



AGENDA FOR PLANNING COMMISSION MEETING NOTICE

A Planning Commission meeting will be held on **Thursday, March 06, 2025 at 5:30 PM**
in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

Join Zoom Meeting

<https://us06web.zoom.us/j/2708608080?pwd=ZTZ0cmllVEFEb1dzVDNwdi91UHFYQT09>

Meeting ID: 270 860 8080

Passcode: 206751

One tap mobile +13126266799,,2708608080#,,,,*206751# US (Chicago)

ROLL CALL

APPROVAL OF MEETING MINUTES

- A. [February Meeting Minutes](#)

PUBLIC HEARING

1. [Public Hearing, Section 52-68, to consider the Conditional Use Permit of Juracich Auto Repair to operate an auto repair shop in the Business District at 935 N Superior Ave.](#)
2. Discussion and recommendation related to the request from Juracich Auto Repair to obtain a Conditional Use Permit to operate an auto repair shop at 935 N Superior Ave.

DISCUSSION ITEMS

1. [Review and approval of site plan for 1620 Townline Rd](#)
2. Discussion and recommendation on comprehensive plan amendment for Tomah Area School District
3. [Discussion on shipping container ordinance amendment and permit fees](#)
4. Economic/Zoning Monthly Report

FUTURE AGENDA ITEMS

FUTURE MEETING DATE: April 3, 2025

ADJOURNMENT

NOTICE: It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Becki Weyer, City Clerk, at 819 Superior Avenue, Tomah, WI 54660.

MINUTES FOR PLANNING COMMISSION

A Planning Commission was held on **Thursday, February 06, 2025 at 5:30 PM** in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.

Meeting was called to order at 5:30 PM by Bryan Meyer.

ROLL CALL

Present: Tina Thompson, Travis Scholze, Bryan Meyer, Brian Rice and John Glynn.

Absent: Mayor Paul Dwyer and Eric Prise.

APPROVAL OF MEETING MINUTES

Motion by Glynn, second by Scholze to approve the meeting minutes for January 2025. All ayes.
Motion carried.

PUBLIC HEARING

Public Hearing, Section 52-68, to consider the Conditional Use Permit of Sassy Girl Aroma to operate a light manufacturing and retail store in the Business District at 321 W Clifton St.

Public Hearing opened at 5:31 PM. Tyrell Gebczyk was present and gave an overview of the operations at 321 W Clifton St. New construction plans were submitted that allocated less than 15% of total floor space to the fabrication area of Sassy Girl Aroma. Public hearing closed at 5:34 PM.

Discussion and recommendation related to the request from Sassy Girl Aroma to obtain a Conditional Use Permit to operate a light manufacturing and retail store at 321 W Clifton St.

Motion by Scholze, second by Thompson to approve the conditional use permit at 321 W Clifton St for light fabrication use without conditions. All ayes. Motion carried.

PUBLIC HEARING

Public Hearing, to consider an amendment to the City of Tomah Zoning Code, Chapter 52, Parking requirements (52-116)

Public Hearing opened at 5:35 PM. Casey Kinnear, Zoning Assistant, gave an overview of the ordinance amendment. Public Hearing closed at 5:37 PM.

Discussion and recommendation related to the proposed amendments to the City of Tomah Parking requirements 52-116

Motion by Glynn, second by Thompson to approve the ordinance amendment for 52-116. All ayes.
Motion carried.

DISCUSSION ITEMS

A. Economic/Zoning Monthly Report

Economic and Zoning Director, Nick Morales, gave a PowerPoint presentation on ongoing projects and upcoming projects for the city.

FUTURE AGENDA ITEMS

- Juracich Auto Repair conditional use permit

FUTURE MEETING DATE: March 6th, 2025

ADJOURNMENT: Motion by Thompson, second by Rice to adjourn at 6:07 PM. All ayes.

Written & submitted by Casey Kinnear



Building & Zoning
 819 Superior Ave
 Tomah, WI 54660
 608-374-7429

CONDITIONAL USE APPLICATION

This application shall be fully completed and submitted with the \$125 fee before the Zoning Department will process your application. Incomplete applications will be returned to you.

Completed applications must be received by the 1st working day of the month in order to schedule a public hearing on your proposal at the Plan Commission Meeting to be held during the current month.

The City of Tomah will publish a notice in the newspaper and notify all landowners, within 200 feet of the property you're proposing a conditional use, as to what you're proposing and where a public hearing will be conducted on your proposal.

| | |
|--|--------------------------------|
| Property Address of Conditional Use Request: 935 N Superior Ave Unit B1 Tomah WI 54660 | Parcel Number: 286026940000 |
|--|--------------------------------|

| | | |
|---|---|---|
| Property Owner: CreteStone Properties | Mailing Address: 115 Buol Road | City, State, Zip: West Salem, WI 54669 |
| Phone Number: 608-633-2131 | Email: info@cretestoneproperties.com | Primary Contact <input type="checkbox"/> |

| | | |
|---|--|--|
| Applicant: Juracich Auto Repair LLC | Mailing Address: 935 N Superior Ave Unit B1 | City, State, Zip: Tomah, WI 54660 |
| Phone Number: 608-377-1779 | Email: juracichautorepair.tomah@gmail. | Primary Contact <input checked="" type="checkbox"/> |

The undersigned hereby makes an application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Tomah Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

| | |
|---|------------------|
| Signature of Applicant: | Date: 1/24/25 |
| Signature of Property Owner: | Date: 1/24/25 |

| | | |
|-------------------------|----------------|--------------------------|
| OFFICE USE ONLY: | Date Received: | Application Received by: |
| Zoning District: | Business | |

| APPLICANT: Conditional Use Checklist | N/A |
|--|--------------------------|
| Proposed Conditional Use: Automotive Repair/Sales | <input type="checkbox"/> |
| Hours of Operation: Monday-Saturday 0700-1700 | <input type="checkbox"/> |
| Number of Employees: 3 | <input type="checkbox"/> |
| Present Zoning Classification: B Business District | <input type="checkbox"/> |
| Description of Existing Use – Including Structures, if any: Automotive Repair/Sales | <input type="checkbox"/> |
| What measures will be taken to prevent or control noise, odors, fumes, dust, vibrations, light, and other unusual activities or disturbances? See Attached Appendix A | <input type="checkbox"/> |
| What measures will be taken to provide sufficient off-street parking and loading spaces to serve the proposed use? See Attached Appendix B | <input type="checkbox"/> |

PLOT PLAN

A plot plan shall be submitted with all conditional use permit applications. Use the last page of this application to draw your plot plan. The plot plan should be drawn to scale (indicate scale on map) and include items whether existing or proposed as follows:

1. All structures on the property upon which the conditional use is being proposed. (Indicate the length, width, and height of each structure.)
2. All public roads, private driveways, and parking areas.
3. Wetlands, floodplains, and ordinary highwater mark of any navigable lake, river, or stream.

*****Additional Appendices:**

- C-Complete Building Plan
- D-Parking Lot
- E-Flood Plain Map
- F-Wetland Map

Juracich Auto Repair Conditional Use Permit
Appendices

Appendix A:

To prevent or control noise, odors, and fumes, Juracich Auto Repair agrees to comply to the best of our abilities with the following environmental and workplace safety actions:

- I. Noise Control Measures:
 - a. Proper Layout and Design:
 - i. Locate noisy equipment, like air compressors, away from workstations, customer areas, and shared tenant walls.
 - b. Equipment Maintenance:
 - i. Regularly maintain and lubricate machinery to reduce unnecessary noise.
 - ii. Replace worn or faulty parts that might cause loud or unusual noises.
 - iii. Use noise-dampening mats under vibrating machinery.
 - c. Work Practices:
 - i. Schedule noisy tasks during off-peak hours.

- II. Odor and Fume Control Measures:
 - a. Ventilation:
 - i. Maintain proper ventilation practices, including exhaust and industrial fans to remove fumes from exhaust, welding or chemical use.
 - ii. Use localized exhaust systems near workstations to capture fumes at the source (e.g., tailpipe exhaust extraction systems).

- III. Chemical and Solvent Management:
 - a. Store chemicals in tightly sealed containers to prevent evaporation and odor release.
 - b. Use low-odor or less toxic solvents and cleaning agents when possible.
 - c. Dispose of hazardous materials and chemicals in compliance with city, county, state and federal regulations.

- IV. Maintenance and Cleaning:
 - a. Clean up spills immediately and properly dispose of waste materials like used rags or filters.
 - b. Clean up fluid leaks on the exterior of the property in parking areas surrounding the business.
 - c. Dispose of automotive parts, and unused material/s properly

- V. Regulatory Compliance:
 - a. Follow OSHA, EPA, and local environmental regulations regarding air quality and emissions.

By combining these measures, our automotive repair shop and sales can create a safe and efficient working environment while minimizing the impact on other property tenants, customers, and the surrounding community.

Appendix B:

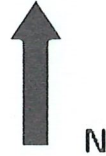
The following measures will be taken to ensure proper off-street parking and loading for the purposed use.

- I. A Parking and Loading Demand Assessment determined the number of vehicles expected daily, including customer vehicles, employee cars, and cars being serviced, when preventable, this amount is not expected to exceed 15 vehicles on the exterior of the building.
 - a. Designate and Optimize Parking Spaces
 - i. Communicate clear parking expectations with employees, and customers.
 - ii. Customer Parking: Allocate a designated area close to the entrance for customer parking.
 - iii. Employee Parking: Create a separate area for employee vehicles to avoid congestion.
 - iv. Vehicle Drop-Off and Pickup Areas: Designated spaces have been identified for customers to easily drop off and pick up their cars without obstructing traffic flow.
- II. Loading and Service Bays
 - a. Adequate Loading Zones: Provide a dedicated loading area for parts and supplies, away from customer access areas, to streamline deliveries.
 - b. Service Bay Design: Ensure there are enough repair bays to accommodate vehicles being serviced and minimize overflow into parking areas.
- III. Use Space Efficiently
 - a. Use angled parking or double-stacked parking to maximize space.
 - b. Separate Traffic Flows: Clearly separate customer, employee, and delivery vehicle routes to minimize confusion and congestion.
- IV. Include Accessible Parking
 - a. Comply with ADA (Americans with Disabilities Act) requirements by providing 1 accessible parking space close to the facility entrance.
- V. Provide Overflow Parking Options
 - a. Secure an agreement with nearby tenants and the property owners for shared parking during peak hours, if needed.
 - b. Reserve additional off-site parking for long-term repairs or to store vehicles waiting for parts.
- VI. Create Clear Signage and Markings
 - a. Install signs to direct customers to parking, loading, and service areas.
- VII. Allow Space for Towing and Large Vehicles
 - a. Designate an area for:

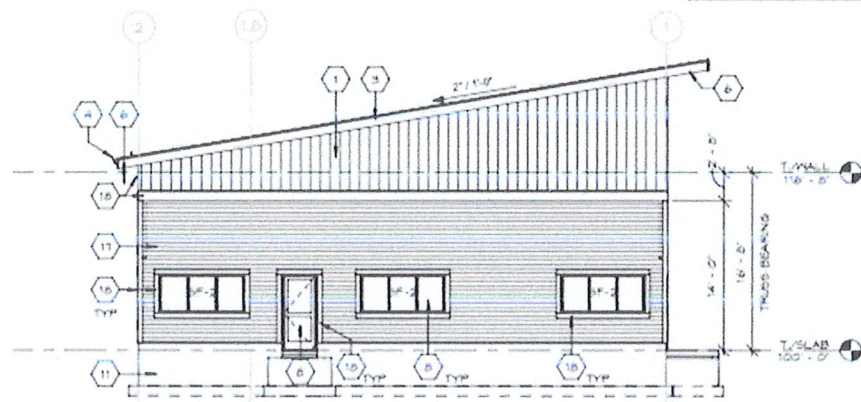
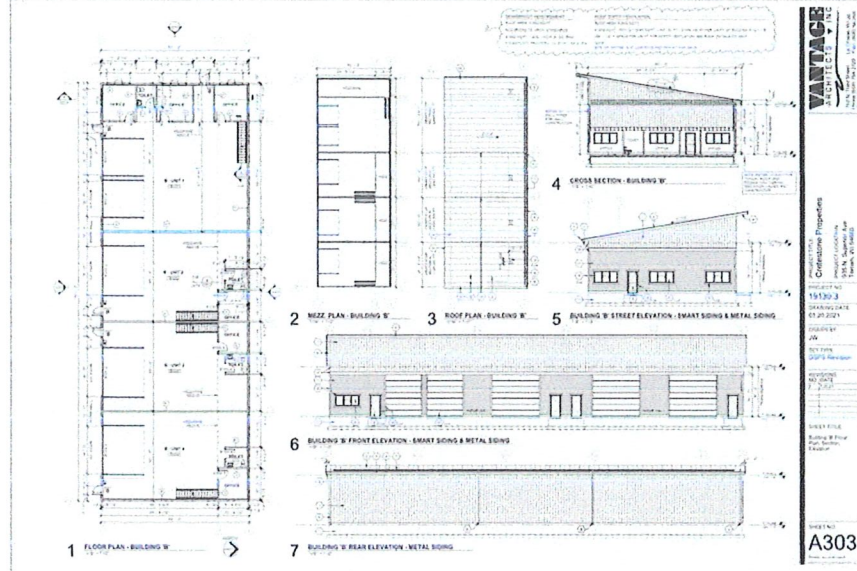
- i. Vehicle/s dropped off by tow trucks
- ii. Delivery vehicles that may bring in or deliver parts/goods.

By proactively planning and implementing these measures, our automotive repair/sales facility can ensure adequate parking and unloading.

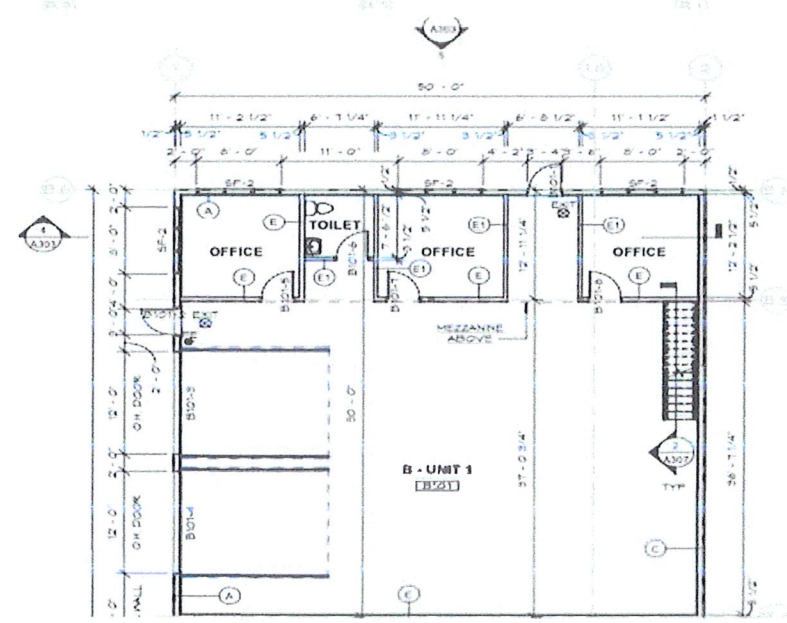
Scale: 1" = 8'



Appendix C



5 BUILDING 'B' STREET ELEVATION - SMART SIDING & METAL SIDING
1/8" = 1'-0"

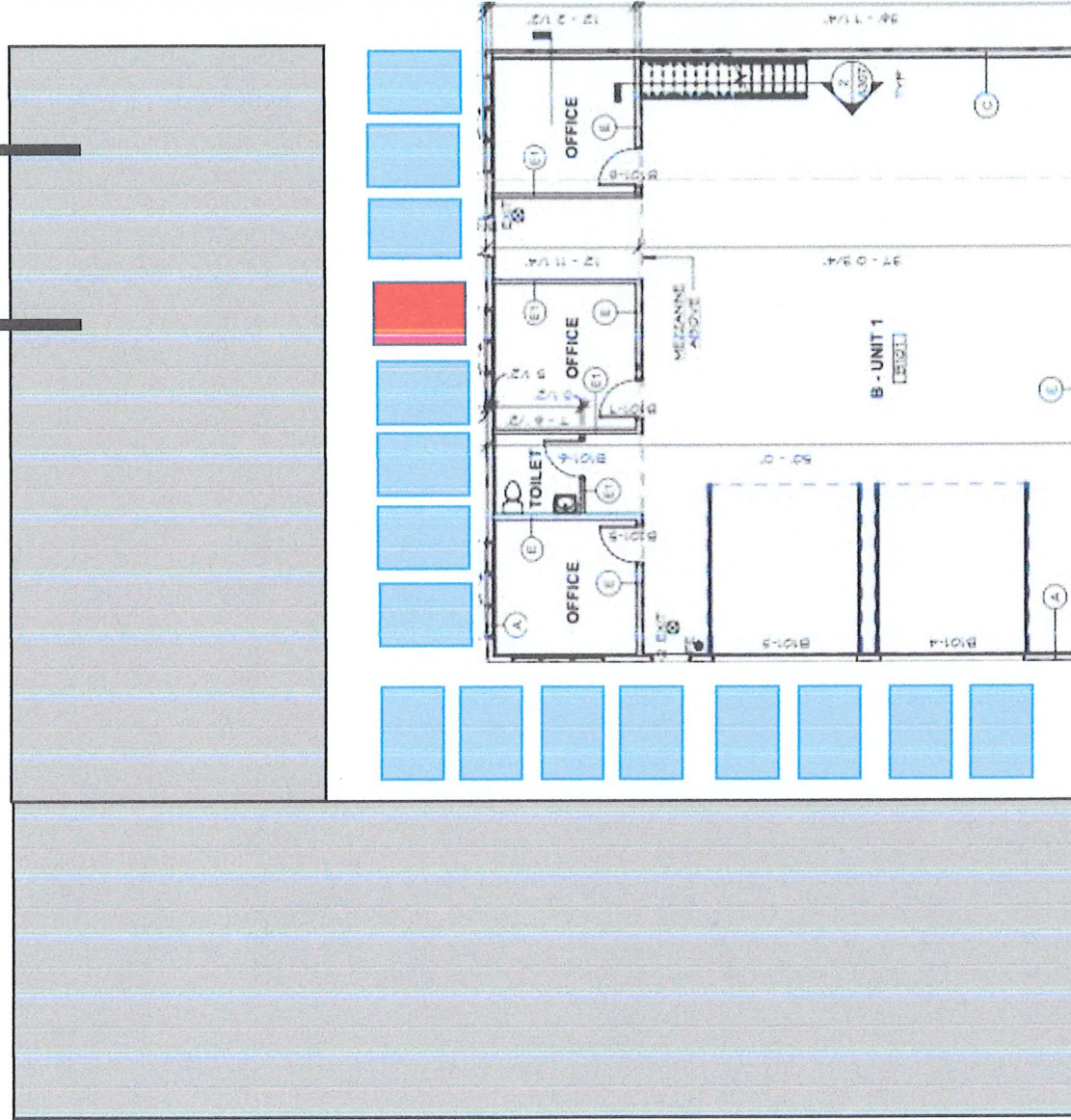


Adjacent Property

North




Superior Avenue North

West



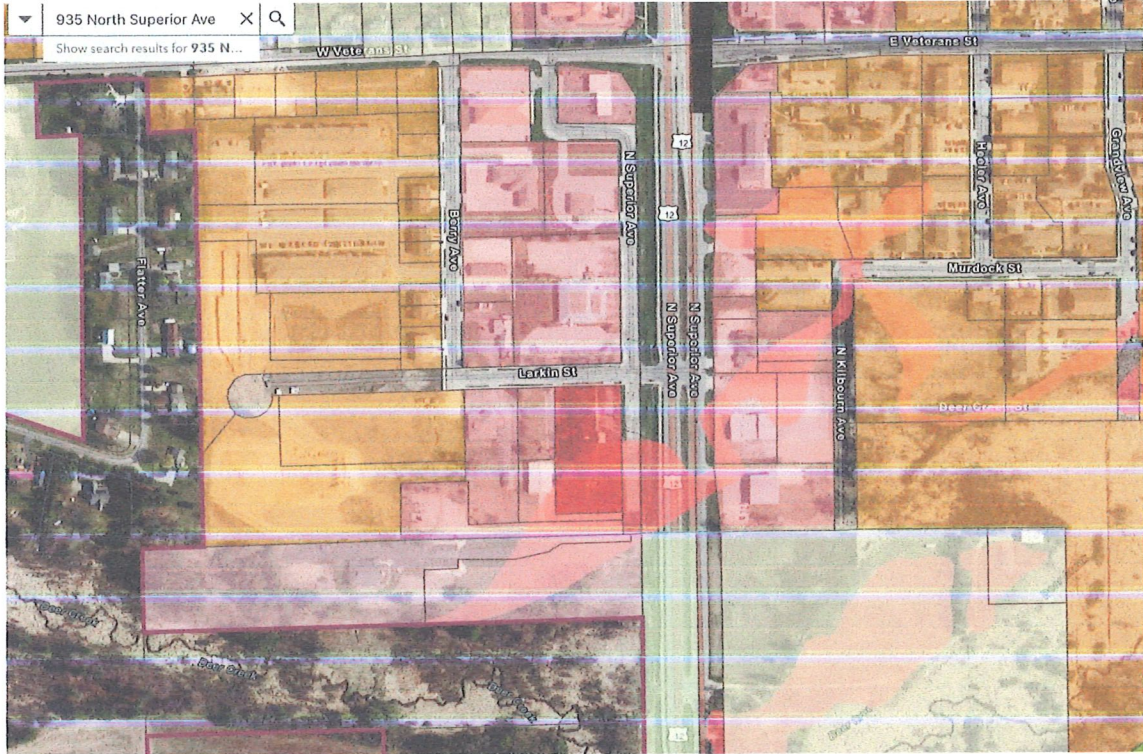
East

South

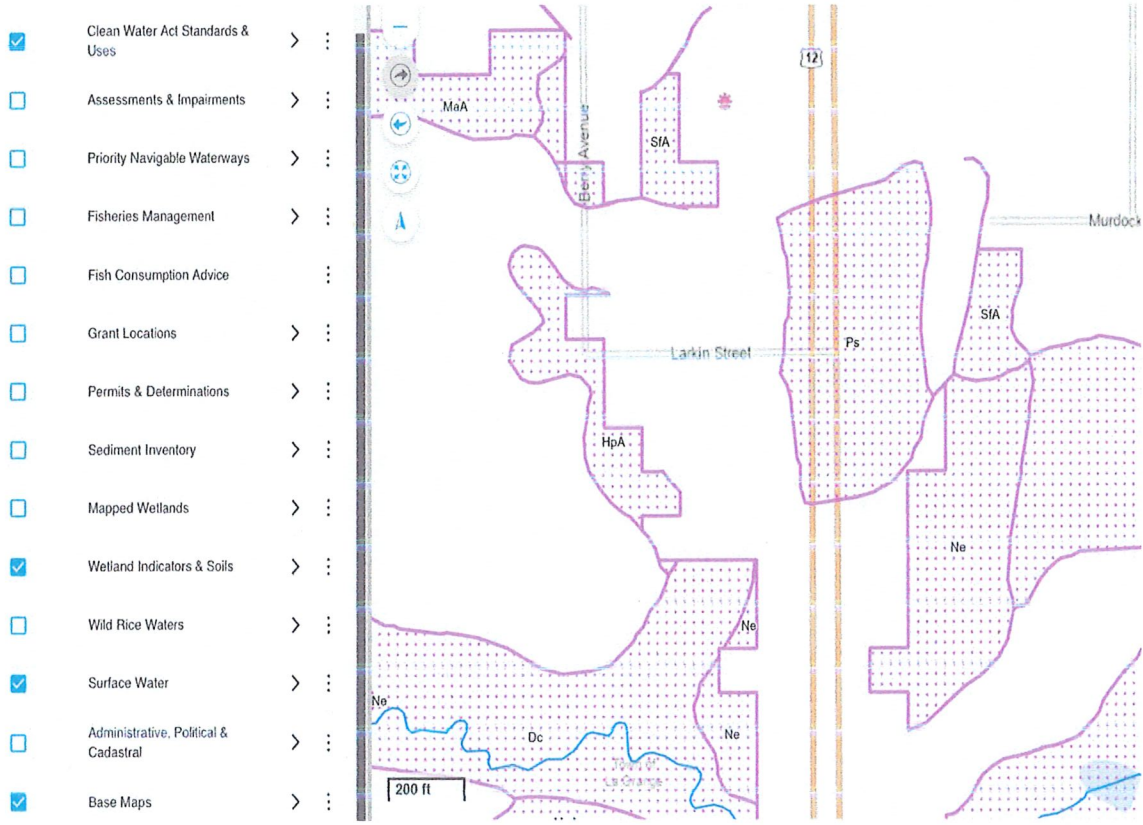
-  ADA Parking (1)
-  Customer/Employee Parking (15)
-  Parking Lot

Appendix D
Parking & Lot

Appendix E
Flood Plain Map
Resource: Tomah Zoning Map



Appendix F Wetland Map Resource: WI DNR





1/22/2025

City of Tomah,

We are aware that Juracich Auto Repair in unit B1 at 935 N Superior Ave Tomah, WI 54660 is running an automotive repair/sales business out of that facility, and we authorize permission.

Thank you,

A handwritten signature in cursive script that reads 'Jennifer Ferries'.

Jennifer Ferries

608-633-2131

info@creststoneproperties.com

Creststone Superior LLC

115 Buol Road

West Salem, WI 54669



M-2 – General Industrial District

Lot Requirements

- Min. area = 20,000 sq. ft.
- Min. frontage = 100 ft.
- Max. building height = 45 ft.
- Max. lot coverage = 60%

Setbacks

- Principal structure setbacks:
 - Front = 25 ft.
 - Side = 25 ft.
 - Rear = 20 ft.
- Accessory structure setbacks:
 - Side = 10 ft.
 - Rear = 10 ft.

Permitted Uses

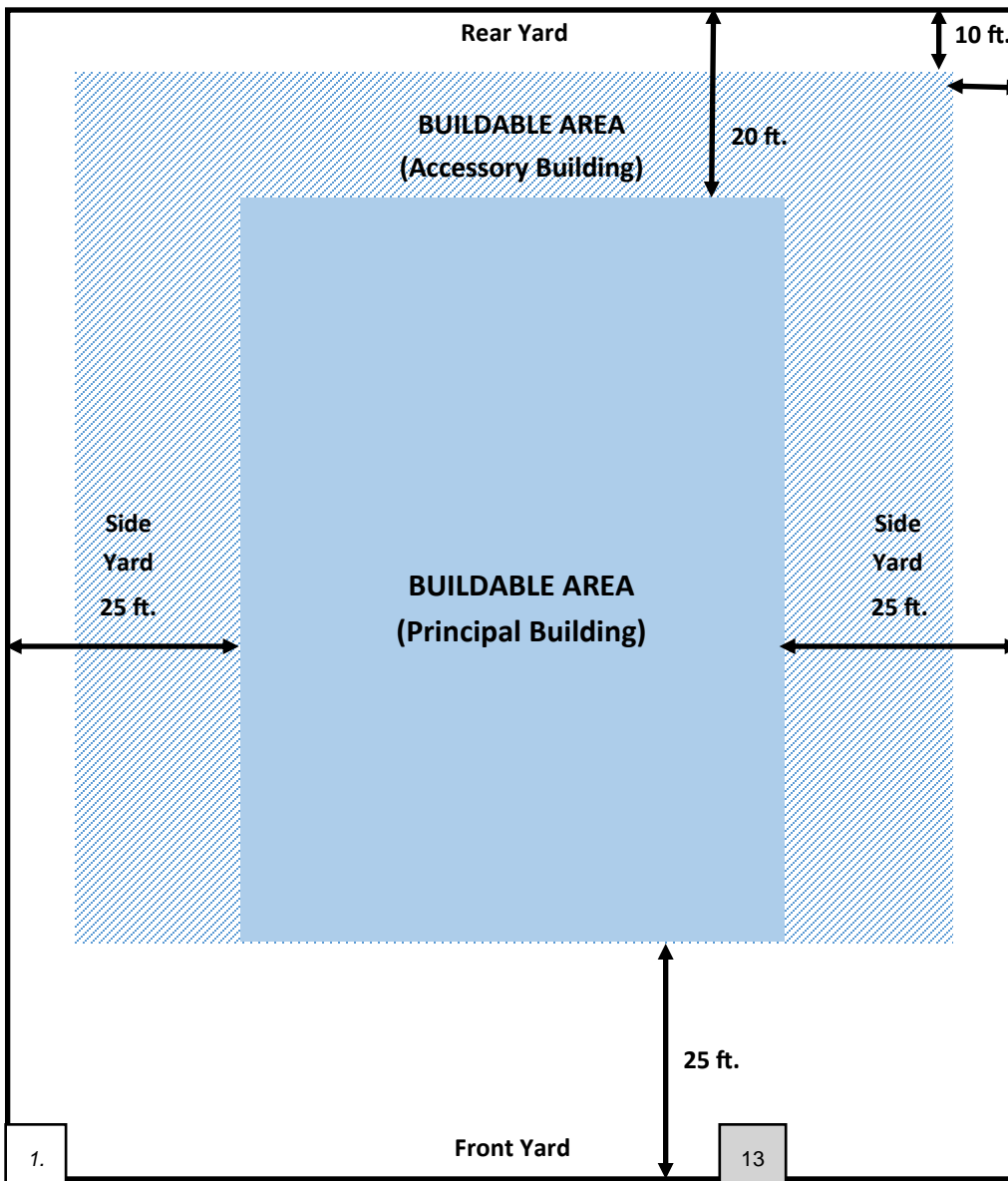
- All uses permitted in M-1
- Freight yards and terminals
- Ministorage facilities
- Transshipment
- All other manufacturing and processing uses except those listed as conditional

Conditional Uses

- All uses conditional in M-1
- Mineral extraction

Minimum Setbacks

Principal Accessory



Cardinal Glass Office Addition

1620 Townline Road, Tomah, WI
02-11-2025

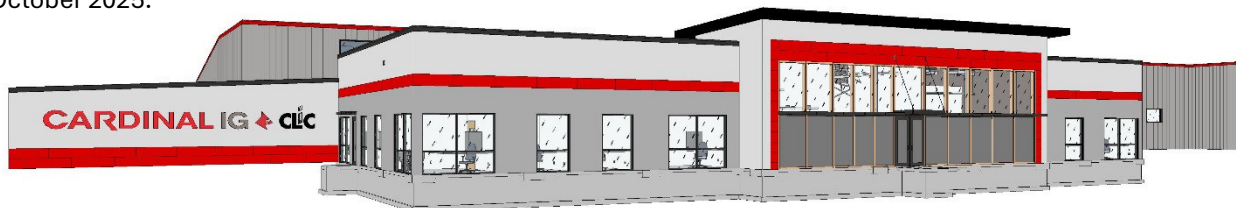
This application is for the proposed addition of an 8,153 S.F. office building for additional staff to an existing factory along Rusch Street. This will affect approximately 1.30 Acre area of green space at the intersection of Rusch Street and Industrial Ave. This will be a steel structure building with metal stud walls. There will be a connection from the existing factory to the new office and a new retaining/screen wall with signage to screen the loading dock from view as you pull up to the office. This office building will include 22 offices along with 2 conference rooms, a tornado room, a wellness room and parking for 39 vehicles including 2 handicap stalls.

There will be no exterior storage of materials planned. There will be no trash receptacles included in this project as all waste will be routed through the existing facilities waste management system.

Paragon Associates prepared the site plan. There will be earthwork re-grading and 2 biofilters will be added to manage stormwater runoff from the parking lot. Two exterior light poles are planned for site lighting of the parking lot. Cutsheets are attached. Exterior building lighting will be limited to exterior wall packs at the exit doors.

There will be no additional land divisions required as the parcel is already owned by Cardinal Glass Industries Inc.

The design of the building and construction will be by DBS Group. The Cardinal Glass Office Addition project will be completed in five key phases, starting with mobilization and site preparation in early April 2025. During this phase, construction crews will clear and grade the site, install/tie into the necessary utilities, and prepare the area for building activities. Following site preparation, building shell construction will begin in April and continue through early August, including foundation work, structural steel erection, exterior metal wall framing, roofing, and the rough-in of mechanical, electrical, and plumbing (MEP) systems. Once the building shell is complete, the interior (tenant improvement) phase will commence in early August and extend through early October, focusing on interior walls, ceilings, flooring, finishes, and the final installation of MEP systems. Concurrently, site improvements will occur from mid-August to early September, involving landscaping, sidewalks, final grading, patio, and parking lot installation. The project will conclude with the owner turnover and tenant move-in phase, starting in early October, during which final inspections, punch list completion, and occupancy preparation will take place. The office addition is expected to be fully occupied by mid-October 2025.





SITE PLAN REVIEW APPLICATION

(This review does not include utilities and storm water)

The following checklist is required and will ensure the timely processing of your site plan review request:

Site Plan Review Checklist:

- Include all items applicable and requested on the checklist

If incomplete, no further processing of the application will occur until the deficiencies are corrected. All development must meet the requirements of the City of Tomah and any other applicable local, state, or federal ordinances.

Description of Proposed Development:

Addition of a 8,153 s.f. office building for staff to an existing factory along Rusch St. New parking + landscaping to accompany.

If you have any questions, please contact the Zoning Department at 608-374-7429.

| | |
|--|---------------------------------------|
| Property Address: 1620 Townline Road | Parcel Number: 286027160100 |
|--|---------------------------------------|

| | | |
|--------------------------------------|--|--|
| Applicant: DBS Group | Mailing Address: 200 French Road | City, State, Zip: Onalaska, WI 54650 |
| Phone Number: 608-881-6007 | Email: mrcampbell@dbsg.com | Primary Contact: Mike Campbell |

| | | |
|---|---|--|
| Business: Owner/Contact: Cardinal Glass Industries Inc. | Mailing Address: 1620 Townline Road | City, State, Zip: Tomah, WI, 54660 |
| Phone Number: 608-372-3300 | Email: aarntson@cardinalcorp.com | Primary Contact: Aaron Arntson |

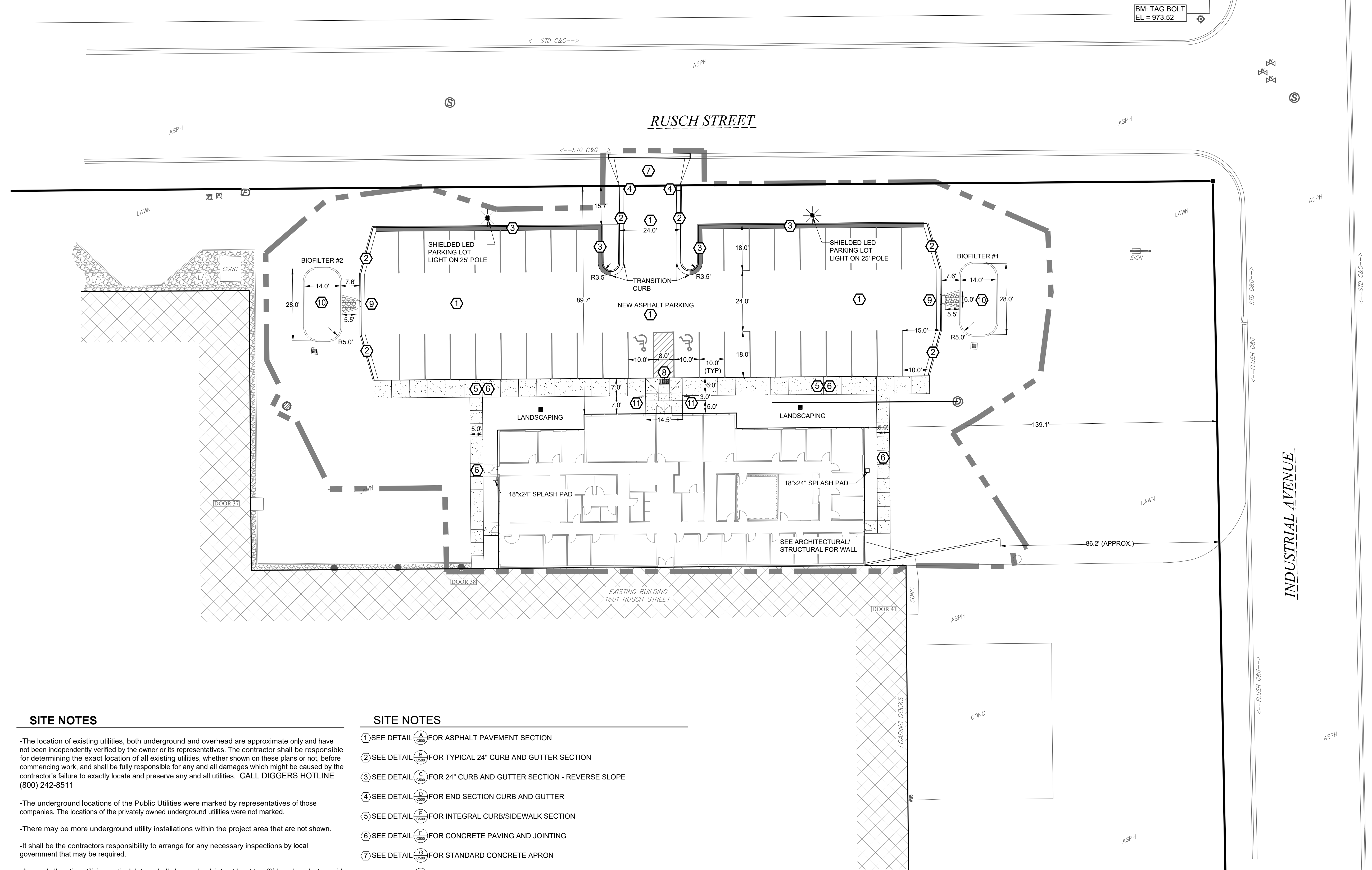
| | | |
|--|---|--|
| Property Owner: Cardinal Glass Industries Inc. | Mailing Address: 1620 Townline Road | City, State, Zip: Tomah, WI, 54660 |
| Phone Number: 608-372-3300 | Email: aarntson@cardinalcorp.com | Primary Contact: Aaron Arntson |

The undersigned hereby makes application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Tomah Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

| | |
|---|-------------------------|
| Signature of Applicant: | Date: 2/11/25 |
| Signature of Property Owner: | Date: 2/11/25 |

| | | |
|-------------------------|-----------------------|---------------------------------|
| OFFICE USE ONLY: | Date Received: | Application Received by: |
| Zoning District: | | |

| APPLICANT: Site Plan Review Data Checklist | Submitted | N/A |
|---|------------------|------------|
| Cover/Title Page: | | |
| Name and address of applicant and property owner | X | |
| Address and common description of property and complete legal description | X | |
| Dimensions of land and total acreage | X | |
| Description of proposed project or use, type of building or structures, and name of proposed development, if applicable | X | |
| Name and address of firm or individual who prepared the site plan | X | |
| Site and Zoning Data: | | |
| Show North arrow, scaled drawing, Bench Mark location and elevation to NGS (if required) | X | |
| Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site | X | |
| Proposed lot lines, lot dimensions, property lines setback dimensions, structures, and other improvements to the site | X | |
| Label all building front, rear, and side yard setbacks of new development to adjacent property lines | X | |
| All existing and proposed easements | X | |
| Lot coverage, lot dimensions, frontage, area in conformance | X | |
| Finished graded surface (<i>shall be dust free</i>) | X | |
| Natural Features: | | |
| Wetlands n/a Floodplain n/a | | |
| Access and Circulation: | | |
| Dimensions, curve radii, and centerlines of existing and proposed access points, roads, and road rights-of-way or access easements | X | |
| Location of proposed roads, driveways (ingress/egress), sidewalks, handicap ramp widths, and interior parking islands | X | |
| Calculations for required number of parking and loading spaces, location, and layout (ADA compliant) | X | |
| Dimensions of parking spaces, islands, circulation aisles, and loading zones | X | |
| Identify existing and proposed street improvements including streets, alleys, curbs, sidewalks, and trails | X | |
| Building, Structure, and Miscellaneous Site Information: | | |
| Location, height, and outside dimensions of all buildings and structures | X | |
| Utilizing a crane during build process <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | | |
| Building floor plans and total floor area | X | |
| Details on accessory structures and any screening | n/a | |
| Location of exterior lighting (site and building lighting) | X | |
| Lighting details: Sec. 52-208(3) Exposed sources of light shall be shielded so as not to be visible outside their premises. | X | |
| Screens and buffers: Sec. 52-207: Required buffer strips in industrial districts and property zoned business (North of Jefferson, East of Grain Ave, South of View St, West of Hugh Dickie Dr, and other similar areas) abuts a residential district. | n/a | |
| Location of trash receptacle(s) and transformer pad(s) and method of screening | n/a | |
| Location of outdoor storage materials/equipment | n/a | |



SITE NOTES

-The location of existing utilities, both underground and overhead are approximate only and have not been independently verified by the owner or its representatives. The contractor shall be responsible for determining the exact location of all existing utilities, whether shown on these plans or not, before commencing work, and shall be fully responsible for any and all damages which might be caused by the contractor's failure to exactly locate and preserve any and all utilities. CALL DIGGERS HOTLINE (800) 242-8511

-The underground locations of the Public Utilities were marked by representatives of those companies. The locations of the privately owned underground utilities were not marked.

-There may be more underground utility installations within the project area that are not shown.

-It shall be the contractor's responsibility to arrange for any necessary inspections by local government that may be required.

-Any and all parties utilizing vertical datum shall always check into at least two (2) benchmarks to avoid mistakes due to hydrant adjustments or transpositional errors. Failure to do so will be considered tantamount to gross negligence and subject the offending party to any damages resulting therefrom.

-There may be discrepancies between the building exterior as located on the survey and what was provided by the architect. Verify dimensions prior to construction.

SITE NOTES

- ① SEE DETAIL (A) FOR ASPHALT PAVEMENT SECTION
- ② SEE DETAIL (B) FOR TYPICAL 24" CURB AND GUTTER SECTION
- ③ SEE DETAIL (C) FOR 24" CURB AND GUTTER SECTION - REVERSE SLOPE
- ④ SEE DETAIL (D) FOR END SECTION CURB AND GUTTER
- ⑤ SEE DETAIL (E) FOR INTEGRAL CURB/SIDEWALK SECTION
- ⑥ SEE DETAIL (F) FOR CONCRETE PAVING AND JOINTING
- ⑦ SEE DETAIL (G) FOR STANDARD CONCRETE APRON
- ⑧ SEE DETAIL (H) FOR SIDEWALK RAMP
- ⑨ SEE DETAIL (J) AND (K) FOR CURB CUT AND SPLASH PAD SECTION
- ⑩ SEE DETAIL (L) FOR BIOFILTER
- ⑪ SEE DETAIL (M) FOR DISABLED PARKING SIGN DETAIL

CARDINAL GLASS OFFICE ADDITION
1620 Townline Rd
Tomah, WI 54660

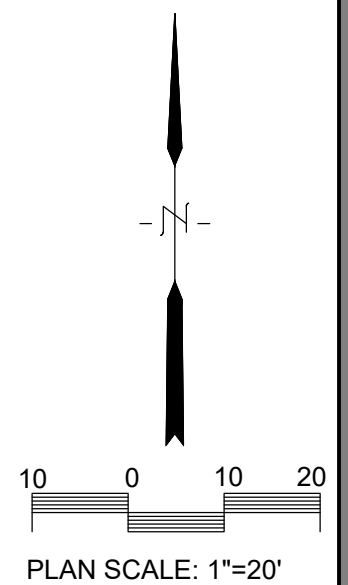
SITE PLAN

DRAWN BY: C.G. PROJECT #: 24098

SHEET #

C-100

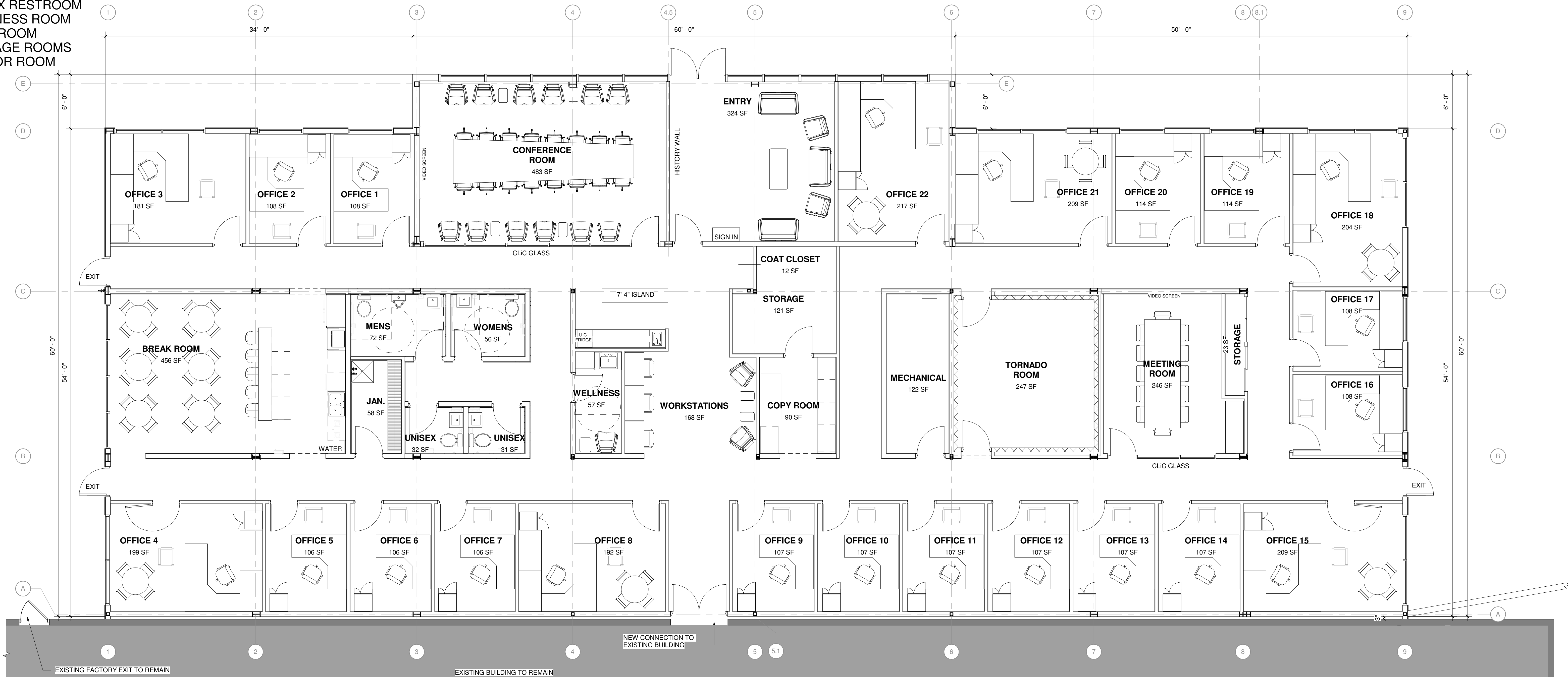
PRELIMINARY



NEW OFFICE INCLUDES:

- 22 OFFICES INCLUDING 6 EXECUTIVE OFFICES
- 1 TORNADO ROOM
- 1 LARGE CONFERENCE
- 1 SMALL CONFERENCE
- 1 BREAK ROOM
- 1 MECHANICAL ROOM
- 1 WOMENS RESTROOMS
- 1 MENS RESTROOMS
- 2 UNISEX RESTROOM
- 1 WELLNESS ROOM
- 1 COPY ROOM
- 2 STORAGE ROOMS
- 1 JANITOR ROOM

8,153 S.F.



1 FLOOR PLAN
A-001 3/16" = 1'-0"

PRELIMINARY

PROJECT NUMBER: 24098

DATE: 2/11/2025

CARDINAL GLASS OFFICE ADDITION

1620 Townline Rd
Tomah, WI 54660

THIS PLAN INCLUDING THE DESIGN AND CONCEPT, IS THE PROPERTY OF DBS GROUP AND IS PROTECTED UNDER COPYRIGHT LAW. UNAUTHORIZED USE OR DUPLICATION IS STRICTLY PROHIBITED.

COPYRIGHT ©2025

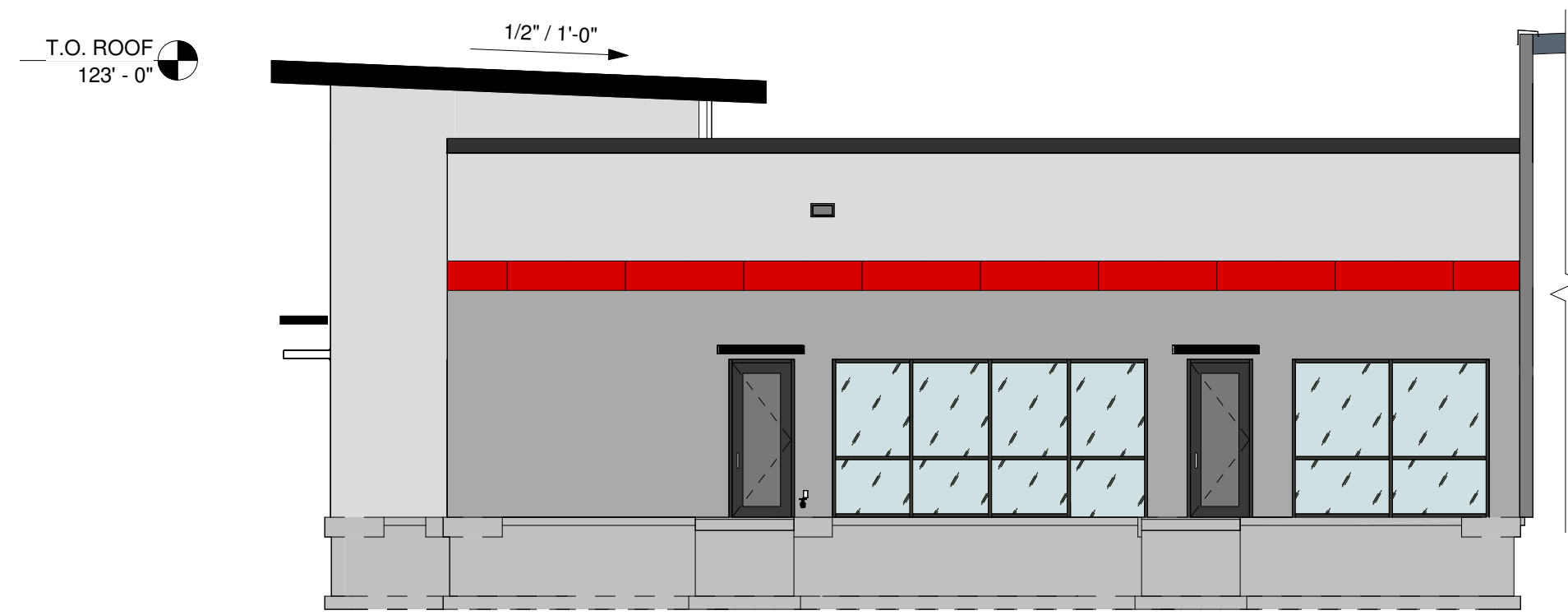


200 French Road
Onalaska, Wisconsin, 54650
608-881-6007

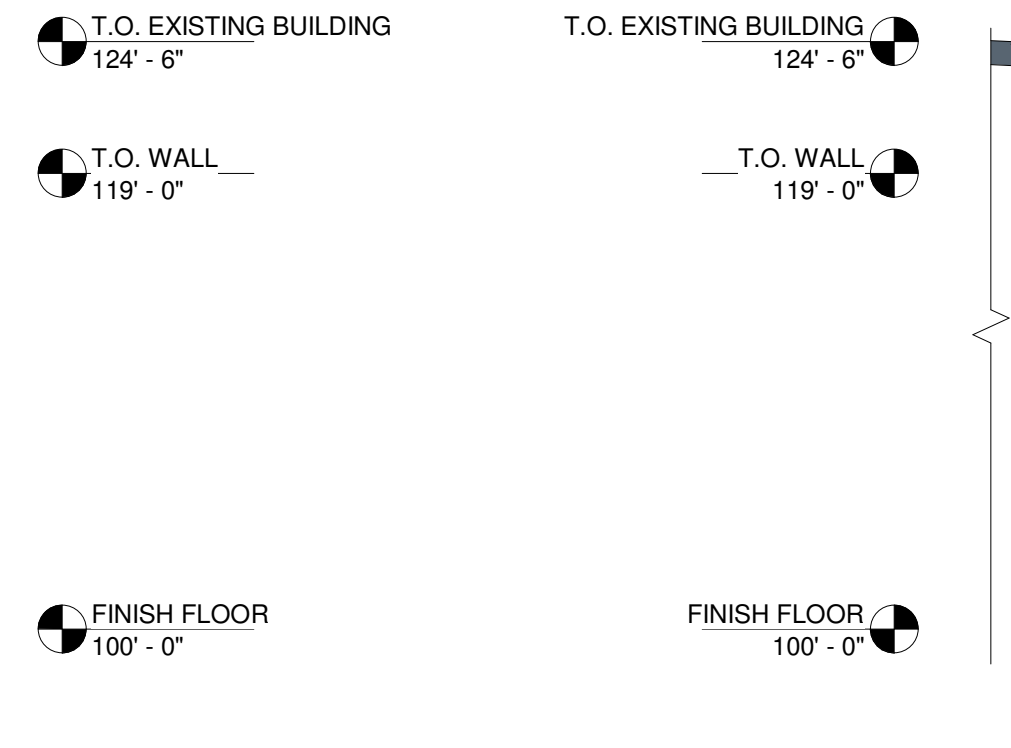
3425 40th Avenue NW, Suite 100
Rochester, MN, 55901
507-396-4056
www.DBSG.com



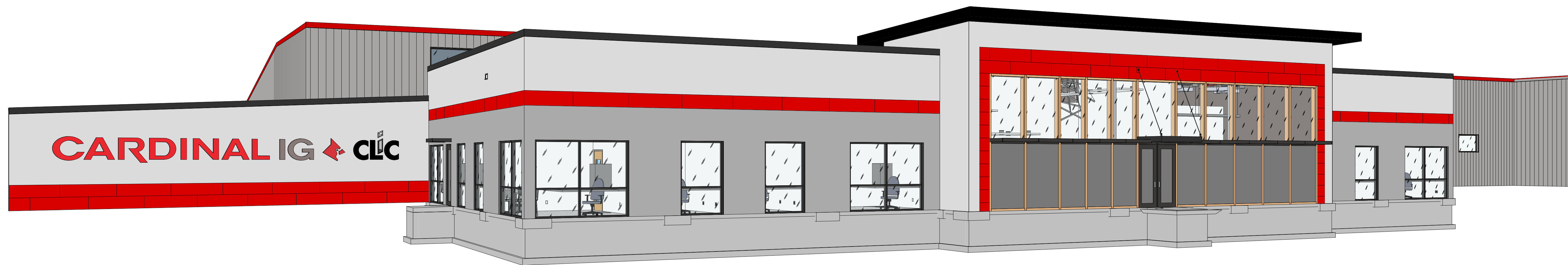
1 NORTH ELEVATION
A-003 1/8" = 1'-0"



2 WEST ELEVATION
A-003 1/8" = 1'-0"



4 EAST ELEVATION
A-003 1/8" = 1'-0"



3 3D VIEW
A-003

PRELIMINARY

PROJECT NUMBER: 24098

DATE: 2/11/2025

CARDINAL GLASS OFFICE ADDITION

1620 Townline Rd
Tomah, WI 54660

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200 French Road
Onalaska, Wisconsin, 54650
608-881-6007

3425 40th Avenue NW, Suite 100
Rochester, MN, 55901
507-396-4056

www.DBSG.com

LEDVANCE LUMINAIRES

WATTAGE SELECTABLE

AREA FLOOD

LEDVANCE LUMINAIRE SPECIFICATION DATA

| Catalog # | Comments |
|-------------|----------|
| Project | |
| Type | |
| Prepared by | |

VALUE CLASS™



APPLICATION

The LEDVANCE Value Class Area Flood luminaires boast wattage selectable capabilities. Optional field-installable sensors allow for motion and control capabilities. Each luminaire ships with a universal mounting bracket allowing easy installation to round and square poles or slip fitters.

BENEFITS & FEATURES

- Up to 140 LPW
- 3000K, 4000K, or 5000K color temperature
- CRI>80
- Selectable wattage and lumens:
 - 40/60/80W | 5,600/8,400/11,200 lm
 - 90/120/150W | 14,000/17,500/21,000 lm
 - 180/240/300W | 28,000/35,000/40,500 lm
- DLC 5.1 Premium Listing assures high energy efficiency and qualifies this product for utility rebates
- Type III, IV, V distribution options
- Field installable motion/daylight sensor
- Compatible with LEDVANCE LINK™ Bluetooth® controllers and sensors
- 3-pin NEMA receptacle + shorting cap (optional photocell available as an accessory)



ELECTRICAL

- 120-347VAC (277-480VAC optional)
- Power Factor > 0.9
- THD < 20%
- 0-10V Dimmable
- 6 kV surge protection

OPERATING TEMPERATURE

- -40°F to +122°F (-40°C to +50°C)

RATED LIFE

- 100,000 hours (L₇₀)

CERTIFICATIONS & LISTINGS

- cULus listed to UL1598 standards
- RoHs
- FCC
- IP65, wet location
- DLC 5.1 Premium
- Dark Sky compliant*

WARRANTY

- 5 year
- NLB Trusted Warranty Program

INSTALLATION

- Universal mounting bracket included for square and round pole mounting as well as slip fitter mount.

*3000K products with the bracket fixed in horizontal position only

WATTAGE COMPARISON

| LED SOURCE WATTAGE/LUMENS | REPLACES TRADITIONAL SOURCE | ENERGY SAVINGS |
|---------------------------|-----------------------------|----------------|
| 80W/11,200lm | HPS/MH | up to 250W |
| 150W/21,000lm | | up to 400W |
| 300W/40,500lm | | up to 1000W |

ORDERING GUIDE

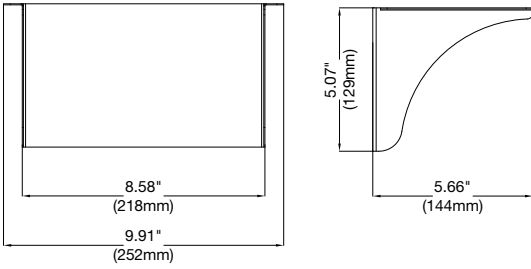
| AREAFLD | 5A | SXXX | XXX | D | 8 | X0 | TX | BZ |
|----------------------|--------------------|---|----------------------------------|-------------------|---------|--|--|---------------|
| PRODUCT NAME | GENERATION | WATTAGE | VOLTAGE | DIMMING | CRI | COLOR TEMPERATURE | DISTRIBUTION | COLOR/ FINISH |
| AREAFLD = Area Flood | 5A = Generation 5A | S080 = 40/60/80W S150 = 90/120/150W S300 = 180/240/300W | UNH = 120-347V HUV = 277-480V | D = 0-10V Dimming | 8 = >80 | 30 = 3000K 40 = 4000K 50 = 5000K | T3 = Type III T4 = Type IV T5 = Type V | BZ = Bronze |

ORDERING INFORMATION

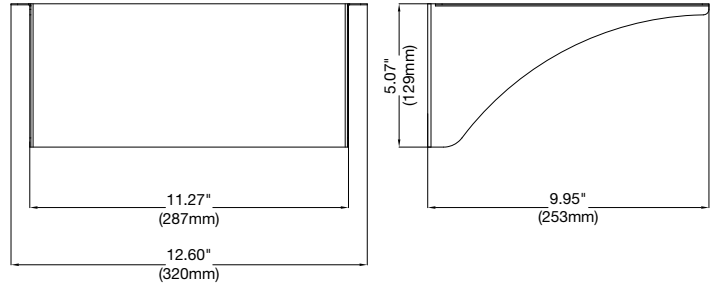
| ITEM # | ORDERING ABBREVIATION | WATTAGE (W) | INPUT VOLTAGE (V) | DIM. (V) | CRI | COLOR TEMP (CCT) | DISTRI-BUTION | TOTAL LUMENS (LM) | LPW (@ 4000K) | BUG RATING | MTO/ PTO** |
|--------|--------------------------|-------------|-------------------|----------|-----|------------------|---------------|----------------------|---------------|------------|------------|
| 63286 | AREAFLD5AS080UNHD840T3BZ | 40/60/80 | 120-347V | 0-10V | >80 | 4000K | TYPE III | 5,600/8,400/11,200 | 140 | B3U0G3 | - |
| 63287 | AREAFLD5AS080UNHD840T4BZ | 40/60/80 | 120-347V | 0-10V | >80 | 4000K | TYPE IV | 5,600/8,400/11,200 | 140 | B3U0G3 | ✓ |
| 63288 | AREAFLD5AS080UNHD840T5BZ | 40/60/80 | 120-347V | 0-10V | >80 | 4000K | TYPE V | 5,600/8,400/11,200 | 140 | B3U0G2 | ✓ |
| 63289 | AREAFLD5AS150UNHD840T3BZ | 90/120/150 | 120-347V | 0-10V | >80 | 4000K | TYPE III | 14,000/17,500/21,000 | 140 | B3U0G3 | - |
| 63290 | AREAFLD5AS150UNHD840T4BZ | 90/120/150 | 120-347V | 0-10V | >80 | 4000K | TYPE IV | 14,000/17,500/21,000 | 140 | B4U0G4 | ✓ |
| 63291 | AREAFLD5AS150UNHD840T5BZ | 90/120/150 | 120-347V | 0-10V | >80 | 4000K | TYPE V | 14,000/17,500/21,000 | 140 | B4U0G2 | ✓ |
| 63292 | AREAFLD5AS300UNHD840T3BZ | 180/240/300 | 120-347V | 0-10V | >80 | 4000K | TYPE III | 28,000/35,000/40,500 | 140 | B4U0G4 | - |
| 63293 | AREAFLD5AS300UNHD840T4BZ | 180/240/300 | 120-347V | 0-10V | >80 | 4000K | TYPE IV | 28,000/35,000/40,500 | 140 | B5U0G5 | ✓ |
| 63294 | AREAFLD5AS300UNHD840T5BZ | 180/240/300 | 120-347V | 0-10V | >80 | 4000K | TYPE V | 28,000/35,000/40,500 | 140 | B5U0G3 | - |

VISOR ACCESSORIES: PHYSICAL INFORMATION

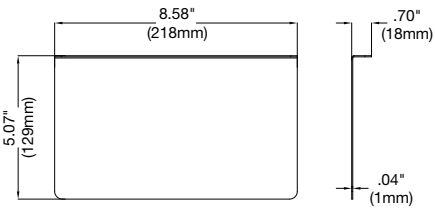
80W-150W FRONT AND BACK VISOR



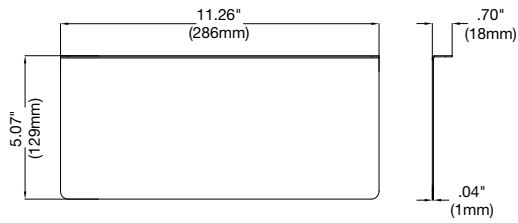
300W FRONT AND BACK VISOR



80W-150W LEFT AND RIGHT VISOR



300W LEFT AND RIGHT VISOR



FRONT AND BACK VISOR



FRONT AND BACK VISOR ATTACHED



LEFT AND RIGHT SIDE VISOR



SIDE VISOR ATTACHED



OPTIONAL MOTION/DAYLIGHT SENSOR DEFAULT SETTINGS

| | |
|--|------------|
| Detection Area | 100% |
| Hold time – Time fixtures stays at 100% after last motion before dimming | 10 minutes |
| Daylight threshold – Light level above which lights will remain off | 50 Lux |
| Stand-by period – Time light remains dimmed before shutting off | 60 minutes |
| Stand-by Dimming – dimming level of light during the stand-by period | 30% |



MOTION SENSOR
Bronze: 63748/65732
White: 62664/65662



REMOTE
(65623)

OPTIONAL LEDVANCE LINK™ ACCESSORIES



BLUETOOTH® MESH WIRELESS CONTROLLER & SENSOR, LEDVANCE LINK (62634)



SENSOR ADAPTER FOR LEDVANCE LINK™ SENSORS (63652)

BENEFITS & FEATURES

- The LEDVANCE LINK™ Bluetooth® Mesh Low Voltage components use Bluetooth® technology for easy and secure wireless communication
- Enables regular LEDVANCE luminaires to become Bluetooth® enabled and allows for luminaires to be turned on/off and dimmed (manual or auto)
- Components can be used up to 40ft fixture mounting height
- Control using either the LEDVANCE LINK™ smart phone app or the wireless wall switch

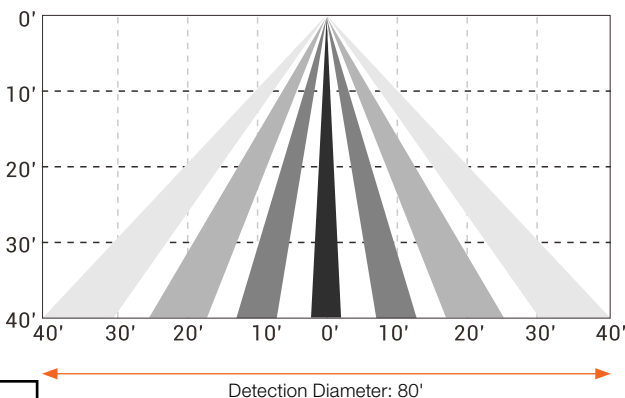
SENSOR INFORMATION

- Input voltage: 12Vdc
- Bluetooth® transmit line distance: 100ft
- Detection range: 48-80ft
- Rated current: 55mA
- Dimming: 0-10V
- Infrared sensor: Omni-directional quad element pyroelectric
- Mounting height: 15-40ft
- Detectable speed: 1~10 ft/sec (0.3~3 m/sec)
- Operating temperature: -40°F~131°F (-40°C~55°C)
- Operating humidity: IP66
- Protocol: Bluetooth® Mesh BLE Proprietary

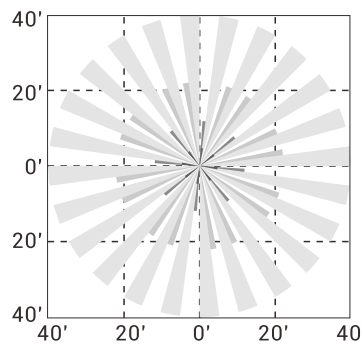


MOUNTING HEIGHT: UP TO 40'

Detection Coverage Side View



Detection Coverage Top View



| | |
|-------------|------|
| Catalog # | Type |
| Project | |
| Comments | |
| Prepared by | |

Ordering Guide

| POLESQS | 2B | / | XX | XXG | XXIN | XXXXX | BZ | LAB |
|----------------------|--------------------|---|--------------|----------------|----------------|-----------------------------|-------------|-------------------------|
| Product Name | Generation | | Height | Gauge | Size | Mounting Configuration | Finish | Options |
| POLESQS = | 2B = Generation 2B | | 12 = 12 feet | 11G = 11 gauge | 4IN = 4 inches | TT = Tenon Top | BZ = Bronze | LAB = Less anchor bolts |
| Square Straight Pole | | | 15 = 15 feet | 07G = 7 gauge | 5IN = 5 inches | D1 = Drill 1 side | | |
| | | | 17 = 17 feet | | | D290 = Drill 2 sides @90° | | |
| | | | 20 = 20 feet | | | D2180 = Drill 2 sides @180° | | |
| | | | 25 = 25 feet | | | D3 = Drill 3 sides | | |
| | | | 30 = 30 feet | | | D4 = Drill 4 sides | | |

Ordering Information

| Item Number | Ordering Abbreviation | Shape | Height (ft) | Gauge (in) | Size (in) | Mounting Configuration | Finish | Options |
|--------------|-------------------------------|------------------------|-------------|------------|-----------|-----------------------------|-----------|-------------------|
| 63247 | POLESQS2B/1211G4INTTBZ | Square Straight | 12 | 11 | 4 | Tenon Top | BZ | |
| 63248 | POLESQS2B/1211G4IND1BZ | Square Straight | 12 | 11 | 4 | Drill 1 side | BZ | |
| 63249 | POLESQS2B/1211G4IND290BZ | Square Straight | 12 | 11 | 4 | Drill 2 sides @ 90 degrees | BZ | |
| 63250 | POLESQS2B/1211G4IND2180BZ | Square Straight | 12 | 11 | 4 | Drill 2 sides @ 180 degrees | BZ | |
| 63251 | POLESQS2B/1211G4IND3BZ | Square Straight | 12 | 11 | 4 | Drill 3 sides | BZ | |
| 63252 | POLESQS2B/1211G4IND4BZ | Square Straight | 12 | 11 | 4 | Drill 4 sides | BZ | |
| 63253 | POLESQS2B/1211G4INTTBZLAB | Square Straight | 12 | 11 | 4 | Tenon Top | BZ | Less Anchor Bolts |
| 63254 | POLESQS2B/1211G4IND1BZLAB | Square Straight | 12 | 11 | 4 | Drill 1 side | BZ | Less Anchor Bolts |
| 63255 | POLESQS2B/1211G4IND290BZLAB | Square Straight | 12 | 11 | 4 | Drill 2 sides @ 90 degrees | BZ | Less Anchor Bolts |
| 63256 | POLESQS2B/1211G4IND2180BZLAB | Square Straight | 12 | 11 | 4 | Drill 2 sides @ 180 degrees | BZ | Less Anchor Bolts |
| 63257 | POLESQS2B/1211G4IND3BZLAB | Square Straight | 12 | 11 | 4 | Drill 3 sides | BZ | Less Anchor Bolts |
| 63258 | POLESQS2B/1211G4IND4BZLAB | Square Straight | 12 | 11 | 4 | Drill 4 sides | BZ | Less Anchor Bolts |
| 63259 | POLESQS2B/1511G4INTTBZ | Square Straight | 15 | 11 | 4 | Tenon Top | BZ | |
| 63260 | POLESQS2B/1511G4IND1BZ | Square Straight | 15 | 11 | 4 | Drill 1 side | BZ | |
| 63261 | POLESQS2B/1511G4IND290BZ | Square Straight | 15 | 11 | 4 | Drill 2 sides @ 90 degrees | BZ | |
| 63262 | POLESQS2B/1511G4IND2180BZ | Square Straight | 15 | 11 | 4 | Drill 2 sides @ 180 degrees | BZ | |
| 63263 | POLESQS2B/1511G4IND3BZ | Square Straight | 15 | 11 | 4 | Drill 3 sides | BZ | |
| 63264 | POLESQS2B/1511G4IND4BZ | Square Straight | 15 | 11 | 4 | Drill 4 sides | BZ | |
| 63265 | POLESQS2B/1511G4INTTBZLAB | Square Straight | 15 | 11 | 4 | Tenon Top | BZ | Less Anchor Bolts |
| 63266 | POLESQS2B/1511G4IND1BZLAB | Square Straight | 15 | 11 | 4 | Drill 1 side | BZ | Less Anchor Bolts |
| 63267 | POLESQS2B/1511G4IND290BZLAB | Square Straight | 15 | 11 | 4 | Drill 2 sides @ 90 degrees | BZ | Less Anchor Bolts |
| 63268 | POLESQS2B/1511G4IND2180BZLAB | Square Straight | 15 | 11 | 4 | Drill 2 sides @ 180 degrees | BZ | Less Anchor Bolts |
| 63269 | POLESQS2B/1511G4IND3BZLAB | Square Straight | 15 | 11 | 4 | Drill 3 sides | BZ | Less Anchor Bolts |
| 63270 | POLESQS2B/1511G4IND4BZLAB | Square Straight | 15 | 11 | 4 | Drill 4 sides | BZ | Less Anchor Bolts |
| 63325 | POLESQS2B/1711G4INTTBZ | Square Straight | 17 | 11 | 4 | Tenon Top | BZ | |
| 63326 | POLESQS2B/1711G4IND1BZ | Square Straight | 17 | 11 | 4 | Drill 1 side | BZ | |
| 63327 | POLESQS2B/1711G4IND290BZ | Square Straight | 17 | 11 | 4 | Drill 2 sides @ 90 degrees | BZ | |
| 63328 | POLESQS2B/1711G4IND2180BZ | Square Straight | 17 | 11 | 4 | Drill 2 sides @ 180 degrees | BZ | |
| 63329 | POLESQS2B/1711G4IND3BZ | Square Straight | 17 | 11 | 4 | Drill 3 sides | BZ | |
| 63330 | POLESQS2B/1711G4IND4BZ | Square Straight | 17 | 11 | 4 | Drill 4 sides | BZ | |
| 63331 | POLESQS2B/1711G4INTTBZLAB | Square Straight | 17 | 11 | 4 | Tenon Top | BZ | Less Anchor Bolts |
| 63332 | POLESQS2B/1711G4IND1BZLAB | Square Straight | 17 | 11 | 4 | Drill 1 side | BZ | Less Anchor Bolts |
| 63333 | POLESQS2B/1711G4IND290BZLAB | Square Straight | 17 | 11 | 4 | Drill 2 sides @ 90 degrees | BZ | Less Anchor Bolts |
| 63334 | POLESQS2B/1711G4IND2180BZLAB | Square Straight | 17 | 11 | 4 | Drill 2 sides @ 180 degrees | BZ | Less Anchor Bolts |
| 63335 | POLESQS2B/1711G4IND3BZLAB | Square Straight | 17 | 11 | 4 | Drill 3 sides | BZ | Less Anchor Bolts |
| 63336 | POLESQS2B/1711G4IND4BZLAB | Square Straight | 17 | 11 | 4 | Drill 4 sides | BZ | Less Anchor Bolts |
| 63337 | POLESQS2B/2011G4INTTBZ | Square Straight | 20 | 11 | 4 | Tenon Top | BZ | |
| 63338 | POLESQS2B/2011G4IND1BZ | Square Straight | 20 | 11 | 4 | Drill 1 side | BZ | |
| 63339 | POLESQS2B/2011G4IND290BZ | Square Straight | 20 | 11 | 4 | Drill 2 sides @ 90 degrees | BZ | |
| 63340 | POLESQS2B/2011G4IND2180BZ | Square Straight | 20 | 11 | 4 | Drill 2 sides @ 180 degrees | BZ | |
| 63341 | POLESQS2B/2011G4IND3BZ | Square Straight | 20 | 11 | 4 | Drill 3 sides | BZ | |
| 63342 | POLESQS2B/2011G4IND4BZ | Square Straight | 20 | 11 | 4 | Drill 4 sides | BZ | |
| 63343 | POLESQS2B/2011G4INTTBZLAB | Square Straight | 20 | 11 | 4 | Tenon Top | BZ | Less Anchor Bolts |
| 63344 | POLESQS2B/2011G4IND1BZLAB | Square Straight | 20 | 11 | 4 | Drill 1 side | BZ | Less Anchor Bolts |
| 63345 | POLESQS2B/2011G4IND290BZLAB | Square Straight | 20 | 11 | 4 | Drill 2 sides @ 90 degrees | BZ | Less Anchor Bolts |
| 63346 | POLESQS2B/2011G4IND2180BZLAB | Square Straight | 20 | 11 | 4 | Drill 2 sides @ 180 degrees | BZ | Less Anchor Bolts |
| 63347 | POLESQS2B/2011G4IND3BZLAB | Square Straight | 20 | 11 | 4 | Drill 3 sides | BZ | Less Anchor Bolts |
| 63348 | POLESQS2B/2011G4IND4BZLAB | Square Straight | 20 | 11 | 4 | Drill 4 sides | BZ | Less Anchor Bolts |

| PLAN COMMISSION: Site Plan Review Data Checklist | | Zoning Admin | Plan Comm |
|---|--|--|--------------------------|
| ADDRESS: 1620 Townline Rd | | PARCEL #: 286-02716-0100 | |
| Zoning on the site: M-2 District | | | |
| <input checked="" type="checkbox"/> Permitted | | <input type="checkbox"/> Conditional Use | |
| Max lot coverage = 60 %: Total Lot Area 658,976 X 60 % = 395,385 sq ft allowed for structures | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8,153 sq ft proposed = compliant lot coverage | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Min. frontage required: 100 ft Proposed frontage: 1235 ft | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Driveways (ingress/egress): Existing <input checked="" type="checkbox"/> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Finished graded surface (<i>shall be dust free</i>) | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Calculations for required number of parking and loading spaces, location, and layout (ADA compliant) Min. parking space = 180 sq ft. Min parking spaces needed: 22 Proposed parking spaces: 37 ADA compliant spaces: 2 | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Proposed sidewalks provide handicap accessible access Yes | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Max building Height: 45 ft Proposed building height: 14 ft | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Airport Height Limitations: YES | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Well head protection overlay zone: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Survey on the property: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| () = Required setbacks Principal structure: front 89.7 ft, rear, and side yard 139.1 ft setbacks | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Accessory structure: front, rear, and side yard setbacks | | N/A | <input type="checkbox"/> |
| Lighting used to illuminate off-street parking areas shall be directed away from residential properties and public streets: Sec. 52-116(4) Yes | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Location and type of exterior lighting of all proposed site: (<i>Fully shielded required</i>) 52-208(3): Exposed sources of light shall be shielded so as not to be visible outside their premises. Yes | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Screens and buffers: Sec. 52-207: Required buffer strips in industrial districts and property zoned business. (N. Jefferson, East of Grain Ave, South of View St, West of Hugh Dickie Dr, and other similar areas) abuts a residential district. | | N/A | <input type="checkbox"/> |
| Location of trash receptacle(s) and transformer pad(s) and method of screening: N/A | | N/A | <input type="checkbox"/> |
| Location of outdoor storage materials/equipment: N/A | | N/A | <input type="checkbox"/> |
| Engineering review completed: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ENVIRONMENT: <input type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain <i>Neither</i> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Zoning Administrator: <i>Casey Kinn</i> | | <input type="checkbox"/> APPROVED | |

Sec. 18-129. Lands zoned for ~~business or~~ industrial use.

- (a) *Permit required.* No person shall place, erect, maintain, or use in the city upon lands zoned ~~business or~~ industrial any shipping container, wagon, motor vehicle, railroad car, trailer, semi-trailer, truck or similar conveyance for the purpose of storage ~~or~~ warehousing ~~or as the location for the operation of any business~~ without a permit. This section shall specifically not apply to the temporary parking of any of the above while engaged in the loading and unloading of cargo and merchandise.
- (b) *Application; fee; issuance; term.* Upon receipt of the appropriate application as provided by the city, plus a nonrefundable fee per unit in the amount established by the city council, the building inspector may issue a permit as required in this section. Each permit is valid from January 1 or the date of issuance until the following December 31.
- (c) *Display of permit.* The permit shall be displayed on the unit in a location readily viewable by the public.
- (d) *Safety and aesthetic requirements.* No permit shall be issued under this section unless the unit meets the safety and aesthetic requirements as determined by the Plan Commission. Vertical stacking of shipping containers or similar conveyances shall not be permitted. Such shipping containers or similar conveyances shall be kept in good repair and condition so as not to constitute a nuisance or unsightly condition.

(Code 1993, § 10.08(7))