

PLAN COMMISSION REPORT

Proposal:	Site Plan and Architectural Review – Buona Beef and Rainbow Cone
Description:	Review site, architectural, and related plans for the construction of Bouna Beef restaurant and Rainbow Cone ice cream shop.
Applicant(s):	Tyler Riemenschneider, Harwood Engineering Consultants
Address(es):	8767 S. Howell Ave. (6 th Aldermanic District)
Suggested Motion:	<p>That the Plan Commission approve the site, architectural, and related plans for construction on the property at 8767 S. Howell Ave., with the following conditions:</p> <ol style="list-style-type: none">1. That all relevant Code requirements remain in effect.2. That an updated lighting plan be provided to the Department of Community Development to show all architectural accent wash lighting with low-luminosity lamps of 2,000 source lumens or less, and that the illumination on any vertical surface not exceed 0.5 maintained footcandle and not spill over roof lines or building edges.3. That a Memorandum of Understanding (MOU) is executed between the City of Oak Creek and the Wisconsin Department of Transportation (WisDOT) addressing potential median modifications based on applicable crash warrant criteria. If such modifications are determined to be necessary, the full cost of design and construction shall be the responsibility of the developer or property owner at that time.

Owner:

ENDF3DK, LLC.

Tax Key:

859-9046-000

Lot Size:

1.633 acres

Current Zoning District:

B-4, General Business

Overlay District:

CU

Wetlands:

☒ Yes

☐ No

Floodplain:

☐ Yes

☒ No

Comprehensive Plan:

Commercial

Background: As you may recall, the Plan Commission recommended that the Common Council approve a Conditional Use Permit (CUP) at its March 25, 2025 meeting. The CUP was requested to allow a drive-through facility for a proposed Buona Beef restaurant and Rainbow ice cream shop. The Common Council subsequently approved the CUP, with conditions and restrictions, at its May 6, 2025 meeting.

The applicant is now seeking approval of site, architectural, and related plans for the construction of an approximately 4,772-square-foot commercial building, which will house a dual-branded fast-casual restaurant. The building is proposed on a currently vacant, undeveloped lot.

The primary structure will be approximately 20 feet in height, with an architectural “tower” element rising to 26.5 feet near the northeast corner on the building’s north façade. The total site area is 1.633 acres, of which 0.967 acres (59%) is proposed as impervious surface (including the building and paved areas), while the remaining 0.666 acres (41%) will remain as greenspace.

District Specific Standards, Use Specific Standards, & Land Use: The proposed plans are consistent with the intent, standards, and requirements of the City’s Zoning Ordinance. They also meet the bulk and dimensional standards of the B-4 General Business District, including setbacks, lot coverage, and building height. The proposed drive-through is allowed under the Conditional Use Permit approved by the Common Council on May 6, 2025 (Resolution 12576-050625). The drive-through must comply with all conditions and restrictions outlined in that permit. Additionally, the proposed land use aligns with the goals and recommendations of the City’s Comprehensive Plan.

Design: As shown in the submitted plans and renderings, the proposed building features a four-sided architectural design with both horizontal and vertical variations and façade accents. Building entrances will be clearly defined with canopies. The exterior will primarily consist of brick veneer and glass, while the architectural “tower” element—located near the northeast corner on the north façade—will be clad in fiber cement siding and serve as the primary signage location for the property. The south façade will include a 16-foot-wide by 10-foot-tall mural, illuminated with architectural wash lighting. This mural will be developed in partnership with the City of Oak Creek.

The building is designed with a flat roof and parapets that will screen rooftop HVAC equipment from view. An outdoor dining patio is proposed along the north façade, defined by graphite-dyed concrete, landscaping, and a three (3)-foot-tall railing.

The proposed architectural design complies with the requirements of Section 17.0511 of the City Code.

Screening: The proposed plan includes an enclosure at the west end of the building to screen the freezer/cooler units and trash receptacles. The enclosure will be constructed of concrete block with a brick veneer finish and a steel gate featuring corrugated metal panels.

A transformer is also proposed to the south of the enclosure. As it is not visible from any public right-of-way or adjacent residential properties, no additional screening is required.

Parking: The proposed restaurant requires parking at a rate of three (3) spaces per 250 square feet of gross floor area, resulting in a minimum requirement of 57 on-site parking spaces. The applicant is proposing a total of 58 parking spaces, including three (3) handicap-accessible spaces. All parking areas will be paved with asphalt and will comply with the City's dimensional requirements for parking stalls and drive aisles. Additionally, three (3) bike racks are proposed near the main entrance along the building's north façade.

Lighting: Lighting plans and fixture cut sheets have been provided. To illuminate the site, the Applicant is proposing nine (9) wall-mounted light fixtures around the perimeter of the building and four (4) pole-mounted fixtures installed in the new parking areas to the north and west of the building. The poles will be 25 feet tall. In compliance with the Code, all fixtures shall have a color temperature of 5,000 Kelvins or lower and shall be full cutoff, with the light source fully shielded and directed downward. The proposed lighting does not exceed the maximum allowable light trespass of 0.5 horizontal footcandles four (4) feet aboveground at the property line.

In addition, the Applicant proposes six (6) wall-mounted architectural wash lighting fixtures around the perimeter of the building, and one (1) wall-mounted strip above the proposed mural on the south elevation of the building. All architectural wash lighting must use low-luminosity lamps, with 2,000 source lumens or less. The illumination on any vertical surface shall not exceed 0.5 maintained footcandle and shall not spill over roof lines or building edges

Engineering and Utility: Water and sanitary sewer service will connect directly from the building to the public main lines. Storm sewer infrastructure and curb cuts have been designed to direct runoff toward on-site stormwater management features.

The site includes two (2) bio-retention basins that will manage and control stormwater flow. The applicant will continue to coordinate with the City Engineering and Utility Departments and must comply with all applicable regulations and requirements.

Access and Drive-Through: Access to the site will be provided from S. Howell Aven. In accordance with Wisconsin Department of Transportation (WisDOT) requirements, cross-access will be established with the adjacent property to the north, allowing shared access to S. Howell Ave. The existing driveway access for the northern property will be removed, and a new shared access drive has been constructed to facilitate cross-access and maintenance responsibilities.

As shown on the Right-of-Way Improvements Site Plan, the applicant will also implement WisDOT-required modifications to the S. Howell Ave. median. These modifications include extending the curb and gutter, updating striping for the southbound turn lane, and adding cross-hatching striping in the northbound lane at

the entrance to the shopping center across the street. “Do Not Block” signage will also be installed to manage traffic flow.

To address potential traffic concerns related to ingress and egress from the site, the City will not issue building permits until a Memorandum of Understanding (MOU) has been executed between the City, Applicant and WisDOT. This MOU will address potential future median modifications, based on applicable crash warrant criteria. If such modifications are deemed necessary, the full cost of design and construction will be the responsibility of the developer or property owner at that time.

The site includes two (2) drive-through lanes, each with its own menu board. Drive-through intercom and speaker systems shall be designed to ensure that sound does not carry beyond the property boundaries. Stacking lanes for the drive-through shall not interfere with on- or off-street traffic, drive aisles, or off-street parking areas, nor will they impede pedestrian access to the building. Each lane will be clearly striped, marked, or otherwise delineated and separated from the parking areas. The drive-through configuration accommodates a queue of up to 13 vehicles. Based on typical operations, vehicle stacking is expected to average eight (8) cars. Additionally, four (4) designated food pick-up (queuing) spaces will be located on the east side of the building for customers awaiting their orders. A bypass lane is also proposed south of the drive-through lanes to provide an alternate exit route. It is estimated that approximately 40%—or about 1,580—of the projected 3,960 daily customers will utilize the drive-through.

Signage: No new or additional signage is being proposed as part of this review. Any future signs must comply with the Municipal Code, and the owner or tenant will need to apply for the necessary permits before installing any additional signs on the property.

Environmental: Wetlands previously delineated on the site have been reviewed by the Wisconsin Department of Natural Resources (WDNR). The WDNR determined that these areas lacked a wetland history prior to August 1, 1991, thereby meeting all criteria for the artificial wetland exemption. As a result, the wetlands are exempt from state wetland regulations. Additionally, the U.S. Army Corps of Engineers has concluded that these areas do not qualify as waters of the United States and are therefore not subject to Corps jurisdiction. No other environmentally sensitive areas, such as floodplains or environmental corridors, are present on the site.

Landscaping: As shown in the submitted landscape plan, landscaping is proposed for the interior of the parking lot, around the building foundation, and within the required transition areas. Transition area plantings include Type B screening along the north property line and the western half of the south property line, and Type A screening along the west property line and the front (western half) of the property.

Interior landscaping for the parking lot will include landscaped islands located to the north and west of the building. Each island will feature shade trees and ground cover, in compliance with City code requirements.

Foundation plantings—consisting of shrubs, perennials, and ground cover—are proposed along the east, north, and west facades of the building, excluding areas with walkways.

The proposed landscape plan meets the City of Oak Creek’s landscaping requirements. However, the Plan Commission may, at its discretion, request additional landscaping enhancements for the site.

The applicant has also submitted a tree preservation and removal plan. The proposed development will require the removal of seven (7) existing trees, each with a diameter greater than 12 inches at breast height and identified as being in good condition. To meet replacement requirements, the applicant is proposing the planting of 24 new trees throughout the site, as illustrated in the landscape plan.

Fire Department: The Fire Department indicated no concerns. The Applicant must comply with all regulations and requirements of the City of Oak Creek Fire Department.

Review/Options/Alternatives: The Plan Commission has the discretion to either approve the plans as presented, approve them with specified conditions, or disapprove the proposal. In reviewing the request, the Commission will evaluate it in light of the City’s Zoning Ordinance and any other relevant information.

The Plan Commission may only approve or approve with conditions if it is satisfied that the proposed project complies with all applicable provisions of the City’s Zoning Ordinance, as well as with all adopted plans and policy documents. Any approval with conditions must specify the necessary actions to bring the application into compliance with the City’s Zoning Ordinance and its adopted plans and policy documents.

The Plan Commission has the authority to modify any of the site plan review criteria outlined in Sec. 17.0804(g)(3)(a-j) of the City’s Zoning Ordinance. However, such modifications require a 3/4 majority vote of the Commissioners present at the meeting and must include supplemental design elements or improvements to compensate for any modifications to the specific standards.

If the request is not approved, the Plan Commissioners are required to provide the relevant Code Sections upon which the denial is based. This will allow the applicant to revise and resubmit the proposal accordingly.

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



Todd Roehl
Senior Planner

Attachments:

Location Map

Narrative (4 pages)

Civil Plans (2 pages)

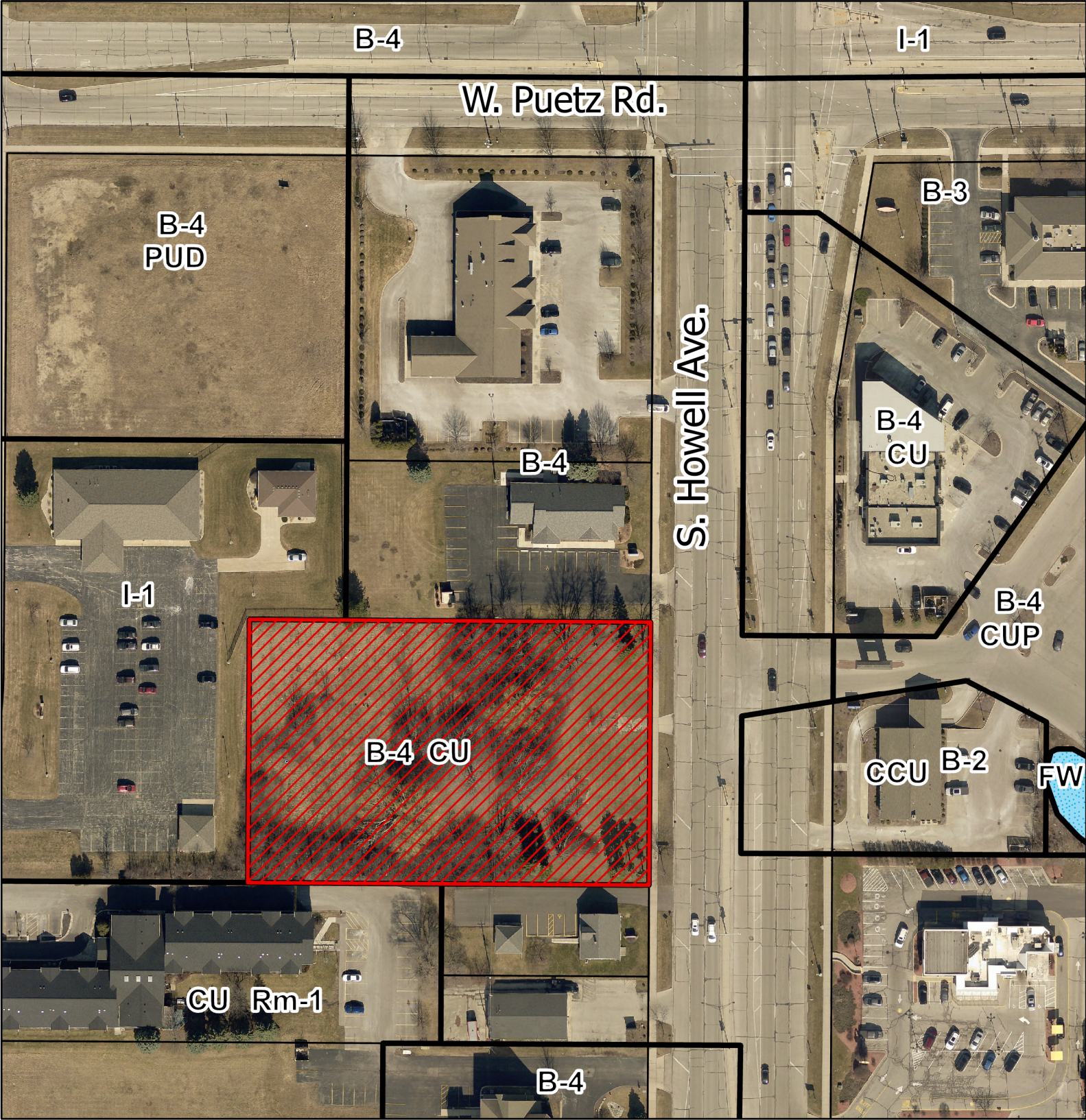
Architectural Plans (8 pages)

Landscape Plan (2 pages)

Lighting Plan (1 page)

Location Map

8767 S. Howell Ave.



This map is not a survey of the actual boundary of the property this map depicts



BUONA



KEYSTONE
PLANNING+DESIGN
7075 Veterans Blvd
Burr Ridge, IL 60527

City Of Oak Creek

Project: Proposed Buona and Rainbow Cone restaurant with Drive Thru at 8767 S Howell Ave.

Date: 5/28/25

RE: Site & Building Plan Review

1. Business description/narrative

The proposed project is located at 8767 S Howell Ave. on 1.64 acres. Stormwater management facilities to serve the development will be provided on the north side of the site. We are requesting a conditional use permit for the drive through. Our use as well as the patio seating is permitted within the B4 zoning district. The proposed 4,772 square foot Buona Beef restaurant and Rainbow Cone Ice Cream shop with a drive-through facility (with two menu boards and capacity for 13 vehicles in the que with room for additional stacking that would only impact the employee parking area at the west end of the parking lot) and outdoor dining (see number 9 below for additional information on customer mix). This building is designed to create a family environment dining experience and will provide for new dining options and employment opportunities for the community. The development will also contribute to the growth of the municipal tax base, through increased sales tax and increased real estate taxes. The development is proposed to begin construction in the Summer 2025 as soon as all approvals are received.

The site provides curb parking lot with 58 parking spaces (including 3 handicapped accessible parking spaces.) There are an additional 4 food que spaces on the east side of the building to wait to get your made to order food. Food is brought out the employee only door that is at the southeast corner of the building. The northeast door is the main door to the Buona order point and the door in the middle of the north side of the building leads customers to the order point for Rainbow Cone. Each has their own patio area that matches their brand colors. The doors on the west and southwest are to the mechanical rooms and employee use for taking out the trash and accepting deliveries. The enclosure on the west end of the building screens the freezer / cooler unit as well as the trash bins. This has been located behind the building screening it from view from Howell Avenue. Per WisDOT response we will be providing cross access with neighboring property to the north so we can obtain full access onto Howell Avenue. The existing access to the neighbor to the north will be closed. The driveway access will be coordinated with the neighbor and an operating easement agreement (OEA) will be put in place to cover things like cross access easement, maintenance, etc.

The existing site is currently a vacant property with some trees/brush. The terrain of the property slopes from the west/southwest side of the property to an existing storm sewer on the northeast corner of the property. The proposed building is placed in the southeast quadrant of

the property. Paved parking, drive aisles, and sidewalks have been configured into the site. A total of 58 (55 regular and 3 handicap) parking spaces have been designed for the site. The site was designed for ADA compliance with 3 ADA parking spaces and an ADA accessible route to the public sidewalk. Site utilities have been completely reconfigured for the site. Water and sanitary sewer directly serve as a connection from the building to the public main lines. Storm sewer and curb cuts have been designed to direct flow towards on site stormwater management. The site has two bio-retention basins that control and manage the on site flow to meet the City of Oak Creek's stormwater quantity and quality requirements.

The proposed Landscape Plan for the Buona Beef – Rainbow Cone project follows the landscape code requirements, meets our clients' needs and provides a design that complements the architecture while also blending into the existing landscape and development.

The transitional yards are designed to meet the code requirements and also create a natural buffer at the property edges. Plantings located within the parking islands and around the parking perimeter are placed for shade, to give visual traffic cues and to soften the feel of the parking lot pavement. Building foundation plantings were used to accentuate the building architecture and create a sense of entry into the space.

The two stormwater basins will be planted in a manner that will feel natural in appearance but also reduce maintenance. By using large masses of perennial plantings in a cohesive theme will allow the clear identification of invasive or undesirable species. All perennial species were chosen to withstand both dry and wet conditions.

In summary the overall design theme for the project was to complement the architecture and blend into the existing landscape. It was important to use similar design ideas and plantings in order to create a cohesive feel across the entire project.

The proposed principal building is a Buona Beef, Rainbow Cone, dual-branded fast-casual restaurant. The overall design of the building intends to provide an inviting, family friendly dining experience with a defined outdoor environment. The design is rooted in the aesthetics and history of the south-side of Chicagoland's many neighborhoods and meat-packing districts where both Buona Beef and Rainbow Cone first became established. The façade uses high quality materials, primarily a mix of dark gray norman sized and "Chicago common" masonry veneer at the public facing elevations with decorative bands of orange glazed norman sized brick reveals. Decorative steel channel framed large picture windows provide views from the dining room to the public and patio. The rear and drive-thru elevations make use of the "Chicago common" masonry veneer, a Queen sized brick. At the drive-thru we intend to have a custom made mural roughly 16'-0" wide by 10'-0" height that is designed in partnership with the Village of Oak Creek to reflect Buona's place within the surrounding community. The mural is intended to be installed with an LED light strip above that will ensure it is well lit and visible at night. Defining the patio with a graphite dyed concrete patio, abundant native landscaping, and custom fabricated powder coated railings, and high quality energy efficient sconces at the patio elevation and string lighting beneath the Rainbow Cone canopy. The patio is designed to ensure a vibrant and safe environment to take advantage of the Midwestern summer weather and enjoy Chicagoland's inspired cuisine or a sweet treat outdoors. The site uses energy efficient lighting to ensure a well lit site, utilizing light poles at the parking lot, down-lighting along the building's façade, and up-lighting at decorative elements along the public facing elevations. Site lighting is designed to minimize foot-candles at the edge of the right-of-way.

Parapets are designed to screen the flat roof and all rooftop equipment, with a taller “tower” element at the Northeast corner which acts as the primary signage for the property.

2. Typical hours of operation

Monday	10:30 AM–10:30 PM
Tuesday	10:30 AM–10:30 PM
Wednesday	10:30 AM–10:30 PM
Thursday	10:30 AM–10:30 PM
Friday	10:30 AM–11 PM
Saturday	10:30 AM–11 PM
Sunday	10:30 AM–10:30 PM

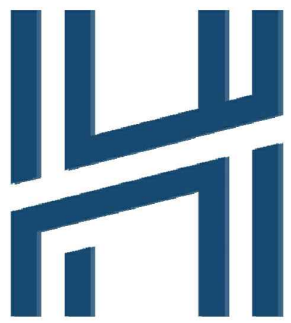
3. The estimated number of employees is 40, and max employees on site at any given time is 20.
4. The estimated number of customers per hour 33, per day 396, per week 2,774, and the maximum we had at three example locations during a one hour time frame was 95 so at any given time less than this would be in the building. There are 84 interior seats and people could be waiting in line as well.
5. Parking calculations (required vs proposed) $4,772 \text{ sf} / 1000 \times 12$ (12 spaces per 1,000 sf for restaurant) = 57.264 so 57 spaces required and 58 proposed.
6. Traffic study recommends full access. WisDOT is putting together MOU that will be executed prior to receipt of permits.
7. We have exemption letter from the state and ADJ letter from USACE show they do not have jurisdiction over the man-made wetlands on the site.
8. Visuals – Please see attached civil engineering plans, landscape plans, building layout, elevations, renderings and picture of existing location interior and exterior, photometric plan and light fixture information.
9. Customer Mix:
 - a. Dine In – 20%
 - b. Drive Thru – 39%
 1. Typical stacking is 8 cars
 2. Typical Max number of cars is 10-12 (note within the first couple months of opening this can be more up to the max amount of 13 cars that can fit within the drive through area without impacting customer parking. Site layout allows the drive through entrance at rear of property that 5 additional stacking spaces south of the southern east west two way drive if necessary, during busy first couple of months without impacting access to any of the parking spaces that customers will utilize. There is additional room for stacking if necessary but do not believe that it will be necessary. Note there are usually plenty of empty parking spaces as well with only 20% of the volume being dine in customers)
 - c. Takeout – 20% (either orders place in store and eaten off premises or ordered online and picked up in the restaurant)

- d. Delivery – 14%
- e. Catering – 7% (either picked up in store or delivered)

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Pedersen", with a stylized flourish at the end.

Eric Pedersen, PE, LEED AP
Keystone Planning + Design



HARWOOD

civil • landscape architecture
structural • mechanical • electrical
plumbing / fire protection • security
lighting design • telecommunications

255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:
Buona Beef - Rainbow Cone

Client:

Issuance:
Municipal Review

Scale: 1" = 20'

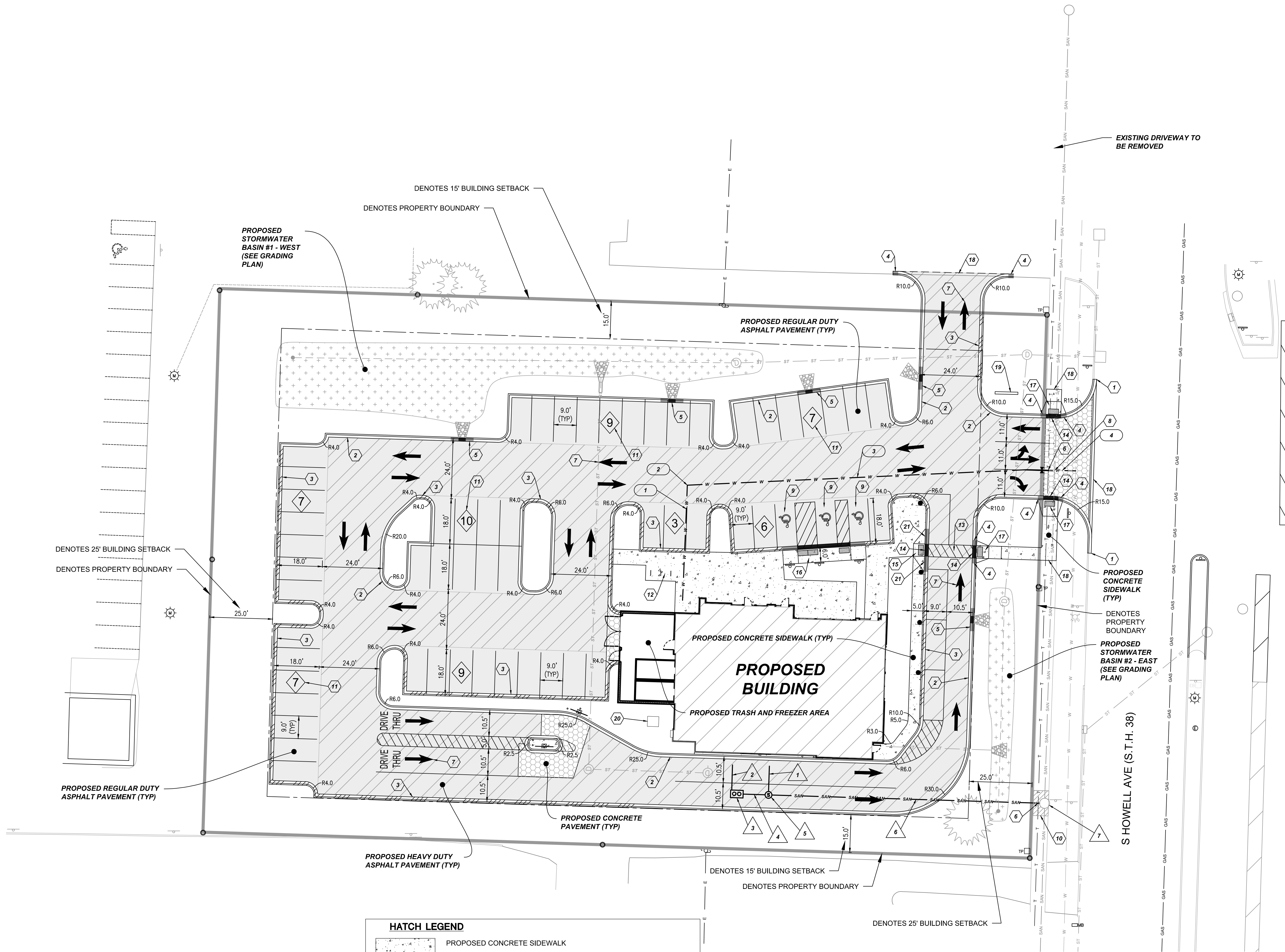
Date: 05/12/2025

Project Number:
25-1040.00

Sheet Name:
Site Plan

Sheet Number:

C1.10



NOTES

1. MATCH INTO EXISTING CURB AND GUTTER. SAWCUT FULL DEPTH AT LIMITS.
2. DENOTES PROPOSED REGULAR STYLE CURB AND GUTTER (TYP).
3. DENOTES PROPOSED REVERSE STYLE CURB (TYP).
4. DENOTES PROPOSED 2' CURB TAPER
5. DENOTES PROPOSED 3' CURB OPENING WITH 3' TAPERS ON BOTH SIDES
6. CAUTION! UTILITIES. VERIFY EXACT LOCATION PRIOR TO STARTING CONSTRUCTION.
7. DENOTES PROPOSED PAVEMENT MARKING DIRECTIONAL ARROWS (TYP). CONSULT WITH OWNER BEFORE FINAL INSTALLATION.
8. CAUTION! UTILITY CROSSING. VERIFY EXACT LOCATION AND ELEVATION PRIOR TO STARTING CONSTRUCTION. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN SEWER AND WATERMAIN.
9. DENOTES PROPOSED ADA PARKING. SEE DETAIL ON SHEET C5.10 FOR MORE INFORMATION
10. REMOVE AND REPLACE EXISTING SIDEWALK AS REQUIRED TO INSTALL PROPOSED UTILITIES.
11. DENOTES PROPOSED PARKING COUNT (TYP)
12. DENOTES PROPOSED BIKE RACK LOCATION
13. DENOTES PROPOSED CROSSWALK
14. DENOTES PROPOSED DEPRESSED CURB
15. DENOTES PROPOSED TYPE 1 ADA RAMP
16. DENOTES PROPOSED TYPE 2 ADA RAMP
17. DENOTES PROPOSED TYPE 4 ADA RAMP
18. MATCH INTO EXISTING PAVEMENT
19. DENOTES PROPOSED MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS
20. DENOTES PROPOSED TRANSFORMER LOCATION. SEE ELECTRICAL PLANS FOR DETAILS
21. DENOTES PROPOSED 6" CURB TAPER

UTILITY TAGS

- SANITARY**
1. DENOTES PROPOSED 10 L.F. 6" PVC SANITARY SEWER @ 1.00%. SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING
INV @ BUILDING = 115.50
 2. DENOTES PROPOSED 10 L.F. 6" PVC SANITARY SEWER @ S = 1.00%. SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING
INV @ BUILDING = 115.50
 3. DENOTES PROPOSED GREASE INCEPTOR. SEE PLUMBING PLANS FOR DETAILS
 4. DENOTES PROPOSED 9 L.F. 6" PVC SANITARY SEWER @ S = 1.00%
 5. DENOTES PROPOSED SANITARY MANHOLE
RIM = 119.00
6" N = 115.40
6" W = 115.31
6" E = 115.20
 6. DENOTES PROPOSED 107 L.F. 6" PVC SANITARY SEWER @ S = 7.66%. CONNECT TO EXISTING SANITARY MANHOLE PER CITY STANDARDS
 7. DENOTES EXISTING SANITARY MANHOLE
RIM = 116.46
18" EX INV N = 97.89
18" EX INV S = 97.60
6" PR INV W = 107.00
- WATER**
1. DENOTES PROPOSED 45 L.F. 6" PVC WATERMAIN. SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING
 2. DENOTES PROPOSED 6" 90° BEND
 3. DENOTES PROPOSED 141 L.F. 6" PVC WATERMAIN AND 6" GATE VALVE
 4. DENOTES PROPOSED 14 L.F. 6" PVC. CONNECT TO EXISTING PUBLIC WATERMAIN PER CITY STANDARDS

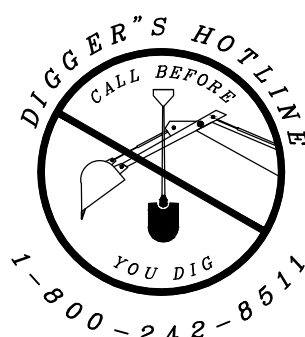
SITE CALCULATION TABLE

TOTAL SITE AREA	1.633 AC
TOTAL DISTURBED AREA	1.633 AC
EXISTING IMPERVIOUS AREA	0.013 AC
PROPOSED IMPERVIOUS AREA	0.967 AC
PROPOSED GREENSPACE	0.666 AC (0.41% OF SITE)

PROPOSED REGULAR PARKING SPACES	55
PROPOSED HANDICAP PARKING	3
PROPOSED TOTAL PARKING	58

SITE ZONING TABLE

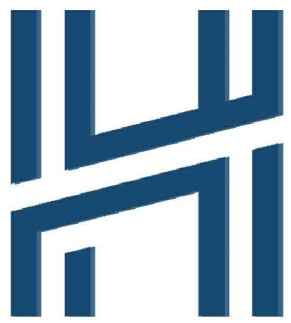
EXISTING ZONING:	- B-4; HIGHWAY BUSINESS
PROPOSED ZONING:	- B-4; HIGHWAY BUSINESS
ZONING SETBACKS:	- 25 FEET (FRONT) - 15 FEET (SIDES) - 25 FEET (REAR)



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

HATCH LEGEND

	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED DEPRESSED CURB
	PROPOSED TAPER CURB
	PROPOSED REVERSE CURB



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Project Name:
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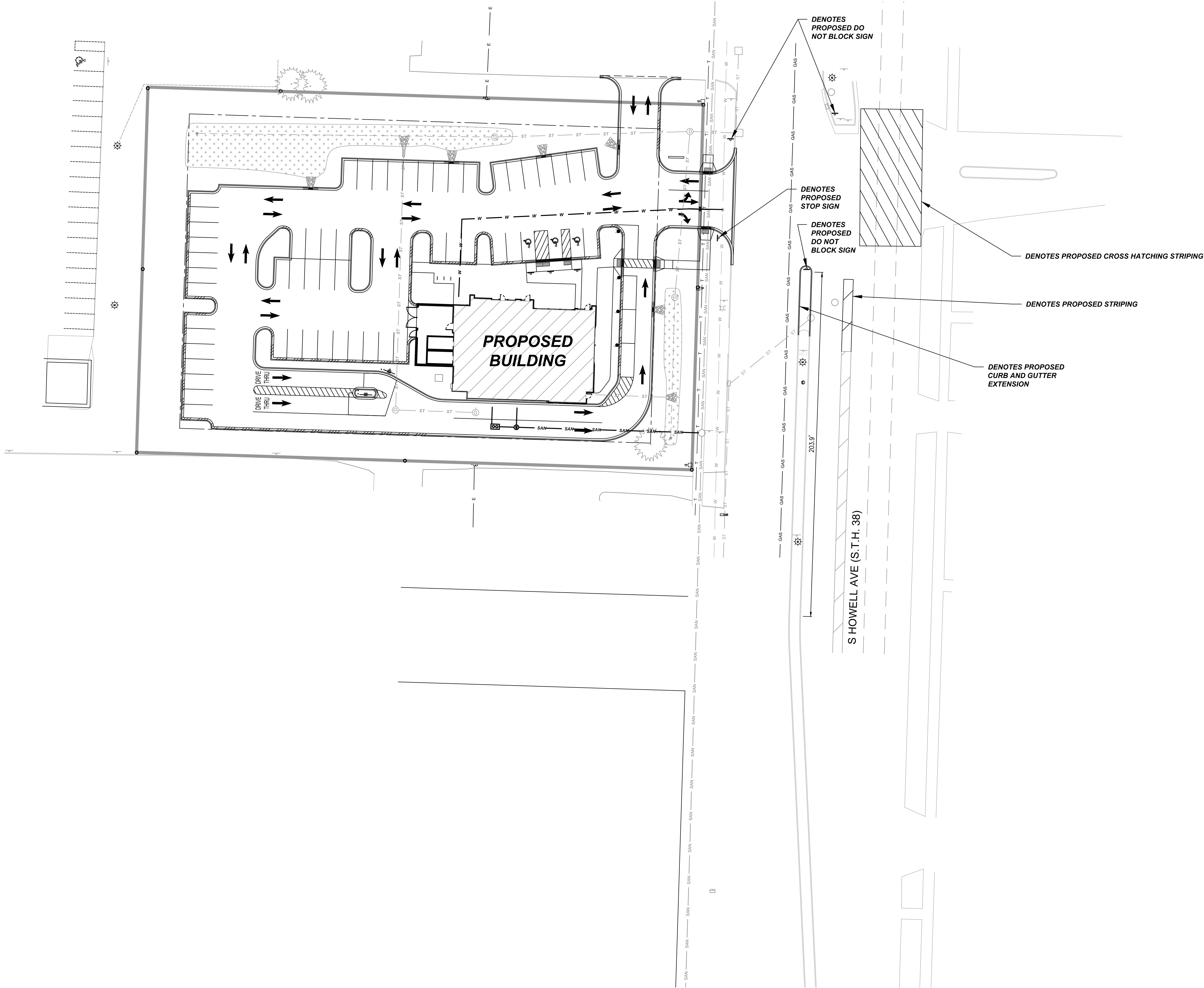
Date: 05/12/2025

Project Number:
25-1040.00

Sheet Name:
Site Plan - Right of
Way Improvements

Sheet Number:

C1.11



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

5/28/2025 2:59:00 PM Autodesk Docs://Buena Oak Creek W/IR23 - BB-RC Oak Creek W/IR23



TAG	DISTRICT	USE	SQ.FT.	PARKING	PARKING		SIGNAGE	SIGNAGE		BLDG HEIGHT
					PARKING REQ.	PARKING PROVIDED				
BUONA	B-4	RESTAURANT PERMITTED, DRIVE-THRU CONDITIONAL USE APPROVED	4772 SQ.FT.	RESTAURANT STALLS 12 PER 1000 SQUARE FEET. STALL DIMENSIONS 9' WIDE BY 18' DEEP.	12 STALLS PER 1000 SQ.FT., 4,772 SQ.FT. = 57 REQUIRED	58	THE MAXIMUM PERMITTED SIGN AREA OF SINGLE-TENANT MONUMENT SIGNS IN THE B-4 DISTRICT SHALL NOT EXCEED 50 SQUARE FEET. SIGNS SHALL NOT EXCEED 8 FEET IN HEIGHT	1 MONUMENT SIGN BUILDING WALL SIGNS	1.633 ACRES	26' - 6"

KEYNOTES - SITE PLAN

TAG	COMMENTS
01	PROVIDE NEW STOP SIGN AND STOP BAR STRIPING PER CIVIL DETAILS.
02	NEW POLE LIGHT PER PHOTOMETRIC AND ELECTRICAL. SEE CIVIL DRAWINGS FOR LOCATIONS.
03	NEW LANDSCAPED AREA, REFER TO LANDSCAPE ARCHITECT PLANS. IRRIGATION DESIGN-BUILD, FURNISHED AND INSTALLED BY LANDSCAPING COMPANY. IRRIGATION SYSTEM REQUIRED FOR ALL LANDSCAPING. IRRIGATION TO BE METERED SEPARATELY. CONTROL BOX IN PLUMBING ROOM FOR IRRIGATION SYSTEM.
04	NEW CLEARANCE BARS, CONCRETE CONTRACTOR TO AUGER, PROVIDE STRUCTURAL REBAR & CONCRETE FOUNDATION. OWNER PROVIDES ANCHOR BOLTS & SETTING PLATE.
05	SCREENED REFUSE ENCLOSURE AND CONCRETE APRON FOR LOADING ZONE.
06	NEW MONUMENT SIGN, REFER TO SIGNAGE VENDOR PACKAGE, MAXIMUM 6' HEIGHT.
07	NEW YELLOW PARKING LOT STRIPING AS INDICATED. SEE CIVIL DRAWINGS.
08	NEW FABRICATED RAILINGS FOR OUTDOOR SEATING, POWDER-COATED PER DETAILS ON SP303.
09	(IN BLACK) KIRKLAND WHITE FINISH PLAN FOR COLOR.
09	NEW HANDCAP SIGNAGE, WITH CONCRETE BOLLARD TYPE BASE (COLOR YELLOW) INTEGRAL TO SIGN.
10	NEW BUONA BRANDED PICKUP PARKING SIGN. U-CHANNEL BY SITE & STRIPING CONTRACTOR.
11	NEW DO NOT ENTER SINGLE-SIDED SIGNAGE AND ASPHALT STRIPING. SEE CIVIL DRAWINGS.
12	CONCRETE AT BUONA AND RAINBOW PATIO TO BE 'CHARCOAL CC150 (D) STAINED COLOR. SEE ENLARGED PATIO PLAN ON SP303.
13	LANDSCAPING STRIP BETWEEN PATIO AND SIDEWALK. MINIMUM 18" WIDE, PREFERRED 24" WIDE. VERIFY WITH LOCAL AHJ FOR ADDITIONAL POSSIBLE REQUIREMENTS.
14	DUAL MENUBOARDS WITH INTEGRAL SPEAKER AND VISUAL ORDER SCREEN, SEE ELECTRICAL. PROVIDE CONCRETE BASE FOR MENUBOARD AND OVERHEAD MENU CANOPY.
15	REFER TO SIGNAGE SHOPS FOR (2) POLES ANCHORED TO CONCRETE, AND BASE DESIGN WITH MASONRY LEDGE. SIGNAGE VENDOR TO PROVIDE COORDINATION. G.C. TO DIG FOR FOOTING AND PROVIDE CONCRETE AND SET ANCHOR BOLTS (ANCHOR BOLT PATTERN BY SIGNAGE VENDOR). SIGN VENDOR TO INSTALL POLE & CABINET ON FOOTING / BOLTS BY TRADES. ELECTRICAL RUN BY E.C. PVC IF ALLOWED OR IMC CONDUIT AND 36" MIN. DEPTH. MASONRY BASE INSTALL LAST.
16	IN CONCRETE MAGNETIC DETECTOR LOOPS PROVIDED BY OWNER. E.C. TO INSTALL CONDUIT PRIOR TO CAST IN PLACE CONCRETE. SEE DETAIL ON SHEET SP301.
17	TRANSFORMER ON PAD, VERIFY CLEARANCES OFF OF BUILDING WITH ELEC. COMPANY. VERIFY W/ POWER / UTILITY COMPANY.
18	SEE ROOF PLAN FOR ROOF DRAIN LOCATIONS. SEE PLUMBING DRAWINGS FOR ROOF DRAINAGE CONNECTION DIRECTLY TO UTILITY LINE. SEE PLUMBING DRAWINGS FOR UTILITY CONNECTION). SECONDARY ROOF DRAINAGE W/ OUTLETS ON NORTH SIDE OF BUILDING THRU LAMB'S TONGUE. SEE PLUMBING DRAWINGS FOR SECONDARY DRAINAGE LINE. SEE ELEVATIONS FOR THRU-WALL LOCATION.
21	NEW 6" CONCRETE FILLED STEEL BOLLARD. SUPPLIED BY STEEL CONTRACTOR. AUGERING, INSTALL, AND CONCRETE BY CONCRETE CONTRACTOR. PAINTED ORANGE OR BLACK. VERIFY W/ G.C. SEE DETAIL 5 / SP304
22	NEW MADRX 24 GALVANIZED BLACK BIKE RACKS OR EQUIVALENT. INSTALLED W/ SURFACE MOUNT ANCHOR BOLTS. SEE CIVIL DRAWINGS FOR LOCATION.

No.	Description	Date
	MUNICIPAL REVIEW	05/13/2025
	MUNICIPAL RESUBMITTAL	05/28/2025

ARCHITECTURAL SITE PLAN

SP100

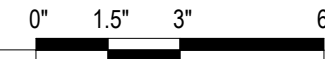
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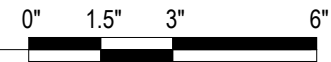
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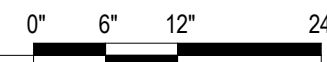
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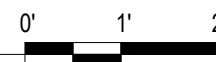
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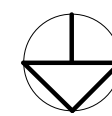
4 SCALE: 3/4" = 1'-0"



L SCALE: 1/2" = 1'-0"



SCALE: 3/8" = 1'-0"



CSI Division	Item	Existing	FURNISHED	INSTALLED	COMMENTS
32	BOLLARDS	GC	GC		
44	DUMPSTER	OV	OV		

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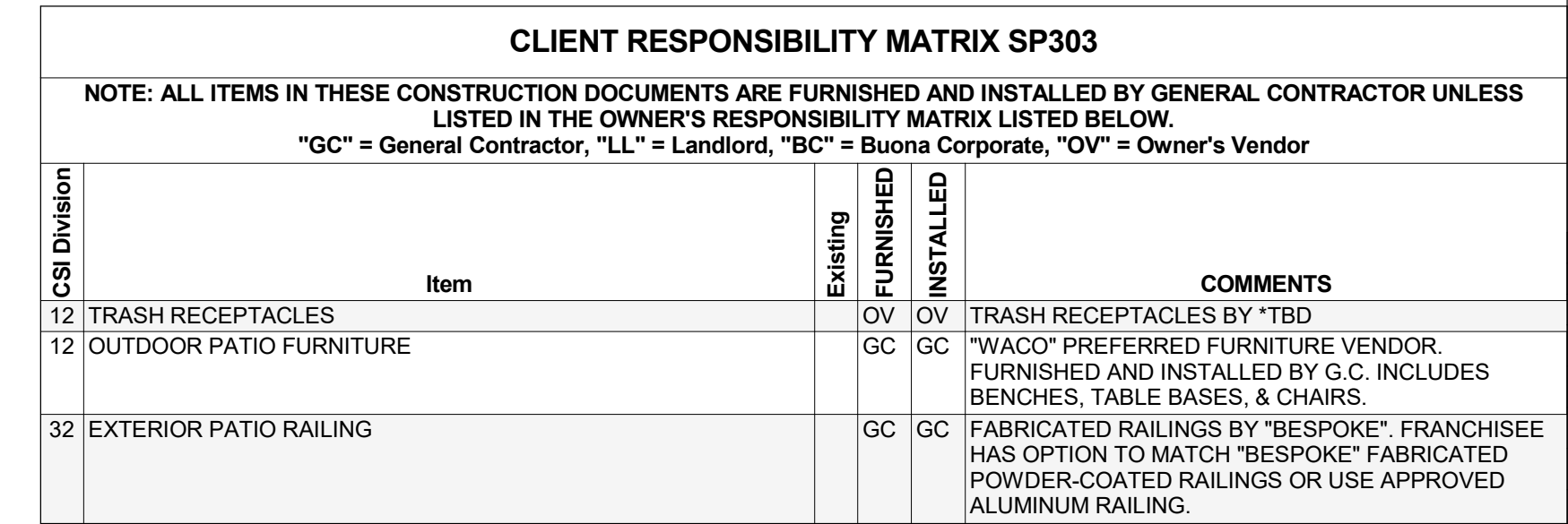
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SP300

Scale: As indicated

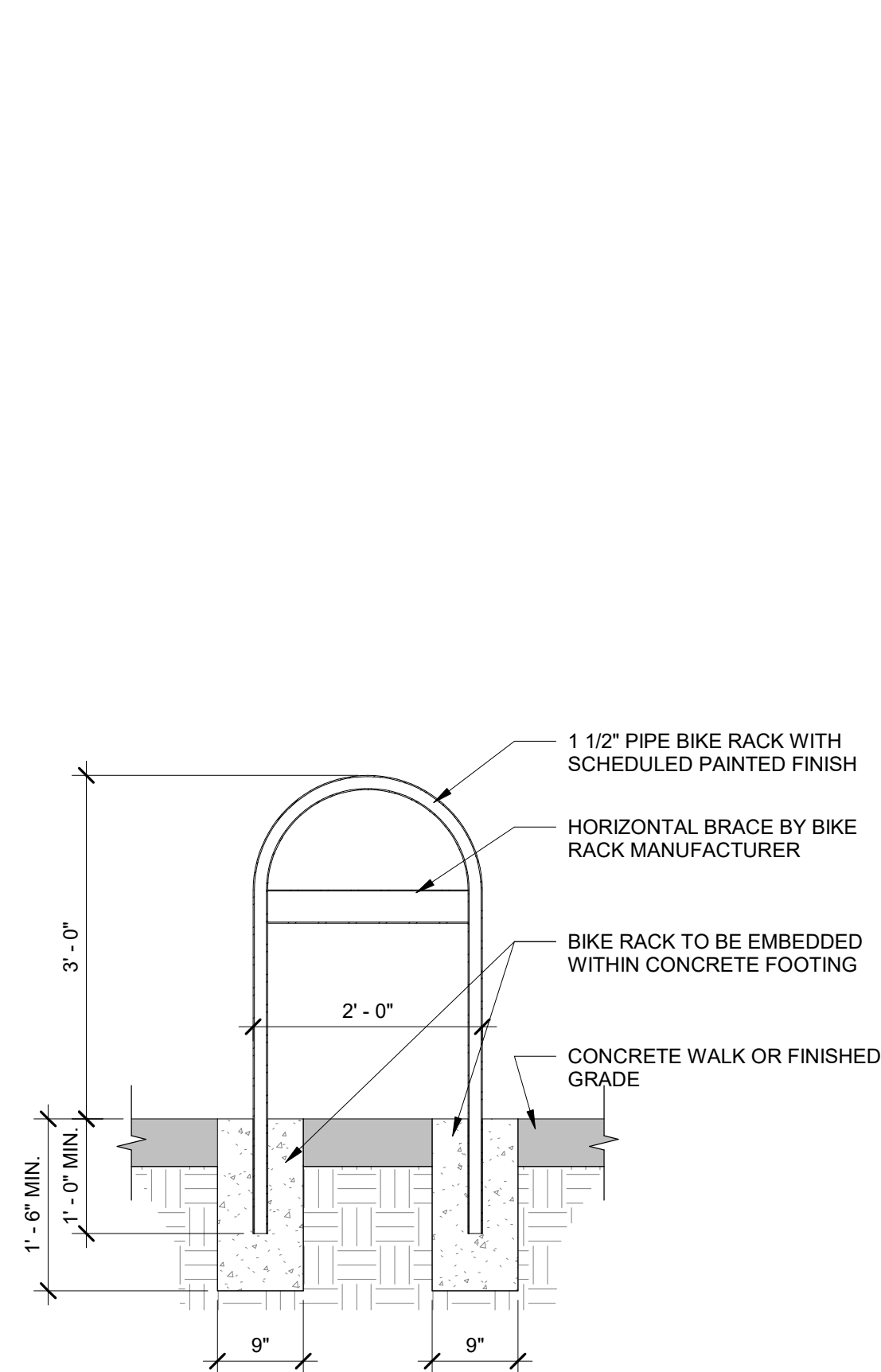
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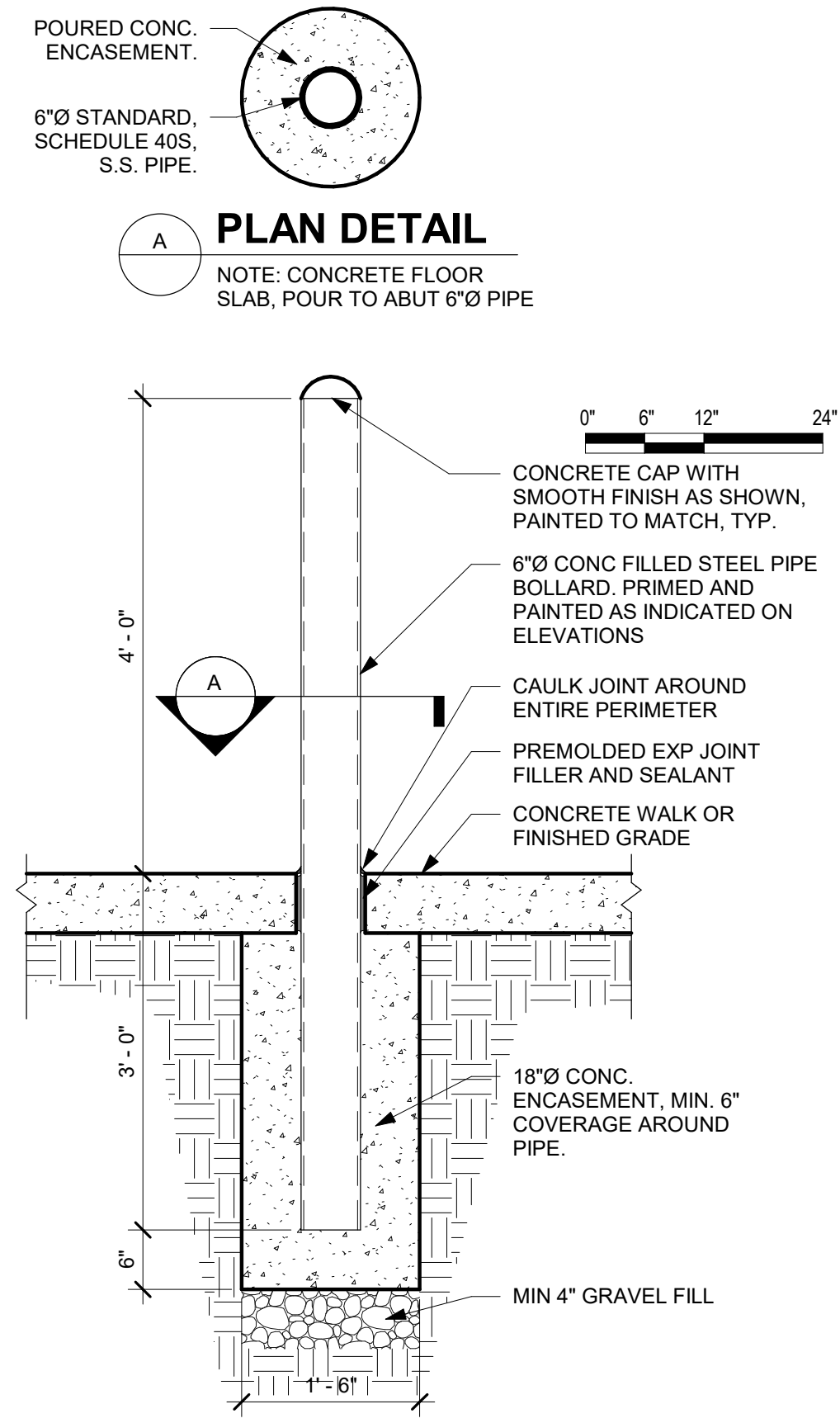
Scale: As indicated

CLIENT RESPONSIBILITY MATRIX SP304					
NOTE: ALL ITEMS IN THESE CONSTRUCTION DOCUMENTS ARE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR UNLESS LISTED IN THE OWNER'S RESPONSIBILITY MATRIX LISTED BELOW.					
"GC" = General Contractor, "LL" = Landlord, "BC" = Buona Corporate, "OV" = Owner's Vendor					
CSI Division	Item	Existing	FURNISHED	INSTALLED	COMMENTS
03	MONUMENT SIGN ANCHOR & PLATE		OV	GC	
03	MONUMENT SIGN FOUNDATION + REBAR		GC	GC	
04	MONUMENT SIGN MASONRY		GC	GC	
05	MONUMENT SIGN STEEL POST		OV	OV	
10	MONUMENT SIGNAGE		LL	LL	LL CABINET; TENANT PANELS
26	MONUMENT SIGN CABINET		OV	OV	
26	MONUMENT SIGN POWER & CONDUIT		GC	GC	

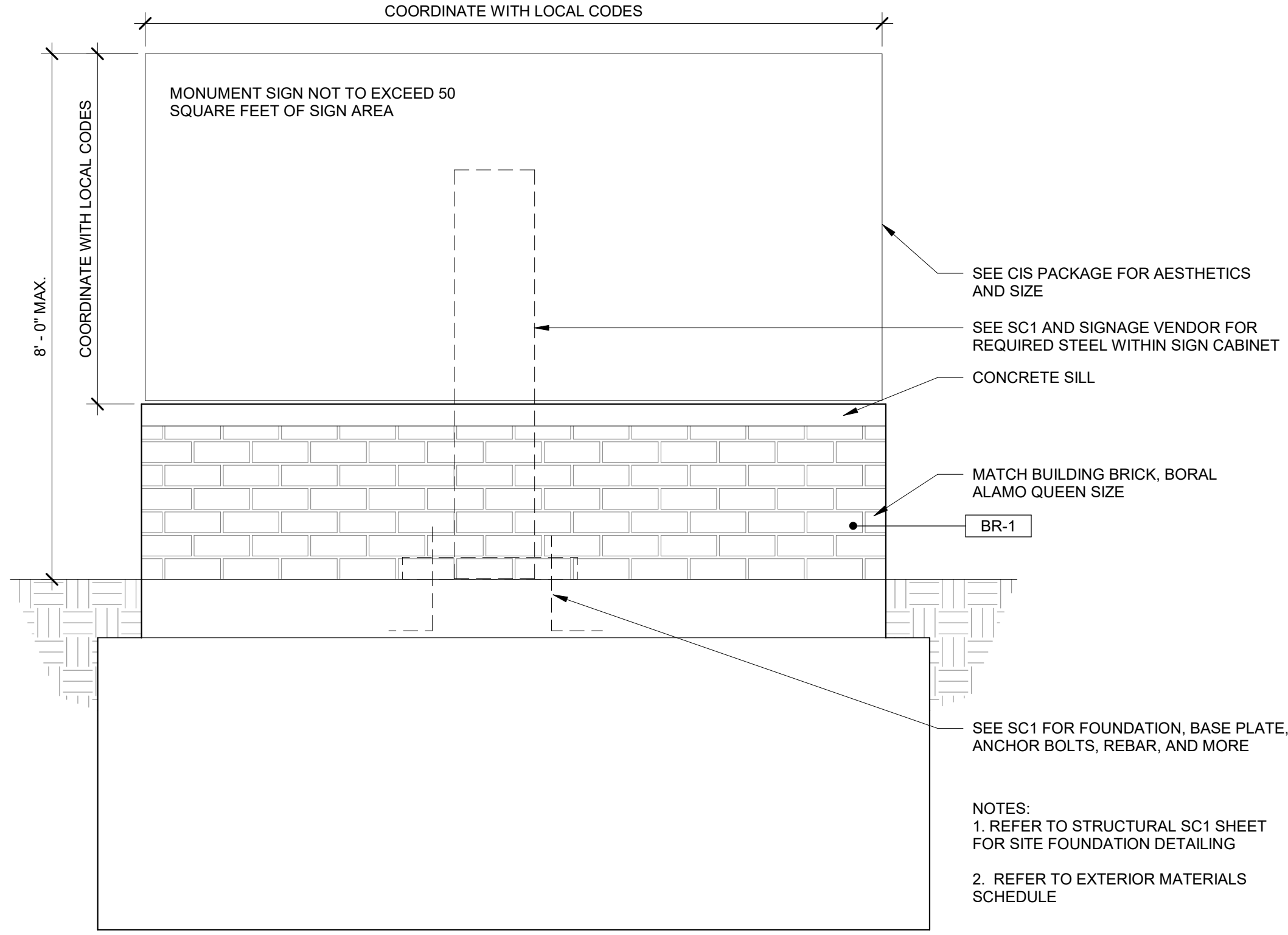


6 PIPE BIKE RACK

SCALE: 3/4" = 1'-0"



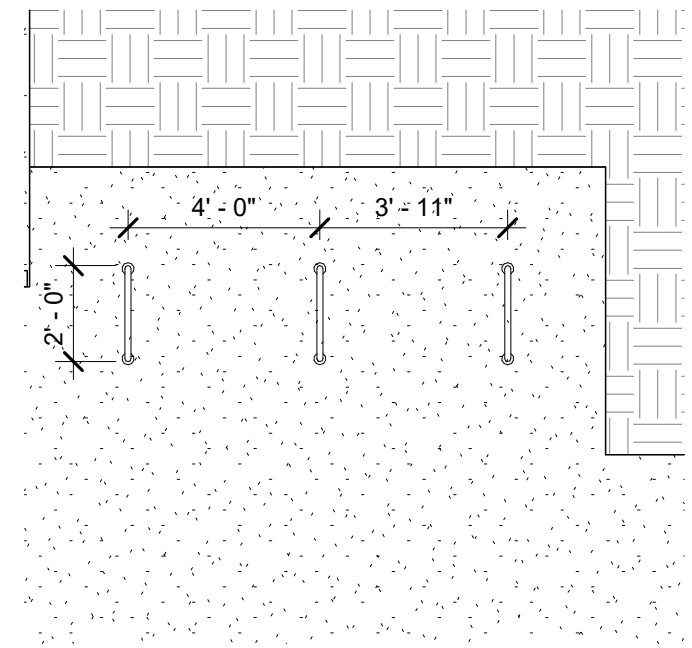
5 BOLLARD DETAIL - STANDARD 0" 6" 12" 24"
SCALE: 3/4" = 1'-0"



4 LARGE MONUMENT SIGN FOOTING DETAIL

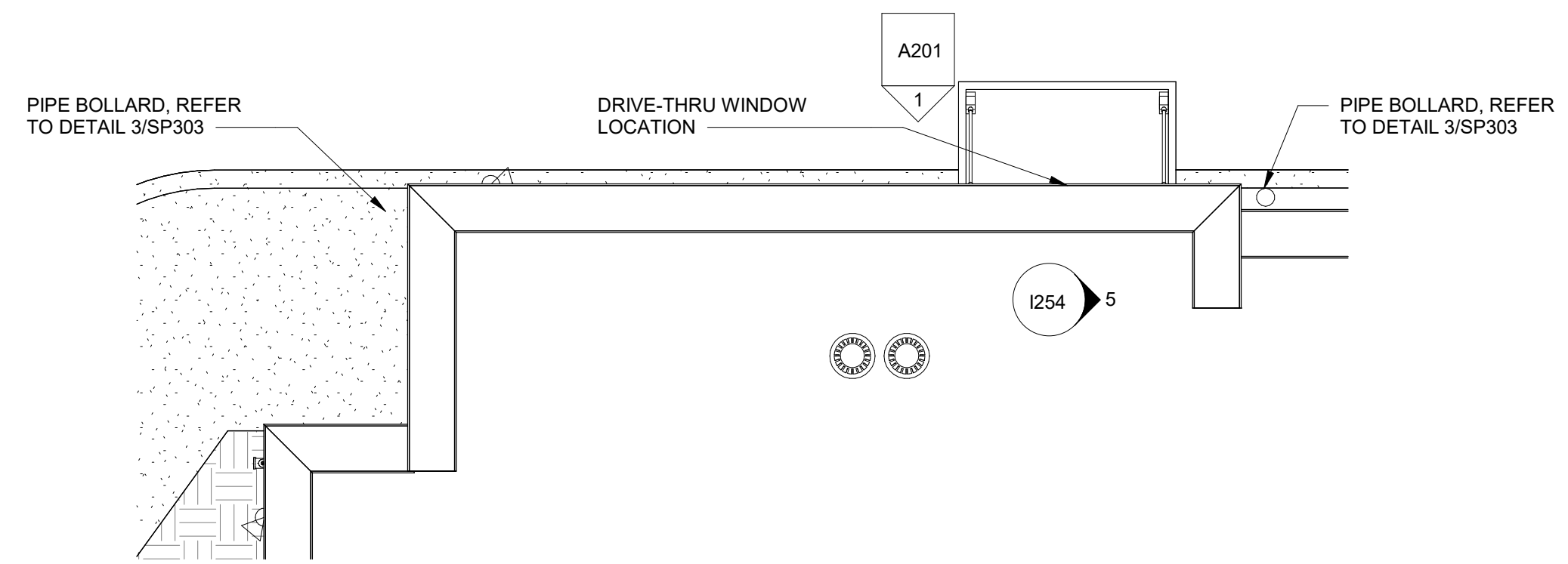
SCALE: 3/4" = 1'-0"

A horizontal scale bar with four segments. The first segment is white and labeled '0\". The second segment is black and labeled '6\". The third segment is white and labeled '12\". The fourth segment is black and labeled '24\".



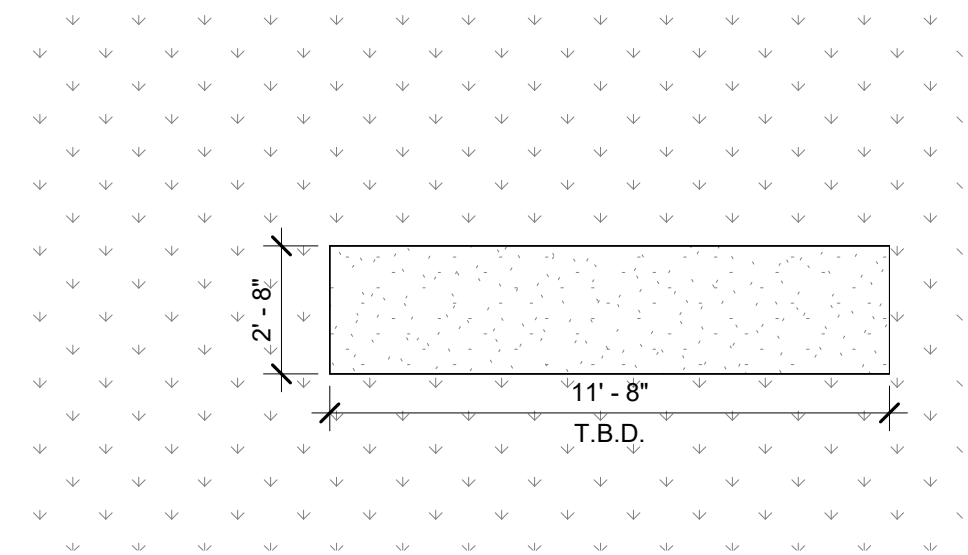
3 ENLARGED SITE PLAN - BIKE RACKS

SCALE: 1/4" = 1'-0"



2 ENLARGED SITE PLAN - DRIVE-TRU WINDOW 0' 1' 2' 4'

SCALE: 1/4" = 1'-0"



1 ENLARGED SITE PLAN - MONUMENT SIGN 0' 1' 2' 4'

SCALE: 1/4" = 1'-0"

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BUONA BEEF - RAINBOW CONE

BUONA



BUONA-RC - OAK CREEK WI

[illegible]

MONUMENT SIGN AND TYPICAL DETAILS

DETAILS

SP304

Scale: As indicated

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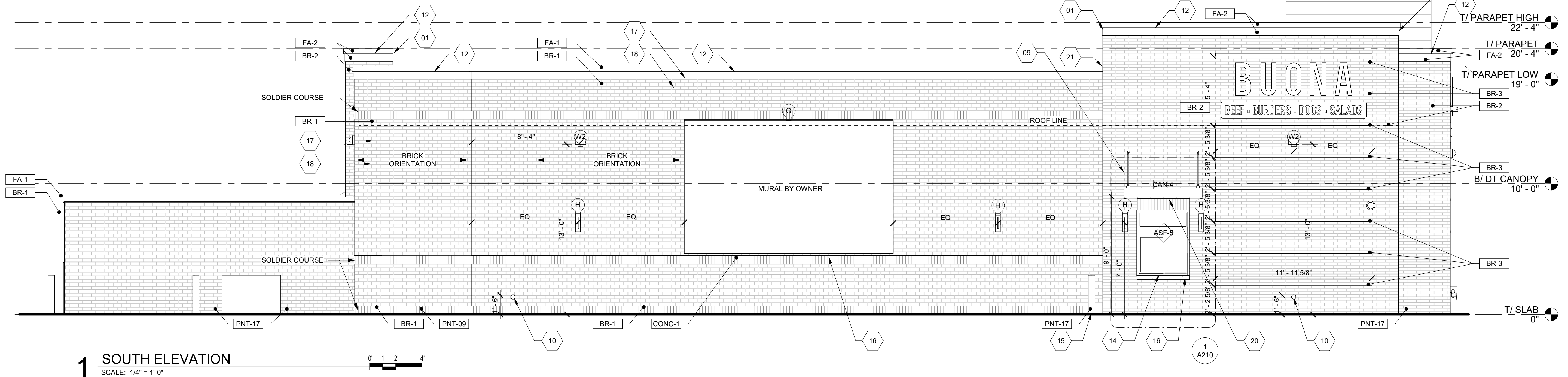
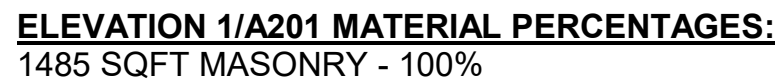
CANOPY SCHEDULE						
Product Name	Type Mark	Width	Projection	Finish	Tiebacks	Integral Lighting
SUPER LUMIDECK FLAT SOFFIT	CAN-1	8' - 6"	5' - 0"	Metal - Paint Finish - BM OUTRAGEOUS ORANGE	Y - (2)	Y - (2) CANS
SUPER LUMIDECK FLAT SOFFIT	CAN-2	6' - 8"	1' - 11"	Metal - Paint Finish - SW RAINBOWCONE EXTERIOR PINK	N	N
SUPER LUMIDECK FLAT SOFFIT	CAN-3	25' - 0"	5' - 10"	Metal - Paint Finish - SW RAINBOWCONE EXTERIOR PINK	Y - (6)	Y - (6) CANS
SUPER LUMIDECK FLAT SOFFIT	CAN-4	6' - 0"	3' - 0"	Metal - Paint Finish - BM OUTRAGEOUS ORANGE	Y - (2)	Y - (2) CANS

ELEVATION NOTE:
ALL MECHANICAL EQUIPMENT MUST BE LOWER
THAT THE PARAPET PER SCREENING
REQUIREMENTS.

ELEVATION 2/A201 MATERIAL PERCENTAGES:
980 SQFT MASONRY - 84.5%
180 SQFT FIBER CEMENT SIDING - 15.5%

KEYNOTES - EXTERIOR ELEVATIONS	
TAG	COMMENTS
01	FASCIA TO WRAP EXPOSED SIDES OF TALLER WALL.
02	BRICK EXPANSION JOINT FULL HEIGHT OF WALL.
03	FIRE DEPARTMENT CONNECTION. VERIFY WITH FIRE DEPARTMENT.
04	DOWNSPOUT FROM CANOPY ABOVE.
05	NEW ELECTRICAL METER AND CT CABINET. REFER TO ELECTRICAL DRAWINGS.
07	STEEL C-CHANNEL BY STEEL CONTRACTOR. SEE STRUCTURAL DRAWINGS.
07A	CUT HOLE IN STEEL C-CHANNEL TO ACCOMMODATE LIGHTING FIXTURE.
07B	BRAKE METAL BY GLAZING CONTRACTOR. COLOR TO MATCH STOREFRONT; DARK BRONZE ANODIZED.
07C	BRAKE METAL BY GLAZING CONTRACTOR. COLOR TO MATCH STOREFRONT; CLEAR ANODIZED.
08	NEW FABRICATED RAILINGS FOR OUTDOOR SEATING. POWDER-COATED PER DETAILS ON SP303. (BOUNA-BLACK/RAINBOW-WHITE). SEE FINISH PLAN FOR COLOR.
09	PRE-FABRICATED STEEL CANOPY BY MAPES OR EQUAL. PRE-FAB CEILING FACTORY PAINTED TO MATCH. SEE CANOPY SCHEDULE FOR DETAILS REGARDING PAINT FINISH / TIEBACKS / INCLUDED RECESSED CAN LIGHTING. PROVIDE BLOCKING IN WALL FOR TIE-BACKS WHERE REQUIRED.
10	SECONDARY ROOF DRAINAGE; LAMB'S TONGUE DISCHARGE FROM IN-WALL PIPE.
11	NEW DOORBELLS AND KNOX BOX AT REAR DOOR.
12	LINEAR LED STRIP LIGHTING UNDER COPING. SEE I110 REFLECTED CEILING PLAN FOR LOCATIONS.
13	PROVIDE NEW RECESSED HOSE BIBB IN HOUSING.
14	DRIVE-THRU WINDOW SILL TO BE APPROXIMATELY 3'-6" ABOVE EXTERIOR DRIVE-THRU LANE.
15	STEEL PIPE BOLLARD. SEE DETAIL 5 / SP304.
16	SLOPED TOP PRE-CAST CONCRETE MASONRY SILL. DRIP EDGE AND WEEPS UNDERNEATH. FLASHING W/ BACK & END DAMS AT WINDOWS.
17	REFER TO CORRUGATED METAL DETAILS. ENSURE BASE TRIM PIECE FACILITATES WATER RUN-OFF AWAY FROM BUILDING. NO U-TRIM AT BASE. FLASH TOP OF ALL OPENINGS TO PUSH WATER OUTWARD AWAY FROM BUILDING.
18	APPLY MATERIAL AS SHOWN IN ELEVATION.
19	PROVIDE WATERPROOF EXTERIOR OUTLETS
20	SOLDIER COURSE ABOVE DRIVE-THRU WINDOW IN BRICK FINISH TO MATCH ADJACENT WALL.
21	TERMINATE SIDE OF LOWER FASCIA, BACKER ROD AND SEALANT ALL EXPOSED SIDES WITH FASCIA COLOR.
22	PROVIDE KNOX BOX AS REQUIRED BY FIRE DEPARTMENT.
23	EXTERIOR SPEAKERS FURNISHED BY OWNER INSTALLED BY OWNER VENDOR

KEYNOTES - EXTERIOR ELEVATIONS	
TAG	COMMENTS
01	FASCIA TO WRAP EXPOSED SIDES OF TALLER WALL.
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20	SOLDIER COURSE ABOVE DRIVE-THRU WINDOW IN BRICK FINISH TO MATCH ADJACENT WALL.
21	TERMINATE SIDE OF LOWER FASCIA, BACKER ROD AND SEALANT ALL EXPOSED SIDES WITH FASCIA COLOR.
22	PROVIDE KNOX BOX AS REQUIRED BY FIRE DEPARTMENT.
23	EXTERIOR SPEAKERS FURNISHED BY OWNER INSTALLED BY OWNER VENDOR



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BUONA
BUONA-RC - OAK CREEK WI
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No.	Description	Date
	MUNICIPAL REVIEW	05/13/2025
	MUNICIPAL RESUBMITTAL	05/28/2025

EXTERIOR ELEVATIONS + EXTERIOR MATERIALS

A201

Scale: $1/4" = 1'-0"$

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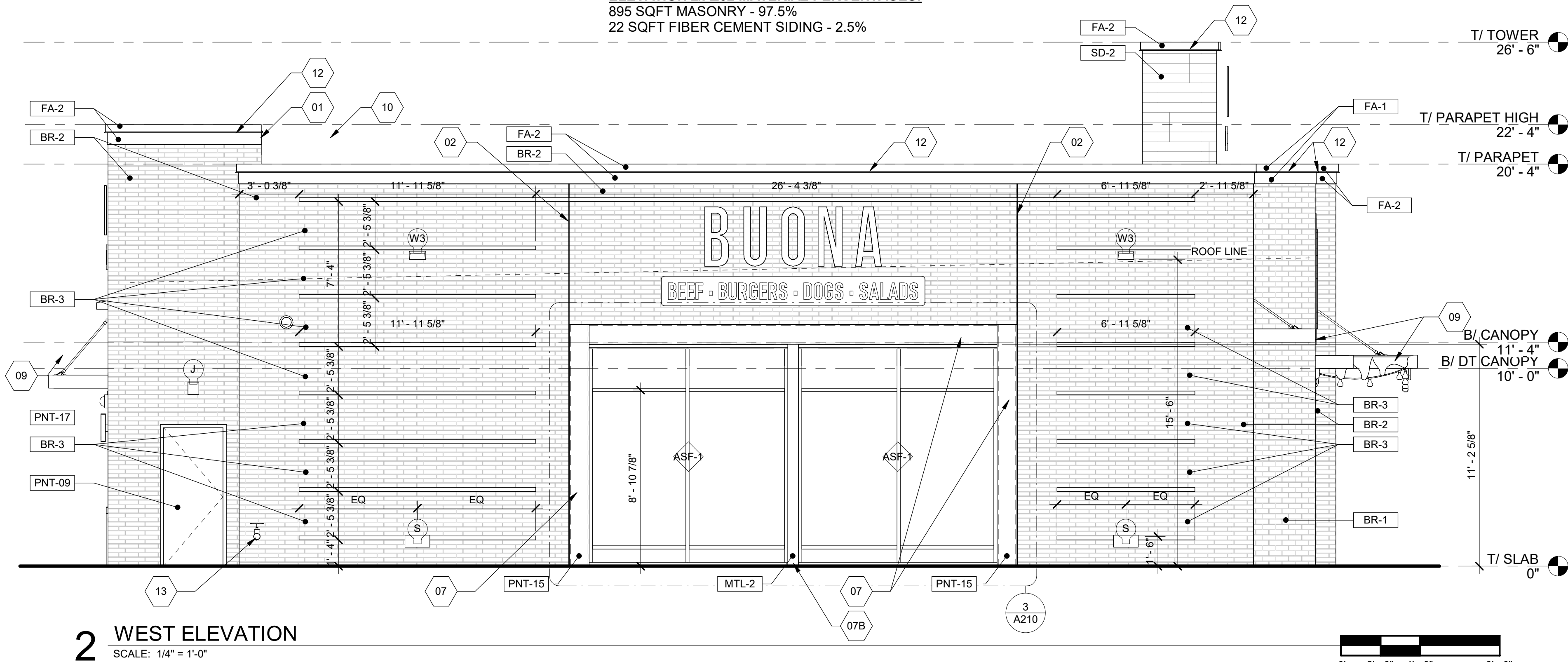
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STOREFRONT TAGS							EXTERIOR FINISH TAGS					KEYNOTES - EXTERIOR ELEVATIONS	
Type Mark	Manufacturer	Model	FRAME FACE WIDTH	FRAME DEPTH	FRAME FINISH	Type Comments	TAG	COLOR	ELEMENT	MNFR.	MODEL #	COMMENTS	TAG
ASF-1	KAWNEER	TRIFAB 451UT FRAMING SYSTEM	2"	4 1/2"	DARK BRONZE ANODIZED ALUMINUM	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS.TINT ON ALL EXTERIOR WINDOWS.	BR-1	ALAMO	QUEEN SIZE BRICK VENEER	US BRICK	ALAMO	PROVIDE WITH GREY MORTAR SM100 BY SPEC MIX	01
ASF-2	KAWNEER	TRIFAB 451UT FRAMING SYSTEM	2"	4 1/2"	CLEAR ANODIZED ALUMINUM	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS.TINT ON ALL EXTERIOR WINDOWS.	BR-2	BLACK	NORMAN SIZE BRICK VENEER	GLEN-GARY	EBONITE SMOOTH	PROVIDE WITH BLACK MORTAR SM800 BY SPEC MIX	02
ASF-3	KAWNEER	TRIFAB 451UT FRAMING SYSTEM	2"	4 1/2"	DARK BRONZE ANODIZED ALUMINUM	1/4" GLASS UNIT, LOW-E, SINGLE PANED, CHARCOAL OR BLACK SPACERS, INTERIOR STOREFRONT SYSTEM	BR-3	ORANGE	NORMAN SIZED ACCENT BRICK	BELDEN	PUMPKIN PATCH GLAZE	PROVIDE WITH BLACK MORTAR SM800 BY SPEC MIX. RECESS COARSES SINCE GLAZED BRICK IN ONLY FINISHED ON FRONT	03
ASF-4	KAWNEER	TRIFAB 451UT FRAMING SYSTEM	2"	4 1/2"	DARK BRONZE ANODIZED ALUMINUM	1/4" GLASS UNIT, LOW-E, SINGLE PANED, CHARCOAL OR BLACK SPACERS, INTERIOR STOREFRONT SYSTEM	FA-1	WEATHERED ZINC	PARAPET COPING & FASCIA	PAC-CLAD	METAL WRAPPED PLYWOOD, SEE A410		04
ASF-5	KAWNEER	TRIFAB 451UT FRAMING SYSTEM	2"	4 1/2"	DARK BRONZE ANODIZED ALUMINUM	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS.TINT ON ALL EXTERIOR WINDOWS.	FA-2	CHARCOAL	PARAPET COPING & FASCIA	PAC-CLAD	METAL WRAPPED PLYWOOD, SEE A410		05
							FA-3	EXTERIOR RAINBOW CONE PINK	PARAPET COPING & FASCIA	PAC-CLAD	SEE A410		06
							MTL-1	CLEAR ANODIZED	ALUMINUM STOREFRONT AND BRAKE METAL	KAWNEER	REFER TO STOREFRONT SCHEDULE		07
							MTL-2	DARK BRONZE ANODIZED	ALUMINUM STOREFRONT AND BRAKE METAL	KAWNEER	REFER TO STOREFRONT SCHEDULE		07A
							MTL-3	BM OUTRAGEOUS ORANGE	ALUMINUM STOREFRONT AND BRAKE METAL	KAWNEER	REFER TO STOREFRONT SCHEDULE		07B
							PNT-09	OLD SILK	PAINT	PPG	PPG0993-6	MATCH BRICK OR ADJACENT CLADDING, DUROCOAT	07C
							PNT-15	TRICORN BLACK	DECORATIVE C-CHANNEL; TRASH ENCLOSURE GATE	SHERWIN WILLIAMS OR EQUAL	SATIN/SW6258 TRICORN BLACK/OIL BASED		08
							PNT-17	OUTRAGEOUS ORANGE	PAINT	BENJAMIN MOORE	2013-10		09
							PNT-20	TUBEROSE	PAINT	SHERWIN WILLIAMS	SW 6578		10
							SD-1	WEATHERED ZINC	METAL PANEL	PAC-CLAD	7/8" CORRUGATED	COORDINATE PANEL LENGTHS WITH ELEVATIONS	11
							SD-2	ASH	FIBER CEMENT SIDING	NICHIHA	VINTAGEWOOD AWP 1818		12

Product Name	Type Mark	Width	Projection	Finish	Tiebacks	Integral Lighting
SUPER LUMIDECK FLAT SOFFIT	CAN-1	8" - 6"	5" - 0"	Metal - Paint Finish - BM OUTRAGEOUS ORANGE	Y - (2)	Y - (2) CANS
SUPER LUMIDECK FLAT SOFFIT	CAN-2	6" - 8"	1" - 11"	Metal - Paint Finish - SW RAINBOWCONE EXTERIOR PINK	N	N
SUPER LUMIDECK FLAT SOFFIT	CAN-3	25" - 0"	5" - 10"	Metal - Paint Finish - SW RAINBOWCONE EXTERIOR PINK	Y - (6)	Y - (6) CANS
SUPER LUMIDECK FLAT SOFFIT	CAN-4	6" - 0"	3" - 0"	Metal - Paint Finish - BM OUTRAGEOUS ORANGE	Y - (2)	Y - (2) CANS

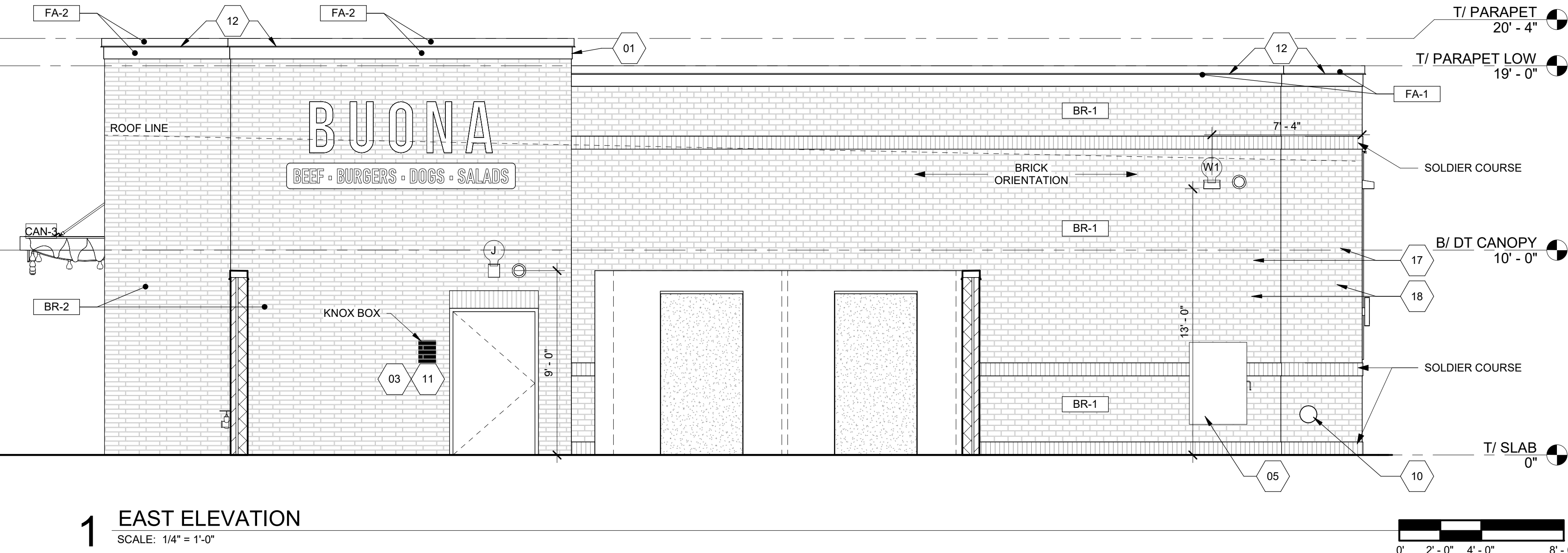
ELEVATION NOTE:
ALL MECHANICAL EQUIPMENT MUST BE LOWER
THAT THE PARAPET PER SCREENING
REQUIREMENTS.

ELEVATION 2/A202 MATERIAL PERCENTAGES:
895 SQFT MASONRY - 97.5%
22 SQFT FIBER CEMENT SIDING - 2.5%

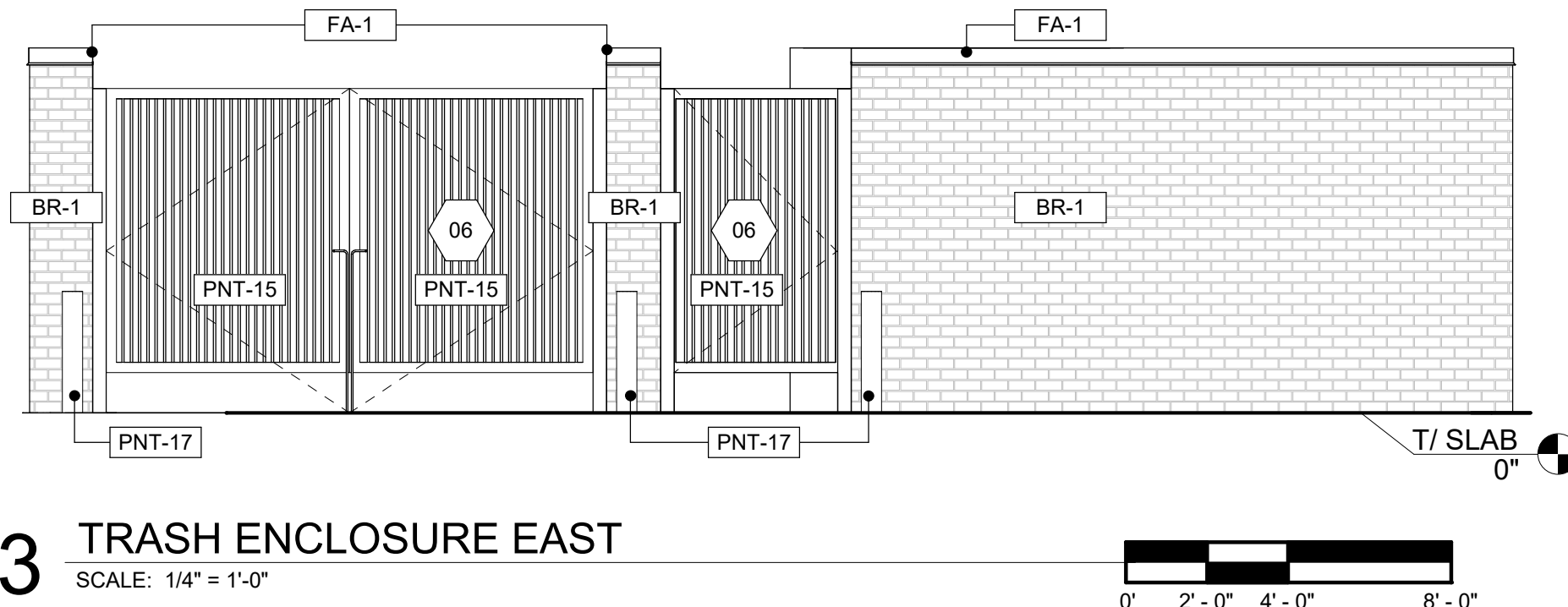


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION 1/A202 MATERIAL PERCENTAGES:
960 SQFT MASONRY - 100%



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



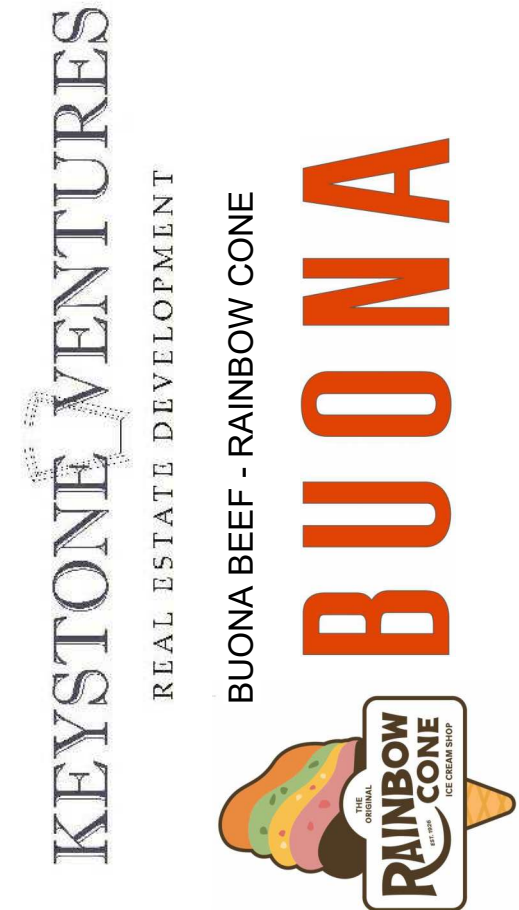
3 TRASH ENCLOSURE EAST
SCALE: 1/4" = 1'-0"

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No.	Description	Date
01	MUNICIPAL REVIEW	05/13/2025
02	MUNICIPAL RESUBMITTAL	05/28/2025
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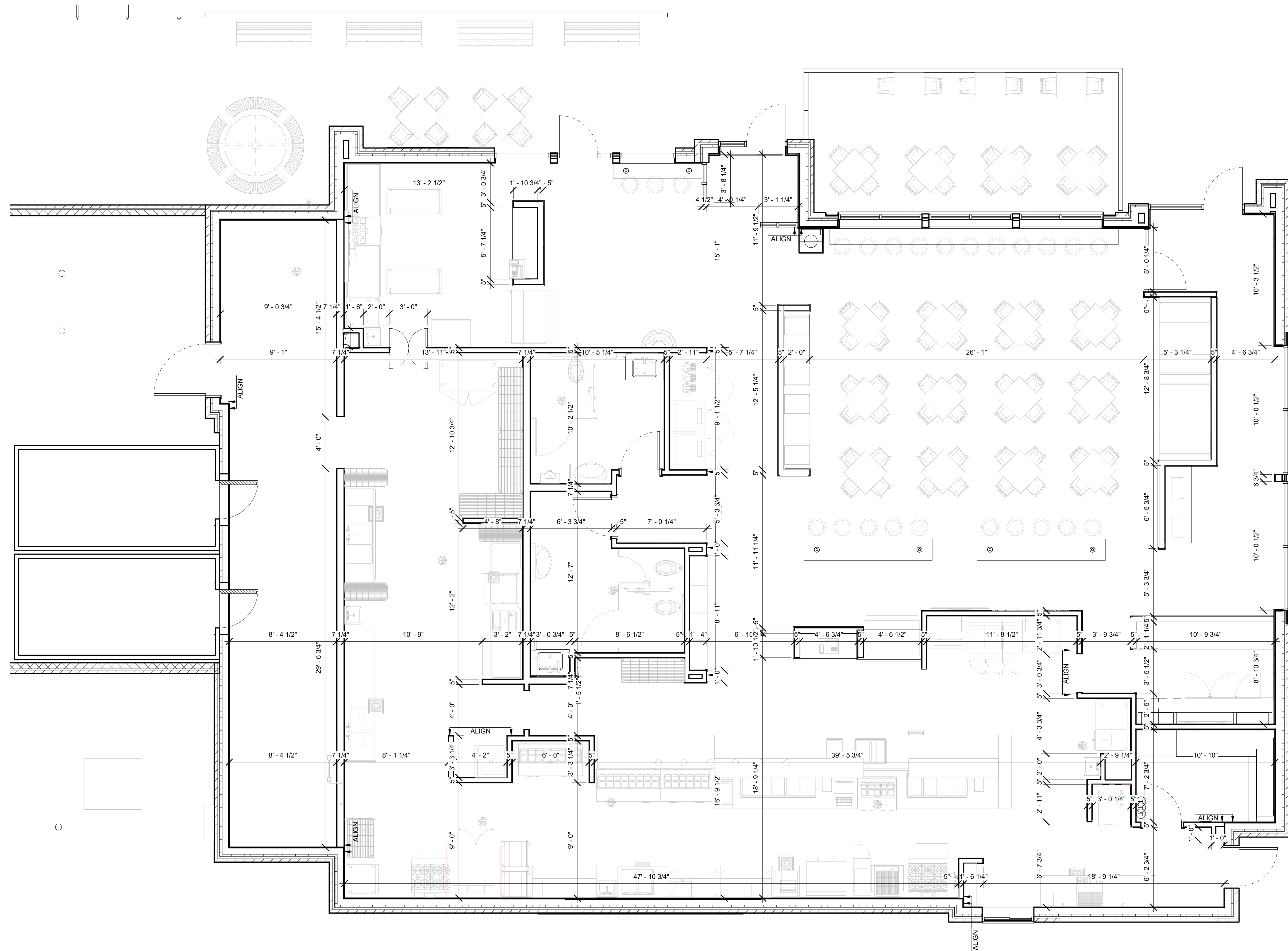
EXTERIOR
ELEVATIONS +
EXTERIOR
MATERIALS

A202

Scale: 1/4" = 1'-0"

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NOTE:
ALL INTERIOR DIMENSION ARE OFF
OF WALL GYP BOARD / CEMENT
BOARD / PLYWOOD.

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INTERIOR DIMENSION PLAN

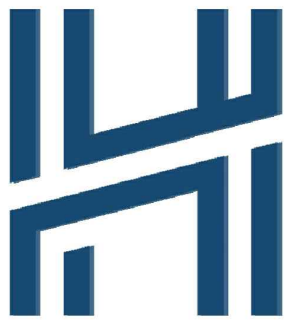
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Scale: $1/4" = 1'-0"$

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414.475.5554 • hecl.com

Project Name:
Buona Beef - Rainbow Cone

Client:

Issuance:
Municipal Review

Scale: 1" = 20'



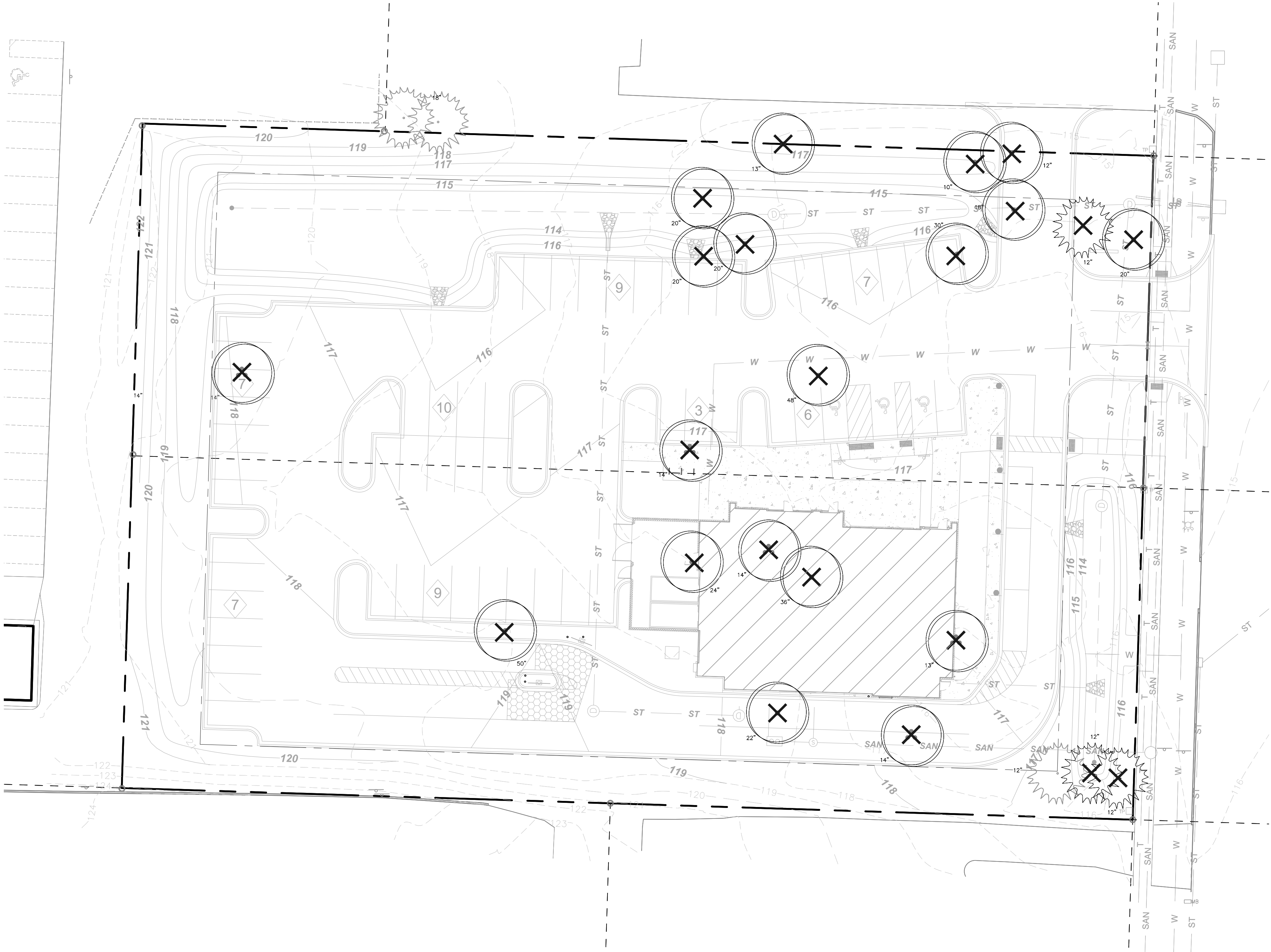
Date: 05/12/2025

Project Number:
25-1040.00

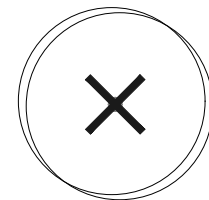
Sheet Name:
Tree Preservation and
Removal Plan

Sheet Number:

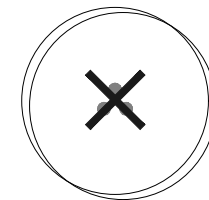
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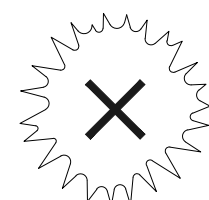
PLANT KEY



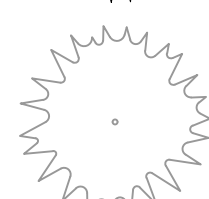
Existing Deciduous Tree to Remove



Existing Multi-stem Deciduous Tree to Remove



Existing Evergreen Tree to Remove

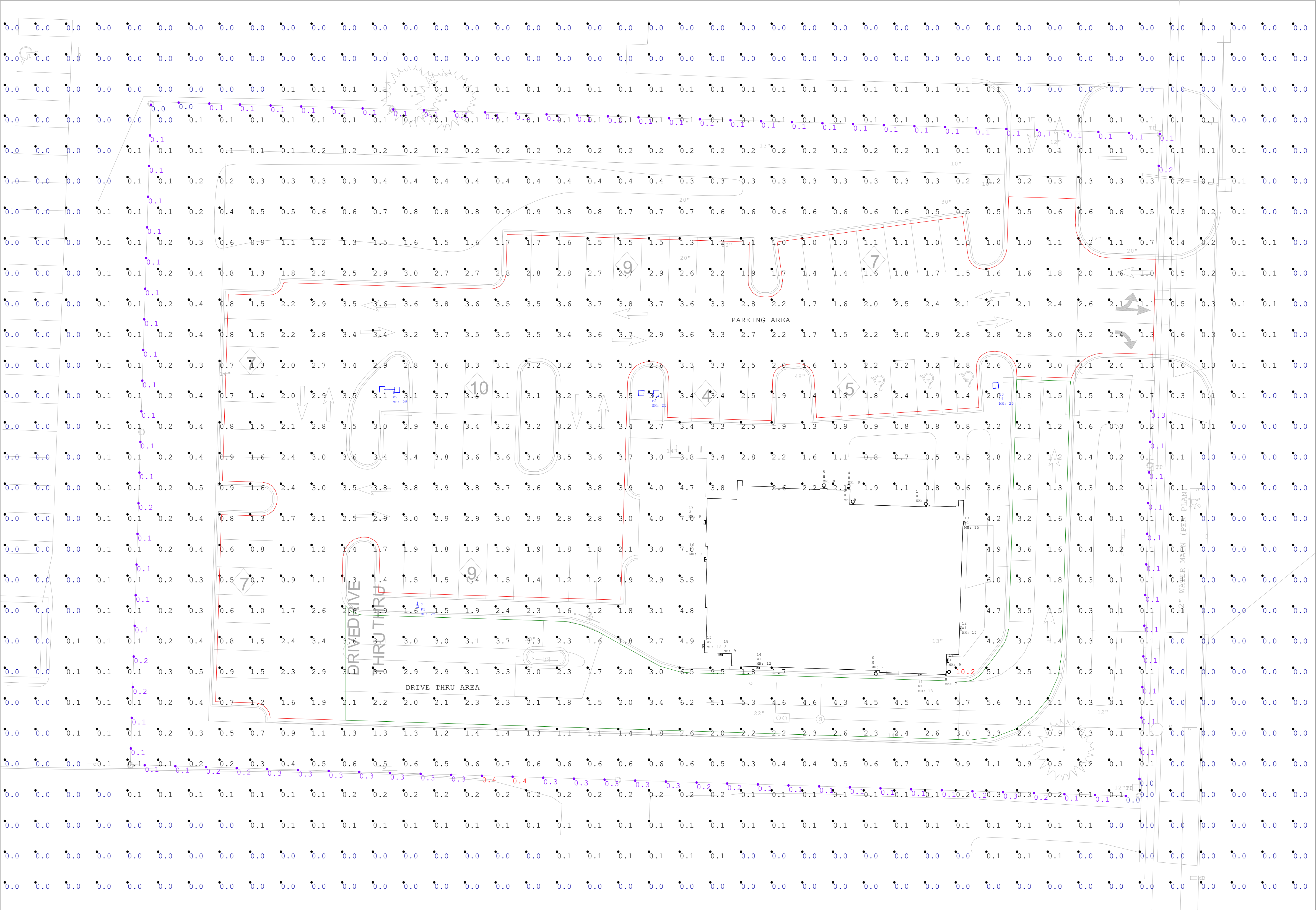


Existing Evergreen Tree to Retain

Date Assessed	Tree ID	Common Name	Scientific Name	DBH	Condition Class	Remove / Retain	Replacement Required	# of Replacement Trees
4/29/2025	1	Hawthorn	Crataegus spp.	14	Fair	Remove	No	
4/29/2025	2	Pear	Pyrus spp.	20	Fair	Remove	No	
4/29/2025	3	Pear	Pyrus spp.	20	Fair	Remove	No	
4/29/2025	4	Pear	Pyrus spp.	20	Fair	Remove	No	
4/29/2025	5	American Elm	Ulmus americana	13	Good	Remove	Yes	3
4/29/2025	6	White Ash	Fraxinus americana	10	Dead	Remove	No	
4/29/2025	7	White Ash	Fraxinus americana	12	Dead	Remove	No	
4/29/2025	8	White Ash	Fraxinus americana	18	Very Poor	Remove	No	
4/29/2025	9	Silver Maple	Acer saccharinum	34	Good	Remove	Yes	4
4/29/2025	10	White Spruce	Picea glauca	12	Good	Remove	Yes	3
4/29/2025	11	Silver Maple	Acer saccharinum	20	Good	Remove	Yes	3
4/29/2025	12	Weeping Willow	Salix spp.	48	Fair	Remove	No	
4/29/2025	13	Silver Maple	Acer saccharinum	24	Fair	Remove	No	
4/29/2025	14	Weeping Willow	Salix spp.	50	Fair	Remove	No	
4/29/2025	15	Silver Maple	Acer saccharinum	36	Fair	Remove	No	
4/29/2025	16	Apple	Malus spp.	14	Fair	Remove	No	
4/29/2025	17	Silver Maple	Acer saccharinum	36	Good	Remove	Yes	4
4/29/2025	18	Silver Maple	Acer saccharinum	21	Good	Remove	Yes	3
4/29/2025	19	Apple	Malus spp.	24	Fair	Remove	No	
4/29/2025	20	Silver Maple	Acer saccharinum	48	Good	Remove	Yes	4
4/29/2025	21	White Spruce	Picea glauca	18	Fair	Retain	N/A	
4/29/2025	22	White Spruce	Picea glauca	12	Poor	Remove	No	
4/29/2025	23	White Spruce	Picea glauca	11	Poor	Remove	No	
Total Replacement Trees Required								24
Total Replacement Trees Provided								24



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



Not to Scale

NOTES

PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.

ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.

THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.

FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.

FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.

CALCULATION GRID VALUES 10'-0" O.C.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min	Calc Plane Ht
Full Area Planar	Illuminance	Fc	0.48	10.2	0.0	N.A.	N.A.	0
PROPERTY LINE CALC	Illuminance	Fc	0.14	0.4	0.0	N.A.	N.A.	N.A.
DRIVE THRU AREA	Illuminance	Fc	2.81	6.2	1.1	5.64	2.55	
PARKING AREA	Illuminance	Fc	2.48	3.9	0.5	7.80	4.96	

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.											
Symbol	Qty	Tag	Manufacturer	Description	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF	
	6	H	DALS Lighting Inc.	LWJ16-CC-WH	Single	763	763	20.1337	20.134	0.900	
	4	J	EXO	SG1-20-4K7-FT	Single	2054	2054	21.616	21.616	0.900	
	1	P1	EXO	RAR1-160L-135-4K7-4W-U	Single	17568	17568	133.5	133.5	0.900	
	2	P2	EXO	RAR1-160L-135-4K7-4W-U	Back-Back	17568	35136	133.5	267	0.900	
	1	P3	EXO	RAR1-160L-135-4K7-3-U	Single	17778	17778	133.5	133.5	0.900	
	4	W1	WHITEWAY LIGHTING	RWL1-48L-45-4K7-3-U	Single	5784	5784	46.5	46.5	0.900	
	1	W2	WHITEWAY LIGHTING	RWL1-48L-45-4K7-4W-U	Single	5704	5704	46.5	46.5	0.900	

Luminaire Location Summary		
LumNo	Label	Mtg Ht
1	LWJ16-CC-WH_1_1	9
2	LWJ16-CC-WH_1_1	7
3	LWJ16-CC-WH_1_1	9
4	LWJ16-CC-WH_1_1	9
5	LWJ16-CC-WH_1_1	9
6	LWJ16-CC-WH_1_1	7
7	RAR1-160L-135-4K7-3	25
8	RAR1-160L-135-4K7-4W_1	25
9	RAR1-160L-135-4K7-4W_1	25
10	RAR1-160L-135-4K7-4W_1_1	25
11	RWL1-48L-45-4K7-3	13
12	RWL1-48L-45-4K7-3	15
13	RWL1-48L-45-4K7-3	15
14	RWL1-48L-45-4K7-3	12
15	RWL1-48L-45-4K7-4W	12
16	SG1-20-3K7-FT	9
17	SG1-20-3K7-FT	9
18	SG1-20-3K7-FT	9
19	SG1-20-3K7-FT	9

PROJECT NAME:

BUONA BEEF - OAK CREEK, IL

CLIENT NAME:

KEYSTONE PLANNING & DESIGN

DRAWN BY:

Josh Burge

PG CONTACT:

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PG

Date:5/12/2025

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