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Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, January 15, 2018
7:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes from December 24, 2017

2) Consent /Policy

- a) An Ordinance Amending Section 58-41(g) of the City of Mequon Municipal Code in Reference to the Board of Appeals Regular Meetings. **Recommended by Public Welfare Committee December 12, 2017**
- b) An Ordinance Amending Chapters 10 and 58 of the Mequon Municipal Code as it Relates to Sump Pump Discharge.

3) Public Hearing

- a) Holstein School. The applicant is seeking conditional use grant to allow waivers to the district standards and building and site plan amendment approval for a proposed addition to the existing local landmark building located at 12740 N. River Road.

4) Regular Business

- a) Concordia University. The applicant is seeking building and site plan approval for a new academic building at Concordia University of Wisconsin campus located at 12800 N. Lake Shore Drive.
- b) Steckling Builders for Guo Medical Office. The applicant is seeking removal from table and building plan amendment approval for changes to the exterior building materials and a new entryway for the existing office structure located at 10624 N. Port Washington Road.
- c) Spectrum Investment Advisors. The applicant is seeking building plan amendment approval for a 1,777 sq. ft. second floor expansion for existing building located at 6329 W. Mequon Road.
- d) David Hoff. The applicant is seeking rezoning and concept plan and fill permit approval for a proposed residential condominium project including 6 dwelling units on 2.68 acres located at 10950 N. Cedarburg Road.

5) Announcements

6) Adjourn

Dated: January 10, 2018

/s/ Dan Abendroth, Chairman

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Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the Department of Community Development's Office at 262-236-2904, Monday through Friday, 8:00 AM – 4:30 PM



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Department of Community Development

TO: Planning Commission
FROM: ROBIN BUZZELL, ADMINISTRATIVE ASSISTANT
DATE: January 15, 2018
SUBJECT: PLANNING COMMISSION MEETING MINUTES from December 24, 2017

Memorandum

Attached please find the City of Mequon Planning Commission Meeting Minutes of December 4, 2017 for your review.

Attachments:
12.04.17 DRAFT (DOC)



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PLANNING COMMISSION
Regular Meeting
Monday, December 4, 2017
7:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

Chairman Dan Abendroth
Commissioner Martin Choren
Commissioner John Mason
Commissioner Brian Parrish
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Alderman John Wirth
Commissioner Rick Lemke
Alternate Stephanie Hawley

- a) Approval of Minutes from November 13, 2017
- b) Minutes from November 13. 2017

Action

Ald. Wirth made a motion to approve the minutes from November 13, 2017.

Commissioner Mason seconded the motion.

Voice vote was taken; vote passed 8-0

RESULT:	APPROVED [8 TO 0]
MOVER:	John Wirth, Alderman
SECONDER:	John Mason, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, Schaefer, Schaefer, Wirth, Lemke
ABSTAIN:	Hawley
EXCUSED:	Stoker

2) Public Hearing

Attachment: 12.04.17 DRAFT (2908 : Planning Commission Minutes from December 4, 2017)

- a) Ranch Court, LLC for Christine Glass and Bill Frick. The applicant is seeking conditional use grant, preliminary plat and development agreement approval to allow for a single family subdivision consisting of 6 lots for the property located at 2100 W. Ranch Road.

Ald. Wirth recused himself from the public hearing and discussion regarding agenda item 2a – Ranch Court.

Action

Commissioner Parrish made a motion to go into public hearing
Commissioner Becky Schaefer seconded the motion.

A voice vote was called, vote passed 8-0

Peter Gardner, 2350 W. Ranch Road – resides on the 26 acre property west of the proposed parcel. He has a few questions he would like addressed:

- Can the sewer capacity can handle the additional houses.
- What the effect on the well water will be, the draw down. The water table has been going down
- How the drainage Plan will affect his property and he is concerned about the area around his house
- He is wondering what the minimum house size will be.

Howard Schlei, 1935 W. River Bend Court - stated that he thinks this is a still a bad idea. He has the same concerns as Mr. Gardner regarding the well water. He is speaking on behalf of Mrs. Loren who has a well situation that there is near its limit and there is a history of problems with the aquifers in the area. He hopes that the developer will bring in city water as previously discussed. He feels that there will be issues if private wells are used for the new homes.

Bill Nimke, 2042 W. Ranch Road – lives in the house at the very end of the cul du sac, adjacent to the Frick property. He is opposed to this project and his biggest concern is regarding the placement of the new road that would be located to the west of his property. He would like the roadway to be placed further away to the west away from his property.

Irene Sullivan, 2413 W. Ranch Road is opposed to the project and does not wish to speak.

Action

Commissioner Parrish made a motion to close the public hearing
Commissioner Becky Schaefer seconded the motion.

A voice vote was called, vote passed 8-0

Asst. Dir. Zader stated that this project was in front of the Commission for a rezoning request to R-3 for a 13-lot subdivision. It was denied by the Common Council and the applicant is back to redevelop the property under the current zoning. A large part of the site is zoned C-2 which requires a Conditional Use Grant (CUG) and 5-acre densities. There is a portion off of Ranch Road that is zoned R-4, ¾ acre. The applicant is proposing 6 lots ranging from 1.04 to 4.83 acres in size.

The C-2 district does not have many standards and conditions for single family dwellings; so a number of conditions have been added to the CUG, which are listed in the staff report:

- No fill or development even in the 100-year floodplain.
- No land disturbing activities within the Environmental Corridor.
- Due to no water extension, SEWPRC Environmental Corridor requirements are no longer applicable but there were added as conditions of the CUG.
- The dwelling on Lot 6 must have the house located in front of the wetland near the front of the lot and cannot seek a fill permit from the DNR.
- No more than 5% of the lot can be covered by building and structures.
- The single family dwelling minimum is 1800 sq. ft.
- Language added regarding approval for one additional garage.

Regarding the questions asked from the public, Asst. Dir. Zader stated that there will be wells as the City Water Utility Commission issued a waiver allowing the applicant not to bring city water to the site. The DNR is solely responsible for approving the wells and the city does not have any involvement in the issue.

The applicant is including an out lot to keep the roadway further away from the homes. This is a private drive and will not be built like a typical road. It will be similar to a residential driveway, 14 feet in width.

Asst. City Engineer, Bridget Henk, stated that sanitary sewer is governed by SEWPRC and MMSD. They verify the calculations that there is enough capacity in the system and the preliminary conversation indicates that there is enough capacity.

Regarding storm sewer and storm water management, the development must meet the City of Mequon MMSD and DNR storm water standards. This means that they cannot make the storm water any worse than it currently is. They will need to supply storm water management for this development because they are adding more than a ½ acre of impervious surface.

Asst. Dir. Zader stated that the conditions of the approval are listed in the staff report and there is a development agreement included as well. They are allowed to build one home as a spec home prior to final plat. Staff does recommend approval according to the conditions in the report.

The applicant, Fred Bersch, stated they have not yet submitted a detailed storm water plan but the storm water management ponds will most likely be located on Lot 1. They do not expect to shed any additional water to the west towards Mr. Gardner's property.

Mr. Bersch expressed that he feels these are desirable lots as they are walkable to many of the amenities offered by Mequon. He feels that the homes built on Lots 1 and 2 will be similar to those in the neighborhood. Lots 3, 4, 5 and 6 will most likely have larger homes as the lots range in size from 3 ½ to 5 acres. They will be neighborhood subdivision homes and they will be good quality homes.

Asst. Dir. Zader stated that he put an update to condition #2 in regards to setbacks on the dais

for the commissioners. The plat has all the setbacks shown but the condition did not get updated in the staff report.

Commissioner Becky Schafer asked about the process for obtaining the city water waiver.

Asst. Dir. Zader explained that typically the cost of bringing the city water based on the number of dwellings is the deciding factor in whether or not to grant a waiver.

Commissioner Mason asked about the private drive and whether it will be large enough to accommodate fire services.

Asst. Dir. Zader stated that a policy was adopted years ago that as long as it is four lots or less, it can be a private driveway. Once it is over four lots, it must meet the city standards for a roadway.

Commissioner Parrish stated that he likes the design and he acknowledges that the neighbors are not that happy about it but he feels that it is a good compromise. His concern is the water issue.

Mr. Bersch explained that it is an economic issue not for the developer but for the utility has they were worried about having a dead-end utility line only for 6 lots that would need to be flushed out and maintained, to ensure water quality, on a regular basis.

Asst. City Eng. Henk explained that during the permitting process for the wells through the DNR, if it is discovered that any of the existing neighboring wells are running low and that by adding a well on any of the proposed properties that would affect that aquifer, they would require the new wells to be deeper to access a different aquifer.

Mayor Abendroth stated that there is no information that this section of the city has any aquifer issues.

Action

Commissioner Mason made a motion to approve the item based on the conditions listed in the staff report.

Commissioner Lemke seconded the motion.

Mayor Abendroth added an amendment that the language provided by the City Attorney on page 23 relating to the CUG itself be included in the motion.

The amendment was accepted.

Roll vote was called, voice passed 8-0

RESULT:	APPROVED [8 TO 0]
MOVER:	John Mason, Rick Lemke
AYES:	Abendroth, Choren, Mason, Parrish, Schaefer, Schaefer, Lemke, Hawley
EXCUSED:	Stoker
RECUSED:	Wirth

3) Regular Business

- a) Highlander Estates Addition #2. The applicant is seeking final plat approval for Phase III (45 lots) of the Highlander Estates 111 single family lot subdivision located immediately south of Brighton Ridge and Knightsbridge subdivisions between Swan Road and Wauwatosa Road.

Asst. Dir. Zader stated that this approval is for the last phase, 45 lots, of the Highlander Estates subdivision. The engineering department is certifying all the improvements and they have been working on the punch list, but staff is comfortable recommending approval at this time, based on the conditions in the report.

The applicant, Kevin Anderson, thanked the Commission for their support with this project and for the support of the Parade of Homes. He stated that item #6, regarding installing the light pole at the Swan Road is not in their control (WE Energies is responsible for installing the light pole). He explained that per the Development Agreement Exhibit B, #9(j), it states that the applicant is responsible for the cost of the installation of the light pole but not for the actual installation of the pole. They have already paid for the cost of the installation. The installation is coordinated by the city with WE Energies. Mr. Anderson requested that the City Attorney review this language and this discussion be considered by the Common Council.

Mayor Abendroth asked the applicant if language changed to “as soon as possible” would be acceptable and Mr. Anderson responded that it is acceptable as long as it is not a condition required for signature of the plat.

Asst. City Eng. Henk stated that staff is comfortable striking this condition as the applicant has provided proof that they have paid for the installation cost of the light pole and that they are in the queue for WE Energies.

Ald. Wirth stated that as part of the preliminary plat there was some striping for the bike path that was supposed to be completed.

Asst. City Henk stated that there are still a number of minor items on the punch list that need to be completed and that they are working on these.

Action

Ald. Wirth made a motion to approve the item with the elimination of item #6. He stated that if there is still outstanding punch list items not yet completed by the time this item needs approval from the Common Council that a different conversation may need to be had.

Asst. Dir. Zader stated that if there are still outstanding items that an escrow could be put in place.

Commissioner Choren seconded that motion.

Voice vote was taken, voice passed 8-0

RESULT:	APPROVED WITH CONDITIONS [8 TO 0]
MOVER:	John Wirth, Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, Schaefer, Wirth, Lemke, Hawley
EXCUSED:	Stoker
RECUSED:	Schaefer

- b) Homes by Chapel Hill, LLC for Adams. The applicant is seeking specimen tree removal approval to allow for the removal of 1 specimen tree for the property located at 13448 N. Northwood Road.

Asst. Dir. Zader stated that City Forester crafted the staff report. It is a request for the removal of one specimen tree. The City Forester reported that it is a very nice White Pine in very good condition. The suggestion is to reduce the wetland setback. It is currently zoned for a 50 ft. setback but if the setback is reduced to 30 foot then the house could be positioned to avoid the specimen tree.

There was some miscommunication at the time of the CSM, the surveyor put 50 feet setback as a default and was never told anything different. Alice Thompson, who did the wetland delineation, states that a 30 foot setback should have been the requirement. Because it is on the plat at 50 feet that needs to be honored, but staff supports the recommendation in Ms. Thompson's letter to reduce that wetland offset to a 30 feet requirement. There is a no-mow buffer between the wetlands and the building to filter any potential runoff from the site into the wetland area. Ms. Thompson also recommends putting some boulders along the delineation line so that it remains marked over top. If the Commission wants to add this as a condition it can be included. Staff recommends the waiver and to reduce the setback to save the specimen tree.

Commissioner Jim Schaefer stated that he walked the site and he also prefers that the house be position closer to the wetlands and away from the back lot line.

Action

Commissioner Jim Schaefer made a motion to approve the waiver and deny the tree removal. Commissioner Parrish seconded the motion.

The applicant, Craig Caliendo representing Homes by Chapel Hill, stated that they prefer the 30 foot setback and to save the tree.

Commissioner Mason asked whether there is any concern about the house flooding.

Mr. Caliendo responded they will be certain to mark the seasonal high ground water and ensure that the footings are above that level. He stated they will most likely be back for a fill permit request.

Voice vote called, vote passed 8-0

RESULT:	DENIAL [6 TO 0]
MOVER:	James Schaefer, Commissioner
SECONDER:	Brian Parrish, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, Schaefer, Lemke
ABSTAIN:	Hawley
EXCUSED:	Stoker
RECUSED:	Schaefer, Wirth

- c) Christ Church. The applicant is seeking master sign plan approval to allow for an expansion for the property located at 13460 N. Port Washington Road.

City Planner, Pa Phouala Vang, stated that the applicant was recently before the Commission to expand their existing facility and they are back for approval for a master sign plan. They are proposing 1 monument sign, 5 directional signs and 1 sign on I-43. They have 1 existing monument sign. The monument sign they are proposing meets all the technical and height requirements of the sign code. Staff noticed that the previously approved monument sign is a different color of the base and the materials and it is recommended that either the existing sign or the proposed sign be changed so that there is uniformity on site. The setback for the monument sign per code is that it must be set back 10 ft. from the property line, the driveway or the right-of-way. Port Washington Road is to the south and requires a 65 ft. ultimate right-of-way. The applicant is proposing to place the sign roughly 70 ft. from the center of the roadway. This would require a 5 ft. setback waiver which staff does support.

The 5 directional signs proposed do meet the height requirements per the sign code although they do exceed the area requirement. The applicant has indicated that they have multiple parking areas and entrances into the site and the request for the larger size is to ensure that visitors to the site are correctly directed to the correct areas. Staff is supportive of this request. These signs should also match the colors selected for the monument sign.

The proposed sign for I-43 is 42" in height which exceeds the 24" height limit for channel letters facing I-43. They also proposed a sign at 36". Staff feels that the 36" sign is visible from the highway and is not overwhelm the elevation. Staff is supportive of the 36" sign. This is contingent upon their approval of rezoning to IPS as I-43 signs are only allowed in certain zoning districts.

Staff recommends the approval of the master sign plan subject to the 36" lettering reduction and the 5 ft. setback waiver.

The applicant, Andrew Petzold, stated that they have been working diligently with staff to establish an acceptable master sign plan for Christ Church. He stated that the 5 directional

signs (which will be 4" in height and 7.5 sq. ft. in area) will match the monument sign. The challenge has been to find the legible and appropriate size for the wall size facing I-43. They feel that the 42" size sign is appropriate for the size for the scale and massing of the wall and is the most legible from the highway. Mr. Petzold stated they hope that the Commission will agree to allow them to install the 42" letters as they feel anything smaller is not visible from the highway.

Commissioner Choren stated that he does not feel there is a big difference between the 36" or 42" sign from the highway. He feels that the 42" is too large when viewing it from the parking lot and prefers the 36" as suggested by staff.

Ald. Wirth stated that he didn't see an address on the renderings and he wants to ensure that will be included. The applicant confirmed that it will be. Ald. Wirth stated that he does not feel that the 42" sign looks disproportionate but he feels that the conditions of the sign code need to be examined.

Mr. Petzold stated that the rendering is difficult to see the difference but that it is a strain to see the lettering at 36" from the highway and they much prefer the wall sign be 42". Commissioner Jim Schaefer stated he agrees with Commissioner Choren that 42" may be a little more legible from the highway it is too big up close and is not supportive of that size.

Commissioner Mason stated there is an error in the staff report on item #4 that reads I-42 but should be I-43.

Commissioner Becky Schaefer asked for clarification on the waivers and changes made.

City Planner Vang explained that the waiver for the 42" lettering is also a waiver for the area of the sign and the height requirement. 36" meets the sign requirement.

Action

Commissioner Mason made a motion to approve the master sign plan excluding the I-43 wall sign.

Commissioner Jim Schaefer seconded the motion.

Voice vote was taken, vote passed 8-0

Action

Commissioner Mason made a motion to approve 42" wall sign facing I-43.

Commissioner Jim Schaefer seconded the motion.

Roll call vote was taken, vote failed 4-4 (No: Becky Schaefer, Lemke, Jim Schaefer, Choren)

Action

Commissioner Mason made a motion to approve 36" wall sign facing I-43 per staff recommendation.

Mayor Abendroth seconded the motion.
Voice vote was taken, vote passed 8-0

RESULT: **APPROVED [5 TO 0]**
MOVER: John Mason, Commissioner
SECONDER: Dan Abendroth, Chairman
AYES: Abendroth, Choren, Mason, Parrish, Schaefer
ABSTAIN: Hawley
EXCUSED: Stoker
RECUSED: Schaefer, Wirth, Lemke

- d) MSI General for Charter Manufacturing Company, Inc. The applicant is seeking building and site plan amendment approval for a 2,682 sq. ft. expansion to the existing building for the property located at 12121 N. Corporate Parkway.

City Planner Vang stated that addition to the building is on the northeast corner. They will remove the existing parking lot in that area which will remove 25 stalls. The applicant is proposing an 8-stall area as part of the project. The proposed plan meets the open space and floor area ratio with the addition. They will remove the landscape and replace it after the construction is complete. The new addition will match the brick and color of the existing colors. Staff is supportive of the project and recommends approval subject to the conditions in the staff report.

Action

Ald. Wirth made a motion to approve subject to the conditions in the staff report.
 Commissioner Choren seconded the motion.
Voice vote was taken, vote passed 8-0

RESULT: **APPROVED [6 TO 0]**
MOVER: John Wirth, Alderman
SECONDER: Martin Choren, Commissioner
AYES: Abendroth, Choren, Mason, Schaefer, Wirth, Lemke
ABSTAIN: Hawley
EXCUSED: Stoker
RECUSED: Parrish, Schaefer

- e) Steckling Builders for Guo Medical Office. The applicant is seeking building plan amendment approval for changes to the exterior building materials and a new entryway for the property located at 10624 N. Port Washington Road.

City Planner Vang stated that the entire building is undergoing construction and renovations to accommodate the new user which is a specialty surgical office. The applicant is proposing the cedar be replaced with a stucco style Hardiepanel siding which will be beige with a hunter green roof. The new entryway will consist of aluminum frame windows on the first and second levels and limestone veneers will cap the end of the entryway. Staff is supportive of the proposed materials for the siding but is recommending additional brick be incorporated

and that the limestone vertical caps be replaced with brick. Staff does not support the green metal panel be utilized and recommends a material that is more similar to the proposed siding or a material that does not contrast as much. Landscaping will wrap around the building. The applicant has indicated that they are willing to meet some of the staff recommendations and they will address concerns from neighboring tenants. There was a letter from the tenant to the south that expressed concern that the building does not match the surrounding buildings. Staff recommends that a revised color be utilized that is more in line with the neighboring buildings, possibly a burgundy or maroon color. Staff also recommends that the green roof be changed to a color that would better compatible to the recommended building color.

The applicant, Tom Meiklejohn, stated that they are willing to work with staff to talk about the colors and the brick or stone facades. The colors will more earth tone colors. They will most likely use a Hardiplank siding which is similar to the apartment complex to the north. The cedar on the building has been deteriorating and needs to be resurfaced. Landscaping will all need to be replaced and they will work with staff on this as well as the lighting.

Ald. Wirth stated that he is concerned about this building. He feels that it doesn't look like it fits in with the neighboring area. He feels that this is a major facelift and the proposed materials are a significant departure from what is in place in the surrounding area. He feels that staff has so many recommendations for changes and the final product has not been proposed. He feels that this should be tabled until the applicant can work with staff and submit final colors and materials.

Commissioner Choren also feels that this building causes concern. He stated that he does not feel that the material is right for this building. He visited the site and there is more demo work done than should have been done. He would also like to table the item until the applicant can bring back revised materials and colors for the Commission to review and vote one.

Commissioner Jim Schaefer concurs that he does not approve of the proposed materials. He stated that he is willing to work with applicant and staff to find a compromise that works.

Commissioner Parrish agrees that the item should be tabled. He understands there are challenges with the building in front of it and it will take work to find a long term solution that is acceptable. He would like to see the applicant bring back some revised plans after working with the architect and staff.

Mr. Meiklejohn stated that it is classic 1980's building that needs to evolve and they need to find a way to fix the issues of the building. They are willing to work with staff to revise the plan.

Action

Commissioner Choren made a motion to table the item.

Commissioner Jim Schaefer seconded the motion.

Voice vote was taken. Vote passed 8-0

RESULT: **TABLED [7 TO 0]**
MOVER: Martin Choren, Commissioner
SECONDER: James Schaefer, Commissioner
AYES: Abendroth, Choren, Parrish, Schaefer, Schaefer, Wirth, Lemke
ABSTAIN: Hawley
EXCUSED: Stoker
RECUSED: Mason

- f) Jeremy LaSage for Patrick & Elizabeth McDonald. The applicant is seeking consultation regarding rezoning from B-3 (Office and Service Business district) to P-1 (Park and Recreation district) to allow for a group camp for the properties located at 10512 N. Cedarburg Road and 4828 W. Donges Bay Road.

Perry Robinson, 4811 W. Donges Bay Road – lives across the street from the LaSage's. He is opposed for these reasons:

- **Environmental** – he feels that this is not a natural fit and will change the character of the neighborhood. The proposed project is large and would be impactful; more traffic, more noise, more people, more deliveries, waste removal
- **Site Appropriate** – he feels this is not the appropriate area for a youth camp in the middle of a residential area/neighborhood.
- **Spot Zoning** – the parcels to the north are zoned R-4, to the west is zoned B-3 and to the south is zoned R-3.
- **Negative Impact on Property Value** – he has not had time to have his property appraised but he does not feel a youth camp abutting his property would increase the value of the homes surrounding the proposed project
- **Future Development** – hard to know what will happen but is there market research to support this project and if approved to P-1, what other activities could be incorporated on the site (outdoor music venue, etc).

Michael Radmer, 10436 Cedarburg Road – he feels that this project would negatively impact the neighborhood. He hopes that the Commission will listen to the residents that will be directly impacted. He does not feel that this is the appropriate location for a youth camp and that more discussion needs to take place.

Richard Mueller, 10529 N. Burning Bush Lane. He is the President of the Bayberry Fields Home Owners Association and has received several calls expressing opposition to the proposed project but after more in depth conversations the subdivision is in support of this project. They feel that the proposed site is an eyesore and has been for some time.

Ken Jacobson, 10527 Riverlake – he lives directly east across the river from this property. He explained that there is a 40 acre conservancy there that is part of the Riverlake Association that is greatly used by the residents. He has concerns about troubled youth being brought to the camp and close to his neighborhood. He is concerned about the noise coming across the river. He said that there is strong opposition from his neighborhood.

David Cruksdale, 10550 Cedarburg Road –lives adjacent to the northern portion of the proposed site. He stated that it took a very long time to get rid of the dilapidated barn that was located at 10512 and it is finally gone. He is supportive of that property being redeveloped as well as the proposed limited agricultural use there. He is opposed to any congestion, noise or commercial activity there. They value their privacy on their property and they do not want the proposed activities (zip lining, kayaking and commercial use) in that area. He is supportive of certain aspects of the project.

Cheryl Bragstad, Riverlake Association – President of the Riverlake Homeowners Association. Their initial reaction is opposition to the proposed project. They are concerned about the noise as it is a very quiet neighborhood. They have developed the conservancy area and it is used by many of their residents. They are worried about the commercial uses: kayaking being open to the public, wedding receptions held there, zip lines. They do not feel this is an appropriate fit for the neighborhood.

Asst. Dir. Zader stated that he has talked to Mr. LaSage over the past few months and he suggested that he come for a consultation in front of the Commission in order to receive feedback as he knew the project would raise many questions. There are three separate parcels; the parcel Mr. LaSage currently owns zoned B-3, 2 vacant pieces zoned R-4 and R-4/FFO, B-2. These are sandwiched between private homes. He feels that it is important for Mr. LaSage to hear the feedback from the neighbors as well as the Commission before moving forward with a rezoning recommendation to P-1 zoning. He explained that most P-1 zoning is used with the public parks but there is language in the code that allows for private recreational facilities. There are two specific conditional uses in the P-1 zoning that would apply: group camps and nature centers. If the project goes forward staff would most likely also recommend a PUD/Overlay which would address some of the concerns from the residents that spoke to control the uses through the PUD process.

He stated that there is a question whether it is an appropriate site for the P-1 zoning. On one hand the river is conducive to this time of use but on the other end of the spectrum this is an established neighborhood. He feels that the Commission needs to evaluate whether this is an appropriate site for the proposed project. The applicant did submit a business plan that detailed some of the uses but it is not completely clear, but it is fine for this consultation.

The applicant, Jeremy Lasage, stated that his proposal is a brainstorm of what is possible and that he is looking for feedback. He has had success with retreat centers in other locations. He explained they do not pursue troubled youth but they would like to make an impact locally. They would like to build a barn in front, a greenhouse and then a retreat center along the river.

Commissioner Choren stated that this reminds him of the family far. He does have concern about the traffic brought to the area. He asked how it works with counselors and the maximum group size on site at a time.

Mr. LaSage answered that many of the counselors are the parents of the children attending. They are very strict with rules and curfews and quiet time. They operate from a Christian

perspective but everyone is welcome as the program is agricultural in nature. The group size varies, but they are usually around 50.

Ald. Wirth stated that he is not familiar with the concept of a youth group retreat center so he is not aware of what the negative issues would be. He is concerned about the property itself as it located in the middle of other residential homes. He feels that if it gets rezoned it orphans some homes but he has concerns about this zoning configuration. He would need to know much more about the exact operations and impacts to make a sound decision but he is skeptical.

Commissioner Lemke stated that he is familiar with agricultural camps but this proposal uses much more high impact activities. He is very skeptical and he does feel that this does not fit this area.

Commissioner Parrish feels that it is a well written business plan and would be great in a more rural area. He feels that a day camp may be acceptable but the high impact activities are not the right fit in this neighborhood.

Commissioner Becky Schaefer stated that she feels the same as Commissioner Parrish and that this is not the right site for this project. She supports that agricultural exposure and applauds the applicant for reaching out to the neighbors.

Mayor Abendroth stated that he feels that this is a wonderful concept but it is the wrong location. He feels that a rural area is more appropriate. He does not like the idea of squeezing this in between residential homes.

4) **Announcements**

The next meeting is January 15, 2018.

5) **Adjourn**

Action

Commissioner Choren made a motion to adjourn.

Ald. Wirth seconded the motion.

Voice vote was taken. Vote passed 8-0

Respectfully Submitted,

Jac Zader



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-236-2914
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of City Clerk

TO: Planning Commission
FROM: Caroline Fochs, City Clerk
DATE: December 1, 2017
SUBJECT: An Ordinance Amending Section 58-41(g) of the City of Mequon Municipal Code in Reference to the Board of Appeals Regular Meetings

Background

The Board of Appeals has experienced a marked increase in meetings during 2015-2017. For reference the Board heard 0 appeals in 2014, five appeals in 2015, and seven in 2016. Thus far in 2017 the Board has heard 12 cases including six cases in a seven week period this August - September. With the increased wave of building in the city expected to continue, staff anticipates the trend to continue into 2018-2019.

The Public Welfare Committee has just recently revised various sections of the Municipal Code, and in doing so has sparked further proposed changes from the Board of Appeals. At its September 13, 2017 meeting the Board made the following motion:

Motion to recommend to the Public Welfare Committee that the Board of Appeals will have one meeting per month, on the first Thursday of the month, and the elimination of the 40 day hearing requirement.

Analysis

To be more efficient with Board and staff time, it is being proposed that the Board of Appeals meet on a regularly scheduled day each month. This would allow the Board to plan their schedules around the monthly meeting and staff could depend on a quorum on those days. Every applicant that submits a completed appeal application by the monthly deadline would be heard at the next regularly scheduled meeting. If there are no cases filed by the deadline, the meeting will be cancelled.

Included in 58-41(g) is also a requirement wherein any resident that files an appeal must be heard before the Board within 40 days. Because staff must adhere to publishing deadlines, there is a potential scenario when moving to a regular meeting schedule, in which an applicant submits their appeal, but the next meeting is more than 40 days in the future. Going to a regular meeting day may make this 40-day requirement impossible to adhere to in certain circumstances. In transitioning to regularly scheduled meetings, the need to direct staff to schedule the meeting in a certain amount of days is eliminated due to the applicant being heard at the next meeting. Therefore staff is recommending eliminating the 40 day requirement from the code.

Fiscal Impact

No fiscal impact

Recommendation

On December 12, 2017 the Public Welfare Committee unanimously recommended the attached ordinance to the Planning Commission and the Common Council.

Attachments:

2018 BOA calendar (XLS)

COMMON COUNCIL
OF THE
CITY OF MEQUON

An Ordinance Amending Section 58-41(g) of the City of Mequon Municipal Code in Reference
to the Board of Appeals Regular Meetings

THE COMMON COUNCIL OF THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF
WISCONSIN, DO ORDAIN AS FOLLOWS:

SECTION I:

Section 58-41(g) of the Mequon Code of Ordinances is hereby amended to read as follows
(NOTE: Added text is underlined; Deleted text is ~~struck through~~):

58-41(g) Hearing.

- (1) The board shall meet on the first Thursday of each month unless there are no matters to be considered by the board. Except as provided below, the board shall hear each appeal at the first regularly scheduled meeting at least 21 days after the date that the appellant has properly filed the appeal within 40 days from the filing of the notice of appeal. The board may hold a special meeting upon proper notice to consider any appeal if the chair determines, in the chair's discretion, that circumstances warrant such a special meeting. Notice of the hearing shall be given to the appellant, other interested parties who request notice and other interested parties as determined by staff or the board, and public notice of the hearing shall be given as provided by section 58-43; however, only one published notice and one posting on a public bulletin board shall be required. Notice to interested parties and the required public notice shall be made not less than ten days prior to the date of the hearing.
- (2) ~~Prior to publication, upon~~ Upon written request of the appellant for adjournment and waiver of the above-described timing requirement ~~40-day requirement~~, the appellant and city staff may mutually agree in writing to an adjournment of the hearing for a period specified in the written agreement. Alternatively, an appellant may make a written request of the chair ~~of the board~~ for adjournment with a waiver of the timing requirement ~~40-day requirement~~. The chair may grant or deny the request in his or her discretion. If an appeal involves the use of property, and the appellant is not the owner of the subject property, the owner must consent to an adjournment described above.
- (3) During a hearing the board may vote to adjourn a hearing to another date in order to gather additional information, to hear from additional witnesses, to seek additional input from legal counsel, or to allow additional time for deliberation.

(4) No adjournment under subd. (2) or (3) ~~agreed to by the city attorney or chair~~ may extend the hearing of an appeal beyond one year from the date of the appealed determination that is the subject of the appeal.

SECTION II:

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION III:

All ordinances in conflict or inconsistent with this ordinance, in whole or in part, are repealed to the extent necessary to give this ordinance full force and effect.

SECTION IV:

This ordinance shall be in full force and effect upon its passage and on the day after its publication.

Approved by: Dan Abendroth, Mayor

Date Approved: January 15, 2018

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on January 15, 2018.

Caroline Fochs, City Clerk

Published: _____

2018

BOARD OF APPEALS MEETING CALENDAR AND DEADLINES

JANUARY						
SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

FEBRUARY						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

MARCH						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	
4	5	6	7	8	9	
11	12	13	14	15	16	
18	19	20	21	22	23	
25	26	27	28	29	30	

APRIL						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

MAY						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25 earlier	26
27	28	29	30	31		

JUNE						
SUN	MON	TUE	WED	THU	FRI	SAT
					1	
3	4	5	6	7	8	
10	11	12	13	14	15	
17	18	19	20	21	22	
24	25	26	27	28	29	

JULY						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

AUGUST						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

SEPTEMBER						
SUN	MON	TUE	WED	THU	FRI	SAT
2	3	4	5	6	7	
9	10	11	12	13	14	
16	17	18	19	20	21	
23	24	25	26	27	28	
30						

OCTOBER						
SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

NOVEMBER						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20 earlier	21	22	23	24
25	26	27	28	29	30	

DECEMBER						
SUN	MON	TUE	WED	THU	FRI	SAT
2	3	4	5	6	7	
9	10	11	12	13	14	
16	17	18	19	20	21 earlier	
23	24	25	26	27	28	
30	31					

Board of Appeals meeting
Publication deadline

Board of Appeals deadline to file
Postcards mailed

Holidays

Attachment: 2018 BOA calendar (2762 : Board of Appeals Regular Meeting Establishment)



11333 N. Cedarburg Road
 Mequon, WI 53092-1930
 Phone: 262-236-2934
 Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Engineering

TO: Planning Commission
FROM: Kristen Lundeen, Director of Public Works/City Engineer
DATE: January 15, 2018
SUBJECT: An Ordinance Amending Chapters 10 and 58 of the Mequon Municipal Code as it Relates to Sump Pump Discharge

Background

In 2014, the State of Wisconsin enacted Act 270, which modified the local government's jurisdiction over the plumbing code, among other amendments. In late 2017, the Department of Safety and Professional Services (DSPS) staff notified staff within the Inspections Division that Section 10-115 of the Mequon Code of Ordinance is no longer enforceable as written. DSPS staff advised that the state plumbing code allows local regulation of the same enforcement if included within the local stormwater regulation ordinance.

The proposed text amendment moves the sump pump discharge regulation language from Section 10-115 to a newly created Section 58-679, within the City's stormwater regulation ordinance.

Analysis

City staff used the opportunity of the text amendment to clarify and cleanup the text from Section 10-115. The enforcement remains largely the same, with an administrative relocation of the language.

Fiscal Impact

There is no fiscal impact of the text amendment. It maintains the same requirements of Section 10-115 that were in effect prior to Act 270.

Recommendation

Staff recommends that the Planning Commission favorably endorse and the Common Council approve the ordinance amending Chapters 10 and 58 of the Mequon Municipal Code as it relates to sump pump discharge.

COMMON COUNCIL
OF THE
CITY OF MEQUON

An Ordinance Amending Chapters 10 and 58 of the Mequon Municipal Code as it Relates to
Sump Pump Discharge

WHEREAS, the Common Council previously adopted Chapter 10 Section 115 of the Mequon Municipal Code which includes regulations concerning sump pump discharge; and

WHEREAS, City staff have reviewed these regulations and have identified items that require changes based upon updated practices and state regulations; and

WHEREAS, the State of Wisconsin adopted Act 270, which removed the City's right to regulate sump pump discharge within the plumbing code; and

WHEREAS, the regulations of Chapter 10 Section 115 may continue to be administered if moved to Chapter 58 of the Mequon Municipal Code which includes regulations concerning stormwater management practices; and

WHEREAS, the regulation of stormwater management practices is reasonable and necessary to protect the health, safety and welfare of the residents and the Community;

NOW, THEREFORE, THE MAYOR AND THE COMMON COUNCIL OF THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN, DO ORDAIN AS FOLLOWS:

SECTION I

Sections 10-115 (a) through (f) of the Mequon Municipal Code are hereby repealed.

SECTION III

Section 58-679 is hereby created as follows:

Sec. 58-679. - Clear water discharge; sump pumps.

- (a) All other rulings pertaining to rain water connections shall be as per state code.
- (b) Clear water discharge and sump pumps shall also adhere to ARTICLE IV. - PLUMBING CODE of the City of Mequon Code of Ordinances.
- (c) Sump pump discharge

- (1) All sump pumps installed for the purpose of discharging clear waters from foundation drains and ground infiltration must:
 - a. Be directly connected to a storm sewer when available.
 - b. Where the building is not serviced by a storm sewer, the sump pump shall discharge to the roadside drainage ditch. The discharge location shall be at the top of the ditch or as approved by the City Engineer or his/her designee.
 - c. Where a storm sewer or roadside drainage ditch is unavailable, the sump pump discharge may be made to an approved drainage facility only with the approval of the City Engineer or his/her designee.
 - d. Sump discharge shall not be allowed to drain onto a paved roadway or curb and gutter.
 - e. In no case shall the sump pump discharge be directed towards or onto adjacent properties or create a nuisance.
 - (2) Sump pump discharge pipes at the structure shall be located above the permanent ground grade unless otherwise approved by the City Engineer or his/her designee. A pipe disconnect coupling shall be installed so that the above ground portion of the discharge pipe can be disconnected from the underground portion if necessary during freezing weather.
- (d) Buildings in existence prior to July 1, 1973, and having sump pumps installed for the purpose of discharging clear water from foundation drains and ground infiltration may discharge either into a storm sewer lateral leading to a storm sewer, drainage ditch or onto the ground.
- (e) Any new sump pump crocks installed shall adhere to Section 58-679(c).
- (f) The plumbing inspector or his designated agent may complete inspections in accordance with Section 10-115.

SECTION III

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION IV

All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION V

This ordinance shall be in full force and effect upon its passage and on the day after its publication.

Approved by: Dan Abendroth, Mayor

Date Approved: January 15, 2018

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on January 15, 2018.

Caroline Fochs, City Clerk

Published: _____

TO: Planning Commission

FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT

DATE: January 15, 2018

SUBJECT: Holstein School. The applicant is seeking conditional use grant to allow waivers to the district standards and building and site plan amendment approval for a proposed addition to the existing local landmark building located at 12740 N. River Road.

Applicant: SPL Beverly, LLC
Status of Applicant: Agent
Requested: Conditional Use Grant
Building and Site Plan Amendment

Existing Zoning: B-3 (Office District)
Existing Land Use Plan: Office
Lot size: 1.18 Acres
Location: 12740 N. River Road
Tax Key: #14-013-06-004.00
District: #6

Background: The applicant is seeking a conditional use grant and building and site plan amendment for a 1,350 square foot addition at 12740 N River Road. Gentian Financial current occupies the building and is requesting the additional space for a conference room. The parcel is currently zoned B-3 (Office) which permits professional offices by right. The conditional use is being requested based on Section 58- 296 (e) (11) which allows a development to include modifications to one or more district regulations on an improved parcel with an existing structure in which the building is currently non-conforming to any of the required base zoning district standards. The current building and the proposed addition do not meet the front yard setback of 60 feet from River Road. The building, which was constructed as the Holstein School, is designated as a local landmark. The Landmarks Commission approved the design of the addition at its December 20, 2017 meeting.

Site Plan Amendment:

The proposed site plan shows the addition on the north side of the existing building connected by an internal stairway. The addition complies will all the technical standards of the code with the exception of the front yard setback. The addition is shown approximately 16 feet from the front property line. The code requires a minimum setback of 60 feet. The existing building is located nine feet from the front property line. Since the existing building is non-conforming to setback, the applicant has the ability to ask for a waiver to the addition setback pursuant to Section 58-296 (e) (11) of the zoning code. Staff is supportive of the waiver in this case since compliance with the 60 foot setback for the addition would be technically infeasible due the location of the existing building.

The applicant is not proposing any changes to the parking lot. The addition will be used as a conference room for current employees and will not generate any additional parking demand. If additional parking is warranted in the future, the existing parking area can be expanded to the east. The plan also shows a future monument sign on the northwest corner of the site. The proposed sign must meet the 10 foot setback and will require issuance of a sign permit.

Building Design:

The proposed addition is shown to be constructed with horizontal wood siding and trim, windows and a standing seam metal roof. There is a 18" brick band to cover the proposed foundation along the base of the addition and a brick chimney that will match the brick on the existing building. The Landmarks Commission approved the addition at its December 20, 2017 meeting with the following conditions:

1. The existing building on the north and west elevations shall have divided light windows
2. Siding color to match or compliment the color of the brick.

Staff is supportive of the proposed building design and the changes required by the Landmarks Commission.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

The proposed sidewalk connection to the building addition is located in the City ROW for River Road. The sidewalk alignment shall be adjusted to be within the private property.

Staff Recommendation:

Staff recommends **approval** of the conditional use grant and building and site plan amendment, be subject to the following condition(s):

1. Staff review and approval of final site, floor, elevation, lighting and landscaping plans.
2. The building elevations shall be updated to include the requirements of the Landmarks Commission.
3. Relocation of the sidewalk to be completely located on private property.

Attachments:

Packet_01.15.18 (PDF)

Holstein School, LLC

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		

3.a.a

R-1/OA

R-1

P-1/OA
Highland Rd

B-3

R-3

R-3/PUD

River Rd

Rotary Dr

Attachment: Packet_01.15.18 (2885 : Holstein School)



Since acquiring the Holstein School, it has been my goal to preserve the landmark, and continually improve the property. Our objective with this project is for the property to accommodate Gentian Financial's current operations, while permitting the firm's expansion & growth. Enhancing this historic property and creating a community asset is my vision for the property.

As such, we would like to replace the shoddy garage addition with something that will complement the schoolhouse, as well as allow us to improve our meeting space with clients. This will give us the ability to have 12-15 people in the same room for occasional gatherings and meetings.

We have received many compliments from the community about the work we have done so far with the landscaping and front entry. It is my hope to continue to contribute to the community by producing a workplace that enhances family, contribution and connection.

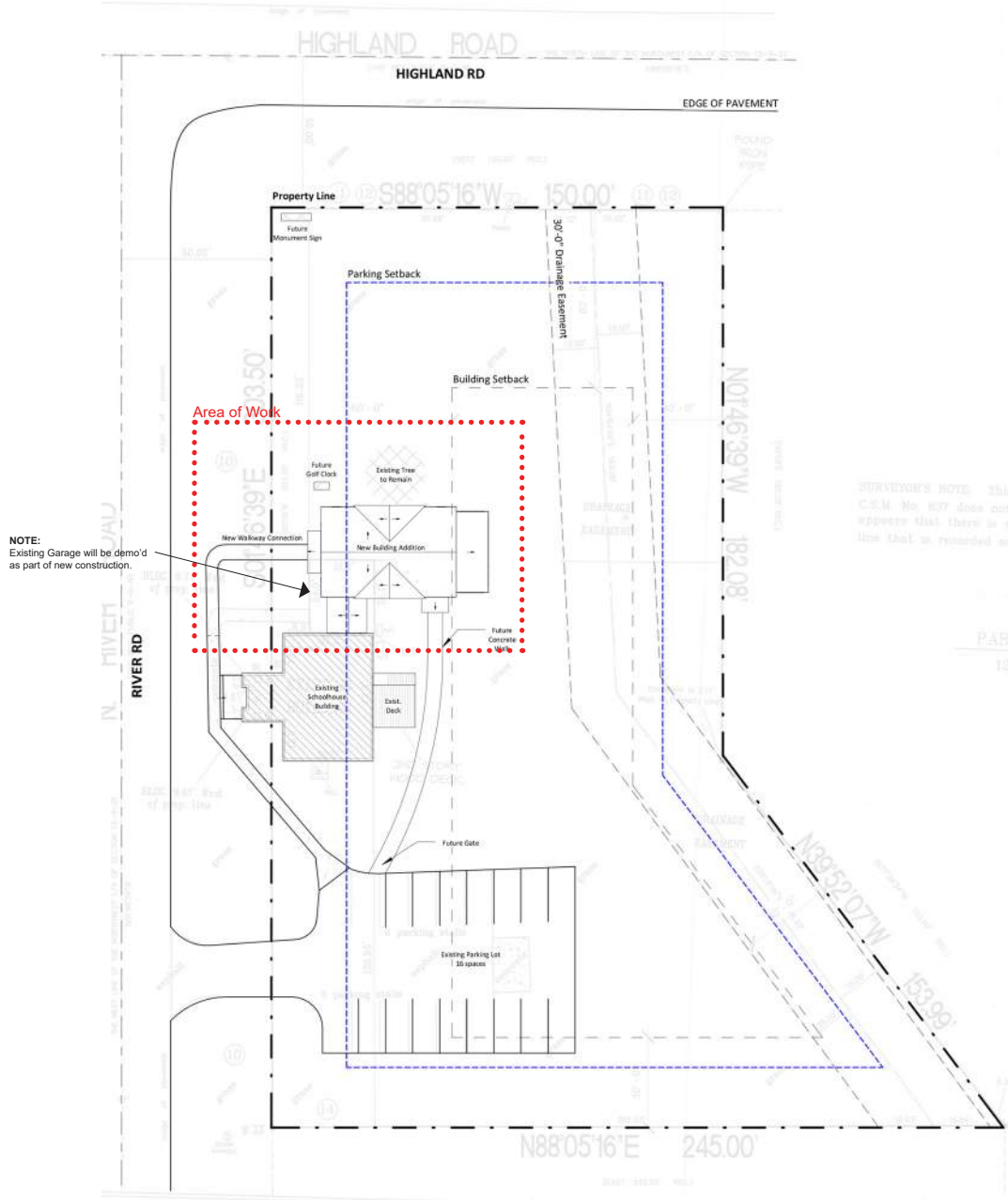
With Gratitude,

Chris Doughty

Attachment: Packet_01.15.18 (2885 : Holstein School)

12740 N RIVER RD MEQUON, WI 53092
PHONE: 262.518.7575 FAX: 262.512.9475

INVESTMENT ADVISORY SERVICES OFFERED THROUGH RAYMOND JAMES FINANCIAL SERVICES ADVISORS INC. AND GENTIAN FINANCIAL,
SECURITIES OFFERED THROUGH RAYMOND JAMES FINANCIAL SERVICES, INC. MEMBER FINRA/SIPC
GENTIAN FINANCIAL, INC. IS NOT A REGISTERED BROKER/DEALER AND IS INDEPENDENT OF RAYMOND JAMES FINANCIAL SERVICES



Site Plan

1:60



Perspective 1

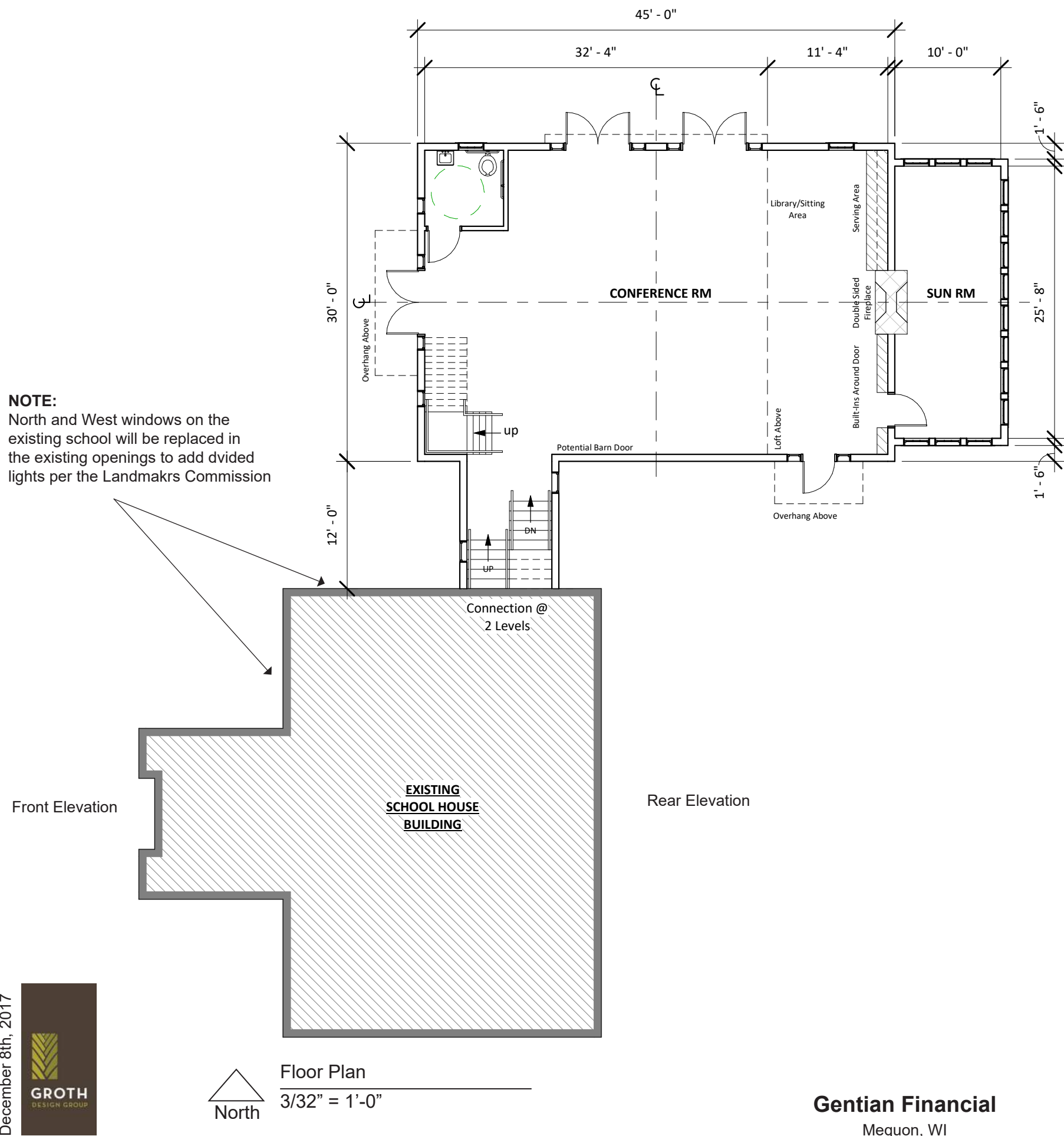
Looking SE from Highland



Perspective 2

Looking NW

NOTE:
North and West windows on the existing school will be replaced in the existing openings to add divided lights per the Landmakrs Commission



Attachment: Packet_01.15.18 (2885 : Holstein School)



Front Elevation



Rear Elevation (existing)



Rear Elevation

Exterior Elevations

1/16" = 1'-0"

- BRICK CHIMNEY - BRICK TO MATCH EXISTING BUILDING
- STANDING SEAM METAL ROOF, GREY
- WOOD BRACKETS
- WOOD TRIM BOARDS
- HORIZONTAL WOOD SIDING, BROWN
- FIXED WINDOW W/ WOOD TRIM
- BARN STYLE PENDANT LIGHTS
- EXPOSED WOOD RAFTER TAILS
- OPERABLE WINDOW WITH WOOD TRIM
- WOOD PANELING, PAINTED BROWN
- BRICK BAND RUNNING THE ENTIRE PERIMETER OF NEW ADDITION. BRICK TO MATCH EXISTING BUILDING
- WOOD PANEL DOOR WITH SIDELITES AND TRANSOM

Highland Rd Elevation

Side (South) Elevation

Exterior Elevations

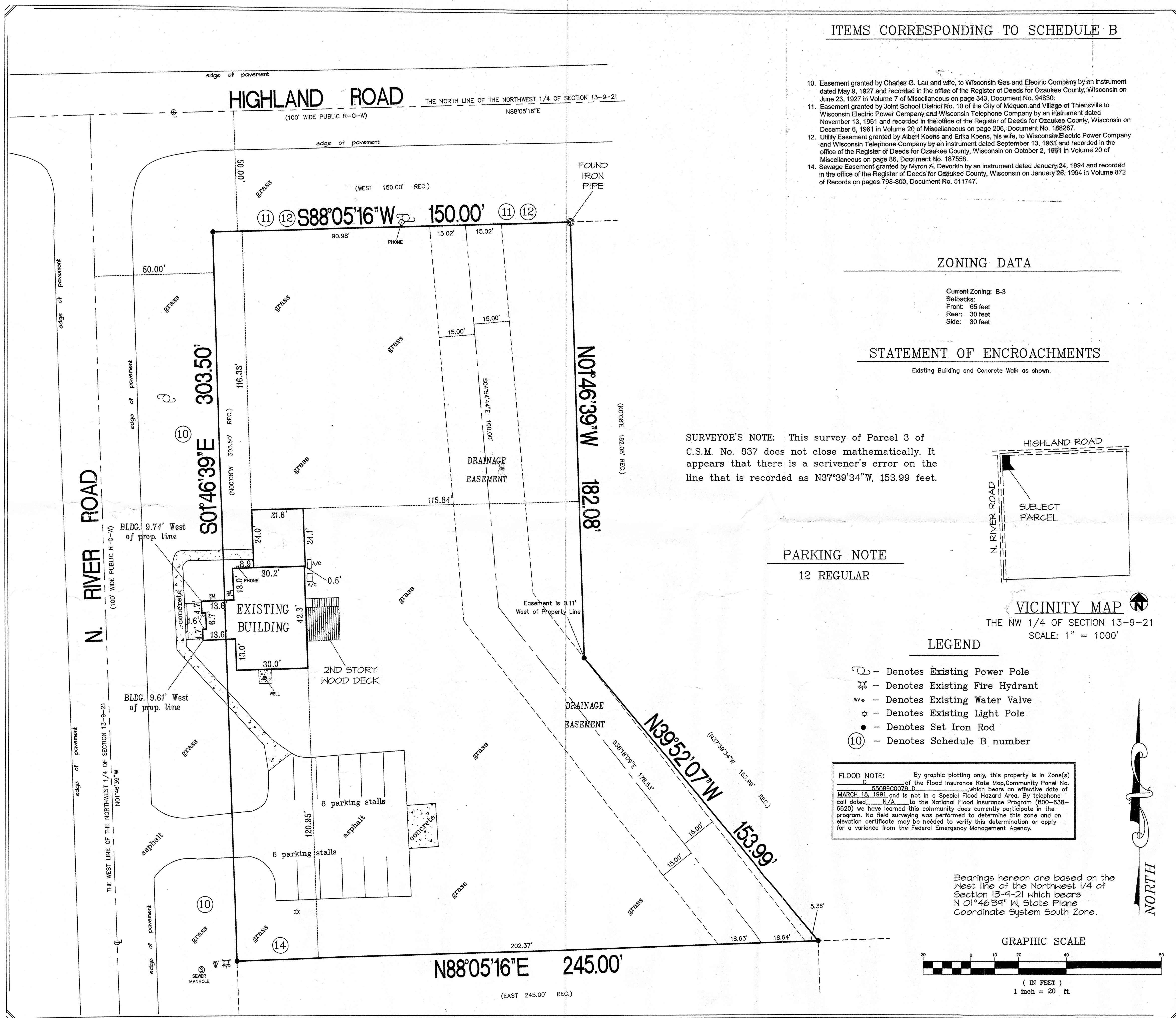
1/16" = 1'-0"

Gentian Financial
Mequon, WI



Attachment: Packet_01.15.18 (2885 : Holstein School)



**LEGAL DESCRIPTION**

Parcel 3 of Certified Survey Map No. 837, recorded in the Ozaukee County Registry in Volume 4 of Certified Survey Maps on pages 76-77, as Document No. 285048, and being a part of the Northwest 1/4 of Section 13, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Tax Key Nos.: 14-013-06-004.00
Address: 12740 N. River Road

Note 1: The property hereon described is the same as the pertinent property as described in Chicago Title Insurance Company, Commitment No. OZ-42811, effective date March 25, 1999

Note 2: Survey traverse closure exceeds 1:15,000.

Note 3: "The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities."

ALTA/ACSM LAND TITLE SURVEY**SURVEYOR'S CERTIFICATE**

I, Frederick W. Shibleski, the undersigned, being a duly licensed and qualified surveyor in and for the State of Wisconsin, do hereby certify to Douglas R. Ferrell and Marci A. Ferrell, husband and wife, Chicago Title Insurance Company and anyone who purchases, mortgages or guarantees title to the above-described property within one year from the above-described land and improvements thereon on the 31st day of March 2004 and that this survey fully and correctly represents the above-described land. I have shown the location of the perimeter of the above-described land by courses and distances and all apparent easements and all recorded easements and right-of-way as described in the title insurance file (Commitment No. OZ-42811, effective date March 25, 1999) furnished to me by Chicago Title Insurance Company (with references to recording data). Unless otherwise shown, the physical evidence conforms with the recorded descriptions of those easements and rights-of-way. All of the buildings, structures and improvements on the above-described land are correctly depicted. All such buildings, structures, and improvements are fully completed. I further certify that:

- There are no easements, right-of-way, party walls, encroachments onto adjoining property or streets, or encroachments onto the above-described land by buildings, structures or improvements situated on adjoining property except as shown on this survey;
- There are no streams, rivers, springs, ponds, lakes, ditches, drains or wetlands or similarly restricted areas located or bordering on or running through the subject land except as noted on the survey;
- There are no gaps, gores, or overlaps between any parcels comprising the property or between the property and adjoining parcels, roads, streets, alleys or highways, except as noted on survey;
- All public roads, highways, streets, and alleys running adjacent to or upon the subject land and the respective center lines and widths thereof are shown;
- All physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notation made where in conflict with the legal description;
- There are no boundary line discrepancies and no deficiencies in the area of the land described in the legal description; and
- This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1993, and includes items 1 to 4, 6 to 11 and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certified that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Dated: April 14, 2004

Surveying Associates, Inc.

Frederick W. Shibleski
Frederick W. Shibleski
Registered Land Surveyor S-1154
State of Wisconsin

P. O. BOX 26596
WAUWATOSA, WI. 53226
(414) 257-2212 Fax: (414) 257-2443
EMAIL: scf@wlr.com

Page 1 of 1.

	Scale: 1" = 20'		Date: 04/14/04	Revised:
	Project Number	30192	Field Work:	JTY GB
	Project Completed For: MARCI FERRELL			

EXHIBIT

A

HIGHLAND ROAD

(100' WIDE PUBLIC R-O-W)

edge of pavement

edge of pavement

edge of pavement

N. RIVER ROAD

(100' WIDE PUBLIC R-O-W)

LINE OF THE NORTHWEST 1/4 OF SECTION 13-9-21

N01°46'35"W

BLDG. 9.74' West of prop. line

BLDG. 9.61' West of prop. line

N01°46'39"W 37.00'

N42°32'24"W 34.22'

N28°13'21"E 44.69'

S01°46'39"E 97.16'

S01°46'39"E 303.50' (REC.)

116.33'

(11) (12)

S88°05'16"W 150.00' (WEST 150.00' REC.)

(11) (12)

REQUEST FOR STREET VACATION

DRAINAGE EASEMENT

EXISTING BUILDING

2ND STORY WOOD DECK

REQUEST FOR STREET VACATION

6 parking stalls

6 parking stalls

asphalt

asphalt

concrete

Grass

Grass

Grass

Grass

Grass

Grass

Easement is West of proper

Attachment: Packet 01.15.18 (2885 : Holstein School)

0796795

RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
PORT WASHINGTON, WI
TXID: 2034

RECORDED ON
06/28/2004 03:21PM

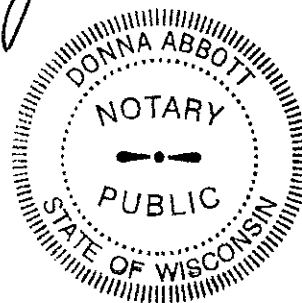
REC FEE:
TRANS FEE: 0.00
PAGES: 3
EXEMPT #: 0

DOCUMENT NUMBER	DOCUMENT TITLE
	Notice of Partial Discontinuance Of Right-of-way
LEGAL DESCRIPTION	
Notice is hereby recorded with the Ozaukee County Register of Deeds that pursuant to Resolution #2516 of the Common Council of the City of Mequon, dated June 14, 2004: 1. Legal Description: Parcel Three (3) of Certified Survey Map No. 837, recorded in the Ozaukee County Registry in Volume 4 of Certified Survey Maps on Pages 76-77, as Document No. 285048, and being a part of the Northwest ¼ of Section Thirteen (13), Township Nine (9) North, Range Twenty-one (21) East, in the City of Mequon, Ozaukee County, Wisconsin. 2. Present owner of record: The Ferrell Revocable Trust dated March 24, 1998 3. Street address: 12740 N. River Road. 4. Resolution #2516 of the City of Mequon, Wisconsin reads as follows: WHEREAS, in 1977 the City of Mequon approved certified survey map #837 that, among other things, dedicated 50 feet of River Road frontage along property located at 12740 River Road (see Exhibit A); and WHEREAS, the owner of this property has petitioned that a portion of this River Road dedication be vacated since it bisects a portion of their principal structure; and WHEREAS, the Planning Commission has reviewed this request and recommended approval of the road vacation at their June 7, 2004, meeting, in accordance with Exhibit B. NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL FOR THE CITY OF MEQUON, that the Ferrell River Road vacation is hereby approved and that the City Attorney and appropriate City officials are authorized to draft and execute the necessary documents to vacate the road. 5. Pursuant to said resolution, the area of the City of Mequon's right-of-way depicted in Exhibit A hereto and described in Exhibit B hereto, is discontinued and the use and enjoyment of said area shall revert to the owners of 12740 North River Road, their heirs, successors and assigns.	
By: <u>Maureen Murphy</u> Maureen Murphy, Deputy Clerk, City of Mequon Subscribed and sworn before me this <u>28</u> day of June, 2004. <u>Donna Abbott</u> Notary Public, State of Wisconsin My commission: <u>3/2/08</u> Drafted by: Bruce A. McInay Maier McInay Schmitt & Button, Ltd. 101 Falls Road, Suite 603 Grafton, WI 53024	

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Bruce A. McInay
Maier McInay Schmitt & Button, Ltd.
101 Falls Road, Suite 603
Grafton, WI 53024

14-013-06-004.00 *
Parcel Identification Number (PIN)



Attachment: Packet_01.15.18 (2885 : Holstein School)



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: January 15, 2018
SUBJECT: Concordia University. The applicant is seeking building and site plan approval for a new academic building at Concordia University of Wisconsin campus located at 12800 N. Lake Shore Drive.

Applicant:	Mayer Helminiak Architects, LLS
Status of Applicant:	Agent for Concordia
Requested:	Building and Site Plan
Existing Use:	University
Existing Zoning:	IPS (Institutional and Public Service District) C-2 (General Conservancy District)
Lot size:	119 Acres
Location:	12800 N. Lake Shore Drive
Tax Key:	#15-008-09-001.00
District:	#5

Background: The applicant requests building and site plan approval for a new academic building at Concordia University. The three story 40,716 square foot building will include new classrooms, lecture halls and faculty offices for the School of Business, Education, Hospitality and Event Management and Health Professions. The building will have a connection to Luther Hall on the north elevation. The overall height of the building is 52 feet which complies with the IPS zoning district. As the Commissioners may recall, the applicant received approval in October of 2016 for a four story building that was approximately 85,000 square feet. The applicant states that the building was reduced in size in order to bring the cost of the project down.

Building Design:

The proposed building is shown to be constructed with concrete panels, brick, and aluminum windows. The brick is similar to what is used on other building on the campus. The primary entrance to the building is located on the east end of the campus with a secondary entrance on the west. The front of the building will provide the occupants extraordinary views of Lake Michigan. The building will have a two story connection to Luther Hall along the north elevation. The roof top mechanical equipment is screened by a metal panel system that is similar in design to screening on other recently built buildings on the campus. As with the previous design, staff feels the metal screen on the roof is too large and is out of scale with the rest of the building. This is most prominent on the south and west elevations of the building. As a condition of approval, staff recommends the applicant refine the design of the roof top screening in order to lessen its visual impact on the building.

Site Plan:

The proposed structure is shown on the south portion of the campus where practice soccer fields currently exist. The building and parking lot comply with all of the technical requirements of the

code. The campus is getting to close to the overall FAR (Floor Area Ratio) requirement of 30 percent. Including the proposed building, the calculated FAR is 27.3 percent. This would allow for only additional one or two buildings on campus before the limit is reached. The applicant is not including any additional parking as part of the development project. The building will consolidate operations already located on campus so no additional parking demand is anticipated. In addition, the 2012 parking study and subsequent parking structure showed that the 2210 parking spaces would be sufficient for at least five years based on the predicted growth rate of 4.7 % of the student population. Enrollment growth from 2012-2106 was closer to 3% with declining enrollment in 2016. Adjusted projections show existing supply being sufficient until at least 2021. The plan shows additional parking areas labeled as future parking which will add approximately 70 spaces if campus growth exceeds expectations. Construction of these parking areas in the future will require Planning Commission approval.

The plan shows outdoor play equipment on the south end of the building. The equipment is related to the occupational therapy program at the University and not part of a commercial daycare.

Lighting Plan:

The lighting plan includes pole lights, bollards, canopy lights and building wall packs. The parking lot lights and bollards match the lights that currently exist on campus. The plan includes a dispersion plan and cut sheets for all the proposed fixtures which shows compliance with the lighting code. Staff does not recommend any changes to the plan.

Landscaping Plan:

Based on a letter dated, January 5, 2018, the city's landscape architect consultant, Terry Higgins, offered comments regarding the landscaping proposal as a whole (please see attached letter). Staff will require the applicant submit a revised plan that will address the following issues:

- The plant schedule shall specify all deciduous trees to have a minimum 3" caliper
- All Conifer trees shall have a min height of 7' from top of root ball, at planting
- The proposed Little Gem Boxwood shall be replaced an alternative broadleaf evergreen.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

Access to the Concordia University of Wisconsin campus is provided through two roadway connections, one onto Highland Road and a second onto North Lake Shore Drive. The driveway onto Highland Road is restricted to right turns only and the driveway onto North Lake Shore Drive is restricted to left turns only in an effort to direct through traffic to use Port Washington Road, as opposed to Lake Shore Drive. The construction of the building itself does not generate any additional traffic and will serve the students of the existing enrollment on site. The site plan proposes no new parking spaces.

As a condition of approval, the applicant shall provide documentation of the proposed haul route and a road bond to ensure that any damage attributed to construction traffic is repaired prior to occupancy. In addition, the haul route and all construction traffic shall be restricted to Port Washington Road to Highland Road to the appropriate driveway. The applicant shall provide a traffic management plan which includes signing on Lake Shore Drive at Mequon Road and Pioneer Road prohibiting construction traffic from using those sections of roads.

The site is located within the City's sewer service area and connection to the public utility is required. The plans show an 8" gravity sewer connection to an existing sanitary sewer line. The CUW campus is served via a private force main lateral that connects to the public sanitary sewer system. The applicant shall provide calculations that show that the interior system and force main are sized appropriately for the additional flow.

As a condition of approval, the development must connect to the public water main. A 12" public water main is currently located on the site, and a connection is illustrated on the plans. In order to serve the proposed building, a public main extension and easement will be required. Fire hydrant and FDC locations are subject to the review and approval of the Fire Chief.

The site proposes an increase in impervious surface in excess of one half acre and therefore requires an amendment to the storm water management plan (SWMP) for the site. The SWMP amendment must be approved by the City and MMSD.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site. The site plan illustrates that fill will be removed from the site, and as such, a fill permit will be required.

Staff recommends **approval** of the building and site plan based on the following conditions:

1. Final staff review and approval of site, landscaping, elevations, floor plans, dumpster screening and lighting plans prior to the issuance of permits.
2. Submittal of an updated landscaping plan that addresses issues identified by Landscape Consultant to be reviewed and approved by staff.
3. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
4. The applicant shall refine the design of the roof top screening in order to lessen its visual impact on the building
5. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
6. Connection to public water. The applicant shall obtain the necessary approval and permits for the installation of the water main from the various regulatory agencies.
7. Connection to public sanitary sewer system. The applicant shall obtain the necessary approval and permits for the installation of the sanitary sewer from the various regulatory agencies.
8. Sanitary flow calculations shall be provided for the sanitary sewer system that proves that the existing system has sufficient capacity to accommodate the additional flow.
9. Engineering Department review and approval of grading, drainage, stormwater management, erosion control and sewer plans in conformance to City ordinances and the Standard Specifications for Land Development.
10. Approval of a storm water management plan amendment for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
11. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
12. Application for and approval of a City fill permit.
13. The applicant shall submit a proposed haul route, a proposed traffic management plan and issue a road bond.

14. All construction traffic shall be restricted Port Washington Road to Highland Road to the appropriate driveway.
15. Execution of a Water Service Agreement between the applicant and the Water Utility, subject to applicable fees. The mainline water main shall meet Water Utility standards for ISO recommended fire flows. An amendment to the existing water main easement document or the recordation of an additional water main easement may be required.
16. Fire Department approval of the driveway, access, turnaround, hydrant, and FDC locations.
17. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

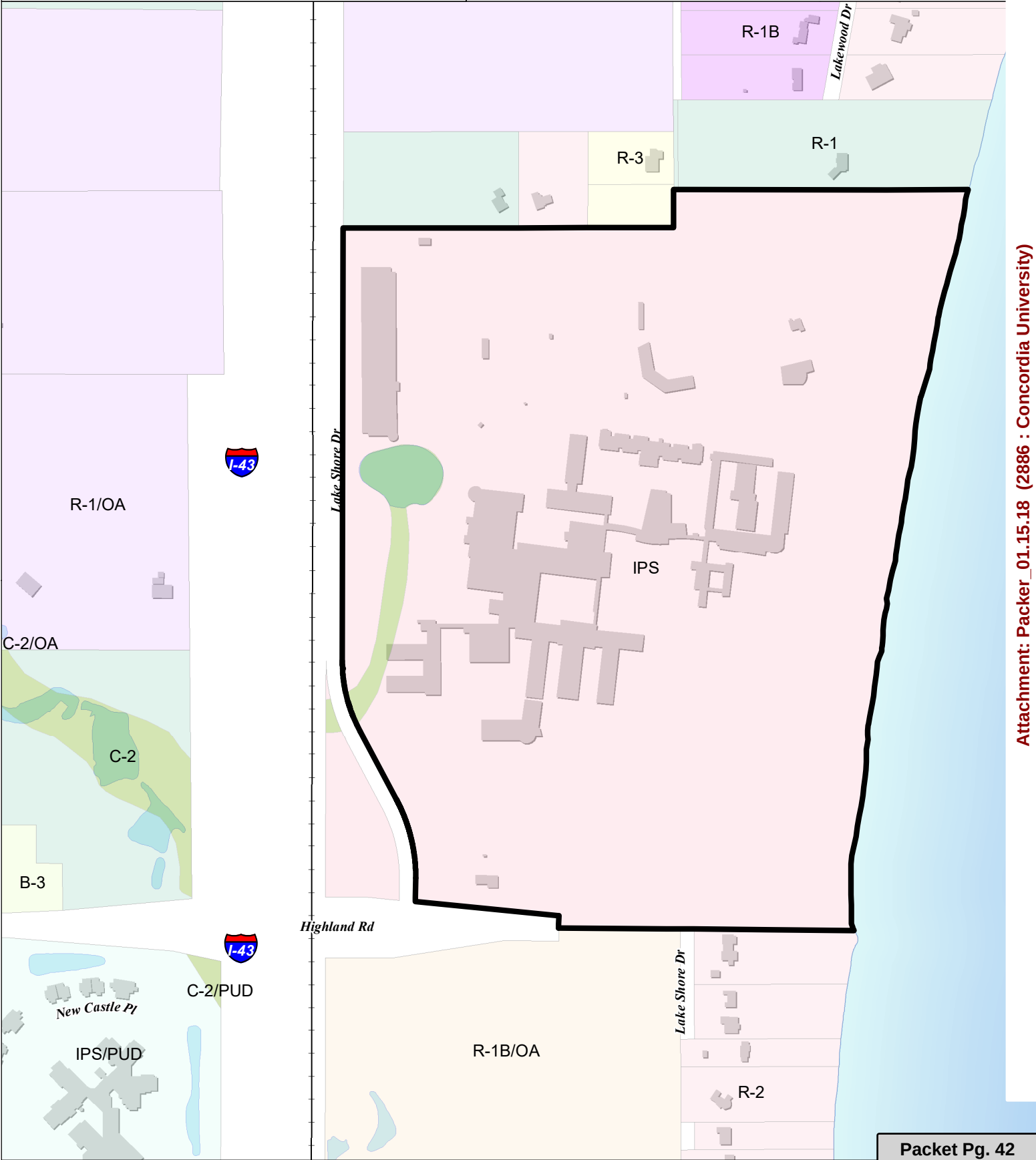
Attachments:

Packer_01.15.18 (PDF)

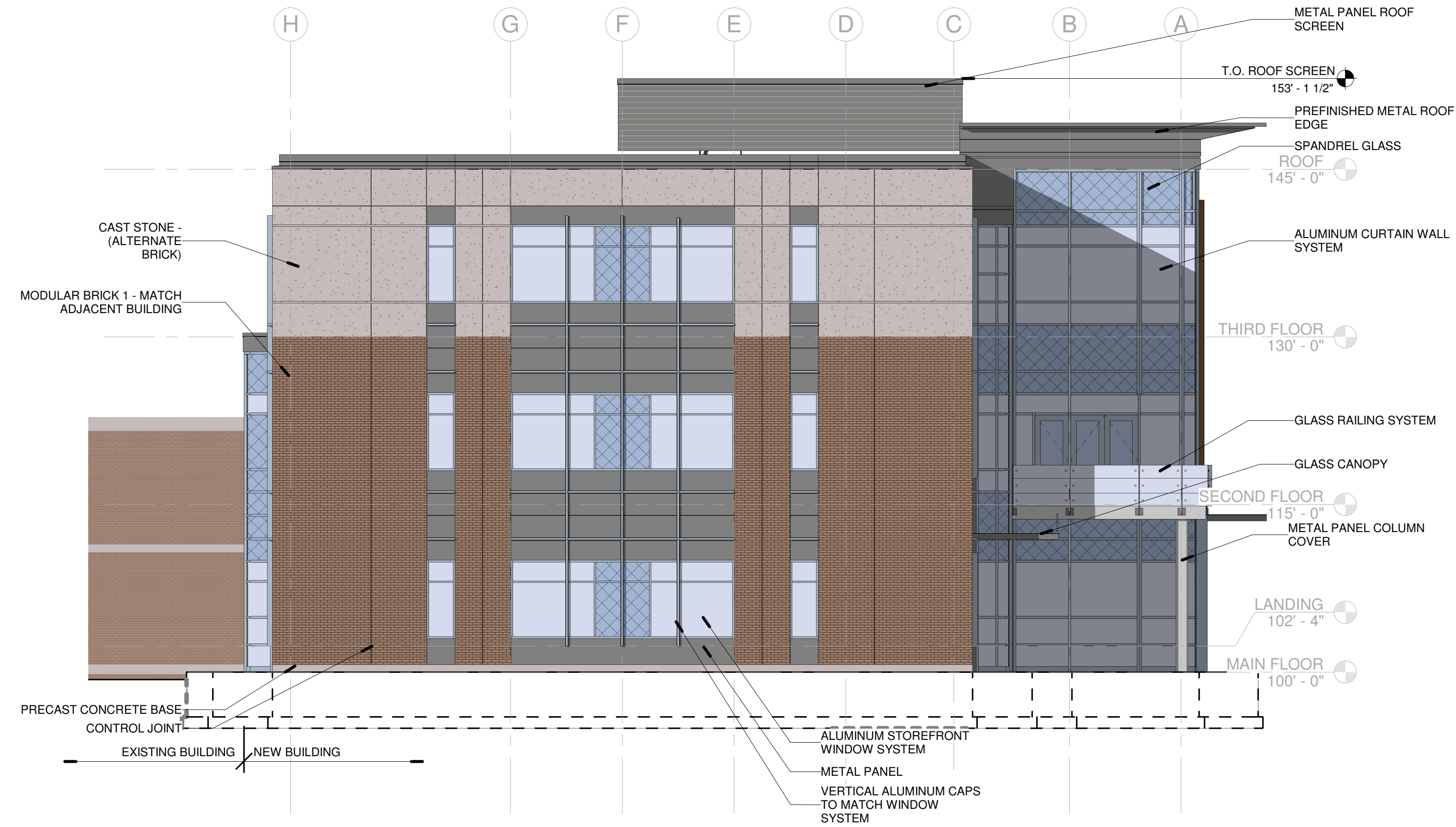
Concordia University

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		

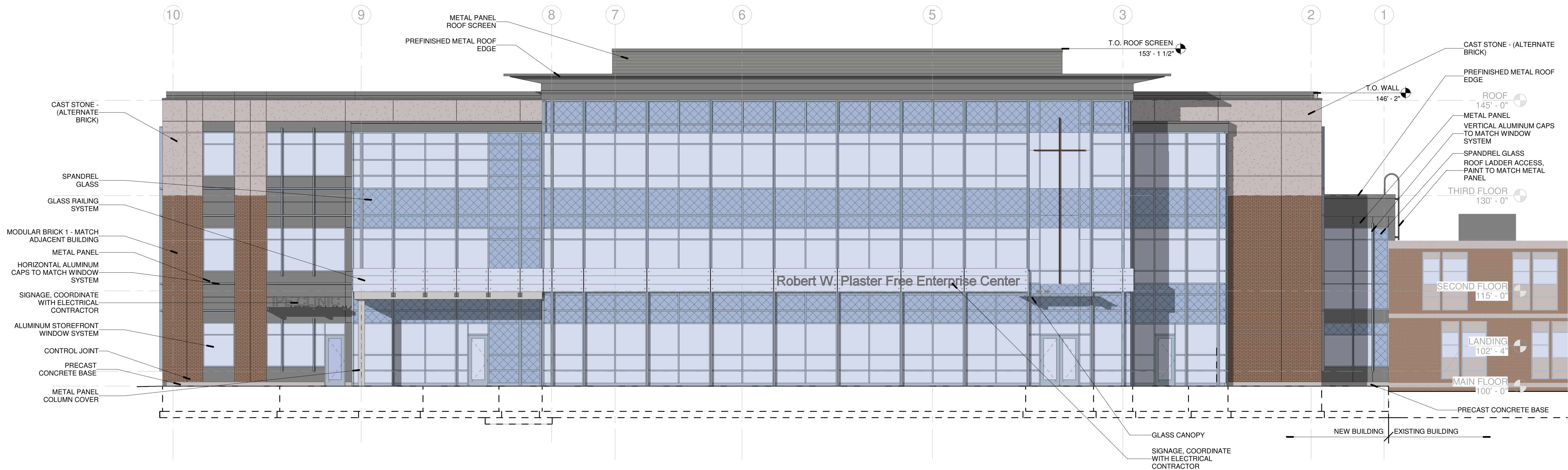
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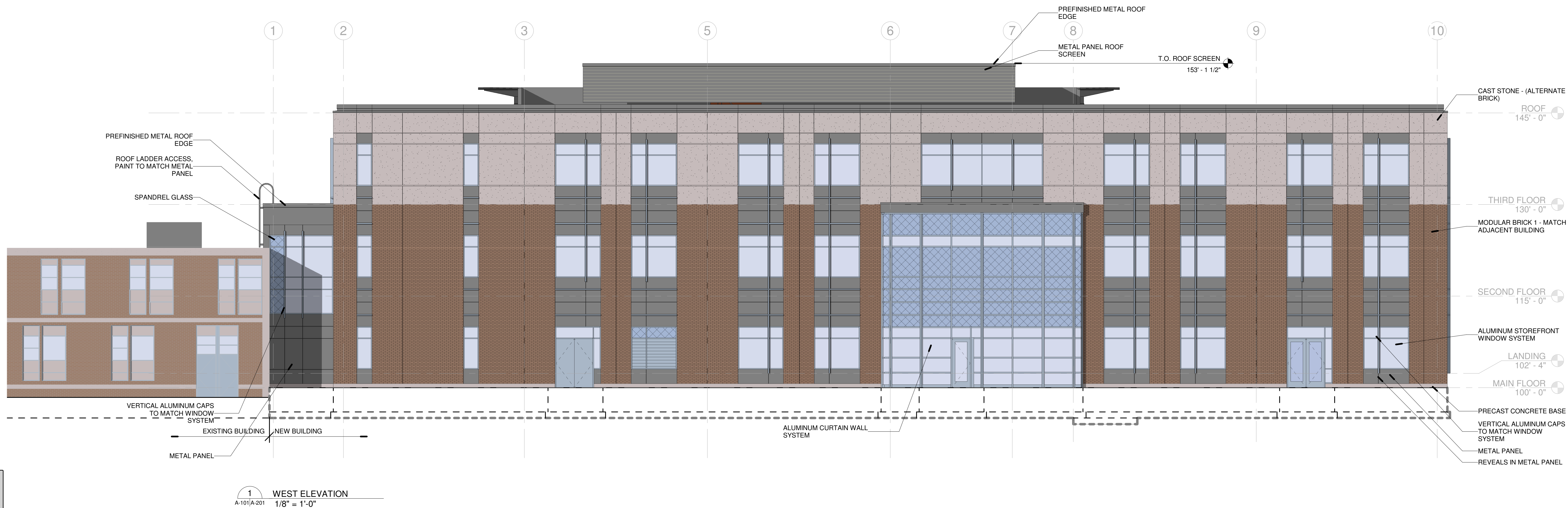
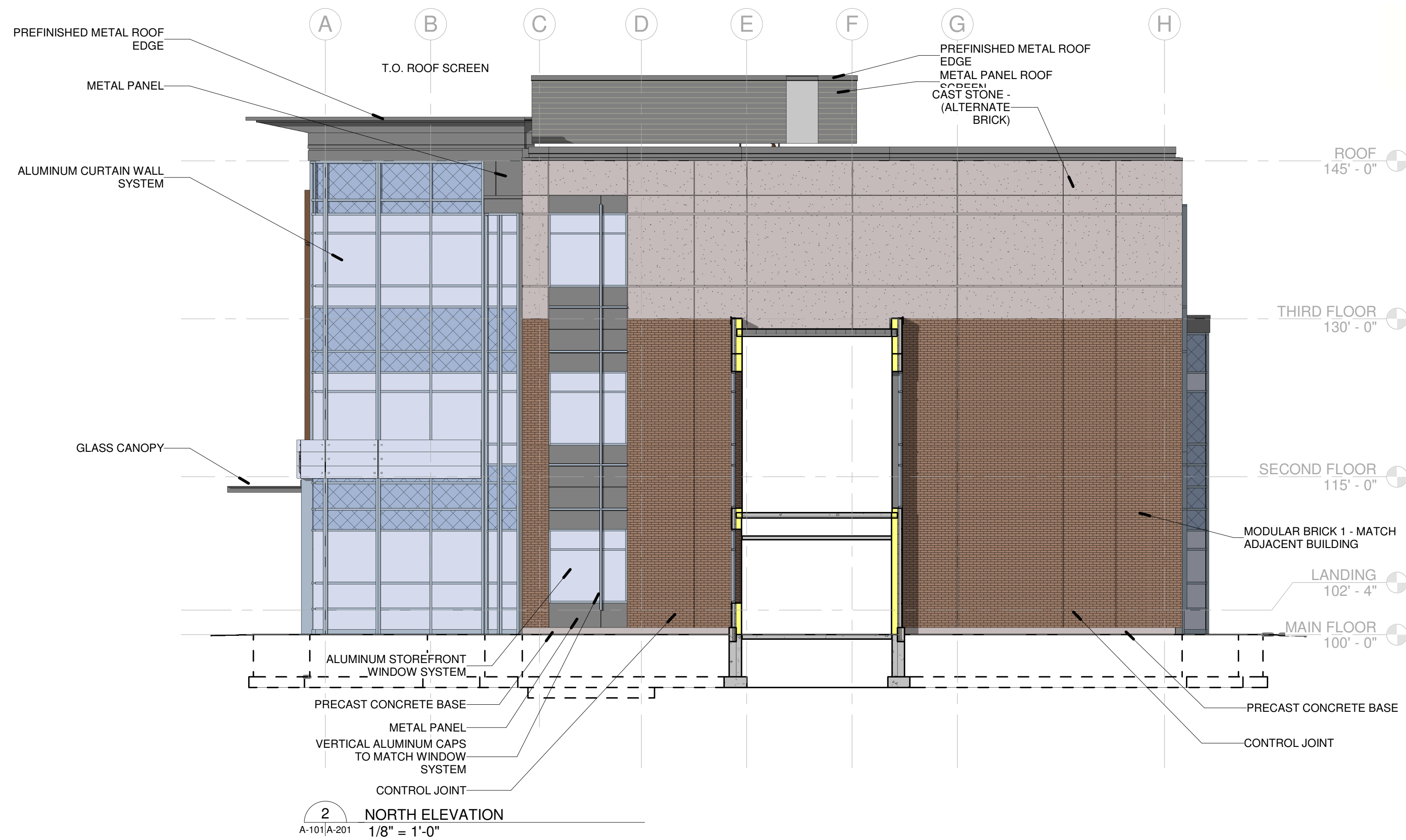
Attachment: Packer_01.15.18 (2886 : Concordia University)



2 SOUTH ELEVATION
A-101/A-200 1/8" = 1'-0"



1 EAST ELEVATION
A-101/A-200 1/8" = 1'-0"





Concordia University
of Wisconsin

12800 N. Lake Shore Drive
Mequon, WI 53097-2402

PROJECT
Concordia University
of Wisconsin
Academic Building

12800 N. Lake Shore Drive
Mequon, WI 53097-2402

REVISIONS
NO. DATE DESCRIPTION

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25% DESIGN
DEVELOPMENT

MHA PROJECT # 11018.03
PROJ. DATE 12/01/2017
DRAWN BY MH
APPROVED BY MH

SHEET ISSUE DATE:
RENDERING

A-201A

NOT FOR CONSTRUCTION



Concordia University
of Wisconsin

12800 N. Lake Shore Drive
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PROJECT
Concordia University
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Academic Building

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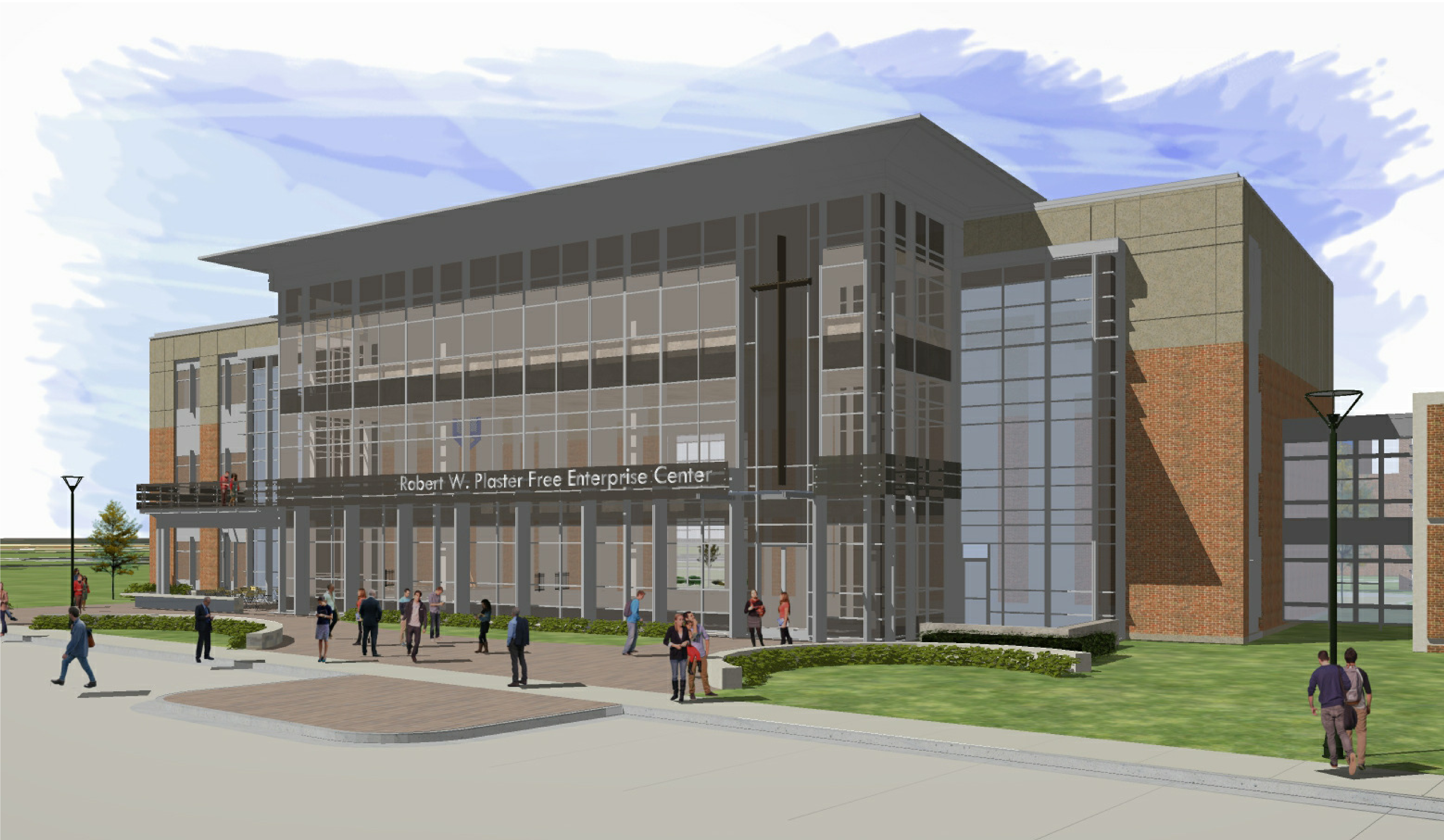
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4.8.8





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**Concordia University
of Wisconsin
Academic Building**

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PROJECT
**Concordia University
of Wisconsin
Academic Building**

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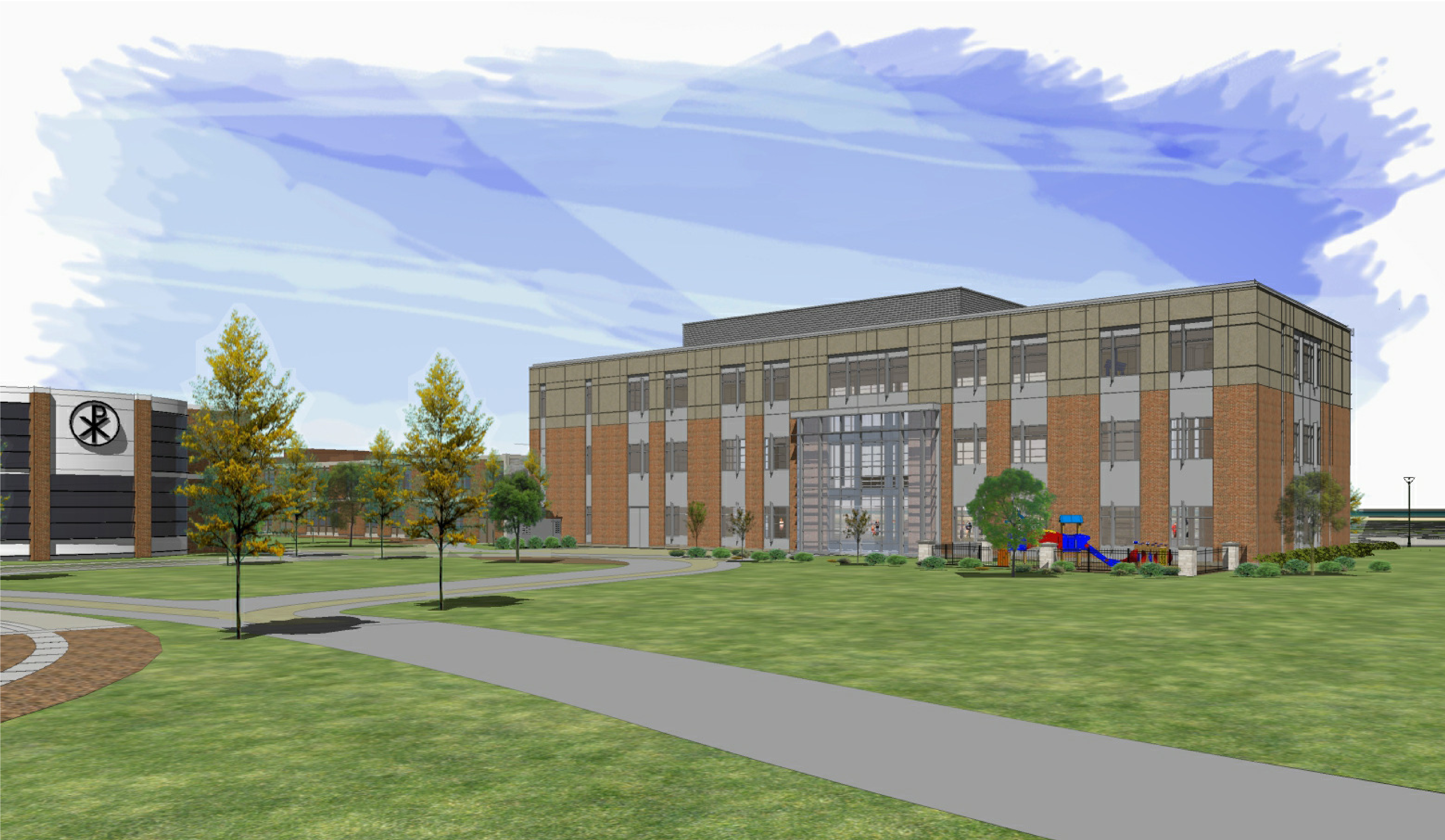
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Concordia University
of Wisconsin

12800 N. Lake Shore Drive
Mequon, WI 53097-2402

PROJECT
**Concordia University
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Academic Building**

12800 N. Lake Shore Drive
Mequon, WI 53097-2402

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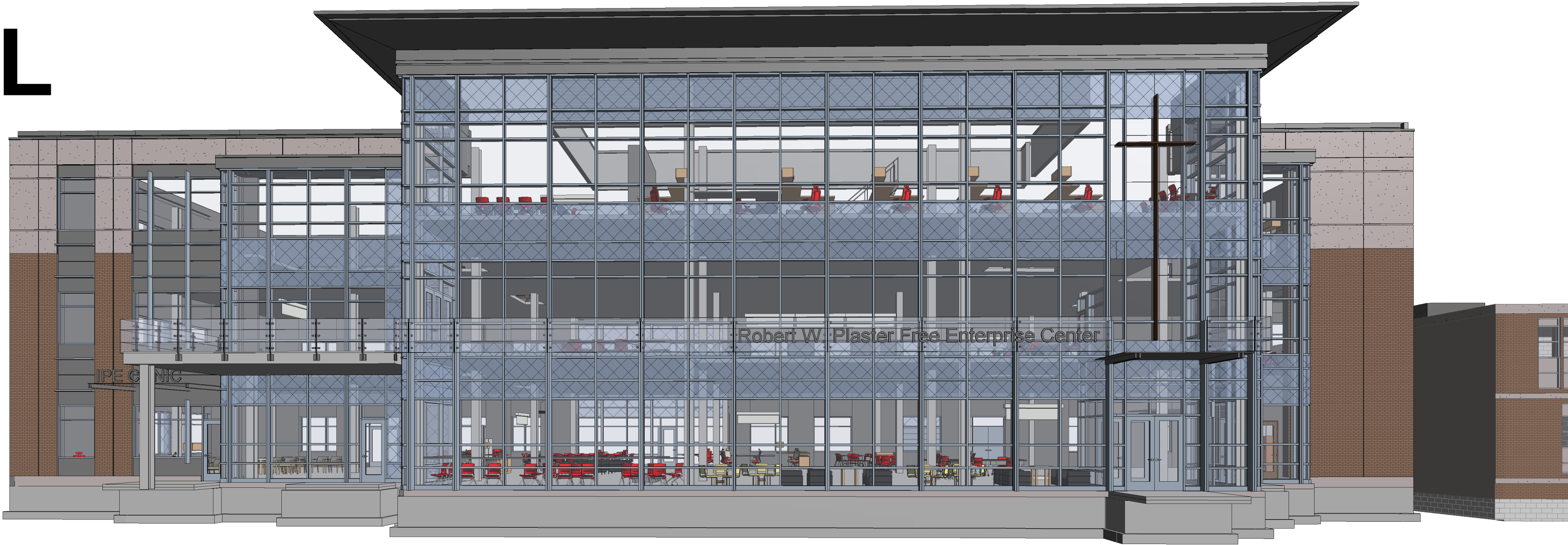
Concordia University of Wisconsin Academic Building

12800 N. Lake Shore Drive
Mequon, WI 53097-2402

MEQUON CITY SUBMITTAL

12/01/2017

Owner:
Concordia University of Wisconsin
12800 N. Lake Shore Drive
Mequon, WI 53097-2402



ARCHITECTURAL

Mayer Helminiak Architects, LLC.

10521 N. Port Washington Road, Suite 220
Mequon, Wisconsin 53092
Phone 262-241-3700
FAX 262-241-3706

STRUCTURAL

Pierce Engineers, Inc.

241 North Broadway
Milwaukee, Wisconsin 53202
Phone 414-278-6060
FAX 414-278-6061

CIVIL & LANDSCAPE

Harwood Engineering Consultants, LTD.

255 North 21st Street
Milwaukee, Wisconsin 53233
Phone 414-916-1255
FAX 414-475-5698

MEP/ TECHNOLOGY/ ACOUSTICAL

IMEG, Engineering Consultants.

1800 Deming Way, Suite 200
Middleton, WI 53562
Phone 608-223-9600
FAX 608-223-9601

CONSTRUCTION MANAGER

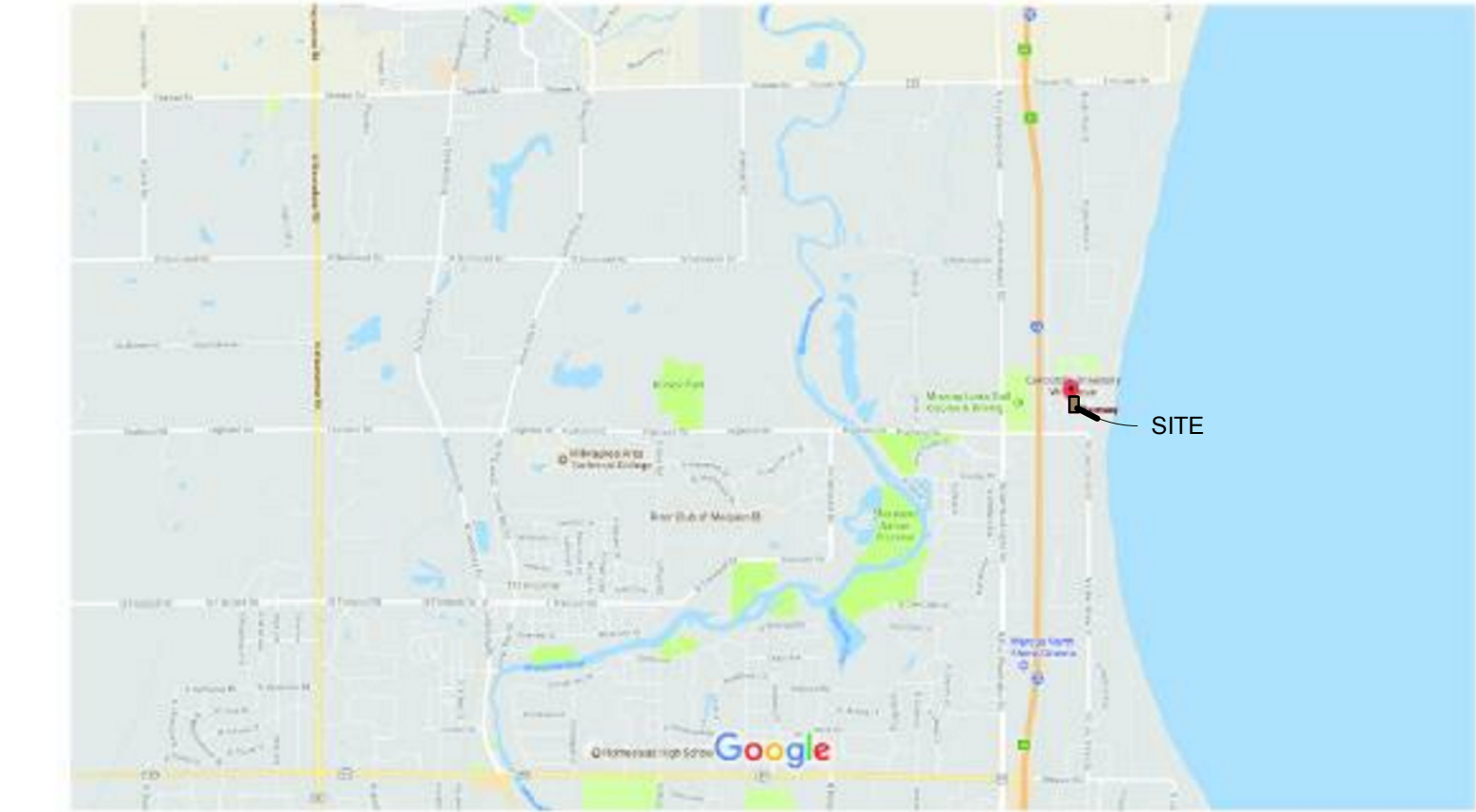
Joseph Schmitt Construction

2104 Union Avenue
Sheboygan, Wisconsin 53082
Phone 920-457-4426
FAX 920-457-9474

SHEET INDEX

SHEET INDEX - CITY SUBMITTAL	
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G-001	PROJECT OVERVIEW
CIVIL	
C-101	SITE PLAN
C-102	SITE UTILITY PLAN
C-103	GRADING PLAN
C-104	EXISTING SITE SURVEY
C-500	CONSTRUCTION DETAILS
C-100	SITE LOCATION PLAN
LANDSCAPING	
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L1.1	TREE INVENTORY SCHEDULE
L2.0	LANDSCAPE PLAN BUILDING AREA
L2.1	LANDSCAPE PLAN WEST AREA
L3.0	PLANT SCHEDULE & LANDSCAPE DETAILS

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ARCHITECTURAL - CITY SUBMITTAL	
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A-102A	SECOND FLOOR PLAN
A-103A	THIRD FLOOR PLAN
A-104A	ROOF PLAN
A-200	ELEVATIONS
A-201	ELEVATIONS
ELECTRICAL	
E-001	SITE - ELECTRICAL
E-002	SITE - PHOTOMETRICS
E-600	SCHEDULES & CUT SHEETS
E-601	SCHEDULES & CUT SHEETS
E-602	SCHEDULES & CUT SHEETS



② LOCATION MAP
NTS



10521 N. Port Washington Rd.
Suite 220
Mequon, WI
53092-5561

(262)241-3700
mayer-helminiak.com
CONSULTANT



Concordia University
of Wisconsin

12800 N. Lake Shore Drive
Mequon, WI 53097-2402

Concordia University
of Wisconsin
Academic Building

12800 N. Lake Shore Drive
Mequon, WI 53097-2402

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MEQUON CITY SUBMITTAL

MHA PROJECT # 11018.03
PROJ. DATE 12/01/2017
DRAWN BY KM
APPROVED BY KB

SHEET ISSUE DATE:
TITLE SHEET

T1



Concordia University
of Wisconsin

12800 N. Lake Shore Drive
Mequon, WI 53097-2402

Concordia University
of Wisconsin
Academic Building

12800 N. Lake Shore Drive
Mequon, WI 53097-2402

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MEQUON CITY SUBMITTAL

MHA PROJECT # 11018.03
PROJ. DATE 12/01/2017
DRAWN BY BS
APPROVED BY BS

SHEET ISSUE DATE:
PROJECT
OVERVIEW

G-001

Attachment: Packet 01.15.18 (2886 : Concordia University)

NOT FOR CONSTRUCTION

LOCATION:

Southeast corner of Concordia University Wisconsin's main campus.
Mequon, Wisconsin

PROJECT TEAM:

Client:	Concordia University Wisconsin
Architect:	Mayer Helminiak Architects
Construction Manager:	Jos. Schmitt & Sons Construction Co.
MEP, FP Design:	IMEG Corporation
Civil Design:	Harwood Engineering Consultants
Structural Engineer:	Pierce Engineers
Landscape Architect:	Paragon Design Group
Elevator Consultant:	Performance Elevator Consulting
Audio/Video Consultant:	IMEG Corporation
Acoustical Consultant:	IMEG Corporation

SCHEDULE:

Construction Start
Site Work and Utilities: February, 2018
Building: March, 2018

Occupancy
Full Occupancy: January, 2019

ZONING: IPS INSTITUTIONAL AND PUBLIC SERVICE DISTRICT

Table of Area Per Floor	
First Level:	13,676 SF
Second Level:	13,665 SF
Third level:	13,375 SF

Total Area: 40,716 SF

Building Height: 52'-0" Maximum Height

*Code of Ordinances of the City of Mequon, Wisconsin
Chapter 58: Article IV. - Zoning
Sec. 58-353. - IPS Institutional and Public Service district.
(h) Building height. The height of any structure shall not exceed 42 feet unless otherwise allowed in accordance with section 58-418.*

*Sec. 58-418. - Height regulations.
(d) Increase permitted. The maximum height of any structure may be increased up to ten feet if offset and setbacks are increased by one foot for every each additional foot of structural height exceeding the standard district requirement.*

PROJECT DESCRIPTION:

The proposed Academic Building is a 40,716 square foot three story educational facility situated on Concordia University Wisconsin's (CUW) campus. As a catalyst for innovation, technology and collaboration, the new facility aims to excite and stimulate its users with state-of-the-art equipment that allows for superior research opportunities. focused on a holistic approach to education, the new facility houses existing university departments for the School of Business, Education, Hospitality and Event Management, Health Professions and faculty offices to accompany the departments.

SPECIALTY ROOMS:

Of the offered programs, a fully functional physical therapy, occupational therapy and speech language pathology facility operates on the south portion of the First, Second and Third floor of the building. These immersive classrooms aim to provide students with real life therapy and treatment experiences through educational training with children and adult patients from around the area.

A large collaboratorium, located on the first floor, enables students to participate in group study sessions, brainstorming activities and develop their ideas in a comfortable and contemporary social atmosphere. Adjacent to this space are private offices and labs for marketing, graphic design, 3D prototyping, computer studies, legal assistance, accounting and finance. These auxillary spaces are an attempt to help provide students with the necessary educational tools and advisors to be independent and successful post-graduation.

Research opportunities through business and scientific related labs are also offered within the new facility. DNA, forensic food and drug analysis, microbiology and a crime scene lab are among the program elements available for scientific research. Also housed in the facility are business related spaces such as the mock court room, mock trading lab and business classrooms. All these spaces are specialized and allow the students to become efficient and knowledgeable with the given equipment so that they can apply their lessons and experiences to real life situations.

PARKING:

History and growth rates

In 2012 Concordia University completed a large scale parking structure adding approximately 700 parking spaces to the campus to plan for the current needs at that time as well as anticipated future demands. An anitcipated growth rate of 4.7% was used at that time, which would have put the parking demand needed at 2,200* in 2017 (five years after the 2012 starting point).However, the growth rate used for the previous projection vs. the reality of the actual enrollment over the same period has differed. The actual growth rate from 2012 to 2016 was closer to 3% as an average and as of recently (2016) enrollment has dropped a bit from previous years (no growth).

To project the future parking needs, the number of spaces projected previously for 2015 was used (e.g. 2006 spaces were projected previously for the year 2015 AND the university is anticipating being down slightly in enrollment for 2016 (0% growth), so the baseline parking number used for future parking demand anticipated was 2006 spaces..... see below).

A rate of 1.5% student growth (30 - 40 additional students anticipated per year, per CUW) was then used to predict where parking needs may fall in the future.

The numbers are as follows:
2016: 2006 (spaces) baseline
2017: 2036
2018: 2066
2019: 2097
2020: 2128
2021: 2160 spaces

Current Academic Building Project

The uses for the proposed building (and students / staff) are already on the university's campus. Additional parking for students and staff is not anticipated to be needed as a resut of the building construction.

Summary

The previous study in2012 showed a demand of 2200 parking spaces being required in 2017** based on a higher growth rate than what has actually occured since that time. Additional parking for students and staff is not anticipated to be needed as a result of the building construction. The projected parking numbers discussed do not show that additional parking is required at this time, However, CUW feels that it would be prudent to plan for additional parking on the campus and adjacent to the new building should the demand or need arise in the future.

Should the actual future growth rate exceed the proposed rate used in this summary, the University would implement and develop those additional lots when the need arises.

Baseline Parking Numbers (by year)

2012: 1510 spaces on campus (existing)
2012 (Fall) 700 spaces added from the Parking structure project
2012 (Fall) 2210 spaces on campus
2017 (Fall) 2210 spaces on campus
2019 (spring) 2210 spaces on campus

**this was using a conservative assumption that the student growth rate correlates at a 1:1 ratio with the parking required, whereas the municipal code states 1 space per 2 students.
** previous summary in 2012 stated 2016 but should actually read "2017" (5 years after 2012)*



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CONSULTANT



Harwood Engineering Consultants
255 North 21st Street | Milwaukee, WI 53233
P: (414) 233-1000
HEC Project Number: 16-1108.00

OWNER



Concordia University Wisconsin

12800 N Lake Shore Dr.
Mequon, WI 53097

PROJECT

Academic Building

REVISIONS		
#	DATE	DESCRIPTION

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CITY OF MEQUON
SUBMITTAL SET

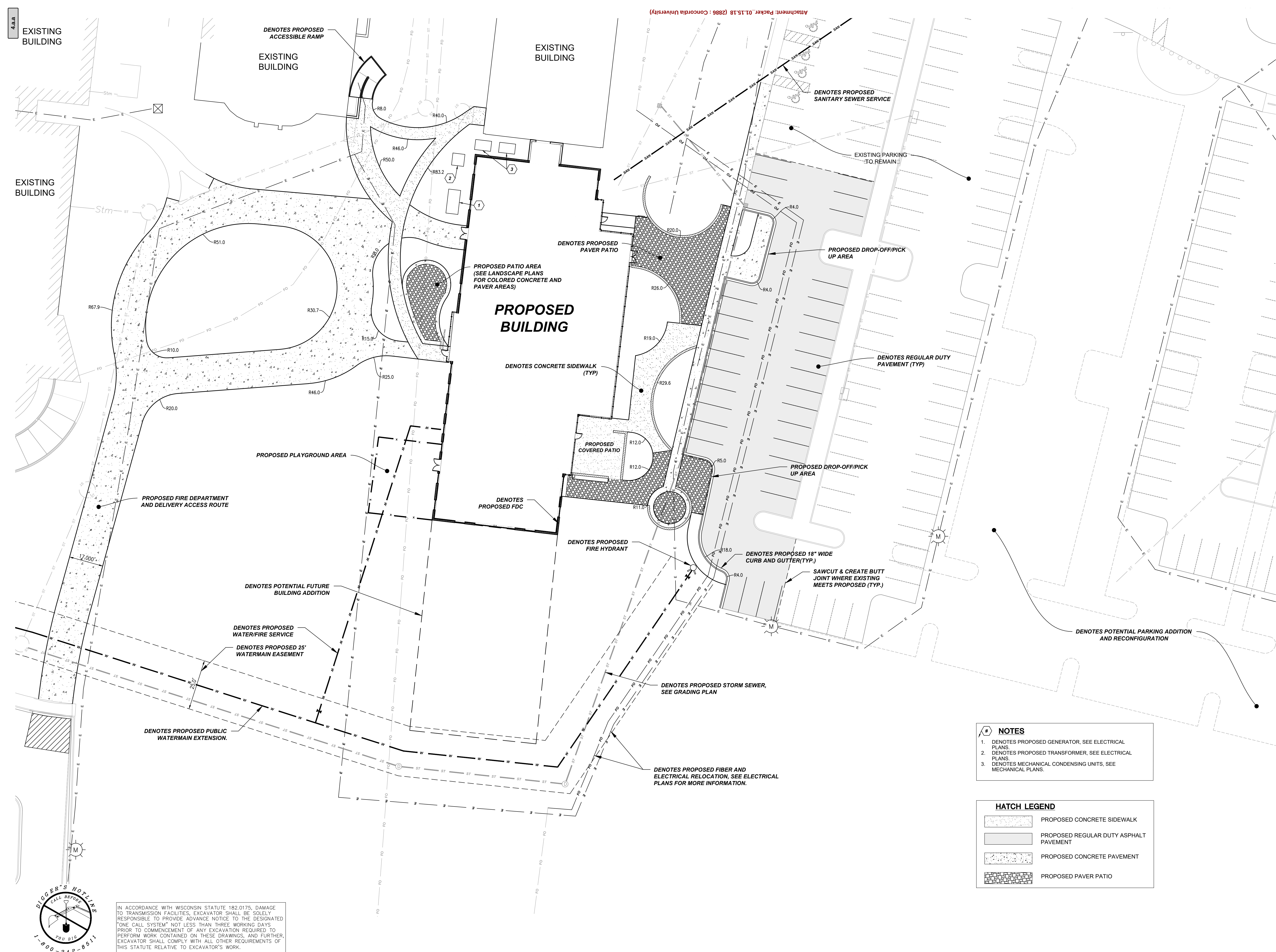
SCALE: 1" = 30'

MHA PROJECT # 11018.02
PROJ. DATE 12/01/2017
DRAWN BY BMS
APPROVED BY TBO

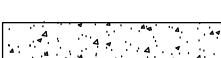
SHEET ISSUE DATE:
Site Plan

C-101

NOT FOR CONSTRUCTION



- NOTES**
1. DENOTES PROPOSED GENERATOR, SEE ELECTRICAL PLANS.
 2. DENOTES PROPOSED TRANSFORMER, SEE ELECTRICAL PLANS.
 3. DENOTES MECHANICAL CONDENSING UNITS, SEE MECHANICAL PLANS.

HATCH LEGEND	
	PROPOSED CONCRETE SIDEWALK
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED PAVER PATIO

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



ma

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OWNER

CONCORDIA
UNIVERSITY
WISCONSIN

Concordia University
Wisconsin

12800 N Lake Shore Dr.
Mequon, WI 53097

PROJECT

Academic Building

REVISIONS

NO.	DATE	DESCRIPTION
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CITY OF MEQUON
SUBMITTAL SET
SCALE: 1" = 50'
MHA PROJECT # 11018.02
PROJ. DATE 12/01/2017
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SHEET ISSUE DATE:
Site Utility Plan
C-102

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DIGGER'S HOTLINE

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1-800-242-8611

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

ma

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HEC Project Number: 16-1108.00

OWNER

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PROJECT

Academic Building

NO.	DATE	DESCRIPTION

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9/12/2016 12:07:24 PM
CITY OF MEQUON
SUBMITTAL SET

SCALE: 1" = 30'

MHA PROJECT #	11018.02
PROJ. DATE	12/01/2017
DRAWN BY	BMS
APPROVED BY	TBO

SHEET ISSUE DATE:
Grading Plan

C-103

NOT FOR CONSTRUCTION

Attachment: Packet_01.15.18 (2886 - Concordia University)

CSE

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HEC Project Number: 16-1108.00

OWNER



Concordia University
Wisconsin

12800 N Lake Shore Dr.
Mequon, WI 53097

PROJECT
Academic Building

REVISIONS
NO. DATE DESCRIPTION

NOTES:

1. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

2. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55089C0193F, WITH A DATE OF IDENTIFICATION OF DECEMBER 4, 2007, IN COMMUNITY NO. 550310, OZAUKEE COUNTY, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

LEGEND		
— SAN	SANITARY SEWER	⊠ ELECTRIC TRANSFORMER
— ST	STORM SEWER	⊠ ELECTRIC METER
— W	WATER MAIN	⊠ ELECTRIC PEDESTAL
— G	BURIED GAS LINE	⊠ ELECTRIC BOX AT GRADE
— TEL	BURIED TELEPHONE LINE	⊠ TELEPHONE BOX AT GRADE
— E	BURIED ELECTRIC LINE	⊠ TELEPHONE PEDESTAL
— FO	BURIED FIBER OPTIC LINE	⊠ TV PEDESTAL
— CATV	BURIED CABLE TELEVISION LINES	⊠ GAS METER
— COMB	COMBINATION SEWER	⊠ AIR CONDITIONER
— WOOD	WOOD FENCE	⊠ UTILITY POLE
— METAL	METAL FENCE	⊠ WOOD SIGN
—	EDGE OF TREES AND BRUSH	⊠ METAL SIGN
		⊠ FLAG POLE
		⊠ BOLLARD
		⊠ FIRE DEPARTMENT CONNECTION
		⊠ MAIL BOX
		⊠ FIBER OPTIC MARKER
		⊠ HYDRANT
		⊠ AUTO SPRINKLER
		⊠ WATER VALVE
		⊠ GAS VALVE
		⊠ MANHOLE
		⊠ CATCH BASIN
		⊠ METAL LIGHT POLE
		⊠ CONCRETE LIGHT POLE
		⊠ WOOD LIGHT POLE
		⊠ YARD LIGHT

EXISTING CONDITIONS SURVEY

FOR
CONCORDIA UNIVERSITY
12800 NORTH LAKE SHORE DRIVE
MEQUON, WI

DRAWN BY:	NJF	DATE:	JUNE 13, 2016
CHECKED BY:	MJB	DRAWING NO.	EC - 0
CSE Job No.:	16- 101	SHEET	1 OF 1

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CITY OF MEQUON
SUBMITTAL SET

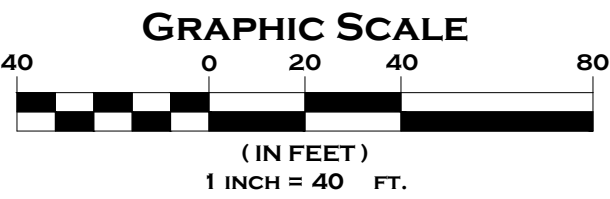
SCALE: 1" = 40'

MHA PROJECT # 11018.02
PROJ. DATE 12/01/2017
DRAWN BY BMS
APPROVED BY TBO

SHEET ISSUE DATE:
Existing Site
Survey

C-10

NOT FOR CONSTRUCTION



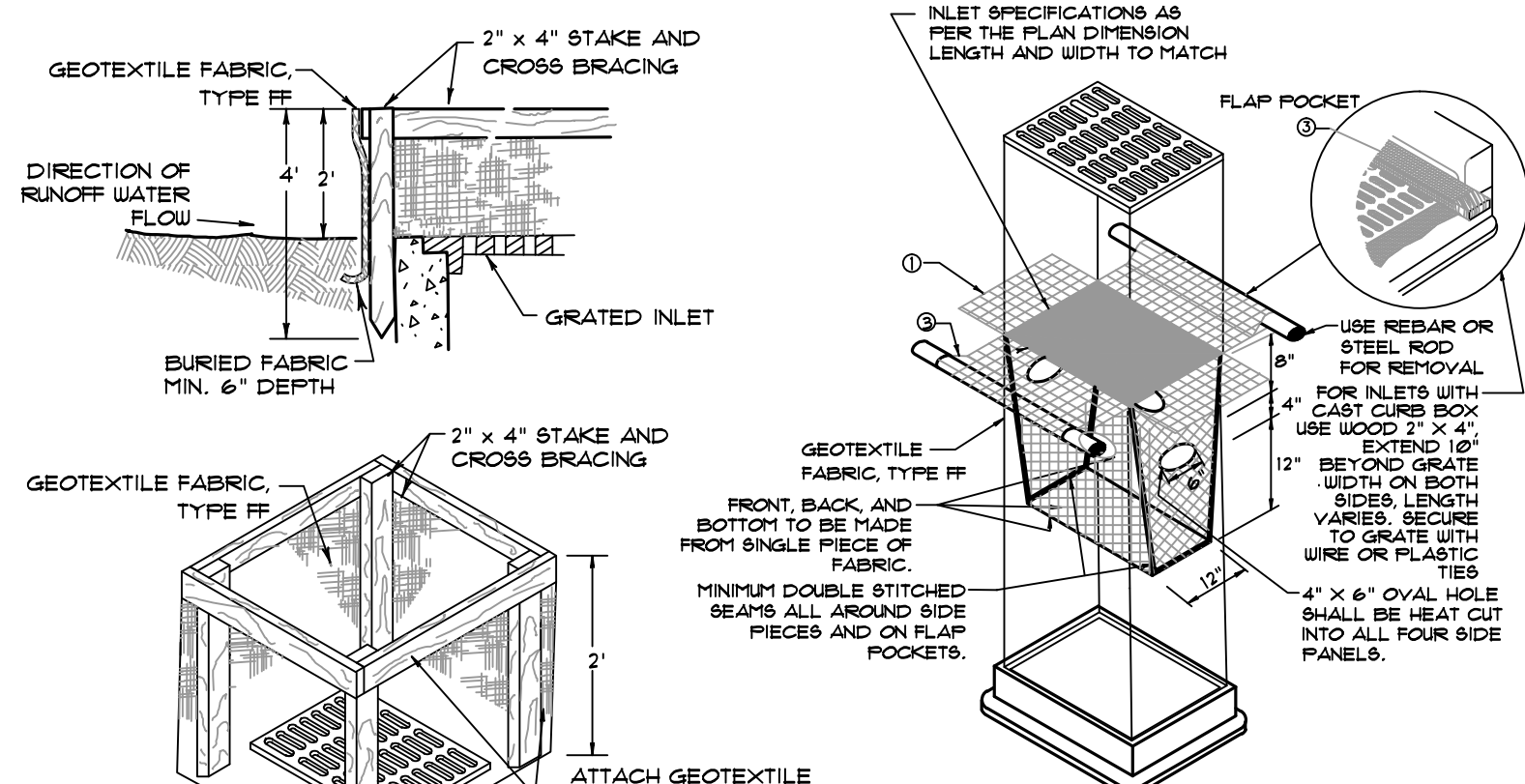
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DIGGERS HOTLINE

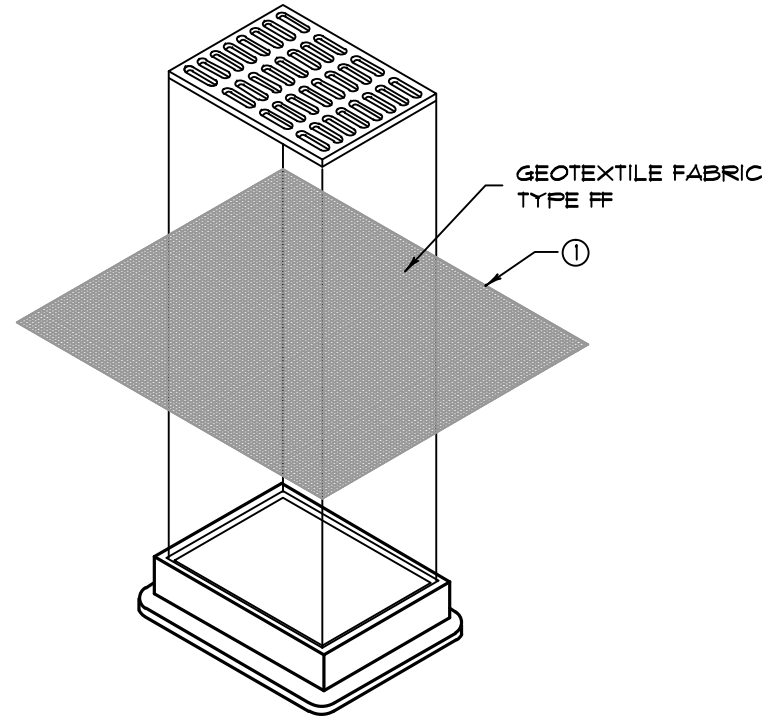
DIAL 811 OR (800) 242-8511

GENERAL NOTES AND SPECIFICATIONS

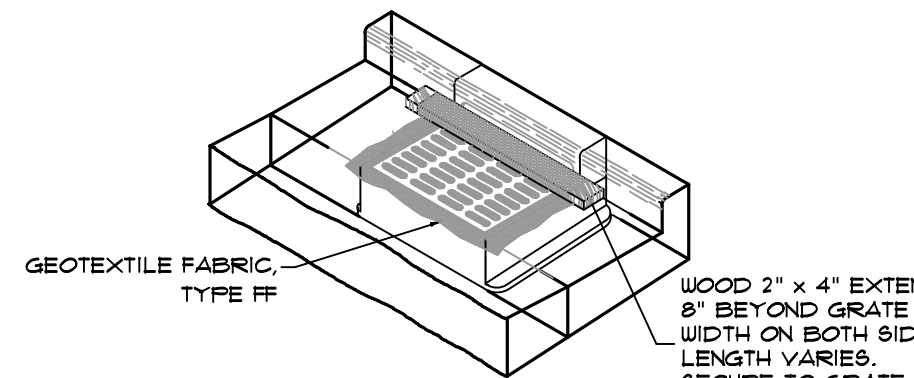
- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO VERIFYING ELEVATION, LOCATION AND SIZE. SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 2003; AS WELL AS, THE CITY OF MEQUON CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
 - ALL UTILITY PERMITS MUST BE RECEIVED FROM THE CITY OF MEQUON PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 24 HOURS BEFORE STARTING CONSTRUCTION.
- BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.
- ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ALL PROPOSED WATERMAIN SHALL BE PVC SDR 18, CLASS 150, AWWA C900 WITH ELASTOMERIC JOINTS.
- PROPOSED SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3035, SDR 35 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212.
- PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3035, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 UNLESS OTHERWISE NOTED.
- UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- SILT FENCE AND ALL OTHER EROSION CONTROL METHODS MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALSO, CONTRACTOR IS RESPONSIBLE FOR REMOVING EROSION CONTROL METHODS ONCE THE SITE IS STABILIZED.
- THE PROPOSED SITE LOCATION AND SURROUNDING STREETS MUST BE KEPT DEBRIS FREE. SWEEP STREETS AS NEEDED TO MAINTAIN CLEAN STREETS.
- ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL DISTURBED GRASS AREAS SHALL BE STABILIZED PER DNR TECHNICAL STANDARDS WITHIN 7 DAYS OF COMPLETION. DISTURBED GRASS AREAS SHALL BE TOPSOILED 1", RESEEDED AND STABILIZED. AREAS WITH A SLOPE OF 3H:1V OR STEEPER SHALL BE COVERED WITH A CLASS 1 - TYPE A EROSION FABRIC. SEE SPECIFICATIONS.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
- ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
- ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
- ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
- REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
- ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 3000 PSI.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
- PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS. CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS AS-BUILTS SHOWING ANY CHANGES DURING CONSTRUCTION.



INLET PROTECTION, TYPE A

INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C (WITH CURB BOX)

INLET PROTECTION, TYPE D

(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE) Q

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

FOR INLET PROTECTION, TYPE C WITH CURB BOX, AND ADDITIONAL 18" OF FABRIC IS UNWRAPPED AROUND THE CURB AND SECURED WITH STAPLES, THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INSTALLATION NOTES:

TYPES B & C:

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE USING A CLEAN FLAP HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D:

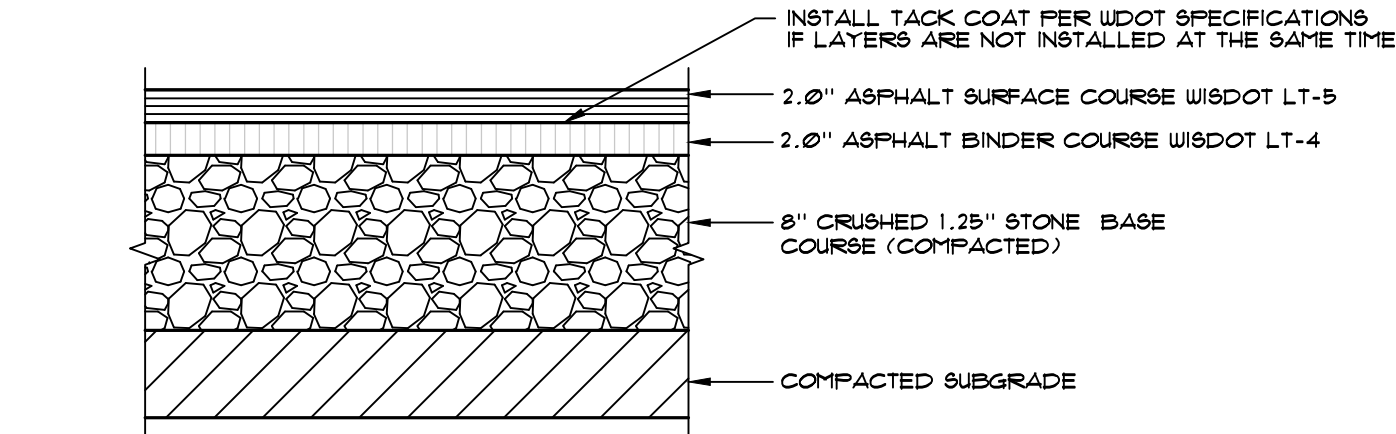
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES OF 3". WHERE NECESSARY, THE CONTRACTOR SHALL CINCH THE BAG USING PLASTIC ZIP TIES TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

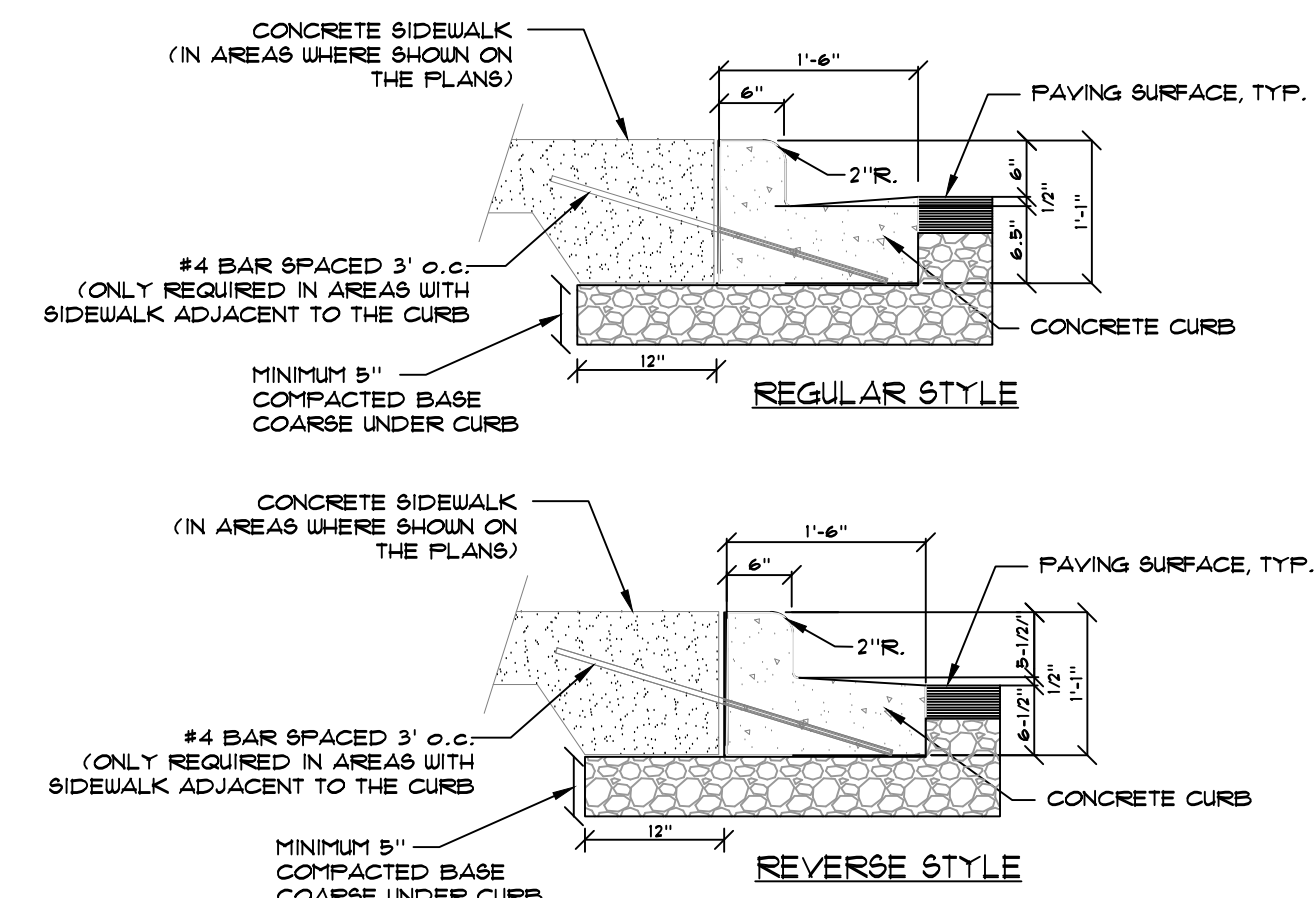
NOTES:

- MATRIX HP5 950 MACRO/MICRO SYNTHETIC BLEND FIBER OR PORTA FERRO MACRO FIBER TO BE ADDED TO MIX AT A DOSAGE RATE OF 5 POUNDS PER CUBIC YARD.

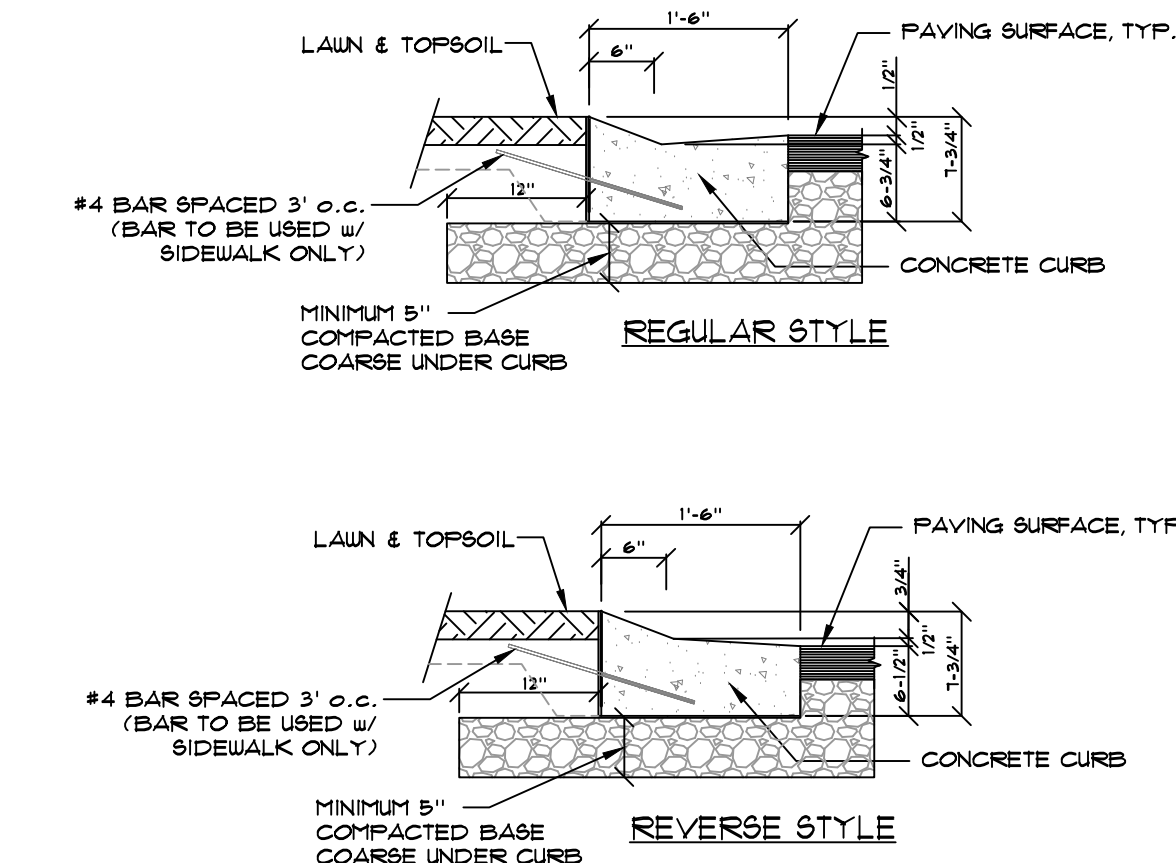
05 CONCRETE PAVEMENT



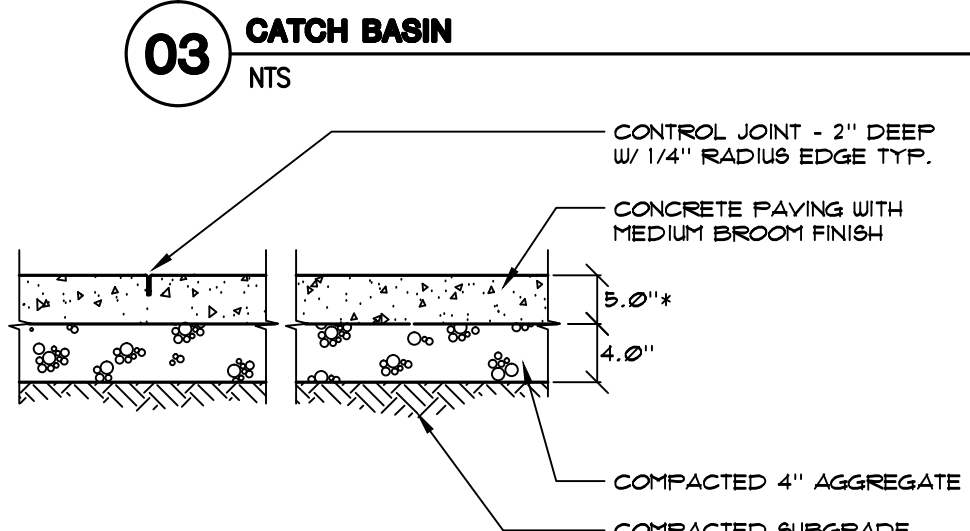
06 REGULAR DUTY PAVEMENT



07 VERTICAL FACE CURB - 18 IN WIDE



08 DEPRESSED CURB - 18 IN WIDE



* NOTE: SIDEWALK SHALL BE 1\"/>

04 CONCRETE SIDEWALK

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE WITH THE ENDS POINTING UP-SLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

1 CROSS BRACE WITH 2\"/>

2 MINIMUM 1/4 GAGE WIRE REQUIRED, FOLD FABRIC 3\"/>

3 EXCAVATE A TRENCH A MINIMUM OF 4\"/>

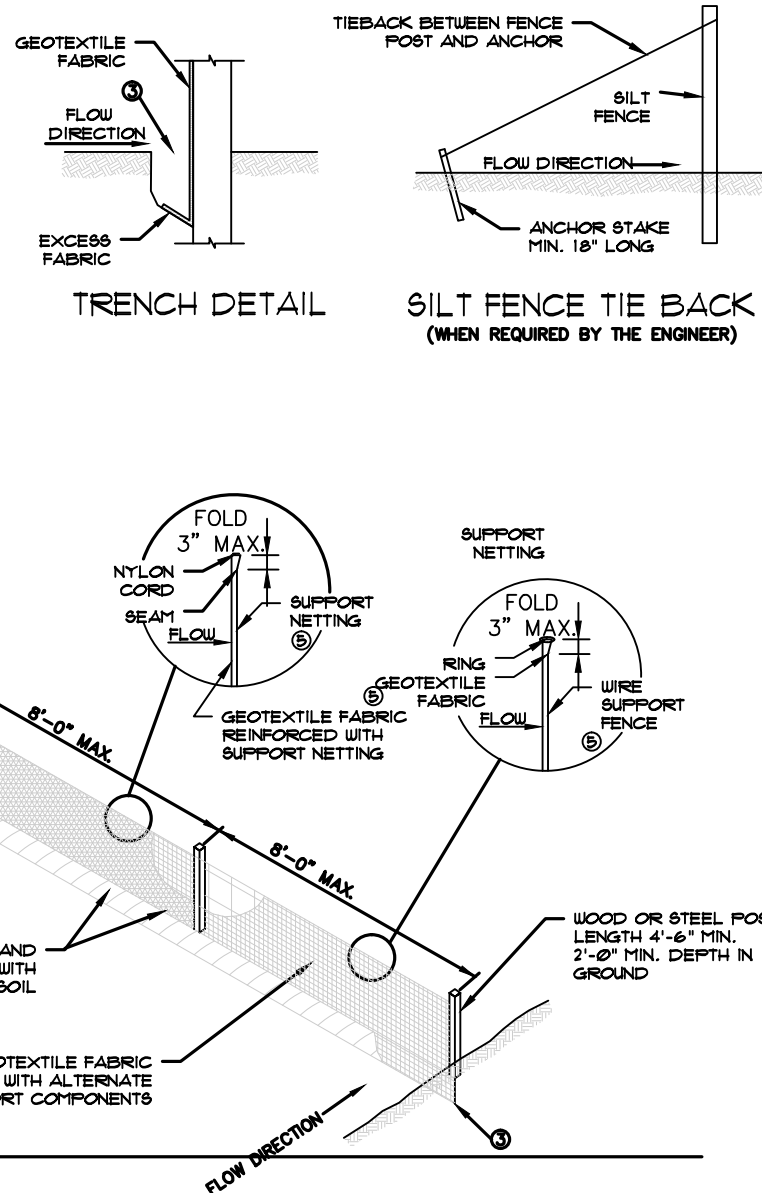
4 WIRE SUPPORT FENCE SHALL BE 1/4 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6\"/>

5 GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4\"/>

6 STEEL POSTS SHALL BE STUDDED \"TEE\" OR \"U\" TYPE\" WITH A MINIMUM WEIGHT OF 1.28 LB/W.F.T. (WITHOUT ANCHOR). PIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4\"/>

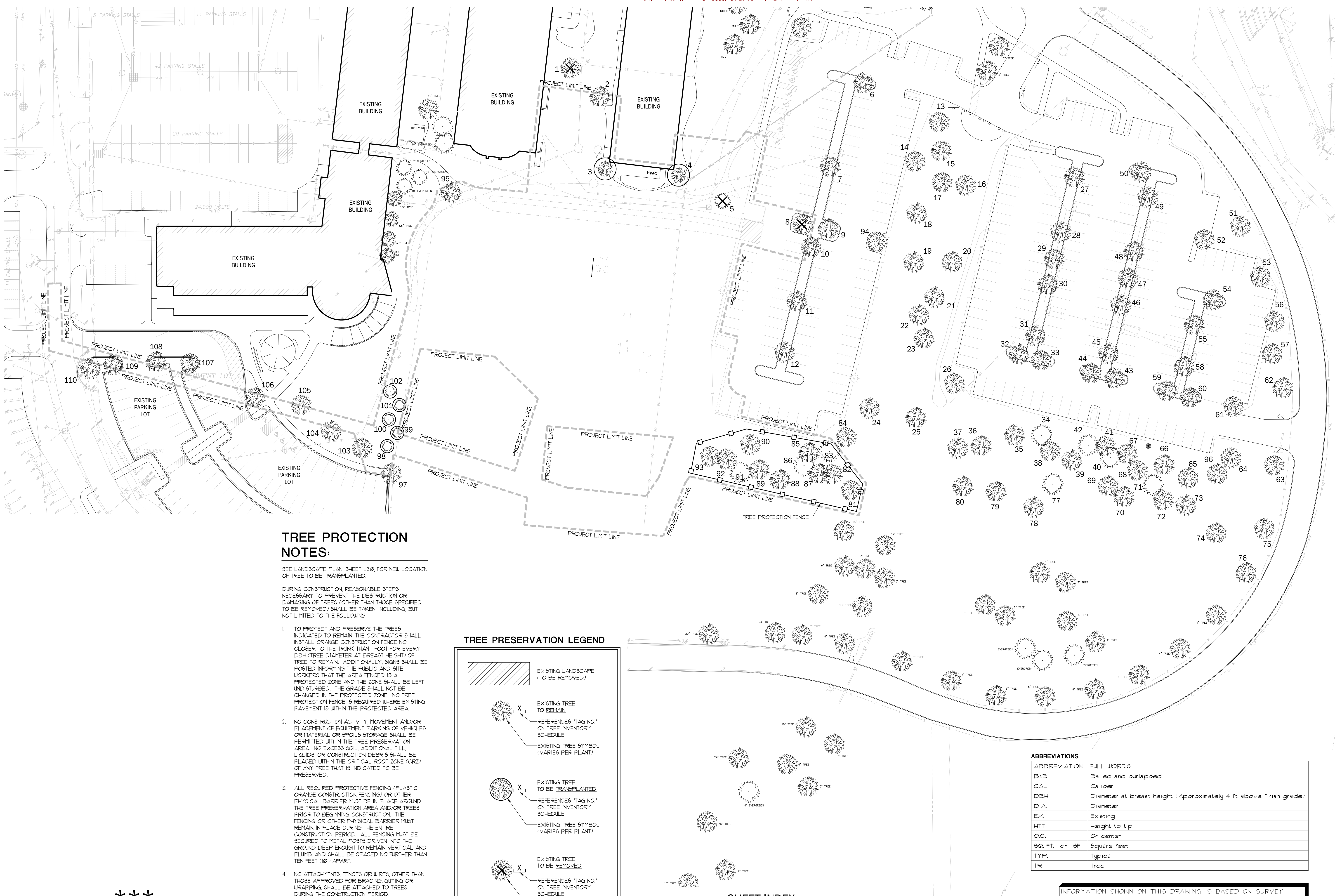
7 ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.



01 SILT FENCE

NTS



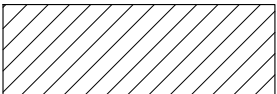
TREE PROTECTION NOTES:

SEE LANDSCAPE PLAN, SHEET L2.0, FOR NEW LOCATION OF TREE TO BE TRANSPLANTED.

DURING CONSTRUCTION, REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED) SHALL BE TAKEN, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING

1. TO PROTECT AND PRESERVE THE TREES INDICATED TO REMAIN, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCE NO CLOSER TO THE TRUNK THAN 1 FOOT FOR EVERY 1 DBH (TREE DIAMETER AT BREAST HEIGHT) OF TREE TO REMAIN. ADDITIONALLY, SIGNS SHALL BE POSTED INFORMING THE PUBLIC AND SITE WORKERS THAT THE AREA FENCED IS A PROTECTED ZONE AND THE ZONE SHALL BE LEFT UNDISTURBED. THE GRADE SHALL NOT BE CHANGED IN THE PROTECTED ZONE. NO TREE PROTECTION FENCE IS REQUIRED WHERE EXISTING PAVEMENT IS WITHIN THE PROTECTED AREA.
2. NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT PARKING OF VEHICLES OR MATERIAL OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE THAT IS INDICATED TO BE PRESERVED.
3. ALL REQUIRED PROTECTIVE FENCING (PLASTIC ORANGE CONSTRUCTION FENCING) OR OTHER PHYSICAL BARRIER MUST BE IN PLACE AROUND THE TREE PRESERVATION AREA AND/OR TREES PRIOR TO BEGINNING CONSTRUCTION. THE FENCING OR OTHER PHYSICAL BARRIER MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND DEEP ENOUGH TO REMAIN VERTICAL AND FLUME, AND SHALL BE SPACED NO FURTHER THAN TEN FEET (10') APART.
4. NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN THOSE APPROVED FOR BRACING, GUYING OR WRAPPING, SHALL BE ATTACHED TO TREES DURING THE CONSTRUCTION PERIOD.
5. DRAINAGE OF THE SITE SHALL BE DESIGNED SO THAT AFTER CONSTRUCTION, THE SAME AMOUNT OF WATER AND RATE OF DISCHARGE WILL REACH THE TREES AS IT DID PRIOR TO CONSTRUCTION.
6. WHEN TRENCHING ALONGSIDE EXISTING TREES IS UNAVOIDABLE, THE TRENCH MUST BE 1 FOOT FOR EVERY 1 INCH DBH AWAY FROM THE BASE OF THE EXISTING TREE TO BE PROTECTED.
7. CONSTRUCTION PRUNING AND ROOT PRUNING OF TREES DIRECTLY IMPACTED BY CONSTRUCTION MAY BE REQUIRED FOR PRESERVATION OF EXISTING TREES.

TREE PRESERVATION LEGEND



EXISTING LANDSCAPE (TO BE REMOVED)



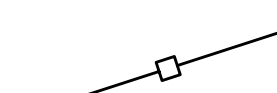
EXISTING TREE TO REMAIN
REFERENCES "TAG NO." ON TREE INVENTORY SCHEDULE
EXISTING TREE SYMBOL (VARIES PER PLANT)



EXISTING TREE TO BE TRANSPLANTED
REFERENCES "TAG NO." ON TREE INVENTORY SCHEDULE
EXISTING TREE SYMBOL (VARIES PER PLANT)



EXISTING TREE TO BE REMOVED
REFERENCES "TAG NO." ON TREE INVENTORY SCHEDULE
EXISTING TREE SYMBOL (VARIES PER PLANT)



TREE PROTECTION FENCE - SHALL REMAIN UNDISTURBED ON PROTECTED SIDE OF FENCE



LANDSCAPE PROJECT LIMIT LINE

SHEET INDEX

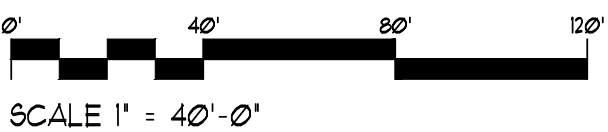
- L1.0- TREE INVENTORY PLAN
- L1.1- TREE INVENTORY SCHEDULE
- L2.0- LANDSCAPE PLAN- BUILDING AREA
- L2.1- LANDSCAPE PLAN- WEST AREA
- L3.0- PLANT SCHEDULE & LANDSCAPE DETAILS
- SPECIFICATION SECTION 32 90 00- PLANTING

ABBREVIATIONS	
ABBREVIATION	FULL WORDS
B4B	Balled and burlapped
CAL.	Caliper
DBH	Diameter at breast height (Approximately 4 ft above finish grade)
DIA.	Diameter
EX.	Existing
HTT	Height to tip
O.C.	On center
SQ. FT. -or- SF	Square feet
TYP.	Typical
TR	Tree

INFORMATION SHOWN ON THIS DRAWING IS BASED ON SURVEY DEVELOPED BY CAPITOL SURVEY ENTERPRISES DATED JUNE 13, 2016 AND CIVIL ENGINEERING DRAWINGS DEVELOPED BY HARWOOD ENGINEERING CONSULTANTS, LTD THEREON AND UNDER A SEPARATE CONTRACT WITH THE OWNER. THE LANDSCAPE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE PLANS. ALL INFORMATION SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.



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WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



SEE TREE INVENTORY
SCHEDULE ON SHEET L1.1



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Concordia University Wisconsin

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Mequon, WI 53097

PROJECT
Academic Building

12800 N Lake Shore Dr.
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MHA PROJECT # 11018.02
PROJ. DATE 12/01/2017
DRAWN BY BJB
APPROVED BY BJB

SHEET ISSUE DATE:
Tree Inventory Plan

L1.0



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MHA PROJECT # 11018.02
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DRAWN BY BJB
APPROVED BY BJB

SHEET ISSUE DATE:
Tree Inventory Schedule
L1.1

CITY OF MEQUON SUBMITTAL SET

TREE INVENTORY SCHEDULE				
TAG NO.	SIZE	PLANT (COMMON NAME)	CONDITION	ACTION
1	8" DBH	CRABAPPLE	POOR	REMOVE
2	16" DBH	MAPLE	GOOD	REMAIN
3	3" DBH	CRABAPPLE	GOOD	TRANSPLANT
4	3" DBH	CRABAPPLE	GOOD	TRANSPLANT
5	10' TALL	BLUE SPRUCE	FAIR	REMOVE
6	3.5" DBH	MAPLE	FAIR	REMAIN
7	5.5" DBH	LINDEN	GOOD	REMAIN
8	5" STUMP	STUMP	DEAD	REMOVE
9	5" DBH	MAPLE	FAIR	REMAIN
10	5.5" DBH	MAPLE	GOOD	REMAIN
11	6" CBH	LINDEN	GOOD	REMAIN
12	5" DBH	MAPLE	POOR	REMAIN
13	3" DBH	CRABAPPLE	FAIR	REMAIN
14	3" DBH	CRABAPPLE	FAIR	REMAIN
15	16" DBH	ASH	GOOD	REMAIN
16	3" DBH	CRABAPPLE	FAIR	REMAIN
17	3" DBH	CRABAPPLE	FAIR	REMAIN
18	14" DBH	ASH	FAIR	REMAIN
19	4.5" DBH	MAPLE	GOOD	REMAIN
20	3.5" DBH	MAPLE	GOOD	REMAIN
21	4" DBH	AMUR MAPLE	FAIR	REMAIN
22	3.5" DBH	AMUR MAPLE	FAIR	REMAIN
23	4" DBH	AMUR MAPLE	FAIR	REMAIN
24	4" DBH	MAPLE	GOOD	REMAIN
25	12" DBH	ASH	POOR	REMAIN
26	4.5" DBH	LINDEN	DEAD	REMAIN
27	STUMP	STUMP	DEAD	REMAIN
28	4" DBH	MAPLE	GOOD	REMAIN
29	4.5" DBH	MAPLE	GOOD	REMAIN
30	4" DBH	MAPLE	FAIR	REMAIN
31	5" DBH	LINDEN	FAIR	REMAIN
32	4" DBH	LINDEN	POOR	REMAIN
33	4.5" DBH	LINDEN	GOOD	REMAIN
34	18' TALL	WHITE PINE	POOR	REMAIN
35	4" DBH	AMUR MAPLE	FAIR	REMAIN
36	3.5" DBH	CRABAPPLE	FAIR	REMAIN
37	3" DBH	CRABAPPLE	FAIR	REMAIN
38	4.5" DBH	MAPLE	GOOD	REMAIN
39	7" DBH	MAPLE	GOOD	REMAIN
40	20' TALL	WHITE PINE	GOOD	REMAIN
41	7" TALL	MAGNOLIA	FAIR	REMAIN
42	20' TALL	WHITE PINE	GOOD	REMAIN
43	3" DBH	MAPLE	FAIR	REMAIN
44	3" DBH	MAPLE	FAIR	REMAIN
45	4" DBH	MAPLE	POOR	REMAIN
46	5" DBH	MAPLE	GOOD	REMAIN
47	5" DBH	LINDEN	GOOD	REMAIN
48	3.5" DBH	LINDEN	GOOD	REMAIN
49	4" DBH	LINDEN	GOOD	REMAIN
50	STUMP	STUMP	DEAD	REMAIN
51	3" DBH	ORNAMENTAL PEAR	GOOD	REMAIN
52	3" DBH	LINDEN	POOR	REMAIN
53	3.5" DBH	ORNAMENTAL PEAR	GOOD	REMAIN
54	4" DBH	MAPLE	FAIR	REMAIN
55	4.5" DBH	MAPLE	GOOD	REMAIN

TREE INVENTORY SCHEDULE (CONTINUED)				
TAG NO.	SIZE	PLANT (COMMON NAME)	CONDITION	ACTION
56	3.5" DBH	ORNAMENTAL PEAR	GOOD	REMAIN
57	5" DBH	MAPLE	GOOD	REMAIN
58	3.5" DBH	MAPLE	GOOD	REMAIN
59	4" DBH	LINDEN	GOOD	REMAIN
60	4" DBH	LINDEN	POOR	REMAIN
61	4.5" DBH	MAPLE	FAIR	REMAIN
62	3" DBH	CRABAPPLE	FAIR	REMAIN
63	3.5" DBH	CRABAPPLE	FAIR	REMAIN
64	5" DBH	OAK	GOOD	REMAIN
65	18' TALL	WHITE PINE	GOOD	REMAIN
66	5" DBH	HACKBERRY	GOOD	REMAIN
67	3" TALL	MAGNOLIA	FAIR	REMAIN
68	5" DBH	HACKBERRY	GOOD	REMAIN
69	3.5" DBH	CRABAPPLE	FAIR	REMAIN
70	3.5" DBH	CRABAPPLE	FAIR	REMAIN
71	24" TALL	WHITE PINE	GOOD	REMAIN
72	7" DBH	HACKBERRY	GOOD	REMAIN
73	10" DBH	BLACK WALNUT	GOOD	REMAIN
74	8" DBH	BLACK WALNUT	GOOD	REMAIN
75	3.5" DBH	ORNAMENTAL PEAR	GOOD	REMAIN
76	3.5" DBH	ORNAMENTAL PEAR	GOOD	REMAIN
77	20' TALL	SPRUCE	GOOD	REMAIN
78	6" DBH	OAK	GOOD	REMAIN
79	5.5" DBH	MAPLE	GOOD	REMAIN
80	3.5" DBH	CRABAPPLE	FAIR	REMAIN
81	5" DBH	LNDEN	GOOD	REMAIN
82	12' TALL-MULTI	SERVICEBERRY	GOOD	REMAIN
83	18' TALL	SPRUCE	POOR	REMAIN
84	4" DBH	OAK	GOOD	REMAIN
85	12' TALL-MULTI	SERVICEBERRY	GOOD	REMAIN
86	24' TALL	WHITE PINE	GOOD	REMAIN
87	12' TALL-MULTI	SERVICEBERRY	GOOD	REMAIN
88	5" DBH	ORNAMENTAL PEAR	GOOD	REMAIN
89	5.5" DBH	ORNAMENTAL PEAR	GOOD	REMAIN
90	5" DBH	ORNAMENTAL PEAR	FAIR	REMAIN
91	24" TALL	WHITE PINE	GOOD	REMAIN
92	4.5" DBH	ORNAMENTAL PEAR	GOOD	REMAIN
93	10" DBH	ASH	GOOD	REMAIN
94	2" DBH	GINKO	GOOD	REMAIN
95	2.5" DBH	GINKO	GOOD	REMAIN
96	4" DBH	OAK	FAIR	REMAIN
97	5" DBH	ELM	GOOD	REMAIN
98	11' TALL	BLUE SPRUCE	GOOD	TRANSPLANT
99	10' TALL	BLUE SPRUCE	GOOD	TRANSPLANT
100	9' TALL	BLUE SPRUCE	GOOD	TRANSPLANT
101	10' TALL	BLUE SPRUCE	GOOD	TRANSPLANT
102	12' TALL	BLUE SPRUCE	GOOD	TRANSPLANT
103	4" DBH	MAPLE	GOOD	REMAIN
104	4" DBH	MAPLE	GOOD	REMAIN
105	4" DBH	MAPLE	GOOD	REMAIN
106	2.5" DBH	GINKO	GOOD	REMAIN
107	5.5" DBH	ELM	GOOD	REMAIN
108	5" DBH	ELM	GOOD	REMAIN
109	7" DBH	ELM	GOOD	REMAIN
110	7" DBH	ELM	GOOD	REMAIN

SEE PLANT
SCHEDULE ON
SHEET L3.0

GENERAL NOTES:

1. LOCATE ALL PRIVATE AND PUBLIC UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY DIGGING/CLEARING OPERATIONS.
2. ALL FINISH GRADES TO BE ONE HALF INCH BELOW TOP OF CURES AND PAVEMENT.
3. TILL PLANTING BEDS TO A MINIMUM DEPTH OF 6 INCHES PRIOR TO PLANTING.
4. TOPDRESS ALL PLANTING BEDS WITH 3 INCHES DOUBLE SHREDDED HARDWOOD MULCH. ALL PLANTING BEDS THAT ABUT LAWN SHALL HAVE SHOVEL CUT EDGE.
5. ALL AREAS INDICATED AS 'SOD' SHALL BE SODDED AS SPECIFIED. ALL AREAS INDICATED AS 'TURF' SHALL BE SEEDED WITH THE CAMPUIS STANDARD SEED MIX. ALL AREAS DISTURBED DURING CONSTRUCTION INCLUDING TRENCHING DISTURBANCE SHALL BE SODDED OR TURF SEEDED. SEE CIVIL PLANS FOR APPROXIMATE LIMITS OF GRADING AND TRENCHING WORK.
6. PLANT QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. PLANT QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN DISCREPANCIES BETWEEN THE SCHEDULE, LABELS AND THE PLAN OCCUR, THE QUANTITY DRAWN ON THE PLAN SHALL BE THE OFFICIAL QUANTITY.
7. REMOVE ALL EXISTING PLANTS, SOD, ROCKS, MULCH, DEBRIS, ETC. TO PERMIT THE INSTALLATION OF NEW PLANT MATERIAL.
8. LIGHT POLES AND UNDERGROUND UTILITIES ARE SHOWN FOR CONVENIENCE. SEE SITE LIGHTING PLAN FOR OFFICIAL LIGHT POLE LOCATIONS AND CIVIL PLANS FOR OFFICIAL UNDERGROUND UTILITY LOCATIONS.

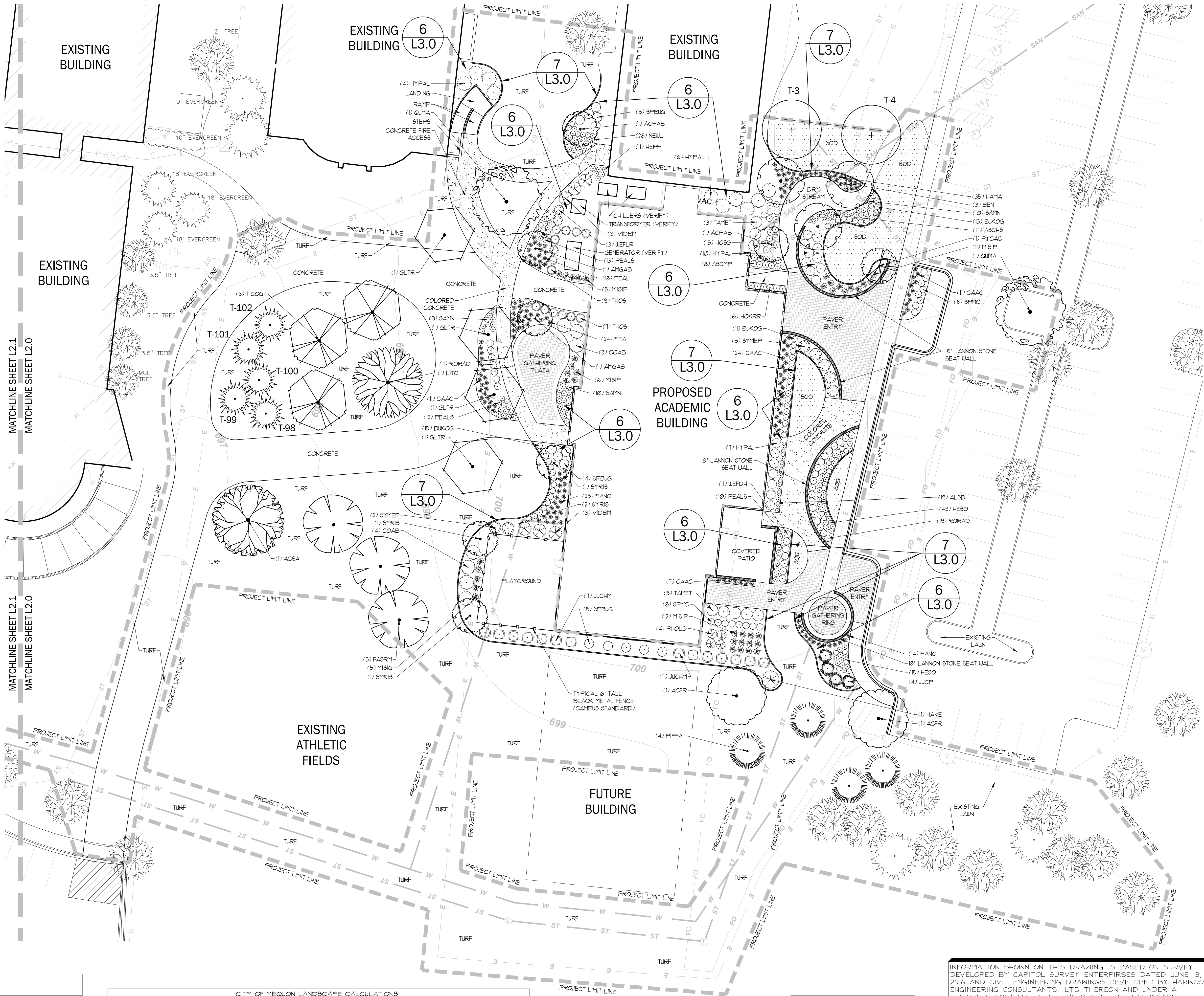
LANDSCAPE LEGEND

Legend symbols and descriptions for landscape elements:

- SOD: TURF SOD
- TURF: TURF SEEDING
- EROSION MAT: EROSION MAT WITH TURF SEEDING
- SHOVEL CUT EDGE (SEE DETAIL T1.3.0)
- (3) LITE: PLANT 'CODE' REFERENCES TO THE PLANT SCHEDULE. QUANTITY OF PLANTS IN THE PLANT GROUPING. LEADER LINE. PLANT SYMBOL (SYMBOL VARIES PER PLANT)
- T-4: NEW LOCATION OF TRANSPLANTED TREE. REFERENCES 'TAG NO.' ON TREE INVENTORY SCHEDULE. REFERENCES 'NEW LOCATION FOR TRANSPLANTED TREE'.
- PROPOSED NEW LOCATION FOR TREE SYMBOL (VARIES PER PLANT)
- PROJECT LIMIT LINE: LANDSCAPE PROJECT LIMIT LINE

ABBREVIATIONS	
ABBREVIATION	FULL WORDS
B+B	Balled and burlapped
CAL.	Caliper
DBH	Diameter at breast height (Approximately 4 ft above finish grade)
DIA.	Diameter
EX.	Existing
HTT	Height to tip
O.C.	On center
SQ. FT. - or - SF	Square feet
TYP.	Typical
TR	Tree

CITY OF MEQUON LANDSCAPE CALCULATIONS		
AREA TO BE LANDSCAPED (WITHIN PROJECT LIMIT LINE) = 60,600 SF		
PARKING LOT AREA = NO NEW PARKING LOTS		
REQUIRED NUMBER OF TREES = 1 PER 1000 SF OF LANDSCAPE AREA		
MINIMUM SIZE = 2" CALIFER AND 1' TALL		
60,600 SF / 1000 SF = 60.6 TREES		
REQUIRED NUMBER OF SHRUBS = 2 PER 1000 SF OF LANDSCAPE AREA		
(60,600 SF / 1000 SF) x 2 = 121.2 SHRUBS		
REQUIRED	PROVIDED	
61 TREES	23 EXISTING TREES	
	1 TRANSPLANTED TREES	
	31 PROPOSED TREES	
	61 TOTAL TREES	
121 SHRUBS	192 PROPOSED SHRUBS	





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B. Boeding
12-01-2017

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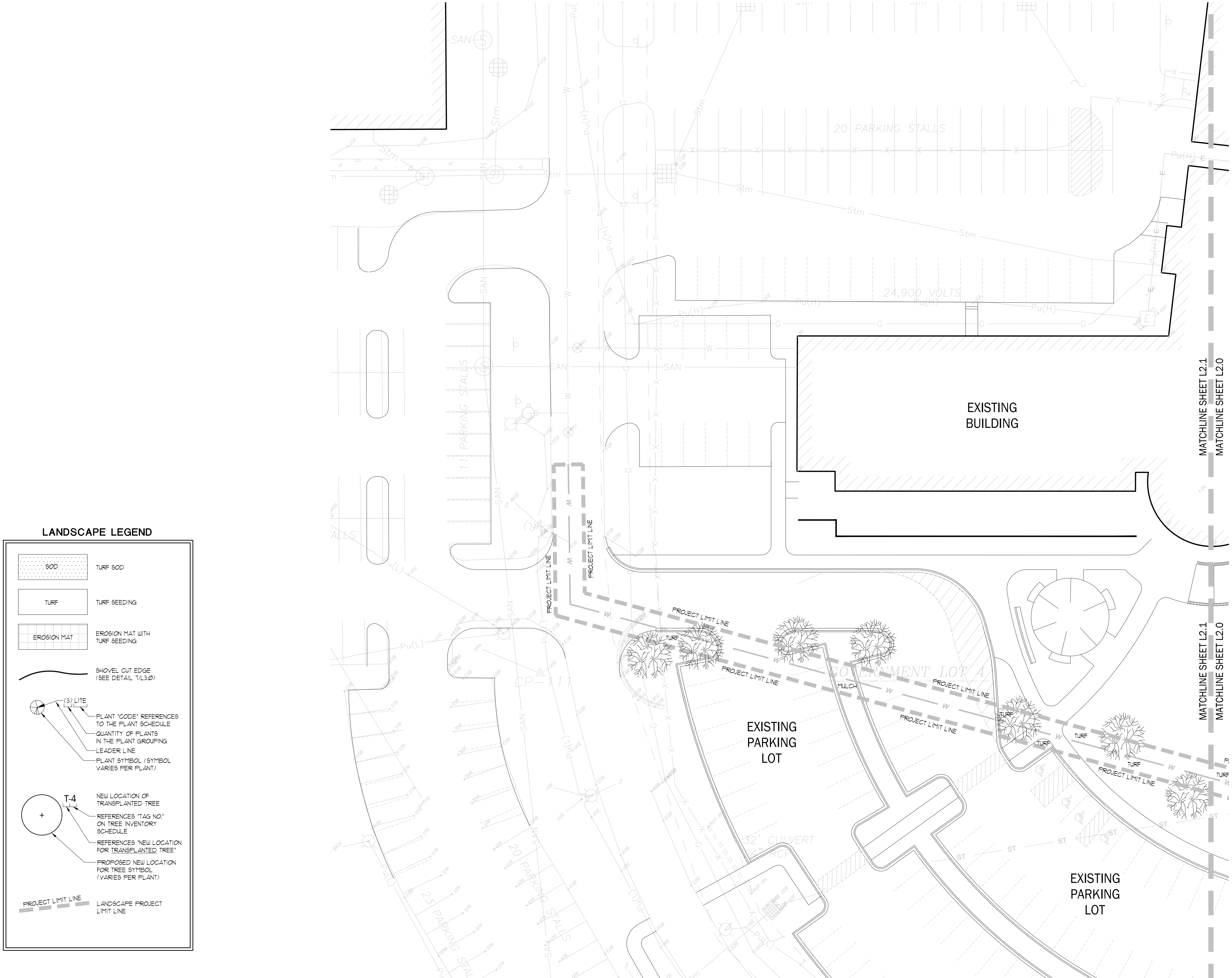
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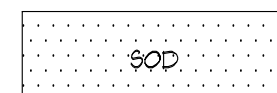
MHA PROJECT #	11018.02
PROJ. DATE	12/01/2017
DRAWN BY	BJB
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SHEET ISSUE DATE:
**Landscape Plan-
West Area**
L2.1

CITY OF MEQUON SUBMITTAL SET



LANDSCAPE LEGEND

 SOD TURF SOD

 TURF TURF SEEDING

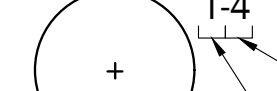
 EROSION MAT EROSION MAT WITH TURF SEEDING

 SHOVEL CUT EDGE (SEE DETAIL T/L3.0)

 (3) LITE PLANT 'CODE' REFERENCES TO THE PLANT SCHEDULE
QUANTITY OF PLANTS IN THE PLANT GROUPING
LEADER LINE
PLANT SYMBOL (SYMBOL VARIES PER PLANT)

 T-4 NEW LOCATION OF TRANSPLANTED TREE
REFERENCES 'TAG NO.' ON TREE INVENTORY SCHEDULE
REFERENCES 'NEW LOCATION FOR TRANSPLANTED TREE'

 PROPOSED NEW LOCATION FOR TREE SYMBOL (VARIES PER PLANT)

 PROJECT LIMIT LINE LANDSCAPE PROJECT LIMIT LINE

ABBREVIATION	FULL WORDS
B&B	Balled and burlapped
CAL.	Caliper
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WIS. STATUTE 182.0175(1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

0' 20' 40' 60'

SCALE 1" = 20'-0"

NORTH



PLANT SCHEDULE

CANOPY TREES (INSTALL IN ACCORDANCE WITH DETAIL 1/L3.0 FOR SINGLE TRUNK TREES, IN ACCORDANCE WITH DETAIL 3/L3.0 FOR MULTI-TRUNK TREES AND DETAIL 2/L3.0 IN PARKING LOT LANDSCAPE ISLANDS)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
ACSA	Acer saccharum	Sugar Maple	1	3' Cal. B4B	H-55', W-40'
ACFR	Acer x freemanii 'Jeffershred'	Autumn Blaze Maple	2	3' Cal. B4B	H-45', W-30'
BENI	Betula nigra	River Birch	3	12' B4B, multi-stem	H-45', W-35'
FASRM	Fagus sylvatica 'Rosso-marginata'	Tricolor European Beech	3	3' Cal. B4B	H-40', W-25'
GLTR	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	4	3' Cal. B4B	H-50', W-35'
LITO	Liriodendron tulipifera	Tuliptree	1	3' Cal. B4B	H-80', W-40'
QUHA	Quercus macrocarpa	Bur Oak	2	3' Cal. B4B	H-75', W-75'
TICOG	Tilia cordata 'Greenspire'	Greenspire Linden	3	3' Cal. B4B	H-50', W-35'

ORNAMENTAL TREES (INSTALL IN ACCORDANCE WITH DETAIL 1/L3.0 FOR SINGLE TRUNK TREES, IN ACCORDANCE WITH DETAIL 3/L3.0 FOR MULTI-TRUNK TREES AND DETAIL 2/L3.0 IN PARKING LOT LANDSCAPE ISLANDS)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
ACPAB	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	2	12' B4B, multi-stem	H-25', W-15'
AMGAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2	12' B4B, multi-stem	H-20', W-15'
PYCAC	Pyrus calleryana 'Chanticleer'	Cleveland Select Pear	1	3' Cal. B4B	H-40', W-15'
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3	12' B4B, multi-stem	H-25', W-15'

EVERGREEN TREES (INSTALL IN ACCORDANCE WITH DETAIL 4/L3.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
PIFFA	Picea pungens 'Fat Albert'	Fat Albert Spruce	4	1' Tall B4B	H-20', W-15'

EVERGREENS / BROADLEAF EVERGREEN SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 5/L3.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
BUKOG	Buxus koriana 'Green Gem'	Green Gem Boxwood	39	15" Tall Pot	H-2', W-2'
JUCHM	Juniperus chinensis 'Mountbatten'	Mountbatten Chinese Juniper	14	4' Tall B4B	H-12', W-5'
JUCP	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	4	18" Spread Pot	H-6', W-8'
TAMET	Taxus x media 'Tauntonii'	Tauntonii Yew	8	24" Spread B4B	H-4', W-5'
THOS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	9	1' Tall B4B	H-15', W-4'

DECIDUOUS SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 5/L3.0)

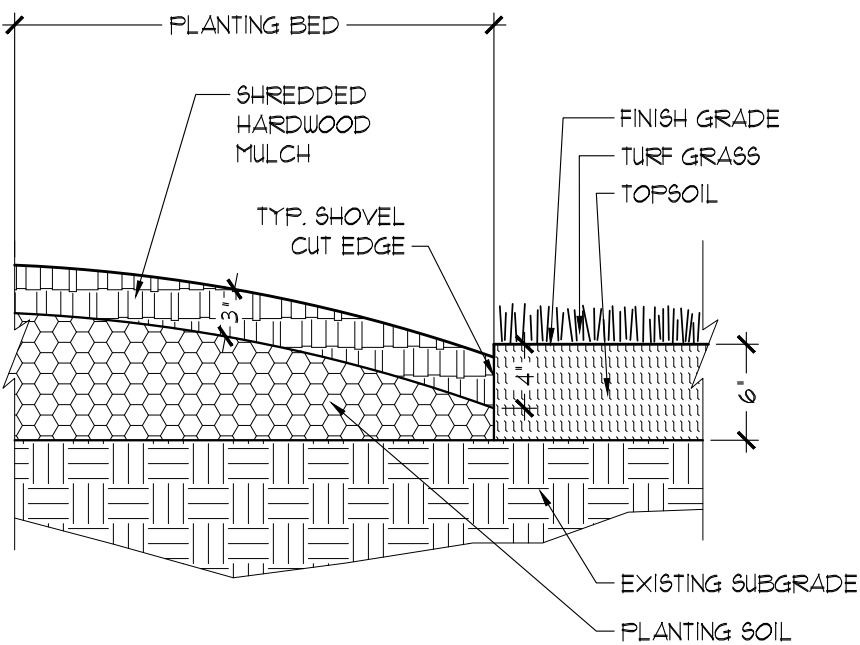
CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
COAB	Cornus alba 'Bailhala'	Ivory Halo Dogwood	1	3' Tall B4B	H-6', W-6'
HAVE	Hamamelis vernalis	Vernal Witch Hazel	1	3' Tall B4B	H-10', W-10'
HYPAJ	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	17	18" Tall Pot	H-4', W-4'
HYPAL	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	10	18" Tall Pot	H-7', W-6'
FHOLD	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	4	24" Tall Pot	H-4', W-4'
RORAD	Rosa 'RADrazz'	Knock Out Rose	26	18" Tall Pot	H-3', W-3'
SPBUG	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	14	18" Tall Pot	H-3', W-4'
SPMC	Spiraea x bumalda 'Magic Carpet'	Magic Carpet Spirea	16	15" Tall Pot	H-2', W-2'
SYMEP	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	1	2' Tall B4B	H-5', W-7'
VIDBM	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	6	3' Tall B4B	H-6', W-6'
WEFDH	Weigela florida 'Dark Horse'	Dark Horse Weigela	1	18" Tall Pot	H-3', W-3'
WEFLR	Weigela florida 'Rumba'	Rumba Weigela	3	18" Tall Pot	H-3', W-4'

PERENNIALS / GRASSES / VINES

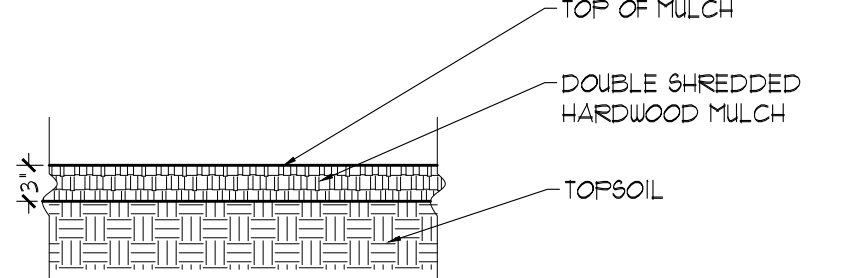
CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	SPACING
ALSB	Allium x 'Summer Beauty'	Summer Beauty Globe Lily	19	#1 Pot	18" O.C.
ASCHS	Astilbe chinensis 'Superba'	Superba False Spirea	17	Quart Pot	15" O.C.
ASCMP	Astilbe chinensis 'Mighty Pip'	Mighty Pip False Spirea	8	#1 Pot	30" O.C.
CAAC	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	53	#1 Pot	24" O.C.
HAMA	Hakonechloa macra aureola	Golden Variegated Hakone Grass	35	#1 Pot	24" O.C.
HEPP	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1	Quart Pot	12" O.C.
HESO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	58	Quart Pot	18" O.C.
HOKRR	Hosta 'Krossa Regal'	Krossa Regal Hosta	6	Quart Pot	30" O.C.
HOSG	Hosta x 'Stained Glass'	Stained Glass Hosta	15	Quart Pot	30" O.C.
MISIG	Miscanthus sinensis 'Gracillimus'	Gracillimus Miscanthus	5	#1 Pot	36" O.C.
MISIP	Miscanthus sinensis purpurascens	Flamegrass	34	#1 Pot	36" O.C.
NEUL	Nepeta x 'Walker's Low'	Walker's Low Catmint	28	Quart Pot	24" O.C.
PANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	39	#1 Pot	24" O.C.
PEAL	Penisetum alopecuroides 'Hamein'	Dwarf Hamein Fountain Grass	42	#1 Pot	18" O.C.
PEALS	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	35	#1 Pot	18" O.C.
SA'N	Salvia 'May Night'	May Night Meadow Sage	29	Quart Pot	15" O.C.

PLANT SCHEDULE NOTE

ALL PLANT MATERIALS SPECIFIED MUST MEET THE HEIGHT, CALIPER, ROOT BALL DIMENSIONS PRESCRIBED BY ANZI-Z 601 REQUIREMENTS. PER ANZI Z 601, THE PLANTINGS SHALL MEET HEIGHT EQUIVALENCY CONSISTENT OF THE STATED CALIPER. THE CITY OF MEQUON RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL FOR CAUSE.



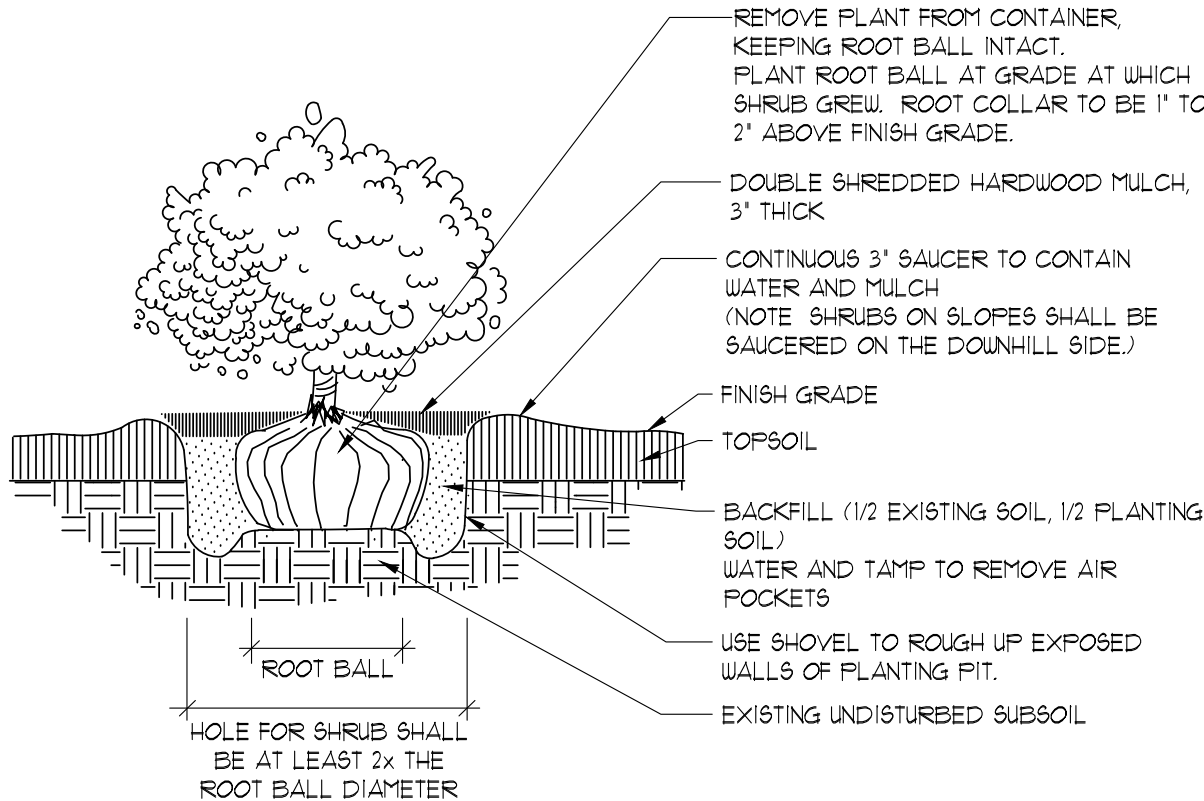
7
L3.0
TYPICAL SHOVEL CUT EDGE SECTION
SCALE: 1" = 1'-0"



6
L3.0
TYPICAL SHREDDED HARDWOOD MULCH SECTION
SCALE: 3/4" = 1'-0"

SHRUB PLANTING NOTES

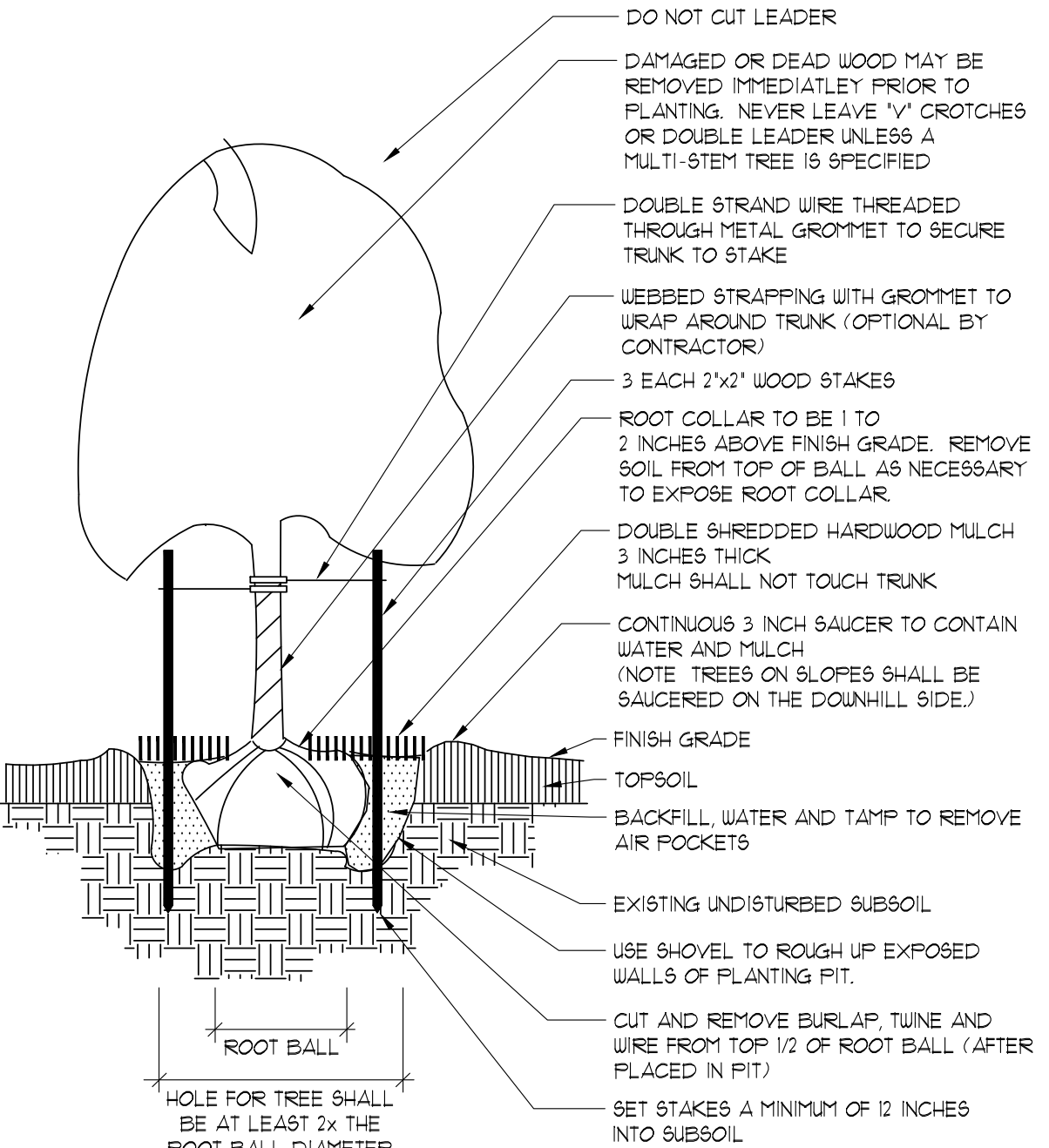
1. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
2. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
3. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



5
L3.0
SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

TREE STAKING AND PLANTING NOTES

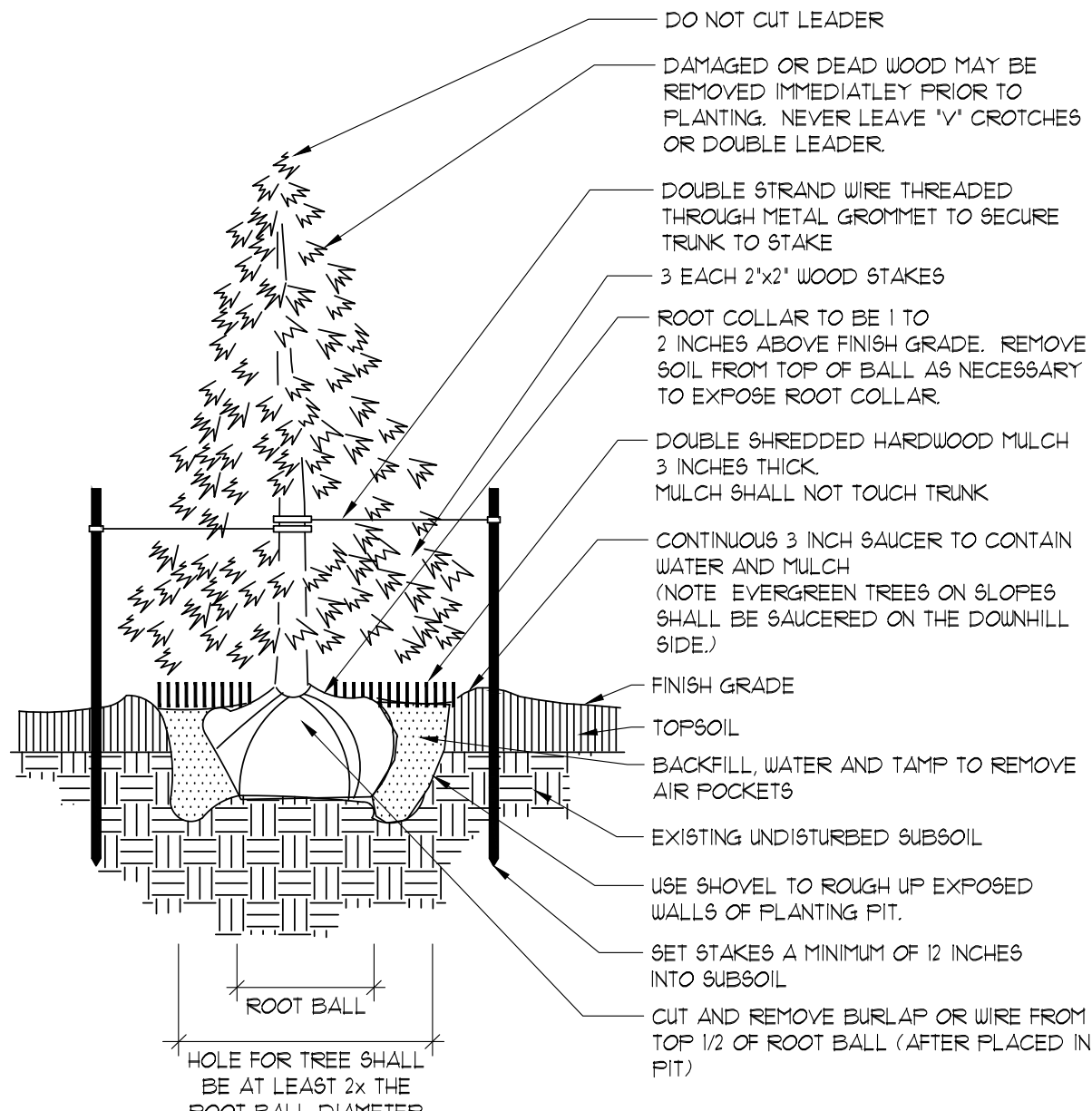
1. STAKING - ONLY TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. EVERGREEN TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE EVERGREEN TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
2. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



1
L3.0
DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

EVERGREEN TREE STAKING AND PLANTING NOTES

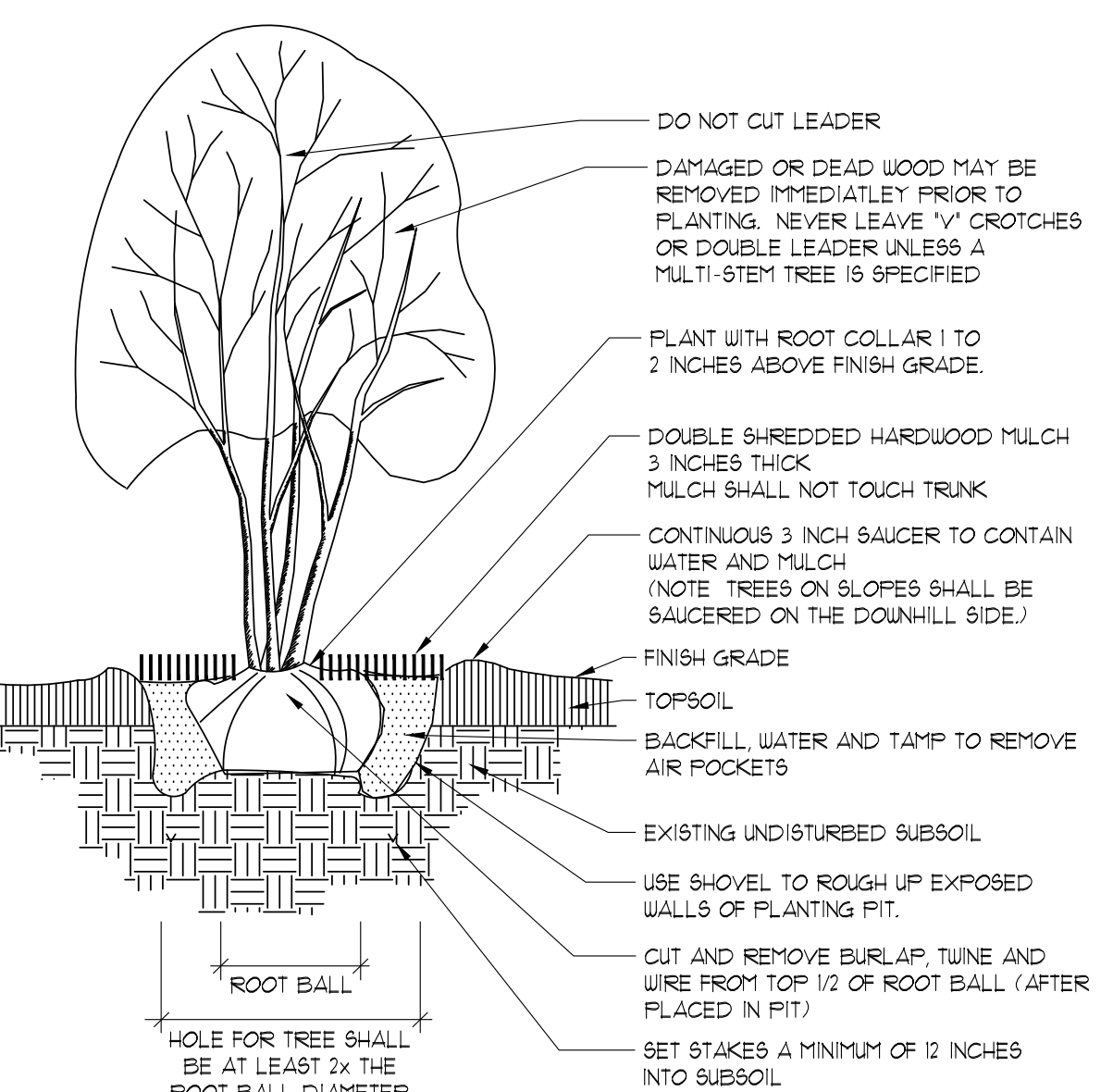
1. STAKING - ONLY EVERGREEN TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. EVERGREEN TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE EVERGREEN TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE EVERGREEN TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
2. PRUNING - CLEANLY PRUNE ONLY DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



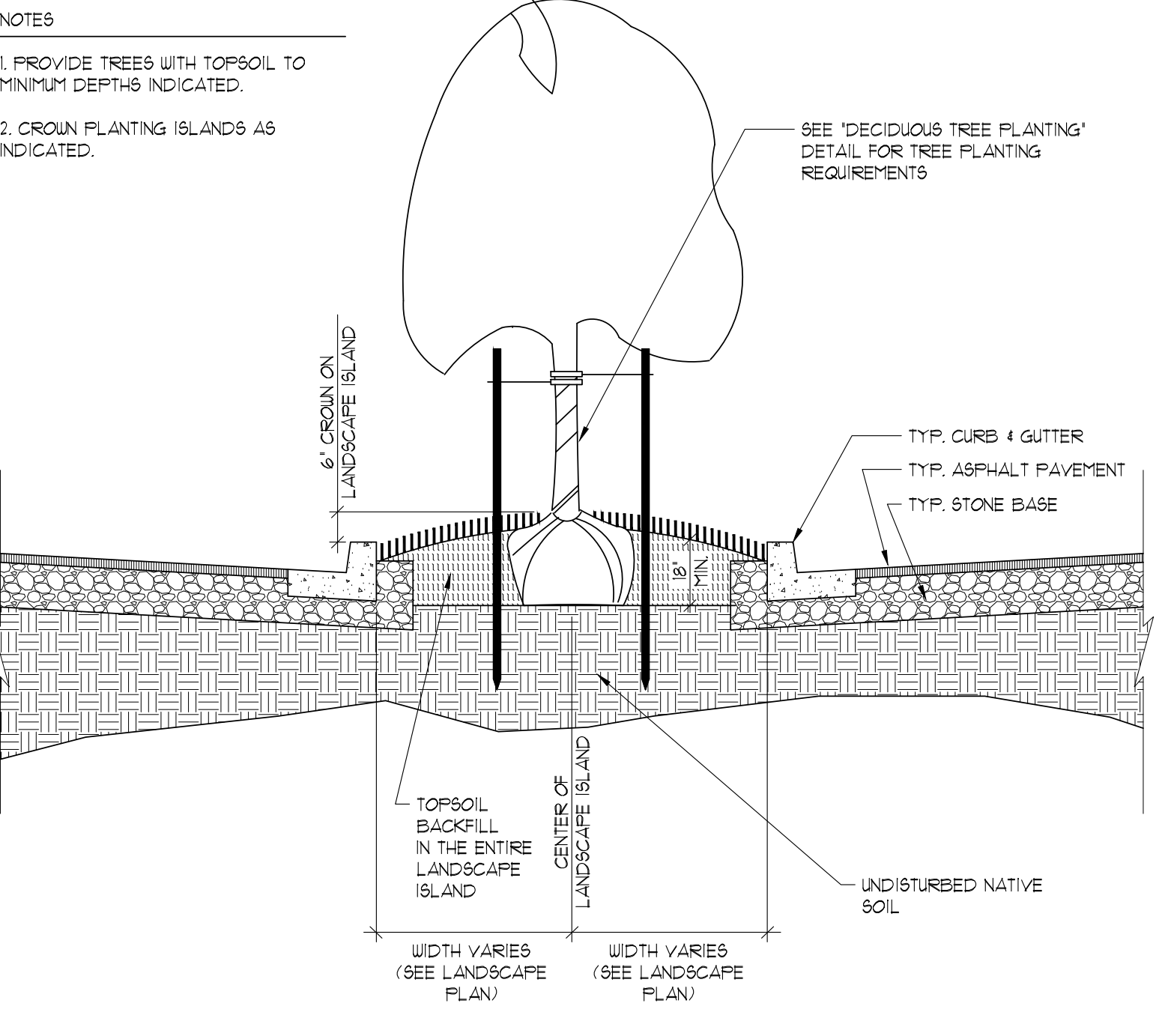
4
L3.0
EVERGREEN TREE PLANTING
SCALE: NOT TO SCALE

MULTI-STEM TREE STAKING AND PLANTING NOTES

1. STAKING - MULTI-STEM TREES SHALL NOT BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY.
2. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



3
L3.0
MULTI-STEM TREE PLANTING
SCALE: NOT TO SCALE



2
L3.0
PARKING LOT LANDSCAPE ISLAND DETAIL
SCALE: NOT TO SCALE

hma
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WISCONSIN

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Wisconsin

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PROJECT
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BRIAN J. BOEDIG
No. 401
MILWAUKEE, WIS.
INDIANAPOLIS ARCHITECT
B. Boedig
12-01-2017

MHA PROJECT # 11018.02
PROJ. DATE 12/01/2017
DRAWN BY BJB
APPROVED BY BJB

SHEET ISSUE DATE:
Plant Schedule &
Landscape Details

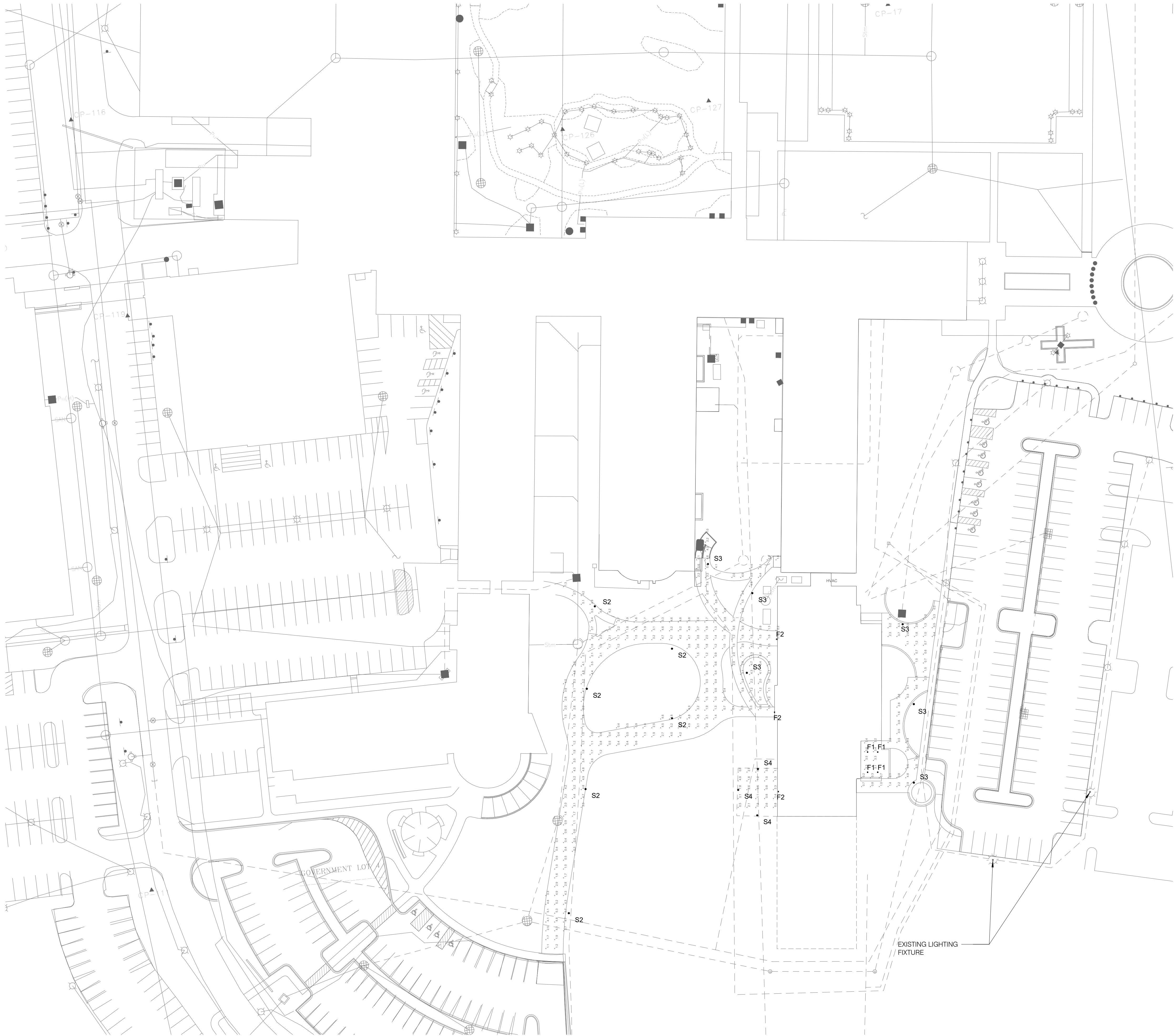
L3.0



1 SITE PLAN - LIGHTING
1" = 40'-0"

IMEG
1800 DEMING WAY, SUITE 200
MIDDLETON, WI 53562
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1

SITE PLAN - LIGHTING - PHOTOMETRICS

1" = 40'-0"

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PROJ. DATE	12/01/17
DRAWN BY	Author
APPROVED BY	Checker

SHEET ISSUE DATE: 11/30/17
SITE
PHOTOMETRICS

E-002

Attachment: Packer_01.15.18 (2886 : Concordia University)

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PROJ. DATE 12/01/17
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APPROVED BY

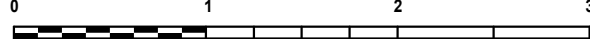
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SCHEDULES & CUT
SHEETS

E-600

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Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Deck Canopy	+	3.3 fc	3.6 fc	3.1 fc	1.2:1	1.1:1
East Walkway	+	2.2 fc	5.5 fc	0.2 fc	27.5:1	11.0:1
Loop	+	2.5 fc	5.5 fc	0.3 fc	18.3:1	8.3:1
Play Ground	+	2.4 fc	7.9 fc	0.5 fc	15.8:1	4.8:1
West Walkway	+	2.5 fc	6.1 fc	0.5 fc	12.2:1	5.0:1

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	S2	6	Cree Lighting		For use with Series E Edge, Edge High Output, 228, 304 and LEDway luminaires.	SIXTY WHITE LIGHT EMITTING DIODES VERTICAL BASE-UP POSITION Serial Number: 1804102312112447	1	3M-E.IES	9891	0.9	110
	S3	6	Cree Lighting		For use with Series E Edge, Edge High Output, 228, 304 and LEDway luminaires.	Edited from 60 LED Type III Medium Optic, 700mA 4000K LEDway Streetlight	1	3M-E.IES	5102	0.9	46
	S4	3	Cree Inc	PWY-EDG-5M-xx-02-E-UL-350 or BXPx518E-UH	Cree Edge Pathway Luminaire, Type V Medium, 18 LEDs, 120-277V, 350mA, 5700K	Eighteen type XP-G2 LEDs	1	PWY-EDG-5M-xx-02-E-UL-350_PL05699-001B.IES	1746.564	0.9	21.5
	F1	4	Philips Lighting		CP4RB07830W	CP4RB07830W	1	CP4RB07830W.IES	806.8489	0.9	10.7
	F2	5	BEGA Converted by LUMCat V 21.09.2015 / H.R.		22261	LED 4,2W	1	Bega_wall-22261.ies	362.0851	0.9	6

PHILIPS LIGHTOLIER

Downlighting

CorePro LED

Attractive, affordable, and easy to install 4" downlight



Project:	
Location:	
Cat No:	
Type:	
Lamps:	Qty
Notes:	

Core value LED downlight for new construction and remodel applications that installs in many existing residential and commercial applications.

Ordering guide

example: CP4RB07830W

Catalog Number	Aperture	CRI	CCT	Lumens	System Watts (Max)	Efficacy (lm/W)	Voltage
CP4RB07830W	4-inch	80	3000K	800lm	11	73	120
CP4RB07930W	4-inch	90	3000K	750lm	11	68	120
CP4RB07840W	4-inch	80	4000K	850lm	11	77	120

Features

- Reflector/Flange:** One piece self flange cast aluminum, powder coated, non yellowing, white baffle and flange.
- Lens:** High transmittance lens allowing for smooth, diffused light pattern.
- Power supply:** Class 2 driver. Factory wired electronic LED driver (see Electrical section for specifications).
- LED board:** Light emitted source.
- Friction spring:** Stainless steel.
- Power connection:** Trim features quick connect plug installed as standard installation into CP4RN and CP4RR housings with mating connector. Trim ships with a medium base socket adapter whip for installation into 4" incandescent housings with medium base sockets.
- Lifetime:** Expected lifetime 50,000 hours and backed by a 5-year warranty (see Philips.com/warranties for details).

Electrical

Electronic power supply: RoHS compliant* Class 2 power unit for use in a dry and damp locations. Complies with FCC.

Dimming: All luminaires are intended for use with TRIAC type dimmers. Go to <http://www.lightolier.com/MKACatpdfs/LED-DIM.PDF> for the latest dimming switch capability information. 10%-100% dimming range.

Lumen Output	Input Voltage	Input Frequency	Max. Input Current	Max. Input Power	Max THD	Power Factor	Min. Temp. Operating
800lm	120V	50/60Hz	0.09A	11W	< 30%	> 9	-20°C

Performance data based on 80 CRI 3000K.

* Restrictions on Hazardous Substances (RoHS) is a European directive (2002/95/EC) designed to limit the content of 6 substances (lead, mercury, cadmium, hexavalent chromium, polybrominated biphenyls (PBB), and polybrominated diphenyl ethers (PBDE)) in electrical and electronic products. For products used in North America compliance to RoHS is voluntary and self-certified.



CP4 02/16 page 1 of 4

CP4 CorePro LED Downlight

Attractive, affordable, and easy to install 4" downlight

CP4RN: 4" IC/AirSeal frame-in kit housing

Housing: - Constructed of formed aluminum. For use in direct contact with thermal insulation. Adjusts vertically in plaster frame to accommodate ceilings 1/2" to 1-1/2" thick. Ceiling opening 4 1/2".

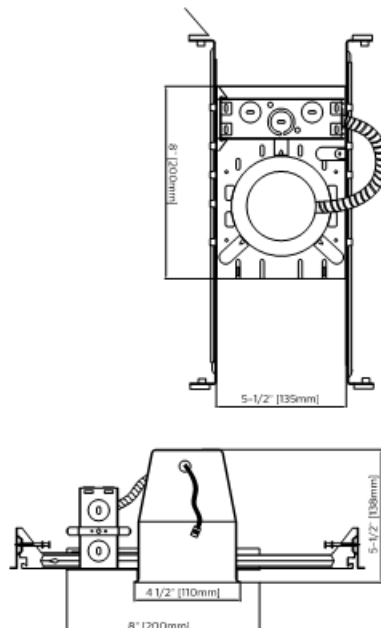
Electrical Connection - LED quick-connect adapter

Junction Box: - galvanized steel with two snap-on covers and grounding pigtail. Knockouts for 1/2" & 3/4" conduit and Romex knockouts with strain relief.

Bar Hangers: Pre-installed pre-nailed style bar hangers telescope from 16" to 24". Vertical design of interlocking bar hangers prevents sagging even at full 24" extension. Style bar hangers may be used on either long or short axis of housing.

IC Frame-in Kit - Housing is cULus Listed for direct contact with thermal insulation cULus Listed for Damp Locations and Through Branch Wiring, 4 in/4 out.

AirSeal™: Fixture is AirSeal™ rated according to ASTM E283 to no more than 2.0 cubic feet of air per minute at 75 pascals. Fixture meets Washington State Energy Code and Energy Conservation Code.



CP4RR: 4" IC/AirSeal Remodeler Housing

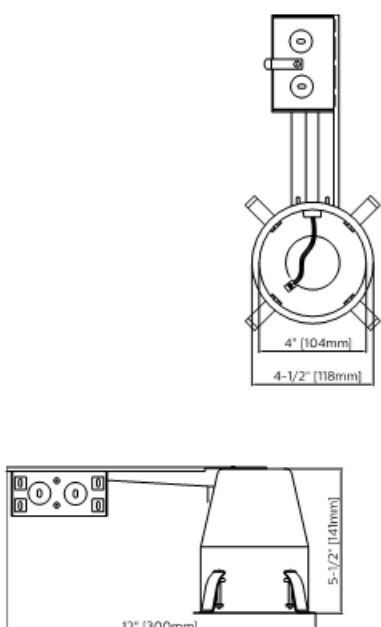
Housing: - Constructed of formed aluminum. Adjusts vertically in plaster frame to accommodate ceilings 1/2" to 1-1/4" thick. Housing can be pulled through plaster frame for access to junction box. Ceiling opening of 4-1/2".

Electrical Connection - LED quick-connect adapter

Junction Box - galvanized steel with two snap-on covers and grounding pigtail. Knockouts for 1/2" & 3/4" conduit and Romex knockouts with strain relief.

IC Frame-in Kit - Housing is cULus Listed for direct contact with thermal insulation cULus Listed for Damp Locations and Through Branch Wiring, 4 in/4 out.

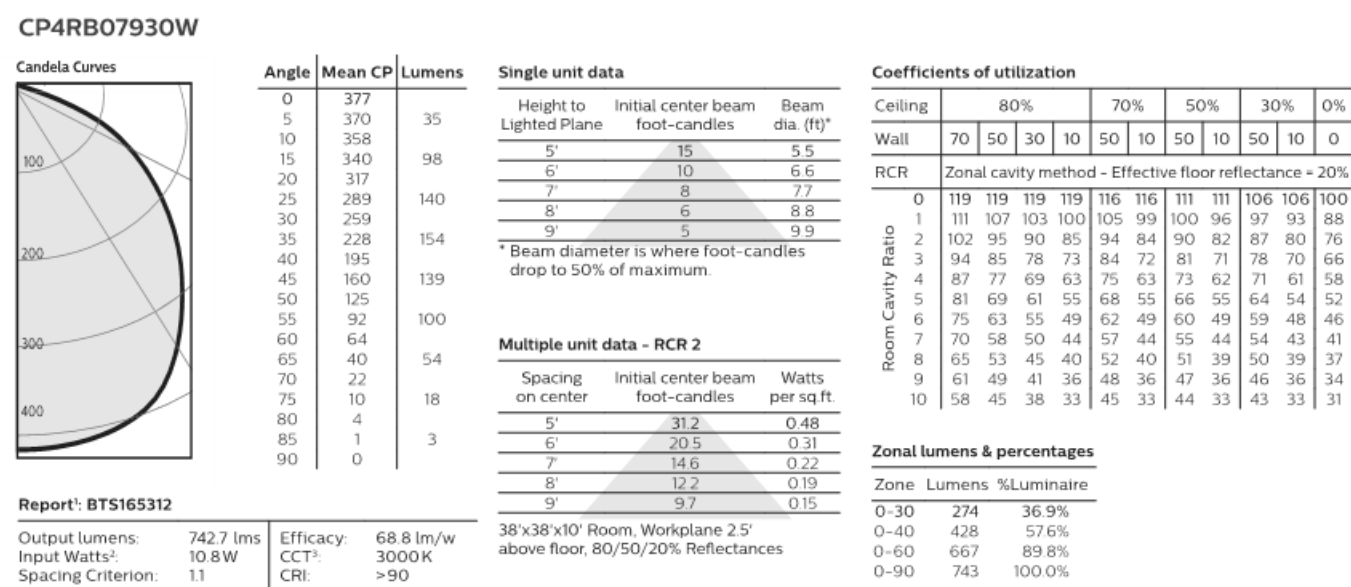
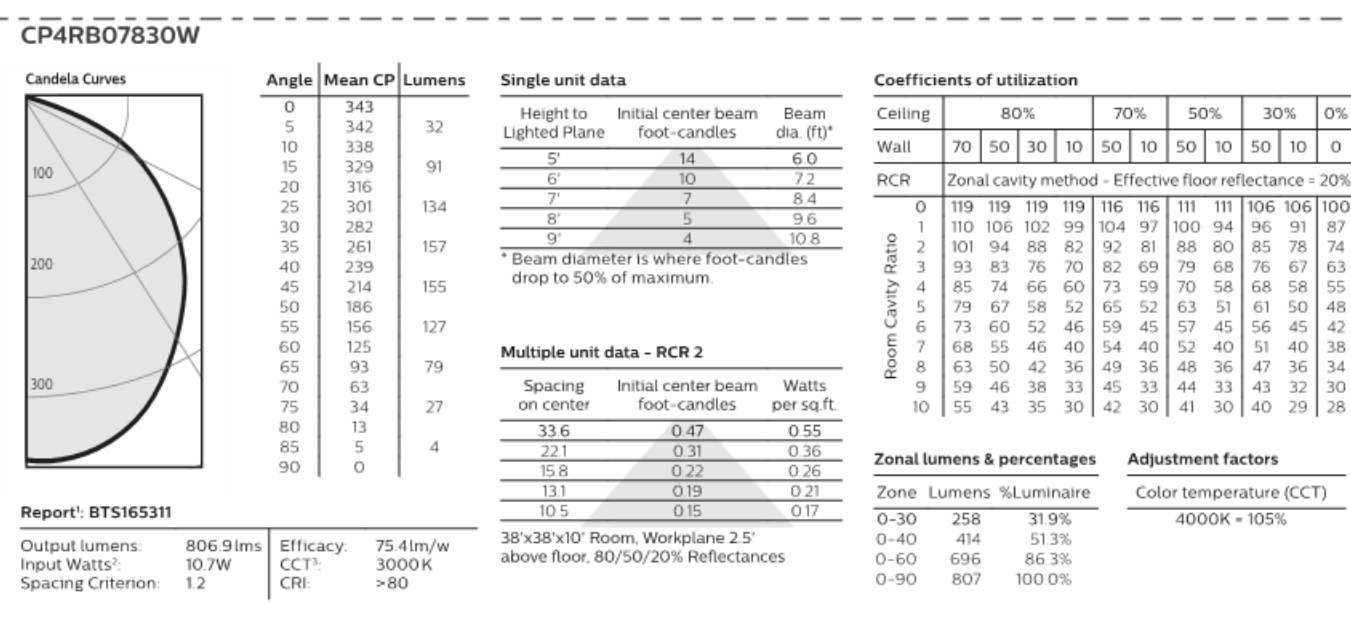
AirSeal™: Fixture is AirSeal™ rated according to ASTM E283 to no more than 2.0 cubic feet of air per minute at 75 pascals. Fixture meets Washington State Energy Code and Energy Conservation Code.



CP4 02/16 page 2 of 4

CP4 CorePro LED Downlight

Attractive, affordable, and easy to use 4" downlight



1. Correlated Color Temperature within specs as defined in ANSI, NEMA, ANSI/G C78.377-2008. Specifications for the Chromaticity of Solid State Lighting Products.
2. Wattage: controlled to within 5%.
3. Tested using absolute photometry as specified in LM79 - IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.

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Tel: 855-486-2216

Philips Lighting Canada Ltd.
281 Hillmount Rd. Markham, ON, Canada L6C 2S3
Tel: 800-668-9008

CP4 02/16 page 4 of 4

24.17 - Technical amendments reserved

BEGA	F2	22 261
Wall luminaire	IP 64	
Project - Reference number	Date	

Product data sheet

Application
LED wall luminaire for orientating lighting tasks. The used LED technique offers durability and optimal light output with low power consumption at the same time.

Product description

Luminaire made of aluminium alloy, aluminium and stainless steel
Matt safety glass
Silicone gasket
2 fixing holes ø 4.3 mm
150 mm spacing
2 cable entries for through-wiring of connecting cable ø 7-10.5 mm
Connecting terminal 2.5"
Earth conductor connection
LED power supply unit
220-240 V AC 0.95-80 Hz
Safety class I
Protection class IP 64
Dust-tight and protection against splash water
Impact strength IK07
Protection against mechanical impacts < 2 joule
 - Safety mark
 - Conformity mark

Inrush current

Inrush current: 20 A / 170 µs
Maximum number of luminaires of this type per miniature circuit breaker:
B 10 A: 31 luminaires
B 16 A: 50 luminaires
C 10 A: 52 luminaires
C 16 A: 85 luminaires

Lamp

Module connected wattage 4.2 W
Luminaire connected wattage 5.8 W
Rated temperature $t_{a, rated} = 25^{\circ}\text{C}$
Ambient temperature $t_a = 35^{\circ}\text{C}$

22 261
Module designation 2x LED-0234/830
Colour temperature 3000 K
Colour rendering index $R_a > 80$
Module luminous flux 560 lm
Luminaire luminous flux 361 lm
Luminaire luminous efficiency 62.2 lm/W

22 261 K4

Module designation 2x LED-0234/840
Colour temperature 4000 K
Colour rendering index $R_a > 90$
Module luminous flux 560 lm
Luminaire luminous flux 361 lm
Luminaire luminous efficiency 62.2 lm/W

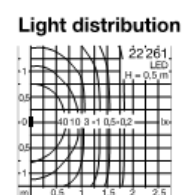
Lifetime of the LED
Ambient temperature $t_a = 15^{\circ}\text{C}$
- at 50,000h: L 90B 10
- at > 500,000h: L 70B 50

Ambient temperature $t_a = 25^{\circ}\text{C}$
- at 50,000h: L 90B 10
- at > 500,000h: L 70B 50

max. ambient temperature $t_a = 35^{\circ}\text{C}$
- at 50,000h: L 90B 10
- at 434,000h: L 70B 50

Article No. 22 261

LED colour temperature optionally 3000K or 4000K
3000 K - Article number
4000 K - Article number + **K4**
Colour graphite or silver
graphite - article number
silver - article number + **A**



MOUNT F2 @ 10FT AFF TO TOP

BEGA Gantenbrink-Leuchten KG - Postfach 31100 - 59889 Menden - info@bega.com - www.bega.com



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DRAWN BY
APPROVED BY

SHEET ISSUE DATE:

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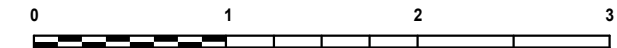
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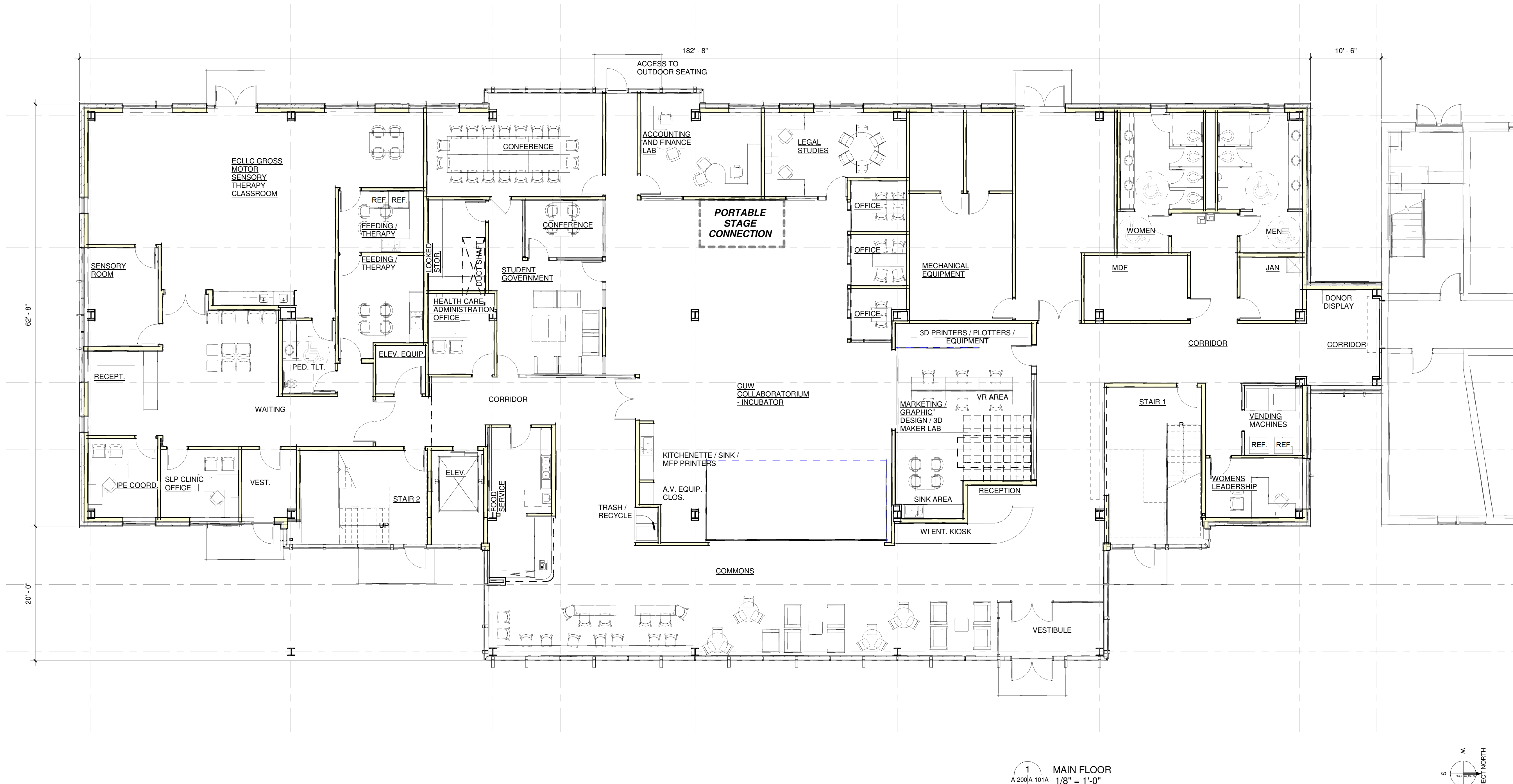


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authorization of Mayer-Helminiak Architects, LLC.
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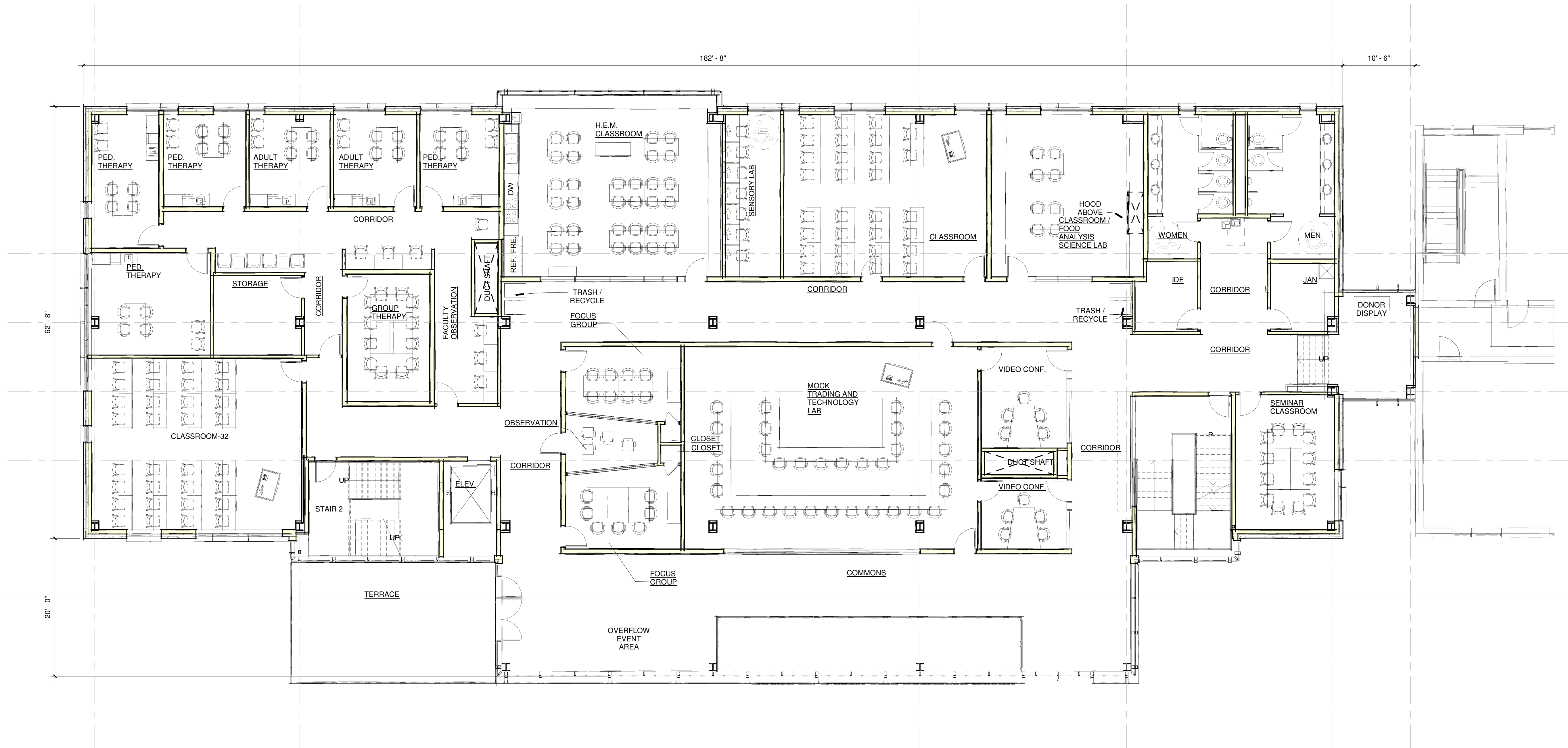
MEQUON - CITY
SUBMITTAL

MHA PROJECT #	11018.03
PROJ. DATE	12/01/2017
DRAWN BY	KM
APPROVED BY	KB

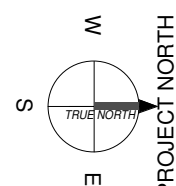
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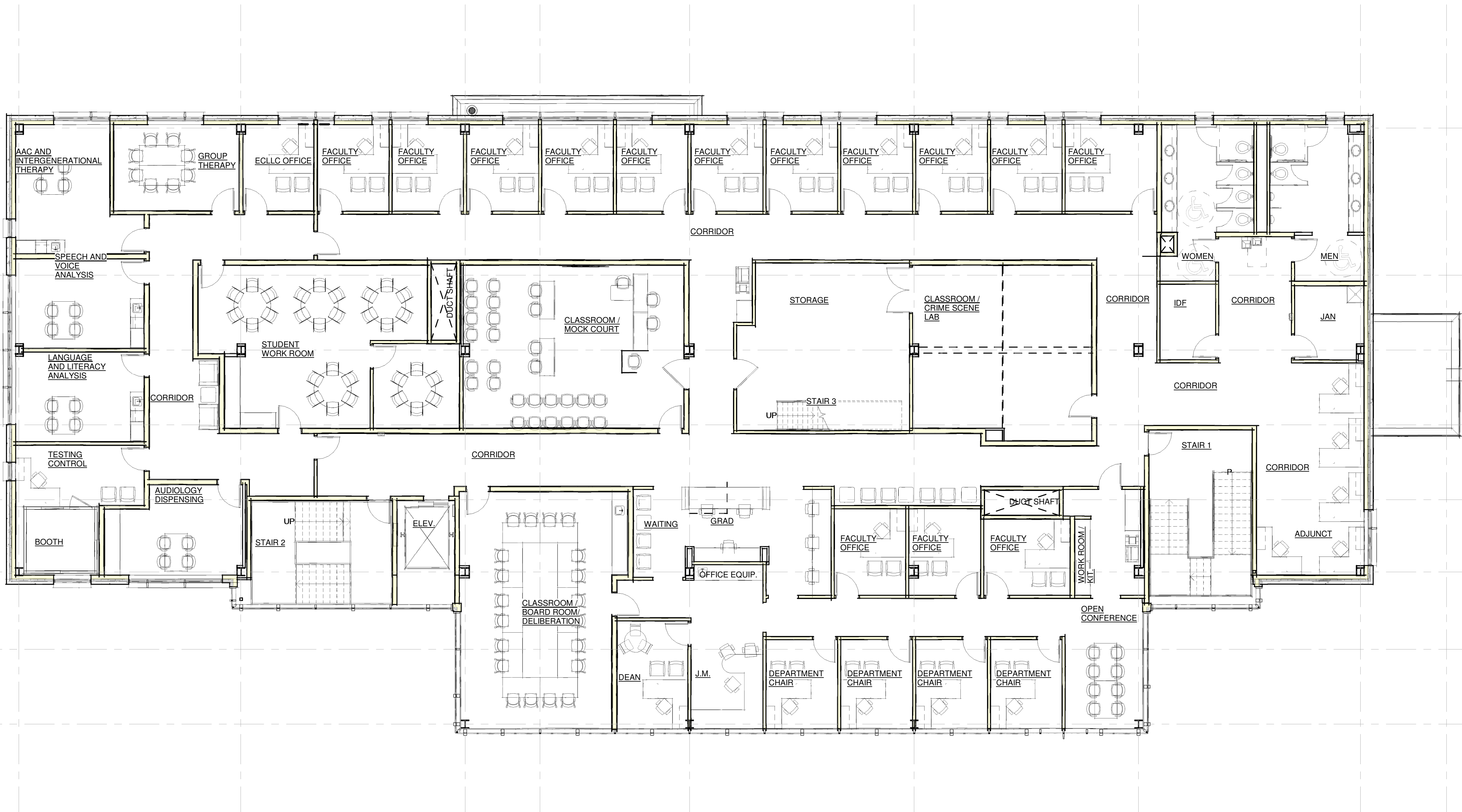
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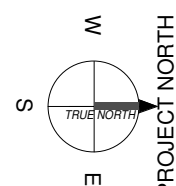


1 SECOND FLOOR
A-200/A-102A 1/8" = 1'-0"





1 THIRD FLOOR
A-200/A-103A 1/8" = 1'-0"



January 05, 2018

Ms. Kim Tollefson, Dir. of Community Development
11333 N. Cedarburg Road 60W
Mequon, WI 53092-1930

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with planning & architectural review services. The following is a review of the landscape submittal for the Concordia Univ. Academic Bld. Development. This proposal will be treated as a PUD proposal. This is the first review of the landscape plans. The submittal date of the plan set is 12/01/17. The Landscape plans were submitted by Paragon Design Group.

The nature of this review will be to assess the landscape plan for completeness; address appropriateness of design for the site/location and how the plant palette addresses the Planning Commission's request for consistent application of landscape design standards, greater buffering and consistent site aesthetic treatments throughout PUD's/Institutional settings.

➤ **General Overview:**

- ❖ This review pertains to the proposed Academic Building landscape plan set, including: Sheet L1.0-Tree Inventory Plan; Sheet L1.1, Tree Inventory Schedule; Sheet L2.0-Landscape Plan-Building Area; Sheet L2.1-Landscape Plan-West Area and Sheet L3.0-Plant Schedules/Details.
- ❖ The plan set is sealed by a Wisconsin RLA, as required by city code.
- ❖ The landscape plan set provides a multiple site plan sheets at a 1"=40' scale. The Landscape plans are clean, well laid out and the information is easily discernable.
 - Sustainability: Considering this proposal considerably increases the impervious surfaces within the Concordia University Campus, this application has failed to offer any consideration to sustainable site practices. This application could include: a rain garden or planned Bio-Swales, roof top gardens, green walls... ect. All of these features would help the Concordia with the ongoing stormwater runoff balance requirements that every campus undergoing growth faces.
 - The plan provides a plant schedules with symbols, common name, root conditions of plants specified, size specified and the total quantities, as required by code. See review below for the plant schedule commentary.
 - This reviewer is the active Campus Planner for four Colleges/Universities with FTE's of 1800, or greater. Additionally, I am a SCUP Fellow and I have completed more than 50 CMP's throughout North America and Internationally. Just as there is a fundamental size/space requirements for optimized classroom utilization, there are also metric driven tree size recommendations for University campuses that are exposed to frost penetration greater than 12" in depth. Ex: Deciduous trees – 4" caliper trees (at planting) have less

than a 98% chance of being broken due to vandalism. Of the remaining 2%, most tree damage occurs by snow loading or snow removal and salt concentrations stratifying in the planting pit. This is a case of saving a University a nickel today, to cost them \$5 tomorrow. Campus aesthetics, campus likeability, sense of campus safety, student retention and endowment are all built by a sustained campus perception that the student's value the sense of place; displaying zero vandalism is an integral component to this tenant.

Landscape Material Review:

- ◆ The Tree Inventory Plan is nicely organized and a thoughtful example of providing real value to Concordia. As part of this review, a cursory inspection was provided of the site's existing plant material. I concur with the Salvage & Removal recommendations made. There are a couple existing trees, that due to their size, are on the "cusp" for salvage & removal. But, salvage of larger caliper trees can be difficult to manage and due to the size of the rootball, very difficult to move and sustain through reestablishment.
- **Outline of the proposed plant types and quantities found on the Landscape Plan:**
 - ❖ ***Landscape Review:***
 - **Outline of the proposed plant types and quantities:**
 - Twelve deciduous Tree Species, (Total proposed deciduous trees – 29)
 - One Coniferous Tree Species, (Total proposed conifer trees –4)
 - Twelve Deciduous Shrub Species, (Total proposed decid. shrubs –118)
 - Five Coniferous Shrub Species, (Total proposed conifer shrubs --81)
 - Ten Perennials, Bulbs/corms, Groundcover Species, (Total proposed groundcovers/perennials – 222)
 - Six Decorative Grass species, (Total proposed grasses –208)
 - ◆ The species proposed have the ability to perform in the local soils. The proposed palettes are commonly reused throughout Ozaukee Co. None of the proposed plants are listed in the 2016 Wisconsin NCRS Invasive prohibited or regulated lists.
 - ◆ The Little Gem Boxwood is commonly used throughout OZ Co. and has outstanding characteristics. Unfortunately, it often performs badly (fails) when exposed to excessive winter winds. Wind burn and annual dieback will occur if not sheltered from "winter lake effect" winds. The final landscape management plan may require annual placement of burlap protection. If Concordia is looking for a minimal management landscape, maybe a different broadleaf evergreen should be proposed.
 - ◆ TURF: The Plan provides a note on TURF. The Plan needs to be amended to include the final SYD of Sod. The designer shall list the total SYD Turf / reclamation area SYD quantities on the plan.

➤ Plant Schedule Comments:

1. Revisions to the plan shall include:

- 1) Add the note (All plantings shall conform to caliper/height requirements established by Ansi Z160).
- 2) revise the plant schedule to reflect the following issues:

- Audit of the plant schedule found the following incorrect stated Qty: SYRIS-Syringa reticulata should read 5, not 3; also, THOS-Thuja occidentalis should read 16, not 9. Please revise both quantities in the schedule.
- Deciduous Trees (Climax/Ornamental/MultiTrunk deciduous) – The Plan calls for 12' height minimum which is equal to a 2" caliper tree for Type 1&2 trees. Mequon has required a minimum of 3.5" caliper, when measured 16" above the rootball since 2006. (This is a requirement for deciduous trees) Planting Schedule shall be revised and resubmitted for approval.
 - Multi Trunk Trees/Ornamental trees –
 - A 12'Ht minimum ornamental tree, equates to a 2.0" caliper tree. A 3.0" caliper Multi-trunk tree /ornamental tree equates to 14-16' (measured from top of rootball) Please revise the height specification to meet Mequon's standards.
 - River Birch –Betula nigra, Per ANSI standards – a 12' multi-trunk tree equates to a 2.5" caliper tree. A 3.5" caliper tree multi-trunk equates to 16-20' (measured from top of rootball) Please revise the height specification to meet Mequon's minimum height to be specified.

➤ **Planting Zone Comments:**

- The submittal is organized and provides the following: 1. Street Frontage Zone; 2. Parking Lot Interior Zone; 3. Parking Lot Periphery Buffer; 4. Property Line Buffer Yard; 5. On-Lot Zone; 6. Open Space Zone; 7. Detention Basin; 8. Loading Dock Buffer
- **Street Frontage Zone:** N/A – Previously completed under the Campus revision plan.
- **Parking Lot- Interior Zone.** A) Parking lot Interior landscaping equals about 5% of the parking paved area. B) The current interior plan will fall short of the 30% shade over parking/bituminous areas. The design's green space isles should have mirrored treatments between the existing North side and the new South side. **The plan should be amended to include minimally One (1) canopy tree per each end planting island, as is standard in the existing islands. (Fails to meet the proposed requirement, decision per City Staff /P&Z.)**
- **Parking Lot - Periphery Buffer:** Proposed code requires 1 tree per 25 linear feet of parking adjacent to ROW (not counting street trees). The design provides adequate buffering to support this requirement. **(Plan meets the codes.)**
- **Property Line Buffer:** N/A – Previously completed under the Campus revision plan.
- **On-Lot Zone:** Required- 1 Tree & 2 shrubs per every 1000 SF of required open space. **(Meets the proposed requirement.)**
- **Foundation Plantings:** The plan adequately addresses a building of this scale. **(Meets the proposed requirement.)**
- **Trash Enclosure:** N/A – Previously completed under the Campus revision plan.

❖ **Additional Landscape Observations:**

- It is this reviewer's opinion, the plan shows real consideration to the issues of a small (FTE) institutional setting of a residential higher ed. campus. The tree inventory and salvage plan is nicely done and will provide real value to the owner.
- The Plant Schedule fails to meet the City of Mequon's Landscape Code proposed revisions and this plan should be amended, including:
 - The stipulate tree size shall specify that **all deciduous & deciduous ornamental trees** to have a 3.5 inch caliper 16" above the root ball.
 - All Conifer trees shall have a min height of 7' from top of root ball, at planting.
 - Provide the following note in the Schedule – "Per ANSI z 60.1, the plantings shall meet height equivalency consistent of the stated caliper".
 - Add the completed area (SYD) of:
 - Turf/ Reclamated Area
 - Sod

Planting instruction/commentary: Trees selected by the contractor may meet the plan's caliper requirements, but any landscape stock failing to meet height requirements, or root ball size requirements will be rejected by the city, for cause. Clump form trees shall meet the equivalency requirements between the height and caliper. Ex: Per ANSI z 60.1, a 16-18' tree is only equivalent to a 3.0" caliper tree. This reviewer recognizes that Ornamental trees may be display natural limiting height characteristics, the designer shall specify and, or select sizes that closest represents a 3.5" Caliper. The City of Mequon retains the right to reject trees or any landscape materials for cause.

I would recommend approval of the landscape plan with the amendment of the P-lot Islands planting design and the revising the size of the Trees proposed.

I hope planning staff and the commission finds the information presented and recommendations useful.

Sincerely,



M. Terry Higgins, RLA, AICP, SCUP, PMP, MBA

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: January 15, 2018
SUBJECT: Steckling Builders for Guo Medical Office. The applicant is seeking removal from table and building plan amendment approval for changes to the exterior building materials and a new entryway for the existing office structure located at 10624 N. Port Washington Road.

Applicant:	Steckling Builders
Status of Applicant:	Agent
Requested:	Building Plan Amendment
Existing Use:	Medical Office
Existing Zoning:	B-3 (Office and Service Business District) C-2 (General Conservancy District)
Land Use Plan:	Office/Critical Environment
Lot size:	1.16 Acres
Location:	10624 N. Port Washington Road
Tax Key:	#15-029-10-0014.00
District:	#8

Background: The building plan amendment for the Guo Medical Office was tabled at the meeting on December 5, 2017. The applicant has revised the building plans and is seeking building plan amendment approval for exterior changes to the building at 10624 N Port Washington Road.

Building Plan Amendment:

At the last meeting, the Commission saw a proposal that replaced the existing cedar plank siding with a beige HardiePanel stucco style siding and the asphalt shingles with hunter green metal panels. The revised plans show tan siding and trim for the building material. Staff is recommending the siding have a minimum 6" reveal. A brown standing seam metal roof is proposed to complement the tan building. Staff believes these colors are more in line with the surrounding area and supports the proposed building colors. The sloped surfaces beneath the windows will be the same siding material as the building. The vestibule will be removed and the new entryway will feature aluminum frame storefront windows and doors with a canopy over the entrance. The aluminum frame will be a light bronze to match the building and roof color. Stone is proposed on the facades on each side of the entryway. The stonework caps the entryway and provides variation and transition between the aluminum storefront and the siding. Staff is supportive of the proposed building materials and color.

Staff Recommendation:

Planning staff recommends **approval** of the building plan amendment subject to the following condition(s):

1. Staff review and approval of final building and elevation plans.
2. The siding shall have a minimum 6 inch reveal.

3. All ground-level and rooftop mechanical equipment shall be well screened from public view with screening or landscaping.
4. Staff review and approval of signage.
5. Staff review and approval of site lighting.

Attachments:

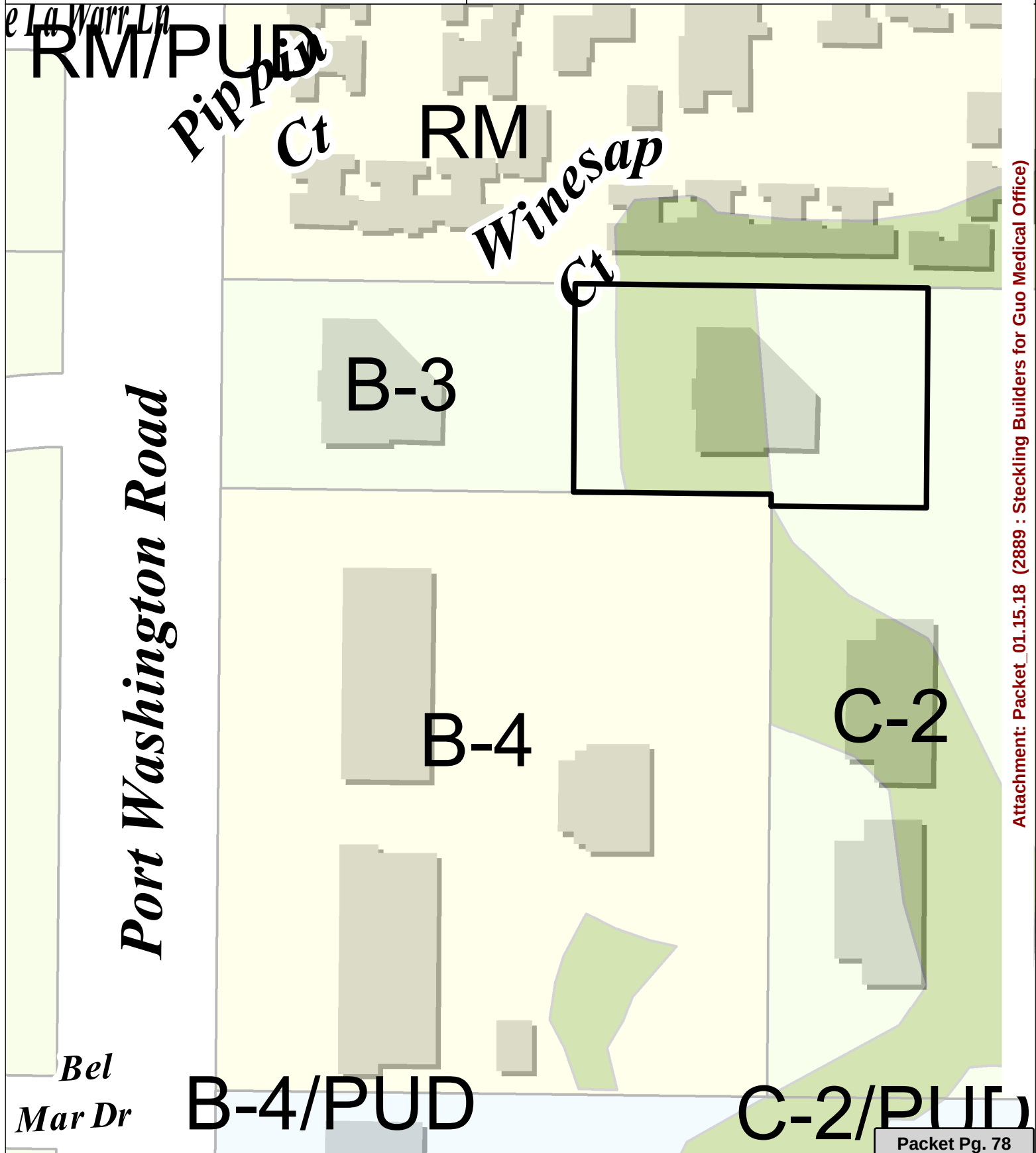
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Guo Medical Office

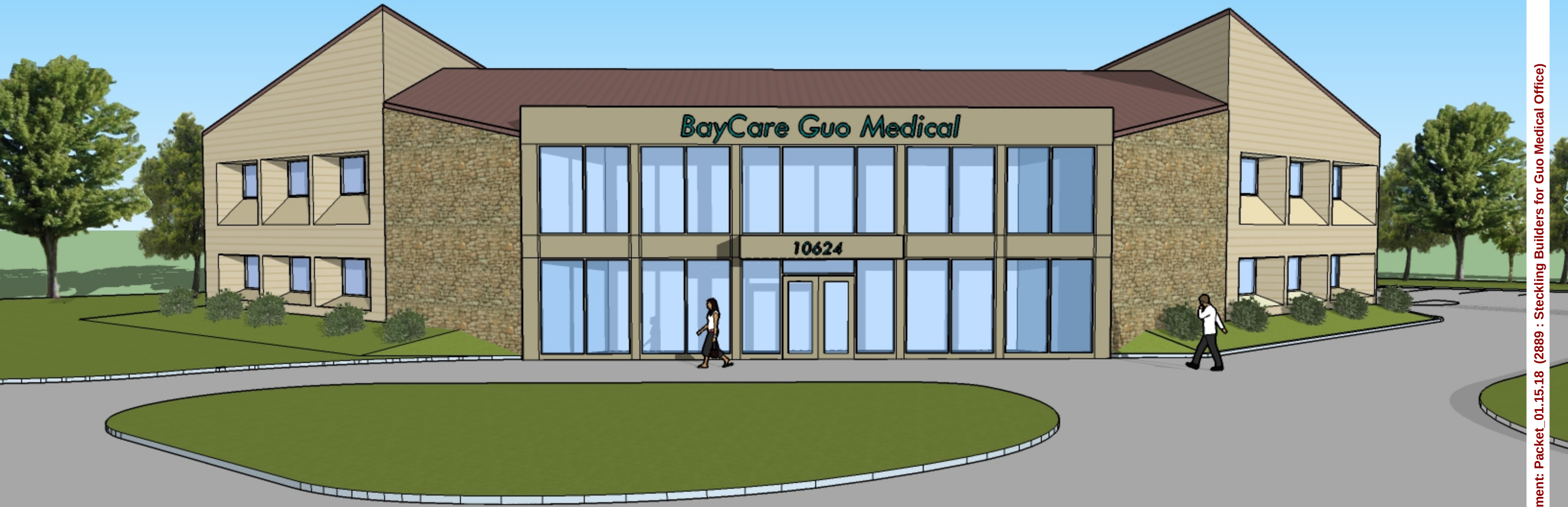
- AC Arrival Corridor
- A-1 Agricultural Preserve
- A-2 General Agricultural
- B-1 Neighborhood Business
- B-2 Community Business
- B-3 Office & Service Business
- B-4 Business Park
- B-5 Light Industrial
- B-6 Rural Industrial
- B-7 Rural Business
- C-1 Shoreland/Wetland Conservancy
- C-2 General Conservancy
- CGO Central Growth Overlay
- FFO Flood Fringe Overlay
- FW Floodway
- IPS Institutional & Public Service

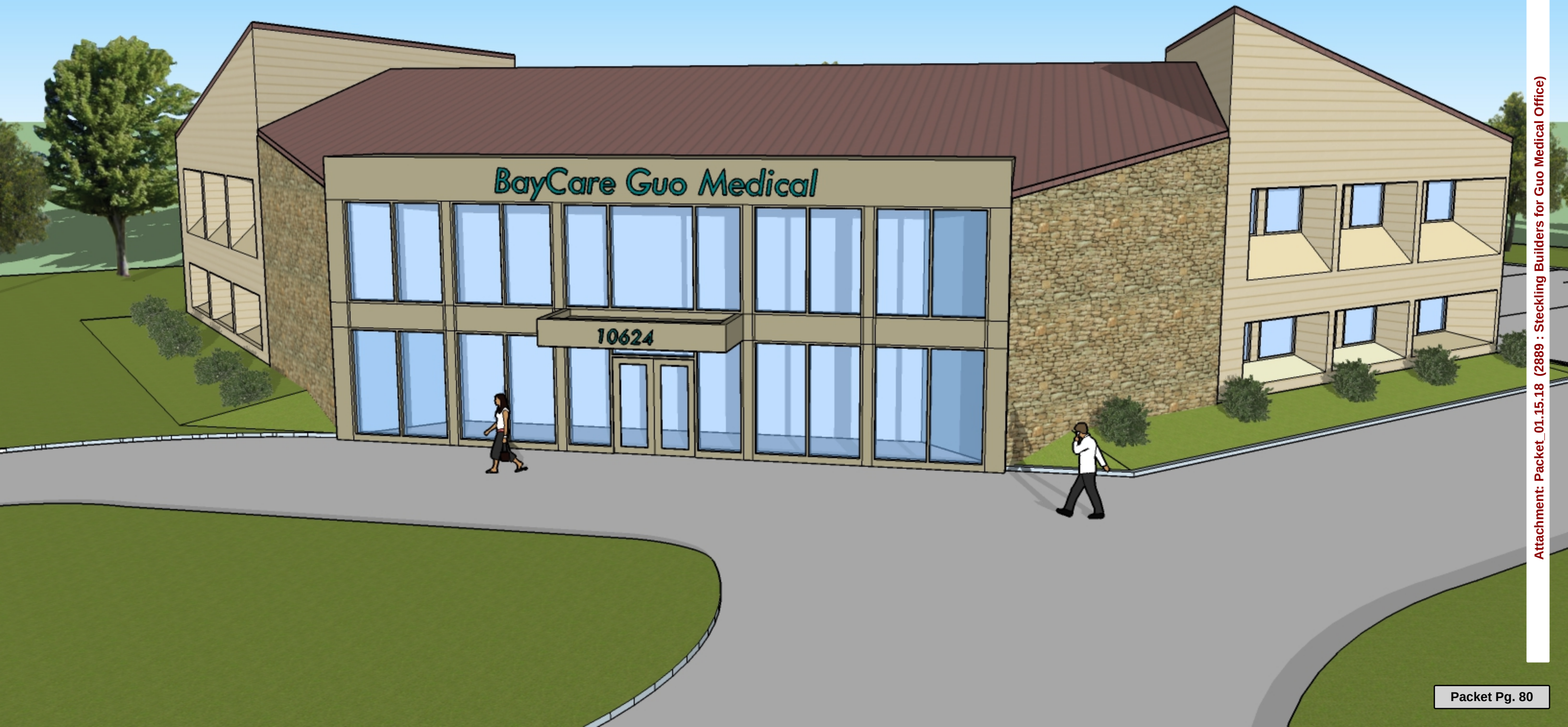
- LTD Limited Use
- OA Agricultural Overlay
- PUD Planned Unit Development Overlay
- P-1 Park & Recreation
- R-1 Single-Family Residential (5 Ac. Min.)
- R-1B Single-Family Residential (2.5 Ac. Min.)
- R-2 Single-Family Residential (2.0 Ac. Min.)
- R-2B Single-Family Residential (1.5 Ac. Min.)
- R-3 Single-Family Residential (1.0 Ac. Min.)
- R-4 Single-Family Residential (3/4 Ac. Min.)
- R-5 Single-Family Residential (1/2 Ac. Min.)
- R-6 Single-Family Residential (4 du/Ac)
- RM Multi-Family Residential
- TC Town Center
- TDR Transfer of Development Rights

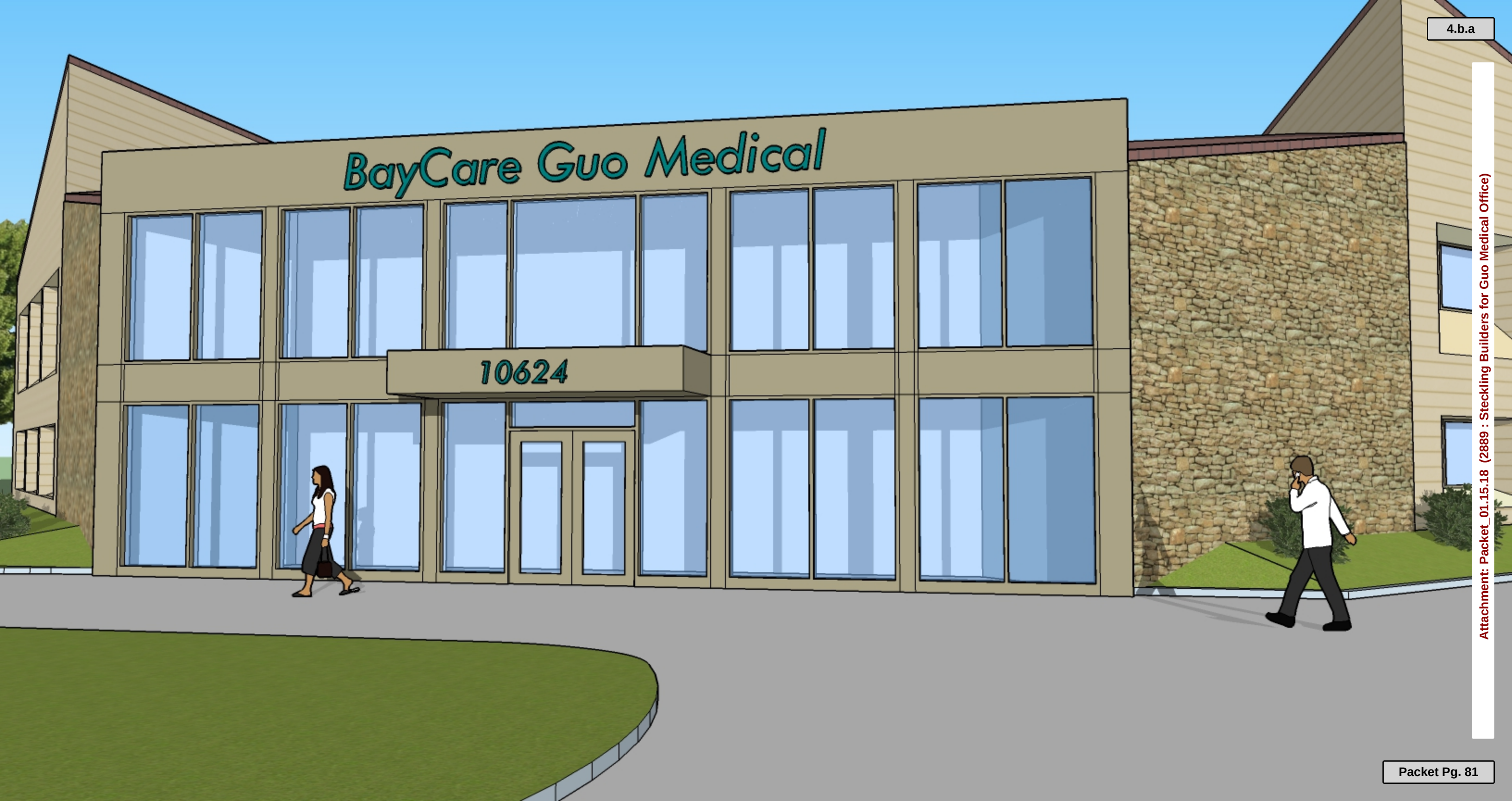
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Attachment: Packet_01.15.18 (2889 : Steckling Builders for Guo Medical Office)









TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: January 15, 2018
SUBJECT: Spectrum Investment Advisors. The applicant is seeking building plan amendment approval for a 1,777 sq. ft. second floor expansion for existing building located at 6329 W. Mequon Road.

Applicant: MSI General
Spectrum Investments

Status of Applicant: Agent
Requested: Building Plan Amendment
Existing Use: Office
Existing Zoning: TC (Town Center)
PUD (Planned Unit Development)

Land Use Plan: Town Center
Lot size: 0.886 Acres
Location: 6329 W. Mequon Road
Tax Key: #14-027-01-022.00
District: #4

Background: The applicant requests building plan amendment approval for the property located at 6329 W Mequon Road. Since they opened in 2012, Spectrum Investment Advisers has grown from 10 employees to 22 employees. They expect their team to continue to grow and although their current building can accommodate up to 35 employees, the applicant is proposing a 1,777 square foot second floor addition in anticipation of their long term growth. Although Spectrum does not have an immediate need for the addition, they would like to coordinate their project with the Fox Town development, particularly in regards to the reconstruction of the parking lot wall on the Fox Town property. The wall details will be brought before Planning Commission for approval at a future date.

Building Design:

The new second floor addition will be on the west and south elevations. The project includes converting the existing attic space into a meeting room for up to 34 people. A second staircase will be constructed to access the second floor. The second floor addition will have cubicle space for future employees, a kitchenette, restrooms and a conference room with a 17 foot high tower. The building was previously approved with EIFS as a primary building material. The addition will have EIFS to match the existing building materials. Limestone veneer columns on the tower will match the existing stone accents on the building. The tower will feature a full set of aluminum clad windows on the west and south elevations. The second floor addition will also have aluminum clad windows on the south and west elevations. The roof on the new addition will be a standing seam metal roof in medium bronze to match the existing roof. The roof design

replicates the existing varying form hip roof and 5:12 roof pitch and will align with the existing roof ridge. The proposed tower on the west elevation creates some symmetry with the existing northeast corner element. The proposed addition meets the Town Center Design Guidelines, which encourages 2-3 story buildings, variations in roof forms and use of architectural elements and windows to articulate surfaces.

The need for the second story addition is related to the desire to keep the Chamber of Commerce as a tenant. Rather than evicting their tenant for additional space, they plan to keep their tenant and move forward with an addition. Construction is scheduled around the Chamber's major events and is expected to begin May 2018 with a completion date of October 31, 2018.

Parking

Since the existing facility and parking can accommodate up to 35 employees, and the addition is not expected to increase the number of employees at this time, there are no proposed changes to the existing parking. The applicant is in the process of negotiating a shared parking agreement with Fox Town. The owner has indicated that Spectrum's normal hours of operations are not expected to conflict with the restaurant next door.

Staff Recommendation:

Planning staff recommends approval of the building plan amendment subject to the following condition(s):

1. Staff approval of final building and elevation plans.
2. All ground-level and rooftop mechanical equipment shall be well screened from public view with screening or landscaping.
3. Planning Commission approval of any changes to the exterior wall.

Attachments:

Packet_01.15.18 (PDF)

Spectrum Investment Advisors

AC	Arrival Corridor
A-1	Agricultural Preserve
A-2	General Agricultural
B-1	Neighborhood Business
B-2	Community Business
B-3	Office & Service Business
B-4	Business Park
B-5	Light Industrial
B-6	Rural Industrial
B-7	Rural Business
C-1	Shoreland/Wetland Conservancy
C-2	General Conservancy
CGO	Central Growth Overlay
FFO	Flood Fringe Overlay
FW	Floodway
IPS	Institutional & Public Service

LTD	Limited Use
OA	Agricultural Overlay
PUD	Planned Unit Development Overlay
P-1	Park & Recreation
R-1	Single-Family Residential (5 Ac. Min.)
R-1B	Single-Family Residential (2.5 Ac. Min.)
R-2	Single-Family Residential (2.0 Ac. Min.)
R-2B	Single-Family Residential (1.5 Ac. Min.)
R-3	Single-Family Residential (1.0 Ac. Min.)
R-4	Single-Family Residential (3/4 Ac. Min.)
R-5	Single-Family Residential (1/2 Ac. Min.)
R-6	Single-Family Residential (4 du/Ac)
RM	Multi-Family Residential
TC	Town Center
TDR	Transfer of Development Rights

4.c.a

IPS

Mequon Rd

TC/PUD

Industrial Dr

TC

As you requested, the following is a summary of our 2018 Spectrum second floor addition.

The Need for More Space:

- Spectrum Investment Advisors started construction on our existing building in October, 2011 and moved in June 25, 2012. The day we moved in, we had 10 employees managing \$700 million in assets. Today, we have 22 employees managing \$2.2 billion in assets. As you can see, we tripled in assets and doubled in employees in the last 6 years. Our current facility can hold 35 employees which means that we have plenty of room and parking to grow another 13 employees which would likely take at least another 4-5 years. Our long term goal, however, is not to think in terms of years at Spectrum, but rather decades, with the next generation of Spectrum's leadership team, having a lot of years to go, which includes my son, Jonathan, at age 37.
- We could wait to add on until we need the space, which would likely be in the next 5 years, however, by then, the development of the Fox Town Center around us would be complete. To grow to 45-50 employees, someday, we would need additional space and parking. The time to plan for our additional future parking needs is now while the Fox Town Center is still under development, where collectively our firms can redo the existing wall to the west of our building the right way and share in the costs.

Summary of the Estimated 1,700 sq./ft. Addition:

- We currently have a 1,200 sq./ft. built out attic and firewall staircase on the second floor. We would be adding a second open staircase behind our receptionist area which would open to the existing attic. This would give us two sets of stairs, which would allow us to have employees on the second floor. The second floor attic would become a meeting room for up to 34 people, specifically for our Monday morning Spectrum Go Meetings. The west room and the south room additions would be available for future space for cubes which would allow us to have another 15 employees upstairs, not including the attic area. We would also have a kitchenette, a men's and women's restroom and a 15ftx15ft conference room with a 17ft. high tower with full set of windows to the west and south of the tower. We would also add another 10 feet to the roofline of our patio area, to allow us to add 10 feet to the west end of our Coffee House should we have a need. Our coffee house currently seats 50 people and has been a big hit in the community. We have sponsored over 31 organizations using our coffee house totaling over 64 events in the last 5 years. By the way, we have over 100 registered for tomorrow night's Chamber Holiday Party at our Spectrum Coffee House.

Time Table of our Building Plans:

- The second floor addition is located directly over the Chamber of Commerce office which is our tenant. When we built this building, we thought if we ever needed additional space, we would evict our tenant, but how do you evict the Mequon/Thiensville Chamber of Commerce, especially when I was last year's Chamber President. Rather than evict the Chamber, we are building over the Chamber which keeps our Chamber of Commerce in the heart of the Town Center. In scheduling the addition, we need to be sensitive to the Chamber's major events which includes the golf outing, the first Monday of June and the awards banquet, the third week of October.
- In doing so, we would like to start construction of our interior stairs around May 1, 2018, which would take approximately 7-8 weeks. Once the Chamber golf outing is complete, our contractor would begin to remove the roof and ceiling over the Chamber area. We would find accommodations for the 2 Chamber employees plus their part time staff for approximately 90

days. The roof removal and replacement would take approximately 100 days which means the Chamber could move back in to their facility by mid-October 2018, just in time to prepare for their Chamber Awards Banquet. Our intent would be to complete construction on the building by October 31, 2018 or 7 months of construction.

Existing Wall and Steps:

- As you mentioned, from the time we pull our building permit we would have one year to complete the wall project. The actual location of the wall is on the Fox Town property, 9-10 feet west of our property line, so we would need to work with the folks from Fox Town and base our timeline on their calendar. Redoing the existing wall will include the following:
 - A 7 foot wide set of low rise steps with stone walls and railings flanking both sides of the steps
 - Cutting the existing wall to approximately 4-5 inches above the existing concrete platform area for water control
 - Locating 30 inch wide stone pillars that match the Spectrum building, every 40 feet or so, with a bronze metal railing in between that matches the color of Spectrum's roof
 - The bottom of the east side of the existing wall would be covered with stucco with the color matching the color of the stucco on Spectrum's building
 - Fox Town and Spectrum would create a cross easement agreement for both parking and the Spectrum patio addition located just west of our existing patio and east of the existing wall
 - We anticipate completing the wall project by the Summer of 2019 depending upon the start date of the Fox Town/Mequon Brewery construction

Spectrum Patio Expansion:

- While the existing wall is under construction, we would begin the addition of our approximate 15ft .x 30ft. patio area
- The patio area would be located just to the west of our existing patio. It would include an outdoor grill with a stone façade and a 15 ft. x 42 in. high privacy wall on the north end of the patio area
- The patio area and Chamber entrance would connect to the 7 foot wide steps to the south and a 4.5 foot wide sidewalk to the north to create a plaza feel with a community experience
- The future use of the patio area would be to host outdoor Chamber and Spectrum events
- We would begin construction of the patio area, once the wall construction is underway. We anticipate completing the patio area by the summer of 2019 depending on the start date of the Fox Town/Mequon Brewery development

As we mentioned, we recently received a Best Places to Work national award by Pension and Investments Magazine. We are happy to attach the article. We plan on attending the January 15, 2018 plan commission, along with members from our contractor, MSI General. Should you need any further information, please let us know.

Jim

James F. Marshall
President



Spectrum Investment Advisors Was Named A Best Place To Work In Money Management By Pensions & Investments

New York, NY (December 11, 2017) – Spectrum Investment Advisors, located in Mequon, Wisconsin, was named a 2017 Best Place to Work in Money Management, by *Pensions & Investments*. The sixth-annual survey and recognition program is dedicated to identifying and recognizing the best employers in the money management industry.

“We are honored to be recognized by a nationally known publication,” said James Marshall, president of Spectrum Investment Advisors. “This award starts with our culture and the wonderful people that are part of it. At Spectrum, we celebrate corporate successes as well as individual team member successes and we encourage our employees to find a balance between working hard and enjoying their lives and families.”

“All of the firms being recognized this year are leaders when it comes to creating a great place to work,” said *P&I* Editor Amy Resnick. “It was great to see, reflected in the survey comments, how significant it is for employees to feel valued by their employer. It shows what really makes a company a best place to work.”

Pensions & Investments partnered with Best Companies Group, an independent research firm specializing in identifying great places to work, to conduct a two-part survey process of employers and their employees. To be eligible for consideration, companies must be a for-profit or not-for-profit business or public agency, have a facility in the United States, have a minimum of 20 full and/or part-time employees working in the United States, be in business a minimum of one year and have at least \$100 million of discretionary assets under management.

About Spectrum Investment Advisors

Spectrum Investment Advisors, Inc. was incorporated in 1995 and is a Registered Investment Adviser registered directly with the SEC. Spectrum is built on the premise that achieving your financial goals depends on unbiased financial advice, timely research, and easy access to the investments and services that best fit your specific needs. Spectrum’s tagline, “Colors Simplify Investing®”, represents the uniqueness of our education process and the ability to communicate with participants from all different industries and levels of investment knowledge. For more information, visit Spectrum Investment Advisors at www.spectruminvestor.com.

About Pensions & Investments

Pensions & Investments, owned by Crain Communications Inc., is the 44-year-old global source for news and information of money management. P&I is written for executives at defined benefit and defined contribution retirement plans, endowments, foundations and sovereign wealth funds, as well as those at investment management and other investment-related firms. Visit P&I at www.pionline.com.

Registration with the SEC does not imply a certain level of skill or training.

###

Project Name

SPECTRUM INVESTMENT ADVISORS, INC.

Project Address

6329 W Mequon Rd
Mequon, WI 53092

Project Data	
Building	
Existing First Floor Building Area	11,228 sq/ft
Existing Upper Level Area	1,200 sq/ft
New Proposed Upper Level Area	1,777 sq/ft
Total New Upper Level Area	2,977 sq/ft
Number of Stories	2
Construction Type	IIB
Occupancy	B "Business"
Existing Parking	37 Standard Stalls 2 Accessible Stalls
No New Parking is Proposed	



Architects Seal

Engineers Seal

60
YEARS
OF
DESIGN
EXCELLENCE

SHEET INDEX		ISSUED																											
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
G-001	COVER SHEET																												
A-100	FIRST FLOOR DEMOLITION PLAN																												
A-101	FIRST FLOOR PLAN																												
A-102	UPPER LEVEL DEMOLITION PLAN																												
A-103	UPPER LEVEL FLOOR PLAN																												
A-105	EXISTING ROOF PLAN																												
A-106	PROPOSED ROOF PLAN																												
A-201	EXISTING ELEVATIONS																												
A-202	PROPOSED ELEVATIONS																												
REFER TO A-202 FOR NEW WALL SCONCE LOCATIONS																													



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-567-3661
FAX: 262-567-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

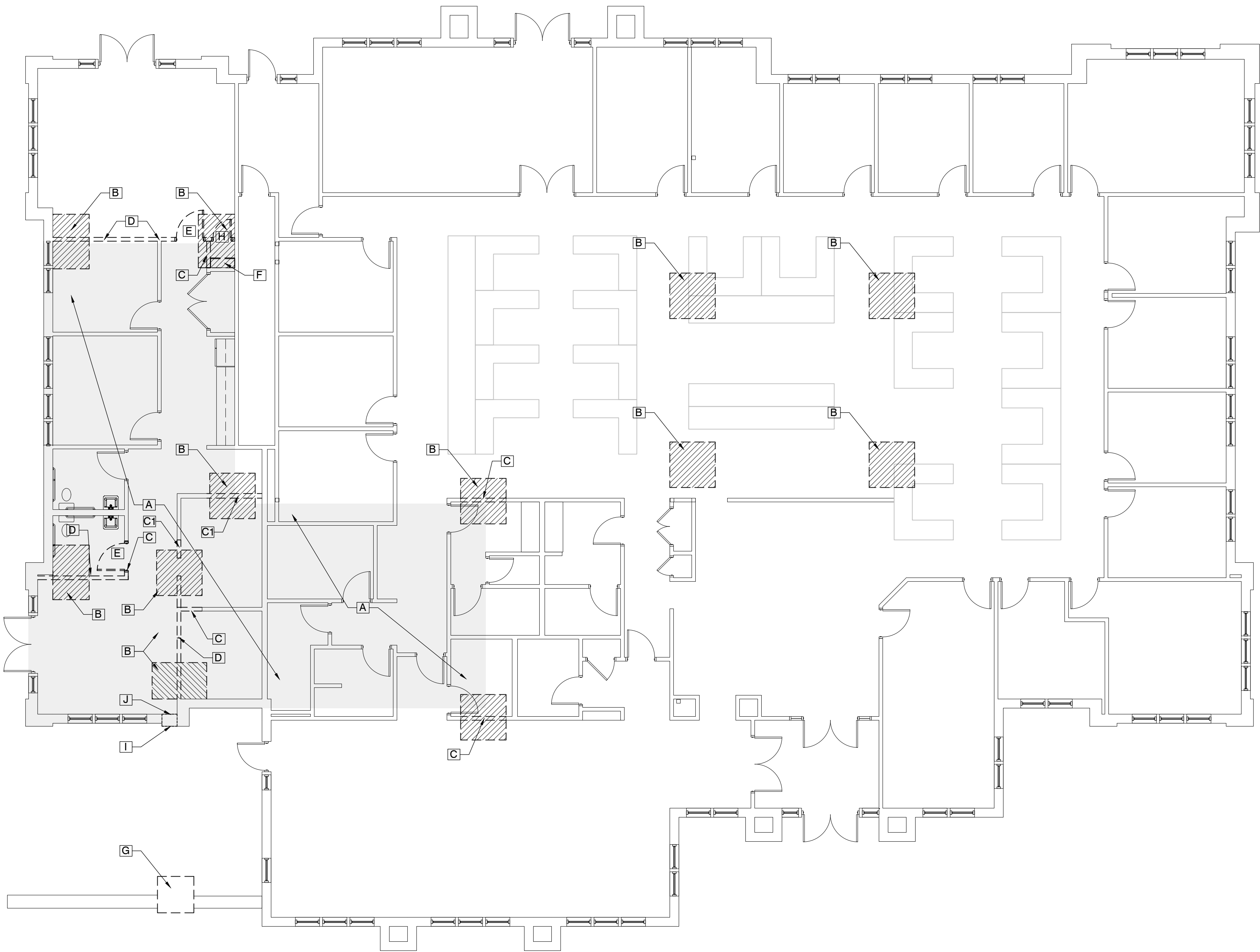
ISSUED FOR	
1	PRELIM PRICING 3/20/2017
2	REVISED PRICING 11/06/2017
3	PLAN COMMISSION SET 12/11/2017
4	
5	
REVISIONS:	
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PROJECT ADDRESS:
PROJECT NAME
Spectrum Investment Advisors, Inc.
STREET ADDRESS
6329 W. MEQUON ROAD
CITY/ STATE / ZIP
MEQUON, WI 53092

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 10/23/2017 Drawn By: AMH/PAA
Sheet Title:
COVER SHEET
Sheet Number:
G-001
Project Number:
P11846



DEMOLITION NOTES

- GENERAL NOTES
REMOVE EXISTING FLOOR AND WALL FINISHES IN THE AREAS OF DEMOLITION AS REQUIRED
- KEYED NOTES
- [A] GENERAL WORK REQUIRED IN THE SHADED AREA.
DEMOLITION
-REMOVE ALL CEILING SYSTEMS & ASSOCIATED MECHANICALS.
-REMOVE THE TOP +/-12' OF ALL THE EXISTING WALLS THAT EXTEND TO THE BOTTOM OF THE EXISTING ROOF TRUSSES.
- [B] SAW CUT AND REMOVE A SECTION OF THE EXISTING CONCRETE FLOOR AND EXCAVATE AS REQUIRED FOR INSTALLATION OF NEW CONCRETE COLUMN PADS
- [Hatched] DESIGNATES APPROXIMATE AREA OF CONCRETE SLAB THAT NEEDS TO BE REMOVED. +/- 5'-0" X 5'-0" AREA SHOWN. FINAL SIZE TBD.
- [C] REMOVE SECTION OF EXISTING WOOD STUD WALL AS REQUIRED FOR DEMOLITION DESCRIBED IN DEMOLITION NOTE 'B'
- [C1] REMOVE SECTION OF EXISTING HALF-HIGH WOOD STUD WALL AS REQUIRED FOR DEMOLITION DESCRIBED IN DEMOLITION NOTE 'B'
- [D] REMOVE ENTIRE LENGTH OF WALL AS REQUIRED FOR INSTALLATION OF NEW COLUMNS & BEAM
- [E] REMOVE EXISTING DOOR AND FRAME AND SAVE FOR REINSTALLATION
- [F] REMOVE EXISTING CABINET AND SAVE FOR REINSTALLATION
- [G] REMOVE A SECTION OF THE EXISTING MASONRY WING WALL AND PATIO THEN EXCAVATE AS REQUIRED FOR INSTALLATION OF A NEW CONCRETE FOOTING AND FOUNDATION FOR A NEW WOOD FRAMED MASONRY PIER.
- [H] REMOVE EXISTING DOOR AND FRAME AND DISCARD
- [I] REMOVE SECTION OF EXISTING STONE VENEER & SHEATHING AS REQUIRED FOR THE INSTALLATION OF A NEW WOOD BEAM TO SUPPORT THE NEW ROOF STRUCTURE
- [J] REMOVE SECTION OF EXISTING GYP BOARD & WOOD STUDS AT REQUIRED TO INSTALL A NEW WOOD POST TO SUPPORT THE NEW ROOF STRUCTURE.



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Date: 10/23/2017 Drawn By: AMH/PAA

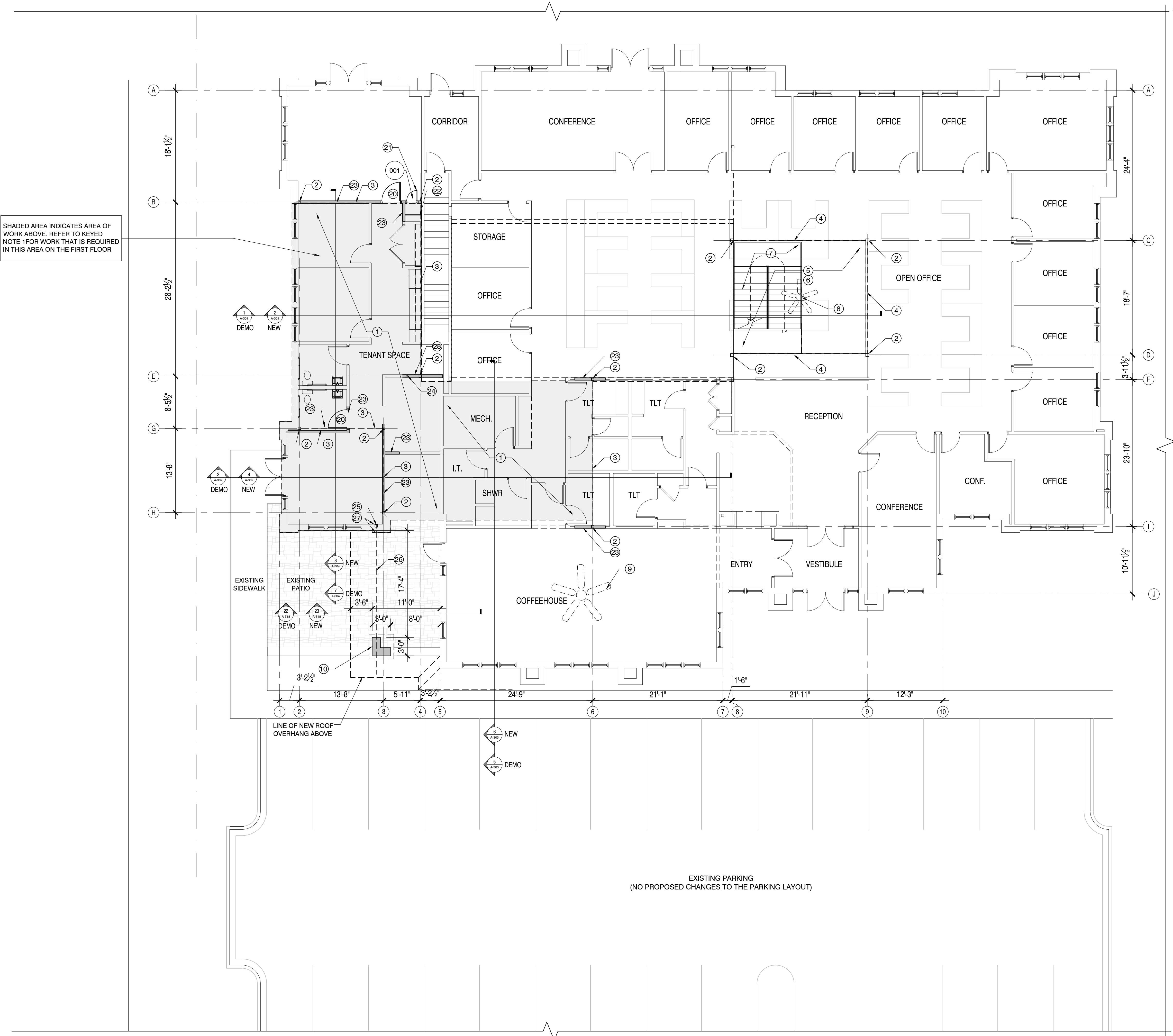
Sheet Title:
FIRST FLOOR PLAN
DEMOLITION PLAN

Sheet Number:

A-100

Project Number:

P11846



CONSTRUCTION NOTES

- KEYED NOTES
- GENERAL WORK REQUIRED IN THE SHADED AREA.
CONSTRUCTION
INSTALL NEW WOOD STUDS, DRYWALL AND INSULATION TO EXTEND THE STUD WALLS BACK TO THE UNDERSIDE OF THE NEW FLOOR TRUSSES
 - INSTALL NEW CONCRETE COLUMN PAD & STEEL TUBE COLUMN BEARING 8" BELOW FINISHED FLOOR.
 - STEEL BEAM BETWEEN THE TWO NEW STEEL COLUMNS TO SUPPORT THE NEW SECOND FLOOR STRUCTURE ABOVE.
 - STEEL BEAM BETWEEN THE TWO NEW STEEL COLUMNS TO SUPPORT THE NEW BULK-HEAD ABOVE.
 - MODIFY THE EXISTING WOOD TRUSSES IN THIS AREA TO ALLOW FOR A HIGHER CEILING. REFER TO THE SECTIONS FOR MORE INFORMATION.
 - NEW WOOD CEILING (PICKLED PINE) AND TRIM TO MATCH EXISTING
 - NEW STEEL FRAMED STAIR W/ WIRE RAILING, WOOD RISERS AND METAL TREADS
 - RELOCATE EXISTING 6" WIDE CEILING FAN FROM COFFEEHOUSE TO NEW STAIR
 - RELOCATE EXISTING 6" WIDE CEILING FAN FROM COFFEE HOUSE TO NEW STAIR. REPLACE WITH LARGER 10" WIDE CEILING FAN (MATCH EXISTING STYLE).
 - WOOD FRAMED COLUMN W/ STONE VENEER, EIFS & PRECAST BASE & CAP TO MATCH EXISTING. REFER TO ELEVATIONS FOR MORE INFORMATION. INSTALL POURED CONCRETE FOOTING AND FOUNDATION AT NEW COLUMN.
- NOTES 11 THROUGH 19 HAVE BEEN OMITTED
- REINSTALL DOOR AND FRAME
 - INSTALL NEW DOOR AND FRAME SAME STYLE AND HEIGHT AS THE DOOR THAT WAS REMOVED BUT 4" NARROWER
 - REINSTALL EXISTING CABINET
 - INSTALL NEW WOOD STUD WALL. CONSTRUCTION TYPE TO MATCH THE WALL THAT WAS REMOVED.
 - ROOF CONDUCTOR FROM FLAT ROOF ABOVE. SAW CUT AND PATCH EXISTING FLOOR AS REQUIRED TO CONNECT TO THE EXISTING STORM WATER PIPING.
 - NEW WOOD POST INSTALLED IN LINE WITH THE EXISTING 2X6 STUD WALL. POST TO SUPPORT NEW WOOD BEAM & ROOF STRUCTURE.
 - NEW WOOD BEAM TO SUPPORT NEW ROOF STRUCTURE ABOVE
 - PATCH GYP BOARD, STUD WALL, SHEATHING AND STONE VENEER AFTER INSTALLATION OF WOOD POST AND BEAM.
 - INSTALL NEW FULL HEIGHT STUD WALL WHERE A PORTION OF THE EXISTING HALF WALL WAS REMOVED.



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Date: 10/23/2017 Drawn By: AMH/PAA
Sheet Title:
FIRST FLOOR PLAN
Sheet Number:
A-101
Project Number:
P11846



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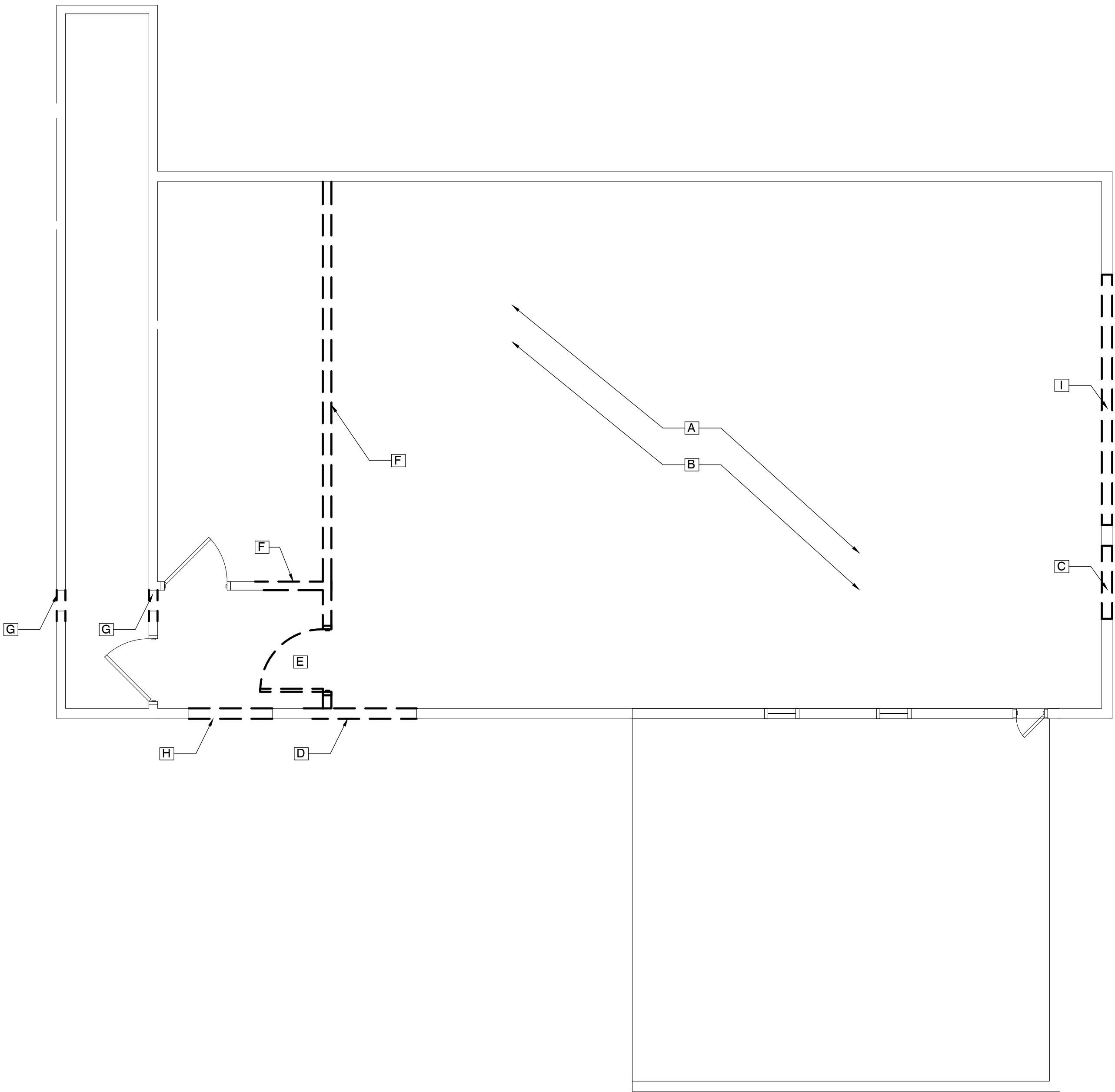
PROJECT NAME
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STREET ADDRESS
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ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 10/23/2017 Drawn By: AMH/PAA
Sheet Title:
UPPER FLOOR DEMOLITION PLAN
Sheet Number:
A-102
Project Number:
P11846

CONSTRUCTION NOTES

- GENERAL NOTES
- REMOVE EXISTING FLOOR AND WALL FINISHES IN THE AREAS OF DEMOLITION AS REQUIRED
- KEYED NOTES
- [A] REMOVE THE EXISTING EXPOSED SPRINKLER PIPE
- [B] REMOVE THE EXISTING SURFACE MOUNTED 1X4 LIGHT FIXTURES
- [C] DEMO OPENING IN THE EXISTING STUD WALL FOR INSTALLATION OF A NEW CASED OPENING. REFER TO FLOOR PLAN FOR SIZE AND LOCATION
- [D] DEMO OPENING IN THE EXISTING TRUSS GIRDER FOR INSTALLATION OF A NEW DOOR AND SIDELITE. REFER TO FLOOR PLAN FOR SIZE AND LOCATION
- [E] REMOVE EXISTING DOOR AND FRAME. DISCARD
- [F] REMOVE EXISTING WALL FULL HEIGHT
- [G] DEMO OPENING IN THE EXISTING 1 HOUR RATED STAIRWELL WALL FOR INSTALLATION OF NEW SIDELITE. REFER TO PLAN FOR SIZE AND LOCATION.
- [H] DEMO OPENING IN THE EXISTING TRUSS GIRDER FOR INSTALLATION OF A SIDELITE. REFER TO PLAN FOR SIZE AND LOCATION.
- [I] DEMO OPENING IN THE EXISTING STUD WALL FOR INSTALLATION OF A NEW GLASS WALL SYSTEM



UPPER FLOOR DEMOLITION PLAN 1/4"= 1'-0"



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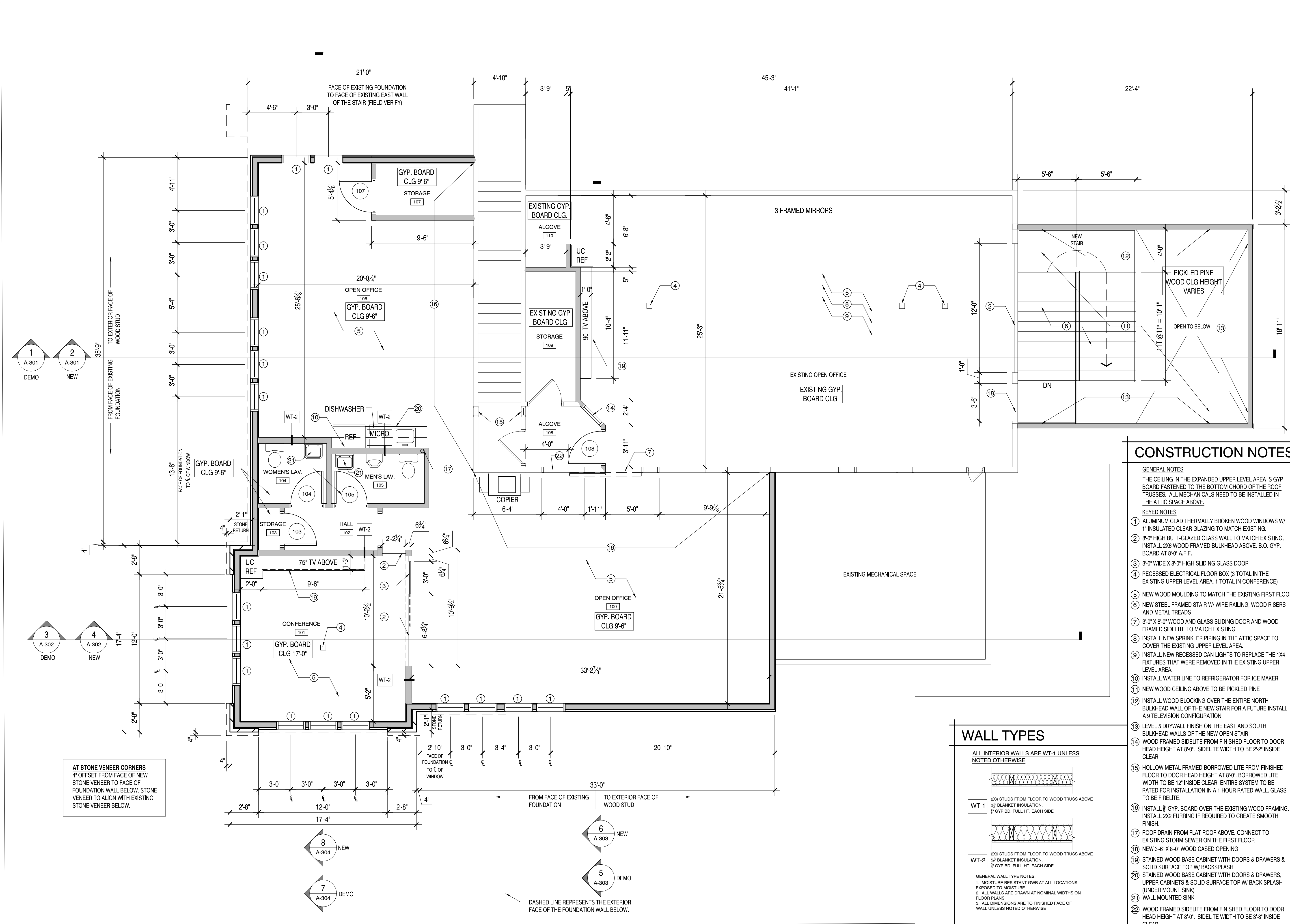


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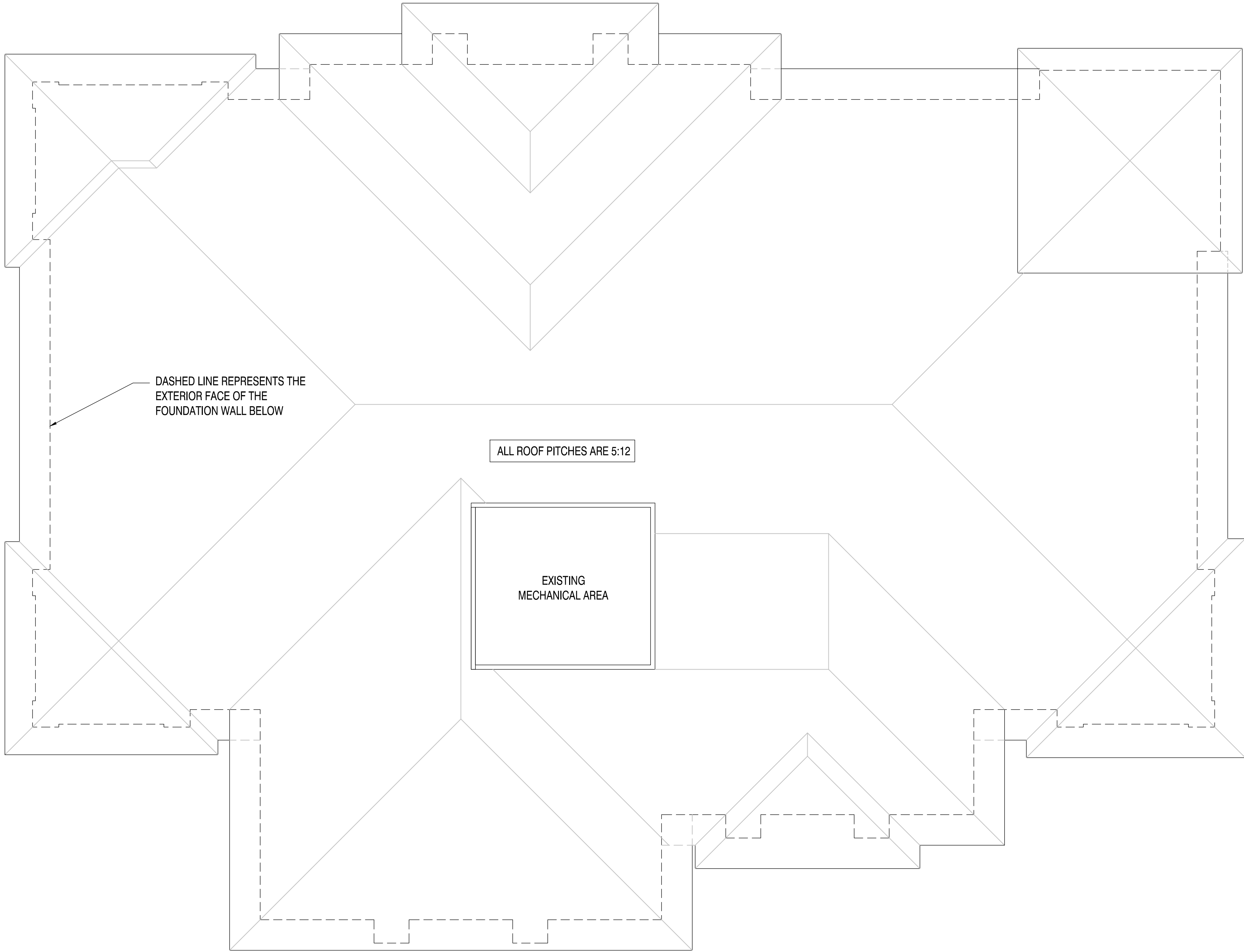
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Date: 10/23/2017 Drawn By: AMH/PAA
Sheet Title:
UPPER FLOOR PLAN
Sheet Number:
A-103
Project Number:
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UPPER FLOOR PLAN

1/4" = 1'-0"



EXISTING ROOF PLAN

1/8" = 1'-0"



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Date:
10/23/2017

Drawn By:
AMH/PAA

Sheet Title:
EXISTING ROOF PLAN

Sheet Number:

A-105

Project Number:

P11846



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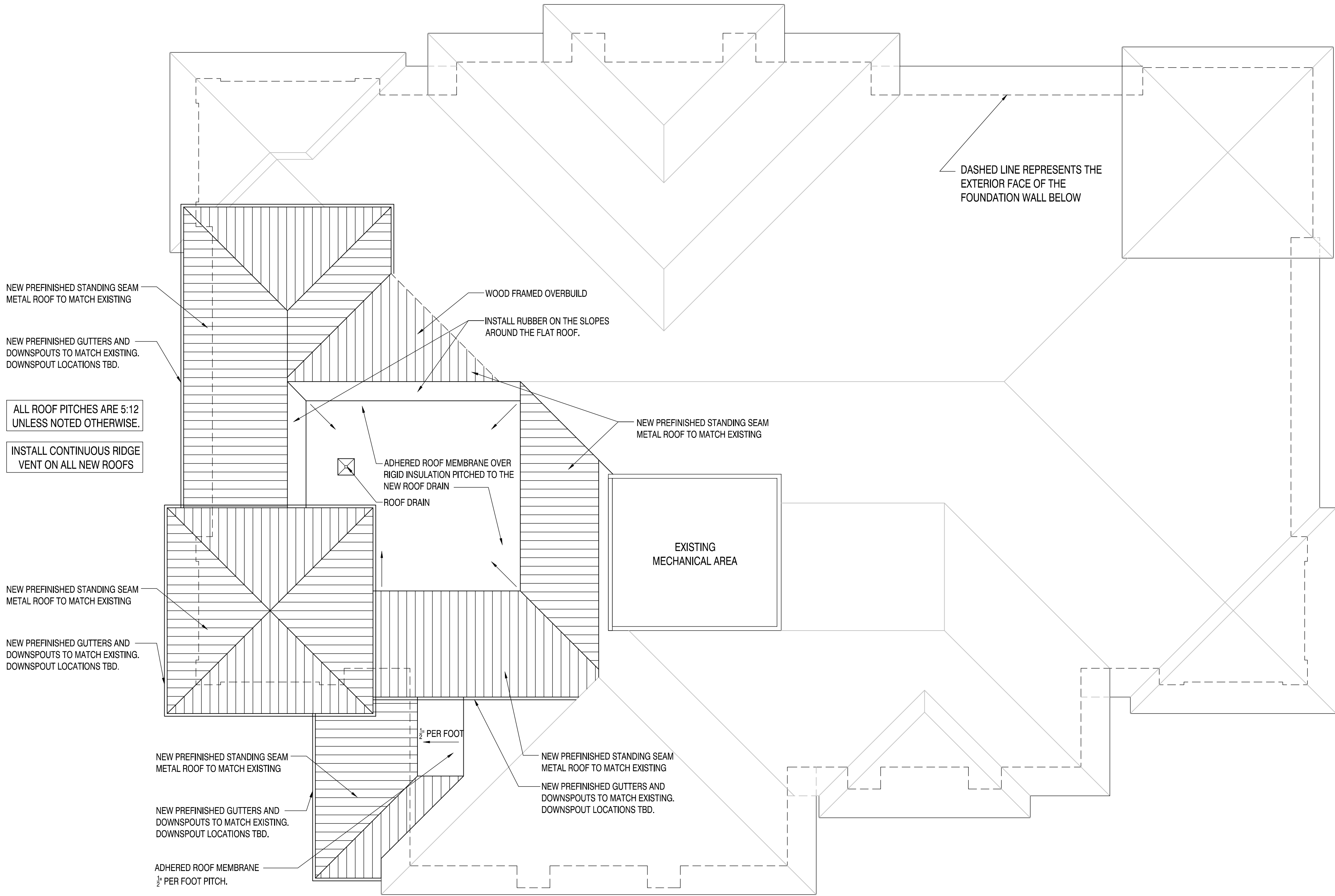


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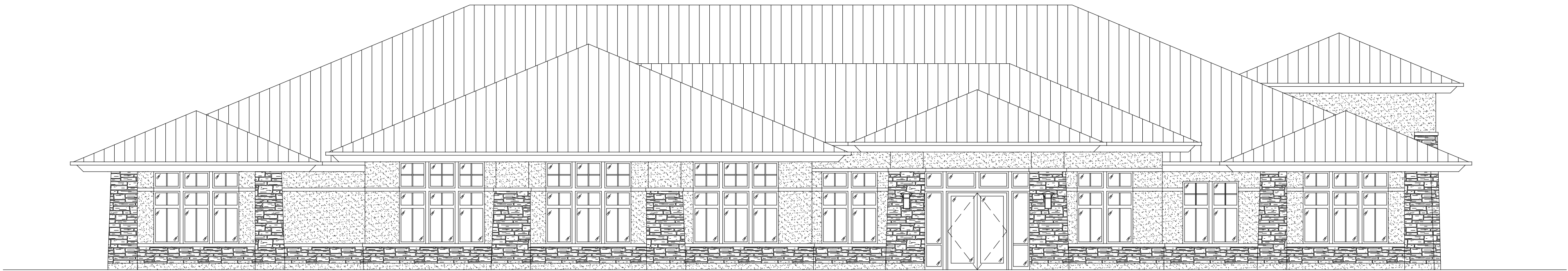
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Date: 10/23/2017 Drawn By: AMH/PAA
Sheet Title:
PROPOSED ROOF PLAN
Sheet Number:
A-106
Project Number:
P11846

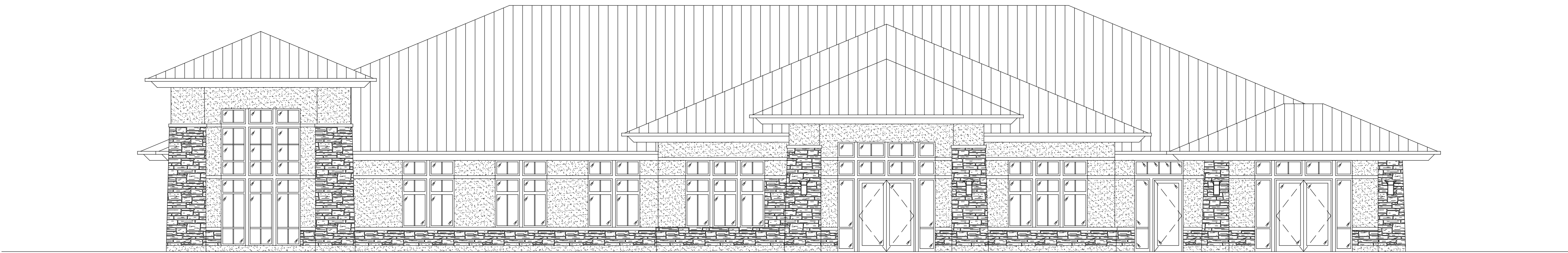


PROPOSED ROOF PLAN

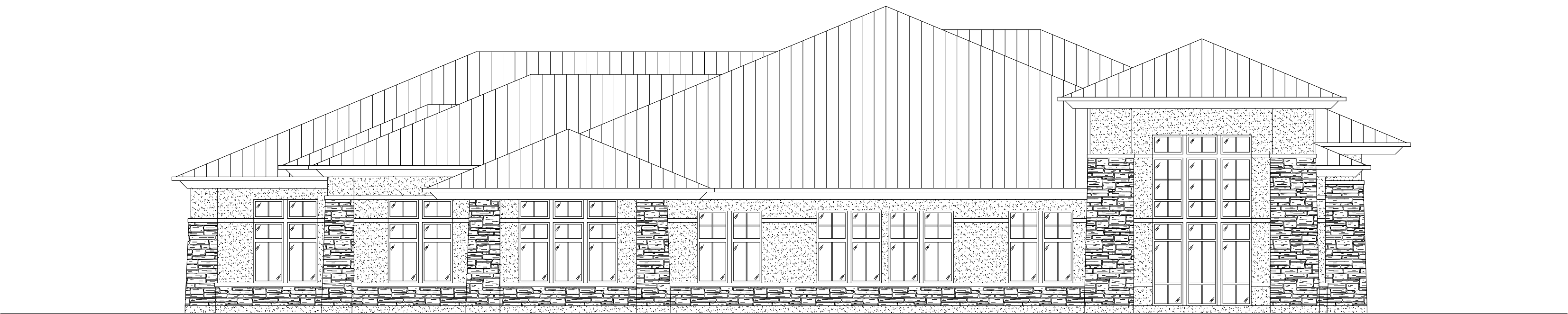
1/8" = 1'-0"



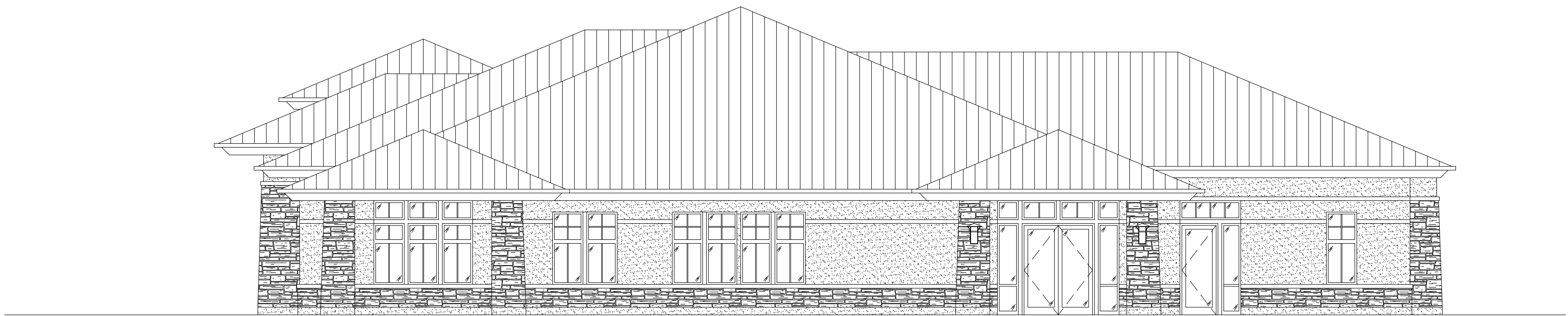
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



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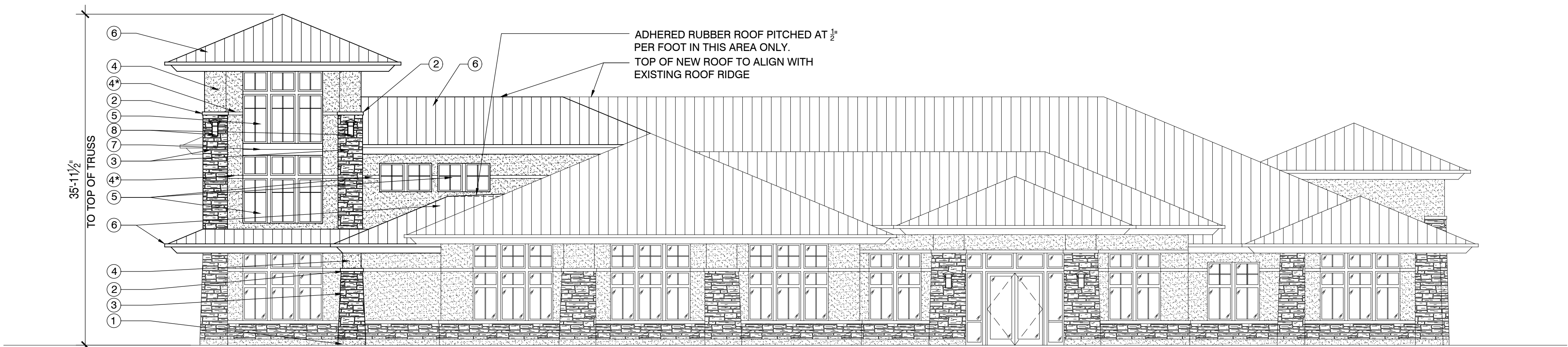
Date: 10/23/2017 Drawn By: AMH/PAA

Sheet Title:
EXISTING EXTERIOR ELEVATIONS
Sheet Number:

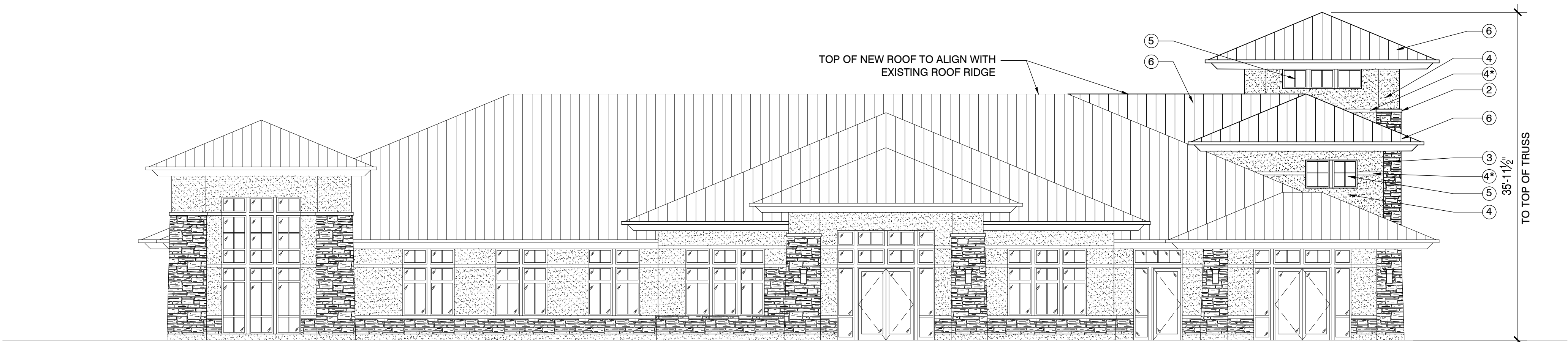
A-201

Project Number:

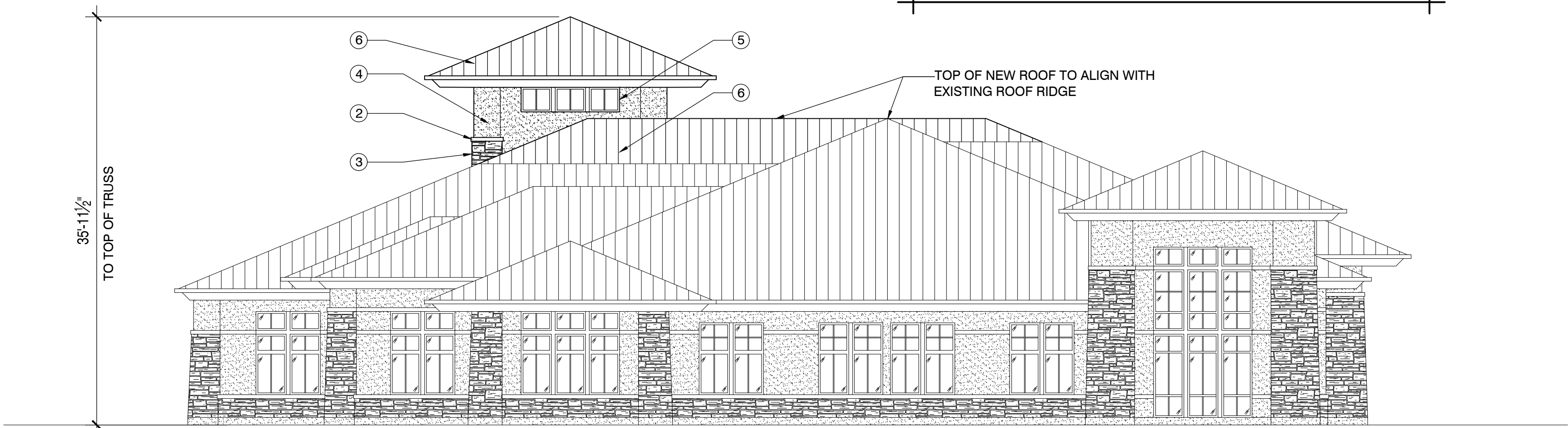
P11846



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

ELEVATION NOTES

ALL NEW MATERIALS TO MATCH EXISTING (FIELD VERIFY TO CONFIRM THE MATERIAL DESIGNATIONS BELOW)

KEYED MATERIAL NOTES

- 1 PRECAST BASE
- 2 PRECAST CAP
- 3 LIMESTONE VENEER HALQUIST COLOR MAPLE RIDGE
- 4 EIFS COLOR SMOKED PUTTY
- 4* 4" HIGH RECESSED HORIZONTAL EIFS BAND
- 5 ALUMINUM CLAD WINDOW EAGLE COLOR PEBBLE TAN.
- 6 STANDING SEAM METAL ROOF W/ PREFINISHED METAL GUTTERS AND DOWNSPOUTS COLOR MEDIUM BRONZE
- 7 PREFINISHED BREAK METAL COLOR TO MATCH WINDOW FRAMES
- 8 WALL SCONCE TO MATCH EXISTING



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Date: 10/23/2017 Drawn By: AMH/PAA

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:

A-202

Project Number:

P11846



AERIAL VIEW LOOKING NORTHEAST



GROUND VIEW LOOKING NORTHEAST



GROUND VIEW LOOKING SOUTHEAST





11333 N. Cedarburg Rd
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Fax: 262-242-9655

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Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: January 15, 2018
SUBJECT: David Hoff. The applicant is seeking rezoning and concept plan and fill permit approval for a proposed residential condominium project including 6 dwelling units on 2.68 acres located at 10950 N. Cedarburg Road.

Applicant:	David J. Hoff
Status of Applicant:	Offer to Purchase
Requested:	Rezoning Recommendation Concept Plan Fill Permit
Existing Zoning:	B-3 (Office and Service District) FFO (Flood Fringe Overlay District) FW (Floodway District)
Proposed Zoning:	R-6 (Residential Plex) B-3 (Office) FW (Floodway) FFO (Flood Fringe Overlay)
Lot size:	2.89 Acres
Location:	10950 N. Cedarburg Road
Tax Key:	#14-171-00-101.00
District:	#6

Background: The applicant is seeking a rezoning recommendation and concept plan approval for a six unit residential condominium development at 10950 N Cedarburg Road. The site currently contains two office buildings and is zoned B-3 (Office). One of the buildings would be razed to make room for the residential development. The redevelopment proposal would require the zoning to be changed from B-3 to R-6 (Residential Attached) on the portion of the site where the condominiums would be located. The site is located immediately behind the Riverwalk Highlands senior apartment building and is adjacent to the Milwaukee River. The parcel was rezoned in 2014 in order to reduce the amount area designated as Floodway based on hydraulic modeling that was completed for that portion of the Milwaukee River. As the Commissioner's may recall, the applicant recently applied for a text amendment that would allow residential PUD's on parcels that are at least two acres in size. The Common Council approved Ordinance 2017-1501 on October 10, 2017.

Rezoning Analysis: Some factors to consider when analyzing a rezoning request include:

- **Is there a Public Interest?** The developer states that the housing is intended to serve empty nesters which appear to be a growing demand in our community. While the R-6 and the B-3 are typically used as a transitional zoning districts that from single family uses, staff feels the

proposed residential use would have less of an impact on the surrounding area than a redeveloped office use. Based on the anticipated demand, the applicant is confident that completion of all units will take less than a few years with a \$2,700,000 valuation for the complete project. The current assessment for the parcel is just over \$250,000.

- **Are there reasonable uses under existing zoning?** Staff concurs with the applicant that the site is not optimal for the office uses allowed under the B-3 zoning. The site lacks visible frontage along Cedarburg Road and is located in an area surrounded primarily by residential uses. The existing office building, which was constructed in the early 1960's is beyond repair and has been on the market for the better part of the last ten years.
- **Has there been a change in character or trend in development in area of proposal?** The area has not changed over the years. It is primarily a single family neighborhood with a scattering of other uses. The Riverwalk Highlands, a 55 and older apartment complex, was the most recently developed project in the area. Based on the overall land uses in the area, staff believes a six unit development would be a better fit for the existing neighborhood.

Site Conditions:

The site contains wetlands along the east end of the parcel. The wetland delineation has been approved by the DNR. The applicant is requesting to fill .46 acres of the wetlands that are located on the parcel and on the parcel to the east. Approval of the wetland fill is pending at this time.

The small portion of the site is designated as Floodway and a large portion of the site is part of the 100 year floodplain. In order to comply with floodplain requirements, the elevation of the buildings must be two feet above the Base Flood Elevation. This will require the addition of two to three feet of fill to a large portion of the site. No disturbance to the Floodway is being proposed. DNR and FEMA approval of the fill in the floodplain is required. Approval of the fill in the floodplain is pending at this time. Since a portion of the driveway in the floodplain is located on the parcel to the west, dry land access cannot be achieved. The fire chief has signed a letter stating that wheeled access to the site can be achieved during a flood event (see attached letter).

The City Forester has walked the site and has determined there is one specimen tree that will be impacted by the development. The 20" White Pine is located within the footprint of one the proposed residential units. Since the site is being filled by up to three feet of fill, the relocation of the building would not negate the need to remove the tree.

Concept Plan:

The Concept Plan shows the six units on the north portion of the lot where the existing office building is located. There is a private driveway the currently exists that would serve the proposed condominiums as well as the existing office building to the south. The overall site is shown at 2.89 acres with the existing office building condominium occupying 1.39 acres. The six residential units will be located on 1.50 acres which allows for six units based on the R-6 density of 4 units an acre. The concept plan will require a number of waivers to the R-6 zoning district standards including the following:

- 20 foot side yard offset
- 30 rear yard offset

It also appears the applicant will not comply with the 30% lot coverage requirement on the parcel. The applicant has not submitted calculations on the lot coverage ratio as part of the application package. The plan shows the proposed side yard offset at 3.2 feet from the north

property line and 4 feet from the east property line. The plan shows a retaining wall located on the parcel to the east to attribute for the new grade change that is due to floodplain and wetland filling. The applicant has not submitted anything in writing from the adjacent owner to allow construction of the retaining wall on their property. The applicant will also need to verify that the existing office complies with the open space and floor area ratio based on the adjusted size of the condominium unit.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

Access to the site is via an existing driveway north of the Highlands at Riverwalk located at 10954 North Cedarburg Road. The driveway has an ingress/ egress easement to the subject property.

The project encroaches on the neighboring property to the east (Outlot1). An easement or change in property boundary is required to construct on Outlot 1. The project also encroaches onto the condo site 1 property to the south. This encroachment shall be addressed with the condominium plat.

The site is located within the City's sewer service area and connection to the public utility is required. The plans show a 2" force main connection to an existing sanitary sewer line. The applicant shall provide calculations that show that the system is sized appropriately for the additional flow. The sewer shall be a private force main owned and maintained by the property owners.

As a condition of approval, the development must connect to the public water main. An 8" public water main is currently located adjacent to the site, and a connection is illustrated on the plans. In order to serve the proposed building, a public main extension and easement will be required. Fire hydrant locations are subject to the review and approval of the Fire Chief. A Water Services Agreement will be required for this project.

The site proposes disturbance of greater than 1 acre, therefore, a storm water management plan (SWMP) for the site is required. The SWMP must be approved by the City of Mequon, MMSD and WDNR, as applicable. Preliminary conversations with the developer have resulted in a determination that the 100-year stormwater quantity requirement may not be able to be achieved on this site. The 100-year floodplain covers the majority of the development area. This limits the opportunities to detain the 100-year event. The developer is required to perform calculations to determine the practicality of meeting the City's stormwater management quantity requirement. If the 100-year stormwater quantity requirements cannot be met, a waiver to the requirement is required as a condition of the PUD approval. All stormwater quality requirements must be met. Applicable stormwater criteria for MMSD and WDNR stormwater management are also required to be met. A stormwater maintenance and easement agreement is required for this project.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site. The site plan illustrates that fill will be hauled into the site, and as such, a fill permit will be required. The applicant has indicated that the site will require 2,950 cubic yards of fill. Placement of the fill will be reviewed as a part of the grading plan. As a condition of approval, the applicant shall provide documentation of the proposed haul route and a road bond to ensure that any damage attributed to construction traffic is repaired prior to occupancy.

The project contains wetlands. The wetlands were delineated and confirmed by the WDNR. A wetland fill permit and approval is required from the WDNR and ACOE. The wetland delineation report shall be provided to the City. Proposed construction does not meet the City's wetland setback requirements. Staff advocates moving the two buildings closer together to reduce the wetland fill and reduce the non-compliance with the wetland setback. With final design, the developer shall provide alternative protection for the waiver request to the wetland setback.

Staff Recommendation:

Due to the number of outstanding issues that need to be resolved staff recommends **tabling** the item at this time. The applicant states that he will continue to work on resolving the outstanding issues identified in the report but would like to get feedback from the Commission on the project based on the updated plans before incurring any additional costs.

Attachments:

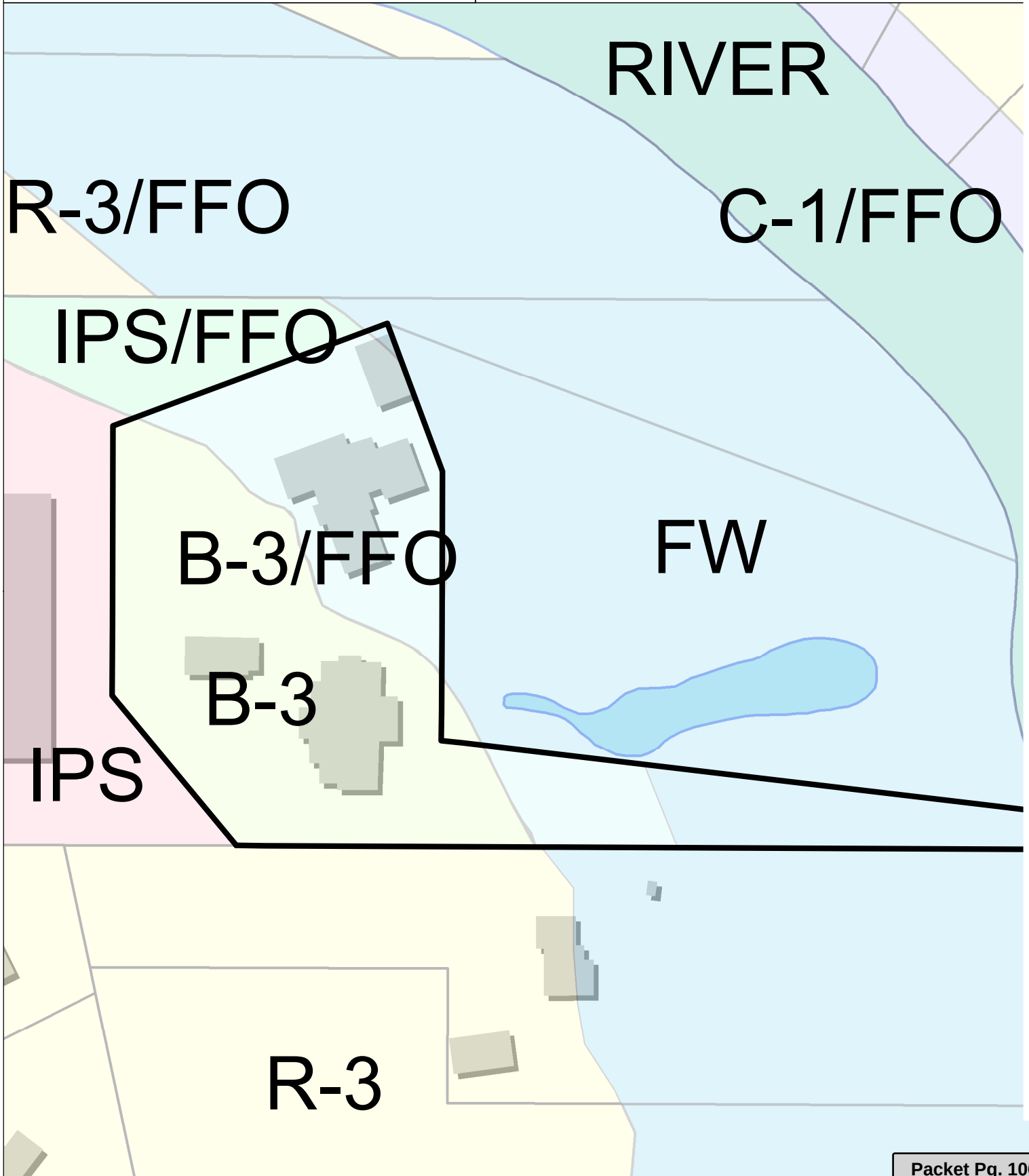
Packet_01.15.18 (PDF)

David Hoff - Schenker Property

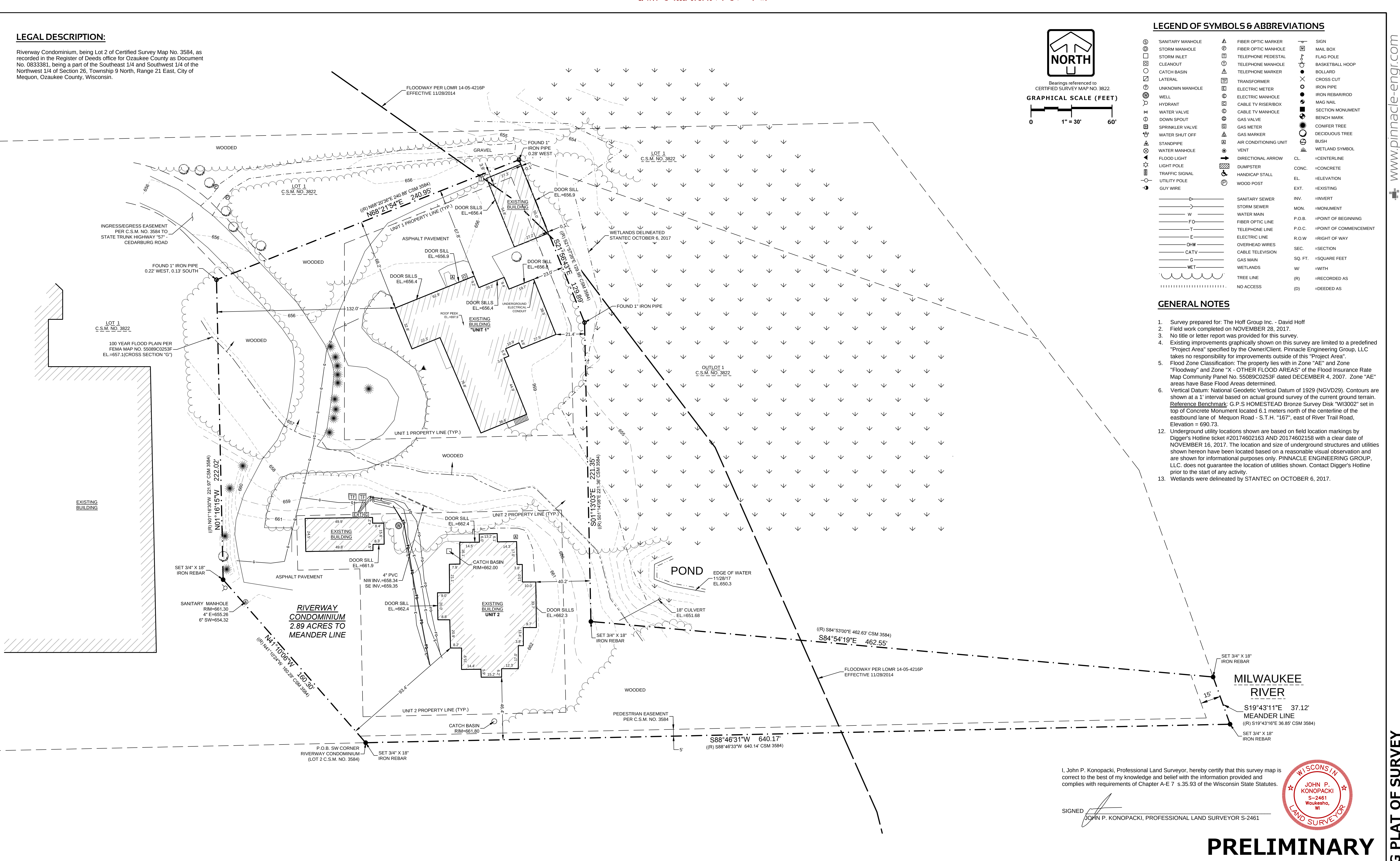
AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

4.d.a

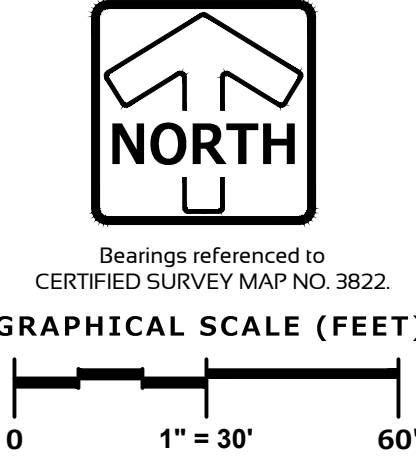


Attachment: Packet_01.15.18 (2891 : David Hoff)



LEGAL DESCRIPTION:

Riverway Condominium, being Lot 2 of Certified Survey Map No. 3584, as recorded in the Register of Deeds office for Ozaukee County as Document No. 0833381, being a part of the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 26, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.



LEGEND OF SYMBOLS & ABBREVIATIONS

③	SANITARY MANHOLE	△	FIBER OPTIC MARKER	—	SIGN
④	STORM MANHOLE	◊	FIBER OPTIC MANHOLE	—	MAIL BOX
□	STORM INLET	▢	TELEPHONE PEDESTAL	—	FLAG POLE
○	CLEANOUT	⊕	TELEPHONE MANHOLE	—	BASKETBALL HOOP
⊗	CATCH BASIN	△	TELEPHONE MARKER	●	BOLLARD
⊠	LATERAL	▢	TRANSFORMER	×	CROSS CUT
⊙	UNKNOWN MANHOLE	⊞	ELECTRIC METER	—	IRON PIPE
⊙	WELL	⊞	ELECTRIC MANHOLE	—	IRON REBAR/ROD
⊙	HYDRANT	⊞	CABLE TV RISER/BOX	—	MAG NAIL
⊙	WATER VALVE	⊞	CABLE TV MANHOLE	—	SECTION MONUMENT
⊙	DOWN SPOUT	⊞	GAS VALVE	—	BENCH MARK
⊙	SPRINKLER VALVE	⊞	GAS METER	—	CONIFER TREE
⊙	WATER SHUT OFF	⊞	GAS MARKER	—	DECIDUOUS TREE
⊙	STANDPIPE	⊞	AIR CONDITIONING UNIT	—	BUSH
⊙	WATER MANHOLE	⊞	VENT	—	WETLAND SYMBOL
⊙	FLOOD LIGHT	→	DIRECTIONAL ARROW	CL	=CENTERLINE
★	LIGHT POLE	▨	DUMPSTER	CONC.	=CONCRETE
⊙	TRAFFIC SIGNAL	⊞	HANDICAP STALL	EL.	=ELEVATION
⊙	UTILITY POLE	⊞	WOOD POST	EXT.	=EXISTING
⊙	GUY WIRE			INV.	=INVERT
				MON.	=MONUMENT
				P.O.B.	=POINT OF BEGINNING
				P.O.C.	=POINT OF COMMENCEMENT
				R.O.W.	=RIGHT OF WAY
				SEC.	=SECTION
				SQ. FT.	=SQUARE FEET
				W/	=WITH
				(R)	=RECORDED AS
				(D)	=DEEDED AS

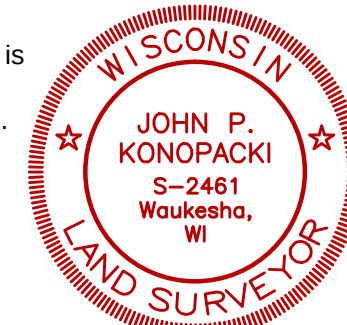
GENERAL NOTES

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- Wetlands were delineated by STANTEC on OCTOBER 6, 2017.

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED

JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461



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UNIT 1 AND UNIT 2, RIVERWAY CONDOMINIUM, PART OF THE SE 1/4 AND SW 1/4 OF THE NW 1/4 OF SEC. 26, T9N, R21E, CITY OF MEQUON, OZAUCKEE COUNTY, WISCONSIN.

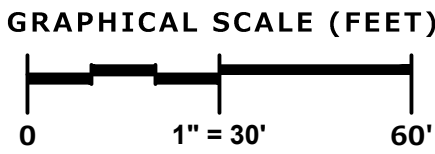
**EXISTING
PLAT OF SURVEY**

REVISIONS	
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REG JOB NO. 813.00-WI	ASZ	SHEET 1 OF 7
REG PM	DATE 12/11/17	
SCALE	1"=30'	



Bearings referenced to
CERTIFIED SURVEY MAP NO. 3822.

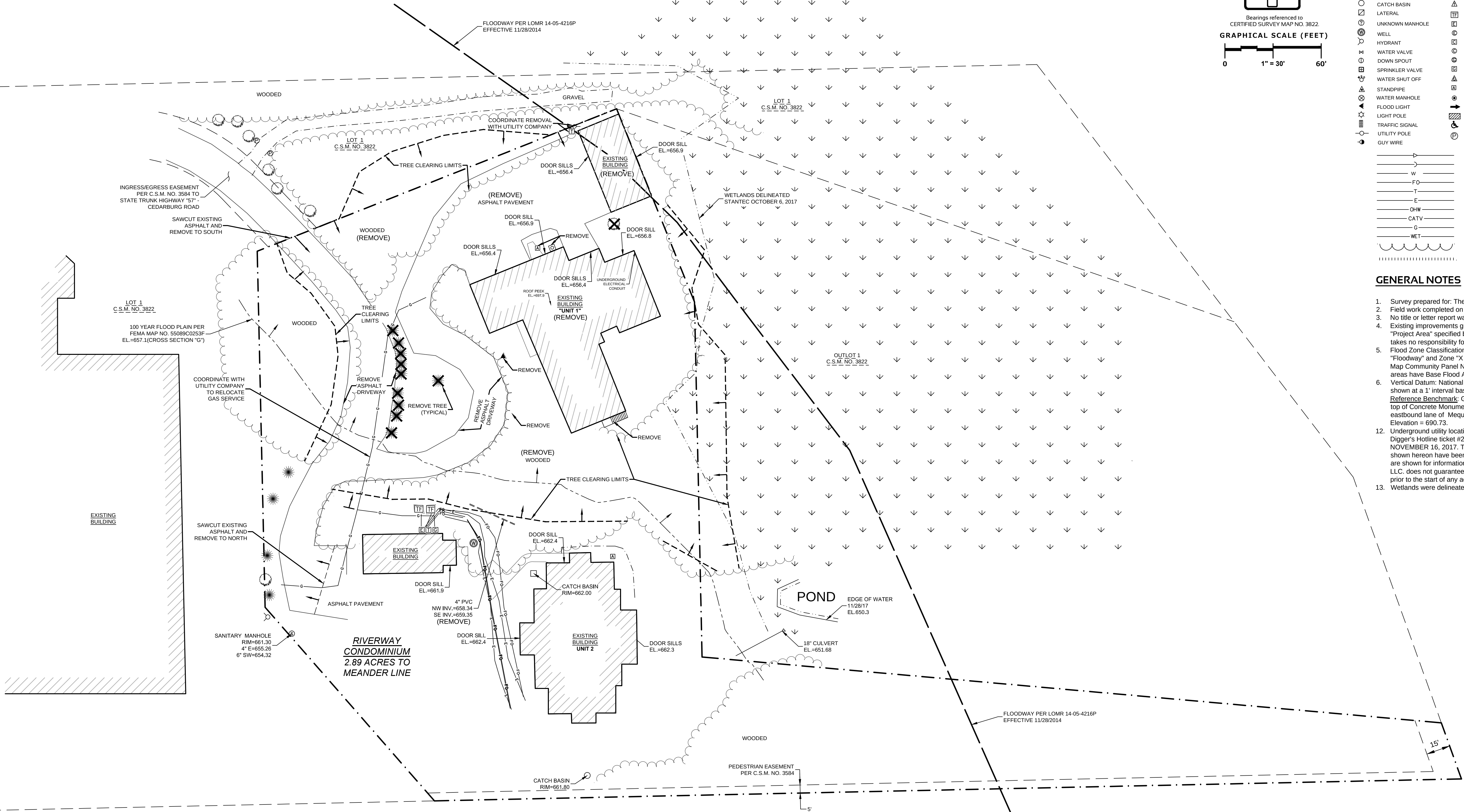


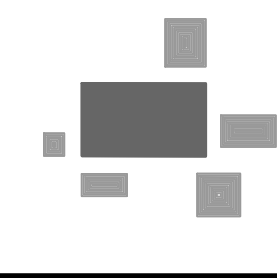
LEGEND OF SYMBOLS & ABBREVIATIONS

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⑥ STORM MANHOLE	⊙ FIBER OPTIC MANHOLE	— MAIL BOX
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⑧ CLEANOUT	⊕ TELEPHONE MANHOLE	— BASKETBALL HOOP
⑨ CATCH BASIN	△ TELEPHONE MARKER	— BOLLARD
⑩ LATERAL	⊞ TRANSFORMER	— CROSS CUT
⑪ UNKNOWN MANHOLE	⊞ ELECTRIC METER	— IRON PIPE
⑫ WELL	⊞ ELECTRIC MANHOLE	— IRON REBAR/ROD
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⑭ WATER VALVE	⊞ CABLE TV MANHOLE	— SECTION MONUMENT
⑮ DOWN SPOUT	⊞ GAS VALVE	— BENCH MARK
⑯ SPRINKLER VALVE	⊞ GAS METER	— CONIFER TREE
⑰ WATER SHUT OFF	⊞ GAS MARKER	— DECIDUOUS TREE
⑱ STANDPIPE	⊞ AIR CONDITIONING UNIT	— BUSH
⑲ WATER MANHOLE	⊞ VENT	— WETLAND SYMBOL
⑳ FLOOD LIGHT	→ DIRECTIONAL ARROW	CL =CENTERLINE
㉑ LIGHT POLE	— DUMPSTER	CONC. =CONCRETE
㉒ TRAFFIC SIGNAL	— HANDICAP STALL	EL. =ELEVATION
㉓ UTILITY POLE	— WOOD POST	EXT. =EXISTING
㉔ GUY WIRE		
— SANITARY SEWER	— INV. =INVERT	
— STORM SEWER	— MON. =MONUMENT	
— W. WATER MAIN	P.O.B. =POINT OF BEGINNING	
— FO. FIBER OPTIC LINE	P.O.C. =POINT OF COMMENCEMENT	
— T. TELEPHONE LINE	R.O.W. =RIGHT OF WAY	
— E. ELECTRIC LINE	SEC. =SECTION	
— OHW. OVERHEAD WIRES	SQ. FT. =SQUARE FEET	
— CATV. CABLE TELEVISION	W/ =WITH	
— C. GAS MAIN	(R) =RECORDED AS	
— WET. WETLANDS	(D) =DEEDED AS	
— TREE LINE		
— NO ACCESS		

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UNIT 1 AND UNIT 2, RIVERWAY CONDOMINIUM, PART OF THE SE 1/4 AND SW 1/4 OF THE NW 1/4 OF SEC. 26, T9N, R21E, CITY OF MEQUON, OZAUCKEE COUNTY, WISCONSIN.

DEMOLITION PLAN

REVISIONS	
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REG JOB NO. 813.00-WI

REG PM ASZ

DATE 12/11/17

SCALE 1"=30'

SHEET

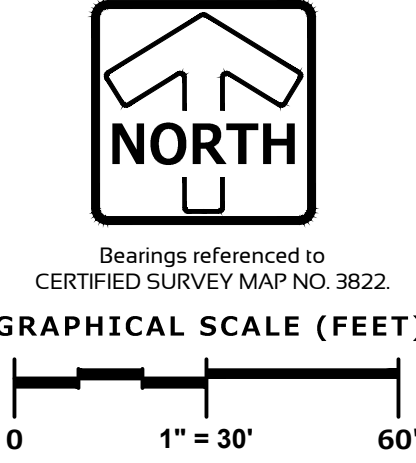
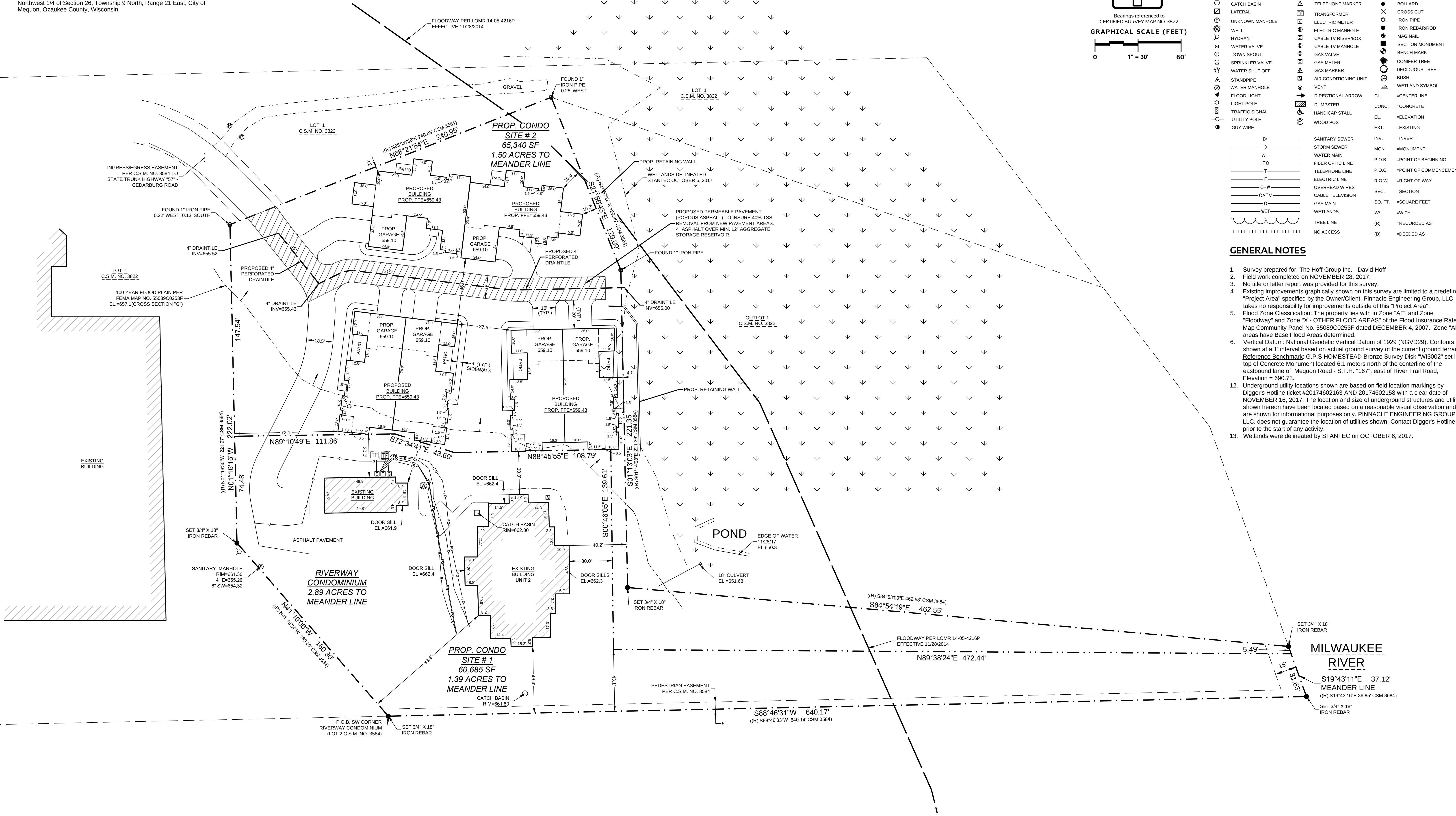
2

OF

7

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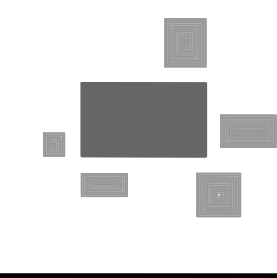
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⊖	CLEANOUT	⊕	TELEPHONE MANHOLE	—	BASKETBALL HOOP
○	CATCH BASIN	△	TELEPHONE MARKER	●	BOLLARD
⊗	LATERAL	▢	TRANSFORMER	×	CROSS CUT
⊗	UNKNOWN MANHOLE	⊖	ELECTRIC METER	○	IRON PIPE
⊗	WELL	⊖	ELECTRIC MANHOLE	●	IRON REBAR/ROD
⊗	HYDRANT	⊖	CABLE TV RISER/BOX	●	MAG NAIL
⊗	WATER VALVE	⊖	CABLE TV MANHOLE	■	SECTION MONUMENT
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⊗	SPRINKLER VALVE	⊖	GAS METER	●	CONIFER TREE
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⊗	STANDPIPE	⊖	AIR CONDITIONING UNIT	■	BUSH
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⊗	FLOOD LIGHT	→	DIRECTIONAL ARROW	CL	=CENTERLINE
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⊗	GUY WIRE			INV.	=INVERT
—		—		MON.	=MONUMENT
—		—		P.O.B.	=POINT OF BEGINNING
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—		—		R.O.W	=RIGHT OF WAY
—		—		SEC.	=SECTION
—		—		SQ. FT.	=SQUARE FEET
—		—		W/	=WITH
—		—		(R)	=RECORDED AS
—		—		(D)	=DEEDED AS

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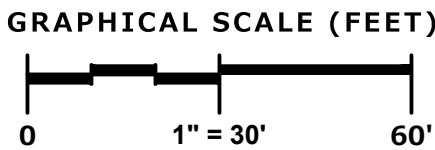
PROPOSED SITE PLAN

REVISIONS	
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—	—
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REG JOB NO. 813.00-W1	ASZ	SHEET 3 OF 7
REG PM	DATE 12/11/17	
SCALE	1"=30'	



Bearings referenced to
CERTIFIED SURVEY MAP NO. 3822.



LEGEND OF SYMBOLS & ABBREVIATIONS

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㉕	GUY WIRE	—	SANITARY SEWER	INV.	=INVERT
—		—	STORM SEWER	MON.	=MONUMENT
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—		—	NO ACCESS		

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STORMWATER NOTES

- THE PROJECT PROPOSED DISTURBED AREA (1.37 ACRES) IS LESS THAN 2 ACRES AND THE INCREASE IN IMPERVIOUS AREA (0.13 ACRES) IS LESS THAN 0.5 ACRES SO MMSD CHAPTER 13 RULES DO NOT APPLY.
- THE PROJECT SITE IS EXEMPT FROM WIS DNR NR 151 WATER QUALITY AND INFILTRATION REQUIREMENTS BECAUSE THE SITE IS A REDEVELOPMENT SITE. THE PROPOSED POROUS PAVEMENT WILL ALLOW THE SITE TO MEET THE 40% TSS REMOVAL FROM PARKING AREAS AND ROADS FOR A REDEVELOPMENT SITE.
- DUE TO THE SITE BEING BELOW THE 100 YEAR FLOODPLAIN, THE CITY WATER QUANTITY REQUIREMENTS WILL NOT BE MET. ANY BMP WOULD BE SUBMERGED IN THE 100 YEAR STORM EVENT. POROUS PAVEMENT HAS BEEN PROPOSED TO ADDRESS WATER QUALITY. IT IS ANTICIPATED THAT UPON COMPLETING SOIL BORINGS THE SITE WILL BE EXEMPT FROM INFILTRATION.

AREA CALCULATIONS

EXISTING IMPERVIOUS AREA ON PROP. LOT 2 = 23,463 SF (0.54 AC)
PROPOSED IMPERVIOUS AREA ON PROP. LOT 2 = 29,175 SF (0.67 AC)
ESTIMATED DISTURBED AREA = 59,698 SF (1.37 AC)

PRELIMINARY

REVISIONS

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REG JOB NO.	813.00-WI
REG PM	ASZ
DATE	12/11/17
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SHEET	4
OF	7

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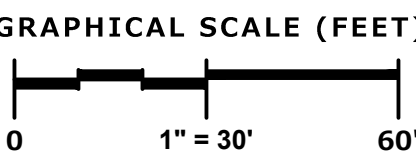
10922 & 10950 NORTH CEDARBURG ROAD

UNIT 1 AND UNIT 2, RIVERWAY CONDOMINIUM, PART OF THE SE 1/4 AND SW 1/4 OF THE NW 1/4 OF SEC. 26, T9N, R21E, CITY OF MEQUON, OZAUCKEE COUNTY, WISCONSIN.

GRADING PLAN



Bearings referenced to
CERTIFIED SURVEY MAP NO. 3822.

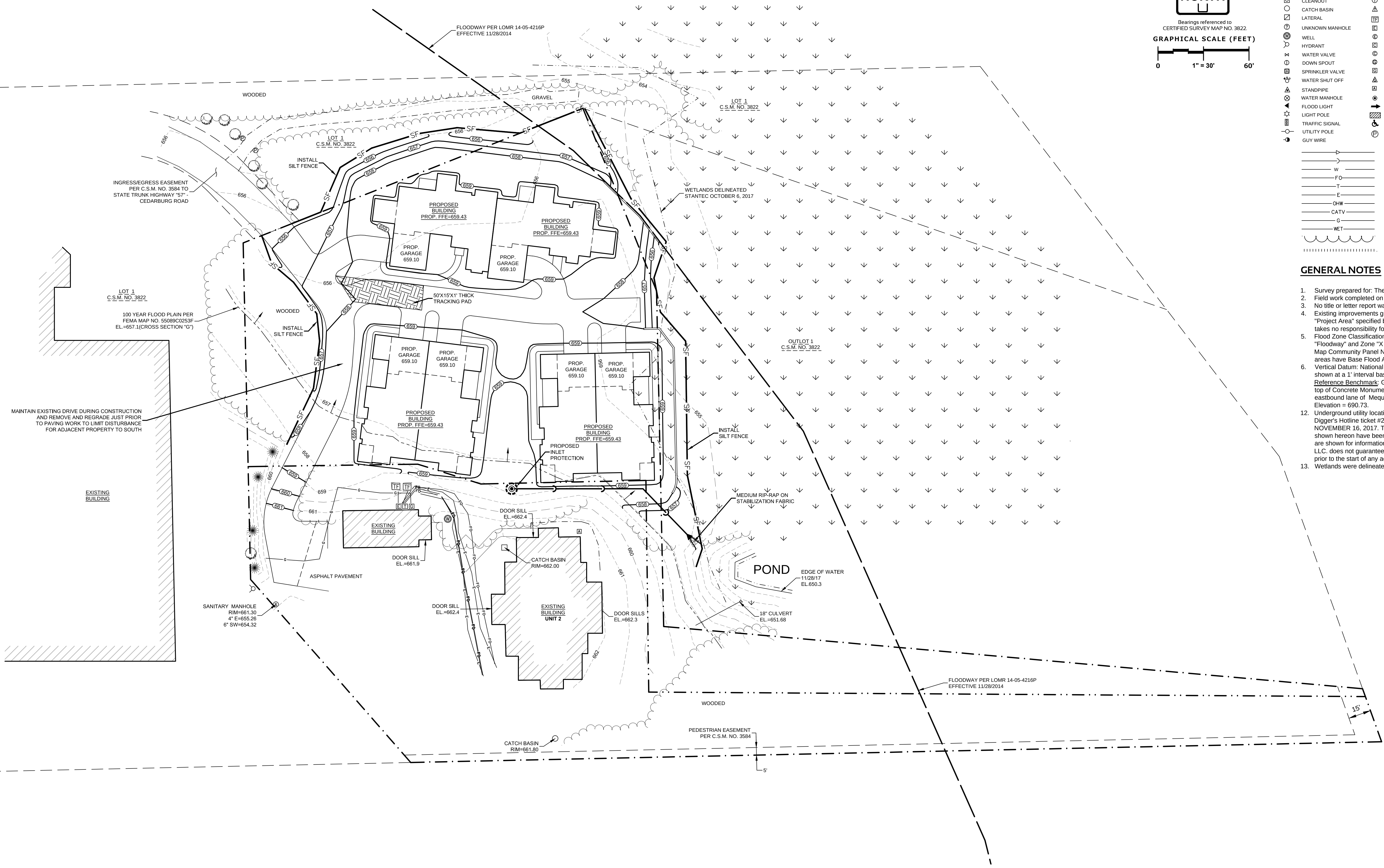


LEGEND OF SYMBOLS & ABBREVIATIONS

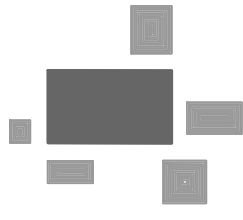
	SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN
	STORM MANHOLE		FIBER OPTIC MANHOLE		MAIL BOX
	CLEANOUT		TELEPHONE PEDESTAL		FLAG POLE
	CATCH BASIN		TELEPHONE MANHOLE		BASKETBALL HOOP
	LATERAL		TELEPHONE MARKER		BOLLARD
	UNKNOWN MANHOLE		TRANSFORMER		CROSS CUT
	WELL		ELECTRIC METER		IRON PIPE
	HYDRANT		ELECTRIC MANHOLE		IRON REBAR/ROD
	WATER VALVE		CABLE TV RISER/BOX		MAG NAIL
	DOWN SPOUT		CABLE TV MANHOLE		SECTION MONUMENT
	SPRINKLER VALVE		GAS VALVE		BENCH MARK
	WATER SHUT OFF		GAS METER		CONIFER TREE
	STANDPIPE		GAS MARKER		DECIDUOUS TREE
	WATER MANHOLE		AIR CONDITIONING UNIT		BUSH
	FLOOD LIGHT		VENT		WETLAND SYMBOL
	LIGHT POLE		DIRECTIONAL ARROW		=CENTERLINE
	TRAFFIC SIGNAL		DUMPSTER		CONC. =CONCRETE
	UTILITY POLE		HANDICAP STALL		=ELEVATION
	GUY WIRE		WOOD POST		=EXISTING
	SANITARY SEWER		STORM SEWER		=INVERT
	WATER MAIN		FIBER OPTIC LINE		=MONUMENT
	TELEPHONE LINE		ELECTRIC LINE		P.O.B. =POINT OF BEGINNING
	OVERHEAD WIRES		CABLE TELEVISION		P.O.C. =POINT OF COMMENCEMENT
	GAS MAIN		WETLANDS		R.O.W. =RIGHT OF WAY
	TREE LINE		SQ. FT. =SQUARE FEET		SEC. =SECTION
	NO ACCESS		W/ =WITH		(R) =RECORDED AS
			(D) =DEEDED AS		

GENERAL NOTES

- Survey prepared for: The Hoff Group Inc. - David Hoff
- Field work completed on NOVEMBER 28, 2017.
- No title or letter report was provided for this survey.
- Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
- Flood Zone Classification: The property lies with in Zone "AE" and Zone "Floodway" and Zone "X - OTHER FLOOD AREAS" of the Flood Insurance Rate Map Community Panel No. 55089C0253F dated DECEMBER 4, 2007. Zone "AE" areas have Base Flood Areas determined.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: G.P.S HOMESTEAD Bronze Survey Disk "W3002" set in top of Concrete Monument located 6.1 meters north of the centerline of the eastbound lane of Mequon Road - S.T.H. "167", east of River Trail Road, Elevation = 690.73.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20174602163 AND 20174602158 with a clear date of NOVEMBER 16, 2017. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Wetlands were delineated by STANTEC on OCTOBER 6, 2017.



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EROSION CONTROL PLAN

REVISIONS	
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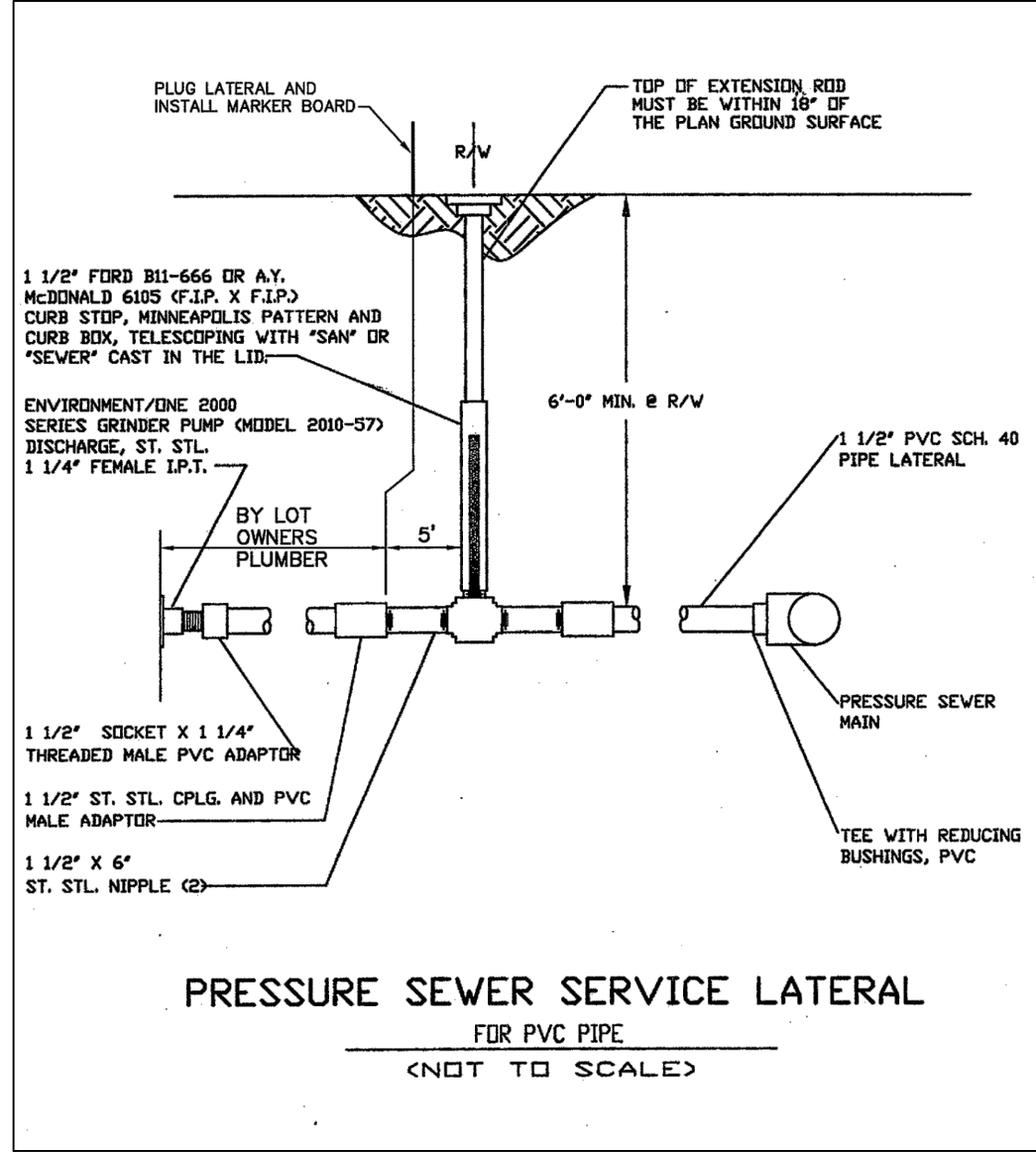
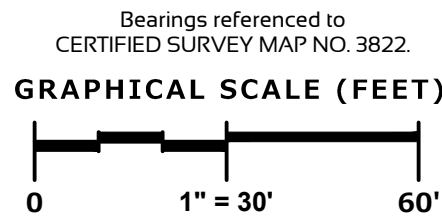
REG JOB NO. 813.00-WI	ASZ	SHEET 5 OF 7
REG PM	DATE 12/11/17	
DATE	SCALE 1"=30'	

LEGEND OF SYMBOLS & ABBREVIATIONS

⑨	SANITARY MANHOLE	△	FIBER OPTIC MARKER	—	SIGN
□	STORM MANHOLE	▽	FIBER OPTIC MANHOLE	☐	MAIL BOX
□	STORM INLET	□	TELEPHONE PEDESTAL	—	FLAG POLE
□	CLEANOUT	▽	TELEPHONE MANHOLE	—	BASKETBALL HOOP
○	CATCH BASIN	▽	TELEPHONE MARKER	●	BOLLARD
□	LATERAL	□	TRANSFORMER	—	CROSS CUT
○	UNKNOWN MANHOLE	□	ELECTRIC METER	—	IRON PIPE
○	WELL	□	ELECTRIC MANHOLE	—	IRON REBAR/ROD
○	HYDRANT	□	CABLE TV RISER/BOX	—	MAG NAIL
○	WATER VALVE	□	CABLE TV MANHOLE	—	SECTION MONUMENT
○	DOWN SPOUT	□	GAS VALVE	—	BENCH MARK
○	SPRINKLER VALVE	□	GAS METER	—	CONIFER TREE
○	WATER SHUT OFF	□	GAS MARKER	—	DECIDUOUS TREE
○	STANDPIPE	□	AIR CONDITIONING UNIT	—	BUSH
○	WATER MANHOLE	□	VENT	—	WETLAND SYMBOL
○	FLOOD LIGHT	□	DIRECTIONAL ARROW	—	CL =CENTERLINE
○	LIGHT POLE	□	DUMPSTER	—	CONC. =CONCRETE
○	TRAFFIC SIGNAL	□	HANDICAP STALL	—	EL. =ELEVATION
○	UTILITY POLE	□	WOOD POST	—	EXT. =EXISTING
○	GUY WIRE	□	SANITARY SEWER	—	INV. =INVERT
—	—	□	STORM SEWER	—	MON. =MONUMENT
—	—	□	WATER MAIN	—	P.O.B. =POINT OF BEGINNING
—	—	□	FIBER OPTIC LINE	—	P.O.C. =POINT OF COMMENCEMENT
—	—	□	TELEPHONE LINE	—	R.O.W. =RIGHT OF WAY
—	—	□	ELECTRIC LINE	—	SEC. =SECTION
—	—	□	OVERHEAD WIRES	—	SQ. FT. =SQUARE FEET
—	—	□	CABLE TELEVISION	—	W/ =WITH
—	—	□	GAS MAIN	—	(R) =RECORDED AS
—	—	□	WETLANDS	—	(D) =DEEDED AS
—	—	□	TREE LINE		
—	—	□	NO ACCESS		

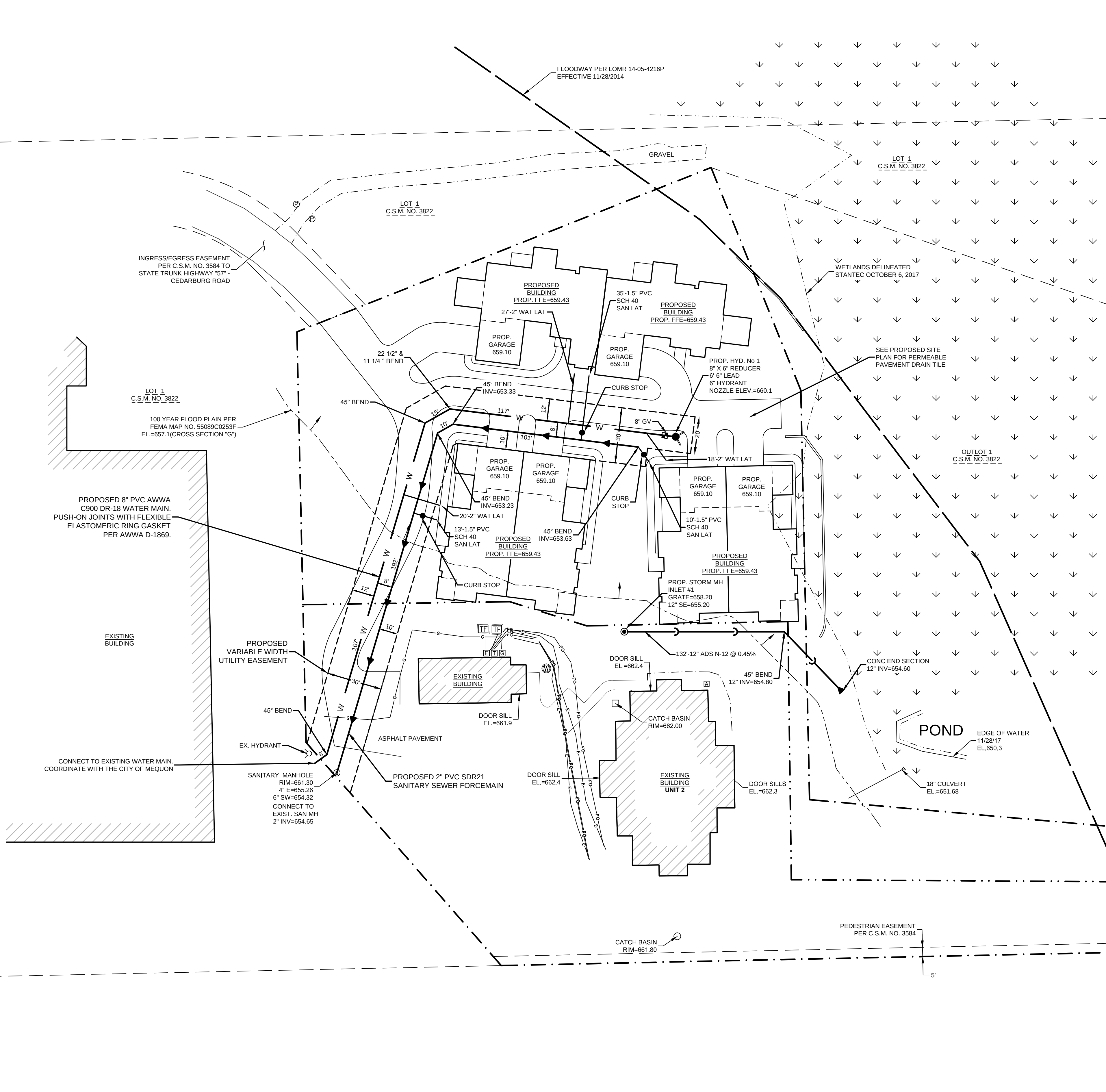
GENERAL NOTES

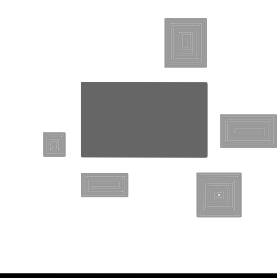
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- Wetlands were delineated by STANTEC on OCTOBER 6, 2017.



Utility Notes:

- All work performed and materials shall conform to the latest edition of the Standard Specifications for Sewer and Water Construction in Wisconsin (Standard Spec), the City of Mequon's Standard Specifications for Land Development, the requirements of the Milwaukee Metropolitan Sewerage District and the water main construction standards for the City of Mequon. Contractor shall be familiar with all noted requirements.
- Sanitary sewer pipe shall be PVC SDR-21 force main. Laterals shall be 1.5" PVC Schedule 40.
- Water main shall be 8" Corlok C900/RJ DR18 PVC pipe meeting the requirements of AWWA C-900. See the City of Mequon Standard Specs Chapter 5 for water requirements. Water laterals shall be HDPE, PE4710, SDR9 (pressure rating 200psi) meeting AWWA C-901.
- Water main shall include a 10 gauge, solid, coated copper tracer to be installed and tucked along the side of the pipe.
- The live water main tap shall be done with a stainless steel tapping sleeve and mechanical joint flanged tapping valve. Tapping sleeve shall be Smith-Blair series 317 or approved equal. Tapping sleeves shall have a stainless steel test plug. No dissimilar metals will be allowed.
- Water valves shall be resilient wedge seal (RW), open to the left, conforming to the requirements of AWWA C-509, C-515 not allowed. Valves shall be Mueller Mode A-2360. Valves shall have mechanical joints conforming to AWWA C-111 on both ends, except for tapping valve.
- Fire hydrant shall be Watrous, Clow or Mueller Centurion break flange type. Hydrant shall have one 4 1/2" and two 2 1/2" nozzles, open counter clockwise and be painted bright red. Hydrant tees shall be Clow F012117 mechanical joint anchoring tees. Hydrant leads shall be PVC pipe, meeting the requirements of AWWA C-900. Include a hydrant marker bolted to the top of the hydrant, orange in color, and made of fiberglass.
- Bedding materials shall be crushed stone chips per Standard Spec. Chapter 8.43.2(a). Backfill shall be granular per Standard Spec. 8.43.4. Areas at least five feet outside of pavement areas can be spoil backfill meeting Standard Spec 8.43.5.
- Contact Diggers Hotline 3 days prior to beginning work. Coordinate all utility work with the owner prior to beginning. Utility contractor is responsible for leveling all trench spoil unless otherwise directed by the owner.
- The sanitary lateral, water lateral and storm sewer shall be installed with a tracer wire consisting of an insulated AWS #12 copper solid core wire taped to the lateral/main. This is in accordance with Stat. 182.0715(2). Laterals shall have a tracer wire attached from the mainline to a point five feet away from the building. The tracer wire shall be daylighted at this point using a VALCO cathodic protection test station model No. 253TM301800.1PT.
- The storm sewer pipe shall be ADS N-12 with WT joints.
- Storm sewer manhole inlets shall meet Standard Spec File No. 12. No Sump.
- The storm sewer inlet frame and grates shall be Neenah beehive R-2560E.
- Utility contractor to install inlet protection on all of the storm inlets per the details on the plans. The protection shall be removed and disposed of by the utility contractor upon the site being sufficiently stabilized and at the direction of the owner.





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UTILITY PLAN

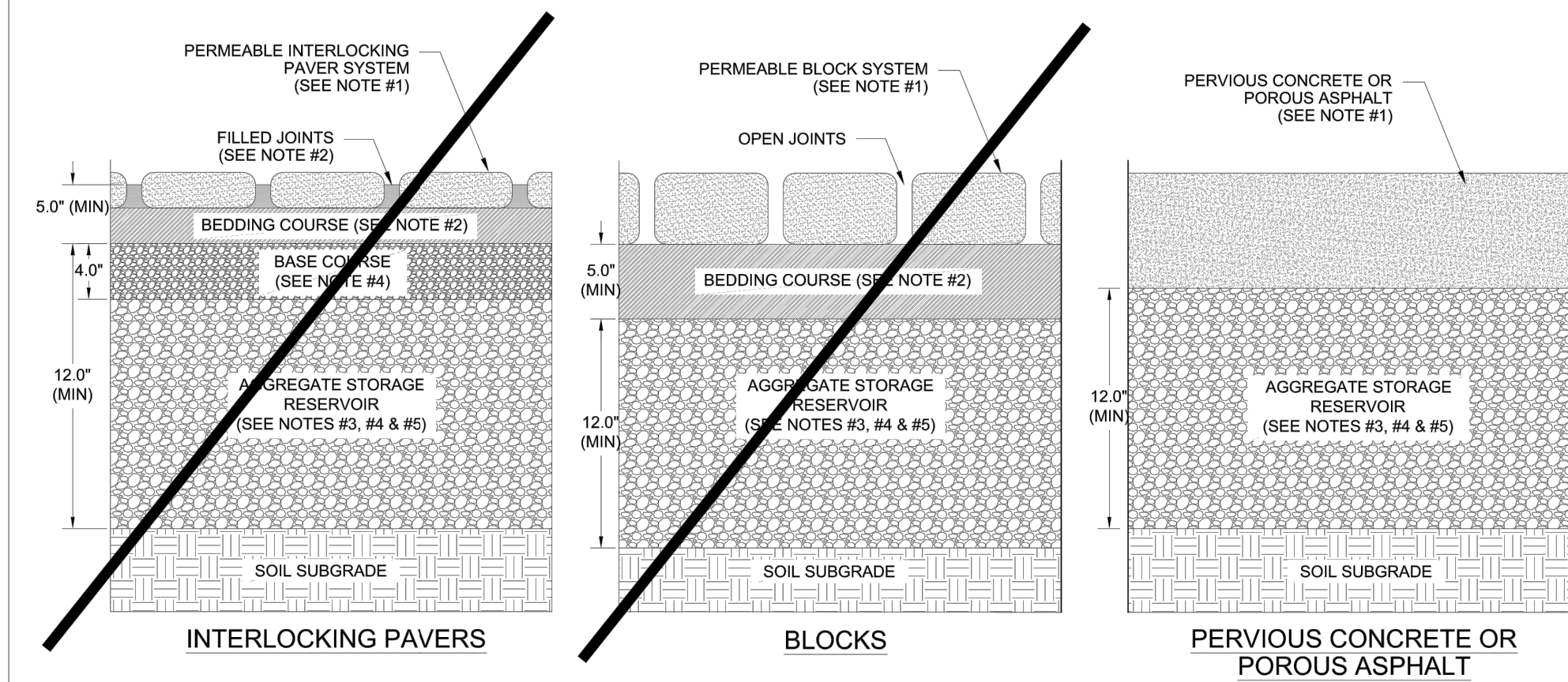
REVISIONS	

REG JOB NO. 813.00-WI	ASZ
REG PM	
DATE	12/11/17
SCALE	1"=50'

SHEET	6
	9
	7

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FIGURE 1. CRITERIA FOR UNDERDRAIN DISCHARGE AND INFILTRATION PRETREATMENT CREDITS

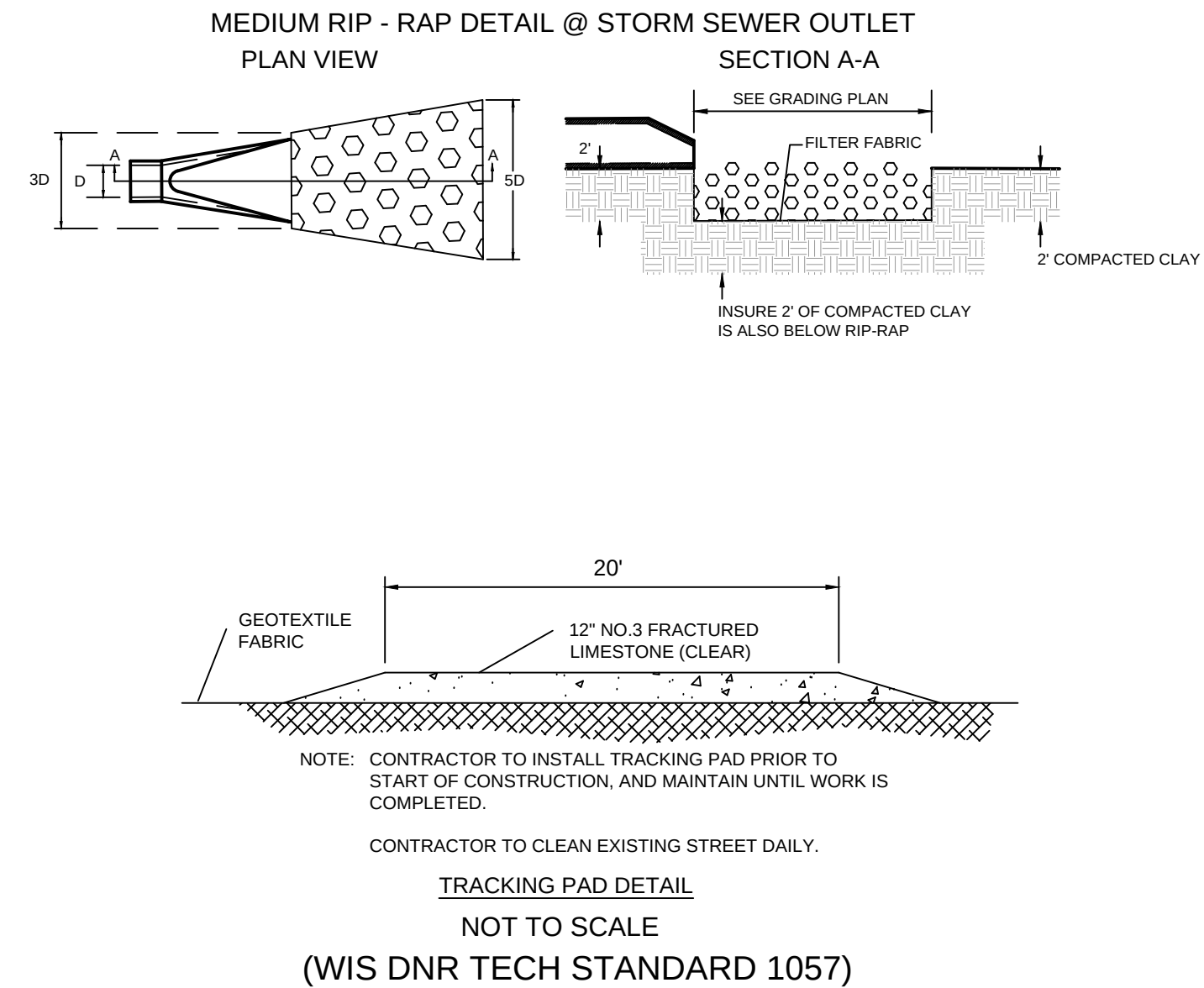
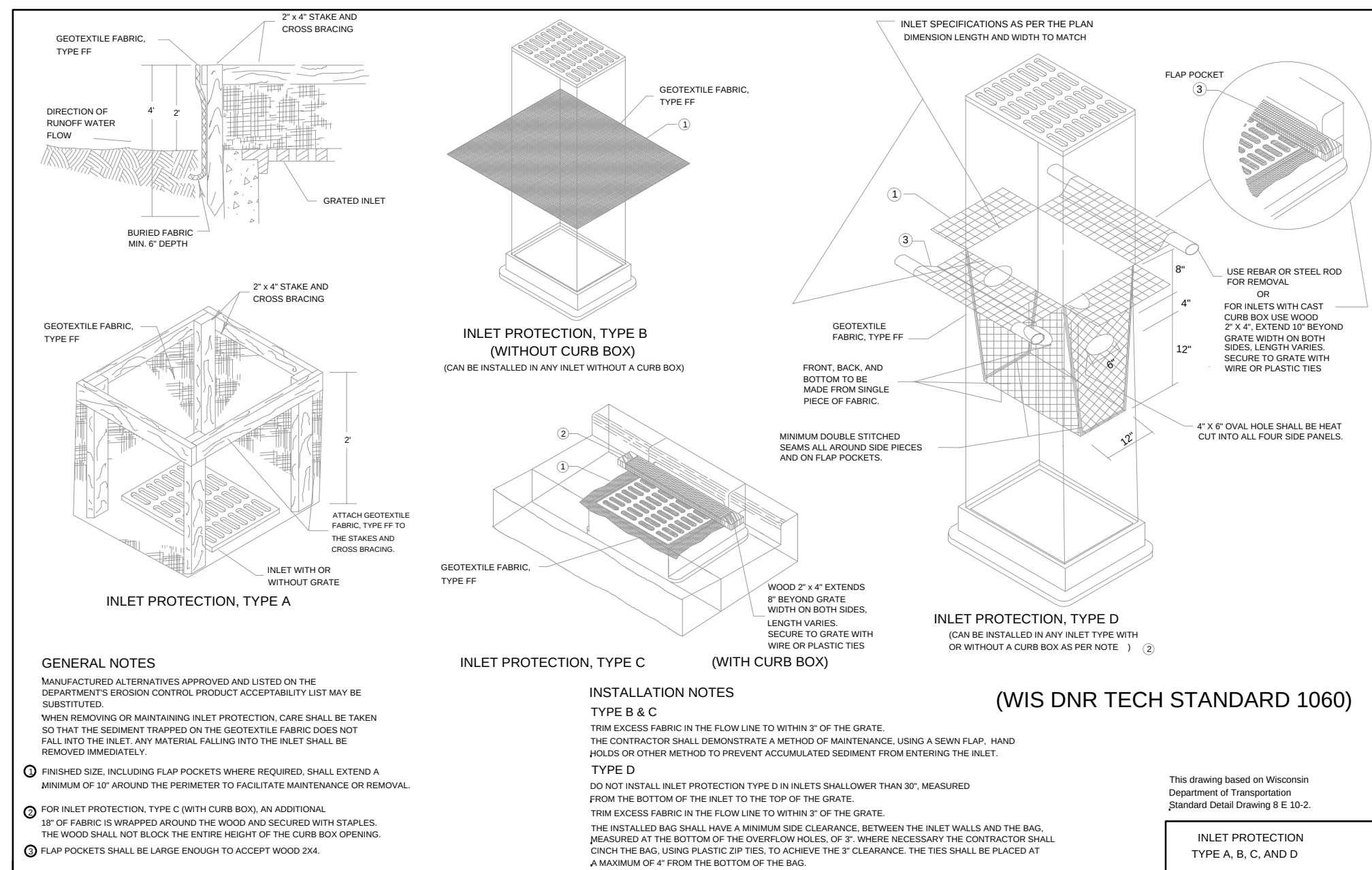


NOTES:

- PAVEMENT SURFACE PERCENT VOIDS SHALL BE LESS THAN 25%.
- JOINT STONE AND BEDDING COURSE SHALL CONSIST OF ASTM C-33, 8, 9, 89, OR 57 AGGREGATE.
- AGGREGATE STORAGE RESERVOIR DEPTH SHALL BE A MINIMUM OF 12 INCHES.
- BASE AND / OR SUBBASE COURSES WITH MINIMUM POROSITY OF 30% CAN BE CONSIDERED AGGREGATE STORAGE RESERVOIR. BASE COURSE FOR PERMEABLE INTERLOCKING PAVERS SHALL BE 4.0" DEPTH OF ASTM C-33, 57 AGGREGATE AND CAN BE CONSIDERED PART OF THE AGGREGATE STORAGE DEPTH.
- UNDERDRAINS CAN BE LOCATED WITHIN OR BELOW THE AGGREGATE STORAGE RESERVOIR. UNDERDRAINS OR EQUIVALENT ARE REQUIRED IF THE AGGREGATE STORAGE RESERVOIR DRAIN DOWN TIME WILL EXCEED 72 HOURS.



1008
TECHNICAL STANDARD No.
01/2014
REVISION DATE
NOT TO SCALE



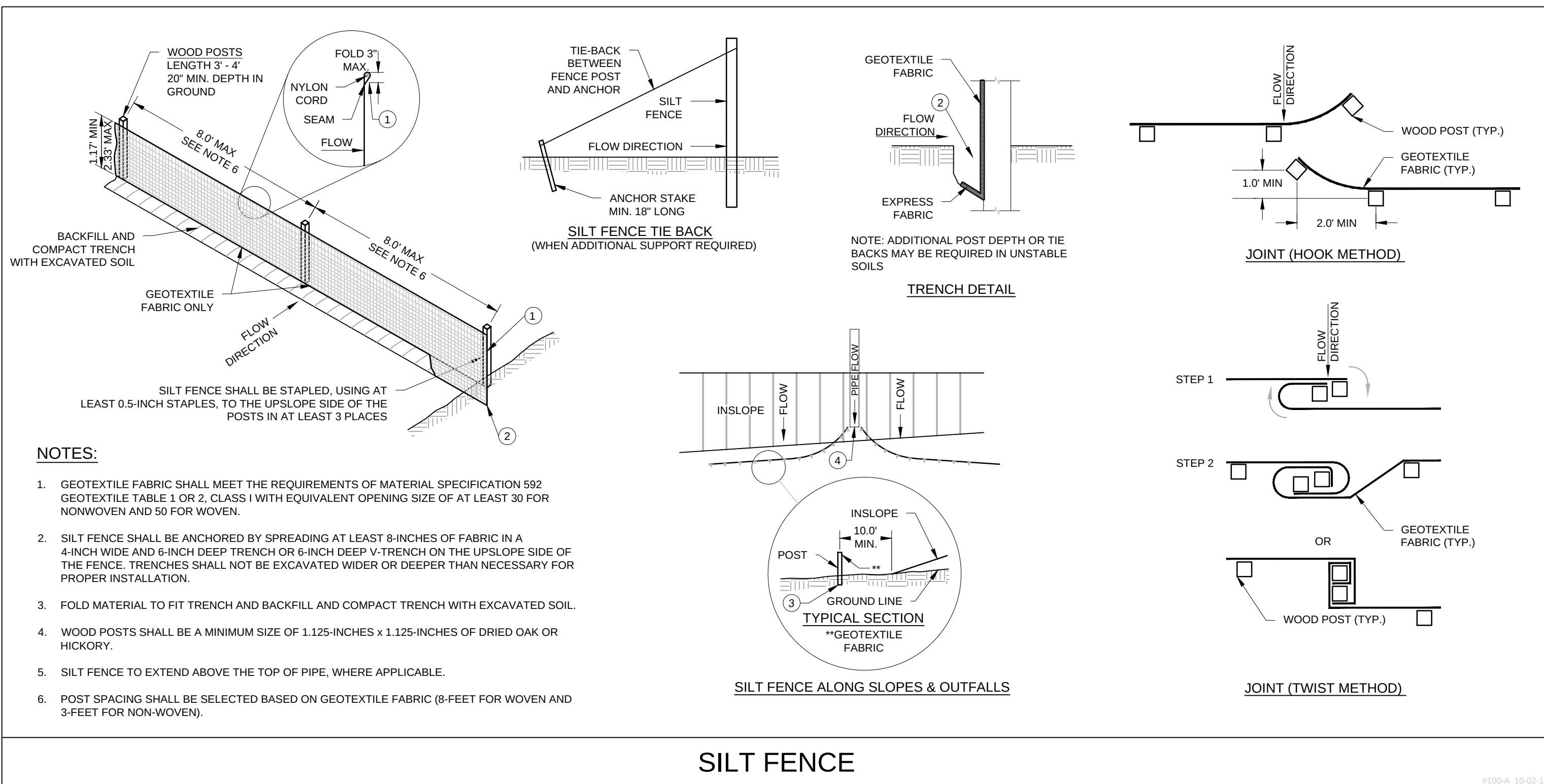
General Notes:

- All construction practices to comply with the City of Mequon, MMSD and the Wisconsin DNR Technical Standards.
- All disturbed areas are to be topsoiled (4" thick), seeded, fertilized and stabilized with erosion mat (WIS DOT Class I, type B). September 15th is the deadline for permanent seed. October 15th is the deadline for temporary seed. Any areas exposed after September 15th and before October 15th shall be temporarily seeded with winter wheat at the rate of 3 lbs/1000 sq. ft. This temporary cover shall be fertilized at the same rate and mixture as the permanent seed and also mulched. Permanent seed shall then be placed prior to June 1st of the following year. All disturbed areas must be stabilized with an ionic polyacrylamide, seed and mulch by November 1st if the October 15th deadline is not met.
- Topsoil stockpiles and inactive areas shall be seeded and mulched within 7 days of layup using agricultural rye with a seeding rate of 3 lbs/1000 square feet.
- Trees shall only be removed to complete the grading as shown. No other trees are to be removed. Coordinate tree removal with the owner prior to any tree removal work.
- All construction traffic is to enter/exit the sites over the tracking pad. All public and private streets are to be kept clean at all times. Sweep as necessary.
- The permanent seed mixture shall be Wis. DOT seed mixture No. 40, sown at a rate of 3 lbs/1000 sq. ft.
- Fertilize soil with 10 lbs/1000 sq. ft. of 20-0-10 fertilizer.
- All building and waste material shall be disposed of off site to prevent runoff of material.
- Dust control should be addressed per Wisconsin DNR Technical Standard 1068. At a minimum use water. Use polymers, tackifier and soil stabilizers if needed. Inspect daily to determine the need to implement a control.
- Any dewatering that maybe required due to construction shall be completed so that the water is pumped into a type II geotextile bag on the upslope side of the silt fence. The geotextile bag should be placed in a location that allows the discharged water to flow over a vegetative cover. Follow Wisconsin DNR Technical Standard 1061.

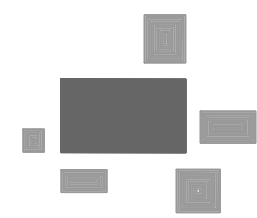
Construction Sequence:

- Install tracking pad at the construction entrance.
- Clear all trees within the grading limits. Stumps shall be ground if removal is required prior to silt fence installation. No grubbing of stumps by excavation means until after the silt fence is installed.
- Install silt fence. Continuous erosion control inspections throughout the project. The general contractor shall inspect the erosion and sediment control practices weekly and within 24 hours after every rain event that produces 0.5 inches of rain or more in a 24 hour period. Written documentation of each inspection shall be maintained at the construction site and shall include the time, date and location of inspection, the phase of land disturbance at the construction site, person conducting the inspection, assessment of control practices and description of any erosion or sediment control measure installed or maintenance performed in response to the inspection.
- Perform demolition work.
- Strip topsoil.
- Begin building construction and rough grading to subgrade.
- Install sanitary sewer, water main and storm sewer.
- Finish subgrade and coordinate the electric, gas, telephone and cable installation.
- Install stone base and sidewalk.
- Install asphalt.
- Finish grade site and restore disturbed areas.
- The contractor shall maintain erosion control measures until the site is 80% revegetated. Upon approval of the City of Mequon, the contractor is to remove and dispose of all temporary erosion control measures.

Estimated Start Date: March 2018
Estimated Completion Date: September 2018
Estimated Disturbed Area: 1.37 ACRES



SILT FENCE



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DETAIL SHEET

REVISIONS

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REG JOB No. 813.00-WI	ASZ	SHEET
REG PM	DATE 12/11/17	7
SCALE	NTS	OF 7

PRELIMINARY