



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608) 270-4200

**CONDITIONAL USE PERMIT
 APPLICATION
 RURAL EVENT VENUE**

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property:

Street Address: 5735 Adams Rd, Fitchburg

Legal Description - (Metes & Bounds, or Lot No. And Plat):

LOT 2 CSM 15723 - CS 114/185 & 188 - 6/3/2021
DESC: AS SEC 28-6-9 PRT SE 1/4 SW 1/4, PRT NE 1/4 SW 1/4 & PRT NW 1/4 SE 1/4

***Also submit in electronic format by email to: **PLANNING@FITCHBURGWI.GOV**

2. Current Use of Property: Rural Event Venue

3. Proposed Use of Property: Rural Event Venue

4. Proposed Development Schedule: —

5. Zoning District: A-5

6. Future Land Use Plan Classification:

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested. PROPOSED ACCESSORY BUILDING.

Proposed Hours of Operation: 8am-12pm **No. Of Employees:** 0

Floor Area: 1,504 s.f. **No. Of Parking Stalls:** 0

Applicant shall provide all information as required by section 22-540(5), see page 2 for checklist

Sewer: Municipal **Private** yes **Water:** Municipal **Private** yes

Current Owner of Property: Mary Ann McKenzie

Address: 1920 Hawks Ridge Dr, Verona WI **Phone No:**

Contact Person: Jay Hutchinson

Email: jhutchinson@fourwindsfarmfitchburg.com

Address: 5735 Adams Rd, Fitchburg **Phone No:** 707-321-0561

Respectfully Submitted By:

Owner's or Authorized Agent's Signature

**** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.**

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

PLEASE NOTE: The landowner of record may be subject to a conversion fee upon implementation of the action identified in this application, per Sec. 74.485., Wisconsin Statutes. Please refer to said Statute or contact the City's Assessing Department at 608-270-4235 for further information.

For City Use Only: Date Received: _____ **Publish:**

Ordinance Section No. _____ **Fee Paid:**

Permit Request No.

APPLICATION REVIEW CHECKLIST:

(SEE NEXT SHEET)

YES

- _____ Size of venue and guest capacity, including a floor plan of the venue and other areas/structures to be utilized, provision of restroom facilities (temporary, portable restroom facilities are prohibited), and location of refuse/recycling receptacles and disposal method

- _____ Months (seasons) and hours/days of operation

- _____ Primary types of events to be hosted and events which will not be hosted, to include descriptions of proposed accessory activities such as hayrides, petting farms, bonfires, etc.

- _____ Anticipated number of events per year and maximum number of attendees per event

- _____ Music use at the venue, including types of sound amplification

- _____ Temporary structures or tents to be used in association with events

- _____ Landscaping Plan for site

- _____ Signage Plan for site (type & fixtures)

- _____ Lighting Plan (in footcandles) & fixtures cut-sheets

- _____ Insurance coverage

- _____ For new buildings: a description of agricultural entertainment use and or agricultural accessory or related use that is to operate on the premises per section 22-540(5)(c)

- _____ Acknowledgment of placement of a deed restriction on the property, to be recorded at the time of issuance of the conditional use permit, ensuring rural event venue use, or another permitted/conditional use as allowed in the Agriculture-Small (A-S) zoning district, in to perpetuity or to such time as the City extinguishes said restriction

- _____ Any other documentation required by the Zoning Administrator

→ CHECKLIST REVIEW —

Size of venue and guest capacity, including a floor plan of the venue and other areas/structures to be utilized, provision of restroom facilities (temporary, portable restroom facilities are prohibited), and location of refuse/recycling receptacles and disposal method) —

Months (seasons) and hours/days of operation — **All seasons, 8am-12pm**

Primary types of events to be hosted and events which will not be hosted, to include descriptions of proposed accessory activities such as hayrides, petting farms, bonfires, etc. — **No change from previous application, business uses include agricultural programming (classes, workshops, gatherings), weddings, parties, and corporate events**

Anticipated number of events per year and maximum number of attendees per event
75 events per year, average size of 150 attendees.

Music use at the venue, including types of sound amplification
This new building is not intended to serve as a music venue.

NO tents or temporary structures.

See additional attached information for Lighting and Landscape plans.

Four Winds Farm Accessory Building Narrative

Client: Beomor Farm, LLC

This new farm accessory building will be a simple structure in the style of the existing buildings on the property, and will feature 3 spaces: a garage, and 2 multi-purpose rooms. It is intended to serve two primary functions: to provide heated garage and storage space for agricultural (vehicles and tool storage) and event use (tables, chairs, seasonal décor, tableware), and to provide additional indoor multi-purpose space. The two finished rooms will serve as dressing rooms during weddings and for musicians before concerts in the barn, as break out rooms during larger corporate events, and as additional classroom space for agricultural and ecological programming. The main barn lacks the private guest spaces the new structure will provide, and the existing garage on the property is not heated, making work difficult for the farm team during the winter season.

It will connect to the main barn via a walking pathway identical in style to the existing patio. The landscaping plan will ensure the building fits seamlessly into its surroundings. The building was designed to open toward the open green space, giving it a great connection to the natural environment and all operations on the farm.

Exterior Perspective Notes

1. These perspective images are intended to assist the contractor in visualizing the architectural design intent, including material types and transitions, window and door placement, exterior elements such as downspouts and light fixtures, etc. Material colors are approximate. Grading is simplified. Landscaping (if shown) is conceptual. Location of utility and service equipment must be coordinated with the utility provider and the relevant trades.
2. Refer to the exterior elevations for material specifications and other important information. The information presented in the rest of the drawing set takes precedent over these images, though gross discrepancies should be brought to the attention of the architect for clarification.

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southwest view



northwest view



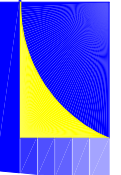
northeast view



southeast view

**Conditional Use
Permit Application
Not for Construction**

Bouril Design Studio, LLC
5714 D'Onofrio Dr. Ste 16
Madison, Wisconsin 53714
608-935-5400 www.bourilstudio.com

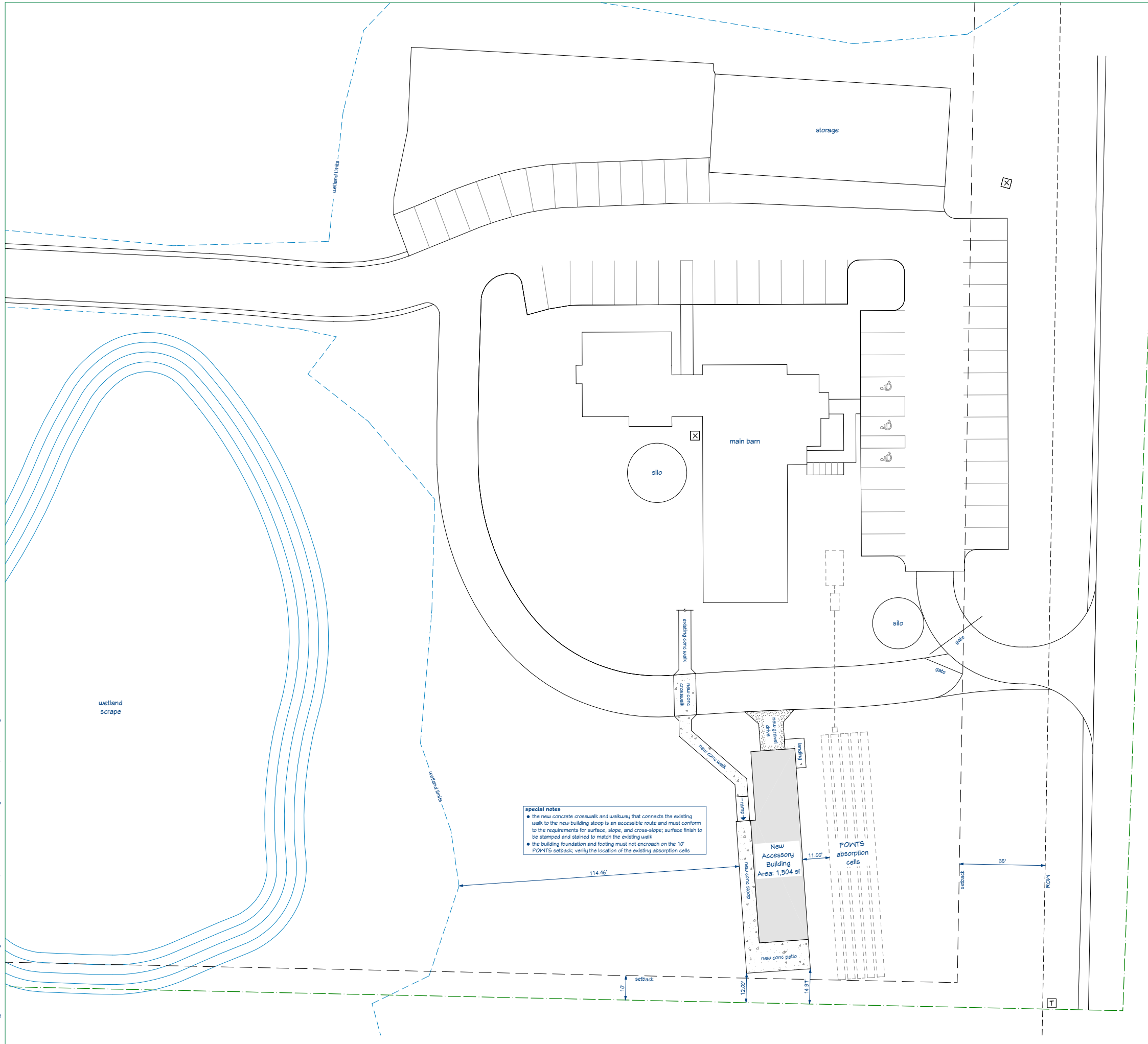


**Four Winds Farm Accessory Building for
Beomor Farm, LLC**
5795 Adams Road, Fitchburg, WI,

revision index		
date	reason	
1/16/25	pricing duags	

project: 24060
date: 1/20/2025
drawn by: jaa

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special notes

- the new concrete crosswalk and walkway that connects the existing walk to the new building slope is an accessible route and must conform to the requirements for surface, slope, and cross-slope; surface finish to be stamped and stained to match the existing walk
- the building foundation and footing must not encroach on the 10' POFNTS setback; verify the location of the existing absorption cells

Site Plan General Notes

- Site plan information is taken from a survey provided by the Owner. Additional data was derived from the County Land Records System, aerial imagery, and field measurements. Grades and elevations are referenced from this data - they do not correspond to the architectural elevations shown throughout the rest of the drawings, which are referenced from the lower level concrete slab subfloor at a notional elevation of 100'-0".
- Contractor to verify with the owner and the utility companies the locations and elevations of all utilities prior to the start of work.
- Stockpile excavated material in locations to provide proper drainage and to minimize erosion. Coordinate use or removal of excess cut material with site work and the Owner.
- Inspect rough grades for proper shape, angle and position prior to the start of finish grading. Uniformly grade areas to achieve a smooth finished surface with uniform levels or slopes between existing and new grades. Existing grades outside the area of land disturbing activity shall be maintained and repaired if damaged during the course of work. Finish grades shall be formed to provide positive drainage away from the building.
- Examine finish surface, grades, topsoil, quality and depth of planting substrate. Do not begin work until unsatisfactory conditions have been corrected.
- Contractor is responsible for the normal maintenance and care of trees, shrubs, and ground cover. Trees damaged by construction activity must be repaired. Remove and replace trees that die or are damaged during construction; where practical, provide new trees of the same size and species.
- Disturbed areas shall receive grass seed and mulch. Coordinate planting and stabilization efforts with the landscape contractor.

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Four Winds Farm Accessory Building for Beomor Farm, LLC
 5795 Adams Road, Fitchburg, WI,

revision index	
date	reason
1/16/25	pricing duggs

project: 24060
 date: 1/20/2025
 drawn by: jaa

1 Site Plan
 scale: 1" = 10'-0"

A1.2

Building Section Notes

- These notes describe typical project conditions and requirements.
- Building sections are cut at specific locations; however, each section serves to illustrate conditions that are typical at similar locations.
- Locations of cavity insulation and continuous insulation are shown to aid in defining the thermal and air envelope; refer to the assembly descriptions for insulation types and required thickness or R-value.

Thermal Insulation

Batt Insulation: Owens Corning Pink Wool Gen Fiberglas Roxite blanket insulation. Install in a thickness that meets or exceeds the R-value indicated on the Drawings. Use unfaced blankets in the attic; an interior vapor retarder is required at the ceiling. Use Kraft-faced blankets in the walls; do not install a secondary interior vapor retarder over the Kraft facing.
Foundation Insulation Board: Owens Corning Foamular NGX 250 extruded polystyrene insulation board.
Rigid Insulation Sheathing: Atlas EnergyShield GGF faced polyisocyanurate insulation board. Use on exterior walls as continuous insulation. Select the board thickness to achieve the R-value specified in the Drawings.

Vapor Retarders

Class 1 Vapor Retarder: Siga Industries Siga Phap, 15-mil thickness.
Interior Vapor Retarder: Certainteed Membrain variable permeance vapor retarder.

Weather Barriers

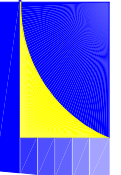
Waterproof Roof Underlayment: Owens Corning Weatherlock Specialty Tile & Metal self-adhered waterproof underlayment. Use over the entire roof area.
Weather-Resistant Barrier: Owens Corning Pinkwrap Premium air barrier.

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Conditional Use Permit Application Not for Construction

Bouril Design Studio, LLC

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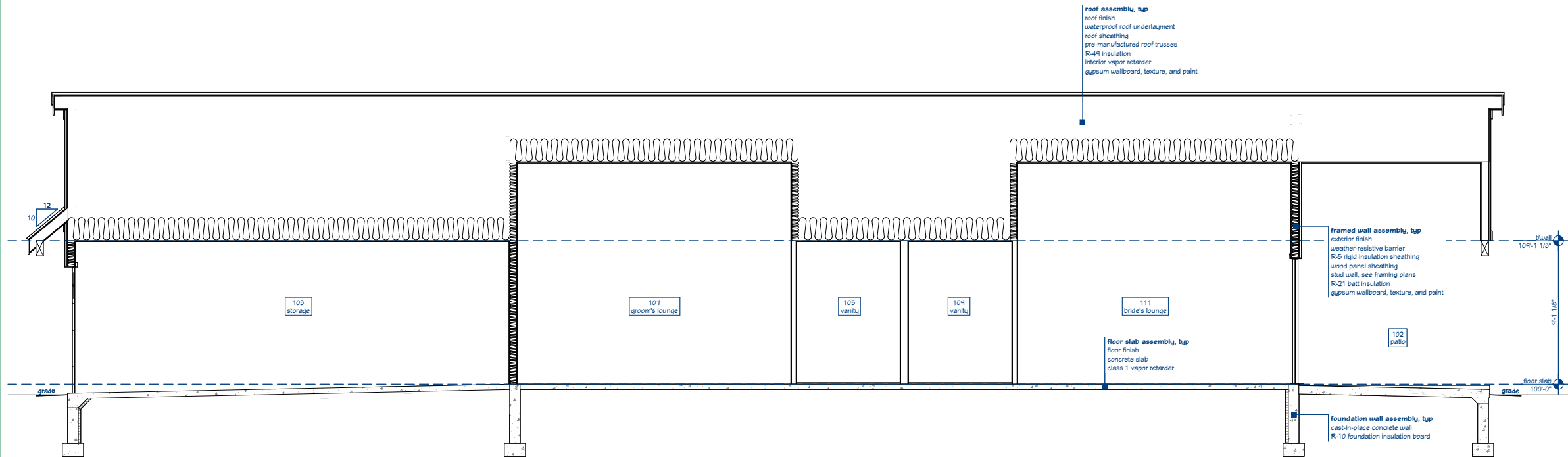


Four Winds Farm Accessory Building for
Beomor Farm, LLC
 5795 Adams Road, Fitchburg, WI.

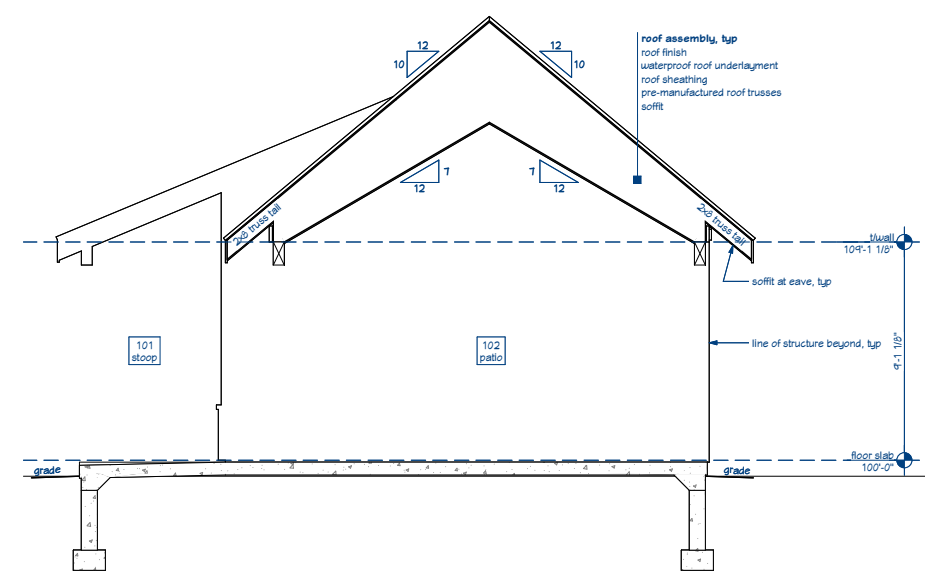
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date	reason
1/16/25	pricing duqs

project: 24060
 date: 1/20/2025
 drawn by: jaa

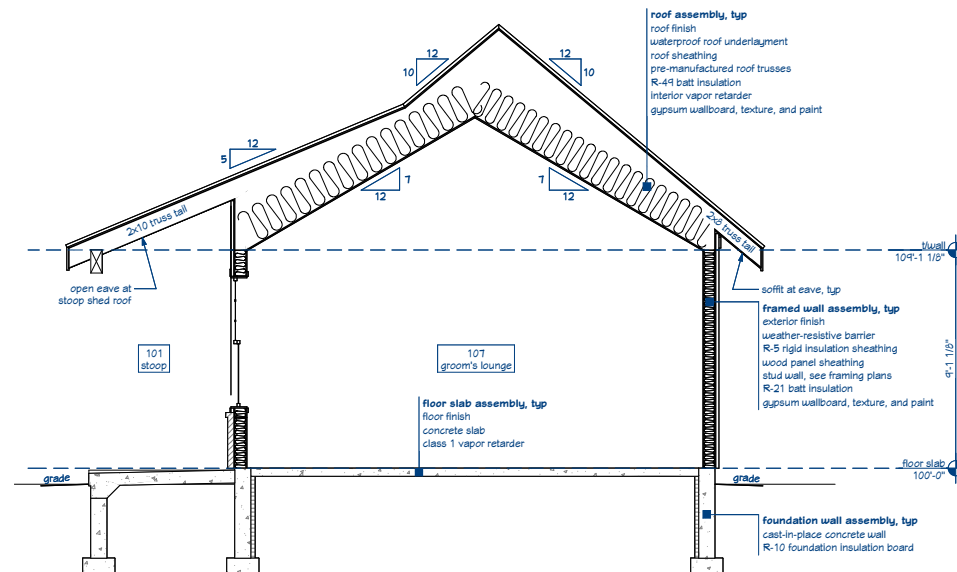
A6.0



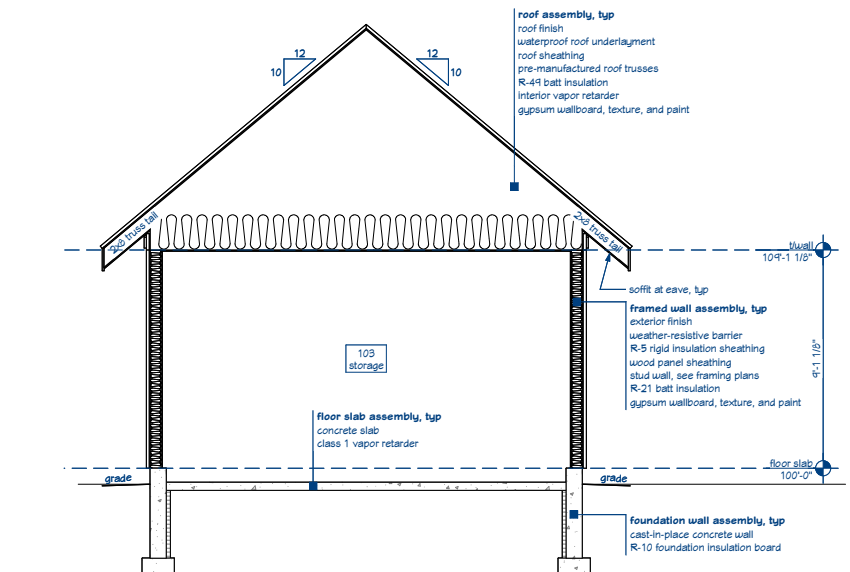
1 Longitudinal Section
 scale: 1/4" = 1'-0"



2 Transverse Section thru Patio
 scale: 1/4" = 1'-0"



3 Transverse Section thru Stoop
 scale: 1/4" = 1'-0"



4 Transverse Section thru Storage Garage
 scale: 1/4" = 1'-0"

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**Karl Foerster
Reed Grasses (9)**

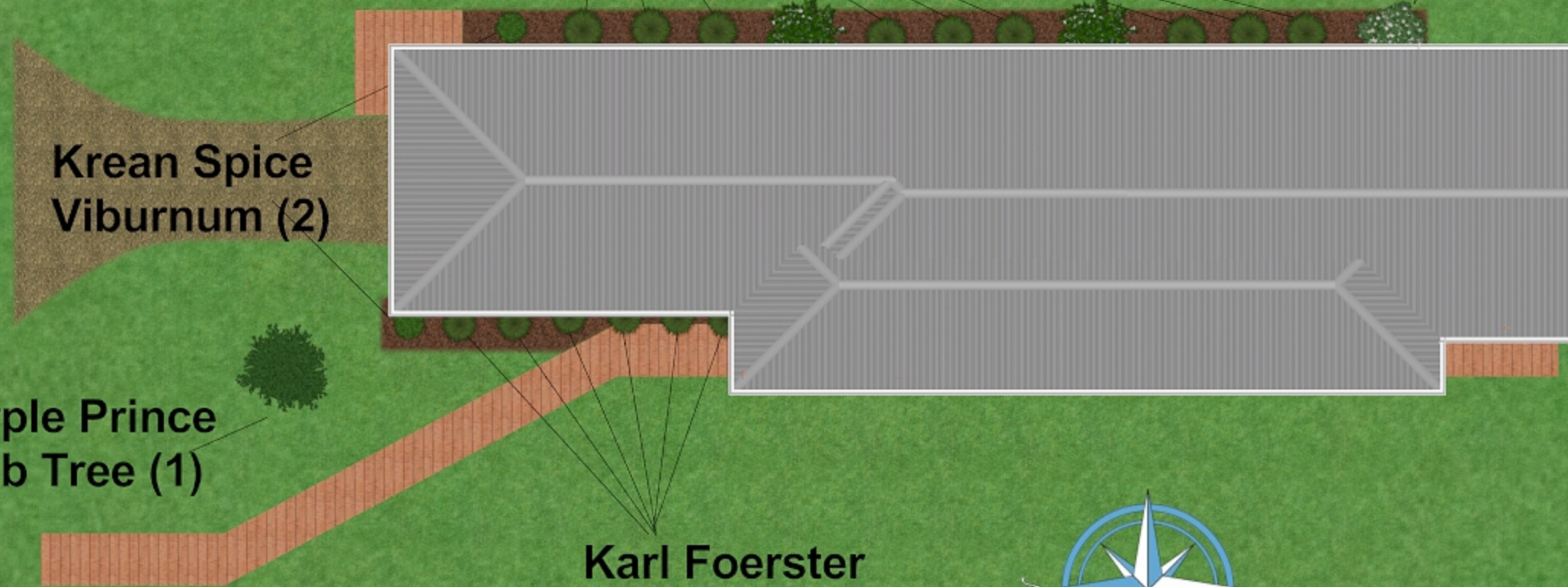
**Grey
Dogwood (2)**

**Big Leaf
Hydrangea (1)**

**Krean Spice
Viburnum (2)**

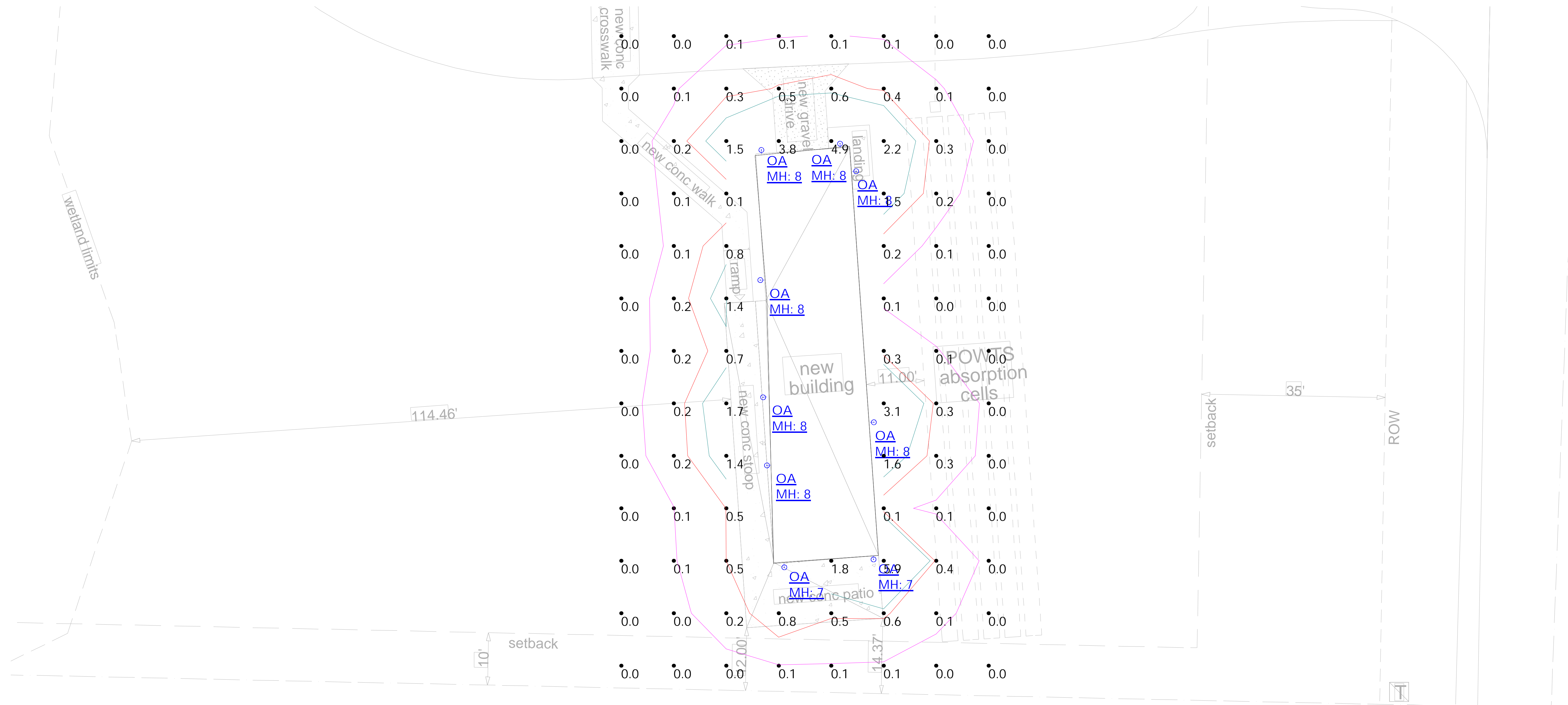
**Purple Prince
Crab Tree (1)**

**Karl Foerster
Reed Grasses (6)**



January 21, 2025

Beomor Plant list	Mininum size at Installation	Points	Quantity	Total Points
Karl Forester Reed Grass	#1 gal 8"-18"	2	15	30
Big Leaf Hydrangea	#3 gal 12"-24"	3	1	3
Korean Spice Viburnum	#3 gal 24"-30"	3	2	6
Grey Dogwood	#3 gal 24"-36"	3	2	6
Purple Prince Crab Tree	1 ½" Cal	15	1	15
Total Points				60



Luminaire Schedule					
Symbol	Qty	Label	Manufacturer	Description	Luminaire Watts
⊕	9	OA	BARN LIGHT CO	BLE-G-WHS12-975-G3-975-LED11-3000K-DL	11

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts_1	Illuminance	Fc	0.47	5.9	0.0	N.A.

- STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE.
- NOT A CONSTRUCTION DOCUMENT- FOR DESIGN PURPOSES ONLY.
- STANDARD INDOOR CALC POINTS @ 30" AFF UNLESS NOTED OTHERWISE.
- STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE.
- EGRESS CALC POINTS @ 0'-0" AFF.
- PHOTOMETRICS ARE ESTIMATED LIGHTING CALCULATIONS.
- VIKING ELECTRIC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS.
- VIKING ELECTRIC NOT RESPONSIBLE FOR FINAL REVIEW OF CODE REQUIREMENTS.

Drawn By: MB
Project #: 147591
Date: 1/20/2025
Scale: 1" = 10'-0"

PHOTOMETRIC SITE PLAN
FOUR WINDS ACCESSORY BUILDING
FITCHBURG, WI

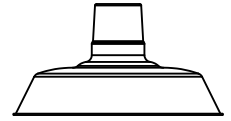


SPS-0111 REV C

THE ORIGINAL™ SERIES

JOB NAME: _____

FIXTURE TYPE: _____



BLE - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____

A B C D E F G

_____ - _____ - _____ - _____ - _____ - _____ - _____ - _____

H I J K L

Order Example: BLE - G - WHS12 - 600 - G15 - NA - 980 - NA - CGG - 975 - FST - HDBP - E26

A - MOUNTING STYLE

C	Cord Hung
CN	Chain Hung
F	Flush Mount ¹
G	Gooseneck
S	Stem Mount

B - SHADE SIZE**THE ORIGINAL™:**

WHS12	12" Shade
WHS14	14" Shade
WHS16	16" Shade
WHS18	18" Shade
WHS20	20" Shade ²

C - SHADE FINISH**PORCELAIN FINISHES³:**

150	Black
250	White
350	Vintage Green
355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

POWDER COAT FINISHES⁴:

100	Black
105	Textured Black
106	Matte Black
200	White
206	Matte White
300	Dark Green
307	Emerald Green
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust

C - SHADE FINISH (CONTINUED)**POWDER COAT FINISHES⁴:**

615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
790	Lavender
800	Industrial Grey
805	Charcoal Granite
975	Galvanized

NATURAL METALS⁵:

995	Raw Copper
996	Weathered Copper
997	Raw Brass
998	Weathered Brass
999	Oil-Rubbed Copper

D - MOUNTING

Please Note: If Flush Mount [F] is selected in **Section A**, please select **NA**

NA Not Applicable**CSA LISTED CORD OPTIONS:**

SBK	Standard Black
SWH	Standard White
CMG	Grey Cotton
CRZ	Red Chevron
CSB	Black Cloth
CSW	White Cloth
CSR	Red Cloth
CSBB	Black & Brown Cloth
CSRW	Red & White Cloth
CSGW	Gold & White Cloth
CSBG	Black & Gold Cloth
CSBW	Black & White Cloth
CSBP	Black & Pink Cloth
CSUW	Blue & White Cloth

NON-CSA LISTED CORD OPTIONS⁵:

TBK	Black Cotton Twist
TWH	White Cotton Twist
TBR	Brown Cotton Twist
TRD	Red Cotton Twist
TPT	Putty Cotton Twist
TBW	Black & White Twist
TRW	Red & White Twist
TBB	Brown & Beige Twist

CHAIN MOUNT OPTIONS²:

CN36	3' of Chain
CN48	4' of Chain
CN60	5' of Chain

D - MOUNTING (CONTINUED)**CHAIN MOUNT OPTIONS²:****CN72** 6' of Chain**GOOSENECK OPTIONS:**

G1²	G9	G16²	G32
G2²	G10	G17	G34²
G3^{2,7}	G11²	G19²	G35²
G4⁷	G12²	G22	G36²
G5²	G13	G24	G40²
G6	G14	G25	G64²
G7	G15	G26²	G65²
G8			

STEM MOUNT OPTIONS:

ST506	.5" Stem Mount, 6" ²
ST512	.5" Stem Mount, 12" ²
ST518	.5" Stem Mount, 18" ²
ST524	.5" Stem Mount, 24" ²
ST536	.5" Stem Mount, 36" ²
ST548	.5" Stem Mount, 48" ²
ST706	.75" Stem Mount, 6"
ST712	.75" Stem Mount, 12"
ST718	.75" Stem Mount, 18"
ST724	.75" Stem Mount, 24"
ST736	.75" Stem Mount, 36"
ST748	.75" Stem Mount, 48"

E - CORD LENGTH⁸

Please Note: If GU24 is selected in **Section L**, max Cord Length is 12FT

NA	Not Applicable
7FT	7' of Cord
12FT	12' of Cord
20FT	20' of Cord

F - MOUNTING FINISH

Please Note: See **Section C** for Finish Options. 980-Brushed Aluminum is also available for Gooseneck (Except G36, G40, G64, & G65) and Stem mounting styles. If Porcelain Finish is selected, mounting will be powder coat painted-to-match.

(I) If Cord Hung [C] Mounting Style, selection identifies canopy finish
 (II) If Chain Hung [CN] Mounting Style, selection identifies chain and canopy finish
 (III) If Stem Mount [S] Mounting Style, selection identifies stem and canopy finish
 (IV) If Flush Mount [F] Mounting Style, selection identifies Hex Coupler and Canopy Finish. Natural Metals are not applicable

G - CORDS⁹

Please Note: See **Section D** for all applicable CSA Listed Cord Options for Chain Hung Mounting Style

NA Not Applicable**H - SHADE ACCESSORIES²**

NA	None
ACR	Acrylic Diffuser ^{10,11,12}
WC	Wire Cage ¹¹
TGG	Heavy Duty Guard
CGG	Cast Guard
WGG	Wire Guard

I - SHADE ACCESSORY FINISH

Please Note: See **Section C** for Finish Options. Natural Metals not applicable. If Porcelain Finish is selected, accessory will be powder coat painted-to-match

NA Not Applicable**J - GLASS OPTION¹³**

NA	Not Applicable
CLR	Clear Glass
FST	Frosted Glass
RIB	Ribbed Glass

K - MOUNTING ACCESSORY

NA	None/Not Applicable
HSC	Hang Straight Canopy ^{2,14}
HDSMC	Heavy Duty Stem Mount Canopy ^{2,14}
HDBP	Heavy Duty Backing Plate ^{2,15,16}
DD	Dusk-to-Dawn Photocell ^{15,16}
DBPC	Decorative Backing Plate Cover ^{15,16}
DCHX	Decorative Backing Plate Cover & Hex Cover ^{15,16}

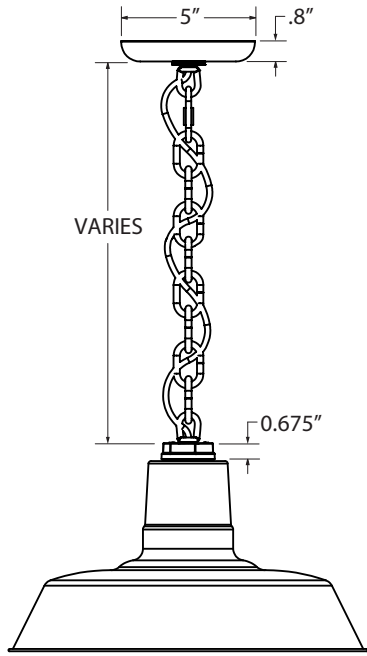
L - LIGHT SOURCE

E26	200 Watt Max
GU24	23 Watt Max ^{1,17}

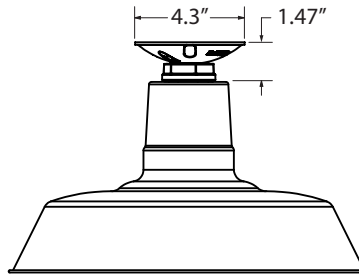
IMPORTANT: (1) Not available with Acrylic Diffuser accessory (2) Not available in Natural Metals (3) All Porcelain Enamel finished shades feature a white interior and a black outer rim (4) All Powder Coat finished shades, Galvanized excluded, feature a white interior (5) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (6) Not Available with Chain Hung [CN] option (7) Not compatible with 16" shade size and larger (8) Only applicable if Cord Hung Mounting Style is selected in Section A, select NA if another Mounting Style is selected (9) Only applicable if Chain Hung Mounting Style selected in Section A, select NA if another Mounting Style is selected (10) Acrylic Diffuser accessory reduces incandescent wattage to 60W (11) Not available with the Guard & Glass Accessory (12) Fixture is UL Listed for Damp Locations with Acrylic Diffuser (13) Guard and Glass accessory reduces incandescent wattage to 100W Max and GU24 Bi-Pin to 18W Max (14) Only applicable if Stem Mounting Style is selected in Section A (15) Only applicable if Gooseneck Mounting Style is selected in Section A (16) Not available with G19 and G40 (17) Fixtures configured with GU24 sockets are non-returnable

MOUNTING STYLE

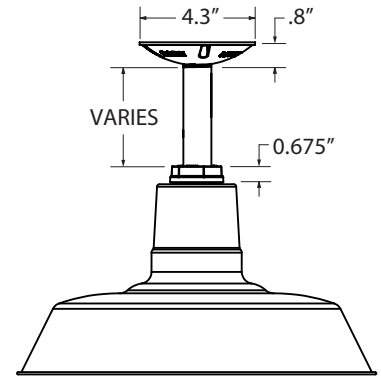
CHAIN HUNG PENDANT (CN)



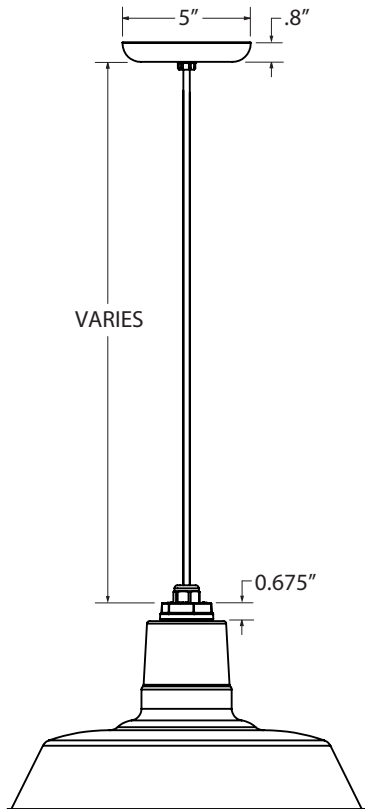
FLUSH MOUNT (F)



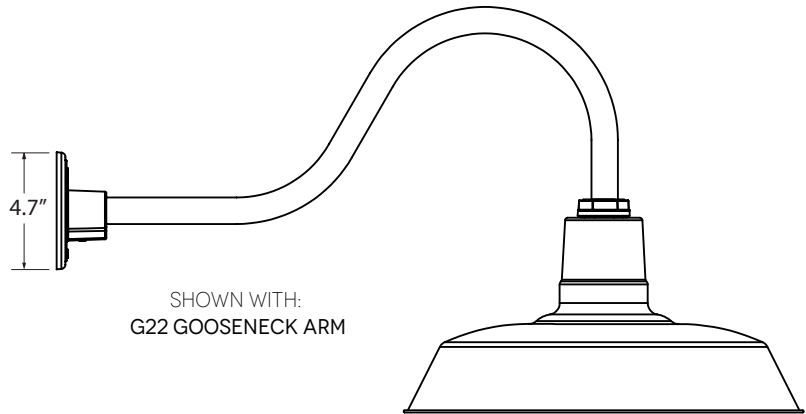
STEM MOUNT PENDANT (S)



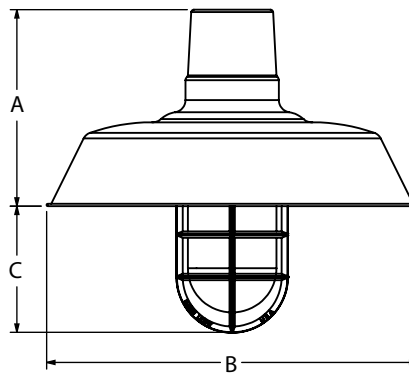
CORD HUNG PENDANT (C)



GOOSENECK (G)



LUMINAIRE DIMENSIONS



SHOWN WITH: OPTIONAL GUARD & GLASS ACCESSORY

SHADE CODE	HEIGHT (A)	DIAMETER (B)	EXTENSION (C)
WHS12	7"	12"	5.1"
WHS14	7.5"	14"	4.8"
WHS16	7.75"	16"	4.4"
WHS18	8.5"	18"	3.6"
WHS20	9.25"	20"	2.9"

SPECIFICATIONS**CERTIFICATIONS, LISTINGS & WARRANTY**

MADE IN THE USA

Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility
Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS

Includes All Gooseneck, Stem and Flush Mounting Styles
ACR UL Listed for Damp Locations for Gooseneck and Stem
Mounting Styles

CSA LISTED FOR DAMP LOCATIONS

Includes All Chain and Select Cord Hung Mounting Styles
ACR UL Listed for Damp Locations

LIMITED WARRANTY

For Additional Information on Our Limited Warranty, Please See
Our Terms & Conditions

UL CERTIFICATION

UL Listed Fixtures Available upon Request. Please Consult Factory
for Additional Information

LIGHT SOURCE

INCANDESCENT

Medium Base E26 Socket, 120 VAC, 200W Max

COMPACT FLUORESCENT

Bi-Pin Base GU24 Socket, 120 VAC, 23W Max

CONSTRUCTION & FINISH

POWDER COAT SHADE

Hand-Spun from High Purity 3003-O Temper Aluminum

GALVANIZED SHADE

Hand-Spun from High Quality Galvanized Steel

PORCELAIN SHADE

Hand-Spun from 20 Gauge Porcelain Steel

POWDER COAT FINISHES

Polyester Powder Coat Finishes Are Electro-Statically Applied and
Thermocured

PORCELAIN FINISHES

Applied by Hand and Fired in a High Temperature Oven

COPPER

Hand-Spun from High Purity C11000-O60 ETP Copper

BRASS

Hand-Spun from High Purity C2600-O60 Brass

STEM

1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40,
6063 Aluminum Mounting Stem. Custom Lengths Available upon
Request.

GOOSENECK

1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40,
6063 Aluminum Gooseneck

CORD

Cord Hung Pendants Include 7', 12' or 20' of Cord, Max Cord Length
for GU24 is 12FT (Overall Cord Length is Measured from Base of
Socket and Varies Based on Fixture)

CHAIN

4-Gauge Chain Complete with Quick Link for On-Site Adjustments
to Chain's Length