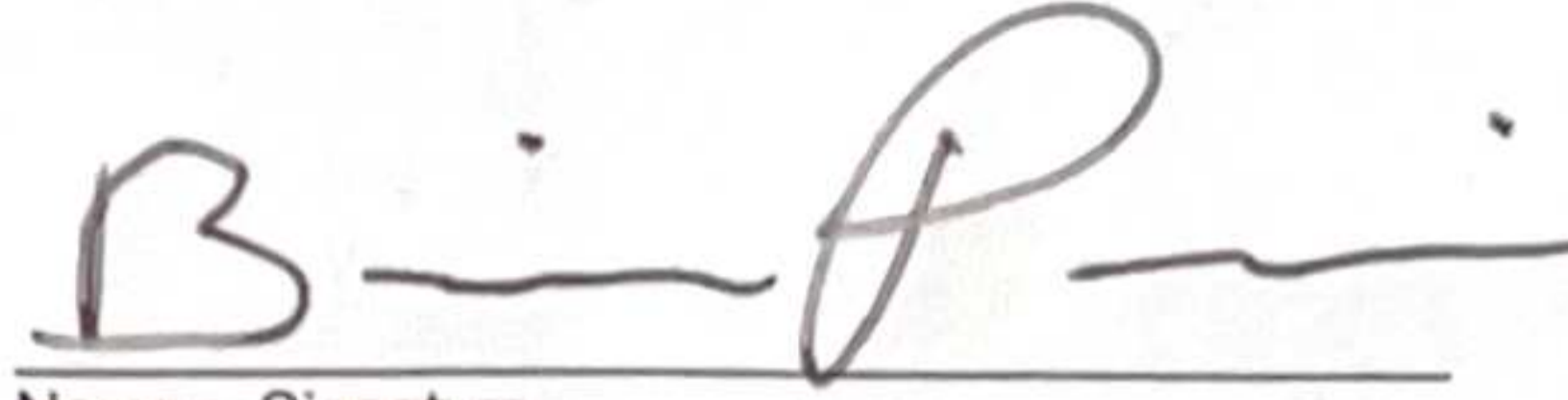
to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.

- ◆ I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- ◆ I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

Brian Pacholski

Name – print



Name – Signature

12/06/24

Date

Name – print

Name – Signature

Date

Applicant (if different than Property Owner):

Name – print

Name – Signature

Date

Name – print

Name – Signature

Date

HOT CARTS OF WI, LLC

Lot 3 Main Street
East Troy, WI 53120

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

DRAWING INDEX:

SP-1	SITE PLANS, DRAWING INDEX
SP-2	LANDSCAPE PLAN, SCHEDULE, CALCS
SP-3	SITE LIGHTING PLAN
A-1	MAIN FLOOR PLAN
A-2	ROOF PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS

PROJECT DESCRIPTION:

NEW "GOLF CART" SALES & SERVICE FACILITY.

BUILDING INFORMATION:

CONSTRUCTION TYPE:	VB
BUILDING FOOTPRINT:	4,968 S.F.
NO. OF FLOORS:	1
OCCUPANCY GROUP:	X
SPRINKLERED:	X
SOIL BEARING:	2,000 psf ASSUMED
BUILDING CODE:	IBC 2015
RISK CATEGORY:	TABLE 1604.5 II

SITE INFORMATION:

SITE AREA:	29,229 S.F.	(0.67 ACRE)
FOOTPRINT AREA:	4,968 S.F.	(17.0%)
EXG PAVEMENT AREA:	3,988 S.F.	(13.6%)
NEW PARKING AREA:	2,751 S.F.	(9.4%)
SIDEWALK AREA:	336 S.F.	(1.2%)
GREEN SPACE AREA:	17,186 S.F.	(58.8%)
IMPERVIOUS AREA:	12,043 S.F.	(41.2%)
BUILDING HEIGHT:		26'

LEGAL DESCRIPTION:

LOT 3 CERTIFIED SURVEY NO. 3145 AS RECORDED IN VOL 17 OF C.S. ON PAGE 150 WCR. LOCATED IN NW 1/4 NW 1/4 SEC 30 T4N R18E. 33392 5Q FT (GROSS) 29229 5Q FT (NET) VILLAGE OF EAST TROY OMTS RA26G7-2

PROPERTY OWNER:

BRIAN & HEATHER PACHOLSKI
N7138 COLBO ROAD
BURLINGTON, WI 53105
(414) 801-2023

ARCHITECT:

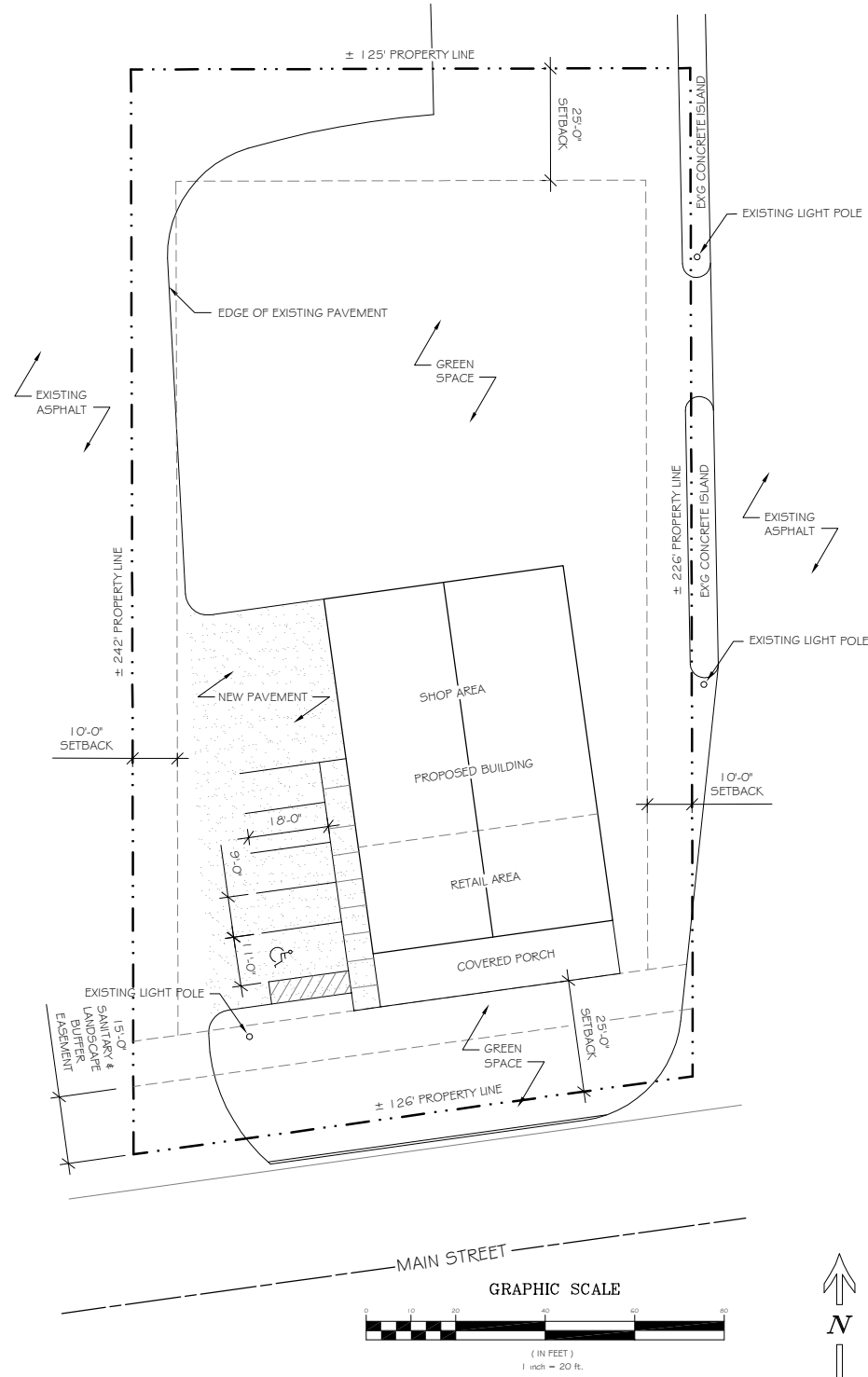
PETE WESTON
THE DESIGN ALLIANCE ARCHITECTS, INC.
1003 MADISON AVE.
FORT ATKINSON, WI 53538
(920) 563-3404
pete@tdafort.com

LANDSCAPE:

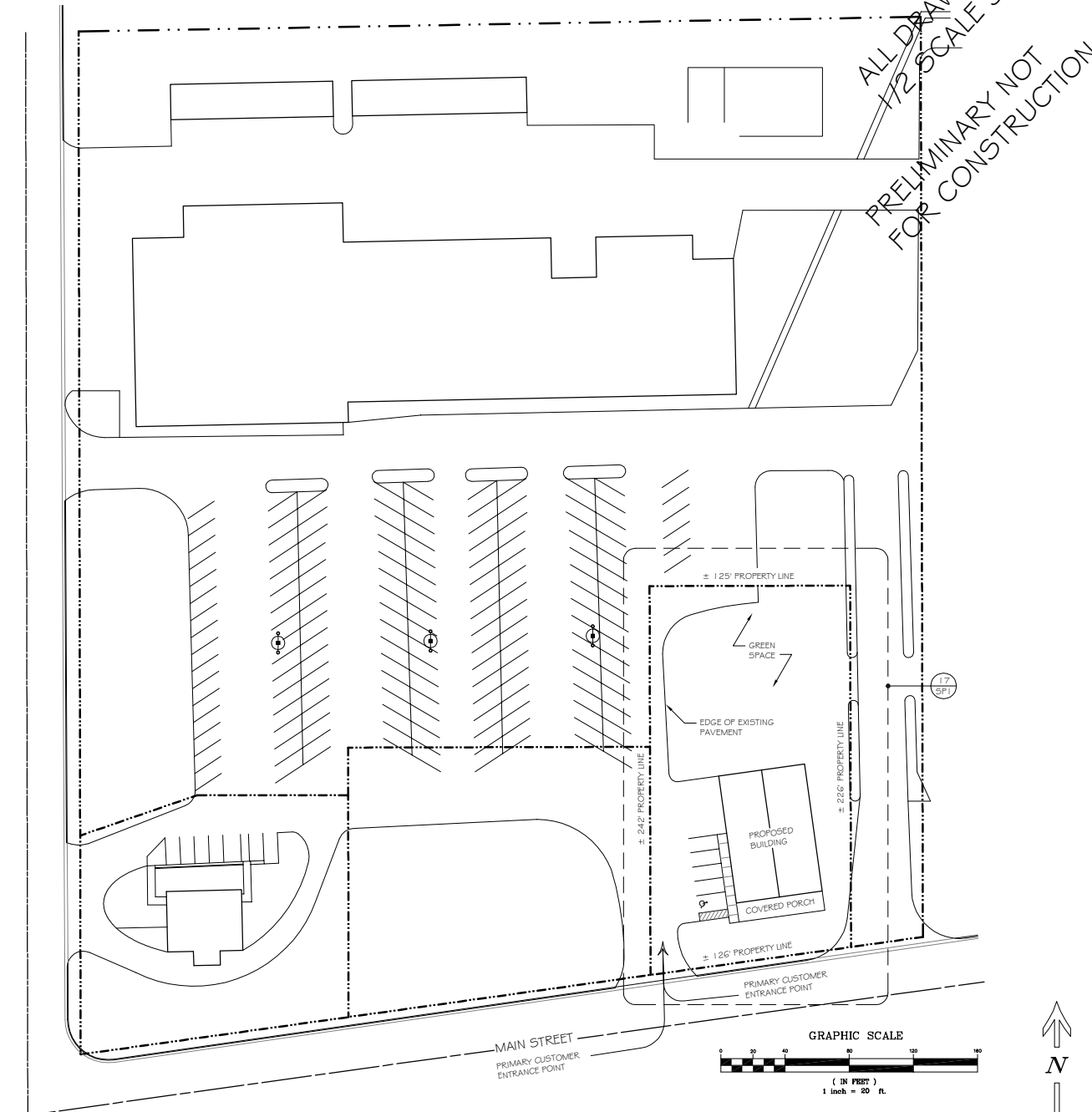
CRAIG LONG
THE DESIGN ALLIANCE ARCHITECTS, INC.
1003 MADISON AVE.
FORT ATKINSON, WI 53538
(920) 563-3404
craig@tdafort.com

SITE LIGHTING

CRAIG LONG
THE DESIGN ALLIANCE ARCHITECTS, INC.
1003 MADISON AVE.
FORT ATKINSON, WI 53538
(920) 563-3404
craig@tdafort.com



17
SP1
SITE PLAN (ENLARGED)
SCALE: 1" = 20'-0"
2024/HOT CARTS/HC-DRAWINGS.DWG
DATE: NOVEMBER 22, 2024



20
SP1
SITE PLAN
SCALE: 1" = 40'-0"
2024/HOT CARTS/HC-DRAWINGS.DWG
DATE: NOVEMBER 22, 2024

ALL DRAWINGS ARE
1/2" SCALE SHOWN
PRELIMINARY NOT
FOR CONSTRUCTION

The Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

HOT CARTS OF WI, LLC
LOT 3, Main Street
East Troy, WI 53120

DRAWING NAMES

SITE PLANS
DRAWING INDEX

REVISIONS

PROJECT DATA

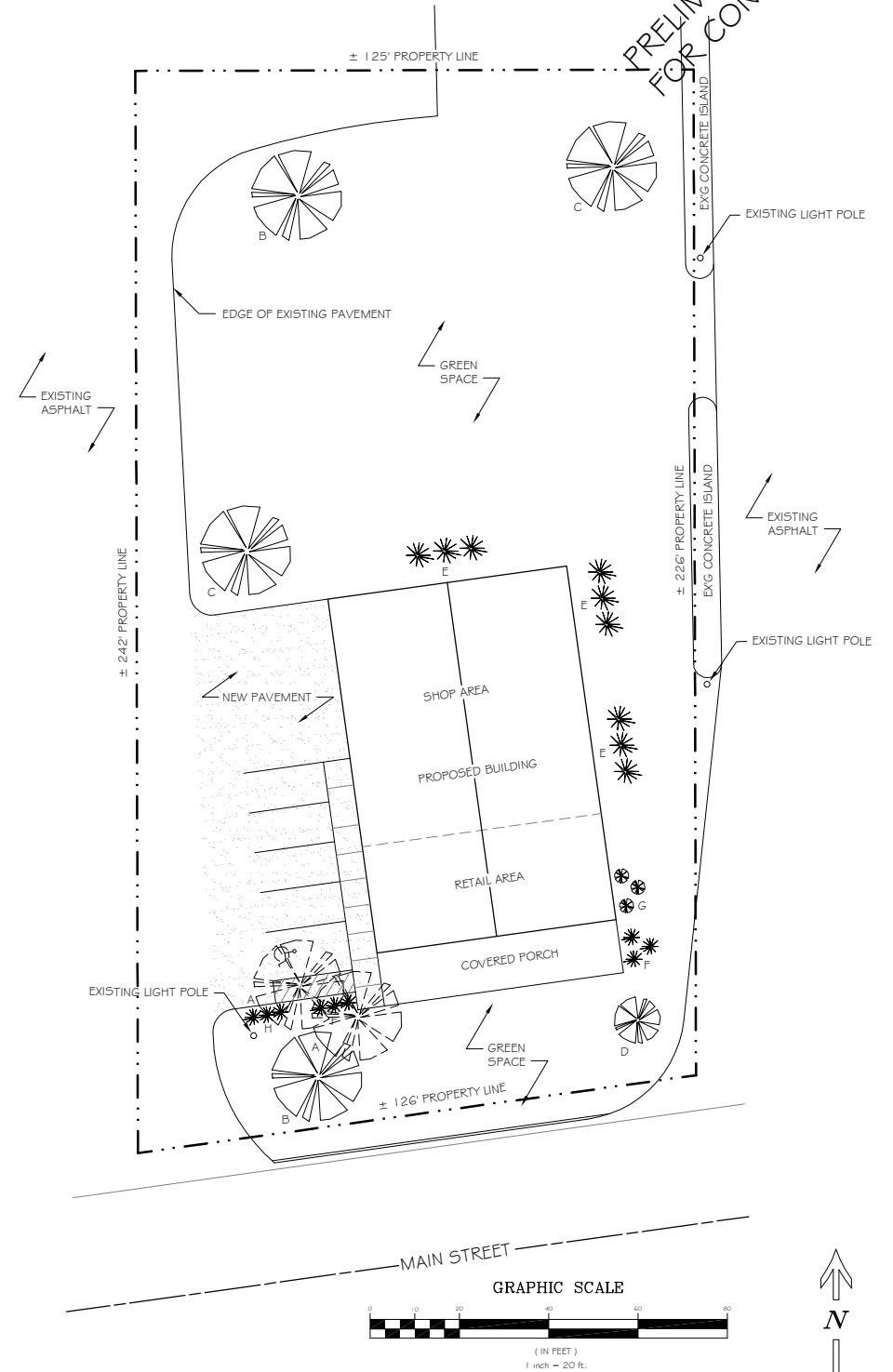
DATE: 1/9/2025
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

SP-1

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

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PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE	QUANTITY	POINTS	TOTAL POINTS
A	EXISTING TREES TO REMOVED			2		150
B	SUGAR MAPLE	2" CAL	30' DIA	2	75	150
C	RED MAPLE	1 1/2" CAL	30' DIA	2	30	60
D	RIVER BIRCH	6" TALL	40' DIA	1	15	15
E	ARBOR VITAE 'PYRAMIDAL'	3-4' TALL	6' DIA	9	12	108
F	JUNIFER 'PFITZER'	18-24" TALL	4' DIA	6	5	30
G	DWARF SPIREA 'FROEBELI'	15-18" TALL	3' DIA	3	1	3
H	TAXUS 'TAUNTONI'	18-24" TALL	4' DIA	3	5	15
					TOTAL	381

NOTE: MATURE SIZES GIVEN ARE FOR PLANT SIZE AFTER 7-12 YEARS GROWTH TYP.

LANDSCAPE REQUIREMENTS:

STREET TREES: 40 PTS PER 100' -- 126' / 100' = 5.4 x 40 = 50 POINTS
 PROVIDED 1 CLIMAX TREE AT 75 PTS = 75 POINTS
 1 MEDIUM TREE AT 15 PTS = 15 POINTS
 TOTAL 90 POINTS

PAVEMENT: 80 PTS PER 10,000 S.F. -- 7,075 S.F. / 10,000 S.F. = .71 x 80 PTS = 57 POINTS
 1 TALL TREE AT 30 PTS = 30 POINTS
 6 MEDIUM EVERGREEN SHRUBS AT 5 PTS = 30 POINTS
 TOTAL 60 POINTS

FOUNDATION: 40 PTS / 100' -- 292' / 100' = 2.9 x 40 PTS = 116 POINTS
 9 LOW EVERGREEN TREES AT 12 PTS = 108 POINTS
 3 MEDIUM EVERGREEN SHRUBS AT 5 PTS = 15 POINTS
 3 LOW DECIDUOUS SHRUBS AT 1 PTS = 3 POINTS
 TOTAL 126 POINTS

DEVELOPED LOTS: 20 PTS PER 1,000 S.F. OF GROSS FLOOR AREA -- 4,968 S.F. / 1,000 S.F. = 5.0 x 20 = 100 PTS
 1 CLIMAX TREE AT 75 PTS = 75 POINTS
 1 TALL TREE AT 30 PTS = 30 POINTS
 TOTAL 105 POINTS

HOT CARTS OF WI, LLC
 LOT 3, Main Street
 East Troy, WI 53120

DRAWING NAMES

LANDSCAPE PLAN
 SCHEDULE # CALCS

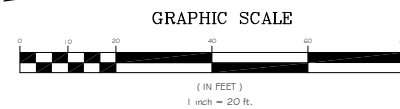
REVISIONS

PROJECT DATA

DATE: 1/9/2025
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 CHECKED BY: P.W.

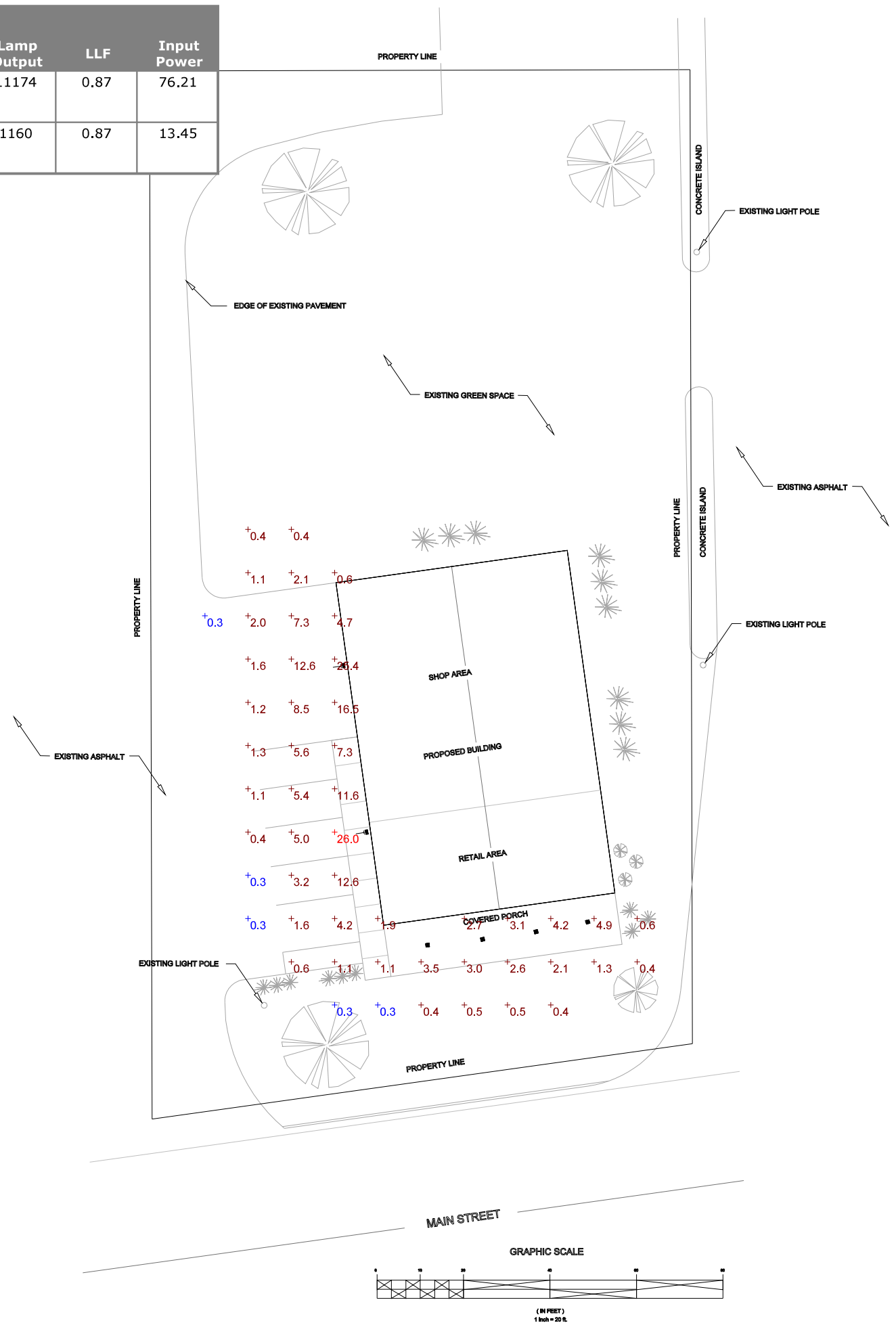
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SP-2



Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A	2	Lithonia Lighting	WDGE4 LED P1 70CRI R2 30K	WDGE4 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 2 OPTIC	1	11174	0.87	76.21
	B	4	Nora Lighting	NEFLINTW-S6233MPW 3500K	6" E-Series FLIN LED Square Downlight	1	1160	0.87	13.45

Statistics					
Description	Symbol	Avg	Max	Min	Max/Avg
Calc Zone #1	+	4.0 fc	26.0 fc	0.3 fc	6.50

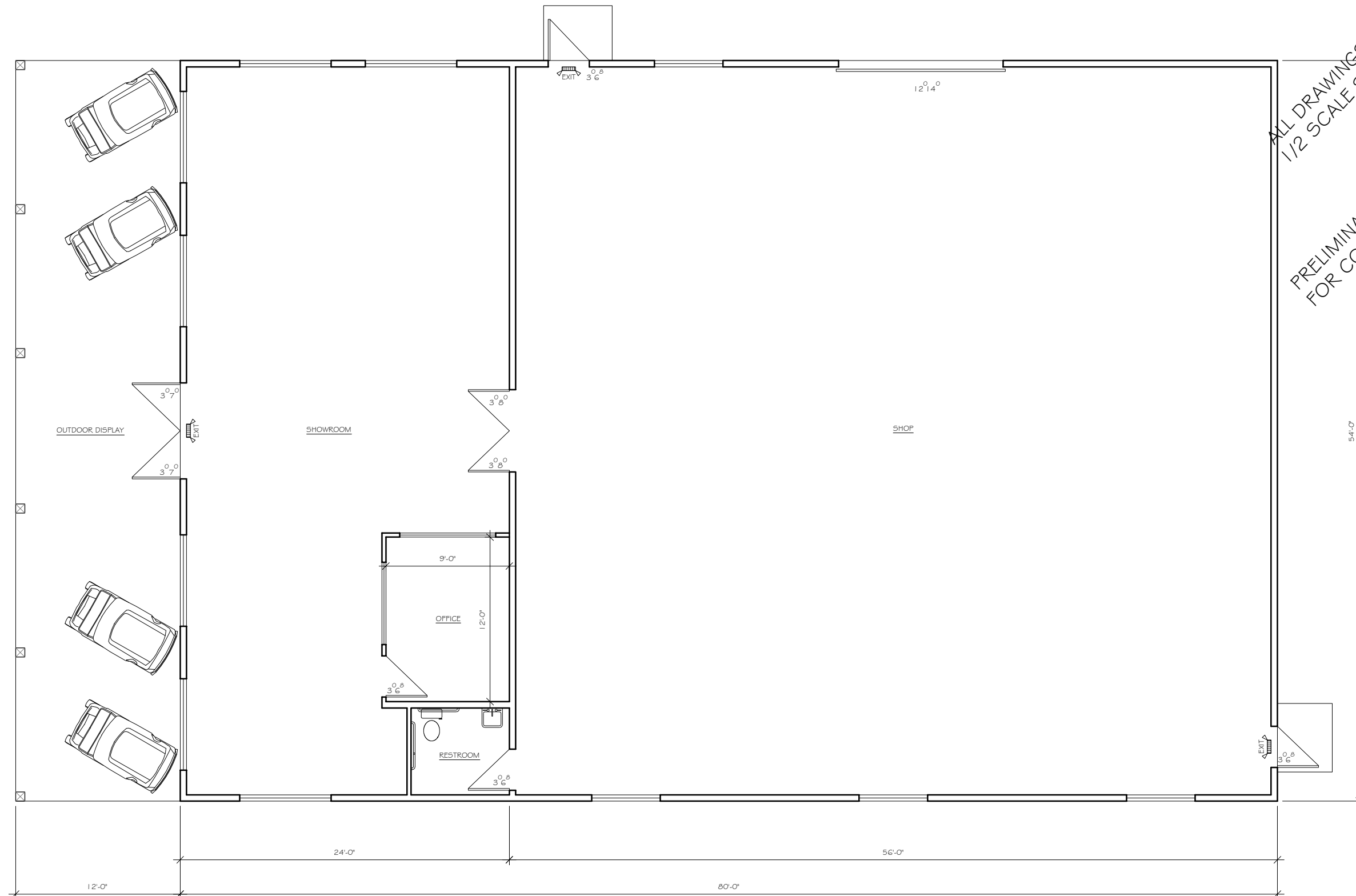


HOT CARTS OF WI, LLC
 Lot 3 Main Street
 East Troy, WI 53120

Designer
 CL
Date
 1/9/2025
Scale
 Not to Scale
Revision No.

Summary
 SP-3

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



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Design Alliance Architects, Inc.
1003 Madison Avenue
Fond du Lac, WI
(920) 563-3404

HOT CARTS OF WI, LLC
LOT 3, Main Street
East Troy, WI 53120

DRAWING NAMES

MAIN FLOOR PLAN

REVISIONS

PROJECT DATA

DATE: 1/9/2025
DRAWN BY: CL
CHECKED BY: P.W.

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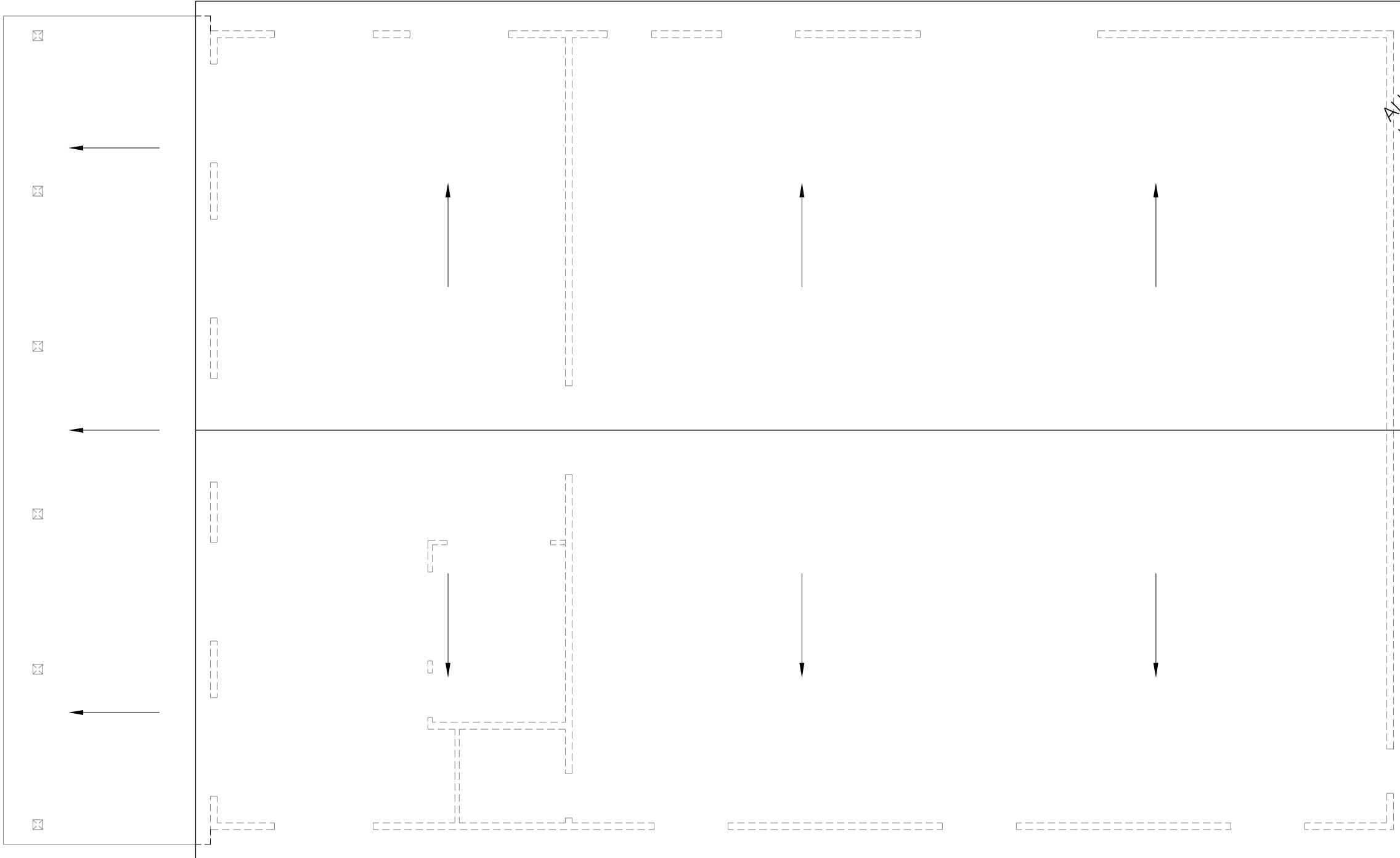
A-1

20
A.1

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
2024/HOT CARTS/HG-DRAWINGS.DWG
DATE: NOVEMBER 22, 2024

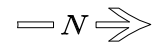
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ROOF PLAN

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ROOF PLAN

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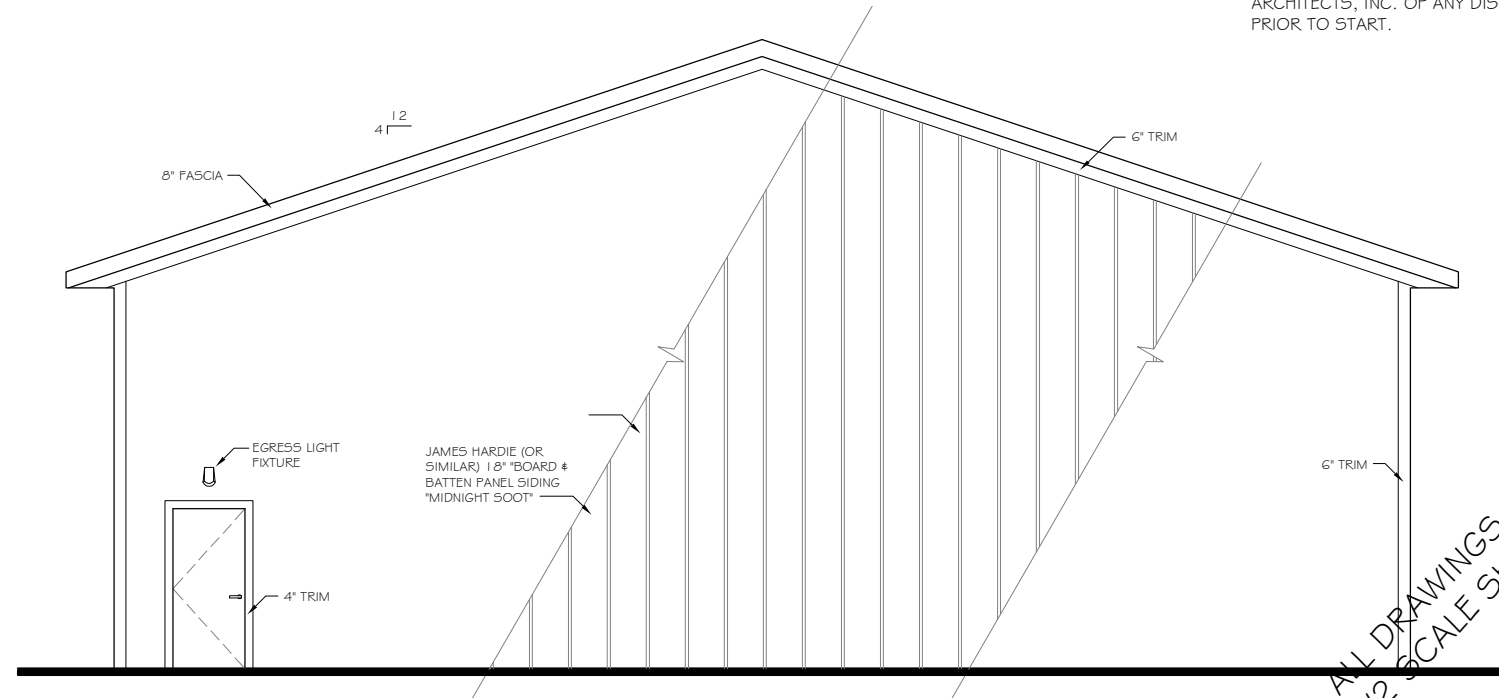
A-2

Design Alliance Architects, Inc.

1003 Madison Avenue
Forr Atkinson, WI

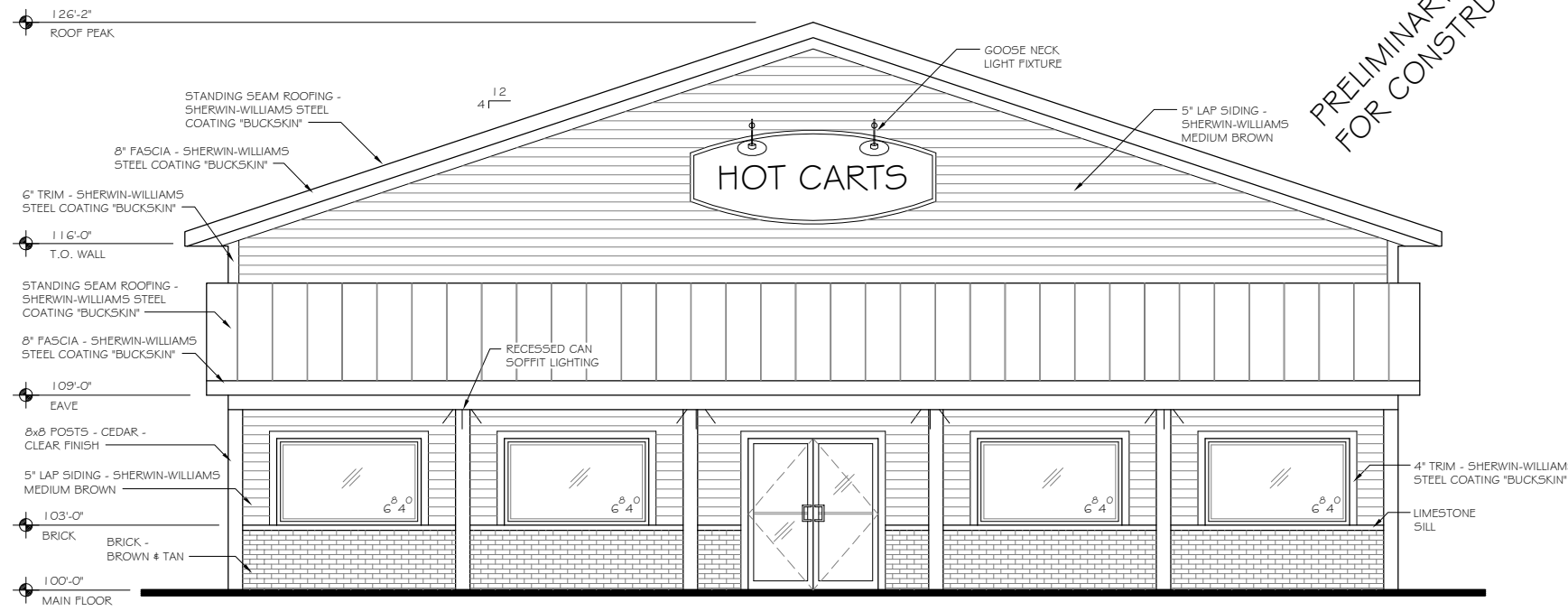
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NORTH ELEVATION
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SOUTH ELEVATION
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DRAWING NAMES

ELEVATIONS

REVISIONS

NO.	DESCRIPTION

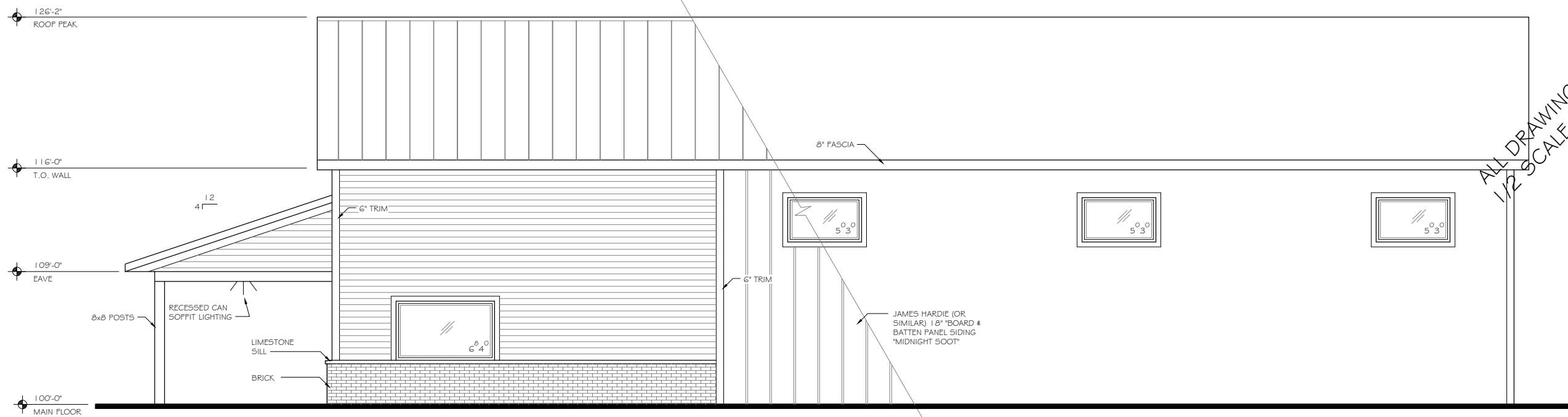
PROJECT DATA

DATE:	1/9/2025
DRAWN BY:	CL
CHECKED BY:	P.W.

SHEET NO.

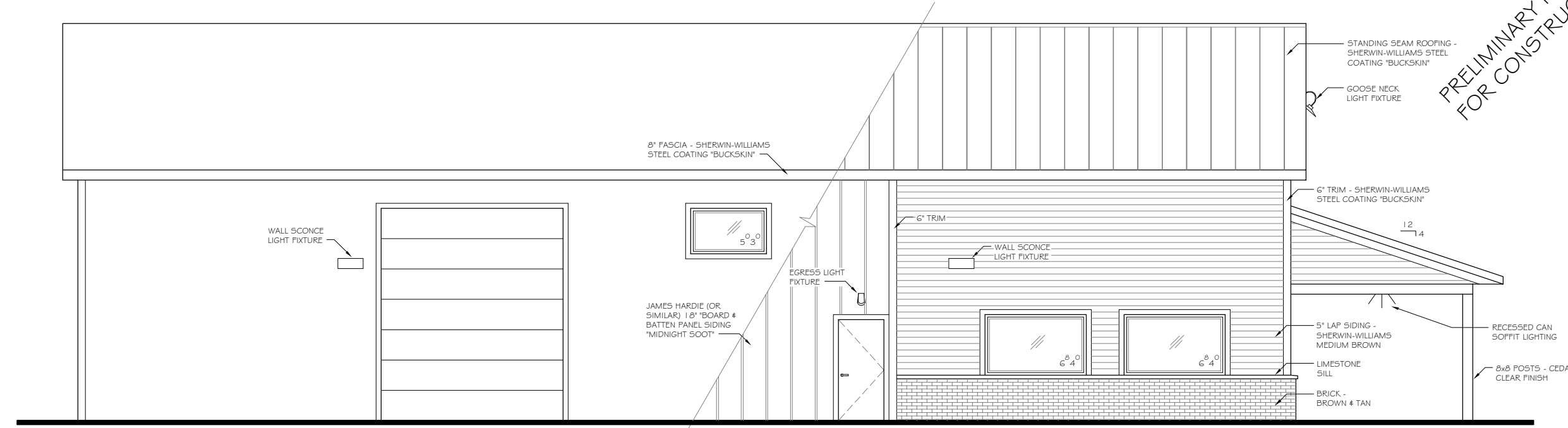
A-3

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



ALL DRAWINGS ARE 1/2" SCALE SHOWN

EAST ELEVATION
SCALE: 1/4" = 1'-0"
2024/HOT CARTS/MC-DRAWINGS.DWG
DATE: NOVEMBER 22, 2024



PRELIMINARY NOT FOR CONSTRUCTION

WEST ELEVATION
SCALE: 1/4" = 1'-0"
2024/HOT CARTS/MC-DRAWINGS.DWG
DATE: NOVEMBER 22, 2024

HOT CARTS OF WI, LLC
LOT 3, Main Street
East Troy, WI 53120

DRAWING NAMES

ELEVATIONS

REVISIONS

PROJECT DATA

DATE: 1/9/2025
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

A-4

Midnight Soot





MIDWEST STANDARD COLOR OFFERINGS

				
Arctic White SR .69 SRI 84	Polar White SR .64 SRI 77	Alamo White SR .64 SRI 77	Ivory SR .64 SRI 77	Light Stone SR .56 SRI 65
				
Saddle Tan SR .47 SRI 53	Tan SR .45 SRI 51	Taupe SR .38 SRI 41	Buckskin SR .33 SRI 34	Burnished Slate SR .34 SRI 35
				
Koko Brown SR .35 SRI 37	Brown SR .33 SRI 34	Hawaiian Blue SR .31 SRI 31	Ocean Blue SR .25 SRI 24	Gallery Blue SR .26 SRI 24
				
Ash Gray SR .46 SRI 52	Old Town Gray SR .41 SRI 45	Pewter Gray SR .35 SRI 37	Charcoal Gray SR .37 SRI 39	Charcoal Blue Gray SR .29 SRI 29
				
Rustic Red SR .36 SRI 38	Rural Red SR .34 SRI 35	Dark Red SR .36 SRI 39	Crimson Red SR .31 SRI 31	Berry SR .29 SRI 29
				
Evergreen SR .35 SRI 37	Ivy Green SR .28 SRI 27	Matte Black SR .26 SRI 25	Black SR .31 SRI 31	Burgundy SR .30 SRI 31
				
Alamo White CRINKLE SR .64 SRI 77	Light Stone CRINKLE SR .54 SRI 63	Ash Gray CRINKLE SR .43 SRI 48	Taupe CRINKLE SR .32 SRI 34	Buckskin CRINKLE SR .38 SRI 42
				
Burnished Slate CRINKLE SR .30 SRI 31	Koko Brown CRINKLE SR .33 SRI 34	Dark Brown CRINKLE SR .27 SRI 27	Charcoal Gray CRINKLE SR .33 SRI 35	Black CRINKLE SR .29 SRI 29
				
Rustic Red CRINKLE SR .32 SRI 33	Rust CRINKLE SR .36 SRI 39	Burgundy CRINKLE SR .29 SRI 29	Evergreen CRINKLE SR .33 SRI 35	Gallery Blue CRINKLE SR .18 SRI 16
				
Acrylic GALVALUME® N/A	Copper Metallic SR .51 SRI 58	Liner White .0142 AZ35		

SHERWIN-WILLIAMS
Coil Coatings

Sherwin-Williams® is a trademark of SWIMC LLC.



**STEEL PRODUCTS
FOR THE METAL
ROOFING AND METAL
BUILDING INDUSTRY**

- > Final color selection should be made from actual color chips.
- > For the most current information, visit unitedsteelsupply.com.
- > A 40-year limited paint warranty is available for all colors upon written request. Please inquire. (Outside the continental United States, please inquire).
- > Solar Reflectivity (SR): Solar reflectivity or reflectance is the measure of a material's ability to reflect solar energy or sunlight from its surface. SR values are numbered 0 to 1.0. A value of 0 indicates that the surface absorbs all solar energy and a value of 1.0 indicates total reflectance.
- > Solar Reflectance Index (SRI): The SRI is used to determine compliance with LEED requirements and is calculated according to ASTM E 1980 using values for reflectance and emissivity. To meet LEED requirements, a roofing material must have an SRI of 29 or greater for steep slope roofing and an SRI value of 78 or higher for low slope roofing. For more information, visit usgbc.org.

Midwest Standard Color Offerings

Color Name	.0153 40.8750 GR80 AZ50	.0153 43.0000 CSB AZ50	26ga 41.5625 GR50 AZ50	26ga 20-20.5 GR50 AZ50	26ga 40.875 GR80 AZ50
Acrylic GALVALUME®	●	●	●	●	●
Alamo White	●	●	●	●	●
Arctic White	●	●	●	●	●
Ash Gray	●	●	●	●	●
Burnished Slate	●	●	●	●	●
Berry	●	□	○	○	○
Black	●	●	●	●	●
Brown	●	●	●	●	●
Buckskin	●	●	●	●	○
Burgundy	●	●	●	●	●
Charcoal Gray	●	●	●	●	●
Charcoal Blue Gray	●	□	○	○	○
Copper Metallic	●	●	●	●	○
Crimson Red	●	●	●	●	●
Dark Red	●	□	○	○	○
Evergreen	●	●	●	●	●
Gallery Blue	●	●	●	●	●
Hawaiian Blue	●	□	○	○	○
Ivory	●	●	●	●	●
Ivy Green	●	●	●	●	●
Koko Brown	●	□	○	○	○
Light Stone	●	●	●	●	●
Matte Black	●	●	●	●	●
Ocean Blue	●	●	●	●	○
Old Town Gray	●	□	○	○	○
Pewter Gray	●	●	●	●	●
Polar White	●	□	○	○	○
Rural Red	●	●	●	●	●
Rustic Red	●	□	○	○	○
Saddle Tan	●	□	○	○	○
Tan	●	●	●	●	●
Taupe	●	●	●	●	●
Alamo White CRINKLE	●	□	□	□	□
Ash Gray CRINKLE	●	□	□	□	□
Black CRINKLE	●	□	●	●	●
Buckskin CRINKLE	●	□	●	●	●
Burgundy CRINKLE	●	□	●	●	●
Burnished Slate CRINKLE	●	□	●	●	●
Charcoal Gray CRINKLE	●	□	●	●	●
Dark Brown CRINKLE	●	□	●	●	●
Evergreen CRINKLE	●	□	●	●	●
Gallery Blue CRINKLE	●	□	●	●	●
Koko Brown CRINKLE	●	□	●	●	●
Light Stone CRINKLE	●	□	□	□	□
Rust CRINKLE	●	□	□	□	□
Rustic Red CRINKLE	●	□	●	●	●
Taupe CRINKLE	●	□	□	□	□

● = Stock Color/Width ○ = Stock Color, 1-3 day slitting lead time □ = Paint-to-order, minimum required



WEDGE4 LED

Architectural Wall Sconce



Catalog
Number

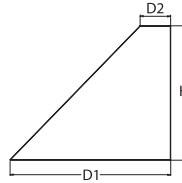
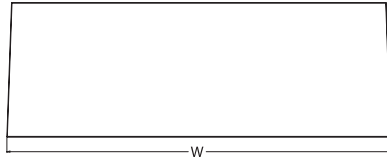
Notes

Type

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

Specifications

Depth (D1):	10"
Depth (D2):	2"
Height:	9"
Width:	25"
Weight: (without options)	30.5 lbs



Introduction

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

WEDGE4 has been designed to deliver up to 25,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WEDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WEDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WEDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WEDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WEDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE4 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WEDGE4 LED	P1 P4 P2 P5 P3 P6	30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347 ¹ 480 ¹	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ²
						Shipped separately AWS 3/8 inch Architectural wall spacer ³ PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. ³

Options	Finish
PE Photocell, Button Type ⁴ DS Dual switching (comes with 2 drivers and 2 light engines) ⁵ DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁵ BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. SPD10KV 10kV Surge pack CCE Coastal Construction ³	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone
Standalone Sensors/Controls PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRHH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRHH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls NLTAIR2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. NLTAIR2 PIRHH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. NLTAIREM2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights NLTAIREM2 PIRHH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights See page 3 for out of box functionality	

Accessories

Ordered and shipped separately.

WEDGEAWS DDBXD	WEDGE3/8inch Architectural Wall Spacer (specify finish)
WEDGE4PBBW DDBXD U	WEDGE4 surface-mounted back box (specify finish)

NOTES

- 347V and 480V not available with DS.
- Not qualified for DLC. Not available with emergency battery backup.
- For PBBW and AWS with CCE option, require an RFA.
- PE not available in 480V and with sensors/controls.
- DS and DMG not available with sensors/controls.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WEDGE4 LED
Rev. 07/08/24

Lumen Output

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

Performance Package	System Watts	Dist. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	77W	R2	11,173	146	2	0	1	12,125	158	2	0	1	12,125	158	2	0	1
		R3	10,951	143	2	0	2	11,884	155	2	0	2	11,884	155	2	0	2
		R4	11,224	147	2	0	2	12,180	159	2	0	2	12,180	159	2	0	2
		RFT	11,104	145	2	0	2	12,050	157	2	0	2	12,050	157	2	0	2
P2	106W	R2	14,960	141	3	0	2	16,235	153	3	0	2	16,235	153	3	0	2
		R3	14,663	138	2	0	2	15,912	150	2	0	3	15,912	150	2	0	3
		R4	15,028	141	2	0	2	16,308	153	2	0	3	16,308	153	2	0	3
		RFT	14,868	140	2	0	2	16,134	152	2	0	2	16,134	152	2	0	2
P3	123W	R2	16,993	138	3	0	2	18,441	150	3	0	2	18,441	150	3	0	2
		R3	16,655	136	2	0	3	18,074	147	3	0	3	18,074	147	3	0	3
		R4	17,070	139	2	0	3	18,524	151	3	0	3	18,524	151	3	0	3
		RFT	16,888	138	2	0	3	18,327	149	2	0	3	18,327	149	2	0	3
P4	140W	R2	18,958	136	3	0	2	20,573	147	3	0	2	20,573	147	3	0	2
		R3	18,581	133	3	0	3	20,164	144	3	0	3	20,164	144	3	0	3
		R4	19,044	136	3	0	3	20,667	148	3	0	3	20,667	148	3	0	3
		RFT	18,841	135	2	0	3	20,446	146	3	0	3	20,446	146	3	0	3
P5	156W	R2	20,919	134	3	0	2	22,702	146	3	0	2	22,702	146	3	0	2
		R3	20,503	132	3	0	3	22,250	143	3	0	3	22,250	143	3	0	3
		R4	21,014	135	3	0	3	22,804	147	3	0	4	22,804	147	3	0	4
		RFT	20,790	134	3	0	3	22,561	145	3	0	3	22,561	145	3	0	3
P6	185W	R2	23,725	128	3	0	2	25,746	139	3	0	2	25,746	139	3	0	2
		R3	23,253	126	3	0	4	25,234	136	3	0	4	25,234	136	3	0	4
		R4	23,832	129	3	0	4	25,863	140	3	0	4	25,863	140	3	0	4
		RFT	23,578	127	3	0	3	25,587	138	3	0	4	25,587	138	3	0	4

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	77W	0.635	0.366	0.319	0.280	0.223	0.161
P2	106W	0.889	0.514	0.449	0.395	0.309	0.228
P3	123W	1.014	0.585	0.510	0.447	0.356	0.258
P4	140W	1.159	0.668	0.582	0.509	0.403	0.294
P5	156W	1.296	0.743	0.647	0.564	0.451	0.326
P6	185W	1.512	0.864	0.751	0.655	0.526	0.378

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.891
40K	0.906
50K	0.906

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.05
10°C / 50°F	1.03
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.96	>0.92

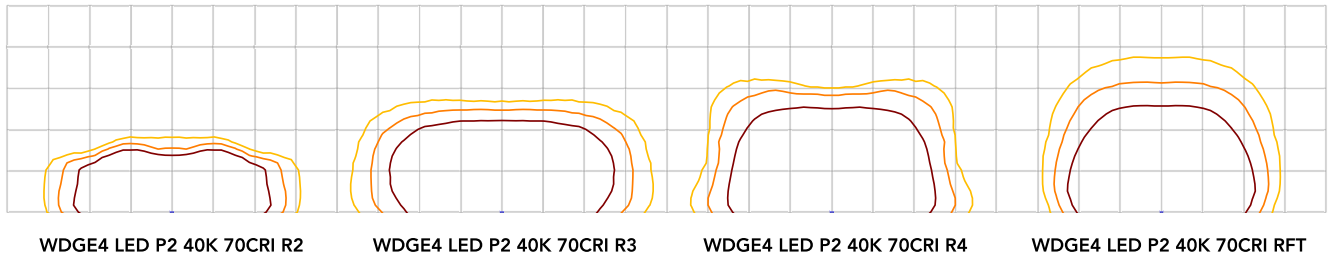
Photometric Diagrams

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

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc

MH = 18ft
Grid = 18ft x 18ft



Emergency Egress Options

Emergency Battery Backup

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

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

Motion/Ambient Sensor (PIR, PIRH)

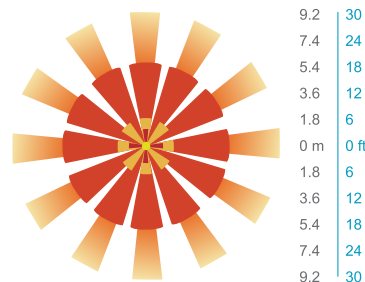
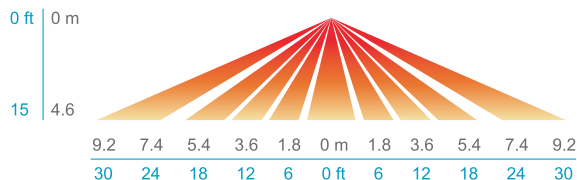
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing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

Networked Control (NLTAIR2)

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

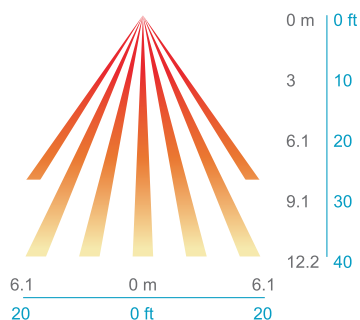
PIR

HIGH VIEW

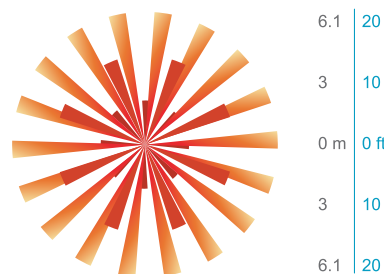


PIRH

SIDE VIEW



TOP VIEW



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

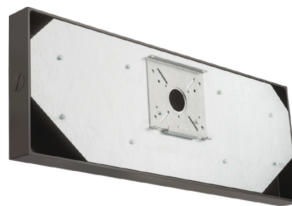
UL 924 Response – nLight AIR Devices with EM Option

- NLTAIREM2 devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, NLTAIREM2 devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- The non-emergency devices, NLTAIR2 PIR and NLTAIR2 PIRH, with version 3.4 or later firmware can be used for normal power sensing.



NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor

D = 10"
H = 11"
W = 25"



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

D = 1.75"
H = 9"
W = 25"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"
H = 4.4"
W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

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

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K configurations. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

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

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP65 rated; luminaire is IP65 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature and SRM mounting only.

GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

426349

FARRIS, HANSEN & ASSOC. INC.

7 RIDGWAY COURT - P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (414) 723-2098
FAX (414) 723-5886

CERTIFIED SURVEY MAP NO. 3145

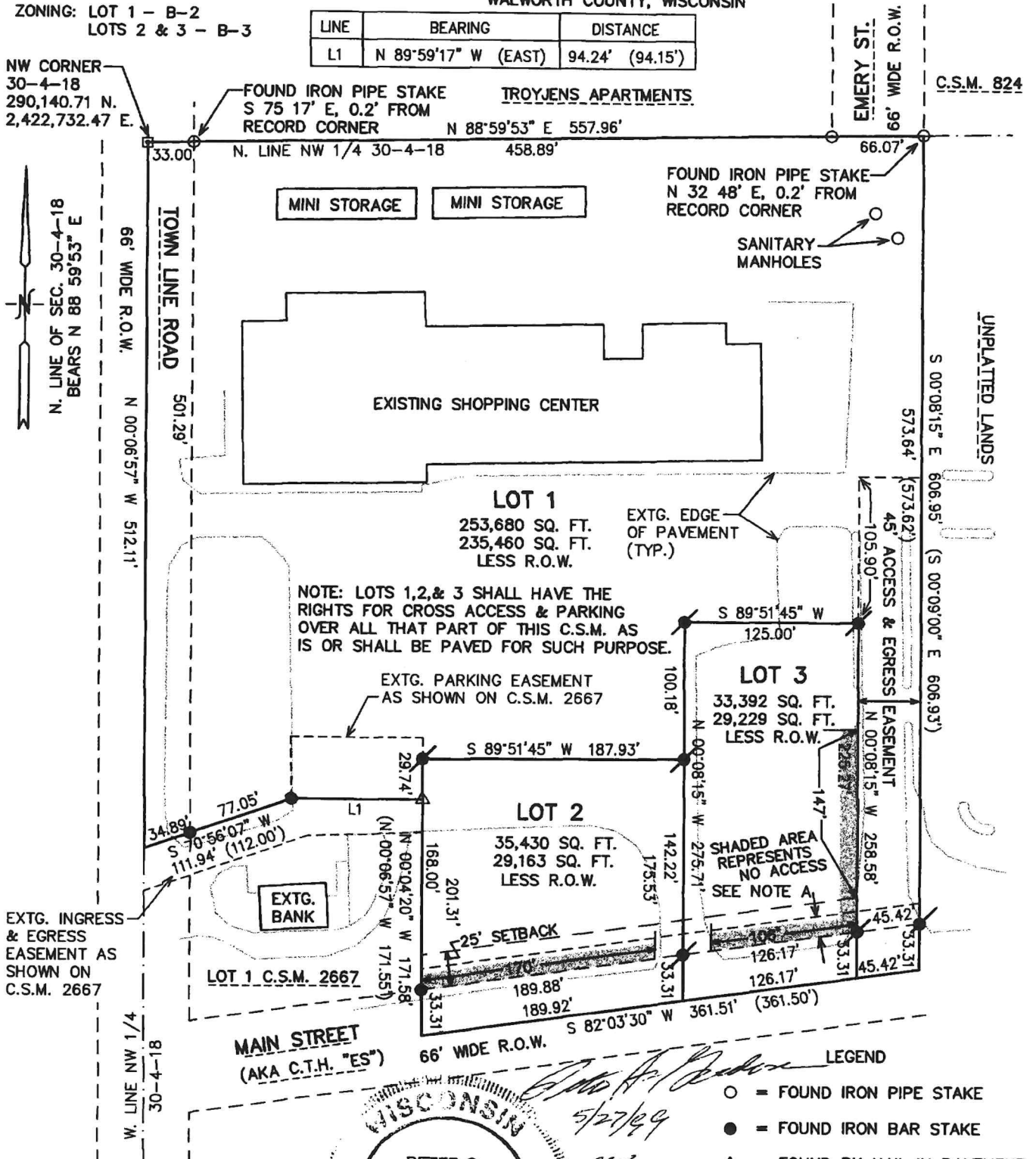
RECORDED IN VOLUME 17 OF CERTIFIED SURVEY
MAPS ON PAGE 150 AS
DOCUMENT NO. 426349
DATED: September 13, 1999

OWNER(S): T&M INVESTMENTS
MICHAEL MARTIN, REPRESENTATIVE
P.O. BOX 184
EAST TROY, WI. 53120

A REDIVISION OF LOT 2 OF C.S.M. 2667
LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 30,
TOWN 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY,
WALWORTH COUNTY, WISCONSIN

ZONING: LOT 1 - B-2
LOTS 2 & 3 - B-3

LINE	BEARING	DISTANCE
L1	N 89°59'17" W (EAST)	94.24' (94.15')



- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON BAR STAKE
 - △ = FOUND PK NAIL IN PAVEMENT
 - ▣ = FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
 - ⦿ = SET IRON REBAR STAKE 3/4"x24"x1.50 lbs./ft.
 - (XXX) = RECORDED AS

NOTE A: 15' WIDE SANITARY SEWER & LANDSCAPE BUFFER EASEMENT

ALL LOTS SUBJECT TO 10' SIDEYARD MINIMUM

PROJECT NO.: 5259
DATED: 05/27/99
SHEET 1 OF 2 SHEETS



MAP SCALE IN FEET ORIGINAL 1"= 100'

A REDIVISION OF LOT 2 OF C.S.M. 2667
LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 30,
TOWN 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY,
WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. 3145

LEGAL DESCRIPTION & SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF T&M INVESTMENTS, MICHAEL MARTIN, REPRESENTATIVE, THE FOLLOWING DESCRIBED LANDS HAVE BEEN SURVEYED, DIVIDED, AND MAPPED IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE FOR THE VILLAGE OF EAST TROY AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF: A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2667, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHWEST CORNER OF SAID SECTION 30; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, N 88DEG 59MIN 53SEC E, 557.96 FEET TO THE SOUTHWEST CORNER OF EMERY STREET; THENCE S 00DEG 08MIN 15SEC E, 606.95 FEET TO THE CENTERLINE OF COUNTY TRUNK HIGHWAY "ES"; THENCE ALONG SAID CENTERLINE, S 82DEG 03MIN 30SEC W, 361.51 FEET TO THE EAST LINE OF LOT 1 OF SAID CERTIFIED SURVEY 2667; THENCE ALONG THE EAST LINE OF SAID LOT 1, N 00DEG 04MIN 20SEC W, 171.58 FEET TO A PK NAIL FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1, N 89DEG 59MIN 17SEC W, 94.24 FEET TO AN IRON BAR STAKE FOUND MARKING AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 1; THENCE CONTINUE ALONG THE NORTHERLY LINE OF SAID LOT 1, S 70DEG 56MIN 07SEC W, 111.94 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4; THENCE ALONG SAID WEST LINE, N 00DEG 06MIN 57SEC W, 512.11 FEET TO THE POINT OF BEGINNING. CONTAINING 322,503 SQUARE FEET (7.40 ACRES) OF LAND, MORE OR LESS. SUBJECT TO PUBLIC RIGHT OF WAY ALONG THE SOUTHERLY 33 FEET AND WESTERLY 33 FEET OF THE ABOVE DESCRIBED PARCEL.

DATED: May 27, 1999

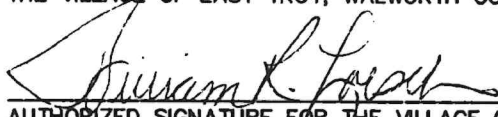
Revised 8/30/99


PETER S. GORDON RLS 2101



VILLAGE OF EAST TROY APPROVAL

APPROVED THIS 7th DAY OF September, 1999 BY RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN.


AUTHORIZED SIGNATURE FOR THE VILLAGE OF EAST TROY

11/13cs p.258
RECORDED IN VOL. 17
PAGE 150

'99 SEP 13 PM 12 12
Filed

RECORDED IN
WALWORTH COUNTY, WI

All American Land Services
12.00

PROJECT NO.: 5259
DATED: 05/27/99
SHEET 2 OF 2 SHEETS