11333 N. Cedarburg Road
Mequon, WI 53092
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www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, January 22, 2024
6:00 PM
Christine Nuernberg Hall
Agenda

1) Call to Order, Roll Call

a) Approval of Minutes from December 4, 2023.

2) Consent

a) Mastec Network Solutions for AT&T Mobility. The applicant is seeking minor request approval to allow for a backup generator with block wall expansion for the property located at 10448 N. Port Washington Road.

b) Plunkett Rayisch Architects for Lumen Christi Parish. The applicant is seeking building and site plan amendment approval to allow for an addition and renovation to the school for the property located at 11300 N. St. James Lane.

3) Regular Business

a) Brookfield 16, LLC. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 3319 W. Mequon Road.

b) Concord Development Company for Concord 37. The applicant is seeking minor request approval for a master sign plan amendment for the properties located at 1300-1412 W. Mequon Road.

c) Sign Effectz, Inc. for Landmark Credit Union. The applicant is seeking minor request approval for a sign waiver allowing an electronic menu board for the property located at 10865 N. Port Washington Road.

4) Policy

1) Changes to Chapter 58 and Chapter 10 as it relates to responsibilities of the Architectural Review Board and the Guidelines for residential structures.

5) Announcements

The next meeting is Monday, February 19, 2024, at 6:00 p.m.

6) Adjourn

Dated: January 18, 2024 /s/ Andrew Nerbun, Chair

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
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PLANNING COMMISSION
Regular Meeting
Monday, December 4, 2023
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:
Chair Andrew Nerbun
Alderman Robert Strzelczyk
Commissioner Nancy Urbani
Commissioner Bruce Barnes
Commissioner Martin Choren
Commissioner Dan Gentges
Commissioner Rebecca Schaefer
Commissioner John Stoker
Commissioner Stephanie Hawley – **Absent**

Mayor Nerbun called the meeting to order at 6:00 p.m.

a) Approval of Minutes from October 23, 2023.

Action
Ald. Strzelczyk made a motion to approve the minutes from October 23, 2023.
Commissioner Urbani seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Urbani, Commissioner
AYES:	Urbani, Nerbun, Strzelczyk, Barnes, Choren, Gentges, Stoker
ABSENT:	Hawley

DRAFT

Attachment: PC Minutes_12.04.23_DRAFT (9078 : Meeting Miinutes 12.04.23)

2) Consent Agenda/Public Hearing

a) Infinite Gymnastics. The applicant is seeking conditional use grant approval to allow for a fitness center for the property located at 6350 W. Donges Bay Road.

Action
Commissioner Stoker made a motion to go into public hearing.
Commissioner Urbani seconded the motion.
A voice vote was taken; vote passed (7-0)

No public comment.

Action
Ald. Strzelczyk made a motion to close the public hearing.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (7-0)

3) Consent Agenda/Regular Business

1) Espire Homes, Inc. The applicant is seeking minor request approval for a fill permit to allow for 5,000 C.Y. of fill for the property located at 14141 N. Lake Shore Drive..
2) Joy Stringer and Warren Stringer Jr. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 11700 N. Wasaukee Road.
3) Oliver Investment Group. The applicant is seeking setback waiver approval for the property located at 1836 W. Mequon Road.
4) Torrey Drive, LLC. The applicant is seeking street tree plan and final plat approval for a 11-lot subdivision for the property located at 10766 Torrey Drive.

Item 3(a) was removed from the consent agenda.

Commissioner Stoker recused himself.

There was a question from the Commission regarding the plan for the trees at the Torrey Drive development and whether there will be streetlights at this development.

Assistant Director Jac Zader stated that this development was approved by the Tree Board and planting of the trees will be sometime prior to June. No streetlights have been proposed for this development.

Action
Ald. Strzelczyk made a motion to approve the Consent Agenda items (not including 3a).
Commissioner Gentges seconded the motion.
A voice vote was taken; vote passed (7-0) (Recused: Stoker)

Attachment: PC Minutes_12.04.23_DRAFT (9078 : Meeting Miinutes 12.04.23)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Dan Gentges, Commissioner
AYES:	Urbani, Nerbun, Strzelczyk, Barnes, Choren, Gentges, Schaefer
ABSENT:	Hawley
RECUSED:	Stoker

Assistant City Engineer, Cole McCraw, stated that the request is for a fill permit for a home that is currently under construction in the Lake Shore Estates subdivision. A grading plan and green infrastructure plan were submitted by the applicant. The fill permit is required due to their fill and earthwork exceeding 1,000 C.Y. The grading plan proposes 5,000 C.Y. of fill. He explained that rain gardens are being installed, which are required to capture some of the runoff from the roofs, collection from the downspouts and sump pump. The grading plan was reviewed by staff to ensure consistency with the existing drainage patterns in the area as well as to ensure no upstream drainage is impacted by the grading plan.

Public Comment

Willian Schumaker – 13947 N. Lake Shore Drive - he is the property owner to the south of this site, and he is concerned about the foundation which has already been poured and is about 10 feet above the ground. He stated that his property is low, and he is concerned about the requested amount of fill being added to the existing site and possibly causing a negative impact to his property.

Asst. City Eng McCraw stated that this is a unique situation in that this fill issue was discovered in the middle of the building phase and the reason the foundation has already been poured. The 5,000 C.Y. is needed to conform to their plan.

He answered a question from the Commission regarding the reason for the height of the foundation. He stated that there are some existing wetlands nearby which indicates ground water and a proposed walk-out basement, with the land sloping down to the wetland area, triggered the need for fill and is the reason for the height difference.

Asst. City Eng. McCraw also responded to a request from the Commission to explain how the two proposed ponds work on the site. He explained that the requirement for the rain gardens is to ensure the drainage pattern is consistent with the drainage patterns in the area, and that water is not getting pushed into an area where it is not already going, and that the upstream drainage pattern is not impacted.

He added that the rain gardens are sized in consistency with MMSD requirements; ½ inch of precipitation needs to be captured off all the hard surfaces on site. The two rain gardens will be located downstream of the hard surface and will aid in slowing down the natural flow.

Staff commented that changes are being made to the building permit application process so that this issue can be addressed prior to the on-site building process starting.

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Action
Ald. Strzelczyk made a motion to approve the fill permit.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Urbani, Nerbun, Strzelczyk, Barnes, Choren, Gentges, Schaefer, Stoker
ABSENT:	Hawley

4) Regular Business/Public Hearing

a) Congregation Agudas Achim Chabad, Inc. The applicant is seeking conditional use grant approval to allow for a restaurant for the property located at 2233 W. Mequon Road.

Asst. Dir. Zader stated that this is the Deli on Crown, which has been exisitng for several years. It was originally approved as a cafeteria at the facility and has since morphed into a public space. Due to the public aspect, they are required to have a conditional use grant ("CUG") for a restaurant. Due to the rezoning to IPS from Residential, they have the option to get this approval.

He explained that it is a small operation of approximately 880 sq. ft. with a capacity of about 30 people. Typically, they are open daily 11 am-3 pm, with some occasional instances of extended hours allowing them to be open until 8 pm. There have not been any complaints about the use at this site and staff recommends approval.

Action
Ald. Strzelczyk made a motion to approve the CUG.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Urbani, Nerbun, Strzelczyk, Barnes, Choren, Gentges, Schaefer, Stoker
ABSENT:	Hawley

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5) Regular Business

1) Lakeside Development. The applicant is seeking land use plan, concept plan and rezoning recommendation approval from R-3 to R-5/PUD for a 19-lot cluster open space preservation subdivision for the property located at 11743 N. Port Washington Road.

Public Comment

Douglas Jainsch – 11805 N. Port Washington Road – he is opposed to this development as he feels there are too many lots and does not feel the proposed development fits well in this area.

Asst. Dir. Zader stated that there are 3 parcels that make up the 10 acres of the proposed development. This approval requires a public hearing in front of the Common Council in January, this is the first step in the process. Staff worked with the applicant and agreed that R-5 would be an appropriate fit here as this development is a buffer between plex zoning to the south and residential zoning to the north. The development would be comprised of ½ acre condominiums.

Some of the issues that have been vetted included:

- There will be a public road and as part of the approval, ROW will be dedicated so that if the property to the north is ever developed the public road can be connected to that site.
- There is agreement that the access point should be located to the north.
- All the trees will be preserved and will be part of an open space area for the condominiums. The line of white pines will also be preserved.
- The City Forester identified two specimen trees located near the building pad for Lot 3 that he recommends be preserved, but the applicant has stated that they may not be able to be preserved as recommended due to the grading plan.
- Staff have requested the building pads be pushed back 10 feet off the ROW line to avoid any conflict with grading issues.

Staff recommends approval subject to all the conditions in the staff report.

There was some feedback from the Commission regarding the density of the proposed development.

Asst. Dir. Zader answered that concern explaining that there are very few R-5 zoned developments proposed in the city, although there are several R-6 zoned developments, which allow up to 4 units per acre. He commented that this is a transition area as there is commercial uses along Port Washington Road, Aster Woods and the other condominium developments further south, the two Lexington mixed use buildings all neighboring this site which have much more intense uses. The plex concept does not work on this site because the two parcels are too narrow, and the R-5 zoning is most likely an isolated request for this specific site.

The applicant, Scott Humber from Lakeside Development Company, stated that this type of housing is a direct result of their client feedback; clients are looking for first floor primary suites located in a community without an acre lot to maintain. They believe mostly empty nesters will

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be attracted to this development.

Action
Commission Barnes made a motion to approve per staff recommendations.
Commissioner Choren seconded the motion.
A roll call vote was called; vote passed (6-2) (No: Schaefer, Ald. Strzelczyk)

RESULT:	**APPROVED [6 TO 2]**
MOVER:	Bruce Barnes, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Urbani, Nerbun, Barnes, Choren, Gentges, Stoker
NAYS:	Strzelczyk, Schaefer
ABSENT:	Hawley

2) St. Francis Borgia Church. The applicant is seeking minor request approval for a fill permit to allow for 1,500 C.Y. of on-site earthwork on the parcel located at 7963 W. Pioneer Road.

Asst. City Eng. McCraw stated that this request is for fill and excavation approval located on Pioneer Road for a cemetery just west of Wauwatosa Road. The applicant wants to install an aesthetic pond as there is an issue with flooding near some of the graves. The installed pipe will allow the runoff to be redirected o a different location on their site. The 1,500 C.Y. of soil will stay on the site and will not be exported. There are a few staff conditions that need to be adhered to procedurally, however staff recommends approval.

Action
Ald. Strzelczyk made a motion to approve the fill permit.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Urbani, Nerbun, Strzelczyk, Barnes, Choren, Gentges, Schaefer, Stoker
ABSENT:	Hawley

3) Attorney Rex Anderegg for Domagala. The applicant is seeking minor request approval for a temporary use and structure for a recreational vehicle to be used as temporary living accommodations through 10.31.24 for the property located at 326 W. Seacroft Court.

Planner Hoier stated that a trailer has been present on Seacroft Court since at least August 4th, which is when Code Enforcement Officer, Scott Pinzer, sent the first order to correct. The original building permit for the home renovation was issued on August 9, 2021, and an addition was authorized in October 2023. The building permits have been renewed. The applicant is requesting a recreational vehicle be allowed on the property, which does not meet the required standards for a caretaker or an ADU per the code. Residential parcels with temporary dwelling

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units for commercial uses are not allowed. The proposed time frame also exceeds the allowed time frame for temporary use, the applicant requested December 2023 through October 2024, the code only allows use from May – October, with a maximum of 18 months. Additionally, the specifications for the trailer list it at 28-feet which exceeds the length allowed.

He added that the HOA does not support this request as it violates two of their declarations for the neighborhood association:

- Construction needs to be contained to one year.
- No temporary structure can be used as a temporary residence.

It was stated that this was a complaint from a neighbor and that all code enforcement throughout the city is complaint based. Staff is not out looking for violations, response is based on complaints filed with city staff.

The applicant, Attorney Anderegg representing the Domagala's, stated that the trailer is not intended for living quarters. It is to be used as a working space for the employees on site as a break space and workspace. A watch man does occasionally stay overnight. He explained that this is a renovation of a larger home (12,000+ sq. ft.) and it is time consuming to complete all the reconstruction. He believes that the requested temporary permit does not set a precedent, nor does it violate the ordinance; but that it would actually allow the project to be completed sooner.

Community Development Director Kim Tollefson stated that in May 2023 some changes to the ordinance were made that allow for additional flexibility of trailers on private property:

- One vehicle of this type is allowed, so long as it does not exceed 20-feet in length, can be stored unenclosed (height and weight requirements apply).
- Only one type of this type of piece of equipment is allowed on the property at one time (must be under 20-feet in length).
- Some on site locational requirements apply.
- One vehicle not to exceed 27-feet in height can be stored on site from May 1st through October 31st, with an extension of less than 7 consecutive days.

The Commission provided feedback that the length of time requested is too long to be allowed. It was suggested that the on-site activities could be done in a trailer that is allowed per the code (20-foot).

Action
Ald. Strzelczyk made a motion to deny the request for temporary use.
Commissioner Urbani seconded the motion.
A voice vote was taken; vote passed (8-0)

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RESULT:	**DENIAL [8 TO 0]**
MOVER:	Nancy Urbani, Robert Strzelczyk
AYES:	Urbani, Nerbun, Strzelczyk, Barnes, Choren, Gentges, Schaefer, Stoker
ABSENT:	Hawley

4) Design 2 Construct for Sagrillo. The applicant is seeking building and site plan approval to allow for 4,382 square foot two-story building for the property located at 10404 N. Washington Road (ReFresh Aesthetic Center). REMOVE FROM TABLE

Action

Ald. Strzelczyk made a motion to remove the item from the table.
Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (8-0)

Planner Hoier stated that this building and site plan was before the Commission in September. He reminded the Commission that this proposal includes a significant dedication of ROW by the applicant, building and site waivers and the sidewalk to be replaced and straighten out by the applicant, which the section north of the lot line will be reimbursed by the TIF.

Staff, Commissioner architect Choren and the applicant and applicant's architect had two meetings to discuss the building materials, treatment room window coverings and the box style of the building.

Planner Hoier discussed some of the latest changes to the building and showed an update rendering:

- Removal of the building material from the top portion of the building.
- Arched caps on 2nd floor windows were added.
- West side façade feature was added.
- Aluminum wood-colored feature was added to the middle of the building.
- A door was installed on east side façade.

Although many of the recommendations from the Commission architect and staff were achieved, staff does not believe that the Commissions' original concerns were addressed and recommends the following additions be modified before final approval is granted:

- Arched windows on the 1st and 2nd floors including the cap element.
- Revising the south façade entrance to represent symmetry (khaki stone).
- Additional details to be added on the east façade.
- Double window on the 2nd floor of the east façade above the doorway.
- Architect should address the floorplan and screening for visual obstruction in the service areas and the treatment rooms.
- The janitorial closet should be addressed/screened.
- Lack of emphasis of the building along Port Washington Road addressed.

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- Rooftop features to be added as projections.

The applicant architect explained many of the changes that were made to the building plan.

The Commission provided feedback that they support many of the modifications to the building design. They appreciate the collaboration of the applicant, staff and Commission architect working together.

Outstanding issues:

- East side – it is not on a public road, and there is not much visibility.
- Janitor closet is an issue due to its location and high visibility.
- Right side of the building does not look as finished as the rest of the building.

Action

Ald. Strzelczyk made a motion to approve one more plan review with staff, the applicant and the Commission architect to reach consensus on the remaining outstanding issues.
Commissioner Gentges seconded the motion.
A roll voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Andrew Nerbun, Chair
SECONDER:	Dan Gentges, Commissioner
AYES:	Urbani, Nerbun, Strzelczyk, Barnes, Choren, Gentges, Schaefer, Stoker
ABSENT:	Hawley

6) Policy

1) Sign Code Updates

City Attorney, Brian Sajdak, stated that the sign code has been updated due to recent case law changes, political firestorms, statutory pressures and a threatened lawsuit. The changes relate mainly to the right-of-way and public properties. He explained the reasons for the changes, the definitions associated with these changes and what the new sign code requirements include.

Highlights of the revised sign code sections:

- Findings Purpose and Definitions – defined the purpose of the sign code and enhanced some of the standards, combined all definitions into one section and eliminated content-based definitions.
- Permits, Prohibited Signs & Exemptions – clarified and streamlined the language so that it is easier to understand, consolidated sections, included exceptions for signs allowed by other laws.
- Residential Area Signs – temporary signs allowed with a maximum of 15 sq. ft. of total signage, cannot exceed 4-ft in height and cannot be posted for longer than four months.

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No major changes for non-temporary signs (commercial, directional, building name, subdivision monument or home occupation).

- Public Property & ROW – cleaned up and integrated into the full code. Returned to a ROW-first standard.
- Non-Residential Areas – incorporated sections, removed content-based language and fixed a known issues regarding window signs, updated to match current zoning, master sign plan clarification and development fences vs. signs addressed.
- Other Changes – authorize staff to deny a sign permit for legibility and strengthen language related to maintenance and appearance.

Mayor Nerbun suggested that a definition of standards of "legibility" be incorporated to avoid further interpretations.

Action

Ald. Strzelczyk made a recommendation of approval the revised sign code to the Common Council for approval to include a standard of legibility.
Commissioner Gentges seconded the recommendation.
A voice vote was taken; vote passed (8-0)

RESULT:	**RECOMMENDED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Dan Gentges, Commissioner
AYES:	Urbani, Nerbun, Strzelczyk, Barnes, Choren, Gentges, Schaefer, Stoker
ABSENT:	Hawley

7) Announcements

The next meeting is Monday, January 22, 2024, at 6:00 p.m.

The 2024 meeting date calendar is included in the packet.

8) Adjourn

Action

Commissioner Stoker a motion to adjourn the meeting.
Commissioner Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

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RESULT:	**APPROVED [8 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Urbani, Nerbun, Strzelczyk, Barnes, Choren, Gentges, Schaefer, Stoker
ABSENT:	Hawley

The meeting concluded at 8: 37 p.m.

Respectfully Submitted,

Jac Zader

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Department of Community Development

TO: **Planning Commission**

FROM: **EVAN HOIER, ASSOCIATE PLANNER**

DATE: **January 22, 2024**

SUBJECT: **Mastec Network Solutions for AT&T Mobility. The applicant is seeking minor request approval to allow for a backup generator with block wall expansion for the property located at 10448 N. Port Washington Road.**

Applicant:	Mastec Network Solutions
Status of Applicant:	Agent
Requested:	Minor Request (Equipment)
Existing Use:	Retail Storage
Existing Zoning:	B-4
	PUD (Planned Unit Development)
Land Use Plan:	4.92 Acres
Location:	10448 N. Port Washington Road
Tax Key Number:	#15-029-11-011.00
District:	#8

Background:
The applicant is seeking building and site plan approval for the installation of a diesel standby generator, fuel tank, alarm relay, and a wall expansion with access gate to screen said generator. No additions or modifications to the existing cellular tower are proposed. This equipment will be installed behind the Life Storage building next to an existing generator and enclosure.

Analysis:
According to the narrative submitted with the application, federal law prohibits local governments from denying "any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." (47 U.S.C.A §1455). Staff agrees with the claim in the narrative and that the City has the authority to review and act on building and site plans. The new concrete pad will be placed in an area of existing gravel; therefore, no impervious area is being added as part of this work. Because of this, there is no net change in greenspace.

Site Compliance Report:
Staff conducted a site compliance report to assess the condition of the existing generator and enclosure. The existing enclosure was found to be the same material as used in the proposed enclosure. However, the gate, which is wood for the proposed structure, is comprised of metal stakes for the existing. Staff recommends replacing the existing enclosure's gate to match the proposed structure's gate to ensure consistency.

District Standards:

	Standard	Proposed Structure
Front Setback	65 feet	Approx 532 feet
Rear Offset	20 feet	Approx 38.4 feet
Side A Offset	20 feet	Approx 182 feet
Side B Setback	20 feet	Approx 90 feet
Height Maximum	42 feet	9 feet 5 inches

Staff determined that this addition does not meet the definition of a building within the Code of Ordinances. *Section 58-8 Definitions* lists "Building" as being "a structure having a roof supported by columns or walls for housing or enclosure of persons, animals, or chattel." Because this enclosure does not have a roof, it does not meet this definition, and does not add to the site's overall floor area ratio.

Concerning the open space ratio needed for the site, the original 2021 submittal for the LifeStorage addition lists the open space at 103,800 square feet, 48% of the site. This 176 square foot addition should bring the open space of the site down to 103,624 square feet, 47.9% of the site.

All other technical standards of the B-4 district and PUD are met.

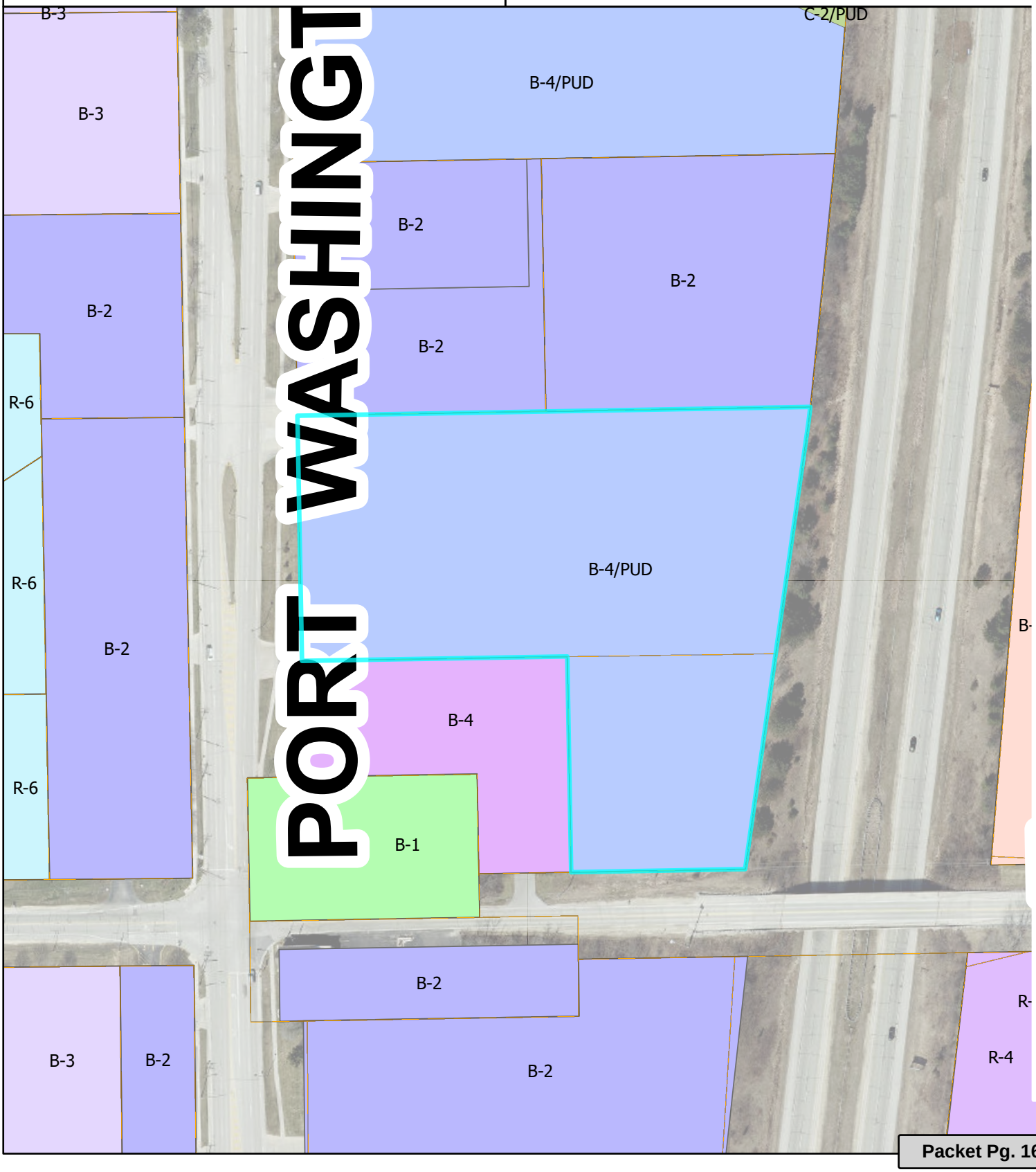
Recommendation: Staff recommends **approval** of the building and site plan subject to the following conditions:

1. The existing enclosure's metal gate shall be replaced to match the proposed enclosure's wood gate.
2. Planning staff review and approval of final site, lighting, and landscaping plans prior to the issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
3. A landscaping escrow equal to 125% of the improvement costs for installation of new landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to ensure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
4. Engineering Division review and approval of the individual grading, drainage, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
5. The applicant shall submit final plans within 180 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
6. All ground-level and roof top mechanical equipment shall be well screened from public view.

Attachments:
Packet Docs_Mastec (PDF)

MASTEC

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



Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)

MasTec
Network Solutions

October 25, 2023

City of Mequon
11333 N Cedarburg Rd
Mequon, WI 53092
262-236-2904

RE: AT&T: Site WI1072 PEKARSKY (PRIMECO) (10080281)
Application to Install Backup Generator
Site Address: 10436 N Port Washington Rd, Mequon, WI 53092

To City of Mequon Community Development:

AT&T proposes to modify an existing unmanned wireless communications facility. This modification will consist of the following: Install (1) 50kW diesel standby generator with base fuel tank on a new 5'x10' concrete pad, swap (1) 200A ATS/CAM LOC, install ATS alarm relay, and install an 11'x16' CMU wall expansion with access gate to screen the generator. No tower work is proposed.

The proposed backup generator is a necessary component of the existing telecommunications facility to ensure uninterrupted telecommunication service in times of emergency. Currently AT&T has FirstNet equipment which supports first responders. In cases of "bottle necks" where wireless calls are not going through, FirstNet allows 911 calls to automatically push through. If there are power outages, callers still have the capabilities to call for emergency services.The generator is intended to only be run during emergency situations when power is interrupted.

Please let me know if you need any additional documents or information to process this request.

Sincerely,

Jamie Ostenson, Zoning & Permitting Specialist
MasTec Network Solutions
jamie.ostenson@mastec.com
520-338-9649
800 S. Douglas Road, 10th Fl
Coral Gables, FL 33134

Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)

October 25, 2023

City of Mequon
11333 N Cedarburg Rd
Mequon, WI 53092
262-236-2904

RE: AT&T – Site WI1072 PEKARSKY (PRIMECO) (10080281)
AT&T Eligible Facilities Request Application – Permit to modify/upgrade an existing Wireless Tower or Base Station to Existing Telecommunications Facility
Project – Generator Addition
Site Address: 10436 N Port Washington Rd, Mequon, WI 53092

To City of Mequon Community Development,

New Cingular Wireless PCS, LLC dba AT&T Mobility ("AT&T") submits the enclosed application and associated documents, which qualify as an Eligible Facilities Request (EFR), seeking the requisite approvals and building permit to modify an existing wireless facility at the above referenced property.[1] The EFR includes work necessary to improve wireless service quality and provide coverage and capacity for the FirstNet first-responder platform on AT&T's network.

Conceived by the *9/11 Commission Report* as necessary for first responder communications, Congress created the federal First Responder Network Authority, which selected AT&T to build and manage FirstNet, the first-ever nationwide first-responder wireless network. Deployment of FirstNet in the subject area will improve public safety by putting advanced wireless technologies into the hands of public safety agencies and first responders.[2]

The Planning Commission Application forms along with the applicable fees are submitted with this letter and should be processed accordingly. AT&T submits these materials under Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012 (47 U.S.C.A. §1455). That law provides:

> "a State or **local government** may not deny, and **shall approve**, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station."

Under 47 C.F.R. 1.6100(c)(1), a siting authority can only require information that is reasonably related to determining whether a request meets the requirements of an EFR. To assist with your review, an EFR Application is enclosed that applies the proposed modification to the relevant law and regulations, and it includes information pertinent to your review. Additional materials are beyond the limited scope of the controlling federal rule and cannot be required in connection with this EFR.

As demonstrated in the EFR Application, this modification is an EFR and must be approved. Federal rule 47 C.F.R. 1.6100(c)(2) provides that within 60 days of the date on which an applicant submits an EFR request, the local government shall approve the

[1] *See* 47 C.F.R. 1.6100(b)(3).
[2] For more information about FirstNet, see https://www.firstnet.gov/ and https://www.youtube.com/embed/p-zyDCSaDug.

Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)

application unless it determines that the application is not an EFR. An EFR application will be deemed approved after written notice on or after Day 61.[3]

Due to the public safety benefits associated with this EFR, AT&T respectfully requests that the requisite approvals and building permit be issued within 15 days but no later than 60 days from the date of this letter, so that AT&T can proceed with this important modification expeditiously thereafter. If you have any questions regarding this application, please contact me.

Sincerely,

Jamie Ostenson
Agent For AT&T
MasTec Network Solutions, LLC
800 S. Douglas Road, 10th Fl
Coral Gables, FL 33134
520-338-9649
Jamie.ostenson@mastec.com

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[3] *See* 47 C.F.R. 1.6100(c)(4).

USA Proud Sponsor of the U.S. Olympic Team

AT&T

LETTER OF AUTHORIZATION

July 21, 2023

To Whom It May Concern,

This letter serves as authorization for Mastec Communications Group, their employees and agents to act as an agent on behalf of AT&T Mobility, property owners and/or property managers for the proposed AT&T Mobility Generator addition for the purpose of obtaining Land Use Entitlements, Zoning Approvals, Building Permits or any other application, permit or approval required for a Generator addition at an existing AT&T Mobility telecommunications site.

If you have any questions concerning this authorization, please contact me.

Thank you,

Sincerely,

Michael Raimondi

Michael Raimondi
Authorized Agent of AT&T
Mastec Network Solutions, LLC
Project Manager Gen Add

State of Illinois County of DuPage
This instrument was acknowledged before me on
July 21, 2023 (date)
by Michael Raimondi (name/s of person/s.)

(Signature of Notary Public)
(Seal)

LISA MARIE CUVALA
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 14, 2026

Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)

at&t
Your world. Delivered.

AT&T SITE ID: WI1072
FA#: 10080281

PEKARSKY (PRIMECO)

10436 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

GENERATOR PROJECT

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL FIRE CODE (IFC
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2015 INTERNATIONAL FUEL GAS CODE (IFGC)
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015 INTERNATIONAL FIRE CODE (IFC)

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED.
IN ACCORDANCE WITH THE CURRENT APPLICABLE BUILDING CODES, A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

APPLICANT:	**AT&T TOWER ASSET GROUP** 575 MOROSGO DR. ATLANTA, GA 30324–3300
TOWER OWNER:	**AMERICAN TOWER** **10 PRESIDENTIAL WAY** **WOBURN, MA 01801**
LATITUDE:	43° 12' 28.72" N (43.2079789)
LONGITUDE:	087° 55' 19.70" W (-87.9221411)
LAT/LONG TYPE:	NAD–83
EXISTING ZONING:	N/A
PROPOSED PROJECT AREA:	INCREASE IN 176 S.F.
TYPE OF CONSTRUCTION:	TYPE V–B
OCCUPANCY GROUP:	U
JURISDICTION:	OZAUKEE COUNTY

PROJECT TEAM

CLIENT REPRESENTATIVE (NATIONAL):
MASTEC NETWORK SOLUTIONS
3443 AIRPORT RD
SACRAMENTO, CA 95834
CONTACT: CLEON MITCHELL
EMAIL: CLEON.MITCHELL@MASTEC.COM

ENGINEERING (NATIONAL):
MASTEC NETWORK SOLUTIONS
1151 SE CARY PARKWAY, STE. 101
CARY, NC 27518
CONTACT: RAPHAEL MOHAMED
PH: (919) 674–5895
EMAIL: RAPHAEL.MOHAMED@MASTEC.COM

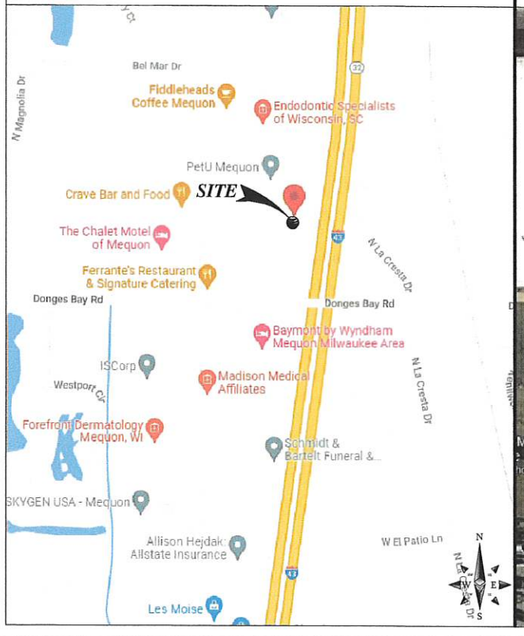
SITE ACQUISITION (NATIONAL):
MASTEC NETWORK SOLUTIONS
2189 PARKWAY LAKE DR.
HOOVER, AL 35244
CONTACT: CLEON MITCHELL
EMAIL: CLEON.MITCHELL@MASTEC.COM

SCOPING ENGINEER (NATIONAL):
MASTEC NETWORK SOLUTIONS
2189 PARKWAY LAKE DR.
HOOVER, AL 35244
CONTACT: DAVID ROGERS
EMAIL: DAVID.ROGERS@MASTEC.COM

CONSTRUCTION:
MASTEC NETWORK SOLUTIONS
710 BELDEN AVE.
ADDISON, IL 60101
CONTACT: JAMES FLOWERS
EMAIL: JAMES.FLOWERS@MASTEC.COM

LOCATION MAP

VICINITY MAP



LOCAL MAP



PROJECT DESCRIPTION

AT&T MOBILITY PROPOSES TO MODIFY AN EXISTING UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS MODIFICATION WILL CONSIST OF THE FOLLOWING:

TOWER SCOPE OF WORK
- NO TOWER WORK

GROUND SCOPE OF WORK
- REMOVE (E) ATS/CAM LOC
- INSTALL (1) 50kW KOHLER STANDBY DIESEL GENERATOR (KOHLER 50REOZK) INSTALLED ON TOP OF A BASE FUEL TANK ON A CONCRETE PAD
- INSTALL (1) 200A ATS/CAM LOC (#RDT)
- INSTALL ATS ALARM RELAY
- INSTALL 10'–4" WIDE ACCESS GATE
- INSTALL 11'X16' BLOCK WALL COMPOUND EXPANSION

DRAWING INDEX

SHEET NO:	SHEET TITLE
T–1	TITLE SHEET
GN–1	GENERAL NOTES
A–0	OVERALL SITE PLAN
A–1	EQUIPMENT LAYOUT
A–1.1	PRECAST GENERATOR PAD DETAILS
A–1.2	GENERATOR PAD DETAILS
A–1.3	FENCE DETAILS
E–1	ELECTRICAL PLAN
E–2	EQUIPMENT & CONDUIT DETAILS
E–3	LOAD CALCULATIONS & ONE LINE DIAGRAM
E–4	ALARM DETAILS
G–1	GROUNDING DETAILS

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

RF ENGINEER _____ DATE: _____
SITE ACQUISITION _____ DATE: _____
CONSTRUCTION MANAGER _____ DATE: _____

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 11"X17" OR 24"X36" FORMAT.

CALL WISCONSIN ONE CALL
(800) 242-8511
CALL 3 WORKING DAYS
BEFORE YOU DIG!

Digitally signed by Raphael Mohamed, PE, PENG
DN: C=US, E=raphael.mohamed@mastec.com, O=MasTec Network Solutions, OU=MasTec Engineering, CN="Raphael Mohamed, PE, PENG"
Date: 2023.07.18 10:18:42-04'00'

WISCONSIN
RAPHAEL MOHAMED
E-37850
CARY
NC
PROFESSIONAL ENGINEER

7/17/2023

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
2/3/2023	CONSTRUCTION	0	RM
7/17/2023	CONSTRUCTION	1	RM

DRAWN BY: AR
CHECKED BY: KL
APPROVED BY: RM

THE INFORMATION CONTAINED IN THESE DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF MASTEC NETWORK SOLUTIONS IS PROHIBITED.

PREPARED FOR:
at&t

PREPARED BY:
MasTec Network Solutions
1151 SE CARY PARKWAY, SUITE 101
CARY, NC 27518

FA NUMBER:
10080281

SITE NAME:
PEKARSKY (PRIMECO)

SITE ADDRESS:
10436 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

TOWER OWNER ID:
N/A

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)

GENERAL NOTES:

1. ALL SUB-CONTRACTORS ARE TO SIGN INTO THE LL AND AT&T NOC'S ALONG WITH BEFORE THE START OF WORK AND END OF WORK EACH DAY. THE AT&T LOGBOOK MUST ALSO BE SIGNED EACH DAY ON SITE.
2. ALL ORIGINAL PERMITS MUST BE POSTED ON SITE BEFORE WORK CAN COMMENCE. ALL PERMITS ARE REQUIRED TO BE IN A NOTICEABLE LOCATION FOR REVIEW BY THE PERMITTING JURISDICTION.
3. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
   CONTRACTOR: GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION
   CARRIER: AT&T
   TOWER OWNER:AMERICAN TOWER
4. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
5. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
6. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
7. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
8. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF MASTEC NETWORK SOLUTIONS.
9. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
10. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
11. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
12. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND CROWN CASTLE PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
13. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION AND IS TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.
14. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF CROWN CASTLE USA INC.
15. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
16. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL (FOR CAST IN PLACE OPTION):

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°f AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION LAPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:
   #4 BARS AND SMALLER 40 ksi
   #5 BARS AND LARGER 60 ksi
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
   CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"
   CONCRETE EXPOSED TO EARTH OR WEATHER:
   #6 BARS AND LARGER.....2"
   #5 BARS AND SMALLER.....1-1/2"
   CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
   SLAB AND WALLS.....3/4"
   BEAMS AND COLUMNS.....1-1/2"
7. A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

GREENFIELD GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 1/2" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY).

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
   4.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
   4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED. VERYIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.
5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECMATE WIREWAY).
22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3R (OR BETTER) FOR EXTERIOR LOCATIONS.
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR CROWN CASTLE USA INC. BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "AT&T".
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

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PROFESSIONAL ENGINEER

7/17/2023

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2/3/2023	CONSTRUCTION	0	RM
7/17/2023	CONSTRUCTION	1	RM

DRAWN BY:	AR
CHECKED BY:	KL
APPROVED BY:	RM

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PREPARED FOR:
at&t

PREPARED BY:
MasTec Network Solutions
1151 SE CARY PARKWAY, SUITE 101
CARY, NC 27518

FA NUMBER:
10080281

SITE NAME:
PEKARSKY (PRIMECO)

SITE ADDRESS:
10436 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

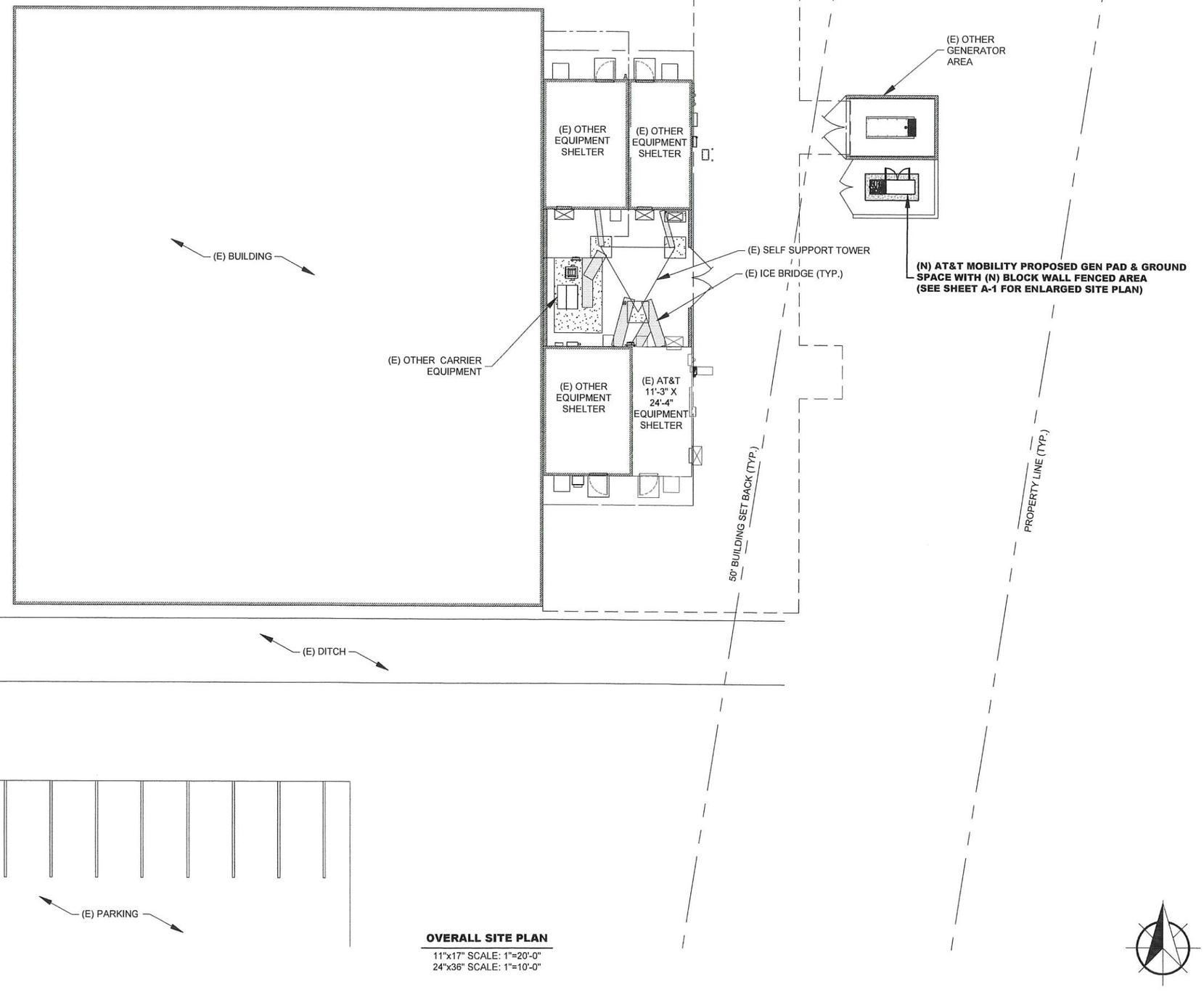
TOWER OWNER ID:
N/A

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-1

Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)

NOTE
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OVERALL SITE PLAN
11"x17" SCALE: 1"=20'-0"
24"x36" SCALE: 1"=10'-0"

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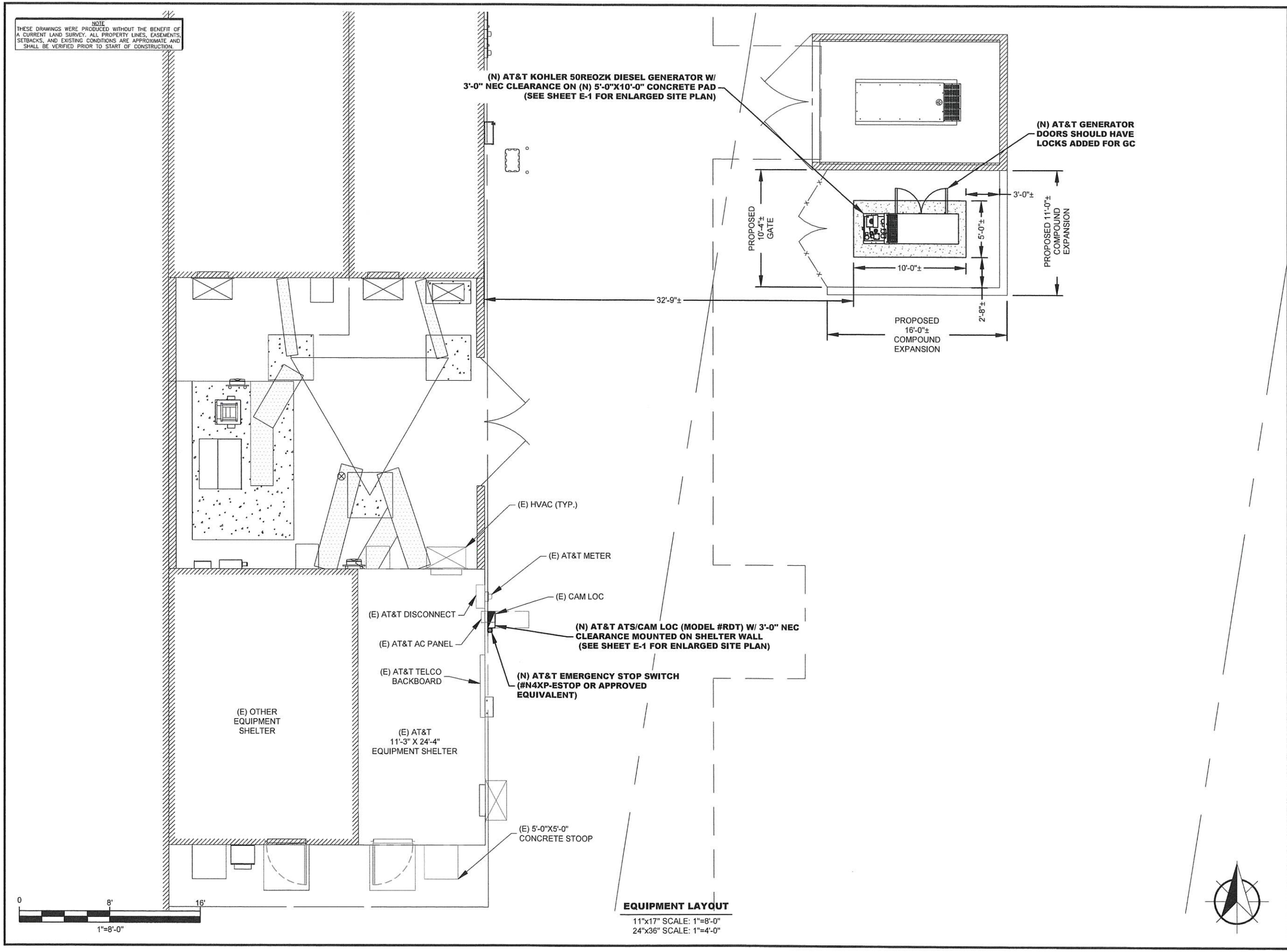
TOWER OWNER ID:
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SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-0

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EQUIPMENT LAYOUT
11"x17" SCALE: 1"=8'-0"
24"x36" SCALE: 1"=4'-0"

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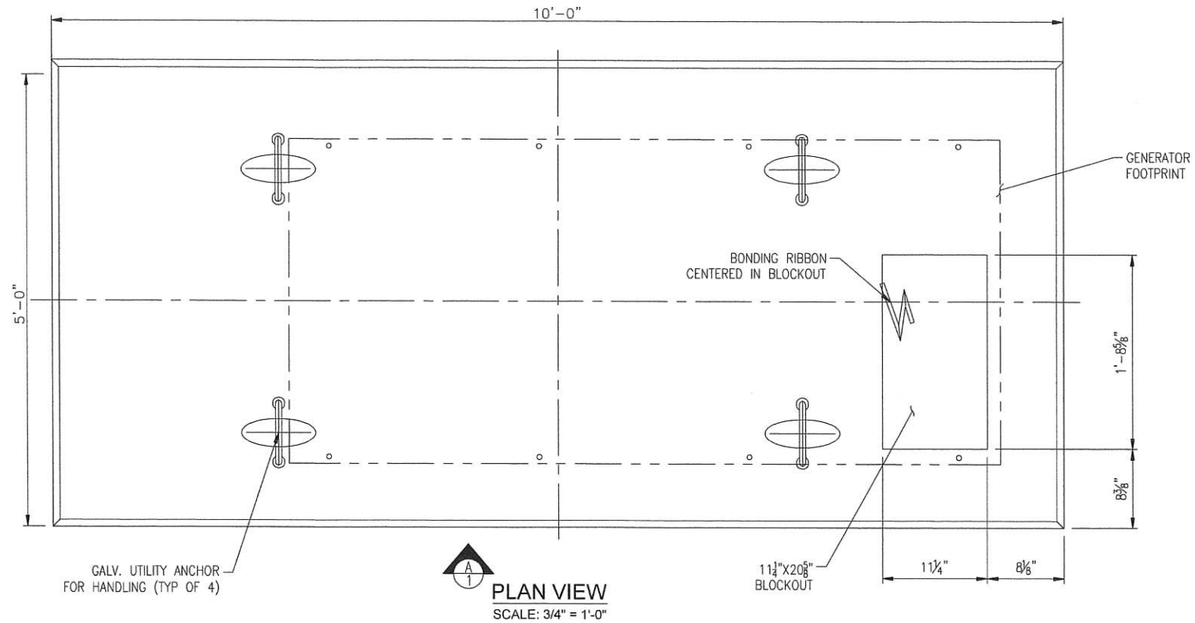
SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
A-1

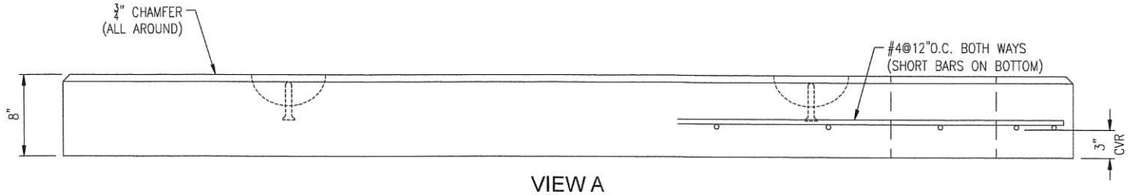
Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)

GENERAL NOTES

1. CONCRETE: 28 DAY COMPRESSIVE STRENGTH F'c = 5,000 PSI (MIN).
2. REINFORCING: ASTM A-615, GRADE 60.
3. SLAB DESIGNED BY OTHERS PER CONTRACT DRAWING #C-2.
4. SLAB SHALL BE SUPPORTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS (I.E. LEVEL AND COMPACTED BEARING SURFACE).
5. ELECTRICAL STUB-UP COORDINATE SIZE & PLACEMENT W/ MANUFACTURER DRAWINGS.



A1 PLAN VIEW
SCALE: 3/4" = 1'-0"



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

WEIGHT		
SECTION	WEIGHT (lbs.)	CONCRETE (CY)
8" THK PAD	3,000	0.74

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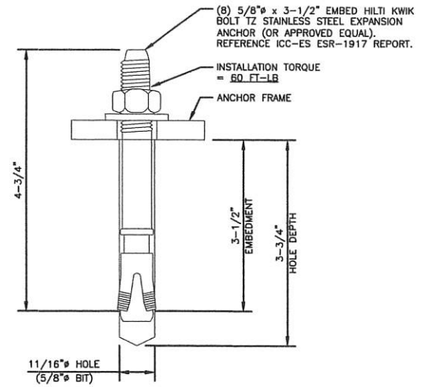
SHEET TITLE
PRECAST GENERATOR PAD DETAILS

SHEET NUMBER
A-1.1

Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)

GENERAL NOTES

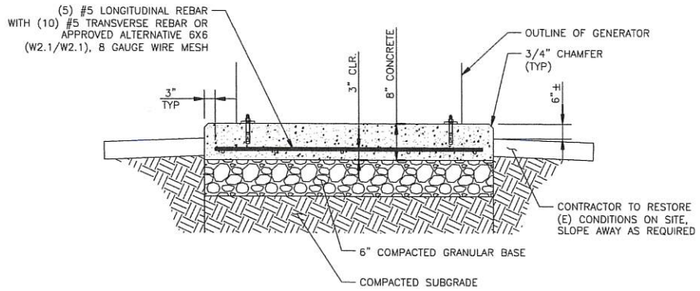
1. CONCRETE SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 3,0000 PSI IN 28 DAYS FOR FOUNDATIONS, SLABS, AND CONDUIT ENCASEMENTS. CONCRETE SHALL HAVE A 4" NOMINAL SLUMP AND 4.5–6.5% AIR CONTENT. COMPRESSIVE STRENGTH TEST TO BE PERFORMED ON CONCRETE USED FOR FOUNDATION ONLY.
2. ALL REINFORCING STEEL SHALL BE ASTM A–615, GRADE 60 DEFORMED BARS.
3. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 318).
4. ALL BAR SPLICES SHALL BE CLASS "B" TENSION SPLICES.
5. CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH A 3/4" X 45° CHAMFER.
6. FINISHED SLAB TO BE LEVEL ±1/4".
7. FLEXIBLE UTILITY CONNECTIONS SHOULD BE USED AT UNDERGROUND TO GENERATOR INTERACTIONS.
8. EQUIPMENT PAD DESIGN BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. EQUIPMENT FOUNDATIONS BEARING ON CLAY SOILS SHALL HAVE A MAXIMUM SOIL PLASTICITY INDEX OF 27.
9. INSTALL EQUIPMENT ANCHORAGE PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
10. THE ATTACHMENT OF THE GENERATOR TO THE FOUNDATION SLAB AND THE FOUNDATION ITSELF ARE DESIGNED TO RESIST A 3 SEC. GUST WIND SPEED OF 143 MPH (ULTIMATE WIND SPEED).
11. ELECTRICAL STUB–UP AREA WILL BE DETERMINED BY GENERATOR ORIENTATION.



TYPICAL ANCHOR DETAIL

SCALE: NONE — 3

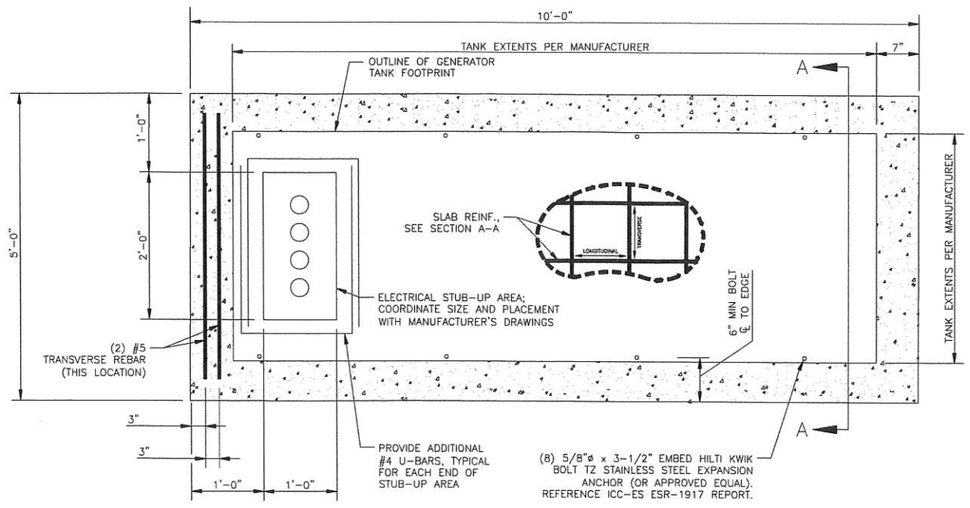
INSTALLER NOTE:
BASE FLOOD ELEVATION (BFE) NOT PROVIDED. CONTRACTOR TO ENSURE TOC OF GENERATOR PAD MATCHES OR EXCEEDS TOC OF EXISTING AT&T EQUIPMENT PAD/FOUNDATION.



GENERATOR PAD DETAIL – SECTION A–A

SCALE: NONE — 2

INSTALLER NOTE:
CONDUIT STUB–UP LOCATIONS SHALL BE COORDINATED ON SITE WITH CONSTRUCTION MANAGER, PRIOR TO INSTALLING CONCRETE PAD



CAST–IN–PLACE GENERATOR PAD DETAIL

SCALE: NONE — 1

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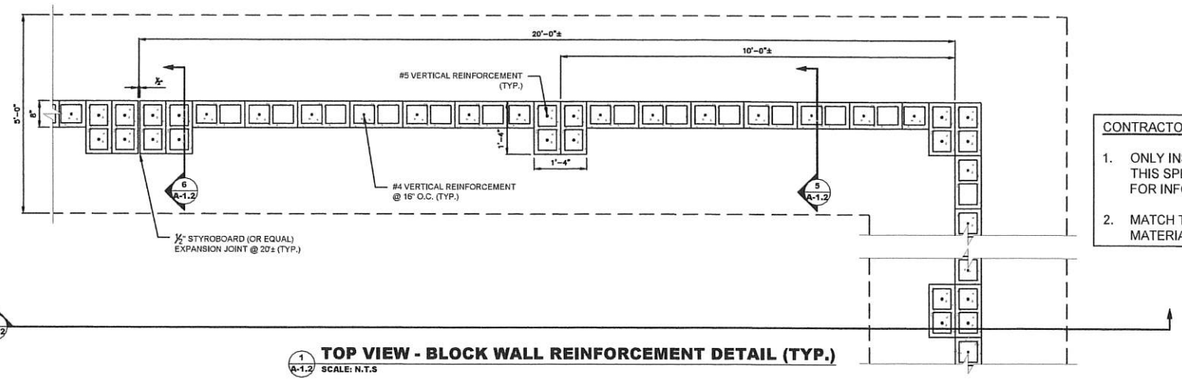
SITE ADDRESS:
10436 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

TOWER OWNER ID:
N/A

SHEET TITLE
GENERATOR PAD DETAILS

SHEET NUMBER
A-1.2

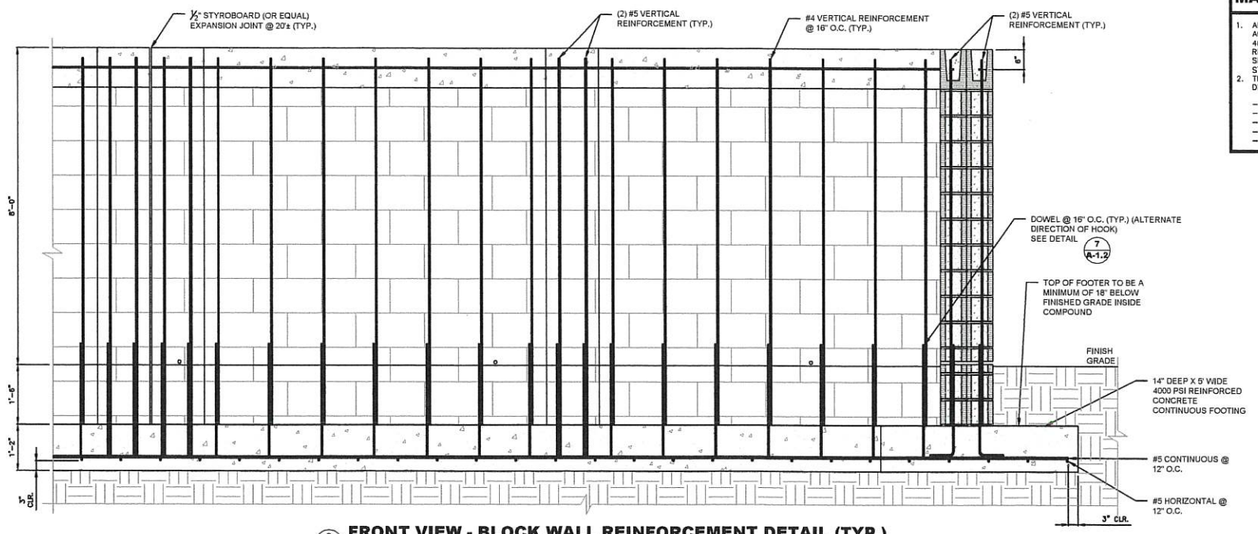
Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)



1 A-1.2 TOP VIEW - BLOCK WALL REINFORCEMENT DETAIL (TYP.)
SCALE: N.T.S

CONTRACTOR NOTES:

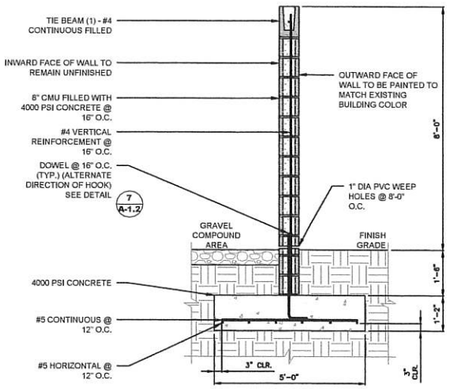
1. ONLY INSTALL WHAT IS REQUIRED FOR THIS SPECIFIC SITE AND THE REST IS FOR INFORMATIONAL PURPOSES.
2. MATCH THE EXISTING HEIGHT, MATERIALS, AND COLOR AS NEEDED.



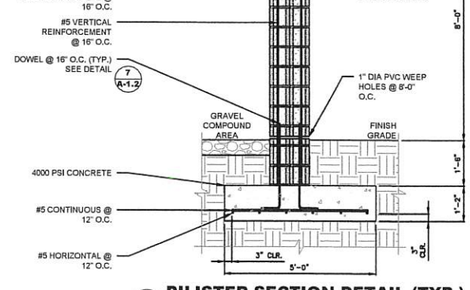
2 A-1.2 FRONT VIEW - BLOCK WALL REINFORCEMENT DETAIL (TYP.)
SCALE: N.T.S

MASONRY NOTES

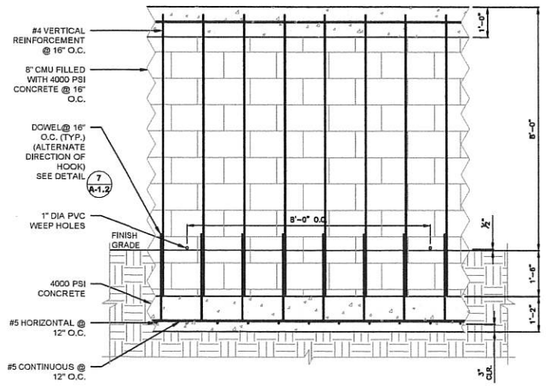
1. ALL MASONRY SHALL BE IN ACCORDANCE WITH THE TMS 402–16: "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES".
2. THE MASONRY BLOCKS ARE DESIGNED FOR:
   - BLOCK SIZE: 8"x8"x16"
   - MORTAR TYPE S
   - f'_g 1.5 KSI
   - GROUTED @ 16"
   - FULL BEDDING



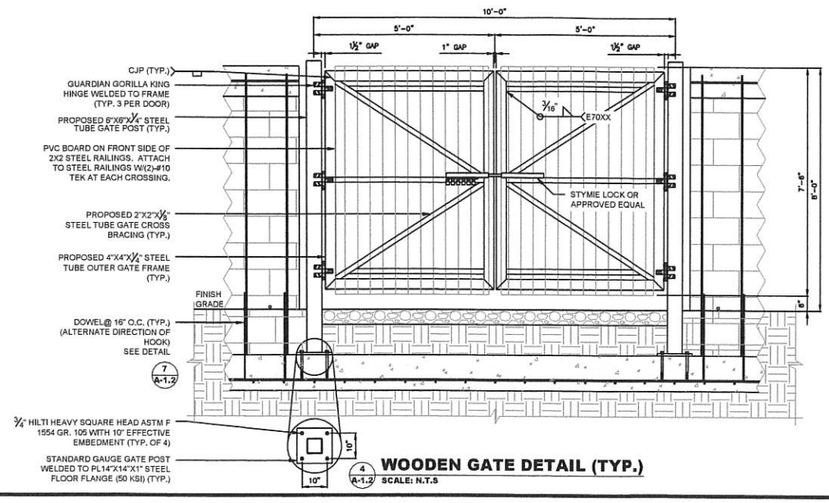
1 A-1.2 BLOCK WALL SECTION DETAIL (TYP.)
SCALE: N.T.S



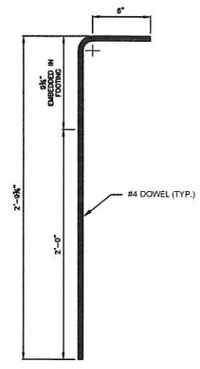
6 A-1.2 PILISTER SECTION DETAIL (TYP.)
SCALE: N.T.S



3 A-1.2 BLOCK WALL ELEVATION DETAIL (TYP.)
SCALE: N.T.S



4 A-1.2 WOODEN GATE DETAIL (TYP.)
SCALE: N.T.S



7 A-1.2 DOWEL DETAIL (TYP.)
SCALE: N.T.S

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FENCE DETAILS

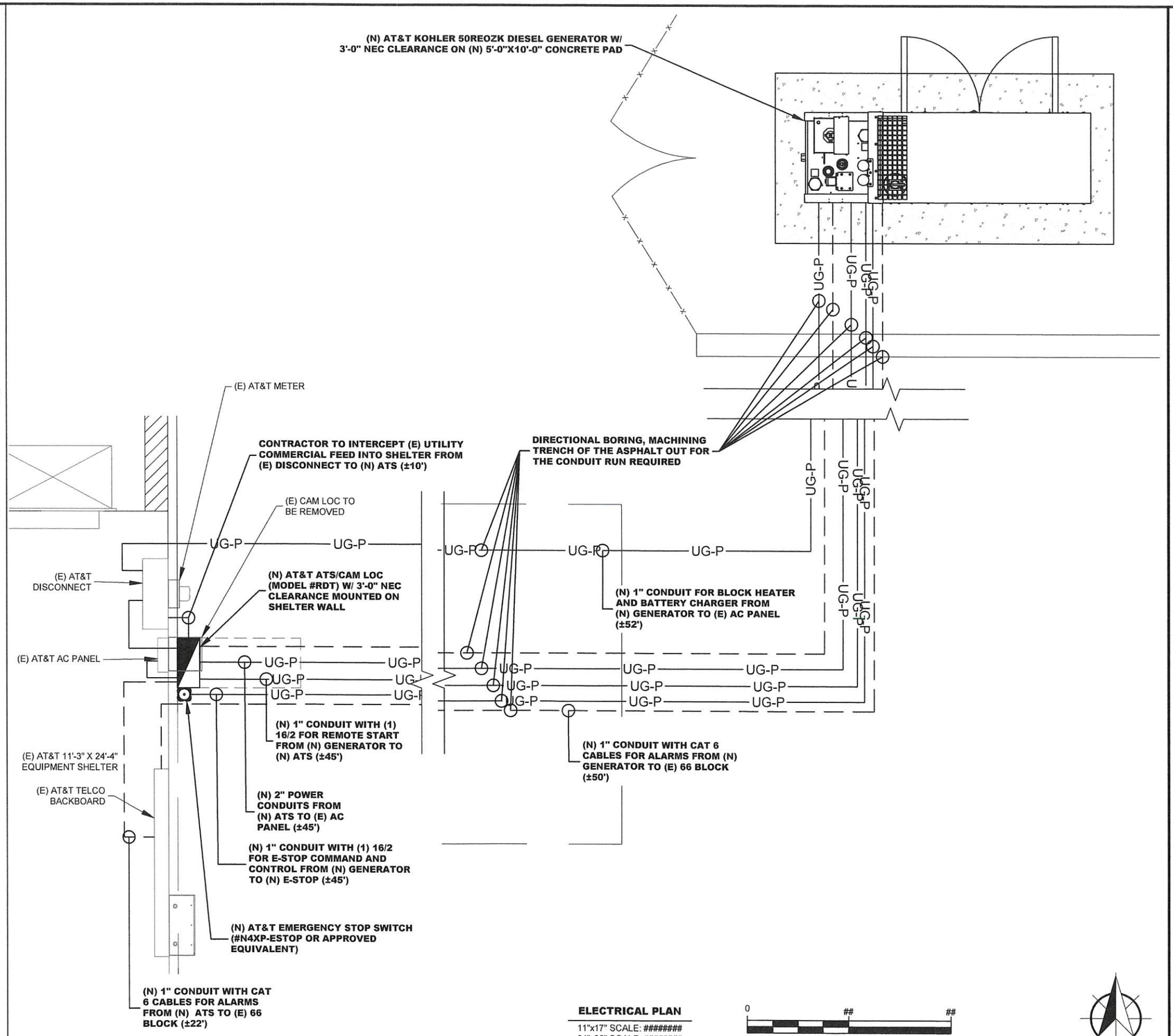
SHEET NUMBER
A-1.3

Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)

NOTES AND SPECIFICATIONS

1. ALL ELECTRICAL WORK SHALL COMPLY WITH NEC, STATE, AND LOCAL CODES.
2. CONTRACTOR SHALL OBTAIN OWNER/TENANT SPECIFICATIONS AND REVIEW FOR ADDITIONAL DETAILS AND REQUIREMENTS THAT MAY NOT BE SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL COMPLY WITH ANY ADDITIONAL OWNER/TENANT SPECIFICATIONS AND REQUIREMENTS.
3. CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC UTILITY FOR THE EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND SERVICE ROUTING. CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE UTILITY FOR THE EXACT TELEPHONE REQUIREMENTS AND SERVICE ROUTING.
4. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC COMPANY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10,000 AMPS.
5. CONTRACTOR TO PROVIDE 2–200 LB TEST POLYETHYLENE PULL CORDS SECURELY FASTENED AT EACH END OF POWER AND TELCO CONDUIT. PROVIDE CAPS ON END OF UNUSED CONDUIT.
6. CONTRACTOR TO PROVIDE A REBAR MARKER WITH AT LEAST 2 FEET EXPOSED ABOVE GRADE AND PAINTED BRIGHT ORANGE TO INDICATE LOCATION OF CONDUIT CAPPED BELOW GRADE.
7. PRIOR TO TRENCHING CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR AT CONTRACTOR'S EXPENSE ANY DAMAGE TO EXISTING UTILITIES.
8. CONTRACTOR TO VERIFY EXACT ROUTING OF POWER AND TELCO CONDUIT WITH LOCAL UTILITIES AND OWNER/TENANT. ENSURE ALL CONDUIT STUB–UPS ACCOMMODATE EQUIPMENT REQUIREMENTS.
9. UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE. USE SCHEDULE 80 PVC UNDER ROADS.
10. CONDUIT RUNS SHALL HAVE A CONTINUOUS SLOPE DOWNWARDS AND AWAY FROM THE EQUIPMENT TO ALLOW WATER TO FLOW AWAY FROM THE EQUIPMENT AND SHELTER. EXCAVATE TRENCHES ALONG STRAIGHT LINES PRIOR TO INSTALLING CONDUIT TO ACCOMMODATE ADJUSTING THE ELEVATION, AS NEEDED.
11. CONDUIT ENTERING EQUIPMENT SHALL BE SEALED WITH A SEALANT THAT IS IDENTIFIED FOR USE WITH THE CABLE/CONDUCTOR INSULATION, SHIELDING, ETC.
12. THE OWNER SHALL FURNISH AND THE CONTRACTOR SHALL INSTALL ADDITIONAL SIGNAGE TO BE LOCATED AT THE COMPOUND FENCE. CONTRACTOR SHALL COORDINATE WITH OWNER/TENANT CONSTRUCTION MANAGER FOR PLACEMENT OF SIGNAGE.
13. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE LANDSCAPING AREA.
14. CONTRACTOR TO ENSURE A MIN. 3' CLEARANCE IN FRONT OF ELECTRICAL PANELS PER NEC.
15. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES AND EQUIPMENT SHALL BE LABEL TESTED BY AN APPROVED THIRD PARTY TESTING AGENCY.

CONDUCTOR COLOR CODE		
SYSTEM	CONDUCTOR	COLOR
120/240V, 1ø	A PHASE	BLACK
	B PHASE	RED
	NEUTRAL	WHITE
	GROUND	GREEN
120/208V, 3ø	A PHASE	BLACK
	B PHASE	RED
	C PHASE	BLUE
	NEUTRAL	WHITE
	GROUND	GREEN
277/480V, 3ø	A PHASE	BROWN
	B PHASE	ORANGE OR PURPLE
	C PHASE	YELLOW
	NEUTRAL	GREY
	GROUND	GREEN
DC VOLTAGE	POS (+)	RED**
	NEG (–)	BLACK**
	* SEE NEC 210.5(C)(1) AND (2) ** POLARITY MARKED AT TERMINATION	



ELECTRICAL PLAN

11"x17" SCALE: ########
24"x36" SCALE: ########

0 ## ##
########

WISCONSIN
RAPHAEL MOHAMED
E-37850
CARY
NC
PROFESSIONAL ENGINEER

7/17/2023

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
2/3/2023	CONSTRUCTION	0	RM
7/17/2023	CONSTRUCTION	1	RM

DRAWN BY:	AR
CHECKED BY:	KL
APPROVED BY:	RM

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PREPARED FOR:
at&t

PREPARED BY:
MasTec Network Solutions
1151 SE CARY PARKWAY, SUITE 101
CARY, NC 27518

FA NUMBER:
10080281

SITE NAME:
PEKARSKY (PRIMECO)

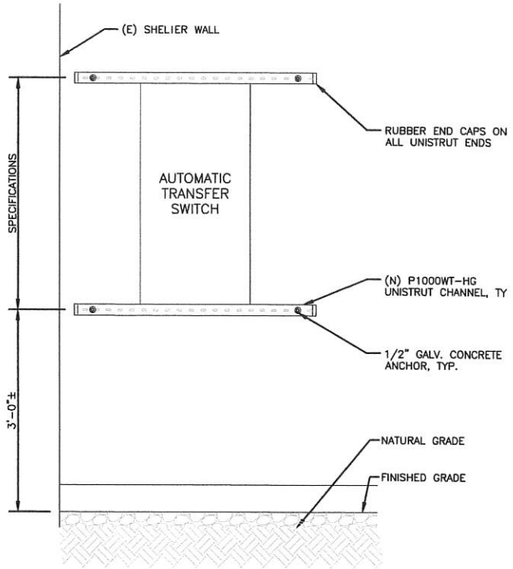
SITE ADDRESS:
10436 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

TOWER OWNER ID:
N/A

SHEET TITLE
ELECTRICAL PLAN

SHEET NUMBER
E-1

Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)



WALL MOUNT ELEVATION

SCALE: NONE — 5

U.L. SYSTEM NO. C-AJ-1150
CONDUIT THROUGH BEARING WALL SIMILAR TO U.L. DESIGN NO. U902
F RATING = 3 HR
T RATING = 0 HR

A. FLOOR OR WALL ASSEMBLY : MINIMUM 4-1/2" THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAMETER OF OPENING IS 4". (SEE CONCRETE BLOCKS CATZ) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.

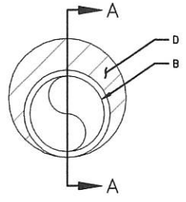
B. THROUGH PENETRATIONS : ONE METALLIC PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE ANNULAR SPACE SHALL BE MINIMUM 0". (POINT CONTACT) TO MAXIMUM 1-3/8". THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES OR CONDUITS MAY BE USED:
   a. STEEL PIPE-NOMINAL 6" DIAMETER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE
   b. IRON PIPE-NOMINAL 6" DIAMETER (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   c. CONDUIT - NOMINAL 4" DIAMETER (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR NOMINAL 3-1/2" DIAMETER (OR SMALLER) STEEL CONDUIT.

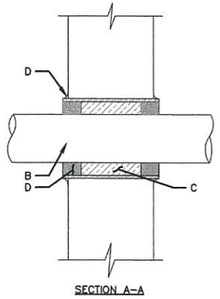
C. PACKING MATERIAL: MINIMUM 6" THICKNESS OF MIN 4.0 PCF MINERAL WOOL BATTING INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.

D. FILL, VOID, OR CAVITY MATERIAL*: SEALANT: MINIMUM 1/4" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR AND WITH BOTH SURFACES OF WALL. AT THE POINT CONTACT LOCATION BETWEEN PIPE AND CONCRETE, A MINIMUM 1/2" DIAMETER BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE CONCRETE/PIPE INTERFACE ON THE TOP SURFACE OF FLOOR AND ON BOTH SURFACES OF WALL. W-RATING APPLIES ONLY WHEN CP601S OR CP604 SEALANT IS USED.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. : CP601S, CP604, CP606, OR FS-ONE SEALANT.

* BEARING THE UL CLASSIFICATION MARK





SECTION A-A

INSTALLER NOTES:

1. IF EXISTING CONSTRUCTION VARIES FROM THIS DETAIL, AN EQUAL 3-HR U.L. PENETRATION APPROPRIATE FOR THE EXISTING WALL TYPE SHALL BE CONSTRUCTED
2. GC SHALL USE NON-SHRINKING CAULK TO WEATHERSEAL ALL PENETRATIONS INTO OR THRU SHELTER WALL.

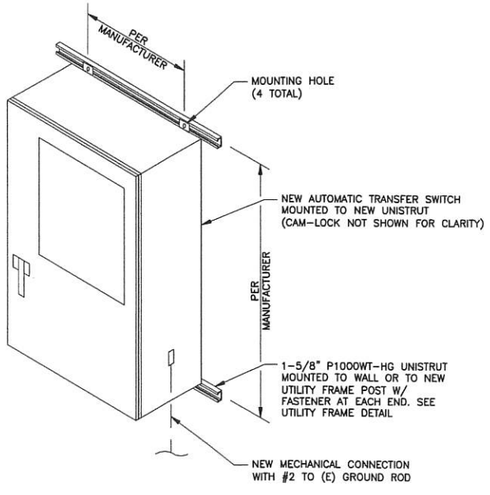
OUTER WALL PENETRATION DETAIL

SCALE: NONE — 6

UNISTRUT WALL ATTACHMENT:

WALL CONSTRUCTION TYPE	FASTENER	ANCHOR SPACING
WOOD STUD	3/8" DIA. LAG SCREW	16"
CONCRETE BLOCK (HOLLOW)	-	8"
CONCRETE BLOCK (SOLID)	3/8"ø SIMPSON TITEN HD ANCHOR MINIMUM EMBEDMENT 2-3/4"	24"

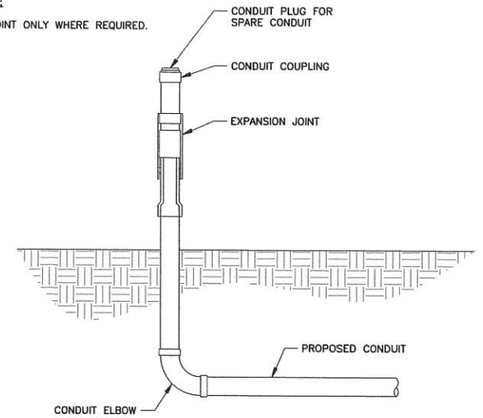
NOTES:
1. USE GALVANIZED OR STAINLESS STEEL HARDWARE FOR WALL MOUNT AND CONNECTION OF CHANNELS.
2. GC SHALL USE NON-SHRINKING CAULK TO WEATHER SEAL ALL PENETRATIONS INTO OR THROUGH SHELTER WALL.
3. MINIMUM (3) ANCHORS TO BE USED FOR EACH CHANNEL.



ATS MOUNTING DETAIL

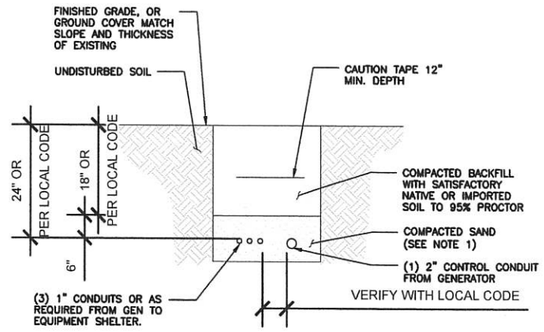
SCALE: NONE — 4

INSTALLER NOTE:
INSTALL SLIP JOINT ONLY WHERE REQUIRED.



SLIP JOINT DETAIL

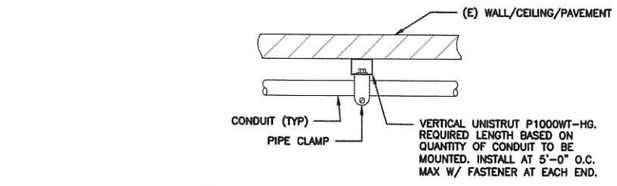
SCALE: NONE — 3

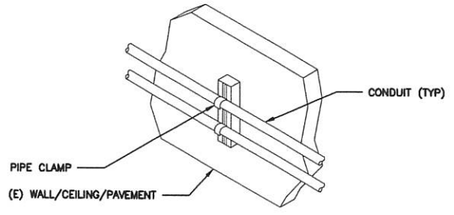


NOTES:
- SEPARATION DIMENSIONS TO BE VERIFIED WITH LOCAL UTILITY CO. REQUIREMENTS.
- PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
- PROVIDE RGS CONDUIT AND ELBOWS AT STUB UP LOCATIONS IF REQUIRED.
- INSTALL UTILITY PULLBOXES PER NEC IF REQUIRED.
- FOLLOW MINIMUM COVER REQUIREMENTS PER NEC 300-5

TRENCH DETAIL

SCALE: NONE — 2





CONDUIT WALL MOUNT DETAIL

SCALE: NONE — 1

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7/17/2023	CONSTRUCTION	1	RM

DRAWN BY:	AR
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10080281

SITE NAME:
PEKARSKY (PRIMECO)

SITE ADDRESS:
10436 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

TOWER OWNER ID:
N/A

SHEET TITLE
EQUIPMENT & CONDUIT DETAILS

SHEET NUMBER
E-2

Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)

-48V PRIMARY VOLTAGE DC PLANT SPECIFIED				
+24VDC EQUIPMENT LOAD:	0 WATTS	=	0 AMPS	at +24V
-48VDC EQUIPMENT LOAD:	22204 WATTS	=	412 AMPS	at -48V
-58VDC EQUIPMENT LOAD:	0 WATTS	=	0 AMPS	at -58V
NO SECONDARY 24V LOADS - DC CONVERTER SYSTEM NOT REQUIRED				
TOTAL PRIMARY 48V LOAD:	22204 WATTS	=	412 AMPS	at -48V

(DC PLANT CONFIGURATION CAN BE REVIEWED ON DC PLANT WORKSHEET)		
DC PLANT: Emerson STD -48VDC NetSure 721 Plant 800A NEQ.16320		
-48V RECTIFIERS REQUIRED (N+1):	16	
-48V RECTIFIER SLOTS:	24	
CONV. TYPE: UNIVERSAL SLOTS - RIGHT 3 RECT SLOTS/SHELF CAN BE USED FOR CONV		
+24V CONVERTERS REQUIRED:	0	(NO DC CONVERTERS REQUIRED)
+24V COVERTER SLOTS:	12	(NO DC CONVERTERS REQUIRED)
ESTIMATED BATTERY RESERVE TIME		
2 180 AH 48V STRINGS =	1.27	HOURS (ON-SITE GENERATOR - 2 HOUR MINIMUM)

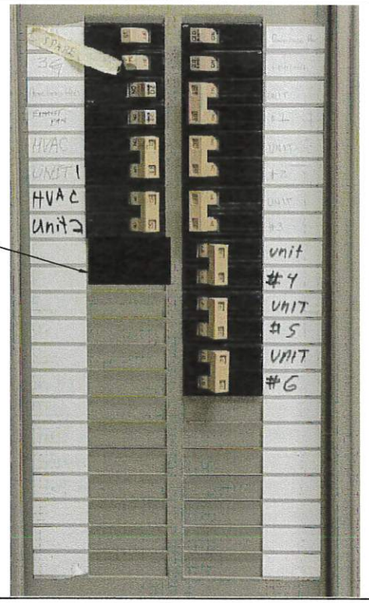
SITE GENERATOR CAPACITY REQUIRED:	39	KW
ON SITE GENERATOR CAPACITY:	30	KW
GENSET UPGRADE INDICATED		

RECOMMENDED ENVIRO SYSTEM:	4-TONS COOLING
SPECIFIED ENVIROMENTAL SYSTEM:	8-TONS
ESTIMATE SUFFICIENT HVAC CAPACITY	

LOAD CALCULATIONS

SCALE: NONE

1



PROPOSED (2) 1P-20A BREAKERS IN POSITIONS 17 AND 19

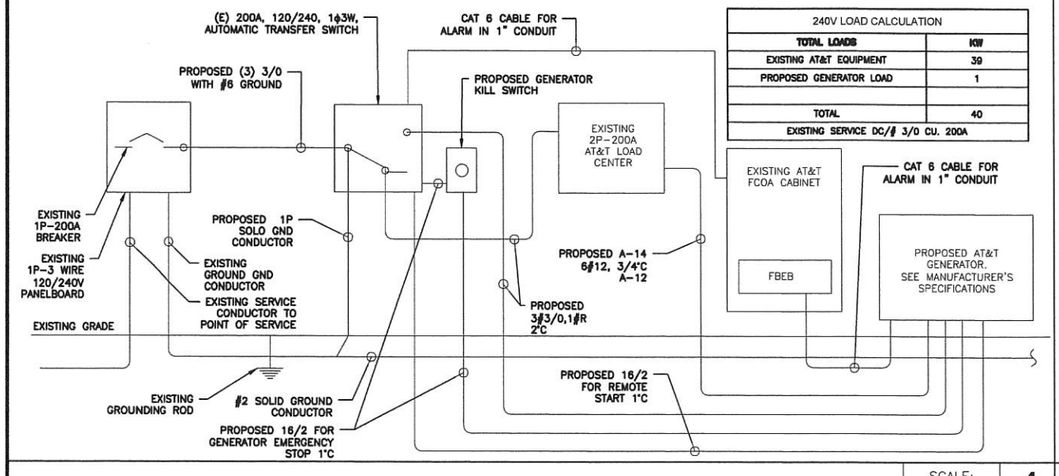
PANELBOARD DIRECTORY - 120/240 V - 200 AMP

1	SPARE	2	CONVINCE REC.
3	SPARE	4	LIGHTING
5	PHONE BOARD REC.	6	UNIT #1
7	EXHAUST FAN	8	UNIT #1
9	HVAC UNIT 1	10	UNIT #2
11	HVAC UNIT 1	12	UNIT #2
13	HVAC UNIT 2	14	UNIT #3
15	HVAC UNIT 2	16	UNIT #3
17	NEW BREAKER	18	UNIT #4
19	NEW BREAKER	20	UNIT #4
21	SPARE	22	UNIT #5
23	SPARE	24	UNIT #5
25	SPARE	26	UNIT #6
27	SPARE	28	UNIT #6
29	SPARE	30	SPARE
31	SPARE	32	SPARE
33	SPARE	34	SPARE
35	SPARE	36	SPARE
37	SPARE	38	SPARE
39	SPARE	40	SPARE
41	SPARE	42	SPARE

EXISTING PANELBOARD

SCALE: NONE

3



240V LOAD CALCULATION	
TOTAL LOADS	KW
EXISTING AT&T EQUIPMENT	39
PROPOSED GENERATOR LOAD	1
TOTAL	40
EXISTING SERVICE DC/ϕ 3/0 CU. 200A	

ELECTRICAL RISER DIAGRAM

SCALE: NONE

4

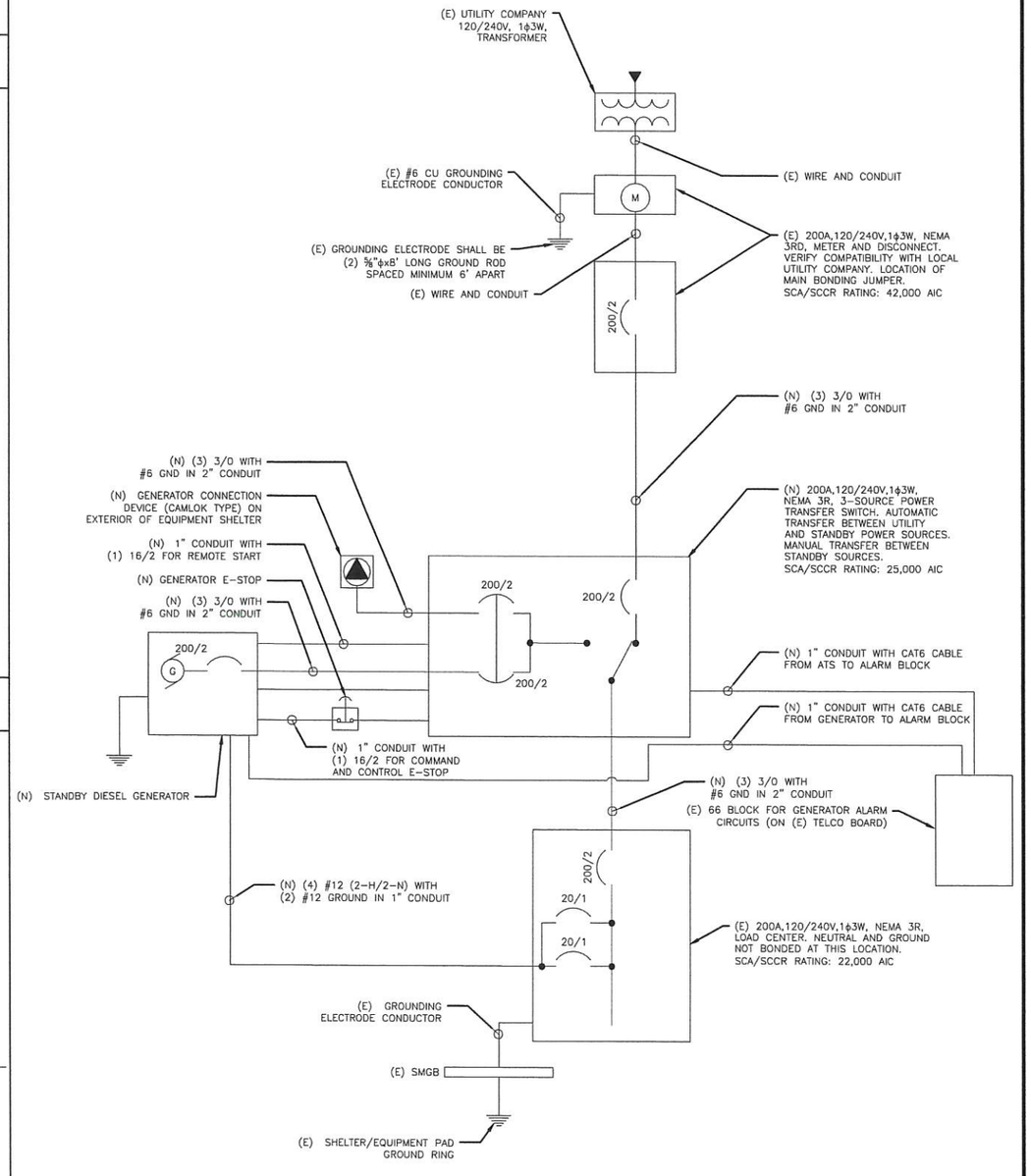
NOTES:
1. ALL NEW CONDUCTORS TO BE INSTALLED SHALL BE COPPER. ALL CONDUCTORS SHALL BE THHW, THWN, THWN-2, XHHW, OR XHHW-2 UNLESS NOTED OTHERWISE.
2. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING ITEMS SHOWN ON THE ELECTRICAL ONE-LINE DIAGRAM AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. ALL GROUND AND BONDING PER THE NEC.
4. INSTALL ATS ALARM RELAY

INSTALLER NOTE:

CONTRACTOR TO VERIFY EXISTING LOAD PANEL AND INSTALL NEW 20A BREAKER FOR BLOCK HEATER AND NEW 20A BREAKER FOR BATTERY CHARGER (IF REQUIRED).

INSTALLER NOTE:

1. THE GENERATOR SIZE HAS BEEN DETERMINED BY AT&T BASED ON AN INTERNAL LOAD ANALYSIS OF THEIR EQUIPMENT. THE GENERATOR SIZE WAS PROVIDED AS PART OF THE SCOPING ANALYSIS. AT&T SHALL BE RESPONSIBLE FOR ENSURING THAT THEIR SYSTEM CONFIGURATION DOES NOT EXCEED THE MANUFACTURER POWER RATING OF THE SPECIFIED GENERATOR.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A SPOT READING OF THE PANEL AT PEAK OPERATING HOURS TO VERIFY THE AT&T PANEL SCHEDULE CALCULATIONS ARE NOT EXCEEDED IN THE EVENT THE READING EXCEEDS THE CALCULATED PANEL SCHEDULE LOADS, RECORD THE READING AND CONSULT AT&T ENGINEERING MANAGER PRIOR TO PROCEEDING WITH GENERATOR INSTALLATION.



ONE LINE DIAGRAM

SCALE: NONE

5

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CARY
NC
PROFESSIONAL ENGINEER

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APPROVED BY:	RM

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at&t

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MasTec Network Solutions
1151 SE CARY PARKWAY, SUITE 101
CARY, NC 27518

FA NUMBER:
10080281

SITE NAME:
PEKARSKY (PRIMECO)

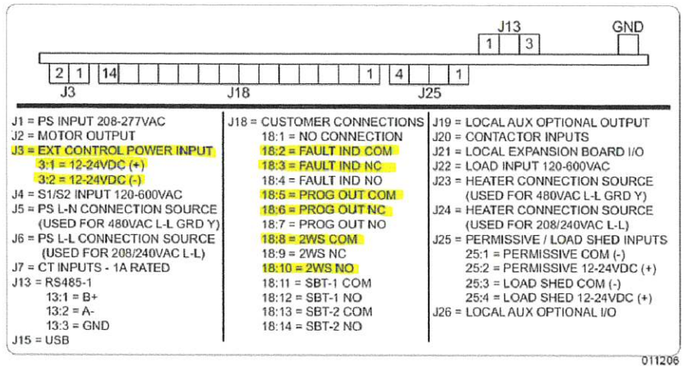
SITE ADDRESS:
10436 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

TOWER OWNER ID:
N/A

SHEET TITLE
LOAD CALCULATIONS & ONE LINE DIAGRAM

SHEET NUMBER
E-3

Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)



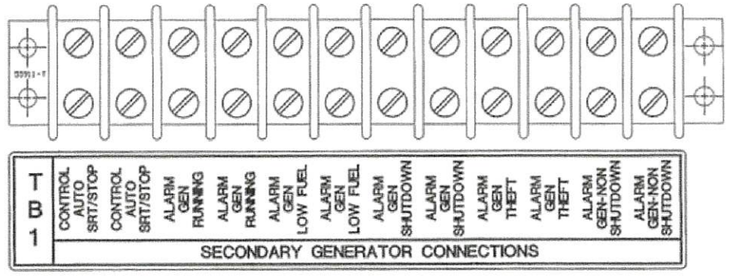
J1 = PS INPUT 208-277VAC
J2 = MOTOR OUTPUT
J3 = EXT CONTROL POWER INPUT
3:1 = 12-24VDC (+)
3:2 = 12-24VDC (-)
J4 = S1/S2 INPUT 120-600VAC
J5 = PS L-N CONNECTION SOURCE (USED FOR 480VAC L-L GRD Y)
J6 = PS L-L CONNECTION SOURCE (USED FOR 208/240VAC L-L)
J7 = CT INPUTS - 1A RATED
J13 = RS485-1
13:1 = B+
13:2 = A-
13:3 = GND
J15 = USB

J18 = CUSTOMER CONNECTIONS
18:1 = NO CONNECTION
18:2 = FAULT IND COM
18:3 = FAULT IND NC
18:4 = FAULT IND NO
18:5 = PROG OUT COM
18:6 = PROG OUT NC
18:7 = PROG OUT NO
18:8 = 2WS COM
18:9 = 2WS NC
18:10 = 2WS NO
18:11 = SBT-1 COM
18:12 = SBT-1 NO
18:13 = SBT-2 COM
18:14 = SBT-2 NO

J19 = LOCAL AUX OPTIONAL OUTPUT
J20 = CONTACTOR INPUTS
J21 = LOCAL EXPANSION BOARD I/O
J22 = LOAD INPUT 120-600VAC
J23 = HEATER CONNECTION SOURCE (USED FOR 480VAC L-L GRD Y)
J24 = HEATER CONNECTION SOURCE (USED FOR 208/240VAC L-L)
J25 = PERMISSIVE / LOAD SHED INPUTS
25:1 = PERMISSIVE COM (-)
25:2 = PERMISSIVE 12-24VDC (+)
25:3 = LOAD SHED COM (-)
25:4 = LOAD SHED 12-24VDC (+)
J26 = LOCAL AUX OPTIONAL I/O

011206

Figure 4-8. Customer Connections Diagram



ATS ALARM WIRING | SCALE: NONE | 1

GENERATOR ALARM IDENTIFICATION CHART	
NAME	DESCRIPTION
CF	CRITICAL FAILURE
FL	FUEL LEAK OVERFILL
GR	GENERATOR RUNNING
FL	LOW FUEL
MAF	MAJOR FAULT
MF	MINOR FAULT
FL	GEN FUEL LEAK TANK WHT/SLATE
NOTE: CONTRACTOR TO LABEL WIRES W/ P-TOUCH OR SIMILAR LABELS ONLY. ABSOLUTELY NO HANDWRITTEN LABELS.	

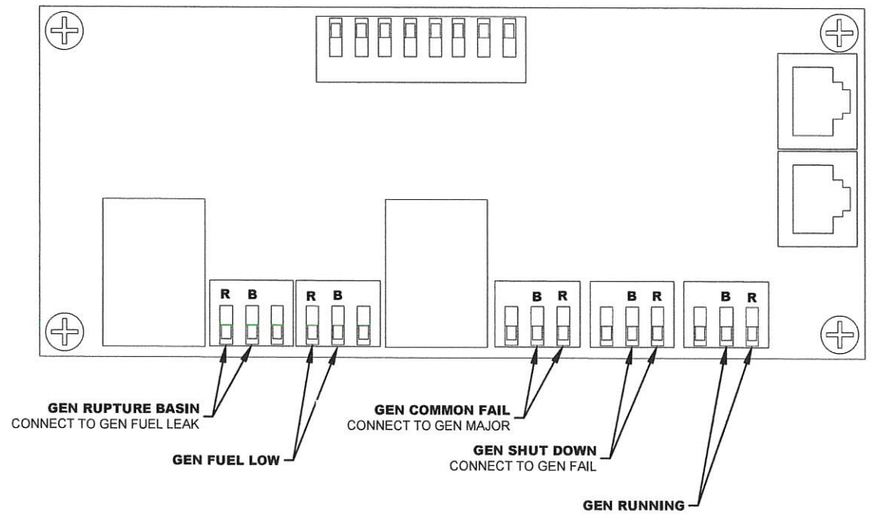
ALARM REQUIREMENTS
AT&T REQUIRES FOUR ALARMS CONFIRMED WORKING: NORMALLY CLOSED VOLT-FREE CONTACT FOR:
1. GENERATOR RUN
2. GENERATOR FAIL
3. LOW FUEL
4. FUEL LEAK
5. RBS GENERATOR MJ

COLOR CODE
GENERATOR:
A. CABLE – (2) CAT6
B. COLOR CODE
1. GENERATOR RUN – ALARM PORT #14 (ORANGE & WHITE)
2. GENERATOR FAIL – ALARM PORT #15 (BLUE & WHITE)
3. LOW FUEL – ALARM (PORT P32) ON I/O BOARD (GREEN & WHITE)
4. FUEL LEAK – P32 ON I/O BOARD) (BROWN & WHITE)

AUTOMATIC TRANSFER SWITCH
A. CABLE – cat6e
B. COLOR CODE
1. COMMERCIAL POWER FAIL IF REQUIRED (BLUE WHITE)
2. TRANSFER SWITCH POSITION (BROWN WHITE)

CAM LOCK ALARM
A. CABLE – cat6e
B. COLOR CODE
1. PORTABLE GENERATOR RUNNING (ORANGE WHITE) (IF REQUIRED)

ALARM DETAILS | SCALE: NONE | 3



KOHLER GENERATOR ALARM WIRING | SCALE: NONE | 2

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DRAWN BY: AR
CHECKED BY: KL
APPROVED BY: RM

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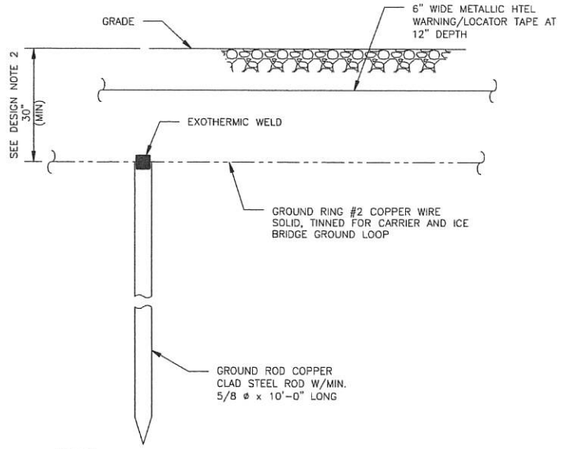
SITE ADDRESS:
10436 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

TOWER OWNER ID:
N/A

SHEET TITLE
ALARM DETAILS

SHEET NUMBER
E-4

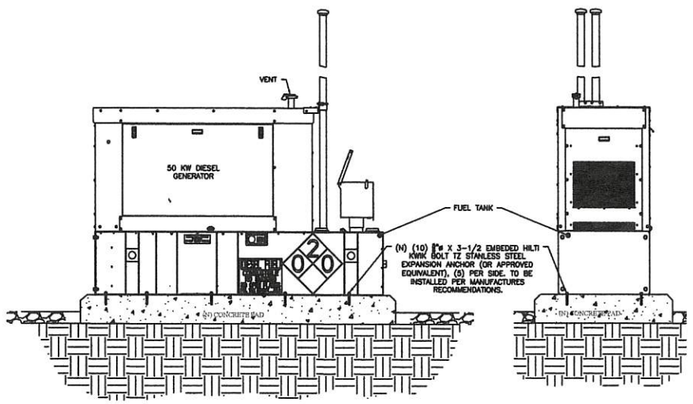
Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)



NOTES:

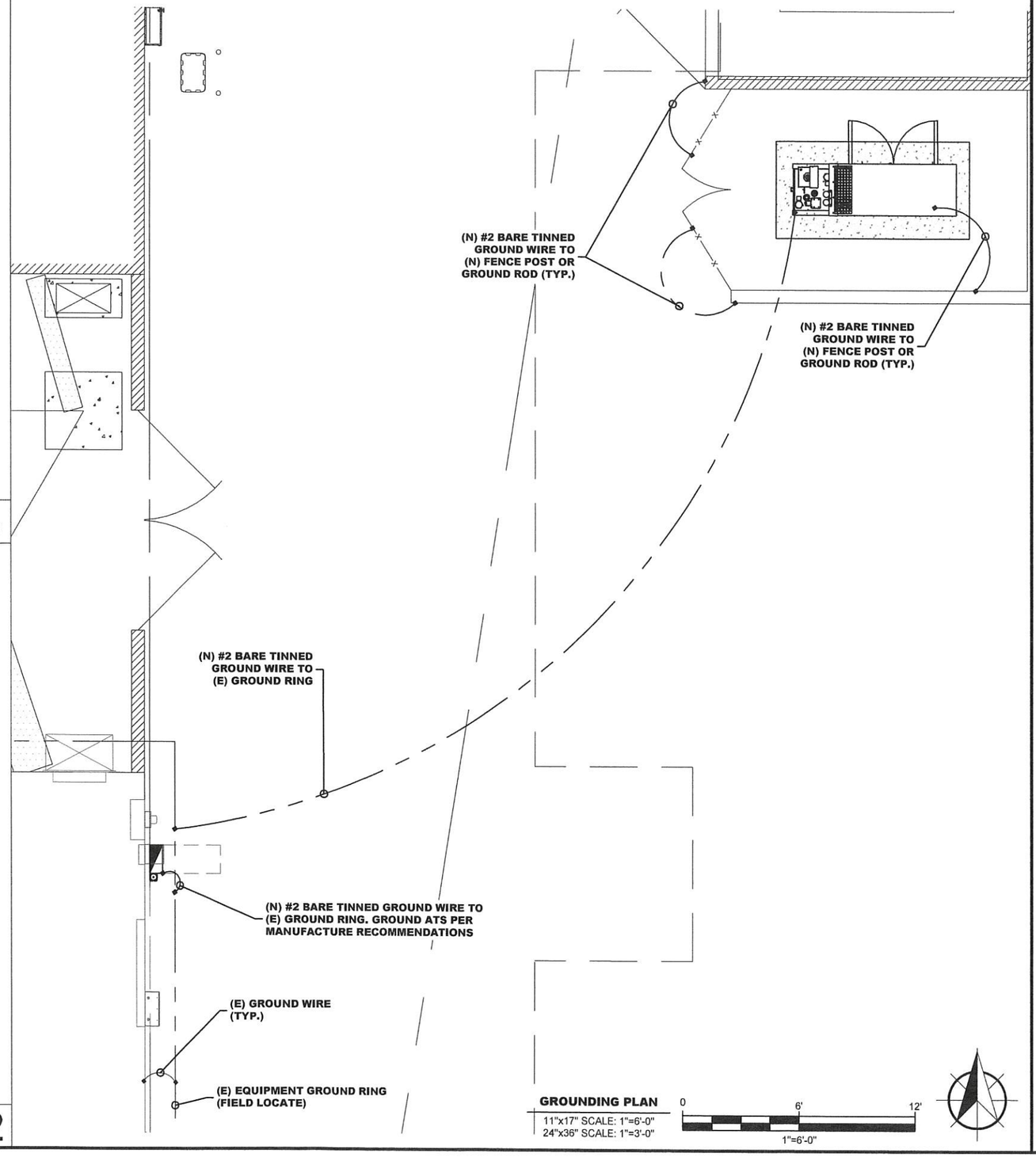
1. GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL
2. GROUND WIRE SHALL BE MIN. 30" BELOW GRADE OR 6" BELOW FROST LINE. (WHICH EVER IS GREATER) AS PER N.E.C. ARTICLE 250-50(D)

GROUND ROD DETAIL | SCALE: NONE | 3



NOTE:
GENERATOR SHOWN FOR GRAPHIC REPRESENTATION ONLY EXACT MODEL MAY VARY IN APPEARANCE.

GENERATOR DETAIL | SCALE: NONE | 2



GROUNDING PLAN
11"x17" SCALE: 1"=6'-0"
24"x36" SCALE: 1"=3'-0"

0 6' 12'
1"=6'-0"

WISCONSIN
RAPHAEL MOHAMED
E-37850
CARY
NC
PROFESSIONAL ENGINEER

7/17/2023

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
2/3/2023	CONSTRUCTION	0	RM
7/17/2023	CONSTRUCTION	1	RM

DRAWN BY:	AR
CHECKED BY:	KL
APPROVED BY:	RM

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PREPARED FOR:
at&t

PREPARED BY:
MasTec Network Solutions
1151 SE CARY PARKWAY, SUITE 101
CARY, NC 27518

FA NUMBER:
10080281

SITE NAME:
PEKARSKY (PRIMECO)

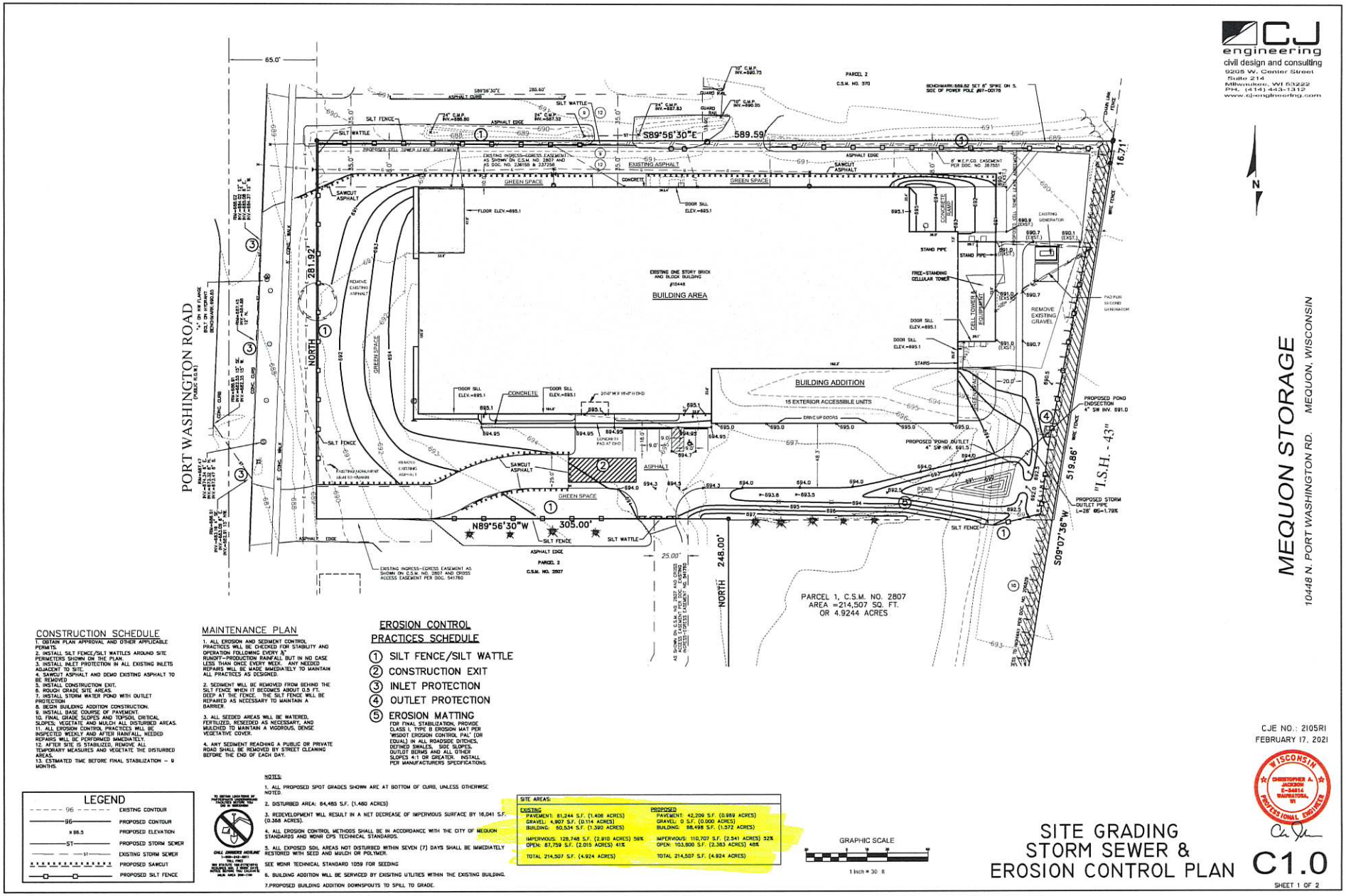
SITE ADDRESS:
10436 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

TOWER OWNER ID:
N/A

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
G-1

Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)



CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL SILT FENCE/SILT WATTLES AROUND SITE PERIMETERS SHOWN ON THE PLAN.
3. INSTALL INLET PROTECTION IN ALL EXISTING INLETS ADJACENT TO SITE.
4. SAWCUT ASPHALT AND DEMO EXISTING ASPHALT TO BE REMOVED.
5. INSTALL CONSTRUCTION EXIT.
6. ROUGH GRADE SITE AREAS.
7. INSTALL STORM WATER POND WITH OUTLET PROTECTION.
8. BEGIN BUILDING ADDITION CONSTRUCTION.
9. INSTALL BASE COURSE OF PAVEMENT.
10. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES, VEGETATE AND MULCH ALL DISTURBED AREAS.
11. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
12. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
13. ESTIMATED TIME BEFORE FINAL STABILIZATION = 9 MONTHS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 0.5" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

EROSION CONTROL PRACTICES SCHEDULE

1. SILT FENCE/SILT WATTLE
2. CONSTRUCTION EXIT
3. INLET PROTECTION
4. OUTLET PROTECTION
5. EROSION MATTING
   FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER WISDOT EROSION CONTROL PAL' (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

LEGEND

- 96 — EXISTING CONTOUR
- 96 — PROPOSED CONTOUR
- x 86.5 — PROPOSED ELEVATION
- ST — PROPOSED STORM SEWER
- ST — EXISTING STORM SEWER
- PROPOSED SAWCUT
- PROPOSED SILT FENCE

NOTES:

1. ALL PROPOSED SPOT GRADES SHOWN ARE AT BOTTOM OF CURB, UNLESS OTHERWISE NOTED.
2. DISTURBED AREA: 84,485 S.F. (1.480 ACRES)
3. REDEVELOPMENT WILL RESULT IN A NET DECREASE OF IMPERVIOUS SURFACE BY 16,041 S.F. (0.368 ACRES).
4. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF MEQUON STANDARDS AND WDNR CPS TECHNICAL STANDARDS.
5. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.

SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING

6. BUILDING ADDITION WILL BE SERVICED BY EXISTING UTILITIES WITHIN THE EXISTING BUILDING.
7. PROPOSED BUILDING ADDITION DOWNSPOUTS TO SPILL TO GRADE.

SITE AREAS:	
EXISTING	PROPOSED
PAVEMENT: 81,244 S.F. (1.408 ACRES)	PAVEMENT: 42,209 S.F. (0.989 ACRES)
GRAVEL: 4,907 S.F. (0.114 ACRES)	GRAVEL: 0 S.F. (0.000 ACRES)
BUILDING: 80,534 S.F. (1.390 ACRES)	BUILDING: 88,498 S.F. (1.572 ACRES)
IMPERVIOUS: 128,748 S.F. (2.910 ACRES) 59%	IMPERVIOUS: 110,707 S.F. (2.541 ACRES) 52%
OPEN: 87,759 S.F. (2.015 ACRES) 41%	OPEN: 103,800 S.F. (2.383 ACRES) 48%
TOTAL 214,507 S.F. (4.924 ACRES)	TOTAL 214,507 S.F. (4.924 ACRES)

GRAPHIC SCALE
1 inch = 30 ft

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

MEQUON STORAGE
10448 N. PORT WASHINGTON RD. MEQUON, WISCONSIN

CJE NO.: 2105RI
FEBRUARY 17, 2021

WISCONSIN CHRISTOPHER A. JACKSON E-54614 WAUKESHA, WI PROFESSIONAL ENGINEER

SITE GRADING
STORM SEWER &
EROSION CONTROL PLAN

C1.0
SHEET 1 OF 2

Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)



Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)



Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE 2021-1589

An Ordinance Amending the Planned Unit Development (Ordinance 2014-1424) for the Property Located at 10448 N. Port Washington Road

RECITALS

A. The Common Council previously adopted Ordinance 2014-1424 which established a PUD for the property located at 10448 N. Port Washington Road.

B. The Common Council has determined that an amendment to the PUD, as requested and consented to by the owner, is appropriate.

BASED UPON THE FOREGOING RECITALS, the Common Council of the City of Mequon, Wisconsin, do ordain as follows:

SECTION I

The 2014-1424 PUD Ordinance is hereby amended, subject to the conditions of approval by the Planning Commission's action of March 22, 2021:

1. Condition 1 in Ordinance 2014-1424 shall be amended to read: Any future development on Lot 2 shall meet the 40% open space and 30% FAR requirements of the B-4 Zoning Code.

2. Condition 2 in Ordinance 2014-1424 shall be amended to read: The green space ratio for Lot 1 shall be 30% and the FAR shall not exceed 78%.

3. The use of Lot 1 is for self-storage. Any change of use will require an amendment to the PUD.

SECTION II

The terms and provision of this ordinance are severable. Should any term of 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 other ordinances or parts of ordinances contravening the terms of this ordinance are hereby and to that extent repealed.

Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)

SECTION IV

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

Approved by: John Wirth, Mayor

Date Approved: May 11, 2021

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on May 11, 2021.

Caroline Fochs, City Clerk

Published: May 18, 2021

Attachment: Packet Docs_Mastec (9080 : Mastec Network Solutions for AT&T Mobility)

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: **EVAN HOIER, ASSOCIATE PLANNER**

DATE: **January 22, 2024**

SUBJECT: **Plunkett Rayisch Architects for Lumen Christi Parish. The applicant is seeking building and site plan amendment approval to allow for an addition and renovation to the school for the property located at 11300 N. St. James Lane.**

Applicant:	Plunkett Rayisch Architects
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment
Existing Use:	Education
Existing Zoning:	IPS (Institutional)
Land Use Plan:	IPS
Lot size:	13.97 Acres
Location:	11300 N. St. James Lane
Tax Key Number:	#14-024-16-004.00
District:	#2

Background:
The applicant is seeking building and site plan approval for the construction of two additions to their existing school at 11300 St James Lane. The first addition is an expansion of their 3K classroom space on the southwest corner of the building and the second addition will be a 3,100 square foot cafeteria that will be built off the existing gymnasium on the west side of the building. The parcel is zoned IPS (Institutional) and contains both the school and Lumen Christi Catholic Church.

IPS District Standards:

Metric	Standard	Proposed
Minimum Lot Size	1 acre	8.95 acres
Floor Area Ratio	30% maximum	13%
Maximum Height	42 foot maximum	15 foot 4 inches
Setback	50 foot minimum	~364 feet
Offset	20 foot minimum	~157 feet (West) ~615 feet (North) ~164 feet (East)
Open Space Ratio	40% minimum	56%
Lot Width & Length	150 foot minimum	1082 feet by 395 feet
Parking Spaces Needed	84 spaces	357 existing; 346 proposed
Parking Lot Offset	20 foot minimum	Approx. 58 feet

Site Plan Review:
The additions to the school are planned for both the south and west sides of the building. The southern end will be an expansion of their 3K classroom spaces. The addition on the western portion of the building will be for a new 3,100 square foot cafeteria, to be built off the existing gymnasium. Two existing parking islands in the Lumen Christi lot will be removed to allow for more play space for the children. The landscaping lost by the removal of the islands will be made up with two curb bump-outs on the northern edge of the parking lot. Based on the measurements provided by the applicant, these bump-outs would meet the 10% minimum landscaping requirement in parking areas.

With the bump-outs installed and parking reallocated, the north parking lot would lose 8 of its existing 66 spaces. Of the 19 existing spaces on the northern edge of the south lot, where the 3K expansion is planned, 16 would remain. This would total a loss of 11 spaces across both lots, resulting in 346 available spaces, far above the minimum for the site.

Building Plan Review:
According to the renderings provided in the plan set, the façade of the additions will continue the pattern of the existing building's exterior. The majority of the façade will comprise of tan or khaki brick with grey aluminum on the roofline and extending to the windows of the 3K addition. The cafeteria addition is almost entirely tan or khaki brick with a slight aluminum element on the roofline. The cafeteria addition also has an awning on the north side of the expansion that connects to the existing gym which is comprised of an aluminum top with one brick column. There are windows along each of the additions. The cafeteria addition is 78.3 feet by 40.1 feet. The 3K addition is 44.3 feet by 20 feet.
Site Compliance Report:
Code Enforcement Officer Scott Pinzer visited the site on January 10th and determined that there are no outstanding code compliance issues.

Engineering Report:
Cole McCraw, Assistant City Engineer, has reviewed the application and has the following comments:

There are no proposed changes to street access.
There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

The building is currently connected to public sewer and water. No connection changes are proposed.

According to the provided stormwater memo, the proposed improvements will disturb approximately 0.42 acres and add approximately 1,325 square feet of impervious surface. As a condition of the 2015 site improvements, the site was subject to peak release rates from the redeveloped site to be reduced by a minimum of 26% for the 2-year event, 27% for the 10-year event, and 16% for the 100-year storm event as compared to peak release rates under existing conditions. That condition of approval must also be met for this proposed addition.

The condition can be met by providing a signed and stamped memo from a licensed professional engineer confirming that the site will still conform to applicable storm water management requirements post-construction. Alternatively, the stormwater management plan would be amended if any changes to existing or additional Best Management Practices (BMPs) are needed

to conform to the storm water management requirements. Any future increases of new impervious surface may trigger the requirement to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

A filling, excavation, and berms permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards. The permit is required prior to the issuance of a building permit.

The proposed improvements will disturb an area greater than 4,000 square feet and is therefore subject to a City of Mequon Erosion Control Permit. The permit is required prior to the issuance of a building permit.

Staff Recommendation: Staff recommends **approval** of the building and site plan amendment subject to the following conditions:

1. Planning staff review and approval of final site, lighting, and landscaping plans prior to the issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. A landscaping escrow equal to 125% of the improvement costs for installation of new landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to ensure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
3. All ground-level and rooftop mechanical equipment shall be well-screened from view.
4. Engineering Division review and approval of the individual grading, drainage, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
5. The site must meet peak release rates from the redeveloped site to be reduced by a minimum of 26% for the 2-year event, 27% for the 10-year event, and 16% for the 100-year storm event as compared to peak release rates under existing conditions. The condition can be met by:
    - Providing a signed and stamped memo from a licensed professional engineer that the site will still conform to applicable storm water management requirements after the proposed building addition; or,
    - Amend the stormwater management plan if any changes to existing or additional Best Management Practices (BMPs) are needed to conform to storm water management requirements. Any future increases of new impervious surface may trigger the requirement to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

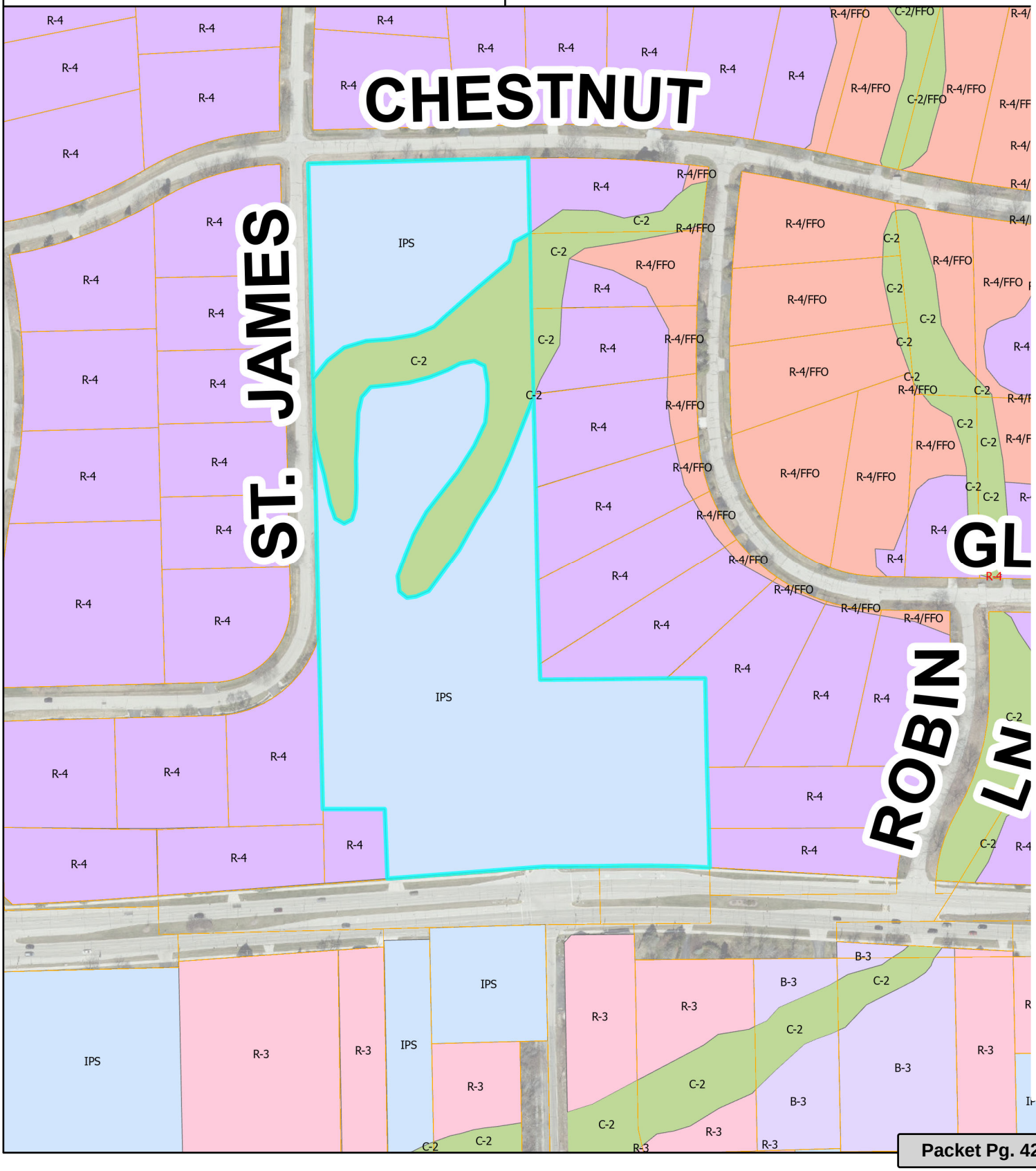
6. If installations or modifications to BMPs are needed, the City Engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter 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).
7. Application for and approval of a City Filling and Excavation Permit. The permit is required prior to the issuance of a building permit.

8. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable. The permit is required prior to the issuance of a building permit.

Attachments:
Packet Docs_LumenChristi (PDF)

LUMEN CHRISTII
BSPA

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



Attachment: Packet Docs_LumenChristi (9083 : Plunkett Rayisch Architects for Lumen Christi Parish)

Lumen Christi Parish

School Addition & Renovation

11300 N. St. James Lane, Mequon, WI 53092

PLUNKETT RAYSICH
ARCHITECTS, LLP

209 south water street, milwaukee, wisconsin 53204 t 414 359 306(
2310 crossroads drive, suite 2000, madison, wisconsin 53718 t 608 240 990(
1970 main street, suite 201, sarasota, florida 34236 t 941 444 884!
311 canyon wren drive, buda, texas 78610 t 512 649 562:

SHEET INDEX

GENERAL

000 TITLE SHEET

CIVIL

C000 COVER SHEET
C100 DEMO PLAN
C200 SITE PLAN
C300 GRADING, UTILITY AND EROSION CONTROL PLAN
C400 DETAILS

ARCHITECTURAL

A200 LOWER LEVEL OVERALL FLOOR PLAN
A201 FIRST FLOOR OVERALL FLOOR PLAN
A210 NEW ADDITION FLOOR PLANS
A300 REFLECTED CEILING PLANS
A400 EXTERIOR ELEVATIONS
A401 EXTERIOR RENDERINGS
A501 WALL SECTIONS

PROJECT INFORMATION

PROJECT DATE: 12/18/2023
PRA PROJECT NUMBER: 220140-01
DRAWING SET: MEQUON SUBMITTAL

APPLICABLE CODES AND ZONING

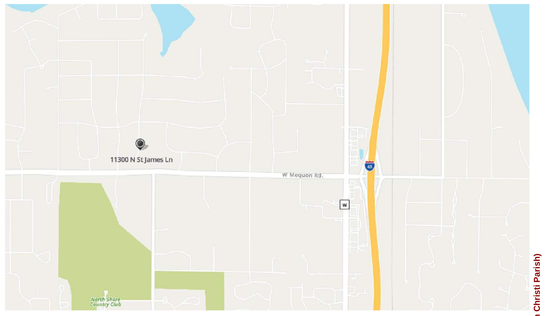
2018 WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
OCCUPANCY: EDUCATIONAL GROUP E

ZONING: CITY OF MEQUON ORDINANCES

CONSTRUCTION CLASSIFICATION

NEW CONSTRUCTION: ADDITION & ALTERATION
CONSTRUCTION CLASSIFICATION: TYPE IIB
AUTOMATIC SPRINKLER SYSTEM: NFPA 13

PROJECT LOCATION



PROJECT TEAM

CONSTRUCTION MANAGER
BERGHAMMER CONSTRUCTION CORP TEL(262) 790-8124

CIVIL
JSD PROFESSIONAL SERVICES TEL(608) 848-5060

STRUCTURAL
REYN ENGINEERING INC TEL(414) 254-8526

FIRE PROTECTION DESIGN / BUILD (UNDER SEPARATE CONTRACT)

PLUMBING DESIGN / BUILD (UNDER SEPARATE CONTRACT)

MECHANICAL DESIGN / BUILD (UNDER SEPARATE CONTRACT)

ELECTRICAL DESIGN / BUILD (UNDER SEPARATE CONTRACT)

Attachment: Packet Docs_LumenChristi (9083 : Plunkett Raysich Architects for Lumen Christi Parish)

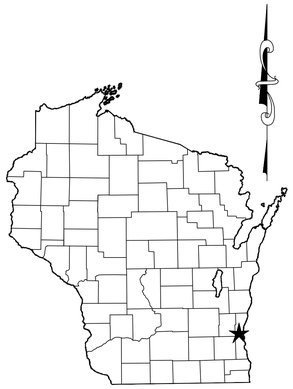
12/18/2023 3:45:49 PM Autodesk Docs://R220140-01 Lumen Christi School Add & Reno/220140-01_LCS_Arch.rvt

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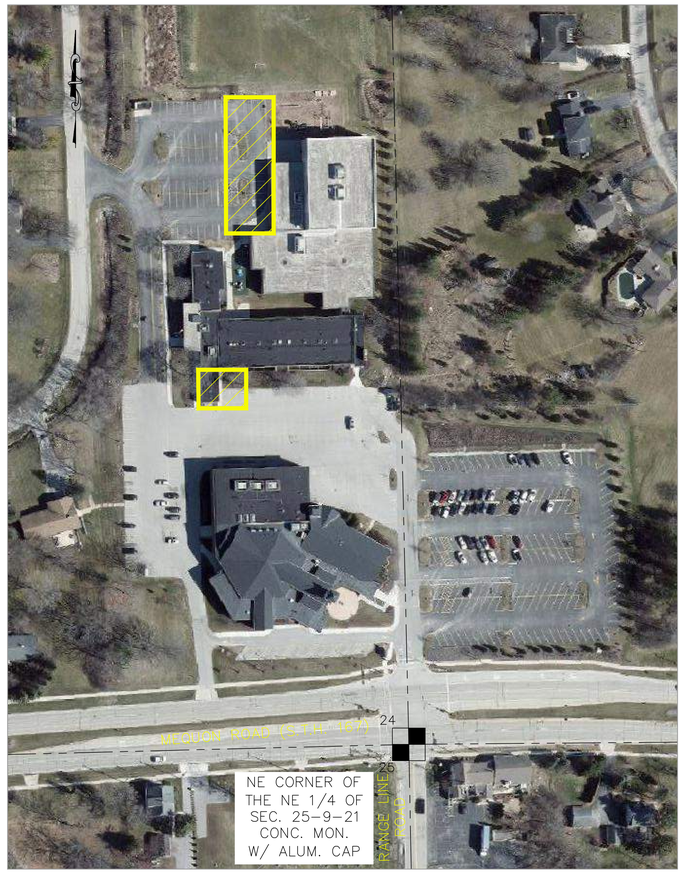
LUMEN CHRISTI SCHOOL ADDITIONS

CITY OF MEQUON
OZAUKEE COUNTY



PROJECT LOCATION:

CITY OF MEQUON
OZAUKEE COUNTY, WI



SHEET INDEX

C000 COVER SHEET
C100 DEMO PLAN
C200 SITE PLAN
C300 GRADING, UTILITY, & EROSION CONTROL PLAN
C400 NOTES & DETAILS

GENERAL NOTES

1. Benchmark: Concrete monument with aluminum cap at NE corner of Section 25, T9N, R21E. Elevation=696.77
2. Bearings are referenced to east line of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, was used as South 01°05'57" East.
3. Original on the ground survey performed by JSD Professional Services, Inc., during January 2015.
4. Right of way width and location for Mequon Road – State Trunk Highway 167 and Range Line Road are based on WisDOT R/W Project Number: 1381–1–22 and Certified Survey Map No. 2437.

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

CLIENT ADDRESS:

PLUNKETT RAYSICH ARCHITECTS, LLP

PROJECT:
LUMEN CHRISTI SCHOOL ADDITIONS

PROJECT LOCATION:
11300 ST. JAMES LANE
CITY OF MEQUON
OZAUKEE COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	12/18/2023	PLAN COMMISSION SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
COVER SHEET

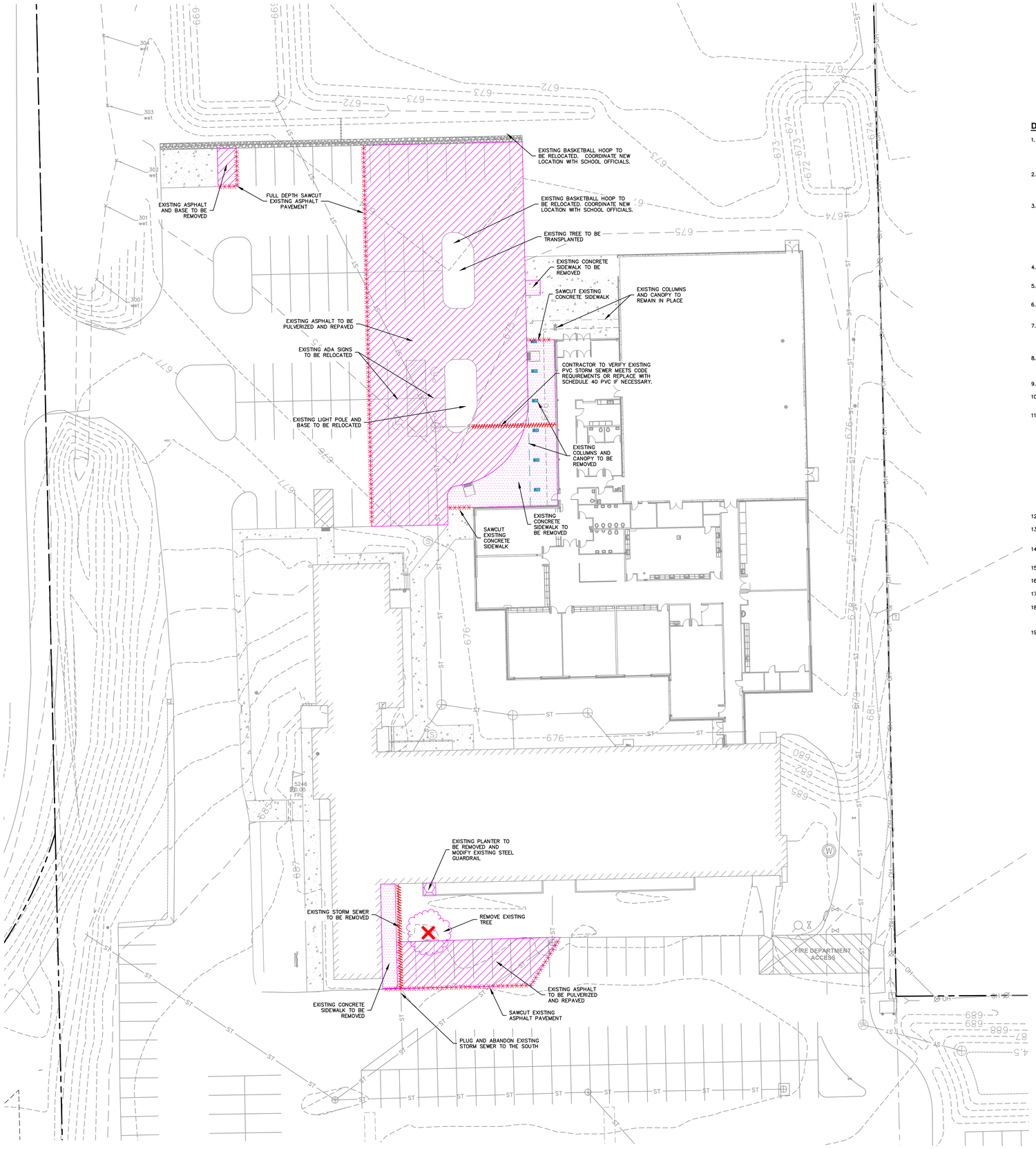
SHEET NUMBER:
C000

JSD PROJECT NO: 22-11837

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Attachment: Packet Docs_LumenChristi (9083 : Plunkett Raysich Architects for Lumen Christi Parish)

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SCALE IN FEET
20' 0 20'

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., IN A LAWFUL MANNER, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
2. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
3. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD PROFESSIONAL SERVICES, INC. (JSD) TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
4. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS, PRIVATE DRIVES AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. CONTRACTOR TO MAINTAIN CONTINUOUS ACCESS TO SURROUNDING PROPERTIES AND REMAINING PARTS OF THE EXISTING BUILDING AT ALL TIMES DURING THE DEMOLITION PHASE OF THE PROJECT.
6. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
7. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
8. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
9. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
10. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED PAVEMENT, WALK, ETC. OR WITHIN 24" THEREOF SHALL BE FILLED AND BACKFILLED WITH GRANULAR MATERIALS AND COMPACTED PER SPECIFICATIONS.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
    - 11.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
    - 11.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING THE DESIGN ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
    - 11.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
    - 11.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
    - 11.5. PERFORMING UTILITY LOCATE OBSERVATIONS (ULO) ON ALL UTILITY CROSSINGS. CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES OR CONFLICTS PRIOR TO THE START OF UTILITY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES TO CONDUCT ULO'S.
12. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
13. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE TO REMAIN, THAT ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL NOTIFY JSD OF ANY ROOF LEADERS AND/OR STORM DRAIN LINES ENCOUNTERED DURING DEMOLITION WHICH ARE NOT SHOWN ON THE PLANS PRIOR TO ABANDONMENT OR REMOVAL.
15. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
16. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
17. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
18. EXISTING FIBER OPTIC LINE(S) TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE(S).
19. CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, CURB, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

DEMOLITION LEGEND/KEY

	EXISTING ASPHALT PAVEMENT AND BASE TO BE REMOVED		EXISTING PLANTER TO BE REMOVED
	EXISTING CONCRETE AND BASE TO BE REMOVED		EXISTING STRUCTURE TO BE REMOVED
XXXXXXXXX	FULL DEPTH SAWCUT ASPHALT AND CONCRETE		
	REMOVE/ABANDON EXISTING UTILITIES		REMOVE EXISTING TREE

LEGEND

S	SANITARY SEWER MANHOLE	SAN	SANITARY SEWER
ST	STORM MANHOLE	W	WATER MAIN
	CATCH BASIN ROUND	ST	STORM SEWER
	CATCH BASIN SQUARE	RD	ROOF DRAIN
	FIRE HYDRANT	G	UNDERGROUND GAS
	WATER VALVE	E	UNDERGROUND ELECTRIC
	GAS VALVE	T	UNDERGROUND TELEPHONE
	LIGHT POLE	FIB	UNDERGROUND FIBER OPTICS
T	TELEPHONE PEDESTAL	OH	OVERHEAD UTILITY
E	ELECTRICAL MANHOLE	SF	SILT FENCE
	SIGN		CONIFEROUS TREE
	POWER POLE		DECIDUOUS TREE
	GUY WIRE		

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CLIENT:

CLIENT ADDRESS:

PLUNKETT RAYSICH ARCHITECTS, LLP

PROJECT:
LUMEN CHRISTI SCHOOL ADDITIONS

PROJECT LOCATION:
11300 ST. JAMES LANE
CITY OF MEQUON
OZAUKEE COUNTY, WI

PLAN MODIFICATIONS:

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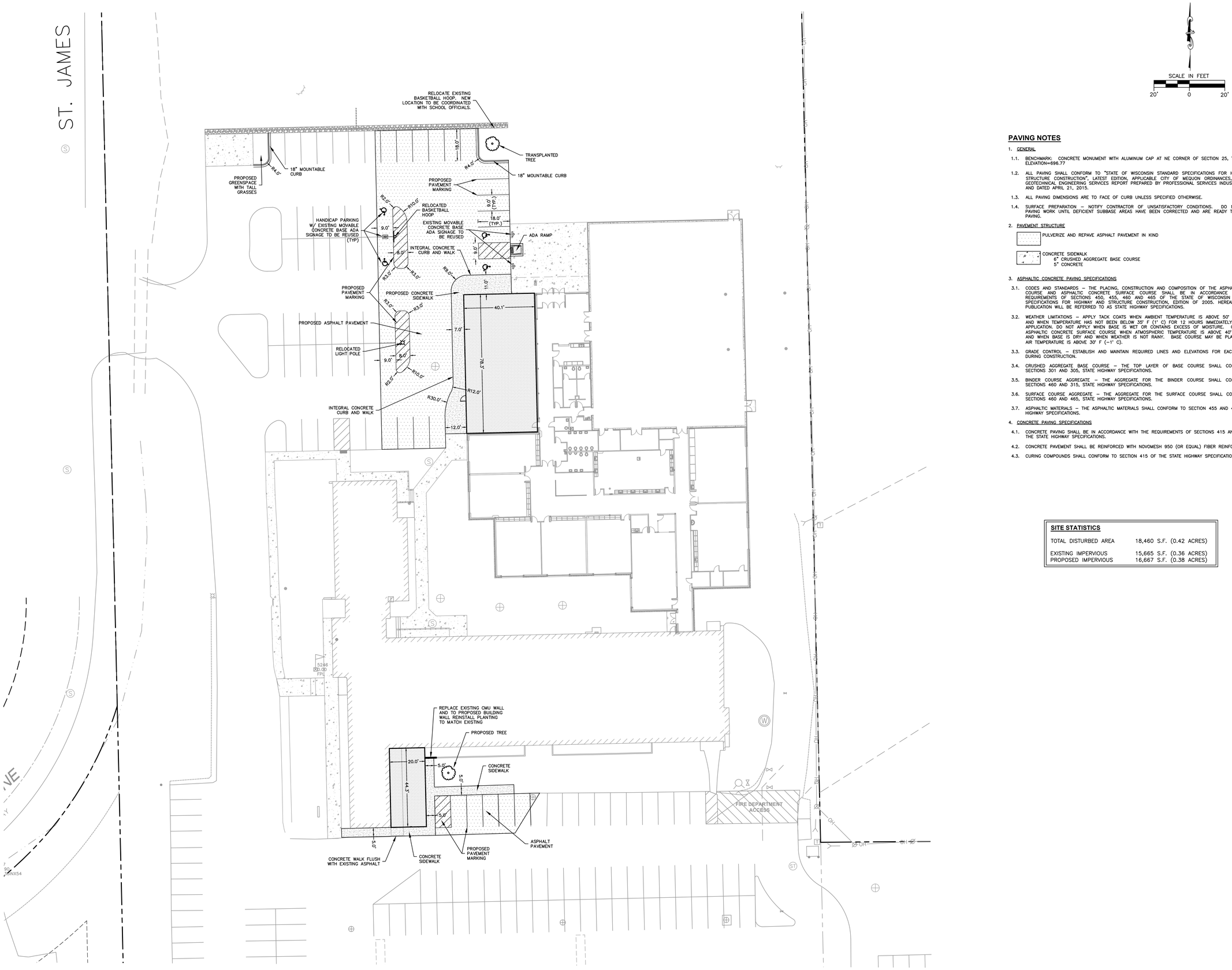
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Attachment: Packet Docs LumenChristi (9083 : Plunkett Raysich Architects for Lumen Christi Parish)

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PAVING NOTES

1. GENERAL

1.1. BENCHMARK: CONCRETE MONUMENT WITH ALUMINUM CAP AT NE CORNER OF SECTION 25, T9N, R21E. ELEVATION=696.77

1.2. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION", LATEST EDITION, APPLICABLE CITY OF MEQUON ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY PROFESSIONAL SERVICES INDUSTRIES, INC. AND DATED APRIL 21, 2015.

1.3. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.

1.4. SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

2. PAVEMENT STRUCTURE

PULVERIZE AND REPAVE ASPHALT PAVEMENT IN KIND

CONCRETE SIDEWALK
6" CRUSHED AGGREGATE BASE COURSE
5" CONCRETE

3. ASPHALTIC CONCRETE PAVING SPECIFICATIONS

3.1. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

3.2. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (–1° C).

3.3. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

3.4. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

3.5. BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.

3.6. SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.

3.7. ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

4. CONCRETE PAVING SPECIFICATIONS

4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.

4.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT.

4.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

SITE STATISTICS

TOTAL DISTURBED AREA	18,460 S.F. (0.42 ACRES)
EXISTING IMPERVIOUS	15,665 S.F. (0.36 ACRES)
PROPOSED IMPERVIOUS	16,667 S.F. (0.38 ACRES)

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Approved By:

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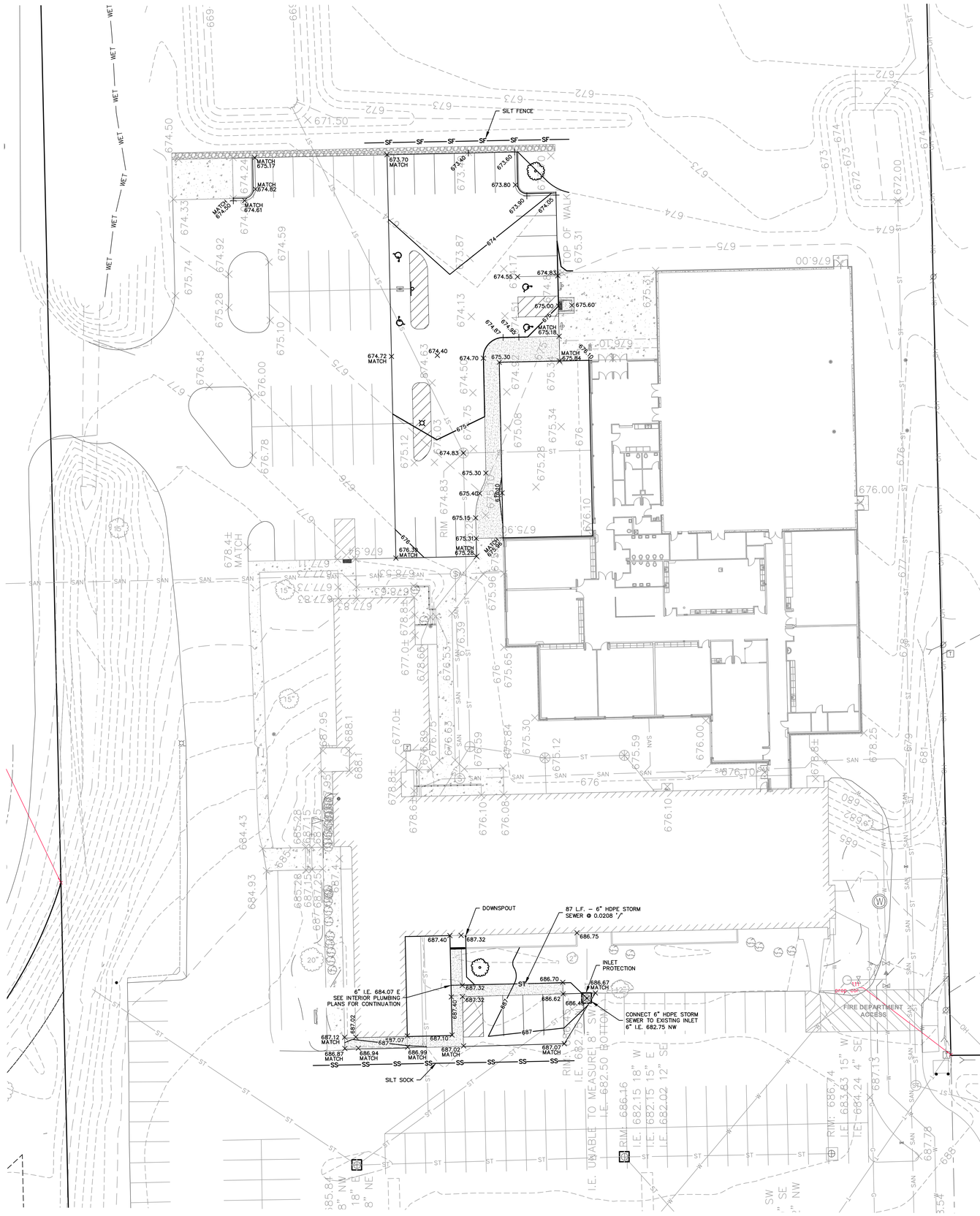
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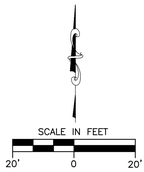
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CONSTRUCTION SITE EROSION CONTROL

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND CITY OF MEQUON ENGINEERING DIVISION OF ANY CHANGES TO THE EROSION CONTROL PLAN. ENGINEER OF RECORD AND APPROPRIATE CITY OF MEQUON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLAN.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MEQUON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MEQUON PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
6. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES, AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES MUST BE PRIOR APPROVED BY THE CITY OF MEQUON.
7. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
8. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
9. CONTRACTOR SHALL INSTALL SILT FENCING AT DOWNSLOPE SIDE OF STOCKPILES.
10. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF MEQUON ORDINANCE.
11. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
12. ALL DISTURBED SLOPES EXCEEDING 5:1, SHALL BE STABILIZED WITH CLASS I, TYPE A EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
13. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE, WHEN NECESSARY OR REQUIRED BY LOCAL INSPECTORS AND/OR ENGINEER OF RECORD.
14. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
15. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY STATE OR LOCAL OFFICIALS.
16. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
17. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. IMMEDIATELY REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
18. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

GENERAL GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, UNLESS OTHERWISE NOTED. REFER TO TOPOGRAPHIC SURVEY FOR BENCHMARK INFORMATION.
3. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
2. DEMOLISH EXISTING PAVEMENTS, AND UTILITIES.
3. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
4. CONDUCT ROUGH GRADING EFFORTS. INSTALL EROSION MATTING AND CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
5. CONSTRUCT BUILDING FOOTINGS.
6. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
7. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PAVEMENTS, WALKS, ETC.
8. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
9. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 100% VEGETATIVE COVER IS ESTABLISHED.
10. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

LEGEND

○	INLET PROTECTION
SF	SILT FENCE (SEE DETAIL)
ST	PROPOSED STORM SEWER
SS	PROPOSED SILT SOCK
671	PROPOSED 1' CONTOUR
670	PROPOSED 5' CONTOUR

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Approved By:

SHEET TITLE:
GRADING, UTILITY AND EROSION CONTROL PLAN

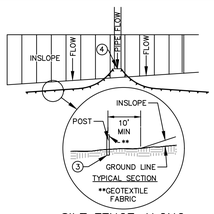
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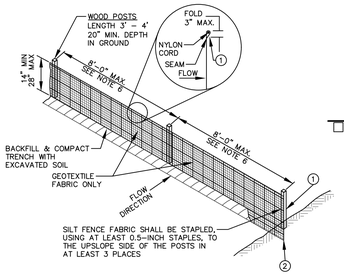
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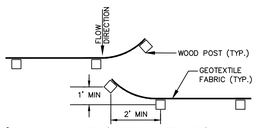
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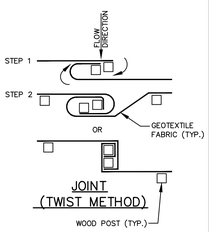


SILT FENCE ALONG SLOPES & OUTFALLS

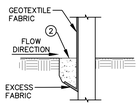




JOINT (HOOK METHOD)

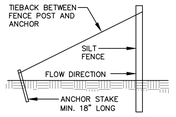


JOINT (TWIST METHOD)



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

TRENCH DETAIL



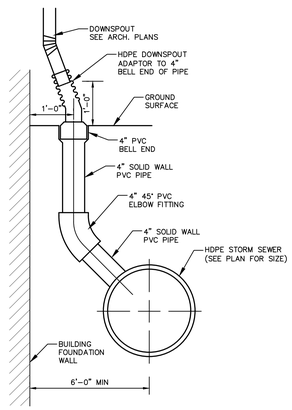
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

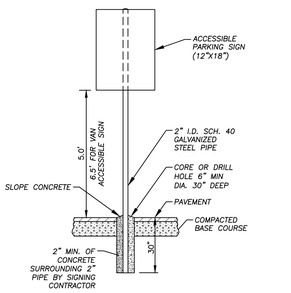
SILT FENCE
N.T.S.

REV. 7-01-2019



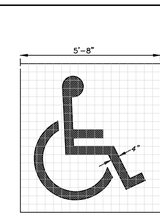
DOWNSPOUT
N.T.S.

REV. 12-7-2018



NOTE:
SIGNAGE DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

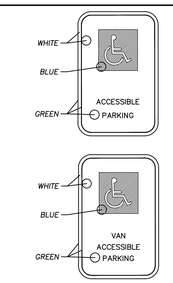
ACCESSIBLE PARKING SIGN AND POST INSTALLATION
N.T.S.



4"x4" GRID FOR LAYOUT PURPOSES ONLY FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

PAINTED SYMBOL
N.T.S.

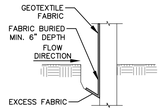


NOTE:
SIGNAGE AND SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

SIGN DETAILS
N.T.S.

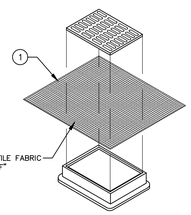
ADA PARKING
N.T.S.

REV. 11-19-2018

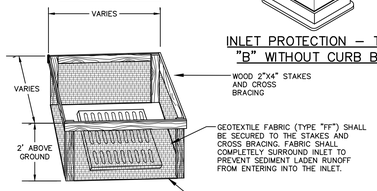


NOTE: 2' MINIMUM POST DEPTH. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

TRENCH DETAIL



INLET PROTECTION – TYPE "B" WITHOUT CURB BOX



INLET PROTECTION – TYPE "A"

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

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4

INSTALLATION NOTES:

TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INSTALLATION NOTES:

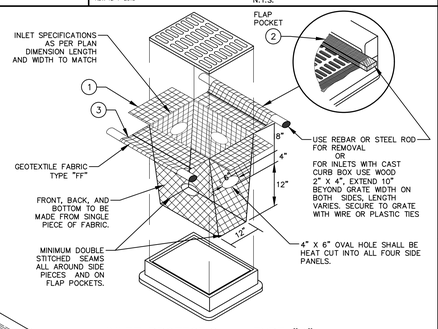
TYPE "D"

DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

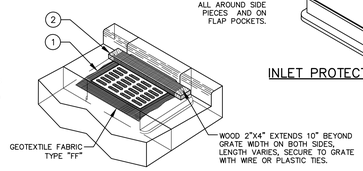
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

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 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

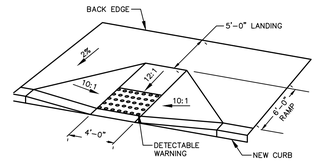
INLET PROTECTION
N.T.S.



INLET PROTECTION – TYPE "D"

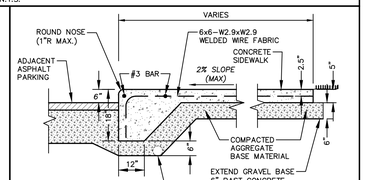


INLET PROTECTION – TYPE "C" WITH CURB BOX



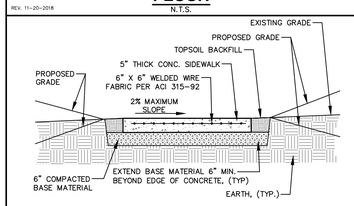
ADA ACCESSIBLE RAMP - FLUSH
N.T.S.

REV. 11-20-2018



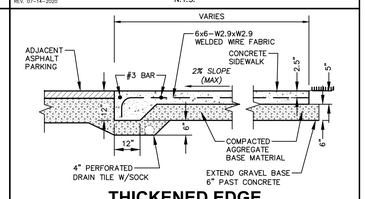
THICKENED EDGE SIDEWALK
N.T.S.

REV. 07-14-2020



CONCRETE SIDEWALK
N.T.S.

REV. 7-01-2019

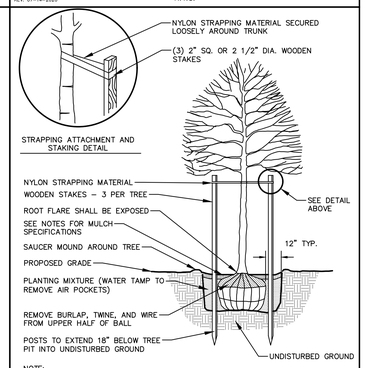


THICKENED EDGE SIDEWALK - FLUSH
N.T.S.

REV. 07-14-2020

GENERAL NOTES AND SPECIFICATIONS

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORK CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL 'GOOD HOUSEKEEPING.'
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.



NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL
N.T.S.

REV. 01-04-2019

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

CLIENT ADDRESS:

PLUNKETT RAYSICH ARCHITECTS, LLP

PROJECT:
LUMEN CHRISTI SCHOOL ADDITIONS

PROJECT LOCATION:
11300 ST. JAMES LANE
CITY OF MEQUON
OZAUKEE COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	12/18/2023	PLAN COMMISSION SUBMITTAL
2		
3		
4		
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Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
DETAILS

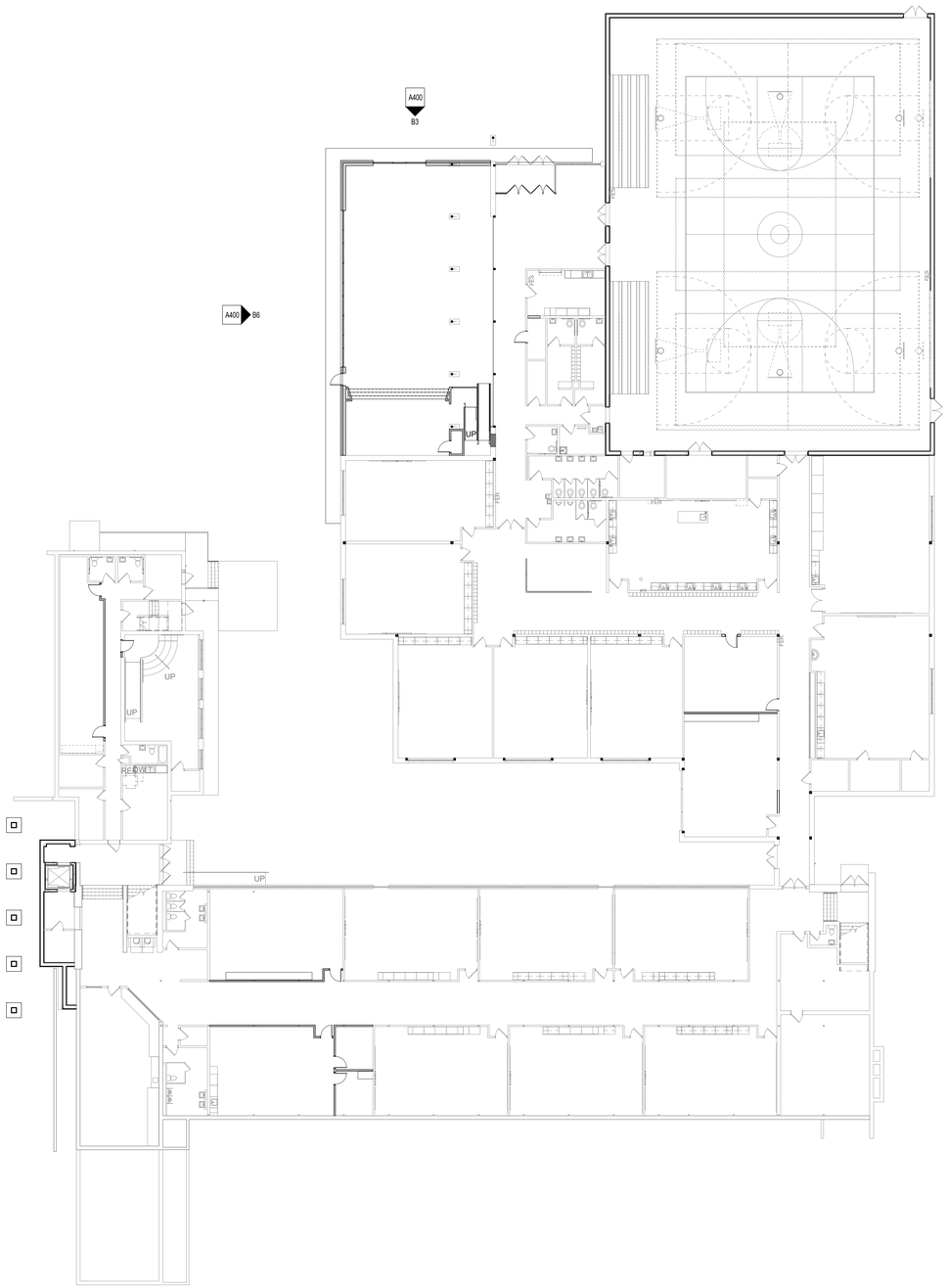
SHEET NUMBER:
C400

JSD PROJECT NO: 22-11837

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Attachment: Packet Docs_LumenChristi (9083 : Plunkett Raysich Architects for Lumen Christi Parish)

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LOWER LEVEL OVERALL PLAN
1/16" = 1'-0"

FLOOR PLAN SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING DOOR TO REMAIN
- SECTION REFERENCE (DTL / SHT)
- EXTERIOR ELEVATION (DTL / SHT)
- INTERIOR ELEVATION (DTL / SHT)
- FLOOR PLAN NOTE (X)
- CONSTRUCTION LIMITS
- MATCHLINE
- ONE HOUR RATED FIRE PARTITION (1P)
- TWO HOUR RATED FIRE BARRIER (2B)
- NEW WALL/PARTITION
- NEW DOOR (101)
- EXISTING DOOR RECEIVING NEW WORK - REFER TO DOOR SCHEDULE (102)
- DETAIL REFERENCE (DTL / SHT)
- EQUIPMENT (EXXX)
- WINDOW TYPE (FRX)
- WALL/PARTITION TYPE (X)
- FLOOR DRAIN - PITCH FLOOR TO DRAIN (FD FD)
- SEMI-RECESSED FIRE EXTINGUISHER (FESR)

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. PLUMBING FIXTURES ARE SHOWN FOR REFERENCE ONLY. REFER TO PLUMBING DRAWINGS FOR SPECIFIC FIXTURE TYPE AND SIZES.

D. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

E. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS.

GYPSUM BOARD PARTITIONS GENERAL NOTES

A. ALL GYPSUM BOARD PARTITIONS SHALL BE (BG0) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

D. PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

E. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

F. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL --/ --

EXTERIOR WALL TYPES

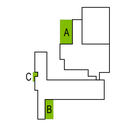
MARK	ASSEMBLY DESCRIPTION
1A.1	MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK (EDIT FOR OTHER MATERIALS), AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH WAY. CAVITY DRAINAGE MATERIAL, FLASHING, MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPS/VENTS @ 24" OC. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL XX/AXXX.
3A.1	MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK (EDIT FOR OTHER MATERIALS), AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON XX" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC.(REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL XX/AXXX.

INTERIOR PARTITION TYPES

MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION
		-		
BG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	3-1/2" SOUND
BL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	FULL WIDTH SOUND
GE0	2-1/2" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--

FLOOR PLAN NOTES

MARK	DESCRIPTION



KEY PLAN

PLUNKETT RAYSICH ARCHITECTS, LLP
709 south water street, milwaukee, wisconsin 53204 t 414 220 9900
2310 crystal river road, midlothian, virginia 23113 t 804 320 3900
1970 main street, suite 201, sarasota, florida 34236 t 941 444 8845
31 clayton street, boston, massachusetts 02116 t 857 247 5437

Lumen Christi Parish
School Addition & Renovation
4300 N. St. James Lane, Mequon, WI 53092

REVISIONS:

MEQUON SUBMITTAL

DATE: 12/18/202
JOB NO: 220140-0
SHEET NO: A200

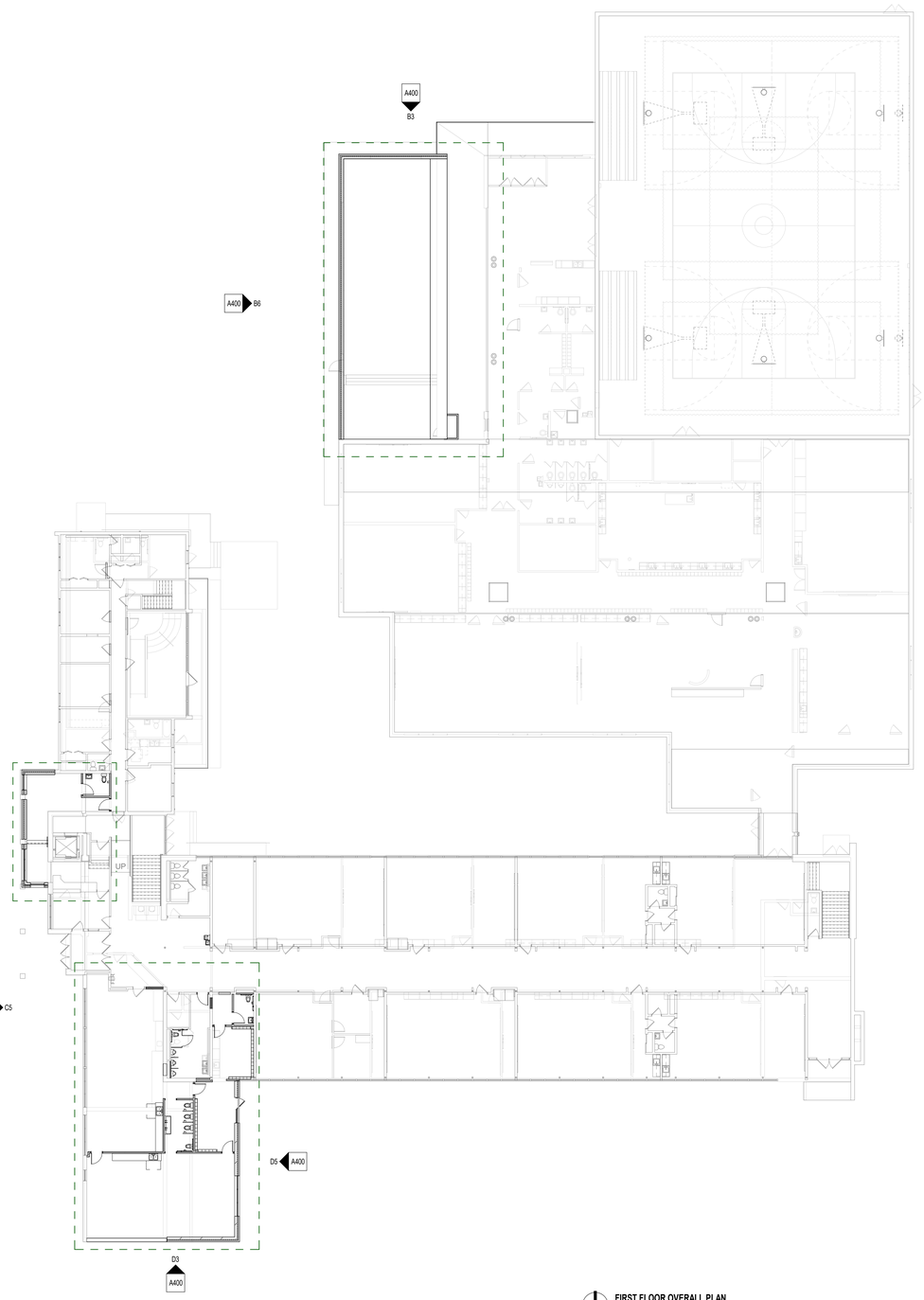
LOWER LEVEL OVERALL FLOOR PLAN

NOT FOR CONSTRUCTION

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Attachment: Packet Docs_LumenChristi (9083 : Plunkett Raysich Architects for Lumen Christi Parish)



FIRST FLOOR OVERALL PLAN
1/16" = 1'-0"

FLOOR PLAN SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING DOOR TO REMAIN
- SECTION REFERENCE (DTL / SHT)
- EXTERIOR ELEVATION (DTL / SHT)
- INTERIOR ELEVATION (DTL / SHT)
- FLOOR PLAN NOTE (X)
- CONSTRUCTION LIMITS
- MATCHLINE
- ONE HOUR RATED FIRE PARTITION (1P)
- TWO HOUR RATED FIRE BARRIER (2B)
- NEW WALL/PARTITION
- NEW DOOR (101)
- EXISTING DOOR RECEIVING NEW WORK - REFER TO DOOR SCHEDULE (102)
- DETAIL REFERENCE (DTL / SHT)
- EQUIPMENT (EXXX)
- WINDOW TYPE (FRX)
- WALL/PARTITION TYPE (X)
- FLOOR DRAIN - PITCH FLOOR TO DRAIN (FD FD)
- SEMI-RECESSED FIRE EXTINGUISHER (FESR)

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. PLUMBING FIXTURES ARE SHOWN FOR REFERENCE ONLY. REFER TO PLUMBING DRAWINGS FOR SPECIFIC FIXTURE TYPE AND SIZES.

D. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

E. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS.

GYPSUM BOARD PARTITIONS GENERAL NOTES

A. ALL GYPSUM BOARD PARTITIONS SHALL BE (BG0) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

D. PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

E. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

F. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL --/ --

EXTERIOR WALL TYPES

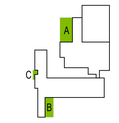
MARK	ASSEMBLY DESCRIPTION
1A.1	MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK (EDIT FOR OTHER MATERIALS), AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH WAY, CAVITY DRAINAGE MATERIAL, FLASHING, MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPS/VENTS @ 24" OC, COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL XX/AXXX.
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INTERIOR PARTITION TYPES

MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION
		-		
BG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	3-1/2" SOUND
BL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	FULL WIDTH SOUND
GE0	2-1/2" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
GG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--

FLOOR PLAN NOTES

MARK	DESCRIPTION



KEY PLAN

PLUNKETT RAYSICH ARCHITECTS, LLP
709 south water street, milwaukee, wisconsin 53204 t 414 220 3900
2310 crystal river road, traverse city, michigan 49686 t 231 941 4844
1970 main street, suite 201, sarasota, florida 34236 t 941 444 8845
31 clarpon, irvine, california 92618 t 949 649 5437

Lumen Christi Parish
School Addition & Renovation
11000 N. St. James Lane, Mequon, WI 53092

REVISIONS:

MEQUON SUBMITTAL

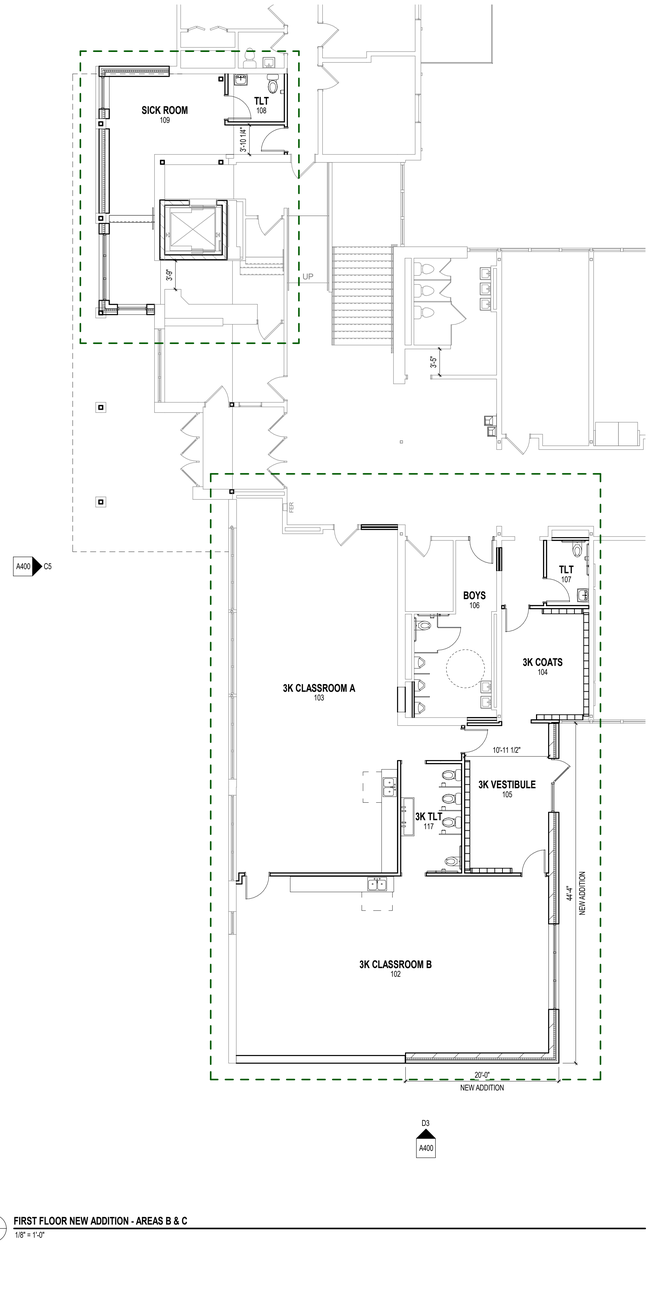
DATE: 12/18/202
JOB NO: 220140-0
SHEET NO: A201

FIRST FLOOR OVERALL FLOOR PLAN

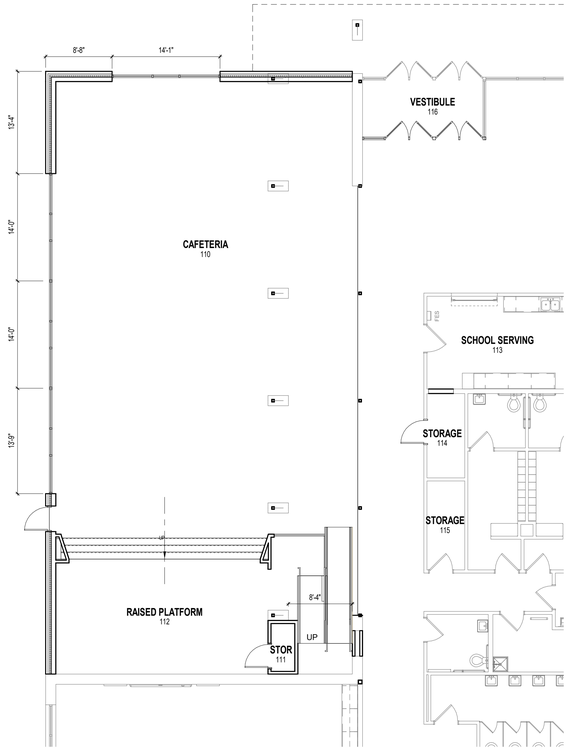
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Attachment: Packet Docs_LumenChrisit (9083 : Plunkett Raysich Architects for Lumen Chrisit Parish)



FIRST FLOOR NEW ADDITION - AREAS B & C
1/8" = 1'-0"



LOWER LEVEL NEW ADDITION - AREA A
1/8" = 1'-0"

FLOOR PLAN SYMBOLS LEGEND

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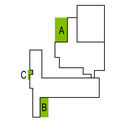
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FLOOR PLAN NOTES

MARK	DESCRIPTION



KEY PLAN

PLUNKETT RAYSICH ARCHITECTS, LLP
309 south water street, milwaukee, wisconsin 53204 t 414.220.3900
2310 crystal river drive, cocoa beach, florida 32931 t 321.613.0111
1970 main street, suite 201, sarasota, florida 34236 t 941.444.8845
31 clayton street, boulder, texas 78619 t 512.649.5437

Attachment: Packet Docs_LumenChristi (9083 : Plunkett Raysich Architects for Lumen Christi Parish)

Lumen Christi Parish
School Addition & Renovation
4100 N. St. Joseph Ave. Mequon, WI 53092

REVISIONS:

NEW ADDITION FLOOR PLANS

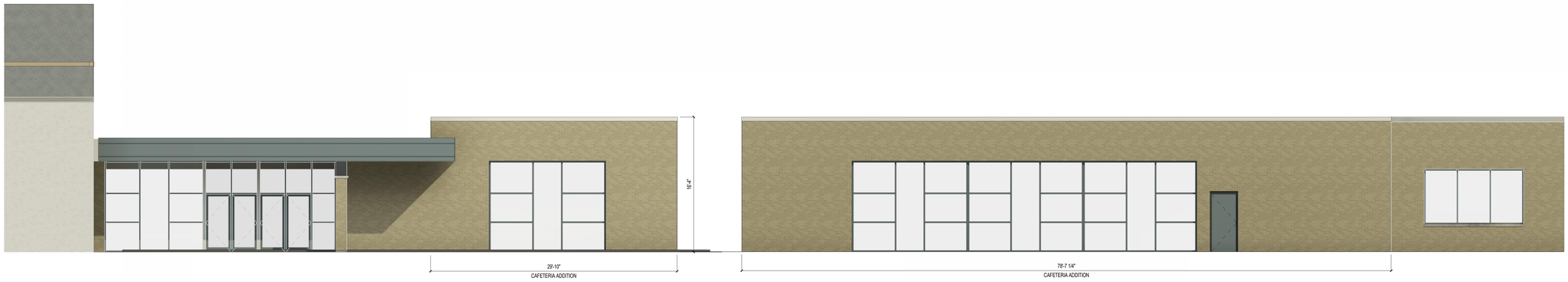
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JOB NO: 220140-0
SHEET NO: A210

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B3 **CAFETERIA NORTH ELEVATION**
3/16" = 1'-0"

B6 **CAFETERIA WEST ELEVATION**
3/16" = 1'-0"



C5 **WEST ELEVATION**
3/16" = 1'-0"



D3 **SOUTH ELEVATION**
3/16" = 1'-0"



D5 **EAST ELEVATION**
3/16" = 1'-0"

399 north water street, milwaukee, wisconsin 53204 t 414.347.3900
2310 crossmill road, holland, michigan 49424 t 616.355.0400
1970 main street, suite 201, sarasota, florida 34236 t 941.444.8845
311 canyon wren drive, laredo, texas 78010 t 512.649.5637

PLUNKETT RAYSICH ARCHITECTS, LLP

Lumen Christi Parish
School Addition & Renovation

REVISIONS:

MEQUON SUBMITTAL

DATE: 12/18/202
JOB NO: 220140-0
SHEET NO: A406

NOT FOR CONSTRUCTION

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CAFETERIA ADDITION - NW CORNER VIEW



K3 ADDITION - SW CORNER VIEW



K3 ADDITION - SE CORNER VIEW

PLUNKETT RAYSICH ARCHITECTS, LLP
309 south water street, milwaukee, wisconsin 53204 t 414 220 3900
2310 crossroads drive, madison, wisconsin 53718 t 608 241 9001
1970 main street, suite 201, sarasota, florida 34236 t 941 444 8845
91 tarpon street, stuart, florida 34994 t 772 600 3600

Lumen Christi Parish
School Addition & Renovation

REVISIONS:

MEQUON SUBMITTAL

DATE: 12/18/202
JOB NO: 220140-0
SHEET NO: A401

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Milwaukee Regional Office
W238 N1610 Busse Road, Suite 100
Waukesha, WI 53188
262.513.0666

Stormwater Memorandum

December 15, 2023

Re: Lumen Christi School
11300 St. James Ln.
Mequon, WI 53092
JSD No.: 22-11837

Lumen Christi Catholic Church is proposing to construct two additions to their existing school located at 11300 St. James Lane. One addition will be an approximately 900 square foot addition to the 3K classroom space at the southwest corner of the existing school. Development will replace existing asphalt pavement, concrete sidewalk, and manicured lawn. Stormwater runoff from the 3K addition will be conveyed to an existing storm sewer system south of the addition, which discharges into a ditch along the west side of the property. The second addition will be an approximately 3,100 square foot cafeteria constructed along the west side of the existing gymnasium. This addition will replace existing concrete sidewalk, asphalt pavement, and grass islands. Stormwater runoff from the cafeteria addition will drain to an existing infiltration basin via existing storm sewer and overland flow, consistent with existing conditions. Water and sanitary service will be provided by the existing building laterals. Existing downspouts and roof drains will be rerouted/reconnected to maintain existing drainage patterns.

Construction of the proposed improvements will disturb approximately 18,304 square feet (0.42 acres). The existing site contains 15,397 square feet of impervious surface within the limits of disturbance. After redevelopment, the site will contain 16,722 square feet of impervious surface; a net increase of 1,325 square feet. Refer to the appendix for exhibits illustrating the existing and proposed impervious surfaces.

Table 1 – Impervious Surface Area (s.f.)

Existing	15,397
Proposed	16,722
Net Increase	**1,325**

Per NR 151.11(2) Wisconsin Department of Natural Resources stormwater requirements do not apply to the proposed site because the disturbed area is less than 1 acre.

Chapter 13.301(2)(c) of the Milwaukee Metropolitan Sewerage District requirements states that stormwater runoff management is required for development the either disturbs more than 2 acres or results in a net increase of 5,000 square feet or more of impervious surface.

Chapter 58-674(a) of the City of Mequon code of ordinances requires stormwater management for development that disturbs one or more acres or causes an increase of 0.5 acres or more of impervious area.

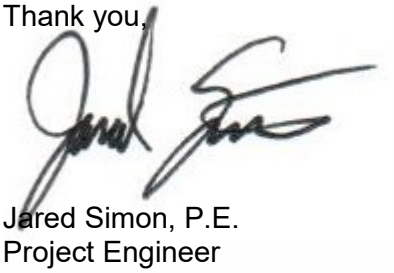
The total amount of disturbance will be less than 1 acre, and the amount of net new impervious will be less than 5,000 square feet. As a result, the proposed development is not subject to the

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Milwaukee Regional Office
W238 N1610 Busse Road, Suite 100
Waukesha, WI 53188
262.513.0666

stormwater requirements of Wisconsin Department of Natural Resources, Milwaukee Metropolitan Sewerage District, or the City of Mequon. You may contact me at (262) 513-0666 or jared.simon@jsdinc.com if you have questions, comments, or require any additional information.

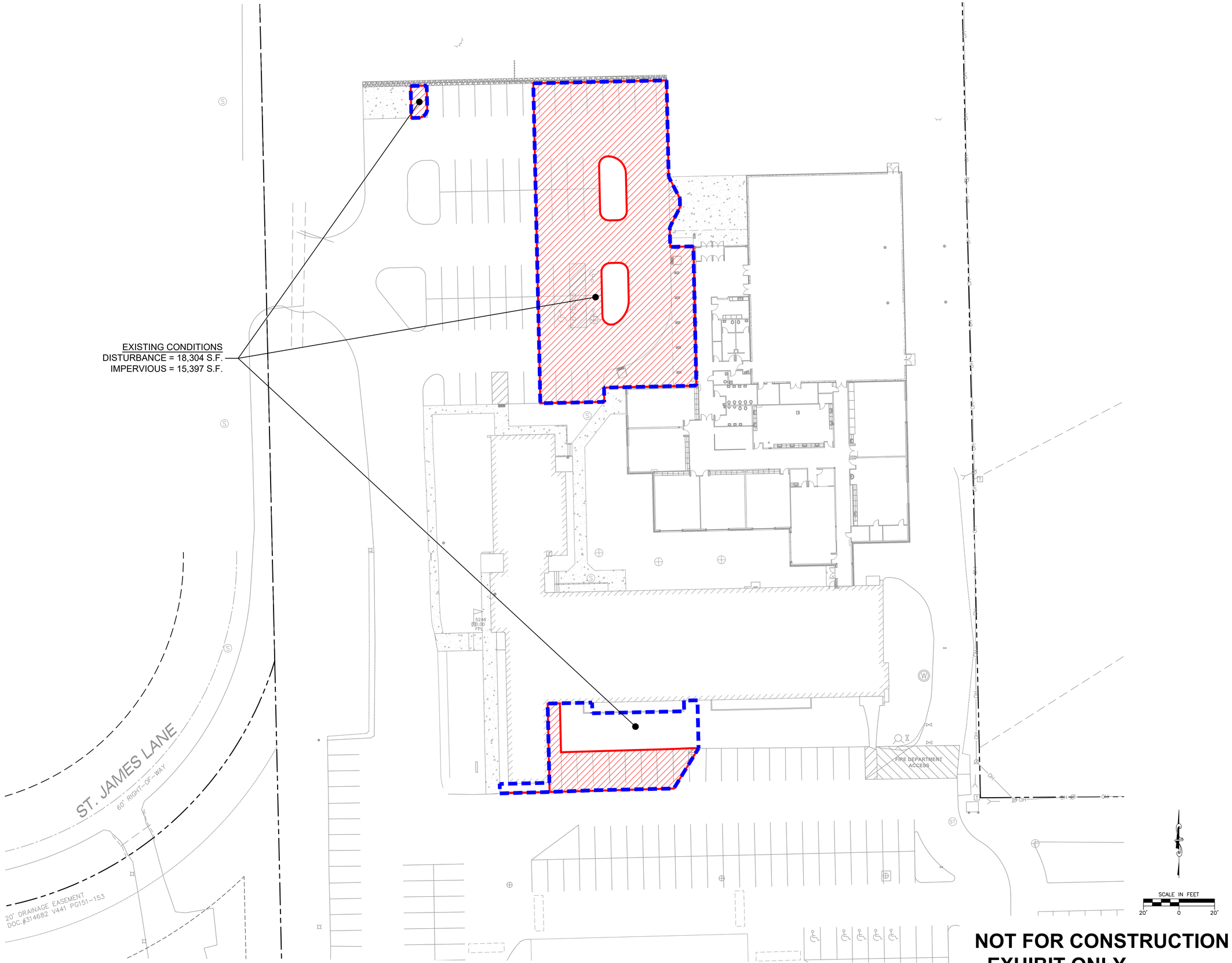
Thank you,



Jared Simon, P.E.
Project Engineer

(Appendices Follow)

Attachment: Packet Docs_LumenChristi (9083 : Plunkett Rayisch Architects for Lumen Christi Parish)



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- EXHIBIT ONLY

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

CLIENT ADDRESS:

PLUNKETT RAYSICH ARCHITECTS, LLP

PROJECT:
LUMIN CHRISTI CATHOLIC CHURCH ADDITIONS AND

PROJECT LOCATION:
CITY OF MEQUON
OZAUKEE COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
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Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
EXISTING CONDITIONS HYDROLOGY EXHIBIT

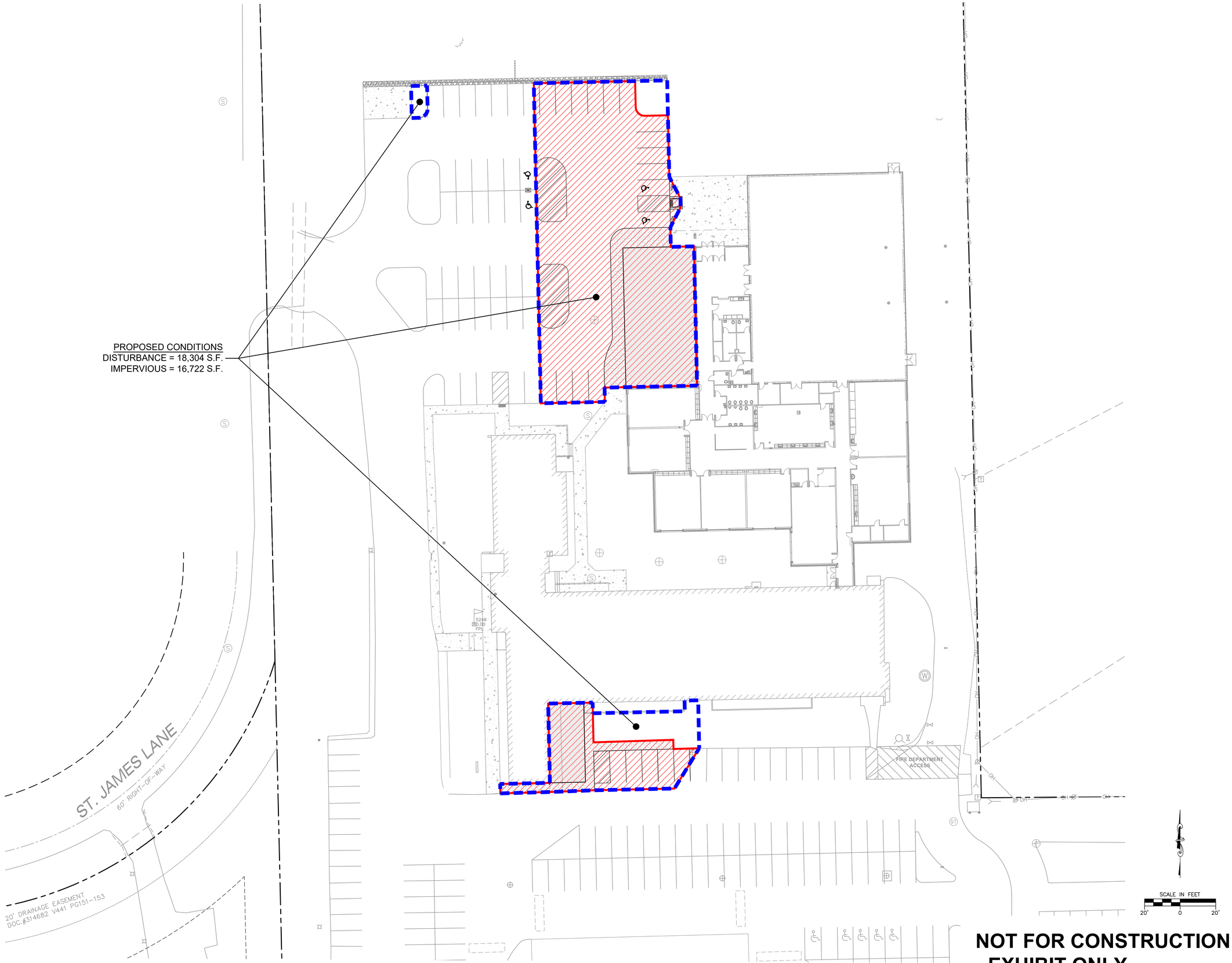
SHEET NUMBER:
H-1

JSD PROJECT NO: 22-11837

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JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

CLIENT ADDRESS:

PLUNKETT RAYSICH ARCHITECTS, LLP

PROJECT:
LUMIN CHRISTI CATHOLIC CHURCH ADDITIONS AND

PROJECT LOCATION:
CITY OF MEQUON
OZAUKEE COUNTY, WI

PLAN MODIFICATIONS:

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1		
2		
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15		

Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
PROPOSED CONDITIONS HYDROLOGY EXHIBIT

SHEET NUMBER:
H-2

JSD PROJECT NO: 22-11837

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Attachment: Packet Docs_LumenChristi (9083 : Plunkett Raysich Architects for Lumen Christi Parish)

File: R:\2022\22-11837\SIW\GI\22-11837 Hydrology.dwg Layout: H-2 User: jalmon Plotted: Dec 14, 2023 - 3:27pm Xrefs:

Evan Hoier

From: Matt Iwanski <matti@berghammer.com>
Sent: Friday, January 5, 2024 3:42 PM
To: Evan Hoier
Cc: Jared Simon; Patrick J. Griffin; 'Jane Bartlett (bartlettj@lumenchristiparish.org)'; Kelly Fyfe
Subject: RE: Lumen Christi Parking Islands

Follow Up Flag: Follow up
Flag Status: Flagged

Evan –

Below ***IN RED*** is the requested feedback from JSD and Lumen Christi. Please reach out with any further questions.

Thank you.

Matt Iwanski, P.E., LEED AP | Sr. Vice President, Principal
BERGHAMMER *Construction Corporation*
4750 N. 132nd Street, Butler, WI 53007 | D 262-790-8124 | M 414-406-7265
www.berghammer.com . matti@berghammer.com

From: Evan Hoier <ehoier@ci.mequon.wi.us>
Sent: Thursday, January 4, 2024 12:52 PM
To: Matt Iwanski <matti@berghammer.com>
Subject: Lumen Christi Parking Islands

Good morning Matt,

This is Evan Hoier over at the City of Mequon giving you an update on the building and site plan application for Lumen Christi.

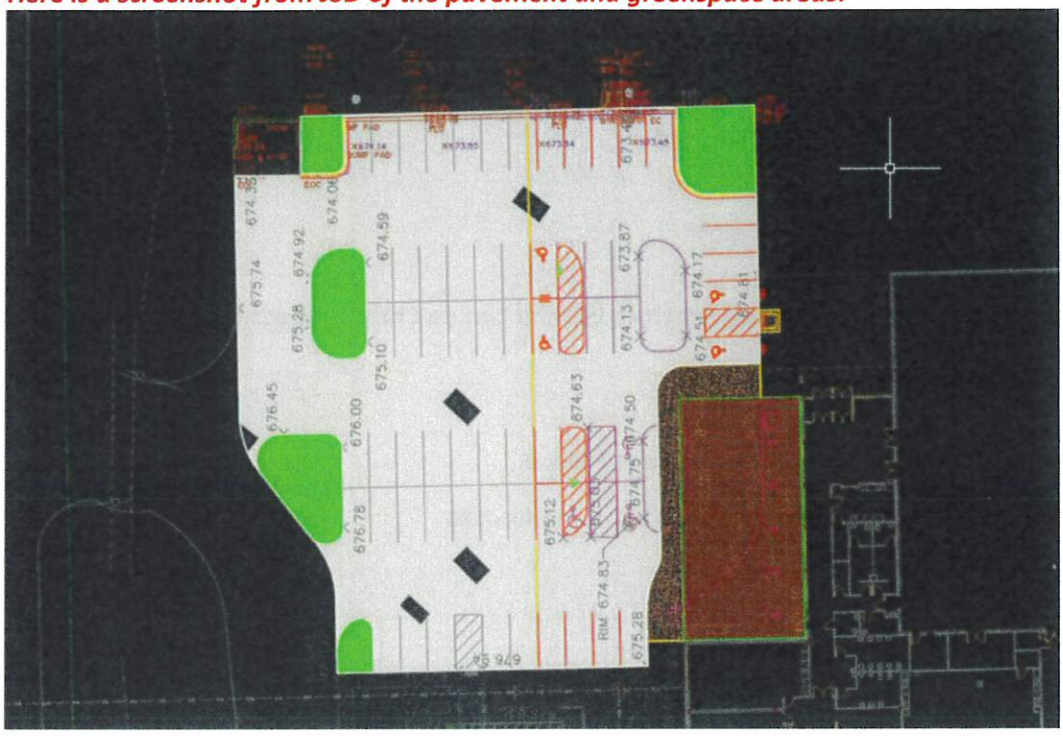
All looks good, just need a couple things for staff to complete the review:

- Final floor area ratio of site ***= 0.13***
- Final open space percentage of site ***= 56%***
- To determine number of parking spaces needed:
  - Number of staff ***= Parish Staff (about 20, with 12 to 15 in the office) + School Staff (about 35) = 55 total staff [none of which park in the North Lot].***
  - Number of classrooms ***= 29 Classrooms (of which about 6 are specialist rooms).***
- After conferencing with other staff, we believe that removing the parking islands won't be beneficial to the site. If you'd like to pursue this, we'd need an updated site plan indicating where that green space would be made up (bump outs, etc).
  - ***As discussion on our phone call yesterday, the added greenspaces at the NW and NE corners of the North Lot were added to the plan to replace the islands based on feedback from Jac Zader that this could be an acceptable substitution that would still meet the greenspace requirement. The two islands that exist closest to the school at present are extremely problematic to the main purpose of the North Lot, which is a school playground. Per the school principal, "The kids run through/over the grass constantly because they are playing basketball, tag, football, etc. The green space essentially has turned into a muddy 'brown space'." The North Lot is only used for automobile parking during evening***

Attachment: Packet Docs_LumenChristi (9083 : Plunkett Rayisch Architects for Lumen Christi Parish)

and weekend events held in the gymnasium. During the school day, the North Lot is coned-off for use as a playground during school recess.

- *Math on the North Lot greenspace is below:*
  - *Pavement in north lot = 23,010 s.f.*
  - *Greenspace in islands and corner bump-outs = 2,479 s.f.*
  - *Greenspace = 10.8%*
  - *Here is a screenshot from JSD of the pavement and greenspace areas:*



After this, we should have everything we need to get through Planning Commission.

Thank you,

Evan G. Hoier
Associate Planner
City of Mequon
11333 N. Cedarburg Rd. | Mequon, WI 53092
262-236-2908 | ehoier@ci.mequon.wi.us
Assistance: 262.236.2902

Attachment: Packet Docs_LumenChristi (9083 : Plunkett Rayisch Architects for Lumen Christi Parish)

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: **EVAN HOIER, ASSOCIATE PLANNER**

DATE: **January 22, 2024**

SUBJECT: **Brookfield 16, LLC. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 3319 W. Mequon Road.**

Applicant:	Brookfield 16, LLC
Status of Applicant:	Owner
Requested:	Minor Land Division
Existing Use:	Residential
Existing Zoning:	R-3 (Residential)
Land Use Plan:	Residential 1.5-5 Acres
Lot size:	2.01 Acres
Location:	3319 W. Mequon Road
Tax Key Number:	#14-025-02-004.00
District:	#6

Background:
The applicant is seeking approval for a two-lot certified survey map for the parcel located at 3319 West Mequon Road. The land division would create two lots, Lot 1 is 1.008 acres and Lot 2 is also 1.008 acres. There are currently no structures on either lot. The lots would be created by diagonally separating the current parcel, with a 30-foot-wide access easement to Lot 2 on the western side of Lot 1. There are no existing wetlands on-site.

Site Conditions:
City Forester Michael Gies visited the site and identified a White Pine in the front of the property and a Sugar Maple to the rear of Lot 1. While the owner has cleared brush on the property, he does plan to save and preserve the trees and is not seeking a specimen tree removal request.

District Standards:
Lots 1 and 2 of the proposed certified survey map are consistent with the current zoning designation of R-3. There are no existing structures on either lot. Included in the CSM is a 30-foot access easement to allow for a driveway to either lot.

	District Standard	Proposed Lots
Minimum Lot Size	1 acre minimum	1.008 acres (Lot 1); 1.008 acres (Lot 2)
Minimum average lot width and length	150 feet	North/South: 165 feet East/West: 195 feet (Both lots same dimensions)
Setback from Mequon Road	100 feet	Equal or greater than 100’
Minimum Building Offset	20 feet	Equal or greater than 20’

Engineering Report:
Cole McCraw, Assistant City Engineer, has reviewed the application and has the following comments:

Access will be provided through a shared driveway to West Mequon Road/STH 167. Access will require a permit from the Wisconsin Department of Transportation (WisDOT). The shared portion of the driveway must conform to the City Standard Specifications for Land Development (SSLD), which require a minimum pavement width of 18 feet with two-foot shoulders. The face of the CSM shows a 30-foot wide access easement. A shared private driveway easement declaration document must be provided to the City prior to the CSM recording. The easement document is subject to review by the City attorney. The document number should be included on the face of the CSM.

The right-of-way on West Mequon Road/STH 167 has been previously dedicated to the width of the ultimate right-of-way. The Common Council approval block may be removed from the CSM document. A WisDOT permit must be obtained for all work within the right-of-way.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

The site is located within the City’s sewer service area and connection to the public sewer utility is required. The applicant televised the sewer lateral and provided the video to the City. The existing sewer lateral is not in an acceptable condition for connection, therefore, a new lateral must be constructed to connect to the sewer main at a sewer manhole. The properties may be served by two separate sanitary sewer laterals, or one private interceptor main. Prior to recording, a utility easement must be shown on the face of the CSM providing Lot 2 with sanitary sewer and public water main access. The declaration agreement(s) must be provided to the City for review by the City Attorney and recorded prior to the recording of the CSM. The document number should be included on the face of the CSM.

As the property is located within the sewer service area, both properties must also connect to public water. Water connection shall conform to the Mequon Water Utility Water Connection Policy. A deferral/exemption request will be required if the applicant does not intend to connect to public water due to the distance from the nearest public water main. As indicated previously, a utility easement shall provide Lot 2 with access to water via Lot 1, even if a deferral is requested. The easement is the only mechanism under which Lot 2 would have legal and practical access to a water main, should it become available in the future.

The land division itself does not propose an increase in impervious surface. However, future improvements may trigger the MMSD requirement for green infrastructure. The owner will be required to provide green infrastructure conforming to MMSD Ch. 13 Rules prior to the issuance

of a building permit if adding 5,000 sq. ft. or more of impervious area. Impervious areas may include driveways, roofs, patios, sidewalks, etc. If green infrastructure is required, the buildings permit is also conditioned upon receipt of a stormwater maintenance and easement agreement and a drainage financial guarantee. A shared green infrastructure device could also be installed to serve both properties.

A filling, excavation, and berms permit and erosion control permit are not anticipated to be needed. The construction activities for the new homes will be permitted through the City building permit.

Staff Recommendation: Staff recommends **approval** of the 2-lot land division subject to the following conditions:

1. Final staff technical review and approval of CSM. The applicant shall make any technical corrections to the final CSM.
2. Provide all used ingress and egress easement declaration documents benefitting lots created by the CSM. Easement declaration documents are subject to review by the City attorney.
3. The shared portion of the driveway must conform to the Mequon SSLD and requires a right-of-way permit from WisDOT.
4. Connection to the public sewer utility is required, including the recording of a utility easement with associated declaration documents.
5. Water connection shall conform to the Mequon Water Utility Water Connection Policy. A deferral/exemption request must be requested and granted if the applicant does not intend to connect to public water. The utility easement declaration document shall include access to water for Lot 2 through Lot 1.
6. For home/driveway construction that exceeds 5,000 square feet of impervious area, each individual lot will be required to provide a green infrastructure plan meeting MMSD requirements. Alternatively, the developer could plan for a regional stormwater facility that meets City ordinances and MMSD Chapter 13. The green infrastructure improvements also require a Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval, and a drainage financial guarantee.
7. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).
8. Specimen trees must be protected during any construction activity and any building permit must gain approval from the City Forester prior to issuance.

Attachments:
Packet Docs_3319 Mequon Rd (PDF)

BROOKFIELD CSM

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



Attachment: Packet Docs_3319 Mequon Rd (9079 : Brookfield 16, LLC.)

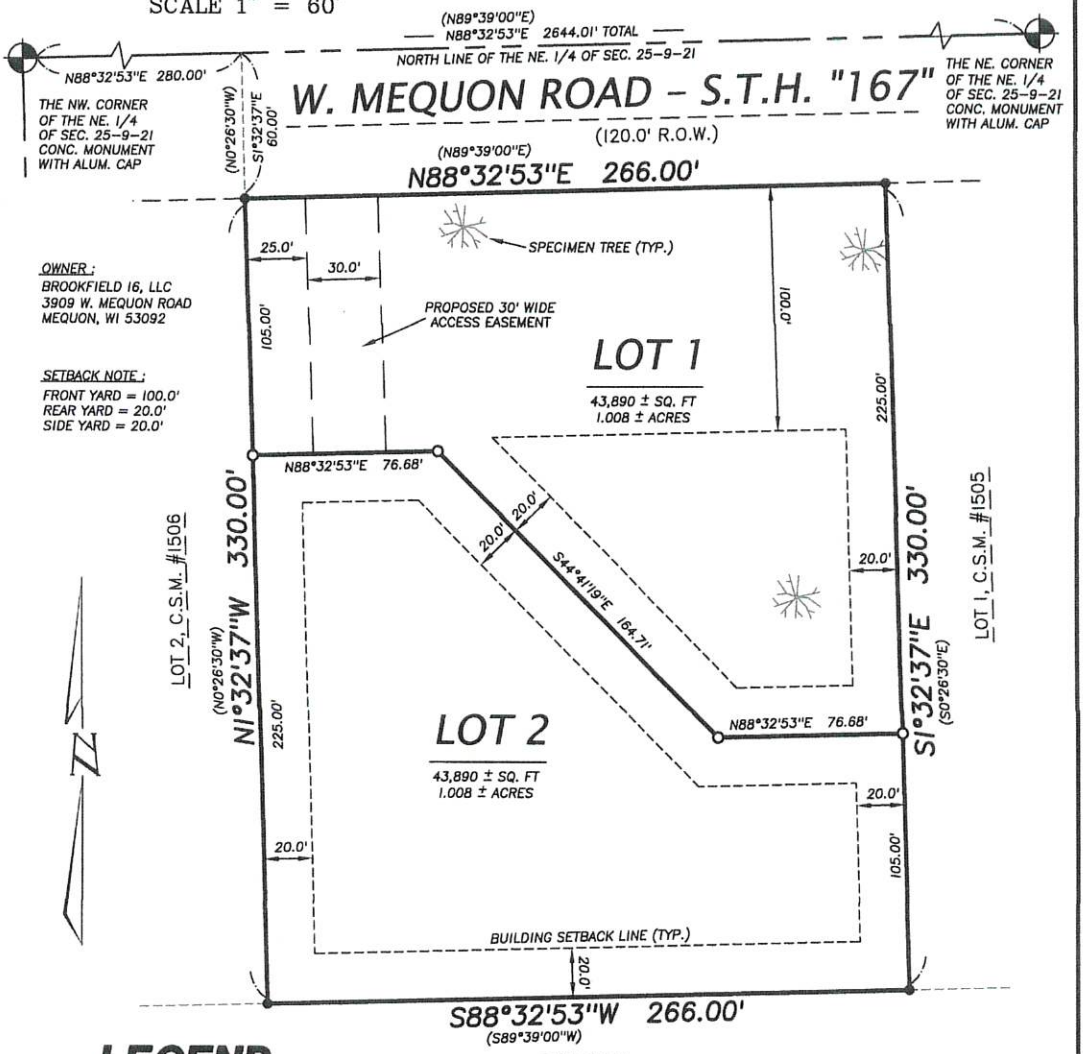
CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-8400 • FAX: (262) 241-5337
www.northshoreengineering.net

0 60 90 120 180

SCALE 1" = 60'



OWNER :
BROOKFIELD 16, LLC
3909 W. MEQUON ROAD
MEQUON, WI 53092

SETBACK NOTE :
FRONT YARD = 100.0'
REAR YARD = 20.0'
SIDE YARD = 20.0'

LEGEND

O –DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)

● –DENOTES STEEL PIPE (FOUND)

( ) –DENOTES ALSO RECORDED AS

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH LINE OF THE NE. 1/4 OF SECTION 25-9-21 WHICH BEARS N88°32'53"E, NAD-83/2011 ADJUSTMENT

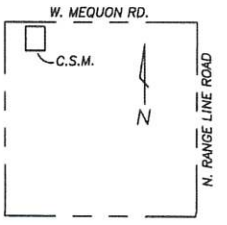
NOTES :

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED R-3 (SINGLE FAMILY RESIDENTIAL DISTRICT)

OUTLOT AA
NORTH SHORE ESTATES

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON
WI
LAND SURVEYOR

11-29-2023



LOCATION MAP

NORTHEAST 1/4 SEC. 25-9-21
(SCALE 1"=2000')

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 4 SHEETS

Attachment: Packet Docs_3319 Mequon Rd (9079 : Brookfield 16, LLC.)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

A division of part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 25; thence N88°32'53"E along the North line of said 1/4 Section, 280.00 feet; thence S1°32'37"E, 60.00 feet to a point in the South right of way line of W. Mequon Road – S.T.H. "167", said point also being the Northeast corner of Lot 2 of Certified Survey Map No. 1506, and the point of beginning of lands to be described; thence N88°32'53"E along said South right of way line, 266.00 feet to the Northwest corner of Lor 1 of Certified Survey Map No. 1505; thence S1°32'37"E along the West line of said Lot 1 of Certified Survey Map No. 1505, 330.00 feet to a point in the North line of Outlot AA of "North Shore Estates"; thence S88°32'53"W along the North line of said Outlot AA, 266.00 feet to the Southeast corner of Lot 2 of Certified Survey Map No. 1506; thence N1°32'37"W along the East line of said Lot 2, 330.00 feet to the point of beginning.

Said parcel containing 2.015 acres of land, more or less.

THAT I have made such survey, land division and plat at the direction of Brookfield 16, LLC, OWNER of said lands.

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

THAT I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the regulations of the City of Mequon in survey and mapping the same.

_____ 11-29-2023
James G. Schneider, P.L.S., 2127



This instrument drafted by James G. Schneider

Attachment: Packet Docs_3319 Mequon Rd (9079 : Brookfield 16, LLC.)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

I, _____ (Member) of Brookfield 16, LLC, OWNER, do hereby certify: THAT, I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped.

WITNESS the hand and seal of said OWNERS on this _____ day of _____, 20___.

_____ _____

Witness (Member)

STATE OF WISCONSIN)
OZAUKEE COUNTY)ss

PERSONALLY came before me on this _____ day of _____, 20__ the above named _____(Member) to me known to be the person who executed the foregoing certificate and acknowledged the same.

_____ My Commission expires. _____

Notary Public

CONSENT OF MORTGAGEE

TRI CITY NATIONAL BANK, existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map and does hereby consent to the above certificate of _____ (Member) of Brookfield 16, LLC, OWNER.

In witness whereof, the said TRI CITY NATIONAL BANK has caused these presents to be signed by _____, it's _____, at_____, Wisconsin, this _____day of _____, 20___.

STATE OF WISCONSIN)
_____ COUNTY)ss

PERSONALLY came before me on this _____ day of _____, 20__ the above named by _____, to me known to be the person who executed the foregoing certificate and acknowledged the same.

_____ My Commission expires. _____

Notary Public

WISCONSIN
JAMES G. SCHNEIDER S-2127 MEQUON WI
LAND SURVEYOR

11-29-2023

This instrument drafted by James G. Schneider

Attachment: Packet Docs_3319 Mequon Rd (9079 : Brookfield 16, LLC.)

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CITY OF MEQUON PLAN COMMISSION APPROVAL

APPROVED by the City of Mequon Plan Commission on this _____ day of _____ 20____.

_____ Chairman

_____ Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Be it resolved by the Common Council of the City of Mequon, Wisconsin, that this Certified Survey Map of a parcel of land in the Northeast 1/4 of Section 25, Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin and the same is hereby adopted and approved.

Approved:_____

_____ Andrew Nerbun, Mayor

Adopted:_____

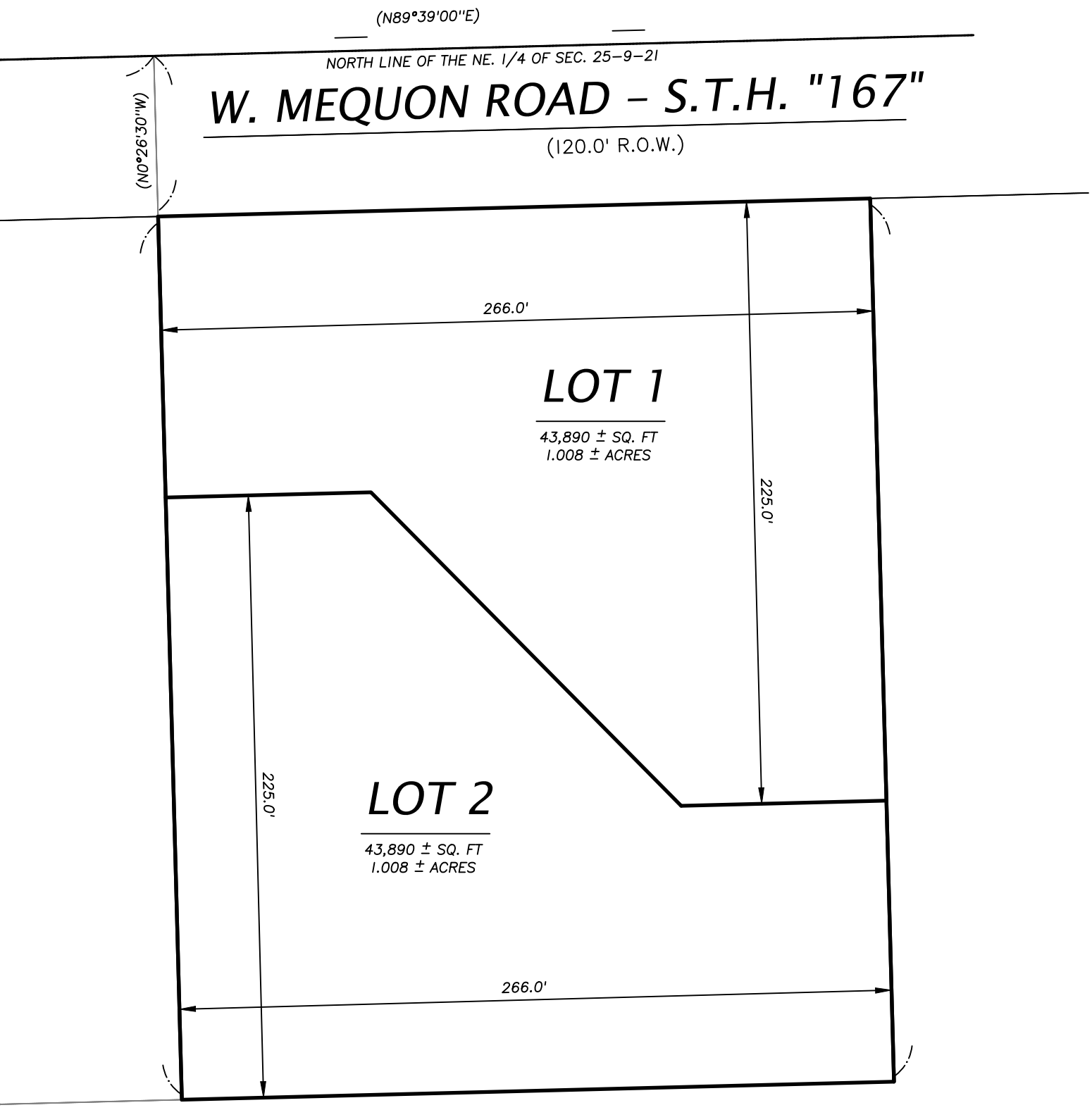
_____ City Clerk



This instrument drafted by James G. Schneider

11-29-2023

Attachment: Packet Docs_3319 Mequon Rd (9079 : Brookfield 16, LLC.)



NORTH/SOUTH AVERAGE LOT WIDTH = 165'

EAST/WEST AVERAGE LOT WIDTH = 195'

Attachment: Packet Docs_3319 Mequon Rd (9079 : Brookfield 16, LLC.)

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 22, 2024**

SUBJECT: **Concord Development Company for Concord 37. The applicant is seeking minor request approval for a master sign plan amendment for the properties located at 1300-1412 W. Mequon Road.**

Applicant:	Concord Development Company Andrew Petzold
Status of Applicant:	Owner
Requested:	Master Sign Plan Amendment
Existing Use:	Shopping Center (Panera Center)
Existing Zoning:	B-2 (Community Business)
Land Use Plan:	Community Commercial
Lot size:	4.2 Acres
Location:	1300-1380 W. Mequon Road and 1400-1412 W. Mequon Road
Tax Key Number:	#15-019-16-023.00 & #15-019-16-022.00
District:	#5

Background:
The applicant is requesting master sign plan amendment approval for the Mequon Court (Panera Center) located at 1300- 1412 W Mequon Road. The sign plan includes modifications to the current wall sign and blade sign requirements. The original Master Sign Plan was approved in 2013.

Master Sign Plan Amendment:
The applicant is requesting three amendments to the Master Sign Plan.

First Amendment
The first request is to allow a 40 square foot wall sign on the east end of the north building that would serve as a second sign for the corner tenant. Current code limits each tenant space to one wall sign not to exceed 30 square feet. If the tenant space is abutting a public road, a second wall sign is permitted. Staff does not see any justification for the additional sign or for any increase in size. The east elevation of the building does not abut a public road and it is located approximately 340 feet from Port Washington Road with the former Bank Mutual building in the middle. This request is similar to the one made by this applicant in 2013 which was denied by Planning Commission and there has not been a change in policy related to additional building wall signs since that time.

Second Amendment

The second amendment to the code would allow the ability for tenants who take up more than one tenant bay, additional signage and/or additional square footage than the allotted 30 square feet. The request is predicated on the recently approved Anytime Fitness use that takes up three spaces in the muti-tenant building. Based on the amendment, the applicant would be allowed to use up to 90 square feet of signage (30 square feet per space) in manner they see fit. Staff does not believe that having additional square footage is justification in itself for additional signage or larger signage and is not supportive of this request. Staff believes that a compliant sign located over the center bay would provide adequate wayfinding and would look more balanced than the proposed plan. Prior to this application, a sign permit was vetted for Anytime Fitness. Several revisions were presented to staff, however, the applicant never provided a compliant 30 square foot sign for review and consideration.

In the past, the Planning Commission has considered requests similar to this and has been inconsistent in applying the 30 square foot per tenant space requirement. The circumstance typically arises when a new tenant space expands in an existing building in a manner that is inconsistent with the original design of the building. For example, in 2011, the Planning Commission approved a similar request for the former The Learning Shop space which is now occupied X-golf. The Learning Shop took over three tenant spaces and requested three signs in order to prevent having a blank sign façade. The Planning Commission approved this request, and the tenant installed all three signs (see attached picture). When X-golf took over the space, they decided not to utilize all three sign bands (see attached picture) and installed two signs and leave a blank space which was contradictory to the original approval. Another example is the Riversite Building on Cedarburg Road. In this case, the Planning Commission approved the Master Sign Plan that allowed one larger sign for tenants that take up more than one tenant space. Which left blank spaces in the façade (see attached picture).

While it is difficult for a developer or the city to reject an applicant wanting additional space, the result will be either additional sign clutter or having an unbalanced sign façade. In the future, staff will attempt to address these issues early on in the process so that the sign design and location is consistent with the architectural elements of the building as well as the floor plan and ingress/ egress location. In this case, staff could have recommended, at the time of the building permit for the Anytime Fitness tenant build-out, the door location be centered and the sign located directly above the entrance. While this may not be feasible at this time, staff does not think the solution of an additional sign over the north bay is warranted or justified by a larger tenant space. Further, the onus is not all on staff. The applicant and prospective tenant have the ability to understand and apply the standards of the approved master sign plan and should address entrances and signage as the tenant build-out is designed for a cohesive and comprehensive design package.

Third Amendment

The plan also amends the design of the previously approved blade signs that exist on the site for tenants. These signs are four square feet in area and hang from the covered walkway that runs the length of the development. The applicant is requesting that the color scheme and design of the sign be determined by the property owner. Staff is supportive of the request provided that the background color is consistent for all tenant spaces and that the background color be compatible with the building and accent colors. Any changes to a proposed consistent background color in the future would require staff approval and may be subject to a timeline in which to convert all blades signs.

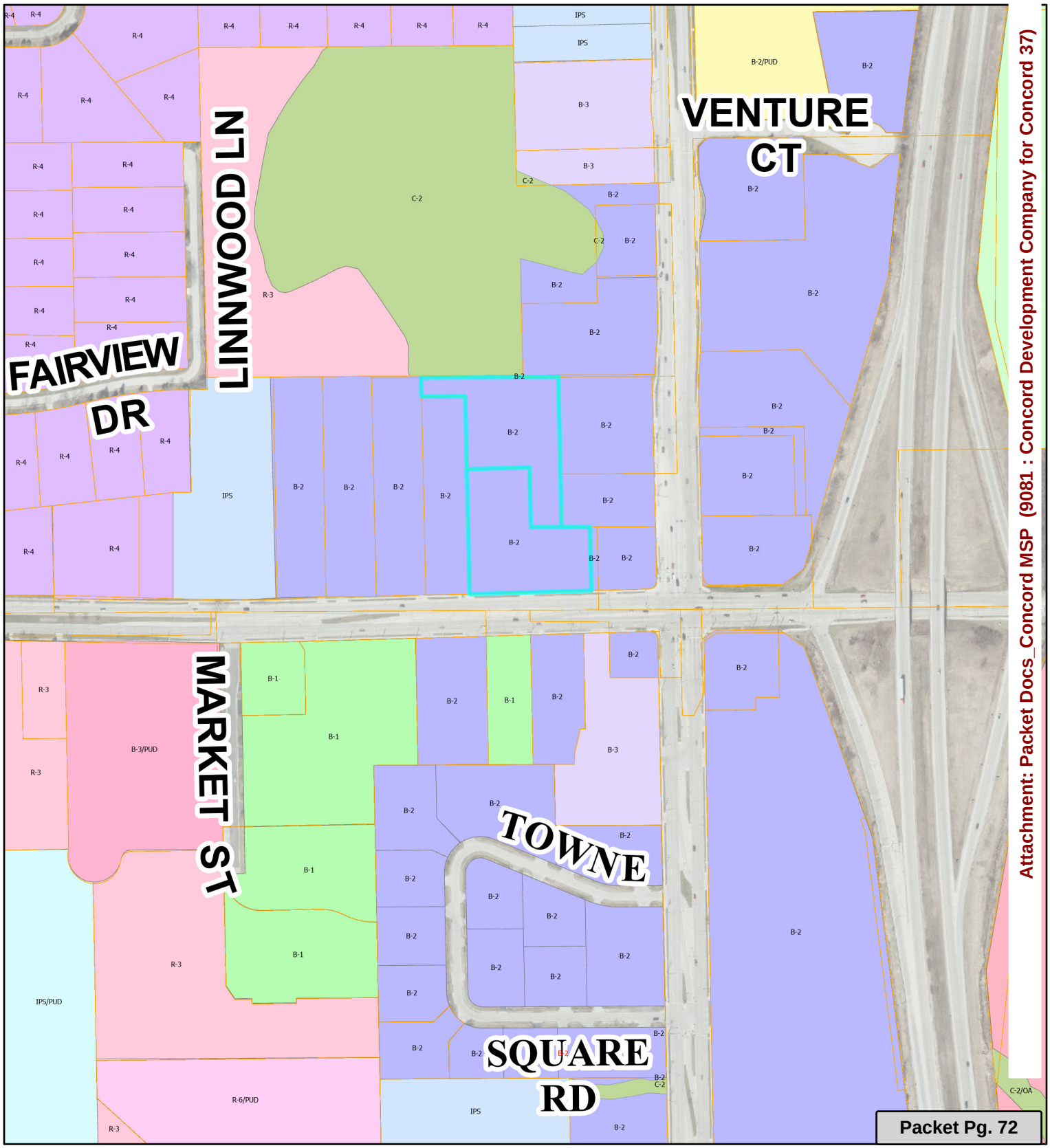
Staff Recommendation:
Staff recommends **approval** of the master sign plan amendment based on the following condition(s):

1. Blade signs shall be no larger than 4 square feet and shall have a similar background color consistent with the color of the building, subject to staff approval. Any changes to the background color shall be submitted to staff for review and approval.
2. Signs shall meet all other requirements of the sign code which have not expressly been waived in the Master Sign Plan.

Attachments:
Packet Docs_Concord MSP (PDF)

CONCORD MASTER SIGN PLAN

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



Attachment: Packet Docs_Concord MSP (9081 : Concord Development Company for Concord 37)

CONCORD
DEVELOPMENT COMPANY

December 6, 2023

Department of Community Development Staff and
City of Mequon Planning Commission
11333 N. Cedarburg Road 60W
Mequon, WI 53092

RE: "Panera Center" Master Signage Plan Amendment – Concord 37, LLC
1300-1412 W. Mequon Road

Dear Staff and Planning Commissioners:

We are requesting an amendment to the previously approved master signage plan for the two-building retail center located at 1300-1412 W. Mequon Road (the "Panera Center") as set forth in the enclosed "mark-up" of the existing signage plan summary. Requested changes are shown in underlined text.

We appreciate your consideration of this request. Should you have any questions, please call me at (262) 241-9910, extension 104. Thank you.

Sincerely,

CONCORD DEVELOPMENT COMPANY

/s/

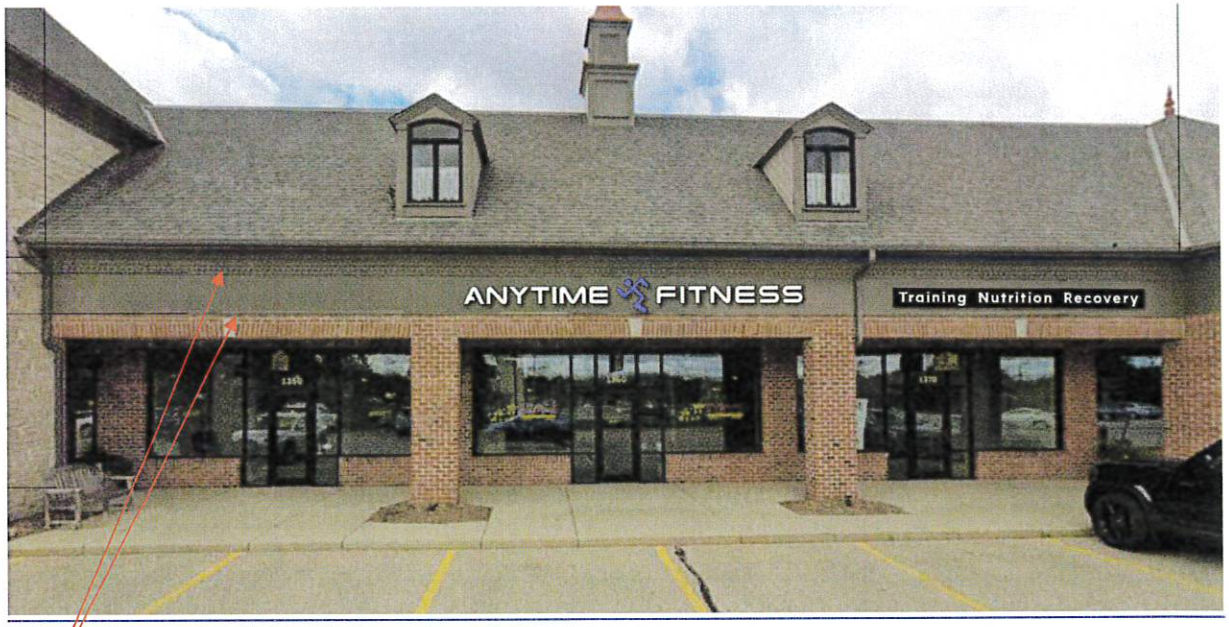
Andrew A. Petzold
President

AAP:cj
Enclosure

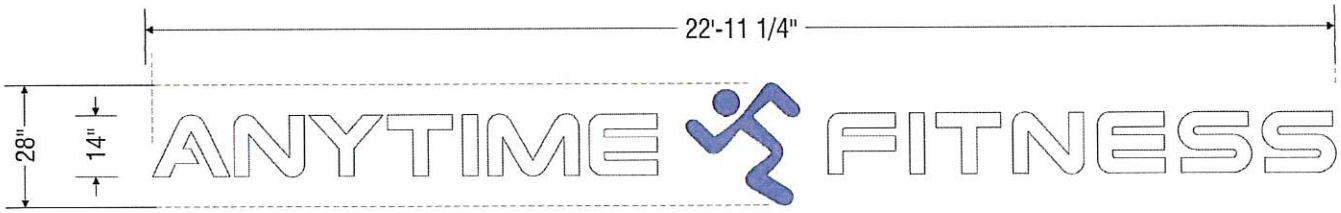
Attachment: Packet Docs_Concord MSP (9081 : Concord Development Company for Concord 37)

DRAFT MARK-UP

Section 3 Example
Tenant occupies 3 contiguous bays/spaces = 90 SF total signage

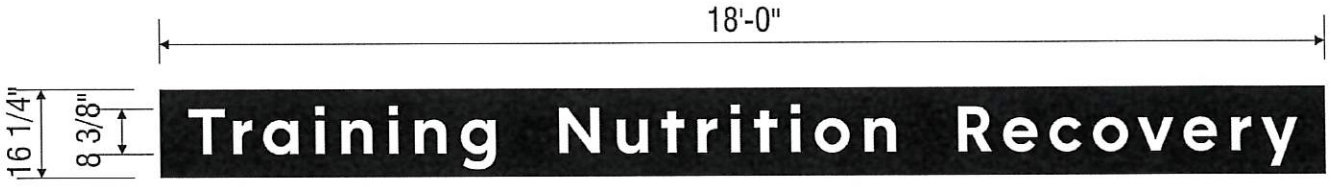


For Reference: Sign Area Fascia is 28" top to bottom



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

AF Custom 14-L-FM
53.52 Sq. Ft.



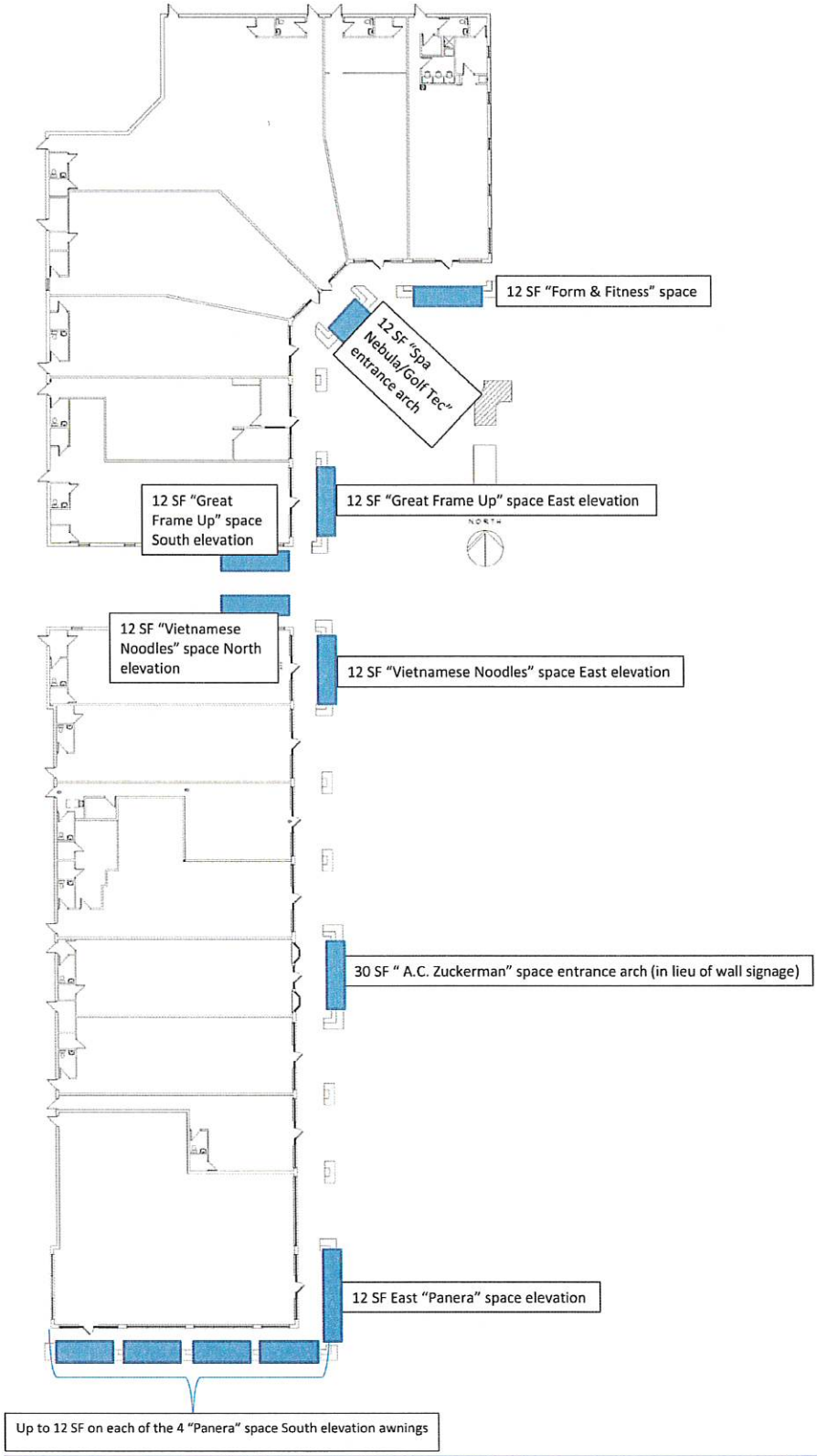
Front View
Scale:1/4"=1'-0"

Custom AF-WB-FM
24.38 Sq. Ft.

Attachment: Packet Docs_Concord MSP (9081 : Concord Development Company for Concord 37)

DRAFT MARK-UP

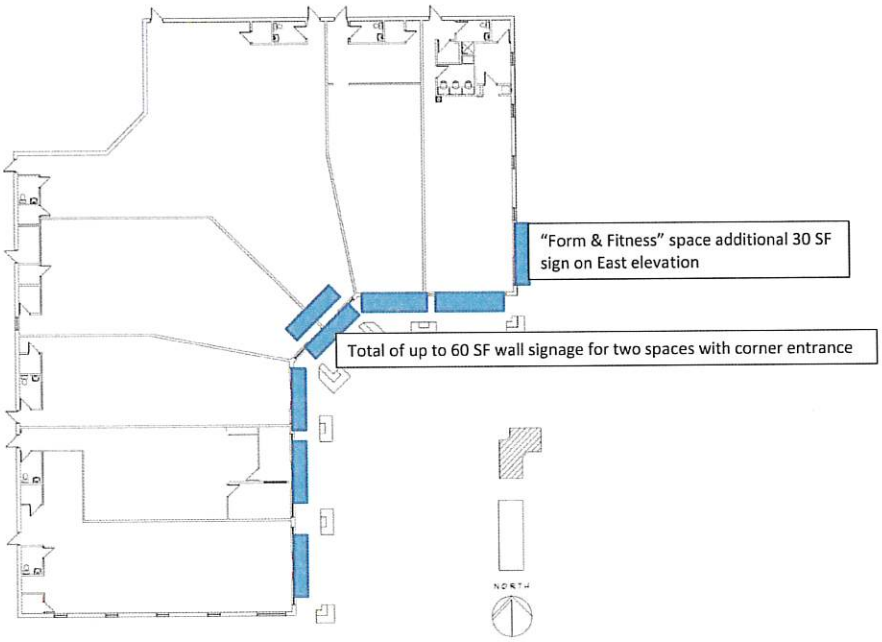
AWNING SIGNS - 12 total awning signage areas

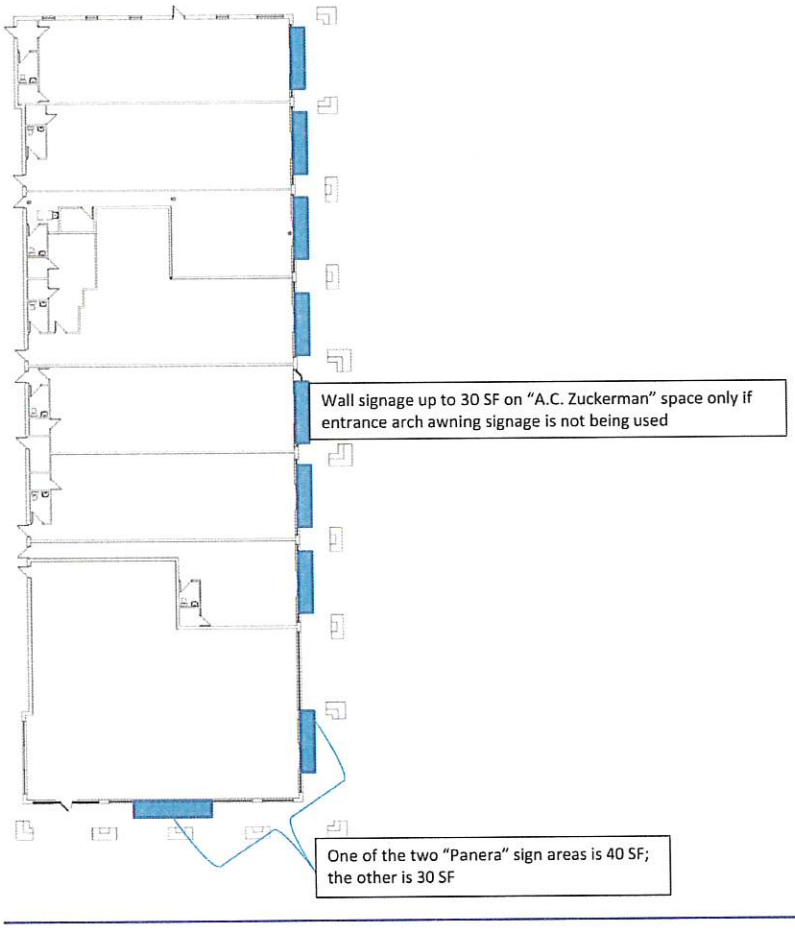


Attachment: Packet Docs_Concord MSP (9081 : Concord Development Company for Concord 37)

DRAFT MARK-UP

WALL SIGNS - 16 wall signage areas of 30 SF plus 1 wall signage area of 40 SF





Attachment: Packet Docs_Concord MSP (9081 : Concord Development Company for Concord 37)

DRAFT MARK-UP

TO: Jac Zader, City of Mequon
FROM: Concord 37, LLC
RE: Panera Center Master Sign Plan
DATE: January 16, 2013, amended as of January 22, 2024

The following summarizes the master sign plan approved by Planning Commission on January 14, 2013~~.~~, as amended by Planning Commission on January 22, 2024:

1. One (1) directory sign 6' high x 4' wide.

2. Up to seventeen (17) walls signs regardless of the number of tenants/occupants, each sign not to exceed 30 SF, except that the "Panera" space (south end of south building) may have a 40 SF sign in addition to a 30 SF sign (one wall sign on each the south and east elevations~~).~~.) and "Form & Fitness" space (northeast end of north building) may have a 40 SF sign in addition to a 30 SF sign (one wall sign on each the south and east elevations).

3. Tenants that occupy multiple, contiguous bays are allowed to assemble their permitted allotment of wall signage footage into a singular signage area or multiple signage areas, subject to overall height limitations not to exceed: (a) 22 inches for channel letters and box signs; and (b) 28 inches for logo elements. Such sign areas are permitted to contain multiple signage elements, such as channel letters, box signs, and logo and moniker elements. For example, if a tenant occupies three (3) contiguous bays, that tenant would be allowed wall sign area of 90 square feet, which 90 square feet may be comprised of multiple elements such as channel letters, box signage and logo, and either clustered into one or more signage areas or spread across the storefront façade (subject to the foregoing height restrictions). An example is attached.

~~3.~~4. Not more than 50% of wall signage area shall be "bar" or "box" type signage.

~~4.~~5. Blade signs for each tenant bay, not larger than four (4) SF each, similar in design and color~~.~~ (color scheme and design to be determined by the property owner).

~~5.~~6. Two (2) monument signs.

~~6.~~7. Up to eleven (11) awning signage areas, each not to exceed twelve (12) SF, as follows:
   a. Panera space (south end of south building): awning signage on each of the 4 south elevation awnings and also on the east elevation awning;
   b. Vietnamese Noodles space (north end of south building): awning signage on each the east and north elevations;
   c. Great Frame Up space (south end of north building): awning signage on each the east and south elevations;

Attachment: Packet Docs_Concord MSP (9081 : Concord Development Company for Concord 37)

d. Spa Nebula/Golf Tec spaces (center of north building): awning signage at the entrance arch;
e. Form and Fitness space (north end of north building): awning signage on the south elevation.

~~7.~~8. Awning signage up to 30 SF at A.C. Zuckerman (center of south building) entrance arch, in lieu of wall signage.

9. Occupants' corporate colors and such other color schemes as the property owner may approve for signage elements (e.g. channel letter faces and trims) are permitted.

Drawings of approximate awning and wall sign placement are attached.

Attachment: Packet Docs_Concord MSP (9081 : Concord Development Company for Concord 37)



Attachment: Packet Docs_Concord MSP (9081 : Concord Development Company for Concord 37)



Attachment: Packet Docs_Concord MSP (9081 : Concord Development



Attachment: Packet Docs_Concord MSP (9081 : Concord Development



Attachment: Packet Docs_Concord MSP (9081 : Concord Development



Attachment: Packet Docs_Concord MSP (9081 : Concord



Attachment: Packet Docs_Concord MSP (9081 : Concord

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: **EVAN HOIER, ASSOCIATE PLANNER**

DATE: **January 22, 2024**

SUBJECT: **Sign Effectz, Inc. for Landmark Credit Union. The applicant is seeking minor request approval for a sign waiver allowing an electronic menu board for the property located at 10865 N. Port Washington Road.**

Applicant:	Sign Effectz, Inc.
Status of Applicant:	Agent
Requested:	Minor Request – Sign Waiver
Existing Zoning:	B-2 (Community Business) PUD (Planned Unit Development)
Land Use Plan:	Institutional
Lot size:	2.38 Acres
Location:	10865 N. Port Washington Road
Tax Key Number:	#15-030-04-012.00
District:	#6

Background:
The applicant is seeking a sign waiver for the installation of an electronic menu board at the financial institution at 10865 North Port Washington Road. This menu board will be used by Landmark Credit Union to educate customers on the products and services offered by Landmark. The board will be changed to reflect changes in services or available rates. The electronic menu board will replace many of the existing temporary signs at the drive-through lanes. These temporary signs are considered exempt.

Sign Waiver:
This request for a sign waiver would violate multiple City ordinances. These include:

Section 62-13(b)(2)(a) Wall Signs – Number. The proposed installation of a menu board/monitor would put the number of wall signs on the building over the maximum of one sign for each façade facing a public street.

Section 62-13(b)(7) Electronic message signs. The proposed installation of an electronic message sign would not meet the current standards of Chapter 62, Sign Code. The current uses that are allowed this type of signage are institutional, religious, theatre and public services. Planning Commission passed an updated sign code at the December 4th meeting that changed the allowance of electronic message signs to only properties zoned IPS and theater, concert hall, and gas station uses within other commercial business districts. Therefore, under both the current and recently reviewed and recommended amendment to Chapter 62 *Sign Code*, financial institutions are not permitted electronic message signs.

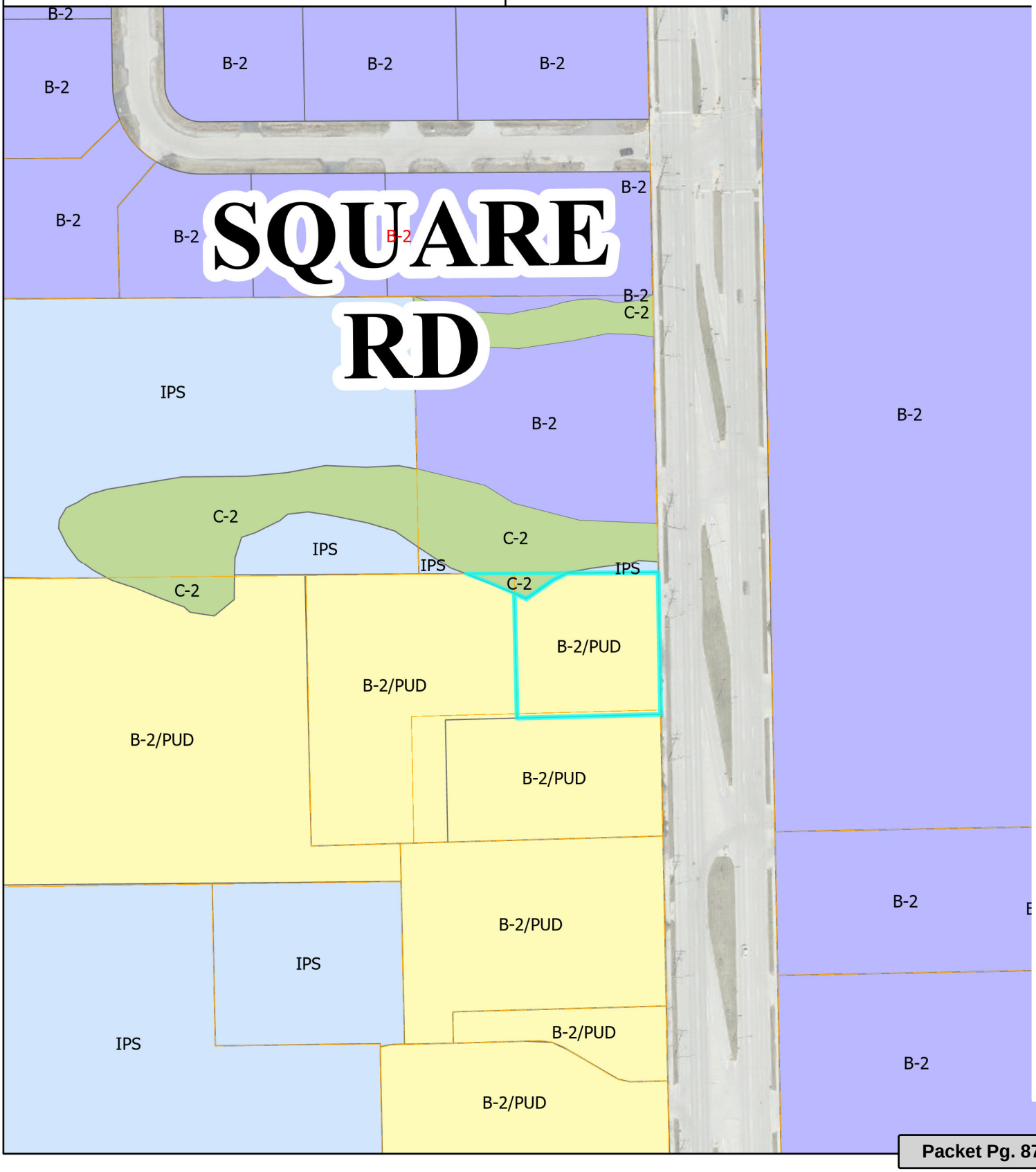
Sign Effectz provided a hardship statement on behalf of Landmark Credit Union (See attached). Per the letter, Landmark is "striving to deliver consistent experience at all their branches, in the same manner as any business that utilizes menu boards. To this end, not having this menu board/monitor would cause a hardship to the overall goal of a consistent experience for the Landmark Credit Union customer.". While staff can understand creating a consistent experience for customers of the credit union, staff does not believe that it constitutes an undue hardship. An electronic message board is not the only means in which to deliver consistent experiences.
Alternatively, Landmark Credit Union could apply for additional window signage or decals that advertise their new rates or other amenities. This is commonplace with other financial institutions in the area. Any window signage or decal must comply with the City of Mequon signage code.

Recommendation:
Staff recommends **denial** of the sign waiver request due to lack of hardship.

Attachments:
Packet Docs_LandmarkCredit (PDF)

LANDMARK CREDIT UNION SIGN WAIVER

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



Attachment: Packet Docs_LandmarkCredit (9082 : Sign Effectz, Inc. for Landmark Credit Union)

SignEffectz™
1827 W. Glendale Ave. Milwaukee, WI. 53209

December 19th, 2023

City of Mequon
Community Development
11333 N. Cedarburg Road
Mequon, WI 53092

RE: Landmark Credit Union, 10865 N. Port Washington Road

Dear Plan Commission,

Sign Effectz, Inc., acting as an agent for Landmark Credit Union, is requesting the Plan Commission's consideration of our request to install (1) One menu board/monitor on the Landmark Credit Union Drive-Thru Lane.

Our intent is to install a menu board/monitor on our Drive-Thru at each of the Landmark Credit Union locations in Wisconsin. These menu board/monitors are used to educate Landmark members and non-members on the products, services, and technologies available. The menu boards are changed when necessary to reflect changes in services or various rates available, disclaimers, etc. Also, this menu board/monitor will replace many of the temporary signs evident at financial institution Drive Thru lanes.

Landmark Credit Union is striving to deliver consistent experience at all their branches, in the same manner as any business that utilizes menu boards. To this end, not having this menu board/monitor would cause a hardship to the overall goal of a consistent experience for the Landmark Credit Union customer.

Thank you for your consideration.

Respectfully submitted,

Eric Rohs

Eric Rohs
Project Coordinator
Sign Effectz, Inc.
262-220-9220

Attachment: Packet Docs_LandmarkCredit (9082 : Sign Effectz, Inc. for Landmark Credit Union)



Attachment: Packet Docs_LandmarkCredit (9082 : Sign Effectz, Inc. for Landmark Credit Union)



VIEW AT ENTRANCE OFF OF MEQUON ROAD WHICH SHOWS THE MONITOR IS NOT VISIBLE FROM MEQUON ROAD.

Attachment: Packet Docs_LandmarkCredit (9082 : Sign Effectz, Inc. for Landmark Credit Union)

Slim & Robust Design with Outstanding Visibility

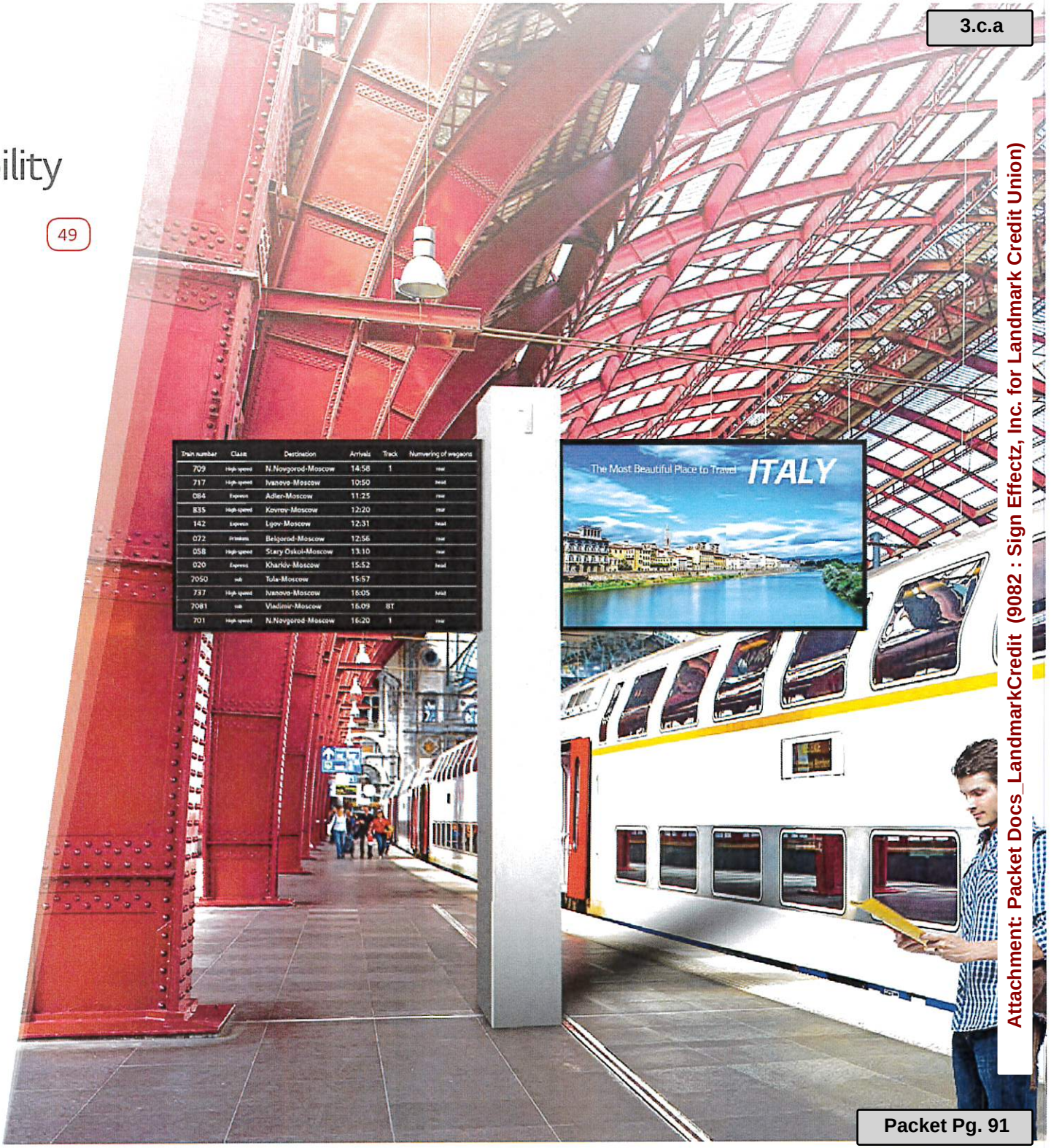
Ultra High Brightness Outdoor Display
XE4F Series

49

With a tough design that is also remarkably slim and lightweight, the XE4F Series can be easily installed to meet needs in a variety of custom outdoor environments. With upgraded brightness, the XE4F displays can capture customers' attention even under direct sunlight.

- Slim & Light Design
- Outstanding Visibility
- IP56 Rated Dust/Water Proof
- Easy Data Control & Maintenance

LG | Business Solutions



Attachment: Packet Docs_LandmarkCredit (9082 : Sign Effectz, Inc. for Landmark Credit Union)

SLIM & ROBUST DESIGN FOR EASIER CUSTOMIZATION

Slim & Light Design

XE4F series composed of single display with a light and slim design and it can be easily customized to suit various external environments with no need for separate casing.



Easy integration for partner's customized design

Because the XE4F Series is significantly thinner and lighter than previous designs, it is mount-ready and can be more easily customized for a variety of applications.



Attachment: Packet Docs_LandmarkCredit (9082 : Sign Effectz, Inc. for Landmark Credit Union)

OUTSTANDING VISIBILITY

Bright & Brilliant

The XE4F series possess powerful brightness of 4,000nits, providing clear and vivid picture quality even under direct sunlight.



Wide Viewing Angle

IPS technology provides better control of the liquid crystals, which in turn allows the screen to be viewed at virtually any angle.



Attachment: Packet Docs_LandmarkCredit (9082 : Sign Effectz, Inc. for Landmark Credit Union)

OUTSTANDING VISIBILITY

Long Lasting Brightness

With a powerful brightness of 4,000 nits and wide viewing angles, the XE4F Series delivers content clearly and catches the attention of viewers no matter where they are, making it the ultimate display for outdoor visibilityv



Visible with Polarized Sunglasses

Quarter Wave Plate technology in this display enables clear visibility even when the viewer is wearing polarized sunglasses.



Attachment: Packet Docs_LandmarkCredit (9082 : Sign Effectz, Inc. for Landmark Credit Union)

Secured Protection with IP56 Design

The XE4F Series is rated IP56 for protection against dust and liquids so that it can serve reliably outdoors in almost all kinds of weather.



Protective Glass (IK10 Certified)

The tempered and laminated front glass ensures optimum protection from outdoor extremities, reducing / minimizing damage from external impacts.



* The image is for illustrative purposes only

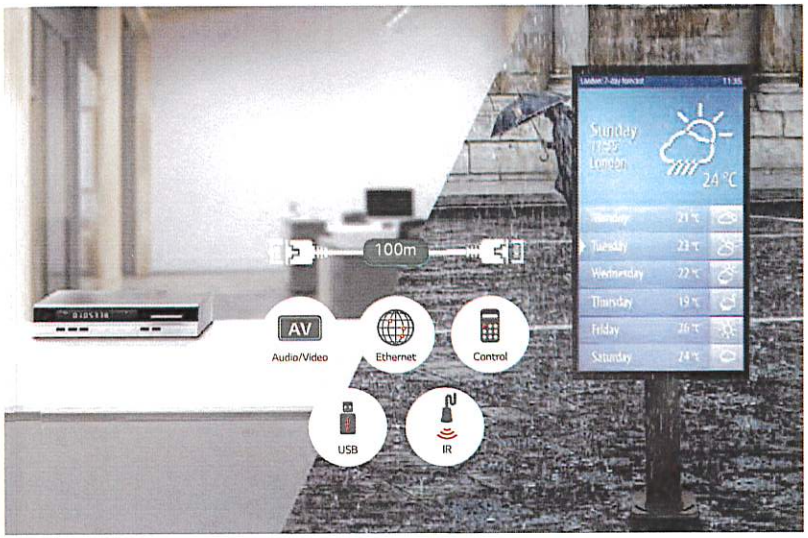
**IK rating refers to the degree of resistance against external impacts on a scale of 0 to 10. (10 indicates the highest level of protection.)

Attachment: Packet Docs_LandmarkCredit (9082 : Sign Effectz, Inc. for Landmark Credit Union)

EASY MAINTENANCE

Support for HDBaseT ™

The XE4F Series supports the HDBaseT global standartd fo the transmission of ultra-high definition video and audio, Ethernet, controls, USB and IR over a single, long-distance cable for easier control of the display.



Web Monitoring

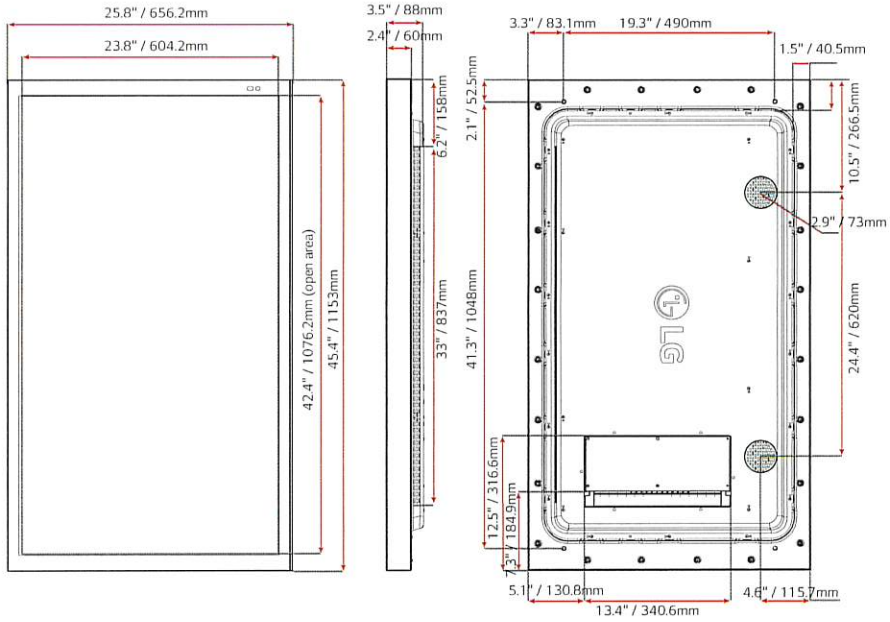
The embedded web monitoring allows a variety of parameters to be diagnosed in real time using temperature, pixel, door, ambient light and gyro sensors. It can be easily controlled at all times.



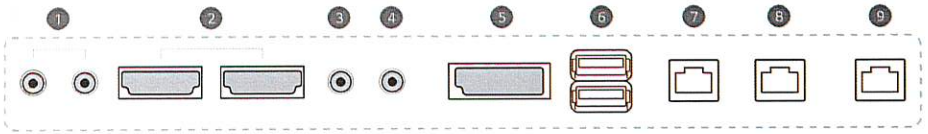
Attachment: Packet Docs_LandmarkCredit (9082 : Sign Effectz, Inc. for Landmark Credit Union)

DIMENSIONS

49XE4F



CONNECTIVITY



1. SPEAKER OUT
2. HDMI IN
3. RS232C IN
4. RS232C OUT
5. DP IN
6. USB IN
7. LAN IN
8. LAN OUT
9. HDBaseT IN

HDMI HIGH DEFINITION MULTIMEDIA INTERFACE

Attachment: Packet Docs_LandmarkCredit (9082 : Sign Effectz, Inc. for Landmark Credit Union)

SPECIFICATIONS

PANEL	Model		55XE4F	49XE4F
	Screen Size		55"	49"
	Panel Technology		IPS	IPS
	Back Light Type		Direct	Direct
	Aspect Ratio		16 : 9	16 : 9
	Native Resolution		1,920 x 1,080 (FHD, WRGB)	1,920 x 1,080 (FHD, WRGB)
	Refresh Rate		60Hz	60Hz
	Brightness		Typ. 4,000nit, Min. 3,200nit	Typ. 4,000nit, Min. 3,200nit
	Contrast Ratio		1,200:1	1,300:1
	Dynamic CR		500,000:1	500,000:1
	Color gamut		72%	72%
	Viewing Angle(H x V)		178 x 178	178 x 178
	Color Depth		1.07 Billon (10bit)	1.07 Billon (10bit)
	Response Time (G to G)		8 ms	8 ms
	Surface Treatment(Haze)		Haze 3%	Haze 3%
	QWP(Quarter Wave Plate)		Yes	Yes
	Life time(Typ.)		50,000 Hrs	50,000 Hrs
	Operation Hours		24 Hrs	24 Hrs
	Orientation		Portrait & Landscape	Portrait & Landscape
INPUT	Digital	HDMI	Yes (2), HDCP2.2	Yes (2), HDCP2.2
		DP	Yes (1), HDCP1.3	Yes (1), HDCP1.3
		DVI-D	No	No
		HDBaseT	Yes	Yes
	Analog	RGB	No	No
	Audio In		No	No
	External Control	RS232C IN	Yes	Yes
		RJ45(LAN)	Yes	Yes
	USB		Yes (2), USB2.0	Yes (2), USB2.0
OUTPUT	External Speaker Out		Yes (1, L/R)	Yes (1, L/R)
	External Control	RS232C OUT	Yes (1)	Yes (1)
		RJ45(LAN)	Yes (1), HDBaseT	Yes (1), HDBaseT
MECHANICAL SPECIFICATION	Protection Glass	Depth	5 mm	5 mm
		Degree of Protection	IK10	IK10
		Tempered	Yes	Yes
		Anti-Reflective	Yes	Yes
		Infrared - Resistance (IR)	Yes	Yes
		Shatter-Proof	Yes	Yes
	Bezel Color		Black	Black
	Bezel Width		38.4mm(T/B), 26.0mm(L/R)	38.4mm(T/B), 26.0mm(L/R)
	Monitor Dimension (W x H x D)		29" x 50.9" x 3.1" / 737.4 x 1,292.5 x 88.0mm	25.8" x 45.4" x 3.5" / 656.2 x 1153x 88.0mm
	Handle		No	No
	VESA™ Standard Mount Interface		No (non-standard)	No (non-standard)
HARDWARE	Internal Memory		16GB (System 4GB + Available 12GB)	16GB (System 4GB + Available 12GB)
	Wi-Fi	Built-in	No	No
		Dongle ready	No	No
	Sensors	Temperature Sensor	Yes (Panel Front, M/Board, LCM , Inside)	Yes (Panel Front, M/Board, LCM , Inside)
		Auto Brightness sensor	Yes	Yes
		BLU Sensor	Yes	Yes
		Pixel sensor	Yes	Yes
		Proximity Sensor	No	No
		Gyro Sensor	Yes	Yes
		Humidity Sensor	Yes	Yes
		Current Sensor	Yes	Yes
	Power Indicator		No	No
	Local Key Operation		No	No
	FAN		Yes (Open Loop , Closed Loop)	Yes (Open Loop , Closed Loop)
	Dust / Water Proof		IP56	IP56
	Direct Sunlight		Yes	Yes
ELECTRICAL	Power Supply		100-240V~, 50/60Hz	100-240V~, 50/60Hz
	Power Type		Built-In Power	Built-In Power
	DPM		1W	1W
	Power off		0.5W	0.5W

SOFTWARE	Model		55XE4F	49XE4F
	webOS ver		webOS 4.0	webOS 4.0
	Embedded CMS	USB Auto Playback	Yes	Yes
		Local Contents Scheduling	Yes	Yes
		Group Manager	Yes	Yes
	Fail over		Yes	Yes
	Image Customization	Booting Logo	Yes	Yes
		No Signal	Yes	Yes
	Content Sync.	RS-232C	Yes	Yes
		Backlight sync	Yes	Yes
		Local Network	Yes	Yes
	Multi-screen	PIP	Yes	Yes
		PBP	Yes (2)	Yes (2)
	Screen Share		No	No
	Video Tag		Yes (4)	Yes (4)
	Play via URL		Yes	Yes
	OSD Rotation		Yes	Yes
	Lock mode		Yes	Yes
	Content Rotation		Yes	Yes
	Gapless Playback		Yes	Yes
	Tile Mode Setting		Yes (Max.15x15)	Yes (Max.15x15)
	Setting Data Cloning		Yes	Yes
	Firmware Update by Network		Yes	Yes
	SNMP		Yes	Yes
	ISM Mode (Image Sticking Minimization)		Yes	Yes
	Auto Set ID		Yes	Yes
	Status Mailing		Yes	Yes
	"Outdoor API control (Backlight, Fan, Illuminance, Humidity, Door, check screen, rotation)"		Yes	Yes
	Control Manager		Yes	Yes
	3rd Party Control Compatibility	Crestron Connected	No	No
	Power Mgmt.	DPM	Yes	Yes
		On/Off Schedule	Yes	Yes
		Holiday Schedule	Yes	Yes
		Power on Status	Yes (Standby, Power On, Last Status)	Yes (Standby, Power On, Last Status)
		Energy Saving	Yes	Yes
		Smart Energy Saving	Yes	Yes
		PM mode	Yes	Yes
		Wake on LAN	Yes	Yes
		Power on Delay	Yes	Yes
	Daylight Saving Time		Yes	Yes
	Beacon		Yes	Yes
	HDMI-CEC		Yes	Yes
	SI Server Setting		Yes	Yes
	HDbaseT		Yes	Yes
	WOL		Yes	Yes
	webRTC		Yes	Yes
ENVIRONMENT CONDITIONS	Operation Temperature		-22°F to 122°F / -30°C to 50 °C	-22°F to 122°F / -30°C to 50 °C
	Operation Humidity		5 % to 100 %	5 % to 100 %
SOUND	Speaker		No	No
CERTIFICATIONS	Safety		UL / cUL / CB	UL / cUL / CB
	EMC		FCC Class "A" / CE / KCC	FCC Class "A" / CE / KCC
	ErP / Energy Star		Yes / No	Yes / No
SOFTWARE COMPATIBILITY	SuperSign CMS		Yes	Yes
	SuperSign Control/Control+		Yes/Yes	Yes/Yes
	SuperSign White Balance		No	No
	Signage 365 Care		Yes	Yes
LANGUAGE	Languages		English, French, German, Spanish, Italian, Korean , Chinese(Simplified), Chinese(Original), Portugues(Brazil), Swedish, Finnish, Norwegian, Danish, Russian, Japanese, Portugues(Europe), Dutch, Czech, Greek, Persian	
ACCESSORIES & OTHER	Basic		Remote Controller, Manual(EIG, ESG), Regulation Book, Phone to RS232C Gender, HDMI Cable	
	Warranty		3 Year Limited	3 Year Limited

http://www.lg.com/us/business/commercial-display
http://www.twitter.com/LGCommDisplays
http://www.facebook.com/LGcommercialdisplays
http://www.linkedin.com/company/lg-commercial-displays-usa
http://www.youtube.com/lgcommercialdisplayusa

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SPEC_XE4F_091920_LR

LG Business Solutions

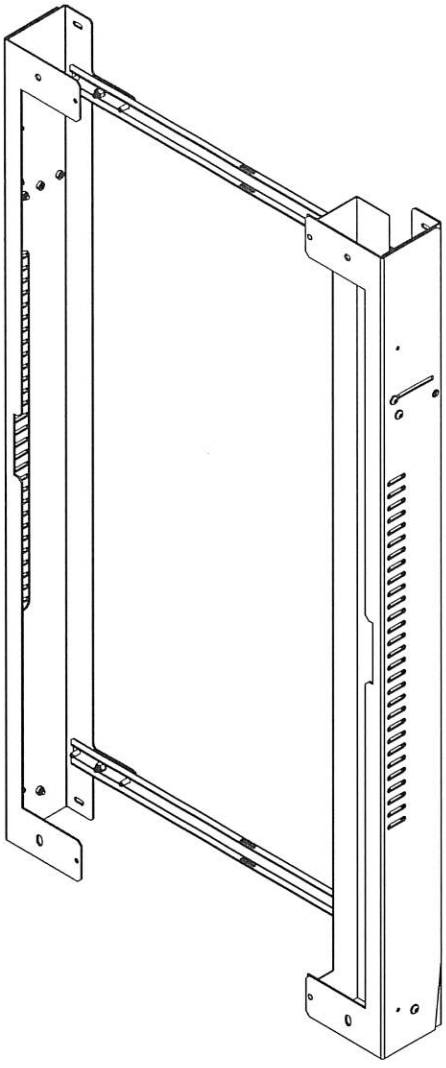
Attachment: Packet Docs_LandmarkCredit (9082 : Sign Effectz, Inc. for Landmark Credit Union)

peerless-AV®

EWP-49XE4F, EWP-55XE4F

49" - 55"
(124 - 140 cm)

MAX LB/KG
90 lb
(41 kg)



ENG
ESP
FRN
DEU
NEL
ITL
ČEŠ
SLK
POR
TÜR

Attachment: Packet Docs_LandmarkCredit (9082 : Sign Effectz, Inc. for Landmark Credit Union)

d. *Height*. An awning shall not project higher than the top of the façade or roofline.

e. *Design*. Illuminated and plastic awning signs are prohibited.

(5) *Multiple tenant signs*. Multiple tenant buildings located within the B-1, B-2, NC, TC, AC, UCNC, and UCMU zoning districts shall be limited to one wall sign per tenant not exceeding 30 square feet. The multiple tenants may also share the permitted freestanding sign. Major tenants may be allowed a larger wall sign subject to planning commission approval.

Multiple tenant buildings located within the B-3, B-4, B-5, B-6, B-7, LTD district are permitted one wall sign per building. More than one wall sign per building may be permitted subject to planning commission approval through a master sign plan and the following criteria:

a. The placement of all wall signs shall relate only to the first floor elevation of the building.

b. Only tenants that have an individual, exterior entrance on the first floor that allows the general public to access shall be permitted a wall sign.

c. All wall signs shall relate to the architectural features of the exterior building and create an overall harmonious aesthetic.

(6) *Window signs*.

a. *Neon signs*. Each business tenant shall be allowed to display on each public street it fronts one neon sign not exceeding 300 square inches in size or 50 percent of the window area, whichever is less. Neon signs shall emit a steady light and only be illuminated during business hours. Blinking, flashing, strobe or other light animation shall not be allowed. Businesses or business tenants will be required to fully comply with this section by September 1, 1994.

b. *Business decals*. Individual business decals not exceeding two square feet in size shall be allowed provided that multiple decals cannot be combined to give the appearance of a larger sign.

(7) *Electronic message signs and manual changeable letter signs*.

a. *Uses*. Electronic message signs and manual changeable letter signs shall only be allowed for properties zoned IPS, and theater, concert hall, and gas station uses within other commercial business zoning districts.

b. *Message*. The fixed display or fixed display screen shall only contain text and remain static. Pictographic or video images are prohibited. A message which moves by scrolling, blinking, flashing, turning or other similar movements is prohibited. A message shall not change more than one time per 30 seconds. When more than one message is displayed on either

Attachment: Packet Docs_LandmarkCredit (9082 : Sign Effectz, Inc. for Landmark Credit Union)

a single or double faced sign, the change to all messages shall occur at a simultaneous 30-second interval.

c. *Color*. The electronic display screen background shall be black. The fixed display or fixed display screen shall not be illuminated. The message on the display screen is not limited by color except that the color shall be compatible with the building's architectural character and exterior colors. There shall be no variation of color or intensity per message.

d. *Illumination*. The maximum illumination of any electronic message or manual changeable letter sign shall not exceed 15 foot-candles when measured with a light meter held perpendicular to the sign at a distance of 12 inches.

e. *Design and dimension*. The electronic message or manual changeable letter sign shall only be permitted as a freestanding/ground sign and is subject to the number, area, location and height requirements according to subsection 62-11(a)(3) and as follows:

1. The changeable message portion of the sign shall not exceed 50 percent of the total sign area.

2. The electronic message or manual changeable letter sign shall not be located closer than 100 feet from a residential use or an undeveloped residentially zoned property.

f. *Special use*. The following use(s) shall comply with the following standards in addition to the requirements of this chapter:

1. Gas service stations.

i. As may be required under Wis. Stat. § 100.18(8), gas service stations are permitted to display only the gas prices in electronic form as a special use.

ii. Gas service stations which display gas prices as electronic message signs shall comply with the requirements of this subsection (7), except that the display of gas prices can change at any time.

(8) *Marquee signs*. Marquee signs are allowed for theatres, including live performances and concert halls subject to planning commission approval.

(9) *Ancillary monument signs*. Sites zoned B2, B4 or B5 shall be permitted one ancillary monument sign not exceeding 16 square feet and not exceeding four feet in height as follows:

a. The site shall meet the following conditions:

1. 400 feet of continuous public street frontage.

2. A building occupied with two or more tenants.

Attachment: Packet Docs_LandmarkCredit (9082 : Sign Effectz, Inc. for Landmark Credit Union)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us **Office of Community Development**

TO: **Planning Commission**
FROM: **Jac Zader, Assistant Director Community Development**
DATE: **January 22, 2024**
SUBJECT: **Changes to Chapter 58 and Chapter 10 as it relates to responsibilities of the Architectural Review Board and the Guidelines for residential structures.**

Background:
The Department of Community Development is advancing proposed changes to the code as it relates to the Architectural Board including the Guidelines for Residential Structures. The attached language is a final draft of amendments that have been reviewed by Public Welfare Committee at several meetings since summer in 2023 as well as the Architectural Review Board. Since several of the changes are located in Chapter 58, a recommendation from Planning Commission is required.

Analysis:
Changes to the guidelines were designed to give the Architectural Review Board and city staff the ability to be more flexible when reviewing building applications. Language has been added that increases the size of what staff is allowed to review for detached structures from 150 to 300 square feet. The language also allows staff to review and approve minor alterations and additions to one- and two-family dwellings.

Other changes to the guidelines include the following:

- Allow flexibility for materials on additions to existing buildings.
- Removing the requirement that picture windows and patio doors have window grids if they are proposed for other windows.
- Allowing flexibility of the material consistency requirement based on the proposed floor plan.
- Adding separate requirements for detached buildings.

Changes to other sections of the code include modifications to Section 58-532 which gives staff the authority to review and approve agricultural structures less than 1,000 square feet.

The proposed ordinance changes will return to Public Welfare in February with the Public Hearing at Common Council in March.

Attachments:
AB Guidelines 1.10.24 (DOC)
Ordinance re Arch Board Changes Updated 01.16.24 (DOCX)
CLEAN COPY (PDF)
Ag structure changes (DOCX)

Attachment: AB Guidelines 1.10.24 (9084 : Changes to Chapter 58 and Chapter 10 as it relates to responsibilities of the Architectural Review)

MEQUON ARCHITECTURAL BOARD
GUIDELINES FOR RESIDENTIAL STRUCTURES

The goal of the City of Mequon and its Architectural Board is the protection and enhancement of the beauty, appeal and value of the City's housing. While aesthetics to some extent are a matter of personal preference, building exteriors are also part of the public realm and affect the overall ambience of the community. The Board has, out of its long experience in reviewing design proposals, identified a number of recurrent issues and themes for which it is felt that guidelines are appropriate. There are enduring principles and themes, which will help insure harmonious, balanced, compatible and neighborhood-enhancing residential development. In applying these guidelines, the Board exercises judgment and discretion in looking for excellence in design.

In an effort to assist the home designer/builder, the principles and standards by which the Architectural Board will review designs and plans are set forth below.

Scope

The Architectural Board shall be responsible for the review and final approval of the following:

- All new single and two-family residential structures.
- Additions to single and two-family structures.
- Exterior alterations to single and two-family structures.
- Detached structures more than 300 square feet

Alterations and additions that are deemed minor by the Director of Community Development, or their designee may be approved at a staff level.

Zoning Requirements

The Inspection Division will review plans for compliance with the dimensional and other technical requirements of the zoning and building codes. This includes critical dimensions of the proposed structure, i.e., building height, setbacks and offsets; lot coverage, and minimum square footage.

General

The several elevations of the residential structures shall be consistent with one another and compatible with existing homes in the neighborhood as well as the natural features of the lot and surroundings in order to avoid disharmony and the appearance of haphazard development. See City of Mequon Code of Ordinances Sec. 58-40(c)(1).

A proposed dwelling should not be so similar in design, materials, style or exterior appearance to existing neighboring homes that excessive monotony is created. See City of Mequon Code of Ordinances Sec. 58-40(c)(2).

The placement of a proposed residential structure on the lot should not impair the lot's natural

beauty; it shall respect the physical attributes of the lot and of the neighborhood. One must attempt to eliminate or minimize loss of trees and vegetation, or alteration of natural topography. See City of Mequon Code of Ordinances Sec. 58-40(c)(4) and 58-641.

Submission Requirements

The following are required to be submitted to the City of Mequon Inspections Division prior to the design application being placed on the Architectural Board agenda:

1. Application form;
2. To scale and dimensioned drawings of the following:
   - For addition plans, the addition must be highlighted on the drawings to easily distinguish it from the existing structure;
   - All elevations must show accurate dimensions and a clear description of proposed materials;
   - Site plan, including driveway if applicable;
3. For additions, 3 sets of photographs of the existing structure which show the area of the home at which the addition is proposed.

Roof Geometry

~~The minimum acceptable roof pitch~~ for new construction ~~of single family and two-family structures~~ buildings ~~will be 6/12; however, it is recommended that roofs be pitched more steeply, at 8/12.~~ Generally, all roof pitches on a principal dwelling should be the same.

All roof designs will be reviewed as they relate to the overall design of the home.

Size, Proportions, and Scale

Certain zoning code standards, relating to minimum square footage and maximum lot coverage, regulate the size of a proposed structure. However, it is conceivable that a proposed structure will conform to the technical dimensional provisions of the zoning code, and yet be objectionable from an aesthetic standpoint. The Architectural Board will evaluate the proposed residential structure's size, proportions, placement and orientation in relation to:

- Neighboring structure's height, mass, scale and placement.
- On-site structure's height, mass, scale and placement.
- The lot, including its size, shape, sight lines, topography, specimen trees, grade and other natural features.
- Equally important are the proportions and scale of the proposed structure.

Consistency of Elevations

All sides of the structure should exhibit design continuity. Where brick, stone or stucco is used together with cedar on the front elevation, and the brick, stone or stucco is the predominant material, roughly the same proportion of veneer and cedar should be designed into the other elevations affecting an architecturally correct balance. Additions and alterations to existing structures may deviate from this requirement based on the ability to match existing materials.

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A design which incorporates an accent material such as stone, brick or stucco on the front elevation only, may be permitted if it is used sparingly and only to establish a focal point of interest to the design of the structure.

Houses which feature shutters or divided lite windows as design elements should have them on all four elevations. When a specific style or design of window or trim is presented on one elevation, it should be repeated on all elevations, including the garage. This requirement shall not apply to sliding patio doors and picture windows.

The fact that there are no adjacent neighbors or that the property is or will be bordered by trees or berm does not diminish the need for continuity on all elevations of the structure, but it may be a rationale to limit the proportion of materials on the aforementioned elevation.

Painted flues, vents, gutters, downspouts, flashing and the like are encouraged to match the color of the architectural component from which they project.

Building Façade

It is important that exterior details such as shutters, corner boards, quoins, cupolas, wing walls, cornice returns, gable vents, fanlights, wide trim boards, lintels, sills, cornices, etc., be designed into the plans together with the other design features.

The design should incorporate the use of strong vertical and/or horizontal reveals, offsets, and three-dimensional detail between surface planes to create shadow lines and break up flat surface areas. If large blank surfaces are proposed, they should serve some compelling design purpose, and the design should incorporate mitigating features to enrich the appearance of the structure and provide a sense of scale at ground level that is inviting to the observer.

Enhancements such as masonry treatments must not terminate at an outside corner. Window and other trim treatments should be consistent to the greatest extent possible on all elevations. Consideration shall be given to the interior floor plan when complying with this requirement. Compatible framing, sills, lintels and keystones should be employed. Alterations to existing dwellings may be exempt from this requirement in order to match the existing design.

The size and location of windows and doors should be balanced and consistent on each elevation, and this should be borne in mind when placing windows in rooms. Consideration shall be given to the interior floor plan when complying with this requirement.

Materials

All natural building materials are strongly encouraged. Synthetic siding/trim materials will be considered based upon quality and appearance.

Acceptable roofing materials include:

- Cedar shake
- Slate
- Fiberglass shingles
- Concrete shingles
- Tile

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- Dimensional asphalt shingles
- Architectural metal roofs

Masonry chimneys will generally be required. Cedar chimneys may be considered if integral to the design of the structure, and compatible with surrounding homes.

~~***Additions***~~

~~The design, scale, architectural features, and materials for an addition must be closely tied to and reflective of the existing structure. As with new construction, addition designs require submission of scale drawings with dimensions and materials conspicuously noted. One set of photos of the existing house must be submitted with the working drawings of the addition. (See Submission Requirements above.)~~

~~***Storage Sheds and Detached Accessory Structures***~~
Detached Storage Structures

~~The size of storage sheds must reflect residential usage, not that of a commercial application~~
In General~~.~~
1. Be subordinate in size, scale and bulk to the principal residence.
2. Complement the architectural character of the principal residence.
3. Be compatible with the neighborhood character.

Orientation

Detached structures with an 8-foot-wide door or less may front the street. Large overheard doors shall face an interior driveway unless it is located completely to the rear of the dwelling.

Where the garage faces an internal driveway, the garage shall incorporate window(s) on the street front façade for walls greater than 10 feet in length unless it is screened from public view by natural vegetation. The window size and design must be compatible with the windows on habitable portions of the residence.

Materials and Design

Detached structures shall be designed to be consistent with the principal dwelling. Consistency of design includes the use of similar roofing materials and pitch, windows, exterior cladding, trim, and color(s).

Exceptions:

- Materials including brick, stone, slate are not required on detached buildings and may be substituted with other approved materials.
- Detached structures are not required to have a roof pitch greater than 8/12 regardless of the pitch on the primary dwelling.
- Roof forms shall be similar to the form of the primary dwelling unless the detached structure is less than 150 square feet.
- Roof eaves are not required to exceed 1 foot regardless of the eave width on the primary dwelling.

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~~Materials must be compatible with those of the principal dwelling. Generally, metal sheds are strongly discouraged.~~

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Attachment: Ordinance re Arch Board Changes Updated 01.16.24 (9084 : Changes to Chapter 58 and Chapter 10 as it relates to responsibilities

TRACK CHANGES

Sec. 10-56. - Architectural ~~board~~approvals.

No permit shall be issued for the erection, remodeling or placement of any building or structure within the City of Mequon ~~of any building~~ until any required architectural approval for such building or structure ~~the approval of the architecture al board~~ has been obtained and such approved~~al~~ plans are received by the building inspector. The review and approval of the permit is ~~architectural board shall be in lieu of the review and approval~~ required per Section 30.07(8) of the Wisconsin Uniform Building Code and per Chapters 320-325 SPS Uniform Dwelling Code . ~~As follows, the assigned boards, commissions or authorized staff shall have authority review and determination of the exterior architectural appeal and functional plans of the building~~ Architectural approval shall be provided as follows:

The director of community development, or designee, shall assess and determine, in accordance with Section 58-40 (c~~-~~) the appropriateness of any building~~,~~ or structure which does not exceed 300 square feet ~~which does not exceed a total~~ and which has ~~with~~ no exterior dimension that exceed~~ing~~s eighteen (18) feet and shall assess and determine the appropriateness of any agricultural building, or agricultural structure which does not exceed 1,000 square feet,

The architectural review board shall assess and determine, in accordance with Section 58-40 the appropriateness of any residential principal or residential accessory building~~,~~ or structure exceeding 300 square feet and located in any zoning districts authorizing such structure.

The planning commission shall assess and determine the appropriateness of any building~~,~~ or structure~~,~~ and any agricultural building, or agricultural structure of 1,000 square feet or greater and located in any zoning district authorizing such structure. Residential principal or residential accessory building, or structure are exempt from Planning Commission assessment and determination.

~~by the planning commission in section 30.07(7) of the Wisconsin uniform building code.~~

Sec. 58-566 – Architectural requirements and standards.

(c) *Authority of the director of community development.* Notwithstanding anything to the contrary in this section, the director of community development shall be responsible and have authority to hear, review and act upon proposed plans for structures which do not exceed 30~~15~~0 square feet and which has no ~~do not contain any~~ exterior dimension that ~~which~~ exceeds eigh~~six~~teen (18~~6~~) feet.

CLEAN TEXT

Sec. 10-56. - Architectural approvals.

No permit shall be issued for the erection, remodeling or placement of any building or structure within the City of Mequon until any required architectural approval for such building or structure has been obtained and such approved plans are received by the building inspector. The review and approval of the permit is required per Section 30.07(8) of the Wisconsin Uniform Building Code and per Chapters 320-325 SPS Uniform Dwelling Code. Architectural approval shall be provided as follows:

The director of community development, or designee, shall assess and determine, in accordance with Section 58-40 (c) the appropriateness of any building or structure which does not exceed 300 square feet and which has no exterior dimension that exceeds eighteen (18) feet and shall assess and determine the appropriateness of any agricultural building, or agricultural structure which does not exceed 1,000 square feet.

The architectural review board shall assess and determine, in accordance with Section 58-40 the appropriateness of any residential principal or residential accessory building or structure exceeding 300 square feet and located in any zoning districts authorizing such structure.

The planning commission shall assess and determine the appropriateness of any building or structure and any agricultural building, or agricultural structure of 1,000 square feet or greater and located in any zoning district authorizing such structure. Residential principal or residential accessory building, or structure are exempt from Planning Commission assessment and determination.

Sec. 58-566 – Architectural requirements and standards.

(c) *Authority of the director of community development.* Notwithstanding anything to the contrary in this section, the director of community development shall be responsible and have authority to hear, review and act upon proposed plans for structures which do not exceed 300 square feet and which has no exterior dimension that exceeds eighteen (18) feet.

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Sec. 58-532. - Specific requirements—Animal-related uses, businesses and structures.

(h) *Stables, barns, poultry houses, riding arenas and other similar structures for animals.*

(1) The standards described in this subsection only relate to such structures used in connection with allowed producing animals and not for structures used for other agricultural purposes or non-agricultural purposes. Structures used for such other purposes may not be used to keep animals unless they meet these standards.

(2) No building housing producing animals shall be closer than 50 feet to any lot line except for chicken enclosures on residentially zoned properties, which are governed by the specific standards for chickens set forth above.

(3) Except for exterior enclosures for equine animals, exterior enclosures and buildings in which producing animals are housed at a residentially zoned property (other than animals kept in a primary residence) shall be located in the rear yard closer to the principle dwelling on the subject parcel than the neighboring lot lines.

(4) Additional requirements are set forth above for domestic animals kept at a residentially zoned property.

(5) For structures less than ~~If greater than 150 square feet but~~ 1,000 square feet ~~or less~~, the design is subject to staff ~~architectural board~~ approval. If more than 1,000 square feet, the design is subject to planning commission approval. Other district standards, such as lot coverage ratio, apply.