



Office of the Town Clerk

Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045

Office: 262-796-3788 | Clerk@TownofBrookfieldwi.gov

MEETING AGENDA

Tuesday, September 15, 2026

Town Board

Eric Gnant Room

Immediately Following Plan Commission
Meeting

Utility District No. 1
Sanitary District No. 4

TOB Municipal Building
645 N. Janacek Rd., Brookfield, WI

1. Call to Order & Roll Call.
2. Meeting Notices.
3. Approval of Agenda.
4. Approval of Minutes:
 - a. September 1, 2026 meeting of the TB, UD1, SD4.
5. Citizen Comments: Three-minute limit.
6. Committee/Commission Reports/Recommendations:
 - a. Plan Commission
 1. Discussion and possible action regarding a request for a Site Plan/Plan of Operation (Conceptual/Preliminary/Final) to construct a dog park at Brookfield Highlands Apartments, located at 20880 George Hunt Circle. Brookfield Highlands Apartments Limited Partnership I (owner) Alex Siehoff (applicant).
 2. Discussion and possible action regarding a 2-lot preliminary Certified Survey Map located at 21360 Davidson Road. Marilyn Haroldson (applicant). Carl Haroldson and Eric Haslow (owners).
 3. Discussion and possible action regarding a Site Plan/Plan of Operation (Conditional/Preliminary/Final) for a change in use for a new tenant, Famous Meats, at 19035 W. Bluemound Road, Unit 5. Lalitha Keerthipati (applicant); Brooktown Plaza LLC, R. Gary Shorts (owner).
 4. Discussion and possible action regarding a request for a Conditional Use for Johnson Financial Group to construct a financial institution at 17740 W. Bluemound Road. Bluemound Enterprises Limited Partnership (owner), Eric Ohlfs (applicant).
 5. Discussion and possible action regarding Preliminary and Final Approval for Johnson Financial Group to construct a financial institution at 17740 W. Bluemound Road. Bluemound Enterprises Limited Partnership (owner), Eric Ohlfs (applicant).
 6. Discussion and possible action regarding Conceptual, Preliminary and Final Approval for Restoration Hardware located in The West End, 20351 W. Bluemound Road. Newfield Holdings, LLC, Robert Gould (applicant); IM Property Investments (USA) LLC (owner).
 7. Discussion and possible action regarding a Certified Survey Map for The West End, located west of The Corners of Brookfield, Tax Key Nos. BKFT1123.960-.965; BKFT1123.976.001, .004, .005. IM Properties, Robert Gould (applicant), Newfield Holdings LLC and Brookfield Corners LLC (owners).
 8. Discussion and possible action regarding text amendments to Chapter 17 regarding automobile uses.
7. Old Business: None.

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meetings to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request such services contact the clerk's office at the above.

8. New Business:
 - a. Convene into **CLOSED SESSION** pursuant to Wis. Stat. § 19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved: Code Enforcement Tax Parcel BKFT1130973, located at 385 Kossow Road.
 - b. Reconvene into **OPEN SESSION**, according to Wis. Stat. § 19.85(1)(g) for any necessary action resulting from the Closed Session.
9. Departments Reports/Recommendations:
 - a. Development Services
 1. Violation Updates
10. Approval of Vouchers and Checks.
11. Communication and Announcements.
12. Adjourn.

Posted September 11, 2026

Emily Howells, Town Clerk



Office of the Town Clerk

Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045

Office: 262-796-3788 | Clerk@TownofBrookfieldwi.gov

MEETING MINUTES

Tuesday, September 1, 2026
7 p.m.

Town Board
Utility District No. 1
Sanitary District No. 4

Eric Gnant Room
TOB Municipal Building
645 N. Janacek Rd., Brookfield, WI

1. Call to Order & Roll Call.

Chairman Henderson called the meeting to order at 7:00 p.m.

Present: Chairman Henderson, Supervisors Steve Kohlmann, John Charlier, Matthew Paris (VIA ZOOM) and Ryan Stanelle.

A quorum was met (5-0).

Staff Present: Administrator Tom Hagie, Town Attorney Michael Van Klunen, Fire Chief John Schilling, Department of Public Works Superintendent Scott Hartung, and Clerk Emily Howells.

2. Meeting Notices.

Howells confirmed the meeting notices were posted as required by law.

3. Approval of Agenda.

Motion by Charlier to approve the agenda with the exception that item 9 immediately follows item 8(e); seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

4. Approval of Minutes:

a. August 18, 2026 Public Hearing.

Motion by Stanelle to approve the Public Hearing minutes of August 18, 2026; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

b. August 18, 2026 meeting of the TB, UD1, SD4.

Motion by Stanelle to approve the TB, UD1, SD4 minutes of August 18, 2026 with the addition of Town Planner Rebekah Leto in attendance and the hours of operation for item 6(a)(3) be amended to a.m.; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

5. Citizen Comments: Three-minute limit.

1. Resident John Marose requested a review of the Town's Burning Regulations for consideration of the addition of the month of December for open burning of yard waste.

6. Committee/Commission Reports/Recommendations: None.

7. Old Business: None.

8. New Business:

a. Discussion and possible action regarding the Class "A" Beer and "Class A" Liquor Alcohol Beverage License Application for Capitol Gas & Food Town LLC.

Motion by Kohlmann to approve the Class "A" Beer and "Class A" Liquor Alcohol Beverage License Application for Capitol Gas & Food Town LLC.; seconded by Charlier.

Motion prevailed by a voice vote (5-0).

- b. Discussion and possible action regarding the Class “A” Beer and “Class A” Liquor Alcohol Beverage License Application for Land & Sea.

Motion by Charlier to approve the Class “A” Beer and “Class A” Liquor Alcohol Beverage License Application for Land & Sea.; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

- c. Discussion and possible action regarding notice of claim and circumstances filed by Patricia Seitz.

Motion by Kohlmann to deny the notice of claim(s) and circumstances filed by Patricia Seitz; seconded by Charlier.

Motion prevailed by a voice vote (5-0).

- d. Discussion and possible action regarding Invoice Number 2600003476 from the Village of Menomonee Falls for the 2025 Road Program.

Motion by Charlier to approve payment of Invoice Number 2600003476 from the Village of Menomonee Falls for the 2025 Road Program in the amount of \$120,730.70; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

- e. Discussion and possible action regarding Payment Application No. 3 Final from All-Ways Contractors for the Weyer Road Drainage Improvements.

Motion by Charlier to approve Payment Application No. 3 Final from All-Ways Contractors for the Weyer Road Drainage Improvements in the amount of \$47,724.26; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

- f. Convene into **CLOSED SESSION** pursuant to Wis. Stat. § 19.85(1)(c) to consider employment, promotion, compensation or performance evaluation data of any public employee over which the government body has jurisdiction or exercises responsibility: Fire Chief Compensation.

Motion by Kohlmann at 7:21 p.m. to convene into **CLOSED SESSION** pursuant to Wis. Stat. § 19.85(1)(c) to consider employment, promotion, compensation or performance evaluation data of any public employee over which the government body has jurisdiction or exercises responsibility: Fire Chief Compensation.; seconded by Charlier.

Motion prevailed by a voice vote (5-0).

- g. Reconvene into **OPEN SESSION**, according to Wis. Stat. § 19.85(1)(c), for any necessary action resulting from the Closed Session.

Motion by Kohlmann at 7:29 p.m. to reconvene into **OPEN SESSION**, according to Wis. Stat. § 19.85(1)(c), for any necessary action resulting from the Closed Session.; seconded by Charlier.

Motion prevailed by a voice vote (5-0).

Motion by Chairman Henderson to change the amended contract for all instances of September 1 becoming August 31; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

9. Departments Reports/Recommendations:

- a. Department of Public Works

- 1. Discussion and possible action regarding a proposal by Universal Truck Equipment Inc. preauthorizing the upfitting of the previously approved Western Star Chassis purchase.

Motion by Kohlmann to approve the proposal by Universal Truck Equipment Inc. preauthorizing the upfitting of the previously approved Western Star Chassis purchase in the amount of \$129,886.00; seconded by Paris.

Motion prevailed by a voice vote (5-0).

10. Approval of Vouchers and Checks.

Motion by Kohlmann to approve vouchers and checks in the amount of \$355,407.69; seconded by Charlier.

Motion prevailed by a voice vote (4-0-1). Paris abstained.

11. Communication and Announcements.

a. Hagie announced utilities installation has begun for the West End Project.

b. Hagie announced the Town Hall campus signage has been installed.

c. Stanelle inquired regarding the west entrance vestibule repair. Hagie replied that it has not been completed, but is scheduled.

d. Stanelle responded to John Marose's inquiry regarding a review of the burning restrictions, suggesting that the matter be brought before the Town Board at a later date for consideration, following review and input from the Fire Chief and Town Administrator.

e. Town Attorney Van Klunen advised the Town Board that an item for a property located on Kossow Road will be placed on the next agenda.

12. Adjourn.

Motion by Kohlmann to adjourn at 7:35 p.m.; seconded by Charlier.

Motion prevailed by a voice vote (5-0).

Respectfully submitted by,
Emily Howells, Town Clerk

Town of Brookfield
645 N. Janacek Road
Brookfield, WI 53045
(P) 262-796-3788
(F) 262-796-0339



TOWN PLAN COMMISSION RECOMMENDATIONS

PC Meeting date: August 25, 2026

1. Review and possible action on a request for a Site Plan/Plan of Operation (Conceptual/Preliminary/Final) to construct a dog park at Brookfield Highlands Apartments, located at 20880 George Hunt Circle. Brookfield Highlands Apartments Limited Partnership I (owner) Alex Siehoff (applicant)

Motion by Mr. Stanelle to recommend approval of the Site Plan/Plan of Operation (Conceptual/Preliminary/Final approval) to construct a dog park at Brookfield Highlands Apartments, located at 20880 George Hunt Circle, as presented. Seconded by Mr. Zuperku.

Motion carried unanimously.

2. Review and possible action on a 2-lot preliminary Certified Survey Map located at 21360 Davidson Road. Marilyn Haroldson (applicant). Carl Haroldson and Eric Haslow (owners).

The Plan Commission noted that if the applicant decided to remove the house, a straight line would be the preference prior to recordation of the CSM. A Final CSM dated 8/24/26 has been submitted that complies with all Town staff comments.

Motion by Mr. Stanelle to recommend approval to the Town Board of a 2-lot Certified Survey Map located at 21360 Davidson Road. Seconded by Mr. Probst.

Motion carried unanimously.

3. Review and possible action on a request for a Conditional Use for Johnson Financial Group to construct a financial institution at 17740 W. Bluemound Road. Bluemound Enterprises Limited Partnership (owner), Eric Ohlfs (applicant)

Motion by Mr. Stanelle to recommend approval of the Conditional Use request for a drive-thru financial institution at 17740 W. Bluemound Road. Seconded by Mr. Probst.

Motion carried unanimously.

4. Review and possible action on Preliminary and Final Approval for Johnson Financial Group to construct a financial institution at 17740 W. Bluemound Road. Bluemound Enterprises Limited Partnership (owner), Eric Ohlfs (applicant)

Motion by Mr. Probst to recommend Preliminary and Final Approval for Johnson Financial Group to construct a financial institution at 17740 W. Bluemound Road, as presented, subject to the following conditions:

1. A revised sign rendering for the approved monument sign shall be submitted that increased the address numeral letter height to 8 inches.

2. The revised landscaping plan shall be prepared and submitted to incorporate the additional recommendations prepared by the Town Engineer.
3. Site landscaping around the building and parking areas shall be implemented as proposed on the final plans. Financial assurance may be collected in a form acceptable to the Town Attorney to ensure all required landscaping is implemented and maintained for a period of time approved by the Town Board.
4. All proposed DSX1 fixtures shall have an external glare shield component added to reduce horizontal glare.
5. The Town Attorney shall review and approve the stormwater maintenance plan and agreement for all proposed stormwater infrastructure, prior to recordation in the Register of Deeds. *This condition has been met.*
6. A non-annexation agreement prepared by the Town Attorney shall be signed in front of a notary by the owner of the property and returned to the Town of Brookfield for recordation in the Waukesha County Register of Deeds.
7. A Conditional Use Order shall be prepared by town staff, signed by the owner and town and recorded in the Register of Deeds, prior to an Occupancy Permit being issued.
8. A condominium plat shall be submitted for internal review by the Town staff to ensure it does not interfere with site plans, utility plans or existing or proposed easements. *This condition has been met.*
9. Minor deviations from the submitted final plans are subject to the Town Planner for review and approval so long as they are consistent with the overall design intent discussed and/or to address engineering, utility, planning, building inspection or fire department comments. If the plan modifications are not considered minor per the Town Planner, a revised application shall be submitted and a review process shall ensue per Section 17.02(7).

Seconded by Mr. Stanelle.
Motion carried unanimously.

5. Conceptual, Preliminary and Final Approval for Restoration Hardware located in The West End, 20351 W. Bluemound Road. Newfield Holdings, LLC, Robert Gould (applicant); IM Property Investments (USA) LLC (owner).

Motion by Ms. Monet to recommend Conceptual, Preliminary and Final Approval for Restoration Hardware in The West End, located at 20351 W. Bluemound Road as presented, subject to the following conditions:

1. Any outstanding Conditional Use Permits or other agreements, which may have expired or remain unrecorded, shall be reviewed and revised, if applicable, to the satisfaction of the Town Attorney, so long as they remain consistent with the spirit and intent of the original approval and Town Code.
2. Prior to the issuance of a Building Permit, documentation shall be provided to the Town of Brookfield that the Wisconsin Department of Transportation has reviewed and approved a Traffic Impact Analysis. Financial assurance in a form acceptable to the Town Attorney shall be submitted to ensure that any required improvements are constructed as required by the DOT or Waukesha County.

3. If applicable, prior to the issuance of a Building Permit, all comments of the Town Planner, Town Engineer, Sanitary District, Fire Department and Town Attorney shall be complied with and shown on the final plans.
4. A non-annexation agreement prepared by the Town Attorney shall be signed in front of a notary by the owner of the property and returned to the Town of Brookfield for recordation in the Waukesha County Register of Deeds.
5. The Town Attorney shall review and approve the stormwater maintenance plan and agreement for all proposed stormwater infrastructure, prior to recordation in the Register of Deeds.
6. The submitted Certified Survey Map shall be reviewed and approved by the Town of Brookfield and any extra-territorial review entity, prior to permits being issued.
7. The Condominium plat and any related documents shall be reviewed and approved by the Town Engineer, Town Attorney and Town Planner, if applicable, prior to permits being issued.
8. Site landscaping around the building and parking areas shall be implemented as proposed on the approved plans. Financial assurance may be collected in a form acceptable to the Town Attorney to ensure all required landscaping is implemented and maintained for a period of time approved by the Town Board.
9. Final plans shall be substantially consistent with the following plans:
 - a. Architectural plans prepared by Rinka+, dated 6/17/2026.
 - b. Civil plans prepared by Pinnacle Engineering Group, dated 6/22/2026
 - c. Photometric plan prepared by Spectrum lighting, dated 6/15/2026
 - d. Lighting package prepared by rkv Design, dated 6/12/2026
 - e. Landscaping plans submitted as part of the approval process (undated), Sheet L101.
10. Minor deviations from the submitted final plans are subject to the Town Planner for review and approval so long as they are consistent with the overall design intent discussed and/or to address engineering, utility, planning, building inspection or fire department comments. If the plan modifications are not considered minor per the Town Planner, a revised application shall be submitted and a review process shall ensue per Section 17.02(7).

Seconded by Mr. Zuperku.
Motion carried unanimously.

6. Review and possible action on a Certified Survey Map for The West End, located west of The Corners of Brookfield, Tax Key Nos. BKFT1123.960-.965; BKFT1123.976.001, .004, .005. IM Properties, Robert Gould (applicant), Newfield Holdings LLC and Brookfield Corners LLC (owners).

Motion by Mr. Stanelle to recommend approval on a Certified Survey Map for The West End, located west of The Corners of Brookfield, Tax key Nos. BKFT1123.960-964; BKFT1123.976.001, .004, .005 as presented, subject to all Town Staff comments being met.

Seconded by Ms. Monet.

Motion carried unanimously



TOWN OF BROOKFIELD STAFF REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: August 25, 2026

REPORT DATE: August 6, 2026, updated August 18, 2026

RE: Site Plan/Plan of Operation (Conceptual, Preliminary, Final approval) for a Dog Park at Brookfield Highlands Apartments, located at 20880 George Hunt Circle, BKFT 1129.999.028

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

Property owner: Brookfield Highlands Apartments Limited Partnership I, c/o Alex Siehoff

Applicant/Operator: Same

Proposed Use: Dog Park for 55+ apartment community

Zoning: RM-1, Residential Multifamily District

Project Description and Use

Brookfield Highlands Apartments is a 55+ community with 519 apartments within 14 two-story buildings. There is an existing area on the northwest side of the development that is utilized as a dog exercise area that the applicant is looking to make into a more formal dog park for the residents. The current area is not fenced in and leashes are required. Nearby is a walking path, decorative bollard lighting, benches and multiple dog waste stations. Improvements include a fenced area for off-leash dogs in an area that is approximately 3,350 sq. ft. (78 ft. x 43 ft.). There will be a double-gated entry vestibule that provides access to separate areas for small and large dogs. The fence will be a 4 ft. high decorative black aluminum fencing. The space will have artificial turf and dog agility equipment, training platforms, benches and dog waste receptacles. The hours of operation are proposed from 8:00 am to 9:00 pm. Enclosed are a site plan, play structure plan, and examples of the fencing and signage at another facility managed by the applicant.

Additional details are as follows:

- A dog park rules sign will be installed at the entrance gate.

Brookfield Highlands Dog Park SPPO

- Waste receptacles are emptied weekly. Seven additional waste stations are located throughout the property.
- The community has a 50 pound pet weight limit. Approximately 40 dogs currently reside in the community. Seven of the 14 apartment buildings are pet friendly. Lease agreements require all dogs to be licensed and current on vaccinations.
- No change to the existing grades are proposed.
- No additional lighting is proposed.
- One declining maple tree will be removed and a stone mulch strip installed along the fence line.
- No water service or drinking fountains are proposed.

Adjacent to the north of the property is Crossroads Corporate Center Business Park. The proposed location is between two of the residential multi-family buildings and the facilities building is directly north. Further east and west are single family residential neighborhoods (approximately 360 ft. to the east). Residents are, and will continue to be, responsible for controlling excessive barking.

Engineering/Sanitary/Fire Department/Building Inspection:

Town staff had no comments or concerns regarding the application.

Architectural Review Committee

On August 12, 2026, the ARC unanimously recommended Preliminary and Final approval of the proposal, as presented.

Staff Recommendation

Staff recommends **approval** of the Site Plan/Plan of Operation (Conceptual, Preliminary, Final) for Brookfield Highlands Dog Park located near 880 George Hunt Circle, as presented.

The area is already being utilized as a leashed dog area. The proposed improvements will formalize it and allow dogs to be exercised with agility equipment, which may be important for a 55+ community where mobility may be more limited for some residents. The dogs are must be registered, licensed and up to date with their vaccinations with a 50 lb. weight limit. While residents come and go, there are currently only 40 dogs of the 519 apartment units (7%). This is a small percentage of residents who have dogs and it is unlikely all dogs will be outside at the same time. The hours of operation will also help to limit any noise generated during early morning or late night time hours.

Enclosures



July 22, 2026

Rebekah Leto, AICP
Town Planner, Town of Brookfield
Planning & Zoning LLC
262-796-3760
planning@townofbrookfieldwi.gov

RE: Letter of Intent – Brookfield Highlands Dog Park
20880 George Hunt Circle
Waukesha, WI 53186

Dear Rebekah Leto:

Enclosed is the application package for the proposed dog park improvements at Brookfield Highlands Apartments 55+, submitted for review by the Plan Commission, Architectural Review Board, and Town Board. This submittal includes the Application for Review, applicable filing fee, and supporting documents.

Enclosed are the following:

- Dog Park Enhancements Drawings
 - Property Overview and Existing Conditions
 - Site Plan
- Proposed Dog Play Equipment
- Existing Site Photos and Google Street View
- Photos of Similar Dog Park Installed at Another Arden Property Group Development
 - Fence, Turf, Play Equipment, and Signage

Site Information:

Brookfield Highlands Apartments 55+ is an existing independent senior living community consisting of 519 apartment units located within 14 two-story residential buildings with one level of underground parking. The development was constructed in phases between 1989 and 1996 and is accessed from George Hunt Circle via Davidson Road.

The existing designated dog park is located within a landscaped green space between Buildings 4 and 5 and the maintenance building. The area currently consists of natural turf buffered by mature deciduous and evergreen trees. Adjacent amenities include a paved walking path, decorative bollard lighting, benches, and multiple dog waste stations.

Project Summary:

The proposed project will enhance the existing dog park by converting a portion of the current open, leashed exercise area into a secure, fenced, off-leash dog park for residents. The improvement is intended to enhance an existing resident amenity by providing a safe, enclosed area where residents can comfortably exercise their dogs off-leash while encouraging responsible pet ownership and minimizing impacts to other areas of the property. As a private amenity for Brookfield Highlands Apartments 55+, the dog park will support the quality of life for residents by providing a dedicated, well-designed space for pet recreation within the existing community.

The proposed enclosure will remain within its existing location and will measure approximately 78 feet by 43 feet (approximately 3,350 square feet). The design includes a double-gated entry vestibule providing access to separate areas for small and large dogs.

The enclosure will consist of 4-foot-high decorative black aluminum fencing with matching gates. The interior surface will be artificial turf designed specifically for pet use and will include dog agility equipment, training platforms, benches, and dog waste receptacles.

Responses to Planning and Engineering Initial Questions:

- Signage –
 - A dog park rules sign will be installed at the entrance gate. A sample is included with this submittal.
- Use of the Facility
 - The dog park will be a private amenity available exclusively to Brookfield Highlands residents.
- Waste Management
 - Dog waste receptacles will be provided within the park and emptied weekly by on-site maintenance staff. Seven additional waste stations are located throughout the community.
- Large and Small Dogs
 - Separate areas are provided for both large and small dogs. Brookfield Highlands maintains a 50-pound pet weight limit, excluding approved emotional support and service animals.
- Number of Dogs
 - Approximately 40 registered dogs currently reside within the community. Seven of the fourteen apartment buildings are designated as pet friendly.
- Hours of Operation
 - 8:00 a.m. to 9:00 p.m.
- Fencing
 - 4-foot-high decorative black aluminum fencing. Reference photos are included.

- Vaccinations and Licensing
 - Resident lease agreements require all dogs to be licensed and current on required vaccinations.
- Grading and Erosion Control
 - Existing grades will remain unchanged. The pervious artificial turf and fencing will follow the existing 1.5% slope. The disturbance area is below Wisconsin DNR NOI permitting thresholds. Any required Town permits will be obtained.
- Lighting
 - No additional lighting is proposed. Existing decorative bollard lighting will remain.
- Landscaping
 - A stone mulch strip will be installed along the fence line. One declining maple tree will be removed while all remaining trees will be preserved.
- Buffers and Noise
 - The improvements enhance an area already used for dog exercise. Existing mature trees, drive aisles, and parking areas provide buffering. Residents are responsible for controlling excessive barking.
- Water Service
 - No water service or drinking fountains are proposed. Water for maintenance will be supplied from the existing hose bib at the maintenance building.

Company History:

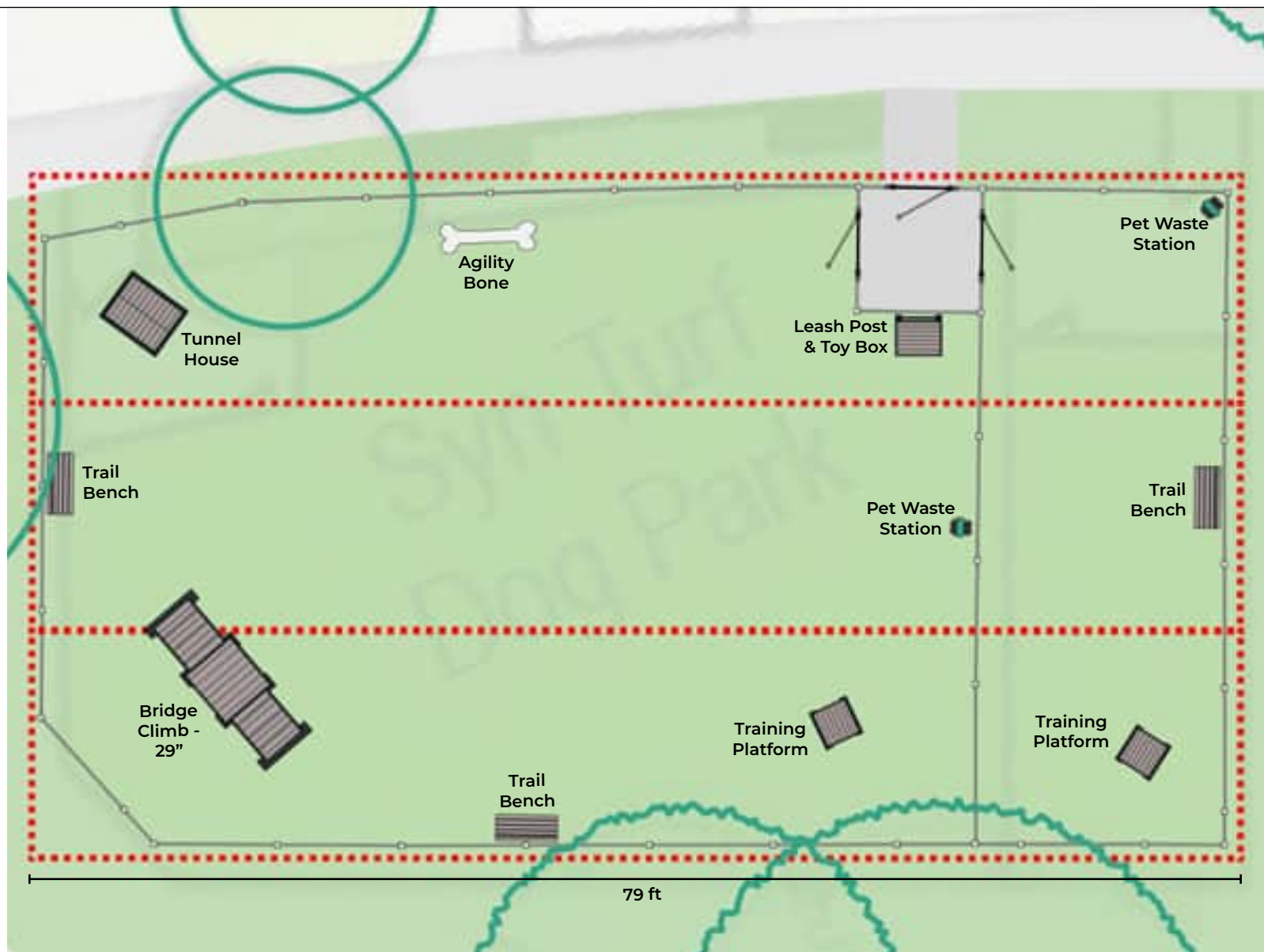
Arden Property Group Inc (formerly known as United Financial Group) is a family-owned organization with more than 40 years of experience owning and operating apartment communities, and currently has a portfolio of more than 3,500 units (primarily age-restricted 55+ developments) within the state of Wisconsin. In addition, UFG has 35+ years of experience building, owning, and operating the Brookfield Highlands senior community in the Town of Brookfield.

Thank you for taking the time to review and consider our proposal.

Sincerely,



Alex Siehoff
Director of Facilities



 Turf Roll

- Turf ships in 15' wide rolls
- Cut long allowing room for tucking
- Seam tape (12 ft W x 20' L per roll) and green seam adhesive (1 gal for 40 linear ft) included in quote

This Park Materials:
3 turf rolls @ 79 ft
Seam Tape: 8 rolls
Adhesive: 6 gallons

1 Panel = 8' W x 5' H
1 Entrance Gate = 4' W x 5' H
Posts = 2.5" W, In-Ground Mount

This Park Materials with Hardware:
3 DVR (steel) Entrance Gates
41 DVR Panels
48 DVR Posts

**AGILITY BONE
DL-EBPB2-FBR**



- Companion seating
- Relaxation
- Jump Training

**BRIDGE CLIMB- 29"
DL-BC2-RPW-10019**



- Observation hill
- Jumping platform
- Socialization station
- Shaded comfort
- Tunnel run thru

**BRIDGE CLIMB - 24" TALL
DL-BC2-RPW-10020**



- Observation hill
- Jumping platform
- Socialization station
- Shaded comfort
- Tunnel run thru

**TUNNEL HOUSE
DL-TH2-RPW**



- Socialization station
- Relaxation
- Shaded comfort
- Tunnel run thru

**THE DOG POST -
LEASH POST & TOY BOX
DL-LP-RPW**



- Allows guests to stay hands free
- Great for leashes, water, & toys!

**TRAINING PLATFORM
DL-TP1-RPW**



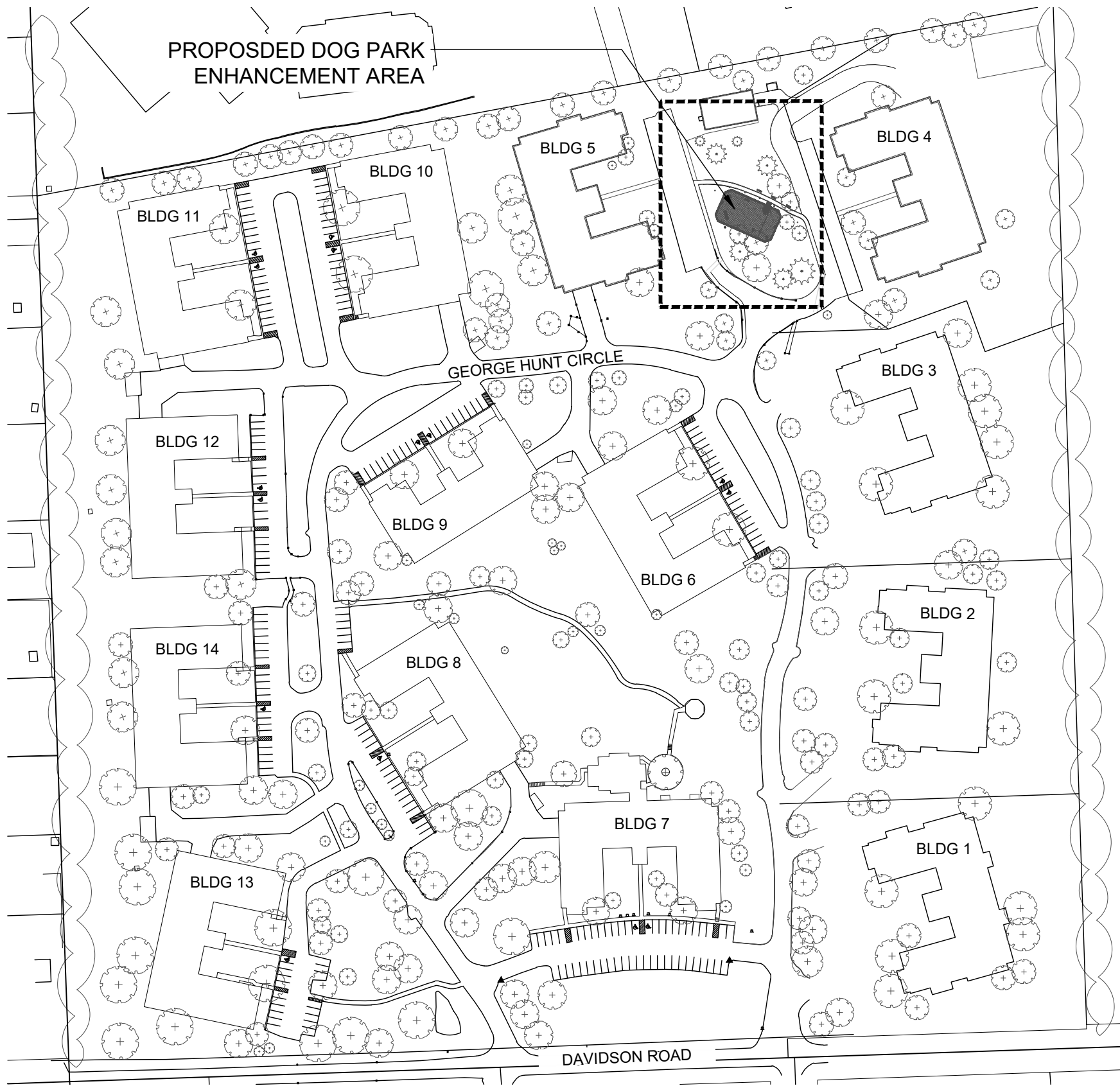
- Companionship & socialization
- Relaxation
- Obedience & training
- Companion seating

**PAW WASTE STATION
DL-PWS100-FS-TPC**

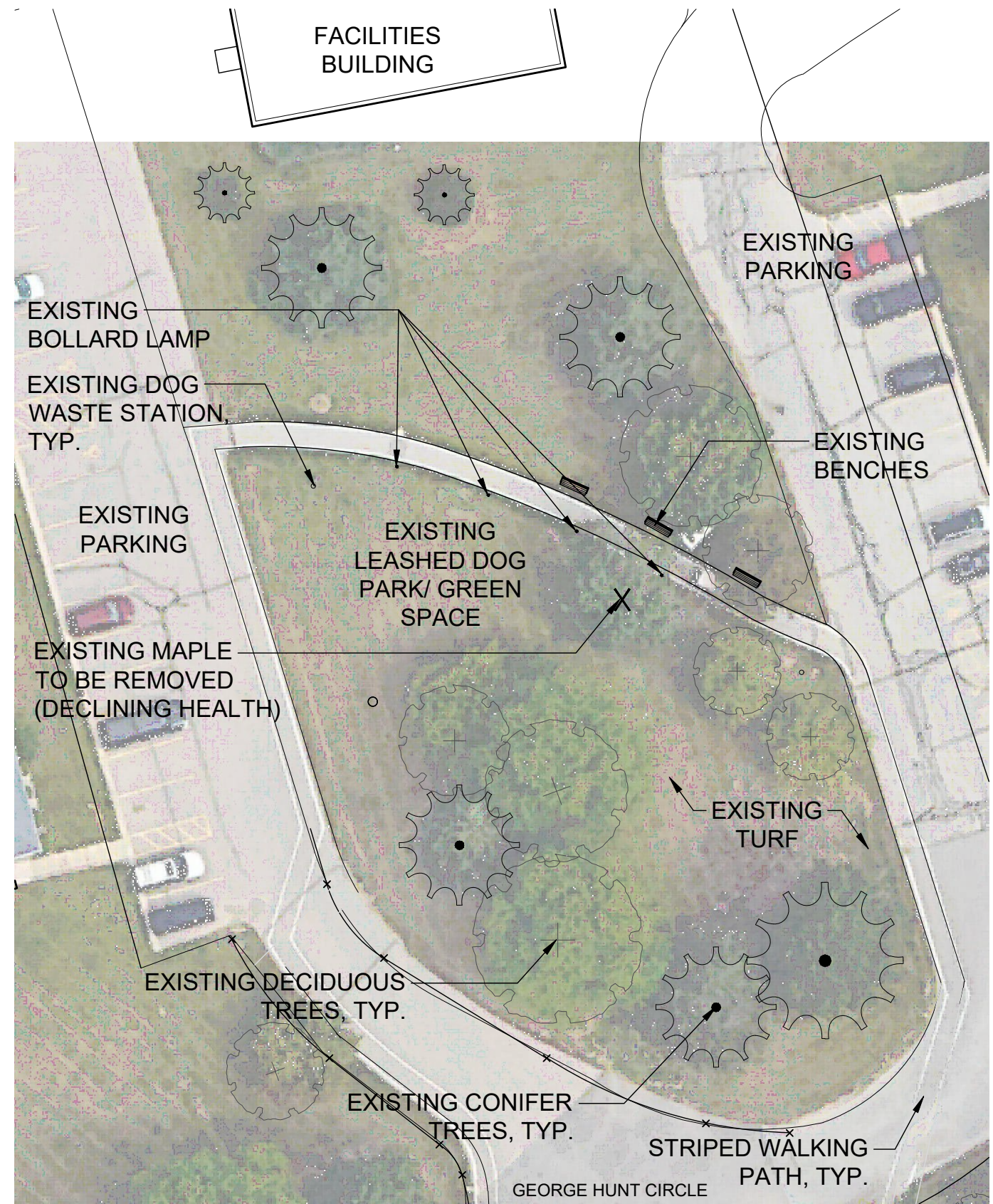


**SURFACE MOUNT TRAIL BENCH
DL-TB-4-SM-RPW**

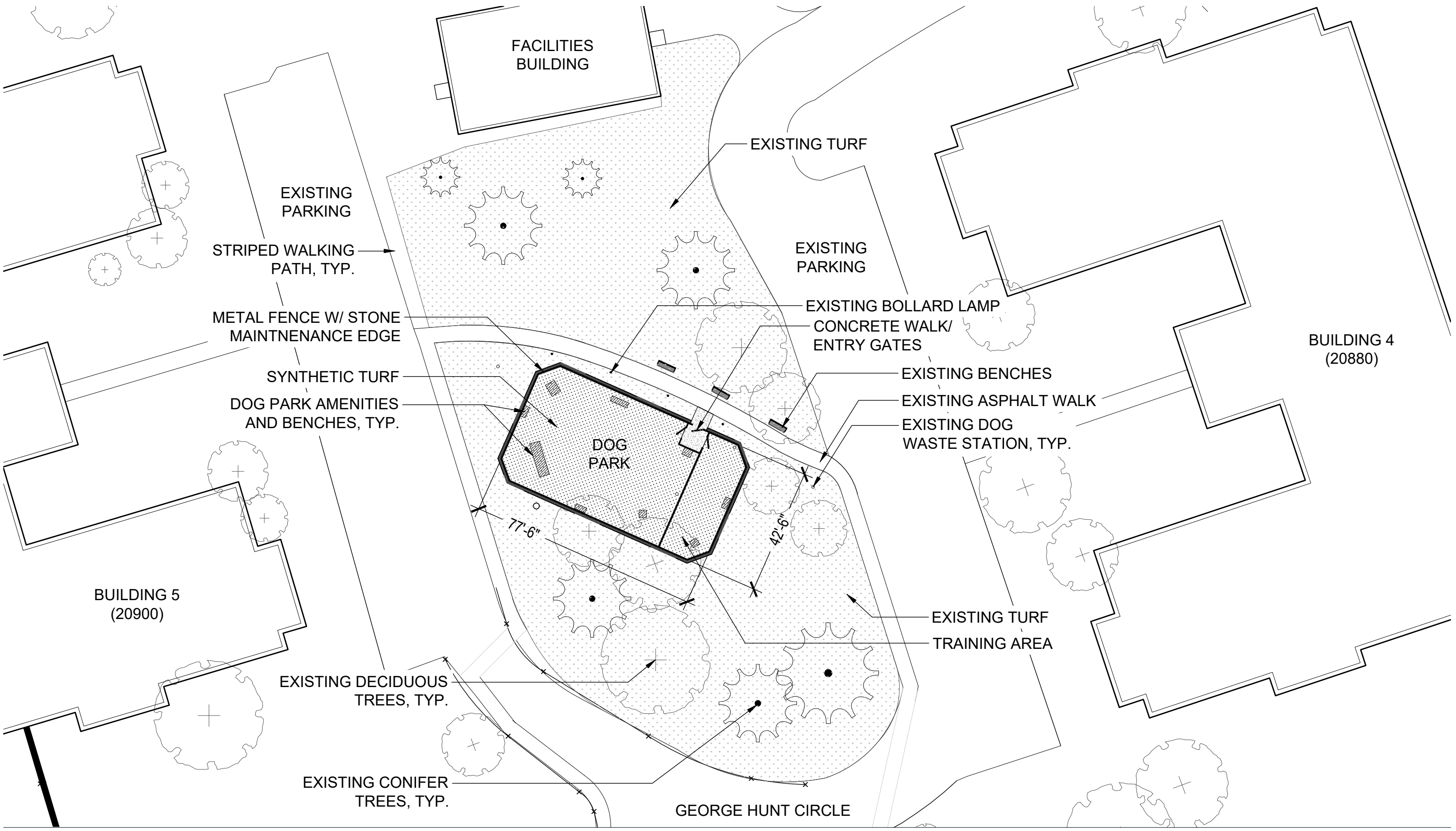




OVERALL SITE (NTS)



EXISTING LEASHED DOG PARK/ GREEN SPACE



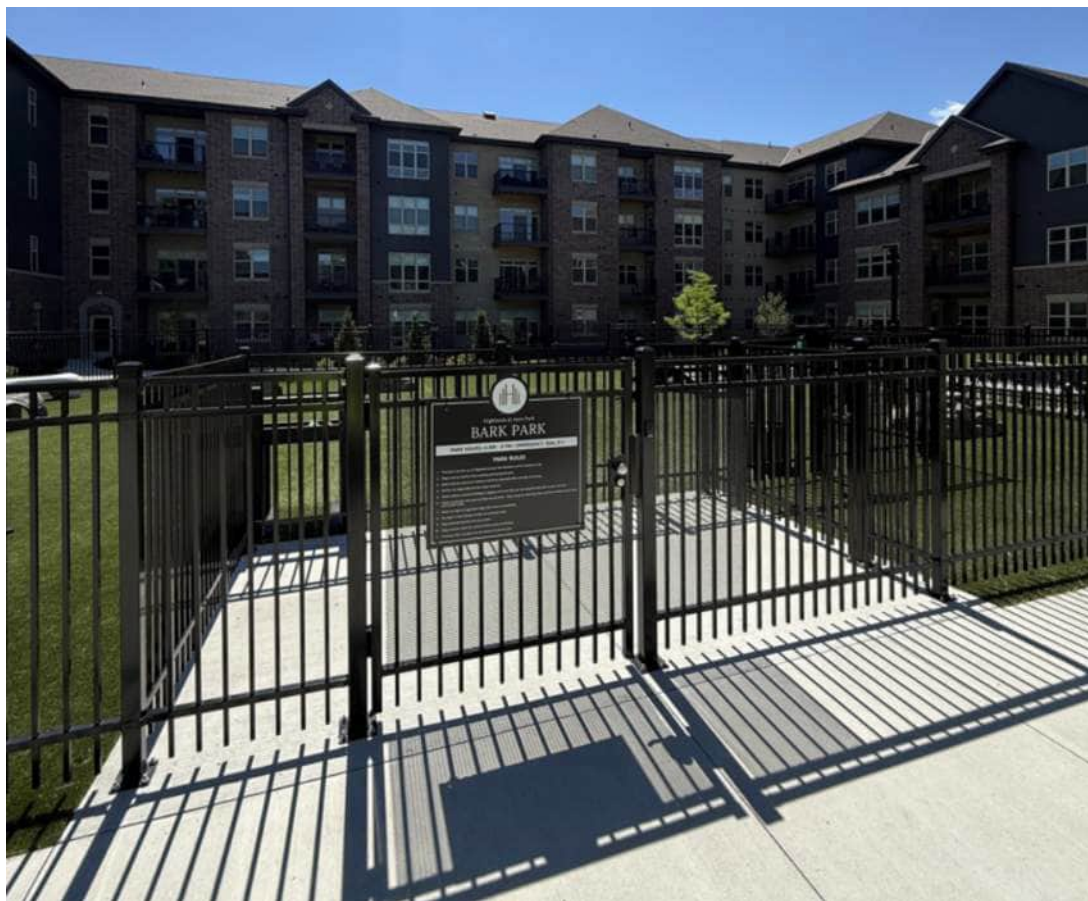
Photos of Dog Park at Highlands at Aero Park

Same Signage, Fence, Gates, Turf, and Play Equipment to be used at Brookfield Highlands



Typical Signage

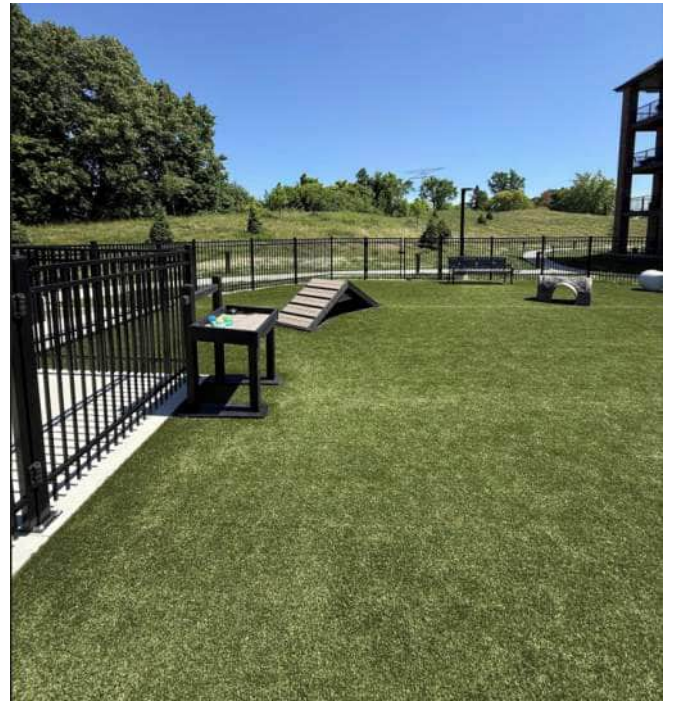
Typical Gate Entry and Fence



Typical Stone Mulch Maintenance Strip Along Fence



Typical Artificial Turf, Benches, and Dog Equipment





TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: August 25, 2026

RE: **Haroldson/Haslow Certified Survey Map (CSM) Review**, 21360 Davidson Road, BKFT 1130.984

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

Property owner(s): Carl Haroldson and Eric Haslow

Applicant: Marilyn Haroldson

Application Type: Certified Survey Map

Land Use Plan: Medium Density Residential (6,000 sq. ft. – 19,000 sq. ft. per dwelling unit).

Zoning: RS-4 Single Family Residential District

Existing Lot Size: 2.498 acres

Project Description

On April 28, 2026, the Plan Commission denied a request by the applicant for a 3-lot CSM, indicating it was not conducive to the existing residential lots of the area. The guidance to the applicant was to propose a CSM with two lots. The applicant has revised the CSM and is now proposing to divide the approximately 2.5-acre parcel into two single-family residential lots. The property is located north of Davidson Road, just west of the Kossow Rd. intersection. The surrounding properties are a mix of shapes and sizes, with properties one-half acre or less along Kossow Road and larger 1-acre properties along Davidson Road.

The existing property contains a single-family residence. The applicant has not decided if the residence will be demolished or will be rehabbed. The CSM will dedicate the proper road right-of-way of Davidson Road (30 ft. from the centerline). Both lots comply with the lot width, area and frontage requirements of the Ordinance as shown in the table below. However, Lots 1 and 2 require waivers from the width-to-depth ratio provision, which states “Lots shall be designed with a suitable proportion between width and depth. Neither long narrow nor wide shallow lots are normally desirable. Normal depth should not

exceed 2.5 times the width, nor be less than 150 feet.” Lots 1 and 2 exceed the maximum desired width-to-depth ratio. However, this is an existing condition of the lot.

	Lot 1	Lot 2	Required Standard	Standard met?
Lot Size	50,088 sq. ft. (1.150 ac)	52,724 sq. ft. (1.210 ac)	15,000 sq. ft.	Yes
Lot Width	98.86 ft.	98.86 ft.	90 ft.	Yes
Road Frontage	98.86 ft.	98.86 ft.	Minimum 50 ft.	Yes
Depth to Width	514.38 ft. deep × 99.86 ft. wide	514.48 ft. deep × 100 ft. wide	Ratio of 2.5:1 (249 ft. deep max to 98.86 ft. wide); minimum 150 ft. depth	No, but existing condition. Waiver required.
Density per RS-4	0.80 dwelling units per acre		Maximum 2.9 dwelling units per acre	Yes

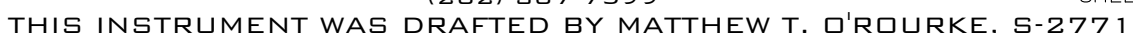
The Department of Public Works has no issues with the proposed land division. The sanitary district has no concerns. The Engineer and Planner have also provided minor technical comments for the surveyor and applicant to address including verifying the correct extra-territorial review entity and updating signature blocks for the Town to Clerk Howells.

Recommendation

I recommend the Plan Commission **approve** the proposed Certified Survey Map and required depth to width lot waiver, subject to the staff's technical comments being addressed on the final CSM.

The ability to add new single-family lots in the Town is minimal. The properties meet the Town Land Use Plan and zoning ordinance and do not create any flag lots. The owners have been made aware of the plans for Davidson Road and have been advised to plan accordingly.

UNPLATTED LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY WISCONSIN



WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 31, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY WISCONSIN

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF UNPLATTED LAND BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 20 EAST, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 31, TOWN 7 NORTH, RANGE 20 EAST; THENCE N 89°24'54" E ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, 1879.28 FEET TO THE POINT OF BEGINNING; THENCE N 00°59'14" W ALONG UNPLATTED LANDS, 544.38 FEET TO THE SOUTHWEST CORNER OF LOT 1 CSM 3053; THENCE N 89°23'08" E ALONG THE SOUTH LINE OF LOT 1 CSM 3053, 200.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 CSM 3053; THENCE S 00°57'27" E, 544.48 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE S 89°24'54" W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, 199.71 FEET TO THE POINT OF BEGINNING.

LANDS AS DESCRIBED HAVING AN AREA OF 108,804 S.F. OR 2.498 ACRES

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF CARL BRUCE HAROLDSON & ERIC HASLOW OWNERS OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE TOWN OF BROOKFIELD AND CITY OF WAUKESHA (EXTRATERRITORIAL). IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771



BASEMENT RESTRICTION - GROUNDWATER

THE LANDS THAT ARE A PART OF THIS CERTIFIED SURVEY MAP ARE LOCATED IN AN AREA WITH MAPPED SOILS THAT MAY CONTAIN SEASONAL HIGH GROUNDWATER. THE TOWN OF BROOKFIELD REQUIRES THAT THE LOWEST LEVEL OF ANY RESIDENCE MUST BE AT AN ELEVATION THAT IS AT LEAST ONE (1) FOOT HIGHER THAN THE HIGHEST SEASONAL GROUNDWATER LEVEL, UNLESS A VARIANCE FROM THAT REQUIREMENT IS OBTAINED FROM THE BOARD OF APPEALS. THEREFORE, ADDITIONAL SOIL TESTING IN THE VICINITY OF ANY FUTURE PROPOSED RESIDENCE (OR ADDITION) WILL BE REQUIRED TO ENSURE COMPLIANCE WITH THIS REQUIREMENT.

NOTES:

- TITLE COMMITMENT PROVIDED PREPARED BY LAND TITLE SERVICES INC DATED MAY 5, 2022, POLICY No. 22401363W SHOWING NO PLOTTABLE EASEMENTS AFFECTING THE SUBJECT PARCEL.
- THIS PARCEL IS ALSO SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED, IF ANY.
- THE TOWN BOARD APPROVED A DEPTH TO WIDTH RATIO FOR LOTS 1 AND 2 ON SEPTEMBER 15, 2026.
- THE ZONING DISTRICT FOR LOT 1 AND LOT 2 IS RS-4 SINGLE FAMILY RESIDENTIAL.

LEGEND

■	SECTION CORNER MONUMENT
○	FOUND 3/4 REBAR" OR NOTED
◇	FOUND NAIL
●	SET 0.75" O.D. X 18" REBAR
	WEIGHING 1.502 LBS/FT.
H	EXISTING HOUSE
— X —	WIRE FENCE
◆	DRIVEWAY LOCATION
(R)	RECORD DIMENSION

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____
UNPLATTED LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 31, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY WISCONSIN

OWNER'S CERTIFICATE:

AS OWNERS WE CARL BRUCE HAROLDSON & ERIC HASLOW HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF BROOKFIELD AND CITY OF WAUKESHA (EXTRATERRITORIAL).
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

CARL BRUCE HAROLDSON

ERIC HASLOW

STATE OF WISCONSIN)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED CARL BRUCE HAROLDSON & ERIC HASLOW, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

TOWN OF BROOKFIELD PLAN COMMISSION APPROVAL

APPROVED BY THE TOWN OF BROOKFIELD PLAN COMMISSION, THIS _____ DAY OF _____, 20_____.

KEITH HENDERSON – CHAIRPERSON

EMILY HOWELLS – CLERK

TOWN BOARD OF BROOKFIELD APPROVAL

APPROVED BY THE TOWN BOARD OF THE TOWN OF BROOKFIELD, THIS _____ DAY OF _____, 20_____.

KEITH HENDERSON – CHAIRPERSON

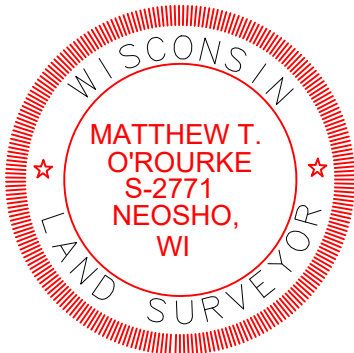
EMILY HOWELLS – CLERK

CITY OF WAUKESHA (EXTRATERRITORIAL)

APPROVED BY THE CITY OF WAUKESHA, THIS _____ DAY OF _____, 20_____.

ALICIA HALVENSLEBEN, MAYOR

KATIE PANELLA – CITY CLERK





TOWN OF BROOKFIELD STAFF REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: September 15, 2026

RE: Site Plan/Plan of Operation Change for **Famous Meats**, located at 19035 W. Bluemound Road, Unit 5

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

Property owner: Brooktown Plaza LLC, c/o Gary Storts

Applicant/Operator: Lalitha Keerthipati

Business Name: Famous Meats

Zoning: B-2 Limited General Business District

Project Description and Use

Brooktown Plaza is multi-tenant shopping complex that includes two specialty grocery stores, a nail salon, dry cleaner, a restaurant and other retail spaces. The subject unit was previously a cigar shop. The proposed use is a meat and seafood butcher shop call Famous Meats, which will offer products such as chicken, fish, goat meat and other specialty butcher products. Employees will cut, trim, portion and package meat and seafood for customers. There will also be refrigerated and frozen display cases of pre-packaged foods. Additional retail items will be sold such as spices, sauces and marinades. No restaurant use is proposed so customer traffic is considered consistent with surrounding businesses. There are other locations of this franchise in Michigan and Naperville, IL. The change of use triggers a Site Plan and Plan of Operation review.

No exterior changes are proposed, including lighting, landscaping or grading. No outdoor storage is proposed. Signage will be proposed at a later date.

Building and Floor Plan

The unit is approximately 1,200 sq. ft. The space will be internally remodeled and will have a small customer area with display coolers for meat and fish. The remainder of the space is kitchen and prep space, cooler, freezer, office and a public bathroom.

Loading and Unloading: Delivery trucks will park on the side of the building and will be delivered via hand truck through the back hall in the rear of the building. Deliveries are expected once per week.

Employees: Three (3) employees.

Hours of Operation:

Monday-Thursday, 11:00 am – 9:00 pm

Friday-Sunday 9:00 am – 10:00 pm

Parking:

There are between 122 and 165 spaces on site, using information from a broker listing and the original site plan on file at the Town, respectively. Considering the types of uses within this building are generally quicker trips, there appears to be ample parking available. This specific use would require approximately 8 spaces on its own; less if you were to only utilize the square footage of the customer sales and service area as per the zoning code. However, that information was not provided to calculate the exact number of spaces required.

Dumpster: The applicant is proposing to use the existing dumpster on site. Additional receptacles will be added, if needed.

Staff Recommendation

Staff recommends **approval** of the Site Plan/Plan of Operation (Conceptual/Preliminary/Final) for Famous Meats, located at 10935 W. Bluemound Road, Unit 5, subject to the following conditions:

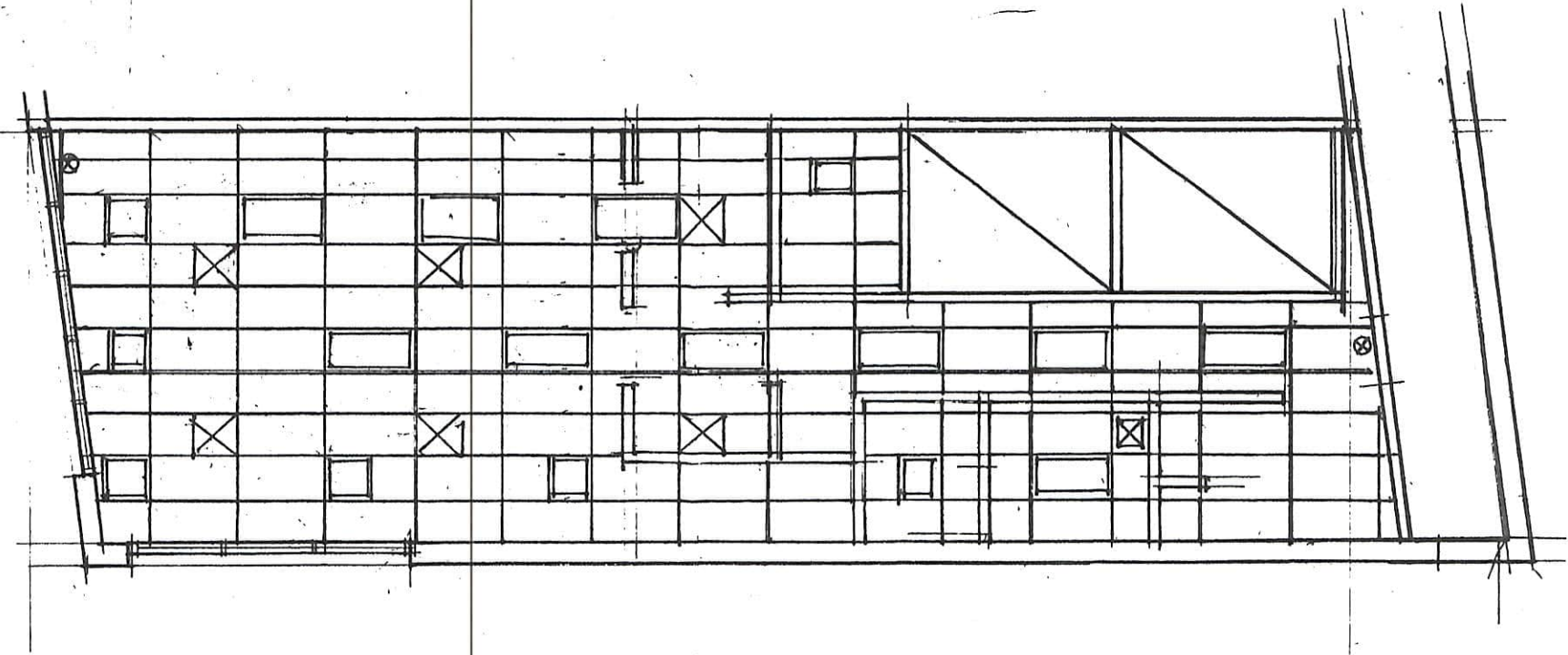
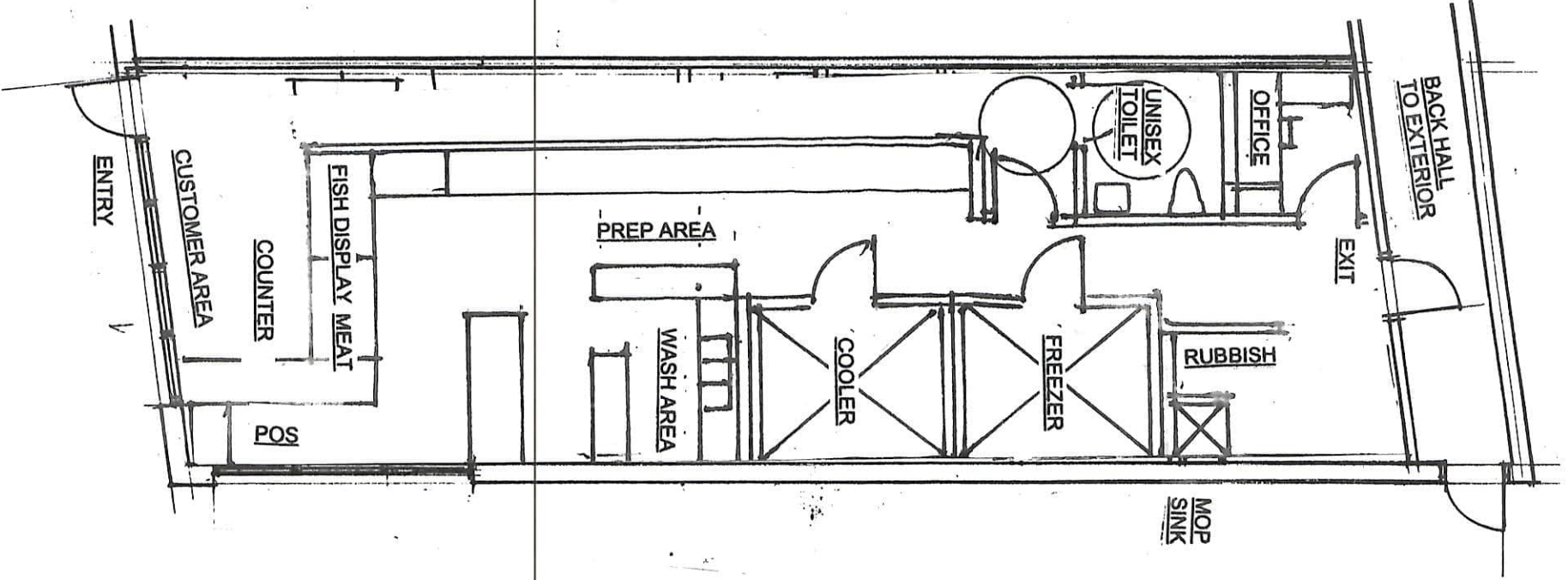
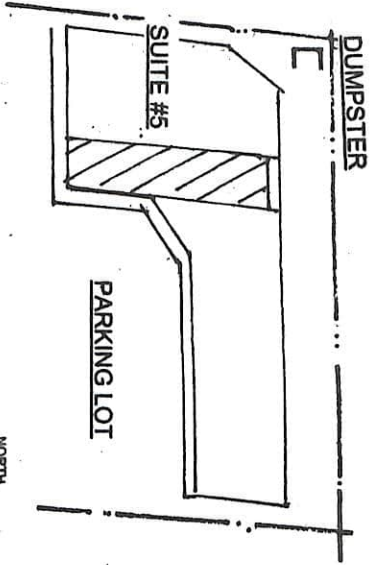
1. A Permit from the Waukesha County Environmental Health Division shall be provided to the Town Planner prior to Occupancy being granted.
2. All required town permits shall be obtained, including a Building Permit and Occupancy Permits for Building and Fire Inspection.

Michael Peine Architects
Commercial - Industrial
Design/Build Partnering

4617 N. Lombard Ave.
Wauwatosa, WI 53211
(414) 332-1789 Fax

MPEINR54@ICL.OUD.COM

OWNER:
REJU KEERTHIPATI, SRI GAYATHRI FOODS
19038 W BLUEMOUND RD #12
TOWN OF BROOKFIELD, WI 53045
262-271-6888
CONTACT@SRIGAYATHRIFOODS.COM



FAMOUS MEATS
BUTCHER SHOP: MEATS AND FISH
19038 W BLUEMOUND, SUITE 5
TOWN OF BROOKFIELD, WI 53045

REVISIONS

DRAWN SCA

CHECKED MAP

DATE AUGUST 28th, 2026

SCALE

JOB NO.

SHEET DESCRIPTION
ARCHITECTURAL FLOOR PLAN
SHEET NUMBER

TENANT FLOOR PLAN

SCALE 1/8"=1'-0"



REFLECTED CEILING PLAN

SCALE 1/8"=1'-0"



A-1 N



TOWN OF BROOKFIELD STAFF REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: August 25, 2026

REPORT DATE: August 6, 2026, updated August 20, 2026

RE: Conditional Use request and Preliminary and Final Approval for the construction of a financial institution with a service drive-thru lane, **Johnson Financial Group, 17740 W. Bluemound Rd, BKFT1120.996**

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

Property owner: Bluemound Enterprises Limited Partnership

Applicant: Eric Ohlfs, The Redmond Company, on behalf of Johnson Financial Group

Application Type: Preliminary and Final Approval
Conditional Use for a drive-thru

Zoning: B-2 Limited General Business District

Project Description

The property is 2 acres and is located on the north side of W. Bluemound Road. The property was formerly Don and Roy's Motorsports and contains a cell tower in the northwest corner of the site. The petitioner is proposing to raze all existing structures, except the cell tower, and construct a one-story financial institution with drive-thru lanes for Johnson Financial Group. The surrounding area consists of condominiums to the north, a multi-tenant commercial building to the west and a Metro Market grocery store (in the City of Brookfield) to the east. The petitioners are seeking Preliminary and Final Approval of the development. Conceptual approval was granted in September 2025 with an extension until September 30, 2026. In addition, the request for a drive-thru requires a Conditional Use Permit in the B-2 District. No specific standards are required for the Conditional Use apart from being located in any Business Districts.

Architectural Plans: The proposed one-story building is 8,669 sq. ft. The building is more modern, with a flat roof and metal canopy. Materials include modular brick veneer, blended stone veneer, aluminum composite metal panels, faux wood aluminum siding, cast stone sill. The combined materials give the building an overall look of brick and wood, with a Lannon stone base and metal accents.

Site Plan: The proposed building is located approximately 100 ft. from the edge of the road right of way of W. Bluemound Road. The site will be graded flat, with new storm sewer installed that will outlet to a 300 sq. ft. bio-filter (rain garden), which is a stormwater facility, located on the north portion of the site within the green space. The current site consists of 75% impervious surface, whereas the proposed site will be only 60.69% impervious surface. A concrete sidewalk is proposed from W. Bluemound Road to a curb bump out at the front of the building, including a crosswalk. A less than 2 ft. tall retaining wall is proposed along the east lot line.

Zoning

	Proposed	Required	Requirement met?
Road Setback (S) W. Bluemound Rd.	100+/- ft.	50 ft. min.	Yes
Offset (N) (residential)	231+/- ft.	15 ft. min.	Yes
Offset (E)	31 +/- ft.	15 ft. min.	Yes
Offset (W)	55 +/- ft.	15 ft. min.	Yes
Height	23'-5"	45 ft. max.	Yes
Maximum Floor Area	8,670 sq. ft. (10.1%)	6,000 sq. ft. (min.) 42,600.5 sq. ft. (50% max)	Yes

Ingress and Egress: Access to the site is proposed in the existing location off of Bluemound Road. Egress to the site is a right-turn only onto Bluemound Rd. A connection to the Metro Market property was explored, but ultimately is not feasible.

Internal traffic patterns: Visitors will enter via Bluemound Road and proceed directly to the parking area or go east around the building to the drive-thru lane or the employee parking. There is a by-pass lane around the drive-thru lanes. A “Do Not Enter” sign is on the west side of the customer parking area to prevent customers from going the wrong way into the drive-thru.

Lighting: Ten (10) downcast light poles are proposed throughout the parking and drive aisle areas with 4000K color temperature. Building lighting includes two LED lights over the north door entrances, two LED lights on the east elevation and six LED lights along the building façade facing Bluemound Road. All but two of these lights are wedge wall sconces. The remaining two are flat LED square wafers. The driveway canopy also has downcast lights. The applicant has stated that due to security, they would prefer all lights stay on overnight. The photometric plan complies with the Town lighting standards, per the Town Engineer.

Off-street parking and parking landscaping: The area for customer service is approximately 2,300 sq. ft., which would result in 16 required customer parking spaces (1 space/150 sq. ft. of space reserved for customer service). There will be a maximum of 29 employees between the office and branch sides of the building. Therefore, the required parking is 45 stalls. The proposed number of stalls is 52. Two handicap stalls are required per the Town Code and three are proposed. The proposed parking complies with the Code requirements.

A 10 ft. paving offset is being provided along W. Bluemound Road and along the east and west lot lines, except for the drive aisles around the building and drive-thru. However, the four-foot curb setback is being met in these locations. It should also be noted that in these areas, much of the lot is currently paved up to the lot line and the condition will be improving.

Parking is required to be a minimum of 25 ft. from a residential district, whereas 80 ft. is being provided. A 10 ft. landscape buffer is also required on the north lot line given the additional residential use. The code requires landscaping to screen the use from view year-round. The landscaping plan shows an approximately 80 ft. long vegetative buffer to the north of a proposed rain garden (bio-filter). The buffer will consist of six (6) Green Giant Arborvitae and four (4) Eastern White Pines. There is a significant woodland feature, approximately 120 ft. deep and mostly on the condominium property, that screens this property from view.

Additional landscaping in the parking area includes the use of landscape islands and peninsulas located at the ends of aisles. The northernmost two landscaping islands each contain one (1) Honey locust tree and lawn, while the remaining islands contain a mix of vegetation. The islands meet the 170 sq. ft. minimum, except for the island that shares space with the sidewalk that connects to the pedestrian crosswalk. Even without this island, the site well exceeds the 5% minimum landscaping requirement for the site.

Additional Site Landscaping:

There is landscaping proposed along the perimeter of the building and most of the property. There is also a small landscaping berm south of the customer parking near W. Bluemound Road with additional landscaping. Landscaping around the proposed monument sign is proposed to contain Millennium Allium and Ice Dance Sedge, which are perennials and ornamental grass, respectively. The Town Engineer has made some recommendations to add six additional trees in lawn areas and to shield the cell tower more. Additional recommendations include swapping some species for native species and relocating some of the plants further from the building.

Signage

An exterior sign package has been submitted as part of the development approval. Signage includes the following.

Sign		Zoning	Proposed Area	Permitted Area	Waiver required
Monument along Bluemound Rd.	Aluminum base with tan cabinet and black lettering + logo. Illuminated letters. Includes address numerals	Complies with height and setback	41.45 SF (excluding base, per code) (total size 10' H x 8'-8" W)	70 SF	No* <i>Address numerals need to increase to 8", currently 4"</i>
Wall sign (south elevation/Bluemound)	Backlit black letters,	n/a	29.6 SF (12'-3" x 2'-5")	90.4 SF	No
Wall sign (east elevation)	Backlit black letters	n/a	81.98 SF (38'-5 x 2'-2")	72 SF	Waiver granted for sign size by ARC.
Directional signage	(2) ATM/Drive-Up freestanding signs	n/a	4' H x 3' W With 4" letter height.	Max. 5" letter height	No.

There are multiple places where window signage is proposed, including the hours of operation and address on the entrance door (south elevation); drive up hours on the drive-thru window, and "associate entrance" on the north doors. The site signage includes "do not enter" and parking signage.

Dumpsters: The dumpster enclosure is a masonry enclosure with a modular brick veneer and composite decking slats for the enclosure opening. The enclosure is located in the northwest corner. The use requires two small 4-yard dumpsters on wheels, stored at 90 degrees. The trash company will need to pull them out to lift them up. Therefore, bollards are not proposed and do not seem necessary.

Additional site considerations

A condominium plat is being prepared that splits the cell tower area (Unit 1) from the remaining property (Unit 2). This Conditional Use is only for Unit 2, which will be under the ownership of Johnson Financial Group. The cell tower unit will continue to be owned by the existing property owner. There is an access easement for the cell tower that follows the drive aisles.

Architectural Review Committee: On August 12, 2026, the ARC unanimously granted Preliminary and Final approval, subject to address numerals being increased to 8” per the code on the proposed monument sign and subject to the Chair reviewing the lighting plan and offering any final recommendations for the Plan Commission and Town Board to consider. The Chairman reviewed the proposed lighting plan and noted that glare shields should be added to the parking lot lights as the chosen lights will emit horizontal glare, rather than vertical. The Planner concurs.

Town Engineer & Sanitary District: On August 3, 2026, the Town Engineer and Sanitary District provided comments on the proposed plans, which includes minor updates to the civil set and stormwater plan. Additional plans have not been received as of the date of this report. However, the overall site plan will not change to satisfy their comments.

Fire Department: The Fire Department requested additional width along the east drive aisle. The applicant has discussed this with the TBFD. This has required the building to move four feet to the west. Revised plans and turning radius are being prepared; however, the Fire Department noted this will be sufficient.

Staff Recommendation

I recommend **Conditional Use approval** and **Preliminary and Final approval** of the request to construct a financial institution located at 17740 W. Bluemound Road, subject to the following conditions:

1. A revised sign rendering for the approved monument sign shall be submitted that increased the address numeral letter height to 8 inches.
2. The revised landscaping plan shall be prepared and submitted to incorporate the additional recommendations prepared by the Town Engineer.
3. Site landscaping around the building and parking areas shall be implemented as proposed on the final plans. Financial assurance may be collected in a form acceptable to the Town Attorney to ensure all required landscaping is implemented and maintained for a period of time approved by the Town Board.
4. All proposed DSX1 fixtures shall have an external glare shield component added to reduce horizontal glare.
5. The Town Attorney shall review and approve the stormwater maintenance plan and agreement for all proposed stormwater infrastructure, prior to recordation in the Register of Deeds.
6. A non-annexation agreement prepared by the Town Attorney shall be signed in front of a notary by the owner of the property and returned to the Town of Brookfield for recordation in the Waukesha County Register of Deeds.

7. A Conditional Use Order shall be prepared by town staff, signed by the owner and town and recorded in the Register of Deeds, prior to an Occupancy Permit being issued.
8. A condominium plat shall be submitted for internal review by the Town staff to ensure it does not interfere with site plans, utility plans or existing or proposed easements.
9. Minor deviations from the submitted final plans are subject to the Town Planner for review and approval so long as they are consistent with the overall design intent discussed and/or to address engineering, utility, planning, building inspection or fire department comments. If the plan modifications are not considered minor per the Town Planner, a revised application shall be submitted and a review process shall ensue per Section 17.02(7).

Reasons

The submitted plans require very minor adjustments that can be reviewed internally. The redevelopment of this parcel removes a blighted property from a highly visible location and provides a location for a long-standing business of the area. As submitted, the proposal meets the purpose and intent of the ordinance.



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST

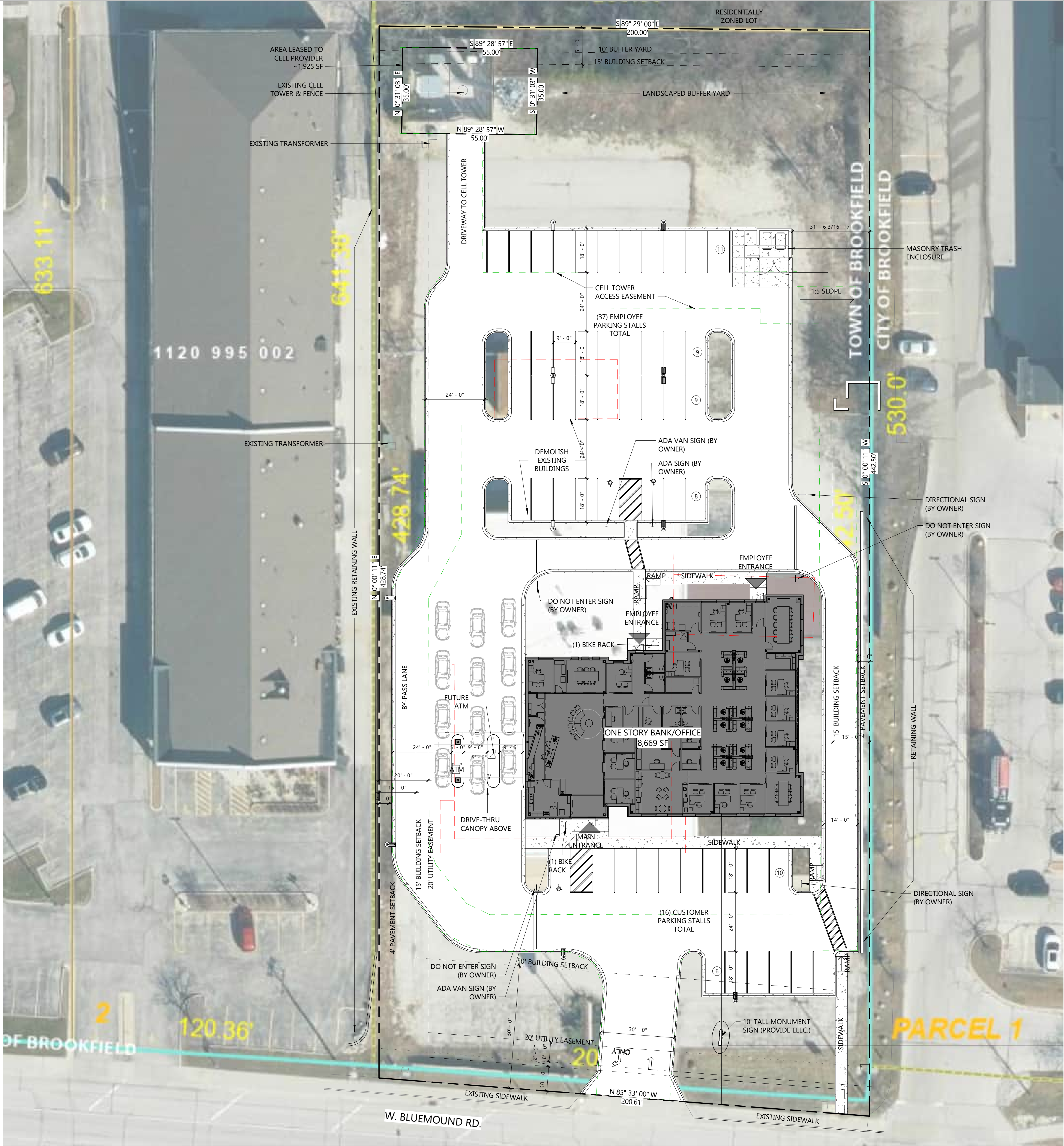


VIEW FROM NORTHWEST

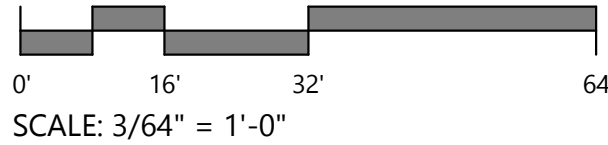
Johnson Financial Group - Brookfield

Exterior Rendering

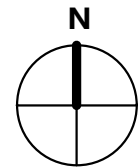
NOTE: COLORS SHOWN ARE APPROXIMATE. REFER TO ACTUAL PRODUCT SAMPLES FOR ACCURATE COLORS. RENDERINGS ARE SCHEMATIC IN NATURE AND DO NOT INDICATE FINAL GRADING AND LANDSCAPING.



ZONING INFO	
1.	ADDRESS: 17740 W BLUEMOUND RD, BROOKFIELD, WI 53045
2.	MUNICIPALITY: TOWN OF BROOKFIELD
3.	LOT ZONING: B-2 LIMITED GENERAL BUSINESS DISTRICT
4.	LOT SIZE: 87,121 SF (2,000 AC) (INCLUDES CELL TOWER LEASE AREA)
5.	PERMITTED USE: BANKING INCLUDING DRIVE-IN BANKS
6.	CONDITIONAL USE: DRIVE-IN BANKS
7.	LOT AREA: 20,000 SF MIN.
8.	LOT WIDTH: 120' MIN.
9.	BUILDING HEIGHT: 45' MAX.
10.	ACCESSORY BUILDING: 15' MAX.
11.	BUILDING AREA: 6,000 SF MIN.
12.	BUILDING AREA: SHALL NOT EXCEED 50% OF LOT AREA (~43,560 SF MAX)
13.	BUILDING SETBACKS
A.	50' FROM R.O.W.
B.	15' FROM SIDE AND REAR LOT LINE
14.	BUFFER YARD - 10' WIDE AT RESIDENTIAL LOT LINE W/ OPAQUE LANDSCAPING
15.	PARKING LOT
A.	PAVEMENT SETBACK: 10' MIN.
16.	LIGHTING
A.	0.2 FC MAX AT PROPERTY LINE
B.	0.4 FC MIN AT PARKING LOT AND CIRCULATION AREAS
C.	NO LIGHT FIXTURES IN BUFFER YARDS
D.	LIGHTING <12V EXCLUDED FROM ABOVE RESTRICTIONS
17.	LANDSCAPING
A.	REFER TO ZONING ORDINANCE FOR ADDITIONAL INFO
B.	NO LANDSCAPING IN UTILITY OR DRAINAGE EASEMENTS (EXCEPT GRASS)
C.	NO PART OF TREE SHALL EXTEND BEYOND THE PROPERTY LINE
18.	TRAFFIC/PARKING
A.	DRIVEWAY VISION TRIANGLE: 15'X15' BETWEEN 30" TO 10' ABOVE GRADE
B.	PARKING STALL SIZE: 9'X18' MIN.
C.	ADA PARKING STALLS SIZE: 12'X18' MIN.
D.	NO PARKING WITHIN 25' OF A RESIDENTIAL LOT LINE
E.	PARKING LOT ISLANDS: REQUIRED WHEN >30 STALLS. MINIMUM SIZE OF 170 SF
F.	PARKING LOT CURB SETBACK: 4' MIN.
G.	PARKING QUANTITY: 1 STALL PER 150 GSF OF CUSTOMER SERVICE, PLUS 1 PER EMPLOYEE FOR LARGEST SHIFT
a.	8,700 SF BUILDING (2,400 CUSTOMER AREA) WOULD REQUIRE (16) CUSTOMER STALLS & (29) EMPLOYEE STALLS
H.	DRIVE-THRU QUEUING: (4) VEHICLES PER LANE
I.	DRIVEWAYS - SEE CHAPTER 8
19.	SIGNAGE
A.	MONUMENT SIGNS
a.	NOT TO EXCEED A HEIGHT WHEN DRAWING A LINE 10' AT THE PROPERTY LINE TO THE BUILDING HEIGHT
b.	SIGN TO INCLUDE A 2' TALL MIN. MASONRY BASE WITH LANDSCAPING BED SHALL BE INCLUDED
c.	SIGN SETBACK: 5' MIN.
d.	SIGN AREA: 70 SF OF SIGN DISPLAY AREA PER SIDE
e.	SIGN QUANTITY: 1 MAX.
f.	SIGN TO INCLUDE 8" ADDRESS NUMERALS
B.	BUILDING SIGNS
a.	SIGN AREA: NOT TO EXCEED 0.8 SF PER LINEAR FOOT OF BUILDING FRONTAGE AT R.O.W. AND 100 SF MAX. EA.
b.	SIGN QUANTITY: 2 MAX. TOTAL



SCALE: 3/64" = 1'-0"



A1

PRESENTATION SITE PLAN

3/64" = 1'-0"

Johnson Financial Group - Brookfield

Architectural Site Plan

THE
REDMOND
COMPANY

25010

7/21/2026

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1 FIRST FLOOR PRESENTATION
3/16" = 1'-0"

Johnson Financial Group - Brookfield

First Floor Presentation Plan

THE
REDMOND
COMPANY

25010

7/21/2026

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1 SOUTH ELEVATION - PRESENTATION
1/8" = 1'-0"

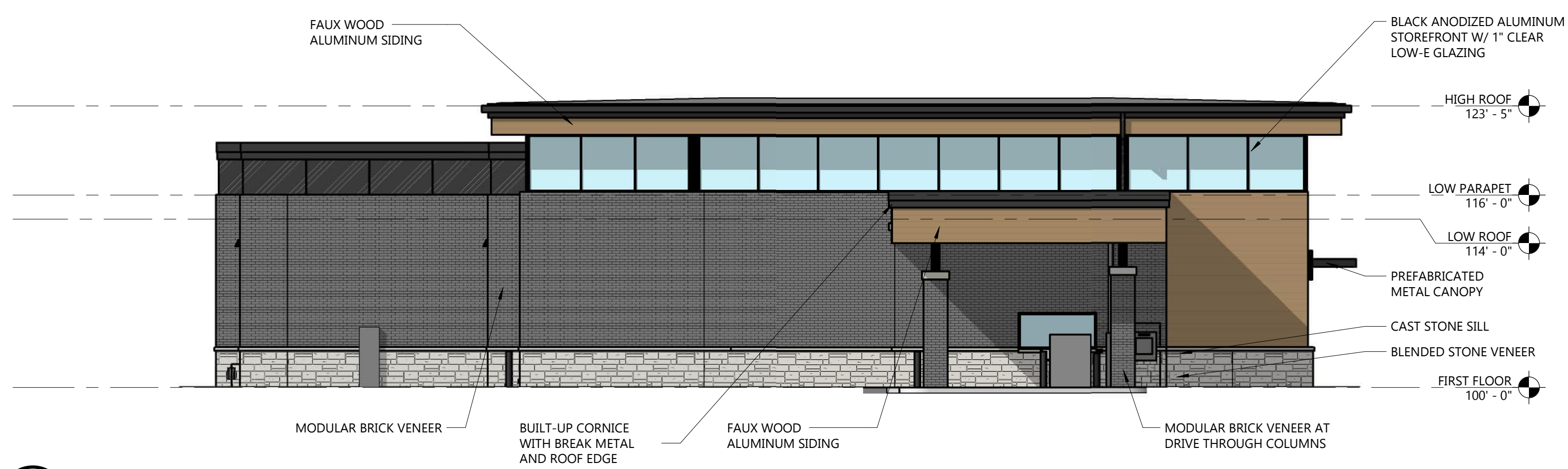
EXTERIOR MATERIAL LEGEND	
	ALUCOBOND ACM BRUSHED ALUMINUM
	LONGBOARD ALUMINUM SIDING 6" V-GROOVE, BLONDE OAK
	GLEN GERY BRICK URBAN GREY
	HALQUIST STONE FOND DU LAC LEDGE
NOTE: COLORS SHOWN ARE APPROXIMATE. REFER TO ACTUAL PRODUCT SAMPLES FOR ACCURATE COLORS.	



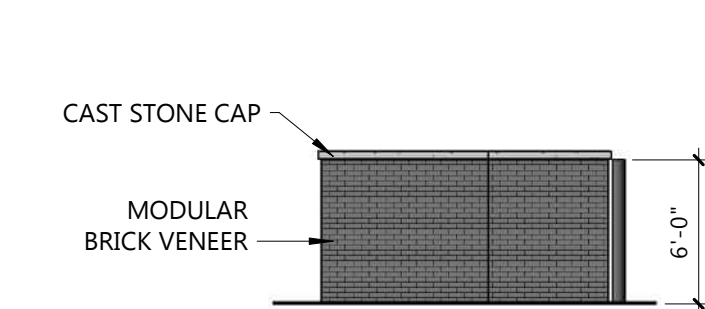
2 NORTH ELEVATION - PRESENTATION
1/8" = 1'-0"



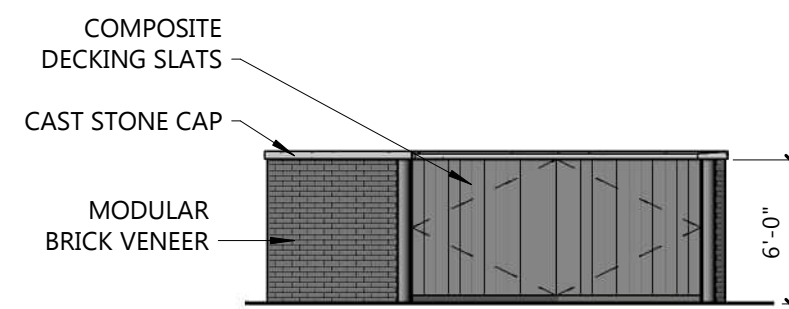
3 EAST ELEVATION - PRESENTATION
1/8" = 1'-0"



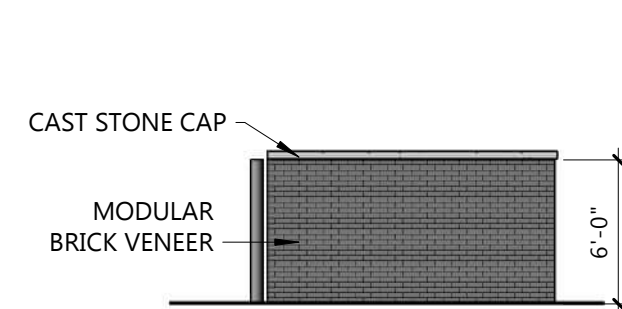
4 WEST ELEVATION - PRESENTATION
1/8" = 1'-0"



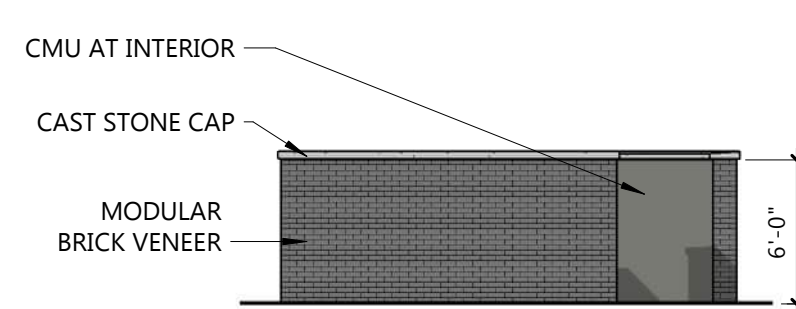
5 TRASH ENCLOSURE - WEST ELEV.
1/8" = 1'-0"



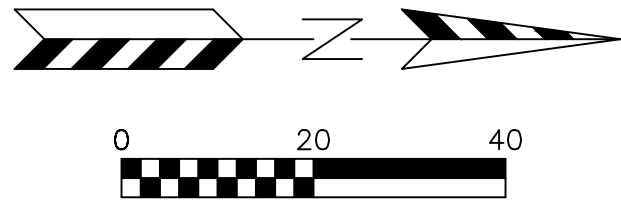
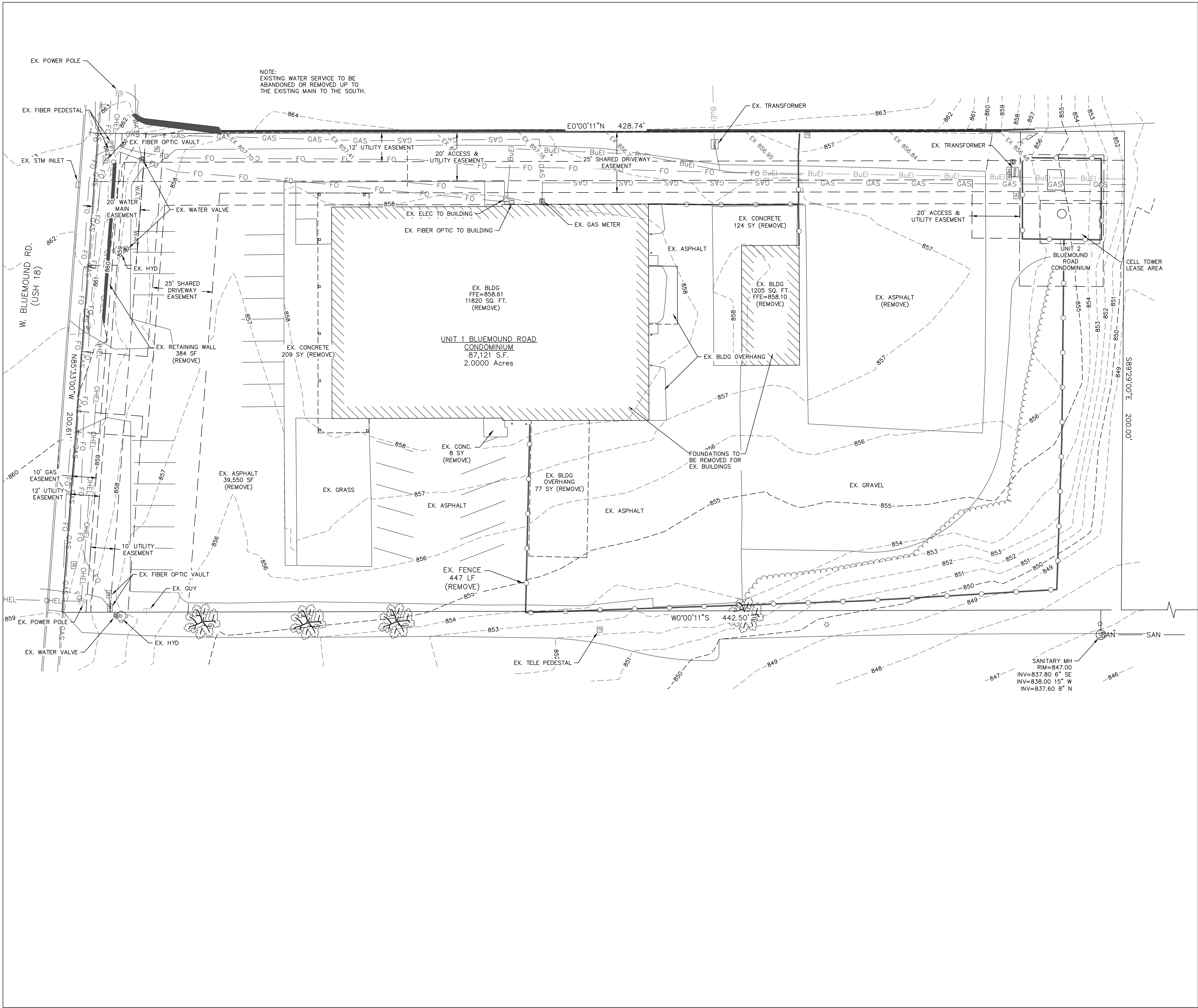
6 TRASH ENCLOSURE - SOUTH ELEV.
1/8" = 1'-0"



7 TRASH ENCLOSURE - EAST ELEV.
1/8" = 1'-0"



8 TRASH ENCLOSURE - NORTH ELEV.
1/8" = 1'-0"



- LEGEND:
- - -896- - - EXISTING MINOR CONTOUR.
 - - -895- - - EXISTING MAJOR CONTOUR.
 - OHEL- - OVERHEAD ELECTRIC LINE.
 - BuEI- - BURIED ELECTRIC LINE.
 - BuTeI- - BURIED TELEPHONE LINE.
 - FO - - FIBER OPTIC LINE.
 - GAS - - GAS LINE.
 - SAN - - SANITARY SEWER MAIN OR LATERAL.
 - WAT - - WATER MAIN OR SERVICE.
 - - - - - STORM SEWER LINE.
 - [ELEC] - ELECTRIC METER.
 - [GAS] - GAS METER.
 - [X] - GAS VALVE.
 - [FHD] - FIRE HYDRANT.
 - [P] - POWER POLE.
 - [SN] - SANITARY SEWER MANHOLE.
 - [ST] - STORM SEWER MANHOLE.
 - [] - STORM SEWER INLET.
 - [T] - TELEPHONE PEDESTAL.
 - [TRAN] - TRANSFORMER.
 - [WV] - WATER VALVE.

REVISIONS:	
NO.	DATE DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**JFG - BROOKFIELD
17740 W BLUEMOUND ROAD
BROOKFIELD, WI, 53045**

PLAN TITLE:
**EXISTING
CONDITIONS
& DEMOLITION
PLAN**

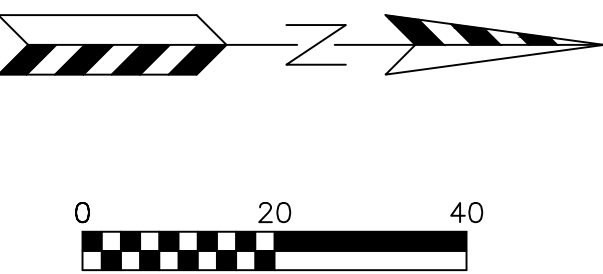
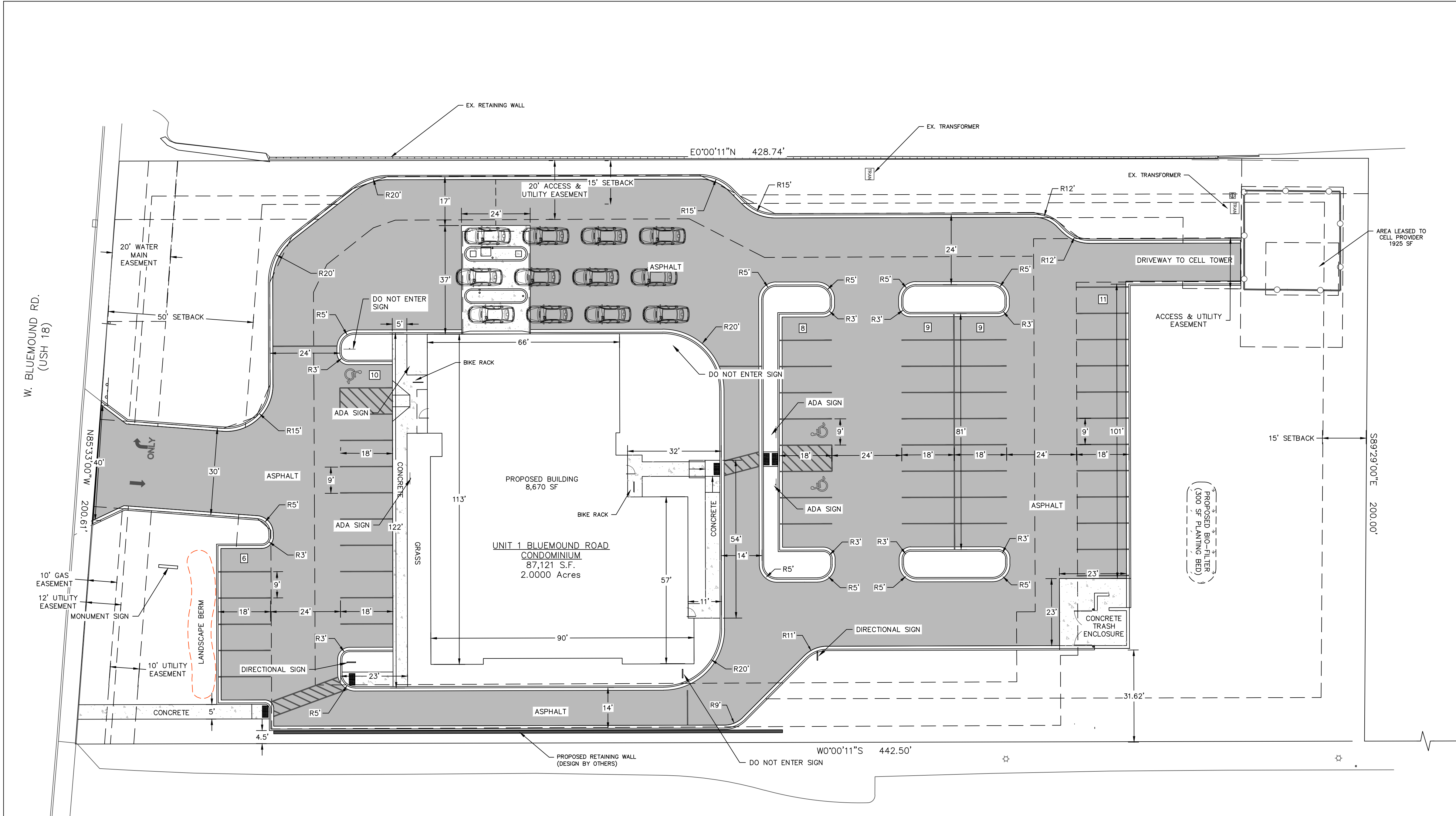
DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
JDR

PLAN DATE:
7/21/2026

PROJECT NO:
\RE-24-26

SUBMITTAL

SHEET NO:
C1.01



- LEGEND:
- Ⓐ - PARKING STALLS IN A ROW
 - Ⓑ - REJECT CURB
 - Ⓐ - ACCEPT CURB

SITE INFORMATION BLOCK		
Site Address:	17740 W Bluemound Road	
Legal Description:	Parcel 1 CSM No. 8575	
Site Acreage	2.000	
Current Zoning:	B-2	
Building & Paving Setback Requirements		
Front	Building 50 feet	Pavement 4 feet
Side	15 feet	4 feet
Rear	15 feet	4 feet
Parking Stalls Required:	1 space per 150 sq ft of building	
Parking Stalls Provided:	1 space per/ 1 employee	
	53 stalls	
Existing Site Areas		
Description	Area (sf)	% Coverage
Building	13,086	15.02
Asphalt/Concrete	52,242	59.96
Impervious Total	65,328	74.99
Lawn	21,793	25.01
Total	87,121	100.00
Proposed Site Areas		
Description	Area (sf)	% Coverage
Building	8,730	10.02
Asphalt/Concrete	44,142	50.67
Impervious	52,872	60.69
Lawn	34,249	39.31
Total	87,121	100.00
Total Additional Impervious Area (sf) =		-12,456

- SITE PLAN NOTES:
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
 - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

PAVING LEGEND

- ASPHALT PAVEMENT
 - 8" CRUSHED AGGREGATE BASE COURSE
 - 2" ASPHALTIC BINDER 3 LT 58-28 S
 - 1 1/2" ASPHALTIC SURFACE 4 LT 58-28 S
- CONCRETE SIDEWALK
 - 6" CRUSHED AGGREGATE BASE COURSE
 - 4" CONCRETE

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**JFG - BROOKFIELD
17740 W BLUEMOUND ROAD
BROOKFIELD, WI, 53045**

PLAN TITLE:
**PROPOSED
SITE PLAN**

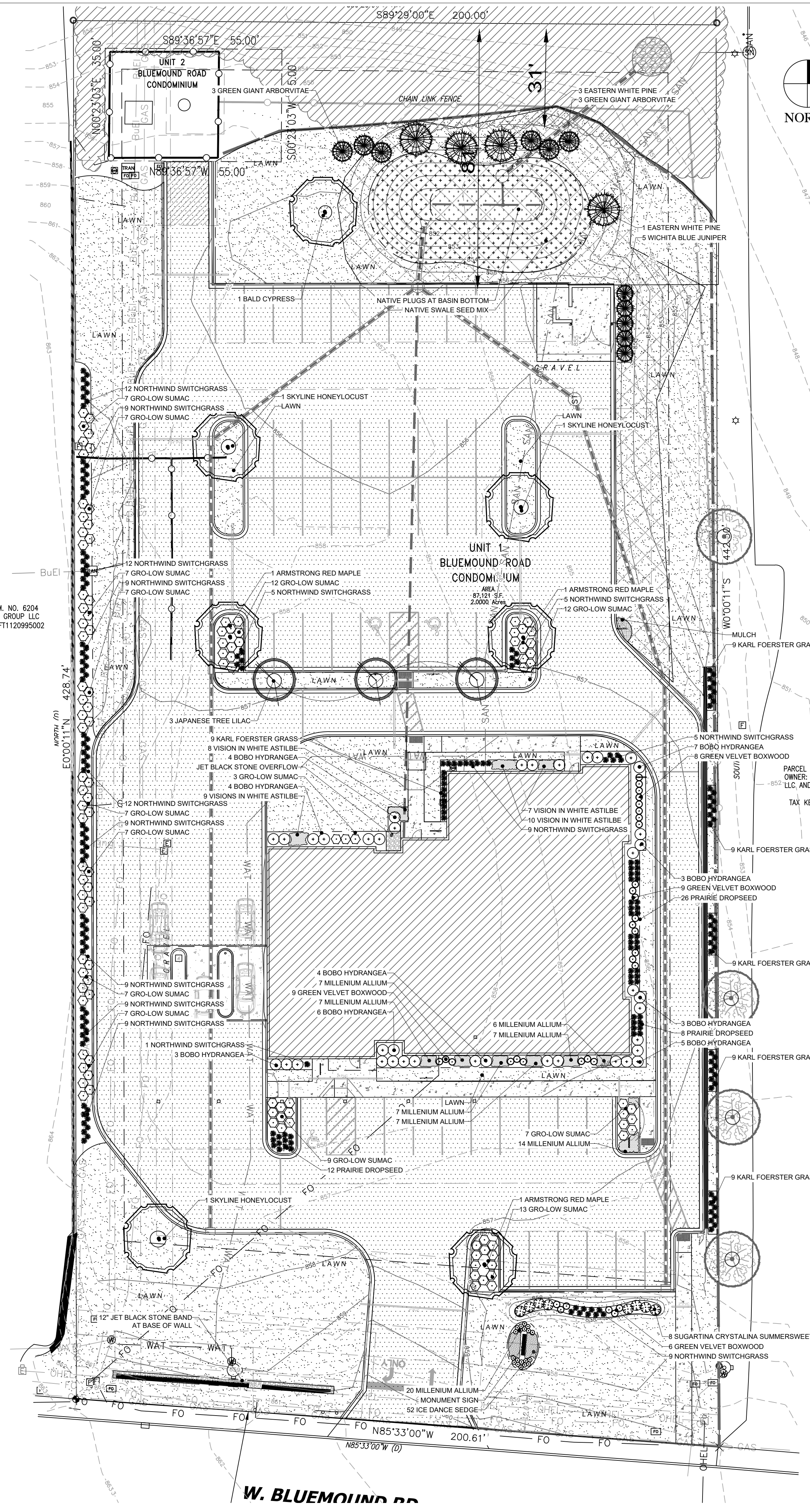
DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
JDR

PLAN DATE:
7/21/2026

PROJECT NO:
\RE-24-26

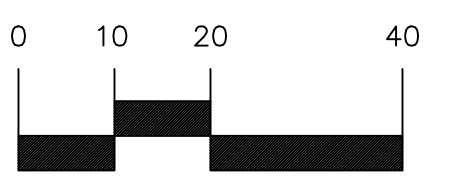
SUBMITTAL

SHEET NO:
C1.02



OVERALL LANDSCAPE CONCEPT

Scale: 1" = 20'0"



Agrecol LLC
www.agrecol.com
10101 N. Casey Road
Evansville, Wisconsin 53536
Ph: 608-223-3571

Rainwater Renewal Garden (Sunny Locations)

64 Plant Plugs per tray; Covers 75-125 SF
each planting plug to minimally measure: 2.5"x2.5"x3.5"

Botanical Name	Common Name	Plugs per Tray
<i>Agastache foeniculum</i>	Lavendar Hyssop	4
<i>Aster ericoides</i>	Heath Aster	4
<i>Blephilia hirsuta</i>	Hairy Wood Mint	4
<i>Carex comosa</i>	Bristly Sedge	4
<i>Carex hystericina</i>	Porcupine Sedge	4
<i>Carex vulpinoidea</i>	Brown Fox Sedge	4
<i>Echinacea purpurea</i>	Purple Coneflower	4
<i>Eupatorium perfoliatum</i>	Boneset	4
<i>Glyceria canadensis</i>	Rattlesnake Grass	4
<i>Iris virginica</i>	Souther Blue Flag Iris	4
<i>Liatris spicata</i>	Marsh Blazing Star	4
<i>Labelia siphilitica</i>	Great Blue Lobelia	4
<i>Pycnanthemum virginianum</i>	Mountain Mint	4
<i>Solidago ohioensis</i>	Ohio Goldenrod	4
<i>Verbena hastata</i>	Blue Vervain	4
<i>Zizia aptera</i>	Heart-Leaved Golden Alexanders	4
Total		64.00

Approximate area of coverage:	
Total area proposed for Plug Plantings (SF):	165
	0.00
Rainwater Renewal Garden (Sunny Locations)	
2 trays of 32 plants per tray; (75-125 SF per kit coverage):	2
	# of kits

RAINWATER RENEWAL NATIVE PLUGS

HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE

P.O. Box 1359

Lake Geneva, Wisconsin 53147-1359

ph 262.639.9733

david@wdavidheller.com

www.wdavidheller.com

PROJECT

JOHNSON FINANCIAL GROUP

17740 W. Bluemound Rd. Brookfield, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
7.01.26	FIRST ISSUE
7.08.26	OWNER COMMENTS
7.22.26	REVISED SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

OVERALL LANDSCAPE CONCEPT

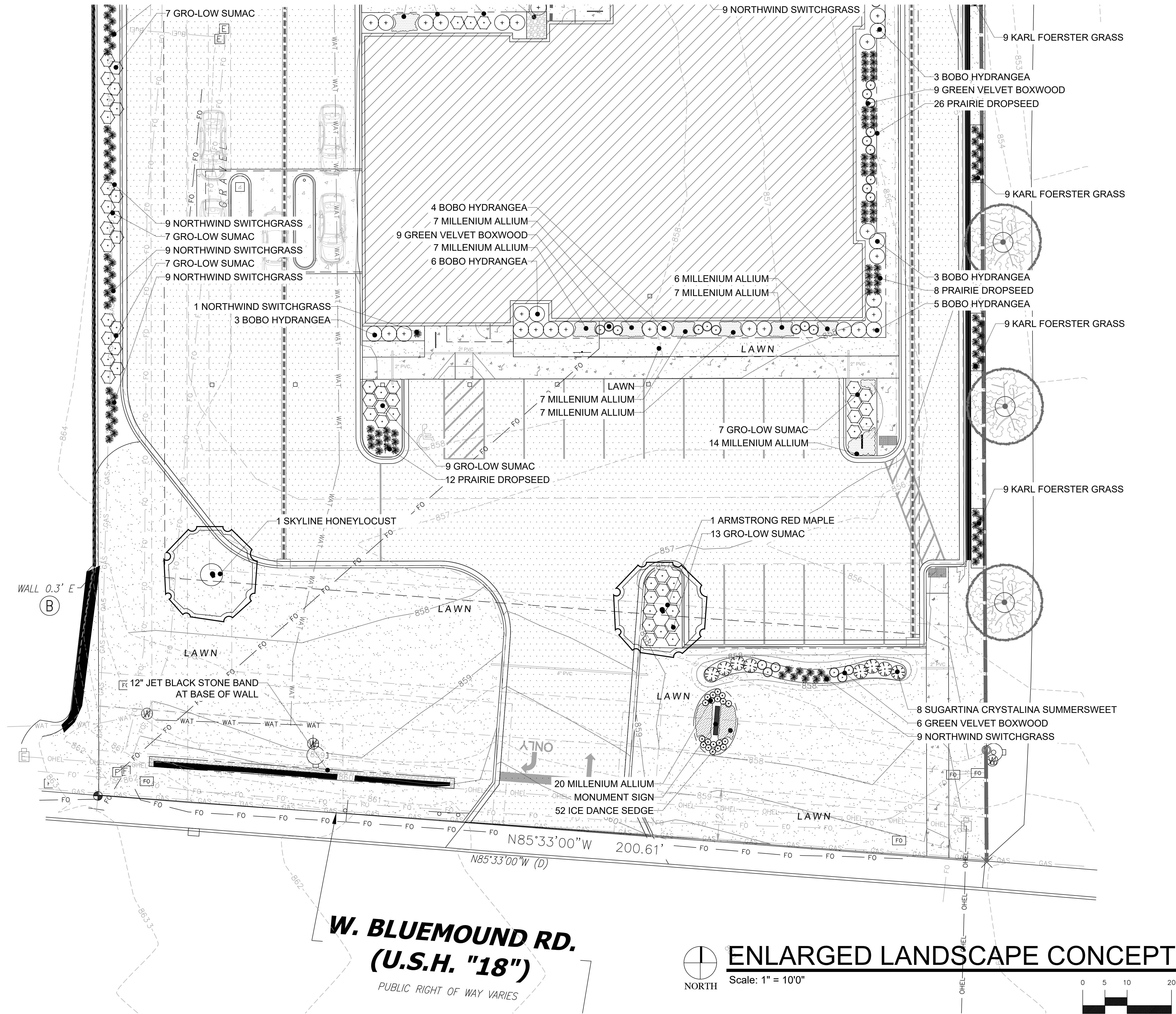
PROJECT MANAGER WDH

PROJECT NUMBER 29-027

DATE 7.22.26

SHEET NUMBER

L 1.0



PROJECT
**JOHNSON
FINANCIAL
GROUP**

17740 W.
Bluemound Rd.
Brookfield, WI

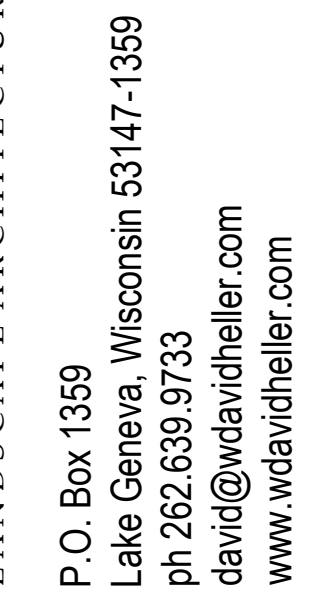
ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
7.01.26	FIRST ISSUE
7.08.26	OWNER COMMENTS
7.22.26	REVISED SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE
**ENLARGED
LANDSCAPE
CONCEPT:
SOUTH**

PROJECT MANAGER	WDH
PROJECT NUMBER	29-027
DATE	7.22.26
SHEET NUMBER	

L 1.1

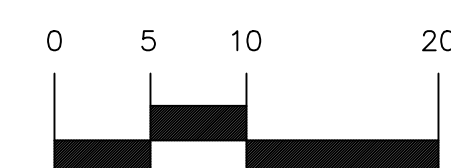


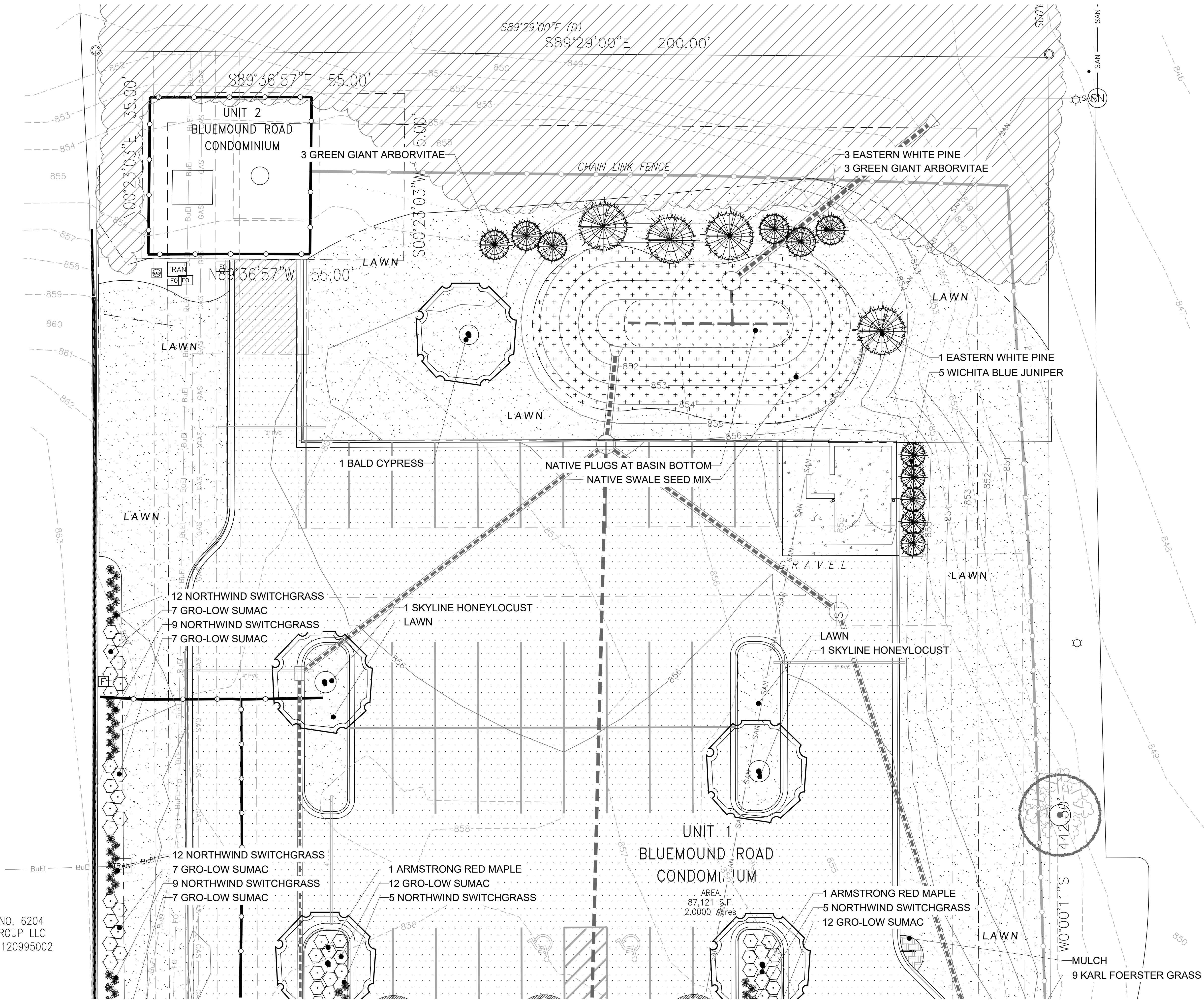
JOHNSON
FINANCIAL
GROUP

DATE	DESCRIPTION
7.01.26	FIRST ISSUE
7.08.26	OWNER COMMENTS
7.22.26	REVISED SITE PLAN

ENLARGED LANDSCAPE CONCEPT: CENTER

L 1.2



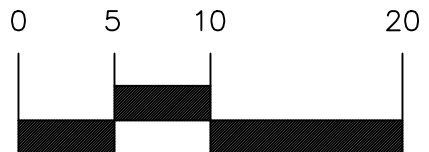


LOT 2-C.S.M. NO. 6204
OWNER: TFW GROUP LLC
TAX KEY# BKFT1120995002

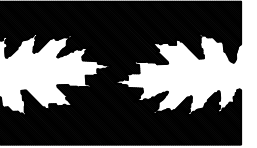


ENLARGED LANDSCAPE CONCEPT

Scale: 1" = 10'0"



**HELLER &
ASSOCIATES, LLC**
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com



PROJECT

JOHNSON FINANCIAL GROUP

17740 W.
Bluemound Rd.
Brookfield, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
7.01.26	FIRST ISSUE
7.08.26	OWNER COMMENTS
7.22.26	REVISED SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

ENLARGED LANDSCAPE CONCEPT: NORTH

PROJECT MANAGER WDH

PROJECT NUMBER 29-027

DATE 7.22.26

SHEET NUMBER

L 1.3

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z80.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 4" to provide proper drainage, unless otherwise specified.
6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{2}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{3}{4}$ of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{3}{4}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{3}{4}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2" layer of double-shredded hardwood bark mulch, and groundcover areas a 2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):

- $\frac{3}{4}$ CY Peat Moss or Mushroom Compost
- $\frac{1}{4}$ CY blended/pulverized Topsoil
- $\frac{1}{4}$ CY composted manure

In roto-tilled beds only, also include in above mixture:

- 2 lbs Starter Fertilizer

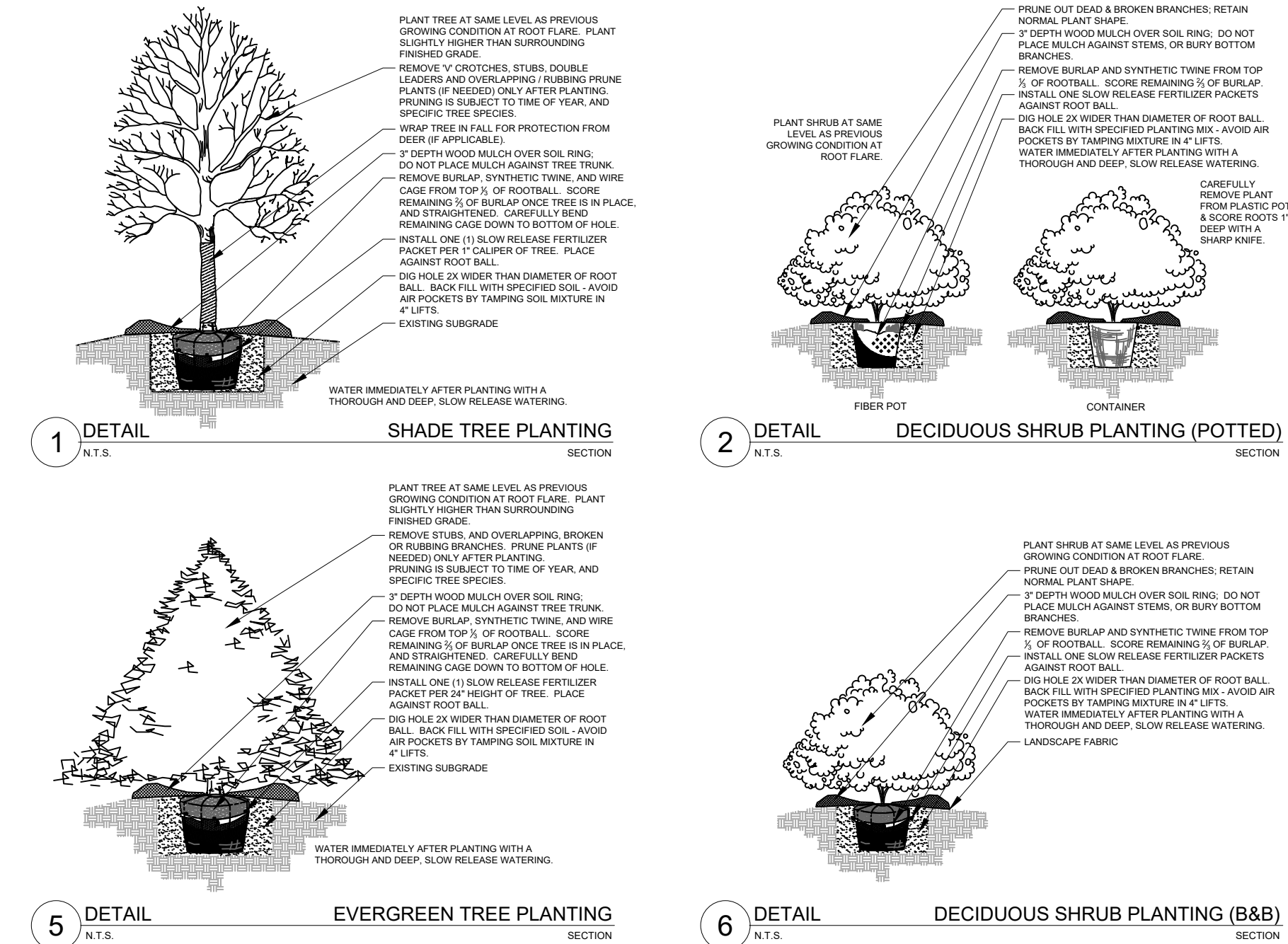
12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.
- An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

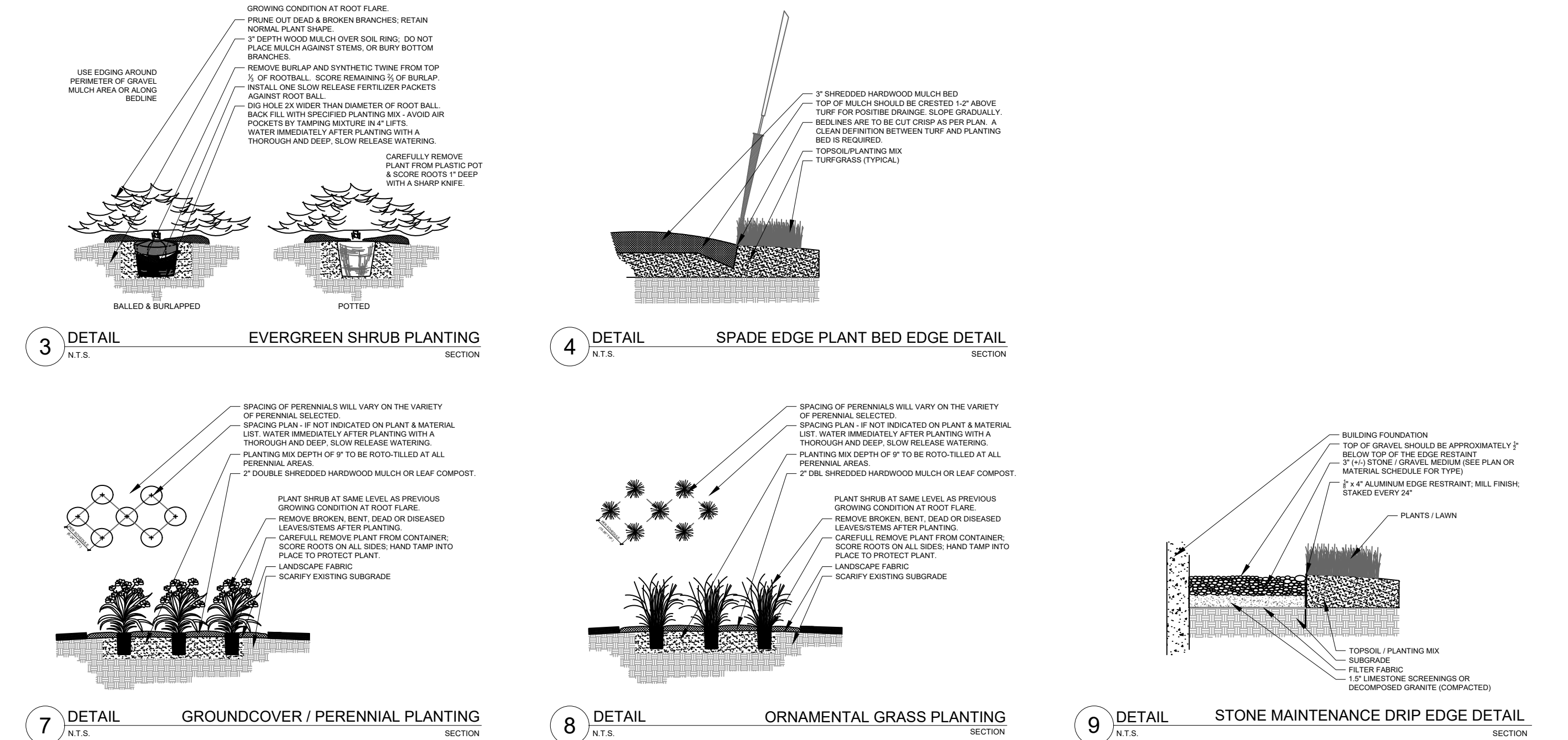
LANDSCAPE GENERAL NOTES



PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
ARM	3	Acer xfreemanii 'Armstrong'	Armstrong Red Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SHL	3	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
BC	1	Taxodium distichum	Bald Cypress	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
ORNAMENTAL TREES (DECIDUOUS)							
JTL	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
EVERGREEN TREES							
WBJ	5	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper (upright)	5-6'	B&B	Evenly shaped tree with branching to the ground	54"
EW P	4	Pinus strobus	Eastern White Pine	7-8'	B&B	Evenly shaped tree with branching to the ground	17"
GGA	6	Thuja plicata x standishii 'Green Giant'	Green Giant Arborvitae	6'	B&B	Evenly shaped tree with branching to the ground	60"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
EVERGREEN SHRUBS							
GVB	32	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	Cont.	Full rounded well branched shrub	24-30"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
DECIDUOUS SHRUBS							
SCS	8	Clethra alnifolia 'Crystallina'	Sugartina Crystallina Summersweet	36"	Cont.	Full, well rooted plant, evenly shaped	36"
BBH	39	Hydrangea paniculata 'LVOBO'	Bobo Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped	42"
GLS	99	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#3	Cont.	Full, well rooted plant, evenly shaped	42"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
ORNAMENTAL GRASSES							
KFRG	54	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
IDS	52	Carex morrowii 'Ice Dance'	Ice Dance Sedge	#1	Cont.	Full, well rooted plant	15"
NWSG	137	Panicum virgatum 'Northwind'	Northwind Switch Grass	#1	Cont.	Full, well rooted plant	18"
PDS	46	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant	18"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
HERBACEOUS PERENNIALS							
MA	75	Allium 'Millenium'	Millenium Allium	#1	Cont.	Full, well rooted plant, evenly shaped	18"
VWA	44	Astilbe chinensis 'Vision in White'	Visions in White Astilbe	#1	Cont.	Full, well rooted plant, evenly shaped	15"
PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED		SIZE		SPECIFICATION / NOTES	PLANT SPACING
LAWN	2778	Lawn Establishment Area / Grading Area			SY		
	1600	Erosion Matting for seeded areas	see plan for area delineation		SF	Rollmax EroNex D575 Erosion Control Blanket (or approved equal)	
SOD	2778	Sodded Areas (identified on plan)	see plan for area delineation		SY	Fresh cut, weed free; Bluegrass Blend Sod; Water immediately after installation	
	178	Infiltration Basin Seed Mix	see plan for area delineation		SY	Agrecol, LLC (608-223-3571)	
Hardscape Materials							
	1.6	Jet Black Granite Mulch (1.0-1.5" pieces)	Area: 110 SF		TN	3" depth	
	159	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish		LF		
	110	Landscape Fabric	SF		SF		
	73	Shredded Hardwood Mulch (3" depth)	Area: 7,880 SF		CY	Bark Mulch; apply Preemergent after installation of mulch	
	49	Soil Amendments (2" depth)	Area: 7,880 SF		CY		
	164	Pulverized Topsoil (Sod and Seed Areas)	Area: 21,825 SF		CY		
	49	Pulverized Topsoil (2" over bed areas)	Area: 7,880 SF		CY		
		2" PVC Sleeve	irrigation / lighting access		LF	Schedule 40 PVC; see plan for location(s)	
		4" PVC Sleeve	irrigation / lighting access		LF	Schedule 80 PVC; see plan for location(s)	

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.

PLANT & MATERIAL SCHEDULE



PLANTING & HARDSCAPE DETAILS



PROJECT

JOHNSON FINANCIAL GROUP

17740 W. Bluemound Rd. Brookfield, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
7.01.26	FIRST ISSUE
7.08.26	OWNER COMMENTS
7.22.26	REVISED SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

LANDSCAPE DETAILS, NOTES & SCHEDULES

PROJECT MANAGER WDH

PROJECT NUMBER 29-027

DATE 7.22.26

SHEET NUMBER

L 1.5

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Project



Brookfield

17740 W. Bluemound Road
Brookfield, Wisconsin

Scale: NTS
Original Page Size: 11" x 17"

Notes

•

APPROVED

wroelke
07/22/2026



Revisions

REV	DESCRIPTION	BY	DATE
01	remove sign locs	seb	06.29.26
02	sign locs	seb	07.03.26
03	move sign loc	seb	07.06.26
04	updated site plan	seb	07.21.26

Consultant : Matt Kaminski

Design : Sarah Biagioni

Orig. Date: 06/28/26

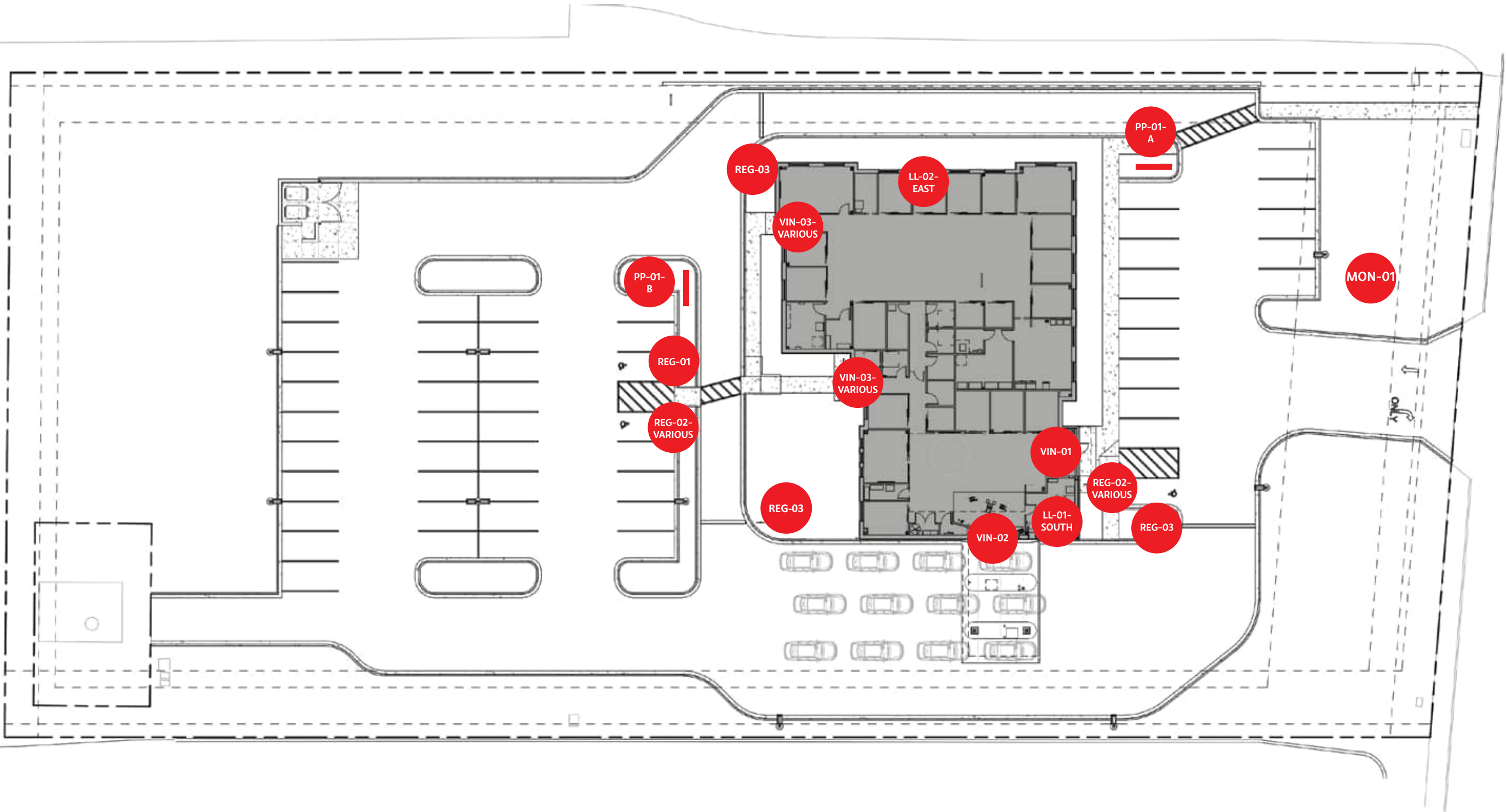
Sign Loc. No.

00

Site Plan
Sign. Type

Project - Job No.

C01
Design



SIGN SPECIFICATIONS

(A) - CABINET
Lighting: LED Lit
Material: Aluminum
Face Color: Paint to match Sherwin Williams Natural Tan SW 7567
Installation: New Structure

(B) - GROOVES
Material: Engraved horizontal lines (Endmill Cut) into .19 Aluminum faces. Lines to wrap around entire sign
Depth: 1/16”
Color: Sherwin Williams Natural Tan SW 7567

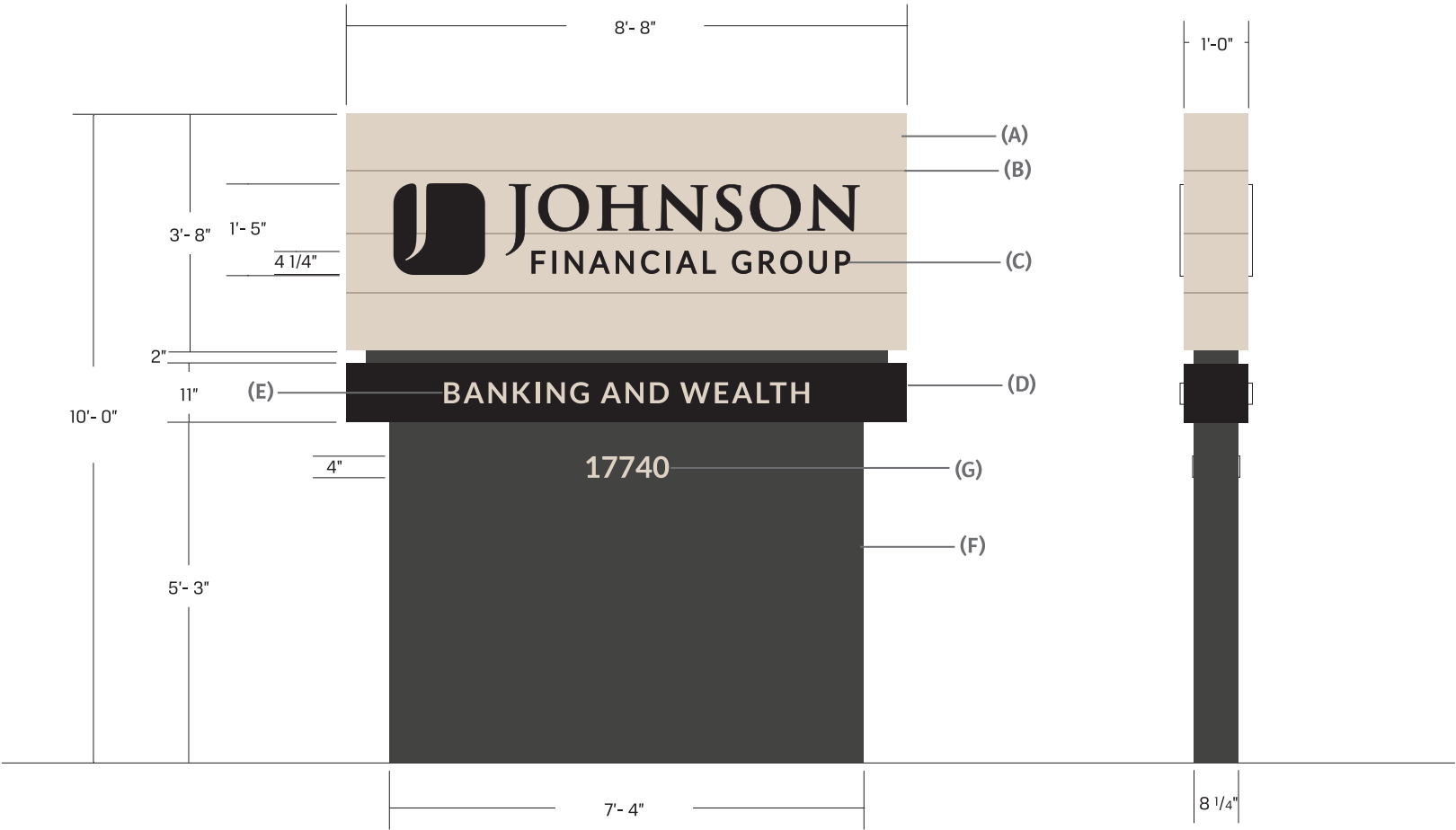
(C) - GRAPHICS
Material: 3/4” Push-Thru Acrylic (1/2” Proud of face)
Color: 7725-22 Black Vinyl applied first surface (leaving slight outline-1/32”), 3635-70 Diffuser applied second surface

(D) - CABINET
Lighting: LED Lit
Material: Aluminum
Face Color: Paint Black

(E) - GRAPHICS
Material: 3/4” Push-Thru Acrylic (1/2” Proud of face)
Color: Light Beige 3630-149 Vinyl applied first surface (OPAQUE - leaving slight outline-1/32”), 3635-70 Diffuser applied second surface

(F) - BASE & REVEAL
Material: Aluminum
Color: Sherwin Williams Iron Ore SW 7069

(G) - NON-ILLUMINATED LETTERS
Material: Aluminum
Depth: 1/4”
Color: Light Beige 3630-149 Vinyl applied first surface (OPAQUE)
Return Color: Paint Sherwin Williams Iron Ore SW 7069
Installation: Stud Mounted flush to cladding



night layout



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Project



Brookfield

17740 W. Bluemound Road

Brookfield, Wisconsin

Scale: 3/8"=1'
Original Page Size: 11" x 17"

Notes

•

APPROVED

wroelke
06/30/2026



Revisions

REV	DESCRIPTION	BY	DATE
•			

Consultant : Matt Kaminski

Design : Sarah Biagioni

Orig. Date: 06/17/26

Sign Loc. No.

MON-01

D/F Monument

Sign. Type

Project - Job No.

C01

Design

SIGN SPECIFICATIONS

(A) - ILLUMINATED LETTERS
Lighting: LED
LED Color: White
Description: Back-Lit (Remote)
Face Color: Painted Black
Return Color: Painted Black
Depth: 2"
Installation: Stand-off 1.5"



proposed layout - day view (south elevation)



proposed layout - night view (south elevation)



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Project



Brookfield

17740 W. Bluemound Road
Brookfield, Wisconsin

Scale: 1/2"=1'
Original Page Size: 11" x 17"

Notes

•



Revisions

REV	DESCRIPTION	BY	DATE
•			

Consultant : Matt Kaminski
Design : Sarah Biagioni Orig. Date: 06/17/26

Sign Loc. No. SOUTH

LL-01
Lit Letters
Sign. Type

Project - Job No. C01 Design

SIGN SPECIFICATIONS

(A) - ILLUMINATED LETTERS
Lighting: LED
LED Color: White
Description: Back-Lit (Remote)
Face Color: Painted Black
Return Color: Painted Black
Depth: 2"
Installation: Stand-off 1.5"



proposed layout - day view (east elevation)



proposed layout - night view (east elevation)



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Project



Brookfield

17740 W. Bluemound Road
Brookfield, Wisconsin

Scale: 1/4"=1'
Original Page Size: 11" x 17"

Notes

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Revisions

REV	DESCRIPTION	BY	DATE
01	logo layout	seb	06.29.26

Consultant : Matt Kaminski
Design : Sarah Biagioni Orig. Date: 06/17/26

Sign Loc. No. **EAST**

LL-02
Lit Letters
Sign. Type

Project - Job No. **C01**
Design

SIGN SPECIFICATIONS

(A) - NON- ILLUMINATED LETTERS

Description: FCO
Material: Acrylic
Depth: 1/4"
Face & Return Color: Paint Sherwin Williams Pure White SW 7005 Satin finish
Installation: Flush Mount, stud & silicone



proposed layout



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Project



Brookfield

17740 W. Bluemound Road
Brookfield, Wisconsin

Scale: 1 1/2"=1'
Original Page Size: 11" x 17"

Notes

•



Revisions

REV	DESCRIPTION	BY	DATE
.			

Consultant : Matt Kaminski
Design : Sarah Biagioni Orig. Date: 06/17/26

Sign Loc. No.

NL-01
Non-Lit Letters
Sign. Type

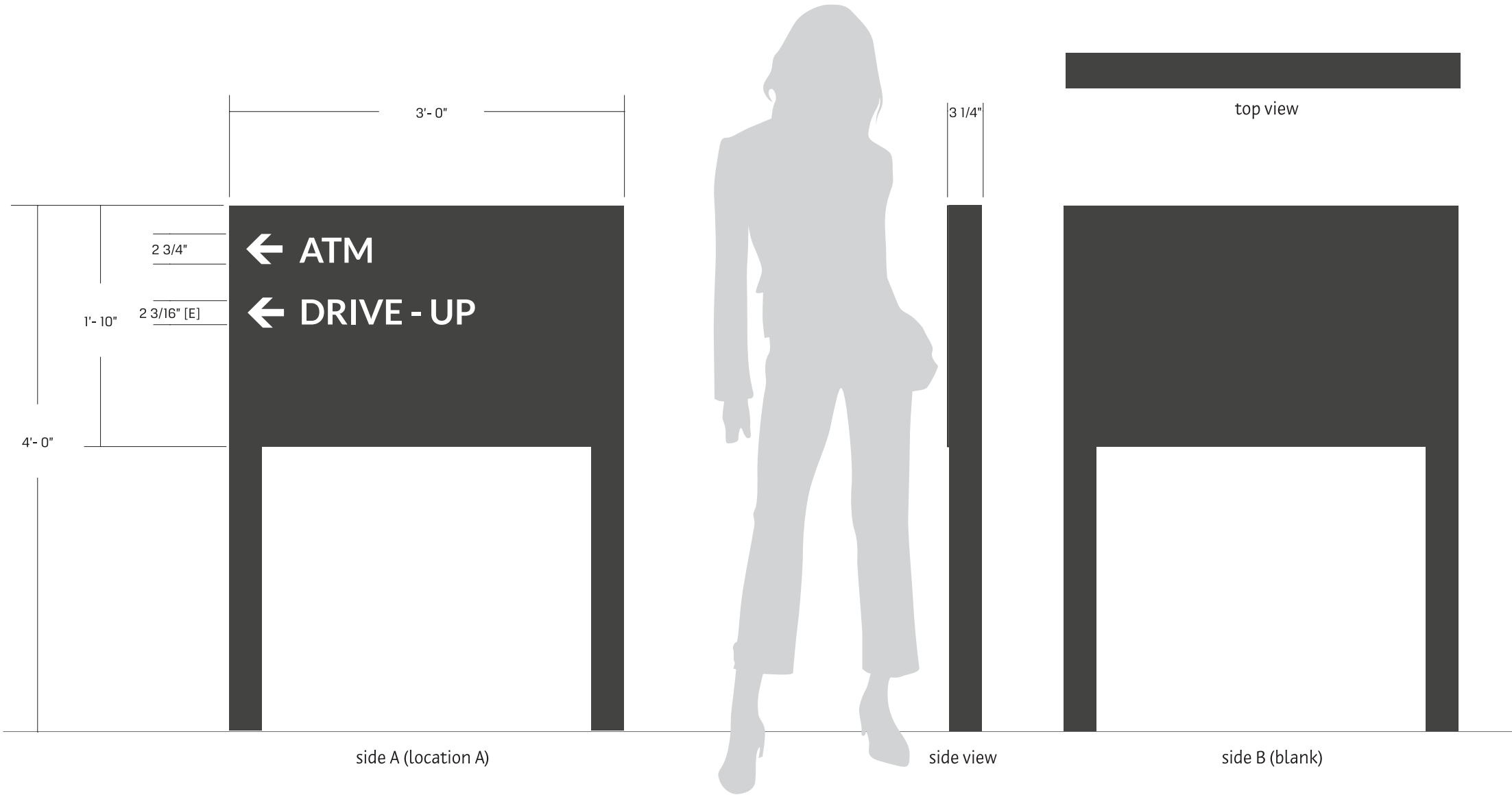
Project - Job No. C01
Design

SIGN SPECIFICATIONS

(A) - PANEL
Material: Aluminum
Face Color: Paint to match Sherwin Williams Iron Ore SW 7069
Installation: New Structure

(B) - GRAPHICS
Material: Opaque Vinyl
Color: 3M Matte White 7725-20
Font: Lato Bold

(C) - POST
Material: Aluminum
Shape: Square
Size: 3" x 3"
Color: Sherwin Williams Iron Ore SW 7069
Installation: Direct Bury



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Project



Brookfield

17740 W. Bluemound Road

Brookfield, Wisconsin

Scale: 1"=1'

Original Page Size: 11" x 17"

Notes

•



Revisions

REV	DESCRIPTION	BY	DATE
01	s/f & copy changes	seb	06.29.26

Consultant : Matt Kaminski

Design : Sarah Biagioni

Orig. Date: 06/17/26

Sign Loc. No. A

PP-01

S/F Post & Panel

Sign. Type

Project - Job No.

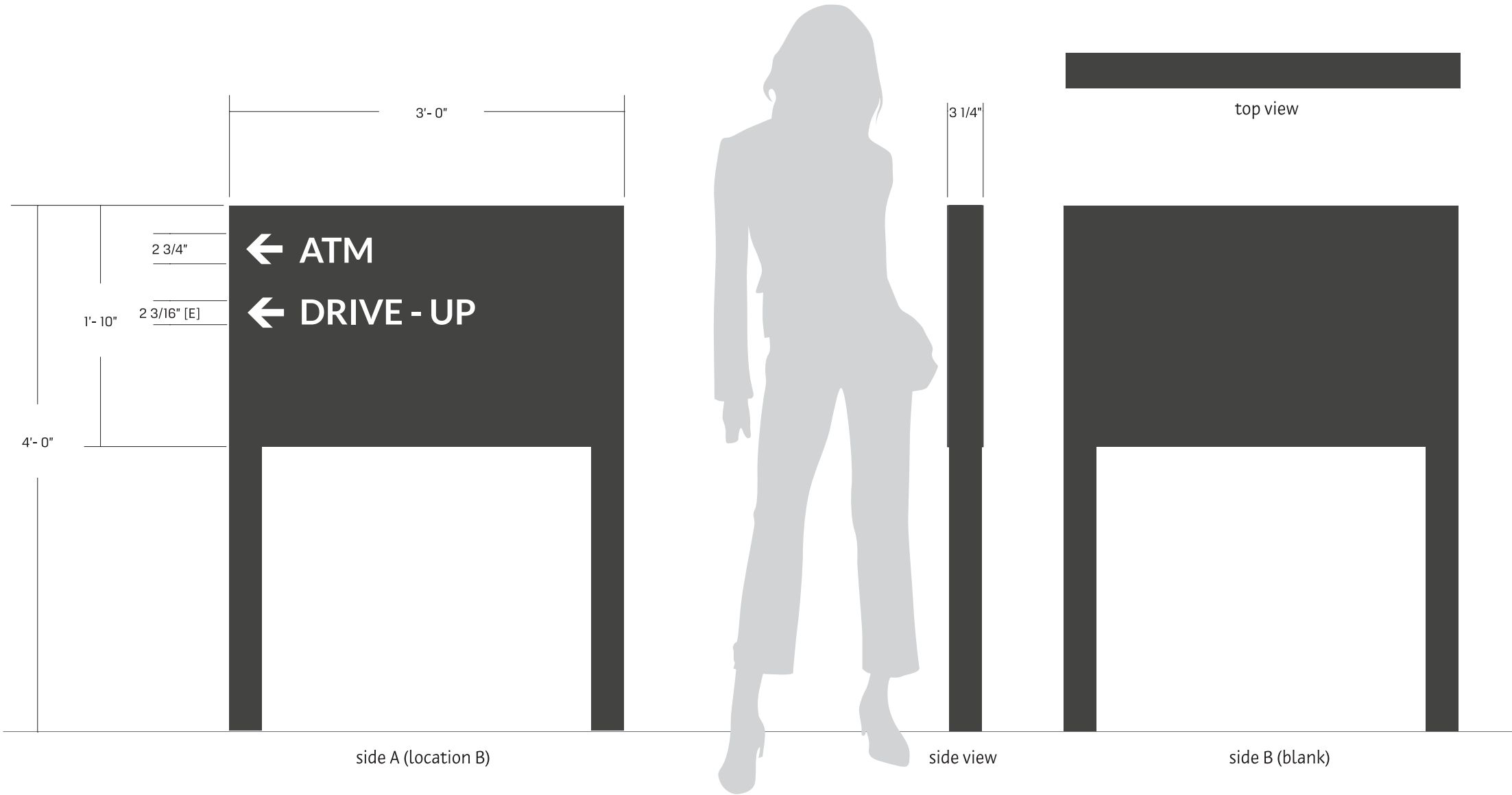
C01
Design

SIGN SPECIFICATIONS

(A) - PANEL
Material: Aluminum
Face Color: Paint to match Sherwin Williams Iron Ore SW 7069
Installation: New Structure

(B) - GRAPHICS
Material: Opaque Vinyl
Color: 3M Matte White 7725-20
Font: Lato Bold

(C) - POST
Material: Aluminum
Shape: Square
Size: 3" x 3"
Color: Sherwin Williams Iron Ore SW 7069
Installation: Direct Bury



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Project



Brookfield

17740 W. Bluemound Road

Brookfield, Wisconsin

Scale: 1"=1'
Original Page Size: 11" x 17"

Notes

•



Revisions

REV	DESCRIPTION	BY	DATE
01	copy changes	seb	06.29.26

Consultant : Matt Kaminski
Design : Sarah Biagioni Orig. Date: 06/28/26

Sign Loc. No. B

PP-01

S/F Post & Panel
Sign. Type

Project - Job No. C01 Design

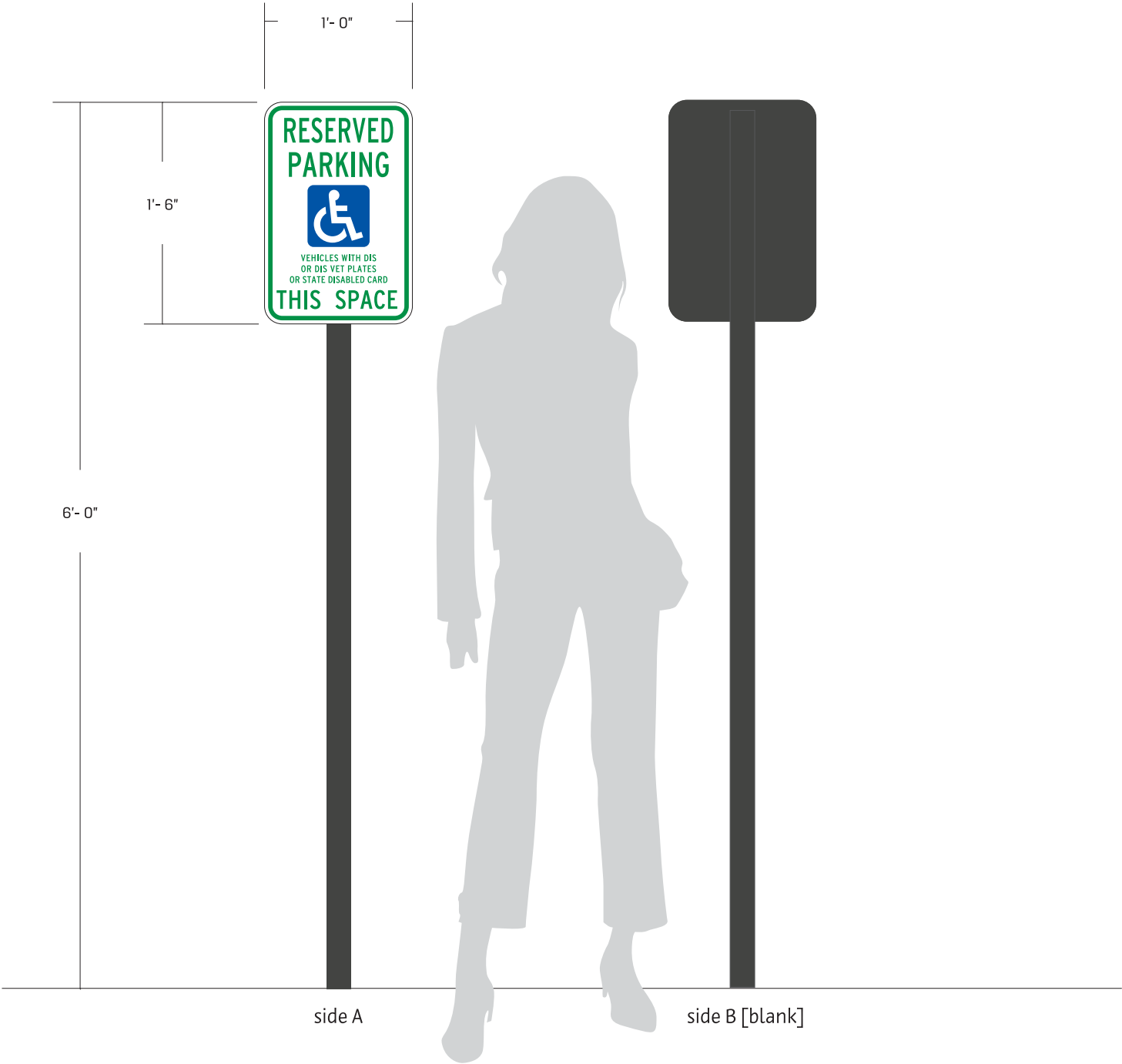
SIGN SPECIFICATIONS

(A) – PANEL

Material: .125 Aluminum with EGP Reflec-
tive Decal
Backside Color: Paint to match Sherwin
Williams Iron Ore SW 7069

(B) – POST

Material: Aluminum
Shape: Square
Size: 2" x 2"
Color: Sherwin Williams Iron Ore SW 7069
Installation: Direct Bury



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Project



Brookfield

17740 W. Bluemound Road
Brookfield, Wisconsin

Scale: 1"=1'
Original Page Size: 11" x 17"

Notes

•

APPROVED
wroelke
07/06/2026



Revisions

REV	DESCRIPTION	BY	DATE
01	qtys & layout	seb	06.29.26
02	file name	seb	07.03.26

Consultant : Matt Kaminski
Design : Sarah Biagioni Orig. Date: 06/17/26

Sign Loc. No.

REG-01
S/F Regulatory Sign
Sign. Type

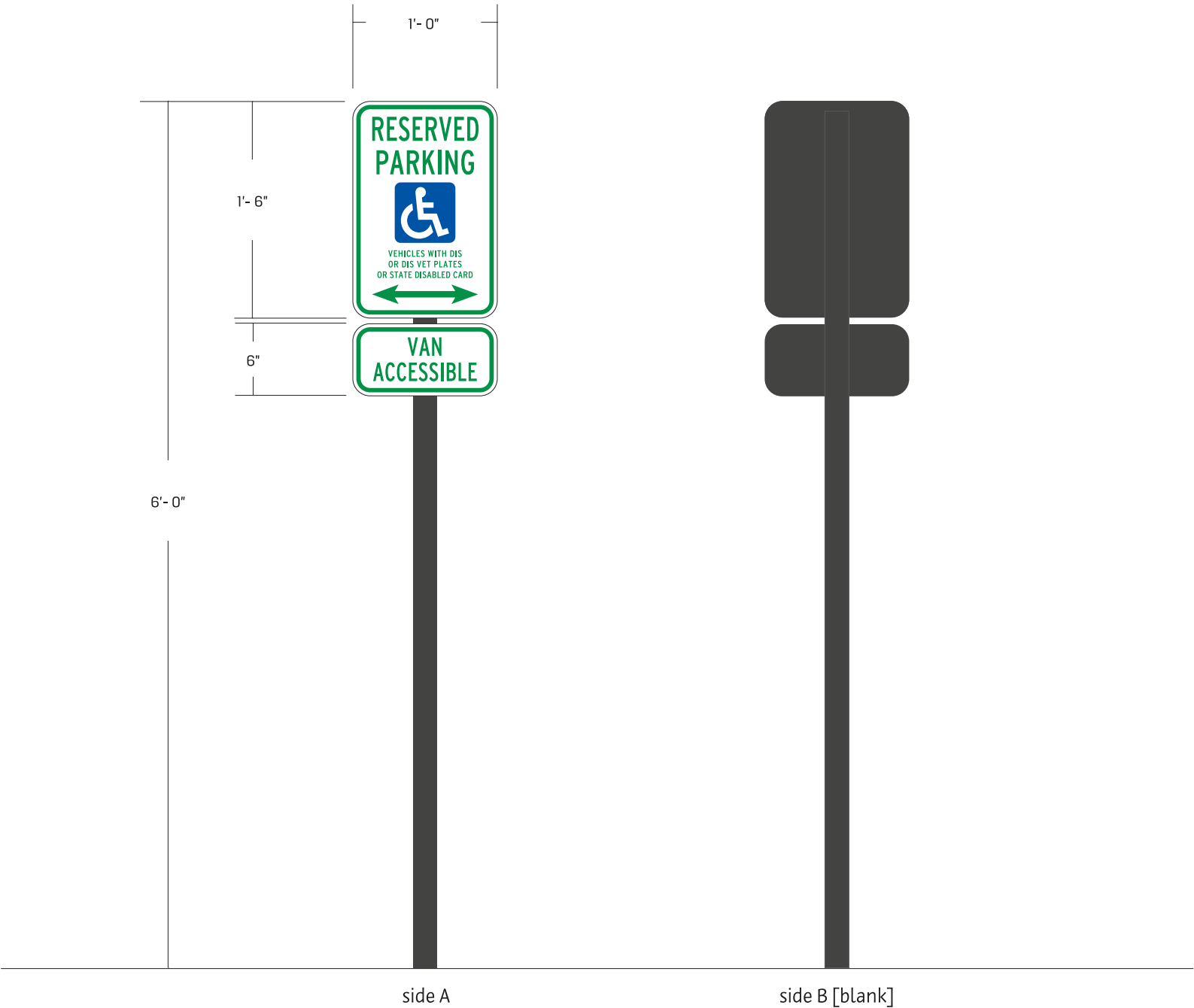
Project – Job No.

C01
Design

SIGN SPECIFICATIONS

(A) - PANEL
Material: .125 Aluminum with EGP Reflec-
tive Decal
Backside Color: Paint to match Sherwin
Williams Iron Ore SW 7069

(B) - POST
Material: Aluminum
Shape: Square
Size: 2" x 2"
Color: Sherwin Williams Iron Ore SW 7069
Installation: Direct Bury



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Project



Brookfield

17740 W. Bluemound Road
Brookfield, Wisconsin

Scale: 1"=1'
Original Page Size: 11" x 17"

Notes

•

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wroelke
07/06/2026



Revisions

REV	DESCRIPTION	BY	DATE
01	s/f sign	seb	06.29.26
02	file name	seb	07.03.26

Consultant : Matt Kaminski
Design : Sarah Biagioni Orig. Date: 06/17/26

Sign Loc. No. **VARIOUS**

REG-02
S/F Regulatory Sign
Sign. Type

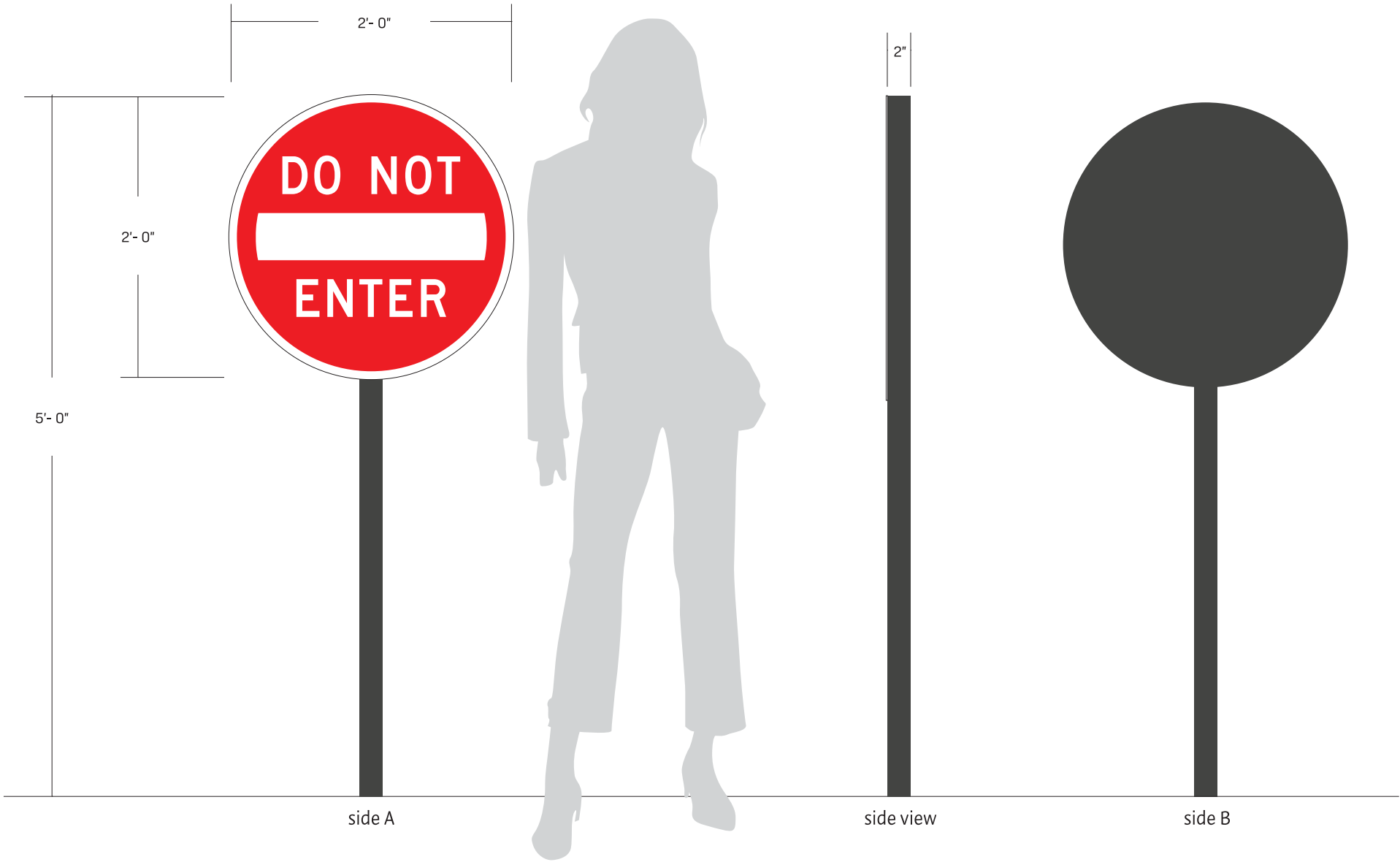
Project - Job No.

C01
Design

SIGN SPECIFICATIONS

(A) - PANEL
Material: .125 Aluminum with Standard EGP Reflective Decal
Backside Color: Sherwin Williams Iron Ore SW 7069

(B) - POST
Material: Aluminum
Shape: Square
Size: 2" x 2"
Color: Sherwin Williams Iron Ore SW 7069
Installation: Direct Bury, perpendicular to JFG drive & install on the other side of the JFG drive



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Project



Brookfield
17740 W. Bluemound Road
Brookfield, Wisconsin

Scale: 1"=1'
Original Page Size: 11" x 17"

Notes

•



Revisions

REV	DESCRIPTION	BY	DATE
01	s/f sign	seb	06.29.26
02	file name	seb	07.03.26

Consultant : Matt Kaminski
Design : Sarah Biagioni Orig. Date: 06/17/26

Sign Loc. No.

REG-03
S/F Regulatory Sign
Sign. Type

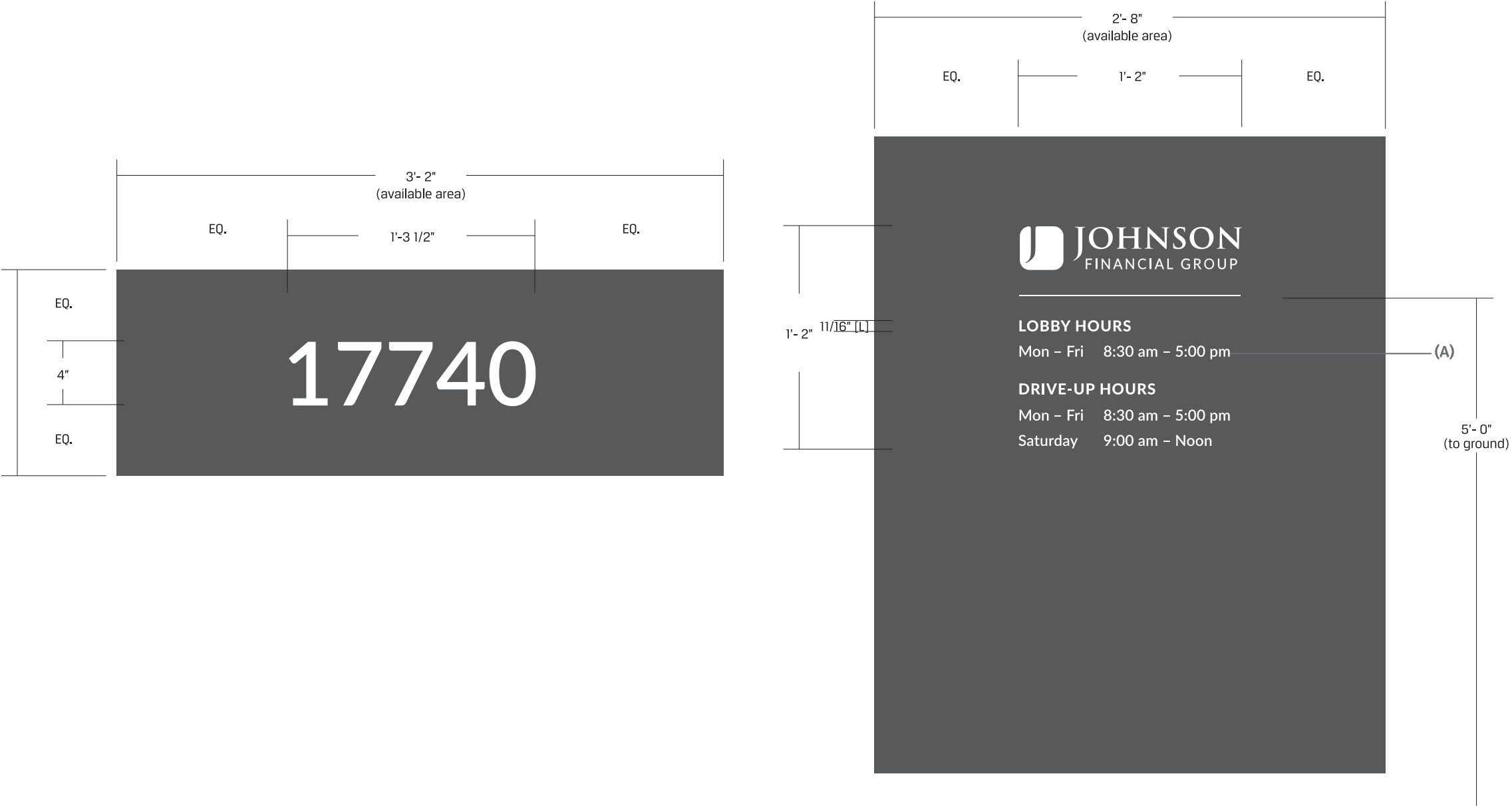
Project - Job No. **C01**
Design

SIGN SPECIFICATIONS

(A) - VINYL
Color: Opaque White 7725-20
Application: First Surface
Applied: Glass
Font: Lato Semi Bold



proposed layout



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Project



Brookfield

17740 W. Bluemound Road
Brookfield, Wisconsin

Scale: 1 1/2"=1'
Original Page Size: 11" x 17"

Notes

•



Revisions

REV	DESCRIPTION	BY	DATE
•			

Consultant : Matt Kaminski
Design : Sarah Biagioni Orig. Date: 06/28/26

Sign Loc. No.

VIN-01
Vinyl
Sign. Type

SIGN SPECIFICATIONS

(A) - VINYL
Color: Opaque White 7725-20
Application: First Surface
Applied: Glass
Font: Lato Semi Bold



proposed location



11/16" [E]

4"

3"



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Project



Brookfield

17740 W. Bluemound Road
Brookfield, Wisconsin

Scale: 11/2"=1'
Original Page Size: 11" x 17"

Notes

•

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wroelke

06/30/2026

Revisions

REV	DESCRIPTION	BY	DATE
•			

Consultant : Matt Kaminski
Design : Sarah Biagioni Orig. Date: 06/28/26

Sign Loc. No.

VIN-02
Vinyl
Sign. Type

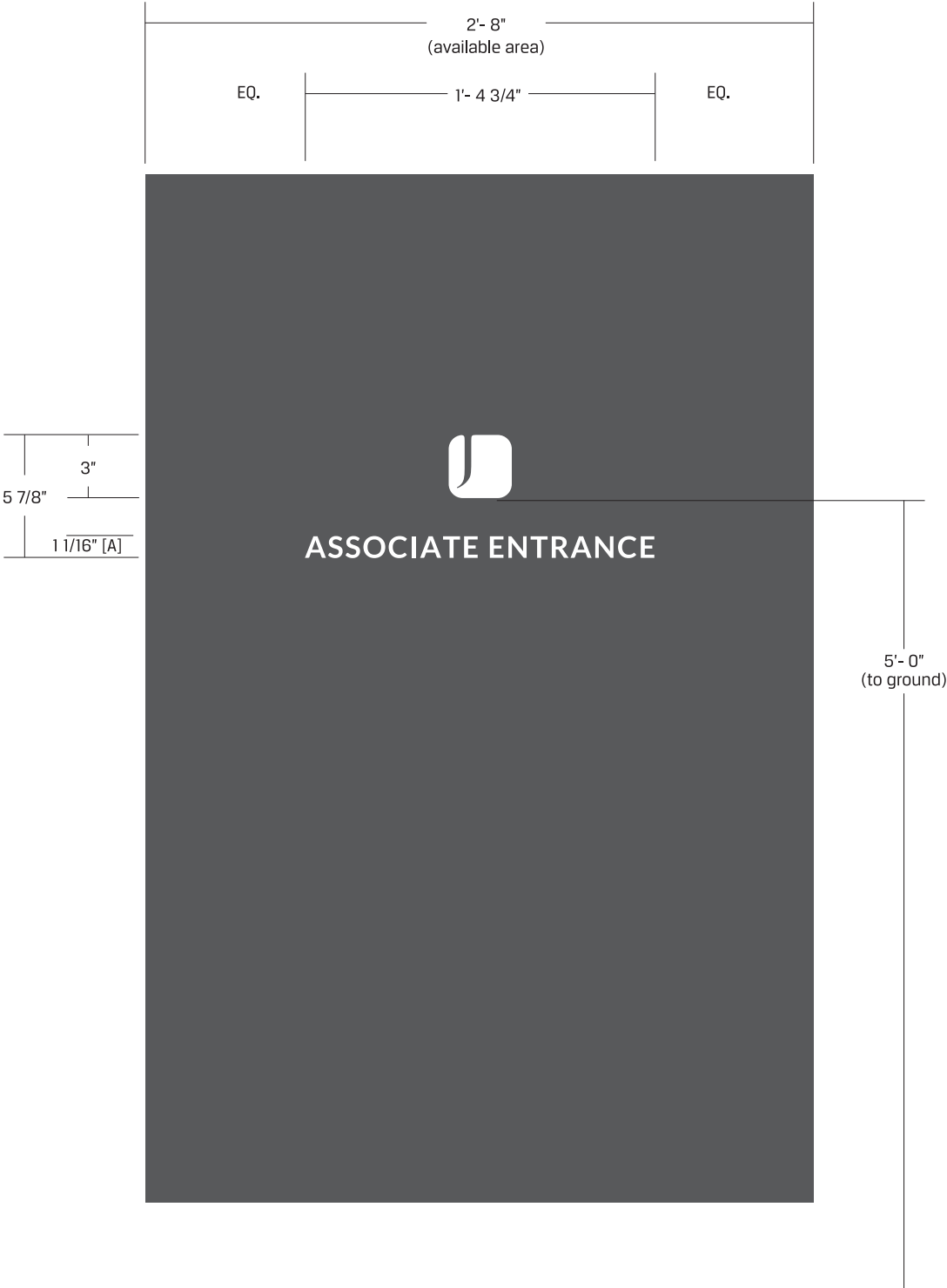
•	C01
Project - Job No.	Design

SIGN SPECIFICATIONS

(A) - VINYL
Color: Opaque White 7725-20
Application: First Surface
Applied: Glass
Font: Lato Semi Bold



proposed layout



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Project



Brookfield

17740 W. Bluemound Road
Brookfield, Wisconsin

Scale: 1 1/2"=1'
Original Page Size: 11" x 17"

Notes

•

APPROVED

wroelke

06/29/2026

Revisions

REV	DESCRIPTION	BY	DATE
.			

Consultant : Matt Kaminski
Design : Sarah Biagioni Orig. Date: 06/28/26

Sign Loc. No. **VARIOUS**

VIN-03
Vinyl
Sign. Type

Project - Job No.

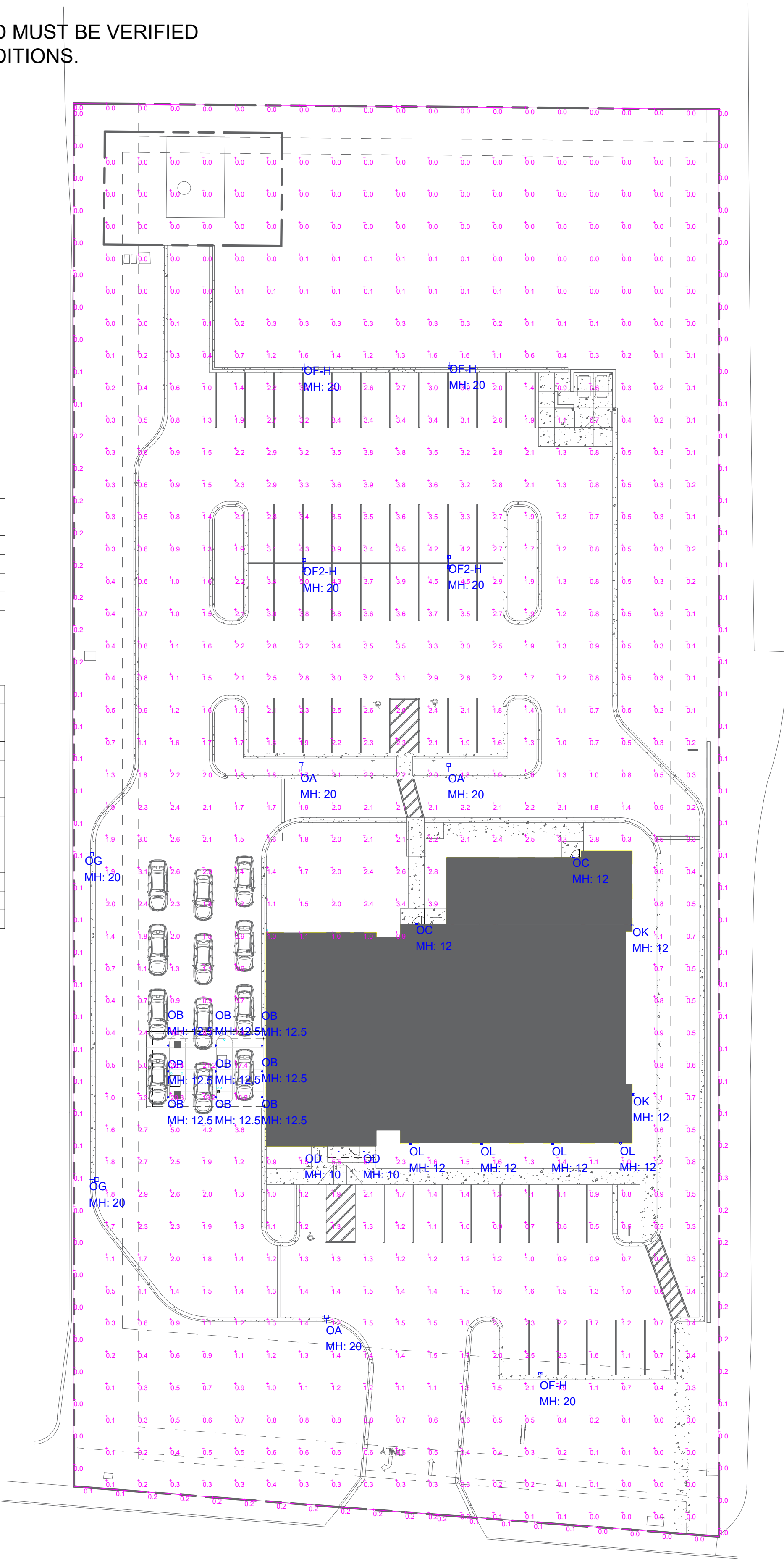
C01
Design

NOTES

1. LIGHTING AND PHOTOMETRIC LAYOUT PROVIDED ARE INTENDED FOR DESIGN INTENT ONLY. THIS DOCUMENT IS NOT INTENDED FOR CONSTRUCTION OR INSTALLATION PURPOSES.
2. ACTUAL FIELD CONDITIONS, ARCHITECTURAL ELEMENTS, AND FINAL EQUIPMENT SELECTIONS MAY AFFECT LIGHTING PERFORMANCE AND MUST BE VERIFIED BY THE CUSTOMER. ENTERPRISE LIGHTING IS NOT RESPONSIBLE FOR VARIATION IN INSTALLED LIGHT LEVELS DUE TO UNVERIFIED FIELD CONDITIONS.
3. STANDARD REFLECTANCE OF 80/50/20 FOR CLOSED CEILINGS AND 50/50/20 FOR OPEN CEILINGS UNLESS NOTED OTHERWISE.
4. STANDARD CALC POINTS @ 30" AFF UNLESS NOTED OTHERWISE, POINTS ARE @ GRADE FOR OUTDOOR POINTS.
5. EGRESS CALC POINTS ARE @ FINISHED FLOOR.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AT GRADE	Illuminance	Fc	1.43	25.4	0.0	N.A.	N.A.
PRESUMED PROPERTY LINE	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.
DRIVE THRU CANOPY	Illuminance	Fc	16.25	25.4	5.0	3.25	5.08
PARKING AND DRIVES	Illuminance	Fc	2.23	25.4	0.2	11.15	127.00

Luminaire Schedule								
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
3	OA	Single	0.950	LITHONIA	DSX1 LED P2 40K T5M MVOLT G1 + 17" POLE + 3' BASE	67.79	203.37	9352
9	OB	SINGLE	0.900	LITHONIA	LDN6 AL02 SWW1 LO6AR LSS 80CRI (2000LM)	25	225	2634
2	OC	SINGLE	0.900	LITHONIA	WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DBLXD	32.1375	64.275	3216
2	OD	SINGLE	0.900	LITHONIA	WF6 LED 30K40K50K MVOLT 90CRI 4000K	13.5	27	1214
3	OF-H	SINGLE	0.900	LITHONIA	DSX1 LED P2 40K T4M MVOLT HS G1 + 17" POLE + 3' BASE	70	210	6758
2	OF2-H	Back-Back	0.900	LITHONIA	DSX1 LED P2 40K T4M MVOLT HS G1 2@180 + 17" POLE + 3' BASE	70	280	6758
2	OG	Single	0.950	LITHONIA	DSX1 LED P2 40K BLC3 MVOLT G1 + 17" POLE + 3' BASE	67.79	135.58	6514
2	OK	SINGLE	0.900	LITHONIA	WDGE2 LED P1 xK 80CRI T2M MVOLT SRM DBLXD	11.1658	22.332	1264
4	OL	SINGLE	0.900	LITHONIA	WDGE2 LED P0 xK 80CRI T2M MVOLT SRM DBLXD	6.8946	27.578	728



JOHNSON FINANCIAL GROUP

BROOKFIELD, WI

SITE LIGHTING LAYOUT

DRAWN BY : BB

DATE : JULY 20, 2026

SCALE : 1" = 25'-0"

REVISIONS

COMMENTS

DATE

#



D-Series Size 1 LED Area Luminaire

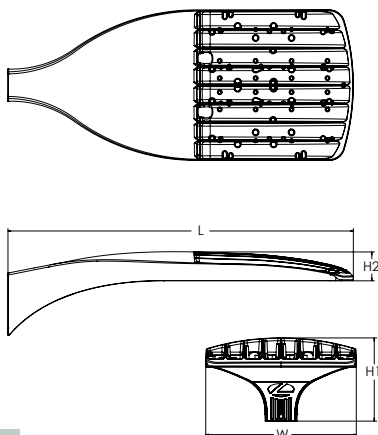


Catalog Number	JFG - BROOKFIELD
Notes	
Type	OA, OF-H, OF2-H, OG

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

Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



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

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED						
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P6 P2 P7 P3 P8 P4 P9 P5 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare ³ T4M Type IV medium T4LG Type IV low glare ³ TFTM Forward throw medium TSM Type V medium TSLG Type V low glare TSW Type V wide BLC3 Type III backlight control ³ BLC4 Type IV backlight control ³ LCCO Left corner cutoff ³ RCCO Right corner cutoff ³	MVOLT (120V-277V) ⁴ HVOLT (347V-480V) ^{5,6} XVOLT (277V - 480V) ^{7,8} 120 ^{16,26} 208 ^{16,26} 240 ^{16,26} 277 ^{16,26} 347 ^{16,26} 480 ^{16,26}	Shipped included SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling ⁹ RPA5 Round pole mounting #5 drilling ⁹ SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket ¹⁰ MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11,12,20,21} PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11,12,20,21} PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴ PER5 Five-pin receptacle only (controls ordered separate) ^{14,21}	PER7 Seven-pin receptacle only (controls ordered separate) ^{18,21} FAO Field adjustable output ^{15,21} BL30 Bi-level switched dimming, 30% ^{16,21} BL50 Bi-level switched dimming, 50% ^{16,21} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷ DS Dual switching ^{18,19,21} Shipped installed SPD20KV 20KV surge protection HS Houseside shield (black finish standard) ²² L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²³ HA 50°C ambient operation ²⁴ BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) ²⁵ DF Double fuse (208, 240, 480V) ²⁶ Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



COMMERCIAL OUTDOOR

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DSX1-LED
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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK	Shorting cap ²⁵
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

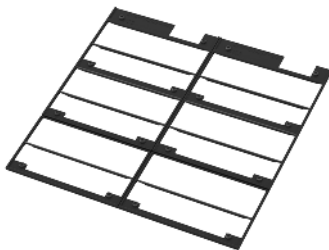
NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1 or P10. XVOLT not available with P1, P2, P5, P7, P9, P10, P11 and P13 when combined with option NLTAIR2 PIRHN or PIR. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS.
- PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



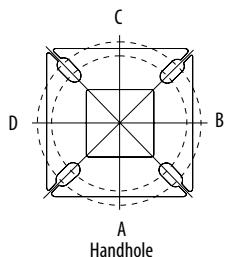
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION

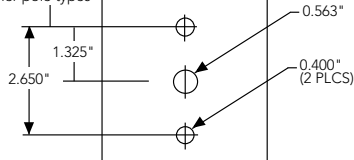


Handhole

Template #8

Top of Pole

1.75" for aluminum poles
2.75" for other pole types



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

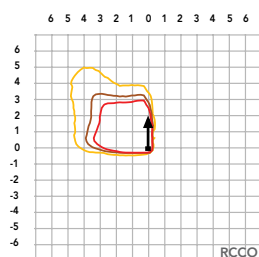
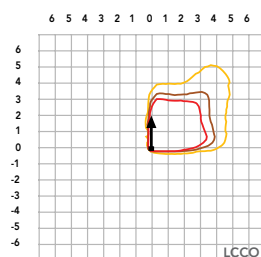
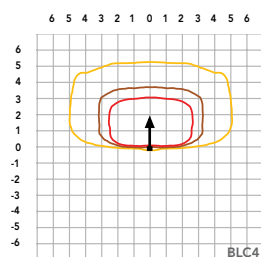
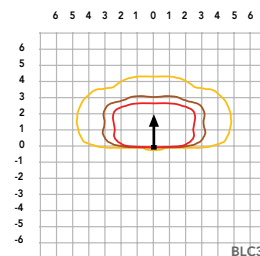
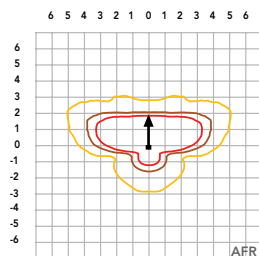
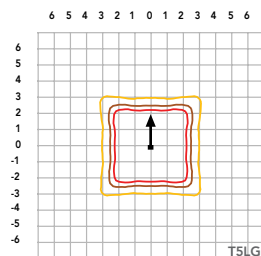
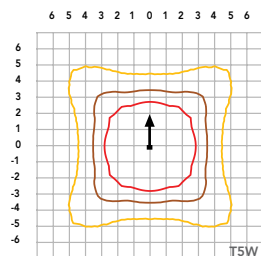
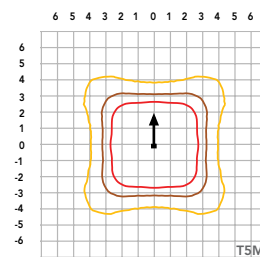
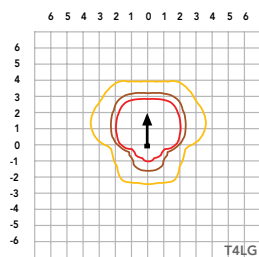
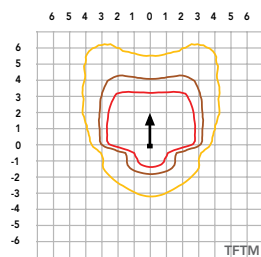
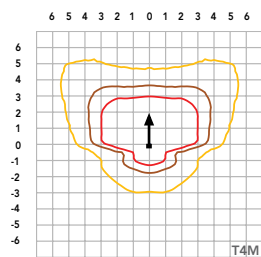
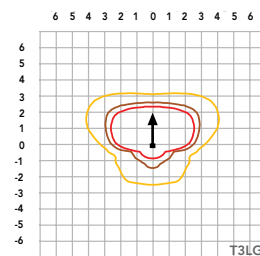
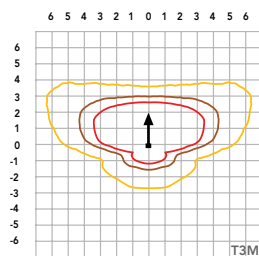
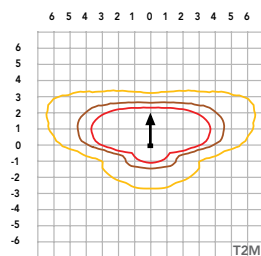
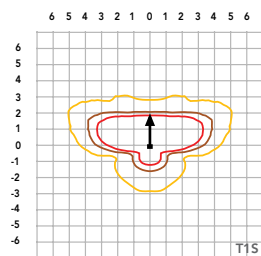
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](https://www.lithonia.com).

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

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	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
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	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Performance Data

Lumen Output

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

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

Performance Data

Lumen Output

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

Forward Optics																				
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K						40K					50K				
					(3000K, 70 CRI)						(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141	
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130	
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132	
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118	
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134	
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122	
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135	
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138	
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140	
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138	
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96	
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99	
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97	
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97	
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141	
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139	
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129	
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130	
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116	
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132	
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120	
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133	
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136	
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138	
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136	
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95	
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98	
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95	
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95	
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139	
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135	
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125	
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127	
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113	
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129	
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117	
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129	
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132	
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134	
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133	
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92	
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95	
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93	
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93	
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135	

Performance Data

Lumen Output

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

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

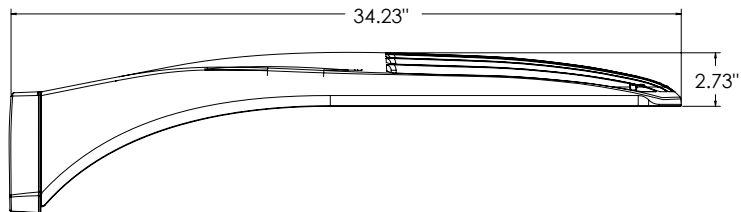
Performance Data

Lumen Output

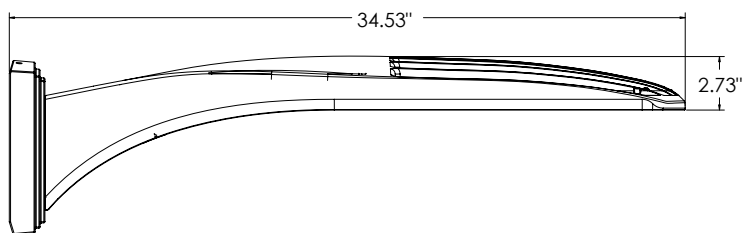
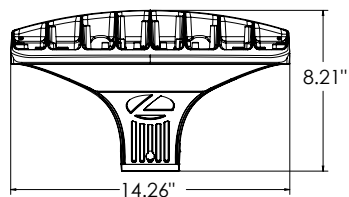
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

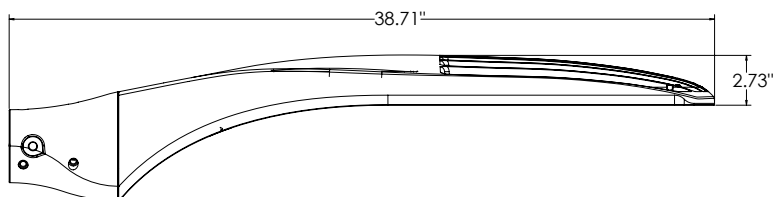
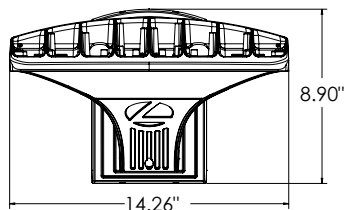
Dimensions



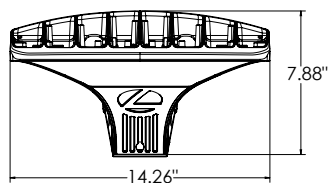
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



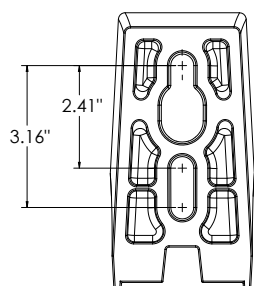
DSX1 with WBA mount
Weight: 38 lbs



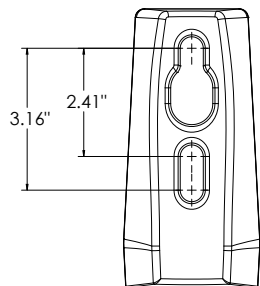
DSX1 with MA mount
Weight: 39 lbs



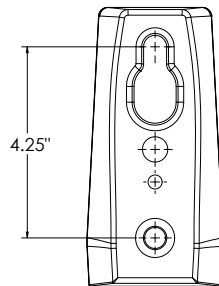
SPA (STANDARD ARM)



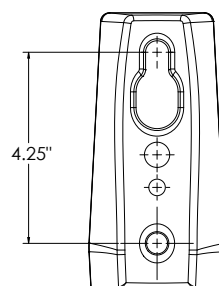
RPA



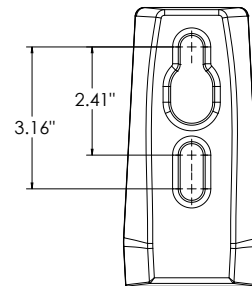
SPA5



RPA5

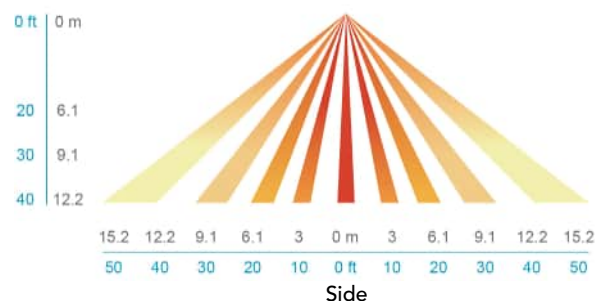
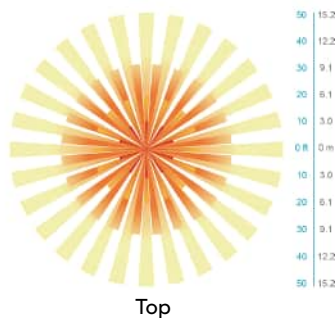


SPA8N



nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft²) for optimized pole wind loading.

FINISH

Exterior 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 minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 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 configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. 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 only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also 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.

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

Controls (Optional) —

- Luminaire can be equipped with interface for nLight wired, allowing it to communicate over an nLight network. Couple with nLight-enabled sensors, power packs, or WallPods using CAT-5 cabling to create an nLight Control Zone. Link Control Zone to a Gateway directly or via a Bridge for remote status monitoring and control using SensorView software.

- Luminaire can be equipped with interface for nLight Air, allowing it to communicate over the wireless nLight control platform. Can be paired to other luminaires and wall switches through CLAIRITY+, a mobile app, which allows individual fixture control.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. Drivers are RoHS compliant

GOVERNMENT PROCUREMENT — BAA — Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA — Build America Buy America: Product with the BAA option also 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.

PERFORMANCE DATA

LDN6 3500K AR LSS 80CRI			
Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

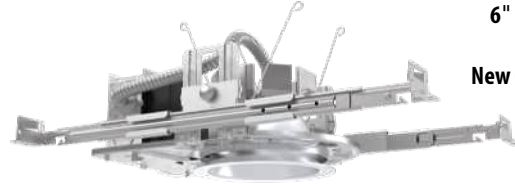
Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.



Catalog Number	
Notes	
Type	OB

LDN6 STATIC WHITE



**6" Open and Wallwash LED
Non-IC
New Construction Downlight**

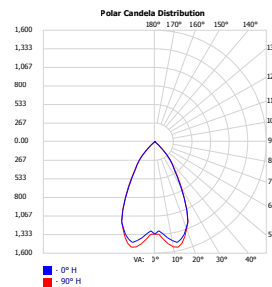


Open Trim

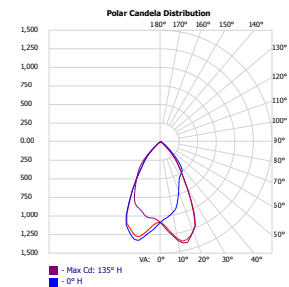


Wallwash Trim

DISTRIBUTIONS



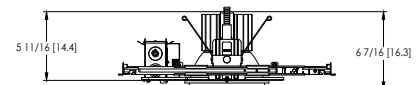
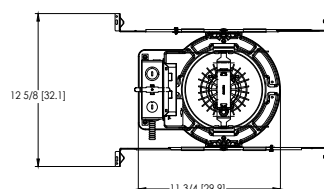
Open



Wallwash

DIMENSIONS

LDN6 500-3000 Lumens



Aperture: Ø 6-1/4" [15.9]
Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged
Overlap Trim: Ø 7-1/2" [19.1]

See page 4 for other fixture dimensions

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 L06 AR LSS MVOLT EZ10

LDN6							
Series	Color temperature	Lumens ‡	Trim Style	Trim Color	Trim Finish	Flange Color ‡	Voltage
LDN6 6" round	27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens 50 5000 lumens	L06 Downlight LW6 Wallwash	AR Clear WR ‡ White BR ‡ Black TCPC ‡ Custom painted trim TRALTBD ‡ RAL painted trim	LSS Semi-specular LD Matte diffuse LS Specular	TRW White painted flange TRBL Black painted flange FCPC Custom painted flange only FRALTBD RAL painted flange only	MVOLT Multi-volt 120 120V 277 277V 347 ‡ 347V

Driver	Emergency ‡	Control Input ‡	Options
GZ10 0-10V driver dims to 10%	(blank) No Emergency Needed	(blank) No Control Input Needed	HAO ‡ High ambient option (40°C)
GZ1 0-10V driver dims to 1%	EL Battery pack (10W constant power), non-T20 compliant, integral test switch	SSAIR Wireless standalone embedded control by SensorSwitch	CP ‡ Chicago Plenum
D10 Minimum dimming 10% driver for use with SSAIR	ELR Battery pack (10W constant power), non-T20 compliant, remote test switch	NPP16D nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	RRL___ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
D1 Minimum dimming 1% driver for use with SSAIR	ELSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, integral test switch	NPP16DER nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	BAA Buy America(n) Act and/or Build America Buy America Qualified
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELRSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, remote test switch	NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers (EZ1).	90CRI High CRI (90+)
EDAB eldoLED DALI SOLDRIIVE dim to dark	E10WCP Battery pack (10W constant power), T20 compliant, integral test switch	NPS80EZER nLight® dimming pack controls 0-10V eldoLED drivers (EZ1). ER controls fixtures on emergency circuit.	SF ‡ Single fuse
	E10WCPR Battery pack (10W constant power), T20 compliant, remote test switch	N80 nLight™ Lumen Compensation	
	E10WRSTAR Emergency battery pack, 10W with remote test switch and Iota STAR technology	NLTAIR2 nLight® Air enabled	
		NLTAIRER2 nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options	
		NLTAIREM2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.	

‡ Option Value Ordering Restrictions

Option value	Restriction
Lumens	Overall height varies based on lumen package; refer to dimensional chart.
WR, BR	Not available with finishes.
347	Not available with emergency options.
SF	Must specify voltage 120V or 277V.
TRW, TRBL	Available with clear (AR) reflector only.
EL, ELR, ELSD, ELRSD, E10WCP, E10WCPR	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER, NPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. See UL 924 Sequence of Operation table.
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ1 drivers.
NLTAIR, NLTAIR2, NLTAIRER2, NLTAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. Not recommended for metal ceiling installations.
HAO	Fixture height is 6.5" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
Reloc® Options	Refer to RRL specification sheet on acuitybrands.com for further details.
RRLAE	Commercial fixtures should disconnect the TSPL before unplugging the RRL so it does not go into discharge mode.
RRLC12S	RRLC12S option is to be used with the OnePass OCU, OCS, OD, OFC and OD for 0-24V integrated single-circuit or 0-10V low voltage controls applications. Not available with integral dimming sensors.
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options. Not available with TCPC or FCPC
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details. Not available with TRAL or FRAL
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, AL03 & AL04 w/DALI, OR 2000-4500 lumens w/SSAIR. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch

Accessories: Order as separate catalog number.

EAC ISSM 375	Compact interruptible emergency AC power system	SCA6 Sloped Ceiling Adapter. Degree of slope must be specified (SD, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D
EAC ISSM 125	Compact interruptible emergency AC power system	
GRA68 JZ	Oversized trim ring with 8" outside diameter	



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

(Maximum order quantity for design select lead times is 112.)

Emergency Battery Pack Options - Field Installable

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter / 2 Hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL Listed products that are certified for field install external/remote to the fixture.

*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.

The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.

Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DDTV	
	Diva® DVSCCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALI.net Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control capability with simple commissioning when used with Acuity Brands controls products.

All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specification for chromatic consistency - including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates.

To learn more about A+, visit www.acuitybrands.com/aplus.

PHOTOMETRY

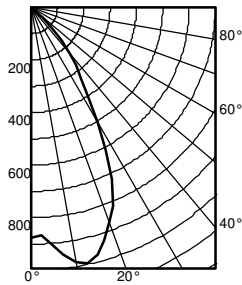
Distribution Curve

Distribution Data

Output Data

Illuminance Data at 30" Above Floor for
a Single Luminaire

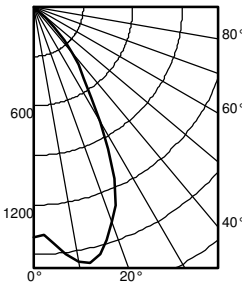
LDN6 35/10 L06AR, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0= 1.02, test no. ISF 30716P262.



Ave	Lumens	Zone	Lumens	% Lamp
0	876	0° - 30°	680.7	69.0
5	905	0° - 40°	895.0	90.7
15	971	0° - 60°	986.0	99.9
25	720	0° - 90°	987.0	100.0
35	330	90° - 120°	0.0	0.0
45	110	90° - 130°	0.0	0.0
55	1	90° - 150°	0.0	0.0
65	1	90° - 180°	0.0	0.0
75	0	0° - 180°	987.0	*100.0
85	0			
90	0			

Initial FC					
50% beam - 54.5° 10% beam - 82.2°					
Mounting Height	Center Beam	Diameter	FC	Diameter	FC
8.0	29.0	5.7	14.5	9.6	2.9
10.0	15.6	7.7	7.8	13.1	1.6
12.0	9.7	9.8	4.9	16.6	1.0
14.0	6.6	11.8	3.3	20.1	0.7
16.0	4.8	13.9	2.4	23.6	0.5

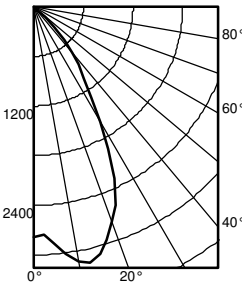
LDN6 35/15 L06AR, input watts: 17.52, delivered lumens: 1572.9, LM/W = 89.77, spacing criterion at 0= 1.02, test no. ISF 30716P265.



Ave	Lumens	Zone	Lumens	% Lamp
0	1396	0° - 30°	1084.6	69.0
5	1442	0° - 40°	1426.2	90.7
15	1547	0° - 60°	1571.3	99.9
25	1147	0° - 90°	1572.9	100.0
35	526	90° - 120°	0.0	0.0
45	176	90° - 130°	0.0	0.0
55	2	90° - 150°	0.0	0.0
65	1	90° - 180°	0.0	0.0
75	1	0° - 180°	1572.9	*100.0
85	0			
90	0			

Initial FC					
50% beam - 54.5° 10% beam - 82.2°					
Mounting Height	Center Beam	Diameter	FC	Diameter	FC
8.0	46.2	5.7	23.1	9.6	4.6
10.0	24.8	7.7	12.4	13.1	2.5
12.0	15.5	9.8	7.7	16.6	1.5
14.0	10.6	11.8	5.3	20.1	1.1
16.0	7.7	13.9	3.8	23.6	0.8

LDN6 35/30 L06AR, input watts: 34.75, delivered lumens: 3138.5, LM/W = 90.31, spacing criterion at 0= 1.02, test no. ISF 30716P274.



Ave	Lumens	Zone	Lumens	% Lamp
0	2786	0° - 30°	2164.3	69.0
5	2877	0° - 40°	2845.9	90.7
15	3087	0° - 60°	3135.3	99.9
25	2289	0° - 90°	3138.5	100.0
35	1049	90° - 120°	0.0	0.0
45	350	90° - 130°	0.0	0.0
55	5	90° - 150°	0.0	0.0
65	2	90° - 180°	0.0	0.0
75	1	0° - 180°	3138.5	*100.0
85	0			
90	0			

Initial FC					
50% beam - 54.5° 10% beam - 82.2°					
Mounting Height	Center Beam	Diameter	FC	Diameter	FC
8.0	92.1	5.7	46.1	9.6	9.2
10.0	49.5	7.7	24.8	13.1	5.0
12.0	30.9	9.8	15.4	16.6	3.1
14.0	21.1	11.8	10.5	20.1	2.1
16.0	15.3	13.9	7.6	23.6	1.5

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

$$\text{Delivered Lumens} = 1.25 \times P \times \text{LPW}$$

P = Output power of emergency driver. P = 10W

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

LUMEN OUTPUT MULTIPLIERS - FINISH

	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CRI

80	1.0
90	0.874

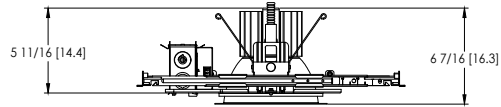
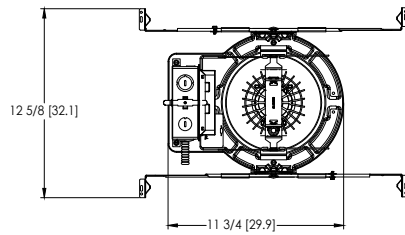
LUMEN OUTPUT MULTIPLIERS - CCT

	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

LDN6

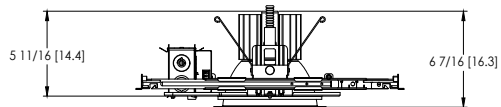
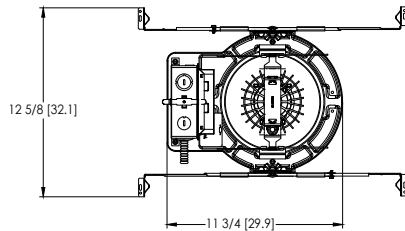
* All dimensions are inches (centimeters) unless otherwise noted.

LDN6 500-3000 Lumens



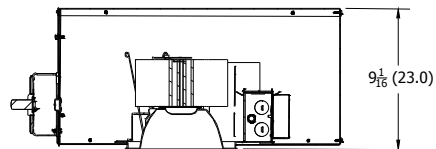
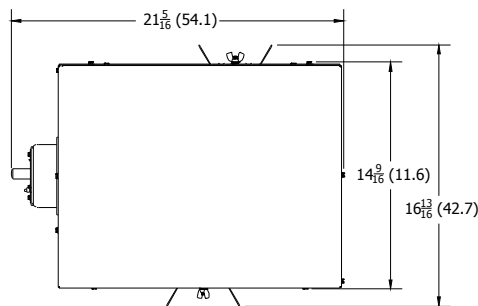
Aperture: $\varnothing$ 6-1/4" [15.9]
Ceiling Cutout: $\varnothing$ 7-1/8" [18.1] Self-flanged
Overlap Trim: $\varnothing$ 7-1/2" [19.1]

LDN6 4000-5000 Lumens



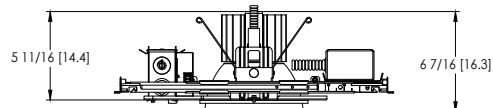
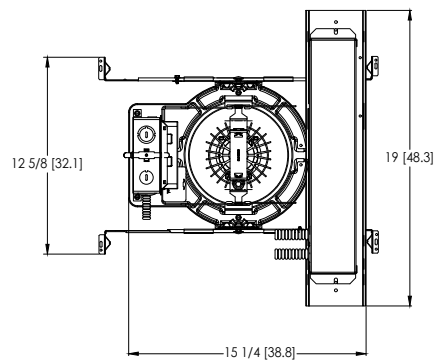
Marked Spacing: 24" x 24" x 10"
Aperture: $\varnothing$ 6-1/4" [15.9]
Ceiling Cutout: $\varnothing$ 7-1/8" [18.1] Self-flanged
Overlap Trim: $\varnothing$ 7-1/2" [19.1]

LDN6 CP



Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)

LDN6 EL



Marked Spacing above 3000lm: 24" x 24" x 10"
Aperture: $\varnothing$ 6-1/4" [15.9]
Ceiling Cutout: $\varnothing$ 7-1/8" [18.1] Self-flanged
Overlap Trim: $\varnothing$ 7-1/2" [19.1]



Performance You Can Count On

SensorSwitch™ offers standalone wired and wireless lighting controls solutions designed for room-based applications. Our products offer reliable performance and ease of installation.

Sensorswitch.com

Wireless Embedded Controls



1. Install the luminaires with embedded controls
2. Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
3. Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.



SensorSwitch
WSXA SSA

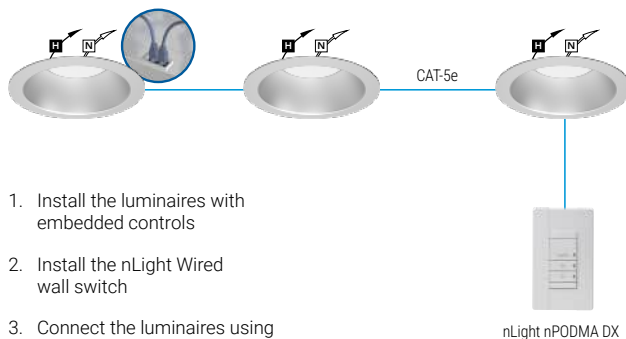


Single Lighting Controls Platform for Indoor & Outdoor Spaces

nLight® is your networked lighting controls platform, for indoor and outdoor applications, providing wired or wireless options. Scaling from room to campus-wide applications, it is the one platform that grows with your business today and tomorrow; to seamlessly address energy cost optimization, building code compliance, improved occupant comfort, and much more. nLight also interfaces with DALI®, BACnet®, DMX and additional third-party devices.

nlightcontrols.com

Wired Embedded Controls



1. Install the luminaires with embedded controls
2. Install the nLight Wired wall switch
3. Connect the luminaires using standard CAT-5e cables and the controls devices will automatically discover each other and work (plug and play)

nLight nPODMA DX

Wireless Embedded Controls



1. Install the luminaires with embedded controls
2. Install the nLight AIR battery-powered wall switch
3. Use CLAIRITY+ mobile app to pair the fixtures with the wall switch and if desired, customize the sensor settings

nLight rPODBA 2P DX

Mobile Device

UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM 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, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.



WDGE2 LED

Architectural Wall Sconce

Precision Refractive Optic



Catalog
Number

Notes

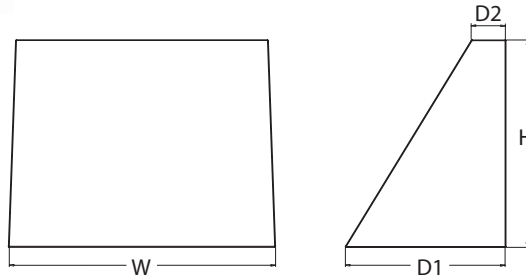
Type

OC, OK, OL

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

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
(without options)



Introduction

The WDGE 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 WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.



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

WDGE 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
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature		CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P0	27K	2700K	40K 4000K	70CRI ³	MVOLT	Shipped included	
	P1 ¹	30K	3000K	50K 5000K	80CRI		SRM Surface mounting bracket	
	P2 ¹	35K	3500K	AMB ² Amber	LW ² Limited Wavelength		ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁵	
	P3 ¹						Shipped separately	
	P4 ¹						AWS 3/8inch Architectural wall spacer ⁶	
							PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available ⁶	

Options			Finish	
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	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. PIRH 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. PIRH1FC3V 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 Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. NLTAIR2 PIRH Embedded wireless controls by nLight with 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 PIRH 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 4 for out of box functionality	DDBXD Dark bronze	
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)		DBLXD Black	
PE	Photocell, Button Type ⁷		DNAXD Natural aluminum	
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁸		DWHXD White	
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.		DSSXD Sandstone	
CCE	Coastal Construction ⁶		DBDTXD Textured dark bronze	
			DBLTXD Textured black	
			DNATXD Textured natural aluminum	
			DWHGXD Textured white	
			DSSTXD Textured sandstone	



COMMERCIAL OUTDOOR

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WDGE2 LED
Rev. 07/06/26

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

NOTES

- 1 P1-P4 not available with AMB and LW.
- 2 AMB and LW always go together.
- 3 70CRI only available with T3M and T4M.
- 4 347V and 480V not available with E10WH or E20WC.
- 5 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
- 6 For PBBW and AWS with CCE option, require an RFA.
- 7 PE not available in 480V or with sensors/controls.
- 8 DMG option not available with sensors/controls.

Performance Data

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	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)					Amber (Limited Wavelength)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T1S	636	92	0	0	0	666	97	0	0	0	699	101	0	0	1	691	100	0	0	1	712	47	0	0	1
		T2M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T3M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T4M	648	94	0	0	0	679	98	0	0	0	712	103	0	0	0	704	102	0	0	0	726	47	0	0	0
		TFTM	652	95	0	0	0	683	99	0	0	0	717	104	0	0	0	708	103	0	0	0	730	48	0	0	1
P1	11W	T1S	1,105	99	0	0	1	1,157	104	0	0	1	1,215	109	0	0	1	1,200	107	0	0	1					
		T2M	1,150	103	0	0	1	1,204	108	0	0	1	1,264	113	0	0	1	1,249	112	0	0	1					
		T3M	1,150	103	0	0	1	1,205	108	0	0	1	1,265	113	0	0	1	1,250	112	0	0	1					
		T4M	1,126	101	0	0	1	1,179	106	0	0	1	1,238	111	0	0	1	1,223	110	0	0	1					
		TFTM	1,133	101	0	0	1	1,186	106	0	0	1	1,245	112	0	0	1	1,230	110	0	0	1					
P2	19W	T1S	1,801	95	1	0	1	1,886	99	1	0	1	1,981	104	1	0	1	1,957	103	1	0	1					
		T2M	1,875	99	1	0	1	1,963	103	1	0	1	2,061	109	1	0	1	2,037	107	1	0	1					
		T3M	1,876	99	1	0	1	1,964	103	1	0	1	2,062	109	1	0	1	2,038	107	1	0	1					
		T4M	1,836	97	1	0	1	1,922	101	1	0	1	2,018	106	1	0	1	1,994	105	1	0	1					
		TFTM	1,847	97	1	0	1	1,934	102	1	0	1	2,030	107	1	0	1	2,006	106	1	0	1					
P3	32W	T1S	2,809	87	1	0	1	2,942	92	1	0	1	3,089	96	1	0	1	3,052	95	1	0	1					
		T2M	2,924	91	1	0	1	3,062	95	1	0	1	3,215	100	1	0	1	3,176	99	1	0	1					
		T3M	2,925	91	1	0	1	3,063	95	1	0	1	3,216	100	1	0	1	3,177	99	1	0	1					
		T4M	2,862	89	1	0	1	2,997	93	1	0	1	3,147	98	1	0	1	3,110	97	1	0	1					
		TFTM	2,880	90	1	0	1	3,015	94	1	0	1	3,166	99	1	0	1	3,128	97	1	0	1					
P4	47W	T1S	3,729	80	1	0	1	3,904	84	1	0	1	4,099	88	1	0	1	4,051	87	1	0	1					
		T2M	3,881	83	1	0	1	4,063	87	1	0	1	4,267	91	1	0	1	4,216	90	1	0	1					
		T3M	3,882	83	1	0	1	4,065	87	1	0	1	4,268	91	1	0	1	4,217	90	1	0	1					
		T4M	3,799	81	1	0	1	3,978	85	1	0	1	4,177	90	1	0	1	4,127	88	1	0	1					
		TFTM	3,822	82	1	0	1	4,002	86	1	0	1	4,202	90	1	0	1	4,152	89	1	0	1					

Performance Package	System Watts	Dist. Type	27K (2700K, 70 CRI)					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	Lumens	LPW	B	U	G
P0	7W	T3M	737	107	0	0	0	763	111	0	0	0	822	119	0	0	0	832	121	0	0	1
		T4M	721	105	0	0	0	746	108	0	0	0	804	117	0	0	1	814	118	0	0	1
P1	11W	T3M	1,280	115	0	0	1	1,325	119	0	0	1	1,427	128	1	0	1	1,445	129	1	0	1
		T4M	1,253	112	0	0	1	1,297	116	0	0	1	1,397	125	0	0	1	1,415	127	0	0	1
P2	19W	T3M	2,087	110	1	0	1	2,160	114	1	0	1	2,327	123	1	0	1	2,357	124	1	0	1
		T4M	2,042	108	1	0	1	2,114	111	1	0	1	2,278	120	1	0	1	2,306	121	1	0	1
P3	32W	T3M	3,254	101	1	0	1	3,369	105	1	0	1	3,629	113	1	0	1	3,675	114	1	0	1
		T4M	3,185	99	1	0	1	3,297	103	1	0	1	3,552	111	1	0	1	3,597	112	1	0	1
P4	47W	T3M	4,319	93	1	0	1	4,471	96	1	0	1	4,817	103	1	0	2	4,878	105	1	0	2
		T4M	4,227	91	1	0	1	4,376	94	1	0	2	4,714	101	1	0	2	4,774	102	1	0	2

Electrical Load

Performance Package	System Watts	Current (A)					
		120Vac	208Vac	240Vac	277Vac	347Vac	480Vac
P0	7.0	0.061	0.042	0.04	0.039	--	--
	9.0	--	--	--	--	0.031	0.021
P1	11.0	0.100	0.064	0.059	0.054	--	--
	14.1	--	--	--	--	0.046	0.031
P2	19.0	0.168	0.106	0.095	0.083	--	--
	22.8	--	--	--	--	0.067	0.050
P3	32.0	0.284	0.163	0.144	0.131	--	--
	37.1	--	--	--	--	0.107	0.079
P4	47.0	0.412	0.234	0.207	0.185	--	--
	53.5	--	--	--	--	0.153	0.112

Lumen Output in Emergency Mode
(4000K, 80 CRI, T3M)

Option	Lumens
E10WH	1,358
E20WC	2,230

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	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

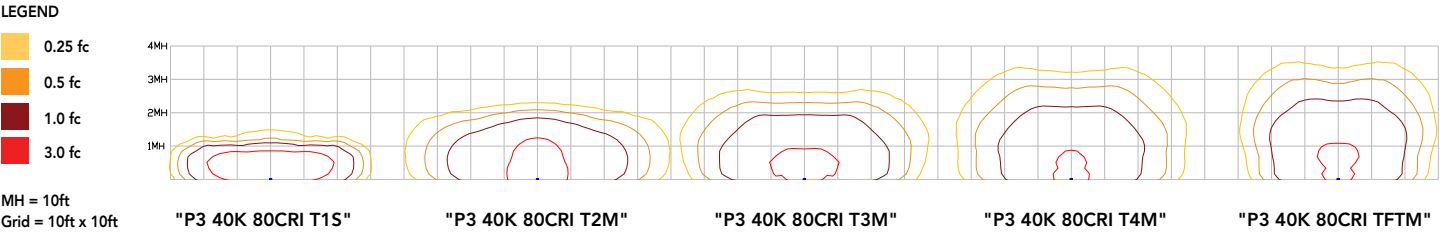
Projected LED Lumen Maintenance

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	>0.96	>0.93	>0.87

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.



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)

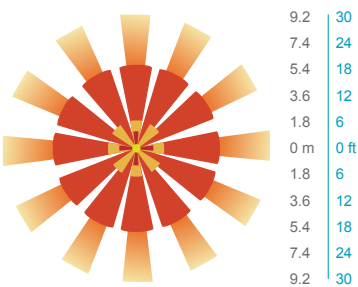
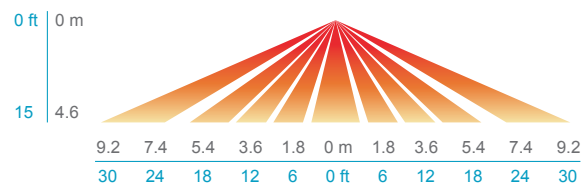
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing 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.

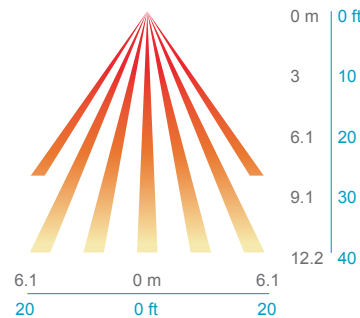
PIR

HIGH VIEW

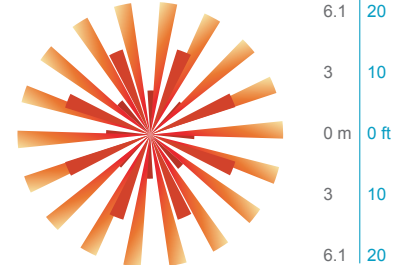


PIRH

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, NLTAIREM2 PIR, NLTAIREM2 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.



Motion/Ambient Sensor

D = 7"

H = 9" (Standalone controls)

11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)

W = 11.5"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



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 integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks 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. COASTAL CONSTRUCTION (CCE) Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. 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 L91/100,000 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. Luminaire is IP66 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 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT

BAA – Buy American Act: This product is available in a version that qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS.

BABA – Build America Buy America: This product is available in a version that qualifies as produced in the United States under the definitions of the Build America, Buy America Act, as implemented by 2 C.F.R. Part 184 and other agency implementing regulations, including Department of Transportation regulations.

Please refer to www.acuitybrands.com/resources/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.



Catalog Number
Notes
Type

Contractor Select™

WF4 & WF6 ALO + SWW5

4" & 6" Flat LED Square Wafers

The 4" & 6" flat square wafers with 5 CCT Switchable White and ALO technology provide high-quality light output and efficiency while delivering industry leading technology and functionality without the need for a recessed housing.

FEATURES:

- Next-generation optical technology and design enable precise, even illumination where needed
- Canless – no can required; equals easy to install and less labor
- With selectable color temperatures ranging from warm (2700K) to daylight (5000K), getting the right look for your space is a breeze
- 3 ALO settings allow you to get the perfect amount of light in your space



4" Switchable Lumens



6" Switchable Lumens



Catalog Number	UPC	Description	Replaces Up To	Lumens	Input Watts	CCT	CRI	Voltage	Finish	Dimming Protocol	Pallet qty.
WF4 SQ SM ALO40 SWW5 90CRI MW M6	00198935476455	4" Wafer-Thin LED Square	65W Incandescent	450/550/750	9W	2700K/3000K/3500K/4000K/5000k	90	120V	Matte White	Triac	540
WF6 SQ SM ALO41 SWW5 90CRI MW M6	00198935476516	6" Wafer-Thin LED Square	75W Incandescent	650/850/1000	13W	2700K/3000K/3500K/4000K/5000k	90	120V	Matte White	Triac	360



Accessories: Order as separate catalog number.

WF8643 PAN	Universal New Construction Pan
WF4 PAN R12	4" new construction pan, retail pack of 12
WF6 PAN R12	6" new construction pan, retail pack of 12
WF4GR MW	4" Wafer Goof Ring 4.2" ID x 6.2" OD
WF6GR MW JZ	6" Wafer Goof Ring 6" ID x 8" OD
WFJB U	Remodel Joist Bar
WFEXC6 SW3PIN FT4	3-Pin 6ft Cable
WFEXC10 SW3PIN FT4	3-Pin 10ft Cable
WFEXC20 SW3PIN FT4	3-Pin 20ft Cable

Goof rings are made of 22 gauge steel and painted white.



WF8643 Universal
New Construction Pan



WF4 PAN
4" New Construction Pan



WF6 PAN
6" New Construction Pan



WFEXC
FT4 3-Pin Cable



Remodel Joist Bar

PERFORMANCE DATA

	WF4 SQ SM ALO40 SWW5 90CRI MW M6				WF6 SQ SM ALO41 SWW5 90CRI MW M6		
	High	Medium	Low		High	Medium	Low
Input Power Typical	9W (+/-5%)	7W (+/-5%)	5.5W (+/-5%)		13W (+/-5%)	10W (+/-5%)	7.5W (+/-5%)
Input Voltage	120V				120V		
Frequency	60 Hz				60 Hz		
EMI/RFI	FCC Title 47, Part 15 Class B (consumer)				FCC Title 47, Part 15 Class B (consumer)		
Minimum Starting Temp	-40°F (-40°C)				-40°F (-40°C)		

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.

LIGHTING PERFORMANCE DATA
DONNÉES SUR LE RENDEMENT
DE L'ÉCLAIRAGE

Light Appearance (CCT)
Aspect de la lumière (CCT)

2700K	soft white blanc doux
3000K	warm white blanc chaud
3500K	neutral white blanc neutre
4000K	cool white blanc froid
5000K	daylight lumière du jour

Light Output (Lumens)	Nominal
Puissance lumineuse (Lumens)	Watts
450	5.5
550	7
750	9

Color Accuracy (CRI)	90
Précision des couleurs (CRI)	

LIGHTING PERFORMANCE DATA
DONNÉES SUR LE RENDEMENT
DE L'ÉCLAIRAGE

Light Appearance (CCT)
Aspect de la lumière (CCT)

2700K	soft white blanc doux
3000K	warm white blanc chaud
3500K	neutral white blanc neutre
4000K	cool white blanc froid
5000K	daylight lumière du jour

Light Output (Lumens)	Nominal
Puissance lumineuse (Lumens)	Watts
650	7.5
850	10
1000	13

Color Accuracy (CRI)	90
Précision des couleurs (CRI)	



Specifications

HOUSING:

Aluminum die cast outer frame. Durable, powder coat paint to prevent rust • FT4 3-pin plenum rated cable connector to connect from module to remote driver box • Steel spring clip for easy installation. 4" or 6" cut out template is provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 4-1/4" for the WF4 and 6-1/4" for the WF6 • Can be installed from 3/8" to 1 1/2" ceiling thickness • Can be removed from below the ceiling for service or replacement.

LED LIGHT ENGINE:

Low/Medium/High lumen output settings and choice of 2700K, 3000K, 3500K, 4000K or 5000K color temperatures • 90 CRI minimum • Color accuracy within 4 step McAdams Ellipse at the end CCT (2700K and 5000K), within 6 step McAdams Ellipse in the middle CCT (3000K, 3500K, and 4000K) • Dimming 100% to 10% with most standard incandescent dimmers (see list of approved dimmers).

DRIVER:

Connect directly to 120V Class-2 (CAN ICES-005 (B) / NMB-005 (B)) LED driver • 120V 60 Hz constant current driver provides noise free operation • IC rated driver with convenience of a switch to choose between 5 selectable color temperature options ranging from 2700K (warm white), 3000K, 3500K, 4000K, or 5000K (daylight) • The isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (6) 14 gauge insulated conductor or (4) 12 gauge insulated conductors, making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisychain applications and contractor friendly • 2" plenum space required for the installation of the WF6 driver box; 3" plenum space required for the installation of the WF4 driver box • Suitable for installation in t-grid and drop ceiling applications with universal new construction pan.

OPTICAL SYSTEM:

Edge-lit technology is used to distribute light comfortably into the occupancy space. • Polycarbonate lens provides even illumination throughout the space • Efficient system that can produce over 750 lumens while using 9W with the WF4 and over 1000 lumens while using 13W with the WF6 • Replaces 65W incandescent (WF4) and 75W incandescent (WF6).

LIFE:

Rated for 50,000 hours at 70% lumen maintenance.

LABELS:

CSA certified to US and Canadian safety standards • ENERGY STAR® certified product • Suitable for wet location, covered ceiling • Air-Loc certified in accordance with ASTM E283-2004 • NOM Certified • Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements • U.S. Patent No. 10,681,784.

TESTING:

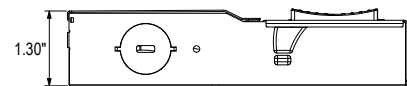
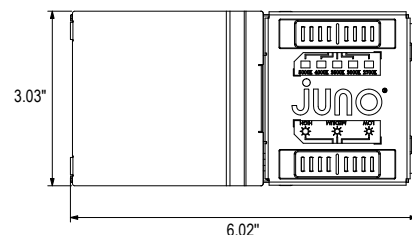
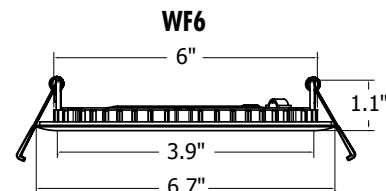
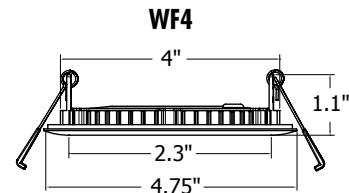
All reports are based on published industry procedures; field performance may differ from laboratory performance.

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.

Dimensions



HOLE CUTOUT SIZE	
WF4	4.25"
WF6	6.25"



TOWN OF BROOKFIELD STAFF REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: August 25, 2026

REPORT DATE: August 6, 2026, updated August 18, 2026

RE: Development approval (Conceptual/Preliminary/Final) for **Restoration Hardware** in The West End, 20351 W. Bluemound Road, Tax key No(s) BKFT1123.004 and .005

APPLICANT: IM Properties (Wisconsin 1) LLC, Robert Gould

PROPERTY OWNER: Newfield Holdings LLC and Brookfield Corners LLC

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

The applicants are seeking Conceptual, Preliminary and Final approval for Restoration Hardware, a high-end home furnishing company. The anchor tenant will be located in a standalone, single-story building on the north site of the West End, which is approximately 18,798 sq. ft. In addition to home furnishing, there is a full service fine dining restaurant and bar in the center of the showroom, with capacity for approximately 124 guests. Restoration Hardware will be applying for a Class B liquor license.

Zoning

The Planned Unit Development Conditional Use Permit allows zoning requirements to be flexed in order to accommodate unique, integrated development projects. The general location was reviewed as part of the overall site plan for The West End. The specific proposed setback, offsets and building information is as follows. Flexibility from the MU-1 District provisions is not required or proposed as shown in the following table.

<i>RH</i>	Proposed	Required in MU-1 District	Flexibility requested?
Road Setback to edge of ROW (N) W. Bluemound Rd.	23 +/- ft.	12 ft. min. 70 ft. max.	No
Road Setback to edge of ROW (W) Barker Rd	Varies between 32 ft. – 153 ft.	12 ft. min. 70 ft. max.	No

	Proposed	Required in MU-1 District	Flexibility requested?
Height	27 ft.	100 ft.	No
Maximum Floor Area (entire site)	Approx. 308,194 sq. ft. (133%)	115,264 sq. ft. / 2.64 acres (50% min.) 922,078 sq. ft. /21.17 acres (400% max.)	No

Hours of Operation for the Design Gallery and Restaurant:

Monday-Saturday, 10:00 am to 10:00 pm, with the last seating at 9:00 pm

Sunday: 10:00 am to 9:00 pm, with the last seating at 8:00 pm.

Architecture:

The color palette is very light, with different color beiges. Large clear windowpanes with canvas awnings are proposed on each side of the building. A glass skylight is proposed over a portion of the dining area. The proposed building materials include a stone base (Texas Limestone), bronze aluminum window and door trim, beige canvas awnings, and EIFS for the walls, which is a wall cladding system that combines insulation with a smooth protective finish that improves energy efficiency. Rooftop mechanicals are proposed on the west side of the roof. The applicant has submitted a section view showing how cars from Barker Road will not be able to see the equipment.

Site Plan:

The entrance to the building is on the east elevation, which will be seen from the Lord Street entrance to The West End. Parking is located between Lord Street and the building. An ADA ramp is provided from the parking to the building, as a small staircase is needed to account for the grade change. The sidewalk from W. Bluemound Road is extended south onto the subject property and connects to the pedestrian walkways within the development with crosswalks. The site plan matches what was submitted and reviewed on the development plans for The West End.

Floor Plan: The interior spaces will have gallery rooms surrounding the restaurant and bar, which is located in the center of the space. Staff rooms are located to the rear of the building.

Loading: Loading and unloading will occur near the rear of the building on Union Street and will primarily be for the restaurant. The street will be coned off early in the morning and deliveries are expected 1-2 per week.

Traffic and Access: Access to the site is off of Union Street. Appropriate traffic flows and signage are shown on the plans. The DOT submitted comments on the revised TIA on August 10, 2026. Additional modifications are required.

Parking: Parking for this development was accounted for in consideration with the entire West End development and is consistent with the approved overall development plans. There are 26, 9'x18' parking stalls, with two handicap stalls.

Dumpsters: The dumpsters are proposed on the west side of the building, nearest the Barker Road and Bluemound Road intersection. The enclosure is made with the same material as the building, with solid gates on the south end and a service door on the east end. The waste generated will primarily be from the restaurant use. The dumpsters will be emptied by The Corners of Brookfield maintenance staff, as with all other tenants.

Open Space and Landscaping.

A landscape plan has been submitted that includes four Swamp White Oaks around the north and east sides of the parking lot and 16 Regal Prince Oak trees surrounding the remainder of the building. Six (6) Winter Gem Boxwood planters will line the front elevation. Shamrock Inkberry Holly and Blue Rug Junipers will line the sidewalk from W. Bluemound Road to Lord St. The landscape palette is made up of all greenery, which is the brand preference of Restoration Hardware, whose sites consist of beiges, black and greens to tie into an Italian aesthetic.

The applicant has submitted calculations showing the amount of green space on site, including native plantings. The amount of green space exceeds what is required by code (15%) for the parking area.

LANDSCAPE DATA TABLE

ACCESSORY LANDSCAPE AREA		
TOTAL PARKING SURFACE AREA	TOTAL ACCESSORY LANDSCAPE AREA	ACCESSORY LANDSCAPE AREA %
8,067 SF	544 SF	67%
PROPOSED PLANTING		
TOTAL SHRUBS PROPOSED	TOTAL NATIVE SHRUBS	NATIVE SHRUB %
97	45	46%
TOTAL TREES PROPOSED	TOTAL NATIVE TREES	NATIVE TREE %
20	4	20%
MINIMUM PROPOSED TREE CALIPER: 2"		

Lighting

All gallery lighting will be on a centralized dimming system with automated daily on/off controls. All interior and exterior lighting will be dimmable. Exterior lighting includes recessed step lighting on the stairs up to the entrance, in-ground grazing wall washers to emphasizing the building façade (as opposed to illuminating it) and in-ground up lighting around the doors and windows. All exterior lights are LED with a CCR of 2700 Kelvin. Sconces on the building are custom fixtures that do not contain cut sheets or photometric information. However, the effect is to create soft illumination on the building rather than actually light the building. Parking lot lighting mirrors what was approved with The West End. The Town Engineer had no concerns with the proposed lighting plan.

Signage

Restoration Hardware is proposing very minimal signage. “RH” will be located on the east wall elevation over the entrance doors and the west wall elevation facing Barker Road. The letters are jet black aluminum letters mounted to the wall. The letters will be halo-lit, with 5000K LED lights. While a whiter temperature, the signs are so small, the effect should not be impactful to drivers and do not face living units. The signs are each 11 sq. ft., with each letter being 5.5 sq. ft. (18” x 22”). The maximum wall sign permitted is 102 SF. The signs complies with the sign code.

Architectural Review Committee: On August 12, 2026, the ARC unanimously recommended Preliminary and Final approval of the development, as proposed.

Engineering/Sanitary/Fire Department: No comments.

Recommendation

Staff recommends **Conceptual, Preliminary and Final Approval** of the single-story retail and restaurant use for Restoration Hardware, proposed on the north end of The West End development, located at 20351 W. Bluemound Road, subject to the following conditions:

Restoration Hardward

1. Any outstanding Conditional Use Permits or other agreements, which may have expired or remain unrecorded, shall be reviewed and revised, if applicable, to the satisfaction of the Town Attorney, so long as they remain consistent with the spirit and intent of the original approval and Town Code.
2. Prior to the issuance of a Building Permit, documentation shall be provided to the Town of Brookfield that the Wisconsin Department of Transportation has reviewed and approved a Traffic Impact Analysis. Financial assurance in a form acceptable to the Town Attorney shall be submitted to ensure that any required improvements are constructed as required by the DOT or Waukesha County.
3. If applicable, prior to the issuance of a Building Permit, all comments of the Town Planner, Town Engineer, Sanitary District, Fire Department and Town Attorney shall be complied with and shown on the final plans.
4. A non-annexation agreement prepared by the Town Attorney shall be signed in front of a notary by the owner of the property and returned to the Town of Brookfield for recordation in the Waukesha County Register of Deeds.
5. The Town Attorney shall review and approve the stormwater maintenance plan and agreement for all proposed stormwater infrastructure, prior to recordation in the Register of Deeds.
6. The submitted Certified Survey Map shall be reviewed and approved by the Town of Brookfield and any extra-territorial review entity, prior to permits being issued.
7. The Condominium plat and any related documents shall be reviewed and approved by the Town Engineer, Town Attorney and Town Planner, if applicable, prior to permits being issued.
8. Site landscaping around the building and parking areas shall be implemented as proposed on the approved plans. Financial assurance may be collected in a form acceptable to the Town Attorney to ensure all required landscaping is implemented and maintained for a period of time approved by the Town Board.
9. Final plans shall be substantially consistent with the following plans:
 - a. Architectural plans prepared by Rinka+, dated 6/17/2026.
 - b. Civil plans prepared by Pinnacle Engineering Group, dated 6/22/2026
 - c. Photometric plan prepared by Spectrum lighting, dated 6/15/2026
 - d. Lighting package prepared by rkv Design, dated 6/12/2026
 - e. Landscaping plans submitted as part of the approval process (undated), Sheet L101.
10. Minor deviations from the submitted final plans are subject to the Town Planner for review and approval so long as they are consistent with the overall design intent discussed and/or to address engineering, utility, planning, building inspection or fire department comments. If the plan modifications are not considered minor per the Town Planner, a revised application shall be submitted and a review process shall ensue per Section 17.02(7).

Reasons

The plans are consistent with the overall development plans for The West End and will offer high-end retail and dining experiences for visitors of The Corners and The West End. The plans are complete with little to no revisions required from Town Staff.

Enclosures: Plan set

RH MILWAUKEE

20351 W. Bluemound Rd, Brookfield, WI

MUNICIPAL SUBMISSION

ISSUE DATE - 6/17/2026

SHEET INDEX

GENERAL

T1-01 TITLE SHEET & PROJECT INFORMATION

CIVIL

C1-01 EXISTING CONDITIONS
C1-02 SITE DEMOLITION PLAN
C2-01 SITE PLAN
C3-01 GRADING PLAN
C4-01 SANITARY PLAN & PROFILE
C4-02 WATERMAIN PLAN & PROFILE
C4-03 WATERMAIN PLAN & PROFILE
C4-04 STORM SEWER PLAN
C4-05 UTILITY PLAN
C5-01 PAVING PLAN - NORTHEAST
C5-02 PAVING PLAN - SOUTHEAST
C5-03 PAVING PLAN - SOUTHWEST
C5-04 PAVING PLAN - NORTHWEST
C6-01 CONSTRUCTION DETAILS

LANDSCAPE

L101 LANDSCAPE PLAN

LIGHTING

LT-1.0 EXTERIOR LIGHTING PLAN

ARCHITECTURAL

A1-01 MASTER PLAN
A1-02 SITE PLAN
A1-03 FLOOR PLAN
A1-04 ROOF PLAN
A2-01 EXTERIOR ELEVATIONS
A2-02 EXTERIOR ELEVATIONS
A2-03 TRASH ENCLOSURE
A2-04 BUILDING PERSPECTIVES
A3-01 SECTIONS

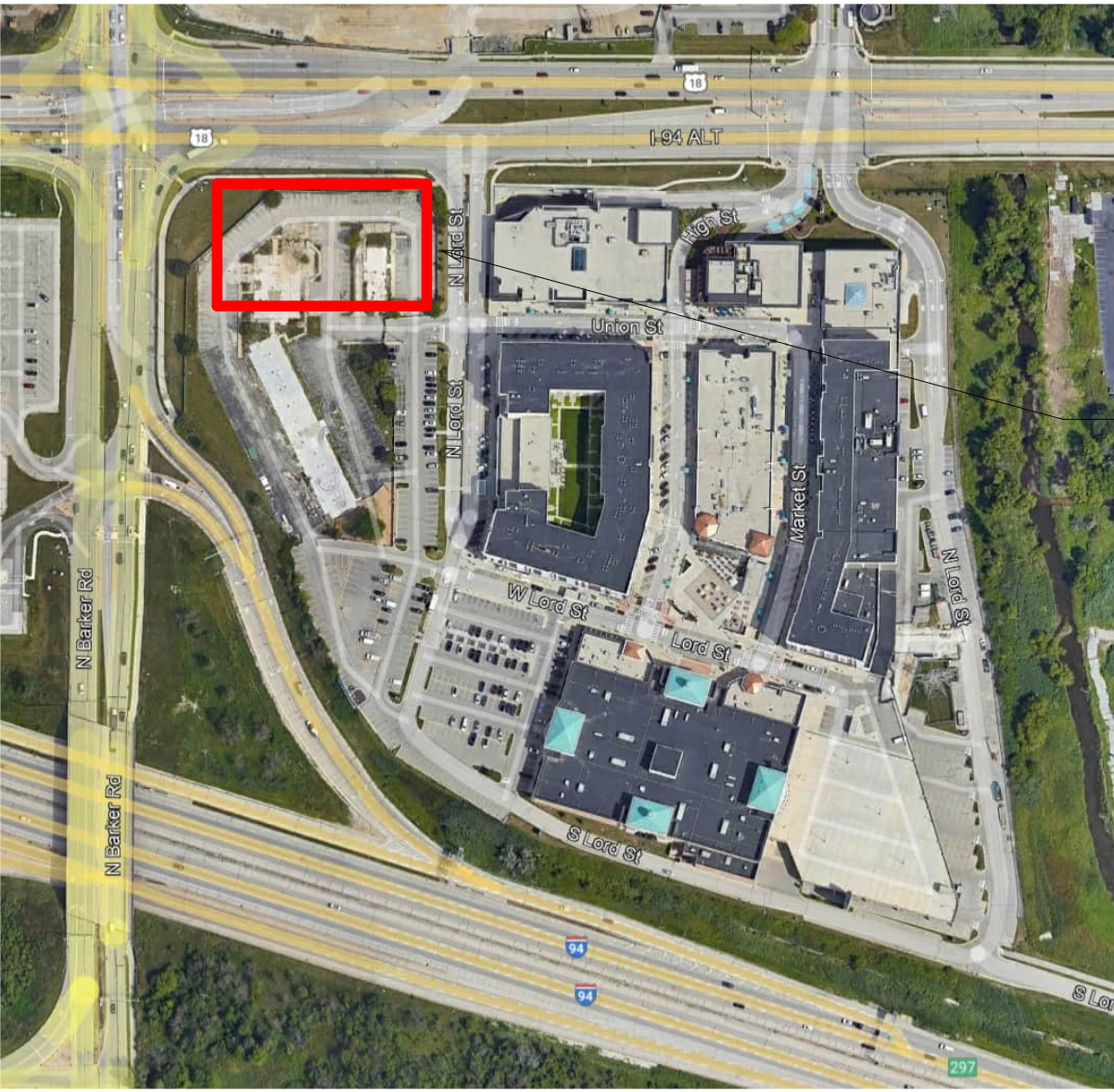
ARCHITECT
RINKA INC.
756 N MILWAUKEE STREET
SUITE 250
MILWAUKEE, WI 53202
(414) 431-8101

CIVIL ENGINEER
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD
SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

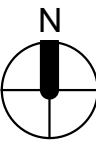
LANDSCAPE
KIMLEY-HORN
10 S. ALMADEN BLVD, SUITE 1250,
SAN JOSE, 95113
(408) 785-3518



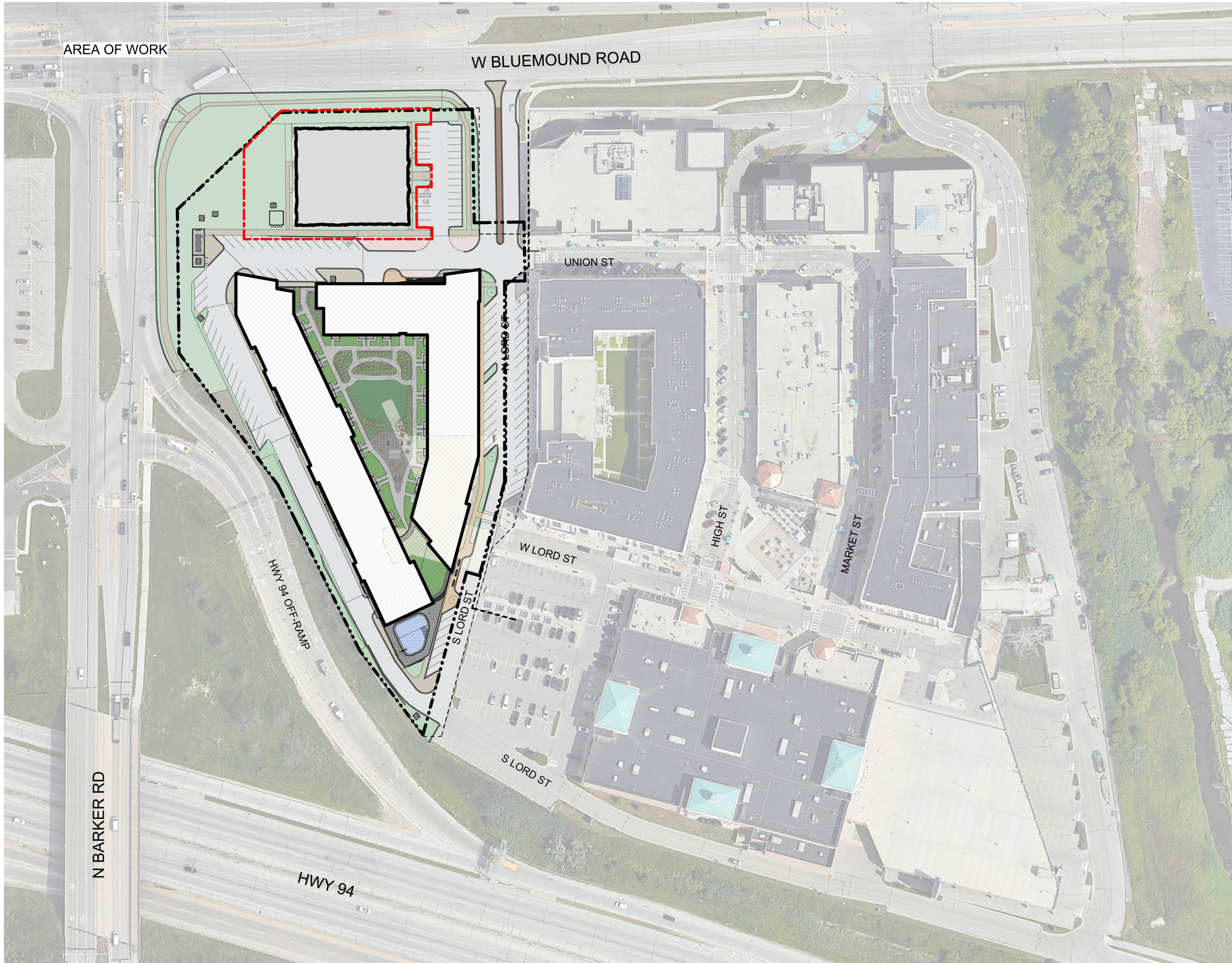
CONCEPTUAL RENDERING



PROJECT LOCATION



PROJECT LOCATION MAP



1 MASTER PLAN
SCALE: NOT TO SCALE



△ Revisions

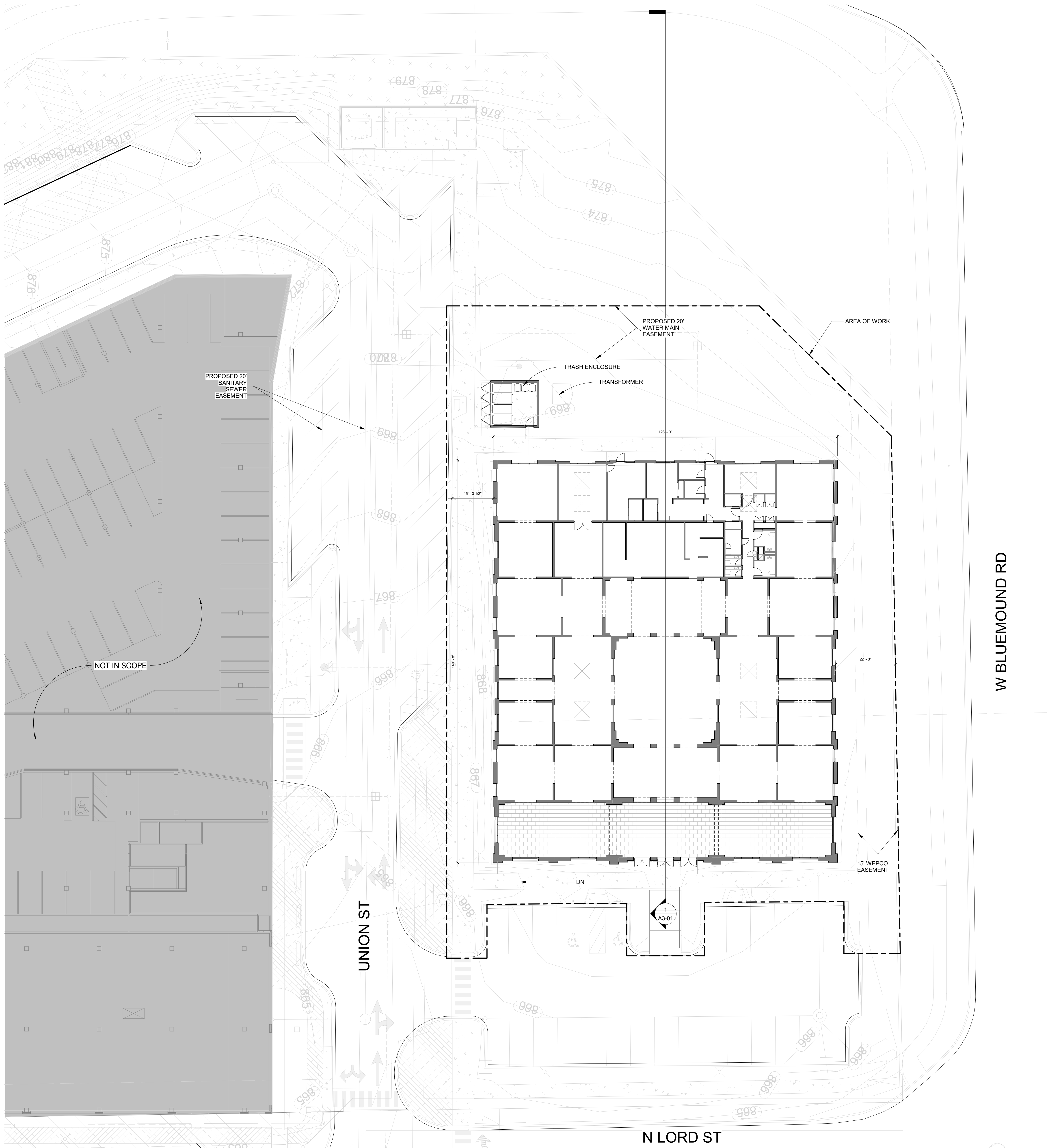
MUNICIPAL
SUBMISSION
RH MILWAUKEE

20351 W. Bluemound Rd, Brookfield, WI
Date Issued: 6/17/2026
RINKA project #: 23203.01
Sheet Title

MASTER PLAN

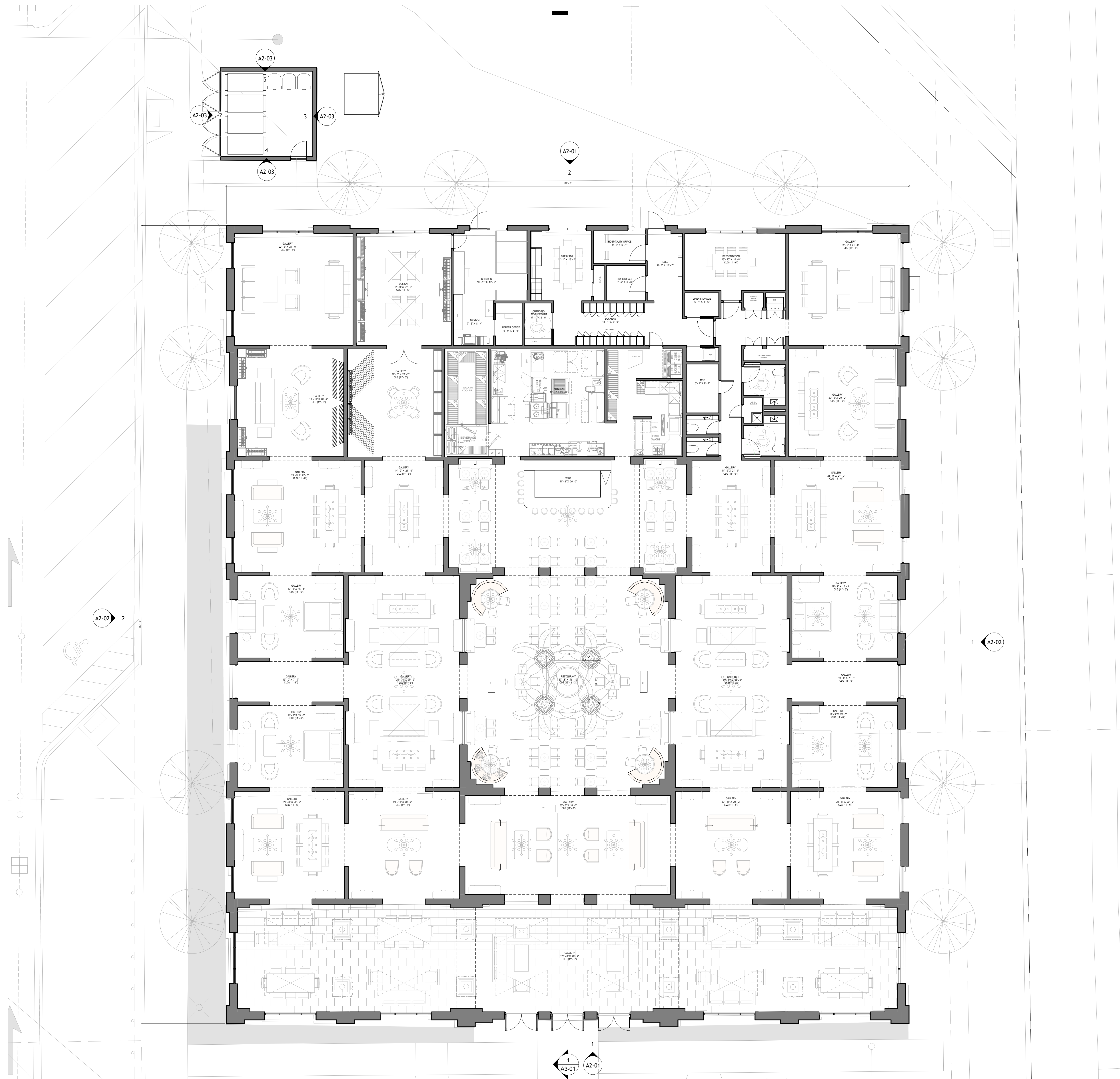
Sheet #

A1-01



1 SITE PLAN
SCALE: 1/16" = 1'-0"





1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



The Corners of Brookfield
20111 W Bluemound Road
Brookfield, WI 53045

150 W. Jefferson Avenue, Suite 1300
Detroit, MI 48226
norr.com

△ Revisions

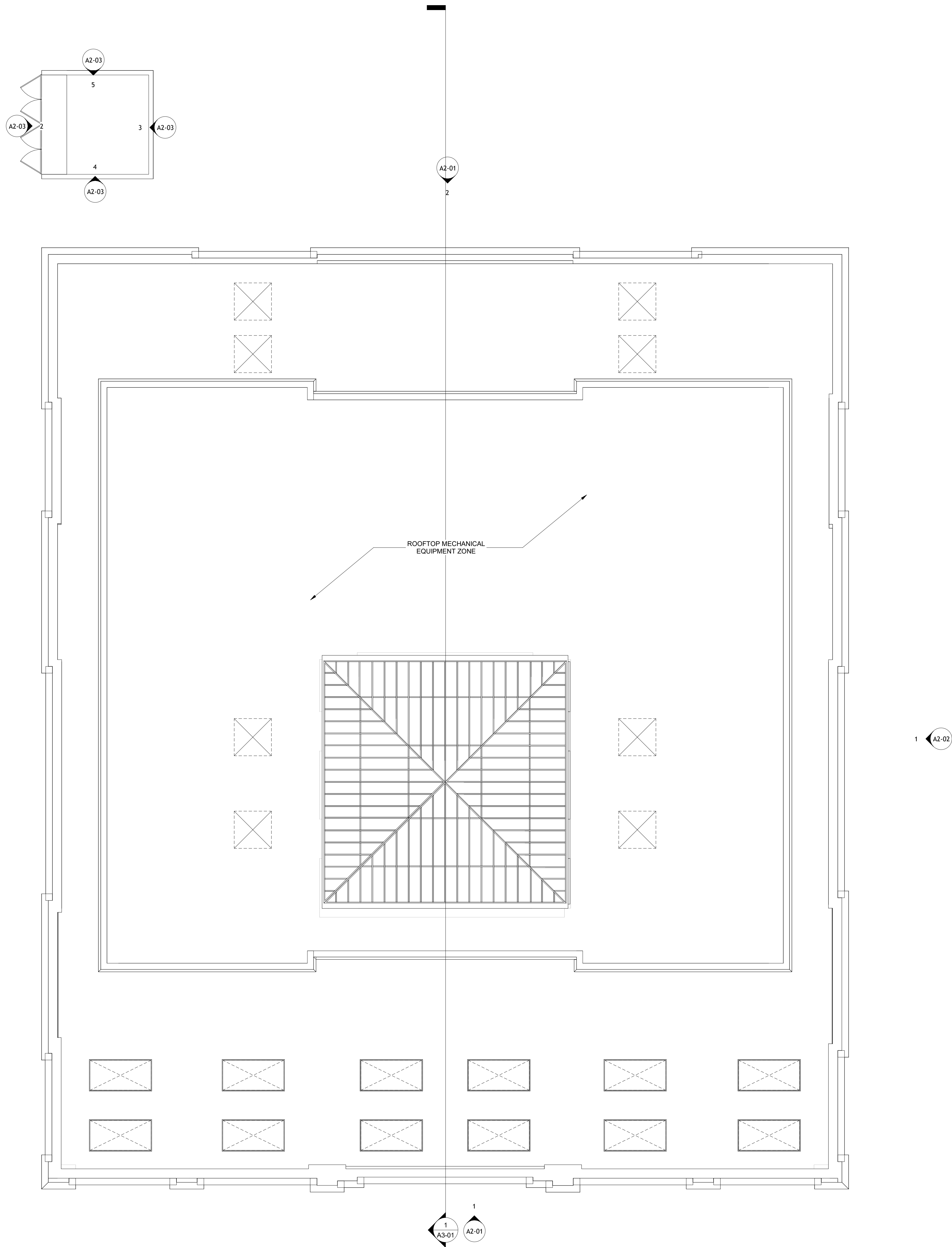
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SUBMISSION
RH MILWAUKEE

20351 W. Bluemound Rd, Brookfield, WI
Date Issued: 6/17/2026
RINKA project #: 23203.01
Sheet Title

FLOOR PLAN

Sheet #

A1-03



1 | ROOF PLAN
SCALE: 1/8" = 1'-0"



△ Revisions

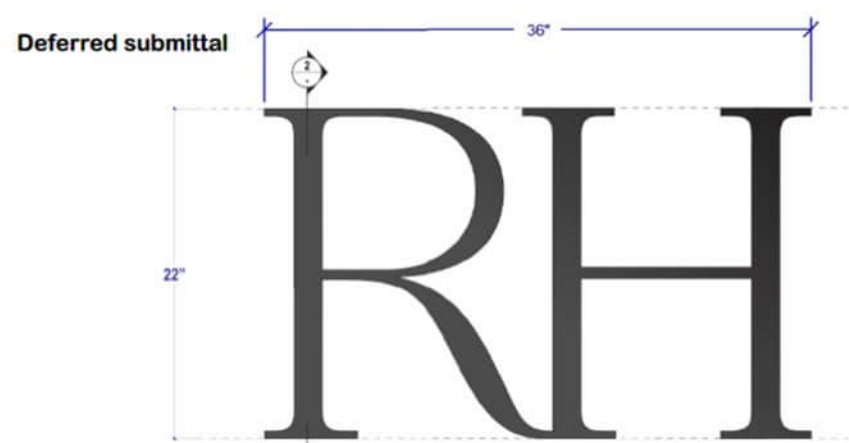
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SUBMISSION
RH MILWAUKEE

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Date Issued: 6/17/2026
RINKA project #: 23203.01
Sheet Title

ROOF PLAN

Sheet #

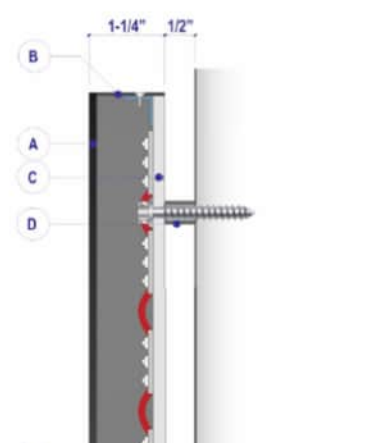
A1-04



1 22-IN RH LOGO HALO-LIT - DETAIL
5.5 SF, EACH SIGN



3 ILLUMINATION SAMPLE
TO NOTE: COLOR WILL MATCH ITEM B REFERENCED ON SHEET 8.

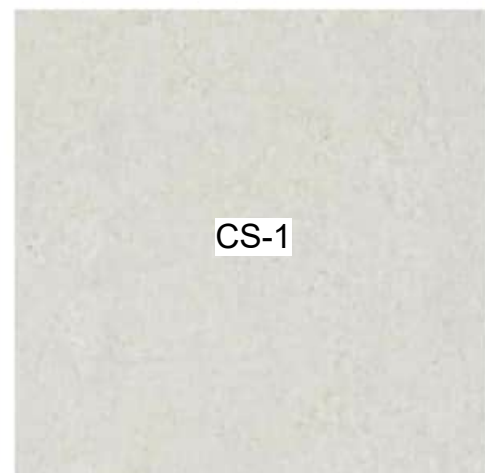


2 SECTION
3'-0\"/>

- SPECIFICATIONS:**
- A. 1/8" THICK ALUMINUM FACE PAINTED RAL 9005
ST BLACK-625N IMPREG
 - B. 200" TACK ALUMINUM REFLECTIVE PAINTED RAL 9005
WHITE-625N IMPREG MOUNTED TO 1/2" VIA
WALL BRACKETS AND SCREWS
 - C. 3/16" POLYCARBONATE BACK WITH SINGLE LAYER
OF WHITE PROTECTED CRISTAL TYPE 34 DISPUSER
MOUNTED TO ALUMINUM ANGLE BRACKETS MOUNTED
TO FRAMER WALL VIA 1/4" 20 SCREWS AND ANCHOR
W PLACES
 - D. 1/2" DIA. ALUMINUM SPACERS
 - E. PRINCIPAL STREET FIGHTER MOUNTED
LIGHTING
 - F. MAGNITUDE WISLUDOC AIR LED DRIVER

ALL ELECTRICAL COMPONENTS ARE
TO BE APPROVED AND FOLLOWED BY THE
LOCAL ELECTRICAL CODES

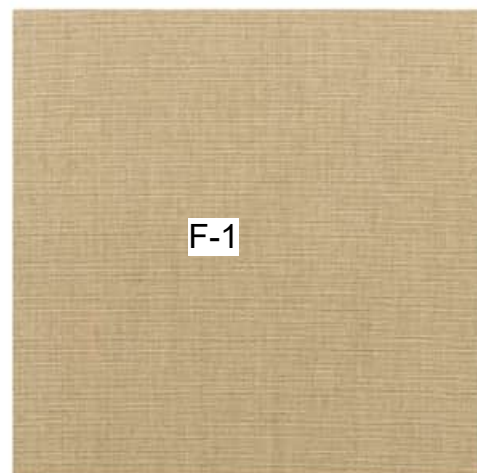
MATERIAL KEY PLAN



CS-1
18" Tall Cast Stone Base
Color: Texas Limestone



SF-1
RH Bronze
Aluminum Storefront System



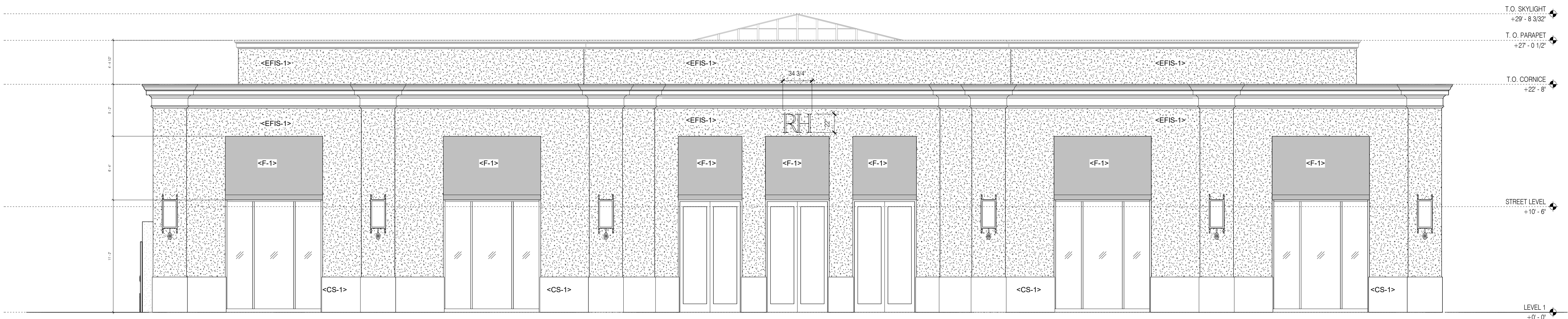
F-1
Awning Canvas
Heather Beige
Sunbrella



EIFS-1
EIFS
158 StoSignature Stone 10
S W6105 Divine White

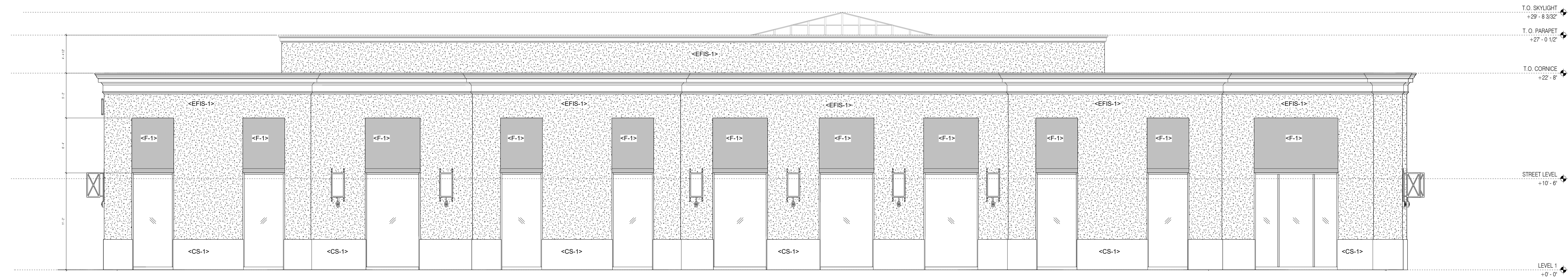


2 WEST ELEVATION
SCALE: 3/16\"/>

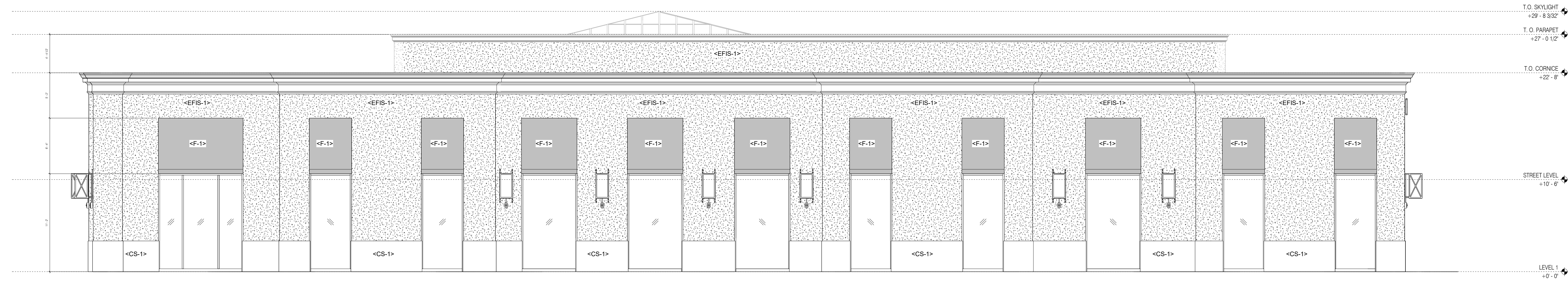


1 EAST ELEVATION
SCALE: 3/16\"/>

MATERIAL KEY PLAN			
CS-1 18" Tall Cast Stone Base Color: Texas Limestone	SF-1 RH Bronze Aluminum Storefront System	F-1 Awning Canvas Heather Beige Sunbrella	EIFS-1 EIFS 158 StoSignature Stone 10 S W6105 Divine White



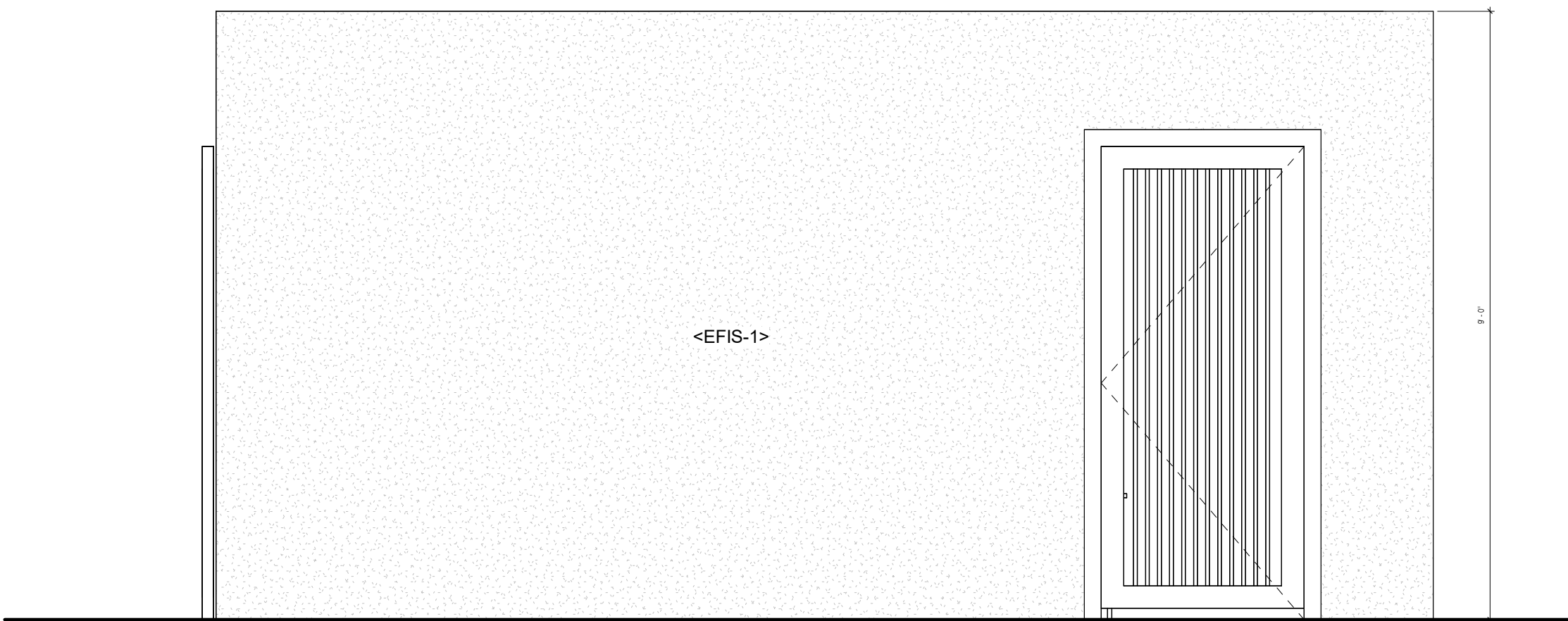
2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



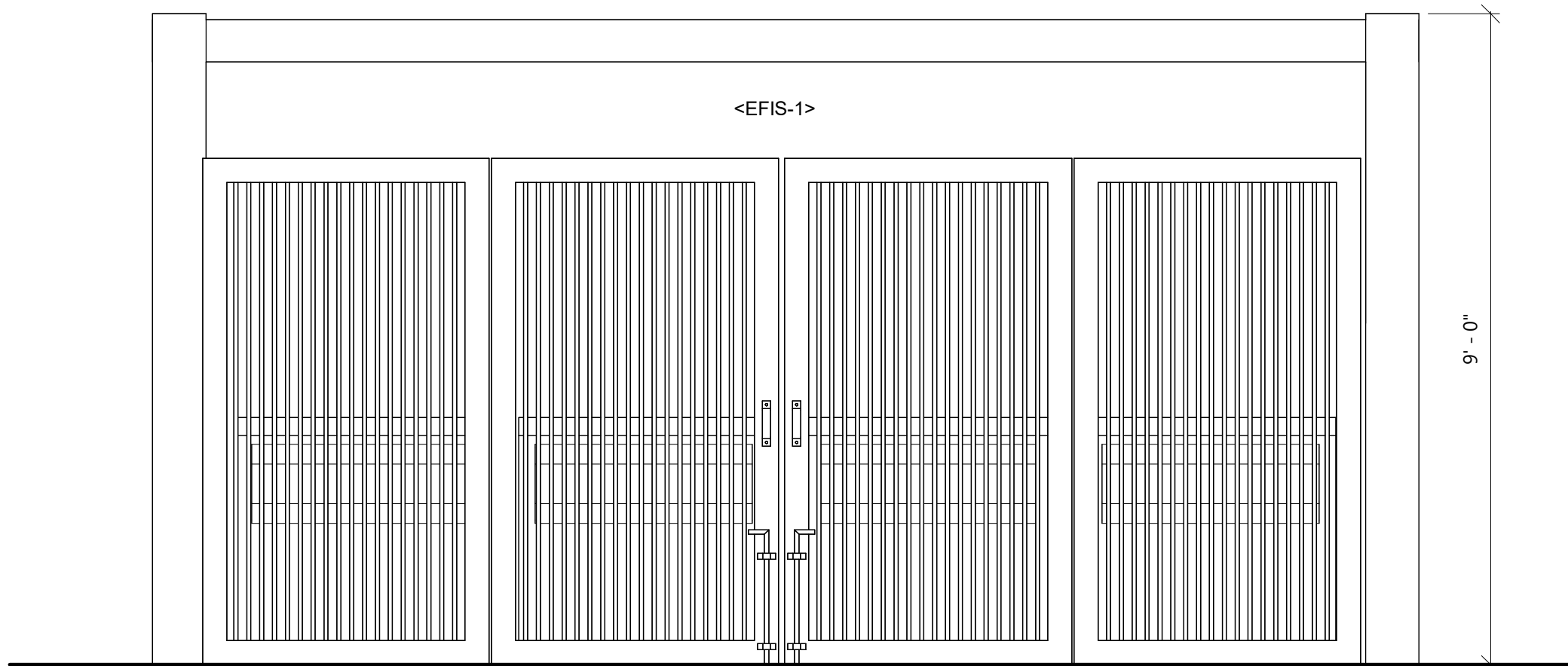
1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



6 | TRASH ENCLOSURE EXAMPLE
SCALE: NOT TO SCALE

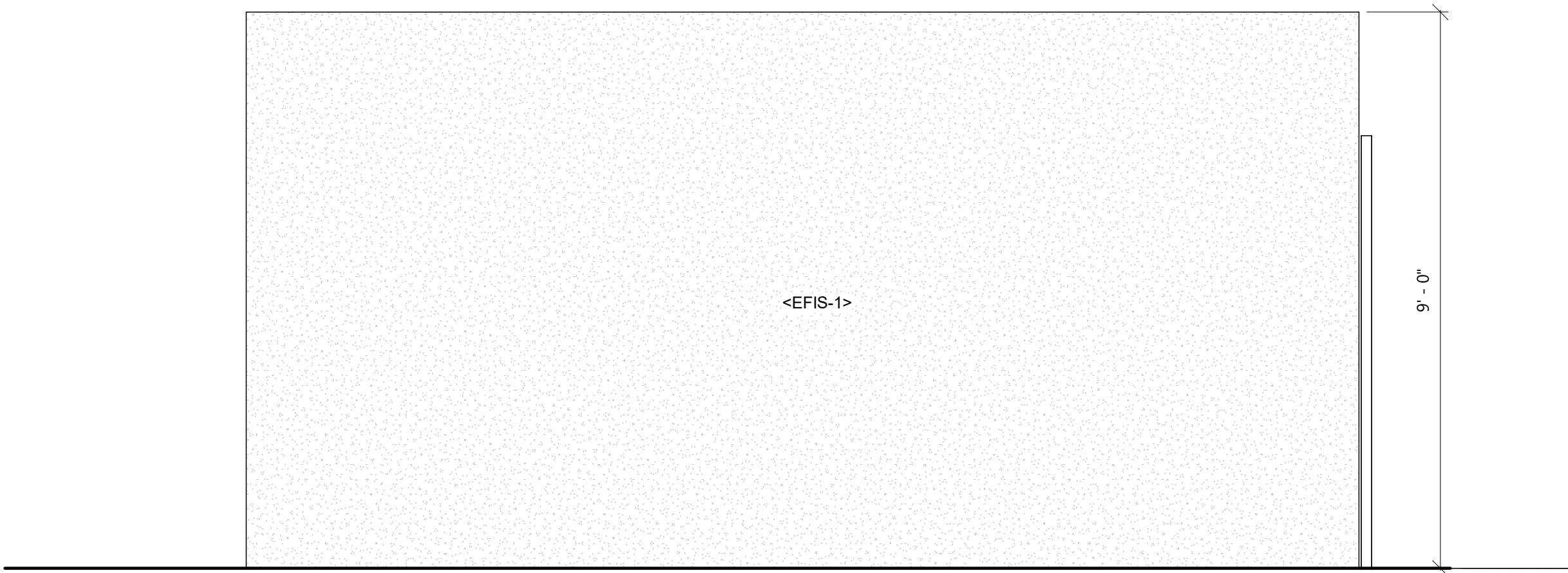


4 | TRASH ENCLOSURE - SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



2 | TRASH ENCLOSURE - WEST ELEVATION
SCALE: 1/2" = 1'-0"

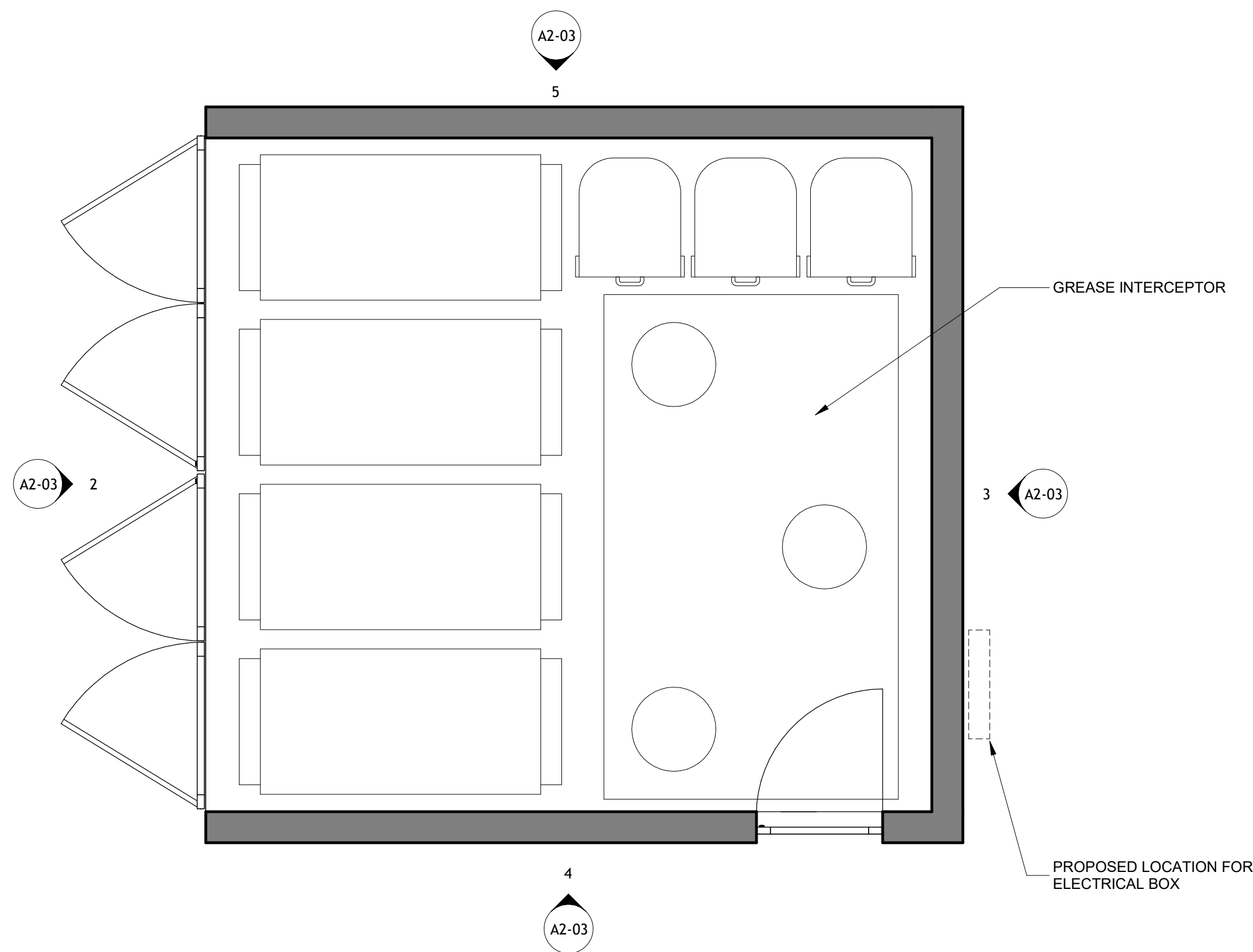
MATERIAL KEY PLAN			
CS-1 18" Tall Cast Stone Base Color: Texas Limestone	SF-1 RH Bronze Aluminum Storefront System	F-1 Awning Canvas Heather Beige Sunbrella	EIFS-1 EIFS 158 StoSignature Stone 10 S W6105 Divine White



5 | TRASH ENCLOSURE - NORTH ELEVATION
SCALE: 1/2" = 1'-0"



3 | TRASH ENCLOSURE - EAST ELEVATION
SCALE: 1/2" = 1'-0"



1 | ENLARGED TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"

BUILDING PERSPECTIVES REFLECT BUILDING DESIGN, NOT LANDSCAPE



4 EAST PERSPECTIVE
SCALE: NOT TO SCALE



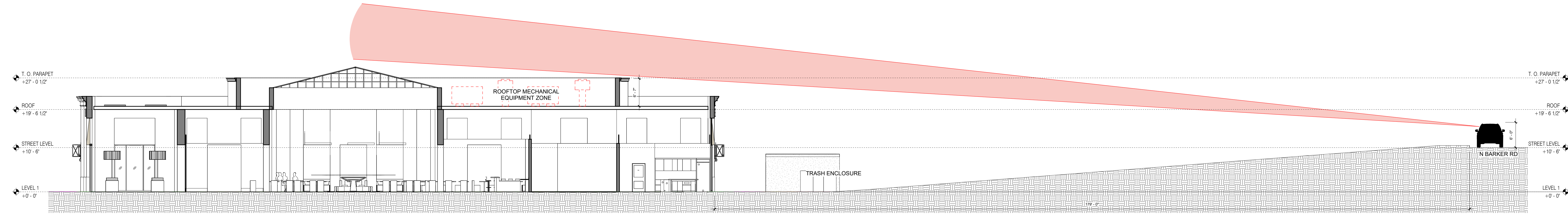
3 NORTH PERSPECTIVE
SCALE: NOT TO SCALE



2 EAST PERSPECTIVE - NIGHT
SCALE: NOT TO SCALE



1 SOUTHEAST PERSPECTIVE
SCALE: NOT TO SCALE



1 SOUTH SECTION
SCALE: 1" = 10'-0"

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756 North Milwaukee Street, Suite 250
Milwaukee, Wisconsin 53202
p 414.431.8101



THE CORNERS
TOWN of BROOKFIELD

The Corners of Brookfield
20111 W Bluemound Road
Brookfield, WI 53045

NORR

150 W. Jefferson Avenue, Suite 1300
Detroit, MI, US 48226
norr.com

RH

△ Revisions

MUNICIPAL
SUBMISSION

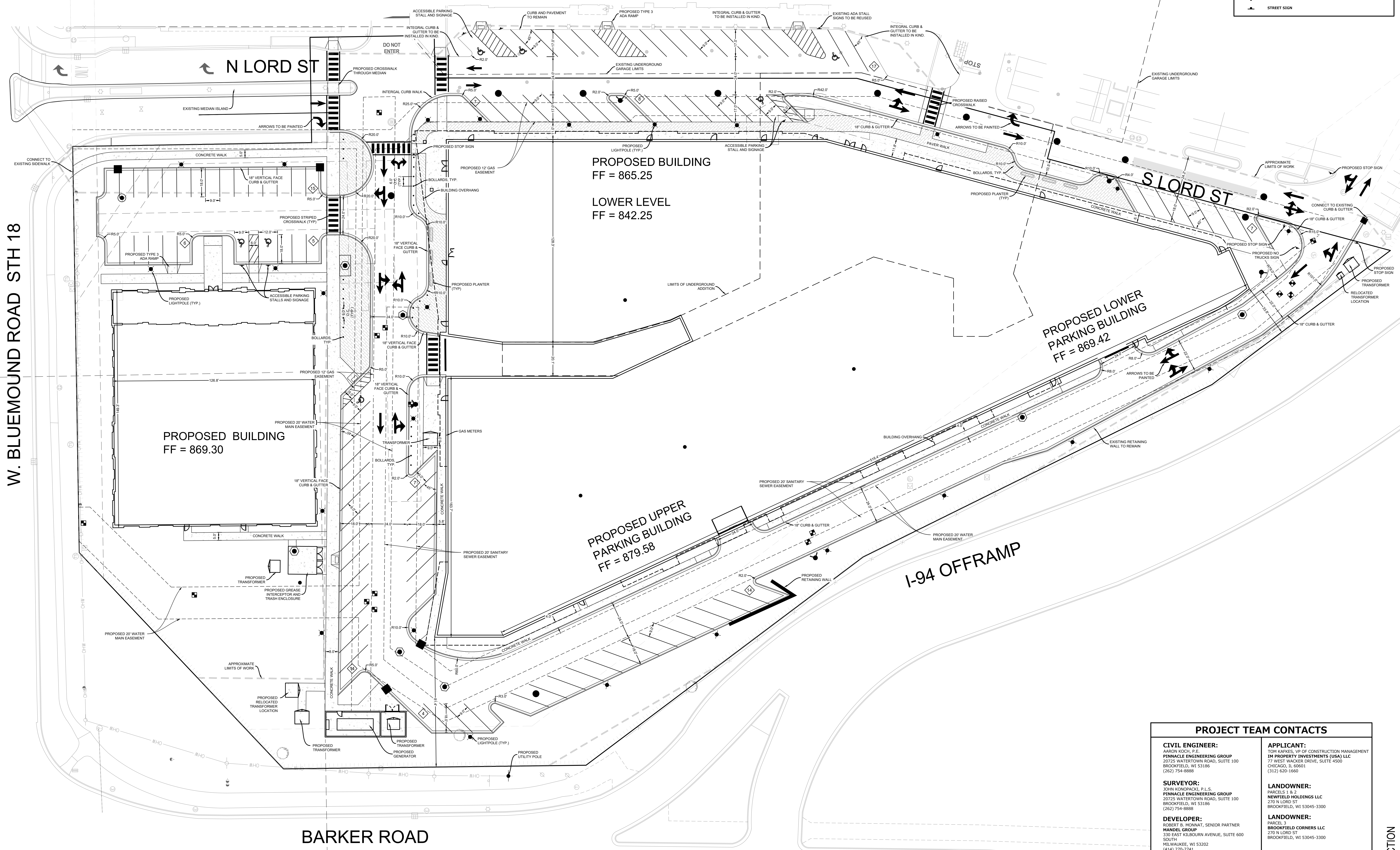
RH MILWAUKEE

20351 W. Bluemound Rd, Brookfield, WI
Date Issued: 6/17/2026
RINKA project #: 23203.01
Sheet Title

SECTIONS

Sheet #
A3-01

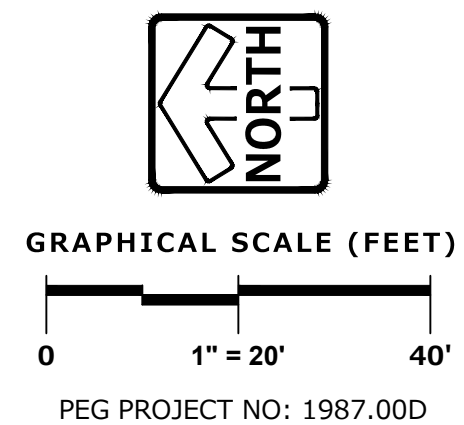
W. BLUEMOUND ROAD STH 18



SITE DATA TABLE	
PROPOSED PARKING STALL COUNT:	103 STALLS
- SURFACE PARKING:	7 ADA STALLS
- TOTAL SURFACE PARKING:	103 STALLS

LEGEND	
	REGULAR DUTY PAVEMENT (SEE DETAILS SHEET)
	CONCRETE SIDEWALK (SEE DETAILS SHEET)
	PAVERS (SEE DETAILS SHEET)
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
	STREET SIGN

PROJECT TEAM CONTACTS	
CIVIL ENGINEER: AARON KOCH, P.E. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888	APPLICANT: TOM KAPKES, VP OF CONSTRUCTION MANAGEMENT TM PROPERTY INVESTMENTS (USA) LLC 77 WEST WACKER DRIVE, SUITE 4500 CHICAGO, IL 60601 (312) 626-1660
SURVEYOR: JOHN KOROPACKI, P.L.S. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888	LANDOWNER: PARCELS 1 & 2 NEWFIELD HOLDINGS LLC 270 N LORD ST BROOKFIELD, WI 53045-3300
DEVELOPER: ROBERT D. HONNAY, SENIOR PARTNER MANDEL GROUP 330 EAST KILBOURN AVENUE, SUITE 600 MILWAUKEE, WI 53202 (414) 270-2741	LANDOWNER: PARCEL 3 BROOKFIELD CORNERS LLC 270 N LORD ST BROOKFIELD, WI 53045-3300



△ Revisions

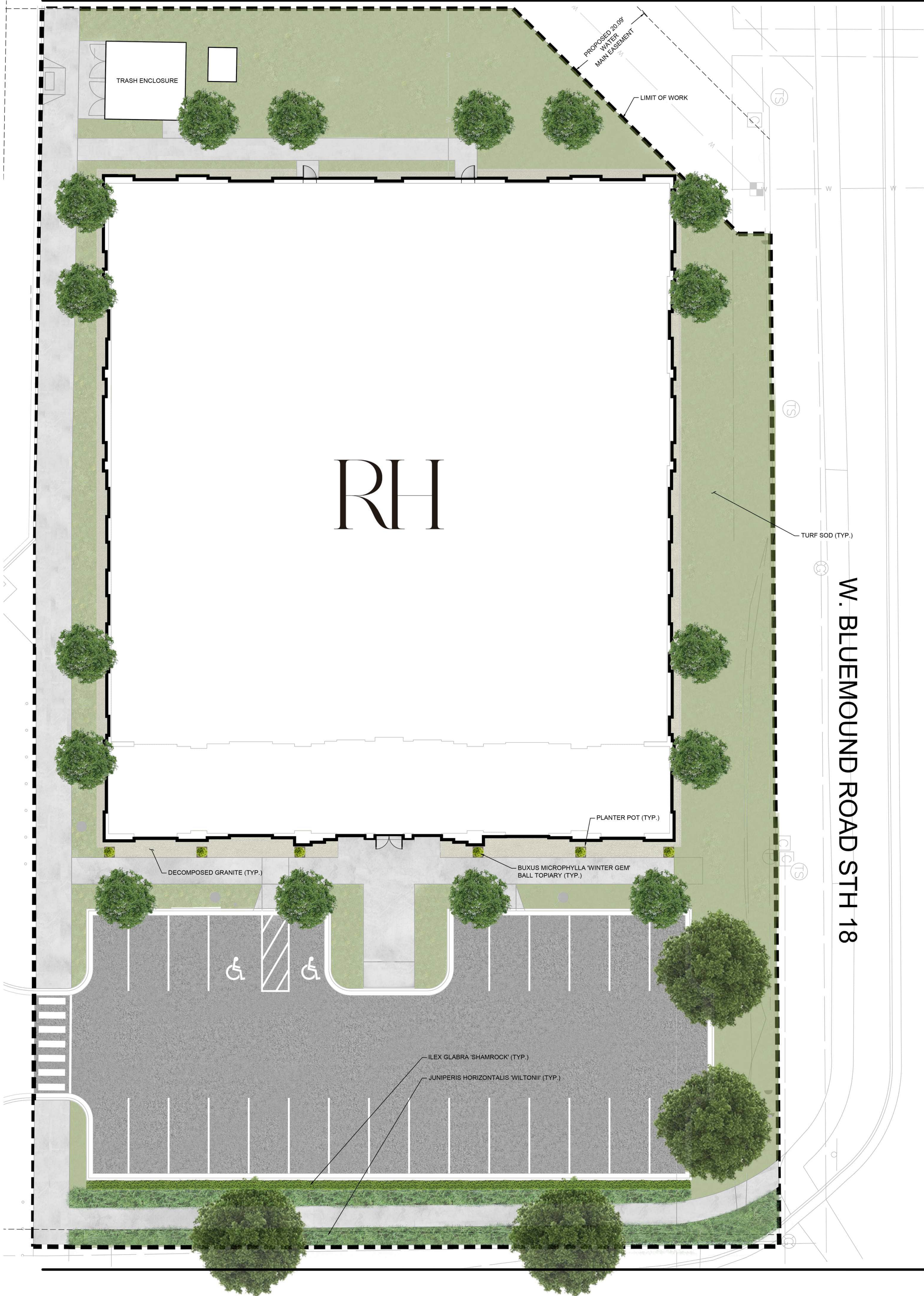
DESIGN
DEVELOPMENT
SET
THE CORNERS OF
BROOKFIELD:
PHASE II

20111 W BLUEMOUND ROAD
BROOKFIELD, WI 53045
Date Issued: 05/22/2026
RINKA project #: 23203
Sheet Title

SITE PLAN

Sheet # C2-01

NOT FOR CONSTRUCTION



PLANT LEGEND

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.
TREES					
	4	QUERCUS BICOLOR / SWAMP WHITE OAK	B&B	10'-14' HT. X 8'-10' SPR.	2" MIN.
	16	QUERCUS X WAREI 'LONG' / REGAL PRINCE® OAK	B&B	12'-14' HT. X 5'-6' SPR.	2" MIN.
SHRUBS					
	6	BUXUS MICROPHYLLA 'WINTER GEM' / WINTER GEM BOXWOOD	5 GAL.	36" O.C.	
	45	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	5 GAL.	36" O.C.	
GROUND COVERS					
	46	JUNIPERUS HORIZONTALIS 'WILTONII' / BLUE RUG JUNIPER	5 GAL.	60" O.C.	
SOD					
	9,569 SF	TURF SOD KENTUCKY BLUEGRASS BLEND OR TALL FESCUE KENTUCKY BLUEGRASS BLEND	-		

HARDSCAPE LEGEND

SYMBOL	QTY	NAME/DESCRIPTION
HARDSCAPE		
	489 SF	DECOMPOSED GRANITE
	4,800 SF	PEDESTRIAN CONCRETE COLOR: NATURAL GRAY FINISH: MEDIUM BROOM FINISH
SITE FURNISHINGS		
	6	PREFABRICATED PLANTER POT (CLIENT FURNISHED) SIZE: 20" W X 20" L X 42" H

LANDSCAPE IMAGERY



QUERCUS BICOLOR
SWAMP WHITE OAK



QUERCUS X WAREI 'LONG'
REGAL PRINCE OAK



BUXUS MICROPHYLLA 'WINTER GEM'
WINTER GEM BOXWOOD



ILEX GLABRA 'SHAMROCK'
SHAMROCK INKBERRY HOLLY



JUNIPERUS HORIZONTALIS 'WILTONII'
BLUE RUG JUNIPER



TURF SOD
KENTUCKY BLUEGRASS BLEND

HARDSCAPE IMAGERY



DECOMPOSED GRANITE



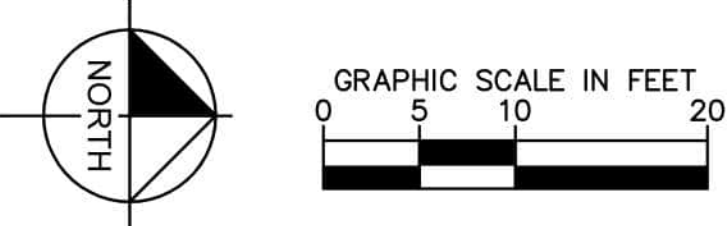
PEDESTRIAN CONCRETE



PREFABRICATED PLANTER POT

LANDSCAPE DATA TABLE

ACCESSORY LANDSCAPE AREA		
TOTAL PARKING SURFACE AREA 8,087 SF	TOTAL ACCESSORY LANDSCAPE AREA 544 SF	ACCESSORY LANDSCAPE AREA % 67%
PROPOSED PLANTING		
TOTAL SHRUBS PROPOSED 97	TOTAL NATIVE SHRUBS 45	NATIVE SHRUB % 46%
TOTAL TREES PROPOSED 20	TOTAL NATIVE TREES 4	NATIVE TREE % 20%
MINIMUM PROPOSED TREE CALIPER: 2"		



NOTES FOR GENERAL CONTRACTOR:

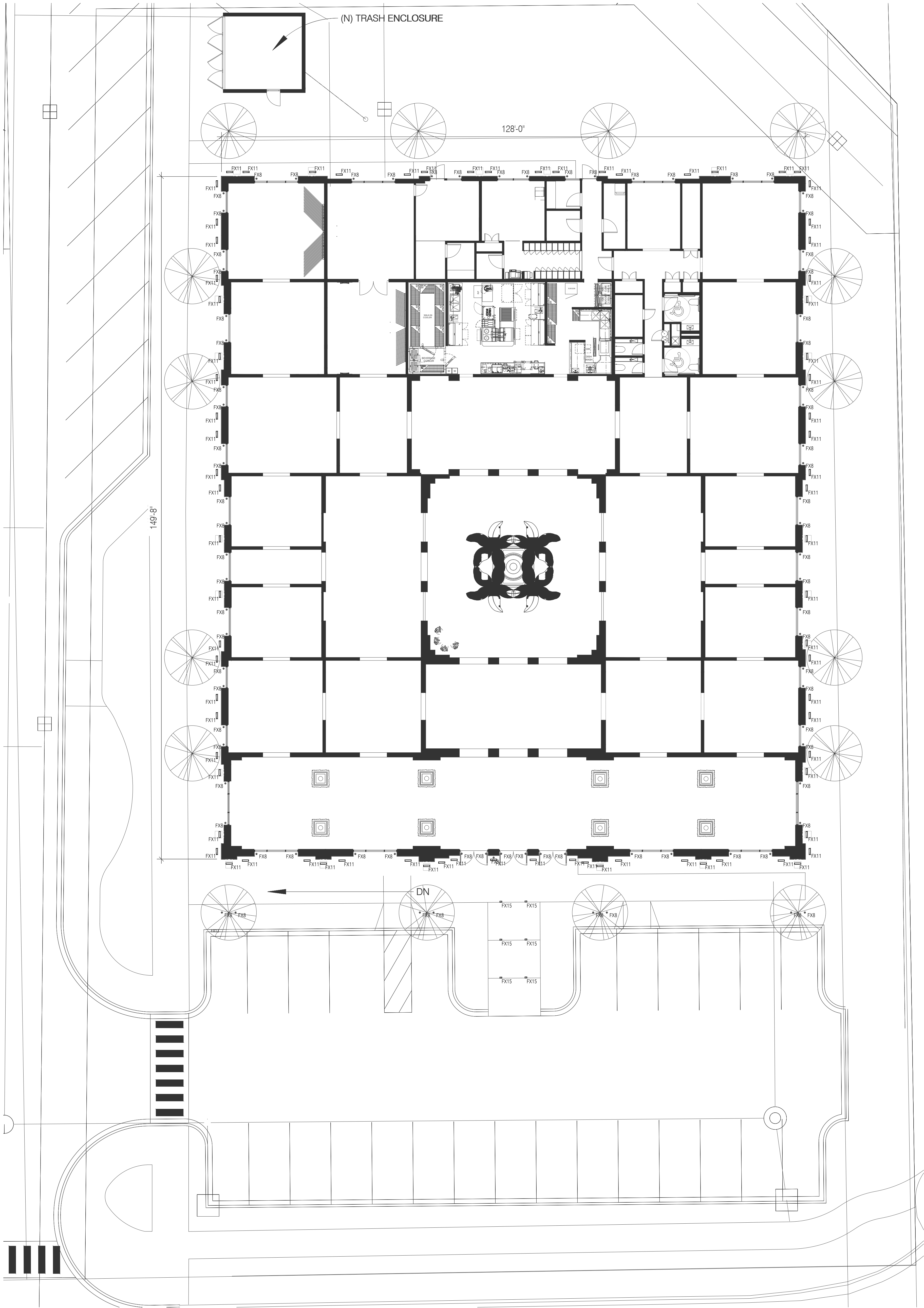
- General Contractor (GC) and Electrical Contractor (EC) will be responsible for verification of all dimensions, specifications and coordination with related trades and subcontractors.
- GC to notify designer of any conflict with mechanical, electrical, plumbing, HVAC or structural presence or any conflicting dimensions or site conditions prior to commencement of work.
- GC is responsible for notifying designer of any inconsistencies between design drawings and other documents.
- Do not scale drawings.

REV.	DATE	DESCRIPTION
06.12.2026	100% SCHEMATIC	SITE LIGHTING

PROJECT:
RH MILWAUKEE
GALLERY AT THE CORNERS
20351 W. BLUEMOUND RD.
BROOKFIELD, WI

DRAWING TITLE:
EXTERIOR LIGHTING PLAN

SHEET:
LT-1.0



1 EXTERIOR LIGHTING PLAN
3/32" = 1'-0"

NOTES FOR ZONING AND LIGHTING CONTROLS:

- ALL GALLERY LIGHTING TO BE ON CENTRALIZED DIMMING SYSTEM WITH AUTOMATED DAILY ON/OFF CONTROLS.
- ALL INTERIOR AND EXTERIOR LIGHTING TO BE DIMMABLE. DIMMING LEVELS TO BE SET BY LIGHTING DESIGNER AND APPROVED BY CLIENT.
- EXTERIOR LIGHTING: ONE ZONE PER "F" TYPE, PER INSTALLATION LOCATION, LEVEL OR CONDITION (UNLESS OTHERWISE NOTED ON DRAWINGS). FOR EXAMPLE: "FX8" UPLIGHTING TREES, WALLS AND DOORWAYS WOULD ALWAYS BE ON SEPARATE ZONES.

LIGHTING LEGEND				
TYPE	SYMBOL	DESCRIPTION	LOCATION	QUANTITY
FX8	•	IN-GROUND UPLIGHT	DOOR AND WINDOW JAMBS, LANDSCAPE	TBD
FX11	▬	IN-GROUND GRAZING WALL WASHER	BUILDING FACADE UPLIGHTS	TBD
FX15	◻	RECESSED STEP LIGHT	MAIN ENTRANCE	TBD

LIGHTING SPECIFICATION PACKAGE

RH MILWAUKEE
THE GALLERY AT THE CORNERS

20351 W. BLUEMOUND RD,
BROOKFIELD, WI

SITE LIGHTING PACKAGE
06.12.2026

rkv

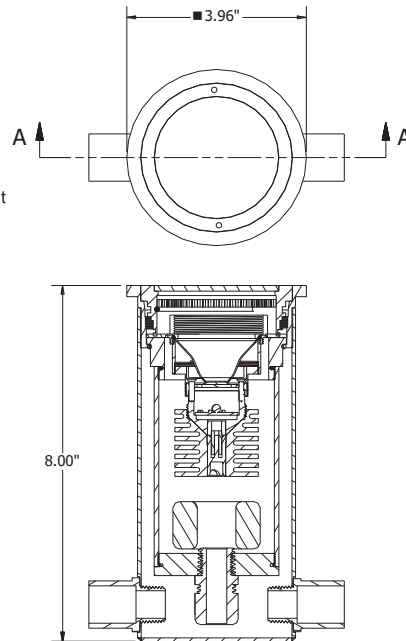
DESIGN

Type	Description	Manufacturer	Model Name & Number	Finish	Watt	Lamp	Load Type	Notes	Location
FX8	Grade recessed LED uplight with inetgral transformer	HK Lighting	CZXGI-RH-LED-NSS-LVR16-2700-33		5W	Integral LED 2700K 33° optic	MLV, Dimmed		Exterior, landscape lighting
FX11	Lumenfacade Inground 24" nominal uplight with clear lens, internal louvre, anti-slip lens, approx. 2205lm	Lumenpulse	LOI-HO-120/277-24-27K-10x30-TSO-INTL-DIM-ASL	Stainless Steel and glass	15.25 W/ft	LED 80 CRI 2700K 10°x30° optic	0-10V		Exterior, façade uplight
FX15	Horizontal rectangle LEDme Wall recessed path light	WAC Lighting	WL-LED 100 - 27-FINISH	Stainless steel	3.5W	Integral LED 90 CRI 2700K	ELV, Dimmed		Entrance steps

CZXGi-RH-LED-8" 5WLED uplight

- Stylish in grade LED up light with contemporary design.
- Anti-corrosion inner/outer sleeve. Stainless steel lens bezel and protective trim.
- Ozone, aging and weather resistant silicone gaskets are used to hermetically seal and protect the fixture.
- Stainless Steel hardware
- MLV dimmable.
- Indoor/Outdoor application.
- Ideal for concrete pour or core-drilled floor
- Built with integral magnetic step down transformer for 120VAC input
- Modified overall height - 8.00"
- No bottom steel flange

WET/DRY LOCATION



SPECIFICATION

NOTE: Specifications and Dimensions subject to change without notice.

				CODE
MATERIAL:	Bezel: 316 Stainless Steel lens and outer bezel	SERIES:	CZXG	MODEL: RH-LED
	Housing: Anti-corrosion inner housing/outer sleeve			CZXG-RH-LED
	Lamp Holder: Machined Aluminum	FINISHES:	Stainless Steel	NSS
	Resistant to corrosion			
	Stainless steel (SS304) hardware	ACCESSORIES:	Hexcel Louver	LVR16
VOLTAGE:	120 VAC			
WATTAGE:	5W HK LED			
LAMP:	HK LED			
COLOR TEMP:	2700K / 3000K / 4000K	CATALOG # SAMPLE:		CZXGi-RH-LED
SOCKET:	HK LED socket			
DIMMING:	MLV			
BEAM ANGLE:	20°, 33°, 42°, 57°			

PROJECT:	 HK LIGHTING GROUP 3529 Old Conejo Road, #118 Newbury Park, CA 91320 Phone: 805-480-4881 Fax: 805-480-4811 E-mail: sales@hklightinggroup.com

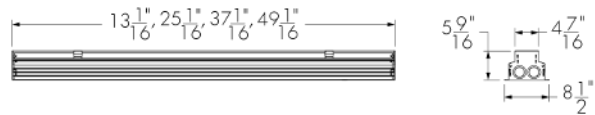
Specification Sheet

Lumenfacade
Inground
LOI
WHITE AND STATIC COLORS

Project Name _____ Qty _____
Type _____ Catalog / Part Number _____



Top view



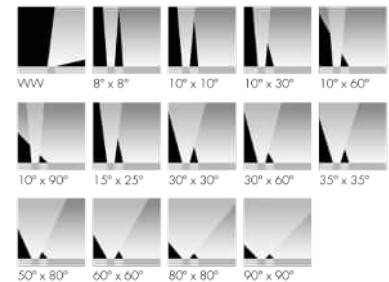
Front and side views

Photometric Summary

	Delivered output (lm)	Intensity (peak cd)
WW	3,634	10,795
8°x8°	4,512	59,238
10°x10°	4,410	33,872
10°x30°	4,586	25,296
10°x60°	3,876	12,062
10°x90°	4,077	6,927
15°x25°	4,346	19,773
30°x30°	4,730	16,886
30°x60°	4,035	5,317
35°x35°	4,612	11,616
50°x80°	4,656	3,904
60°x60°	3,868	3,368
80°x80°	4,548	2,992
90°x90°	4,070	2,132

Based on HO 40K full output, 4ft [1219mm],
DMX/RDM configuration,
2.5° factory-set tilt setting for WW optic, 0° tilt setting for all
other optics.
Photometric performance is measured in compliance with
IESNA LM-79-08.

Optics



Description

The Lumenfacade Inground is an LED luminaire designed for ground-recessed lighting applications, including asymmetric wall washing, grazing, and linear wayfinding. An innovative, plug and play design simplifies installation, protecting the system from water infiltration and ensuring long-lasting performance. Featuring second generation LED technology, the Lumenfacade Inground is available in four different sizes (12 in, 24 in, 36 in or 48 in), with a wide choice of outputs, color temperatures, color-mixing systems, optics and controls. A unique asymmetric wallwash distribution is also available, providing exceptional uniformity and brightness for walls and signage.

Features

Construction	Walk over compliant up to 500 kg in any type of ground, Walk over compliant up to 1000 kg in concrete
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Length (Nominal)	12 in, 24 in, 36 in, 48 in
Optics	Asymmetric wallwash, 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 15° x 25°, 30° x 30°, 30° x 60°, 35° x 35°, 50° x 80°, 60° x 60°, 80° x 80°, 90° x 90°
Tilt Setting (factory set)	0 degrees, 2.5 degrees, 5 degrees, 20 degrees
Optical Option	Internal louver
Option	Anti-slip lens CE (certification covers European Economic Area)
Power Consumption	5 W/ft (meets ASHRAE standards for linear lighting on building facades - not available for 12 in fixture lengths), 8.5 W/ft (RO version), 15.25 W/ft (HO version), Typically 20% higher for 12 in fixture lengths
Warranty	5-year limited warranty

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www.lumenpulse.com www.lumenpulse.com/products/4881

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1 / 11

Specification Sheet

Lumenfacade
Inground
LOI
WHITE AND STATIC COLORS

Colors and Color Temperatures



Control

ON/OFF 0-10V DALI DMX/RDM



Ratings

IP68 IK10

Certifications



Performance

Maximum Delivered Output	4,730 lm (48 in fixture, 4000K, 30° x 30°, 0° tilt setting, DMX/RDM)
Maximum Delivered Intensity	59,238 cd at nadir (48 in fixture, 4000K, 8° x 8°, 0° tilt setting, DMX/RDM)
Illuminance at Distance	Minimum 1 fc at 243 ft (48 in fixture, 4000K, 8° x 8°, 0° tilt setting, DMX/RDM)
Color Consistency	2 SDCM, 3 SDCM (2200K)
Color Rendering	Minimum CRI 80
Lumen Maintenance	L70 280,000 hrs L95 35,000 hrs

Physical

Optical Chamber Material	Aluminum
Blockout Material	Polymer recycled PVC reinforced with a stainless steel frame
Trim Material	Anodized aluminum
Lens Material	Tempered glass
End Cap Material	Die cast aluminum
Hardware Material	Stainless steel
Weight	12 in: 7.5 lbs 24 in: 15.3 lbs 36 in: 21.4 lbs 48 in: 27 lbs

Electrical and Control

Voltage	120 to 277 volts
Fixture Cable	Power and data in one cable
Leader Cable Conductor	5C #16-5
Connectors	IP68 push-lock
Control	On/Off Control, Lumentalk, 0-10V Dimming, DALI dimming, DMX/RDM enabled
Resolution (DMX/RDM)	Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit

Environmental

Storage Temperature	-40 °F to 185 °F (device must reach start-up temperature value before operating)
Start-up Temperature	-13 °F to 122 °F
Operating Temperature	-40 °F to 122 °F
Ingress Protection Rating	IP68 rated for up to 1 ft, not suitable for permanent immersion applications
Impact Resistance Rating	IK10

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2 / 11

Specification Sheet

Lumenfacade
Inground
LOI

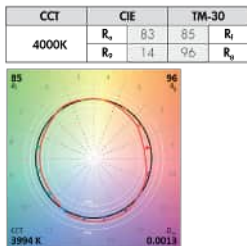
WHITE AND STATIC COLORS

Accessories (Order Separately)

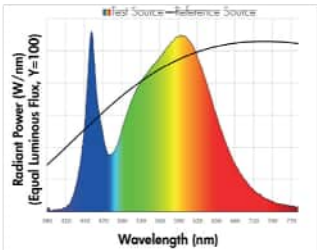
Cables	Lumenfacade Inground Leader Cable, Lumenfacade Inground Jumper Cable
Electrical Accessories	Lumenfacade Inground Junction Box
Control Boxes	DMX/RDM enabled (Daisy Chain or Star Configuration), Ethernet enabled (Daisy Chain or Star Configuration)
Control Systems	Pharos® kit (PHAROS), Lumenscene™ (LSC)
Diagnostic and Addressing Tools	LumenID (LID), LumentalkID (LIDLIT)

Chromaticity Data

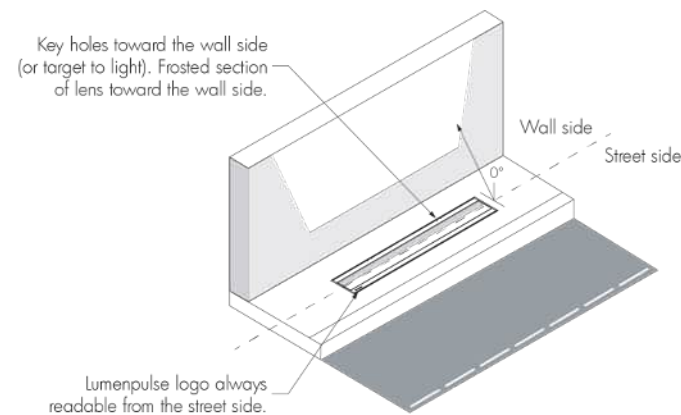
TM-30 - 4000K



Spectral Power Distribution



Optical Chamber Orientation



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3 / 11

Specification Sheet

Lumenfacade
Inground
LOI
WHITE AND STATIC COLORS

Cables (Order Separately)

LOILC - Leader Cable For Lumenfacade Inground



LOILC-CERTIFICATION-LENGTH

Please specify:

CERTIFICATION: UL or CE; **LENGTH:** 10 ft, 25 ft or 50 ft

- Suitable for dimming/data and non-dimming applications.
- Consult Lumenfacade Inground leader cable specification sheet for details.

LOIJC - Jumper Cable For Lumenfacade Inground



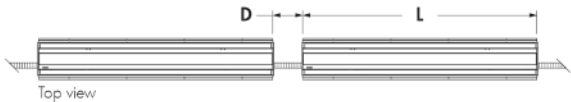
LOIJC-CERTIFICATION-LENGTH

Please specify:

CERTIFICATION: UL or CE; **LENGTH:** 2 ft, 4 ft or 10 ft

- Suitable for dimming/data and non-dimming applications.
- Consult Lumenfacade Inground jumper cable specification sheet for details.

Jumper Cable Length Selection



D - distance between two fixtures

L - length of fixture

Add the length of one fixture to the distance between two fixtures: $L + D$. Order the next longest jumper cable available: 2 ft, 4 ft or 10 ft.

Example: if the distance between two 4 ft fixtures is 0.5 ft, $L + D = 4.5$ ft, therefore a 10 ft jumper cable is required.

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4 / 11

Model: WL-LED100

LEDme® Step Light

WAC LIGHTING

Responsible Lighting®



Fixture Type:

Catalog Number:

Project:

Location:

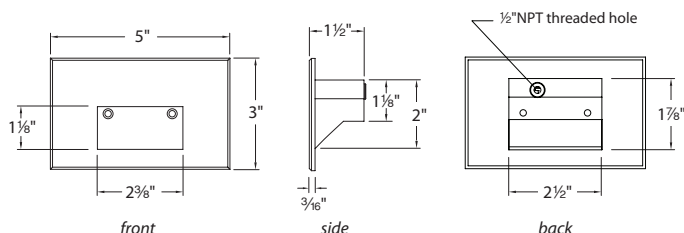
PRODUCT DESCRIPTION

Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- IP66 rated, Protected against high-pressure water jets
- Up to 200 fixtures can be connected in parallel
- 5 year WAC Lighting product warranty



SPECIFICATIONS

Construction: Die-cast aluminum or 316 marine grade cast stainless steel

Power: Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz

Light Source: 2700K or 3000K CCT Samsung HV-AC High Power LED, CRI: 90
Optional color lenses. Total power consumption of 3.5W

Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H
Includes bracket for J-Box mount.

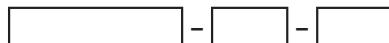
Dimming: Dim to 10% with electronic low voltage (ELV) dimmer
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vietri VTELV-600, Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600

Standards: IP66, UL & cUL Listed for wet locations, Title 24 JA8-2016 Compliant.

ORDER NUMBER

120V Model #	Light Color	Finish	277V Model #	Light Color	Finish
WL-LED100 120V	27 Warm 2700K	BK Black on Aluminum	WL-LED100F 277V	C White 3000K	BK Black on Aluminum
	C White 3000K	BN* Brushed Nickel on Aluminum		AM Amber 610nm	BN* Brushed Nickel on Aluminum
	AM Amber 610nm	BZ Bronze on Aluminum		RD Red 640nm	BZ Bronze on Aluminum
	RD Red 640nm	GH Graphite on Aluminum		BL Blue 450nm	GH Graphite on Aluminum
	BL Blue 450nm	SS Stainless Steel			SS Stainless Steel
WL-LED100 120V	WT White on Aluminum				WT White on Aluminum
WL-LED100 120V	27 Warm 2700K	BBR Bronze on brass			
	C White 3000K				
	AM Amber 610nm				

*Brushed Nickel Finish is for interior use only



Example: **WL-LED100F-BL-SS**

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. DEC 2021

Urban

UrbanScape

MPTC Post Top

LUMEC

Project:

Location:

Call No.:

Type:

Qty:

Notes:

LED

Lumec UrbanScape LED post top luminaire features flexible, robust energy-saving solutions for modern-styled urban architectural lighting. With its slightly rounded hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment. Includes Service Tag.Innovative way to provide assistance throughout the life of the product.

Ordering guide

Example: MPTC-42W32LED4K-G3-LE3-120-CDMG42S-PH8-BKTX

Series	LED module	CCT	Gen.	Optical system	Voltage	Driver	Receptacle	Control	Luminaire
MPTC	35W32LED	2,2K	G3	LE2	UNV	DMG	RC	PH8	SP3
MPTCGR	35W32LED	2200K	Gen3	Type II (A30N)	120-277V	0-10 volt	Receptacle for twist-lock photocell or shorting cap	Twist-lock Photoelectric Call	20K V / 10KA Surge Protector
MPTCGR	72W32LED	3000K	LE3	Type II (A30N) flat lens	347V	347V driver (standard configuration)	SRD	PH9	TN3.8
MPTCGR	72W32LED	3000K	LE3	Type II (A30N) wide flat lens	480V	480V driver (alternate configuration)	SRD1	PH9	TN3.8
MPTCGR	72W32LED	3000K	LE4	Type IV (A30N) flat lens	480V	480V driver (alternate configuration)	SRD1	PH9	TN3.8
MPTCGR	72W32LED	3000K	LE5	Type V (30N4) flat lens	480V	480V driver (alternate configuration)	SRD1	PH9	TN3.8

Mounting

Poles

Finish

Consult the Signify web site for details and the complete line of Mountings

Consult the Signify web site for details and the complete line of Poles

Textured

BE2TX Midnight Blue

BE2TX Crown Blue

BE2TX Royal Blue

BE2TX Sandstone

BE2TX Black

BE2TX Bronze

BE2TX Blue Green

Other

GR Gray Sandtex

NP Natural Aluminum

TD Hammett Gold

TS Hammett Silver

1. DMG 0-10V driver come standard.

2. The 347V and 480V are not available.

3. Use of photoelectric cell or shorting cap is required to ensure proper illumination.

4. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Buyer's products with a BAC option code designation are manufactured in the USA and utilize a BAA-COTS exemption rule for compliance. "BAA-COTS" designates the product will meet the standards set by FHWA for BAA-COTS for Buy America. As noted, for FHWA BAA-COTS compliance, appropriate projects must be funded by October 1, 2026.

5. Extended lead-time may apply (consult factory).

BABA

BAA

DLC

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	FS1	2	Lumec	MPTC-72W32LED3K-G3-LE5	UrbanScape LED Post-Top (MPTC),Type V (68W/30K)	7306	1	68
	FS2	4	Lumec	MPTC-72W32LED3K-G3-LE4	UrbanScape LED Post-Top (MPTC),Type IV (68W/30K)	7170	1	68
	FS1	0	Lumec	MPTC-72W32LED3K-G3-LE3W	UrbanScape LED Post-Top (MPTC),Type III (68W/30K)	7204	1	68
	EX-FS1	1	Lumec	MPTC-72W32LED3K-G3-LE5	EXISTING UrbanScape LED Post-Top (MPTC),Type V (68W/30K)	7306	1	68

*No substitutions shall be allowed without prior approval from engineer of record and lighting designer.

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	1.7 fc	4.5 fc	0.3 fc	15.0:1	5.7:1
Property	0.4 fc	4.5 fc	0.0 fc	N/A	N/A

Plan View
Scale - 1" = 20'

This drawing represents visual design concepts only, and is not intended to be a final drawing for construction or other purposes. Spectrum Lighting is not providing any professional opinion or advice on whether this concept design is appropriate from a structural, lighting or electrical standpoint, and will not assume responsibility for improper engineering, construction, handling, or use. It is the responsibility of the owner to verify that all materials and construction comply with the most stringent applicable Federal, State and Local Fire, Safety, Energy, and Environmental Codes, and the owner should seek professional engineering, electrical and other advice before proceeding. All wiring design and installation should be accomplished only by a licensed electrician. This document is provided and intended solely for this particular location, and duplication or use for any other purpose is strictly prohibited.

All light levels are approximate. Values will vary due to actual LED/driver combinations, reflectances (currently set at 70/30/20), environmental conditions, and obstructions. Calculations are based on our interpretation of information provided to us. This design remains the property of Spectrum Lighting and may not be altered without written permission.

SPECTRUM

lighting

Designer
JAS
Date
06/15/2026
Scale
Not to Scale
Drawing No.
Summary
V3.1
1 of 1



TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: August 25, 2026

RE: **Certified Survey Map (CSM) for The West End of The Corners of Brookfield, 20391 W. Bluemound Road, Tax Key No.(s) BKFT1123.001, .004, .005**

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

Property owner(s): Newfield Holdings LLC and Brookfield Corners LLC

Applicant: IM Properties (Wisconsin 1) LLC, Robert Gould

Application Type: Preliminary Certified Survey Map

Land Use Plan: Mixed Use

Zoning: MU-1 Mixed Use District

CSM date: August 13, 2026

Project Description

The applicant is proposing a Certified Survey Map to combine three parcels and a portion of a parcel within The Corners condominium plat. The proposed lot combination creates an approximately 5.29 acre parcel and will contain The West End development. The minimum lot size for a property in the MU-1 District is 20,000 sq. ft. with 120 ft. in width.

The DOT and County DPW have reviewed the CSM and had no comments. The Town Planner, Engineer and Attorney have provided minor technical comments that will be addressed on a revised CSM prior to Town Board approval. Comments include adding or removing words for clarity in a few of the labels.

Recommendation

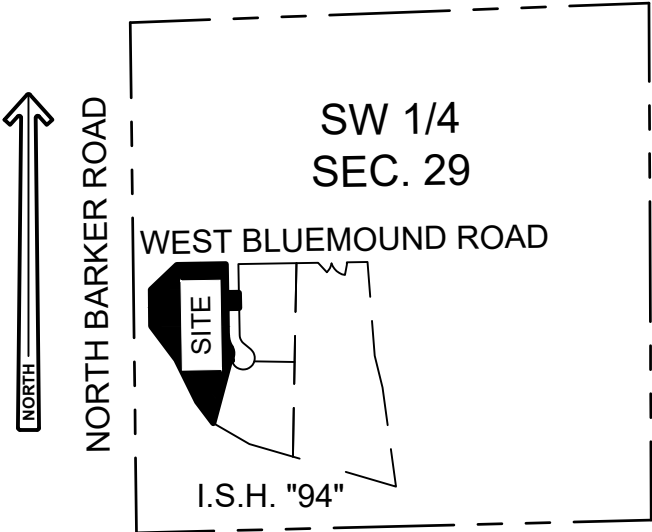
I recommend the Plan Commission **approve** the proposed Certified Survey Map for The West End, subject to meeting all Town Staff comments on the final CSM prior to obtaining signatures.

CERTIFIED SURVEY
MAP NO. ____

Being Lot 1 and Lot 2 of Certified Survey Map No. 10185, Lot 2, and part of Lot 3, of Certified Survey Map No. 9956, and discontinued North Lord Street, in the Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 29, Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin.

DRAFTED BY: JWD

VICINITY SKETCH
SCALE 1"=1000'



Jesse Zoltowski

AUGUST 13, 2026

Prepared for:
IM Property Investments (USA) LLC
270 Lord Street, Brookfield, Wisconsin

Subject Property
Zoning: MU-1 (PUD)
Tax Key Number:
BKFT1123976001
BKFT1123976005
BKFT1123976004
BKFT1123963

- NOTES:**
- All measurements have been made to the nearest one-hundredth of a foot.
 - All angular measurement have been made to the nearest one second.
 - Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the South line of the Southwest 1/4 of Section 29, Township 7 North, Range 20 East which has a bearing of North 88°34'42" East.



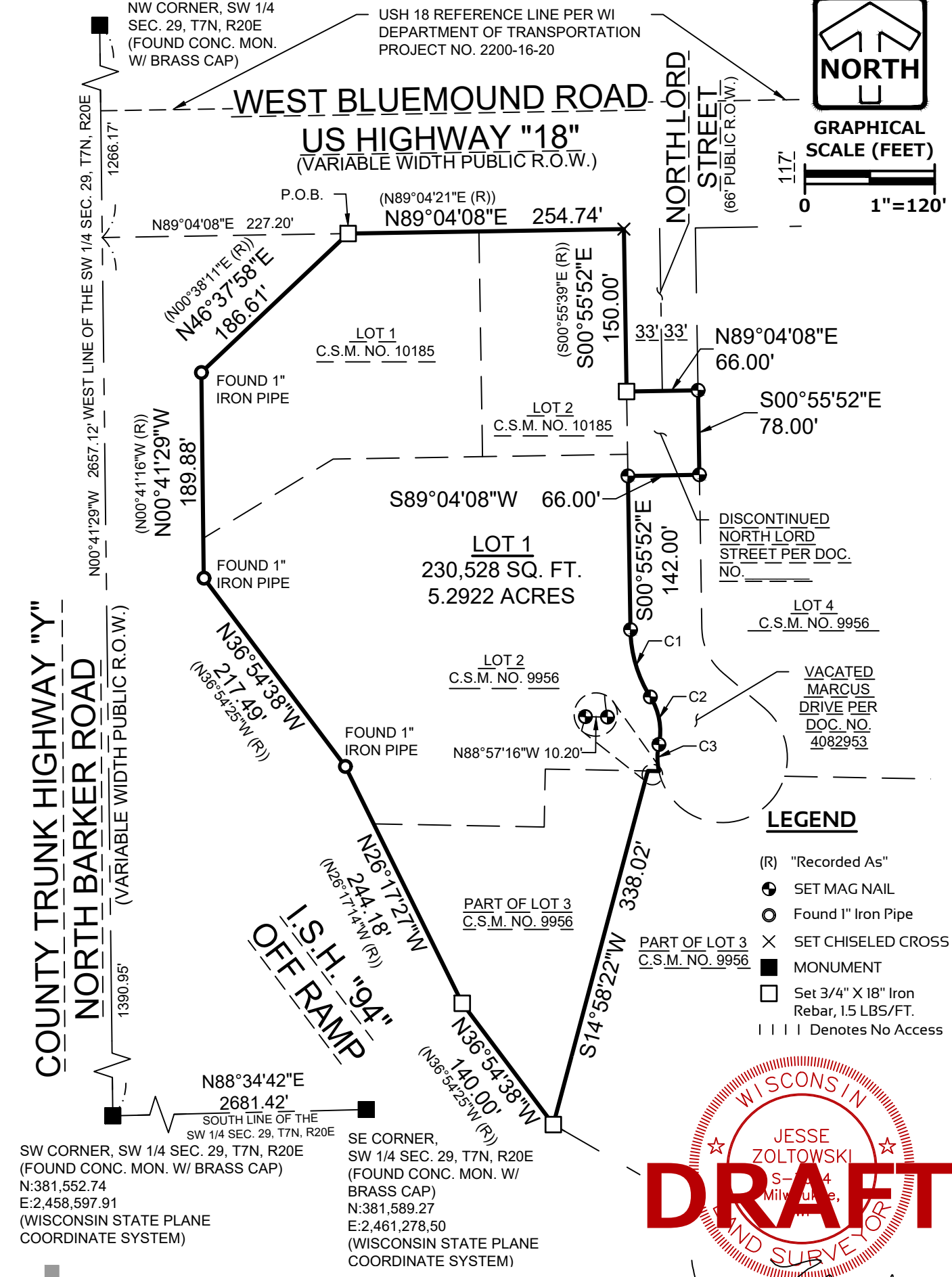
PREPARED BY:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
OFFICE: (262)754-8888

This instrument was drafted by Jesse Zoltowski, PLS-License No. S-3094

JOB #1987.00E
SHEET 1 OF 13

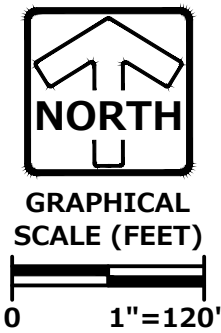
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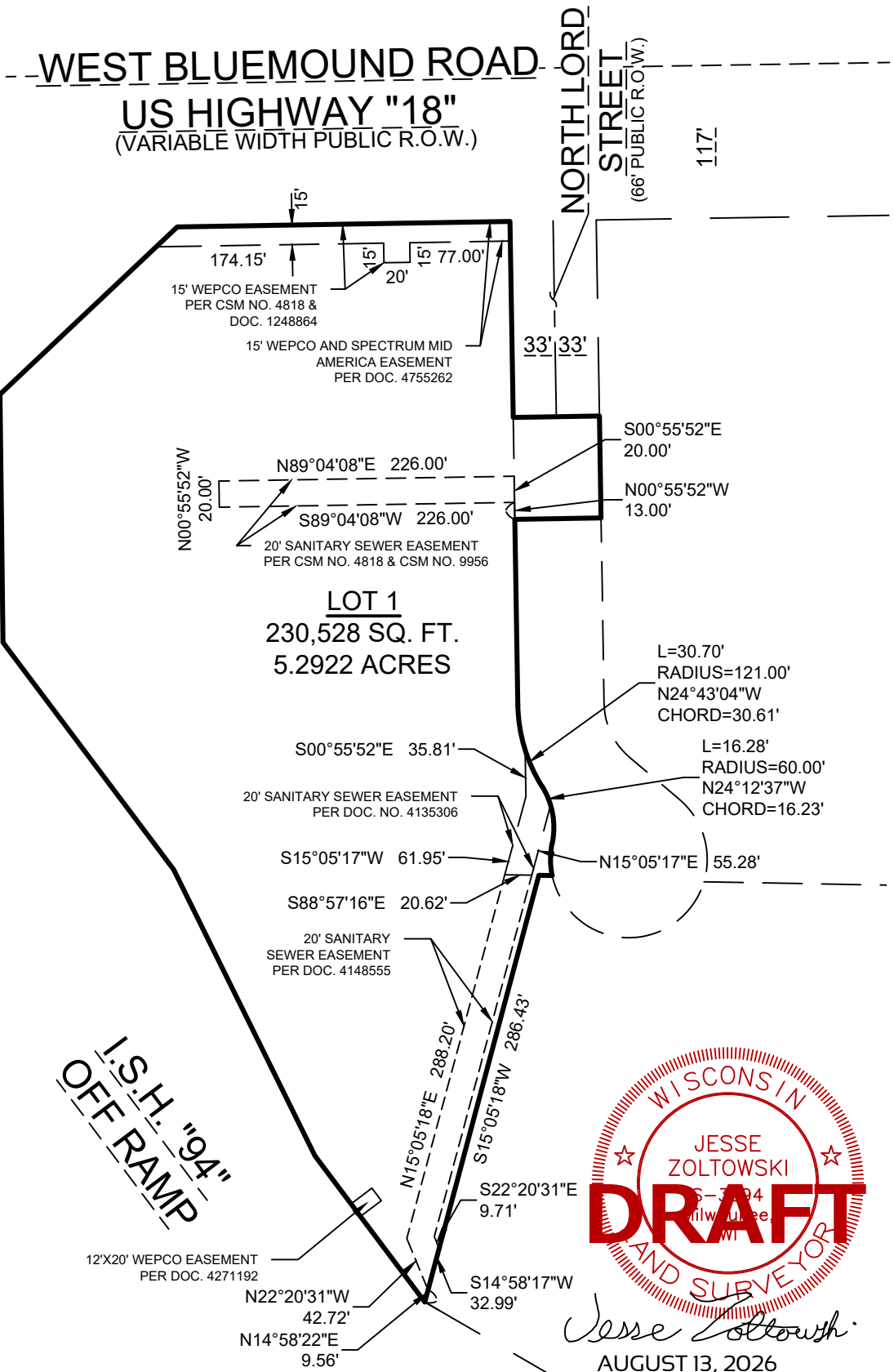
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COUNTY TRUNK HIGHWAY "Y"
NORTH BARKER ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)

WEST LINE OF THE SW 1/4 SEC. 29, T7N, R20E



PREPARED BY:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
OFFICE: (262)754-8888

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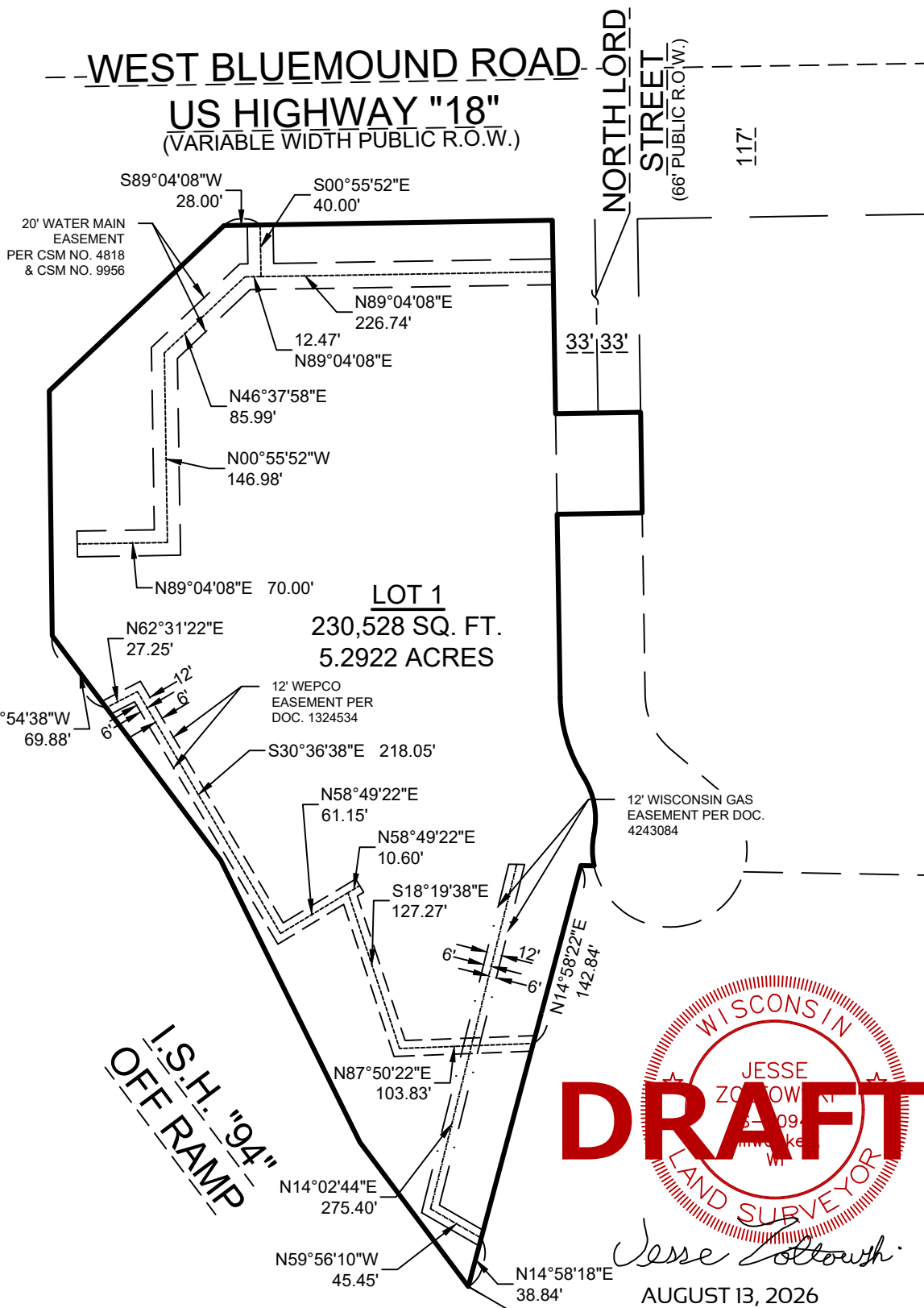
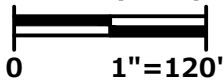
Jesse Zoltowski
AUGUST 13, 2026

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**GRAPHICAL
SCALE (FEET)**



142
NT48

WISCONSIN
JESSE
ZIMMERMAN
5-109-
mms ke
WI
LAND SURVEYOR

DRAFT

Jesse Zoltowsh
AUGUST 13, 2026

PREPARED BY:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 |

BROOKFIELD, WI 53186

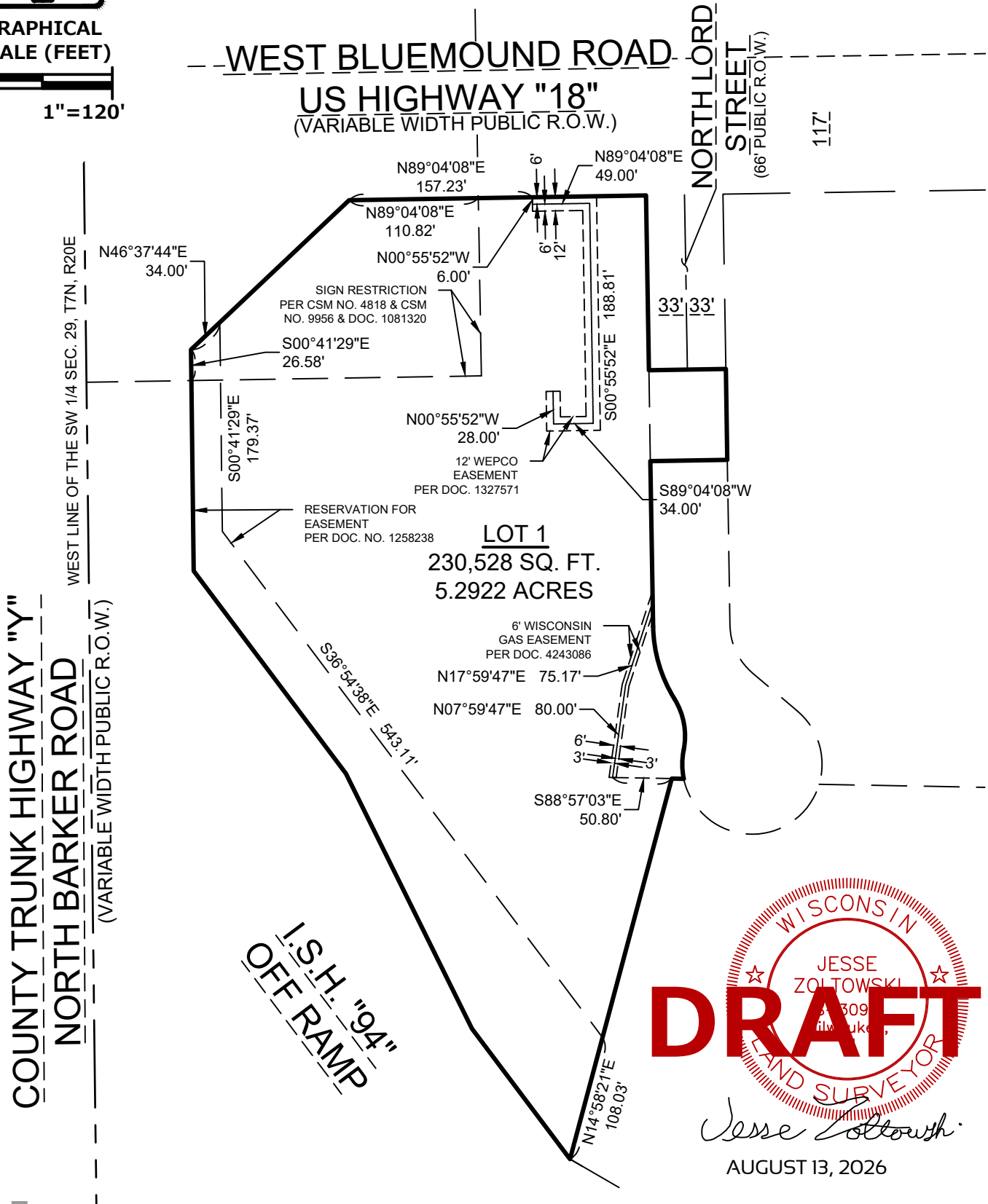
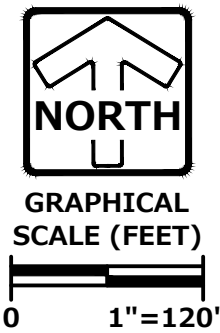
OFFICE: (262)754-8888

This instrument was drafted by Jesse Zoltowski, PLS-License No. S-3094

JOB #1987.00E
SHEET 4 OF 13

CERTIFIED SURVEY MAP NO. _____

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DRAFT

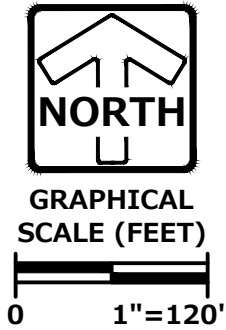
WISCONSIN
JESSE ZOLTOWSKI
309
LAND SURVEYOR

Jesse Zoltowski

AUGUST 13, 2026

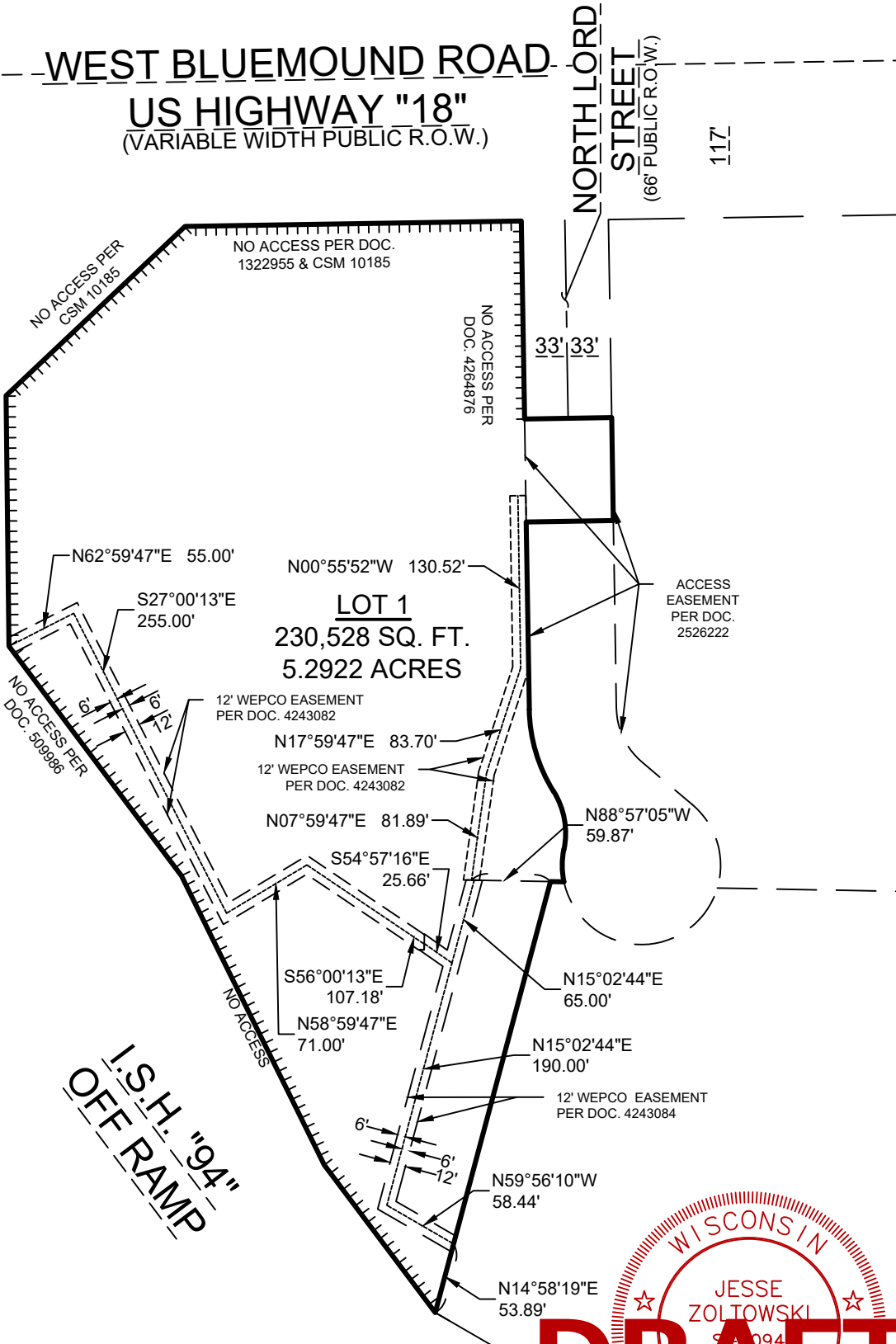
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COUNTY TRUNK HIGHWAY "Y"
NORTH BARKER ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)

WEST LINE OF THE SW 1/4 SEC. 29, T7N, R20E



Jesse Zoltowski
AUGUST 13, 2026

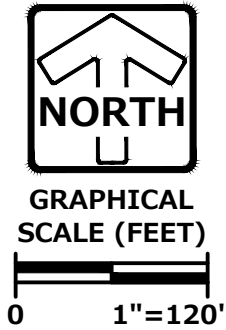
PREPARED BY:
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JOB #1987.00E
SHEET 6 OF 13

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COUNTY TRUNK HIGHWAY "Y"
NORTH BARKER ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)

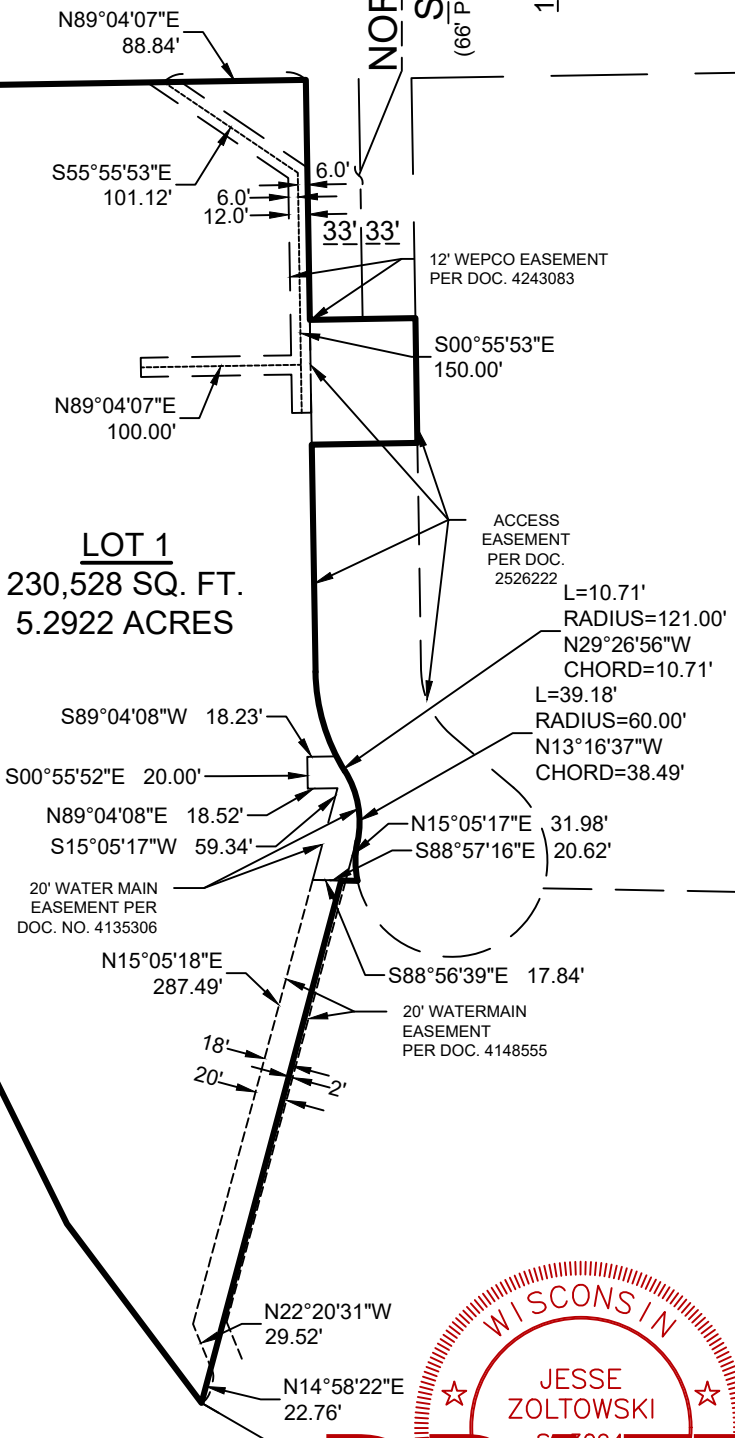
WEST LINE OF THE SW 1/4 SEC. 29, T7N, R20E

WEST BLUEMOUND ROAD
US HIGHWAY "18"
(VARIABLE WIDTH PUBLIC R.O.W.)

NORTH LORD STREET
(66' PUBLIC R.O.W.)

LOT 1
230,528 SQ. FT.
5.2922 ACRES

I.S.H. "94"
OFF RAMP



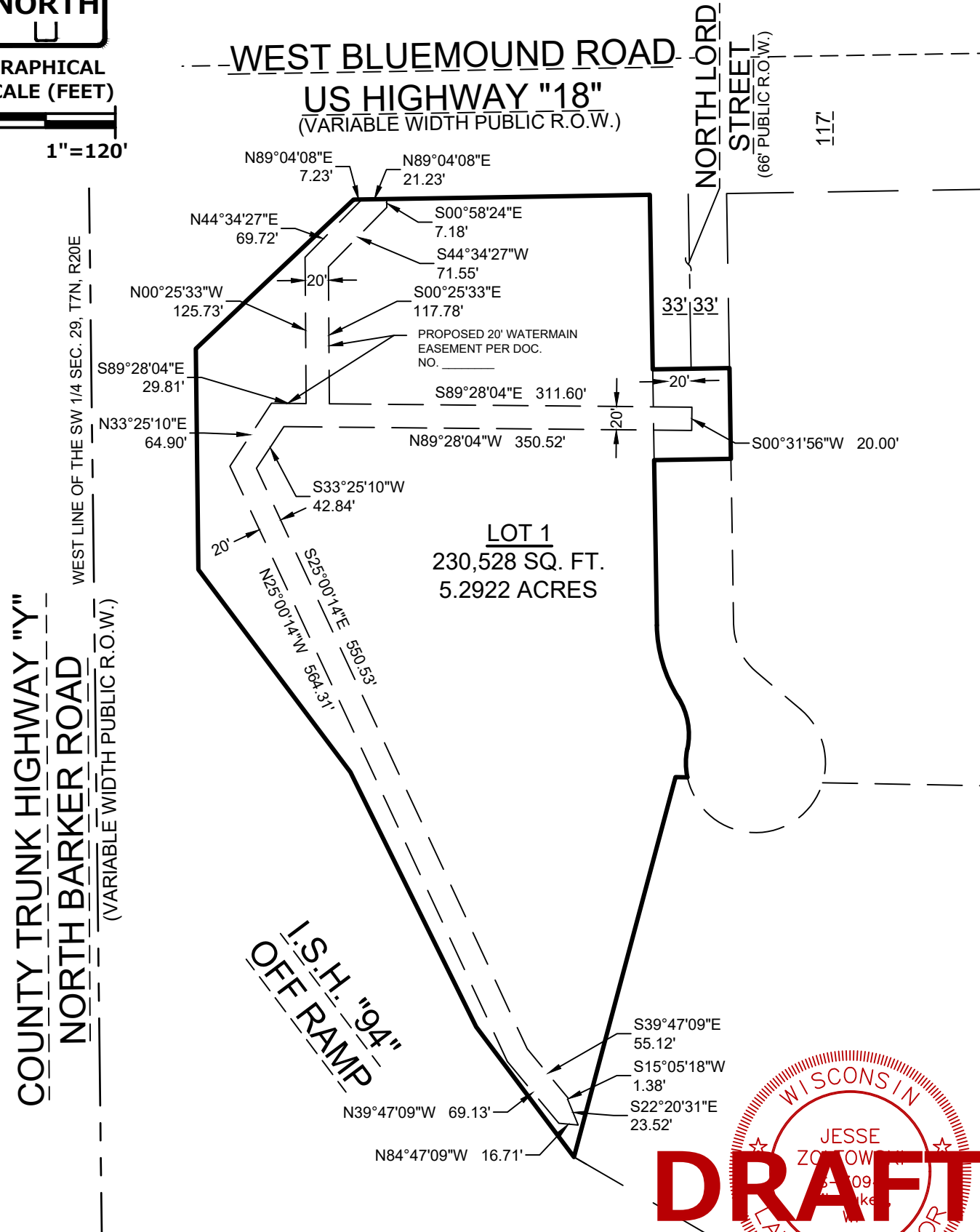
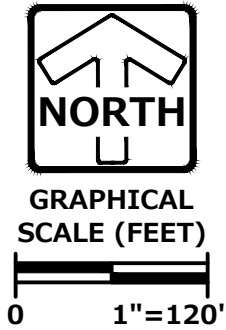
Jesse Zoltowski
AUGUST 13, 2026

PREPARED BY:
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20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
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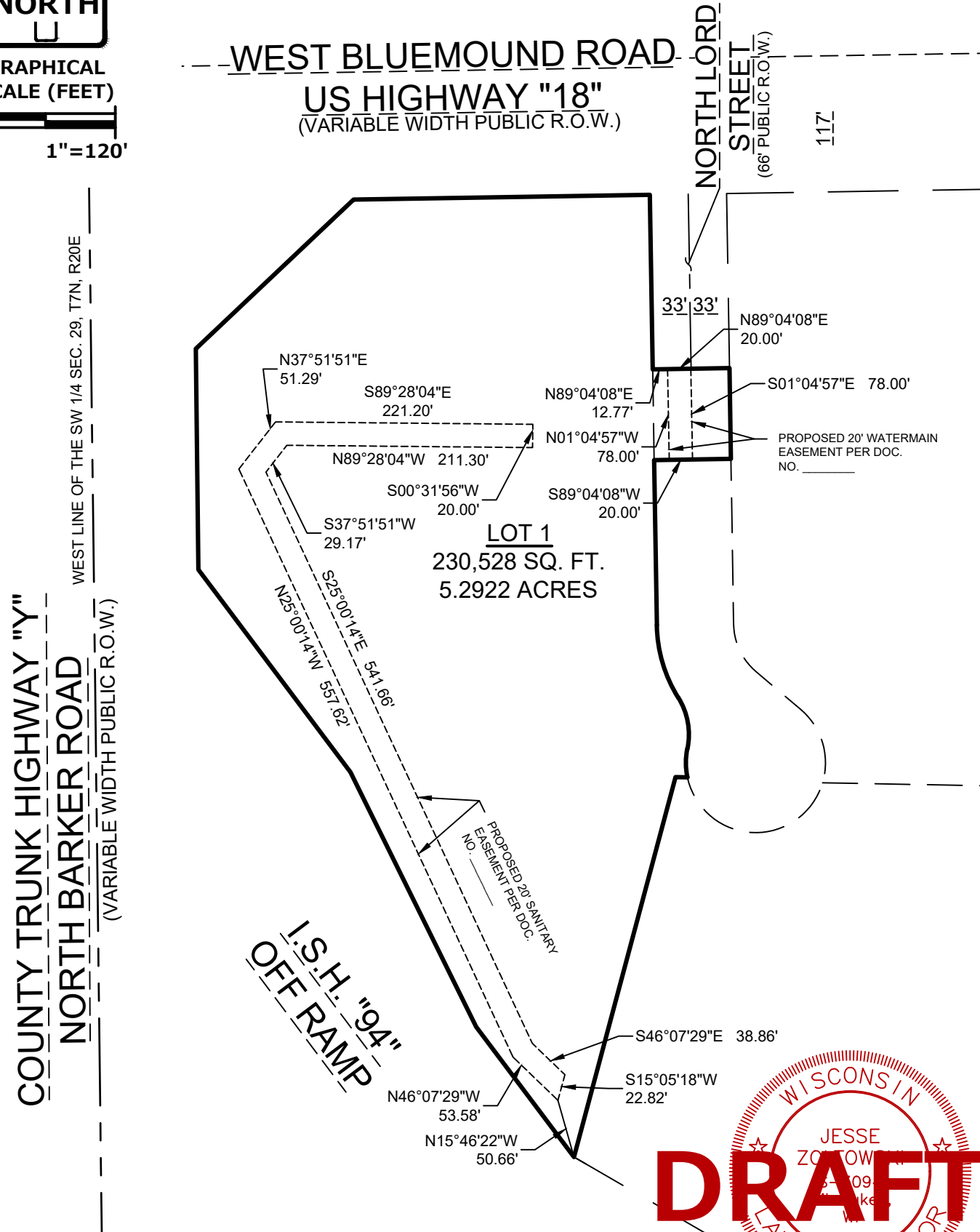
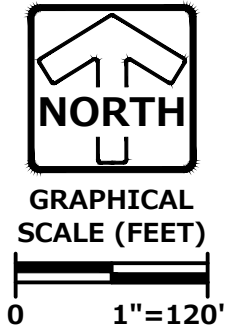
NOTES:
- Stormwater Management Agreement per Document No. _____

PREPARED BY:
PINNACLE ENGINEERING GROUP
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BROOKFIELD, WI 53186
OFFICE: (262)754-8888

DRAFT
JESSE ZOLTOWSKI
LAND SURVEYOR
AUGUST 13, 2026

CERTIFIED SURVEY MAP NO. _____

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NOTES:
- Stormwater Management Agreement per Document No. _____

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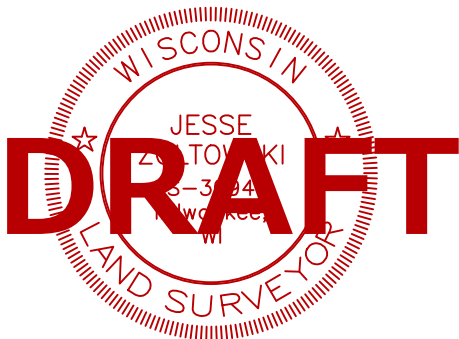
DRAFT

WISCONSIN
JESSE ZOLTOWSKI
LAND SURVEYOR
AUGUST 13, 2026

CERTIFIED SURVEY MAP NO. _____

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CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	65.58'	121.00'	031°03'16"	S16°27'29"E	64.78'	S00°55'51"E	S31°59'08"E
C2	45.70'	60.00'	043°38'32"	S10°09'52"E	44.60'	S31°59'08"E	S11°39'24"W
C3	24.74'	60.00'	023°37'37"	S0°09'25"E	24.57'	S11°39'24"W	S11°58'13"E



Jesse Zoltowski
AUGUST 13, 2026



PREPARED BY:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
OFFICE: (262)754-8888

This instrument was drafted by Jesse Zoltowski, PLS-License No. S-3094

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jesse Zoltowski, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 1 and Lot 2 of Certified Survey Map No. 10185 as recorded in the Register of Deeds office for Waukesha County as Document No. 3375500, Lot 2, and part of Lot 3, of Certified Survey Map No. 9956 as recorded in the Register of Deeds office for Waukesha County as Document No. 3243877, and discontinued North Lord Street as recorded in the Register of Deeds office for Waukesha County as Document No. _____ in the Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 29, Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the southwest corner of the Southwest 1/4 of said Section 29, thence North 00°41'29" West along the west line of said Southwest 1/4, 1390.95 feet; thence North 89°04'08" East, 227.20 feet to the south right of way line of West Bluemound Road - US Highway "18" and the Point of Beginning:

Thence continuing North 89°04'08" East along said south right of way line, 254.74 feet to the west right of way line of North Lord Street; thence South 00°55'52" East along said west right of way line, 150.00 feet to the north line of discontinued North Lord Street; thence North 89°04'08" East along said north line, 66.00 feet to the east line of discontinued North Lord Street; thence South 00°55'52" East along said east line, 78.00 feet to the north line of vacated Marcus Street; thence South 89°04'08" West along said south line, 66.00 feet to the west line of said vacated Marcus Street; thence the following four courses along said West line:

South 00°55'52" East, 142.00 feet to a point of curvature;

Southeasterly 65.58 feet along the arc of said curve to the left, whose radius is 121.00 feet, whose chord bears South 16°27'29" East, 64.78 feet to a point of reverse curvature;

Southeasterly 45.70 feet along the arc of said curve to the right, whose radius is 60.00 feet, whose chord bears South 10°09'52" East, 44.60 feet to a point of reverse curvature;

Southeasterly 24.74 feet along the arc of said curve to the left, whose radius is 60.00 feet, whose chord bears South 00°09'25" East, 24.57 feet;

Thence North 88°57'16" West, 10.20 feet; thence South 14°58'22" West, 338.02 feet to the north right of way line of Interstate Highway "94"; thence North 36°54'38" West along said north right of way line, 140.00 feet; thence North 26°17'27" West along said north right of way line, 244.18 feet; thence North 36°54'38" West along said north right of way line, 217.49 feet to the east right of way line of North Barker Road (County Highway "Y"); thence North 00°41'29" West along said east right of way line, 189.88 feet; thence North 46°37'58" East, 186.61 feet along said east right of way to the Point of Beginning.

Containing 230,528 square feet (5.2922 acres) of land more or less.

That I have made such survey, land division and map by the direction of NEWFIELD HOLDINGS LLC, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Town of Brookfield Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: AUGUST 13, 2026



Jesse Zoltowski
Professional Land Surveyor S-3094

Jesse Zoltowski



PREPARED BY:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
OFFICE: (262)754-8888

This instrument was drafted by Jesse Zoltowski, PLS-License No. S-3094

JOB #1987.00E
SHEET 11 OF 13

CERTIFIED SURVEY MAP NO. _____

Being Lot 1 and Lot 2 of Certified Survey Map No. 10185, Lot 2, and part of Lot 3, of Certified Survey Map No. 9956, and discontinued North Lord Street, in the Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 29, Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE

NEWFIELD HOLDINGS LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of _____, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, and mapped as represented on this certified survey map.

_____, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2026.

In the presence of:

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, (name) _____, (title) _____, of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described in the forgoing affidavit of Jesse Zoltowski, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2026.

Date

Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____


Jesse Zoltowski
AUGUST 13, 2026

CERTIFIED SURVEY MAP NO. _____

Being Lot 1 and Lot 2 of Certified Survey Map No. 10185, Lot 2, and part of Lot 3, of Certified Survey Map No. 9956, and discontinued North Lord Street, in the Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 29, Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Town of Brookfield on this _____ day of _____, 2026.

Date Keith Henderson, Chairman,

Date Emily Howells, Clerk

TOWN BOARD APPROVAL

Approved by the Town Board of the Town of Brookfield on this _____ day of _____, 2026.

Date Keith Henderson, Chairman

Date Emily Howells, Clerk

CITY OF WAUKESHA EXTRATERRITORIAL JURISDICTION CERTIFICATE

Approved by the City of Waukesha Common Council this _____ day of _____, 2026.

Katie Panella, Clerk Alicia Halvensleben, Mayor

WISCONSIN
JESSE ZOLTOWSKI
S 3094
MILWAUKEE, WI
LAND SURVEYOR
DRAFT
Jesse Zoltowski
AUGUST 13, 2026



TOWN OF BROOKFIELD STAFF REPORT

TO: Town of Brookfield Town Board and Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: September 15, 2026

RE: Ordinance to amend the Conditional Use Standards for Vehicle Sales Uses

In March 2026, the Town Board considered whether the existing one-mile separation requirement for automobile sales and related uses should be modified. The discussion arose from an existing business seeking to relocate within the Town, where the current ordinance would prohibit the proposed location due to the one-mile separation requirement. Draft ordinance amendments were initially discussed that would allow the business to proceed; however, the Town Board indicated that it may be appropriate to evaluate the broader ordinance and consider whether such uses should be permitted in additional locations throughout the Town, subject to appropriate standards and safeguards.

Vehicle sales, service, and repair uses currently require approval of a Conditional Use Permit (CUP) in the B-2 District. The only specific conditional use standard is as follows:

"Automotive, marine, and aircraft sales, service, repair, and storage facilities in the B-2 Business District, provided that there shall be not more than two automotive facilities or two marine facilities or two aircraft facilities in a one-mile radius."

Historically, the Town has maintained the separation requirement as a means of preserving the character of the Town's commercial corridors, particularly along West Bluemound Road, and to avoid an overconcentration of automobile-oriented uses. However, given changing market conditions, the number of commercial properties available for redevelopment, and the types of business inquiries being received by staff, it may be appropriate to modernize the ordinance by regulating the physical impacts of these uses through design and operational standards in addition to property location and size requirements.

In 2017, the Wisconsin Legislature adopted 2017 Wisconsin Act 67, which significantly changed the administration of conditional use permits. Under Act 67, a conditional use permit must be approved if the applicant demonstrates compliance with the standards established in the zoning ordinance and any conditions imposed by the municipality. As a result, conditional use permit standards should be objective, measurable, and related to identifiable land use impacts. General concerns regarding market competition, business saturation, or subjective determinations regarding the desirability of a particular use are increasingly difficult to rely upon as a basis for denial.

After consideration discussion, the Town would like to continue protecting the Bluemound corridor from additional automobile uses. However, it has been expressed that there may be some opportunity around the I-94/U.S.H 18 interchange for limited expansion of automobile uses. The enclosed map

shows the buffer area surrounding the interchange with properties that are 5 acres or more, in accordance with the proposed standards.

The enclosed draft ordinance defines property characteristics where automobile sales may be appropriate and adds site design, operational, landscaping, lighting, buffering, pedestrian circulation, and vehicle display standards. The intent of these standards is to ensure that future vehicle sales uses are compatible with surrounding development, maintain the visual character of the Town's commercial corridors, avoid impacts on adjacent residential properties, and provide clear and measurable review criteria consistent with the requirements of Act 67.

The proposed standards focus on:

- Access and frontage requirements to ensure such uses are located on appropriate roadway classifications;
- Screening regulations;
- Location and design of service and repair operations;
- Enhanced lighting standards to reduce glare and impacts on neighboring properties;
- Enhanced landscaping requirements
- Regulation of vehicle display areas and parking layouts; and
- Pedestrian access between customer parking areas and principal buildings.

Collectively, these standards shift the Town's regulatory approach from one based primarily on separation distances to one based on site design, operational performance, and compatibility with surrounding land uses. Staff believes this approach provides greater flexibility for property owners while preserving the appearance and character of the Town's commercial corridors and establishing objective review criteria that are more consistent with current state law. The Conditional Use requirement will remain in place and will continue to allow a case-by-case review guided by these standards.

Enclosures: Map

Redlined draft Ordinance
Clean draft Ordinance



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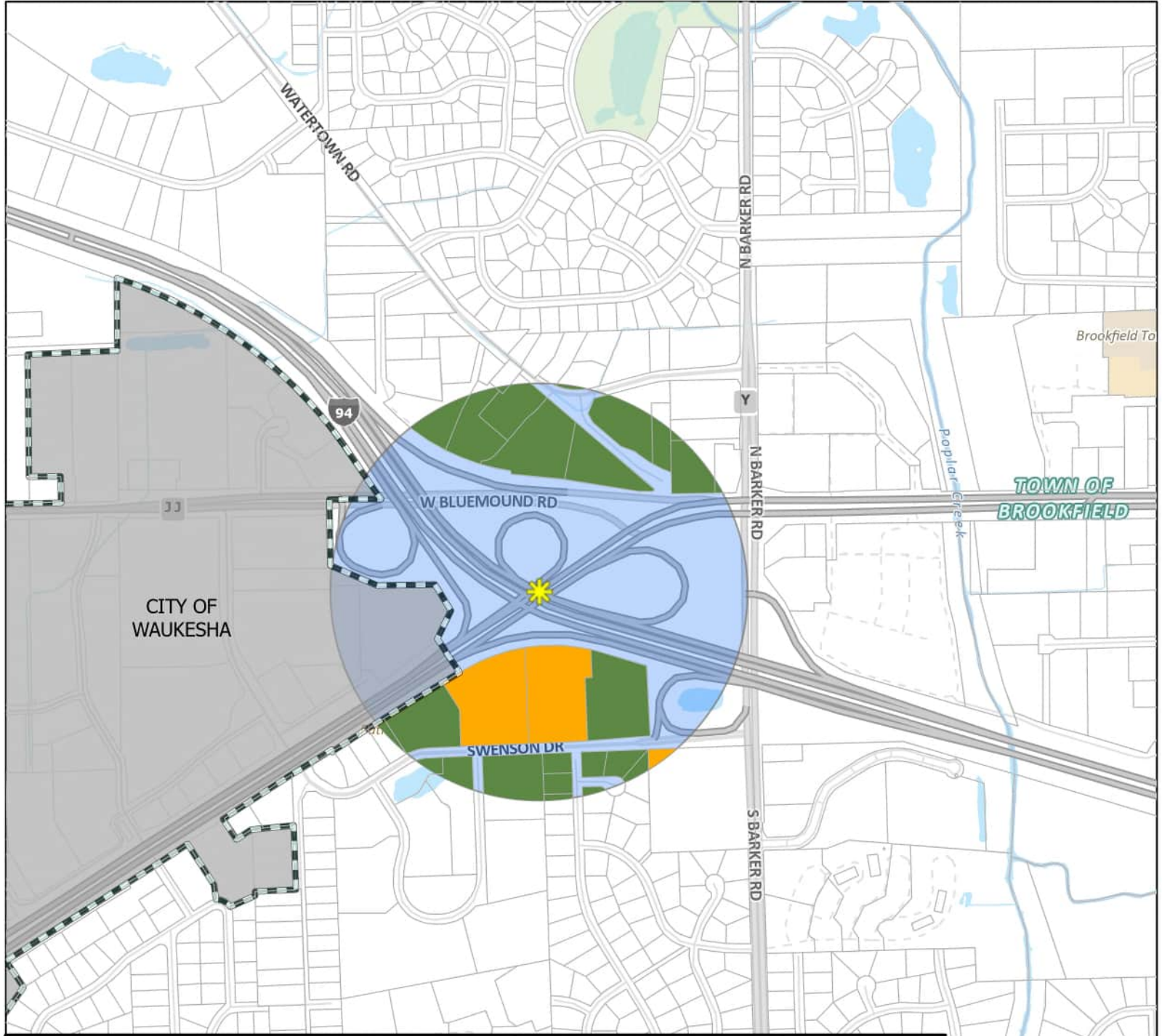
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Enclosures: Map

Redlined draft Ordinance
Clean draft Ordinance



Town of Brookfield

Properties within 1/4 mile of I94 and Bluemound Rd

Legend

- | | |
|------------------------------------|---------------------------|
| Tax Parcel | 1/4 Mile Radius Buffer |
| Civil Divisions | Major Transportation Node |
| >5 Acre Properties Within 1/4 Mile | Railroads |
| All Properties Within 1/4 Mile | Water Stream Line |
| | Water Body Area |



Ord. No.: _____

**ORDINANCE REPEALING AND RECREATING SECTION 17.02(14)(b).4.a. AND
CREATING SECTION 17.02(14)(b).4.j. OF THE MUNICIPAL CODE OF THE TOWN
OF BROOKFIELD**

NOW THEREFORE, the Town Board of the Town of Brookfield, Wisconsin does ordain
as follows:

SECTION 1: Section 17.02(14)(b)4.a of the Town Code is hereby repealed and recreated
as follows:

- a. Marine and aircraft sales, and related service or repair facilities, and storage facilities and new or used automobile, motorcycle, moped, snowmobile, all terrain vehicles, utility terrain vehicles, recreational vehicles, trailers and similar vehicles service or repair facilities and, or storage facilities in the B-2 Limited General Business District, provided that there shall be not more than two automotive facilities or two marine facilities or two aircraft facilities in a one-mile radius. See Section 17.02(14)(b)4.j for automobile sales and other similar vehicles.

Formatted: List Paragraph, Add space between paragraphs of the same style, Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.31" + Indent at: 0.56"

SECTION 2: Section 17.02(14)(b)4.j of the Town Code is hereby created as follows:

- i. Use description: A business engaged in: Vehicle sales facility in B-2 Limited General Business District, which may include the display, sale, lease, rental, exchange, or brokerage of new or used motor vehicles, including automobiles, motorcycles, mopeds, snowmobiles, all-terrain vehicles, utility terrain vehicles, recreational vehicles, trailers, and similar vehicles. The use may also include outdoor vehicle display areas and accessory vehicle servicing, repair, detailing, inspection, and preparation activities conducted in conjunction with and subordinate to the principal vehicle sales operation-facility operation.

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A vehicle sales facility shall be subject to the following regulations:

ii. Permitted Zoning District(s): B-2 Limited General Business District.

iii. Location and Area Requirements:

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- a. The lot shall be located within ¼ mile of an interstate United States highway interchange.
- b. The lot shall not be located on a property adjacent to a residentially zoned district.
- c. Minimum lot size shall be 5five acres.
- d. The lot shall have frontage and access from a principal arterial, minor arterial or -major collector roadway. The minimum street frontage requirement is 100 #feet.

- e. No more than three ~~(3) Vehicle Sales uses~~ vehicle sales facilities shall be permitted within a one-mile radius of the subject parcel, even if Section 17.02(14)(b)4.i.i.a., through d. are met.
- ~~iv-ii.~~ Outdoor storage is prohibited, except for a designated area for vehicles awaiting service or repair as shown on an approved site plan. Vehicles displayed for sale are not considered outdoor storage.
- ~~v-iii.~~ Mechanical equipment, refuse collection areas, and utility equipment visible from a public street shall be screened through a combination of landscaping, walls, fencing, or architectural treatments compatible with the principal building.
- ~~vi-iv.~~ Service and repair standards. Vehicle service and repair operations shall be located in an enclosed building located to the side or rear of the principal building.
- ~~a. Service and repair operations shall be located to the side or rear of the principal building.~~
- ~~b. All vehicle repair and maintenance activities shall occur within an enclosed building.~~
- ~~vii-v.~~ Lighting. ~~At~~ The operator shall comply with all requirements of Section 17.02(6)(9a)(15) ~~shall be complied with,~~ in addition to the following:
- a. A photometric plan is required that includes fixture locations, fixture type, pole heights, initial foot-candles (fc) and property line readings.
- b. Exterior lighting fixtures shall not exceed 4000 Kelvin correlated color temperature (CCT), ~~unless otherwise approved by the Plan Commission based upon a photometric analysis demonstrating no adverse impact on adjacent properties.~~
- c. Pole height shall not exceed 25 ft., ~~or 18 ft. if feet,~~ except that if a pole is located within 300 feet of a residential district, such pole shall not exceed a height of 18 feet.
- d. ~~Between 11:00 p.m. and 6:00 a.m. Lighting the following day, lighting~~ not required for security, surveillance, pedestrian safety, vehicular circulation, or building entrances shall be reduced ~~by at least~~ to no more than 50% ~~between 11:00 p.m. of the lighting's capable brightness, and 6:00 a.m.~~
- ~~viii-vi.~~ Landscaping design requirements.
- a. Landscape buffer. A landscaping buffer of at least 20 feet in width shall be located between the right-of-way and display vehicles ~~for a minimum of 20 ft.~~ The landscaping buffer shall include all of the following:
1. One deciduous canopy tree for each ~~forty (40)~~ linear feet of street frontage or fraction thereof.
 2. Shrub groupings, ornamental grasses, perennial plantings, berms, or a combination thereof ~~are~~ sufficient to soften views of vehicle display areas.
 3. Existing mature vegetation may be credited toward compliance where preserved.
 4. The ~~plan commission~~ Plan Commission may consider, but ~~are~~ is not obligated, to reduce one ~~street yard~~ landscape buffer if the lot contains double frontage on a street.
- b. Foundation landscaping. Foundation landscaping shall be installed along the street-facing facades of the principal building. Foundation planting areas shall be a minimum of five ~~(5)~~ feet in width and shall contain a combination of shrubs, ornamental grasses, perennials, or other approved plant materials.

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- Foundation landscaping shall be designed to soften the appearance of building walls and screen utility equipment ~~where practicable~~.
- c. Vehicle display area landscaping. Landscape islands shall be distributed throughout vehicle display and parking areas to interrupt large expanses of pavement and vehicle display.
1. A minimum of five percent ~~(5%)~~ of all vehicle display, parking, and ~~circulation areas~~ drive aisles shall be landscaped.
 2. Landscape islands shall be provided at the ends of parking rows and display rows.
 3. No uninterrupted row of vehicle display spaces shall exceed twenty spaces without a landscape island.
 4. One ~~(1)~~ canopy tree shall be provided on the property for every 10 vehicle display spaces.
- d. Preservation of Existing Vegetation. Existing mature trees and natural vegetation shall be retained where feasible and may be credited toward required landscaping quantities, subject to approval by the Plan Commission.
- ~~ix.vii.~~ Parking and ~~Vehicle Display~~ vehicle display area requirements.
- a. Vehicles shall only be displayed in designated areas approved by the Plan Commission. ~~Displaying of vehicles is prohibited in~~ Except for the required ~~landscaped~~ landscape buffer area and vision corner triangles ~~but, vehicles~~ may be ~~located~~ displayed within the front setback area.
 - b. Maximum display frontage. Vehicle display areas shall occupy no more than 70% of the ~~site's~~ lot's frontage along a roadway. The ~~plan commission~~ Plan Commission may consider, but ~~are~~ is not obligated, to reduce or waive this requirement for one lot line that abuts a roadway if the lot contains double frontage.
 - c. Parking spaces shall be provided as follows:
 1. Customer and employee parking: ~~one~~ space per 600 ~~sq. ft.~~ square feet of showroom/office space.
 2. Service staging: ~~three~~ spaces per service bay.
 3. The Plan Commission may reduce or increase the required parking upon receipt of a parking demand study: submitted by the operator.
 - d. Parking of any vehicle, whether displayed or for customer or employee parking, shall be a minimum of 10 feet from all property lines.
 - e. Vehicle display height. ~~Vehicles~~ No part of a vehicle displayed for sale, lease, or promotional purposes shall ~~not~~ be elevated more than six ~~(6)~~ feet above the adjacent finished grade. The use of towers, pedestals, platforms, ramps, stacked display structures, or similar devices for the purpose of elevating vehicles above ~~this~~ the maximum display height is prohibited.
- ~~*.viii.~~ Pedestrian design. A designated pedestrian walkway from the customer parking area to the showroom is required. The pedestrian walkway shall be physically distinguished from adjacent vehicle circulation areas through striping, decorative pavement, raised walkways, or similar treatment.
- ~~xi.~~ If any provisions of Section X conflict with other provisions of the Town Code, the more restrictive shall apply, unless otherwise approved by the Plan Commission. The Plan Commission may flex any design standard to a minimum degree necessary in the event the

~~applicant demonstrates that a provision cannot be complied with due to circumstances unrelated to the site design.~~

~~ix.~~ The operator shall obtain a motor vehicle dealer license from the Wisconsin Department of Transportation and maintain such license for the life of the use ~~or until the state no longer requires such license.~~ A copy of said license shall be submitted to the Town for its records, prior to ~~Occupancy~~ issuance of an occupancy permit.

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SECTION 3: All other provisions of the Town Code shall remain in full force and effect.

~~SECTION 4:~~ All ordinances or parts of this ordinance conflicting or contravening the provisions of this ordinance are hereby repealed.

SECTION 54: This ordinance shall take effect upon passage and posting or publication as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Brookfield, Waukesha County, Wisconsin this _____, day of _____, 2026.

BY: _____
KEITH HENDERSON, Chairman

BY: _____
STEVE KOHLMANN, Supervisor

BY: _____
JOHN CHARLIER, Supervisor

BY: _____
MATTHEW PARIS, Supervisor

BY: _____
RYAN STANELLE, Supervisor

ATTEST: _____
Emily Howells, Clerk

Ord. No.: _____

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SECTION 2: Section 17.02(14)(b)4.j of the Town Code is hereby created as follows:

- j. Vehicle sales facility in B-2 Limited General Business District, which may include the display, sale, lease, rental, exchange, or brokerage of new or used motor vehicles, including automobiles, motorcycles, mopeds, snowmobiles, all-terrain vehicles, utility terrain vehicles, recreational vehicles, trailers, and similar vehicles. The use may also include outdoor vehicle display areas and accessory vehicle servicing, repair, detailing, inspection, and preparation activities conducted in conjunction with and subordinate to the principal vehicle sales facility operation. A vehicle sales facility shall be subject to the following regulations:
 - i. Location and Area Requirements:
 - a. The lot shall be located within ¼ mile of a United States highway interchange.
 - b. The lot shall not be located on a property adjacent to a residentially zoned district.
 - c. Minimum lot size shall be five acres.
 - d. The lot shall have frontage and access from a principal arterial, minor arterial or major collector roadway. The minimum street frontage requirement is 100 feet.
 - e. No more than three vehicle sales facilities shall be permitted within a one-mile radius of the subject parcel, even if Section 17.02(14)(b)4.j.i.a. through d. are met.
 - ii. Outdoor storage is prohibited, except for a designated area for vehicles awaiting service or repair as shown on an approved site plan. Vehicles displayed for sale are not considered outdoor storage.

- iii. Mechanical equipment, refuse collection areas, and utility equipment visible from a public street shall be screened through a combination of landscaping, walls, fencing, or architectural treatments compatible with the principal building.
- iv. Service and repair standards. Vehicle service and repair operations shall be located in an enclosed building located to the side or rear of the principal building.
- v. Lighting. The operator shall comply with all requirements of Section 17.02(6)(9a)(15), in addition to the following:
 - a. A photometric plan is required that includes fixture locations, fixture type, pole heights, initial foot-candles (fc) and property line readings.
 - b. Exterior lighting fixtures shall not exceed 4000 Kelvin correlated color temperature (CCT).
 - c. Pole height shall not exceed 25 feet, except that if a pole is located within 300 feet of a residential district, such pole shall not exceed a height of 18 feet.
 - d. Between 11:00 p.m. and 6:00 a.m. the following day, lighting not required for security, surveillance, pedestrian safety, vehicular circulation, or building entrances shall be reduced to no more than 50% of the lighting's capable brightness.
- vi. Landscaping design requirements.
 - a. Landscape buffer. A landscaping buffer of at least 20 feet in width shall be located between the right-of-way and display vehicles. The landscaping buffer shall include all of the following:
 - 1. One deciduous canopy tree for each 40 linear feet of street frontage or fraction thereof.
 - 2. Shrub groupings, ornamental grasses, perennial plantings, berms, or a combination thereof sufficient to soften views of vehicle display areas.
 - 3. Existing mature vegetation may be credited toward compliance where preserved.
 - 4. The Plan Commission may consider, but is not obligated, to reduce one landscape buffer if the lot contains double frontage on a street.
 - b. Foundation landscaping. Foundation landscaping shall be installed along the street-facing facades of the principal building. Foundation planting areas shall be a minimum of five feet in width and shall contain a combination of shrubs, ornamental grasses, perennials, or other approved plant materials. Foundation landscaping shall be designed to soften the appearance of building walls and screen utility equipment.
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 - a. Vehicles shall only be displayed in designated areas approved by the Plan Commission. Except for the required landscape buffer area and vision corner triangles, vehicles may be displayed within the front setback area.
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 - c. Parking spaces shall be provided as follows:
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 - 2. Service staging: three spaces per service bay.
 - 3. The Plan Commission may reduce or increase the required parking upon receipt of a parking demand study submitted by the operator.
 - d. Parking of any vehicle, whether displayed or for customer or employee parking, shall be a minimum of 10 feet from all property lines.
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- ix. The operator shall obtain a motor vehicle dealer license from the Wisconsin Department of Transportation and maintain such license for the life of the use. A copy of said license shall be submitted to the Town for its records, prior to issuance of an occupancy permit.

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BY: _____
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BY: _____
JOHN CHARLIER, Supervisor

BY: _____
MATTHEW PARIS, Supervisor

BY: _____
RYAN STANELLE, Supervisor

ATTEST: _____
Emily Howells, Clerk