11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2904
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, January 23, 2023
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

a) Approval of Minutes

b) Meeting Minutes from December 12, 2022

2) Public Hearing/Consent

a) Jilly's Car Wash. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for modifications to previously approved plans on May 23, 2022, for a car wash facility for the property located at 10829 N. Port Washington Road.

b) John Mikkelson for Therapeutic Massage and Wellness Center. The applicant is seeking conditional use grant approval to allow for a therapeutic massage and wellness center for the property located at 11431 N. Port Washington Road, Suite 101.

c) John Mikkelson for Galleria for Better Health. The applicant is seeking conditional use grant approval to allow for a therapeutic massage center for the property located at 11431 N. Port Washington Road, Suite 101 E.

d) John Mikkelson for Cedar Creek Massage. The applicant is seeking conditional use grant approval to allow for a therapeutic massage center for the property located at 11431 N. Port Washington Road, Suite 101 E.

e) John Mikkelson for Embrace Your Face. The applicant is seeking conditional use grant approval to allow for an aesthetics studio for the property located at 11431 N. Port Washington Road, Suite 135.

3) Public Hearing

a) Concord Development Company. The applicant is seeking conditional use grant amendment approval to allow for an extension to meet conditions of original CUG approval on July 25, 2022, for a fitness center for the property located at 1300-1380 W. Mequon Road (Anytime Fitness).

b) Concord Development Company. The applicant is seeking conditional use grant amendment approval to allow for an extension to meet conditions or original CUG approval on July 25, 2022, for a restaurant for the property located at 1400-1412 W. Mequon Road (GF-Smoothie).

4) Regular Business

a) Tim O'Brien Homes for Gehrett. The applicant is seeking wetland setback waiver and specimen tree removal approval to allow for the removal of specimen trees for the property located at 12333 N. Lake Shore Drive.

b) Norway Fence for Congregation Chabad. The applicant is seeking site plan amendment approval to allow for a fence along Mequon Road for the property located at 2233 W. Mequon Road.

c) Parish Survey & Engineering, LLC for Ozaukee Country Club. The applicant is seeking building and site plan amendment and specimen tree removal request approval to allow for a proposed 11,400 sq. ft. building with parking lot, driveway and rain garden for the property located at 10823-11185 N. River Road.

d) Neumann Development, Inc. The applicant is seeking concept plan, preliminary plat, fill permit and development agreement approval to allow for a 37-lot subdivision for the property located at 1310 W. Highland Road (Highland Meadows).

e) St. Johns Evangelical Lutheran Church. The applicant is seeking certified survey map approval to allow for modified property lines and rezoning recommendation approval from R-4 zoning to B-1 and IPS zoning for the property located at 1600-17174 W. Mequon Road.

5) Announcements

6) Adjourn

Dated: /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 12, 2022
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:
Chair Andrew Nerbun
Commissioner Martin Choren
Alderman Robert Strzelczyk
Commissioner Rick Lemke
Commissioner Rebecca Schaefer
Alternate Gregg Bach
Alternate Bruce Barnes
Alternate Stephanie Hawley
Commissioner Dan Gentges - **Absent**
Commissioner James Schaefer - **Absent**
Commissioner John Stoker - **Absent**

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

a) Approval of Minutes from November 21, 2022.

Action
Ald. Strzelczyk made a motion to approve the meeting minutes from November 28, 2022. Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Stephanie Hawley, Alternate
AYES:	Nerbun, Strzelczyk, Bach, Barnes, Choren, Hawley, Lemke, R. Schaefer
ABSENT:	Gentges, J. Schaefer, Stoker

Attachment: PC_12.12.22_DRAFT (8090 : Meeting Minutes from December 12, 2022)

2) Public Hearing

a) Janet Halonen. The applicant is seeking conditional use grant approval to allow for an acupuncture and aesthetics for the property located at 11431 N. Port Washington Road, Suite 106A (AcuEsthetics).

Action
Commissioner Choren made a motion to open a public hearing.
Commissioner R. Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

Public Comment
John Mikkelson – 4535 W. Donges Bay Road - owner of the Galleria supports this type of 1-room business as they are ideal tenants. He also opposes the CUG fee structure for small businesses.

Action
Ald. Strzelczyk made a motion close the public hearing.
Commissioner R. Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

Planner Miller stated that this is the first of several CUG approvals that will be before the Commission as staff has been made aware of several businesses operating without CUG approval. Staff is working with building owners to bring these businesses into compliance.

This approval request is for an acupuncture business which operates 5 days a week, treating approximately 4 clients a day. The operating hours are 9:00 a.m. - 6:00 p.m. and the business owner is the only employee on site. This business has been operating at this location for about a year.
Staff recommends approval based on the conditions in the report.

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

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Stephanie Hawley, Alternate
AYES:	Nerbun, Strzelczyk, Bach, Barnes, Choren, Hawley, Lemke, R. Schaefer
ABSENT:	Gentges, J. Schaefer, Stoker

DRAFT

Attachment: PC_12.12.22_DRAFT (8090 : Meeting Minutes from December 12, 2022)

3) Regular Business

a) Allen J. Schneider for Kellner Highland Property, LLC. The applicant is seeking certified survey map to allow for a 4- lot land division for the property located at 3550 W. Highland Road.

Planner Miller stated that this 4-lot land division was before the Commission in December 2021. A portion of this lot was intended to be donated to the Ozaukee Washington Land Trust. The donation was not able to be achieved so the applicant is reconfiguring the lots to recapture this area back into the 4 lots with minor parcel line modifications. Staff recommends approval subject to the conditions in the report.

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

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rick Lemke, Commissioner
AYES:	Nerbun, Strzelczyk, Bach, Barnes, Choren, Lemke, Hawley, R.Schaefer
ABSENT:	Gentges, J. Schaefer, Stoker

b) Torrey Drive, LLC for Carol Wiensch. The applicant is seeking development agreement, preliminary plat and fill permit for 12,000 C.Y. approval to allow for a 11-lot subdivision for the property located at 10766 Torrey Drive.

Asst. Dir. Zader stated that there are minor changes to the preliminary plat that was first presented to the Commission in July. He explained that the specimen trees to the northwest are contained within the outlot. The biggest change is to Lot 1which was reconfigured due to a wetland that is not allowed to be removed. The bike path connection is shown on the plan to connect to North Shore Estates Subdivision. There is a wetland in the southeast portion of the parcel that the applicant is requesting be filled. If they do not receive fill approval, they will still be able to work within the existing boundaries for the house pad.

Overall staff is pleased with the progress that has been made and recommends approval of the preliminary plat and development agreement. Asst. Dir. Zader stated that the DA allows for 2 spec homes before final plat approval and the DA will go to the Common Council for approval. There is also a fill approval included in the submittal.

Mayor Nerbun clarified that condition #3 in the staff report should be made more specific regarding the small wetland in Lot 8.

Attachment: PC_12.12.22_DRAFT (8090 : Meeting Minutes from December 12, 2022)

Action
Commissioner Choren made a motion to approve this item based on staff recommendations and a modification of the language regarding the wetland on Lot 8 in staff condition #3.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Martin Choren, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Nerbun, Strzelczyk, Bach, Barnes, Choren, Hawley, Lemke, R. Schaefer
ABSENT:	Gentges, J. Schaefer, Stoker

4) Announcements

The next meeting is Monday, January 23, 2023, at 6:00 p.m.

The 2023 meeting schedule was included for review. The 2023 calendar has a combined meeting for November and December on December 4, 2023, due to the winter holidays at that time of year. This date allows for any items from Planning Commission that need to be forwarded to the Common Council December 12th meeting.

It was mentioned that the M-T school district spring break is the week of March 27th, and that the day may need to be adjusted to secure a quorum.

5) Adjourn

Action
Commissioner R. Schaefer made a motion adjourn the meeting.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (8-0)

Meeting concluded at 6:15 p.m.

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: PC_12.12.22_DRAFT (8090 : Meeting Minutes from December 12, 2022)

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 23, 2023**

SUBJECT: **Jilly's Car Wash. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for modifications to previously approved plans on May 23, 2022, for a car wash facility for the property located at 10829 N. Port Washington Road.**

Applicant:	Briohn Builders
Status of Applicant:	Agent
Requested:	Conditional Use Grant Amendment Building and Site Plan Amendment
Existing Zoning:	B-2 (Community Commercial) PUD (Planned Unit Development)
Land Use Plan:	Community Commercial
Lot size:	.99 Acres
Location:	10829 N. Port Washington Road
Tax Key Number:	#15-030-04-013.00
District:	#6

Background:
The applicant is requesting building and site plan amendment and conditional use grant amendment approval for the car wash located at 10829 N Port Washington Road. The amendment is related to the addition of a floor mat washroom and an enclosure for employees. The development is part of the approved PUD (Ord 2019-1550 and 2020-1563) that included a total of nine acres of land and five building sites including Landmark Credit Union. The conditional use grant and for the car was approved on May 23, 2022.

Site Plan:
The site plan shows the changes being made to the dumpster enclosure at the center of the site. The modified building results in an additional 50 square feet of impervious area to the overall development. The PUD allows for individual sites to exceed the greenspace requirement as long as the entire site complies with the 40 percent requirement. With the added impervious area, the final building site of the development will need to provide approximately 21% open space to comply with the 40 percent requirement for the entire development.

Building Design:
The building design of the proposed addition and modification of the dumpster enclosure includes the same pre-colored concrete brick and block, aluminum windows as on the carwash building. The building also includes a sliding glass door for access to the floor mat washing station and an access door to the employee booth. Staff is supportive of the proposed changes.

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

The resubmitted plans show a slight modification to west driveway access geometry and other minor site changes.

The Engineering Division will review the revised plans and, if approved, provide an updated civil plan approval. After approval, the applicant shall submit four hard copies to Engineering to be stamped approved.

A stormwater management plan was approved for the overall PUD. An updated stormwater management memo from a professional engineer verifying that the site improvements comply with the approved stormwater management plan should also be submitted.

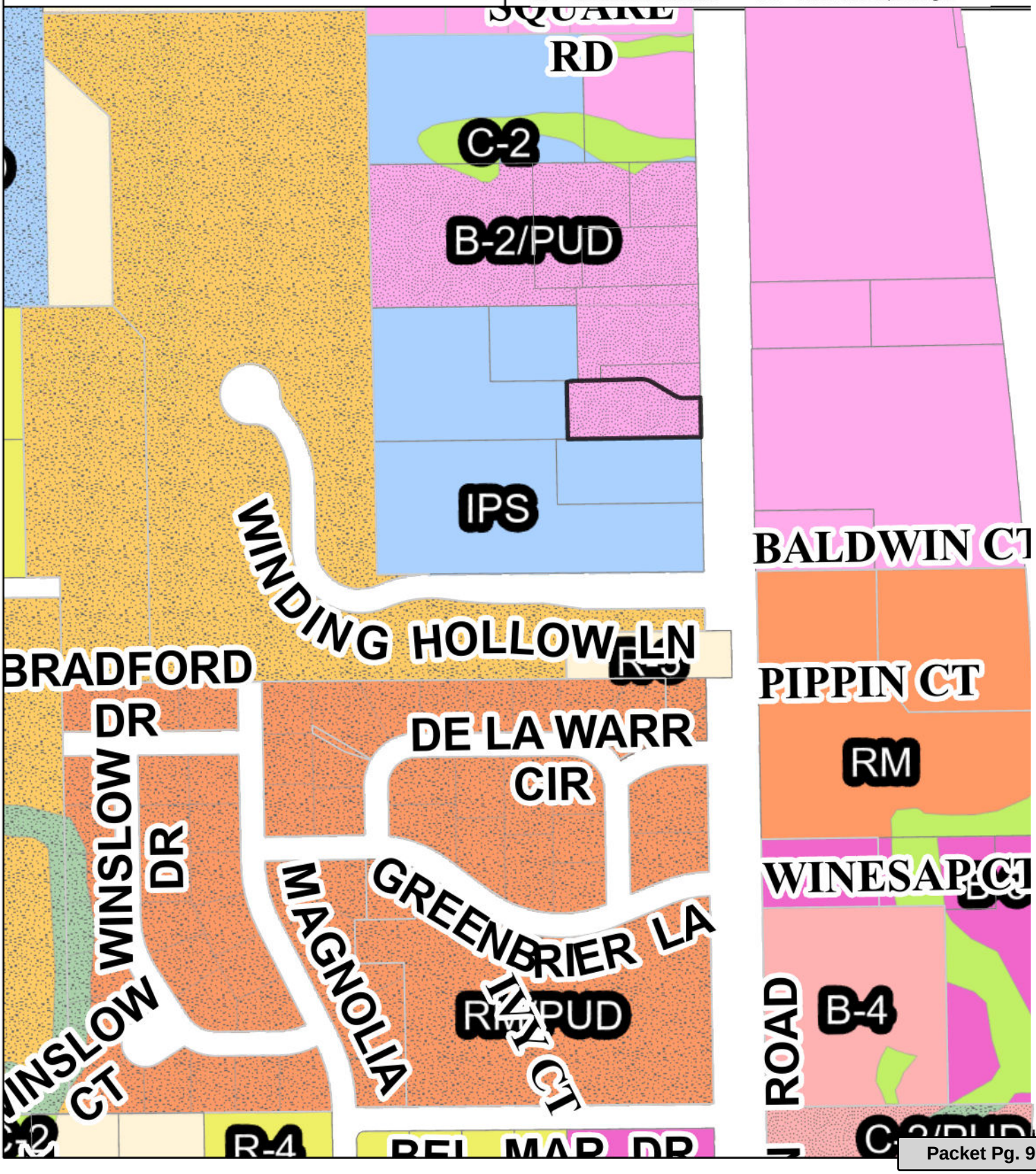
Staff Recommendation:
Planning staff recommends **approval** of the conditional use amendment and building and site plan amendment subject to the following conditions:

1. Compliance with Ord. 2019-1550 and 2020-1563.
2. Compliance with Conditional Use Grant Document #1142038.
3. Staff review and approval of final site, building and lighting prior to 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.
4. Engineering Division review and approval of the revised plans in conformance to City ordinances and the SSLD.
5. Prior to the issuance of a building permit, the applicant shall submit a signed, stamped technical memo by a professional engineer verifying that site improvements conform with the approved stormwater management plan.

Attachments:
Packet Docs_Jillys (PDF)

JILLY'S CAR WASH -BUILDING AND SITE PLAN AMENDMENT

AC	Arrival Corridor	LTD	Limited Use
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_Jillys (8079 : Jilly's Car Wash)

BRIOHN BUILDING CORPORATION

DESIGN / BUILD CONSTRUCTION

ARCHITECTURAL DESIGN

DEVELOPMENT

PROPERTY MANAGEMENT

Caitlin LaJoie, Director of Land Development
Briohn Building Corporation
3885 N. Brookfield Road
Brookfield, WI 53045

December 19, 2022

Planning Commission – City of Mequon
11333 N. Cedarburg Road 60W
Mequon, WI 53092

RE: Jilly's Car Wash – Building / Site Plan Amendment

To Whom It May Concern:

Jilly's Car Wash ("Jilly's") is located at 10829 N. Port Washington Road. Jilly's received Plan Commission conditional approval on May 23, 2022 and is now seeking approval for an amendment to the site plan. This amendment incorporates the following:

- an employee booth for increased safety when interacting with customers and protection from the Wisconsin elements
- floor mat wash room as an additional service for customers to utilize

The proposed adjustments occur at the existing dumpster location and are detailed in the revised plans.

We look forward to working with the City of Mequon and welcome any questions you may have.

Thank you,

Caitlin LaJoie
Director of Land Development | Briohn Building Corporation
clajoie@briohn.com | 262-790-0500

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

PROPOSED:

JILLY'S CAR WASH

PORT WASHINGTON ROAD
CITY OF MEQUON, WISCONSIN



PC SHEET INDEX

0 - GENERAL	
T1.1	TITLE SHEET
1 - CIVIL	
CS-1	EXISTING CONDITION SURVEY
C1.0	SITE DIMENSION AND PAVEMENT ID PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE EROSION CONTROL PLAN
C4.0	SITE UTILITY PLAN STORM SEWER
C4.1	SITE UTILITY PLAN SANITARY AND WATER SERVICE
2-LANDSCAPE	
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS
4 - ARCHITECTURAL	
A0.1	PROPOSED ARCHITECTURAL SITE PLAN
A1.1	PROPOSED FLOOR PLANS
A2.1	REFLECTED CEILING AND ROOF PLANS
A5.1	PROPOSED EXTERIOR ELEVATIONS
A5.2	EXTERIOR MATERIALS
A5.3	EXTERIOR 3D VIEWS
A5.4	EXTERIOR 3D VIEWS
A5.5	EXTERIOR EQUIPMENT
7 - ELECTRICAL	
E1.0	PHOTOMETRIC SITE PLAN
E1.1	LIGHT FIXTURE CUT SHEETS
E1.2	LIGHT FIXTURE CUT SHEETS
E1.3	LIGHT FIXTURE CUT SHEETS
E1.4	LIGHT FIXTURE CUT SHEETS

PLAN COMMISSION SUBMITTAL
APRIL 19, 2022 - (PC RESUBMITTAL - DECEMBER 19, 2022)

OWNER :

ALIBARI, LLC
JON ZIMMERMAN
4619 N. CRAMER
WHITEFISH BAY, WI 53211
414-305-9799 PHONE

GENERAL CONTRACTOR :

BRIOHN BUILDING CORPORATION
MIKE MIKSICH
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

ARCHITECT :

BRIOHN DESIGN GROUP LLC
CHRISTOPHER E. WENZLER, AIA
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

STRUCTURAL ENGINEERS:

BRIOHN DESIGN GROUP LLC
KEVIN JANKOWSKI, PE
CHRIS CLINE, PE
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

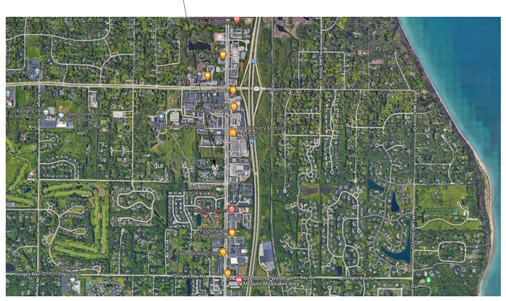
CIVIL ENGINEER:

JSD PROFESSIONAL SERVICES, INC.
RIZAL W. ISKANDARSJACH, P.E., P.L.S.
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
(262) 513-0666 PHONE

LANDSCAPE DESIGNER:

JSD PROFESSIONAL SERVICES, INC.
KEVIN BYRNE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
(262) 513-0666 PHONE

PROJECT LOCATION:



PROJECT BUILDING INFORMATION:

CODE:	SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015, IEBC 2015, IMC 2015 AND IFGC 2015) SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING	
OCCUPANCY:	PRIMARY SECONDARY	B (OFFICE/BUSINESS) S-1 (MODERATE HAZARD STORAGE)
CLASS OF CONSTRUCTION:	TYPE 5B	
SPRINKLER SYSTEM:	NONE PROPOSED	
FLOOR LEVELS:	1	
NUMBER OF STORIES	1	
BUILDING AREA:	4,663 SF (BLDG FOOTPRINT)	

NOTE:
ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS

PLAN NORTH

BRIOHN
DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

SHEET TITLE
TITLE SHEET

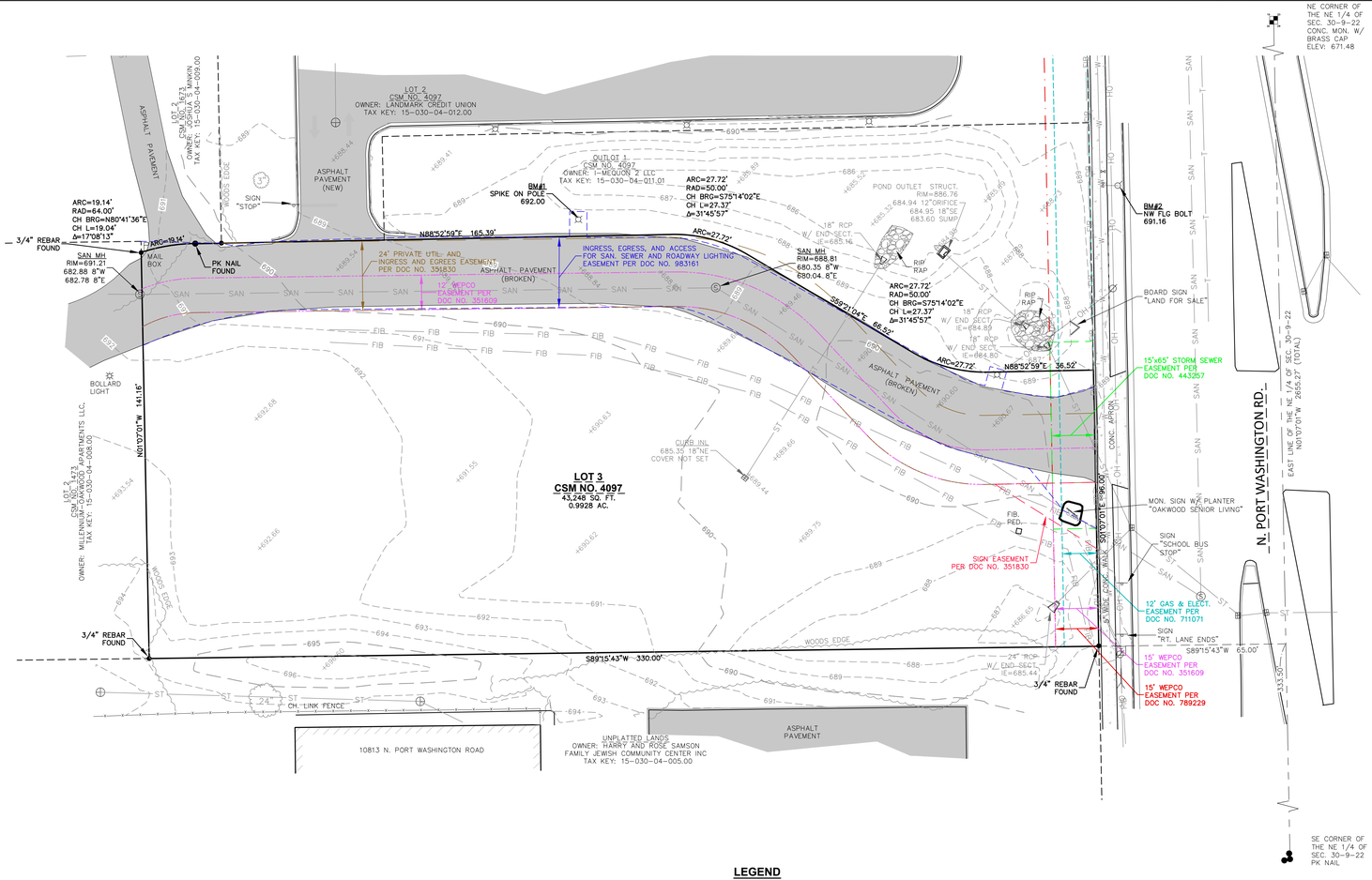
PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

Revision	Date
DSPS REVISIONS	09-27-22

JOB:	3400
DRAWN:	CW/CJR
CHECKED:	MM
DATE:	07-14-22

SHEET:
T1.1

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)



north

SCALE IN FEET

20' 0 20'

NOTES:

1. Bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone. The east line of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, was used as North 01°07'01" West.
2. Vertical Datum: National Geodetic Vertical Datum 1929
   Reference Benchmark: Northeast corner of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, Concrete monument w/ SEWRPC brass cap, Elevation=671.48
3. Site Benchmarks

   Benchmark #1: RR Spike on light pole north side of property
   Elevation=692.00

   Benchmark #2: NW flange bolt on hydrant located 85 feet north of site entrance
   Elevation=691.16
4. Field survey by JSD Professional Services, Inc on March 17, 2022.
5. Boundary based on Lot 3 of CSM No. 4097.

BOUNDARY DESCRIPTION:

Lot 3 of Certified Survey Map No. 4097, recorded in Ozaukee County Register of Deeds Office on July 1, 2020 as Document No. 196915, located in the South east 1/4 of the Northeast 1/4 of Section 30. Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Rizal W. Iskandarsjach, Professional Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter A-E7 of the Wisconsin Statutes for Minimum Standards for property survey, that this survey map is correct to the best of my knowledge and belief with the information provided.

_____ _____

Rizal W. Iskandarsjach, P.L.S. Date
Professional Land Surveyor, S-2738
JSD Professional Services, Inc.
W238 N1610 Busse Road, Suite 100
Waukesha, WI 53188
262-513-0666

LEGEND

(S)	SANITARY SEWER MANHOLE		LIGHT POLE	SAN	SANITARY SEWER
ST	STORM MANHOLE		MAIL BOX	W	WATER MAIN
CO	CLEAN OUT	T	TELEPHONE PEDESTAL	ST	STORM SEWER
	CATCH BASIN ROUND	E	ELECTRICAL MANHOLE	G	UNDERGROUND GAS
	CATCH BASIN SQUARE		SIGN	E	UNDERGROUND ELECTRIC
	CURB INLET		POWER POLE	T	UNDERGROUND TELEPHONE
	FIRE HYDRANT		GUY WIRE	FIB	UNDERGROUND FIBER OPTICS
	WATER VALVE			OH	OVERHEAD UTILITY
	GAS VALVE				

DIGGERS HOTLINE

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:

BRIOHN DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

PROJECT:
LOT 3 OF CSM NO. 4097

PROJECT LOCATION:
CITY OF MEQUON OZAUKEE COUNTY WISCONSIN

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
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7		
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10		
11		
12		
13		
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15		

Surveyed By:	JF/A/RWI 03.17.2022
Drawn By:	RWI 03.27.2022
Approved By:	RKW 03.27.2022

SHEET TITLE:
EXISTING CONDITION SURVEY

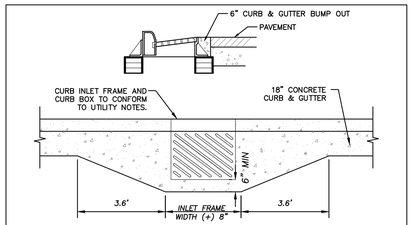
SHEET NUMBER:
CS-1

JSD PROJECT NO: 22-11402

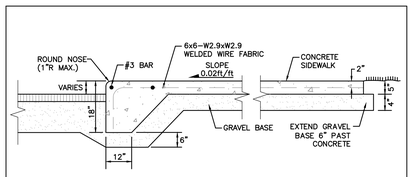
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

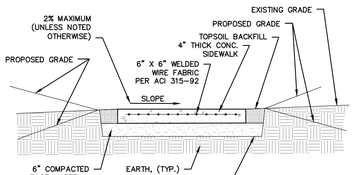
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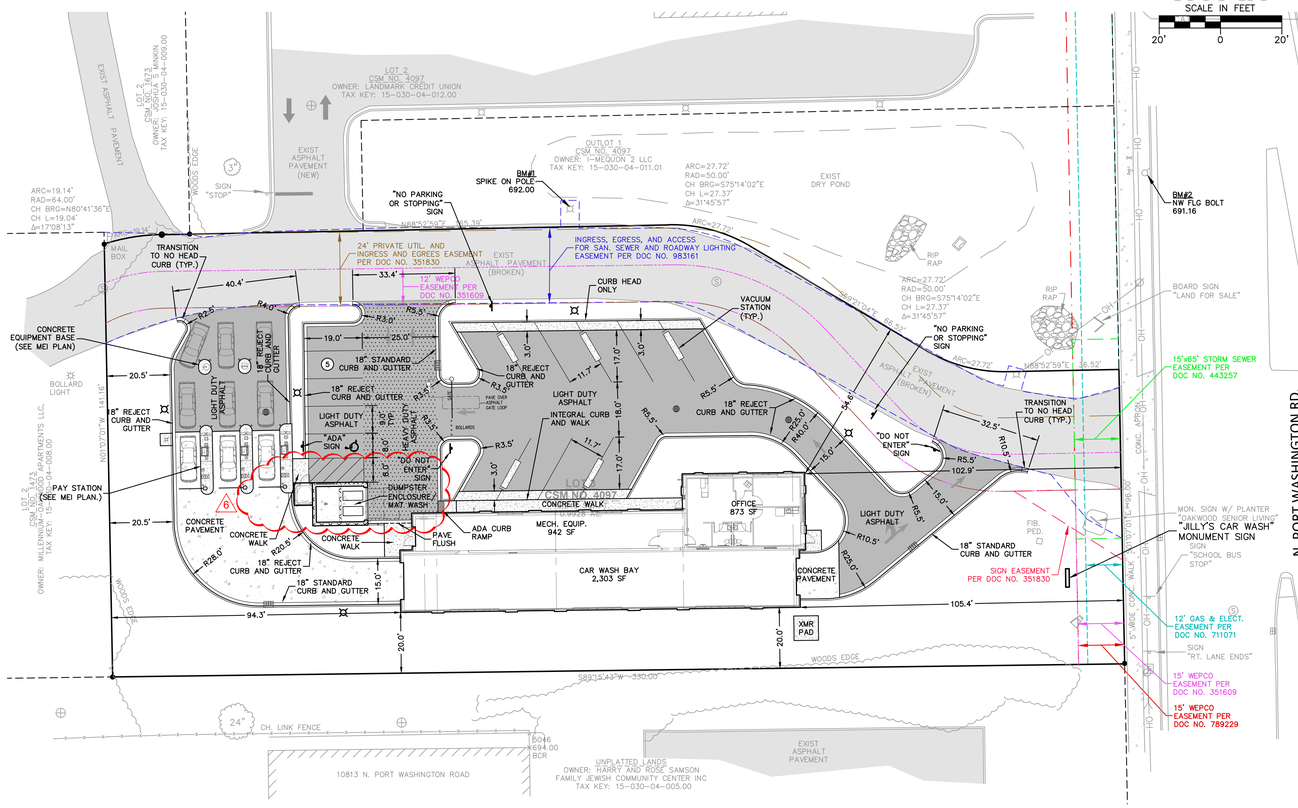
CURB INLET/CONCRETE CURB BUMP OUT
N.T.S.

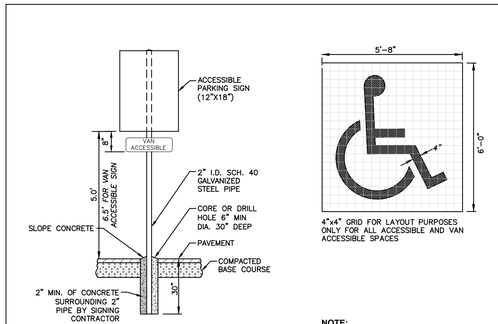


INTEGRAL CONCRETE CURB & WALK
N.T.S.



CONCRETE SIDEWALK
N.T.S.



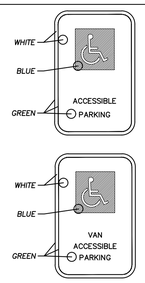


NOTE:
SIGNAGE DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

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

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

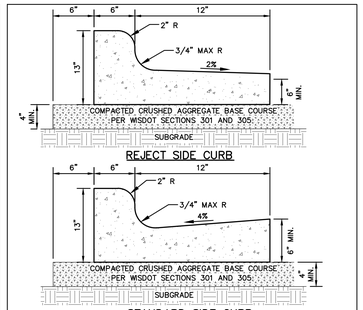
PAINTED SYMBOL
N.T.S.



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

SIGN DETAILS
N.T.S.

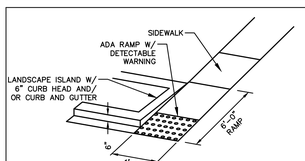
ADA PARKING
N.T.S.



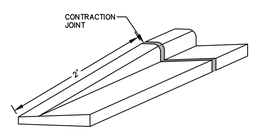
GENERAL NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINT FILLER SHALL BE A ONE PIECE FIBER BOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

18" STANDARD CURB & GUTTER
N.T.S.



ADA CURB RAMP
N.T.S.



TAPER CURB HEAD
N.T.S.

PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION – CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF MEQUON ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY _____, DATED _____, 20 ____.

**** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.**

MINIMUM PAVEMENT STRUCTURE

CONCRETE PAVEMENT (TRASH PAD)
7" CONCRETE W/ MESH REINFORCEMENT
6" CRUSHED AGGREGATE BASE COURSE (1–1/4" DENSE GRADED LIMESTONE)
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

HEAVY DUTY ASPHALT PAVEMENT
6" ASPHALTIC CONCRETE (2 LIFTS)
LOWER LAYER (4" BINDER, 4LT 58.28 S)
UPPER LAYER (2" SURFACE, 5LT 58.28 S)
13" CRUSHED AGGREGATE BASE COURSE (1–1/4" DENSE GRADED LIMESTONE)
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

LIGHT DUTY ASPHALT PAVEMENT
3.25" ASPHALTIC CONCRETE (2 LIFTS)
LOWER LAYER (1.75" BINDER, 4LT 58.28 S)
UPPER LAYER (1.5" SURFACE, 5LT 58.28 S)
8" CRUSHED AGGREGATE BASE COURSE (1–1/4" DENSE GRADED LIMESTONE)
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

CONCRETE SIDEWALK AND STOOPS
4" CONCRETE
6" CRUSHED AGGREGATE BASE COURSE
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

SHEET INDEX

C1.0	SITE DIMENSION AND PAVEMENT ID PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE EROSION CONTROL PLAN
C4.0	SITE UTILITY PLAN STORM SEWER
C4.1	SITE UTILITY PLAN SANITARY AND WATER SERVICE

LEGEND

SANITARY SEWER MANHOLE	SAN	SANITARY SEWER
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
TELEPHONE PEDESTAL	OH	OVERHEAD UTILITY
ELECTRICAL MANHOLE	SF	SILT FENCE
SIGN		CONIFEROUS TREE
POWER POLE		DECIDUOUS TREE
GUY WIRE		

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 WORKS 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 THE TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.
16. SITE WORK MUST CONFORM TO CIT OF MEQUON STANDARD SPECIFICATIONS FOR LAND DEVELOPMENT, LATEST EDITION.

PAVING NOTES

1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF MEQUON ORDINANCES.
2. CONCRETE PAVING SPECIFICATIONS–

   CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

   CRUSHED AGGREGATE BASE COURSE – THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

   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.
3. ASPHALTIC CONCRETE PAVING SPECIFICATIONS–

   CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING 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.

   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 AMOUNTS 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).

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

   CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

   BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

   SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

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

   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.

PAVEMENT STRIPING NOTES

1. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
4. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
5. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
6. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300–400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

PRE–DEVELOPMENT:
PERVIOUS – 34,762 SF (80.0% GREEN SPACE)
IMPERVIOUS – 8,486 SF
POST–DEVELOPMENT:
PERVIOUS – 15,288 SF (35.4% GREEN SPACE)
IMPERVIOUS – 27,435 SF (4,663 SF BUILDING) 4 STALLS + 1 ADA STALLS

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 22-11402
JSD PROJ. MGR.: RWI

BRIOHN DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

SHEET TITLE
SITE DIMENSION AND PAVEMENT ID PLAN

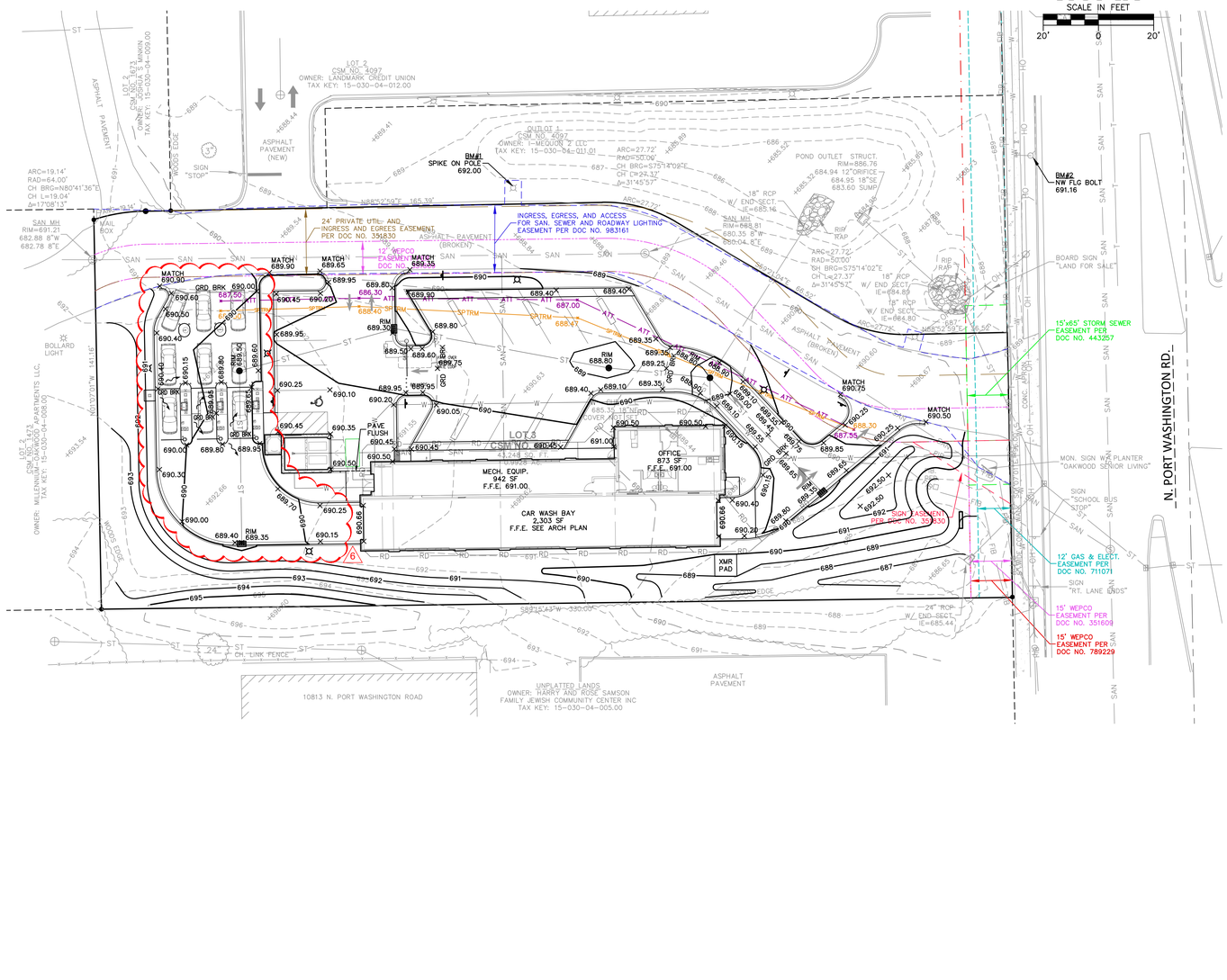
WISCONSIN RIZAL W. ISKANDARSJACH E-41735 MILWAUKEE, WI PROFESSIONAL ENGINEER 5/6/22

PROPOSED:
JILLY'S CAR WASH
10829 N. PORT WASHINGTON RD.
CITY OF MEQUON, WI

REVISION #1: CITY STAFF COMMENTS 2022.08.08
REVISION #2: ADA ACCESSIBLE STALL 2022.08.26
REVISION #3: CITY STAFF COMMENTS 2022.09.08
REVISION #4: WATER SERVICE LOCATION 2022.10.21
REVISION #5: CARD READER ENTRANCE LAYOUT/GRADING 2022.10.24
REVISION #6: MATT WASHBOOTH ADDITION 2022.11.01

JOB: 3400
DRAWN: APM
CHECKED: RWI
DATE: 07-14-2022
SHEET: C1.0

Attachment: Packet Docs. Jillys (8079 : Jilly's Car Wash)



GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO JSD PROFESSIONAL SERVICES, INC. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
   - CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) 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.
   - THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
4. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
5. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY _____ AND DATED _____, 2022 FOR SITE COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
6. IN THE EVENT THAT ANY MOISTURE–DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
7. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
9. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
10. THE SITE SHALL BE COMPLETED TO WITHIN 0.10–FT (+/–) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
11. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
12. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
14. WORK WITHIN ANY ROADWAY RIGHT–OF–WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT–OF–WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT–OF–WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT–OF–WAY IN–KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER THAT MEETS OR EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES DEFINITION OF 'FINAL STABILIZATION'.

   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

SANITARY SEWER MANHOLE		SAN	SANITARY SEWER
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
TELEPHONE PEDESTAL		OH	OVERHEAD UTILITY
ELECTRICAL MANHOLE		SF	SILT FENCE
SIGN			CONIFEROUS TREE
POWER POLE			DECIDUOUS TREE
GUY WIRE			

DIGGERS HOTLINE
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JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
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JSD PROJ. NO.: 22-11402
JSD PROJ. MGR.: RWI

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BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
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SHEET TITLE: SITE GRADING PLAN

WISCONSIN RIZAL W. ISKANDARSJACH E-41735 MILWAUKEE, WI PROFESSIONAL ENGINEER 5/6/22

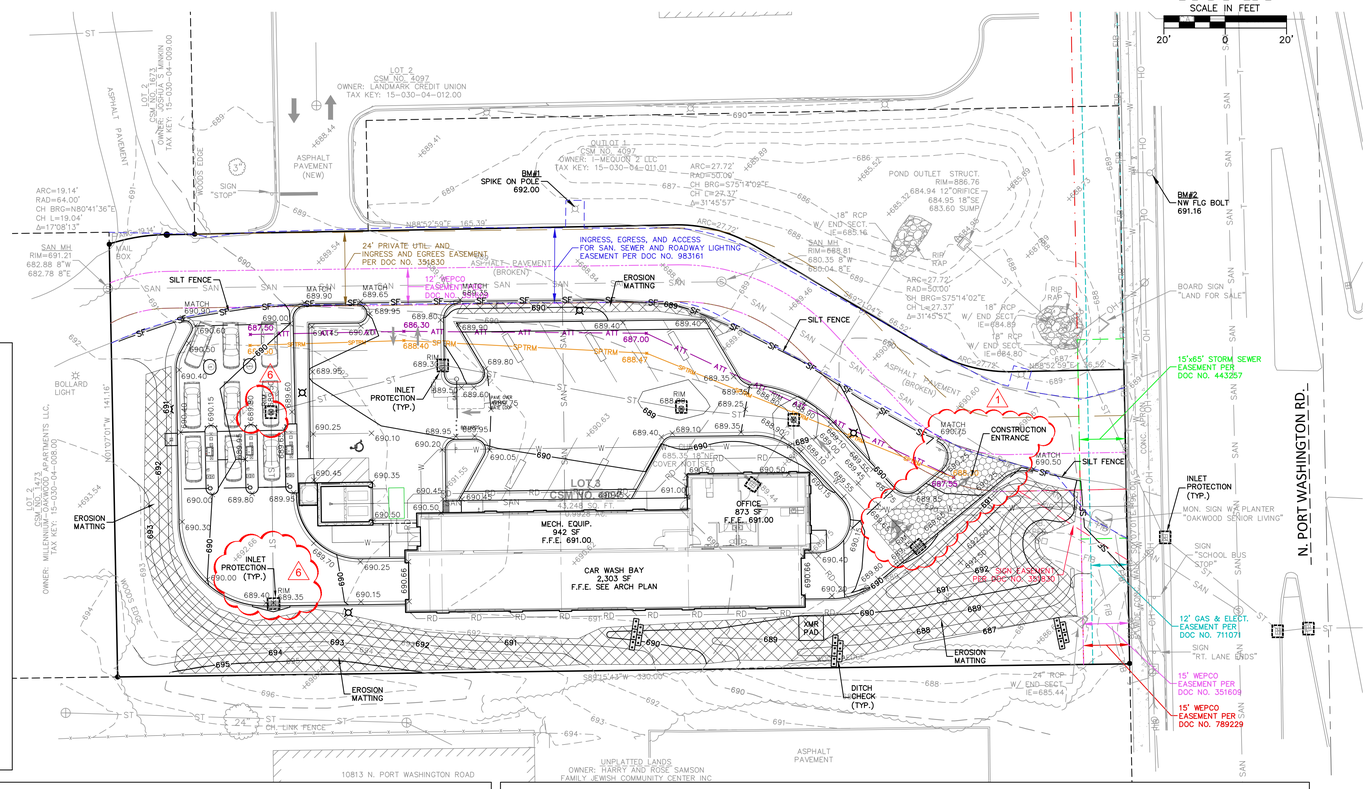
PROPOSED:
JILLY'S CAR WASH
10829 N. PORT WASHINGTON RD.
CITY OF MEQUON, WI

REVISION #1: CITY STAFF COMMENTS 2022-08-08
REVISION #2: ADA VAN ACCESSIBLE STALL 2022-08-26
REVISION #3: CITY STAFF COMMENTS 2022-09-26
REVISION #4: WATER SERVICE LOCATION 2022-10-21
REVISION #5: CARD READER ENTRANCE LAYOUT/GRADING 2022-10-24
REVISION #6: MATT WASH BOOTH ADDITION 2022-11-01

JOB:	3400
DRAWN:	APM
CHECKED:	RWI
DATE:	07-14-2022

SHEET: C2.0

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)



EROSION AND SEDIMENT CONTROL NOTES:

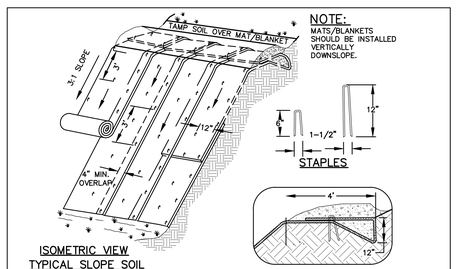
1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MEQUON ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. (JSD) OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY JSD/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. 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.
5. 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 OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES 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 THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
   - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
   - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
   - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
11. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
12. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
13. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR WHEN THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
14. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
15. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
16. ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN 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.
17. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
18. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
19. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH PART IV D.4. (a-f). OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
20. THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.
   - SILT FENCE – REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
   - CONSTRUCTION ENTRANCE – AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
   - DITCH CHECK (STRAW BALES) – RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.
   - EROSION CONTROL MATTING – REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.
   - DIVERSION BERM/SWALE – REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.
   - INLET PROTECTION – CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE BAG BECOMES ONE-HALF FULL OF SEDIMENT.

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

- CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, WASHOUT WATER, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.
- DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
  - A. COVERING BOIL OR OTHER SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
  - B. ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
  - C. FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
  - D. PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
- STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

LEGEND

SANITARY SEWER MANHOLE	SAN	SANITARY SEWER
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	
TELEPHONE PEDESTAL	OH	OVERHEAD UTILITY
ELECTRICAL MANHOLE	SF	SILT FENCE
SIGN		CONIFEROUS TREE
POWER POLE		DECIDUOUS TREE
GUY WIRE		

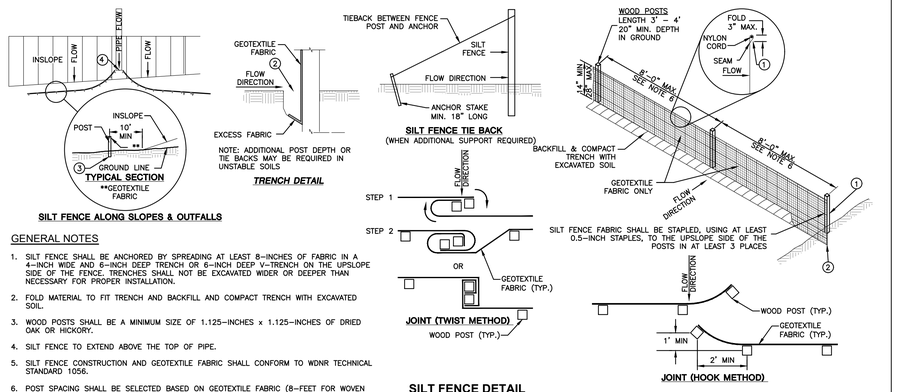


ISOMETRIC VIEW
TYPICAL SLOPE SOIL STABILIZATION

GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
5. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.

EROSION MATTING
N.T.S.

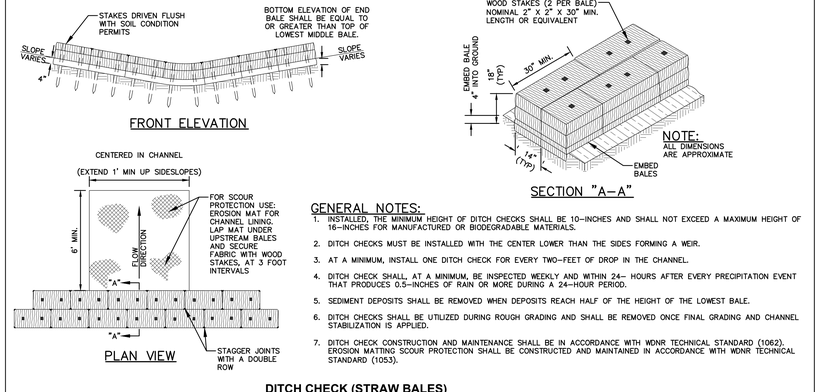


SILT FENCE ALONG SLOPES & OUTFALLS

GENERAL NOTES

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 4-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)

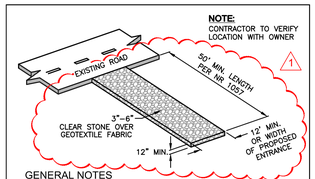
SILT FENCE DETAIL
N.T.S.



GENERAL NOTES:

1. INSTALLED, THE MINIMUM HEIGHT OF DITCH CHECKS SHALL BE 10-INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 16-INCHES FOR MANUFACTURED OR BIODEGRADABLE MATERIALS.
2. DITCH CHECKS MUST BE INSTALLED WITH THE CENTER LOWER THAN THE SIDES FORMING A WEIR.
3. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY TWO-FEET OF DROP IN THE CHANNEL.
4. DITCH CHECK SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24- HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
5. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH HALF OF THE HEIGHT OF THE LOWEST BALE.
6. DITCH CHECKS SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED.
7. DITCH CHECK CONSTRUCTION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1062). EROSION MATTING SCOUR PROTECTION SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1053).

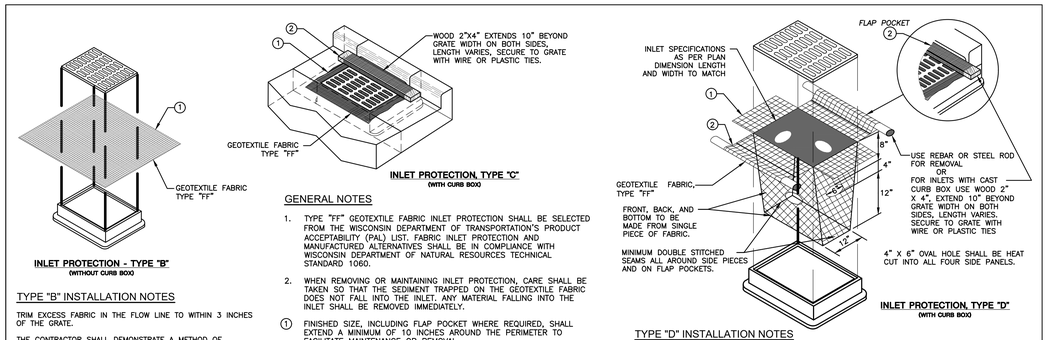
DITCH CHECK (STRAW BALES)
N.T.S.



GENERAL NOTES

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6-INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH WisDOT TYPE "R" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE
N.T.S.



TYPE "B" INSTALLATION NOTES

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.

GENERAL NOTES

1. TYPE "FF" GEOTEXTILE FABRIC INLET PROTECTION SHALL BE SELECTED FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S PRODUCT ACCEPTABILITY (PAL) LIST. FABRIC INLET PROTECTION AND MANUFACTURED ALTERNATIVES SHALL BE IN COMPLIANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1060.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE 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 POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES 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 FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

INLET PROTECTION
N.T.S.

TYPE "D" INSTALLATION NOTES

1. 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.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. 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.

BRIOHN DESIGN GROUP
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BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
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SITE EROSION CONTROL PLAN

SHEET TITLE

WISCONSIN RIZAL W. ISKANDARSJACH E-41735 MILWAUKEE, WI PROFESSIONAL ENGINEER 5/6/22

PROPOSED:
JILLY'S CAR WASH
10829 N. PORT WASHINGTON RD.
CITY OF MEQUON, WI

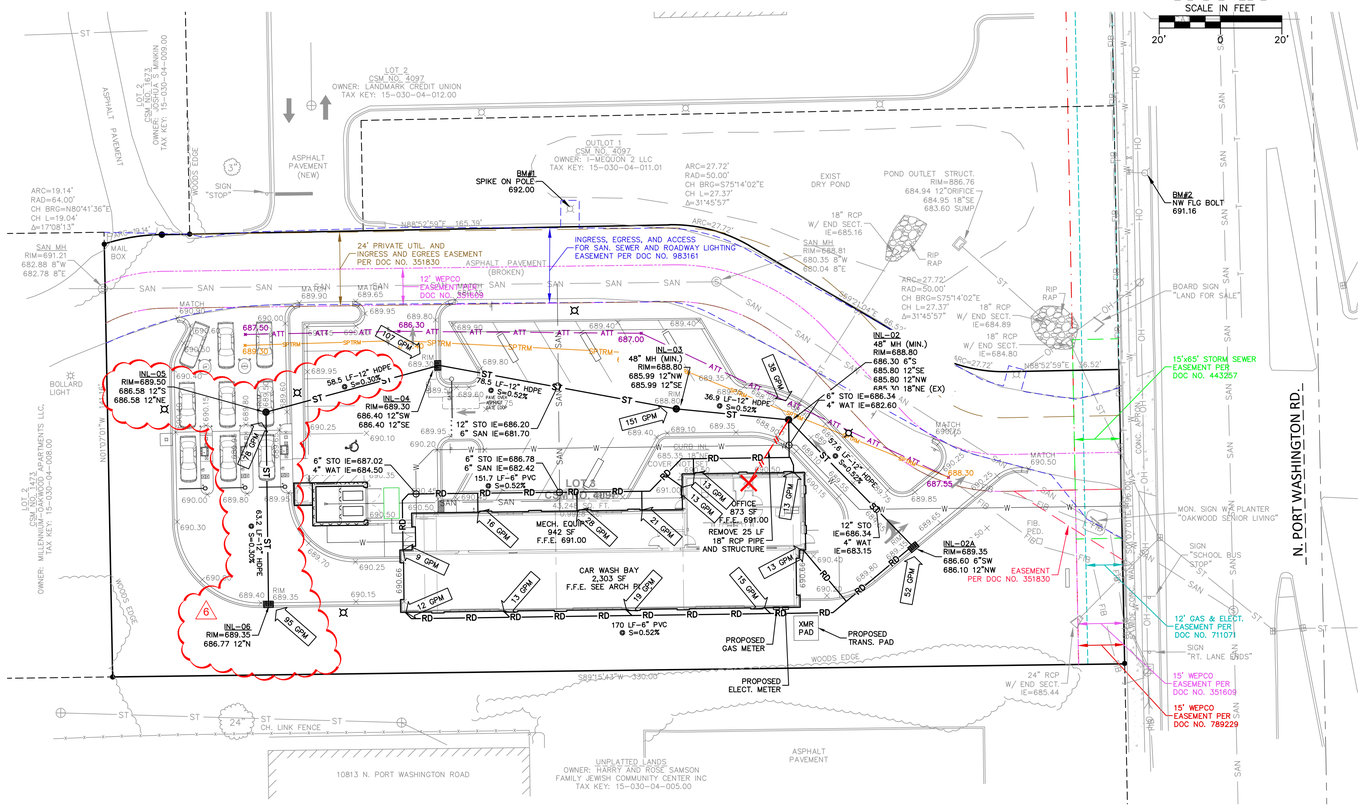
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JSD PROJ. NO.: 22-11402
JSD PROJ. MGR.: RWI

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)



UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MEQUON SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
4. TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AND CITY OF MEQUON REQUIREMENTS.
5. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
6. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
7. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
8. STORM SEWER SPECIFICATIONS –

   PIPE – REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS IV (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443; HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) – CLASS PS46 MEETING AASHTO M278, AS NOTED.

   INLETS/CATCH BASINS – INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-1580 WITH TYPE 'G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL.

   BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

   MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL .

   FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
9. WATER MAIN SPECIFICATIONS –

   PIPE – WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS".GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

   10-GAUGE TRACER WIRE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS AND ENCLOSED IN RISER BOX WITH "WATER" ON THE COVER.

   BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

   BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS", GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
10. SANITARY SEWER SPECIFICATIONS –

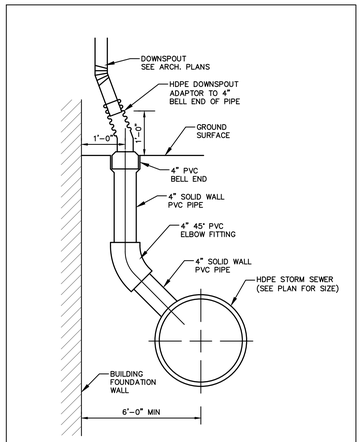
    PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

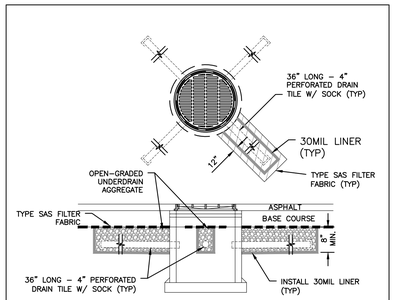
    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."
11. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
12. TRACER WIRE SHALL BE INSTALLED ALONG THE SANITARY SEWER SERVICE. THE TRACER WIRE SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
13. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
14. THE CONTRACTOR SHALL CONTACT THE CITY OF MEQUON ENGINEERING DEPARTMENT (262-236-2938) 72-HOURS IN ADVANCE OF STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS. THE CONTRACTOR SHALL CONTACT THE CITY OF MEQUON WATER UTILITY DEPARTMENT (262-236-8152) AND CITY OF MEQUON SEWER DEPARTMENT (262-236-2919) 72-HOURS IN ADVANCE OF WATER AND SANITARY CONNECTIONS, RESPECTIVELY, TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.

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		

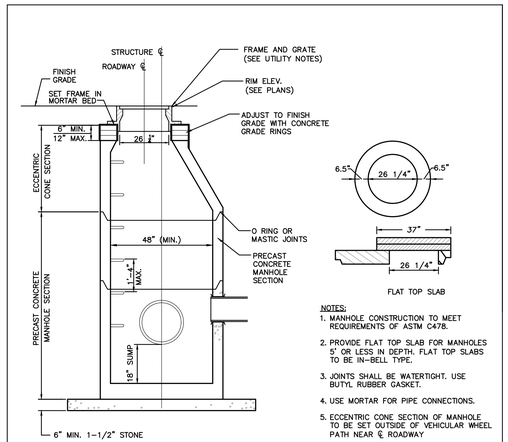


DOWNSPOUT DETAIL
N.T.S.



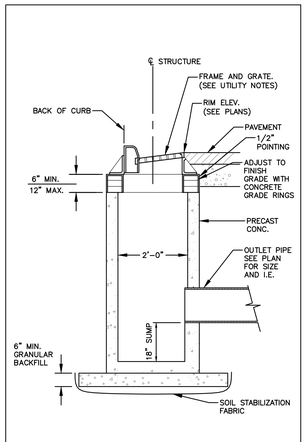
NOTE:
1. UNDERDRAINS SHALL BE INSTALLED ON ALL INLET/CATCH BASINS LOCATED WITHIN IMPERVIOUS PAVEMENTS.
2. UNDERDRAIN CONNECTIONS SHALL BE CORED ONSITE OR PRECAST.
3. UNDERDRAIN VERTICAL LOCATION MAY VARY DEPENDING ON STORM SEWER PIPE LOCATION.
4. ALTERNATIVE DESIGN MAY BE SUBSTITUTED IF SHOP DRAWINGS ARE SUBMITTED AND APPROVED BY JSD AND VILLAGE OF EAST TROY.

CATCH BASIN UNDERDRAIN DETAIL
N.T.S.



NOTES:
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY

STANDARD STORM INLET/MH DETAIL
N.T.S.



STORM CURB INLET DETAIL
N.T.S.

BRIOHN DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

SHEET TITLE
SITE UTILITY PLAN STORM SEWER



PROPOSED:
JILLY'S CAR WASH
10829 N. PORT WASHINGTON RD.
CITY OF MEQUON, WI

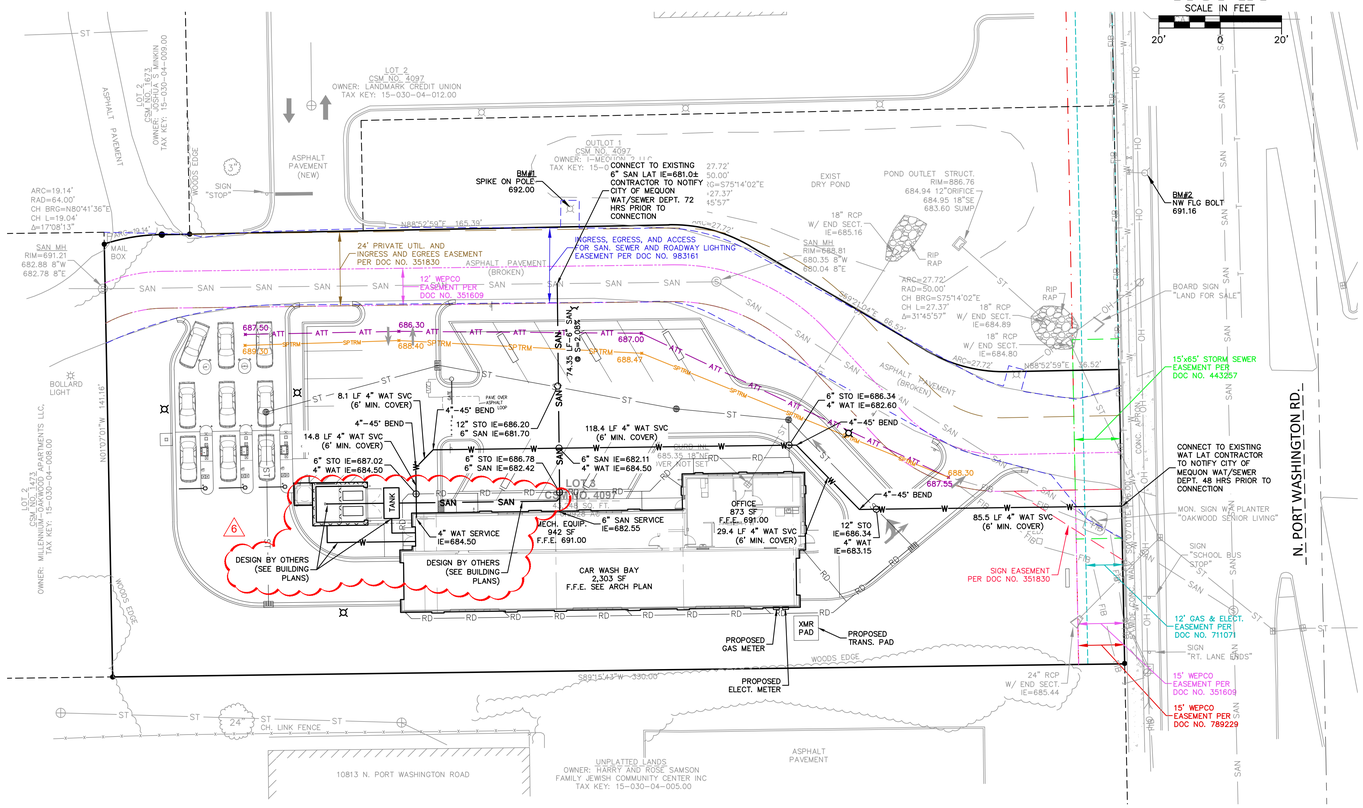
REVISION #1: CITY STAF COMMENTS 2022-08-08
REVISION #2: ADA ACCESSIBLE STALL 2022-08-26
REVISION #3: CITY STAFF COMMENTS 2022-09-08
REVISION #4: WATER SERVICE LOCATION 2022-10-21
REVISION #5: CARD READER ENTRANCE LAYOUT/GRADING 2022-10-24
REVISION #6: MATT WASH/BOOTH ADDITION 2022-11-01

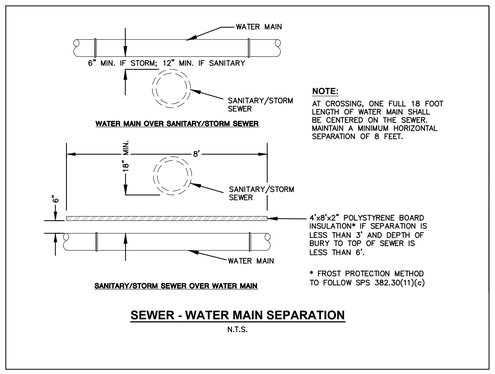
JOB:	3400
DRAWN:	APM
CHECKED:	RWI
DATE:	07-14-2022
SHEET:	C4.0

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 22-11402
JSD PROJ. MGR.: RWI

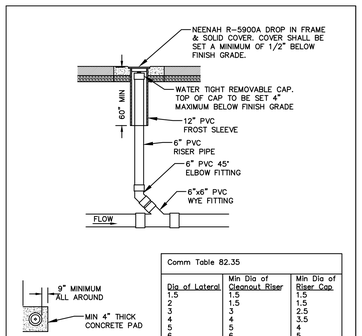
Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)





SEWER - WATER MAIN SEPARATION

N.T.S.



Comm Table 82.35

Dia of Lateral	Min Dia of Cleanout Riser	Min Dia of Riser Cap
1.5	1.5	1.5
2	1.5	1.5
3	3	2.5
4	4	3.5
5	5	4
6	6	5
8+	6	6

Neenah Grates
R-5900A 12-Inch Pipe

NOTE:
CLEANOUT PIPING AND FITTINGS SHALL
MATCH SANITARY SEWER LATERAL
MATERIAL

SANITARY SEWER CLEAN OUT DETAIL

N.T.S.

BRIOHN
DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

SITE UTILITY PLAN SANITARY AND WATER SERVICE

SHEET TITLE



PROPOSED:
JILLY'S CAR WASH
10829 N. PORT WASHINGTON RD.
CITY OF MEQUON, WI

REVISION #1: CITY STAFF COMMENTS 2022-08-08
REVISION #2: ADA, MH ACCESSIBLE, FALL 2022-08-26
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REVISION #5: CARD READER ENTRANCE LAYOUT/GRADING 2022-10-24
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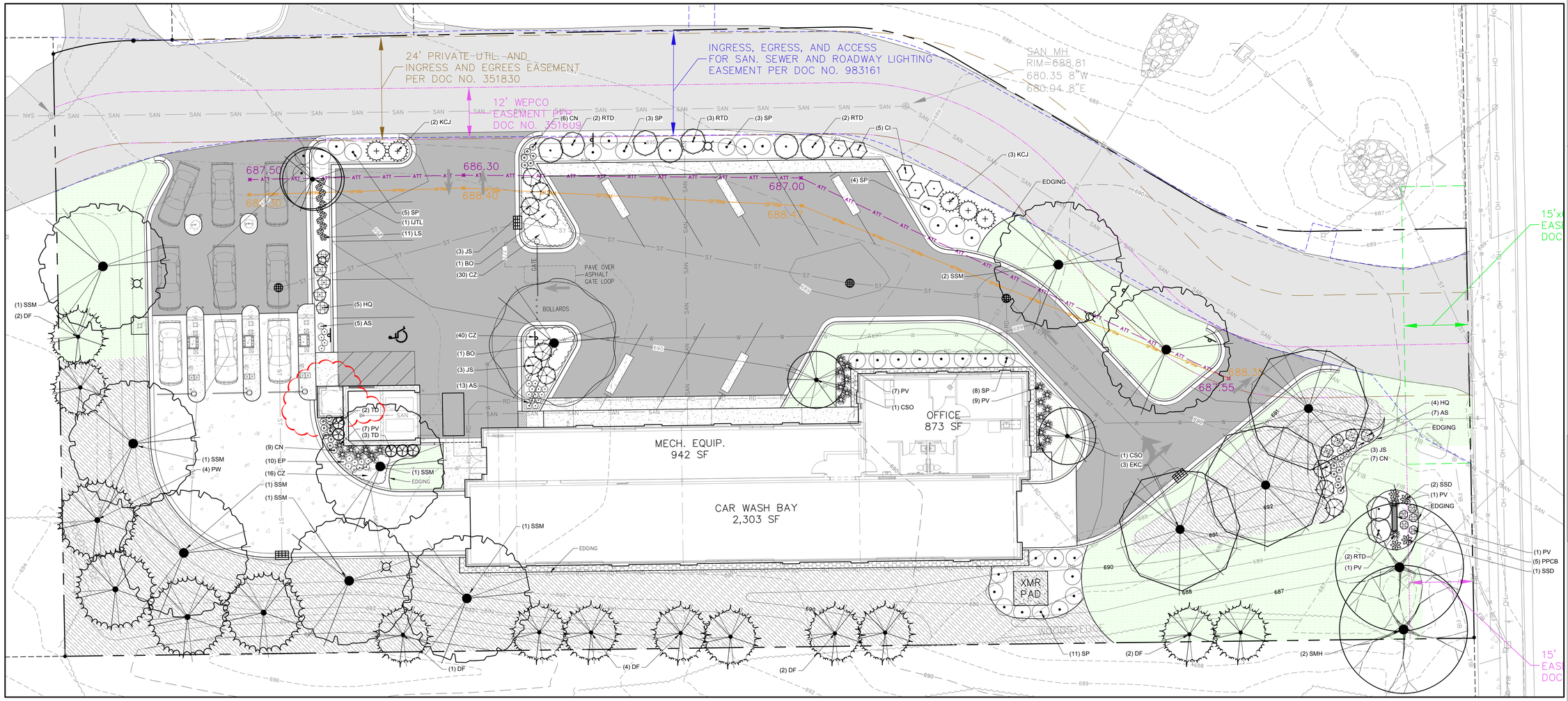
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JSD PROJ. MGR.: RWI

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)



PLANT SCHEDULE

DECIDUOUS TREES					
Code	Qty	Botanical/Common	Root	Planting Size	Mature Ht
SSM	8	Acer miyabei `Morton` TM / State Street Miyabei Maple	B & B	3"Cal	40'
SMH	2	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	3"Cal	40'
EKC	3	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	3"Cal	40'
BO	1	Quercus macrocarpa / Burr Oak	B & B	3"Cal	40'
CSO	2	Quercus robur x alba `Crimschmidt` TM / Crimson Spire Oak	B & B	3"Cal	40'
EVERGREEN TREES					
Code	Qty	Botanical/Common	Root	Planting Size	Mature Ht
DF	11	Pseudotsuga menziesii / Douglas Fir	B & B	7` Tall	25`
PW	4	Pinus alba / White Pine	B & B	7` Tall	25`
TD	5	Thuja plicata 'Derakt' / Sugar and Spice Western Red Cedar	B & B	7` Tall	7`
ORNAMENTAL TREES					
Code	Qty	Botanical/Common	Root	Planting Size	Mature Ht
IJTL	1	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	3"Cal	15'
DECIDUOUS SHRUBS					
Code	Qty	Botanical/Common	Root	Planting Size	
RTD	9	Cornus baileyi / Bailey`s Red-twig Dogwood	B & B	36" Ht.	
CI	5	Cornus sericea `Isanti` / Isanti Red Twig Dogwood	Cont.	# 5	
HQ	9	Hydrangea paniculata `Little Quick Fire` / Little Quick Fire Hydrangea	Cont.	# 5	
SP	35	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	Cont.	# 5	
EVERGREEN SHRUBS					
Code	Qty	Botanical/Common	Root	Planting Size	
KCJ	5	Juniperus chinensis `Kallays Compact` / Kallay Compact Pfitzer Juniper	Cont.	# 5	
JS	9	Juniperus sabina `Mini-Arcadia` / Mini Arcadia Juniper	B & B	18" Tall	
PERENNIALS & GRASSES					
Code	Qty	Botanical/Common	Root	Planting Size	
AS	25	Allium x `Summer Beauty` / Summer Beauty Allium	Cont.	# 1	
CN	22	Calamintha nepeta `Montrose White` / Montrose White Catmint	Cont.	# 1	
EP	10	Echinacea x `CBG Cone 2` TM / Pixie Meadowbrite Purple Coneflower	Cont.	# 1	
SSD	4	Hemerocallis x `Stella D`Oro` / Stella D`Oro Daylily	Cont.	# 1	
PPCB	5	Heuchera micrantha 'Palace Purple' / Palace Purple Crevice Coralbell	Cont.	# 1	
LS	11	Liatris spicata `Kobold` / Kobold Spike Gayfeather	Cont.	# 1	
PV	25	Panicum virgatum `Shenandoah` / Shenandoah Switch Grass	Cont.	# 1	
GROUND COVERS					
Code	Qty	Botanical/Common	Root	Planting Size	Spacing
CZ	86	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed	Cont.	4"	18" o.c.
~~GT~~	~~18~~	~~Geum triflorum / Prairie Smoke~~	~~Cont.~~	~~4"~~	~~18" o.c.~~

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

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		
	SIGN		NO MOW FESCUE
	POWER POLE		
	GUY WIRE		KENTUCKY BLUEGRASS BLEND
			STONE MULCH MAINTENANCE STRIP

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
PARKING LOT LANDSCAPING 10% OF INTERIOR PARKING AREA LANDSCAPED	830 SF 8,300 SF PARKING LOT x 10% = 830 SF	1,120 SF
PARKING LOT SHADING 30% OF PARKING AREA	4,165 SF 13,886 SF PAVEMENT x 30% = 4,165 SF	4,170 SF
DUMPSTER SCREENING	YES	YES

north

SCALE IN FEET
10' 0 10'

BRIOHN DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

SHEET TITLE: LANDSCAPE PLAN

WISCONSIN LANDSCAPE ARCHITECT
KEVIN C. BYRNE
IA–552
MILWAUKEE, WIS.

PROPOSED:
JILLY'S CAR WASH
10829 N. PORT WASHINGTON RD.
CITY OF MEQUON, WI

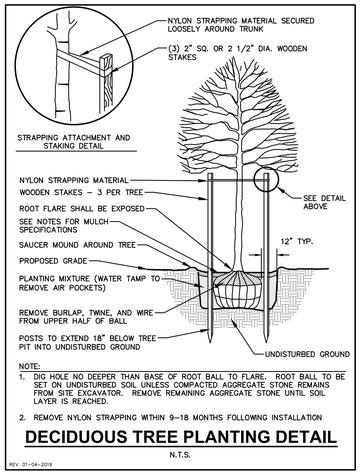
REVISION #1: MUNICIPAL COMMENTS 2022-06-22
REVISION #2: PLAN COMMISSION COMMENTS 2022-09-27
REVISION #3: CITY STAFF COMMENTS 2022-09-08
REVISION #4: WATER SERVICE LOCATION 2022-10-21
REVISION #5: CARD READER ENTRANCE LAYOUT/GRADING 2022-10-24
REVISION #6: MATT WASH BOOTH ADDITION 2022-11-01

JOB:	3400
DRAWN:	MJH
CHECKED:	KCB
DATE:	07-14-2022
SHEET:	L1.0

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JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 22-11402
JSD PROJ. MGR.: RWI

Attachment: Packet Docs_Jillys (6079 : Jilly's Car Wash)

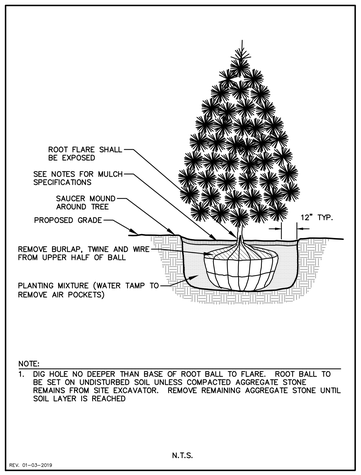


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

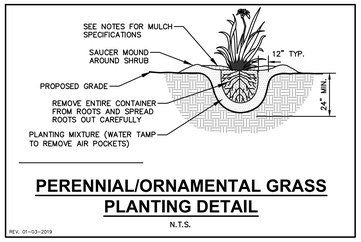
REV. 01-04-2019



NOTE:
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N.T.S.

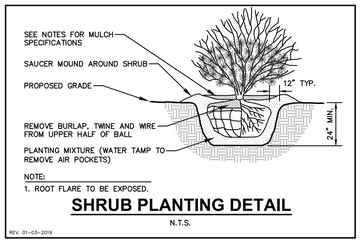
REV. 01-03-2019



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019



NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – STONE MULCH: ALL MAINTENANCE STRIP AREAS LABELED ON PLAN SHALL RECEIVE #2 WASH DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

SEEDING NOTES

1. MATERIALS – "NO-MOW" SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
2. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 22-11402
JSD PROJ. MGR.: RWI

BRIOHN DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

SHEET TITLE
LANDSCAPE NOTES AND DETAILS

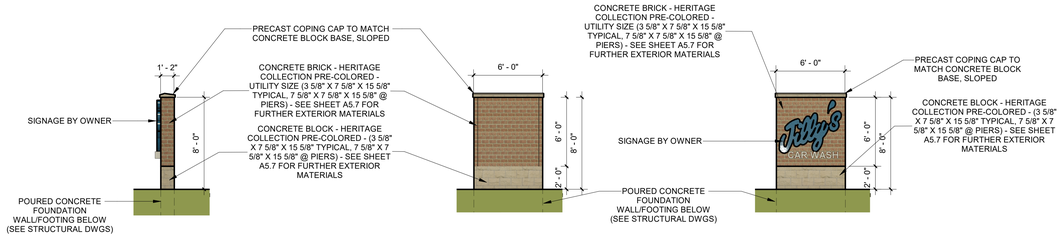
WISCONSIN
KEVIN C. BYRNE
LA-552
MILWAUKEE, WIS.
LANDSCAPE ARCHITECT

PROPOSED:
JILLY'S CAR WASH
10829 N. PORT WASHINGTON RD.
CITY OF MEQUON, WI

REVISION #1: MUNICIPAL COMMENTS 2022-04-22
REVISION #2: PLAN COMMISSION COMMENTS 2022-09-27
REVISION #3: CITY STAFF COMMENTS 2022-09-08
REVISION #4: WATER SERVICE LOCATION 2022-10-21
REVISION #5: CARD READER ENTRANCE LAYOUT/GRADING 2022-10-24
REVISION #6: MATT WASH/BOOTH ADDITION 2022-11-01

JOB:	3400
DRAWN:	MJH
CHECKED:	KB
DATE:	07-14-2022
SHEET:	L2.0

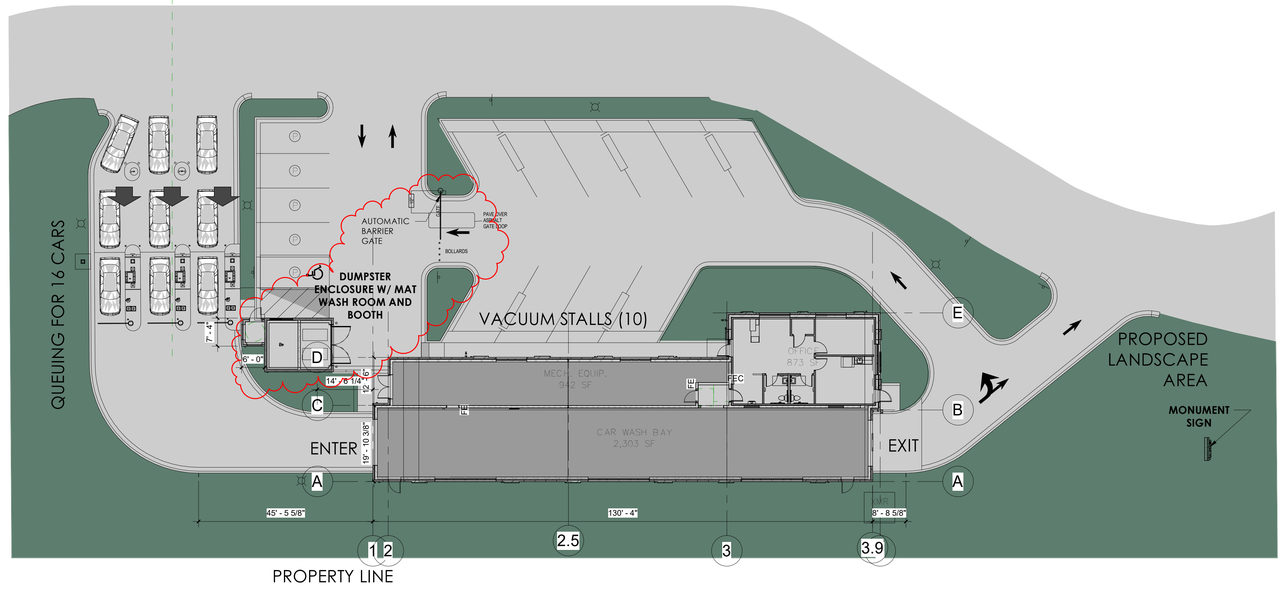
Attachment: Packet Docs_Jilly's (8079 : Jilly's Car Wash)



4 MONUMENT SIGN (SIDE - NORTH) (SOUTH SIDE OPPOSITE)
3/16" = 1'-0"

3 MONUMENT SIGN (REAR - WEST)
3/16" = 1'-0"

2 MONUMENT SIGN (FRONT - EAST)
3/16" = 1'-0"



1 SITE LAYOUT
1/16" = 1'-0"

0 16 32 48 64

PLAN NORTH

BRIOHN DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
PROPOSED ARCHITECTURAL SITE PLAN

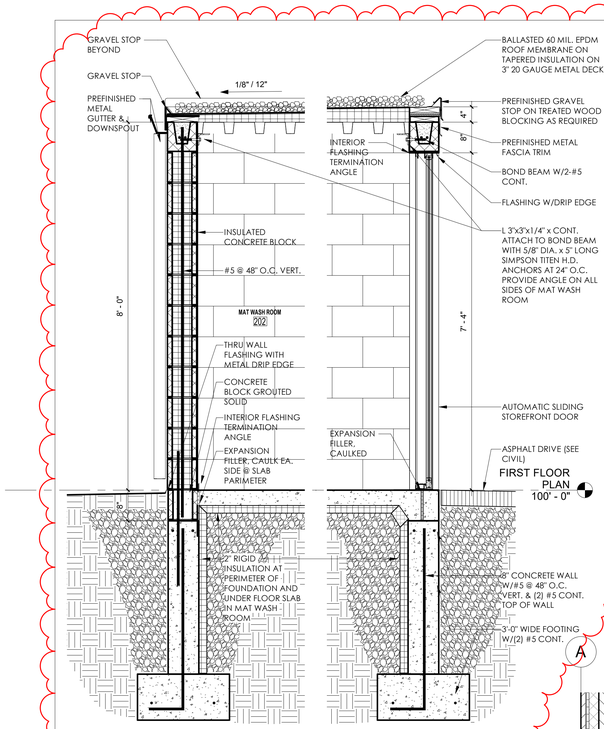
PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

Revision	Date
CB54	10.27.22

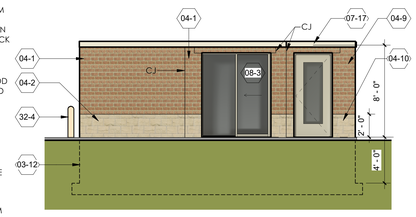
JOB:	3400
DRAWN:	CW/CJR
CHECKED:	MM
DATE:	07-14-22

SHEET:
A0.1

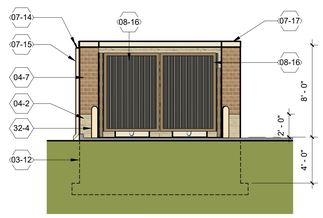
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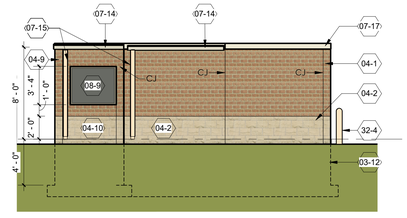
9 SECTION THRU MAT WASH ROOM
3/4" = 1'-0"



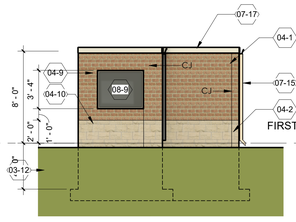
8 TRASH ENCLOSURE NORTH
3/16" = 1'-0"



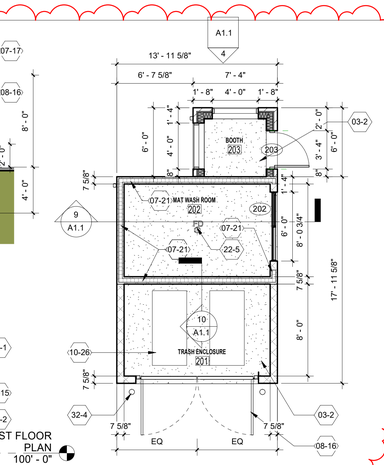
7 TRASH ENCLOSURE EAST
3/16" = 1'-0"



5 TRASH ENCLOSURE SOUTH
3/16" = 1'-0"

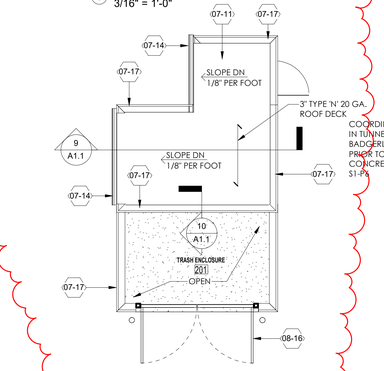


4 TRASH ENCLOSURE WEST
3/16" = 1'-0"



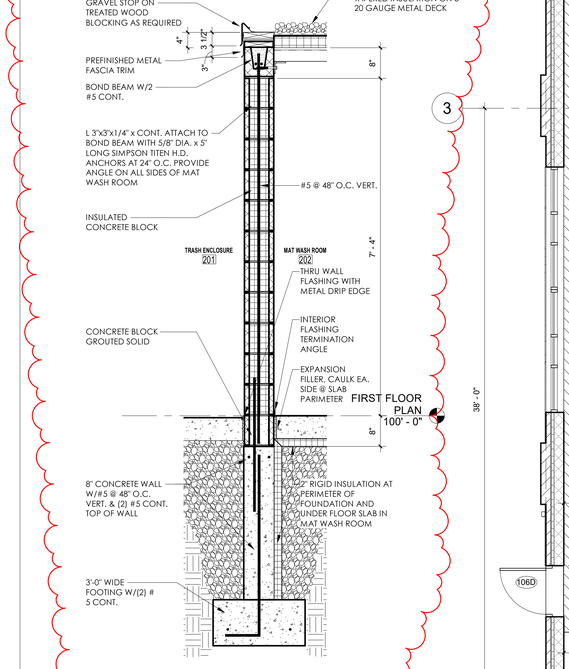
FIRST FLOOR PLAN
100' - 0"

6 ENLARGED TRASH ENCLOSURE PLAN
3/16" = 1'-0"

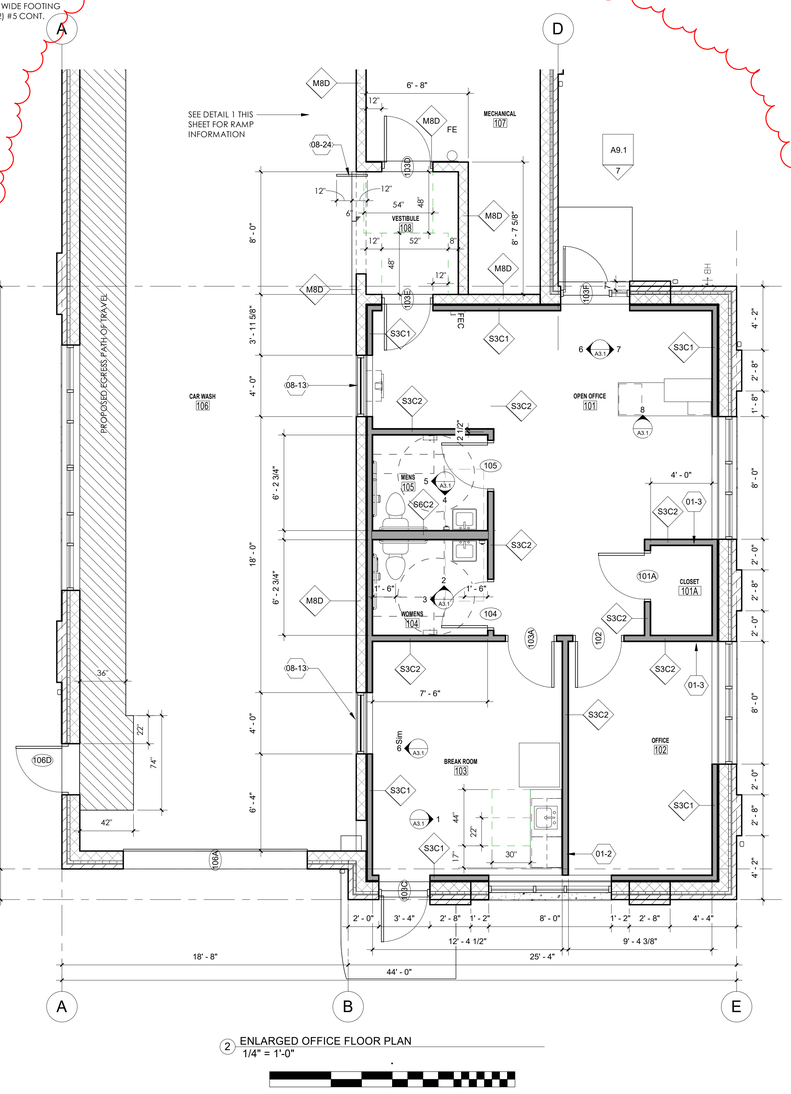


COORDINATE FLOOR SLOPES IN TUNNEL WITH BADGERLAND EQUIPMENT PRIOR TO POUR. SEE CONCRETE PACKAGE SHEETS S1.4

ENLARGED TRASH ENCLOSURE ROOF PLAN
3/16" = 1'-0"



10 TRASH ENCLOSURE WALL
3/4" = 1'-0"



2 ENLARGED OFFICE FLOOR PLAN
1/4" = 1'-0"

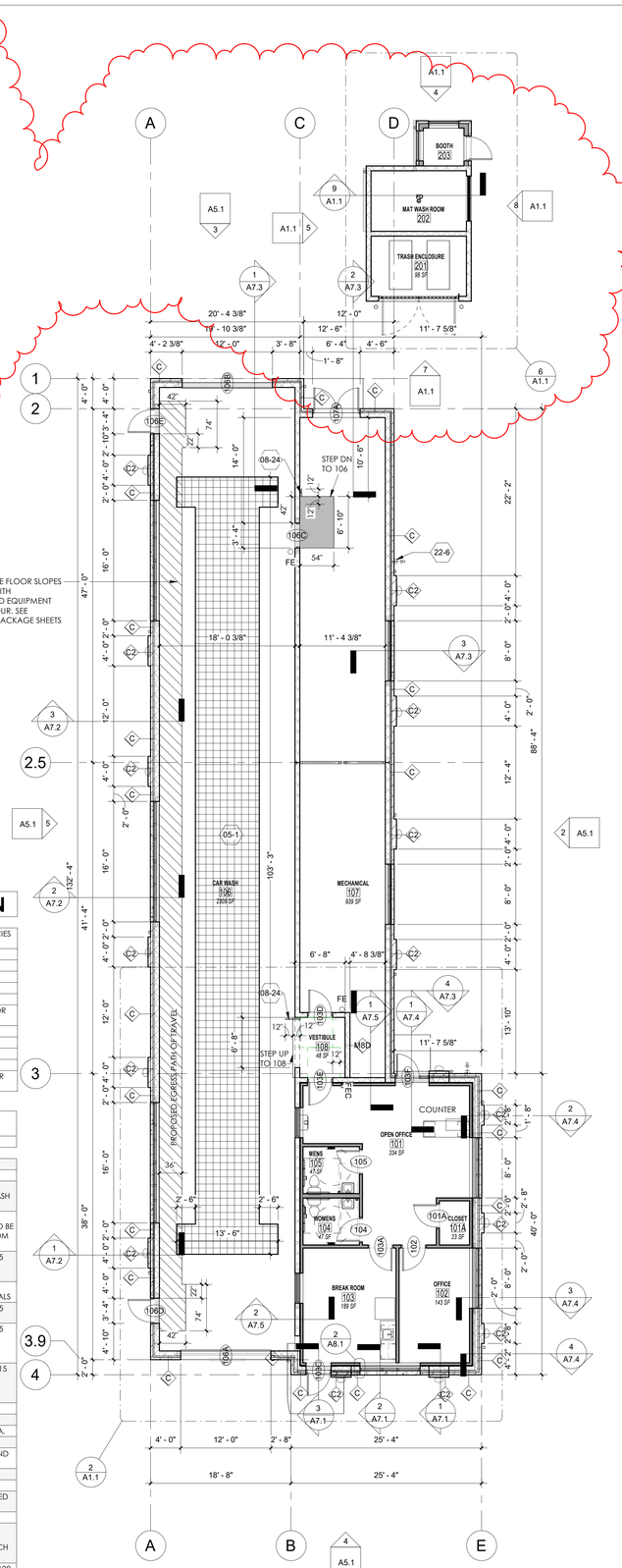
0 4 8 12 16

GENERAL NOTES - NEW FLOOR PLAN

1	VERIFY ALL CONDITIONS, DIMENSIONS AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO BRIOHN'S ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS.
2	VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
3	AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
4	SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
5	SEE SHEET A0.1 FOR ADA REQUIREMENTS AND MOUNTING HEIGHTS
6	SEE SHEET A9.1 FOR PARTITION TYPE.
7	EXTERIOR WALLS IN OFFICE AREA TO BE FURRED OUT WITH STUD HELD 1" OFF FACE OF EXTERIOR WALL, CAVITY FILLED WITH BATT INSULATION. SEE FLOOR PLAN FOR PARTITION TYPE.
8	FURNITURE AND APPLIANCES PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.
9	ALL WALLS TO BE PAINTED PROVIDING FRP WAINSCOT WHERE CALLED FOR.
10	ALL FLOORS THROUGH OUT ARE TO BE SEALED CONCRETE WITH CAULKED CONTROL JOINTS.
11	EXPOSED STEEL DECK, JOISTS, GIRDERS AND COLUMNS ARE TO BE PRIME GREY.
12	LOCKERS AND BENCHES IN LOCKER ROOMS ARE PROVIDED BY OWNER AND ARE SHOWN FOR REFERNCE ONLY.

KEYNOTE LEGEND

VALUE	FLOOR PLAN CODED NOTES
01-2	CENTER PARTITION ON STOREFRONT MULLION
01-3	ALIGN PARTITION WITH STOREFRONT FINISHED JAMB
03-2	6" THICK CONCRETE REINFORCED FLOOR SLAB ON COMPACTED GRAVEL BASE. PROVIDE REINF. W/6X6 W2.1 X W2.1 WWM AND 6 MIL. VAPOR BARRIER W/TAPED JOINTS IN MAT WASH ROOM.
03-12	REINFORCED POURED CONCRETE FOUNDATION WALLS. REINFORCE BLOCK WALLS W/#5 BARS @ 48" O.C. FROM FOOTING TO TOP OF WALL IN FULLY GROUTED CELL. FOOTINGS TO BE 12" X 36" POURED CONCRETE FOOTING, REINFORCED W/(2) #5 BARS, CONT, TOP & BOTTOM AND #5 CROSS BARS AT 24" O.C. TOP & BOTTOM.
04-1	CONCRETE BRICK - HERITAGE COLLECTION PRE-COLORED - UTILITY SIZE (3 5/8" X 7 5/8" X 15 5/8" TYPICAL, 7 5/8" X 7 5/8" X 15 5/8" @ PIERS) - SEE SHEET A5.7 FOR FURTHER EXTERIOR MATERIALS
04-2	CONCRETE BLOCK - HERITAGE COLLECTION PRE-COLORED - (3 5/8" X 7 5/8" X 15 5/8" TYPICAL, 7 5/8" X 7 5/8" X 15 5/8" @ PIERS) - SEE SHEET A5.7 FOR FURTHER EXTERIOR MATERIALS
04-7	CONCRETE BRICK - HERITAGE COLLECTION PRE-COLORED - UTILITY SIZE (3 5/8" X 7 5/8" X 15 5/8") - SEE SHEET A5.2 FOR FURTHER EXTERIOR MATERIALS
04-9	CONCRETE BRICK - HERITAGE COLLECTION PRE-COLORED - UTILITY SIZE (3 5/8" X 7 5/8" X 15 5/8"), 1" AIR SPACE, AIR AND MOISTURE BARRIER ON EXTERIOR SHEATHING ON 6" CF FRAMING WITH CAVITY FILLED WITH BATT INSULATION. FINISH WITH 5/8" TYPE 'X' GYPSUM BOARD ON VAPOR BARRIER - SEE SHEET A5.7 FOR FURTHER EXTERIOR MATERIALS
04-10	CONCRETE BLOCK - HERITAGE COLLECTION PRE-COLORED - UTILITY SIZE (3 5/8" X 7 5/8" X 15 5/8"), 1" AIR SPACE, AIR AND MOISTURE BARRIER ON EXTERIOR SHEATHING ON 6" CF FRAMING WITH CAVITY FILLED WITH BATT INSULATION. FINISH WITH 5/8" TYPE 'X' GYPSUM BOARD ON VAPOR BARRIER - SEE SHEET A5.7 FOR FURTHER EXTERIOR MATERIALS
05-1	GRATING PROVIDED OVER ENTIRE PIT OPENING
07-11	BALLASTED MEMBRANE ROOF
07-14	PREFINISHED METAL GUTTER SYSTEM WITH END DAM FLASHING. COLOR TO MATCH FASCIA.
07-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT. COLOR TO MATCH FASCIA.
07-17	PRE-FINISHED METAL 24 GA. GRAVEL STOP, FASCIA AND RUBBER MEMBRANE FLASHING AND ROOFING.
07-21	MASONRY CORE INSULATION
08-3	AUTOMATIC SUDING DOOR (SEE DOOR SCHEDULE)
08-9	CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW. 4'-0" W X 3'-4" TALL WITH 1" INSULATED LOW-E GLAZING
08-13	ALUMINUM FRAMED BORROWED LITE (INTERIOR STOREFRONT)
08-16	TREATED WOOD FINISHED GATES (PAIR OF EQUAL GATE PANELS) OF 1X6 VERTICAL SLATS PAINTED AND MOUNTED TO GALVANIZED STEEL FRAME, PAINTED. HINGE POSTS TO BE CONCRETE FILLED TUBE STILL WITH CONCRETE CROWNED TOP, PAINTED. HEIGHT TO MATCH DOOR HEIGHT PLUS 6".
08-24	PROVIDE HANDRAILS ON ONE SIDE OF THE STAIRS LOCATED IN MECH 107 AND VESTIBULE 108 PER 2015 IBC SECTION 1003.5 EXCEPTION 2. THE HANDRAILS SHALL BE PROVIDED WITH THE REQUIRED EXTENSIONS PER THE IBC SECTION 1014.6.
10-26	(2) 2 CU YARD DUMPSTERS BY OWNER
22-5	FLOOR DRAIN (TO SANITARY) - SEE PLUMBING FOR RIM ELEVATIONS
22-6	EXTERIOR FREEZE-PROOF HOSE BIB. REFER TO PLUMBING DRAWINGS. PROVIDE A THERMAL SEPARATION BETWEEN WALL AND PIPE. IF WITHIN INTERIOR FURRING WALL, PROVIDE ACCESS PANEL AT INTERIOR.
32-4	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S), PAINTED TO MATCH CONCRETE BLOCK VENEER.



1 FIRST FLOOR PLAN
1/8" = 1'-0"

0 8 16 24 32

PLAN NORTH

BRIOHN DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

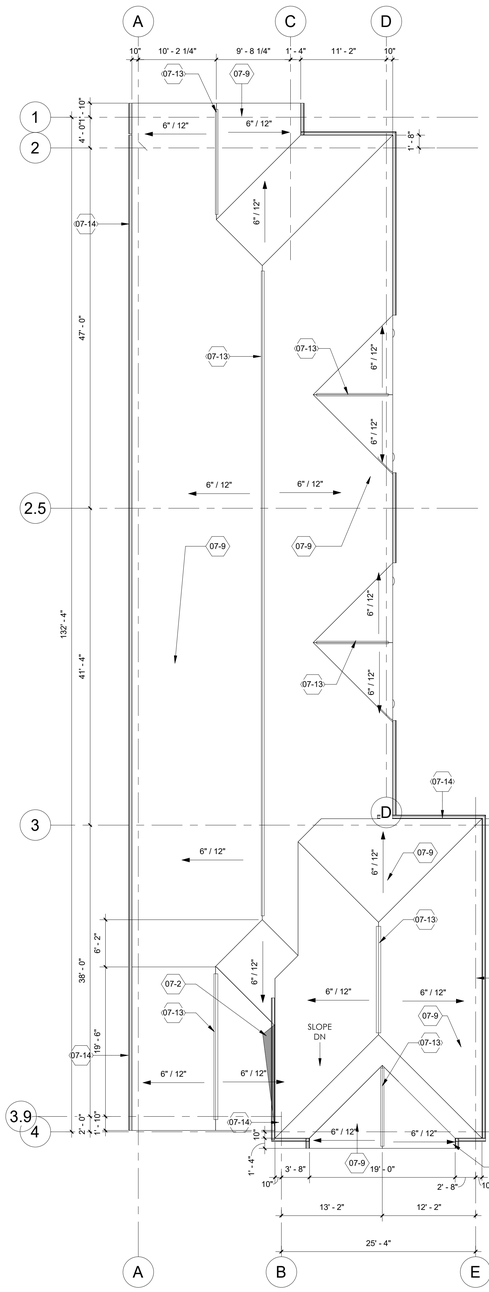
SHEET TITLE
PROPOSED FLOOR PLANS

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

Revision	Date
CB01: BRICK LEDGER, PARTITION TYPES	09-22-22
DSP1 REVISIONS	09-29-22
CB04	10-27-22
CB06	11-09-22

JOB: 3400
DRAWN: CW/CJR
CHECKED: MM
DATE: 07-14-22
SHEET: A1.1

Attachment: Packet Docs_Jillys (6079 : Jilly's Car Wash)



2 ROOF PLAN
1/8" = 1'-0"

0 8 16 24 32

GENERAL NOTES - RCP

1	MINIMUM CEILING TILE WIDTH TO BE 4" AT WALLS AND AT CLOUDS
2	ALL TOILET ROOMS TO HAVE VINYL COATED ACOUSTICAL CEILING TILE
3	ALL CEILING TILE TO BE 2'-0"X2'-0" SET IN METAL GRIDS.

KEYNOTE LEGEND

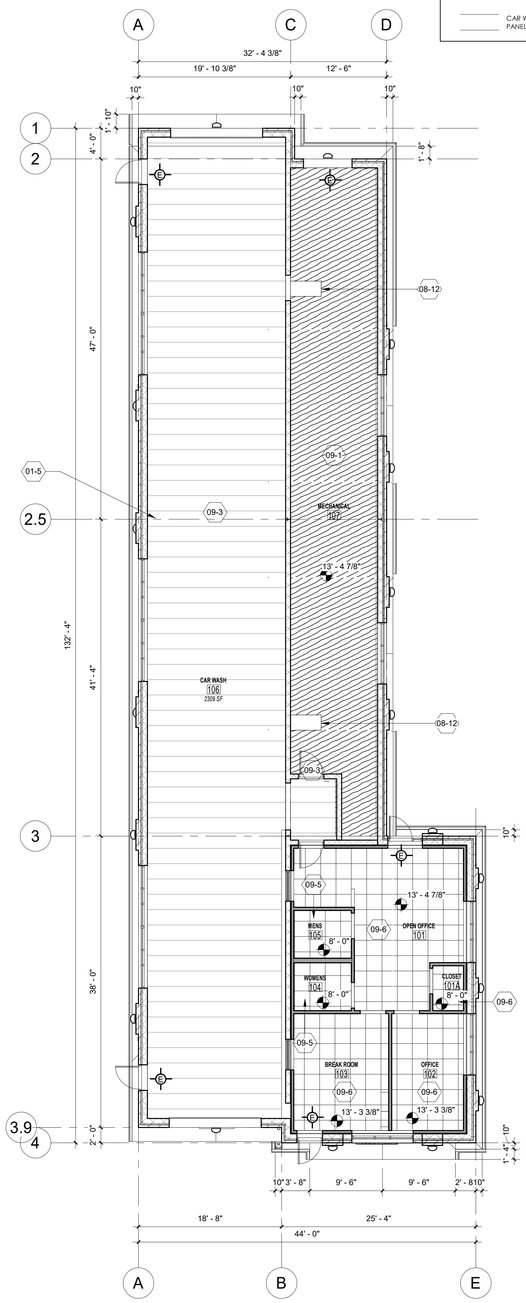
VALUE	FLOOR PLAN CODED NOTES
01-5	SEE STRUCTURAL DRAWINGS FOR ATTIC COMPARTMENTALIZATION DESIGN AND LOCAITON
07-2	SHADED AREA SHOWS CRICKET TO SLOPE TO ROOF COLLECTOR BOX
07-9	ROOF ASSEMBLY: SHINGLES (SEE EXTERIOR ELEVATIONS FOR MANUFACTURER AND COLOR) ON 30# FELT PAPER ON (3) OVERLAPPED LAYERS ICE & WATER SHIELD 6'-0" UP ROOF ON ALL SIDES INCLUDING EAVES AND ALL VALLEYS ON 5/8" PLYWOOD SHEATHING ON WOOD TRUSSES.
07-13	CONTINUOUS ROOF RIDGE VENT PER ROOF SHINGLE MANUFACTURER
07-14	PREFINISHED METAL GUTTER SYSTEM WITH END DAM FLASHING. COLOR TO MATCH FASCIA.
08-12	ATTIC ACCESS SCUTTLE LOCATED ADJACENT TO MAN DOOR OPENING. COORDINATE FINAL LOCATION WITH EQUIPMENT LAYOUT.
09-1	PAINTED PRESSURE TREATED PLYWOOD CEILING FINISH ON 6 MIL VAPOR BARRIER MOUNTED TO BOTTOM CHORD OF ROOF TRUSS.
09-3	CAR WASH LINER PANEL CEILING FINISH (BY EQUIPMENT SUPPLIER) ON 5/8" DENSGLASS SHEATHING MOUNTED TO BOTTOM CHORD OF TRUSS WITH 6 MIL VAPOR BARRIER ABOVE
09-5	2'-0" X 2'-0" VINYL FACED ACT CEILING THIS ROOM
09-6	2'-0" X 2'-0" LAY-IN ACOUSTICAL CEILING TILES WITHIN A 9/16" WHITE METAL SUSPENDED GRID

GENERAL NOTES - ROOF PLAN

1	SEE STRUCTURAL DWGS FOR FURTHER STRUCTURAL INFORMATION.
2	COORDINATE ROOF SCREEN SIZE WITH MECHANICAL UNITS. SEE STUCTURAL DRAWINGS FOR FURTHER INFORMATION.
3	SEE SHEET A4.2 FOR OTHER CANOPY AND TUBE SUN SHADES PLANS
4	PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLAN BY OTHERS FOR LOCATIONS.

REFLECTED CEILING PLAN LEGEND

ROOM 100	ROOM NAME ROOM NUMBER
1	PLAN NOTES
E	EXIT LIGHT
	2'X2' SUSPENDED ACOUSTICAL CEILING TILE SYSTEM
	GYPSUM BOARD CEILING SYSTEM
	PAINTED PRESSURE TREATED PLYWOOD FINISH
	CAR WASH LINER CEILING PANEL



1 FIRST FLOOR PLAN
1/8" = 1'-0"

0 8 16 24 32

PLAN NORTH

BRIOHN DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
REFLECTED CEILING AND ROOF PLANS

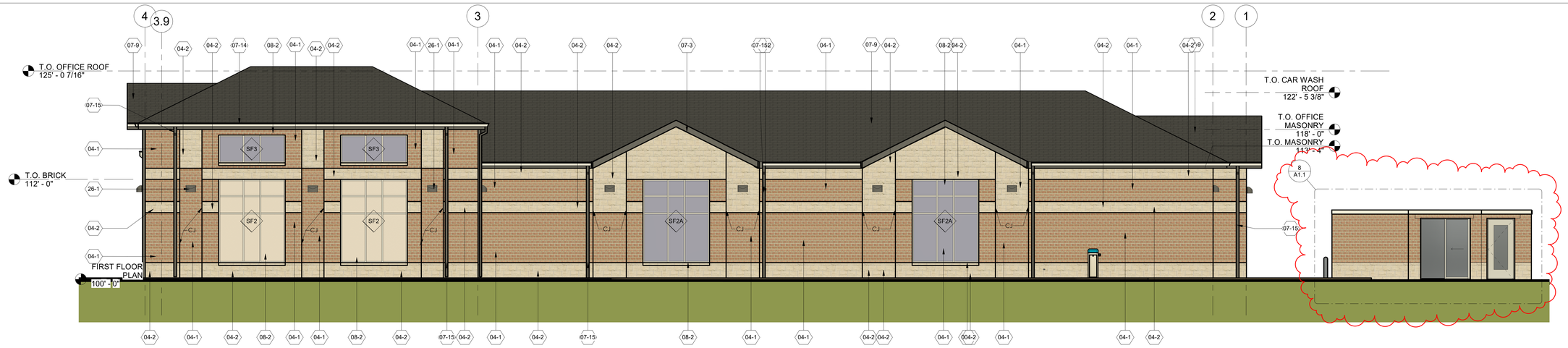
PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

Revision	Date

JOB:	3400
DRAWN:	CW/CJR
CHECKED:	MM
DATE:	07-14-22

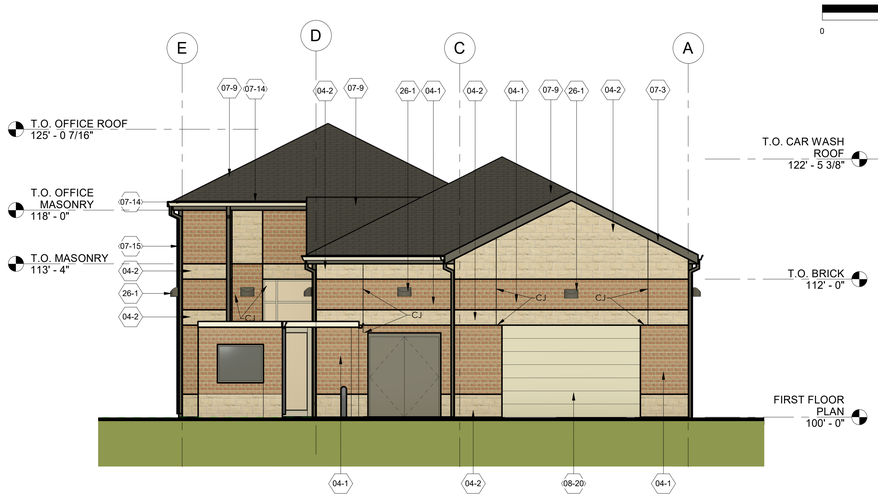
SHEET:
A2.1

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)



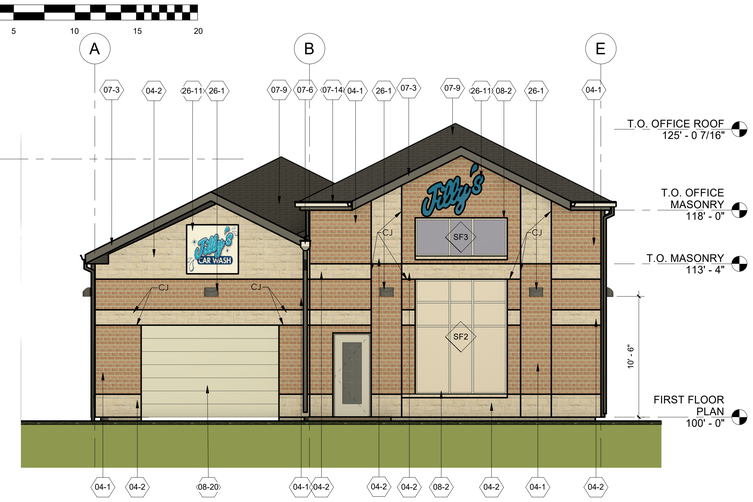
2 NORTH ELEVATION
3/16" = 1'-0"

0 5 10 15 20



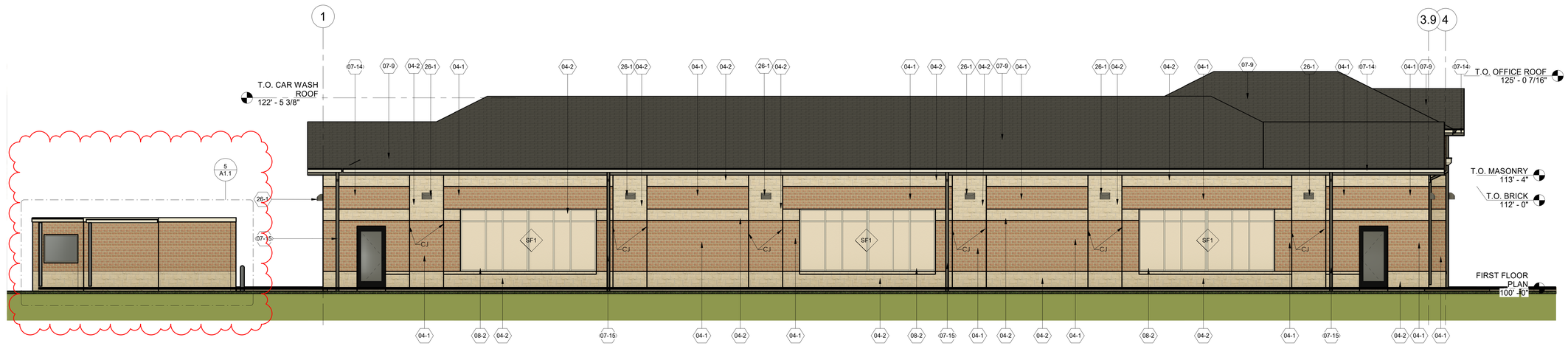
3 WEST ELEVATION
3/16" = 1'-0"

0 5 10 15 20



4 EAST ELEVATION
3/16" = 1'-0"

0 5 10 15 20



5 SOUTH ELEVATION
3/16" = 1'-0"

0 5 10 15 20

KEYNOTE LEGEND

VALUE	FLOOR PLAN CODED NOTES
04-1	CONCRETE BRICK - HERITAGE COLLECTION PRE-COLORED - UTILITY SIZE (3 5/8" X 7 5/8" X 15 5/8" TYPICAL, 7 5/8" X 7 5/8" X 15 5/8" @ PIERS) - SEE SHEET A5.7 FOR FURTHER EXTERIOR MATERIALS
04-2	CONCRETE BLOCK - HERITAGE COLLECTION PRE-COLORED - (3 5/8" X 7 5/8" X 15 5/8" TYPICAL, 7 5/8" X 7 5/8" X 15 5/8" @ PIERS) - SEE SHEET A5.7 FOR FURTHER EXTERIOR MATERIALS
07-3	PRE-FINISHED ALUMINUM FINISHED FASCIA.
07-6	PRE-FINISHED SCUPPER COLLECTOR BOX WITH DOWN SPOUT
07-9	ROOF ASSEMBLY: SHINGLES (SEE EXTERIOR ELEVATIONS FOR MANUFACTURER AND COLOR) ON 30# FELT PAPER ON (3) OVERLAPPED LAYERS ICE & WATER SHIELD 6'-0" UP ROOF ON ALL SIDES INCLUDING EAVES AND ALL VALLEYS ON 5/8" PLYWOOD SHEATHING ON WOOD TRUSSES.
07-14	PREFINISHED METAL GUTTER SYSTEM WITH END DAM FLASHING, COLOR TO MATCH FASCIA.
07-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT. COLOR TO MATCH FASCIA.
08-2	CLEAR ANODIZED ALUMINUM STOREFRONT WINDOWS (SEE STOREFRONT LEGEND SHEET A9.1)
08-20	INSULATED FACTORY PRE-FINISHED STEEL OVERHEAD DOOR AND FRAME
26-1	EXTERIOR WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
26-11	APPROVED SIGNAGE LOCATION. SIGNAGE BY OWNER.

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BROOKFIELD WISCONSIN 53045-1950
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SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

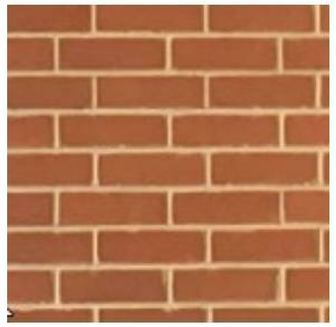
PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

Revision	Date
CB01: BRICK LEDGER, PARTITION TYPES	08-22-22
DSPS REVISIONS	08-29-22
CB04	10-27-22

JOB: 3400
DRAWN: CW/CJR
CHECKED: MM
DATE: 07-14-22
SHEET:
A5.1

Attachment: Packet Docs_Jilly's (8079 : Jilly's Car Wash)

CONCRETE BRICK - HERITAGE COLLECTION PRE-COLORED - UTILITY SIZE (11 5/8" x 3 5/8" x 3 5/8")



CONCRETE BLOCK - HERITAGE COLLECTION PRE-COLORED - 15 5/8" x 7 5/8" x 3 5/8"



CLEAR ANODIZED STOREFRONT WINDOW WITH THERMALLY BROKEN CLEAR ANODIZED FRAME AND 1" CLEAR AGC LOW E #3 GLASS (TEMPERED WHERE REQUIRED PER CODE)



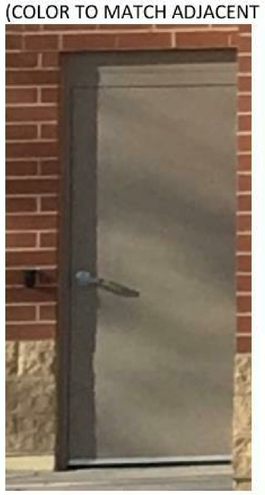
E4 FASCIA - PRE FINISHED METAL



SOFFIT - PRE FINISHED ALUMINUM SOFFIT PANELS WITH CONTINUOUS VENTS (COLOR TO MATCH FASCIA)



PAINTED HOLLOW METAL SERVICE DOOR AND FRAME (COLOR TO MATCH ADJACENT MASONRY).



PREFINISHED METAL DOWNSPOUT AND GUTTER SYSTEM



EXTERIOR MOUNTED WALL SCONCE



GAF TIMBERLINE GAF TIMBERLINE NATURAL SHADOW ARCHITECTURAL ASPHALT SHINGLES



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SHEET TITLE
EXTERIOR MATERIALS

PROPOSED:
JILLYS CAR WASH
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MEQUON, WI

Revision

Date

JOB: 3400
DRAWN: CW/CJR
CHECKED: MM
DATE: 07-14-22
SHEET:
A5.2

Attachment: Packet Docs_Jilly's (8079 : Jilly's Car Wash)



VIEW LOOKING SOUTH WEST FROM NORTH EAST CORNER



VIEW LOOKING SOUTH EAST FROM NORTH WEST CORNER

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DESIGN GROUP
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SHEET TITLE
EXTERIOR 3D VIEWS

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

Revision

Date

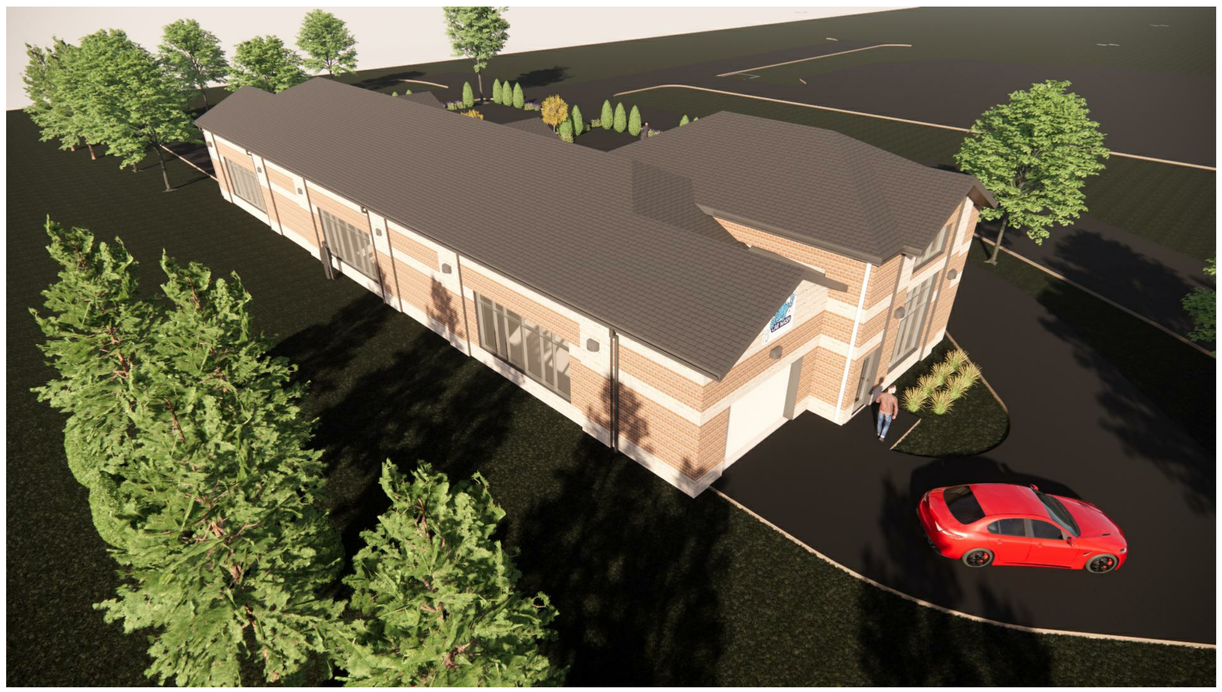
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DRAWN:	CW/CJR
CHECKED:	MM
DATE:	07-14-22

SHEET:
A5.3

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)



VIEW LOOKING SOUTH WEST FROM NORTH EAST CORNER



VIEW LOOKING NORTH WEST FROM SOUTH EAST CORNER

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DESIGN GROUP
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BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
EXTERIOR 3D VIEWS

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

Revision

Date

JOB:	3400
DRAWN:	CW/CJR
CHECKED:	MM
DATE:	07-14-22

SHEET:
A5.4

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

AIRLIFT DOORS, INC.

Door Packages

XRS Extreme Roll Up Series

All *XRS* Extreme Roll Up Door Packages include these standard features:

- Breakaway design with automatic reset
- Fiber reinforced pultruded plastic track
- Complete weather seal including:
  - Heavy duty top rubber seal
  - Dual side brush seals
- 3 full vision panels standard, option for additional
- Individually replaceable sections
- Protective covers included
- Inside or Outside Mount
- All stainless steel hardware



Door sizes available up to 14' x 14' for custom door sizes consult factory.

③ ROLL UP OVERHEAD DOOR
3/4" = 1'-0"

ROLL UP OUTER DOORS

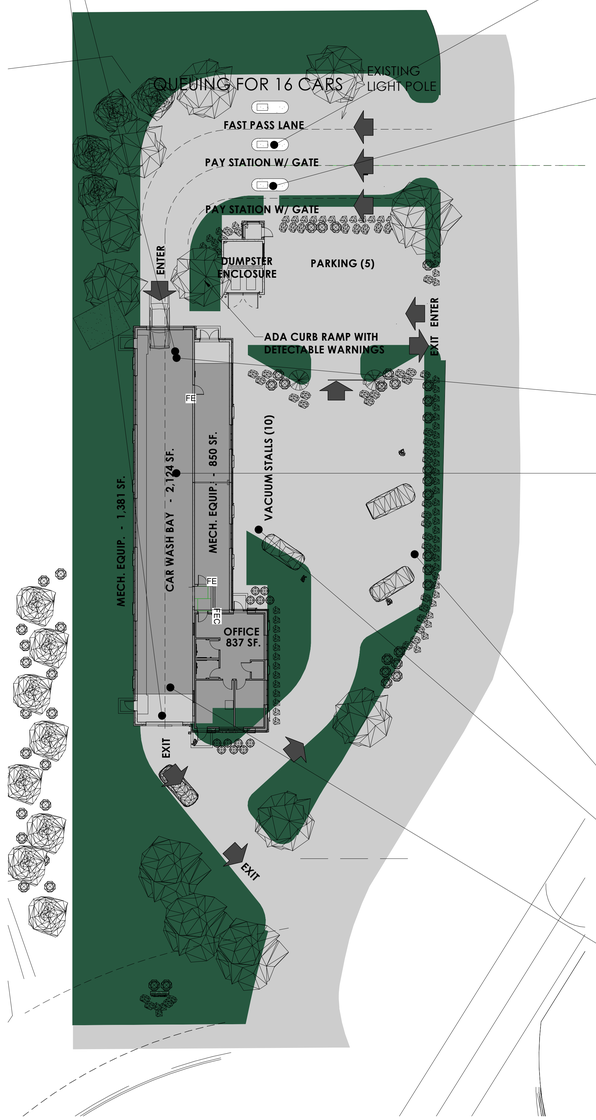




ENTRY SIGNAGE AND CANOPY



ENTRY SIGNAGE AND CANOPY





INSULATED OVERHEAD INNER DOOR (EACH END)



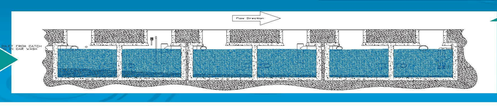
VACUUM AREA

Proper Tank Design for Underground Water Storage is Critical in the Reclamation Process

- A series of water storage tanks are installed underground to capture the reclaimed water.
- The water contains "solids" up to 150 microns
- Optimum wash quality water post water reclamation filtration is 5 microns.
- A poorly designed tanking system can potentially mean disaster for the carwash operator.

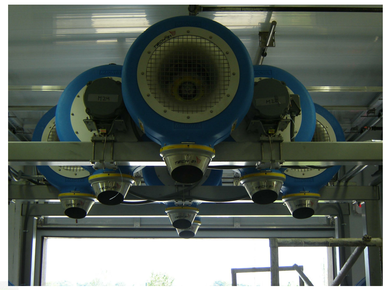






WATER FILTRATION SYSTEM

① WATER FILTRATION SYSTEM
3/4" = 1'-0"



⑤ ELECTRICAL DRYER
3/4" = 1'-0"



DRYING SYSTEMS

④ GRADE LINE
3/4" = 1'-0"

PLAN NORTH

BRIOHN DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
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(262) 790-9505 FAX

SHEET TITLE: EXTERIOR EQUIPMENT

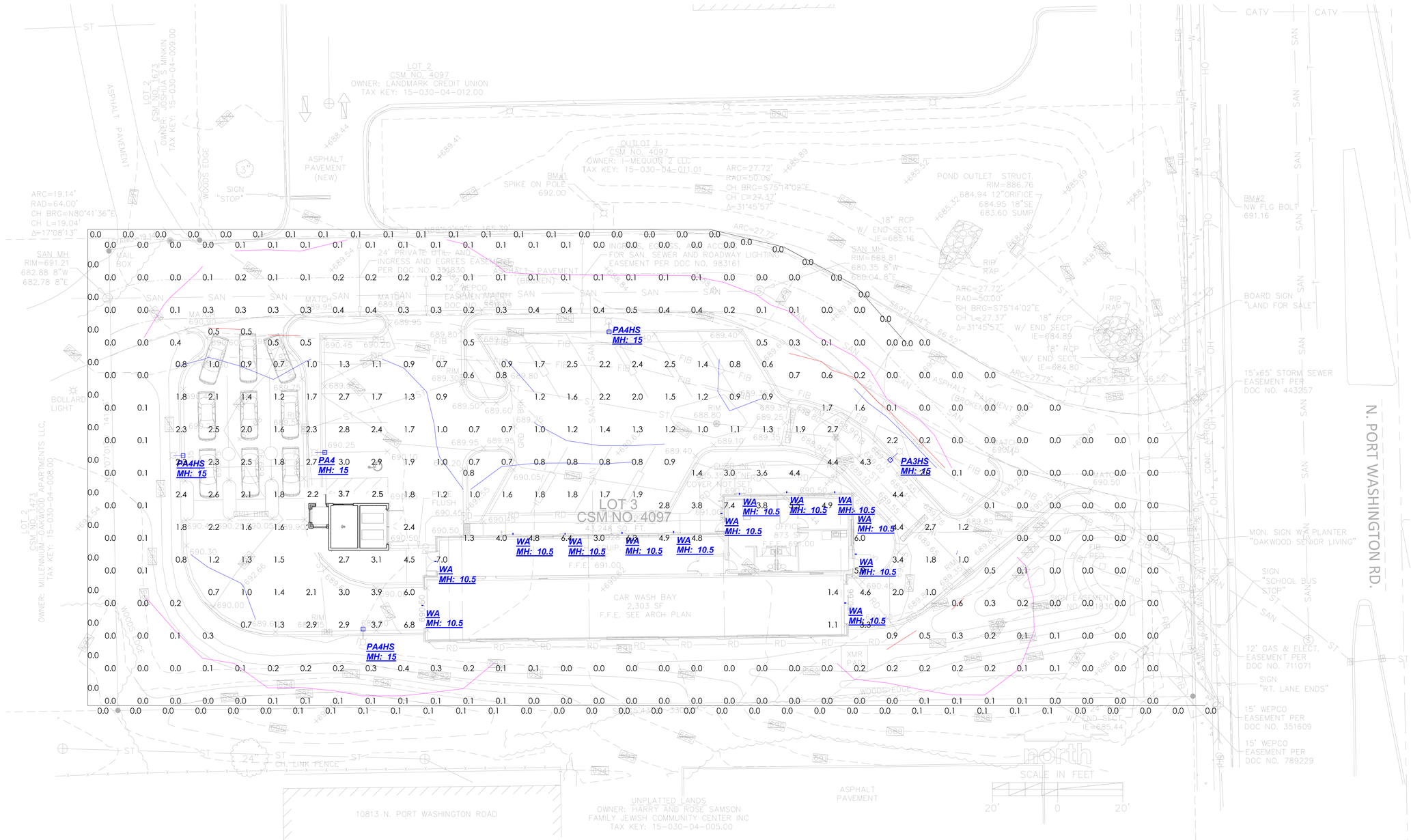
Revision

Date

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

JOB: 3400
DRAWN: CW/CJR
CHECKED: MM
DATE: 07-14-22
SHEET: A5.5

Attachment: Packet Docs_Jilly's (8079 : Jilly's Car Wash)



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.48	7.4	0.0	N.A.	N.A.
PARKING-DRIVE	Illuminance	Fc	1.94	7.0	0.5	3.88	14.00
PROPERTY LINE	Illuminance	Fc	0.03	0.1	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	1	PA3HS	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C15-D-UNV-T3-BZ-HSS	Single	6460	52	0.900
	1	PA4	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C15-D-UNV-T4-BZ	Single	7088	52	0.900
	3	PA4HS	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C15-D-UNV-T4-BZ-HSS	Single	6437	52	0.900
	13	WA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR1B-W	Single	1397	12.2	0.900

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Miller Electrical Enterprises, Inc
State Licensed Electrical • Contractor & Designer • Free Estimates • Fully Bonded & Insured
262-662-1900

RLMA Project #:126402
Drawn By:MB
Date:7/11/2022
Scale:1"=15'-0"

PHOTOMETRIC SITE PLAN

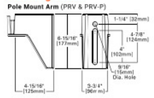
JILLYS CARWASH
MEQUON, WI

E1.0

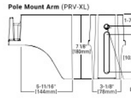
Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

Mounting Details

Pole Mount Arm (PRV & PRV-P)



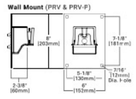
Pole Mount Arm (PRV-XL)



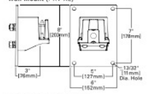
Versatile Mount System



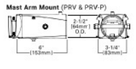
Wall Mount (PRV & PRV-P)



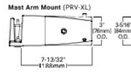
Wall Mount (PRV-XL)



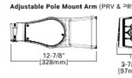
Mast Arm Mount (PRV & PRV-P)



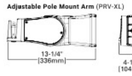
Mast Arm Mount (PRV-XL)



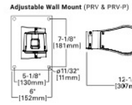
Adjustable Pole Mount Arm (PRV & PRV-P)



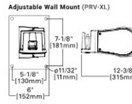
Adjustable Pole Mount Arm (PRV-XL)



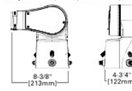
Adjustable Wall Mount (PRV & PRV-P)



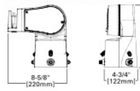
Adjustable Wall Mount (PRV-XL)



Adjustable Slipfitter (PRV & PRV-P)



Adjustable Slipfitter (PRV-XL)



Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ** PRV-C25-D-UNV-T3-SA-BZ-HSS

Product Family *	Light Engine *	Driver	Voltage	Distribution	Mounting	Color
PRV-P=Prevail Petite **SAA-PRV-P**=Prevail Petite SAA Compliant * **TAA-PRV-P**=Prevail Petite TAA Compliant *	**C10**=(1 LED) 4,900 Nominal Lumens **C15**=(1 LED) 6,800 Nominal Lumens **C20**=(1 LED) 9,800 Nominal Lumens **C25**=(1 LED) 11,800 Nominal Lumens	**D**=Dimming (0-10V)	**UNV**=Universal (120-277V) **347-480V**= **480-480V** * **DV**=Dual-Volt (277-480V) *	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SA**=Standard Versatile Arm Mounting Kit * **WM**=Wall Mount Arm **ADJA**=Adjustable Arm - Pole Mount **ADJS**=Adjustable Arm - Slipfitter, (for vertical tenon) **ADJA-WM**=Adjustable Arm - Wall Mount	**BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV-Prevail **SAA-PRV**=Prevail SAA Compliant * **TAA-PRV**=Prevail TAA Compliant *	**C25**=(1 LED) 11,800 Nominal Lumens **C40**=(2 LED) 17,600 Nominal Lumens **C60**=(3 LED) 25,000 Nominal Lumens					
PRV-XL=Prevail XL **SAA-PRV-XL**=Prevail XL SAA Compliant * **TAA-PRV-XL**=Prevail XL TAA Compliant *	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 39,000 Nominal Lumens **C150**=(5 LED) 41,500 Nominal Lumens **C175**=(5 LED) 47,000 Nominal Lumens					

Options (Add as Suffix)	Accessories (Order Separately.) N,O
7030=70 CRI / 3000K CCT * **7040**=70 CRI / 4000K CCT * **HSS**=Hood Side Shield * **BAA**=Buy America Act Compliant **ERL**=Emergency Battery Backup, (Non-Operational) **10K**=10kV/5 kA, 1449 Fused Surge Protective Device **20MSP**=20kV MOV Surge Protective Device **DMG**=DMG Series 2Dk/1A, 1449 Surge Protective Device **HA**=50°C High-Ambient Temperature * **CC**=Coastal Construction * **PIR**=NEMA 3 PIN Twistlock Photocontrol Receptacle * **PIR7**=NEMA 7 PIN Twistlock Photocontrol Receptacle * **WGSENS-LDD**=Dimming Motion and Daylight Sensor, IR Remote Programmable, ~ 8' Mounting N, O **WGSENS-LDS**=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting N, O **WGSENS-HDS**=Dimming Motion and Daylight Sensor, IR Remote Programmable, 20' - 40' Mounting N, O	**SPD1**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, ~ 8' Mounting N, O **SPD2**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting N, O **SPD3**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 20' - 40' Mounting N, O **ZW**=Wireless-enabled 4 PIN Twistlock Receptacle N **ZD**=ER Driver-enabled 4 PIN Twistlock Receptacle N **ZW-SWPDXX**=WaveLinx, Dimming Motion and Daylight, WAC Programmable, 8' - 20' Mounting N, N, O **ZW-SWPDXX**=WaveLinx, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting N, N, O **ZD-SWPDXX**=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 8' - 20' Mounting N, N, O **ZD-SWPDXX**=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting N, N, O **Dew Twin Sensor**=Intrusion-detection Integrated Network Security Camera N, O	**PRVSA-XX**=Standard Arm Mounting Kit * **PRVWA-XX**=Wall Mount Arm Mounting Kit * **PRVWM-XX**=Wall Mount Kit * **PRV-ADJA-XX**=Adjustable Arm - Pole Mount Kit * **PRV-ADJS-XX**=Adjustable Arm - Slipfitter Kit * **PRV-ADJA-WM-XX**=Adjustable Arm - Wall Mount Kit * **PRVXLSA-XX**=Standard Arm Mounting Kit * **PRVXLWA-XX**=Wall Mount Arm Mounting Kit * **PRVXLWM-XX**=Wall Mount Kit * **PRV-XL-ADJA-XX**=Adjustable Arm - Pole Mount Kit * **PRV-XL-ADJS-XX**=Adjustable Arm - Slipfitter Kit * **PRV-XL-ADJA-WM-XX**=Adjustable Arm - Wall Mount Kit * **MA1010-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1001-BK**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1027-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1018-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon	**SWA23b**=Tenon Adapter from 2-3/8" to 3" **PRVCOB-FBW**=Full Drop Visor * **PRVXL/COB-FBW**=Full Drop Visor * **HS/VSSD**=House Side Shield * N **VSS-SIDE**=Vertical Slave Shield, Side * **VSS-SIDE**=Vertical Slave Shield, Side * **GA/SA1013**=Photocontrol Shorting Cap **GA/SA1014**=NEMA Photocontrol - 120V **GA/SA1016**=NEMA Photocontrol - Multi-Tap 105-285V **GA/SA1031**=NEMA Photocontrol - 347V **GA/SA1027**=NEMA Photocontrol - 480V **FSIR-100**=Wireless Configuration Tool for Occupancy Sensors **WGSENS-XX**=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting N, N, O **SWPDXX-XX**=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting N, N, O **WSLC-TP-10A**=WaveLink Outdoor Control Module (7-PIN) P

NOTES:
1. Designed to Consumer* Qualified. Refer to www.cleydon.com/LED_Qualified Products List under Family Module for details.
2. Cooper is responsible for engineering analysis to assist in pole and fixture compatibility for all applications. Refer to installation instructions IS10001EN and guide white paper WPT10013EN for end level support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PRODUCTS website for more information. Compliance requirements may be separately assigned within domestic preference requirements.
4. Not available with PRV-P Petite fixture package.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. Backlit drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations.
7. Visit www.cooperlighting.com/warranty for complete warranty terms.
8. Hoods/Side Shields may suitable with T2 distribution. Not available in 4 PRV-1000 series package.
9. Not available with PRV-1245 fixture package. Not ever able with PRV-P or C25 lumen package.
10. Each spicy tested to over 5,000 hours per ASTM B117 with a scribe rating of 9 per ASTM D1654. Also achieves 3,000-hour rating per ASTM B117 when tested with a scribe rating of 7 per ASTM D1654.
11. If Prevail (PRV) is specified, use a photocontrol that meets the requirements listed in the requirements section.
12. Controls systems is not available in combination with a photocontrol receptacle (PIR or PIR7) or another controls system (WG, SPA, ZD, or ZW). Fixture not available with Bluetooth (SPD) package options.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-300 series. Sensor color determined by product finish. See Sensor Color Reference Table. Field configure via mobile application. See Controls section for details.
15. Some projects, where Prevail (PRV) may be overly sensitive when operating below -20°C (-4°F).
16. For the purpose to be field cord quotable, requires WAC Gateway components. WAC-PWC and WPOE-12K as appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information.
17. Replaces EA with sensor color (WH, BZ, or BK).
18. Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
19. Only available with PRV-XL, PRV, XSPA, XSPD, XSPW, XSPX, or WA options. Consult LumenSafe system product pages for additional details and compatibility information.
20. Replace XX with paint color.
21. Only for use with PRV and PRV-P.
22. Only for use with PRV. Not available for use with PRV-P or PRV-XL configurations.
23. Must order one per splitch (EA when ordering as a field installable accessory) (1, 2, or 4).
24. Must be ordered with fixture for factory installation. Includes integrated antenna, factory programmed motion, daylight, and time delay, on/off and dimming. Consult your lighting representative for more information.
25. Requires 4 PIN twistlock receptacle (ZD or ZW) option.
26. Requires 7 PIN (NEMA) twistlock photocontrol receptacle (PIR7) option. This NHLC-7 cannot be used in conjunction with other controls systems (WG, ZD, ZW or LMR). Operates on 120-347V input voltages.

Stock Ordering Information

Product Family *	Light Engine	Voltage	Distribution
PRVS=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C20**=(1 LED) 9,800 Nominal Lumens **C40**=(2 LED) 17,100 Nominal Lumens **C60**=(2 LED) 25,000 Nominal Lumens	**UNV**=Universal (120-277V) **347**=347V	**T2**=Type II **T4**=Type IV
PRVS-XL=Prevail XL	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 39,000 Nominal Lumens **C150**=(5 LED) 41,100 Nominal Lumens **C175**=(5 LED) 48,000 Nominal Lumens		

NOTES:
1. Stock configurations are standard 4000K (70CRI), bronze finish, and indicate the standard versatile mounting arm.
2. Only available in PRVS configurations C15, C25, C40 or C60.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**W**=Dome Camera, High Res **D**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **W**=Cellular, Factory Installed Verizon SIM Card **B**=Cellular, Factory Installed Sprint SIM Card **E**=Ethernet Networking

Project	JILLYS MEQUON (31484)	Catalog #	PRV-C25-D-UNV-T3-SA-BZ-HSS	Type	PA3HS
Prepared by		Notes		Date	



Lumark
Prevail LED
Area / Site Luminaire

Product Features
LumenSafe Technology

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 4
- Energy and Performance Data page 5
- Control Options page 6

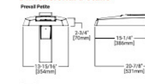
Product Certifications
ETL, cULus Listed, DLC, DLC Premium, FC, RoHS, IP66, 10 Year, 5 Year, BAA

Quick Facts
- Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

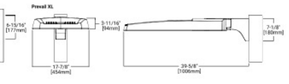
Connected Systems
- WaveLinx

Dimensional Details

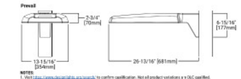
Prevail Petite



Prevail XL



Prevail



NOTES:
1. Refer to https://ordering.cooperlighting.com/prevail for confirm qualification. Not all product variations a re DLC qualified.
2. Qlo Certified to 3000K CCT and warmer only.

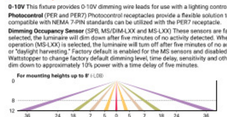
Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (SPD, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation (MS-LXX) is selected, the luminaire will turn off after five minutes of no activity. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.

For mounting heights up to 8' (<LDB)



For mounting heights up to 20' (<L20)



For mounting heights up to 40' (<L40/M)

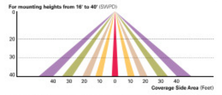


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WGLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7-40'.

For mounting heights from 16' to 40' (SWPD)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

Energy and Performance Data

View PRV-P IES files | View PRV IES files | View PRV-XL IES files

Power and Lumens

Product Family		Prevail Petite				Prevail				Prevail XL			
Light Engine		C10	C15	C20	C25	C15	C25	C40	C60	C75	C100	C125	C150	C175
Power (Watts)		35	49	73	94	52	96	131	153	176	217	264	285	346
Input Current @ 120V (A)		0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02
Input Current @ 480V (A)		0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74
Distribution ^														
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141
	3000K Lumens *	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140
	3000K Lumens *	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140
	3000K Lumens *	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151
	3000K Lumens *	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398

NOTES:
1. For 5000K, 5850K or HSS data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.36%	> 194,000
Prevail and Prevail Petite at 40°C	87.59%	> 134,000
Prevail XL at 25°C	91.40%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

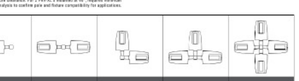
Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Mounting Details

Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 3 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.



Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.48	1.85	2.42	3.15	3.90
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.28	2.40	3.65	3.88	4.07
	60° + Full Drop Visor	2.76	3.46	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.98	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.98	4.30	5.99	7.17	7.49

Optical Configurations

PRV-P-C10/C15/C20/C25 (4,900/6,900/9,800/11,800 Nominal Lumens)



PRV-C15 (7,100 Nominal Lumens)



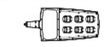
PRV-C25/C40/C60 (13,100/17,100/25,000 Nominal Lumens)



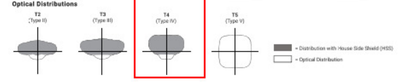
PRV-XL-C75/C100/C125 (26,100/31,000/39,000 Nominal Lumens)



PRV-XL-C150/C175 (41,100/48,600 Nominal Lumens)



Optical Distributions



Product Specifications

Construction
- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics
- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- > 9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting
- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Typical Applications
- Parking lots, Walkways, Roadways and Building Areas

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data
- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

BRIOHN DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
LIGHT FIXTURE CUT SHEETS

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

Revision

Date

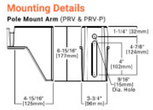
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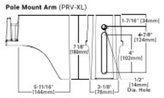
Lumark — Prevail LED

Mounting Details

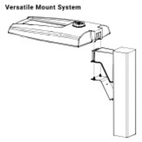
Pole Mount Arm (PRV & PRV-P)



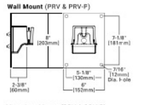
Pole Mount Arm (PRV-XL)



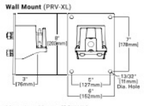
Versatile Mount System



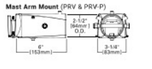
Wall Mount (PRV & PRV-P)



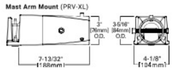
Wall Mount (PRV-XL)



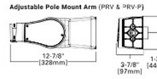
Mast Arm Mount (PRV & PRV-P)



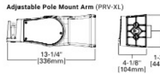
Mast Arm Mount (PRV-XL)



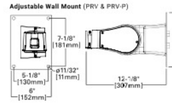
Adjustable Pole Mount Arm (PRV & PRV-P)



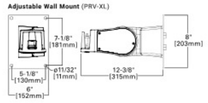
Adjustable Pole Mount Arm (PRV-XL)



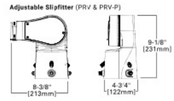
Adjustable Wall Mount (PRV & PRV-P)



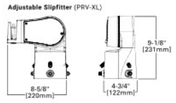
Adjustable Wall Mount (PRV-XL)



Adjustable Slipfitter (PRV & PRV-P)



Adjustable Slipfitter (PRV-XL)



Lumark — Prevail LED

Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

PRV-C25-D-UNV-T4-SA-BZ

Product Family [1,2]	Light Engine	Driver	Voltage	Distribution	Mounting	Color
PRV-P=Prevail Petite **BAA-PRV-P**=Prevail Petite BAA Compliant [3] **TAA-PRV-P**=Prevail Petite TAA Compliant [3]	**C10**=(1 LED) 4,800 Nominal Lumens **C15**=(1 LED) 6,900 Nominal Lumens **C20**=(1 LED) 9,800 Nominal Lumens **C25**=(1 LED) 11,800 Nominal Lumens	**D**=Dimming (0-10V)	**UNV**=Universal (120-277V) **347-DMV**=347V **480-480V** [4] **DV**=Dunsirist (277-480V) [4]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SA**=Standard Versatile Arm **WA**=Mast Arm **WM**=Wall Mount Arm **ADJA**=Adjustable Arm - Pole Mount **ADJW**=Adjustable Arm - Slipfitter, 45-vertical tenon **ADJA-WM**=Adjustable Arm - Wall Mount	**BZ**=Bronze **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV=Prevail **BAA-PRV**=Prevail BAA Compliant [3] **TAA-PRV**=Prevail TAA Compliant [3]	**C10**=(1 LED) 4,800 Nominal Lumens **C15**=(1 LED) 6,900 Nominal Lumens **C20**=(1 LED) 9,800 Nominal Lumens **C30**=(1 LED) 13,000 Nominal Lumens **C40**=(1 LED) 17,100 Nominal Lumens **C50**=(1 LED) 20,000 Nominal Lumens					
PRV-XL=Prevail XL **BAA-PRV-XL**=Prevail XL BAA Compliant [3] **TAA-PRV-XL**=Prevail XL TAA Compliant [3]	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 34,000 Nominal Lumens **C125**=(4 LED) 43,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,600 Nominal Lumens					

Options (Add as Suffix)

7030=70 CRI / 3000K CCT [5]
HSS=House Side Shield [6]
LNS=Optics Rotated 180° Left
RNS=Optics Rotated 90° Right
SPD10KV=10kV/5kA Surge Protective Device
20K=Series 20kV/10kA Surge Protective Device
HA=-40°C High Ambient Temperature [7]
CC=Coastal Construction [8]
PER=NEMA 7-PIN Twistlock Photocontrol Receptacle [9]
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle [9]
NEMA-LSD=Dimming Motion and Daylight Sensor, 7-pin Programmable, 15' - 40' Mounting [10, 11]
NEMA-LCD=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 30' Mounting [10, 11]
NEMA-LHD=Dimming Motion and Daylight Sensor, IR Remote Programmable, 20' - 40' Mounting [10, 11]
SPD1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 15' Mounting [10, 11]
SPD2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 15' - 40' Mounting [10, 11]
SPD3=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 20' - 40' Mounting [10, 11]
ZD-10=Driver-enabled 4-PIN Twistlock Receptacle [9]
ZW-DMPD4XX=WaveLinx, Dimming Motion and Daylight, MAC Programmable, 7' - 15' Mounting [10, 11, 12]
ZW-DMPD5XX=WaveLinx, Dimming Motion and Daylight, MAC Programmable, 15' - 40' Mounting [10, 11, 12]
ZD-DMPD4XX=WaveLinx, 5R Driver, Dimming Motion and Daylight, MAC Programmable, 15' - 40' Mounting [10, 11, 12]
(See Table Below)=LumenSafe Integrated Network Security Camera [13]

PRVSA-XX=Standard Arm Mounting Kit [14]
PRVSA-WM-XX=Adjustable Arm - Wall Mount Kit [14]
PRVWM-XX=Wall Mount Kit [14]
PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit [14]
PRV-ADJ-XX=Adjustable Arm - Slipfitter Kit [14]
PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [14]
PRVCLSA-XX=Standard Arm Mounting Kit [14]
PRVCWA-XX=Mast Arm Mounting Kit [14]
PRVEWM-XX=Wall Mount Kit [14]
PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [14]
PRV-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit [14]
PRV-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [14]
NA10151-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
NA10151-XX-□**@180°**: Tenon Adapter for 2-1/2" O.D. Tenon
NA10157-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
NA10157-XX-□**@180°**: Tenon Adapter for 2-3/8" O.D. Tenon

SRA25D=Tenon Adapter from 2-3/8" to 3" **PRVSL-C5B-PDP**=Dark Platinum
PRVSL-C5B-PDW=Full Drop Visor
HLV05D=House Side Shield [6]
VGS-FAB=Vertical Glare Shield, Field Black [6]
VGS-SIDE=Vertical Glare Shield, Side [6]
GA/BA1013=Photocontrol Shorting Cap
GA/BA1014=NEMA Photocontrol - 120V
GA/BA1016=NEMA Photocontrol - Multi-Tap 105-285V
GA/BA1201=NEMA Photocontrol - 347V
GA/BA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensors
SMPS4-XX=WaveLinx Sensor, Dimming Motion and Daylight, MAC Programmable, 7' - 15' Mounting [10, 11, 12]
SMPS5-XX=WaveLinx Sensor, Dimming Motion and Daylight, MAC Programmable, 15' - 40' Mounting [10, 11, 12]
WCLC-7F-16A=WaveLinx Outdoor Control Module (7-PIN) [15]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB10650SEN and pole white paper WPS100SEN for additional support information.
3. Not available with 480V. Consult factory for compliance with Buy American Act (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Certain items shipped separately may be separately analyzed under domestic preference requirements.
4. Standard 40,000 CCT and 70CRI.
5. 480V not to be wired with ungrounded or impedance grounded systems.
6. Not available with PRV-XL configurations. Consult factory for quality issues such as loss of neutral, transients and voltage fluctuations.
7. Visit www.acuitybrands.com/support for more information.
8. Use dedicated ECS fixes on product website for non-standard CCTs.
9. Housed Side Shield not available with T5 distribution. Not available with PRV-C50 lumen package.
10. Not available with PRV-C50 lumen package. Not available with PRV-P-C25 lumen package.
11. Not available with PRV-XL-C175 lumen package. Not available with PRV-XL-C150 lumen package. Also achieves 2,080-hour rating per ASTM D4169 with a vehicle rating of 4 per ASTM D4169-14. Extended base time-outs apply.
12. 7-Pin twistlock (ZW) is specified, use a photocontrol that matches the input voltage used.
13. Controls systems is not available in combination with a photocontrol receptacle (PER) or another controls option (MS, ERB, ZD, or ZW). Option not available with Bluetooth (BV) voltage option.
14. Universal mounting bracket for sensor (TSP-211). Sensor color white unless specified otherwise via PSSK. To field configure, see FSIR-100 accessory separately.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. For the device to be field-configurable, requires WAC Gateway components WAC-PAE and WPOE-120 in appropriate quantities. Only compatible with Wavelinx systems and software and requires system components to be installed for operation. Refer to WaveLinx Occupancy Sensors Submittal Sheet for details.
17. Replaces 4 ft with tenon color (WH, BZ, or BK).
18. Only available in PRV-XL config options C75, C100, C125, C150, or C175.
19. Not available with 347V, 480V, DV, or HA options. Consult Lumenaire system product pages for additional details and compatability information.
20. Not available with tenon color.
21. For Nationa Tele requirements. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Only for use with PRV and PRV-P.
23. Only for use with PRV. Not available for use with PRV-P or PRV-XL configurations.
24. Only for use with PRV-XL. Not available for use with PRV and PRV-P configurations. 2, 3, or 4G.
25. This tool enables adjustment to Motion Sensor (MS) parameters including light and time levels, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Replaces 4 PIN twistlock receptacle (PER) or PER7) on another controls option (MS, ERB, ZD, or ZW). Option not available with Bluetooth (BV) voltage option.
27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WAC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LMS). Operates on 120-347V input voltages.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**N**=Dome Camera, High Res **P**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card	**V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card	**E**=Ethernet Networking

Stock Ordering Information

Product Family	Light Engine	Voltage	Distribution
PRVS=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C50**=(2 LEDs) 20,000 Nominal Lumens	**UNV**=Universal (120-277V) **347**=347V	**T2**=Type II **T4**=Type IV
PRVS XL=Prevail XL	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 43,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,600 Nominal Lumens		

NOTES:
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations C15, C25, C40 or C50.

Project	JILLYS MEQUON (31484)	Catalog #	PRV-C25-D-UNV-T4-SA-BZ
Prepared by		Notes	
Type	PA4		
Date			



Lumark
Prevail LED

Area / Site Luminaire

Product Features

LumenSafe Technology

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 4
- Energy and Performance Data page 5
- Control Options page 6

Quick Facts

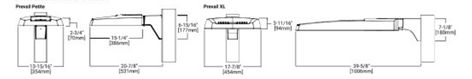
- Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

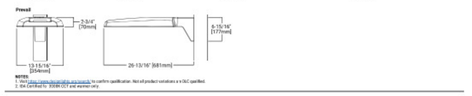
Product Certifications

Connected Systems

- WaveLinx

Dimensional Details





NOTES:
1. Visit https://www.lithonia.acuitybrands.com/warranty to confirm specification. Not all product variations a re DLC qualified.
2. Qualified for 5000K CCT and warmer only.

Lumark — Prevail LED

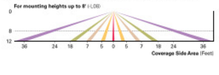
Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

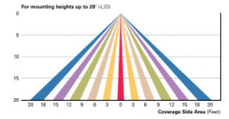
Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (SPD, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation (MS-LXX) is selected, the luminaire will turn off after five minutes of no activity. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.

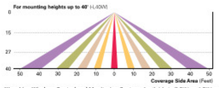
For mounting heights up to 8' (<2.0M)



For mounting heights up to 20' (<6.2M)



For mounting heights up to 40' (<12.42M)

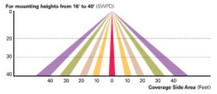


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WCLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 18' to 40' (SWPD5)



LumenSafe (LS) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770.486.4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

Lumark — Prevail LED

Energy and Performance Data

View PRV-P IES files | View PRV IES files | View PRV-XL IES files

Power and Lumens

Product Family		Prevail Petite				Prevail				Prevail XL			
Light Engine		C10	C15	C20	C25	C15	C25	C40	C60	C75	C100	C125	C150	C175
Power (Watts)		35	49	73	94	52	96	131	153	176	217	264	285	346
Input Current @ 120V (A)		0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02
Input Current @ 480V (A)		0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74
Distribution [1]														
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141
	3000K Lumens [1]	4,869	6,995	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140
	3000K Lumens [1]	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140
	3000K Lumens [1]	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151
	3000K Lumens [1]	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398

NOTES:
1. For 3000K, 5000K or 9500 data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.36%	> 194,000
Prevail and Prevail Petite at 40°C	87.59%	> 134,000
Prevail XL at 25°C	91.46%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Lumark — Prevail LED

Mounting Details

Mounting Configurations and EPAs

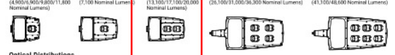
NOTE For 2 PRV-L mounted at 90°, requires minimum 7" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.



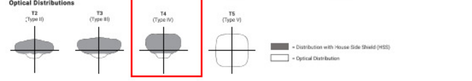
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.48	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.28	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.28	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.39	7.17	7.49

Optical Configurations

PRV-P-C10/C15/C20/C25 (4,800/6,900/9,800/11,800 Nominal Lumens) | **PRV-C15** (7,100 Nominal Lumens) | **PRV-C25/C40/C60** (13,100/17,100/20,000 Nominal Lumens) | **PRV-XL-C75/C100/C125** (26,100/31,000/36,300 Nominal Lumens) | **PRV-XL-C150/C175** (41,100/48,600 Nominal Lumens)



Optical Distributions



Product Specifications

Construction
- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics
- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- > 9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting
- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Typical Applications
- Parking lots, Walkways, Roadways and Building Areas

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data
- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 28 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

BRIOHN DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
LIGHT FIXTURE CUT SHEETS

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

Revision

Date

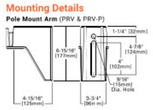
JOB: 3400
DRAWN: CW/CJR
CHECKED: MM
DATE: 07-14-22
SHEET:
E1.2

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

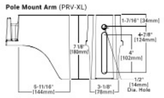
Lumark | Prevail LED

Mounting Details

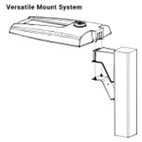
Pole Mount Arm (PRV & PRV-P)



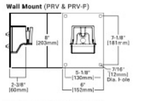
Pole Mount Arm (PRV-XL)



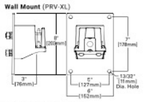
Versatile Mount System



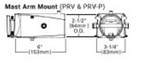
Wall Mount (PRV & PRV-P)



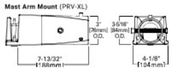
Wall Mount (PRV-XL)



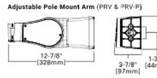
Mast Arm Mount (PRV & PRV-P)



Mast Arm Mount (PRV-XL)



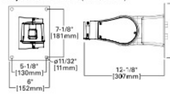
Adjustable Pole Mount Arm (PRV & PRV-P)



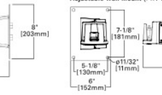
Adjustable Pole Mount Arm (PRV-XL)



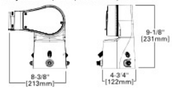
Adjustable Wall Mount (PRV & PRV-P)



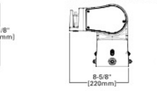
Adjustable Wall Mount (PRV-XL)



Adjustable Slipfitter (PRV & PRV-P)



Adjustable Slipfitter (PRV-XL)



Lumark | Prevail LED

Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

PRV-C25-D-UNV-T4-SA-BZ-HSS

Product Family [1,2]	Light Engine [3]	Driver	Voltage	Distribution	Mounting	Color
PRV-P=Prevail Petite **BAA-PRV-P**=Prevail Petite BAA Compliant [4] **TAA-PRV-P**=Prevail Petite TAA Compliant [4]	C10=(1) LED, 4,800 Nominal Lumens C15=(1) LED, 6,900 Nominal Lumens C20=(1) LED, 9,800 Nominal Lumens C25=(1) LED, 11,800 Nominal Lumens	**D**=Dim(4-0-10V)	**UNV**=Universal (120-277V) 347=347V 480=480V [5] DV=Dual Volt (277-480V) [5,6]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SA**=Standard Versatile Arm **MA**=Mast Arm **WM**=Wall Mount Arm **ADJA**=Adjustable Arm - Pole Mount **SA-SF**=Adjustable Arm - Slipfitter **ADJA-WM**=Adjustable Arm - Wall Mount	**AT**=Bronze **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV=Prevail **BAA-PRV**=Prevail BAA Compliant [4] **TAA-PRV**=Prevail TAA Compliant [4]	C10=(1) LED, 7,100 Nominal Lumens C15=(1) LED, 10,100 Nominal Lumens C20=(1) LED, 14,400 Nominal Lumens C25=(1) LED, 17,100 Nominal Lumens C30=(1) LED, 20,000 Nominal Lumens					
PRV-XL=Prevail XL **BAA-PRV-XL**=Prevail XL BAA Compliant [4] **TAA-PRV-XL**=Prevail XL TAA Compliant [4]	C75=(4) LED, 26,100 Nominal Lumens C100=(4) LED, 31,800 Nominal Lumens C125=(4) LED, 36,500 Nominal Lumens C150=(4) LED, 41,100 Nominal Lumens C175=(4) LED, 48,600 Nominal Lumens					

Options (Add as Suffix)

7030=70 CRI / 3000K CCT [7] 7040=70 CRI / 4000K CCT [7] **HSS**=House Side Shield [8] **PE**=Photocontrol [9] **RBW**=Rotary Box-Type Wrench **10K**=10kV UL 1449 Fused Surge Protective Device **20K**=Series 20kV UL 1449 Surge Protective Device **SWA**=Series 10kV UL 1449 Surge Protective Device **HA**=-50°C High-Ambient Temperature [10] **CC**=Coastal Construction [10] **PER**=NEMA 3-PIN Twistlock Photocontrol Receptacle [11] **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [12] **MS/DIM-L50**=Dimming Motion and Daylight Sensor, 15' - 50' Mounting [13,14,15] **MS/DIM-L20**=Dimming Motion and Daylight Sensor, 8' Remote Programmable, 8' - 20' Mounting [13,14,15] **MS/DIM-L40**=Dimming Motion and Daylight Sensor, 8ft Remote Programmable, 21' - 40' Mounting [13,14,15]	**SPB1**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 0' Mounting [13,14,15] **SPB2**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting [13,14,15] **SPB4**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting [13,14,15] **ZM**=Wireless enabled 4-PIN Twistlock Receptacle [16] **ZD**=DX Driver enabled 4-PIN Twistlock Receptacle [16] **ZMPD**=Wireless, Dimming Motion and Daylight, MAC Programmable, 7' - 15' Mounting [13,14,15,17] **ZW-SMPDXX**=Wireless, Dimming Motion and Daylight, MAC Programmable, 7' - 15' Mounting [13,14,15,17] **ZD-SMPDXX**=Wireless, DX Driver, Dimming Motion and Daylight, MAC Programmable, 7' - 15' Mounting [13,14,15,17] **See Table Below**=Immediate Integrated Network Security Camera [18,19]	**PRVSA-XX**=Standard Arm Mounting Kit [20] **PRVMA-XX**=Mast Arm Mounting Kit [20] **PRVWM-XX**=Wall Mount Kit [20] **PRV-AD-XX**=Adjustable Arm - Pole Mount Kit [20] **PRV-ADJS-XX**=Adjustable Arm - Slipfitter Kit [20] **PRV-ADJA-WM-XX**=Adjustable Arm - Wall Mount Kit [20] **PRVSLSA-XX**=Standard Arm Mounting Kit [20] **PRVLSMA-XX**=Mast Arm Mounting Kit [20] **PRVLWM-XX**=Wall Mount Kit [20] **PRV-XL-ADJA-XX**=Adjustable Arm - Pole Mount Kit [20] **PRV-XL-ADJS-XX**=Adjustable Arm - Slipfitter Kit [20] **PRV-XL-ADJA-WM-XX**=Adjustable Arm - Wall Mount Kit [20] **MA1039-SG**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1891-XX**=DQ/180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1917-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1018-XX**=DQ/180° Tenon Adapter for 2-3/8" O.D. Tenon	**SRA220**=Tenon Adapter from 2-3/8" to 3" **PRVCUB-FDV**=Pull Drop Visor [21] **PRVXL/CUB-FDV**=Pull Drop Visor [21] **VGS-SBK**=Vertical Glare Shield, Black [21] **VGS-FBL**=Vertical Glare Shield, Front/Back [21] **VGS-SBBK**=Vertical Glare Shield, Side [21] **DA/SA1013**=Photocontrol Shorting Cap **DA/SA1014-NEMA**=Photocontrol - 120V **DA/SA1016-NEMA**=Photocontrol - Multi-Tap 105-305V **DA/SA1201-NEMA**=Photocontrol - 347V **DA/SA1227-NEMA**=Photocontrol - 480V **FSIR-100**=Wireless Configuration Tool for Occupancy Sensors **SMPDA-XX**=Wave Link Sensor, Dimming Motion and Daylight, MAC Programmable, 7' - 15' Mounting [13,14,15,17] **SMPDX-XX**=Wave Link Sensor, Dimming Motion and Daylight, MAC Programmable, 15' - 40' Mounting [13,14,15,17] **WCGL-7F-10A**=WaveLinx Outdoor Control Module [7,10,22]

NOTES:

1. Design/Lights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions (IS1003EN) and pole white paper WPT1001EN for additional support information.
3. Actual performance may vary due to variation in power quality. Some documented profiles are built to be conformant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to CONFORMANCE PROCESSES website for more information. Configurations shipped separately may be required to maintain enclosure and/or domestic preference designations.
4. Standard in 4000K CCT and 70CRI.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. Dual Voltage (DV) operates on nominal line voltages between 277V and 480V. Customer is responsible for ensuring proper voltage is known and surge protection is selected for the application. Refer to installation instructions (IS1003EN) and pole white paper (WPT1001EN) for additional support information.
7. Not available with PRV-C10 lumen package. Not available with PRV-P-C25 lumen package.
8. Not available with PRV-C10 lumen package. Not available with PRV-C25 lumen package.
9. Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PER7 receptacle.
10. Not available with PRV-C10 lumen package.
11. Photocell (PER) is specified, use a photocontrol that matches the input voltage used.
12. Controls system is not available in combination with a photocontrol receptacle (PER or PER7) or another controls system (MS, SPB, ZD, or ZW). Option not available with Bluetooth (BX) voltage option.
13. Sensor is factory preset to 40% ambient sensor PSP-2015. Sensor color will be white unless specified otherwise via HOA. To field configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-211 series. Sensor color determined by product finish. See Sensor Color Reference Table. Field configure via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. Per the device to be field-configurable, requires MAC Gateway components (MG-PoE and MPGC-120) in appropriate quantities. Only compatible with WaveLinx systems and software and requires system components to be installed for operation. Refer to WaveLinx Outdoor Control Module (WOLC-7P-10A) for further.
17. Replaces 4-PIN with sensor color (BK, BZ, or WH).
18. Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
19. Not available with 347V, 480V, DV, or HA options. Contact LumenSafe system product pages for additional details and compatability information.
20. Refer to accessories order.
21. For HSS or SGA requirements, Accessories sold separately will be separately ordered and/or domestic preference requirements. Consult factory for further information.
22. Only for use with PRV and PRV-P.
23. Only for use with PRV. Not available for use with PRV-P or PRV-XL configurations.
24. Requires a 4-PIN twistlock receptacle (PER or PER7) option. Not available with options 3, 3, 4, or 4U.
25. This fixture enables adjustment to Motion Sensor (MS) parameters including high and low dwelles, sensitivity, time delay, cutoff and more. Contact your lighting representative for more information.
26. Requires a 4-PIN twistlock receptacle (PER or PER7) option.
27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The NEMA C-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LMS). Operates on 120-347V input voltages.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul		
L=LumenSafe Technology	**M**=Dome Camera, High-Res **Z**=Dome Camera, Remote-PTZ	**E**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card	**V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card	**E**=Ethernet Networking

Stock Ordering Information

Product Family [1]	Light Engine	Voltage	Distribution
PRVS=Prevail	C10=(1) LED, 7,100 Nominal Lumens C25=(1) LED, 17,100 Nominal Lumens C40=(2) LEDs, 17,100 Nominal Lumens C60=(2) LEDs, 20,000 Nominal Lumens	**UNV**=Universal (120-277V) 347=347V [1]	**T2**=Type II **T4**=Type IV
PRVS-XL=Prevail XL	C75=(4) LED, 26,100 Nominal Lumens C100=(4) LED, 31,800 Nominal Lumens C125=(4) LED, 36,000 Nominal Lumens C150=(4) LED, 41,100 Nominal Lumens C175=(4) LED, 48,600 Nominal Lumens		

NOTES:

1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations C75, C25, C40 or C60.

Project	JILLYS MEQUON (31484)	Catalog #	PRV-C25-D-UNV-T4-SA-BZ-HSS
Prepared by		Notes	
Type	PA4HS	Date	



Lumark
Prevail LED

Area / Site Luminaire

Product Features

SmartSense Technology

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 4
- Energy and Performance Data page 5
- Control Options page 6

Quick Facts

- Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Product Certifications

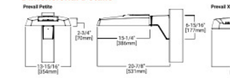
ETL, cETLus, DLC, DLC Premium, FC, RoHS, IP66, 5 Year, BAA

Connected Systems

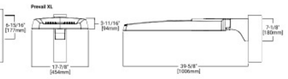
- WaveLinx

Dimensional Details

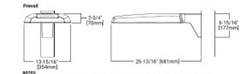
Prevail Petite



Prevail XL



Prevail



NOTES:
1. Dimensions subject to change. Contact factory for certified drawings.
2. See Controls (CO) section for more information.

Lumark | Prevail LED

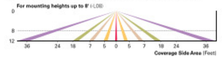
Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

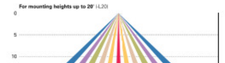
Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (SPB, MS/DIM-L XX and MS-L XX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation (MS-L XX) is selected, the luminaire will turn off after five minutes of no activity. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.

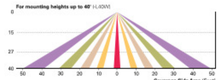
For mounting heights up to 9' (<LCB0)



For mounting heights up to 20' (<L20)



For mounting heights up to 40' (<L40W)

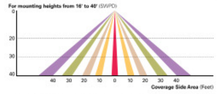


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A): A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWPD4 and SWPD5): These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (SWPD)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

Lumark | Prevail LED

Energy and Performance Data

View PRV-P IES files | View PRV IES files | View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL				
Light Engine		C10	C15	C20	C25	C15	C25	C40	C60	C75	C100	C125	C150	C175
Power (Watts)		35	49	73	94	52	96	131	153	176	217	264	285	346
Input Current @ 120V (A)		0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02
Input Current @ 480V (A)		0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74
Distribution [1]														
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141
	3000K Lumens [1]	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140
	3000K Lumens [1]	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140
	3000K Lumens [1]	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151
	3000K Lumens [1]	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398

NOTES:
1. For 3000K, 5000K or HSS data, refer to packshot IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.36%	> 194,000
Prevail and Prevail Petite at 40°C	87.56%	> 134,000
Prevail XL at 25°C	91.40%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Lumark | Prevail LED

Mounting Details

Mounting Configurations and EPAs

NOTE: For 2 PRV-L mounted at 90°, requires minimum 2" square or 4" round pole for fixture clearance. For 3 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.



Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.28	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.28	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.82	2.82
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.99	7.17	7.49

Optical Configurations

PRV-P C10/C15/C20/C25 (4,900/6,900/9,800/11,800 Nominal Lumens)



PRV C15 (7,100 Nominal Lumens)



PRV-C25/C40/C60 (13,100/17,100/20,000 Nominal Lumens)



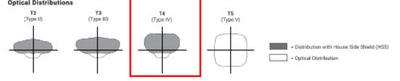
PRV-XL-C75/C100/C125 (26,100/31,000/36,200 Nominal Lumens)



PRV-XL-C150/C175 (41,100/48,600 Nominal Lumens)



Optical Distributions



Product Specifications

Construction
- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics
- Dark-Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- > 9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting
- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Typical Applications
- Parking lots, Walkways, Roadways and Building Areas

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data
- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

BRIOHN DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
LIGHT FIXTURE CUT SHEETS

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

Revision
Date

JOB:	3400
DRAWN:	CW/CJR
CHECKED:	MM
DATE:	07-14-22
SHEET:	E1.3

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

UNITED LIGHTING STANDARDS
A DIARY COMPANY

www.unitedlightingstandards.com

POLE ORDERING GUIDE

ORDER NUMBER TEMPLATE

Example Order Number

Fixture		
Brand	Product	Number

Catalog Number				Mounting Type	Fixture Mounting Arrangement	Finish	Options			Accessories		
Design	Mounting Height	Shaft Size	Wall Thickness				Design	Orientation	Height From Base	Design	Orientation	Height From Base
RPSQ	20	4	11	AB	T2	DB	WB-15	@90	10'	FH	@180	9'

Build Your Order Number

Fixture		
Brand	Product	Number

Catalog Number				Mounting Type	Fixture Mounting Arrangement	Finish	Options			Accessories		
Design	Mounting Height	Shaft Size	Wall Thickness				Design	Orientation	Height From Base	Design	Orientation	Height From Base
RPSQ	12	4	11									

Note: N/A = Not Applicable

Mounting Type
AB = Anchor Base
EMB = Embedded (Direct Burial)

Fixture Mounting Arrangement

D1	D4
D2@90	T2
D2@180	T2.5
D3@90	T3
D3@120*	T4

**Round poles only*

Refer to the Mounting Orientation Guide on the next page of this file.

Finish
WH = White
TWH = Textured White
DB = Dark Bronze
TMB = Textured Medium Bronze
HB = Harvest Bronze
NB = New Bronze
SL = Silver
MGY = Medium Gray
GR = Gray
TGR = Textured Gray
GM = Graphite Metallic
DP = Dark Platinum
MA = Matte Aluminum
PSP = Platinum Silver
BK = Black
TBK = Textured Black
MG = Moss Green

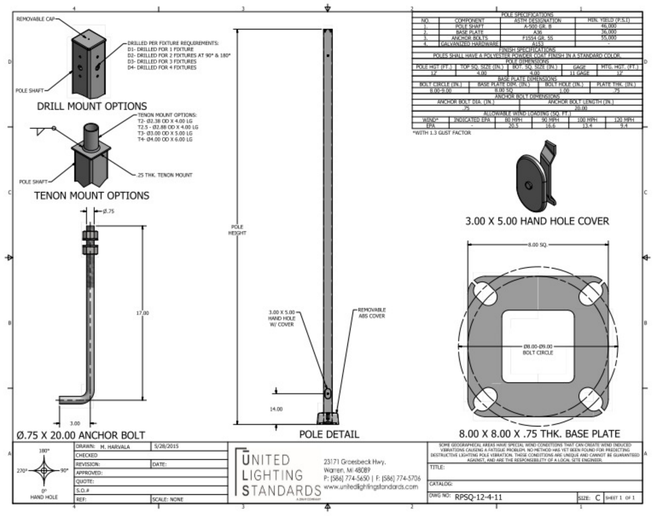
Contact us for custom colors.

Options
CMB = Camera Mounting Bracket
CMP = Camera Mounting Plate
WB-15 = Welded Bracket
WC = Welded Coupling (denote size)
WN = Welded Nipple (denote size)
Festoon = Festoon Provision
CSBC = Custom Steel Base Cover
VD = Vibration Dampener
GFCI/IUC = Ground Fault Circuit Interrupter with In-Use Cover
UL = UL Listed**

**See our online product catalog for complete catalog numbers of these options and accessories.*

*** UL Listed labeling is available for catalog steel and aluminum poles—both Commercial & Industrial and Roadway. UL Listed labeling is not available for brackets. UL Listing must be specified at the time of order.*

Accessories
TB = Transformer Base*
ABS-BC = ABS Base Cover*
LW = Lowering Winch
LW-ELECTRIC = Electric Lowering Winch BA = Banner Arm
FH = Flag Holder
PTTA = Pole Top Tenon Adapter*



PIECE BREAKDOWN		
QTY.	COMPONENT	STEEL SPECIFICATION
1	POLE SHAFT	A-500 GR. B
1	BASE PLATE	A-36
4	ANCHOR BOLTS	F1554 GR. 36
4	GALVANIZED HARDWARE	A-325

FINISH SPECIFICATIONS
ROUND POLES, TAPER .14 PER DIAMETER OVER LENGTH IN A STRAIGHT DOUBLE.

POLE WEIGHTS (LBS.)					
POLE WT. (P.F.)*	TOP SD. WT. (LBS.)	W.T. (GA.)	SD. SIZE (IN.)	TAPER	MTG. WGT. (P.F.)
77	3.00	11 GAUGE	4	1.4 GAUGE	27

BASE PLATE DIMENSIONS			
BOLT HEIGHT (IN.)	BASE PLATE DIA. (IN.)	BOLT SIZE (IN.)	PLATE THK. (IN.)
8.00 X 8.00	9.50 SQ.	1.00	.75

ANCHOR BOLT DIMENSIONS	
ANCHOR BOLT DIA. (IN.)	ANCHOR BOLT LENGTH (IN.)
.75	20.00

ALLOWABLE EPA @ 3 SECOND GUST (SQ. F.T.)					
WIND*	90MPH (ULT.)	100 MPH	110 MPH	120 MPH	130 MPH
EPA	20.5	16.6	13.4	9.4	

*WITH 1.3 GUST FACTOR

3.00 X 5.00 HAND HOLE COVER

8.00 X 8.00 X .75 THK. BASE PLATE

XTOR1BW

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series [1]	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately) [1]
XTOR1B=Small Door, 12W **XTOR2B**=Small Door, 18W **XTOR3B**=Small Door, 26W **XTOR4B**=Medium Door, 38W **5AA-XTOR1B**=Small Door, 12W, Buy American Act Compliant [1] **5AA-XTOR1B**=Small Door, 12W Trade Agreements Act Compliant [1] **5AA-XTOR2B**=Small Door, 18W, Buy American Act Compliant [1] **5AA-XTOR2B**=Small Door, 18W, Trade Agreements Act Compliant [1] **5AA-XTOR3B**=Small Door, 26W, Buy American Act Compliant [1] **5AA-XTOR3B**=Small Door, 26W, Trade Agreements Act Compliant [1] **5AA-XTOR4B**=Medium Door, 38W, Buy American Act Compliant [1] **5AA-XTOR4B**=Medium Door, 38W, Trade Agreements Act Compliant [1]	**(Blank)**=Bright White 5000K **NW**=Neutral White, 4000K **WW**=Warm White, 3000K	**(Blank)**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**PC1**=Photocontrol 120V [2] **PC2**=Photocontrol 208-277V [1,3] **347V**=347V* **HA**=50°C High Ambient *	**WG/XTOR**=Wire Guard * **XTORFLD-KNC**=Knuckle Floodlight Kit * **XTORFLD-TRN**=Trunnion Floodlight Kit * **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, Summit White * **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White * **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES:
1. Design Lights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR1B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) to suit.
7. Only product configurations with three designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
8. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences [1]	12W Series	18W Series	26W Series	38W Series
(Blank)=Standard	**XTOR1B**=12W, 5000K, Carbon Bronze	**XTOR2B**=18W, 5000K, Carbon Bronze	**XTOR3B**=26W, 5000K, Carbon Bronze	**XTOR4B**=38W, 5000K, Carbon Bronze
BAA=Buy American Act	**XTOR1B-W**=12W, 5000K, Summit White	**XTOR2B-W**=18W, 4000K, Carbon Bronze	**XTOR3B-W**=26W, 4000K, Carbon Bronze	**XTOR4B-W**=38W, 4000K, Carbon Bronze
TAA=Trade Agreements Act	**XTOR1B-PC1**=12W, 5000K, 120V PC, Carbon Bronze	**XTOR2B-WT**=18W, 5000K, Summit White	**XTOR3B-WT**=26W, 5000K, Summit White	**XTOR4B-WT**=38W, 5000K, Summit White
	XTOR1B-W=12W, 4000K, Carbon Bronze	**XTOR2B-PC1**=18W, 5000K, 120V PC, Carbon Bronze	**XTOR3B-PC1**=26W, 5000K, 120V PC, Carbon Bronze	**XTOR4B-PC1**=38W, 5000K, 120V PC, Carbon Bronze
		XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze	**XTOR3B-W-PC1**=26W, 4000K, 120V PC,Carbon Bronze	**XTOR4B-W-PC1**=38W, 4000K, 120V PC, Carbon Bronze
		XTOR2B-347V=18W, 5000K, Carbon Bronze, 347V	**XTOR3B-347V**=26W, 5000K, Carbon Bronze, 347V	**XTOR4B-347V**=38W, 5000K, Carbon Bronze, 347V
		XTOR2B-WT-PC1=18W, 5000K, 120V PC,Summit White	**XTOR3B-PC2**=26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:
1. Only product configurations with three designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

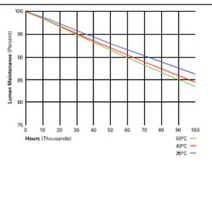
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) [1]	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B U G Rating [1]	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to flood lighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	196,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.065A	0.09A	0.13A	0.11A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

Lumark

Catalog #	XTOR1BW	Type
Project	JILLYS MEQUON	WA
Comments	JM 31484	Date
Prepared by		

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading dock test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40ºC to 40ºC [-40ºF to 104ºF]. High ambient 50ºC models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

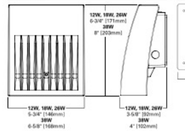
Warranty
Five-year warranty.



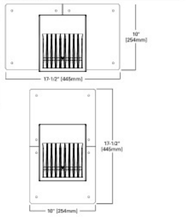
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW-LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
Dark Sky Approved (Flood mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
RoHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)

**www.designlights.org*

TD516013EN
December 14, 2021 5:27 PM

SHEET TITLE
LIGHT FIXTURE CUT SHEETS

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

BRIOHN DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

Revision
Date

JOB: 3400
DRAWN: CW/CJR
CHECKED: MM
DATE: 07-14-22
SHEET:
E1.4

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

DOCUMENT NO.

RETURN TO:

City of Mequon
11333 North Cedarburg Road 60W
Mequon, WI 53092

PARCEL NO.:
150300401300

Legal Description: See attached

CONDITIONAL USE GRANT AMENDMENT

10829 N Port Washington Road

Following action by the Planning Commission of the City of Mequon approving an amendment of the Conditional Use Grant, these Articles of Agreement are made and entered into this 23rd day of January 2023, by and between _____ and the City of Mequon.

It is agreed by and between the parties hereto that the Conditional Use Grant for the Car Wash, original Grant recorded as Document #1142038 in the Ozaukee County Register of Deeds Office, be amended as follows:

1. Exhibit A of the original and amended Conditional Use Grant recorded shall be null and void and shall be replaced with attached Exhibit A-1.
2. Exhibit C of the original and amended Conditional Use Grant recorded shall be null and void and shall be replaced with attached Exhibit C-1

GRANTED by action of the Planning Commission of the City of Mequon this 23rd day of January 2023.

_____
Andrew Nurbun, Mayor, Planning Commission Chairperson

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
Notary Public, Ozaukee County, Wisconsin

_____
Kim Tollefson, Planning Commission Secretary

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
Notary Public, Ozaukee County, Wisconsin

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

OWNER(S):

By:_____

Acknowledgment

STATE OF _____)
)SS
_____COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
Notary Public

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

DocId:8572383
Tx:4402606
1142038
RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
10/04/2022 01:05 PM
REC FEE: 30.00
TRANS FEE:
PAGES: 8
EXEMPT #:

RETURN TO:

City of Mequon
11333 North Cedarburg Road 60W
Mequon, WI 53092

PARCEL NO.:
#15-030-04-013.00 $30

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 16th day of June, 2022, by and between I-MEQUON2, LLC owners of the property located at 10829 N Port Washington Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section ____, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of car wash.

GRANTED by action of the Planning Commission of the City of Mequon this 23rd day of May 2022.

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this 21st day of June, 2022, the above named _____, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Carrie Enea
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) 8/10/25

CARRIE ENEA NOTARY PUBLIC STATE OF WISCONSIN

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this 21st day of June, 2022, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Carrie Enea
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) 8/10/25

CARRIE ENEA NOTARY PUBLIC STATE OF WISCONSIN

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.

2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.

3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.

4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.

5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.

6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.

7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.

8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.

9. **Conditions on the Operations:**

   a. Hours of operation: 7:00 AM to 8:30 PM daily.

   b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.

   c. Water supply requirements:

      Public

   d. Provisions for sewage disposal:

      Public

e. Other:

- If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

- If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

- Noise levels from the carwash shall not exceed 70 dBA at the property line.
- No exterior music is allowed.

10. **Conditions of the structures:**

a. Site Plan: As per attached Exhibit A

b. Landscaping Plan: As per attached Exhibit B.

c. Elevations: As per attached Exhibit C.

d. Sign: As on file with Community Development Department, City of Mequon

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

e. Floor Plan: As on file with Community Development Department, City of Mequon

f. Exterior lighting of the site and building: As per Exhibit D

g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon

h. The building shall comply with the building code.

11. **Conditions on the site:**

a. Street access (number, location, design): As per attached Exhibit A

b. Off-Street Parking (location and design including screening thereof): As per attached Exhibit A.

c. Outside storage of materials, products or refuse (location and screening thereof): As per attached Exhibit A

d. Parking, exterior lighting of the site, location design and power:

Any changes subject to Planning Commission approval.

e. Other:

1. Compliance with Ord. 2019-1550 and 2020-1563
2. The sign plan shall include signage at the entrance into the car wash that states not to block private driveway.
3. The carwash exit door shall match the color of the building and include three full vision center panels.
4. The lighting plan shall be updated to show a 2 FC average illumination of the parking lot. Supply documentation that all fixtures are full cutoff.
5. The landscaping plan shall be updated to mee the following requirements:
   - Two street trees added along Port Washington Road
   - Street trees shall be a minimum of 3" caliper.
   - Other deciduous trees shall be a minimum of 2.5" caliper
   - Evergreens shall be a minimum of 7 feet in height.
   - The parking lot shall comply with the 30% shading requirement.
   - The south property line buffer shall be addressed.
6. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 30 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.
7. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
8. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.

Owner - JERAD PROTASKEY, MANAGER, I-MEQUON 2 LLC

Acknowledgment:

STATE OF WISCONSIN)
MILWAUKEE)SS
~~OZAUKEE~~ COUNTY)

Personally came before me, this 16th day of June, 2022, the above named Jerad Protaskey, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

VALERIE ANN HOPPER NOTARY PUBLIC STATE OF WISCONSIN

Notary Public, Ozaukee County, Wisconsin
Valerie Ann Hopper
exp: July 24, 2025

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the 16th day of June, 2022

DRAFTED BY:
City of Mequon
11333N Cedarburg Road

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

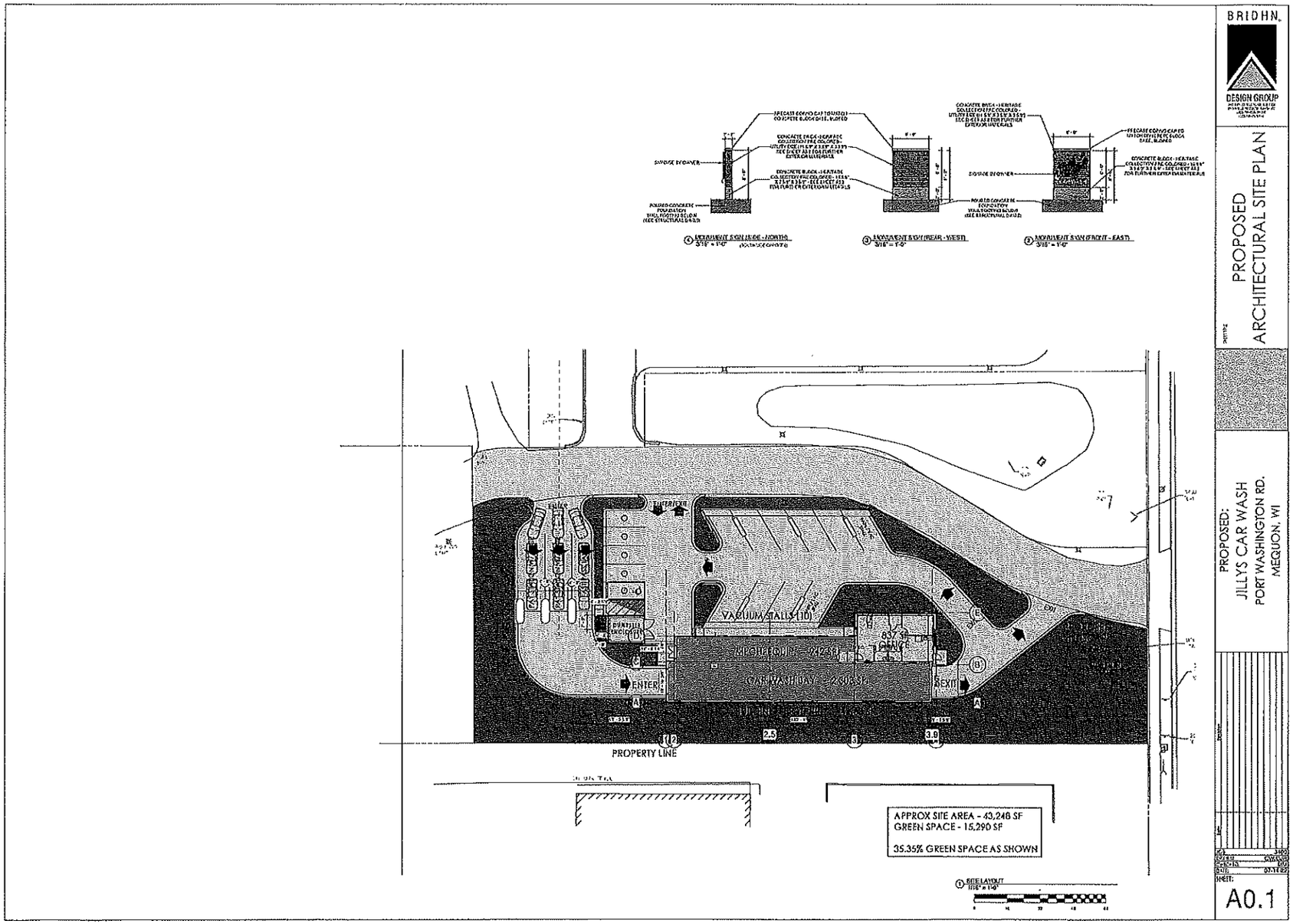
Exhibit A-1

Legal Description

1097359 PART SE NE 1.399 ACS COMM 515 FT N & 65 FT W OF SE COR CSM #4097 LOT 2 DOC 1096915 SEC 30 T 9 R 22

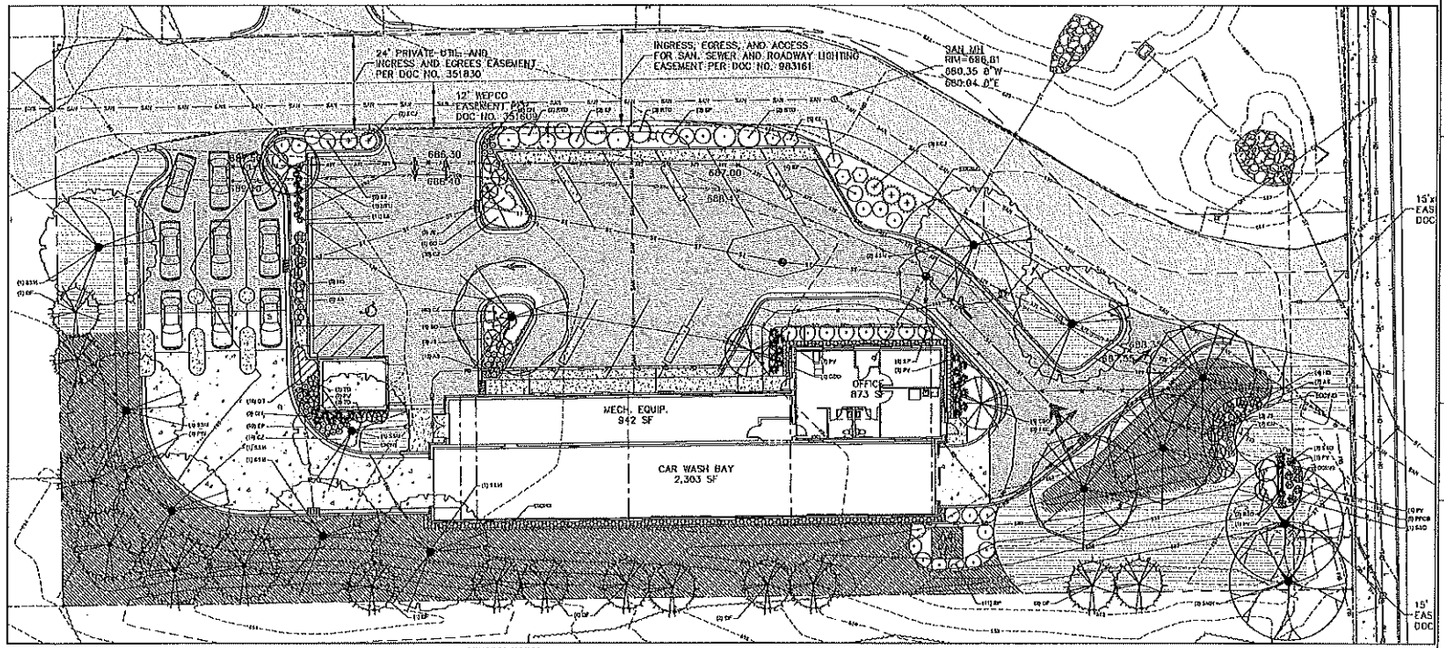
Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

Exhibit A



Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

Exhibit B



PLANT SCHEDULE

DECIDUOUS TREES					
Code	Qty	Botanical/Common	Root	Planting Size	Mature Ht
SSM	8	Acer saccharum 'Monumental' TM / State Street Maple	B & B	3" Cal	40'
SMG	2	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	3" Cal	40'
EXC	3	Gymnocladus dioica 'Espresso' / Espresso Kentucky	B & B	3" Cal	40'
RO	1	Quercus macrocarpa / Bur Oak	B & B	3" Cal	40'
CSO	2	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	B & B	3" Cal	40'
EVERGREEN TREES					
Code	Qty	Botanical/Common	Root	Planting Size	Mature Ht
DF	11	Pseudotsuga menziesii / Douglas Fir	B & B	7' Tall	25'
PW	4	Pinus alba / White Pine	B & B	7' Tall	25'
TO	6	Thuja plicata 'Druett's Dilgard' / Dilgard Dilkie Western Red Cedar	B & B	7' Tall	7'
ORNAMENTAL TREES					
Code	Qty	Botanical/Common	Root	Planting Size	Mature Ht
JJTL	1	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2.5" Cal	15'
DECIDUOUS SHRUBS					
Code	Qty	Botanical/Common	Root	Planting Size	
RTD	9	Cornus alba 'Bailey's Redtwig' / Redtwig Dogwood	B & B	30" Ht.	
CI	5	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	Cont.	#5	
HO	9	Hydrangea paniculata 'White Quick Fire' / White Quick Fire Hydrangea	Cont.	#5	
RP	20	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	Cont.	#5	
EVERGREEN SHRUBS					
Code	Qty	Botanical/Common	Root	Planting Size	
ECJ	5	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	Cont.	#5	
JS	9	Juniperus sabina 'Monna Arna #3' / Monna Arnold's Juniper	B & B	18" Tall	
PERENNIALS & GRASSES					
Code	Qty	Botanical/Common	Root	Planting Size	
AS	25	Allium x 'Summer Beauty' / Summer Beauty Allium	Cont.	#1	
CN	22	Echinacea purpurea 'Magnus White' / Magnus White Coneflower	Cont.	#1	
EP	10	Echinacea x 'CBG Conn 2' TM / Pixie Meadowbrite Purple Coneflower	Cont.	#1	
STO	4	Hemerocallis x 'Stella D'Oro' / Stella D'Oro Day Lily	Cont.	#1	
PPCB	5	Hesperaloe parviflora 'Perpa' / Perpa Purple Crenice Cane Bush	Cont.	#1	
LS	11	Liatris spicata 'Kobold' / Kobold Spike Gayfeather	Cont.	#1	
PV	20	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	Cont.	#1	
GROUND COVERS					
Code	Qty	Botanical/Common	Root	Planting Size	Spacing
CZ	66	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed	Cont.	4"	18" o.c.
GT	38	Veronica liwanensis / Prairie Snow	Cont.	4"	18" o.c.

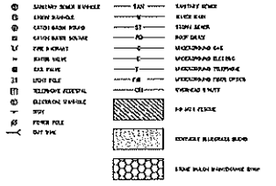
GENERAL NOTES

1. NOTES TO THE CONTRACTOR CONCERNING SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. ANY BRUSH OR TREES REMOVED AND NOT SHOWN I NOT INVENTORIED BY THE LANDSCAPE ARCHITECT FROM THIS APPROVED CONSTRUCTION PLANS THAT MAY REQUIRE REMOVAL ACTIONS BY JURY OR ALL REGULATORY AGENCIES.
4. CHANGES FOR REVIEW – ANY FIELD CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL SITE CHANGES AND PROPOSALS WITH OWNER, CONTRACTOR.
6. REFER TO SURVEYORS DETAILS AND SPECIFICATIONS FOR ADDITIONAL DETAILS, NOTES AND [illegible] INFORMATION INCLUDING BENCHMARKS, BOUNDARIES AND CONTOURS RELATED TO LANDSCAPE PLAN.
7. EXISTING TREES SHOWN IN ANY CONDITIONS FOR COUNTY JURISDICTION, SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND LANDSCAPE ARCHITECT. ANY DISCREPANCIES NOTED SHALL BE REPORTED TO THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. DO NOT SUBSTITUTE PLANTING SPECIFICATIONS WITH OUT APPROVED BY A REPRESENTATIVE, INCLUDING SUBSTITUTION OF SUPPLIERS, ANY PLANT SHOWN ARE COMPLETE.

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
LANDSCAPE AREA (MINIMUM 10% OF DEVELOPED PARKING AREA LANDSCAPED)	630 SF 6,300 SF PARKING SQ. FT. x 10% = 630 SF	1,198 SF
LANDSCAPE BUFFER (MIN. OF PARKING AREA)	4,303 SF USABLE SF EXCLUDES = 2,303 = 4,303 SF	4,376 SF
PLANTING QUANTITIES	YES	YES

LEGEND



north

SCALE IN FEET

0 5' 10'

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

JSD
MILWAUKEE REGIONAL OFFICE

BRIOHN DESIGN GROUP

LANDSCAPE PLAN

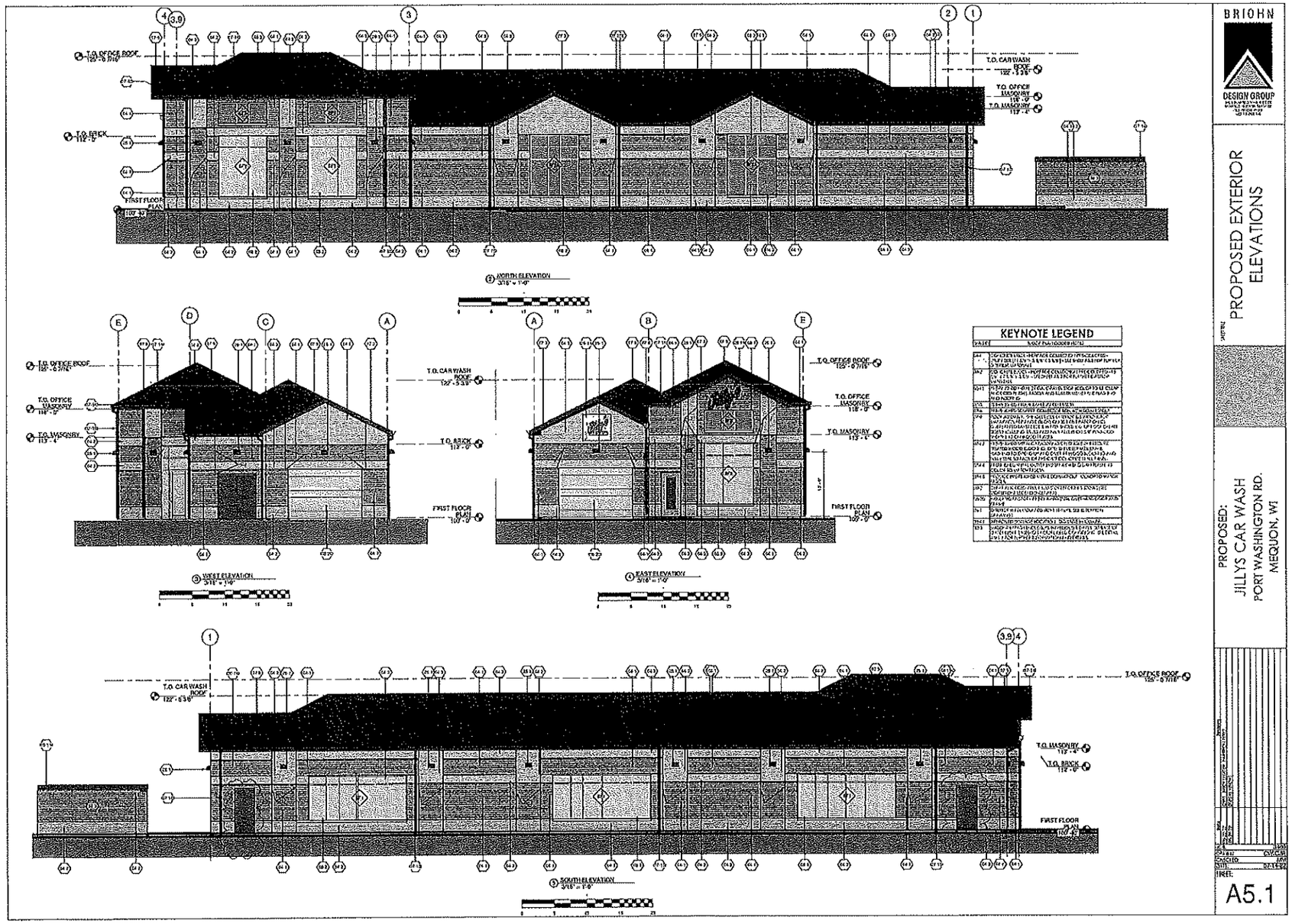
PROPOSED:
JILLY'S CAR WASH
10829 N. PORT WASHINGTON RD.
CITY OF MEQUON, WI

DRAWN: MJC
CHECKED: KTB
APPROVED: KTB
DATE: 07/16/2021

SHEET:
L1.0

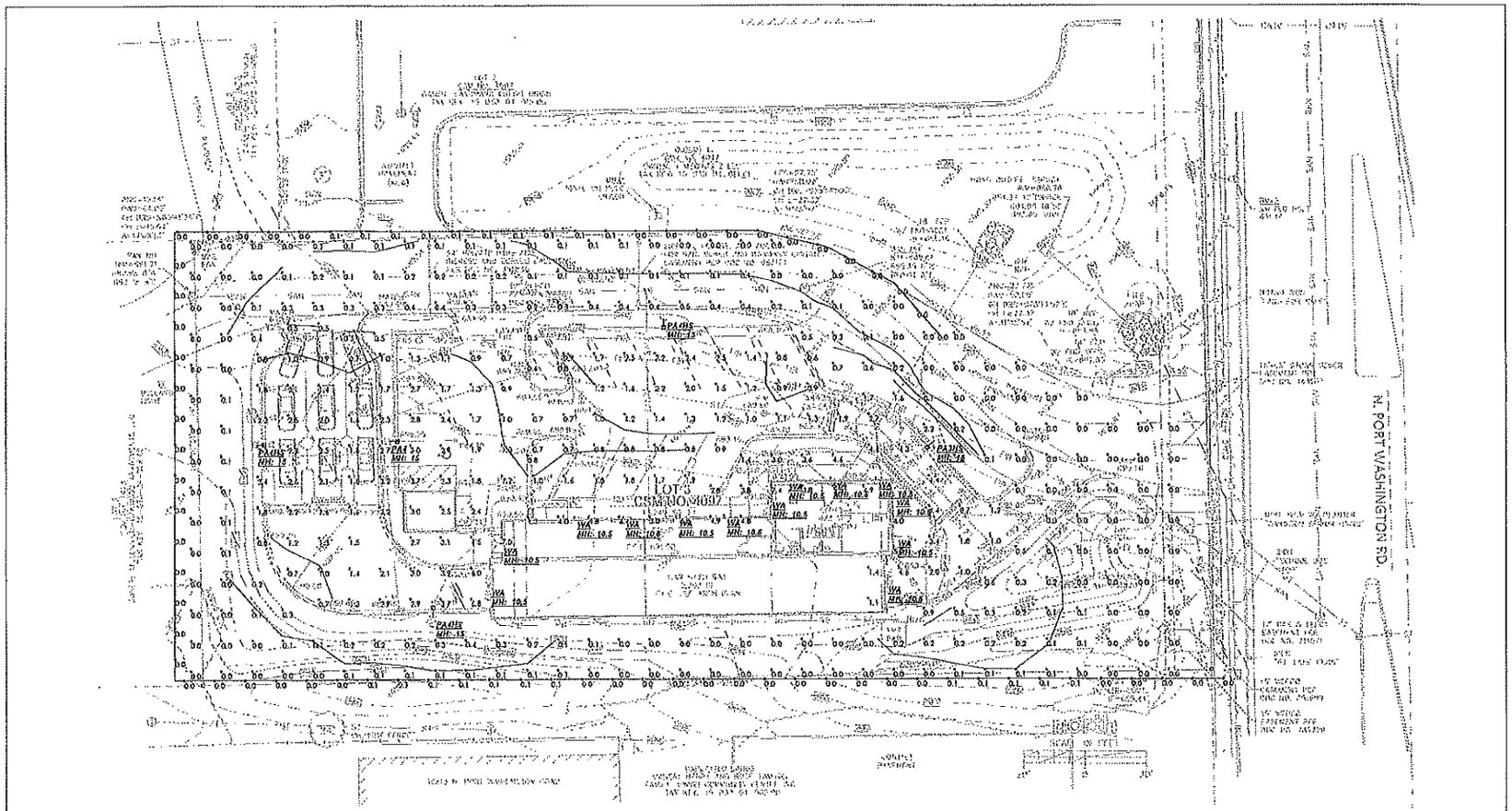
Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

Exhibit C



Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

Exhibit D



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Illuminance	Fc	0.48	2.4	0.0	N.A.	N.A.
PARKING-DRIVE	Illuminance	Fc	1.24	7.0	0.3	3.88	14.00
PROPERTY LINE	Illuminance	Fc	0.03	0.1	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	1	PA3HS	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C1S-D-UHV-T3-BZ-HSS	Single	6466	52	0.900
	1	PA4	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C1S-D-UHV-T4-BZ	Single	7088	52	0.900
	3	PA4HS	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C1S-D-UHV-T4-BZ-HSS	Single	6437	52	0.900
	13	WA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR1B-W	Single	1397	12.2	0.900

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard Indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Miller Electrical Enterprises, Inc
State Electrical Electrical • Contractors & Designer • Fire Estimates • Fully Bonded & Insured
262-652-1520

RUMA Project #:124-02
Drawn by:MB
Date:7/11/2022

PHOTOMETRIC SITE PLAN

JILLYS CARWASH

Page M of 1

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

included a condition that the patio area does not exceed further out than the edge of the building (inside the light pole). There is an additional doorway being added in place of an existing window which is required to match the existing building. Staff recommends approval.

The applicant stated that all the conditions in the staff report are acceptable.

Ald. Strzelczyk stated he believes this is a great addition to the community and the location is ideal for this type of business.

Action
Ald. Strzelczyk made a motion to approve the CUG subject to all the conditions in the staff report.
Commissioner Bach seconded the motion.
A voice vote was taken, vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Greg Bach, Alternate
AYES:	Nerbun, Strzelczyk, Bach, Choren, Gentges, Hawley, Lemke, R. Schaefer
ABSENT:	J.Schaefer, Stoker

2) Jilly's Car Wash. The applicant is seeking conditional use grant and building and site plan approval to allow for car a wash facility for the property located at 10829 N. Port Washington Road.

Action
Ald. Strzelczyk made a motion to open a public hearing.
Commissioner R. Schaefer seconded the motion.
A voice vote was taken, vote passed (8-0)

Public Comment

Michael DiSteton – 1431 W. Winding Hollow Lane – he is a board member of the Winding Hollow Condominiums, and he is opposed to this business. He is concerned about public safety as it is a heavily populated area. The neighbors are concerned about the noise from this use and they do not believe that 70 dBA is acceptable and it should be a lower decibel. They also believe the hours of operation are too lengthy. The noise from the mechanicals, vacuums and the garage doors are of concern.

Gary Balcerzak – 1451 W. Winding Hollow Lane – he is the President of the Winding Hollow Condominiums, and he is opposed to this proposed use. He stated that a petition included in the board packet was signed by 100% of the owners located in the state. His concerns include:

- Endangerment of Public Welfare – the public walk in this area and there is not a sidewalk available.

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

- Not harmonious to neighborhood – concerns that the equipment will cause constant noise and that the allowable decibel level is too high.
- Landscape Plan is inadequate and does not supply adequate buffering to mitigate year-round noise.
- Hours of Operation are excessive.
- Injury to property values due to the proximity of the residences to this business.
- There are two carwashes less than 1 mile away. They oppose the location of this business.

He urges the Commission to deny this request for approval.

Howard Myers – 1521 W. Winding Hollow Lane – he stated that Ordinance 58-303 contains specific language regarding design standards and development guidelines regarding carwashes. He does not believe the use is permissive or harmonious to the surrounding area.

Jerad Protasky -he is the owner of 10911 N. Port Washington Road and represents I Mequon 1 LLC and I Mequon II LLC. He explained that this site was rezoned to B-2/PUD with the intent of attracting uses just like Jilly's Car Wash. He stated that the business is owned by consciousness local residents. They have proposed an extremely attractive building design and are committed to being good neighbors.

Action
Commissioner R. Schaefer made a motion to close the public hearing.
Ald. Strzelczyk seconded the motion.
A voice vote was taken, vote passed (8-0)

Asst. Dir. Zader clarified that the reference about the Ordinance 58-303 applies to the Town Center and Arrival Corridor zoning districts only. He added that when these parcels were rezoned, the back portion of this parcel was designated with limited uses due to the proximity of Winding Hollow (no restaurants allowed, or high volume uses). Any uses of the B-2 zoning district, permitted or conditional, would be allowed in the front portion. Typical land use patterns of buffering are in place.

He showed the site plan and explained that staff worked with the applicant on several iterations and the proposed plan is the best one for this difficult small parcel. The building is moved as close to Port Washington Road as possible, and the equipment is shielded from public view. The proposal does comply with all the district regulations except for the open space ratio. This parcel is at 36.6% ratio, but the vacant parcel will well exceed the required 40% ratio and the entire development will be compliant.

The Code Enforcement Officer took several sound readings over the past several days. The ambient noise is between 62-100 dBA due to the varying levels of traffic on Port Washington Road. Asst. Dir. Zader stated that anything lower than 65 dBA will be difficult to maintain due to the ambient noise being louder than the car wash.

He explained that the window treatment information was excluded from the board packet; the windows will be translucent except for the windows adjacent to the mechanical room and the

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

upper transoms which will be spandrel glass. Staff has made recommendations to address the southern property line with some landscaping and some lighting recommendations have already been addressed. Staff believes the hours of operation are acceptable and are consistent with neighboring businesses.

The applicant, Jon Zimmerman, President of Jilly's Car Wash stated they are residents of the north shore and know the community. They have received numerous emails from Mequon residents requesting they open a business here. This location will be their fifth location and they have never had a noise issue. The other locations are located closer to residential housing. They have received support from the JCC who owns the Gan Ami preschool next door. The vacuums only run when they are in use. He stated that they are completely agreeable to not play any music. The doors can be opened and closed after every car except in the summertime. They have no problem meeting the 70 dBA limitation from the property line. They choose to exceed the building standard designs because they want to provide an attractive building and business in this community.

The architect clarified that the windows will be a satin finish which is translucent and obscures the view from the interior mechanicals.

Many of the Commissioners agree that the proposed hours should be allowed for the business to be successful. Additional landscape buffering (evergreens) is recommended to help mitigate the noise. There is agreement that music not played at the location. There is appreciation for the architecture design as it exceeds the standard requirements.

Action
Commissioner Lemke made a motion to approve the item with added requirements for additional landscape buffering (evergreens) on the west and south property lines and that no music shall be piped in at this location.
Commissioner Hawley seconded the motion.
A roll call vote was taken, vote passed (7-1)(No: Bach)

RESULT:	**APPROVED WITH CONDITIONS [7 TO 1]**
MOVER:	Rick Lemke, Commissioner
SECONDER:	Stephanie Hawley, Alternate
AYES:	Nerbun, Strzelczyk, Choren, Gentges, Hawley, Lemke, R. Schaefer
NAYS:	Bach
ABSENT:	J. Schaefer, Stoker

6) Regular Business

a) Christ Alone Ev. Lutheran Church. The applicant is seeking minor request approval to allow for a temporary tent for the property located at 10001 N. Cedarburg Road.

Dir. Tollefson stated that Christ Alone Church is located on Cedarburg Road and has had previous approvals in the summers for temporary use permits for tent events to allow for various outdoor activities on site; Vacation Bible Camp, soccer camp, 1 time a month outdoor Sunday

Attachment: Packet Docs_Jillys (8079 : Jilly's Car Wash)

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: **LAURIE MILLER, PLANNER**

DATE: **January 23, 2023**

SUBJECT: **John Mikkelson for Therapeutic Massage and Wellness Center. The applicant is seeking conditional use grant approval to allow for a therapeutic massage and wellness center for the property located at 11431 N. Port Washington Road, Suite 101.**

Applicant:	John Mikkelson
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Existing Zoning:	B-3 (Office and Service District)
Existing Use:	Multi-Tenant
Lot size:	1.56 Acres
Location:	11431 N. Port Washington Road, Suite 101
Tax Key Number:	#15-019-13-006.00
District:	#5

Background:
The applicant requests a conditional use grant to operate Therapeutic Massage and Wellness Center, LLC in Suite 101 of the Galleria Offices located at 11431 N. Port Washington Road. The parcel is zoned B-3 which allows beauty aids and personal grooming services as a conditional use.

Therapeutic Massage has been offering massage services in this location since 2017. Staff became aware of the business, and several others at the Galleria Offices, that were not in compliance with the zoning code during a business occupancy permit application review. The business owner, Ms. Mandy Gullicksen, was unaware of the zoning requirements and has asked the property owner, John Mikkelson, to address the zoning issue on her behalf.

The hours of operation vary between businesses located at Galleria Offices based on client demand. Staff recommends establishing standard operating hours for the entire property as follows: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.

The business owner's narrative states that there is one additional employee.

A copy of the Ms. Gullicksen's professional license has been included as a supplemental document. No license was provided for the additional employee.

Site Plan:

No changes will occur to the site plan.

Conditional Use Grant:
According to Section 3.05(1)(b) of the Zoning Code, the following findings shall be considered when analyzing a conditional use grant application:

1. **The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**

   All of the activities will take place within the building and will be monitored at all times by staff. The State of Wisconsin regulates licenses for massage therapists. The use should not have a negative impact on the public health, safety, and general welfare.

2. **The proposed use should not injure the value of adjoining or abutting property.**

   The Land Use Plan designates the site as Office and Service Business. Surrounding properties are zoned R-4 (Single-Family Suburban Residential), IPS (Institutional and Public Service), B-2 (Community Business District) and B-3. The use is low intensity and is compatible with the many medical, financial, and professional service offices found in surrounding properties.

3. **The proposed use shall be harmonious or compatibility with the area in which it is located.**

   The proposed activities of the use will fit the character of the surrounding area. Staff recommends establishing standard operating hours for the property as follows: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM. Per parking code, the site requires one space per 200 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees. Staff calculated a total parking requirement of four stalls to accommodate two employees and 485 square foot office space. The multi-tenant building houses approximately 30 tenants. There are 53 parking spaces on site which are anticipated to be adequate for the multi-use building that has varying peak operations.

Site Compliance:
Staff conducted a site visit and found the site to be in compliance; however, staff anticipates that the parking lot pavement will need repair/replacement in the next three to five years.

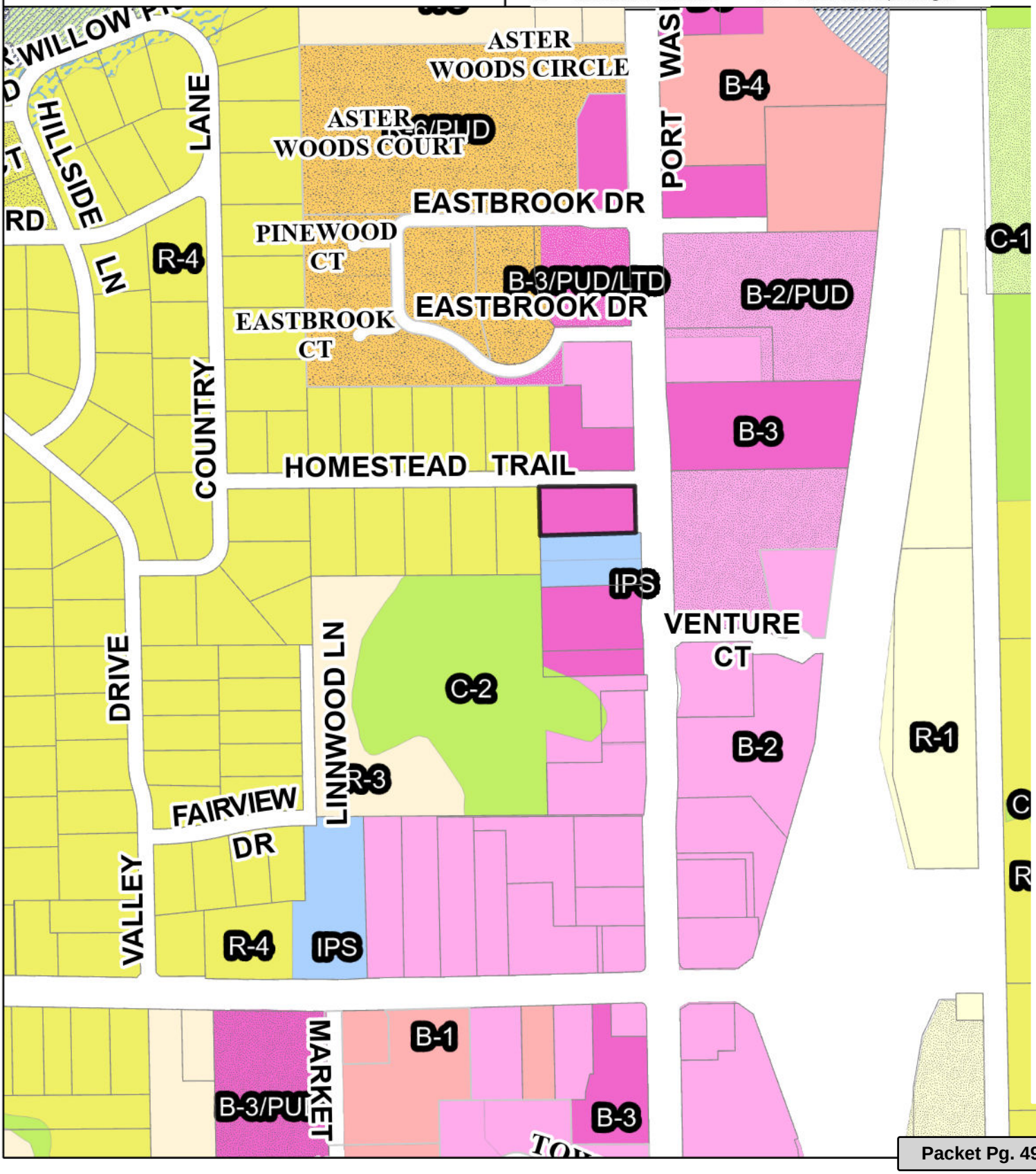
Staff Recommendation:
Since the proposal meets the Zoning Code and Land Use Plan, planning staff recommends **approval** of the conditional use grant based on the following condition(s):

1. Staff review and approval of final floor plans prior to 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. Standard hours of operation for the Galleria Offices property shall be as follows: Monday through Friday, between 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.
3. Signage for the use shall comply with the sign code.

Attachments:
Map (PDF)
Narrative and License (PDF)
Floor Plan (PDF)
CUG_Therapeutic Massage and Wellness Center (PDF)

JOHN MIKKELSON - THERAPEUTIC MASSAGE AND WELLNESS CENTER - CUG

AC	Arrival Corridor	LTD	Limited Use
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

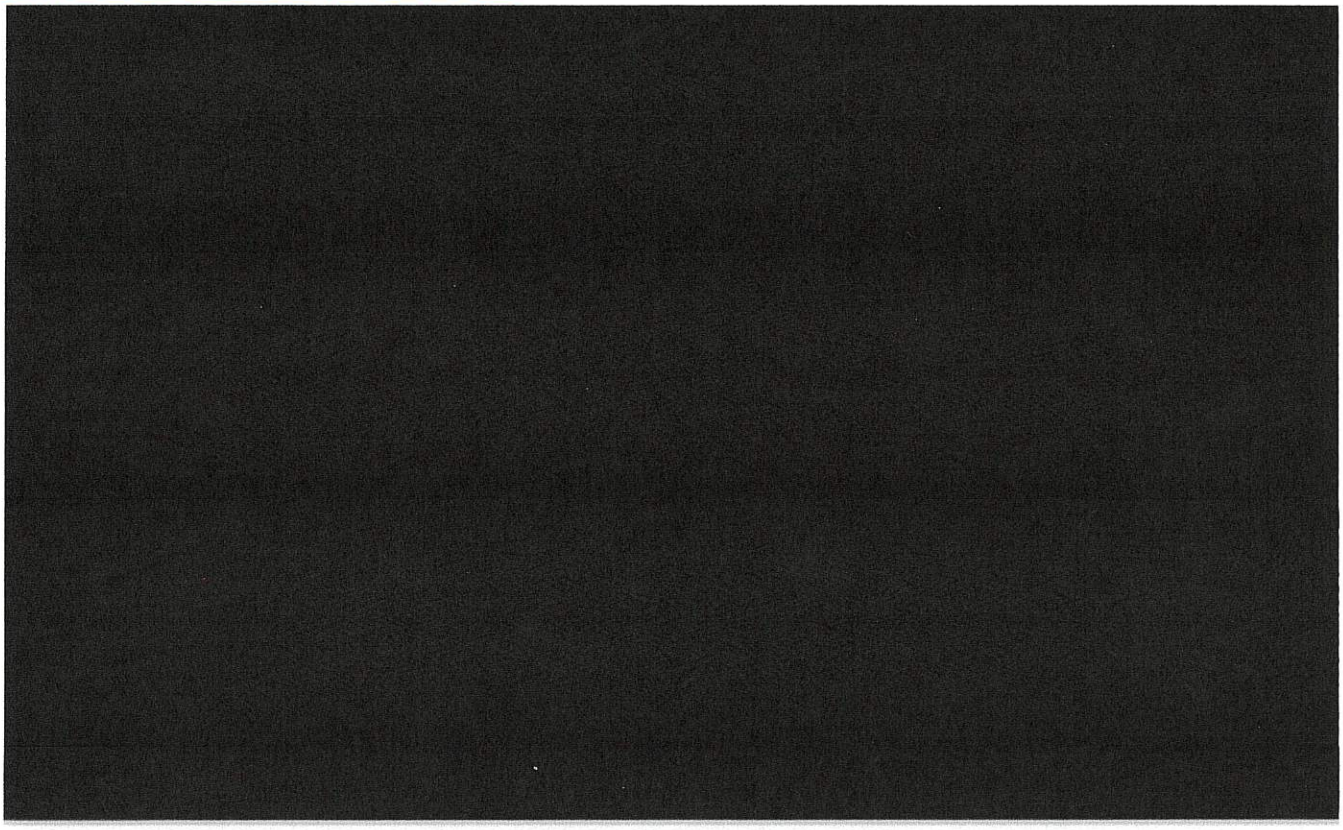


Attachment: Map (8077 : John Mikkelson for Therapeutic Massage and Wellness Center)

From: Mandy Glander massagebymandy1@yahoo.com
Subject: Therapeutic massage and wellness center, llc
Date: Dec 1, 2022 at 9:15:48 AM
To: John Mikkelson john@mikkelsonbuilders.com

My name is Mandy Gullicksen. I own Therapeutic Massage and Wellness Center. I opened in 2015 and have been located in mequon since 2017. I provide therapeutic massage for the community. I have one employee who also provides therapeutic massage to the community. We are generally open Tuesday through Friday.
I am state licensed and insured.
Mandy Gullicksen

Sent from Yahoo Mail for iPhone



EXPIRES: 02/28/2023

1 of 1

The State of Wisconsin
ent of Safety and Professional Services
MASSAGE THERAPY AND BODYWORK THERAPY AFFILIATED CREDENTIALING BOARD
Hereby certifies that
MANDY M G GULLICKSEN
was granted a license to practice as a
MASSAGE THERAPIST OR BODYWORK THERAPIST
in the State of Wisconsin in accordance with Wisconsin Law

Attachment: Narrative and License (8077 : John Mikkelson for Therapeutic Massage and Wellness Center)

on the 29th day of November in the year 2010.
The authority granted herein must be renewed each biennium by the granting authority.
In witness thereof, the State of Wisconsin
Massage Therapy and Bodywork Therapy Affiliated Credentialing Board
has caused this certificate to be issued under
the seal of the Department of Safety and Professional Services

Chairman

Secretary

This certificate was printed on the 26th day of March in the year 2021

[redacted]

Attachment: Narrative and License (8077 : John Mikkelson for Therapeutic Massage and Wellness Center)



SINCE 1908 Mikkelson BUILDERS
HOME OFFICE COMMERCIAL

Building Innovation on Tradition

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 23rd day of January, 2023 by and between Mikkelson Builders, owners of the property located at 11431 N Port Washington Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 19, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further

described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

City of Mequon
11333 North Cedarburg Road 60W
Mequon, WI 53092

PARCEL NO.:
15-019-13-006.00

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of beauty aids and personal grooming services (Therapeutic Massage and Wellness Center).

GRANTED by action of the Planning Commission of the City of Mequon this 23rd day of January 2023.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named _____, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

Attachment: CUG_Therapeutic Massage and Wellness Center (8077 : John Mikkelson for Therapeutic Massage and Wellness Center)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.
9. Conditions on the Operations:
    a. Hours of operation for the businesses within Galleria Offices: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.
    b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
    c. Water supply requirements: Public
    d. Provisions for sewage disposal: Public
    e. Other:
        - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

        - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

10. Conditions of the structures:
    a. Site Plan: per original site plan
    b. Landscaping Plan: per approved plan
    c. Elevations: N/A
    d. Sign: As on file with Community Development Department, City of Mequon
    e. Floor Plan: Exhibit A
    f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
    g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
    h. The building shall comply with the building code.

Attachment: CUG_Therapeutic Massage and Wellness Center (8077 : John Mikkelson for Therapeutic Massage and Wellness Center)

11. Conditions on the site:
    a. Street access (number, location, design): Per original site plan.
    b. Off-Street Parking (location and design including screening thereof): Per original site plan.
    c. Outside storage of materials, products, or refuse (location and screening thereof): Per original site plan.
    d. Parking, exterior lighting of the site, location design and power: Per original site plan.
    e. Other:
        1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 60 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. Standard hours of operation for the businesses within the Galleria Offices shall be as follows: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.
        3. Signage for the use shall comply with the sign code.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2023

Attachment: CUG_Therapeutic Massage and Wellness Center (8077 : John Mikkelson for Therapeutic Massage and Wellness Center)

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: **LAURIE MILLER, PLANNER**

DATE: **January 23, 2023**

SUBJECT: **John Mikkelson for Galleria for Better Health. The applicant is seeking conditional use grant approval to allow for a therapeutic massage center for the property located at 11431 N. Port Washington Road, Suite 101 E.**

Applicant:	John Mikkelson
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Existing Zoning:	B-3 (Office and Service District)
Lot size:	1.56 Acres
Location:	11431 N. Port Washington Road, Suite 101E
Tax Key Number:	#15-019-13-006.00
District:	#5

Background:
The applicant requests a conditional use grant to operate Galleria for Better Health in Suite 101E of the Galleria Offices located at 11431 N. Port Washington Road. The parcel is zoned B-3 which allows beauty aids and personal grooming services as a conditional use.

Better Health has been offering massage services in this location for the last six years and shares the tenant space with another massage therapy business, Cedar Creek Massage. Staff became aware of the business, and several others at the Galleria Offices, that were not in compliance with the zoning code during a business occupancy permit application review. The business owner, Ms. Nona Gleason, was unaware of the zoning requirements and has asked the property owner, John Mikkelson, to address the zoning issue on her behalf.

According the submitted narrative, Ms. Gleason is semi-retired and provides massage therapy services to approximately 10 to 15 clients per month. The hours of operation vary between businesses located at Galleria Offices based on client demand. Staff recommends establishing standard operating hours for the entire property as follows: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.

The business owner is the only employee.

Site Plan:
No changes will occur to the site plan.

Conditional Use Grant:
According to Section 3.05(1)(b) of the Zoning Code, the following findings shall be considered

when analyzing a conditional use grant application:

1. **The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**

   All of the activities will take place within the building and will be monitored at all times by staff. The State of Wisconsin regulates licenses for massage therapists. The use should not have a negative impact on the public health, safety, and general welfare.

2. **The proposed use should not injure the value of adjoining or abutting property.**

   The Land Use Plan designates the site as Office and Service Business. Surrounding properties are zoned R-4 (Single-Family Suburban Residential), IPS (Institutional and Public Service), B-2 (Community Business District) and B-3. The use is low intensity and is compatible with the many medical, financial, and professional service offices found in surrounding properties.

3. **The proposed use shall be harmonious or compatibility with the area in which it is located.**

   The proposed activities of the use will fit the character of the surrounding area. Staff recommends establishing standard operating hours for the property as follows: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM. Per parking code, the site requires one space per 200 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees. Staff calculated a total parking requirement of two stalls to accommodate one employee and 184 square foot office space. The multi-tenant building houses approximately 30 tenants. There are 53 parking spaces on site which are anticipated to be adequate for the multi-use building that has varying peak operations.

Site Compliance:
Staff conducted a site visit and found the site to be in compliance; however, staff anticipates that the parking lot pavement will need repair/replacement in the next three to five years.

Staff Recommendation:
Since the proposal meets the Zoning Code and Land Use Plan, planning staff recommends **approval** of the conditional use grant based on the following condition(s):

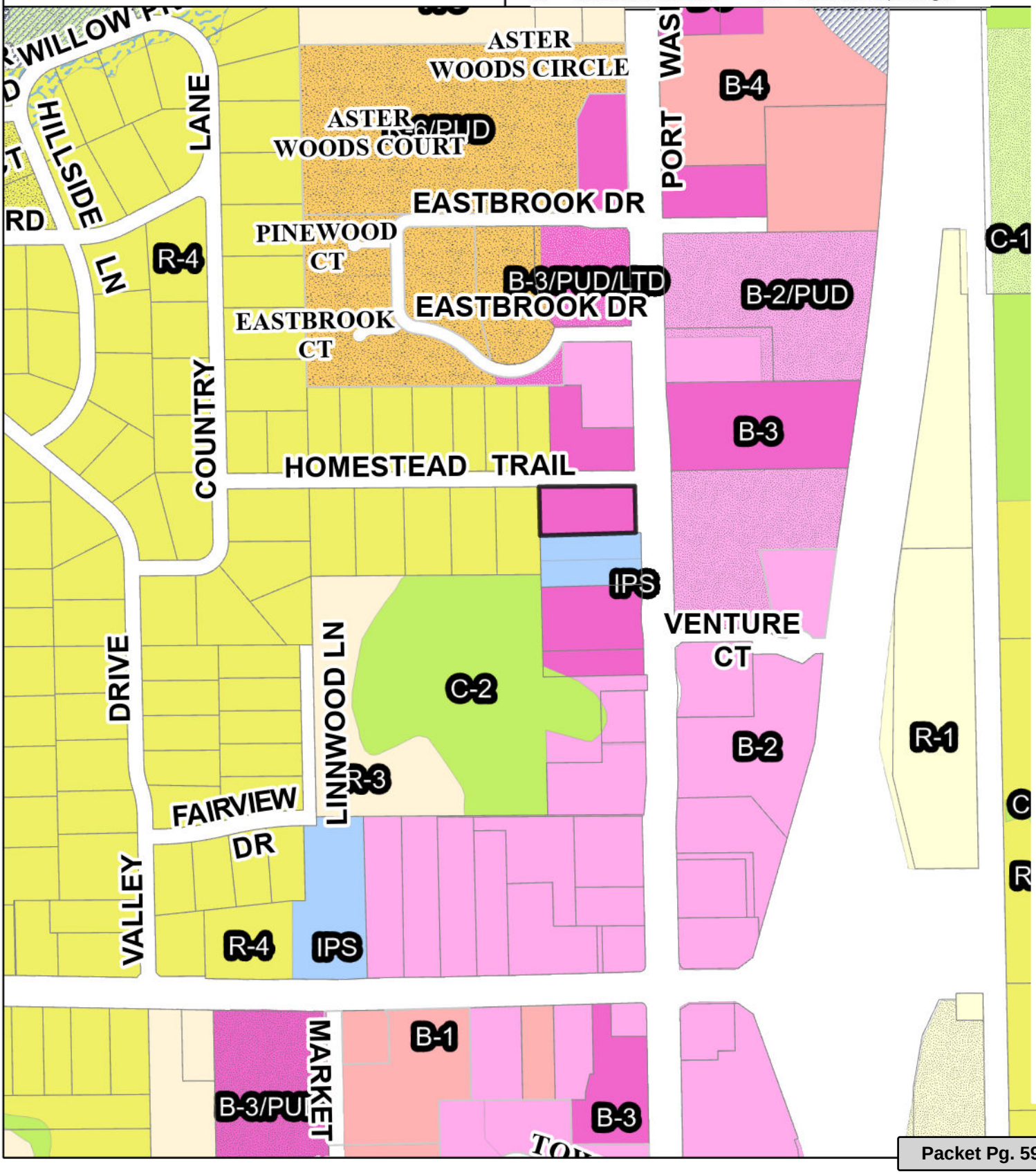
1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Standard hours of operation for the Galleria Offices property shall be as follows: Monday through Friday, between 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.
3. Signage for the use shall comply with the sign code.

Attachments:
Map (PDF)
Floor Plan (PDF)
Narrative (PDF)

CUG_Galleria for Better Health (PDF)

JOHN MIKKELSON - BETTER HEALTH - CUG

AC	Arrival Corridor	LTD	Limited Use
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.)
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FFO	Flood Fringe Overlay	RM	Multi-Family Residential
FW	Floodway	TC	Town Center
IPS	Institutional & Public Service	TDR	Transfer of Development Rights



Attachment: Map (8078 : John Mikkelson for Galleria for Better Health)

First Floor Plan



SINCE 1908
Mikkelson
BUILDERS
HOME OFFICE COMMERCIAL

Building Innovation on Tradition

Attachment: Floor Plan (8078 : John Mikkelson for Galleria for Better Health)

From: Nona Gleason massage3152@sbcglobal.net
Subject: Galleria For Better Health
Date: Dec 1, 2022 at 10:52:45 AM
To: John Mikkelson john@mikkelsonbuilders.com

My business focuses on older clients and those with more complicated issues such as cancer, lymphedema or body misalignment. I have been a therapist for over 30 years and have shared an office with one other specialty practitioner for 6 years. WE are nationally certified and state licensed. As a condition of licensing , therapists must carry a minimum of $1million in liability insurance protecting personal and property.Especially with the pandemic, clients prefer the more private setting offered in the Galleria vs a spa.I am semi-retired now and see about 10 to 15 clients per month,so the single shared office is suitable.

SUITE 101 E

Attachment: Narrative (8078 : John Mikkelson for Galleria for Better Health)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 23rd day of January, 2023 by and between Mikkelson Builders, owners of the property located at 11431 N Port Washington Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 19, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further

described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

City of Mequon
11333 North Cedarburg Road 60W
Mequon, WI 53092

PARCEL NO.:
15-019-13-006.00

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of beauty aids and personal grooming services (Galleria for Better Health).

GRANTED by action of the Planning Commission of the City of Mequon this 23rd day of January 2023.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named _____, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

Attachment: CUG_Galleria for Better Health (8078 : John Mikkelson for Galleria for Better Health)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.
9. Conditions on the Operations:
    a. Hours of operation for the businesses within Galleria Offices: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.
    b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
    c. Water supply requirements: Public
    d. Provisions for sewage disposal: Public
    e. Other:
        - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

        - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

10. Conditions of the structures:
    a. Site Plan: per original site plan
    b. Landscaping Plan: per approved plan
    c. Elevations: N/A
    d. Sign: As on file with Community Development Department, City of Mequon
    e. Floor Plan: Exhibit A
    f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
    g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
    h. The building shall comply with the building code.

Attachment: CUG_Galleria for Better Health (8078 : John Mikkelson for Galleria for Better Health)

11. Conditions on the site:
    a. Street access (number, location, design): Per original site plan.
    b. Off-Street Parking (location and design including screening thereof): Per original site plan.
    c. Outside storage of materials, products, or refuse (location and screening thereof): Per original site plan.
    d. Parking, exterior lighting of the site, location design and power: Per original site plan.
    e. Other:
        1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 60 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. Standard hours of operation for the businesses within the Galleria Offices shall be as follows: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.
        3. Signage for the use shall comply with the sign code.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2023

Attachment: CUG_Galleria for Better Health (8078 : John Mikkelson for Galleria for Better Health)

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: **LAURIE MILLER, PLANNER**

DATE: **January 23, 2023**

SUBJECT: **John Mikkelson for Cedar Creek Massage. The applicant is seeking conditional use grant approval to allow for a therapeutic massage center for the property located at 11431 N. Port Washington Road, Suite 101 E.**

Applicant:	John Mikkelson
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Existing Use:	Multi-Tenant Building
Existing Zoning:	B-3 (Office and Service District)
Lot size:	1.56 Acres
Location:	11431 N. Port Washington Road
Tax Key Number:	#15-019-13-006.00
District:	#5

Background:
The applicant requests a conditional use grant to operate Cedar Creek Massage in Suite 101E of the Galleria Offices located at 11431 N. Port Washington Road. The parcel is zoned B-3 which allows beauty aids and personal grooming services as a conditional use.

Cedar Creek has been offering massage services in this location for an unknown period of time and shares the tenant space with another massage therapy business, Galleria for Better Health. Staff became aware of the business, and several others at the Galleria Offices, that were not in compliance with the zoning code during a business occupancy permit application review. The business owner, Ms. Maria Arvoy, was unaware of the zoning requirements and has asked the property owner, John Mikkelson, to address the zoning issue on her behalf.

The hours of operation vary between businesses located at Galleria Offices based on client demand. Staff recommends establishing standard operating hours for the entire property as follows: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.

The business owner is the only employee.

Site Plan:
No changes will occur to the site plan.

Conditional Use Grant:
According to Section 3.05(1)(b) of the Zoning Code, the following findings shall be considered

when analyzing a conditional use grant application:

1. **The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**

   All of the activities will take place within the building and will be monitored at all times by staff. The State of Wisconsin regulates licenses for massage therapists. The use should not have a negative impact on the public health, safety, and general welfare.

2. **The proposed use should not injure the value of adjoining or abutting property.**

   The Land Use Plan designates the site as Office and Service Business. Surrounding properties are zoned R-4 (Single-Family Suburban Residential), IPS (Institutional and Public Service), B-2 (Community Business District) and B-3. The use is low intensity and is compatible with the many medical, financial, and professional service offices found in surrounding properties.

3. **The proposed use shall be harmonious or compatibility with the area in which it is located.**

   The proposed activities of the use will fit the character of the surrounding area. Staff recommends establishing standard operating hours for the property as follows: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM. Per parking code, the site requires one space per 200 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees. Staff calculated a total parking requirement of two stalls to accommodate one employee and 184 square foot office space. The multi-tenant building houses approximately 30 tenants. There are 53 parking spaces on site which are anticipated to be adequate for the multi-use building that has varying peak operations.

Site Compliance:
Staff conducted a site visit and found the site to be in compliance; however, staff anticipates that the parking lot pavement will need repair/replacement in the next three to five years.

Staff Recommendation:
Since the proposal meets the Zoning Code and Land Use Plan, planning staff recommends **approval** of the conditional use grant based on the following condition(s):

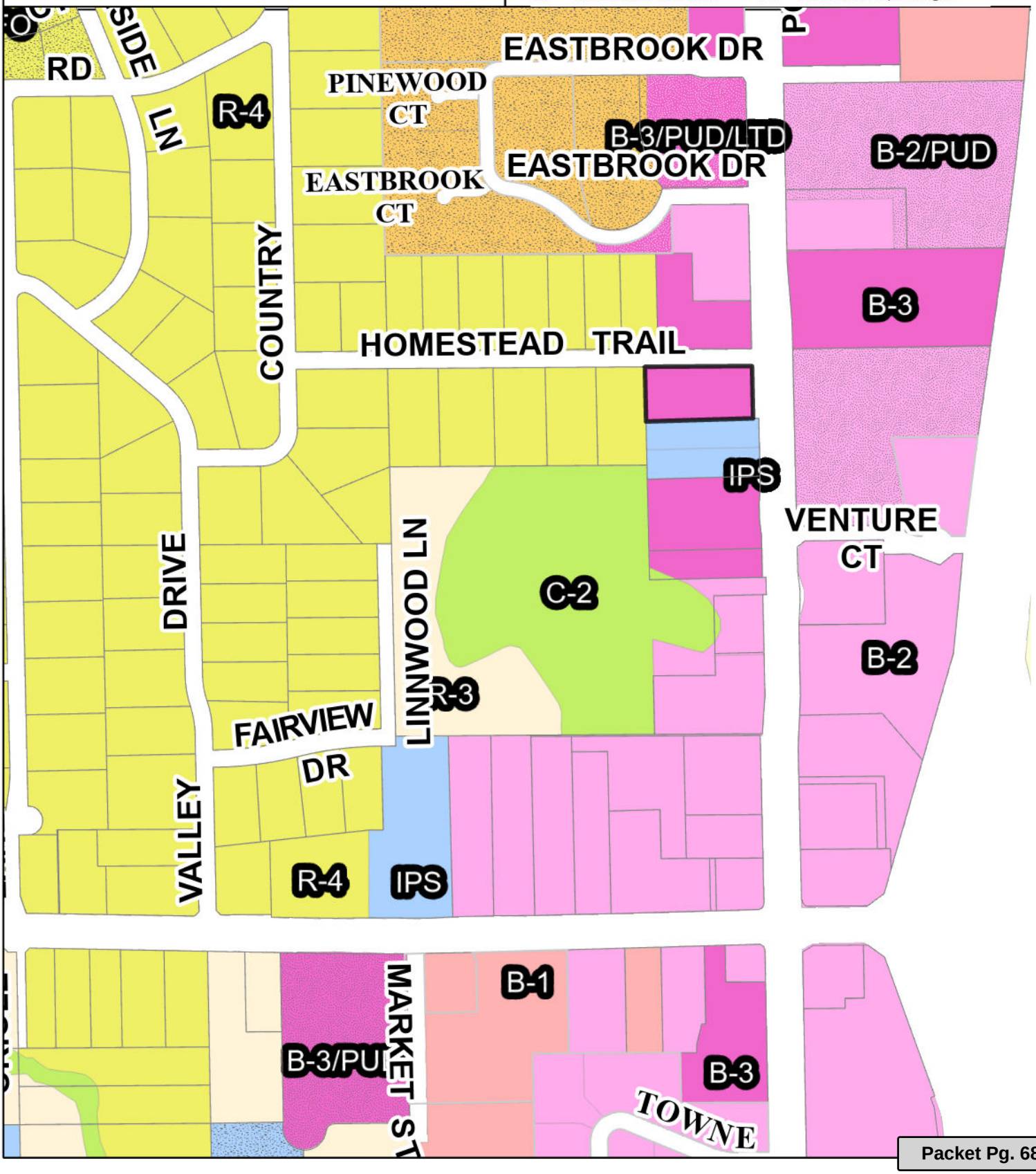
1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Standard hours of operation for the Galleria Offices property shall be as follows: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.
3. Signage for the use shall comply with the sign code.

Attachments:
Map (PDF)
Narrative (PDF)

Floor Plan (PDF)
CUG_Cedar Creek Massage Therapy(PDF)

JOHN MIKKELSON - CEDAR CREEK MASSAGE - CUG

AC	Arrival Corridor	LTD	Limited Use
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: Map (8080 : John Mikkelson for Cedar Creek Massage)

John Mikkelson

From: mamaria67@gmail.com
Sent: Monday, December 05, 2022 10:45 AM
To: John Mikkelson
Subject: Conditional Use Grant

John,

My name is Maria Arvoy and I rent space in your Galleria building. I share an office with Nona Gleason who I know has been in contact with you concerning this whole ordeal.

My company name is Cedar Creek Massage and my focus is therapeutic massage work as well as prenatal clients. Nona and I function well in that space together because her focus is different addressing the elderly and specializing in cancer patients.

I am hopeful this can be resolved and that Nona and I can share this expense like we do the rent. Thank you for your help in this matter. I'm looking forward to seeing how it all turns out.

Thanks again,

Maria Arvoy

Sent from my iPhone

SUITE 101E

Attachment: Narrative (8080 : John Mikkelson for Cedar Creek Massage)

From: Nona Gleason massage3152@sbcglobal.net
Subject: Galleria For Better Health
Date: Dec 1, 2022 at 10:52:45 AM
To: John Mikkelson john@mikkelsonbuilders.com

My business focuses on older clients and those with more complicated issues such as cancer, lymphedema or body misalignment. I have been a therapist for over 30 years and have shared an office with one other specialty practitioner for 6 years. WE are nationally certified and state licensed. As a condition of licensing , therapists must carry a minimum of $1million in liability insurance protecting personal and property.Especially with the pandemic, clients prefer the more private setting offered in the Galleria vs a spa.I am semi-retired now and see about 10 to 15 clients per month,so the single shared office is suitable.

SUITE 101 E

Attachment: Narrative (8080 : John Mikkelson for Cedar Creek Massage)

First Floor Plan



SINCE 1908
Mikkelson
BUILDERS
HOME OFFICE COMMERCIAL

Building Innovation on Tradition

Attachment: Floor Plan (8080 : John Mikkelson for Cedar Creek Massage)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 23rd day of January, 2023 by and between Mikkelson Builders, owners of the property located at 11431 N Port Washington Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 19, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further

described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

City of Mequon
11333 North Cedarburg Road 60W
Mequon, WI 53092

PARCEL NO.:
15-019-13-006.00

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of beauty aids and personal grooming services (Cedar Creek Massage Therapy).

GRANTED by action of the Planning Commission of the City of Mequon this 23rd day of January 2023.

_____

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2023, the above named _____, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

_____

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2023, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

Attachment: CUG_Cedar Creek Massage Therapy (8080 : John Mikkelson for Cedar Creek Massage)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.
9. Conditions on the Operations:
    a. Hours of operation for the businesses within Galleria Offices: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.
    b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
    c. Water supply requirements: Public
    d. Provisions for sewage disposal: Public
    e. Other:
        - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

        - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

10. Conditions of the structures:
    a. Site Plan: per original site plan
    b. Landscaping Plan: per approved plan
    c. Elevations: N/A
    d. Sign: As on file with Community Development Department, City of Mequon
    e. Floor Plan: Exhibit A
    f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
    g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
    h. The building shall comply with the building code.

Attachment: CUG_Cedar Creek Massage Therapy (8080 : John Mikkelson for Cedar Creek Massage)

11. Conditions on the site:
    a. Street access (number, location, design): Per original site plan.
    b. Off-Street Parking (location and design including screening thereof): Per original site plan.
    c. Outside storage of materials, products, or refuse (location and screening thereof): Per original site plan.
    d. Parking, exterior lighting of the site, location design and power: Per original site plan.
    e. Other:
        1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 60 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. Standard hours of operation for the businesses within the Galleria Offices shall be as follows: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.
        3. Signage for the use shall comply with the sign code.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2023

Attachment: CUG_Cedar Creek Massage Therapy (8080 : John Mikkelson for Cedar Creek Massage)

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: **LAURIE MILLER, PLANNER**

DATE: **January 23, 2023**

SUBJECT: **John Mikkelson for Embrace Your Face. The applicant is seeking conditional use grant approval to allow for an aesthetics studio for the property located at 11431 N. Port Washington Road, Suite 135.**

Applicant:	John Mikkelson
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Existing Zoning:	B-3 (Use and Services District)
Lot size:	1.56 Acres
Location:	11431 N. Port Washington Road, Suite 135
Tax Key Number:	#15-019-13-006.00
District:	#5

Background:
The applicant requests a conditional use grant to operate Embrace Your Face in Suite 135 of the Galleria Offices located at 11431 N. Port Washington Road. The parcel is zoned B-3 which allows beauty aids and personal grooming services as a conditional use.

Embrace Your Face has been offering esthetic services in this location for three years. Staff became aware of the business, and several others at the Galleria Offices, that were not in compliance with the zoning code during a business occupancy permit application review. The business owner, Ms. Susan Landowski, was unaware of the zoning requirements and has asked the property owner, John Mikkelson, to address the zoning issue on her behalf.

Embrace Your Face operates approximately 20 to 25 hours per week. The hours of operation vary between businesses located at Galleria Offices based on client demand. Staff recommends establishing standard operating hours for the entire property as follows: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.

The business owner is the only employee.

Site Plan:
No changes will occur to the site plan.

Conditional Use Grant:
According to Section 3.05(1)(b) of the Zoning Code, the following findings shall be considered when analyzing a conditional use grant application:

1. **The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**

   All of the activities will take place within the building and will be monitored at all times by staff. The State of Wisconsin regulates licenses for acupuncturists and estheticians. The use should not have a negative impact on the public health, safety and general welfare.

2. **The proposed use should not injure the value of adjoining or abutting property.**

   The Land Use Plan designates the site as Office and Service Business. Surrounding properties are zoned R-4 (Single-Family Suburban Residential), IPS (Institutional and Public Service), B-2 (Community Business District) and B-3. The use is low intensity and is compatible with the many medical, financial, and professional service offices found in surrounding properties.

3. **The proposed use shall be harmonious or compatibility with the area in which it is located.**

   The proposed activities of the use will fit the character of the surrounding area. Staff recommends establishing standard operating hours for the property as follows: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM. Per parking code, the site requires one space per 200 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees. Staff calculated a total parking requirement of two stalls to accommodate one employee and 193 square foot office space. The multi-tenant building houses approximately 30 tenants. There are 53 parking spaces on site which are anticipated to be adequate for the multi-use building that has varying peak operations.

Site Compliance:
Staff conducted a site visit and found the site to be in compliance; however, staff anticipates that the parking lot pavement will need repair/replacement in the next three to five years.

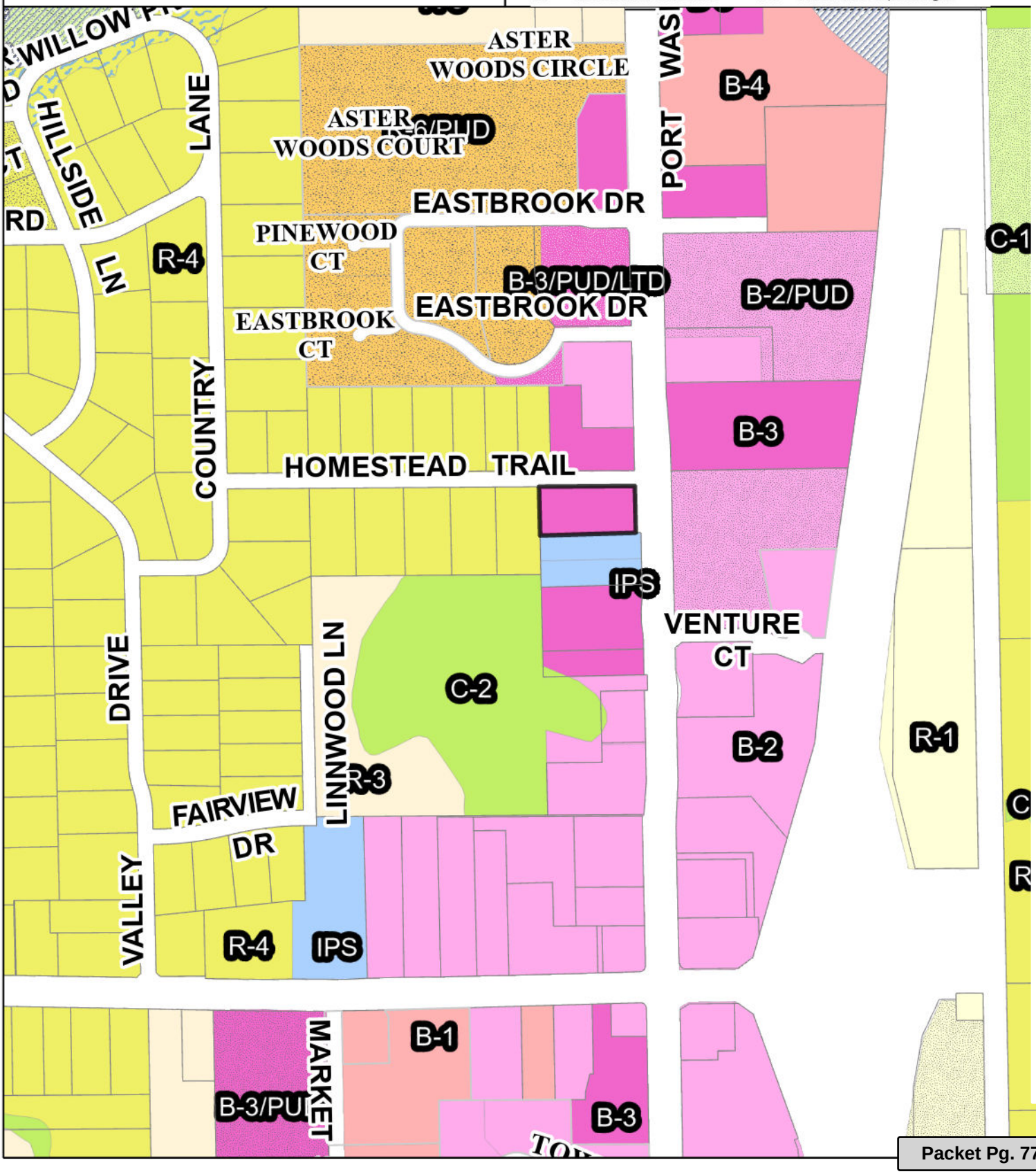
Staff Recommendation:
Since the proposal meets the Zoning Code and Land Use Plan, planning staff recommends **approval** of the conditional use grant based on the following condition(s):

1. Staff review and approval of final floor plans prior to 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. Standard hours of operation for the Galleria Offices property shall be as follows: Monday through Friday, between 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.
3. Signage for the use shall comply with the sign code.

Attachments:
Packet Docs_EmbraceYourFace (PDF)

JOHN MIKKELSON - EMBRACE YOUR FACE - CUG

AC	Arrival Corridor	LTD	Limited Use
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_EmbraceYourFace (8081 : John Mikkelson for Embrace Your Face)

John Mikkelson

From: Susan Landowski <embraceyourfacewithsue@yahoo.com>
Sent: Monday, December 12, 2022 10:27 AM
To: John Mikkelson
Subject: RE: CUG

John
Here is the info regarding my business Embrace Your Face.
I am a licensed Esthetician.
Lic # 431-86
I am by appointment only and see clients about 20-25 hours per week Mon- Sat
My skincare services include: Facials-Waxing-Microdermabrasion-Peels-Brow and Lash Tinting

Thank you
Susan Landowski

Sent from Yahoo Mail on Android

On Mon, Dec 12, 2022 at 10:14 AM, John Mikkelson <john@mikkelsonbuilders.com> wrote:

Sue,

I am doing this right now for Mandy and Cedar Creek massage. I can do yours as well. Its just easier because they want floor plans and site plans. Give me a call if you can

John

Cell: 262-844-3817

From: Susan Landowski <embraceyourfacewithsue@yahoo.com>
Sent: Monday, December 12, 2022 10:11 AM
To: John Mikkelson <john@mikkelsonbuilders.com>
Subject: Fw: CUG

Hi John

Attachment: Packet Docs_EmbraceYourFace (8081 : John Mikkelson for Embrace Your Face)



SINCE 1908
Mikkelson
BUILDERS
HOME OFFICE COMMERCIAL

Building Innovation on Tradition

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 23rd day of January, 2023 by and between Mikkelson Builders, owners of the property located at 11431 N Port Washington Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 19, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further

described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

City of Mequon
11333 North Cedarburg Road 60W
Mequon, WI 53092

PARCEL NO.:
15-019-13-006.00

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of beauty aids and personal grooming services (Embrace Your Face).

GRANTED by action of the Planning Commission of the City of Mequon this 23rd day of January 2023.

_____

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named _____, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

_____

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

Attachment: Packet Docs_EmbraceYourFace (8081 : John Mikkelson for Embrace Your Face)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.
9. Conditions on the Operations:
    a. Hours of operation for the businesses within Galleria Offices: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.
    b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
    c. Water supply requirements: Public
    d. Provisions for sewage disposal: Public
    e. Other:
        - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

        - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

10. Conditions of the structures:
    a. Site Plan: per original site plan
    b. Landscaping Plan: per approved plan
    c. Elevations: N/A
    d. Sign: As on file with Community Development Department, City of Mequon
    e. Floor Plan: Exhibit A
    f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
    g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
    h. The building shall comply with the building code.

Attachment: Packet Docs_EmbraceYourFace (8081 : John Mikkelson for Embrace Your Face)

11. Conditions on the site:
    a. Street access (number, location, design): Per original site plan.
    b. Off-Street Parking (location and design including screening thereof): Per original site plan.
    c. Outside storage of materials, products, or refuse (location and screening thereof): Per original site plan.
    d. Parking, exterior lighting of the site, location design and power: Per original site plan.
    e. Other:
        1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 60 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. Standard hours of operation for the businesses within the Galleria Offices shall be as follows: Monday through Friday, from 7:30 AM to 9:00 PM, and Saturday, from 8:00 AM to 3:00 PM.
        3. Signage for the use shall comply with the sign code.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2023

Attachment: Packet Docs_EmbraceYourFace (8081 : John Mikkelson for Embrace Your Face)

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: **LAURIE MILLER, PLANNER**

DATE: **January 23, 2023**

SUBJECT: **Concord Development Company. The applicant is seeking conditional use grant amendment approval to allow for an extension to meet conditions of original CUG approval on July 25, 2022, for a fitness center for the property located at 1300-1380 W. Mequon Road (Anytime Fitness).**

Applicant:	Concord Development Company for Anytime Fitness
Status of Applicant:	Agent
Requested:	Conditional Use Grant Amendment
Existing Use:	Multi-Tenant Office Building
Existing Zoning:	B-2 (Community Commercial)
Land Use Plan:	Community Commercial
Lot size:	2.15 Acres
Location:	1300-1380 W. Mequon Road
Tax Key Number:	#15-019-16-023.00
District:	#5

Background:
The applicant requests a conditional use grant amendment to operate Anytime Fitness in the Concord Court Shopping Center located at 1300-1370 W. Mequon Road. The parcel is zoned B-2 which allows fitness centers as a conditional use. The applicant was approved for the Conditional Use Grant on July 25, 2022; however, the applicant did not meet the conditions of approval and is requesting that the deadlines for those conditions be extended.

The following is the list of Planning Commission approved conditions. The applicant is requesting language changes to the conditions, compliance deadlines, and staff's recommendation for the now modified compliance deadlines:

Planning Commission Approval:
Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 60 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.

- Applicant is requesting an extension of 270 days.
- Staff recommends a deadline extension of 180 days from the January 23, 2023 conditional use grant amendment approval.

Planning Commission Approval:
That the façade surrounding the signage area be repaired and painted in a manner that is

consistent with the existing façade color by November 1, 2022.

- Applicant is requesting an extension of June 30, 2023.
- Staff recommends a deadline extension of June 30, 2023.

Planning Commission Approval:
Replace or repaint parking lot lighting fixtures by November 1, 2022.

- Applicant is requesting that the condition read as follows: That the owner shall elect to either replace or repaint worn lighting fixture base covers in the parking lot (an example is referenced in Exhibit B submitted by the applicant) and shall complete such work by June 30, 2023.
- Staff disagrees with the suggested change in language because damage, rust, and missing paint are not limited to areas on the lighting fixture base covers nor to the few examples provided in applicant's Exhibit B or staff's Exhibit 2 included in the previous staff report. Please see Exhibit 5 for a photo taken recently of another rusted light pole example. Staff recommends that language of the condition remain the same and a deadline extension of June 30, 2023.

Planning Commission Approval:
Relocate items stored outside behind the building to an interior space of the building by September 1, 2022.

- Applicant is requesting that the condition read as follows: That the owner shall direct building tenants to remove all items being stored outside (behind the building) and relocate said items to an interior space.
- Staff disagrees with the suggested change in language because there is no deadline for compliance and ultimately the City holds the property owner accountable for site compliance. In addition, the removal of the miscellaneous materials and equipment is not impeded by physical or weather constraints (see Exhibit 3 provided in the previous staff report and Exhibit 5 for a recent example of items being stored outside). Staff recommends a deadline extension of February 6, 2023.

Planning Commission Approval:
Missing landscaping shall be replaced in accordance with the approved landscaping plan by November 1, 2022.

- Applicant is requesting that the condition read as follows: That landscaping identified as missing in the attached Exhibit B submitted by the applicant shall be replaced in accordance with the approved landscaping plan (or as may be otherwise agreed between Owner and Department of Community Development staff) by June 30, 2023.
- Staff disagrees with the suggested change in language because there is an approved landscaping plan and the areas of missing landscaping is not limited to what was shown in the applicant's Exhibit B or in Exhibit 4 found in the previous staff report. Please see Exhibit 5 for a photo taken recently of other examples of missing landscaping. Staff recommends landscaping replacement and a deadline extension of June 30, 2023 to accommodate spring planting season.

The applicant is also requesting the changes to the following condition found in our standard Conditional Use Grant:

Original:

> 5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.

Applicant's suggested language change:

> 5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner~~. which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.~~

The City Attorney, Brian Sajdak, stated that this language is intentional and has recommended that the request for this language change be denied.

No changes have been proposed to the scope of the business or hours of operation.

Site Plan:
No changes will occur to the site plan; however, the property owner has indicated that the business will consume two available suites.

Conditional Use Grant:
According to Section 3.05(1)(b) of the Zoning Code, the following findings shall be considered when analyzing a conditional use grant application:

1. **The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**

   All of the activities will take place within the building and will be monitored at all times by staff and/or remote access cameras and digital key fobs. City of Mequon Police Department did not have any objections to the 24-hour Fitness Center if they adhere to their own rules with security and key fob surveillance. The use should not have a negative impact on the public health, safety and general welfare.

2. **The proposed use should not injure the value of adjoining or abutting property.**

   The Land Use Plan designates the site as Community Commercial. Surrounding properties are zoned B-2 as well. A fitness center can be considered compatible with the Land Use Plan designation and expected uses in the area. All of the activities will take place within the fitness center.

3. **The proposed use shall be harmonious or compatibility with the area in which it is located.**

   The proposed activities of the use will fit the character of the surrounding area. The proposed hours of operation are Monday through Sunday, 24 hours per day, 7-days a week, 365-days per year. On average, the business estimates that there will be four employees during the busiest shift, approximately 5-20 members present during daylight hours, and significantly

fewer during non-peak times. Per parking code, the site requires one space per three persons that can be accommodated at the same time and one space per employee. Staff calculated a total parking requirement of 11 stalls to accommodate estimated employees and members. The multi-tenant building houses 10 tenants including Panera Bread, Vietnamese Noodles of Mequon, Cocoa Tree Confectionery and North Shore Cleaner. There are 155 parking spaces on site which are anticipated to be adequate for the multi-use building that has varying peak operations.

Site Compliance:
Please see July 25, 2022 staff report Exhibit 1-4 for site compliance issues. In addition to the previous discussed site compliance issues, staff have noticed that the fence between the North and South building has partially collapsed and has begun to rot and has begun to noticeably list to the east near the walkway. (Please see Exhibit 6). Staff recommends that the fence be removed or replaced by June 30, 2023.

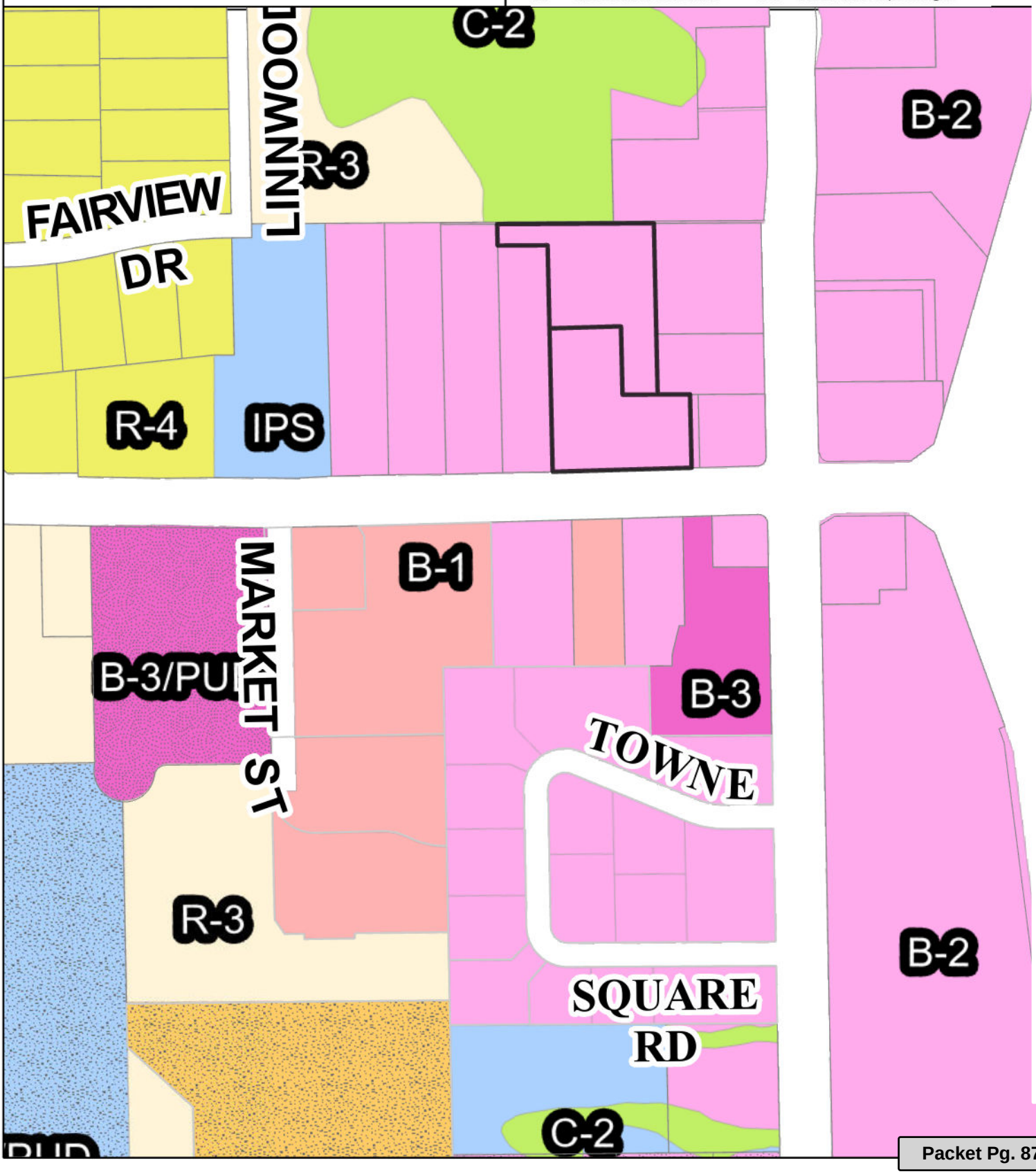
Staff Recommendation:
Since the proposal meets the Zoning Code and Land Use Plan, planning staff recommends **approval** of the conditional use grant based on the following condition(s):

1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action for the conditional use grant amendment or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Hours of operation are Monday through Sunday, 24 hours per day, 7-days a week, 365-days per year.
3. Signage for the use shall comply with the Master Sign Plan for the development.
4. That the façade surrounding the signage area be repaired and painted in a manner that is consistent with the existing façade color by June 30, 2023.
5. That the lighting fixtures surrounding the parking lot shall be replaced or repainted by June 30, 2023.
6. That the lighting fixtures surrounding the fitness center remain illuminated 24-hours.
7. That the CUG be amended within three months to allow for any change in the proposed size of the fitness center at the cost of a minor request ($199.00).
8. That the items being stored outside behind the building shall be relocated to an interior space of the building by February 6, 2023.
9. That the missing landscaping shall be replaced in accordance with the approved landscaping plan by June 30, 2022.
10. That the fence located between the north and south building be removed or replaced by June 30, 2023. Staff shall review and approve all fence replacement plans prior to issuance of a permit.
11. No additional language changes be made to the standard conditional use grant form.

Attachments:
Packet Docs_Anytime Fitness (PDF)

CONCORD DEVELOPMENT - ANY TIME FITNESS - CONDITIONAL USE AMENDMENT

AC	Arrival Corridor	LTD	Limited Use
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_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

CONCORD
DEVELOPMENT COMPANY

December 12, 2022

Mr. Jac Zader and
City of Mequon Planning Commission
11333 N. Cedarburg Road 60W
Mequon, WI 53092

RE: CUG Amendment – Fitness Center
1300-1380 W. Mequon Road

Dear Mr. Zader and Planning Commissioners:

We are requesting an amendment to the Conditional Use Grant ("CUG") approved on July 25, 2022 for a fitness center (e.g. Anytime Fitness) to operate in the retail center located at 1300-1380 W. Mequon Road. The requested changes are reflected in the "redlined" CUG document enclosed herewith.

This request results from: the fitness center's (our Tenant's) need for time in excess of sixty (60) days following the July 25, 2022 approval to finalize its floor plan drawings; and our agreement with City Staff to delay compliance with the exterior building improvements set forth in the CUG, which delay is related to availability of materials and appropriate seasonality for completion of such improvements. Please know that, while every effort has been made to comply with the required timing for the final floor plan submittal, sixty (60) days is a very short timeframe to achieve all milestones that occur between a Landlord and Tenant between verifying that a specific use will be permitted at the Landlord's property (i.e. CUG approval) and an architect's finalization of permit drawings for the construction of Tenant's business improvements. In our experience, when the prospective tenant is a franchisee (and therefore subject to corporate requirements and approvals), a timeframe of two hundred seventy (270) days for finalization of permit plans would be achievable under most circumstances.

We appreciate your consideration of this request for amendment. 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_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

Exhibit 1: Repair and paint façade to match the building in areas where signs have been removed.



Exhibit 2: Replace or repaint parking lot lighting fixtures to address rust issues.





Attachment: Packet Docs_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

Exhibit 3: Remove outdoor storage items.







Attachment: Packet Docs_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

Exhibit 4: Missing Landscaping







Attachment: Packet Docs_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

Exhibit 5: Photos were taken on January 6, 2023 to illustrate required landscaping missing throughout the site, the outdoor storage of debris and equipment has continued but could easily be addressed, and an example of light poles rusting in areas other than the base plates.







Attachment: Packet Docs_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

Exhibit 6: Fence between north and south building is starting to show signs of rot and is beginning to list towards the east near the walkway





Attachment: Packet Docs_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

Applicant Proposed Language Modifications

"REDLINED CUG"

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 25th day of July, 2022 by and between Concord 37, LLC, owners of the property located at 1300-13~~7~~80 W. Mequon Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 19, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

City of Mequon
11333 North Cedarburg Road 60W
Mequon, WI 53092

PARCEL NO.:
15-019-16-023.00

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of fitness ~~(~~center (e.g. Anytime Fitness).

GRANTED by action of the Planning Commission of the City of Mequon this 25th day of July 2022.

_____

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2022, the above named _____, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

_____

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2022, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

Attachment: Packet Docs_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner~~, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof~~.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.
9. Conditions on the Operations:
   a. Hours of operation: Monday through Sunday, 24 hours
   b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
   c. Water supply requirements: Public
   d. Provisions for sewage disposal: Public
   e. Other:
      - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

      - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

10. Conditions of the structures:
    a. Site Plan: per original site plan
    b. Landscaping Plan: per approved plan
    c. Elevations: N/A
    d. Sign: As on file with Community Development Department, City of Mequon
    e. Floor Plan: Exhibit A
    f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
    g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
    h. The building shall comply with the building code.

Attachment: Packet Docs_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

11. Conditions on the site:
    a. Street access (number, location, design): Per original site plan.
    b. Off-Street Parking (location and design including screening thereof): Per original site plan.
    c. Outside storage of materials, products or refuse (location and screening thereof): Per original site plan.
    d. Parking, exterior lighting of the site, location design and power: Per original site plan.
    e. Other:
        1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within ~~60~~two hundred seventy (270) 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. Hours of operation are Monday through Sunday, 24 hours per day, 7-days a week, 365-days per year.
        3. Signage for the use shall comply with the Master Sign Plan for the development.
        4. That the wall shall be repaired around existing signs and façade be painted a color consistent with the remaining portions of the wall by ~~November 1, 2022~~June 30, 2023.
        5. That ~~the~~Owner shall elect to either replace or repaint worn lighting ~~fixtures surrounding~~ fixture base covers in the parking lot ~~shall be replaced or repainted~~(an example is referenced in Exhibit B) and shall complete such work by ~~November 1, 2022~~June 30, 2023.
        6. That ~~the~~ Owner shall direct building tenants to remove all items being stored outside (behind the building ~~shall be relocated~~) and relocate said items to an interior space ~~of the building by September 1, 2022.~~
        7. That ~~the missing~~ landscaping identified as missing in the attached Exhibit B shall be replaced in accordance with the approved landscaping plan ~~by November 1, 2022~~(or as may be otherwise agreed between Owner and Department of Community Development Staff) by June 30, 2023.

_____

~~**Owner**~~:

Concord 37, LLC, by its manager, Concord Development Company

_____

Andrew. A. Petzold, President

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2022, the above named~~_____~~, Andrew A. Petzold, President of Concord Development Company, manager of Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

~~Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2022~~

DRAFTED BY AND RETURN TO:
City of Mequon
11333 N. Cedarburg Rd.

Attachment: Packet Docs_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

Conditional Use Grant

Mequon, WI 53092

Attachment: Packet Docs_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

EXHIBIT B





FIXTURE BASE COVER EXAMPLE



Attachment: Packet Docs_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Stoker, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Nerbun, Bach, Choren, Gentges, Hawley, R. Schaefer, Stoker
ABSENT:	Strzelczyk, Lemke, J. Schaefer

c) Daystar Properties. The applicant is seeking conditional use grant approval to allow for a medical clinic for the property located at 1500 W. Market Street (North Shore Center, LLC).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Stoker, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Nerbun, Bach, Choren, Gentges, Hawley, R. Schaefer, Stoker
ABSENT:	Strzelczyk, Lemke, J. Schaefer

d) Concord Development Company. The applicant is seeking conditional use grant approval to allow for a fitness center for the property located at 1350-1370 W. Mequon Road (Anytime Fitness).

The agent for Anytime Fitness explained that the owner is conducting a market elevation and may want a larger floorplan than originally communicated on the submitted request. The current proposal includes 3 bays, and they may wish to expand into a 4th bay with a total of 7,500 sq. ft.

Asst. Dir. Zader stated that the large square footage change would require an amendment to the CUG so that a review of the new proposed floorplan and parking needs can be evaluated and reviewed as necessary.

Mayor Nerbun recommended that if the item comes back to Planning Commission for an amendment within the next three months, that the $717 conditional use amendment fee be reduced to a $199 minor request fee to cover the notification and mailing costs so that the item can come back for reconsideration with the additional square footage included.

There was discussion among the Commission regarding lighting in the parking lot and near the business entry for safety due to the 24-hour business operating hours.

Action

Commissioner Stoker made a motion to approve this item subject to staff conditions as well as with the condition that if the item comes back in October that the fee would be reduced to $199 and that the lighting will remain on 24-hours in the parking lot.
Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (7-0)

Attachment: Packet Docs_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 23rd day of January, 2023 by and between Concord 37, LLC, owners of the property located at 1300-1370 W. Mequon Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 19, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further

described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

City of Mequon
11333 North Cedarburg Road 60W
Mequon, WI 53092

PARCEL NO.:
15-019-16-023.00

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of fitness (Anytime Fitness).

GRANTED by action of the Planning Commission of the City of Mequon this 23rd day of January 2023.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named _____, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

Attachment: Packet Docs_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.
9. Conditions on the Operations:
    a. Hours of operation: Monday through Sunday, 24 hours
    b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
    c. Water supply requirements: Public
    d. Provisions for sewage disposal: Public
    e. Other:
        - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

        - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

10. Conditions of the structures:
    a. Site Plan: per original site plan
    b. Landscaping Plan: per approved plan
    c. Elevations: N/A
    d. Sign: As on file with Community Development Department, City of Mequon
    e. Floor Plan: Exhibit A
    f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
    g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
    h. The building shall comply with the building code.

Attachment: Packet Docs_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

11. Conditions on the site:
    a. Street access (number, location, design): Per original site plan.
    b. Off-Street Parking (location and design including screening thereof): Per original site plan.
    c. Outside storage of materials, products or refuse (location and screening thereof): Per original site plan.
    d. Parking, exterior lighting of the site, location design and power: Per original site plan.
    e. Other:
        1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action for the conditional use grant amendment or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
        2. Hours of operation are Monday through Sunday, 24 hours per day, 7-days a week, 365-days per year.
        3. Signage for the use shall comply with the Master Sign Plan for the development.
        4. That the façade surrounding the signage area be repaired and painted in a manner that is consistent with the existing façade color by June 30, 2023.
        5. That the lighting fixtures surrounding the parking lot shall be replaced or repainted by June 30, 2023.
        6. That the lighting fixtures surrounding the fitness center shall remain illuminated 24-hours.
        7. That the CUG be amended within three months to allow for any change in the proposed size of the fitness center at the cost of a minor request ($199.00).
        8. That the items being stored outside behind the building shall be relocated to an interior space of the building by February 6, 2023.
        9. That the missing landscaping shall be replaced in accordance with the approved landscaping plan by June 30, 2023.
        10. That the fence located between the north and south building be removed or replaced by June 30, 2023. Staff shall review and approve all fence replacement plans prior to issuance of a permit.
        11. No additional language changes be made to the standard conditional use grant form.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2023, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2023

Attachment: Packet Docs_Anytime Fitness (8082 : Concord Development Company for Anytime Fitness)

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: **LAURIE MILLER, PLANNER**

DATE: **January 23, 2023**

SUBJECT: **Concord Development Company. The applicant is seeking conditional use grant amendment approval to allow for an extension to meet conditions or original CUG approval on July 25, 2022, for a restaurant for the property located at 1400-1412 W. Mequon Road (GF-Smoothie).**

Applicant:	Concord Development Company
Status of Applicant:	Agent
Requested:	Conditional Use Grant Amendment
Existing Use:	Multi-Tenant Office Building
Existing Zoning:	B-2 (Community Commercial)
Land Use Plan:	Community Commercial
Lot size:	2.04 Acres
Location:	1400-1412 W. Mequon Road
Tax Key Number:	#15-019-16-022.00
District:	#5

Background:
The applicant requests a conditional use grant amendment to operate GF-Smoothies in the Concord Court Shopping Center located at 1400-1412 W. Mequon Road. The parcel is zoned B-2 which allows restaurants as a conditional use. The applicant was approved for the Conditional Use Grant on July 25, 2022; however, the applicant did not meet the conditions of approval and is requesting that the deadlines for those conditions be extended.

The following is the list of Planning Commission approved conditions. The applicant is requesting language changes to the conditions, compliance deadlines, and staff's recommendation for the now modified compliance deadlines:

Planning Commission Approval:
Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 60 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.

- Applicant is requesting an extension of 270 days.
- Staff recommends a deadline extension of 180 days from the January 23, 2023 conditional use grant amendment approval.

Planning Commission Approval:
That the façade surrounding the signage area be repaired and painted in a manner that is

consistent with the existing façade color by November 1, 2022.

- Applicant is requesting an extension of June 30, 2023.
- Staff recommends a deadline extension of June 30, 2023.

Planning Commission Approval:
Replace or repaint parking lot lighting fixtures by November 1, 2022.

- Applicant is requesting that the condition read as follows: That the owner shall elect to either replace or repaint worn lighting fixture base covers in the parking lot (an example is referenced in Exhibit B submitted by the applicant) and shall complete such work by June 30, 2023.
- Staff disagrees with the suggested change in language because damage, rust, and missing paint are not limited to areas on the lighting fixture base covers nor to the few examples provided in applicant's Exhibit B or staff's Exhibit 2 included in the previous staff report. Please see Exhibit 5 for a photo taken recently of another rusted light pole example. Staff recommends that language of the condition remain the same and a deadline extension of June 30, 2023.

Planning Commission Approval:
Relocate items stored outside behind the building to an interior space of the building by September 1, 2022.

- Applicant is requesting that the condition read as follows: That the owner shall direct building tenants to remove all items being stored outside (behind the building) and relocate said items to an interior space.
- Staff disagrees with the suggested change in language because there is no deadline for compliance and ultimately the City holds the property owner accountable for site compliance. In addition, the removal of the miscellaneous materials and equipment is not impeded by physical or weather constraints (see Exhibit 3 provided in the previous staff report and Exhibit 5 for a recent example of items being stored outside). Staff recommends a deadline extension of February 6, 2023.

Planning Commission Approval:
Missing landscaping shall be replaced in accordance with the approved landscaping plan by November 1, 2022.

- Applicant is requesting that the condition read as follows: That landscaping identified as missing in the attached Exhibit B submitted by the applicant shall be replaced in accordance with the approved landscaping plan (or as may be otherwise agreed between Owner and Department of Community Development staff) by June 30, 2023.
- Staff disagrees with the suggested change in language because there is an approved landscaping plan and the areas of missing landscaping is not limited to what was shown in the applicant's Exhibit B or in Exhibit 4 found in the previous staff report. Please see Exhibit 5 for a photo taken recently of other examples of missing landscaping. Staff recommends landscaping replacement and a deadline extension of June 30, 2023 to accommodate spring planting season.

The applicant is also requesting the changes to the following condition found in our standard Conditional Use Grant:

Original:

> 5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.

Applicant's suggested language change:

> 5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner~~. which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.~~

The City Attorney, Brian Sajdak, stated that this language is intentional and has recommended that the request for this language change be denied.

No changes have been proposed to the scope of the business or hours of operation.

Site Plan:
No changes will occur to the site plan; however, the property owner has indicated that there will be a new door installed to access the existing patio space.

Conditional Use Grant:
According to Section 3.05(1)(b) of the Zoning Code, the following findings shall be considered when analyzing a conditional use grant application:

1. **The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**

   State and city health departments regulate the restaurant. The use should not have a negative impact on the public health, safety and general welfare.

2. **The proposed use should not injure the value of adjoining or abutting property.**

   Staff believes the proposed restaurant will continue to stimulate the economic viability of the shopping center and the city in general. The proposed hours of operation are 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 2:00 p.m. Saturday and Sunday, which is consistent with other food related businesses in the shopping center.

3. **The proposed use shall be harmonious or compatibility with the area in which it is located.**

   The subject site is located in the B-2 (Community Business) district. Restaurants are conditional uses in the B-2 district. Adjacent uses are also located in B-2 district and include restaurants, retail stores, and a salon. These B-2 uses, and associated activities are compatible with each other.

   The applicant states that the maximum number of employees at any given shift will not exceed eight. The proposed tenant space in 1,700 sq. ft. The space will have an interior

seating capacity of 25 and an outdoor patio that can seat up to 8 guests. Per parking code, the site will require one space per 100 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees. Staff calculated a total parking requirement of 25 stalls to accommodate the estimated employees and guests. The multi-tenant building houses 10 tenants including Panera Bread, Vietnamese Noodles of Mequon, Cocoa Tree Confectionery and North Shore Cleaner. There are 155 parking spaces on site which are anticipated to be adequate for the multi-use building with varying peak operations. Planning staff believes that if the conditions of approval listed below and within the attached conditional use grant document are met, the proposal should be harmonious with the surrounding uses.

Site Compliance:
Please see July 25, 2022 staff report Exhibit 1-4 for site compliance issues. In addition to the previous discussed site compliance issues, staff have noticed that the fence between the North and South building has partially collapsed and has begun to rot and has begun to noticeably list to the east near the walkway (Please see Exhibit 6). Staff recommends that the fence be removed or replaced by June 30, 2023.

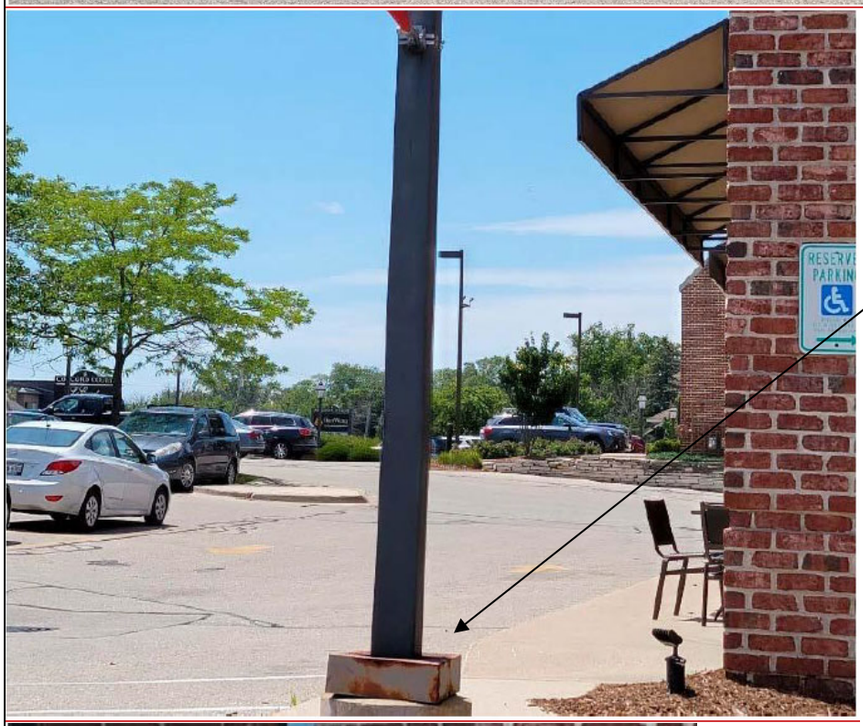
Staff Recommendation:
Since the proposal meets the Zoning Code and Land Use Plan, planning staff recommends **approval** of the conditional use grant based on the following condition(s):

1. Staff review and approval of final floor plans prior to 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. Hours of operation are Monday through Sunday, 24 hours per day, 7-days a week, 365-days per year.
3. Signage for the use shall comply with the Master Sign Plan for the development.
4. That the lighting fixtures surrounding the parking lot shall be replaced or repainted by June 30, 2023.
5. That the items being stored outside behind the building shall be relocated to an interior space of the building by February 6, 2023.
6. That the missing landscaping shall be replaced in accordance with the approved landscaping plan by June 30, 2022.
7. That the fence located between the north and south building be removed or replaced by June 30, 2023. Staff shall review and approve all fence replacement plans prior to issuance of a permit.

Attachments:
Exhibit B_CUG (PDF)

EXHIBIT B





FIXTURE BASE COVER EXAMPLE



Attachment: Exhibit B_CUG (8083 : Concord Development Company for GF-Smoothie)

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: **MIKE GIES, PARKS AND FORESTRY SUPERINTENDENT**

DATE: **January 23, 2023**

SUBJECT: **Tim O'Brien Homes for Gehrett. The applicant is seeking wetland setback waiver and specimen tree removal approval to allow for the removal of specimen trees for the property located at 12333 N. Lake Shore Drive.**

Applicant:	Tim O'Brien Homes
Status of Applicant:	Agent
Requested:	Minor Request – Specimen Tree Removal Minor Request – Wetland Setback Waiver
Existing Use:	Vacant
Existing Zoning:	R-1B (1.0 – 2.5 Acre Rural Residential Detached)
Lot size:	1.85 Acres
Location:	12333 N. Lake Shore Drive
Tax Key Number:	#15-017-09-005.00
District:	#5

Background:
The applicant is seeking approval for the removal of two (2) specimen trees on site both located on the northside of the existing home. The first tree requested for removal consideration is a 21" American Linden, survey tree #23. The second tree requested for removal consideration is a 25" Red Oak, survey tree #27. Both meet the size and species requirements to be classified as a specimen tree as outlined by Mequon's Tree Preservation Policy. Both trees remain in good condition, with each of them showing no signs of decline, or structural defect, decay, or abnormalities that would lead to concerns of the longevity of each specimen.

- 21" American Linden (#23): Recommended for removal due to proximity of new home and construction impacts. Note: Due to the restrictive nature of the lot, which includes two wetland delineations, removal may be the only option no matter which option for home placement is chosen.
- 25" Red Oak (#27): Recommended for removal due to proximity to new home and construction impacts. Note: Due to the restrictive nature of the lot, which includes two wetland delineations, removal may be the only option no matter which option for home placement is chosen.

Neither home site options would allow for either tree to be preserved.

Analysis:

Two primary reasons for consideration of the removal of the two specimen trees are the combination of the lot width and the positioning of the home between two wetlands. In either proposed home location consideration, the tree locations will be either in the footprint of the home or in proximity of the home, where irrevocable root damage would be sustained due to the construction or even minimal grading. Both trees would need considered for removal based the home placements between the two wetlands.

In addition to the two specimen trees that have been identified on site, thirty-one (31) additional trees were identified that meet the species requirements to be considered specimens but are just undersized. With the proposed variance to the wetland setback from 50' to 30', along with the proposed grade changes due to various self-made hardship, all (31) trees will be removed along with the two specimens outlined above.

If the house was built at grade or a lower elevation than proposed, the wetland protective area could be met, and tree impacts could be reduced.

In accordance with Mequon's Tree Preservation Policy, lesser-sized trees can be considered specimens if the following applies:

- Tree stands that have been identified as a contiguous grouping of trees which contain 25% specimen species, and which have been determined to be of high value.
- A stand of trees that is a relatively mature native stand which is in the process of regeneration.

Although the additional trees on site are under sized, they are species and wildlife value significant. They represent a native tree stand on a lot that 1/3 of the trees that exist, will be cleared due to the presents of Emerald Ash Borer and construction.

Staff would recommend the Planning Commission consider the home placement and ultimate grade based on preserving the highest number of these native trees. If PC were to consider granting a variance to the standard wetland setback of 50' to the proposed 30', all of the referenced (31) trees would need to be removed. If PC would consider adhering to the 50' wetland setback (11) of the (31) trees would be preserved.

Engineering Report:
Summary of changes from last appearance at Planning Commission:

At the applicant's appearance at Planning Commission in November 2022, staff recommended against a reduction of the wetland protective area to the proposed 13.6 feet. The revised plan moved the house southeast to increase the distance from the west wetland to 30 feet

Staff recommended lowering the proposed house elevation by 3 feet at the November meeting. On the revised plan, the house was raised one foot to a foundation elevation of 701.67. A foundation elevation of 700.67 was proposed on the grading plan shown in November 2022.

Wetland Protective Area:

The lot grading plan for the site will require Planning Commission approval of a waiver to the wetland protective area if approved as shown. While there is not a master grading plan for this lot, there is also concern regarding the elevation of the home if a full exposure is considered.

The applicant is requesting a reduction in the wetland protective area width as defined by Section 58-675(i) of City Ordinance. Protective areas are defined as a set-back distance of natural, vegetated areas of land and the width is determined by the quality of the wetland.

The wetland area east of the proposed home, or Wetland 1, has a required protective area of 10 feet. The applicant meets the minimum protective area requirements for Wetland 1.

The wetland area west of the proposed home, or Wetland 2, has a required protective area of 50 feet. The protective areas were defined by the wetland delineation report and are shown on the attached figure. The house is proposed 30.0 feet from the Wetland 2 boundary. Planning Commission has granted reductions in protective areas, typically in exchange for no-mow buffers. The applicant is required to install green infrastructure measures by MMSD Ch. 13 Rules, so the runoff from the added impervious surface could be directed to the green infrastructure device before discharging in its natural drainage pattern.

As mentioned, the improvements exceed the 5,000 square foot new impervious area threshold and therefore requires inclusion of green infrastructure. If the Planning Commission approves a reduction in the wetland protective area, staff recommends a requirement that the applicant utilize green infrastructure devices to capture all impervious surface runoff within 50 feet of Wetland 2.

Wetland fill for driveway access was approved by WDNR on July 22, 2022.

Groundwater impacts:

The *Soil Assessment Report* performed by LandMark Engineering Sciences, Inc. for the property recommended the following:

- *Based on the soil profile observed in our test pits and regional standard design to reduce the potential for wet or damp basement conditions, LandMark suggests basement floor grades may be set no lower than approx. elevation 692.25.*
- *The lean clay subsoils are likely not water bearing due to their low water porosity characteristics. However, this low water porosity means any disturbance of these subsoils (i.e., basement excavation or utility trenching work) will create more porous soils that will accumulate and hold infiltrating rainwater. Although outside of current regional standard design, the basement floor grade may be set at a lower grade than stated above provided the foundation design includes mitigation items to minimize the accumulation of water outside the foundation wall. These mitigation items include:*
    - *Backfill the lower 1/3 or more of the foundation wall and footings with clear, fractured, 3/4" to 1-1/4" diameter, stone to reduce the risk of drain tile clogging due to water transport of fine soil particles and to improve water drainage to the exterior drain tile;*
    - *Provide a minimum 6" of clear, fractured, 3/4" to 1-1/4" diameter, stone fill below the basement floor slab to improve water drainage to the interior drain tile;*
    - *Install clay "coffer dams" along any of the utility trenches leading to the foundation wall;*
    - *Waterproof the exterior side of the foundation walls; and*
    - *Provide a backup power source for the sump pump operations.*

It should be highlighted that a basement floor grade lower than 692.25 can be accommodated with the above mitigation techniques, according to the report. The home could also be built without a basement.

Neighboring properties:

Generally, overland storm water flows from south to north. All grading work is required to accommodate existing flows through the site. The interference with the natural flow of surface water along any natural water course is not permitted. As shown, the grading plan accommodates surface water through the property and follows the natural drainage pattern.

The applicant added a small swale around the south side of the grading limits near the south property line to direct storm water to the north. The swale is approximately one foot off the south property line. Staff requires the swale bottom at least three feet from the property line and of proper depth to provide capacity and avoid overflow onto the neighboring property.

The approximate grades near the houses using GIS contours are shown in the table below. The bold values are proposed as part of this application.

	Yard grade	Foundation grade (estimated)
12345 N Lake Shore Drive	695	695.5
12333 N Lake Shore Drive	**701**	**701.67**
12323 N Lake Shore Drive	698	698.5

The road elevation adjacent to the property is approximately 694.

The proposed yard elevation at 12333 N Lake Shore Drive is approximately 8 feet above the existing grade of roughly 693. The house elevation is between three and six feet higher than the adjacent lots.

The final yard grade for 12333 N Lake Shore Drive is recommended at a maximum elevation of 697.00 and a top of foundation of 697.67. The lower elevation would reduce impacts to stands of trees, more easily accommodate drainage and driveway slopes, and better fit with the grades of adjacent properties.

Staff Recommendation:

The Forestry Division recommends approval of the request to remove both the 21" American Linden, as well as the 25" Red Oak due to wet setback restrictions with limited adjustment options without impacting additional trees, and the new construction. Should the Planning Commission approve the removal of the one (1) American Linden and the one (1) Red Oak, it should be conditioned upon:

1. The applicant replace 75% of the diameters of the specimen trees after construction is completed. This would equal to 34.5" of replacement trees, which equates to approximately seventeen (17) native trees of at least 2" caliper as approved by the City Forester. In lieu of planting, the owner could alternatively donate $3,450 to the Mequon Tree Fund, which would be used for Urban Forestry projects. With both options, a $3,450

escrow is required prior to issuance of a building permit. If the applicant decides to plant replacement trees, the money would then be returned after the tree planting is completed and inspected by the City Forester.

2. To protect and preserve the trees identified on the landscape plan or by the Planning Commission, prior to any site cleaning or construction activity, the owner/developer/contractor shall install snow fencing no closer than the tree diameter breast height times 1.25. It shall be the responsibility of the owner/developer/contractor to maintain fencing during construction. Absolutely no construction traffic within the fenced areas is permitted. Additionally, signs shall be posted saying Tree Protection Zone. These zones will be inspected by the Forestry Division prior to any construction.

In addition to the specimen tree removal, staff recommends:

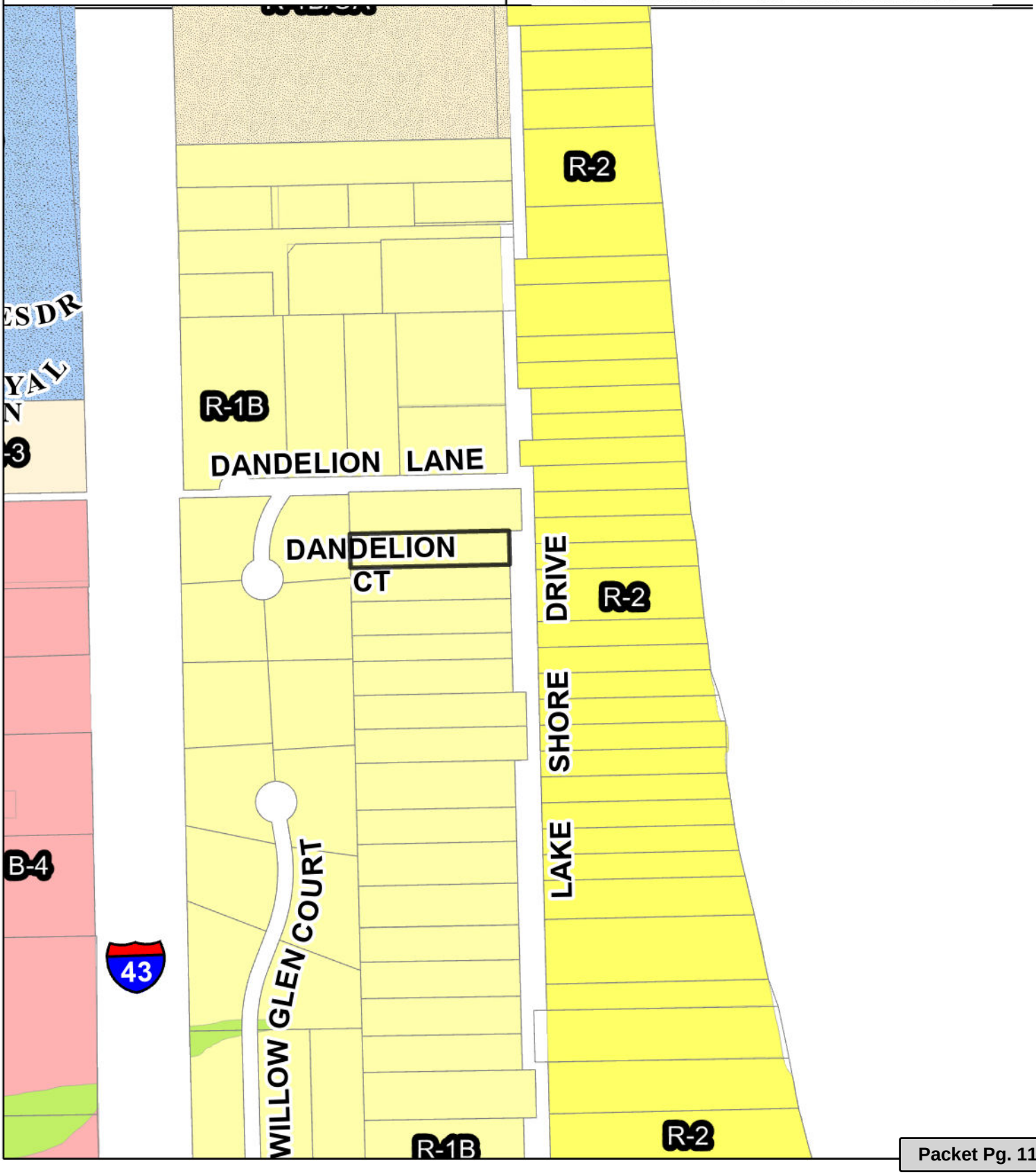
1. Planning Commission approval of a maximum foundation elevation of 697.67 for 12333 N Lake Shore Drive. If this foundation is exceeded, the applicant shall be reconsidered at Architectural Board with respect to aesthetic of the building height.
2. Denial of the request for a wetland protective area reduction based upon tree impacts. Placement of home shall be outside of wetland protective areas and meet lot setbacks.
3. The flowline of the swale on the south side of the lot shall be at least three feet from the property line.
4. Prior to the issuance of a building permit, the applicant shall design and submit for review and approval a green infrastructure plan in conformance with MMSD rules and City ordinances.
5. Submittal and City Attorney approval of a Stormwater Maintenance and Easement Agreement.
6. Submittal and approval of a drainage financial guarantee in accordance with City Ordinance Sec. 58-677.

Alternatively, if the Planning Commission grants the request for a waiver to the wetland protective area, green infrastructure devices must capture all impervious surface runoff placed within the wetland setback area.

Attachments:
PacketDocs_Gehrett (PDF)

TIM O'BRIEN HOMES - MINOR REQUESTS

AC	Arrival Corridor	LTD	Limited Use
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: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

TIM O'BRIEN homes

Building for the way you live

December 16, 2022

To : Mequon Plan Commission

Dear Planning Commissioners:

Thank you for your consideration of the application by Lance and Elizabeth Gehrett, for the purpose of constructing a single-family home on the referenced parcel. In addition to the considerations stated by Kay and Kay Attorneys in their letter of September 9, 2022, it is important to note that, at our urging, the customer engaged a professional soils engineer to conduct subsurface exploration on the site, specifically in order to determine Seasonal High Groundwater elevations in the approximate building area. The findings of this exploration are summarized in the attached report from LandMark Engineering, dated February 12, 2022. It is LandMark's, and Tim O'Brien Homes' opinion that, in order to appropriately place the basement floor above observed groundwater elevations, the home should be constructed with a fully-exposed "walkout" lower level, facing approximately West, with the basement floor just slightly above existing ground elevations at the rear (West) of the building area, essentially facing Wetland 2.

Since the homesite is relatively flat, placing the basement floor at this elevation will necessitate the importation of fill on the East side of the home, to construct the driveway and front yard areas; this elevated front yard grade will taper down toward the East, and also to the West, along the sides of the home, exposing the walkout at the rear and minimizing the amount of grading taking place West of the home. Our proposed home placement provides a distance from Wetland 1 in excess of the prescribed wetland setback/protective area. This placement is based on the fact that the fill area in front of the home is adjacent to Wetland 1, and because placing and grading the associated fill in that area requires the greatest level of care, to avoid undesirable impact upon the environment. We understand that while this placement exceeds the Wetland setback to the East, it also impinges upon that for Wetland 2, to the West. Since the basement floor will be just above existing grade to the West of the building, we expect the amount of fill and grading West of the home to be minimal, and **therefore request waiver of the prescribed setback from Wetland 2**. Strict compliance with the 10' setback from Wetland 1 and the 50' setback from Wetland 2, as shown in the exhibit labeled "Alternate Home Placement 2", is not feasible; as described above, we must place fill to the East of the home, and fill placement, along with creation of stable slope, is not possible within only a 10' wide area. Our proposed placement "splits the difference" by placing the home approximately midway between the two wetlands, exceeding the recommended setback for Wetland 1, while allowing for a 30 foot distance from Wetland 2.

Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

N27 W24075, Paul Ct., Pewaukee, WI 53072
Office: 262-542-5750 Fax: 262-542-9780
TimOBrienHomes.com

TIM O'BRIEN homes

Building for the way you live

We understand staff's recommendation, coupled with concerns expressed by neighboring property owners, of a maximum yard grade at elevation 697, partially in respect of the neighboring property to the South, whose yard grade is reported to be at elevation 698. The attached grade detail shows the vast majority of the Gehretts' proposed yard area to be at elevation 697 or lower, with only a small area, (approximately 410 square feet out of an area to be graded of approximately 28,861 square feet, which represents 1.4% of the total area to be graded), directly adjacent to the front entry proposed at higher elevation than 697. This area will drain directly to the area(s) on the Gehrett property at elevation 697 or lower, and the Gehretts have proposed a green infrastructure rain garden to be located directly at the foot of the slope from those higher elevations, to immediately capture runoff from that area.

We also understand concerns expressed regarding the proposed elevations causing the Gehrett home to "tower" above neighboring buildings. The maximum height of the Gehrett home above elevation 697 is approximately 28 feet, 7 inches. We estimate the height of the South neighbors' home at approximately 23 feet, 4 inches above elevation 698. While this places the ridge of the Gehretts' home approximately 4 feet higher than the neighbors, it does not appear to create the impression of a tower.

Coupled with all of these considerations was the constraint of complying with Tree Preservation requirements. Alternate home placements were considered, in order to attempt to respect identified specimen trees to the greatest extent possible, although all other placements would place the front of the home, and the associated front-yard fill area, much closer to Wetland 1, while still potentially impacting specimen tree(s). During discussion with City of Mequon Planning staff, it was noted that all of the observable existing neighboring residential properties required significant tree removal in order to create space for constructing and occupying the homes. We fully expect this to be a necessity when constructing the Gehretts' home. Kay and Kay's letter clarifies the Gehretts' intent to mitigate tree removal with replacement plantings. Our discussion with staff led us to reach the conclusion that, given the unique characteristics of this site, in light of the existence of multiple other completed and occupied nearby properties whose owners likely encountered a similar set of challenges, that the least binding constraint here should be tree preservation, as tree removal is a correctable condition, which corrections our customer is eager to facilitate as they take occupancy and establish their outdoor living environments. We look forward to any discussion which will facilitate forward movement toward completing the Gehrett residence on this site.

Respectfully,

Tim O'Brien Homes Inc.

N27 W24075, Paul Ct., Pewaukee, WI 53072
Office: 262-542-5750 Fax: 262-542-9780
TimOBrienHomes.com

Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

PARISH SURVEY & ENGINEERING

November 30, 2022

Lance Gehrett
3200 S. 105th Street
West Allis, WI 53227

Re: Gehrett Residence – Green Infrastructure Permit
12333 North Lake Shore Drive, City of Mequon

Mr. Gehrett,

A single-family residence and associated driveway are proposed to be built on the subject property. The area of the proposed roof and driveway is greater than 5,000 square feet. Over 5,000 square feet of impervious area requires green infrastructure treatment per MMSD and City of Mequon standards.

Typically, what is constructed is a rain garden in the proximity of the house and driveway so that runoff can be directed to it. These rain gardens mainly provide two functions. The first is to capture runoff and slow it down as to not cause erosion issues downstream. The second is to filter suspended solids so the runoff that exits the rain garden is cleaner than if left unchecked.

The rain garden for this project will be located near the northeast corner of the proposed house. Here, the majority of the roof, a portion of the driveway and the raised yard area near the front entrance house will be directed to this rain garden.

The existing site drains to one of two identified wetlands that then drain off-site to the north. The site will be designed and constructed so that no runoff is directed to the property to the south. The site will continue to drain as it currently does and are not any anticipated issues downstream due to this project.

If you have any questions or concerns, feel free to contact me at 262-353-9766 or at jrosbeck@parishse.com

Respectfully submitted,

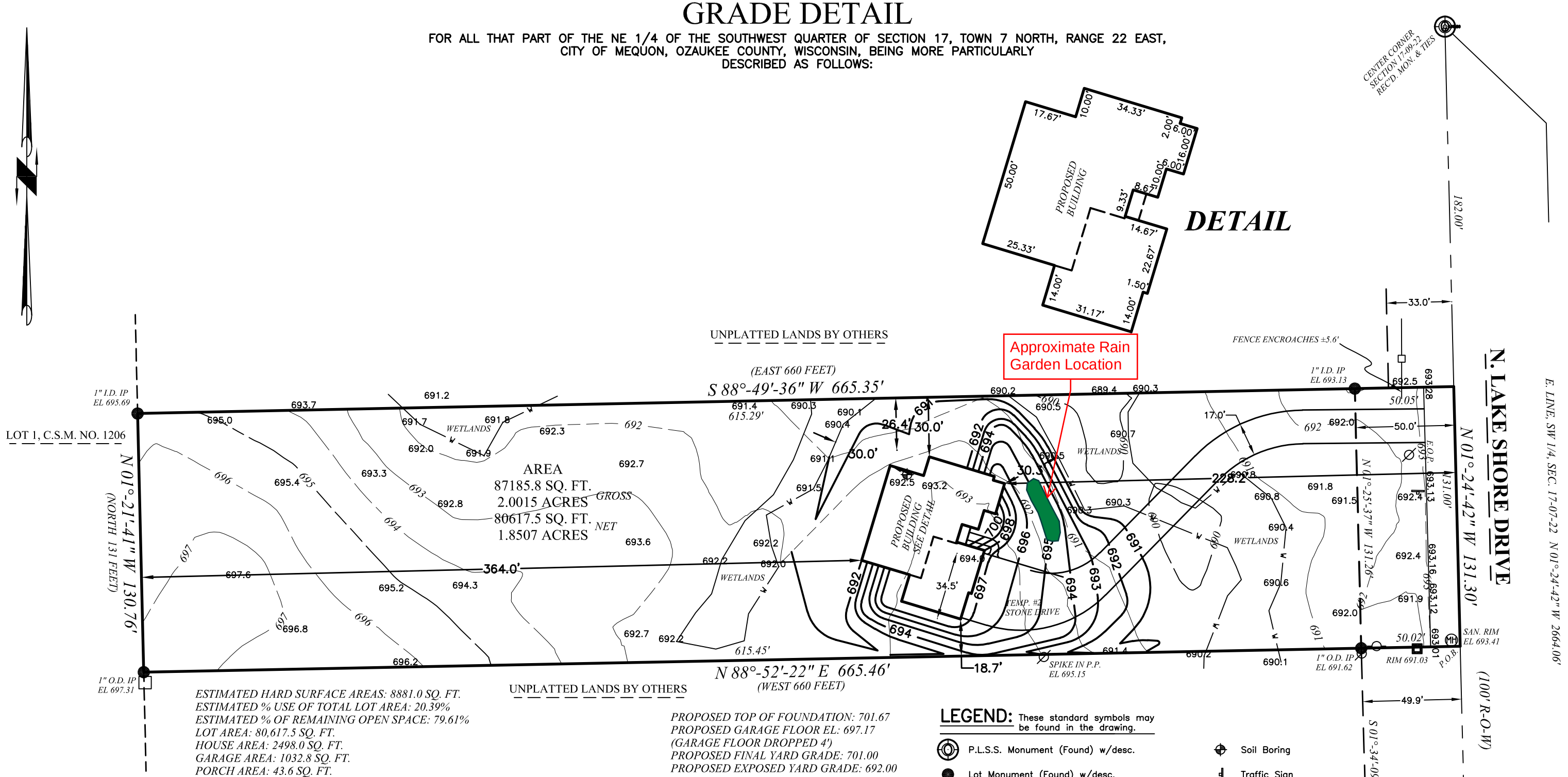


Jacob Rosbeck, P.E.

Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

GRADE DETAIL

FOR ALL THAT PART OF THE NE 1/4 OF THE SOUTHWEST QUARTER OF SECTION 17, TOWN 7 NORTH, RANGE 22 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



ESTIMATED HARD SURFACE AREAS: 8881.0 SQ. FT.
ESTIMATED % USE OF TOTAL LOT AREA: 20.39%
ESTIMATED % OF REMAINING OPEN SPACE: 79.61%
LOT AREA: 80,617.5 SQ. FT.
HOUSE AREA: 2498.0 SQ. FT.
GARAGE AREA: 1032.8 SQ. FT.
PORCH AREA: 43.6 SQ. FT.
WALK AREA: 79.9 SQ. FT.
DRIVE AREA TO R-O-W: 5226.7 SQ. FT.

PROPOSED TOP OF FOUNDATION: 701.67
PROPOSED GARAGE FLOOR EL: 697.17
(GARAGE FLOOR DROPPED 4')
PROPOSED FINAL YARD GRADE: 701.00
PROPOSED EXPOSED YARD GRADE: 692.00
PROPOSED TOP OF FOOTING: 692.67
DRIVEWAY SLOPE: 1.5% TO PAVEMENT
(ASSUMING 9' WALL - CHECK PLAN)

LEGEND: These standard symbols may be found in the drawing.

- P.L.S.S. Monument (Found) w/desc.
- Lot Monument (Found) w/desc.
- Elec. Trans. Box
- Man Hole
- Utility Pedestal
- Utility Pole
- Catch Basin
- (") "Recorded As" Information
- Soil Boring
- Traffic Sign
- Offset Stake
- Setback Line
- Easement Boundary
- Easement Boundary
- Wetland Boundary
- Proposed Silt Fence

NOTE: EXCAVATOR AND MASON MUST VERIFY AT LEAST TWO BENCHMARKS SHOWN ABOVE.

PROJECT: 99–452

BUILDER: Tim O'Brien Homes, Inc.
N27 W24075 Paul Ct. Ste. 100
Pewaukee, WI 53072
Ph: (262) 542–5750

OWNER: Sue Beth Malsack
18860 Brookdale Dr.
Brookfield, WI 53045

ADDRESS: Not Assigned, North Lake Dr.

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 17–09–22, WHICH IS ASSUMED TO BEAR N 01°–24'–42" W.

50' 0 50'

HOLLAND & THOMAS, L.L.C.
LAND SURVEYORS

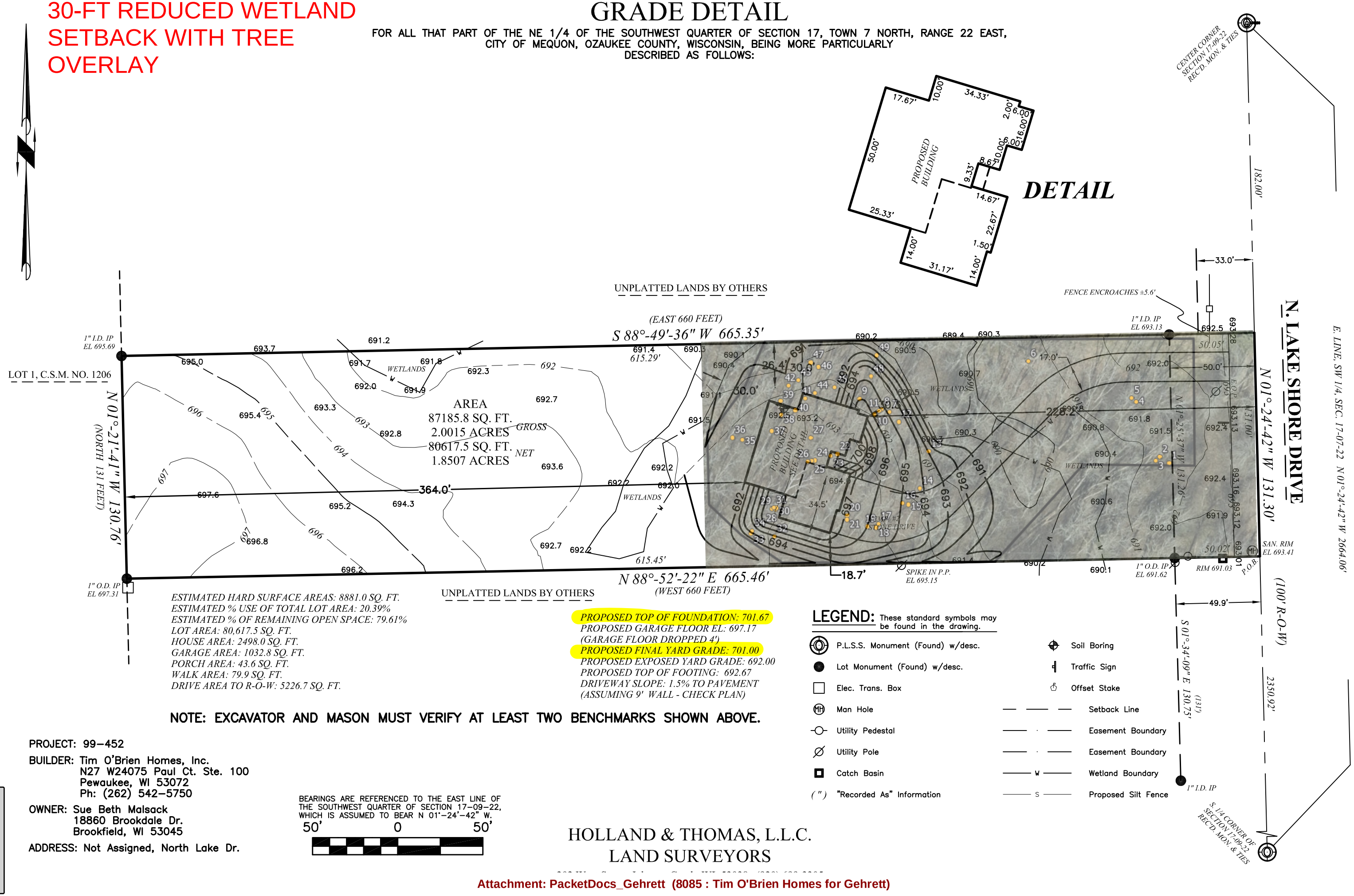
Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

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30-FT REDUCED WETLAND SETBACK WITH TREE OVERLAY

GRADE DETAIL

FOR ALL THAT PART OF THE NE 1/4 OF THE SOUTHWEST QUARTER OF SECTION 17, TOWN 7 NORTH, RANGE 22 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



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(ASSUMING 9' WALL - CHECK PLAN)

NOTE: EXCAVATOR AND MASON MUST VERIFY AT LEAST TWO BENCHMARKS SHOWN ABOVE.

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PROJECT: 99–452

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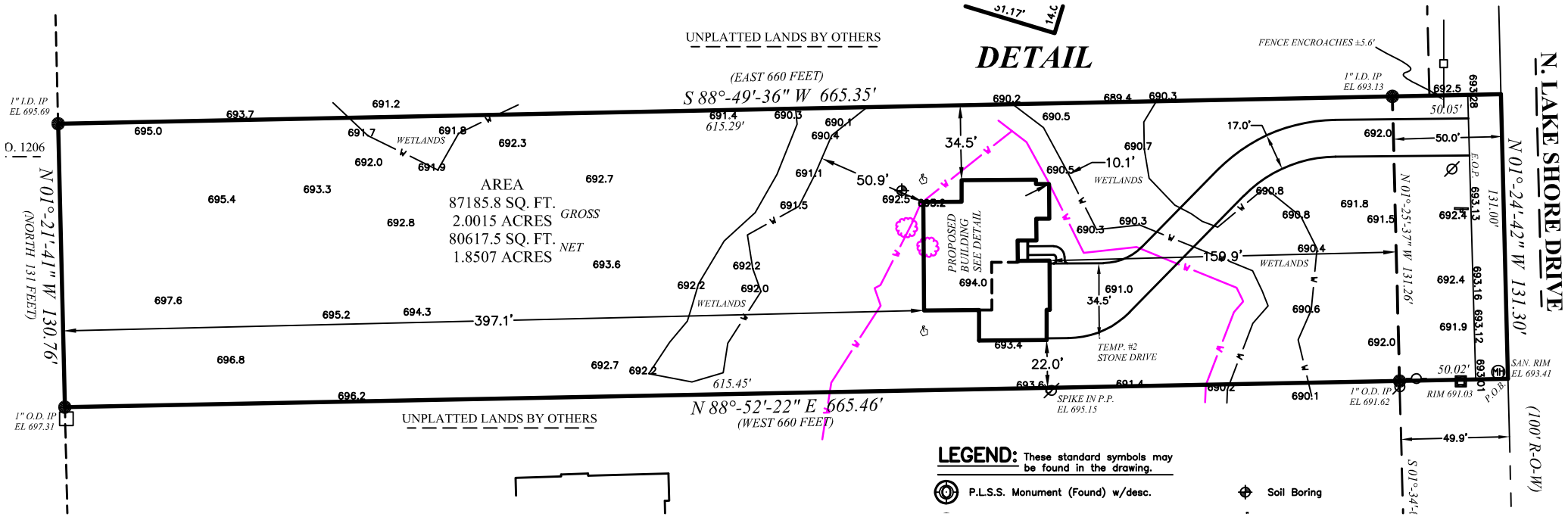
HOLLAND & THOMAS, L.L.C.
LAND SURVEYORS

Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

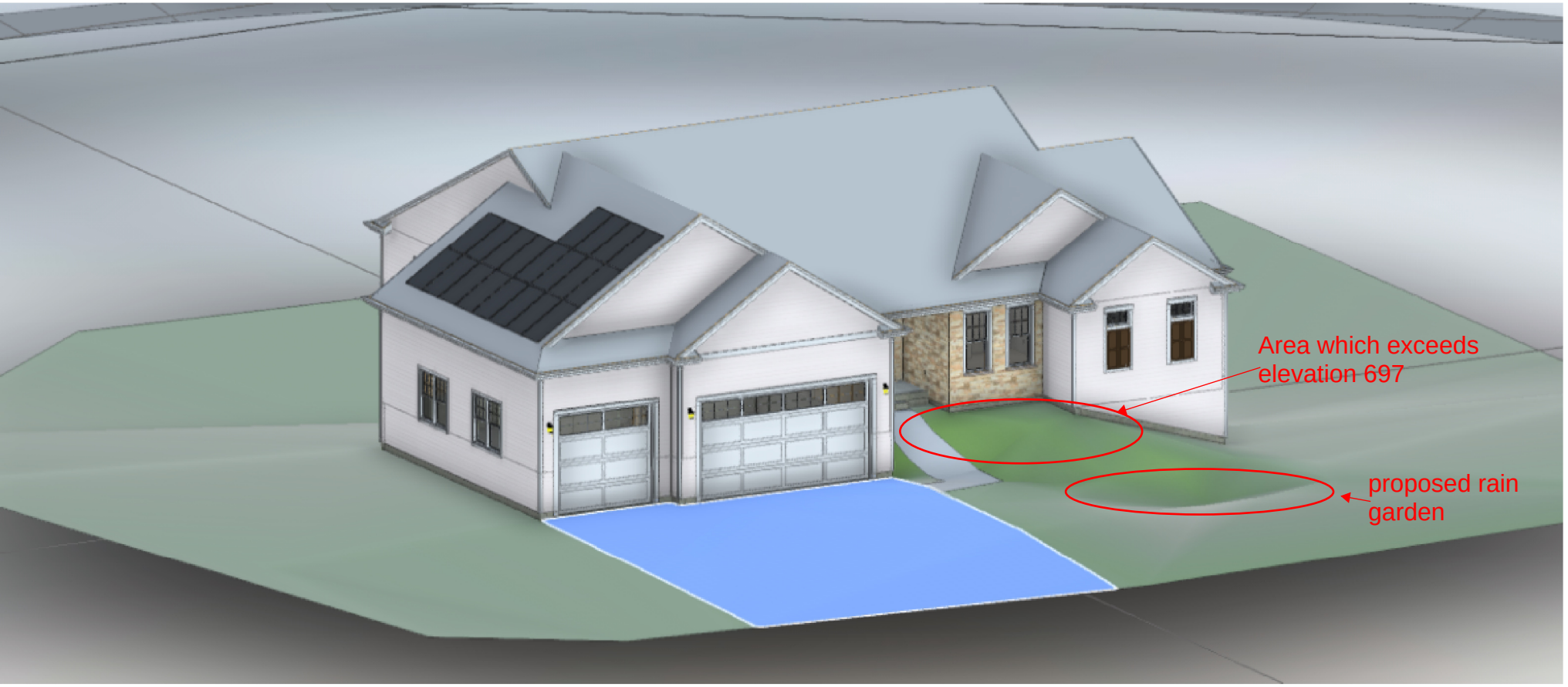
...ien Homes\220420GRADE3.dwg;DrawnBy:NLH;CheckedBy:SDT;F.W.F.:11-28-22

50-FT WETLAND SETBACK

(referenced as *Alternative Home Placement 2* in narrative)



099-452_Render.rvt.png



AUTODESK Viewer

AUTODES

Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

Neighbor Letter to Planning Commission – re: 12333 N. Lake Shore Dr., Gehrett Property

January 17, 2023

Mequon Planning Commission

RE: 12333 N. Lake Shore Dr., Mequon Application Tim O'Brien Homes on behalf of the Gehrett family

Commissioners,

We are submitting additional comments and questions to those submitted by us for the November Planning Commission Meeting regarding the application to build a home by the Gehrett family at 12333 N. Lake Shore Dr., Mequon.

Kimberly Pons resides at 12323 N. Lake Shore Dr, the property to the south of the proposed build and Mark and Maddy Goldin reside at 12345 N. Lake Shore Dr., the property to the north of the proposed build.

The city provided us with the latest grading plan that shows the house has been moved 17 feet to the east to accommodate a 30 foot setback to the west wetland area and moved 4 feet south which moves the house closer to the Pons property. In addition, the updated plan shows a 1 foot increase to the final grade – now 700 feet which is ***roughly 10 feet higher than the grade at the property lines***. As a reminder, these three lots are only 131 feet wide. It was very clear during the November Planning Commission meeting, that Commissioner Stoker indicated that if the first level height was increased from 8' to 9', the garage would also need to be dropped a foot. No change to the garage floor is indicated on this updated plan.

To be clear, we don't have an issue with the Gehrett's building a house on this property, but we are extremely concerned and opposed to the proposed grade changes. We have significant investments in our properties and we simply want to ensure our property and property values are protected. In our view, this design is essentially transferring risk from the property owner to the neighboring properties. The property owner is concerned about the risk of excavating a basement due to the high water table. To avoid that risk, the home design is creating a partially subterranean 1st level by raising the existing grade at least 7 feet.

Per the report from Parks and Forestry Superintendent to the Planning Commission dated November 21, 2022, and subsequent discussion at the November, 2022 Planning Commission meeting, it is clear that basement excavation on this property is possible. If a basement were excavated rather than artificially created, the significant grade changes proposed would likely be eliminated. We all know water flows downhill and the risk to our properties is significantly increased by the proposed grade changes of this design. In addition, raising the grade by this amount will also exacerbate the water risk as the majority of the existing trees and foilage won't survive this grading plan and therefore less water will be absorbed and remain on the property.

Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

Neighbor Letter to Planning Commission – re: 12333 N. Lake Shore Dr., Gehrett Property

Since the November meeting, we have had subsequent communication with the mayor and understand that some of you have viewed the property from the road. We don't believe that gives you an accurate view of what's being proposed here and encourage you to view the property from our vantage point – where the home will actually be built. Please let us know if you plan to do a site visit in advance. Our contact information is:

Kimberly Pons 262-853-5171
Maddy Goldin 830-221-6177

In lieu of that, here are some pictures taken from each of our property lines to the proposed build site. Perhaps this will provide additional perspective on our concern.

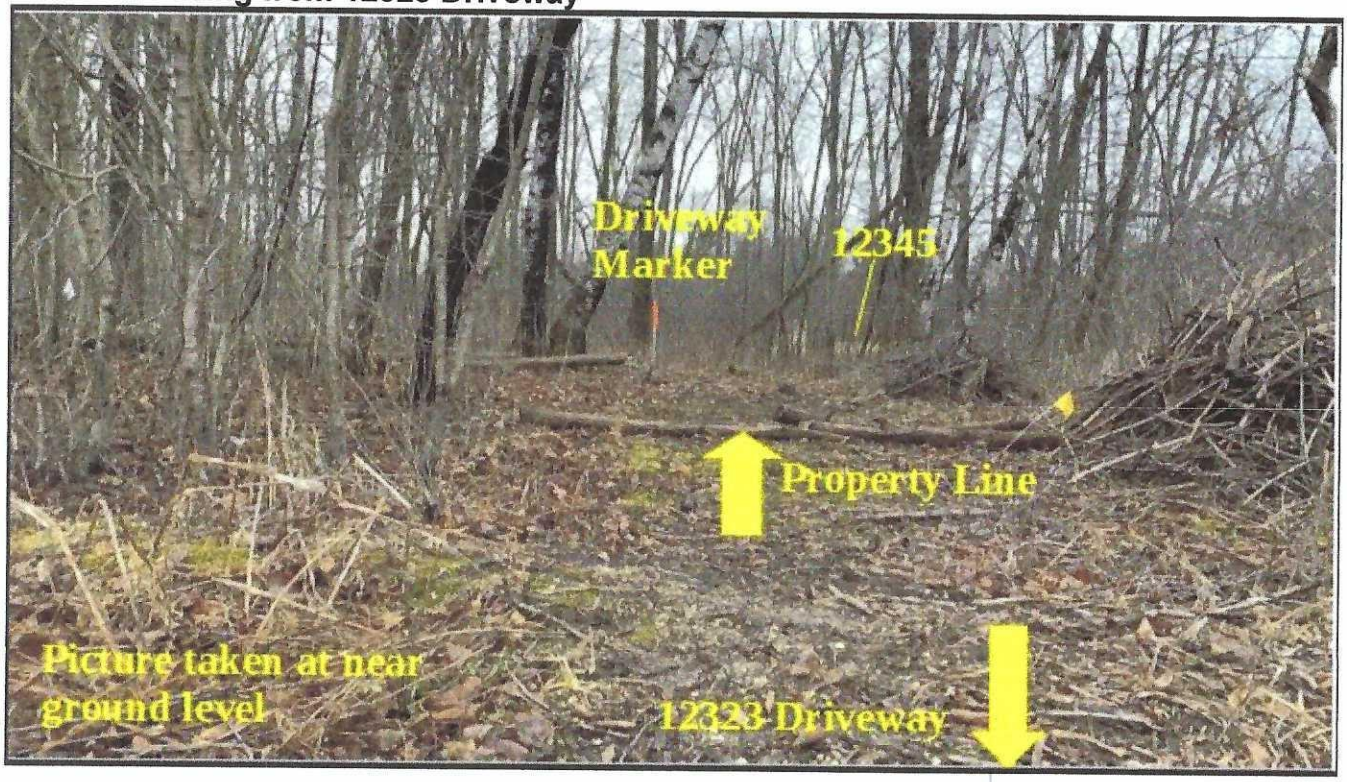
1. Overhead Map. Note - distance between the proposed garage and the 12323 Driveway is less than 35 feet. Cable is overhead brought into the property on wood poles. See Question 10 on impact of driveway to water flow.



Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

Neighbor Letter to Planning Commission – re: 12333 N. Lake Shore Dr., Gehrett Property

2. North Facing from 12323 Driveway



3. South Facing from 12345 Property Line



Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

Neighbor Letter to Planning Commission – re: 12333 N. Lake Shore Dr., Gehrett Property

4. **North Facing from 12323 Property Line**



Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

Neighbor Letter to Planning Commission – re: 12333 N. Lake Shore Dr., Gehrett Property

Outstanding Questions: We are repeating the questions submitted in our original letters to the commission and subsequently added some new ones below:

1. Is there any other property where a grading change this much has been allowed in such close proximity in the city?
2. Would any of you be comfortable with this plan if it were next to your home?
3. Will the city supply us a guarantee that our property will not be damaged by this change in grade?
4. When will the drainage system installation be required? During the build, or prior to occupancy? If the latter, how will our property be protected?
5. Will the city monitor to ensure the drainage system in installed correctly and in compliance?
6. Who has responsibility if the drainage system fails in the future? What recourse would we have if the system fails and causes damage to our property?
7. How would non structural property damage be measured or evaluated by the city?
8. Who has the responsibility to ensure the green infrastructure requirement is fulfilled and maintained?
9. It appears that water is not draining as expected from 12323 north after culvert repaired (city called). How will the city ensure that the driveway installation will not impede the expected water flow from south to north?
10. What is the water flow mitigation required for the driveway? There is a significant amount of water that moves from 12323 through 12333 and onto 12345.

Thank you for your consideration.

Sincerely,

Kimberly Pons
Property Owner: 12323 N. Lake Shore Dr.

Maddy Goldin
Property Owner: 12345 N. Lake Shore Dr

Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

November 15, 2022

Mequon Planning Commission

RE: 12333 N. Lake Shore Dr., Mequon Application Tim O'Brien Homes on behalf of the Gehrett family

Commissioners,

I am the property owner at 12323 N. Lake Shore Dr., the property to the south of the proposed building site. I have resided on this property since 1997. I have been aware of the Gerhrett's plan to build a home at 12333 N. Lake Shore Dr. for several months. After reviewing the plans posted for the Architectural Review Board meeting this summer, I questioned both the property owner and the builder on how they planned to achieve a fully exposed basement knowing that the property is relatively flat.

After the Zoning notification came out prior to the October Planning Commission Meeting, I spoke to a representative at the Department of Community Development who indicated that the builder was requesting to bring in 8 feet of fill. I believe I now understand that the fully exposed basement is being achieved by building up the grade around the first level. A grade change of 8' is huge and given the close proximity of the build to my property, I'm quite concerned that my property will be significantly impacted by runoff.

I spoke to the city engineer, Cole McGraw, who confirmed that the request was indeed to raise the grade by 8' and also indicated that the property owner would be required to maintain the current water flow which would require a drainage system such as a swale to ensure the neighboring properties will not be impacted. Note, I've attached the current watershed map of our properties which shows the current water flow is to the north. This diagram also shows the proximity of my house and driveway to the new build.

The latest home plan I reviewed has the new house within 22' 2" from the property line with the driveway about half that distance. This is not a lot of space to distribute runoff from an 8' grade change. And, given that the new driveway will likely be several feet above mine, I am concerned about damage to my driveway in addition to standing water that would ice over in the winter.

The front of my property was completely wooded until the last few years and has become increasingly wet due to the loss of the ash trees. I've removed over 100 dead ash trees in the last three years and the water table continues to rise. The drainage "pond" near the road has more than doubled in size in the last two years, and I increasingly see standing water in the land between the pond and the house. I am also concerned that there will be quite a bit of foilage lost to accommodate the grade change which will exacerbate the water runoff and cause water to remain standing at the property line or drain back to my property.

Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

To this end, I have several questions for the Commission, if this plan is approved:

1. When will the drainage system installation be required? During the build, or prior to occupancy? If the latter, how will my property be protected?

2. Will the city monitor to ensure the drainage system in installed correctly and in compliance?

3. Will the city supply me a guarantee that my property will not be damaged by this change in grade?

4. Who has responsibility if the drainage system fails in the future? What recourse would I have if the system fails and causes damage to my property?

Thank you for your consideration.

Sincerely,

Kimberly Pons
Property Owner: 12323 N. Lake Shore Dr.

Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)



Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

four windows. The south elevation is proposed to have an overhead door and double sliding door. In addition to the doors the south elevation will have poly carbonate panels near the roofline to allow natural light through, Two windows are also proposed on the north elevation. The structure is shown to be located behind the existing machine shed.

Eng. Asst. Cole McCraw added that a green infrastructure plan which is required on the addition of 5,000 sq. ft. impervious surface.

Motion

Ald. Strzelczyk made a motion to approve the accessory structure.
Commissioner Barnes seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Bruce Barnes, Alternate
AYES:	Nerbun, Strzelczyk, Bach, Barnes, Gentges, Hawley, Stoker
ABSENT:	Choren, Lemke, J. Schaefer, R. Schaefer

b) Tim O' Brien Homes. The applicant is seeking setback waiver and specimen tree removal to allow for the removal of specimen trees for the property located at 12333 N. Lake Shore Drive (Gehrett).

Assistant Engineering Director Cole McCraw stated that the request is for specimen tree removal for the construction of a single-family home and a wetland setback waiver. He explained it is a tricky site as there are two wetland strips surrounding the buildable area. Another concern on the site is high ground water in the area causing the applicant to propose a relatively high building elevation. Other constraints are the elevations of neighboring properties as well as the two specimen trees and other strands of trees on the site.

- Ground Water - the soil assessment report provided indicated that the footings of the building were suggested to be almost at grade of the existing property. The proposed plan shows the footings of the basement at grade and then an 8-foot basement and house on top. The soil report highlighted the high ground water and that the basement can be lowered if precautions are taken such as waterproofing exterior wall and adding addition clear stone on the outside of the building foundation.

- Wetland Protection Area Waiver – the wetland delineation report indicated a 50-foot setback on the west wetland. The original proposed plan shows about a 40-foot encroachment which is significant, and staff does not support.

  The alternate proposed plan shows the structure outside of the 50-foot setback on the west and outside the 10-foot setback on the east side. It also meets the side yard setback. Staff is in favor of the placement proposed on the alternate plan.

Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

Asst. Eng. Dir. McCraw mentioned the letters submitted from the adjacent neighbors and their concern about the elevations of the proposed structure. He stated that the proposed alternate plan has elevations of about 2-5 feet higher than the adjacent properties. Staff recommends a max yard grade of about 3 feet lower than what is proposed and located at the alternate location. Staff believes the alternate plan will also be easier to accommodate drainage at this elevation and placement and the alternate plan seems more feasible with the wetlands setbacks as great as they are on site.

Mayor Nerbun asked him to explain the difference between the two wetland setbacks. He explained that the wetland delineation report is based on the quality of the wetlands; the different species present, a wide or narrow setback (varies 10 – 75 feet) will be recommended.

For this site:

- The west side has a higher quality wetland, and 50-foot setback is required.
- The east side has a lower quality wetland, and a 10-foot setback is required.

City Forester, Mike Gies, stated that there are two specimen trees on site that are being requested to be removed (#23 and #27 on the tree survey included in the packet). Both proposed plan scenarios would require removal of the trees as they land in the footprint, or very near the footprint, of the proposed house. Staff does recommend approval to remove these two trees.

He added that there are several trees, approximately 23 trees, that are specimen species, but do not meet the size requirement on site. Staff prefers the alternate plan because it preserves trees on the back line of trees, #28 - #47, along the wetland.

Forester Gies commented that he is concerned about the grade change if a full exposure basement is allowed and that it would impede on the back line of trees there. He does not believe that much of a grade change can be made up on this restricted of an area without impacting root zones.

Ald. Strzelczyk stated that he wants to ensure the concerns of the neighbor's letters regarding drainage are addressed.

Asst. Eng. Dir. McCraw answered that a grading plan has not yet been required as the house placement needs to first be determined as well as the maximum elevation of the house.
Two specific items will be reviewed once the grading plan is submitted:

- That no drainage from the south is impeded heading north
- That natural drainage patterns are being maintained.

He commented that staff has required a swale surrounding the site that will help capture water from south to north and discharges the water around to the wetland areas, this will be reviewed on the additional drainage plan.

Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

The applicant stated the two issues to be addressed are the two specimen trees for removal and the placement of the home. The site is quite restrictive due to the wetlands on the west and east sides of the property.

Mr. Lange from Tim O'Brien Homes stated that he believes the first plan is their preferred plan because of the observed ground water level. He explained that there will be significant fill needed at the front of the house for the driveway. The garage elevation has been lowered so the driveway will not be as steep. The grade on the right side of the house has been tampered so that the yard is about 4-feet below the first-floor elevation in the front, to minimize the amount of fill needed. They are very cautious to avoid water getting into the basement.

The homeowner, Lance Gehrett, stated that a finished basement is very important to accommodate his family. They have paid for extra measures to ensure it stays dry. He explained that Tim O'Brien Homes recommended the exposed basement. They have changed contacts at Tim O'Brien Homes and Mr. Lange is not completely caught up. There is an issue of the height of the basement that needs to be finalized. He prefers that it be 10-feet in height.

Asst. Eng. Dir. McCraw answered that staff is not comfortable with the requested change of wetland setback from the ordinance, it is too great. Additionally, a no-mow buffer or other treatment would also be required.

There was discussion about the varying heights of the basement ceiling, placement of the house, what are acceptable wetland setbacks and that a grading plan is needed to be reviewed.

Planning Commission feedback is that there are too many unknowns and that the exact plan needs to be resubmitted including:

- Exact placement of the house.
- Exact basement ceiling height needs to be decided.
- Grading plan needs to be reviewed to address the drainage issues.

Public Comment

Kimberly Pons – 12323 N. Lake Shore Drive - she is the property owner to the south and she is very concerned about the proposed elevations and the potential runoff of water to her property.

Motion
Ald. Strzelczyk made a motion to table the item until an updated plan can be submitted.
Commissioner Barnes seconded the motion.
A roll call vote was taken; vote passed (4-3) (No: Stoker, Gentges, Mayor Nerbun)

Attachment: PacketDocs_Gehrett (8085 : Tim O'Brien Homes for Gehrett)

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 23, 2023**

SUBJECT: **Norway Fence for Congregation Chabad. The applicant is seeking site plan amendment approval to allow for a fence along Mequon Road for the property located at 2233 W. Mequon Road.**

Applicant:	Norway Fence
Status of Applicant:	Agent
Requested:	Site Plan Amendment
Existing Zoning:	IPS (Institutional)
Land Use Plan:	Institutional
Lot size:	4.56 Acres
Location:	2233 W. Mequon Road
Tax Key Number:	#15-030-05-015.00
District:	#6

Background:
The applicant requests Planning Commission approval for a fence at 2233 W Mequon Road (The Peltz Center for Jewish Life). Pursuant to Section 58- 565, fences on non-residential properties require Planning Commission approval. The applicant is requesting the fence in order to provide an extra security for the campus.

Fencing:
The proposed fence is shown to be six feet in height and constructed of black metal with masonry pillars at the entranceway. The masonry pillars will include security cameras and post lights. The fence will be located approximately seven feet from the Mequon Road sidewalk and be approximately 300 feet in length. The fence is shown to go around the existing monument sign located along the road. The fence includes a gate with a keypad adjacent to an existing path for congregants who access the site from the Mequon Road sidewalk.

Staff is supportive of the fence based on the security concerns the facility has. Staff is recommending a few minor changes to the plan. Due to the length of the fence, staff is recommending intermittent landscaping between the fence and the sidewalk. There will be approximately seven feet of green space between the fence and the sidewalk which allows for ample space for plant material. Staff also recommends that as the fence goes east behind the sign it remains straight and not shift back to the north. Staff is concerned that the fence will obstruct the view of the freestanding sign and street signs located in the area. A majority of the sign is located within a WE Energies easement which will require approval from the utility prior to issuance of a fence permit.

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

The plan proposes a fence across an existing sanitary sewer easement which inhibits access for sewer maintenance. The easement was created by CSM #2942 and there is no existing easement document for this easement.

While staff prefers that there not be any barriers to the operation, maintenance, and repair of the public sanitary sewer system, at a minimum, access must be provided. The existing easement follows the sanitary sewer alignment. If the fence is installed across the easement, it prevents access for operation and maintenance. To document the Sewer Utility's right to access through the opening in the fence for the driveway, the applicant shall execute a sanitary sewer easement declaration and agreement for the existing sanitary sewer and amend the limits to allow for at least a 20-foot width access easement through the driveway between the Mequon Road right-of-way and the existing sanitary sewer easement. This would allow sewer utility staff to legally access the public sewer main on the property through the driveway. The City will provide a template easement document.

In the event that the sanitary sewer requires open-cut repair in the existing easement where the fence is proposed and the existing sign is installed, the Sewer Utility is not responsible for the cost to remove/repair the fence or the sign.

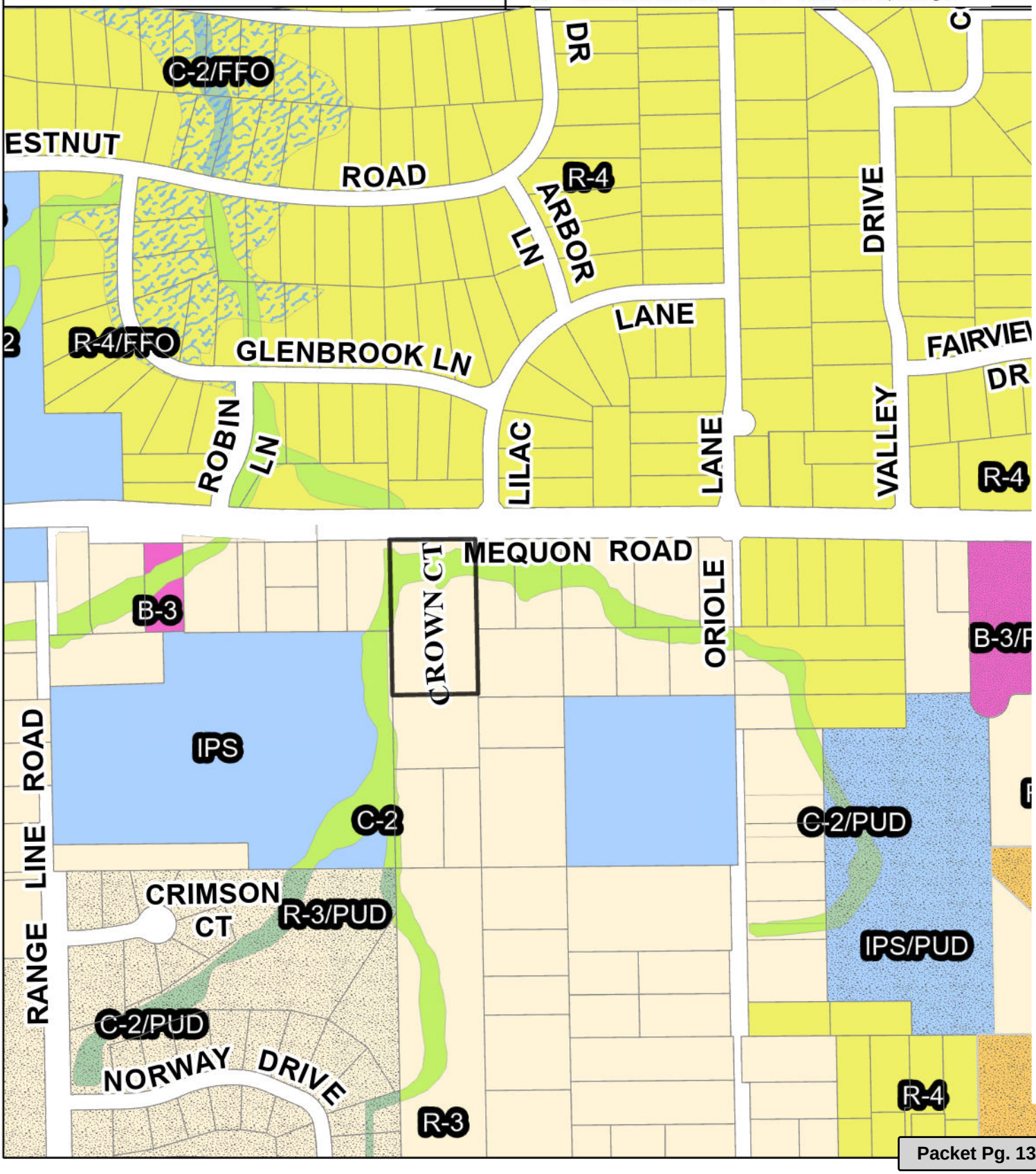
Staff Recommendation:
Planning staff recommends **approval** of the fence based on the following conditions:

1. Staff review of final plans within 180 days of Planning Commission approval.
2. Staff review and approval of landscaping plan for the area between the fence and the sidewalk.
3. We Energies approval for the portions of the fence located within their easement area.
4. Staff review and approval of the post lighting.
5. The fence shall extend due east from the location directly behind the freestanding sign to the Crown Ct. access point.
6. Expansion of the sanitary sewer easement to include a minimum 20-foot width access from the Mequon Road right-of-way to the existing easement limits, along the existing driveway.
7. Execution of a sanitary sewer easement declaration and agreement, subject to City Attorney review and approval.

Attachments:
Packet Docs_Chabad (PDF)

NORTHWAY FENCE FOR CONGREGATION CHABAD - SITE PLAN AMENDMENT

AC	Arrival Corridor	LTD	Limited Use
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_Chabad (8086 : Norway Fence for Congregation Chabad)

2233 W. Mequon Road Campus and Facility Serving:
Congregation Agudas Achim Chabad - Mequon Jewish Preschool
Peltz Center for Jewish Life

Rabbi Dovid Rapoport
Rabbi

Rabbi Menachem Rapoport
Director

Congregation
Agudas Achim Chabad

Lipskier
Judaic Library

Pelz Hebrew School

Harry & Jeanette Weinberg
Intergenerational Center

Mequon Jewish
Preschool

Mikva Mei Menachem

Mequon Jewish
Teen Center

Need for Establishment of Security Layers

On November 3, 2022, The New York Times published an article stating that "…incidents of antisemitic bias and violence have been on the rise across the country. Nationwide last year, there were 525 known incidents of harassment, vandalism and assault at Jewish institutions, including synagogues, community centers and schools — an increase of 61 percent from 2020, according to an audit by the Anti-Defamation League."

As such, the campus of The Peltz Center for Jewish Life at 2233 W. Mequon Road is seeking to mitigate its vulnerability by implementing several recommendations detailed in a recent independent security assessment – including the installation of a security fence.

The entry to the campus is the intersection of Mequon Road eastbound and Crown Court (east of Range Line Road). While Crown Court is a privately maintained road, it has the appearance of a Public road, and has regularly drawn traffic not appropriate for a campus with security needs.

The purpose and need for a minimalist, aesthetically-pleasing yet security-enhancing fence is to balance the welcoming curb appeal of a religious and preschool campus with a visual signal that entrance is monitored – yet – accessible to those with a legitimate purpose.

Comments from a recent security assessment of the property:

> The facility's security layers have not been clearly established. When security layers are undefined, it remains difficult to differentiate between unrestricted, controlled, and restricted zones. Undefined layers may confuse security personnel and visitors while disrupting the ability to deploy resources quickly and effectively.
>
> An adequate perimeter design consists of multiple consecutive layers of protective measures, deployed in concentric circles around all assets, from the outer perimeter inward to the building and interior areas with the greatest need for protection. The layers are designed to detect, delay, and disable an attack as early and as far away as possible from valuable core assets. Multiple layers reduce the risk of a single point of failure, which, if breached, may diminish the established security infrastructure. It also ensures that security measures employed will be efficient when executed in the specified zone, segregated as needed, thus causing minimal operational difficulties.
>
> **Reference: FEMA 626, 2-11 - 2-29, ASIS- Physical Security P.58-59**

The conclusion is a need for a 6 foot perimeter fence along the north property boundary to establish the identity of a campus with a visual signal that the entrance is monitored – yet – accessible to those visiting with a legitimate purpose.

Attachment: Packet Docs_Chabad (8086 : Norway Fence for Congregation Chabad)

Rabbi Dovid Rapoport
Rabbi

Rabbi Menachem Rapoport
Director

Congregation
Agudas Achim Chabad

Lipskier
Judaic Library

Pelz Hebrew School

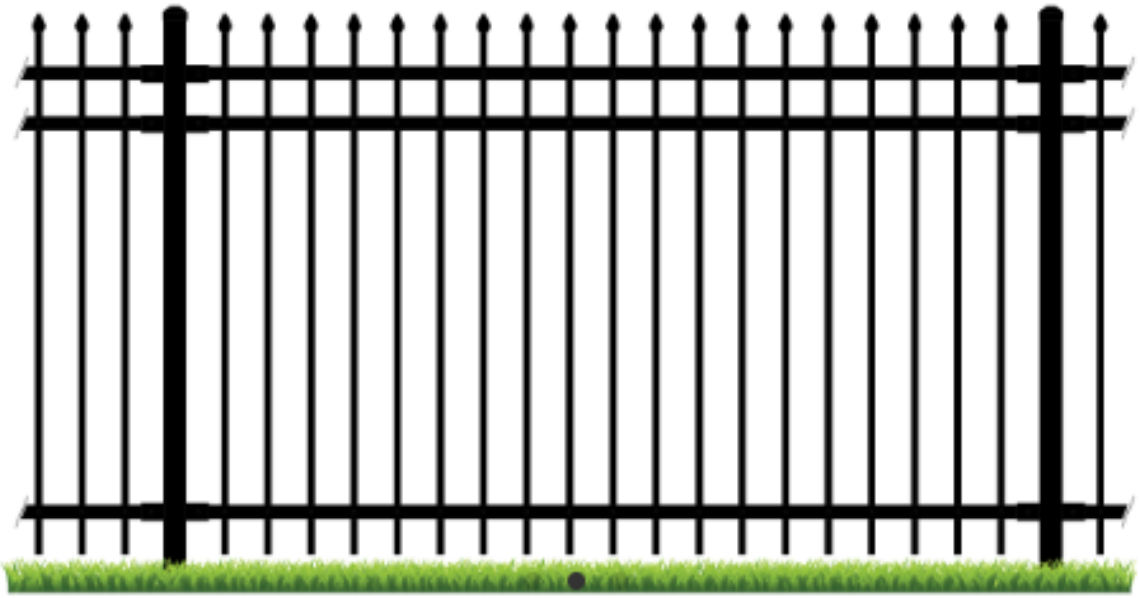
Harry & Jeanette Weinberg
Intergenerational Center

Mequon Jewish
Preschool

Mikva Mei Menachem

Mequon Jewish
Teen Center

The steel fence style is seen below as well as a "concept" photo of a similar installation application.





Funding is available – currently:

The Center for Jewish Life has been awarded funding from the 2022 FEMA - Nonprofit Security Grant Program (NSGP) to proceed with this specific project, a further indication of the verified need for this security measure. The funding includes a limited timeline to implement for implementation.

The Center is seeking City approval to proceed for all of the reasons stated above.

Attachment: Packet Docs_Chabad (8086 : Norway Fence for Congregation Chabad)



Attachment: Packet Docs_Chabad (8086 :



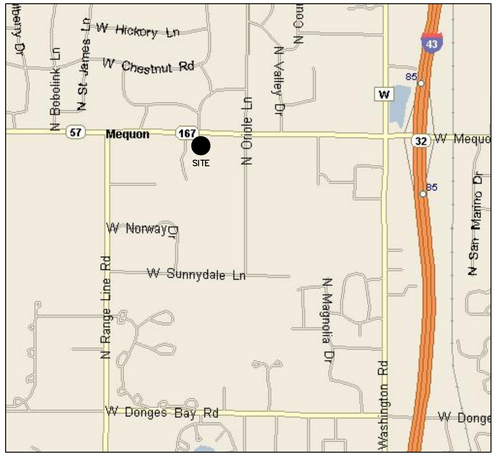
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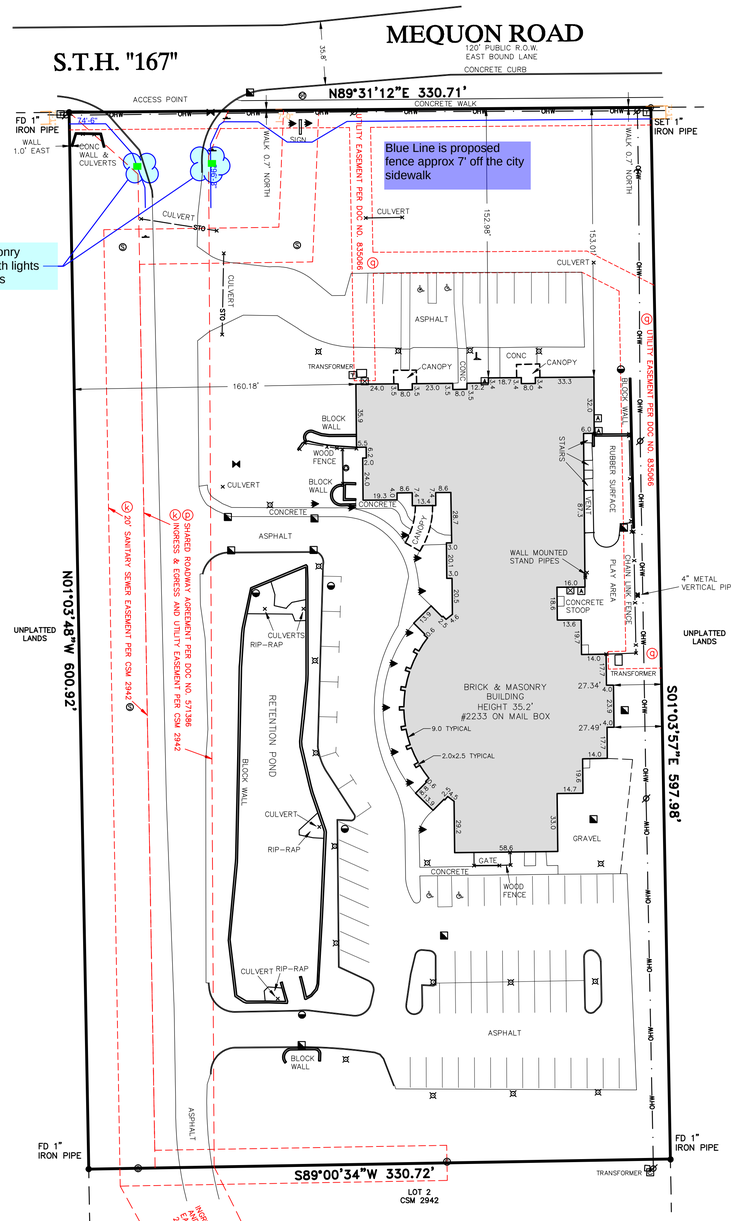
ALTA/ACSM LAND TITLE SURVEY

Known as 2233 West Mequon Road, in the City of Mequon, Ozaukee County, Wisconsin.

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 2942 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OZAUKEE COUNTY, WISCONSIN, IN VOLUME 21 OF CERTIFIED SURVEY MAPS, AT PAGES 64-67, AS DOCUMENT NO. 570431, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN.

Prepared for: Chabad of North Shore **Survey No. 163746-RMK**





1. **Basis of Bearings**
   Bearings are based on the South line of Mequon Road, which is assumed to bear North 89°31'12" East.

2. **Title Commitment**
   This survey was prepared based on First American Title Insurance Company title commitment number F111136010Z, effective date of November 21, 2011, which lists the following easements and/or restrictions from schedule B-II:

   a, e, i, j. Visible evidence shown, if any.

   b-d, f-h, l-n, r. Not survey related.

   k. Restrictions, covenants, and easements, etc., if any, as shown in the recorded plat. Affects site by location - shown.

   o. Sign Easement Agreement between Bley Park Estates, Inc., and Congregation Agudas Achim Chabad, Inc., dated January 15, 1997 and recorded on January 23, 1997 as Document No. 571385. Affects site by location - general in nature, cannot be plotted.

   p. Shared Roadway Agreement between Bley Park Estates, Inc., and Congregation Agudas Achim Chabad, Inc., dated January 15, 1997 and recorded on January 23, 1997 as Document No. 571386. Affects site by location - shown.

   q. Utility Easement from Chabad of North Shore, to Wisconsin Electric Power Company, a Wisconsin Corporation doing business as We Energies, recorded January 24, 2006 as Document No. 835066. Affects site by location - shown approximate, there are dimensions missing fromExhibit A .

3. **Flood Note**
   According to flood insurance rate map of the County of Ozaukee, community panel number 55089C0252F, effective date of December 4, 2007, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

4. **Parking Spaces**
   There are 69 regular and 4 handicapped parking spaces marked on this site.

5. **Municipal Zoning Information obtained by surveyor**
   The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned R-3

   Front Street setback - 50'
   Primary Arterials setback - 100'
   Secondary Arterial setback - 80'
   Local Arterials setback - 70'
   Side yard setback - 20'
   Rear yard setback - 20'
   Maximum height - 42'

LEGEND

( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
⊕ OR ⊞ SECTION OR 1/4 SECTION CORNER AS DESCRIBED
● 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
⊙ 1" DIA. IRON PIPE, 18" LONG–SET (UNLESS OTHERWISE NOTED)
BOLLARD
SOIL BORING/MONITORING WELL
FLAGPOLE
MAILBOX
SIGN
BILLBOARD
CONTROL BOX
TRAFFIC SIGNAL
RAILROAD CROSSING SIGNAL
CABLE PEDESTAL
POWER POLE
GUY POLE
GUY WIRE
LIGHT POLE
SPOT/YARD/PEDESTAL LIGHT
HANDICAPPED PARKING
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC METER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
MARKED FIBER OPTIC
GAS VALVE
GAS METER
GAS WARNING SIGN
STORM MANHOLE
ROUND INLET
SQUARE INLET
STORM SEWER END SECTION
SANITARY MANHOLE
SANITARY CLEANOUT OR SEPTIC VENT
SANITARY INTERCEPTOR MANHOLE
MISCELLANEOUS MANHOLE
WATER VALVE
HYDRANT
WATER SERVICE CURB STOP
WATER MANHOLE
WELL
WATER SURFACE
WETLANDS FLAG
MARSH
CONIFEROUS TREE
DECIDUOUS TREE
SHRUB
—EDGE OF TREES
S —SANITARY SEWER
STO —STORM SEWER
W —WATERMAIN
G —MARKED GAS MAIN
E —MARKED ELECTRIC
OHW —OVERHEAD WIRES
B —BUREAU ELEC. SERV.
T —MARKED TELEPHONE
TV —MARKED CABLE TV LINE
FO —MARKED FIBER OPTIC
780 INDICATES EXISTING CONTOUR ELEVATION
× 780.55 INDICATES EXISTING SPOT ELEVATION

N

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

DIGGERS HOTLINE WAS NOT CALLED FOR THIS SITE.

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

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

To: Congregation Agudas Achim Chabad, Inc., F/K/A Chabad of North Shore
First American Title Insurance Company
Waukesha State Bank, its successors and/or assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(a), 7(a), 7(c), 8, 9 and 11(a) of Table A thereof. The field work was completed on December 7, 2011.

Date of Plat or Map: December 9, 2011

Stephan G. Southwell
Registered Land Surveyor
Registration Number S-1939

R.A. Smith National, Inc.
Beyond Surveying and Engineering
16745 W. Bluemound Road, Brookfield WI 53005-5938
262-781-1000 Fax: 262-797-7373, www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA
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SHEET 1 OF 1

R.A. Smith National, Inc.

Attachment: Packet Docs_Chabad (8086 : Norway Fence for Congregation Chabad)

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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: **LAURIE MILLER, PLANNER**

DATE: **January 23, 2023**

SUBJECT: **Parish Survey & Engineering, LLC for Ozaukee Country Club. The applicant is seeking building and site plan amendment and specimen tree removal request approval to allow for a proposed 11,400 sq. ft. building with parking lot, driveway and rain garden for the property located at 10823-11185 N. River Road.**

Applicant:	Parish Survey & Engineering, Inc.
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment
Existing Use:	Country Club
Existing Zoning:	IPS (Institutional)
Land Use Plan:	Institutional
Lot size:	152 Acres
Location:	10823-11185 N. River Road
Tax Key Number:	#14-026-01-000.00
District:	#6

Background: The applicant is requesting waivers through a conditional use grant, building and site plan amendment and specimen tree removal approval for a 60' x 190' (11,400 square foot) accessory structure at 10823-11101 N River Road. The structure will be used for a variety of purposes including office space, staff areas, member restrooms, equipment storage and service areas and a greenhouse. A building and site plan was approved at the September 19, 2022 meeting with a condition that the plans would not require trees to be removed (Please see Exhibit 1 for approved site plan). Staff identified that the approved plan would require the removal of specimen trees and trees between the building, parking lot, and adjacent roads which, made Planning Commission's approval null and void and required changes to the site plan.

Specimen Tree Removal:
The applicant is requesting removal of two specimen trees on site. Please see City Forester Report for background and analysis. The Forestry Division recommends approval of the request to remove the (2) trees requested due to limited options for adjustment without impacting additional trees.

Building Design:
The new proposal includes minor changes to the building which were recommended at the previous Planning Commission meeting. These changes include roof color (from green to brown) and the addition of two windows on the east elevation of the storage portion of the building.

Building Location:
Several changes were made to the site plan to reduce impact to trees on the property and amount of grading required to accommodate the parking lot and structure. The location of the proposed building has remained unchanged. The building does not comply with setback requirements from River Road. There is a 50' ultimate right-of-way from River Road and a 60-foot setback from the ultimate right-of-way. The building is situated 83 feet, instead of the required 110 feet (50' ultimate right-of-way + 60' setback) The applicant is seeking a conditional use grant waiver to allow for the building to encroach into the 60' building setback. The applicant has stated that they cannot meet the required setbacks without disrupting the existing tee box areas located to the west of the building. The applicant stated that they explored expanding the accessory structure located on the northwest corner of the property; however, limited access from Mequon Road and the potential creation of light and noise disturbances for the adjacent residences ruled out this option.

Staff supports the conditional use waiver request because the proposed building's setback of 83 feet is less non-conforming than the existing structures that will be removed to accommodate the new structure.

Parking Lot:
The existing parking lot and drive isle do not meet the IPS zoning district's 20-foot offset requirement. The parking spaces also extend 18-feet into the ultimate right-of-way. The existing parking lot has 14 stalls. There is no documented approval for this encroachment. The proposed plan shows the addition of nine stalls, for a total of 23, and how the parking lot and drive isle continues to exceed offset requirements and encroach 18-feet into the ultimate right-of-way. The applicant is requesting a conditional use grant waiver to forgo the 20-foot offset requirement and a right-of-way waiver for the use of 18 feet of the ultimate right-of-way for the parking lot expansion. The applicant stated that they must place the parking in this location because the building will provide an adequate buffer between the cars and rogue balls shot off the nearby tee boxes located to the west of the building.

The 20-foot offset required for parking and drive isles was created to provide room for landscaping and buffering between the building, roads, and adjacent properties. The 50-foot ultimate right-of-way was instituted to preserve space for future expansion of roadways and installation of bike and/or pedestrian facilities. While it is not anticipated that River Road would be widened to accommodate additional driving lanes, the turning movements for the Mequon Road signalized intersection could require additional queuing space resulting in a future expansion of the turning lanes. In addition, there may be a future change in the city's philosophy on adding sidewalks or bike lanes along River Road. Staff recommends denial of the right-of-way waiver. Staff believes there is sufficient open space to construct a parking lot to the south of the proposed building which could be protected by rogue golf balls with a combination of landscaping and fencing.

If Planning Commission approves the parking lot to exceed the 20-foot offset and encroach into the ultimate right-of-way, staff recommends a right-of-way waiver for the parking stalls location be executed and recorded with the following conditions:

- That the property owner shall remove the parking pad within the ultimate right-of-way at the expense of the property owner should the City choose to exercise their right to use the ultimate right-of-way.
- That the conditional use grant waiver for the drive isle being located in the 20-foot offset

be reduced to a 10-foot variance, and at the expense of the owner, 10 feet of the western portion of the drive isle be removed and landscaping requirements surrounding the drive isle be met within 90 days of the completion of the City project.

- That any future parking expansion elsewhere on the property shall conform to City ordinance and subject to Planning Commission approval.

The existing path will need to be removed to accommodate required grading. The proposed location of the replacement path is situated close to the northeast corner and north elevation of the building to preserve trees situated between the building and Mequon Road.

The proposed new driveway, trash enclosure, and fuel storage locations remain unchanged from the previous proposal.

Landscape Plan
The plan was submitted to the city's landscape architect consultant, Terry Higgins, for review and comment. Based on his comments, staff recommends the following changes:

- The plan shall be updated with clear representation of the N. River Road right-of-way and the Ozaukee Country Club's property lines.
- The plans for the bio-retention/detention basin/bio-swale cover will be updated to show:
    - Grading.
    - Clarity of the type of hydric-friendly turf mix is being applied to stabilize that area which will be highly impacted by repeated stormwater runoff loading.
    - Clarity of the design to show how the plantings will be sustainable.
    - Clarity of how the plants be maintained and, how often will dead plantings be replaced.
    - Clarity on their plan to address fuel spills and how the bio-detention area will be reclaimed.
- The listed plant schedule shall be updated to include the common name, genus and species of planting materials.
- The plant schedule shall be amended to specify:
    - All deciduous trees shall have a minimum 3.5inch caliper@16" above the root ball.
    - The two proposed conifer trees shall have a minimum 7 ft height (to the top lateral branch, not to the top of the central leader) above the root ball.
- The landscaping plan shall be amended to address the missing street trees between River Road and the parking lot.
- Revise the general notes to include the total length of plastic edging required on the plan and specify what "brand" of edging being used.
- The plan be revised to address the 30% shading and 10% interior parking lot landscaping requirements.

Lighting Plan
The plan indicates that lighting wall packs will be installed on the east, south, and west elevation. Cut sheets for the lighting fixtures were not included therefore staff was unable to determine if compliance is achieved. All lighting shall comply with Section 58-567 of the Zoning Code.

Compliance
Based on site visits, Staff have noticed several miscellaneous items being stored outside of the existing maintenance buildings. Upon the completion of the construction project, storage of

equipment and materials will be prohibited outside of the building and storage bins.

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

Access:
Access is provided on North River Road south of the existing entrance location. The existing entrance must be removed and shown as such on final, approved plans. The current plans show a private storm pipe conveying storm water under the driveway entrance. Staff will review grading and utility plans and, if it is determined that a driveway culvert is needed, the applicant will need to submit a Driveway Culvert Permit application to Mequon Department of Public Works for installation by the City.

There is no indication of wetlands on the site.

The building is currently served by a private well for water service. The plans submitted show connection to the public sanitary sewer. Connection to public water is required per the Mequon Water Connection Policy.

The improvements propose 11,196 square feet of new impervious surface (0.26 acres). The last accessory structure on the property was approved in 2018. A condition of approval read:

> *An addition of 0.38 acres of new impervious with this application or any future applications will trigger the requirement to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.*

Future improvements of 0.12 acres of impervious surface or more will require a storm water management plan in accordance with city, WDNR, and MMSD criteria.

The proposed structure will add more than 5,000 square feet of impervious surface and is not covered by a stormwater management plan, therefore per MMSD rules, a green infrastructure plan will be required. Prior to the issuance of a building permit, the applicant shall design and submit for review and approval a green infrastructure plan in conformance with MMSD rules and City ordinances. Green infrastructure plans also require the execution of a Stormwater Maintenance and Easement Agreement and a drainage financial guarantee.

A Filling and Excavation permit is required. A haul route shall be provided for staff approval and a haul route bond is required. The haul route and haul route bond are intended to protect City streets from the increase in the amount of hauled material.

The proposed work will disturb a surface area of more 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.

Summary:
While staff recommends approval of the conditional use waiver for the building location and recommends approval of the specimen tree removal, staff recommends denial of the conditional use waiver and right-of-way waiver for the location of the drive isle and parking lot. Staff recommends tabling the decision on the building and site plan amendment until issues surrounding the location of the parking lot has been addressed and a new plan has been

submitted.

Staff Recommendation:
Planning staff recommends **approval** of the specimen tree waiver to remove the 13" and 8" red cedar with any conditions outlined in the City Forester's memo.

Planning staff recommends **approval** of the conditional use grant waiver to allow for the building setback to be 32.6 feet from the ultimate right-of-way of River Road.

Planning staff recommends **denial** of the conditional use grant waiver to allow for the parking lot to exceed the required 20 feet setback from the ultimate right-of-way for River Road.

Planning staff recommends **denial** of the right-of-way waiver to allow for the parking lot to be located in the ultimate right-of-way of River Road.

Planning staff recommends **tabling** the building and site plan amendment until a new plan addressing the parking lot and landscaping issues has been submitted.

Should Planning Commission choose to approve the building and site plan as proposed, requested waivers, and the specimen tree removal, staff recommends the following conditions of approval:

1. Staff review and approval of final site, lighting, landscaping, and elevation plans.
2. Submit an updated landscape plan with requested changes found in the staff report.
3. Submit an updated lighting plan with requested changes found in the staff report.
4. That the right-of-way waiver be executed and recorded with the following conditions:
    a. That the property owner shall remove the parking pad within the ultimate right-of-way at the expense of the property owner should the City choose to exercise their right to use the ultimate right-of-way.
    b. That the conditional use grant waiver for the drive isle being located in the 20-foot offset be reduced to a 10-foot variance, and at the expense of the owner, 10 feet of the western portion of the drive isle be removed and landscaping requirements surrounding the drive isle be met within 90 days of the completion of the City project.
    c. That any future parking expansion elsewhere on the property shall conform to City ordinance and subject to Planning Commission approval.
5. Upon the completion of the construction project, storage of equipment and materials will be prohibited outside of the building and storage bins.
6. Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance with City ordinances and the SSLD.
7. An addition of 0.12 acres of new impervious with this application or any future applications will trigger the requirement to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.
8. Prior to the issuance of a building permit, the applicant shall design and submit for review and approval a green infrastructure plan in conformance with MMSD rules and City ordinances.
9. Submittal and City Attorney approval of a Stormwater Maintenance and Easement Agreement.
10. Submittal and acceptance of a drainage financial guarantee in accordance with Mequon Ordinance Sec. 58-677.

11. Removal of the existing access entrance on North River Road.
12. Driveway culvert permit for the new access, if applicable.
13. Connection to the public sanitary sewer and water systems.
14. Submittal of $2,100 escrow for the specimen tree removals prior to the issuance of any building permits.

Attachments:
Packet Docs_OzCC (PDF)

To: Mequon Planning Commission
From: Mike Gies, Parks and Forestry Superintendent
Date: January 17, 2023
Subject: Tree Removal – Ozaukee Country Club, 10823 N. River Road

Background: The applicant is seeking approval for the removal of (2) specimen trees on site both located on the westside of the proposed building. The first tree requested for removal consideration is a (13") Red Cedar, the second tree requested for removal consideration is a (8") Red Cedar. Both trees meet the size and species requirements as outlined by Mequon's Tree Preservation Policy. Both trees remain in good condition, with each of them showing no signs of decline, or structural defect, decay, or abnormalities that would lead to concerns of the longevity of each specimen.

- 13" Red Cedar (recommended for removal due to proximity of proposed building and construction impacts) (note: Due to the restrictive nature of the lot because of grade change, proximity to nearest intersection, and existing course surface area, removal may be the only option for building placement)
- 8" Red Cedar (recommended for removal due to proximity of building and construction impacts)

Analysis
The restrictive nature of this lot is due to the proximity to both River Road and Mequon Road, existing golf course surface, grade change, and impedance of screening trees on the north end of the lot between proposed building and Mequon Road, are the primary reasons that complicate the preservation of these two specimen trees. In proposed building location consideration, the tree locations will be in the footprint of the proposed building. After considerable efforts to preserve these specimen trees, the combination of the restrictions of this lot deems the current proposed building plan the most viable for conserving other trees on the lot. Both trees would need consideration for removal based on the proposed building placement.

It is important to note that there are (3) other Red Cedar trees to be removed within proximity of Specimen #1 and Specimen #2. Though the (3) Red Cedar trees meet species and size requirements in accordance with Mequon's Tree Preservation Policy, the trees are showing signs of decline that take them out of specimen tree consideration and may be removed. There is also a stand of White Cedar trees to be removed on the south westside of the proposed building. These trees meet species requirements but are not considered specimen because they are undersized and may be removed. There are also (2) White Pine on the northside of proposed building that meet species requirements but are undersized and observed to be in decline. They also may be removed.

There are multiple removals to take place on lot other than the specimen removals. All other proposed removals do not meet specimen requirements and have been reviewed and approved by the Forestry Department.

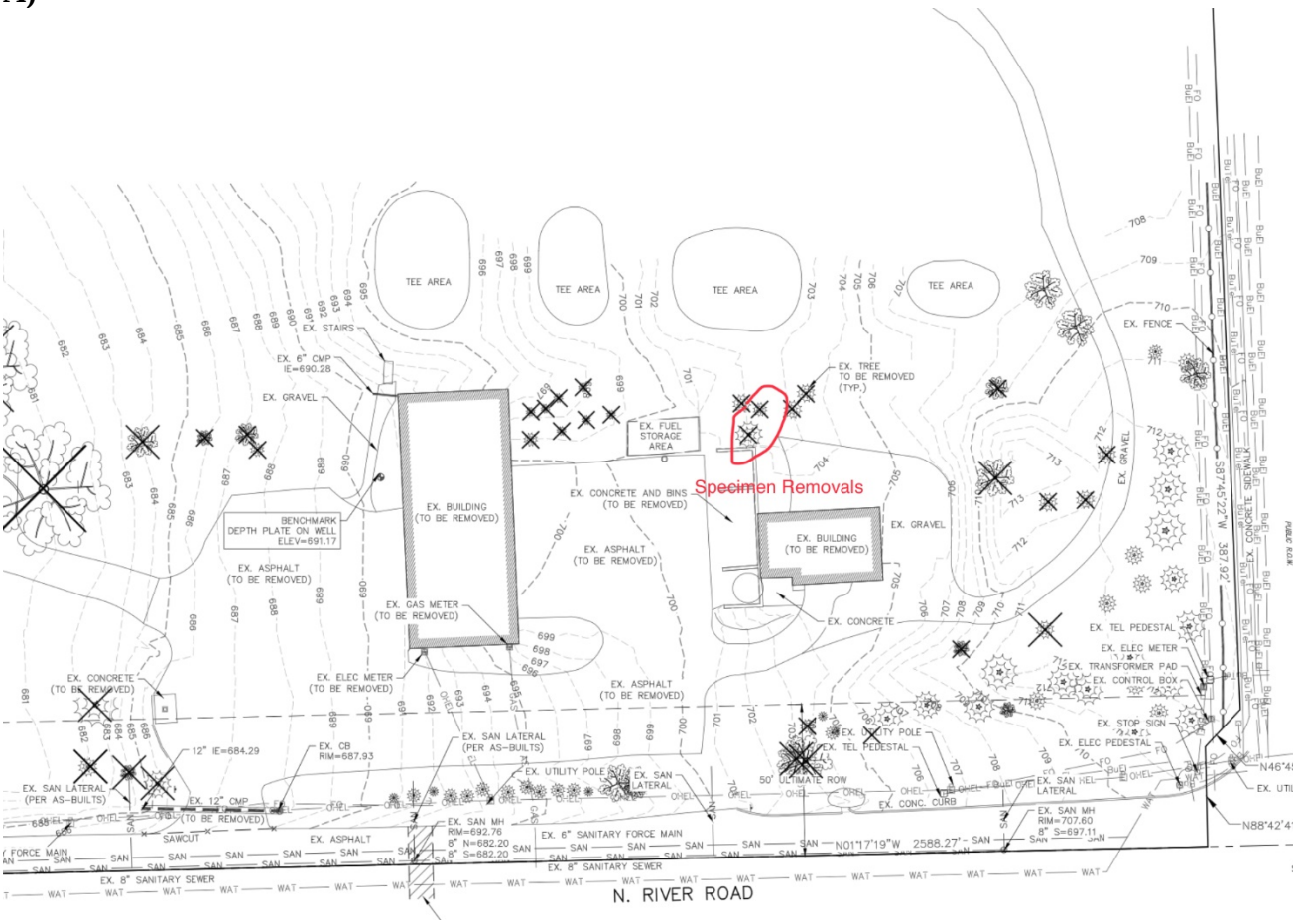
Recommendation: The Forestry Division recommends approval of the request to remove both the (13") Red Cedar, as well as the (8") Red Cedar due to limited options for adjustment without impacting additional trees, and the new construction.
Should the Planning Commission approve the removal of the (2) Red Cedars, the applicant would be responsible for replacing 75% of the diameters of the specimen trees after construction is completed. This would equal (21.00") of replacement trees, which equates to approximately (11) native trees of at least 2" caliper approved by the forester. In lieu of planting, the owner could donate $2,100 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the $2,100 would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is completed and inspected by the city forester.

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

Attached below are images representing Specimen Trees to be removed on 10823 N. River Road

Image A- Location of Specimen Tree Removals
Image B- Red Cedar #1
Image C- Red Cedar #2
Image D- White Pine Removals
Image E- White Cedar Removals

A)



Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

B)



Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

C)



Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

D)



Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

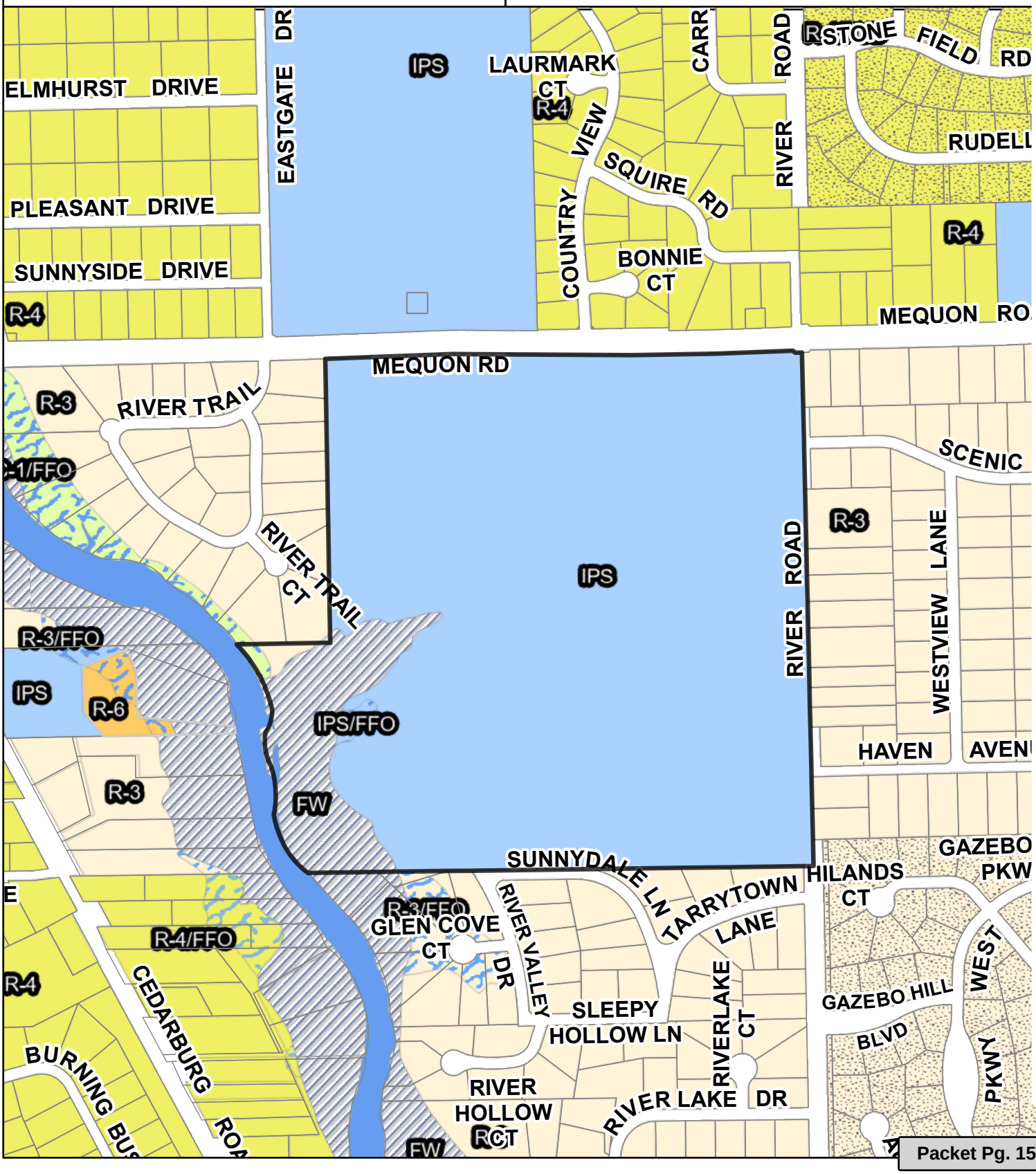
E)



Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

OZAUKEE COUNTRY CLUB - CUG AMENDMENT AND BUILDING AND SITE PLAN AMENDMENT

AC	Arrival Corridor	LTD	Limited Use
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_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

PARISH SURVEY & ENGINEERING



November 29, 2022

City of Mequon
Attn: Kristen Lundeen, P.E.
11333 N. Cedarburg Road
Mequon, WI 53092

Re: Ozaukee Country Club – Green Infrastructure Plan

Dear Ms. Lundeen,

A new building and parking in the northeast corner of the Ozaukee Country Club is proposed. The property is located at 10823 N. River Road in the City of Mequon. The property is Parcel Number 14-026-01-000.00 and is part of the NE ¼ of Section 26, T9N, and R21E.

The overall scope of the project involves the demolition of the existing two maintenance buildings and the construction of a 11,400 square foot building with new material bins, fuel storage and associated parking lot and driveway. A rain garden will also be constructed to provide stormwater management.

The following documents are being submitted to provide information on the proposed storm water management plan for this development.

1) Construction Plans
2) Rain Garden Volume HydroCAD Report
3) Construction Cost Estimate
4) Storm Water Facilities Maintenance & Easement Declaration and Agreement

The stormwater management system for the proposed site will meet the post-construction stormwater requirements for the City of Mequon and Milwaukee Metropolitan Sewerage District (MMSD).

Stormwater Requirements
Per MMSD 13.302(3)(c), whenever development or redevelopment will increase impervious surface by an area equal to or greater than 5,000 square feet but less than 21,780 square feet (one-half acre), on a net basis, then the development or redevelopment shall include green infrastructure with a detention volume equal to one-half inch multiplied by the area of the net new impervious surface.

Since the project will not disturb over 1 acre an electronic Notice of Intent will not need to be field with the DNR.

122 Wisconsin St ♦ West Bend, Wisconsin 53095 ♦ www.parishse.com
Phone (262) 346-7800 ♦ E-mail jrosbeck@parishse.com

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

NEW IMPERVIOUS SURFACE:

Existing Impervious Area – 25,695 sq. ft.
New Impervious Area – 36,891 sq. ft.
Net Total: 11,196 sq. ft.

REQUIRED DETENTION VOLUME:

11,196 square-feet x ½-inch (0.042 feet) = **467 cubic-feet**

DETENTION VOLUME PROVIDED BY THE PROPOSED RAIN GARDEN

Elevation (feet)	Storage (cubic-feet)	Percent Voids
680.00	0	
682.00	162	27%
682.75*	550	100%
683.00	754	100%

*Overflow weir elevation.

Please feel free to contact me if you have any questions or comments.

Sincerely,



Jacob Rosbeck, P.E.

FN: PS-10-22

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

PARISH SURVEY & ENGINEERING

December 16, 2022

City of Mequon
Attn: Laurie Miller
11333 N. Cedarburg Road
Mequon, WI 53092

Re: Ozaukee Country Club – Site Plan Narrative

Dear Ms. Miller,

Ozaukee Country Club (OCC) has been in operation at this location since 1922. The current maintenance buildings on the northeast corner of the property are no longer feasible to maintain due to their age. The proposed project will construct a building that will combine the operations of the two buildings into one and provide parking for the building. Upon completion of a modern and safe structure, OCC does not anticipate exceeding the typical 25 employee in-season threshold. OCC also does not anticipate any expansion of business hours which are typically from 5am until 2:30pm Monday-Friday and 5am until noon on the weekend's in-season.

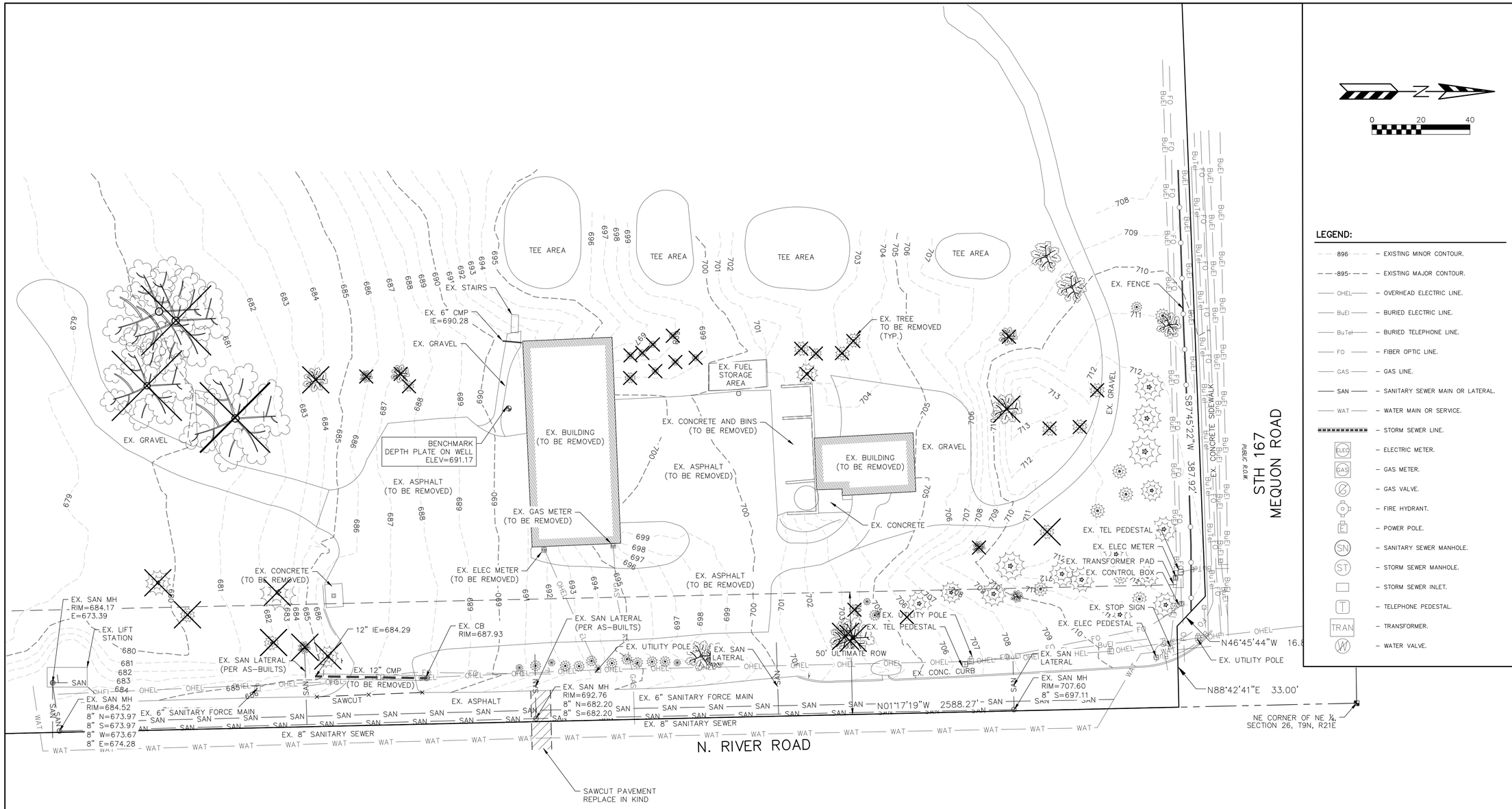
The building is proposed to be closer than the required setback due to the adjacent tee boxes for Hole #6. There isn't adequate room to the west of the existing building to move the tees west any more than they are currently. Moving the tee boxes south and shorting the tee location of hole #6 would change the yardage of the hole. This would in turn would change the golf course classification of a Par 70 course.

Constructing a building narrow enough to accommodate the setback will not meet the current or future needs of the golf course maintenance crew. The crew needs have grown out of the space that the existing building provides. Over the years golf courses use larger and more equipment than used 100 years ago when OCC was established. The northwest corner of the property does not have sufficient space to allow for semi access from Mequon Road. Due to the nature of the work for mixing sand for the bunkers, the resulting noise occurring during the morning hours would result in complaints from the adjacent houses to the west.

This application is also for a minor specimen tree removal. There are red cedars that are in conflict with the new building that will be removed. Representatives from Ozaukee Country Club and the City Forrester met on site to discuss these trees and have determined that these trees were most likely planted with the original homestead and are not naturally occurring due to the proximity of all of the trees and no others found on site.

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

122 Wisconsin St ♦ West Bend, Wisconsin 53095 ♦ www.parishse.com
Phone (262) 346-7800 ♦ E-mail jrosbeck@parishse.com



LEGEND:

- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
- GAS – GAS LINE.
- SAN – SANITARY SEWER MAIN OR LATERAL.
- WAT – WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- GAS VALVE.
- FIRE HYDRANT.
- POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/7/22	PARKING REVISIONS
2	9/26/22	PARKING AND UTILITY REVISIONS
3	11/15/22	PARKING AND GRADING REVISIONS
4	12/16/22	LANDSCAPING AND LIGHTING

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

PROJECT TITLE:
OZAUKEE COUNTRY CLUB
10823 N RIVER ROAD
MEQUON, WI 53092

PLAN TITLE:
EXISTING CONDITIONS PLAN

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

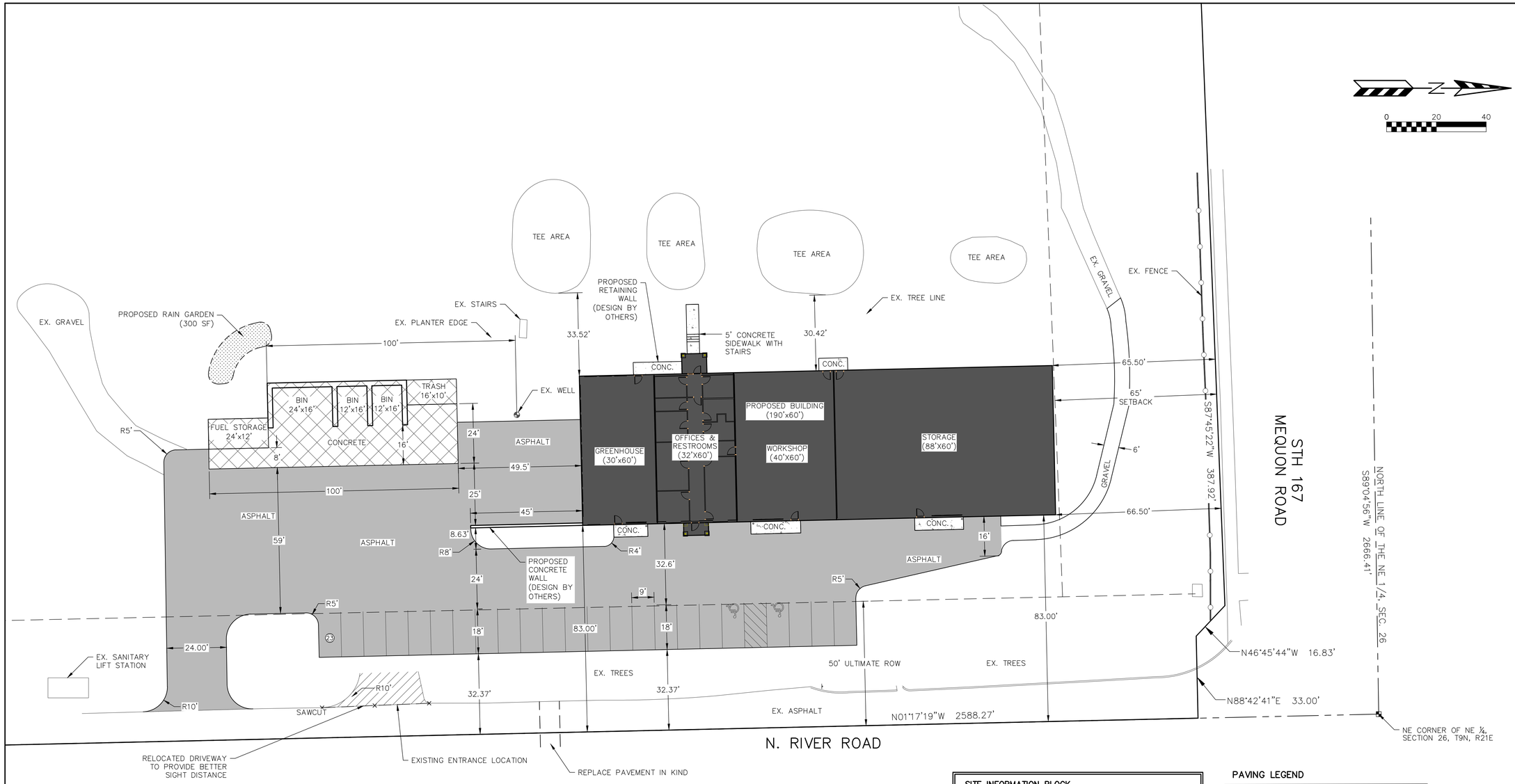
PLAN DATE: **12-16-2022**

PROJECT NO: **\PS-10-22**

BID SET

SHEET NO:
C1.01

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)



SITE INFORMATION BLOCK

Site Address 10823 N RIVER ROAD
Site acreage (total) 151.835 ACRES
Area of Disturbance 0.97 ACRES

Current Zoning IPS
Setbacks Building/Pavement
Front 65' (Mequon Rd/60' River Rd)
Side 20'
Rear 20'
Number of Parking stalls provided: 23

Surface Coverage Total:

Existing Impervious	25,695 SF (0.59 Acres)
Proposed Impervious	36,891 SF (0.85 Acres)
New Impervious	11,196 SF (0.26 Acres)

SITE PLAN NOTES:

1. DIMENSIONS ARE TO EDGE OF PAVEMENT AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

PAVING LEGEND

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

CONCRETE PAVEMENT
6" CRUSHED AGGREGATE BASE COURSE
6" CONCRETE

CONCRETE SIDEWALK
6" CRUSHED AGGREGATE BASE COURSE
4" CONCRETE

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/7/22	PARKING REVISIONS
2	9/26/22	PARKING AND UTILITY REVISIONS
3	11/15/22	PARKING AND GRADING REVISIONS
4	12/16/22	LANDSCAPING AND LIGHTING

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

PROJECT TITLE:
OZAUKEE COUNTRY CLUB
10823 N RIVER ROAD
MEQUON, WI 53092

PLAN TITLE:
PROPOSED SITE PLAN

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

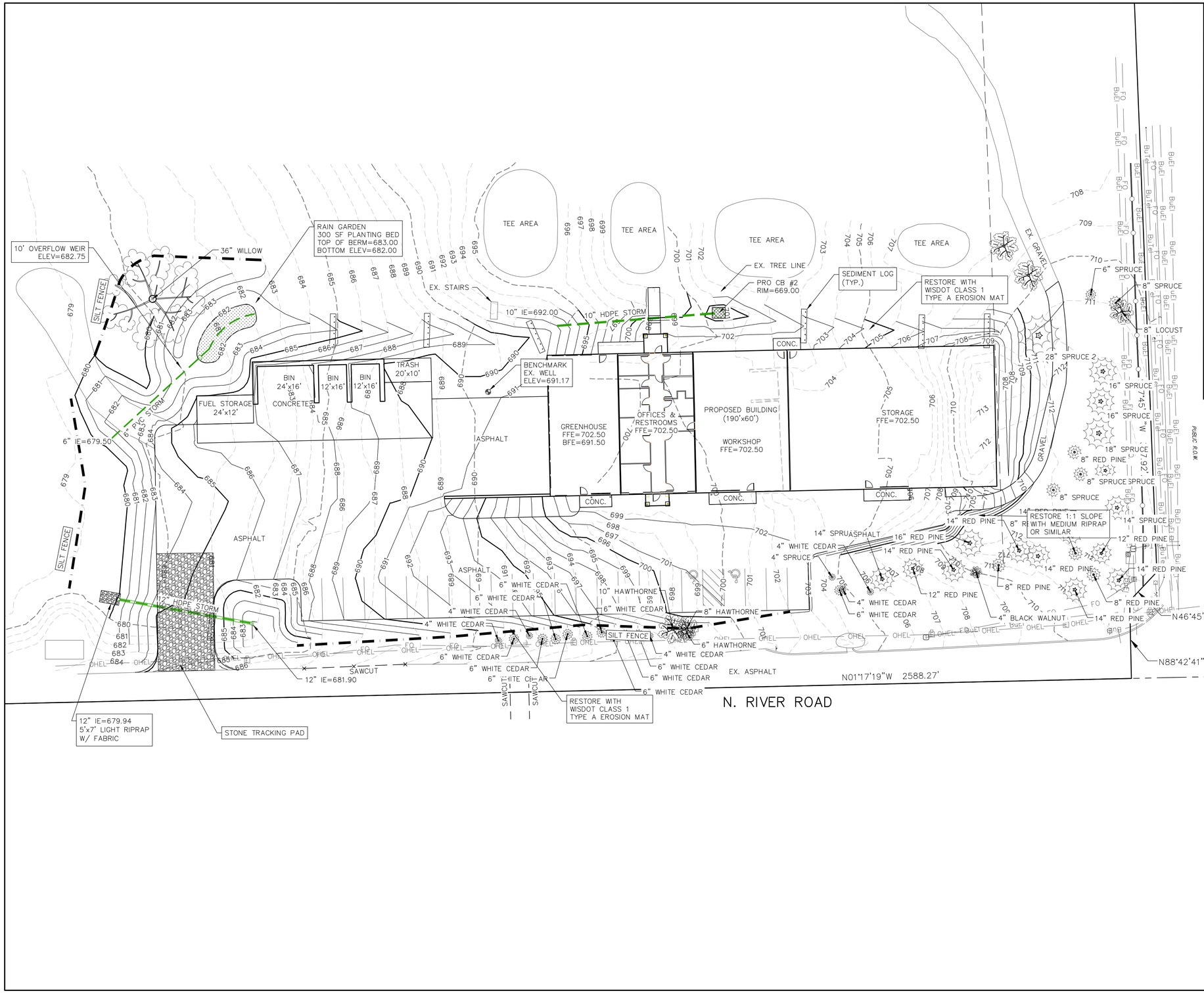
PLAN DATE: **12-16-2022**

PROJECT NO: **\PS-10-22**

BID SET

SHEET NO:
C1.02

Attachment: Packet Docs, OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)



STAGES OF CONSTRUCTION TIME SCHEDULE:

APRIL 15, 2023

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE CITY OF MEQUON SHALL HAVE A TRACKING PAD.

APRIL 16, 2023 – SEPTEMBER 1, 2023

2. STRIP TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
3. BEGIN PROPOSED SITE GRADING – RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
4. START CONSTRUCTION OF UTILITIES: WATER SERVICE, AND STORM SEWER.
5. CONSTRUCT BUILDING PADS AND BUILDINGS.
6. CONTINUE SITE GRADING.
7. INSTALL BASE COURSES, PROPOSED PAVEMENTS
8. INSTALL LANDSCAPING.
9. APPLY FINAL STABILIZATION TO ENTIRE SITE.

SEPTEMBER 2 – 15, 2023

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYARCRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF MEQUON PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED (APPROX. 70% VEGETATED) AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- – PROPOSED STORM SEWER.
- – EXISTING STORM SEWER.
- – INSTALL WISDOT TYPE D INLET PROTECTION.
- – INSTALL SILT FENCE.
- – INSTALL DITCH CHECK.
- – DRAINAGE ARROW.

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/7/22	PARKING REVISIONS
2	9/26/22	PARKING AND UTILITY REVISIONS
3	11/15/22	PARKING AND GRADING REVISIONS
4	12/16/22	LANDSCAPING AND LIGHTING

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

PROJECT TITLE:
OZAUKEE COUNTRY CLUB
10823 N RIVER ROAD
MEQUON, WI 53092

PLAN TITLE:
EROSION CONTROL PLAN

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

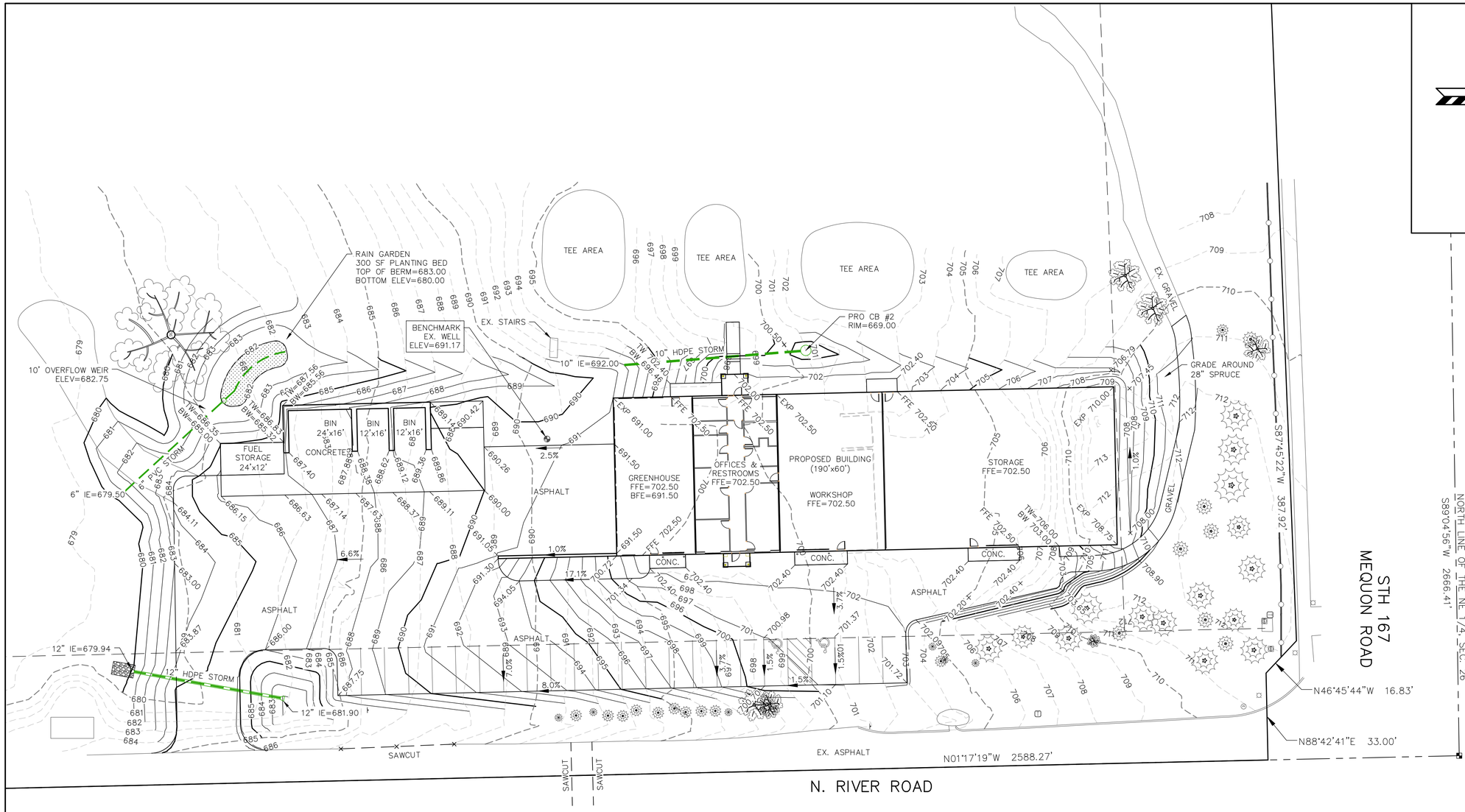
PLAN DATE: **12-16-2022**

PROJECT NO: **\PS-10-22**

BID SET

SHEET NO:
C1.03

Attachment: Packet Docs, OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)



REVISIONS:		
NO.	DATE	DESCRIPTION
1	9/7/22	PARKING REVISIONS
2	9/26/22	PARKING AND UTILITY REVISIONS
3	11/15/22	PARKING AND GRADING REVISIONS
4	12/16/22	LANDSCAPING AND LIGHTING

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

PROJECT TITLE:
OZAUKEE COUNTRY CLUB
10823 N RIVER ROAD
MEQUON, WI 53092

PLAN TITLE:
GRADING PLAN

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **12-16-2022**

PROJECT NO: **\PS-10-22**

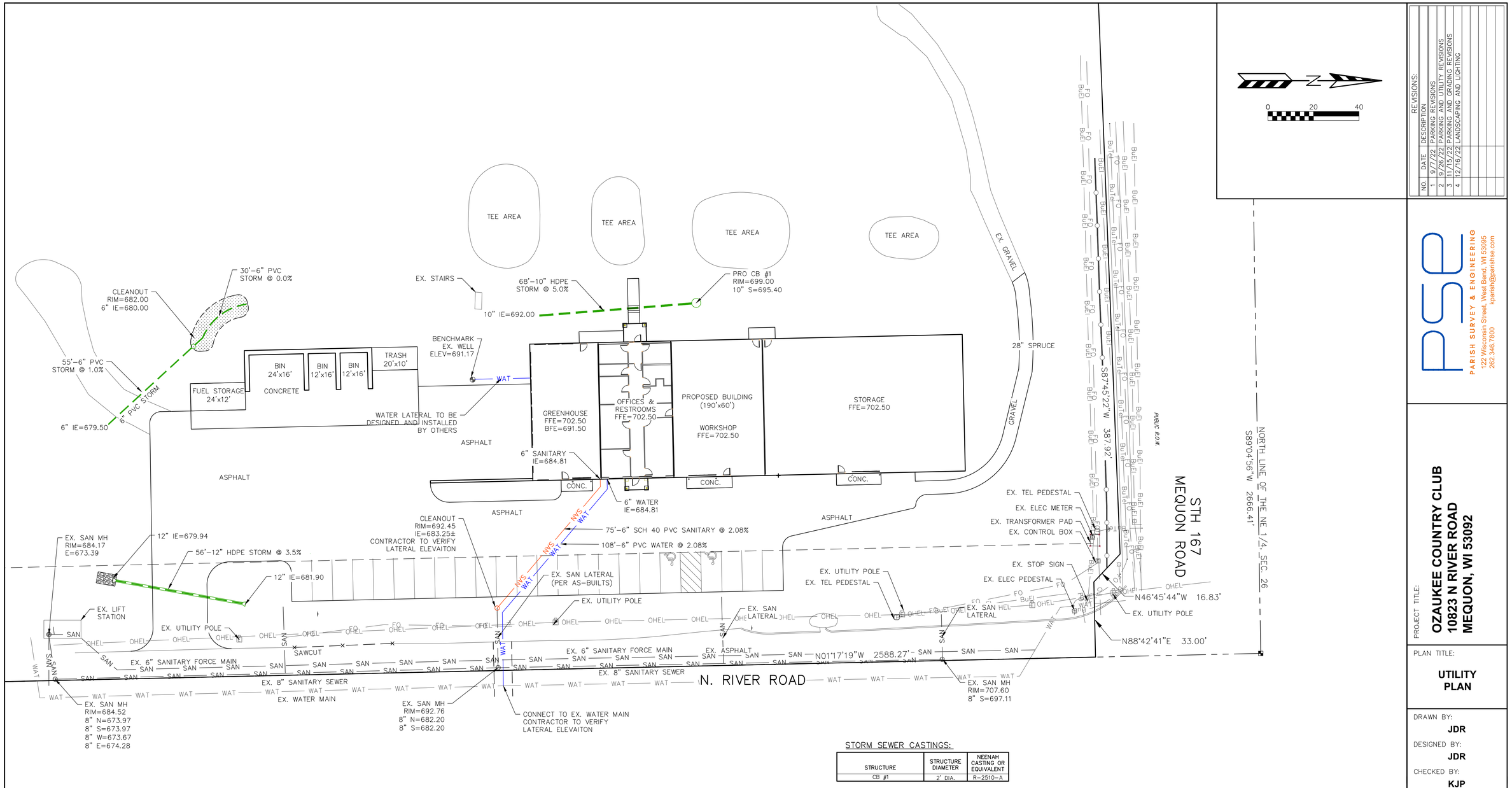
BID SET

SHEET NO:
C1.04

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- EX 934.23 – EXISTING SPOT ELEVATION.
- 934.23 – PROPOSED CURB FLANGE ELEVATION.
- TC 934.23 – PROPOSED TOP OF CURB ELEVATION.
- SW 934.23 – PROPOSED SIDEWALK ELEVATION.
- EP 934.23 – PROPOSED EDGE OF PAVEMENT ELEVATION.
- EXP 934.23 – PROPOSED BUILDING EXPOSURE ELEVATION.
- FFE 934.23 – PROPOSED BUILDING FIRST FLOOR ELEVATION.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.

Attachment: Packet Docs. OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)



STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
CB #1	2' DIA.	R-2510-A

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/7/22	PARKING REVISIONS
2	9/26/22	PARKING AND UTILITY REVISIONS
3	11/15/22	PARKING AND GRADING REVISIONS
4	12/16/22	LANDSCAPING AND LIGHTING

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

PROJECT TITLE:
OZAUKEE COUNTRY CLUB
10823 N RIVER ROAD
MEQUON, WI 53092

PLAN TITLE:
UTILITY PLAN

DRAWN BY: **JDR**

DESIGNED BY: **JDR**

CHECKED BY: **KJP**

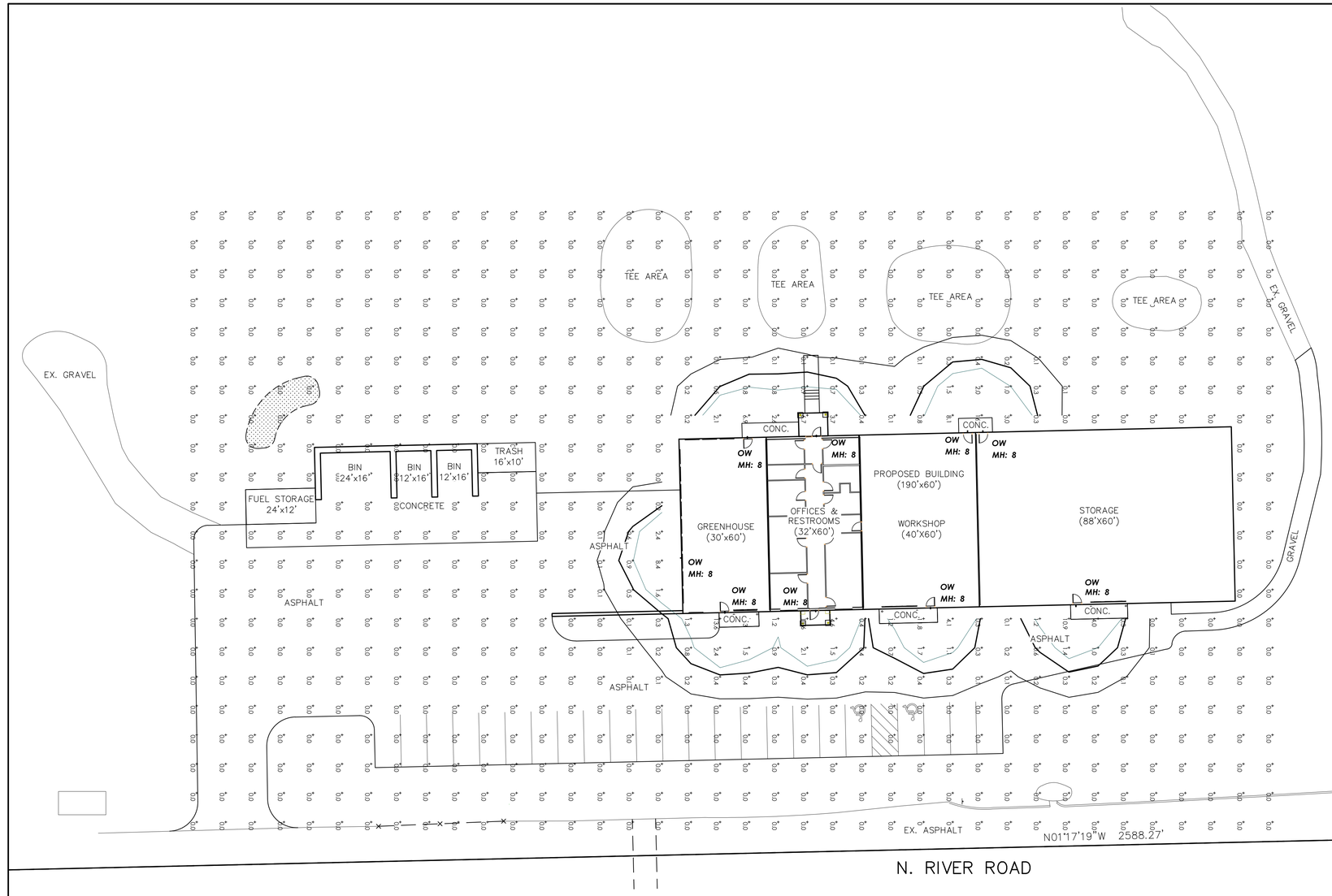
PLAN DATE: **12-16-2022**

PROJECT NO: **\PS-10-22**

BID SET

SHEET NO:
C1.05

Attachment: Packet Docs. OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)



NOTES:

1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
5) EGRESS CALC POINTS @ 0" A.F.F
6) MLAZGAR ASSOCIATES ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

MLAZGAR ASSOCIATES

LUMINAIRE SCHEDULE

Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
⊡	9	OW	LUMARK	AXCS2A	SINGLE	2,561	20.7	0.900

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
STE	Illuminance	Fc	0.24	16.7	0.00	N.A.	N.A.

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
OZAUKEE COUNTRY CLUB
10823 N RIVER ROAD
MEQUON, WI 53092

PLAN TITLE:
LIGHTING PLAN

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **12-16-2022**

PROJECT NO: \PS-10-22\

BID SET

SHEET NO:
C1.07

Attachment: Packet Docs, OzCC (8087 : Parish Surv

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382–383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY–EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1–800–242–8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON–SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER.PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF–ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW.THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM–D–423) AND PLASTICITY INDEX (ASTM D–424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON–FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM(ASTM D–2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D–698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN–SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN –1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING,HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D–398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF–ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/– 1" FOR LANDSCAPE AREAS AND +/– ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH EROSION MATTING. EROSION MATTING SHALL CONFORM TO WISDOT STANDARD SPEC 628 AND BE FOUND ON THE PRODUCT ACCEPTABILITY LIST (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N–12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D–3034, SDR–26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C–76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C–478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSNYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M–294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D–3034, SDR–35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D–3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C–900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MEQUON AND WISCONSIN DSPS STANDARDS.
14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR SHALL CONTACT THE CITY OF MEQUON PRIOR TO CONNECTING TO THE 8" WATER MAIN IN N. RIVER ROAD.
18. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
19. ALL WORK WITHIN THE CITY RIGHT–OF–WAY REQUIRES A PERMIT FROM THE CITY OF MEQUON PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1–1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58–28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.025 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, AND NON–FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C–94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

   PARKING STALLS: WHITE
   PEDESTRIAN CROSSWALKS: WHITE
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
   ADA SYMBOLS; WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO–TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/7/22	PARKING REVISIONS
2	9/26/22	PARKING AND UTILITY REVISIONS
3	11/15/22	PARKING AND GRADING REVISIONS
4	12/16/22	LANDSCAPING AND LIGHTING

PARISH SURVEY & ENGINEERING
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PROJECT TITLE:
OZAUKEE COUNTRY CLUB
10823 N RIVER ROAD
MEQUON, WI 53092

PLAN TITLE:
CONSTRUCTION SPECIFICATIONS AND NOTES

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **12-16-2022**

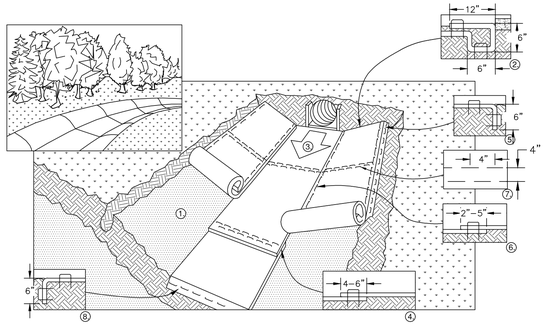
PROJECT NO: **\PS-10-22**

BID SET

SHEET NO:
C1.08

Attachment: Packet Docs, OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

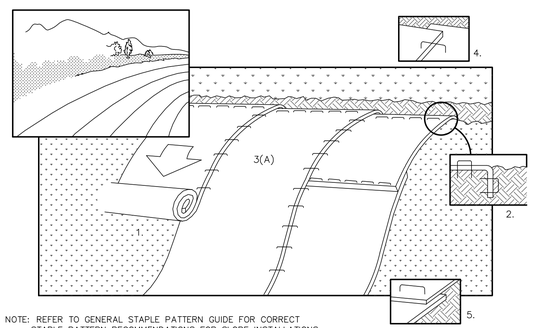
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

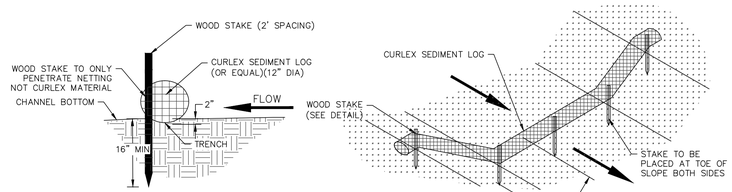
EROSION CONTROL MAT – CHANNEL INSTALLATION



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

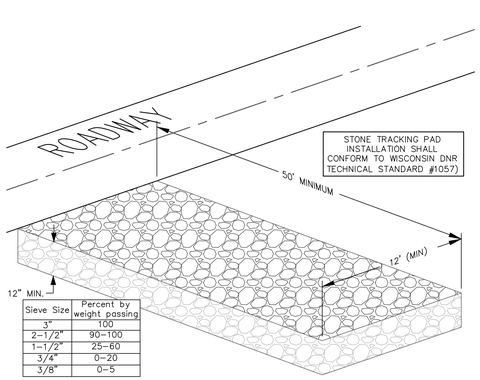
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

EROSION CONTROL MAT – SLOPE INSTALLATION



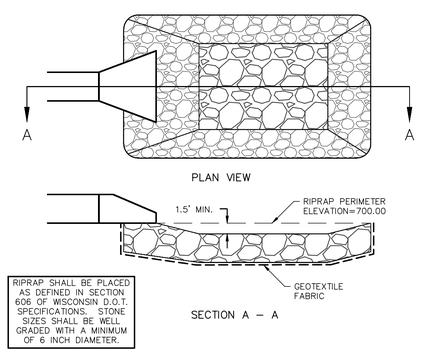
SPACING BETWEEN CURLEX SEDIMENT LOGS				
CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5

SEDIMENT LOG DETAIL



Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

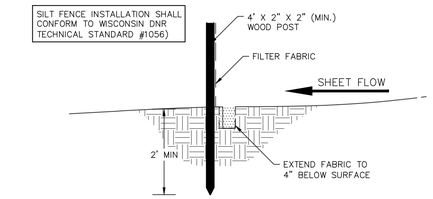
STONE TRACKING PAD DETAIL



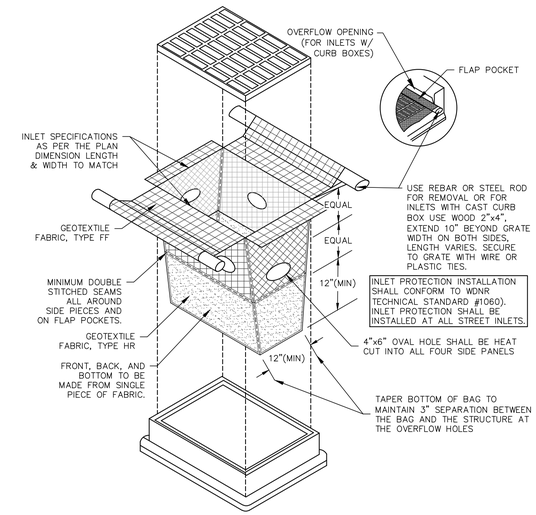
PLAN VIEW

SECTION A – A

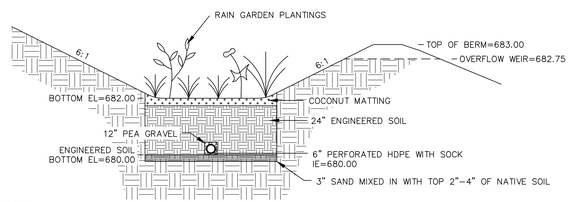
RIPRAP/STILLING BASIN DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)



TYPE D-HR INLET PROTECTION DETAIL



GENERAL NOTES:
1. RAIN GAREN SHALL BE CONSTRUCTED ACCORDING TO WDNR TECHNICAL STANDARD #1009. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE RAIN GARDEN IN CONFORMANCE WITH THE REQUIREMENTS.
2. THE ENGINEERED SOIL SHALL CONSIST OF 70 TO 85% SILICA SAND; 15 TO 30% COMPOST W/ PH 5.5-8.0 **COMPOST SHALL MEET WDNR SPECIFICATION S100.**
3. RAIN GARDEN SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED.
4. STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND, WASHED QUARTZ OR SILICA 0.02 – 0.04 INCHES IN DIA., 3 INCHES DEEP AND VERTICALLY MIXED TO A DEPTH OF 2-4 INCHES.
5. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED HDPE PIPE, BETWEEN THE PEA GRAVEL AND ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE PIPE.
6. BIO-RETENTION DEVICE PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED N THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.
7. ONCE CONSTRUCTION OF THE RAIN GARDEN BEGINS, THE RAIN GARDEN SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
8. PLACEMENT OF ENGINEERED SOIL SHALL BE SUSPENDED IN PERIODS OF RAINFALL, PONDING AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
9. ENGINEERED SOIL SHALL BE PLACED IN THE RAIN GARDEN IN 12 INCH LIFTS TO AVOID COMPACTION.
10. ENGINEERED SOIL PLACED IN THE RAIN GARDEN SHALL NOT BE COMPACTED.

RAIN GARDEN DETAIL

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/7/22	PARKING REVISIONS
2	9/26/22	PARKING AND UTILITY REVISIONS
3	11/15/22	PARKING AND GRADING REVISIONS
4	12/16/22	LANDSCAPING AND LIGHTING

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

PROJECT TITLE:
OZAUKEE COUNTRY CLUB
10823 N RIVER ROAD
MEQUON, WI 53092

PLAN TITLE:
EROSION CONTROL DETAILS

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

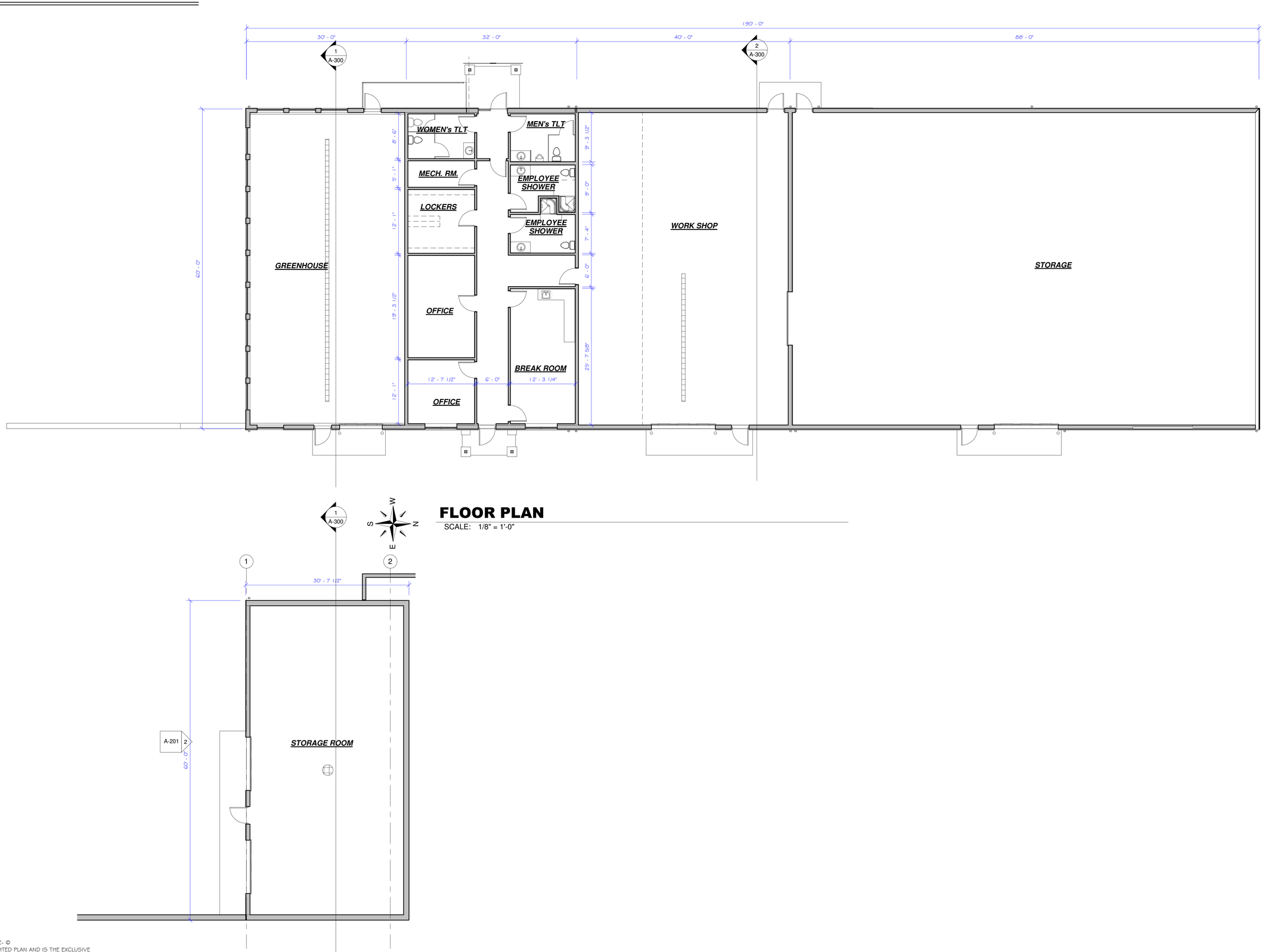
PLAN DATE: **12-16-2022**

PROJECT NO: **\PS-10-22**

BID SET

SHEET NO:
C1.09

Attachment: Packet Docs, OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)



FLOOR PLAN

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

BASEMENT FL.EL.

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

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Peter Schwabe Inc.
CONSTRUCTION
PROVEN PERFORMANCE FOR 80 YEARS

13890 BISHOPS DRIVE, SUITE 100
BROOKFIELD, WI 53005
262-662-5551

PRELIMINARY

09/23/2022

OZAUKEE COUNTRY CLUB
NEW MAINTENANCE FACILITY
111 175 N. RIVER ROAD
MEQUON, WI

PROJECT DATA

DATE:

JOB NUMBER:

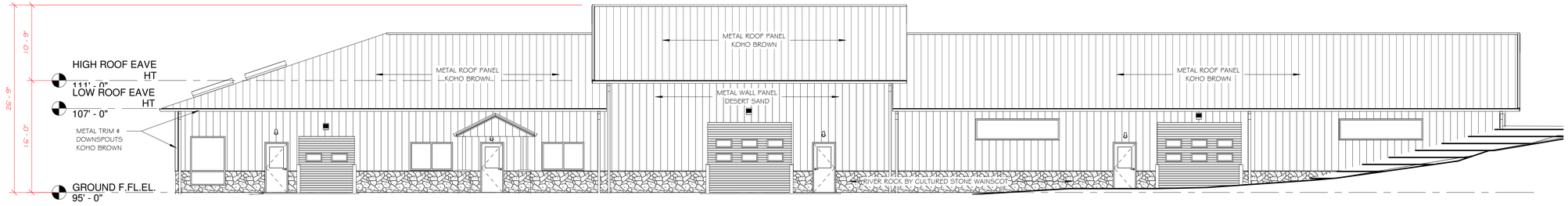
SHEET NUMBER:

A-100

NOT FOR CONSTRUCTION

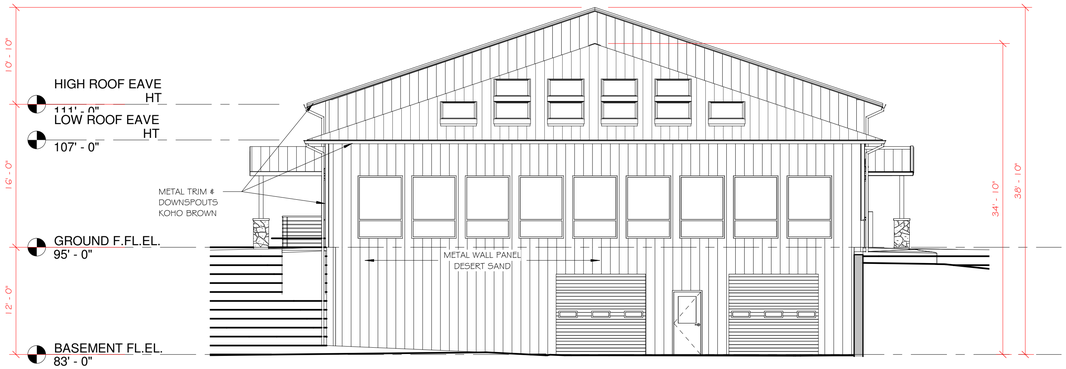
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12/12/2022 10:35:02 AM



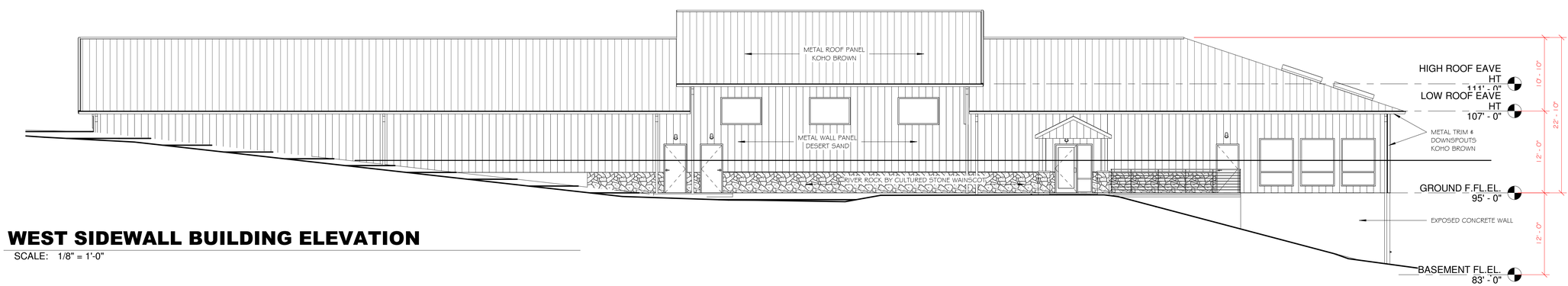
EAST SIDEWALL BUILDING ELEVATION

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



SOUTH ENDWALL BUILDING ELEVATION

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



WEST SIDEWALL BUILDING ELEVATION

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

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NOT FOR CONSTRUCTION

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Peter Schwabe Inc.
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PROVEN PERFORMANCE FOR 85 YEARS

13890 BISHOPS DRIVE, SUITE 100
BROOKFIELD, WI 53005
262-662-5551

PRELIMINARY

09/08/2022
09/23/2022
12/12/2022

OZAUKEE COUNTRY CLUB
NEW MAINTENANCE FACILITY
111 175 N. RIVER ROAD
MEQUON, WI

PROJECT DATA

DATE:

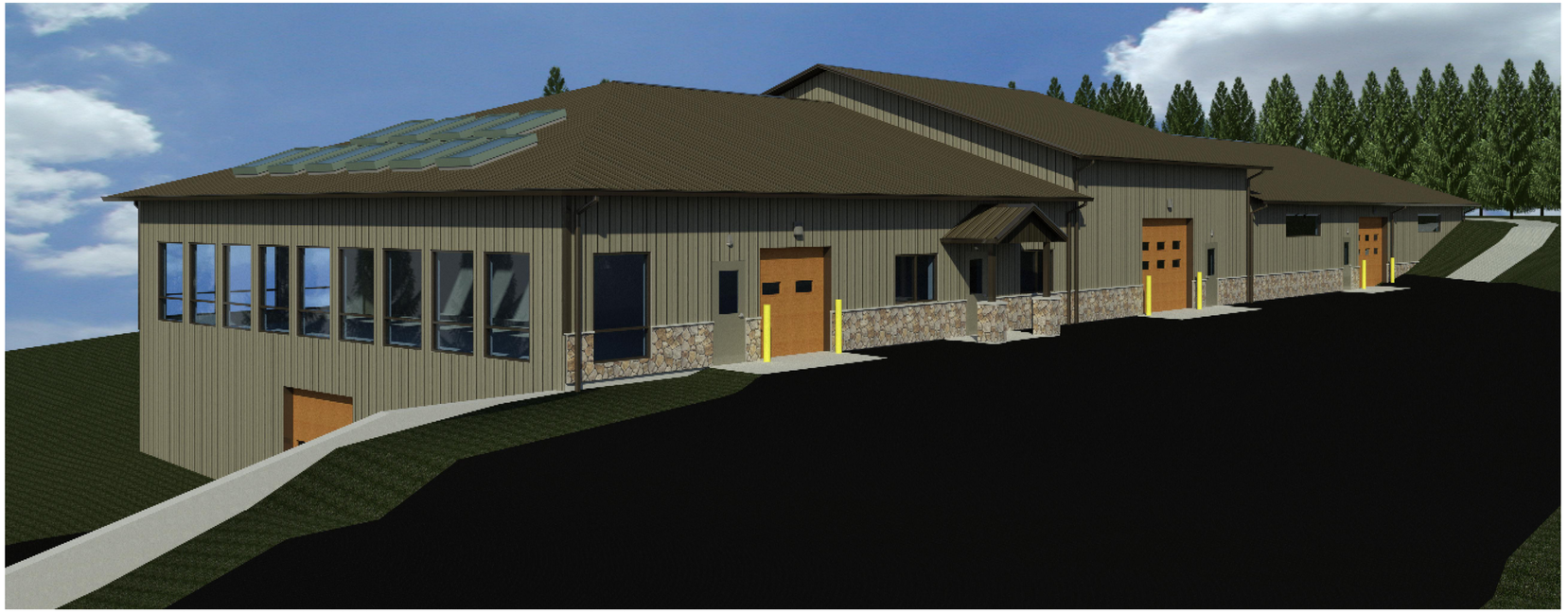
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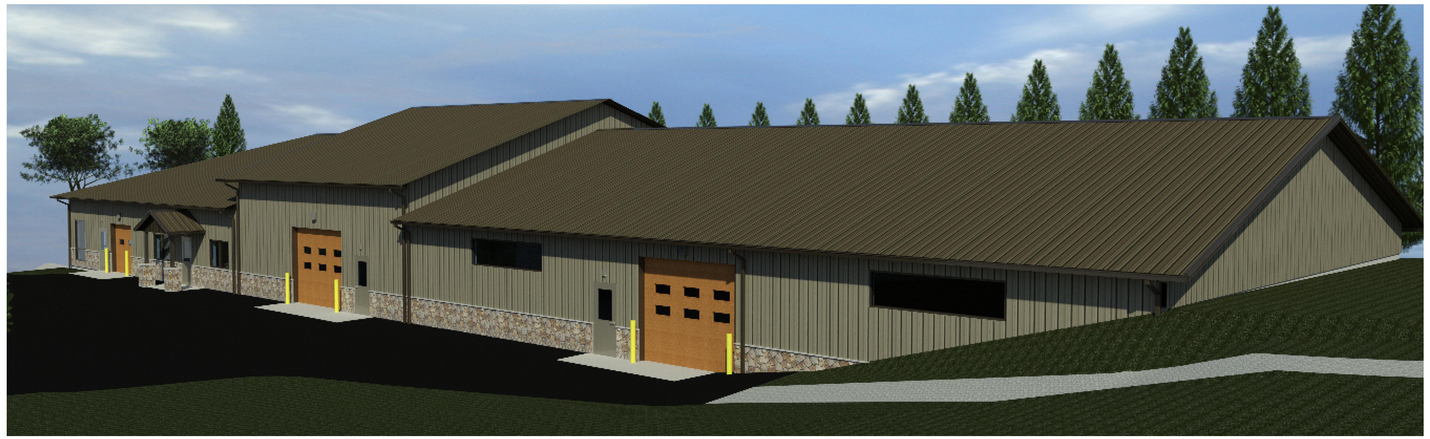
SHEET NUMBER:

A-201

12/12/2022 10:35:04 AM

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)



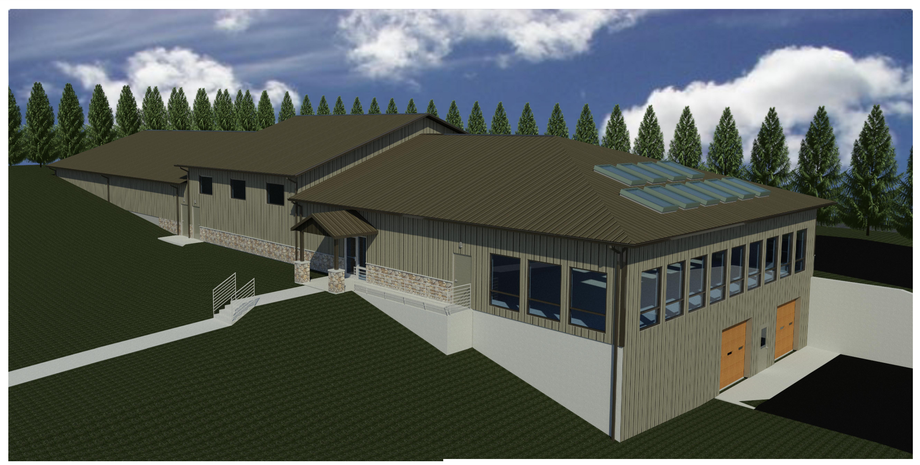




WAINSCOT:
CULTURED STONE MANUFACTURED VENEER -
RIVER ROCK, EARTH BLEND



METAL WALL PANEL:
MULTI-V RIB - BEIGE COLOR



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13890 BISHOPS DRIVE, SUITE 100
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PRELIMINARY

09/08/2022
09/23/2022
12/12/2022

OZAUKEE COUNTRY CLUB
NEW MAINTENANCE FACILITY
111 175 N. RIVER ROAD
MEQUON, WI

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NOT FOR CONSTRUCTION

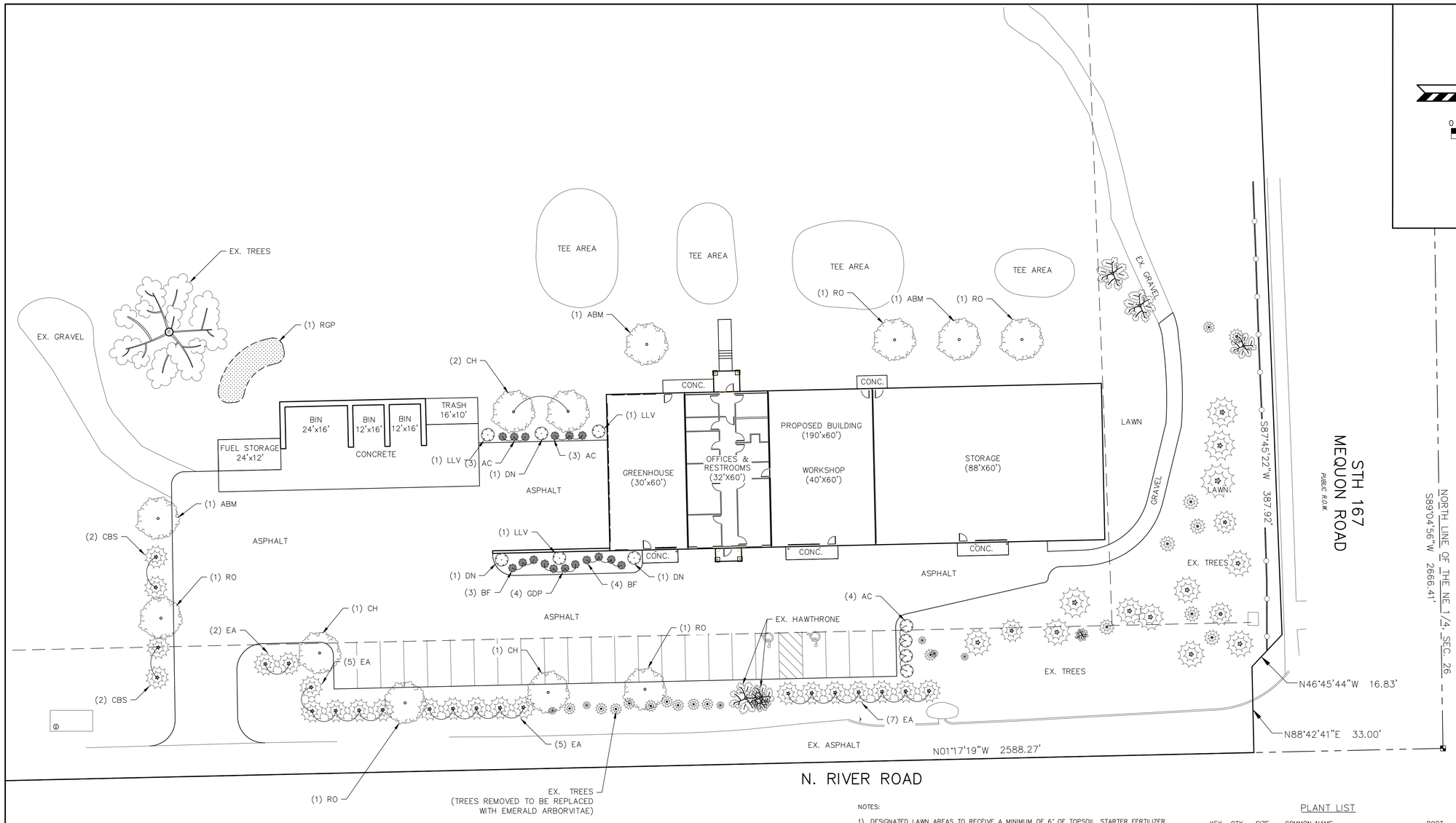
PROJECT DATA

DATE:
JOB NUMBER:
SHEET NUMBER:

A-202

12/12/2022 10:35:04 AM

Attachment: Packet Docs_OzCC (6087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)



NOTES:

1) DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND LOCALLY GROWN BLUEGRASS SOD.
2) PARKING LOT ISLANDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH #2 WASHED STONE MULCH SPREAD TO A DEPTH OF 3" OVER WEED BARRIER FABRIC.
3) FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF 3".
4) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4' DIAMETER) SPREAD TO A DEPTH OF 3"
5) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
6) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.
7) NUMBER AND LOCATION OF PLANTINGS TO REPLACE REMOVED SPECIMEN TREES SHALL BE AGREED UPON BY THE OWNER AND THE CITY OF MEQUON FORESTER.

PLANT LIST

KEY	QTY	SIZE	COMMON NAME	ROOT
	(5)		CANOPY TREES	
ABM	3	2"	AUTUMN BLAZE MAPLE	BB
RO	5	2"	RED OAK	BB
CH	4	2"	COMMON HACKBERRY	BB
	(4)		EVERGREEN TREES	
CBS	4	4'	COLORADO BLUE SPRUCE	BB
			UPRIGHT EVERGREEN SHRUBS	
EA	19	4'	EMERALD ARBORVITAE	BB
	(27)		DECIDUOUS SHRUBS	
AC	10	18"	ALPINE CURRANT	POT
BF	7	18"	BRONX FORSYTHIA	POT
DN	3	24"	DIABLO NINEBARK	POT
GDP	4	18"	GOLD DROP POTENTILLA	POT
LLV	3	36"	LEATHER LEAF VIBURNUM	POT
			BIO-RETENTION PLANTINGS	
RGP	300	2 ½"	(PLANTED 12" ON CENTER)	PLUG
			COMMON BLUE STAR	
			BOTTLE GENTINE	
			OBEDIENT PLANT	
			COLUMBINE	
			SWITCHGRASS	
			BLACK EYED SUSAN	
			WILD IRIS	
			SWAMP MILKWEED	
			WHITE TURTLEHEAD	
			CARDINAL FLOWER	
			TURK'S CAP LILY	
			LITTLE BLUESTEM	

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/7/22	PARKING REVISIONS
2	9/26/22	PARKING AND UTILITY REVISIONS
3	11/15/22	PARKING AND GRADING REVISIONS
4	12/16/22	LANDSCAPING AND LIGHTING

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

PROJECT TITLE:
OZAUKEE COUNTRY CLUB
10823 N RIVER ROAD
MEQUON, WI 53092

PLAN TITLE:
LANDSCAPE PLAN

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**
PLAN DATE: **12-16-2022**
PROJECT NO: **\PS-10-22**
BID SET
SHEET NO:
C1.06

Attachment: Packet Docs, OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

January 2nd, 2023

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

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural & planning review services. The following is a review of the landscape submittal for the Ozaukee Country Club's proposed /redevelopment and expansion of the Maintenance & OP's Center. This is the first review of the Ozaukee Country / landscape plan dated 12/16/22. The landscape plans were developed by PSE - Parish Survey & Engineering. The plans are not stamped by a WI RLA.

Completing this review is difficult due to the lack of the following information not present in the plan:

1. Clear representation of the N. River Road ROW / the Ozaukee Country Club's Property lines.
2. Without the ROW/PL demarcation, it is difficult to establish if this proposal meets buffering and parling setback requirements. <"**Assuming**" the N. River Road is either a 62' or 66' wide ROW, the proposal's parking buffer plantings will be within the N. River Road ROW. This is a precedent, I would not recommend.
3. Also, I am unsure where in Mequon, a Proposed P-Lot expansion has been installed with a 0' setback from the PL?

The nature of this review will be to assess a limited portion of the Ozaukee Country Club site. This landscape review will look at the proposed revisions and the relocation & layout of the plan elements. The proposed Landscaping must address both, aesthetic design and buffering of the proposed site uses. Additionally, this review will assess the landscape plan proposal's plant palette; proposed plant density per use Zone and this review will attempt to addresses the Planning Commission's request for greater buffering/treatments at the following site zones: 1. Street Frontage Zone; 2. Property Line Buffer Zone; 3. Parking Lot Zones; 4. Delivery/Loading Dock/ Exterior Storage Zone 5. Detention/Retention Basins.

General Review Observations: Dated 01/02/23, the single plan sheet is titled: C1.06 - Landscape Plan. This is a review involving an existing Institutional zoned site. This review assumes the lack of a PL/N. River Rd ROW Line is a pre-existing condition and Mequon Planning Office will address any possible issues. The plans are NOT currently sealed or signed by a WI RLA, as required by code, this is a City of Mequon requirement.

- Sheet C1.06 – Landscape, is provided at a discernable 1"=20' scale, the PDF submitted is partially printed in grey and the line widths are very thin. The print quality, in conjunction with the lack of descriptive notes, plan callouts or labeling, creates a number of legibility issues within the plan sheet. The combination of these factors makes the plan not easily discernable.
  - Sheet C1.06 includes a plant schedule. The Plant Schedule provides: common name, but fails t provide the required scientific name <Genus & Species>. See the notes below for the recommende proposed plant size revisions and the proposed quantities The Plant Schedule "Size" Specification provided in C1.06's Plant Schedule shall be revised; Mequon Planning Staff shall require to b amended per the enclosed notes, below.

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

- The proposed landscape design uses a "minimalistic landscape approach". With that stated, the comments provided below outlines the areas of non-compliance and seeks ways to improve the submission. This reviewer is not oblivious that this is a Maintenance & Operations building, but it is important to consider this application is introducing an expansion of structures, 24 new parking stalls which are setback less than 10' from the existing N. River Road, as well as moving the Fueling operations to the center point of the Entry.

❖ ***BIO-RETENSION/DETENTION BASIN/ BIO-SWALE COVER***

- The submittal includes a Typical Note, calling for a 2 ½" something, to be planted 12" O.C. Without grading plan, the proposal graphically notes the Bio-Retention limits, but this approach provides n clarity or definition of the design intent…other than, create a depression & install 300 plants.
- The central bio-swales/ detention basin/ drainage conveyance, located in the center of the proposa requires additional definition. The City of Mequon Staff shall require, the plans to be modified t include: Type of and the SY area of Sod/Turf to be applied. Also, the Landscape Plan L-1.0 shall b amended, to include:
- The design should provide how the Bio-Detention Basin plantings will be sustainable?
- How will the plants be maintained and, or how often will dead plantings be replaced? What is the planned schedule?
- If/when there is a fuel spill, how will the Bio-Detention area be reclaimed?

❖ ***Landscape Schedule Review: Sheet C1.06- Overview***

➢ **Outline of the <u>proposed plant types</u> and quantities:**

- Three deciduous Tree Species, (Total proposed deciduous trees – 12)
- Two Coniferous Tree Species, (Total proposed conifer trees –23)
- Five Deciduous Shrub Species, (Total proposed decid. shrubs –27)

I recommend City Staff & the P&Z Board require the proposed plant sizes to be revised to the following size standards:

- The plant schedule shall be amended to specify all:
- **<u>All Deciduous trees shall have a minimum 3.5 inch caliper @ 16" above the root ball</u>**.
- The two proposed Conifer trees shall have a minimum 7ft height (to the top lateral branch, not to the to of the central leader) above the rootball.
  - The proposed plant palettes are commonly reused throughout Ozaukee Co.
  - None of the proposed plants are listed in the 2017 or 2019 Wisconsin NCRS Invasive prohibite or regulated use lists.

➢ *Sheets C1.06 - <Zone Review/Comments>:*

The submittal is organized and provides the following: 1. Street Frontage Zone; 2. Property Line Buffer Zone; 3. Parking Lot Zones; 4. Delivery/Loading Dock/ Exterior Storage Zone 5. Detention/Retention Basins.

- Each proposed/Exisitng plant can only be applied to meet (1) Zone's requirements.

- **<u>Street Frontage Zone</u>**:

Code requires an approved Street Tree, each side of the ROW/Private Drive @ the rate of 1 tree/35 C length of:

- *Plan does not meet traditional City of Mequon requirements. Action required by City staff.*

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

- *12 Existing Arborvitae are shown remaining, but the plan has inserted the following note: EX TREES (Trees Removed to be replaced with Emerald Arborvitae). This approach fails to address th development issue of providing buffering. It appears the Ex. trees will be adversely impacted by th proposed P-lot grading requirements. Which is why, the proposal should depict the trees removed an propose the location and # of replacement trees. <since the existing Arborvitae trees have a 5' diam, would suggest the design increase the planting density to reduce the light impacts in the N. River Roa ROW, from the proposed Plot spaces. Or, the applicant can provide a structure that will deliver an opaqu screen from River Road.*

Parking Lot: N/A

The plan provides a deciduous tree every 54-36'. The proposed planting distribution is acceptable and meet the needs for an Institutional use.

Property Line/ROW Buffer: **As an existing Institutional submittal, t**he plan fails to depict a line tha could represent a PL. This proposal is increasing the use of the area and simultaneously is increasing the fueling" station visibility. I would suggest this revised layout gives little to no consideration to Bufferin or reducing the opacity to either the fueling operation and the Exterior Storage bins. I would suggest fo the owner of this proposal, to have their designer attempt to mitigate that sound and visual impacts b installing layers of trees, shrubs and perennials.

- *Plan does not meet traditional City of Mequon requirements. Action required by City staff.*

Building Foundation Plantings – The proposal minimally addresses building footings. The plans provide minimum treatment at the foundation edge, for all 42 townhouses. ***As an Existing Institutional use- th Plan meets the new code requirements.***

Refuse/Recycle Center Buffer -Exterior Storage Buffer /Loading Dock Buffer/ Fueling Station Buffer

As stated above: This proposal is increasing the use of the area and simultaneously is increasing th "fueling" station visibility. Minimally, I would suggest this revised layout gives little to no consideration t Buffering or reducing the opacity to either the fueling operation, or the Exterior Storage bins. I woul suggest for the owner of this proposal, to have their designer attempt to mitigate that sound and visua impacts by installing layers of trees, shrubs and perennials.

- *Plan does not meet traditional City of Mequon requirements. Action required by City staff.*

Summary of Landscape Observations & Recommendations:

- It is this reviewer's opinion, the Planning Commission/City Staff should require: 1) Require th recommended Plant Size caliper revision, as outlined; 2) Revise the Plan to include the Bio-Retention pla layout, as outlined 3) Increase the Conifer Density along N. River Road to reduce the opacity of the Parkin lot, the Refuse & Storage Bins, the Fueling Station. 4) the Bio-Retention swale has no buffering; nor do th plans indicate what type of hydric-friendly turf mix is being applied to stabilize that area which will b highly impacted by repeated stormwater runoff loading. The Bio-Retention swale is shown to be receivin the hydrologic loading of the majority this proposed development. Seeded grass will have an extremel difficult time to establish in this area. I would recommend a rolled Wet-mix turf; something with a mixe concentration of both sedges & grasses. 5) Revise the following general notes: Amend the notes to includ the total length of Plastic Edging required on the plan and specify what "Brand" of edging< MFG>?

This concludes the landscape review of the Ozaukee Country Club Maintenance/OP's submittal. I hope City c Mequon planning staff and the commission finds the information presented and recommendations useful.

Sincerely,

M. Terry Higgins

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

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

Document Number	**STORM WATER FACILITIES MAINTENANCE & EASEMENT DECLARATION AND AGREEMENT** Document Name	

THIS STORM WATER FACILITIES MAINTENANCE AND EASEMENT AGREEMENT (hereinafter "**Agreement**"), is made and entered into as of _____, 20_____ by and between Ozaukee County Club, ("**Owner**"), and the City of Mequon ("**City**").

WHEREAS Owner owns certain real property situated in City of Mequon, Ozaukee County, Wisconsin, described on Exhibit B attached hereto and incorporated herein by reference ("**Property**"); and

WHEREAS, Owner desires to declare and establish certain nonexclusive easements over and across a portion of Property with regard to _____, detention pond and related facilities, which areas are described and illustrated on Exhibit A ("**Easement Area**") and a covenant and non-exclusive, perpetual easement for the maintenance of _____, detention pond and related facilities to be constructed in accordance with the plans and specifications for Storm Water Facilities approved by the City of Mequon on _____, 20_____; and Milwaukee Metropolitan Sewerage District on _____, 20_____.

Recording Data

Name and Return Address

Kristen B. Lundeen
City of Mequon
11333 N. Cedarburg Road
Mequon, WI 53092

14-026-01-000
Parcel Identification Number (PIN)

WHEREAS, the City has, pursuant to its ordinances and engineering standards regulating land development and design and performance standards associated therewith, imposed certain conditions to ensure, in part, compliance with such requirements; and

WHEREAS, Owner desires to make certain other covenants and agreements as hereinafter are more specifically set forth with regard to such requirements.

NOW, THEREFORE, in consideration of the foregoing, including the plan approvals by the City of Mequon, and the covenants and declarations as hereinafter set forth, and in obedience to the ordinances and engineering standards of the City of Mequon, IT IS DECLARED as follows:

1. DECLARATION OF A PERPETUAL EASEMENT. Owner hereby declares and reserves for itself, its successors, and assigns, forever, the covenants contained herein, and a non-exclusive easement, for the benefit of Property, in the Easement Area, including the right and authority to construct, use, operate, maintain and repair (including reconstruction) the approved storm water facilities, including but not limited to the rain garden and related facilities, and tributary connections ("**Storm Water Facilities**") in the Easement Area.

2. REPAIR & MAINTENANCE Owner, its successors, and assigns, shall be responsible for repair, maintenance and recertification of the rain garden and related facilities constructed within the Easement Area. Such maintenance may include, but not be limited to, providing normal, usual and customary cleaning and maintenance, which may include litter control, grass swale stabilization, outlet structure inspection and maintenance, and maintenance of all surrounding grass areas and landscaping so that the rain garden and related facilities continue to meet the same performance standards in accordance with which they were originally constructed as provided in Section 58-678 of the Mequon Code or any successor provision(s) of the Code. If, in the opinion of the City engineer of the City of Mequon, owner or its successors or assigns, fails to repair or maintain, or recertify such Storm Water Facilities in accordance with Section 58-678 of the Mequon Code, the City may give owner, its successors or assigns written notice requiring that the failure be cured within thirty (30) days (or such other reasonable period of time) thereafter. If owner or its successors or assigns fails to comply with the demands of the notice, it shall be subject to the remedies and penalties provided in Section 58-678 of the Mequon Code, or any successor

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

provision(s) of the Code, and the City shall have the right but not the obligation to enter upon the property to provide the required repair, maintenance or recertification, and to charge the cost thereof, including administrative charges, to Property pursuant to Section 66.0627, Wisconsin Statutes. In exercising its obligations hereunder for future maintenance, repair, replacement and recertification, to the extent such work causes or results in removal of or damage or destruction to landscaping plantings, features, elements or amenities of a landscaping plan approved by the City of Mequon, owner, or its successors or assigns shall cause the replacement of said landscaping plantings, features, elements or amenities, unless the reestablishment of the same, or a particular part thereof, would be deleterious to the rain garden, and related facilities, and the City of Mequon agrees to such omission.

3. RIGHT TO DELEGATE. The benefits, burdens and covenants declared and established herein shall run with the land, and to the extent that they require affirmative exercise shall be obligations of the owner of the Property. Owner, its successors in interest and assigns, hereby reserves the right to delegate its responsibilities under this Declaration and Agreement to its agents and contractors, including but not limited to the perpetual right to enter upon the Property, at any time that it may see fit, and construct, maintain, use and repair and recertify all Storm Water Facilities, however, such delegations shall not relieve the owner of the Property of the ultimate responsibility to carry out its obligations hereunder.

4. RESERVATIONS. Owner, its successors in interest and assigns, hereby reserves for itself the right to the use of the storm water system and Storm Water Facilities as may be installed in the Easement Area, subject to all applicable governmental rules, regulations and approvals. Owner and its successors and assigns hereby reserves to itself the right to make such use of the land included within the Easement Area subject to all governmental rules, regulations and approvals, as will not unreasonably disturb or interfere with such Storm Water Facilities or prevent ingress and egress thereto for the purposes of construction, operation, use, maintenance, and repair (including reconstruction) thereof. Subject to all governmental rules and regulations, owner reserves the right to cross and recross the Easement Area with other utility lines, pipes, wires and easements, parking and access easements, and may install paving, curb and gutter, landscaping, signs and other improvements within the Easement Area which are not inconsistent with the grant of the easement herein contained or applicable municipal approvals for Property. Owner and its successors and assigns hereby reserves for itself the right, at its sole cost and expense, to relocate the Easement Area and any Storm Water Facilities located therein, upon consent from the City, which consent shall not be unreasonably withheld or delayed.

5. LIENS. Subject to Section 2 above, and except in so far as owner or its successor or assign owes sums for charges for special services to the City of Mequon or a contractor retained by the City of Mequon to cure failure to maintain, repair, replace or recertify the rain garden and related facilities, and landscaping removed, damaged or destroyed as a result of said work, in the event any liens are filed against Easement Area, or any part thereof, in connection with any work performed by or on behalf of City in connection with any act or omission of City pursuant to this Agreement, City shall cooperate with owner to have the liens discharged of record.

6. NOTICES. Notices in demand required or permitted to be given hereunder shall be given by certified mail, return receipt requested, or by a national express service such as FedEx, in the case of _____, addressed to it at _____ or at such other address as specified in writing by owner, its successors, or assigns.

7. EXHIBITS. All exhibits referred to herein and attached hereto shall be deemed part of the Agreement.

8. RECORDING. The Agreement shall be recorded in the records of Ozaukee County, Wisconsin.

9. GOVERNING LAWS. The laws of the State of Wisconsin shall apply to the Agreement.

10. SEVERABILITY. If any term, provision or condition contained in the Agreement shall, to any extent, be invalid or unenforceable, the remainder of the Agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision or condition of the Agreement shall be valid and enforceable to the fullest extent permitted by law.

11. BINDING ON FUTURE PARTIES. The perpetual easement and all covenants and easements herein shall run with the land and shall inure to the benefit of and be binding upon the parties, their successors and assigns.

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

IN WITNESS WHEREOF, the parties have executed this easement and agreement as of the day and year first above written.

OWNER

By: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF OZAUKEE)

Personally came before me this __ day of_____, 20___, the above named _____ to me known to be such person and acknowledge that he executed the foregoing instrument.

_____
Notary Public, State of Wisconsin
My Commission _____.

CITY OF MEQUON

Approved by: _____
Brian C. Sajdak, City Attorney

By: _____
Andrew Nerbun, Mayor

By: _____
Caroline Fochs, City Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF OZAUKEE)

Personally came before me this __ day of _____, 20_____, the above named Andrew Nerbun and Caroline Fochs, Mayor and Clerk of the City of Mequon, respectively, to me known to be such officers and acknowledge that they executed the foregoing instrument in such capacity.

_____
Notary Public, State of Wisconsin
My Commission_____.

Document Drafted By:
Parish Survey & Engineering, LLC

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

OPERATION AND MAINTENANCE PLAN
STORM WATER MAINTENANCE STANDARDS

The maintenance activities listed below are aimed to ensure the stormwater practices continue serving their intended functions in perpetuity. The list of activities is not all-inclusive, but rather indicates the minimum type of maintenance that can be expected for this particular site.

System Description:

Minimum Maintenance Requirements:

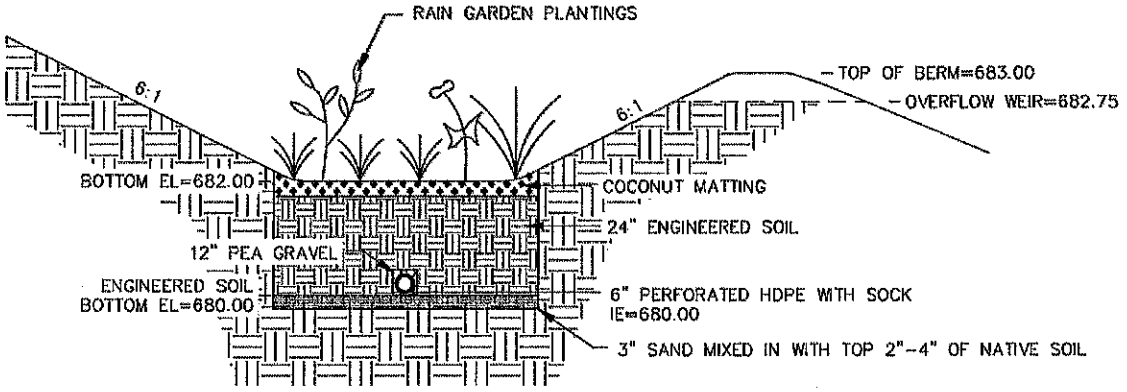
Rain Garden

- Owner shall install Rain Garden in accordance with plans approved by the City. Owner shall maintain records of installation, inspections, cleaning and any other maintenance all in accordance with the applicable Ordinances.
- Visual Inspection of the Rain Garden shall be performed monthly to identify and repair eroded areas and remove liter and debris, if applicable.
- All areas of the Rain Garden where the mulch has been displaced shall be re-mulched as needed. Additional mulch shall be applied annually.
- Snow shall not be dumped directly onto the Rain Garden.
- Maintenance of the Rain Garden will conform to Wisconsin Department of Natural Resources Technical Standard 1009.
- Repair shall be required when surface ponding exists for more than 24 hours after the end of a rainfall event. Cleaning shall consist of removal of sediment, and restoration in-kind. Restoration of plant material shall be by plugging, not seeding alone.
- Any alterations to approved Rain Garden shall be approved by the City. Owner shall maintain records of inspections, cleaning and replacement of the Rain Garden all in accordance with the City of Mequon Ordinances.

Grassed Swales:

- Swales should be inspected periodically during the first year of use and after all major storm events in perpetuity for possible erosion to the channel.
- Trash and other debris should be removed seasonally.
- Channelization, barren areas, and low spots within the channel should be repaired and reseeded.
- Accumulated biomass should be removed periodically.

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)



GENERAL NOTES:

1. RAIN GAREN SHALL BE CONSTRUCTED ACCORDING TO WDNR TECHNICAL STANDARD #1009. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE RAIN GARDEN IN CONFORMANCE WITH THE REQUIREMENTS.
2. THE ENGINEERED SOIL SHALL CONSIST OF 70 TO 85% SILICA SAND; 15 TO 30% COMPOST W/ PH 5.5-8.0 **COMPOST SHALL MEET WDNR SPECIFICATION S100.**
3. RAIN GARDEN SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED.
4. STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND, WASHED QUARTZ OR SILICA 0.02 – 0.04 INCHES IN DIA., 3 INCHES DEEP AND VERTICALLY MIXED TO A DEPTH OF 2-4 INCHES.
5. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED HDPE PIPE, BETWEEN THE PEA GRAVEL AND ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE PIPE.
6. BIO-RETENTION DEVICE PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED N THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.
7. ONCE CONSTRUCTION OF THE RAIN GARDEN BEGINS, THE RAIN GARDEN SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
8. PLACEMENT OF ENGINEERED SOIL SHALL BE SUSPENDED IN PERIODS OF RAINFALL, PONDING AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
9. ENGINEERED SOIL SHALL BE PLACED IN THE RAIN GARDEN IN 12 INCH LIFTS TO AVOID COMPACTION.
10. ENGINEERED SOIL PLACED IN THE RAIN GARDEN SHALL NOT BE COMPACTED.

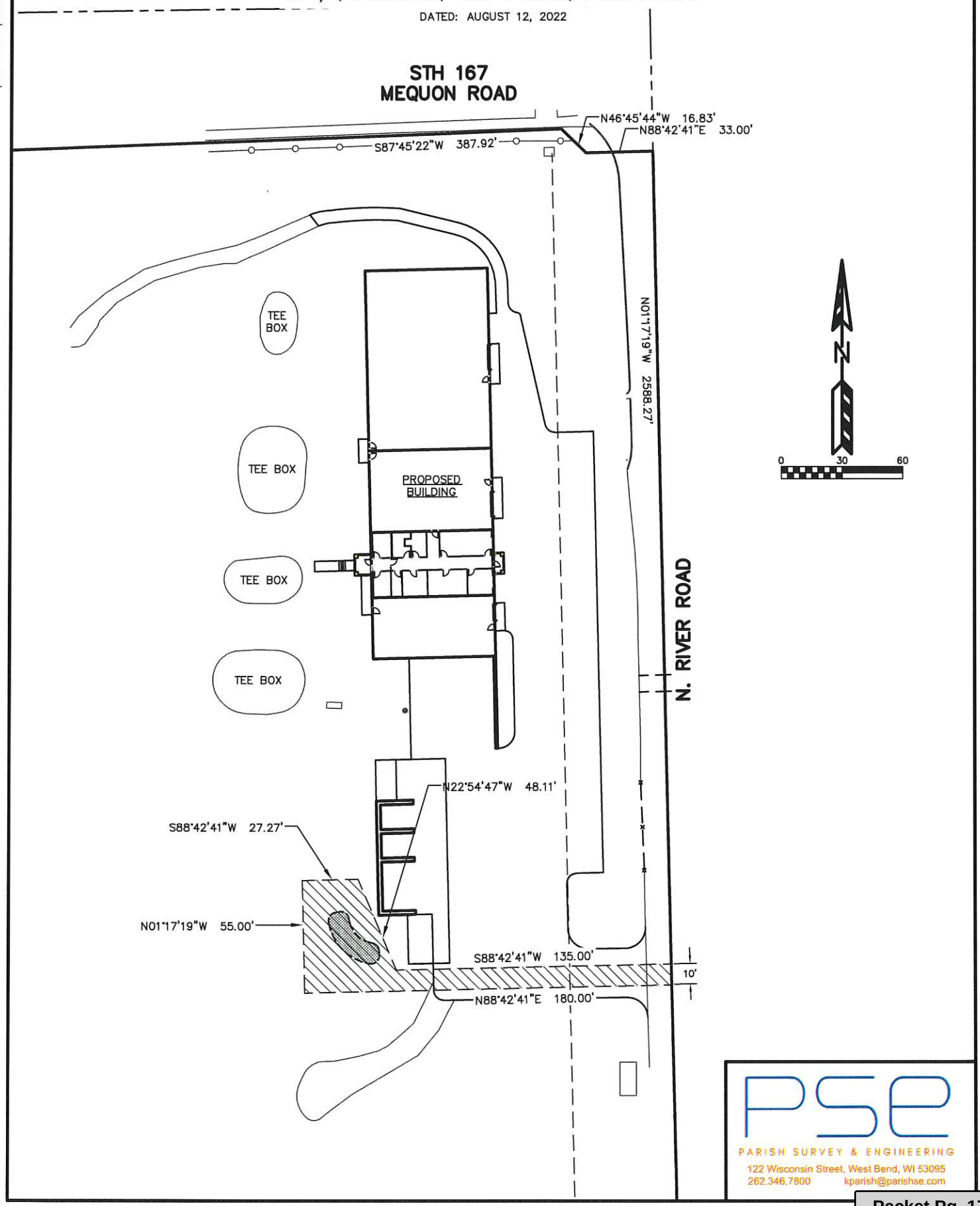
RAIN GARDEN DETAIL

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

\PS-10-22\PS10BASE.DWG

STORM WATER FACILITIES EASEMENT – (EXHIBIT A)

10823 N. RIVER ROAD
CITY OF MEQUON, OZAUKEE, COUNTY, WI
NE 1/4, SECTION 26, TOWN 9 NORTH, RANGE 21 EAST
DATED: AUGUST 12, 2022



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

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

Summary for Pond 1P: Rain Garden

[43] Hint: Has no inflow (Outflow=Zero)

Volume	Invert	Avail.Storage	Storage Description
#1	680.00'	162 cf	**Engineered Soil (Prismatic)**Listed below (Recalc) 600 cf Overall x 27.0% Voids
#2	682.00'	592 cf	**Open Storage (Prismatic)**Listed below (Recalc)
		754 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
680.00	300	0	0
682.00	300	600	600

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
682.00	300	0	0
682.75	733	387	387
683.00	901	204	592

Device	Routing	Invert	Outlet Devices
#1	Primary	680.00'	**Tube/Siphon/Float Valve** 6.000" Diameter, C= 0.600 43.0' Long Tube, Hazen-Williams C= 130 Inlet / Outlet Elev. = 680.00' / 680.00'
#2	Secondary	682.75'	**10.0' long x 6.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.52 2.70 2.68 2.68 2.67 2.66 2.65 2.65 2.65 2.66 2.65 2.67 2.68 2.71 2.75 2.81

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=0.00' (Free Discharge)
└**1=Tube/Siphon/Float Valve** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=0.00' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

Stage-Area-Storage for Pond 1P: Rain Garden

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
680.00	0	681.06	86	682.12	202
680.02	2	681.08	87	682.14	210
680.04	3	681.10	89	682.16	217
680.06	5	681.12	91	682.18	225
680.08	6	681.14	92	682.20	234
680.10	8	681.16	94	682.22	242
680.12	10	681.18	96	682.24	251
680.14	11	681.20	97	682.26	260
680.16	13	681.22	99	682.28	269
680.18	15	681.24	100	682.30	278
680.20	16	681.26	102	682.32	288
680.22	18	681.28	104	682.34	297
680.24	19	681.30	105	682.36	307
680.26	21	681.32	107	682.38	318
680.28	23	681.34	109	682.40	328
680.30	24	681.36	110	682.42	339
680.32	26	681.38	112	682.44	350
680.34	28	681.40	113	682.46	361
680.36	29	681.42	115	682.48	373
680.38	31	681.44	117	682.50	384
680.40	32	681.46	118	682.52	396
680.42	34	681.48	120	682.54	408
680.44	36	681.50	122	682.56	421
680.46	37	681.52	123	682.58	433
680.48	39	681.54	125	682.60	446
680.50	41	681.56	126	682.62	459
680.52	42	681.58	128	682.64	472
680.54	44	681.60	130	682.66	486
680.56	45	681.62	131	682.68	499
680.58	47	681.64	133	682.70	513
680.60	49	681.66	134	682.72	528
680.62	50	681.68	136	682.74	542
680.64	52	681.70	138	682.76	557
680.66	53	681.72	139	682.78	572
680.68	55	681.74	141	682.80	587
680.70	57	681.76	143	682.82	602
680.72	58	681.78	144	682.84	618
680.74	60	681.80	146	682.86	634
680.76	62	681.82	147	682.88	650
680.78	63	681.84	149	682.90	667
680.80	65	681.86	151	682.92	684
680.82	66	681.88	152	682.94	701
680.84	68	681.90	154	682.96	718
680.86	70	681.92	156	682.98	736
680.88	71	681.94	157	683.00	754
680.90	73	681.96	159		
680.92	75	681.98	160		
680.94	76	682.00	162		
680.96	78	682.02	168		
680.98	79	682.04	174		
681.00	81	682.06	181		
681.02	83	682.08	188		
681.04	84	682.10	195		

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

Green Infrastructure Sizing Calculator

Milwaukee Metropolitan Sewerage District

Rain Garden Sizing Calculator (Default)

Click Here to Return to Cover Page



Click Here for Rain Garden Sizing (Default)

Quantities List and Opinion of Probable Construction Cost

Year of Original Opinion of Probable Construction Cost	2022
Anticipated Year of Construction	2023
Annual Inflation Adjustment	3.0%

Note: Please provide specific quantities in blue boxes based on specific design configuration. The other quantities are calculated based on results of the Green Infrastructure Sizing Calculator.

Item #	Item Description	Quantity	Unit	Unit Cost	Total Cost
1	Excavation	39	CY	$ 30.00	$ 1,156
2	Mulch	2	CY	$ 60.00	$ 111
3	Engineered Soil Media	22	CY	$ 80.00	$ 1,778
4	Earthen Berm	40	LF	$ 5.00	$ 200
5	Plantings	300	SF	$ 5.00	$ 1,500
6	Piping	1	LS	$ 500.00	$ 500
7	Erosion Control	1	LS	$ 200.00	$ 200
				Subtotal	$ 5,445
				Contingencies (20%)	$ 1,089
				Total Opinion of Probable Construction Cost	$ 6,534
				Total Opinion of Probable Construction Cost (Adjusted for Inflation)	$ 6,730
				Opinion of Probable Construction Cost per Square Foot of Rain Garden Surface Area	$ 2
				Anticipated Annual Operation and Maintenance Cost for Green Infrastructure Strategy	$ 337

Attachment: Packet Docs_OzCC (8087 : Parish Survey & Engineering, LLC for Ozaukee Country Club)

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 23, 2023**

SUBJECT: **Neumann Development, Inc. The applicant is seeking concept plan, preliminary plat, fill permit and development agreement approval to allow for a 37-lot subdivision for the property located at 1310 W. Highland Road (Highland Meadows).**

Applicant:	Neumann Development Inc.
Status of Applicant:	Offer to Purchase
Requested:	Concept Plan Preliminary Plat Fill Permit greater than 1,000 C.Y. Development Agreement
Existing Zoning:	UCRC (Ulao Creek Residential Cluster)
Land Use Plan:	Residential 1-1.5 Acre
Lot size:	32.72 Acres
Location:	1310 W. Highland Road
Tax Key Number:	#15-007-16-002.00
District:	#5

Background:
The applicant is requesting concept plan approval for a 37-lot subdivision on 32.72 acres at 1310 W Highland Road. The site was recently rezoned to the newly approved UCRC (Ulao Creek Residential Cluster) zoning district. As the Commissioners may recall, the applicant was granted concept plan approval for a 27-lot development on February 9, 2022. The current proposal for 37 lots is based on the desire to serve the site with public sewer.

Concept Plan:
The proposed concept plan shows 37 lots on the 32.72-acre site for a density of 1.13 units/acre. The average lot size is 20,618 square feet with a minimum lot size of 15,550 square feet. The plan shows 34.63 percent of the site as preserved open space. The plan shows access from Port Washington Road and Highland Drive. Access to Port Washington Road is under the jurisdiction of Ozaukee County. The plan shows sidewalks on one side of the main thoroughfare that run through the development. The sidewalk connects to the multi-use path along Highland Road and Port Washington Road and to a trail connection to the north that would connect to Ascension Hospital.

Staff recommends that the path include a branch that leads directly to the Oriole Lane school property. The concept plan complies with all other technical requirements of the code

including the provision that requires 50% of the driveways to be side loading. The lots which will require side loading access are identified on the concept plan.

The plan does not address that section of the code that requires both passive and active amenities in the open space area. Staff believes there is ample space behind lots 34 and 35 or adjacent to Lot 30 to provide for active amenities such as a tot lot or an outdoor firepit area. In addition, staff is recommending a no mow grass trail to be added along the north and west sides of the development to provide access to the open space and to connect to the hardscape trail along Highland Rand and Port Washington Road.

Preliminary Plat:
The attached preliminary plat for the proposed 37-lot development is consistent with the proposed concept plan. The preliminary plat shows that 20 of the 37 lots exceed the .5-acre lot size (54%) which compiles with the UCRC zoning district. The plat shows filling of a small amount of wetlands on the site with the remainder being located within the proposed outlots (see Engineering Report).

Development Agreement:
Please see attached draft development agreement for Highland Meadows authored by Planning and Engineering staff to address the necessary improvements for the development. The development agreement provides the opportunity to construct three (3) model dwellings prior to final plat approval with the understanding that the units can't be sold, or title transferred until the associated plat is recorded.

Please note that due to existing sanitary capacity issues within the area, the sanitary sewer section was amended from the template to include a restriction and requirement for a storage facility, similar to that required for Ascension, adjacent to this site.

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

Engineering Division will review and approve the individual grading, drainage, erosion control, road, water distribution and sanitary sewer plans in conformance with City ordinances and the Standard Specifications for Land Development (SSLD).

Access is provided through proposed street connections on Highland Road and North Port Washington Road. Connection to Highland Road requires acceleration-deceleration lanes and a bypass lane in accordance with Figure 5 of the SSLD. These improvements are shown on the preliminary civil plans. Connection to North Port Washington Road shall be reviewed and permitted by Ozaukee County. The applicant shall provide permits of approval when obtained.

The right-of-way along Highland Road is dedicated at the 100-foot width of the ultimate right-of-way, therefore, no additional dedication is necessary.

The plat shall include entrance islands and cul-de-sac islands within outlots as required by the SSLD. Staff will review and request modifications to the Falcon Drive island to conform to the SSLD island requirements, resulting in wider pavement around that cul-de-sac.

Wetlands are present on site. A wetland delineation report, including indication of the wetland protective areas, and concurrence by the Department of Natural Resources (DNR) shall be submitted. If the wetland or the wetland protective areas defined in the report impact the proposed lot configuration, subsequent Planning Commission approval is required. Wetland fill/disturbance is proposed as part of the development. No wetland disturbance is allowed without DNR permitting. The applicant shall submit DNR permits when obtained.

The property is within the sewer service area, therefore must connect to public water and public sewer. Sanitary service to the property is available through existing facilities on Highland Road. The development agreement contains language on flow control for the sanitary sewer facilities. Depending on the configuration of the site, the water main may require connection on both Highland Road and Port Washington Road to create a loop and redundancy within the system. Water connection shall conform to the Mequon Water Utility Water Connection Policy.

MMSD will require an updated sanitary sewer flow allocation. The document should be submitted to City engineering staff.

The site proposes an increase in impervious surface in excess of one-half acre and site disturbance of greater than an acre and therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide stormwater management to meet the current City of Mequon, DNR and MMSD criteria. The stormwater management improvements are subject to a drainage financial guarantee per Section 58-677(b) of City ordinance. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management facilities are subject to certification in accordance with Section 58-677 and 58-678 of City ordinance.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the DNR required WRAPP (NOI) permit shall also be provided for the site.

A filling, excavation, and berms permit is required. The total amount of filling and excavation is anticipated to be greater than 1,000 cubic yards. A haul route shall be provided for staff approval and a haul route bond will be required. The haul route and haul route bond are intended to protect City streets from the increase in the amount of hauled material.

Staff Recommendation:
Planning staff recommends approval of the preliminary plat and the minor request for fill quantity exceeding 1,000 cubic yards subject to the following condition(s):

1. The multi-use path shall include the approved light fixture and spacing requirement of the Ulao Creek neighborhood.
2. The open space plan shall include active amenities in the open space to be reviewed and approved by staff.
3. All existing wetlands shall be contained in the outlot.
4. All buildings shall maintain a minimum building setback of 30’ from the public road right-of-way and a minimum 15/20’ offset from the side and rear property lines. Offsets to wetlands as established by the Department of Natural Resources (DNR).
5. The development shall comply with preliminary plat, development agreement, and final plat requirements.

6. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
7. Street trees are subject to the approval of the Tree Board and Planning Commission.
8. Street lighting, if proposed, is subject to the approval of the Planning Commission.
9. Entryway signage and landscaping is subject to the approval of Planning Commission.
10. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any.
11. Access to Port Washington Road is subject to Ozaukee County approval.
12. Connection to Highland Road requires installation of acceleration-deceleration lanes and a bypass lane in accordance with the SSLD.
13. Engineering Division review and approval of the individual grading, drainage, erosion control, road, water distribution and sanitary sewer plans in conformance with City ordinances and the SSLD.
14. The plat shall include entrance islands and cul-de-sac islands within outlots as required by the SSLD. Please note that the island on Falcon Drive requires modification to conform to the standard island configuration.
15. The "DRIVEWAY LOCATION & ORIENTATION NOTES" shall be amended to include the following:
    - The driveways for Lots 1 and 37 shall be located entirely north of the entrance island.
    - The driveways for Lots 27 and 28 shall be located entirely west of the entrance island.
16. The applicant shall submit a wetland delineation report with concurrence by the DNR. If the wetland or the wetland protective areas defined in the report impact the proposed lot configuration, subsequent Planning Commission approval is required.
17. The notes section titled "Wetland Area Restrictions" shall be modified to include the Protective Areas and include the ordinance language: Protective areas. A set-back distance of natural, vegetated areas of land, that are the greatest of the following widths as measured horizontally from the top of the channel or delineated wetland boundary to the closest impervious surface, shall exist to protect the following resource waters.
18. Note 5 within the "Wetland Area Restrictions" shall be modified for Mequon/Ozaukee County.
19. The applicant shall submit DNR permit(s) for wetland fill or disturbance prior to any work.
20. Submittal of a sanitary sewer flow allocation document to be provided to MMSD.
21. Any area needed for sewer flow control storage shall be contained in the right-of-way or in a subdivision outlot. A sanitary sewer easement document will be required if outside City right-of-way.
22. The label for the existing pond shall include the reference to the document number for the recorded Stormwater Maintenance and Easement Agreement.
23. Submittal and City Attorney approval of a Stormwater Maintenance and Easement Agreement.
24. Approval of a storm water management plan for the site in conformance with City ordinances, DNR, and MMSD Chapter 13, including execution of a Storm Water Management Maintenance and Easement Agreement with maintenance provisions for all proposed Best Management Practices (BMPs). Where applicable, the agreement should include maintenance of yard drains and sump pump discharge.
25. 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

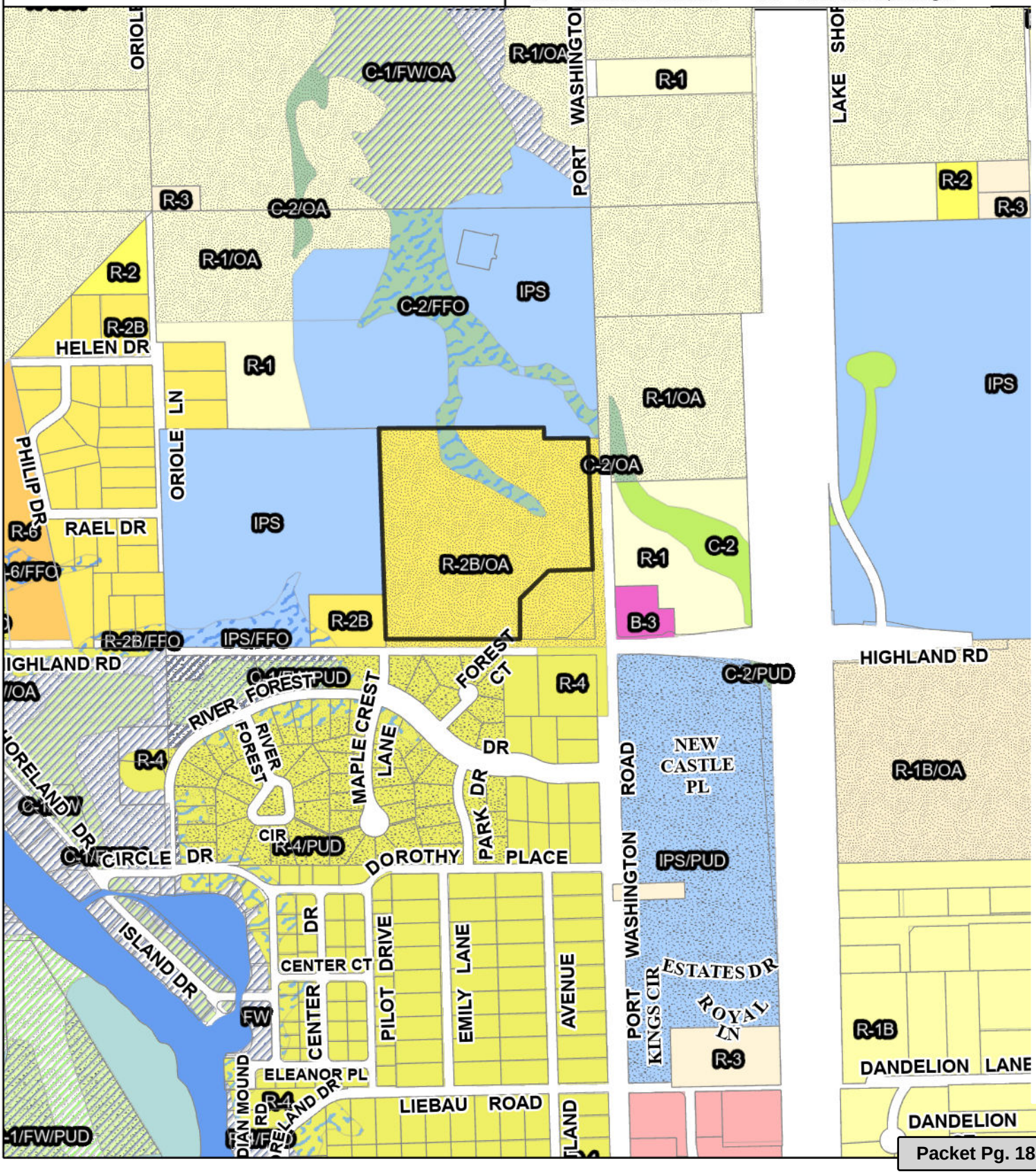
approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

26. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon DNR issuance of a WRAPP permit.
27. Application for and approval of a City Filling and Excavation Permit. A haul route and bond shall be submitted for approval.

Attachments:
PacketDocs_Highland Meadows (PDF)

NEUMANN DEVELOPMENT, INC - DEVELOPMENT AGREEMENT AND PRELIMINARY PLAT

AC	Arrival Corridor	LTD	Limited Use
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: PacketDocs_Highland Meadows (8088 : Neumann Development, Inc.)

TONY EVERS
GOVERNOR
KATHY BLUMENFELD
SECRETARY-DESIGNEE
Plat **R**eview
PO Box 1645, Madison WI 53701
E-mail: plat.review@wi.gov
https://doa.wi.gov/platreview

December 13, 2022

Grady Gosser
TRIO ENGINEERING, LLC
4100 N CALHOUN RD STE 300, BROOKFIELD WI 53005-2000
ggosser@trioeng.com

FILE NO. 121538
HIGHLAND MEADOWS
City of Mequon, Ozaukee County

Dear Grady Gosser:

You have submitted the preliminary plat of HIGHLAND MEADOWS for review. The Department of Administration does not object to this preliminary plat and certifies it as complying with the requirements of: s. 236.16, and s. 236.20 Wis. Stats.

DEPARTMENT OF ADMINISTRATION COMMENTS:
We have examined and find that this preliminary plat appears to conform with the applicable layout requirements of ss. 236.16 and 236.20, Wis. Stats.

Notes:
-Streets within the subdivision are presumed to be public unless otherwise noted, and shall be marked 'dedicated to the public' on the final plat.
-The boundary of the existing storm water drainage easement within Outlot 2 must be dimensioned by bearing and distance, tied to an adjacent lot corner.

Local government units during their review of the plat will resolve, when applicable, that the plat:
- complies with local ordinances;
- conforms with areawide water quality management plans, if sewered;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

Attachment: PacketDocs_Highland Meadows (8088 : Neumann Development, Inc.)

If there are any questions concerning this review or preparation and submittal of the final plat, please contact our office as listed above.

Regards,

Don Sime, PLS
Plat Review

cc: Owner
Clerk, City of Mequon

PLAT RECEIVED FROM SURVEYOR ON 11/21/2022; REVIEWED ON 12/13/2022

Attachment: PacketDocs_Highland Meadows (8088 : Neumann Development, Inc.)

HIGHLAND MEADOWS

SINGLE FAMILY RESIDENTIAL SUBDIVISION

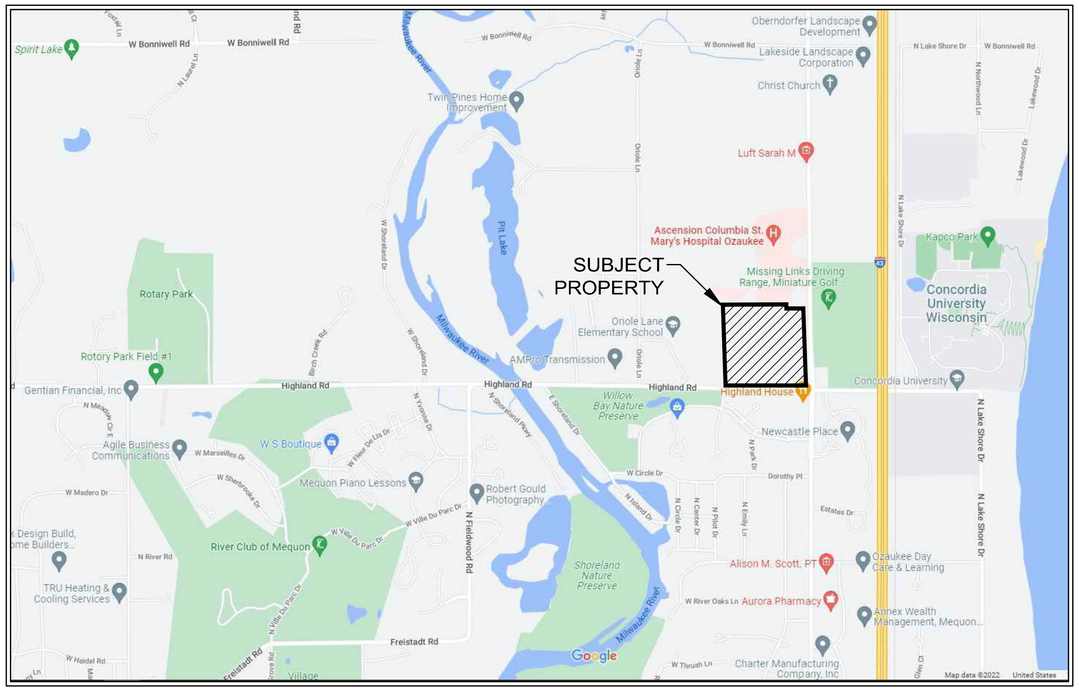
PRELIMINARY SITE DEVELOPMENT PLANS

CITY OF MEQUON, WISCONSIN

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
   - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
   - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
   - WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
   - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
   - CITY OF MEQUON STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS AS REQUIRED BY MUNICIPAL ORDINANCE.

SITE PLAN
SCALE: 1" = 300'



LOCATION MAP
NOT TO SCALE

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

DEVELOPER:
NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT,
SUITE 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

NEUMANN DEVELOPMENTS, INC.

SHEET INDEX

CIVIL		
T1	–	COVER SHEET
C1.0	–	OVERALL EXISTING SITE PLAN
C1.1	–	OVERALL PROPOSED SITE PLAN
C1.2–C1.3	–	PROPOSED SITE PLANS
C2.0–C2.2	–	PRELIMINARY GRADING & DRAINAGE PLANS
C3.0	–	OVERALL PRELIMINARY UTILITY PLAN
C3.1–C3.3	–	ROAD & SANITARY SEWER PLAN & PROFILE

WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

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BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
HIGHLAND MEADOWS
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF MEQUON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
11/11/2022	PRELIM. SUBMITTAL

DATE:
NOVEMBER 11, 2022

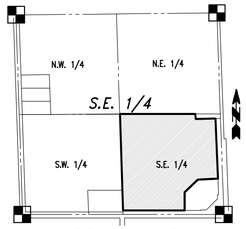
JOB NUMBER:
09016

DESCRIPTION:
COVER SHEET

SHEET
T1

H:\C900\953\09016-01-HIGHLAND ROAD SUB\PRELIMINARY\HIGHLAND ROAD_COVER & DETAILS.DWG

Attachment: PacketDocs_Highland Meadows (8088 : Neumann Development, Inc.)



LOCALITY MAP:
S.E. 1/4, SEC. 7,
T. 9 N., R. 22 E.
SCALE: 1"=1000'

BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

ST. MARYS HOSPITAL OF MILWAUKEE
TAX KEY
#150071300200

PROPERTY LINE

WETLANDS

WETLAND BOUNDARIES PER FIELD DELINEATION BY HEARTLAND ECOLOGICAL GROUP, INC. IN SEPT. OF 2022

EXSITING TREE LINE

PROPERTY LINE

EXISTING 10' TELEPHONE LINE EASEMENT

20' SANITARY SEWER EASEMENT

N. PORT WASHINGTON ROAD

MEQUON-THIENSVILLE SCHOOL DISTRICT
TAX KEY
#150071500000

EXSITING TREE LINE

INDICATES WETLAND BOUNDARY

INDICATES WETLAND BOUNDARY

WETLANDS

130.00'
65.00'
65.00'

PROPERTY LINE

SUBJECT PROPERTY
TAX KEY No. 15-007-16-002.00
32.72 acres

PROPERTY LINE

INDICATES WETLAND BOUNDARY

WETLANDS

EXISTING POND

PROPERTY LINE

MMPF III MEQUON WI LLC

LOT 1
C.S.M. #4126
TAX KEY
#150071600100

MARILYN WEYENBERG
TAX KEY
#150071500100

WETLANDS

INDICATES WETLAND BOUNDARY

WETLANDS

PROPERTY LINE

PROPERTY LINE

100.00'
50.00'
50.00'

SEWER MANHOLE

HIGHLAND ROAD

N. MAPLECREST LANE

0 40 80 160
SCALE: 1" = 80' (22"X34")
SCALE: 1" = 160' (11"X17")

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CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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H:\C900\9593\09016-01-HIGHLAND ROAD SUB\PRELIMINARY\HIGHLAND ROAD_SITE.DWG

WISCONSIN
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FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
HIGHLAND MEADOWS
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF MEQUON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
11/11/2022	PRELIM. SUBMITTAL

DATE:
NOVEMBER 11, 2022

JOB NUMBER:
09016

DESCRIPTION:
EXISTING SITE PLAN

SHEET
C1.0

Attachment: PacketDocs_Highland Meadows (8088 : Neumann Development, Inc.)

SITE PLAN SUMMARY

- TOTAL AREA (LOT 2): 32.72 ac
- PROPOSED SINGLE-FAMILY: 37 lots
- PROPOSED DENSITY: 1.13 un/ac
- PROPOSED ZONING: UCRC
- LOT CHARACTERISTICS: (Table 58-243-1)
  - Min. Lot Area = 15,000 sf *
    *No more than 50% shall be less than 0.5 ac
  - Min. Lot Width = 85'
  - Front Yard = 30'
  - Interior Side/Rear Yard = 15'/20'
  - Lot Coverage = 20% building/structure
- OPEN SPACE: 11.33 acres (34.63% of total site area)
- AVERAGE LOT SIZE = 20,618 SF/LOT
  - STREET LENGTH = 2,260 LF (61.1 LF/LOT)

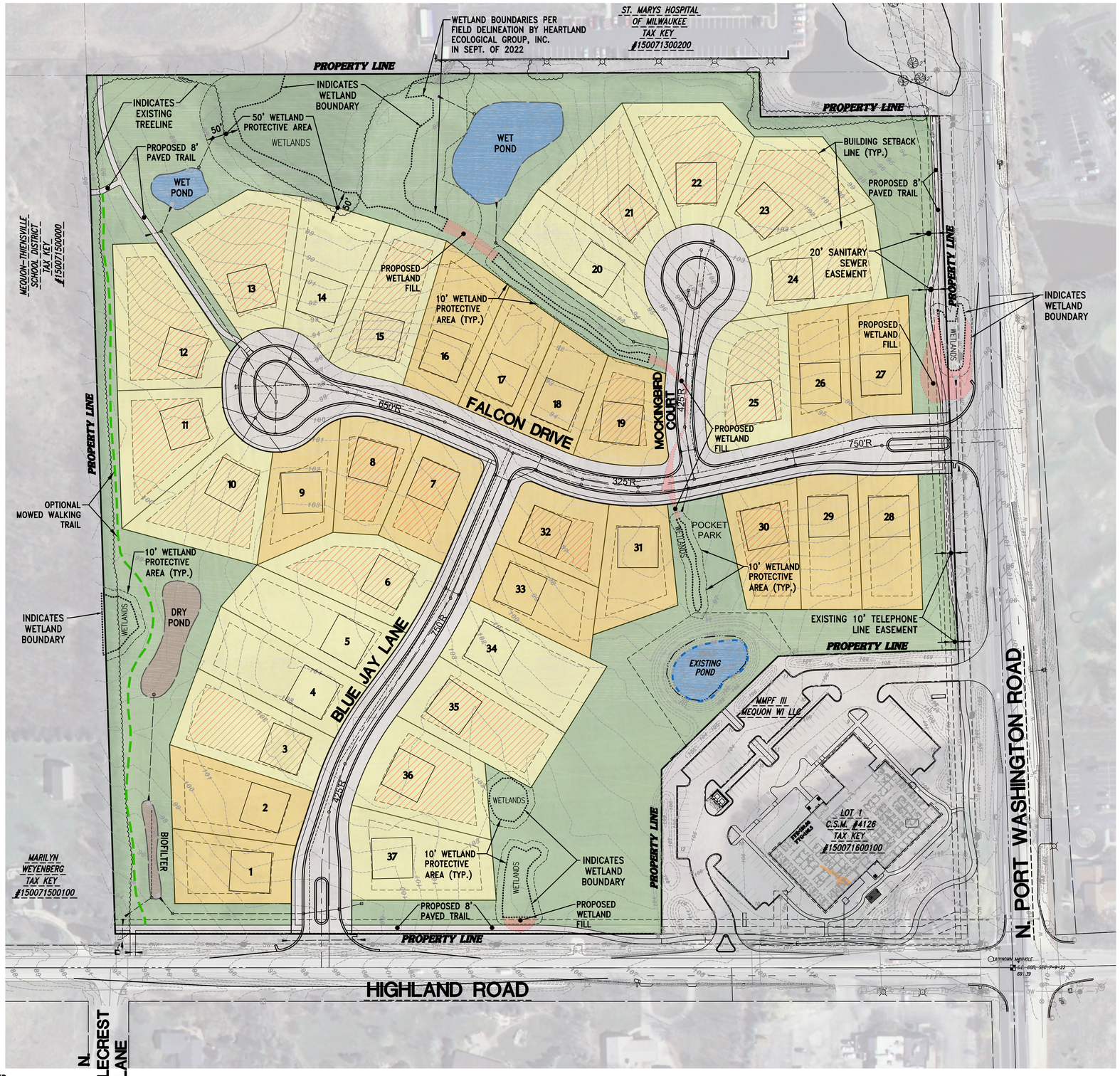
- Subdivision served by public sewer and public water main.

DRIVEWAY LOCATION & ORIENTATION NOTES

- Proposed driveway locations shall be as described herein and consistent with Sec. 58-243 - UCRC
- Corner lots may locate the driveway on either street face.
- NO LESS THAN 50% OF THE LOTS SHALL PRESENT A SIDE LOADING, COURTYARD LOADING, OR 15° TURNED GARAGE ENTRY.
  - Indicates side loading, courtyard loading, or 15° garage required
- FRONT LOADING GARAGES may be proposed on the following 18 lots (48.6%):
  - Lots 1, 2, 4, 5, 9, 14, 16, 17, 18, 20, 26, 27, 28, 29, 31, 33, 34, 37
- Front loading garages, where present, shall meet the following:
  - No more than 2 garage stalls shall present on the same linear plane.
  - All front loading garages shall contain architectural details consistent with the front elevation.
  - None of the front loading garages shall have a consistent setback to that of the habitable portion of the building.
  - No more than 30% of the front loading garages shall project further in to the front yard than the habitable portion of the building.
  - There shall be no more than 3 front-loading garage residential buildings in a row.

LOT SIZES

- 20 - 0.5 acre (21,780 sf) Single Family Lots (54.1% of total)
- 17 - 15,000 sf Single Family Lots (45.9% of total)
- TOTAL LOTS = 37 Single Family Lots



SCALE: 1" = 80' (22"X34")
SCALE: 1" = 160' (11"X17")

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

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H:\C900\953\09016-01-HIGHLAND ROAD SUB\PRELIMINARY\HIGHLAND ROAD_SITE.DWG

WISCONSIN
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FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
HIGHLAND MEADOWS
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF MEQUON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
11/11/2022	PRELIM. SUBMITTAL
01/19/2023	SITE PLAN UPDATES

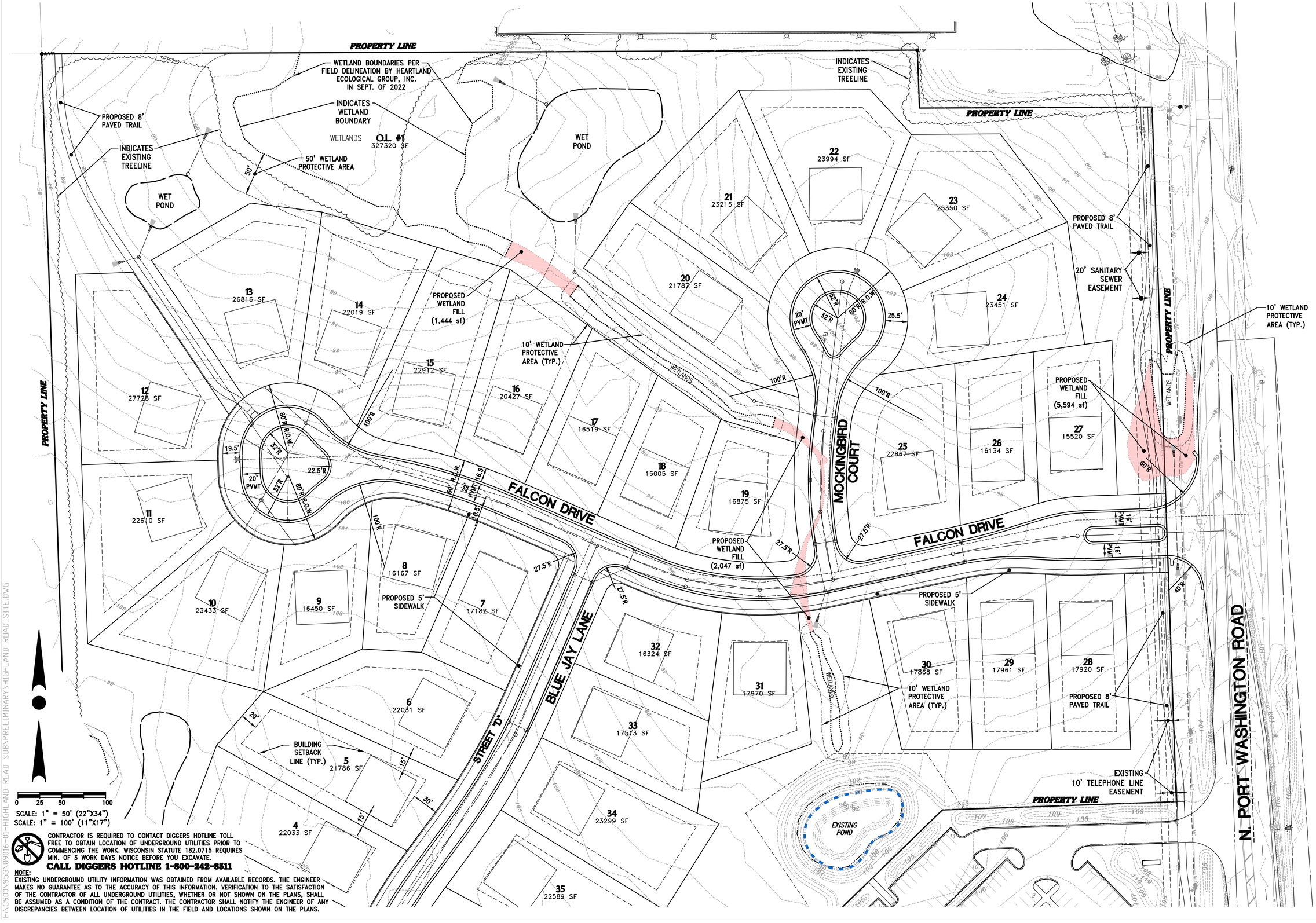
DATE: JANUARY 19, 2023

JOB NUMBER: 953-09016-01

DESCRIPTION: PROPOSED SITE PLAN

SHEET C1.1

Attachment: PacketDocs_Highland Meadows (8088 : Neumann Development, Inc.)



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REVISION HISTORY

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DATE:
NOVEMBER 11, 2022

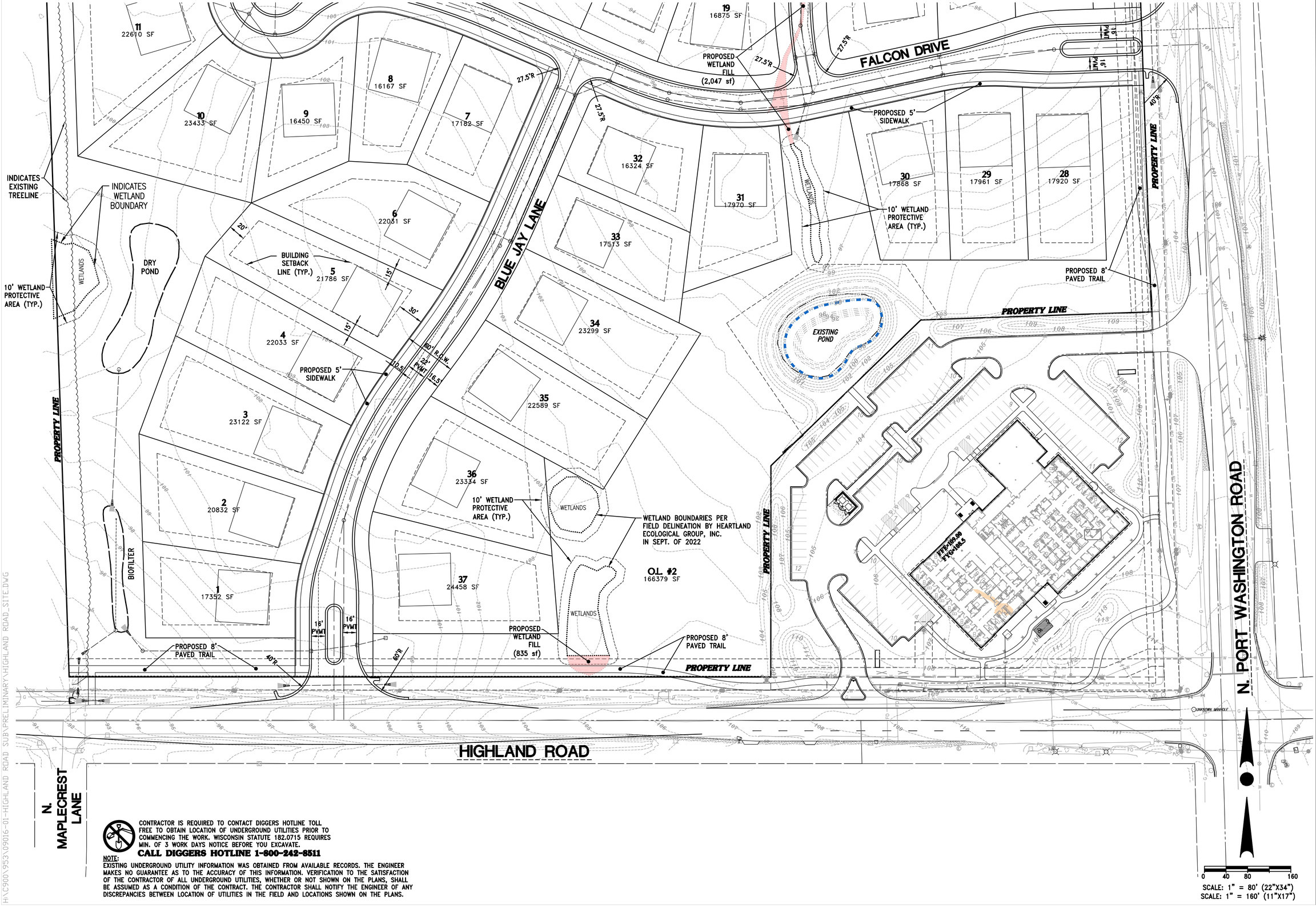
JOB NUMBER:
09016

DESCRIPTION:
PROPOSED SITE PLAN NORTH

SHEET
C1.2

H:\C900\953\09016-01-HIGHLAND ROAD SUB\PRELIMINARY\HIGHLAND ROAD_SITE.DWG

Attachment: PacketDocs_Highland Meadows (8088 : Neumann Development, Inc.)



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

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WAUWATOSA, WI
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PROJECT:
HIGHLAND MEADOWS
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF MEQUON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
11/11/2022	PRELIM. SUBMITTAL

DATE:
NOVEMBER 11, 2022

JOB NUMBER:
09016

DESCRIPTION:
PROPOSED SITE PLAN SOUTH

SHEET
C1.3

H:\C900\953\09016-01-HIGHLAND ROAD SUB\PRELIMINARY\HIGHLAND ROAD_SITE.DWG

Attachment: PacketDocs_Highland Meadows (8088 : Neumann Development, Inc.)



0 40 80 160

SCALE: 1" = 80' (22"X34")
SCALE: 1" = 160' (11"X17")

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H:\C900\953\09016-01-HIGHLAND ROAD SUB\PRELIMINARY\HIGHLAND ROAD_GRADING.DWG

WISCONSIN
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PROJECT:
HIGHLAND MEADOWS
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF MEQUON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
11/11/2022	PRELIM. SUBMITTAL

DATE:
NOVEMBER 11, 2022

JOB NUMBER:
09016

DESCRIPTION:
OVERALL PERLIMINARY GRADING & DRAINAGE PLAN

SHEET
C2.0

Attachment: PacketDocs_Highland Meadows (8088 : Neumann Development, Inc.)

POND #2

POND #1

WETLANDS

WETLAND BOUNDARY

20' SANITARY SEWER EASEMENT

WETLAND BOUNDARY

POND #3

FALCON DRIVE

JAY LANE

BLUE

N. PORT WASHINGTON ROAD

10' TELEPHONE LINE EASEMENT

0 25 50 100

SCALE: 1" = 50' (22"X34")
SCALE: 1" = 100' (11"X17")

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CALL DIGGERS HOTLINE 1-800-242-8511

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EMAIL: jpudelko@trioeng.com

PROJECT:
HIGHLAND MEADOWS
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF MEQUON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

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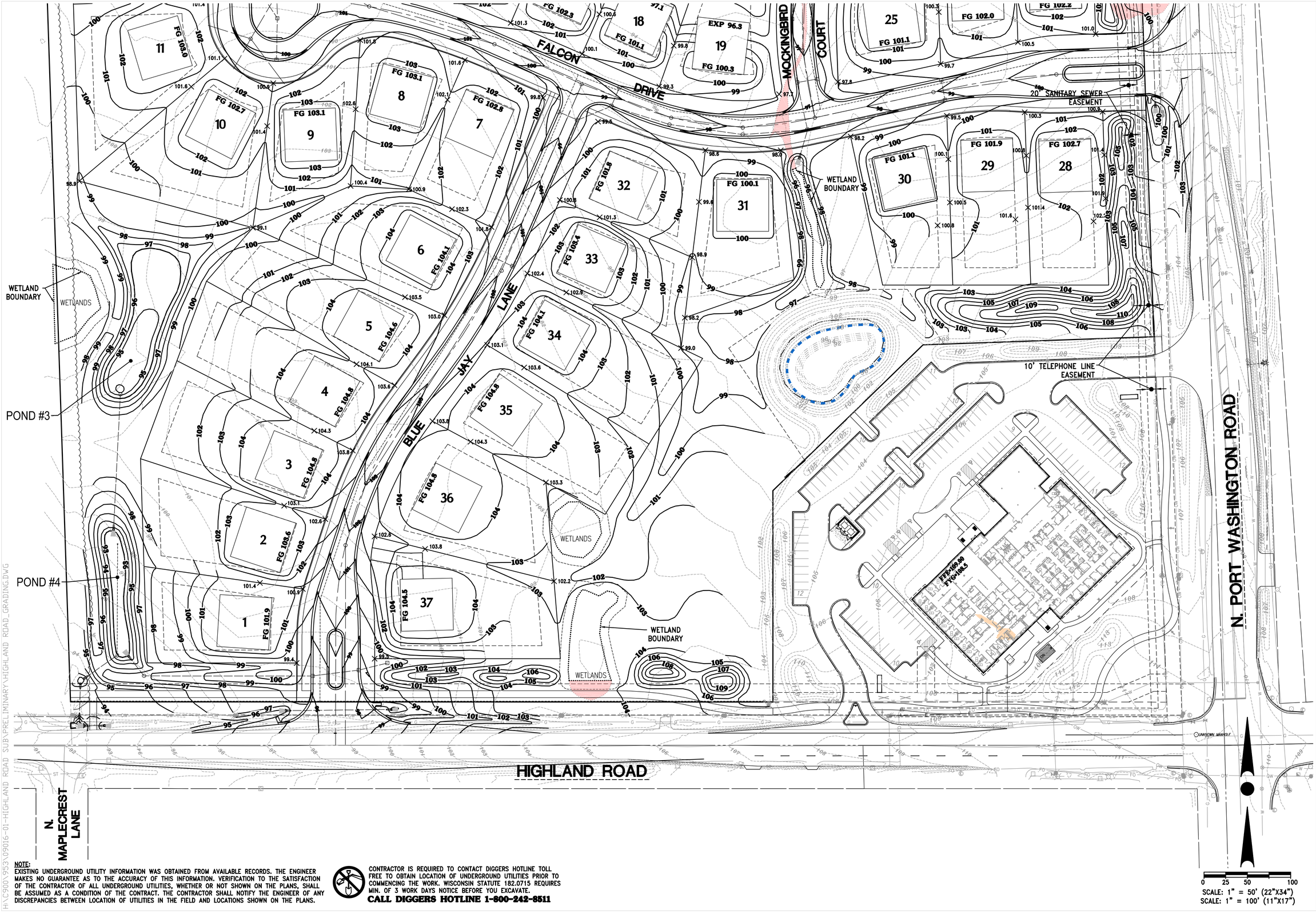
DATE:
NOVEMBER 11, 2022

JOB NUMBER:
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DESCRIPTION:
PRELIMINARY GRADING PLAN NORTH

SHEET
2.1

Attachment: PacketDocs_Highland Meadows (8088 : Neumann Development, Inc.)



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JOB NUMBER:
09016

DESCRIPTION:
PRELIMINARY GRADING PLAN SOUTH

SHEET
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Attachment: PacketDocs_Highland Meadows (8088 : Neumann Development, Inc.)

SANITARY SEWER NOTES

SANITARY SEWER

- ALL 8" PVC SEWER PIPE SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION 8.10.0 (SSSWCW).
- ALL SANITARY MANHOLES SHALL BE 48" DIA. WITH A NEENAH R-1661 FRAME AND SELF-SEALING LID (NON LOCKING TYPE) WITH NO VENT HOLES AND MEET THE REQUIREMENTS SET FORTH IN SSSWCW.
- PVC ASTM D-3034 SDR 35 SHALL BE USED FOR ALL 8" SANITARY SEWER MAIN UNLESS SPECIFIED OTHERWISE WITHIN DESIGN PLANS.
- ALL SANITARY SEWER LATERALS FOR SINGLE FAMILY LOTS SHALL BE 6" DIA. SDR-35 PVC & MADE OF GASKETED PVC FITTINGS MEETING ASTM D-3034.

TRACER WIRE NOTE

- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE) PER COMM 82.30(11)(H). PLASTIC WIRE MAY BE TAPED TO PLASTIC DRAIN PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.

WATER MAIN NOTES

WATERMAIN

- ALL 6" & 8" WATERMAIN CONSTRUCTED AS PART OF THIS PLAN SHALL BE PVC, C-900, CLASS 150 (DR-18).
- PVC PIPE SHALL HAVE PUSH-ON JOINTS WITH RUBBER GASKET.
- WATER MAIN SERVICES FOR SINGLE FAMILY LOTS SHALL BE 1 1/4" CTS C-901 SRD-9 HDPE WATER TUBING.
- HYDRANTS SHALL BE SET AT 2.5 FT. OFF THE BACK OF CURB.
- ANCHOR TEES SHALL BE USED FOR EACH HYDRANT BRANCH.
- ALL WATERMAINS (AND SERVICES) CALLED FOR ON THESE PLANS ARE TO BE INSTALLED WITH CLASS "B" BEDDING AS SPECIFIED IN CH. 4.3.0, LAYING OF WATERMAIN, AND FILE NO. 36, PART VII (SSSWCW).

TRACER WIRE NOTE

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STORM SEWER NOTES

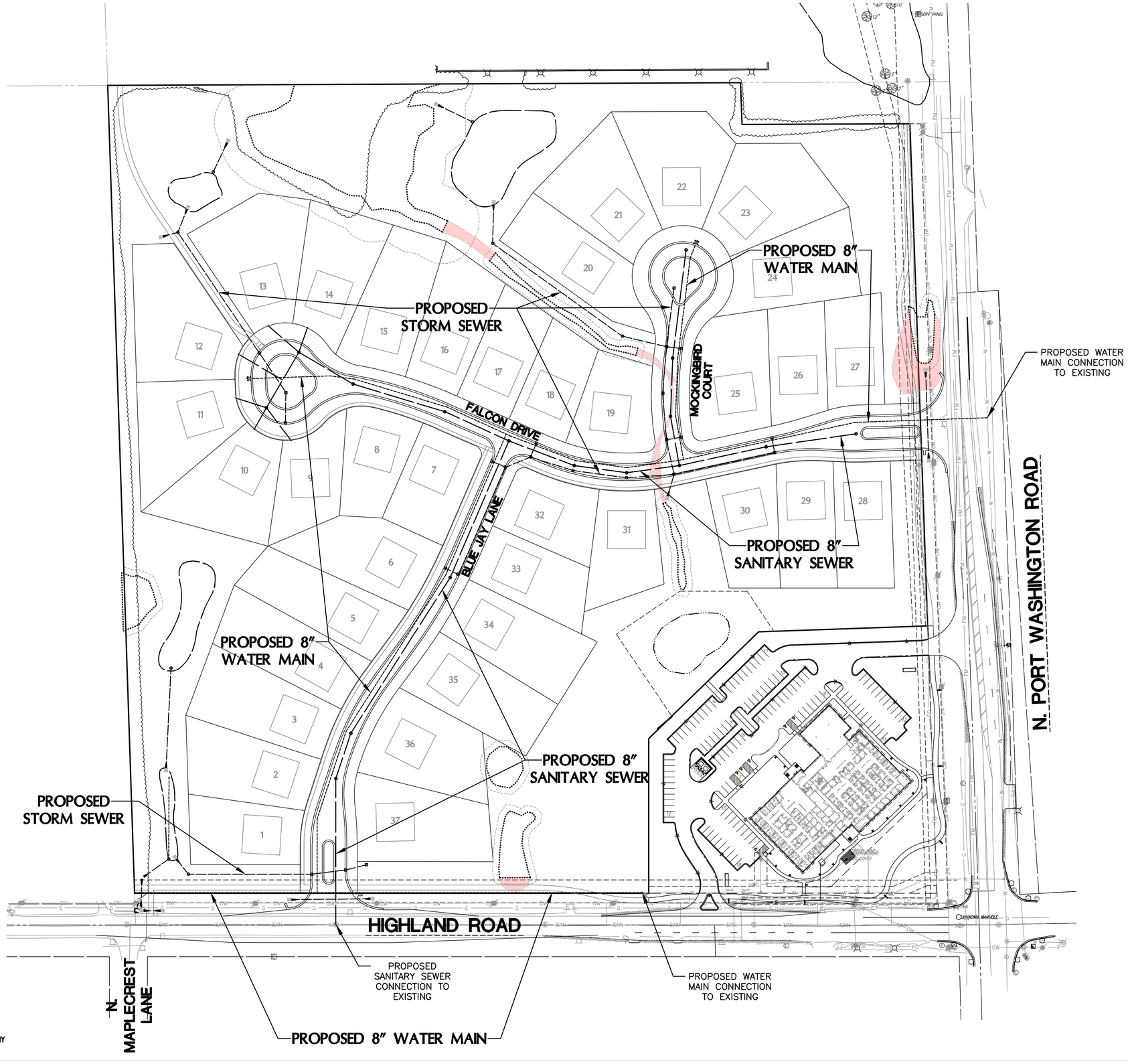
STORM SEWER

- ALL PUBLIC STORM SEWER SHALL BE RCP (REINFORCED CONCRETE PIPE) WITH GASKETED JOINTS.
- STORM SEWER SHALL BE R.C.P. MEETING SECTION 8.6.0 (SSSWCW) AND BE RUBBER GASKETED MEETING THE REQUIREMENTS SET FORTH IN WSWS CHAPTER 6.6.0.
- PIPE CLASSES:
  12" DIA. RCP STORM SEWER SHALL BE CL-V
  15" DIA. RCP STORM SEWER SHALL BE CL-IV
  18" & ABOVE DIA. RCP STORM SEWER SHALL BE CL-III
- STORM MANHOLES AND CATCH BASINS SHALL HAVE A MINIMUM 18" SUMP.
- STORM CATCH BASINS WITHIN ROLL FACE CURB & GUTTER SHALL USE A NEENAH R3501-R FRAME & GRATE (OR EQUAL).

TRACER WIRE NOTE

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NOTE:
ALL MATERIALS SHALL BE APPROVED BY THE CITY OF MEQUON PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.



0 40 80 160

SCALE: 1" = 80' (22"X34")
SCALE: 1" = 160' (11"X17")

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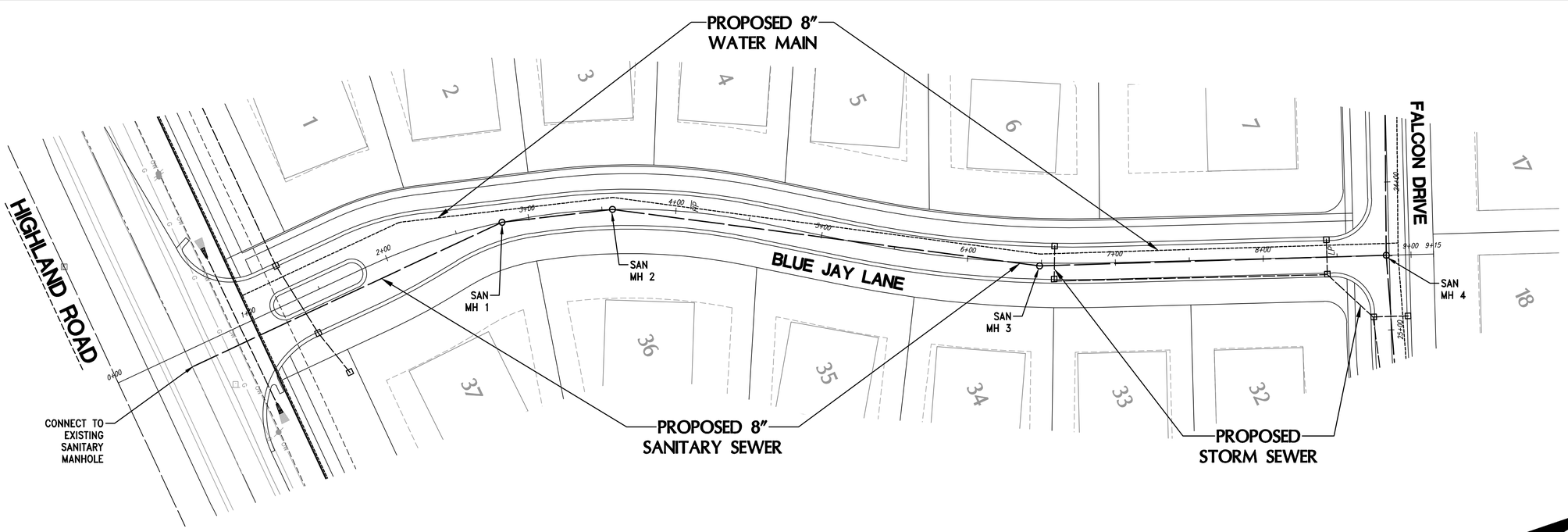
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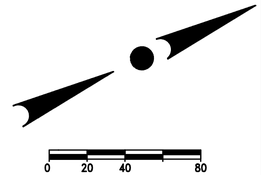
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DESCRIPTION:
OVERALL PRELIMINARY UTILITY PLAN

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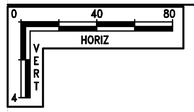
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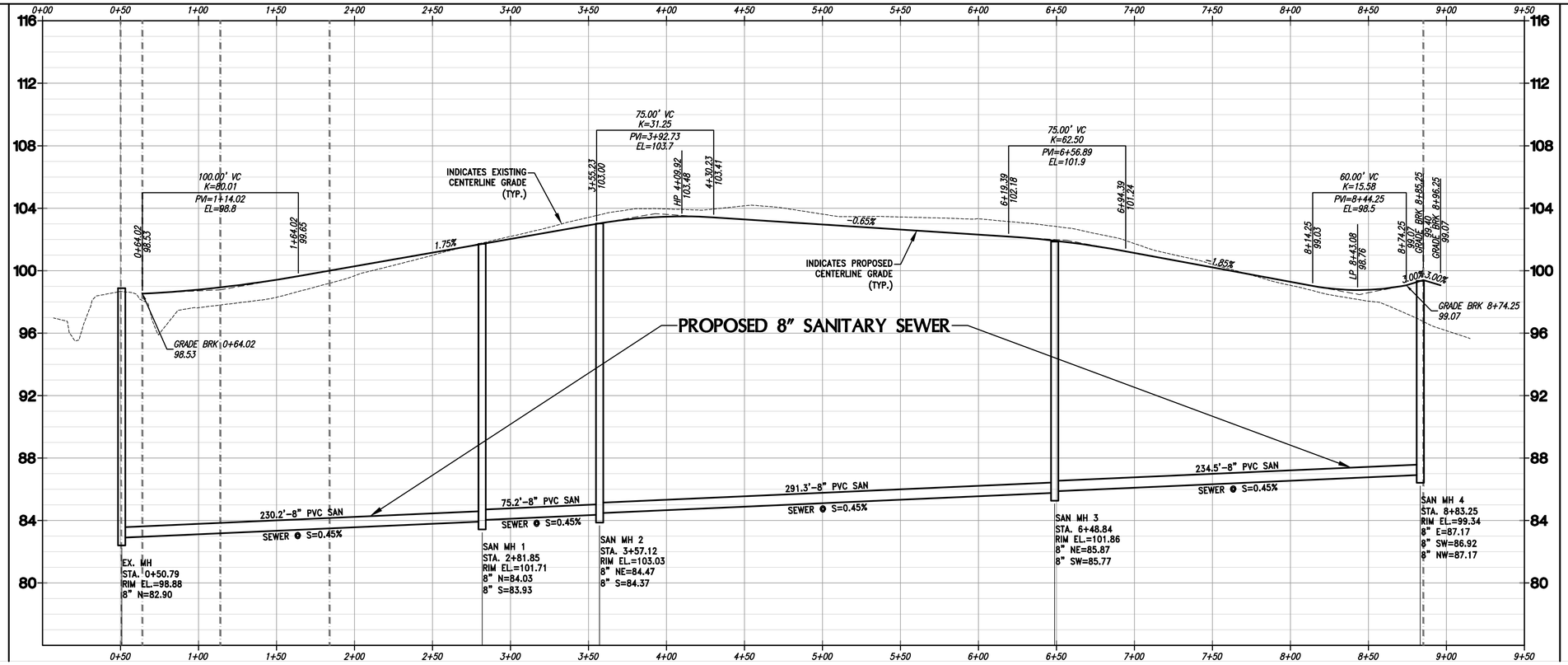




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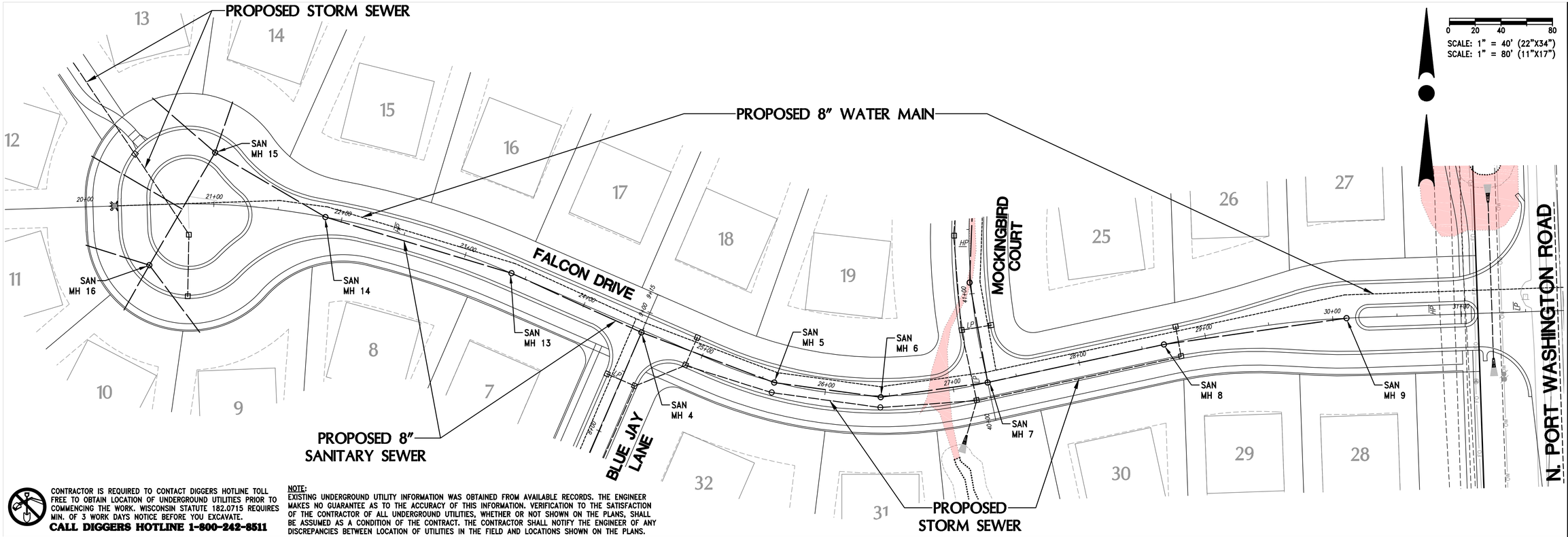
JOB NUMBER:
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DESCRIPTION:
ROAD & SANITARY SEWER PLAN & PROFILE

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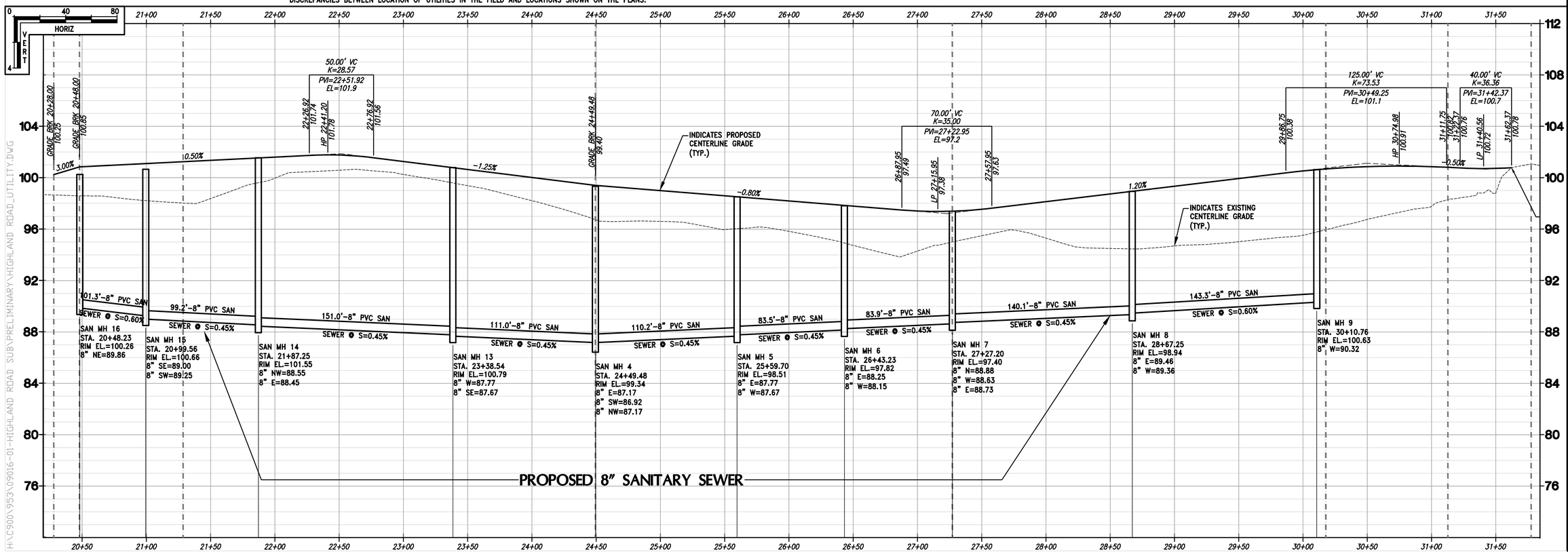
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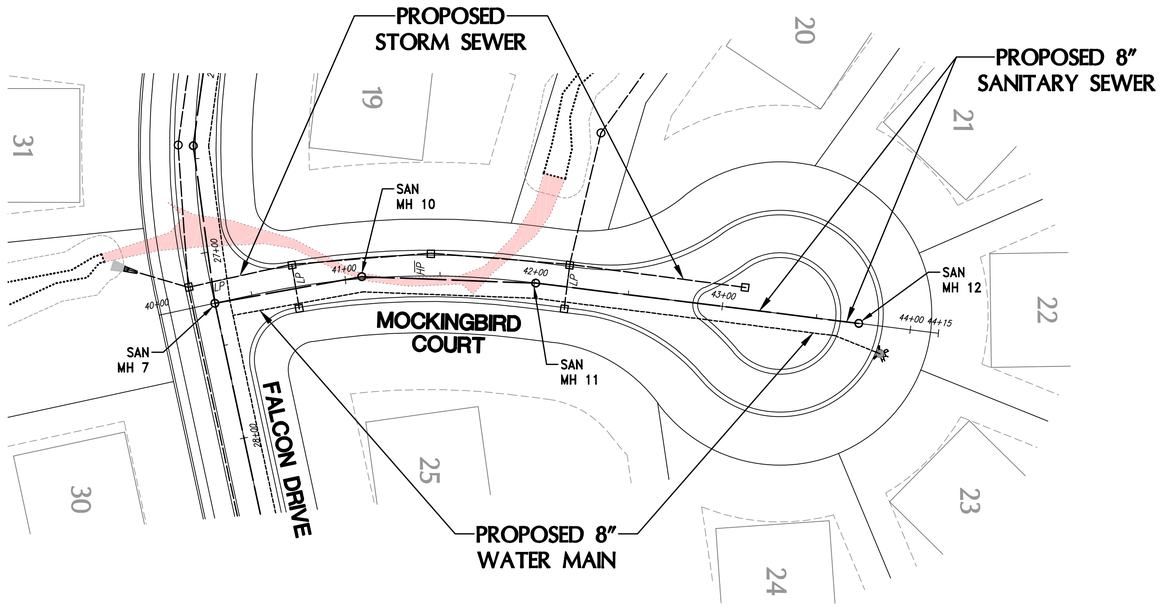
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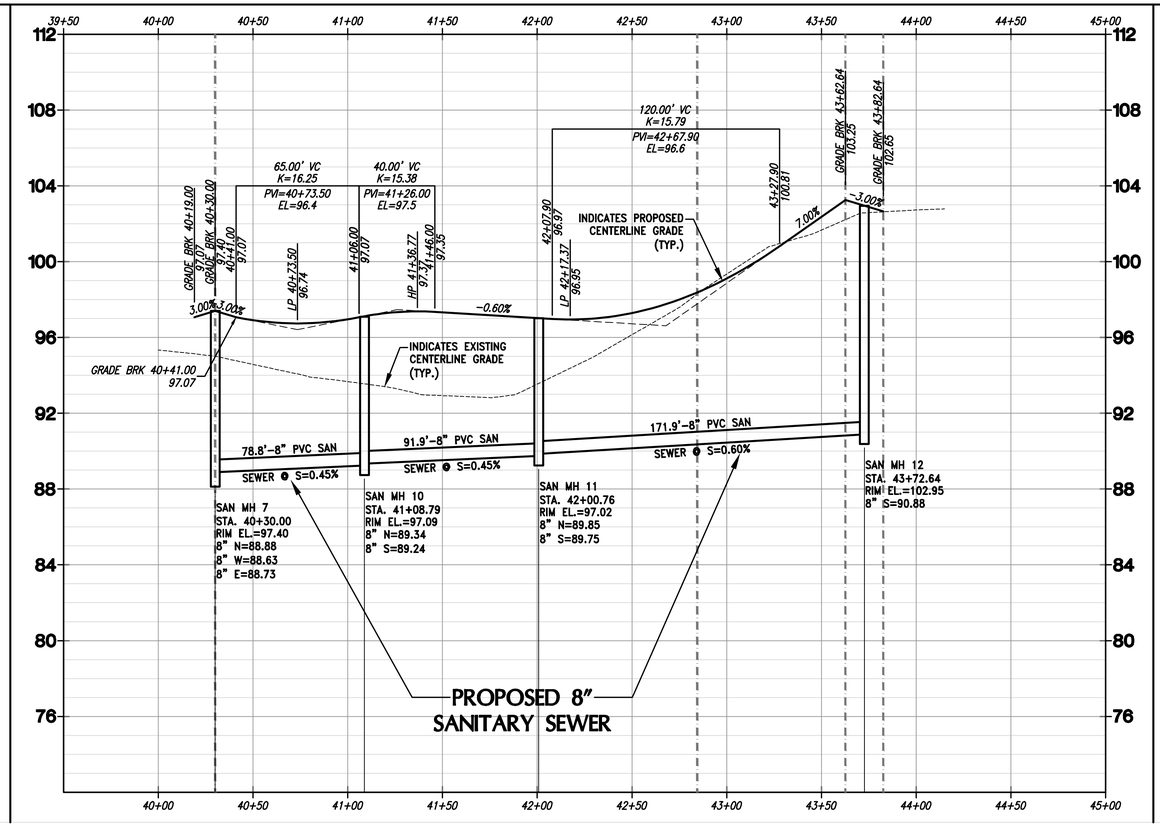


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PRELIMINARY PLAT
OF
HIGHLAND MEADOWS

BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

DRIVEWAY LOCATION & ORIENTATION NOTES

- Proposed driveway locations shall be as described herein and consistent with Sec. 58-243 - UCRC
- Corner lots may locate the driveway on either street face.
- NO LESS THAN 50% OF THE LOTS SHALL PRESENT A SIDE LOADING, COURTYARD LOADING, OR 15° TURNED GARAGE ENTRY.
- FRONT LOADING GARAGES may be proposed on the following 18 lots (48.6%):
  - Lots 1, 2, 4, 5, 9, 14, 16, 17, 18, 20, 26, 27, 28, 29, 31, 33, 34, 37
- Front loading garages, where present, shall meet the following:
  - No more than 2 garage stalls shall present on the same linear plane.
  - All front loading garages shall contain architectural details consistent with the front elevation.
  - None of the front loading garages shall have a consistent setback to that of the habitable portion of the building.
  - No more than 30% of the front loading garages shall project further in to the front yard than the habitable portion of the building.
  - There shall be no more than 3 front-loading garage residential buildings in a row.

LEGEND

- PROPOSED FIRE HYDRANT
- W — EXISTING WATERMAIN
- PROPOSED WATERMAIN
- SAN — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- ST — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- 870 EXISTING CONTOUR

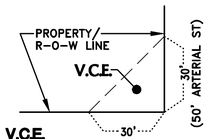
WETLAND AREA RESTRICTIONS:

Those areas identified as Wetland on this Plat shall be subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited except in connection with the construction of a proposed Trail System, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Waukesha County Department of Parks and Land Use–Planning and Zoning Division. Silvicultural thinning upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and land Use–Planning and Zoning Division shall also be permitted.
3. Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.

VISION CORNER EASEMENT: (V.C.E.)

Corner lots as shown on this plat are subject to a Vision Corner Easement in that no structure or improvements of any kind is permitted within the Vision Corner. No vegetation (except trees) shall exceed a maximum height of 36 inches, as measured from the road edge to the top of the vegetation, in the location designated as the vision corner. Trees in the vision corner shall be trimmed to a height of 60 inches, as measured from the road edge to the bottom branches, to allow for a clear view of oncoming traffic.



V.C.E DETAIL

LOT SIZES
20 - 0.5 acre (21,780 sf) Single Family Lots (54.1% of total)
17 - 15,000 sf Single Family Lots (45.9% of total)
- TOTAL LOTS = 37 Single Family Lots



SITE PLAN SUMMARY	
- TOTAL AREA (LOT 2):	32.72 ac
- PROPOSED SINGLE-FAMILY:	37 lots
- PROPOSED DENSITY:	1.13 un/ac
- PROPOSED ZONING:	UCRC
- LOT CHARACTERISTICS: (Table 58-243-1)	
- Min. Lot Area =	15,000 sf *
*No more than 50% shall be less than 0.5 ac	
- Min. Lot Width =	85'
- Front Yard =	30'
- Interior Side/Rear Yard =	15'/20'
- Lot Coverage = 20% building/structure	
- OPEN SPACE: 11.33 acres (34.63% of total site area)	
- AVERAGE LOT SIZE = 20,618 SF/LOT	
- STREET LENGTH = 2,260 LF (61.1 LF/LOT)	

- Subdivision served by public sewer and public water main.

DEVELOPMENT SUMMARY:

1. Tax Key No. 15-007-16-002.00
2. Development contains approx. 32.7204 Acres.
3. Subdivision contains 37 single family lots.
4. Lots shall be served by public Sanitary Sewer and Watermain.
5. Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
6. Outlots 1 & 2 contain Stormwater Management Facilities which shall be owned and maintained as described in Notes 7 & 8 herein.
7. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in the outlots of this Subdivision. Ozaukee County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
8. Stormwater Management Facilities are located on Outlots 1 & 2 of this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

WETLAND DELINEATION NOTE:

Wetland boundaries shown herein are based on a field delineation and Wetland Delineation Report prepared by Heartland Ecological Group, Inc. conducted in September of 2022. Per proposed WDNR wetland permitting as illustrated.

WETLAND PROTECTIVE AREAS:

Per City of Mequon Sec. 58-675(i):
- –Highly Susceptable Wetland Setback: 50'
- –Less Susceptable Wetland Setback: 10% of average width, but no less than 10' or more than 30'.

HORIZONTAL DATUM PLANE:

All bearings are referenced to grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD–27), in which the East line of the S.E. 1/4 of Section 7, Town 9 North, Range 22 East, bears North 02°00'24" West.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929 and are based on survey data collected by Trio Engineering, LLC.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Dept. of Administration
- Ozaukee County, Dept. of Parks and Land Use

APPROVING AUTHORITY:

- City of Mequon

DEVELOPER:

NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

OWNER:

NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the City of Mequon.

Date: 11-14-22

WISCONSIN GRADY L GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

Grady L. Gosser

Grady L. Gosser, R.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

WISCONSIN GRADY L GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

TRIO ENGINEERING
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. CALHOUN RD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
HIGHLAND MEADOWS
SINGLE FAMILY DEVELOPMENT
CITY OF MEQUON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
11/14/2022	CITY SUBMITTAL

DATE: NOVEMBER 14, 2022

JOB NUMBER: 90-016-953

DESCRIPTION: PRELIMINARY PLAT

SHEET 1 OF 1

H:\C900\953\90016-01-HIGHLAND ROAD SUB\SURVEY\PLATS\150PRP01_HIGHLAND RD_22X34.DWG

Attachment: PacketDocs_Highland Meadows (8088 : Neumann Development, Inc.)

Document Number	**DEVELOPMENT AGREEMENT** Document Name	

THIS DEVELOPMENT AGREEMENT ("Agreement") is made as of _____, 20__, by __Highland Road, LLC____ (the "Developer") and the City of Mequon, a municipal corporation (the "City").

RECITALS

A. The Developer desires to improve and develop the property described on the attached Exhibit A (the "Property").

B. Wisconsin Statutes Section 236.13(2) and Sections 58-634(c) and 58-637 of the Mequon Code of Ordinances (the "Code") provide that, as a condition of approval, the City shall require that the Developer make and install or have made and installed any reasonably necessary improvements.

C. This Agreement describes the Public Improvements, as defined below, that are necessary to complete the Developer's proposed development on the Property (the "Development"), the Private Improvements, as defined below, and other terms and conditions of the Development.

D. The schedule for the City's Public Works Department, and the City's budget, do not provide for installation of the Public Improvements, and absent this Agreement, there would be a considerable delay in the installation of the Public Improvements.

E. The orderly, planned development of the Development will best promote the health, safety and general welfare of the community.

Recording Data
Name and Return Address City Engineer 11333 N Cedarburg Road Mequon, WI 53092
Parcel Identification Number

AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing recitals and the following agreements, and for other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree:

1. Improvements. As defined in this Agreement, the following terms and phrases have the following meanings:

"Improvements" means the Private Improvements and the Public Improvements.

"Private Improvements" means all improvements in the Development required by this Agreement other than the Public Improvements.

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"Public Improvements" means all public streets, sidewalks, paths and required appurtenances to the foregoing, including without limitation street name signs, regulatory/public safety signs (speed limit signs, stop signs and so forth) and bollards; sanitary sewer facilities and water supply facilities that connect to the public sewer or public water systems, but in each instance only those portions up to and including stubs of laterals; street trees and any required landscaping in rights of way; street trees and other landscaping in easement areas dedicated to the City for that purpose, but only to the extent specified in such easements; items specified in the Plans, as defined below and approved by the City, as Public Improvements; and items specified in the Code or state statues as Public Improvements.

2. Proposed Development Plan. The Development as proposed is depicted on the Developer's proposed development plan.

The proposed development plan was granted Preliminary Plat approval by the Planning Commission on _____. The Preliminary Plat is an expression of approval or conditional approval of the layout submitted and is a guide to the preparation of the Final Plat which will be subject to further consideration by the Planning Commission at the time of its submission.

PLANS AND SPECIFICATIONS

3. Plans and Specifications. The Developer shall, at its expense, have plans and specifications (collectively, the "Plans") prepared for the Improvements. The Plans shall include those plans that are customary in the industry for similar developments, including a site plan, grading, drainage and erosion control plans, stormwater drainage plans, landscaping and open space plans, street plans, utility plans and construction details, including those construction details described in this Agreement. The Plans shall be subject to review and approval of the City Engineer and any regulatory body or other staff person specified below. The Developer shall not commence the Improvements until the Plans are reviewed and approved.

4. Corrections to Plans. The City Engineer may, at any time prior to Final Plat approval, require changes to approved Plans for any of the Improvements to the extent such changes are necessary to correct oversights, omissions or errors, to compensate for changing site conditions or to complete fully the work in accordance with sound engineering practice. The Developer shall perform the work necessitated by any such change entirely at its expense without any claim for reimbursement.

5. Standards. The Plans and design of the Improvements shall comply with the requirements of the current edition of the City's Standard Specifications for Land Development and all applicable provisions of the Code and state and federal laws (each a "Regulation") in place at the time of preliminary approval of the Plans and design. Additionally, the Plans shall satisfy the requirements set forth below. In the event of a conflict between the Standard Specifications and this Agreement, the terms of this Agreement shall control. In the event of a conflict between any Regulations, the more stringent requirement shall apply unless otherwise addressed within the Regulation.

6. Changes in Regulations. Should any Regulation change within two years of the preliminary approval, the Developer may choose which version of the Regulation to follow if material work on the applicable Improvement has commenced. Where work on an Improvement affected by the changed Regulation has not commenced, the Developer shall comply with the revised Regulation.

7. Grading, Drainage and Erosion Control Plans. The Developer shall submit grading, drainage and erosion control plans that:

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(a) Indicate which lots are designed for full exposure and partial exposure and the lots that are limited to front load entry garage only.

(b) Show 2' contours for both existing and proposed grades for building pads and any culverts and storm sewers.

(c) Indicate and detail the cross-section and profiles of all drainage ways and erosion protection.

(d) Show minimum setback and offset dimensions and building grades approved by the City.

(e) For all land disturbing activities, show existing contours at least 200' into adjacent parcels.

(f) Show the location and dimension of all construction site management measures to control erosion and sedimentation.

(g) Include minimum elevations for the proposed top of principal building foundation walls based on proposed building envelopes shown on the approved specimen tree plan and approved finished yard grades.

8. Stormwater Drainage Plans. The Developer shall submit stormwater drainage plans that:

(a) Provide for a complete storm drainage system, including one or more detention basins and retention ponds, culverts, storm sewer and open ditches that are adequate to accommodate expected surface water flow within and through the Development and drain the surface water from and through the Development in accordance with the Code, Chapter 13 of the Milwaukee Metropolitan Sewerage District ("MMSD") rules, and the regulations of the Wisconsin Department of Natural Resources (the "DNR"), as may be applicable.

(b) Show all tributary areas to the proposed drainage system and downstream analysis, including all proposed and existing drainage structures in the drainage system area.

(c) Show drainage easements by dimension and detailed cross-section.

(d) Provide for erosion protection and minimum velocity design and restoration of all areas adjacent to existing and proposed roadways to conform to the approved roadway cross-section.

(e) Address all ditch slopes exceeding five percent (5%). Any such slope that is greater than 5 percent (5%) may only be approved after review and acceptance by the City Engineer. To the extent any such slope shall be greater than five percent (5%), additional analysis of the velocity of the flow and slope protection shall be provided, and such slope might not be approved.

(f) Show all roadside ditches and drainage easements with a minimum one percent (1%) slope. Any such slope that is less than one percent (1%) may only be approved after review and acceptance by the City Engineer. To the extent any such slope shall be less than one percent (1%), additional analysis of the velocity shall be provided, and such slope might not be approved.

(g) Provide on-site stormwater detention that complies, to the satisfaction of the City Engineer, with the City's stormwater ordinances and MMSD Chapter 13 rules and regulations.

(h) Provide hydrologic calculations for the 2-, 10- and 100-year development conditions.

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(i) Provide hydraulic calculations showing pond discharge rates under proposed conditions. Under proposed conditions, a retention pond must demonstrate that the 2-, 10- and 100-year discharge rate will be less than pre-settlement conditions.

(j) Show all sump pump discharge pipes discharging to a roadside ditch, storm sewer or other location approved by the City. For roadways with an urban section, a sump pump collection system shall be required.

(k) Include, if the storm sewer design includes underground piping, a set of utility plans showing all plan and profile views of sanitary water and storm sewer. Such plan shall be used and kept current during all phases of construction.

9. Landscaping, Open Space and Signage Plans**.**

(a) The Developer shall submit a street tree plan which shall conform to the City's street tree ordinance. The street tree plan shall be subject to review and approval of the Tree Board and Planning Commission.

(b) The Developer shall submit landscape plans for all entryways, open spaces, public street cul-de-sacs and detention basin and retention pond buffers. Such plans shall be designed by a licensed landscape architect and shall be subject to review and approval of the Planning Commission. The City may have a licensed landscape architect review the submitted landscaping and open space plans.

(c) Pedestrian and bike paths may be required by the City. If so, pedestrian and bike path plans shall address the public use of the paths and maintenance. Details of such paths shall be subject to review and approval of the City Engineer. The location and use of such paths shall be subject to review and approval of the Planning Commission. Any public access path shall be subject to a ten foot (10') wide pedestrian and bike path easement. An eight-foot (8') wide path shall be designed and constructed in accordance with the Department of Transportation (DOT) Bike Path Facilities Handbook.

(d) The Developer shall submit signage and entryway plans to the City. Such plans shall be subject to review and approval by the Planning Commission.

(e) An asphalt multi-use path of 8 feet in width is required on the west side of North Port Washington Road and along Highland Road. The path shall include the approved Ulao Creek light fixture at approximately 120-foot intervals. The path shall be illuminated from dusk to 9:00 PM in the months from September to June and to 10:00 PM in the months of June through September.

10. Street Plans.

(a) The Developer shall submit plans for all public and private roads, driveways and roadside sidewalks (if any). Such plans shall be subject to review and approval by the City Engineer and Fire Chief.

(b) Unless otherwise approved by the City, all public and private streets shall satisfy the following requirements:

(i) All new streets shall be constructed with a twelve-inch (12") road base consisting of twelve inches (12") of one and one-quarter inch (1¼") crushed stone base course. The initial surface shall consist of two and one-half inches (2½") of bituminous binder course. Streets and driveways shall be

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constructed to the City's typical cross-section. The final one and one-half inch (1½") asphalt surface course shall be applied following the construction of the binder course.

(ii) To the extent the Development will be constructed in phases, the plans shall show all cross connections being constructed in each phase. A temporary turnaround shall be shown on the plans for any street connecting into a future phase and for any street leading to any adjoining property.

(c) The plans shall show street name signs and regulatory/public safety signs (speed limit signs, stop signs and so forth) as required by the City Engineer. Street names shall be approved by the Planning Commission.

11. Sanitary Sewer System Plans.

The Development will have a public sanitary sewer system. The plans for the system shall:

(a) In addition to the City's Standard Specifications for Land Development, conform to the Standard Specifications for Sewer and Water Construction in Wisconsin and additional requirements of MMSD.

(b) Be designed to meet the ultimate needs of the Development in accordance with the City's sanitary sewer system plan.

(c) Show the installation of one sewer lateral from the sanitary sewer main to the limits of the sanitary sewer utility easement or road right-of-way for each property abutting the sanitary sewer main.

(d) Show all sanitary sewer lateral locations.

(e) Be designed so the public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.

(f) Developer acknowledges, based upon the City's hydraulic analysis, the capacity of the existing public sanitary sewer infrastructure is restricted during wet weather events. The City has ongoing work to reduce wet weather impacts to the public sanitary sewer collection system. If the Developer requests connection to discharge sanitary sewer flow into the public sanitary sewer system prior to the completion of the City's work, the flow shall be restricted when the City's lift station critical minimum wet well fill times is met, above which the flow restrictor will activate. This City-owned lift station is also known as Riverdale Park Lift Station "F". Accordingly:

(i) A flow restrictor shall be installed to control the gravity sanitary sewer serving this Development.

1. Capacity. Developer to design an adequately sized sanitary sewer system storage facility that will contain flow from its 37-lot subdivision, until the Riverland lift station F high alarm is attenuated.

2. Location. Location of storage may be allowed in median area at entrance to subdivision/connecting road at Highland Road. However, if due to regulatory utility offsets where storage facilities may not fit in dedicated right-of-way, an alternate location to be established, such as an outlot. For location of storage facility outside of right-of-way, a dedicated easement must be established by Developer to allow storage facilities.

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3. Plan Development. Developer, City staff and City's consultant to develop and/or review construction plans for preferred location. If elected by Developer, City may issue Request For Proposals for consultant to design storage facility. Where Developer to include the plans the Developer's bid set. City to pay for Consultant's design and plan preparation.

4. Construction. Developer may construct storage facilities, prior to City's completion of infrastructure improvements for wet weather management.

5. Bid / Payment. City to reimburse Developer for costs incurred as bid and constructed in the field. Per City of Mequon Code of Ordinances Sec. 58-640(b), "All sanitary sewer construction projects in which the city is paying any portion of the costs shall be publicly advertised by the city, bids received and the contract awarded by the city. No such contract shall be awarded until the subdivider has deposited with the city an amount of money not to exceed 125 percent of the estimated cost to the subdivider. Preparation of plans and specifications for such sanitary sewer construction may be done by the subdivider's engineer or by the engineering division of the department of public works. In either case, such engineering costs shall be paid for by the developer, except for that portion attributable to the city's share of the construction costs. Upon completion of the construction, final determination of the developer's cost shall be made by the city engineer and any monies remaining in the developer's deposit after charging such costs against the deposit shall be refunded to the subdivider. If such costs exceed the deposit, the subdivider shall, upon demand of the city engineer, immediately pay the difference to the city."

6. Dedication of Flow Restrictor. Prior to Final Plat, the Developer shall execute a Transfer of Title document to deed the flow restrictor to the Sewer Utility to own, operate and maintain.

7. Abandonment of Flow Restrictor. Upon completion of the City work to address wet weather impacts, the City reserves the right to abandon the flow restrictor.

(ii) Backflow prevention shall be placed on each building sewer lateral.

(iii) The Developer may wait until the City has completed the following infrastructure system improvements for wet weather management, after which no flow restriction is required. Those improvements include projects identified in the 5-year capital improvement budget, anticipated to potentially be in operation in 2025 following:

1. Design and Construct Lift Station E Replacement in Laguna Drive

2. Design and Construct Sewer Capacity Improvements in Basin ME4001, LS F Area

3. Design and Construct Sewer Capacity Improvements in Basin ME4001, LS G Area

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12. Water System Plans.

(a) Supply System. The plans shall satisfy the following requirements:

(i) The plans shall show a water supply and distribution system for the Development with mains, hydrants, valves and laterals for each lot.

(ii) All water mains to be installed in a City road right-of-way or easement shall be subject to review and approval of the City Engineer.

(iii) The City will determine the lateral locations to avoid removal of any specimen trees. The City shall approve all lateral locations.

(iv) The public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.

(v) Easements shall be provided to adjacent residentially zoned properties for access for potential future connection.

(vi) The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2500 gpm, which may require twelve-inch (12") pipe for the dead end main.

(vii) Dead end mains must be terminated with a public hydrant and phasing plans.

(b) Fire Protection.

(i) Water for fire protection will be supplied to the Development water system through the City of Mequon Water System.

(ii) All fire hydrant locations shall be subject to review and approval of the Fire Chief.

13. Culverts Plan. The Developer shall submit a proposed driveway culvert size plan. Such plan may be included in one of the other plans.

CONSTRUCTION REQUIREMENTS

14. Construction of Improvements. The Developer shall construct or have constructed, at its expense, all of the Improvements.

15. General Standards; Strict Compliance with Plans. All construction shall conform to the City's Standard Specifications for Land Development, latest edition. Construction will strictly conform to the Plans. The City may require the Developer to replace all the Improvements that deviate from the Plans unless the Developer seeks and obtains prior written approval from the City for such deviations.

16. Direction by City Engineer. The Improvements shall be constructed in strict accordance with the requirements and direction of the City and the City Engineer or the City Engineer's authorized representative and shall be under and subject to constant inspection by the City Engineer or the City Engineer's representative.

17. Responsibility for the Improvements. The Developer shall be fully responsible for the Improvements, all appurtenances to the Improvements and the acts and omissions of its contractors,

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subcontractors, material suppliers, delivery services and agents. The Developer shall repair or replace, at the Developer's cost, any damage that occurs to the Improvements and appurtenances to the Improvements during the period of the construction of the Improvements and until certification by the City Engineer, approval of the Improvements, acceptance of dedication by the City and Final Plat approval.

18. Lien Waivers. As a condition of final certification by the City Engineer, and approval, acceptance and dedication of the Improvements by the City, the Developer shall provide to the City paid receipts and lien waivers from all contractors and material suppliers performing work or supplying materials for the installation of the Improvements.

19. No Lot Assessments for Improvements. The costs and value of the Improvements will become an integral value of the abutting property; therefore, the Developer shall not make any future lot assessment for the Improvements.

20. Additional Grading and Drainage Requirements. The Developer shall (a) rough grade as necessary to establish lot grades in accordance with future building grades, top-soiling, seeding and mulching as required, to all exposed ground surfaces to prevent erosion; (b) keep grading and filling to a minimum, including in individual building envelopes; and (c) spread and maintain topsoil, seed and mulch over all exposed ground surfaces to prevent erosion, including surfaces disturbed by utility contractors.

21. Wetlands. Wetland boundaries shall be identified and marked in the field and verified by the DNR. The wetlands and setbacks shall be identified on the plat. Wetland boundary markers shall be maintained, and setbacks observed, during all phases of land disturbance and construction. No wetland shall be filled without prior approval of the DNR.

22. Additional Erosion and Runoff Control Requirements**.**

(a) With respect to erosion and sedimentation control, the Developer shall install and construct the Improvements in compliance with the requirements of the Ozaukee County Land Conservation Guidelines (SCS) and the DNR's "Wisconsin Construction Site Best Management Practice Handbook," latest edition, requirements. Temporary stormwater quality measures during construction activities shall include, at a minimum, the installation of silt fence and temporary sediment basins.

(b) The Developer shall install the drainage system, including roads (unpaved, but with gravel surface), first. The swale and ditches shall be sodded or planted with fast growing grasses immediately after grade certification by the City or its designated agent. The City may request temporary mulching if ground is exposed for more than seven days. Straw, hay bales, check dams or silt fences shall be placed in the drainage system as sediment traps in accordance with established best management practices. The City will decide whether sod is appropriate and whether the sediment trap method to be used.

(c) The Developer may not commence land disturbing activities until all erosion control measures are installed and approved by the City. An erosion control permit must be approved which requires the Developer to construct in conformance with the City's erosion control ordinance.

(d) The Developer shall protect all exposed soils with mulches, temporary annual grasses or erosion matting.

(e) The Developer shall not pile or permit excavated soil to be piled near the drainage system. A topsoil stockpile area shall be identified and used, complete with appropriate erosion control measures.

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(f) The Developer will periodically inspect the above-described systems and control measures, including after each rain event, and shall promptly maintain, repair and replace them to their originally approved condition.

23. Topsoil. Excess topsoil shall only be removed from the Development by means of end-loading (no screening allowed on site) and trucking from the site. The Developer shall not disrupt topsoil where it is unnecessary, and the final arbiter of necessity shall be the City.

24. Additional Stormwater Drainage Requirements. Stormwater facilities shall be installed before impervious surfaces.

25. Additional Street and Street Signage Requirements.

(a) Prior to the commencement of any construction activity, the Developer shall meet with City Engineering and Public Works staff to identify and agree to a specific "haul" route for all construction equipment and material supplies associated with the Development. The Developer shall agree to confine the movement of its construction equipment to the approved route unless approved otherwise by the City Engineer. The Developer shall provide the Street Wear Financial Guarantee, as defined below. The City shall videotape and perform a road evaluation of the agreed to haul route. This evaluation, known as a service condition rating or "SCR", shall be used as the base line for establishing the level of damage that occurs as a result of the Development. At the conclusion of the construction activity and prior to the recording of the Final Plat, the City will again videotape and perform a post development SCR of the Developer's "haul" route. The road evaluation is only applicable to that portion of the approved haul route that lies within the corporate limits of the City. Prior to the City acceptance of the Public Improvements, the Developer will repair the road or pay to the City the cost, as determined by the City, for the estimated repairs, including without limitation labor, material and costs regularly charged by the City for its staff's time for inspections, shouldering, streets, curbs, gutters, failures, base repairs, defects and utility adjustments.

(b) If the surface course of a street cannot be constructed prior to October 15, the Developer shall provide the Surface Completion Letter of Credit, as defined below.

(c) At the time of any extension of any street in the Development for which a temporary turnaround was constructed, the Developer shall remove the temporary turnaround and restore the area.

(d) The roadside sidewalk shall be installed at the time of street construction. Until Final Plat approval, the Developer shall maintain (including snow and ice removal) such roadside sidewalks and repair and replace them as necessary.

(e) The Developer shall provide and install street name signs and regulatory/public safety signs required by the Plans in the form required by the City.

26. Additional Utility Requirements.

(a) The Final Plat shall include easements for sanitary, drainage, gas, electric, sewer, water, phone, cable television, internet and other utilities for provision of services to and from the Development.

(b) All sanitary, water and drainage easements must be prepared separately for each lot or parcel and recorded at the Developer's expense. These documents shall be subject to review and approval of the City and shall be required at the time of Final Plat approval.

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(c) The Developer shall provide proof of payment in full for installation of all required utilities prior to Final Plat approval.

(d) Underground utility installations shall be subject to review and approval by the City Engineer and shall made without any street pavement removal, unless otherwise specifically approved by the City Engineer.

(e) The Developer and the City shall enter into a Water Services Agreement in form and content customarily required by the City prior to connection to the City's water system.

27. Lot Pipe Certification. The Developer shall, prior to Final Plat approval, provide to the City a lot pipe certification stamped and signed by a professional land surveyor, registered in the State of Wisconsin. The form and content of the lot pipe certification shall be acceptable to the City Engineer.

MODEL HOMES

28. Model Homes.

(a) Subject to satisfaction of all other requirements for a building permit, the City will issue a building permit for __3__ principal structures to be used as sales models prior to approval and recording of the Final Plat.

(b) If the Developer is unable, despite reasonable efforts, as determined by the City in its sole discretion, to satisfy the paving requirements of Section 3.6 of the Standard Specifications for Land Development, the City will, upon application of the Developer and satisfaction of all other requirements for a building permit, issue a building permit for one model home prior to the installation of the binder course of asphalt in the adjacent dedicated public road or private access easement. The City shall not issue the building permit for such model home until stone base is installed and such stone base has successfully passed a proof roll. The stone base shall allow, as determined by the City in its sole discretion, access for inspections and emergency personnel. The City may cancel inspections if adequate access is not provided to inspections staff.

(c) The Developer shall not transfer title to any lot containing a model home until the Final Plat is approved and recorded as described below.

ASSOCIATION; COVENANTS, CONDITIONS AND RESTRICTIONS; ONGOING AGREEMENTS

29. The Association. The Developer shall, prior to the sale of any property within the Development, create or cause to be created an entity (the "Association") with a perpetual existence under the laws of the State of Wisconsin to control and maintain the common areas and facilities of the Development and to assume the obligations of the Association set forth in this Agreement. The Developer shall provide the City a description of the organization of the proposed Association, together with copies of its governing documents, including all documents governing ownership, maintenance and use restrictions for common facilities or common elements, including commonly owned outlots. Such documents shall be subject to review and approval of the City for consistency with the requirements of this Agreement. The Association shall be operating (with financial subsidization by the Developer, if necessary) before the sale of any part of the Development. All owners of any property in the Development, including the Developer, shall be members of the Association solely by virtue of such ownership and shall be jointly responsible for its obligations, which obligations shall be assessable as against such members. The Association shall have the power and authority to assess property owners for their proportionate share of costs associated with the responsibilities of the Association set forth in this Agreement.

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The governing documents for the Association shall confer legal authority on the Association to place a lien on the property of any member who falls delinquent in dues or assessments. Such dues and assessments shall be paid with accrued interest before the lien may be lifted. If at any time the Association does not exist or fails to satisfy its obligations, the owners of the Property shall be jointly and severally liable, with rights of contribution, for the Association's responsibilities under this Agreement and all agreements that run with the land that impose responsibilities on the Association.

30. Obligations of the Association. The Association shall be obligated to maintain in good condition and repair, and replace as necessary, all of the following, if any, that are required and approved as part of the Development: (a) roadside sidewalks (including snow and ice removal); (b) pedestrian and bike paths and appurtenances to such paths, including without limitation any signage and bollards; (c) monument and entrance signs; (d) roadside bollards; and (e) all landscaping and related elements (except those on private lots), including street trees, open areas and stormwater facilities. Such obligations shall be memorialized in one or more documents that shall be recorded against the Property, The documents memorializing such obligations shall specify that, if at any time the Association does not exist or fails to satisfy its obligations, all owners of the Property shall be jointly and severally liable, with rights of contribution, for such responsibilities. . The documents memorializing such obligations shall be subject to review and approval of the City, and the provisions requiring the foregoing may not be amended without the prior written approval of the City.

31. Temporary Turnarounds. If any street constructed as part of the Development has a temporary turnaround for any future extension of the street beyond the Development, the Association shall remove such turnaround and restore the area in a manner acceptable to the City at the time the street is extended beyond the Development.

32. Stormwater Best Management Practices Maintenance Agreement. The Developer and the City shall enter into an agreement as described below to ensure that the Development's stormwater facilities are maintained to meet or exceed the standards to which they were constructed so that, in the future, the stormwater facilities continue to accommodate the appropriate volume and manage flow through and within the Development and meet applicable performance standards for storage and release. Accordingly, the following requirements are applicable to the Development:

(a) All stormwater drainage and storage facilities, including detention basins and ponds (whether one or more), shall be maintained and cared for by the Developer until such time as the Developer passes control of the stormwater elements of the Development and responsibility for maintenance of such stormwater elements to the Association, at which time such responsibility shall pass to the Association. In the event that the Developer transfers any portion of the Development prior to the construction, installation and approval of any required stormwater facilities, the Developer shall be released from responsibility for the installation and maintenance of the stormwater facilities only upon the City's approval, in its sole discretion, of the form of the successor in interest's assumption of the Developer's responsibilities under this Agreement; however, the transferee shall be jointly and severally responsible with the Developer until the completion of the construction, installation and approval of such facilities.

(b) The following minimum standards for future care and maintenance of the stormwater drainage and storage facilities, including detention basins and ponds (whether one or more), shall be adhered to by Developer and Developer's assigns and successors in interest:

(iv) Provide normal and customary cleaning and maintenance to the detention basins and ponds (whether one or more) located in the Development including, but not be limited to, weed and algae control, dam stabilization, emergency overflow, outlet structure (including trash rack), dredging and biological control.

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(v) Dredging of the storm water facilities shall require permits and approvals under Wisconsin Statutes Section 30.20 to remove materials from the bed of a pond ultimately connected to Lake Michigan from the DNR.

(vi) All weed, algae and other biological control utilizing chemical treatments shall be made consistent with the regulatory requirements that apply to the use of EPA/State Registered Chemicals in detention basins and ponds or lakes and regulations of the DNR. With few exceptions, a permit must be filed with, and approved by, the DNR prior to chemical treatment. In certain circumstances, a representative of the DNR will monitor or supervise the chemical treatment. Developer should contact the DNR for additional information.

(vii) All detention basins and ponds shall be certified by a licensed professional engineer or land surveyor as a condition of Final Plat approval. To assure compliance with the approved plans, the Developer shall recertify the detention basins and ponds (whether one or more) as a condition of transferring ownership to the Association, but in no event shall such recertification occur later than five years after the approval of the Final Plat.

(viii) Initial certification of the detention basins and pond (whether one or more) shall be submitted with an as-built record drawing.

(ix) All detention basins and ponds shall be inspected in compliance with the inspection report form supplied by the City. Any deficiencies shall be corrected immediately. A copy of the report form, including but not limited to photographs or diagrams of the deficiency and corrections with the certification shall be provided to the Association, and any other assigns and successors in interest of the Developer, and shall be promptly submitted to the City Engineer for review and approval. Specific areas shall include, but not be limited to:

- Bio-retention facility
- Pond containment berms are stable and free of animal burrowing
- Detention storage volume
- Erosion
- Vegetative cover
- Sediment accumulation
- Trash rack/culvert functions
- Outlet flow
- High water level
- Water surface elevation at time of survey
- Normal pond water level
- Emergency overflow

(x) To guarantee performance of all of the foregoing obligations concerning the private stormwater drainage and storage facilities, including detention basins and ponds, the Developer shall, in accordance with Section 58-677(b) of the Code, deposit a performance bond, letter of credit or cash deposit (the "Stormwater Guarantee") to guarantee the good faith execution of the approved control plan and any permit conditions. The Stormwater Guarantee shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices. The City will release the portion of the Stormwater Guarantee less any costs incurred by the City to complete installation of the facilities upon submission of a certification in accordance with Section 58-678(h) of the Code.

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(xi) Not less than 90 days prior to the final expiration of the Developer's Stormwater Guarantee obligations, or at such time as the Developer shall convey the outlots or common areas in or on which are located the stormwater drainage and storage facilities, including detention basins and ponds, to the Association or other assigns or successors in interest, whichever is later, the Developer shall have the detention basins and ponds recertified as described above.

(xii) At any time in the future, if, in the opinion of the City, either the Developer (in keeping with the limitations upon its responsibility as expressed in this Section), the Association or any other assigns or successors in interest, shall fail to install or maintain the stormwater drainage and storage facilities, including detention basins and ponds, the City, at its option, may give the Developer, the Association or other assigns or successors in interest, as may be interested, written notice requiring any or all of them within 30 days of the date of notice, to cure the failure and to maintain and to provide the required care. If the notified party fails to comply with the demands of the notice, the City shall have the right, but not the obligation, to perform the work necessary to correct the deficiency, and to charge the cost of such work, including administrative charges, to the Developer, the Association or other assigns and successors in interest, or any combination of them, by drawing upon the Stormwater Guarantee and/or by imposing such charge as a special charge for services pursuant to Wisconsin Statutes Section 66.0627. If such charge is not promptly paid by the party to whom the charges were invoiced, the charges shall constitute a lien and special charge on the applicable property (whether one or more). The City may also draw on the Stormwater Guarantee upon the occurrence of an Event of Default, as defined below,

(xiii) The City Engineer has the authority to stop work, amend or alter remediation measures to the detention basins and ponds. Failure to comply will result in the issuance of a municipal citation with a forfeiture as prescribed by law, an action for injunction or mandatory injunction, or any combination of remedies. Each day a violation exists shall constitute a separate offense.

(xiv) The Association shall be responsible for recertifying the detention basins and ponds as and when required under the Code, to correct all deficiencies in such facilities and to comply with all other provisions of the Code related to such facilities.

(xv) The agreement and all of its covenants are and shall be covenants running with the land, and shall encumber the Development, and shall bind the Developer and its heirs, personal representatives, successors and assigns, including without limitation the Association. The agreement shall specifically include this language and shall not be incorporated by reference. The agreement shall be recorded with the Ozaukee County Register of Deeds.

33. Additional Covenants, Conditions and Restrictions. Prior to Final Plat approval, the Developer shall record the following additional covenants, conditions and restrictions against the Property (the "Covenants"). The Covenants shall be subject to review and approval by the City. The Covenants shall:

(a) Prohibit, without the express written consent from the City Engineer and approval by the Planning Commission, future property owners from (a) removing any berms, landscaping or amenities installed on the Development as a condition of landscaping, open space, grading or drainage plans, and (b) placing landscape features, berms or plantings which disrupt flow of run-off in drainage ways or courses approved as a condition of the grading and drainage plans.

(b) Notify future lot owners of the obligations set forth below.

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OBLIGATIONS OF BUILDER/LOT OWNER

34. Compliance with Grading Plan. Any person who constructs a building in the Development shall be responsible for siting the principal building and rough and fine grading the building pad to comply with the master grading plan.

35. Sump Pump Discharge and Roof Drainage Plan. Any person who constructs a building in the Development shall submit, at the time of architectural review and approval, a sump pump discharge and roof drainage plan in accordance with Storm Water Management Plan approved by the City Engineer.

36. Impact Fees. The City will assess impact fees pursuant to Sections 58-138 et seq. of the Code. Such impact fees shall be paid by the Developer or the purchaser of the lot prior to obtaining a building permit. The City retains the right to amend and modify its impact fee ordinance, the methodology by which impact fees are calculated or the numerical component values of the impact fee calculation in the future. The impact fees payable shall be based upon the impact fee calculation in effect at the time of the issuance of any building permit.

37. Sanitary Sewer Laterals. If the Development is served by public sewer, lateral locations shall not deviate from the approved plan unless first approved by the City.

WARRANTIES AND INDEMNIFICATIONS

38. Warranty of the Public Improvements. All of the Public Improvements shall be warranted against defects due to faulty materials or workmanship which appear within one year from the date of the City's acceptance of the dedication, and Developer shall assign to the City applicable contractor warranties for the Public Improvements. If any defect should appear during the warranty period, the City shall first seek to enforce any applicable contractor warranty; however, the Developer guarantees the Public Improvements and shall indemnify the City to the extent of any default or failure of any contractor to honor the warranty. The Developer guaranties each repair or replacement performed pursuant to this paragraph for one year from completion. This warranty survives any provision of this Agreement that purports to discharge or release the Developer.

39. Environmental Indemnification. The Developer shall indemnify, defend and hold the City and its officers harmless from any and all claims, demands, causes of action, losses, damages, and liabilities asserted against the City or its officers, together with related costs and expenses (including reasonable attorneys', consultants' and experts' fees, costs and expenses) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the City by, under, pursuant to, or in connection with the Final Plat or this Agreement including, but not limited to street rights of way, of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of dedication of the Public Improvements. Without limiting the generality of the foregoing, the indemnification by Developer shall include costs incurred in connection with any site investigation or any remedial, removal or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances in, on or under the real property, whether in the soil, groundwater, air or any other receptor. The City will notify the Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in, on or under the real property. Following notification to Developer that contamination may exist, the City shall make reasonable accommodations to allow the Developer to examine the real property and conduct such clean-up operations as may be required by appropriate local, state or federal agencies to comply with applicable laws. This indemnification survives any provision of this Agreement that purports to discharge or release the Developer.

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40. Claims by Third Parties. The Developer shall indemnify, defend and hold the City and its officers harmless from any and all claims, demands, causes of action, losses, damages, and liabilities asserted against the City or its officers, together with related costs and expenses (including reasonable attorneys', consultants' and experts' fees, costs and expenses) brought in connection with any damage suffered by third parties, including personal injury or property loss, resulting from construction of the Improvements or development of the Development regardless of any asserted negligence of the City asserted in connection with inspection of work performed or materials supplied by or on behalf of the Developer or its contractors, subcontractors or agents. This indemnification survives any provision of this Agreement that purports to discharge or release the Developer.

41. Street Damage. The Developer shall be responsible for all damage done to streets within the City, street landscaping, street trees, curbs, utilities, light poles and other property of the City as a result of construction activities associated with the Development, including without limitation street damage as a result of excessive hauling operations or installation of the Improvements. This covenant survives any provision of this Agreement that purports to discharge or release the Developer.

FINANCIAL OBLIGATIONS

42. Costs Incurred by the City. The Developer will pay all reasonable costs incurred by the City in connection with the Development, including without limitation costs of attorneys, landscape architects, outside engineers and other consultants and costs regularly charged by the City for its staff's time and materials used in (a) reviewing and approving the Plans (including without limitation engineering and landscaping plans), (b) inspecting the construction and/or installation of the Improvements, (c) installing street signs, and (d) reviewing and approving record drawings for City files. The Developer will also pay any other costs that may be incurred by the City in connection with the installation of the Improvements. Costs will include the costs of labor, equipment, materials, engineering, inspection and overhead costs incidental to the Improvements. The City will send invoices for the costs to the Developer periodically, as costs are incurred or as the Improvements are completed. The Developer will pay the City's invoices within 30 days after the date sent by the City. The City may, in its discretion, add a late payment charge of 1.5% per month, computed from the date of the original invoice until paid, for any amount not paid when due.

43. Special Assessments. No special assessments are contemplated in connection with the Development.

44. Streetlights. The Developer shall be responsible for the cost of installation of a WE-Energies LED standard streetlight mounted on a wooden pole or may provide an upgraded bronze FG Smooth pole and rectangular low fixture, as shall be approved by the City, at each main entrance to the Development. The City's Public Works Department shall arrange for the installation permit and coordinate the installation. The Developer shall pay for labor and materials within 30 days after being invoiced. After acceptance of dedication of the Public Improvements by the City, the City shall assume responsibility for the monthly energy costs and future maintenance for the streetlight(s).

45. Landscaping Completion Letter of Credit. If the City agrees to Final Plat approval despite landscaping and/or hardscape amenities, including the installation of required street trees, not being completed (the City shall not be obligated to grant Final Plat approval under such circumstances), the Developer shall provide to the City bids, contracts or other evidence sufficient, in the sole opinion of the City, to demonstrate the cost of completing such work, including the costs of labor and materials. The evidence of cost shall be subject to review and approval by the City. The Developer shall, prior to Final Plat approval, provide to the City a letter of credit in an amount equal to 125% of such costs. The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent. The form and content shall be acceptable to the City Attorney. The Developer shall pay all costs of completing the work, including

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with limitation labor, material and costs regularly charged by the City for its staff's time. If the work is not completed to the satisfaction of the City on or before June 30 of the year following Final Plat approval, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the letter of credit to defray the costs of finishing the work. The City shall hold such funds and apply them as costs are incurred. The City shall refund the balance, if any, after the work is completed. If the funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

46. Landscaping Survival Letter of Credit. The Developer shall, prior to Final Plat approval, provide to the City a letter of credit in an amount equal to 25% of the costs of labor and materials in installing landscaping and hardscape amenities (excluding street trees and any other landscaping that is a Public Improvement). Such costs shall be determined by the City based on its review of the Developer's contracts and paid receipts. The letter of credit shall insure the cost of labor and materials to replace landscaping that dies within three years of installation. The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent. The form and content shall be acceptable to the City Attorney. The Developer or its assign shall pay all costs of replacing any dead or dying landscaping. If the responsible person fails to replace such landscaping within 30 days of demand, or upon the occurrence of an Event of Default, as defined below, the City may replace the landscaping and draw on the letter of credit on demand for the cost of the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. If the letter of credit is inadequate to defray the costs, the Developer shall owe the balance to the City.

47. Street Tree Survival Guarantee. The Developer shall, prior to Final Plat approval, provide to the City a performance bond, letter of credit or cash deposit in an amount equal to 25% of the costs of labor and materials in installing street trees and any other landscaping that is a Public Improvement. Such costs shall be determined by the City based its review of the Developer's contracts and paid receipts or as otherwise required by Wisconsin Statutes Section 236.13. The letter of credit shall insure the cost of labor and materials to replace such landscaping that dies within 14 months of installation. The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent. The form and content shall be acceptable to the City Attorney. The Developer or its assign shall pay all costs of replacing any dead or dying landscaping. If the responsible person fails to replace such landscaping within 30 days of demand, or upon the occurrence of an Event of Default, as defined below, the City may replace the landscaping and draw on the letter of credit on demand for the cost of the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. If the letter of credit is inadequate to defray the costs, the Developer shall owe the balance to the City.

48. Surface Completion Letter of Credit. If the surface course of a street cannot be constructed prior to October 15, the Developer shall provide to the City an estimate of the final surface cost, including the costs of inspections, shouldering, streets, curbs, gutters, failures, base repairs, defects and utility adjustments. The estimate shall be subject to review and approval by the City Engineer. The Developer shall, prior to October 15, provide to the City a letter of credit in the amount of the approved estimate. The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent. The form and content shall be acceptable to the City Attorney. The Developer shall pay all costs of completing the work. If the work is not completed to the satisfaction of the City on or before June 30 of the immediately following year, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the Surface Completion Letter of Credit to defray the costs of finishing the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. The City shall hold such funds and apply them as costs are incurred. The City shall refund the balance, if any, after the work is completed. If the funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

49. Street Wear Financial Guarantee. Prior to commencement of any construction activity, the Developer shall provide to the City a performance bond, letter of credit or cash deposit in an amount equal to

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$1,000 per lot or unit in the Development (the "Street Wear Financial Guarantee"). The Street Wear Financial Guarantee is to provide security for compensation to the City for wear and tear and accelerated deterioration of the City's streets as a result of infrastructure improvement associated with the hauling of stone and asphalt attributable to the Development. Wear and tear shall be determined as described above. The form and content of the Street Wear Financial Guarantee shall be acceptable to the City Attorney. If the Street Wear Financial Guarantee is in the form of a letter of credit, the requirements shall be substantially similar to the requirements of other letters of credit provided in this Agreement. If the Developer does not make the repairs as and when required, but in any event on or before the 60th day after written demand from the City, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the Street Wear Financial Guarantee to defray the costs of the street repairs, including without limitation labor, material and costs regularly charged by the City for its staff's time for inspections, shouldering, streets, curbs, gutters, failures, base repairs, defects and utility adjustments. The City shall hold such funds and apply them as costs are incurred. The City shall refund the balance, if any, after the work is completed. If the funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

50. Stormwater Guarantee. The Developer shall provide the Stormwater Guarantee, as defined above, prior to the commencement of any construction activities. The form and content of the Stormwater Guarantee shall be acceptable to the City Attorney. If the Stormwater Guarantee is in the form of a letter of credit, the requirements shall be substantially similar to the requirements of other letters of credit provided in this Agreement.

51. Public Sanitary Sewer System Connection Charge. If the Developer is required to connect the Development to the public sanitary sewer system, the Developer shall pay to the City, in accordance with the requirements of Section 58-640 of the Code, a sewer connection charge of $_____ (XX lots or units @ $200 per lot or unit) prior to Final Plat approval.

52. Developer's Election. To the extent that any letter of credit required by this Agreement shall be determined to be for a public improvement, as that term is used in Wisconsin Statutes Section 236.13(2)(am), this Agreement constitutes the Developer's election to use a letter of credit under Wisconsin Statutes Section 236.13(2)(am)1m.a.

53. Maintenance of Guarantees. Unless otherwise specified in this Agreement or state statutes, letters of credit and other financial guarantees shall be maintained for the periods required by the Code. The Developer shall provide any renewal of any letter of credit to the City prior to its expiration. Failure to do so shall be an Event of Default without notice.

FINAL PLAT APPROVAL; DEDICATION; RELEASE

54. Final Plat Approval

(a) The Common Council shall grant Final Plat approval upon certification by the City Engineer that (i) all of the Improvements have been satisfactorily inspected by the City Engineer and the Department of Community Development which have found that the Improvements have been satisfactorily constructed, installed and completed in accordance with this Agreement; (ii) the Developer has satisfied its financial obligations, including providing required letters of credit and other guarantees; and (iii) the Developer has satisfied all other requirements of this Agreement and the Development and Final Plat meet the requirements of this Agreement, the Code and applicable state laws.

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(b) The Common Council may, but shall not be required to, grant Final Plat approval despite certain of the Improvements not being completed provided escrows have been established or guarantees provided that are adequate, as determined by the Common Council in its discretion, to ensure completion.

55. Dedication. Title to the Public Improvements, together with the land on which they are located, unless located within a dedicated easement, shall be dedicated and given in fee simple by the Developer to the City upon recording the Final Plat, as provided by Wisconsin law, and without recourse, and free and clear of all liens, claims and encumbrances. The lien waivers required above shall be a condition precedent of recording of the Final Plat. The Public Improvements shall have access from a dedicated street, where necessary.

56. Continuing Obligations through Dedication. The Developer shall not be released or discharged from its obligations under this Agreement until final inspection and certification of all the Improvements has been made by the City Engineer in writing, and the Improvements have been approved and their dedication accepted by the City.

DEFAULTS

57. Events of Default**.** The occurrence of any of the following shall constitute an "Event of Default":

(a) Payments. The Developer fails to pay any amounts payable under this Agreement to the City when due.

(b) Non-Monetary. The Developer fails to observe or perform as and when required or breaches any of the covenants or agreements contained in this Agreement and, except as described below, such failure continues for 15 days after notice from the City of the failure (except as described for letters of credit). The City shall not be required to provide notice, or may shorten or eliminate the 15-day cure period, if the City determines in its discretion that the failure constitutes an imminent danger to health or safety or would constitute such an imminent danger in less than 15 days. The City may, in its sole discretion, provide in the notice for a cure period of longer than 15 days if the City determines that such longer cure period is warranted.

(c) Bankruptcy and Similar Actions. The Developer (i) is liquidated or ceases to exist; (ii) makes a general assignment for the benefit of creditors; (iii) admits in writing its, his or her inability to pay debts as they become due; (iv) files a petition by which it, he or she becomes the subject of bankruptcy or insolvency proceedings; (v) is adjudicated bankrupt or insolvent; (vi) files a petition seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or regulation; (vii) files an answer admitting or fails to contest the material allegations of a petition against it, him or her in any such proceeding; or (viii) seeks, consents to or acquiesces in the appointment of any trustee, receiver or liquidator for the Developer or the Development.

(d) Creditors' Actions. Any involuntary proceeding is filed against the Developer that seeks any reorganization, bankruptcy, arrangement, composition, readjustments, liquidation, dissolution, receivership or similar relief under any present or future statute, law or regulation that is not dismissed within 30 days of the date filed.

58. Remedies. Upon the occurrence of an Event of Default, without notice other than that required above, the City may exercise any one or more of the following remedies without waiving any rights or remedies available to it:

(a) Immediately suspend performance under this Agreement.

(b) Issue a stop work order.

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(c) Issue citations to the extent the Event of Default constitutes a violation under any provision of the Code for which citations may be issued.

(d) Withdraw or withhold occupancy permits for any structures in the Development.

(e) Commence any legal or administrative action, in law or in equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement or covenant of the Developer under this Agreement.

(f) Perform or have performed any work, and have supplied any necessary equipment, goods, materials and services, to complete all or any part of the Developer's work, all at the Developer's cost.

(g) Draw any letter of creditor and exercise the City's remedies under any other financial guarantee.

(h) Exercise all other rights and remedies available to it at law or in equity,

59. Remedies Cumulative. The rights and remedies granted to the City under this Agreement are in addition to and cumulative of any other rights or remedies the City may have under the Code or state law. A delay or failure by the City in exercising any right or remedy shall not operate as a waiver of any such right or remedy or as an acquiescence of any default. No single or partial exercise of any right or remedy shall preclude any other or further exercise of a right or remedy or the exercise of any other right or remedy.

60. Attorneys' Fees. The Developer shall pay the City's costs of enforcement of this Agreement, including reasonable attorneys' fees and costs.

GENERAL PROVISIONS

61. Adequate Provision. Execution of this Agreement shall be accepted by the City as adequate provision for improvements within the meaning of Wisconsin Statutes Sections 236.01 236.13 and 236.45(1).

62. Assignment. No assignment of this Agreement by the Developer shall be effective without the prior written consent of the City, and no assignment without such consent shall relieve the Developer of its obligations under this Agreement.

63. Effect of Acceptance. This Agreement binds and inures to the benefit of the Developer and the City and their respective heirs, legal representatives, successors and assigns. Regardless of who prepared the original draft of this Agreement, both parties have had significant input into its terms and content and, accordingly, no presumption shall be made against the drafter.

64. Modifications. Neither this Agreement nor any provision of this Agreement may be waived, modified, amended, discharged or terminated except by an instrument in writing signed by the party against whom the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument. No waiver by either party of any failure or refusal to comply with its obligations shall be deemed a waiver of any other or subsequent failure or refusal to so comply.

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65. Partial Invalidity. If any term or provision of this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

66. Headings. The headings in this Agreement are for convenience only and do not limit or expand the terms and conditions of this Agreement.

67. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Wisconsin.

68. Requirement to Commence Construction. In accordance with Section 58-635(3)(e) of the Code, if the Developer fails to commence construction within two years of approval of this Agreement, this Agreement shall be null and void.

[SIGNATURE PAGES TO FOLLOW]

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[CITY SIGNATURE PAGE TO DEVELOPMENT AGREEMENT]

CITY OF MEQUON

By: _____
Andrew Nerbun
Mayor

By: _____
Caroline Fochs
Clerk

STATE OF WISCONSIN)
) SS
OZAUKEE COUNTY)

The foregoing instrument was acknowledged before me on _____ _____, 20___, by Andrew Nerbun, Mayor of the City of Mequon.

_____
Name: _____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) (is) _____

STATE OF WISCONSIN)
) SS
OZAUKEE COUNTY)

The foregoing instrument was acknowledged before me on _____ _____, 20___, by Caroline Fochs, Clerk of the City of Mequon.

_____
Name: _____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) (is) _____

Approved by: _____
Brian C. Sajdak, City Attorney

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[DEVELOPER SIGNATURE PAGE TO DEVELOPMENT AGREEMENT]

_____

By: Highland Road, LLC
Name: Steve DeCleene
Title: President, Neumann Developments Inc., Sole Member

STATE OF WISCONSIN)
) SS
COUNTY)

The foregoing instrument was acknowledged before me on _____ _____, 20___, by _____, as _____ of _____.

_____
Name: _____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) (is) _____

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EXHIBIT A
to the
DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF MEQUON AND
____Highland Road, LLC__

Development Name

Highland Meadows

Legal Description

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Feedback from the Commission is that staff was proactive and did try to help the applicant avoid this situation and it is important to maintain consistent when making decisions. Other businesses have previously been denied the same request. It was also commented that the original intent of the Town Center was primarily for retail businesses and there has been a shift in the market.

Mayor Wirth stated that offices and service businesses usually have a way to close windows to avoid the sun and provide privacy and they put the blinds up and down as needed. He does not feel that the bank should have been denied.

Action
Commissioner Hawley made a motion to approve the waiver as requested.
Mayor Wirth seconded the motion.
A roll call vote was taken; vote failed (4-4) (No: Ald. Strzelczyk, Becky Schaefer, Jim Schaefer, Choren)
Action
Commissioner Becky Schaefer made a motion to deny per staff recommendation.
Ald. Strzelczyk seconded the motion.
A roll call vote was taken; vote failed (4-4) (No: Mayor Wirth, Stoker, Gentges, Hawley)

Motion denied.

RESULT:	**DENIAL [4 TO 4]**
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Strzelczyk, Choren, J. Schaefer, R. Schaefer
NAYS:	Wirth, Gentges, Hawley, Stoker
ABSENT:	Lemke

d) Neumann Development. The applicant is seeking a consultation of conceptual plan and zoning for a proposed single-family residential development on an approximately 40-acre site located at the northwest corner of Highland Road and Port Washington Road.

Mayor Wirth stated that there was public comment received from Paul Apfelbach stated that the city has an obligation to allow his TDR credits to be used due to limiting the number of residential sites allowed.

Ms. Machare has some questions regarding road widening.

Asst. Dir. Zader stated this is a consultation for a proposed 60-lot single-family residential development on 32-acres on the corner of Highland Road and Port Washington Road. He explained that the Policy Subcommittee has been studying this area for the past few years and has created some new zoning districts for this area. This site is unique in that it is the only parcel in the Ulao Creek area slated for residential use that has access to public utility. The subcommittee created some requirements that allow for ½-acre density lot size with the provision that half the lots are greater than 21, 780 sq. ft. and no lot is smaller than 15,000 sq. ft. The

Attachment: PacketDocs_Highland Meadows (8088 : Neumann Development, Inc.)

zoning district also requires 30% green space requirement as well as a 85 foot average lot width. The concept plan does meet the ½-acre densities and green space ratio (35%) but it does not meet the average lot size (12,385 sq. ft. - 10,000 sq. f.t). It also does not meet the 85-foot lot width requirement. Staff is supportive of the residential use as the message was sent to the property owner that only residential use would be approved. Staff does not want to deviate from the required standards so early in the process. Although all standards may not be able to be achieved, one standard that may not be met is density; density could be sacrificed for larger lot sizes as long as the green space ratio is met. Staff encourages the applicant to continue to revise the concept plan to meet all required standards.

The applicant, Brian Lindgren from Neumann Development stated that the development of the interstate exchange will continue to bring more traffic to this area and the location of the parcel near a school and hospital led to the high-density development proposed. He stated that it is difficult to meet all the zoning standards required.

A new concept plan was submitted to the Commission (1-acre lots, about 30 lots) that does not include public sewer service.

Feedback from the Commission included the idea that the development does not need to be so dense; some of the lots are very tight. There was discussion about the sewer service costs and the density needed to offset those costs as well as the idea of removing it from the sewer service area and what would be involved. It was determined that the development could be exempted from the sewer system. Some Commissioners provided feedback was that new concept plan showing larger lots (approx. 30) are preferred over the concept plan with smaller lots with a higher density (approx. 60). There was also discussion about what size homes; and house costs, are appropriate at the site.

The applicant expressed confidence in either concept plan being workable.

6) Announcements

The next meeting is Monday, June 28, 2021, at 6:00 p.m.

7) Adjourn

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

Respectfully Submitted,

Jac Zader

Attachment: PacketDocs_Highland Meadows (8088 : Neumann Development, Inc.)

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: **LAURIE MILLER, PLANNER**

DATE: **January 23, 2023**

SUBJECT: **St. Johns Evangelical Lutheran Church. The applicant is seeking certified survey map approval to allow for modified property lines and rezoning recommendation approval from R-4 zoning to B-1 and IPS zoning for the property located at 1600-17174 W. Mequon Road.**

Applicant:	St. Johns Evangelical Lutheran Church
Status of Applicant:	Owner
Requested:	Rezoning Recommendation Certified Survey Map
Existing Zoning:	R-4 (Residential Detached District)
Lot size:	5.91 Acres
Location:	1600-1714 W. Mequon Road
Tax Key Number:	#15-019-16-001.00
District:	#5

Background:
The applicant is requesting Planning Commission approval for a two-lot land division of 5.91 acres and a rezone recommendation at 1600-1714 W. Mequon Road. The land division would create one 1.55-acre lot and one 4.36-acre lot.

The 1.55-acre lot is currently zoned R-4 and contains an older home and barn. The applicant is requesting that this parcel be rezoned to B-1 to accommodate a future insurance office that is currently under contract to purchase the property. The future property owner intends to retrofit the home for office use and the barn for storage of business-related items.

The 4.36-acre lot is currently split-zoned. The portion of the property that is currently zoned R-4 is used for a daycare center. The remaining portion of the lot is zoned IPS and is home to a church, St. John's Evangelical Lutheran Church, cemetery, and home. The church is seeking to rezone the R-4 portion of the lot to IPS.

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

Is the proposed rezoning of the R-4 to B-1 and R-4 to IPS consistent with existing and surrounding land use designations?
The proposed zoning changes are not completely consistent with the Land Use Plan map designation which designates adjacent properties as Residential 1-1.5 acres and Institutional. However, Children's Hospital Mequon Clinic, zoned B-3, is directly across the street from both

parcels and has historically been viewed as the transition line between commercial and residential development along Mequon Road. While the City has a long-standing policy of maintaining Mequon Road as residential in character, except for Town Center, there is merit to neighborhood scale commercial or institutional uses in these transitional areas. In addition, traffic movement from this use into the neighborhood is unlikely unless the clients live in that neighborhood.

Does the division of lots meet the B-1 and IPS District Standards?
The proposed 1.55-acres lot meets B-1 District standards. B-1 District requires a minimum of 1.5 acre-lots and 150 feet average lot width and length. The proposed office use would be considered as a permitted use in the B-1 zoning district.

The proposed 4.36-acres lot meets the IPS District standards which requires a minimum of a 1-acres lot and 150 feet average lot width and length. Child day care facilities and churches are a permitted use in the IPS zoning district.

Are there reasonable uses under existing zoning?
The current zoning of the subject area is R-4 which would allow reasonable uses including a new single-family home or a childcare facility. In addition, State Statutes permit an eight bed CBRF (Community Based Residential Facility) on any single-family zoned parcel. The location along Mequon Road and immediate adjacency to commercial uses, make the location more challenging and potentially less desirable for a residence. Staff understands that the neighborhood concerns could relate to the further extension of commercial activity, including traffic, towards the residential neighborhood to the west and north.

While the existing church's childcare center located on the 4.36-acre lot could remain zoned as R-4 as a permitted use, staff would prefer to remove split zoning when opportunities present itself.

Has there been a change in character or trend in development in area of proposal?
There have been changes to the area in the recent years including the construction of the Children's Hospital Mequon Clinic across the street from the property which has led to a slight extension of commercial uses west along Mequon Road.

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

No access or utility modifications are proposed in association with the land division. No additional impervious areas, including buildings, are suggested as part of the application.

The City will verify that right-of-way is dedicated to WisDOT at the appropriate width. Mequon Road right-of-way adjacent to the existing parcel is owned by the Wisconsin Department of Transportation (WisDOT). If required, the applicant shall dedicate the land adjacent to Mequon Road to the width of the ultimate right-of-way. The ultimate right-of-way on Mequon Road is 130 feet. The dedication should be made to WisDOT and is subject to WisDOT review and approval.

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

Staff will perform technical review CSM for conformance with City ordinances. Applicant shall make any technical corrections to the final CSM.

Staff Comment:
Staff have concerns about the future buyer's proposal to retrofit the house and barn for commercial use and its ability for its building plans to be approved by the State. Staff recommends that the B-1 zoning change would not take effect until the CSM is recorded, building and site plans have been approved by Planning Commission, and the future buyer's, Joe Woelfle - State Farm Insurance, building plans have been approved for commercial use by the State.

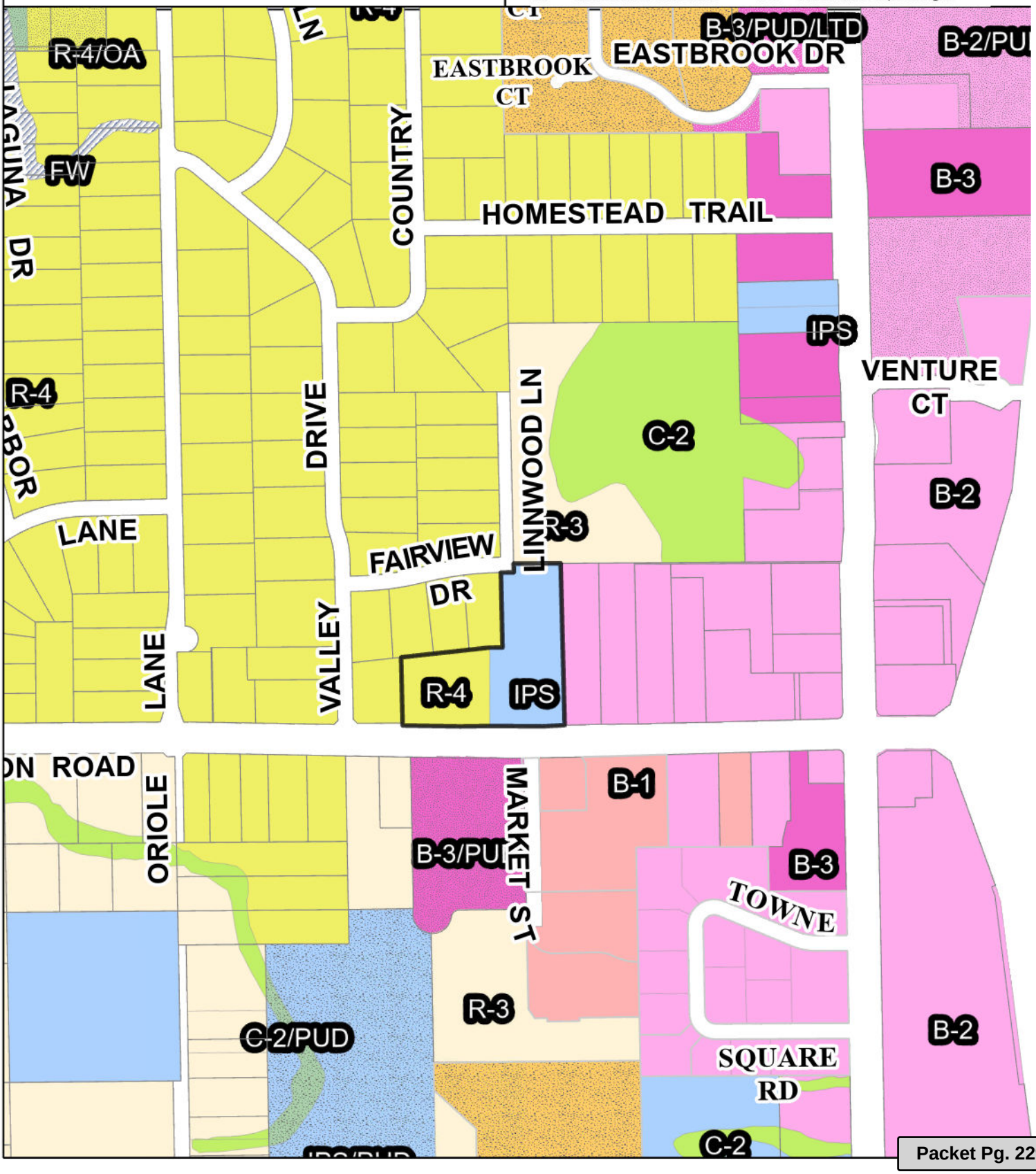
Staff Recommendation:
Staff recommends **approval** of the certified survey map, rezoning and Land Use Map amendment subject to the following conditions:

1. Final staff technical review and approval of CSM. The applicant shall make any technical corrections to the final CSM.
2. If required by WisDOT, the applicant shall dedicate right-of-way to the ultimate right-of-way width along Mequon Road to WisDOT if required by WisDOT. The geometry of the dedication is subject to WisDOT review.
3. 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).
4. Common Council action on the rezoning and Land Use Plan amendment.
5. The rezoning of the 1.55-acres property to B-1 will become effective upon the recording of the CSM, approval of the building and site plans by Planning Commission, and the future buyer's, Joe Woelfle - State Farm Insurance, building plans have been approved for commercial use by the State.

Attachments:
PacketDocs_StJohns (PDF)

ST. JOHN'S EVANGELICAL LUTHERAN CHURCH - CSM AND REZONING RECOMMENDATION

AC	Arrival Corridor	LTD	Limited Use
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



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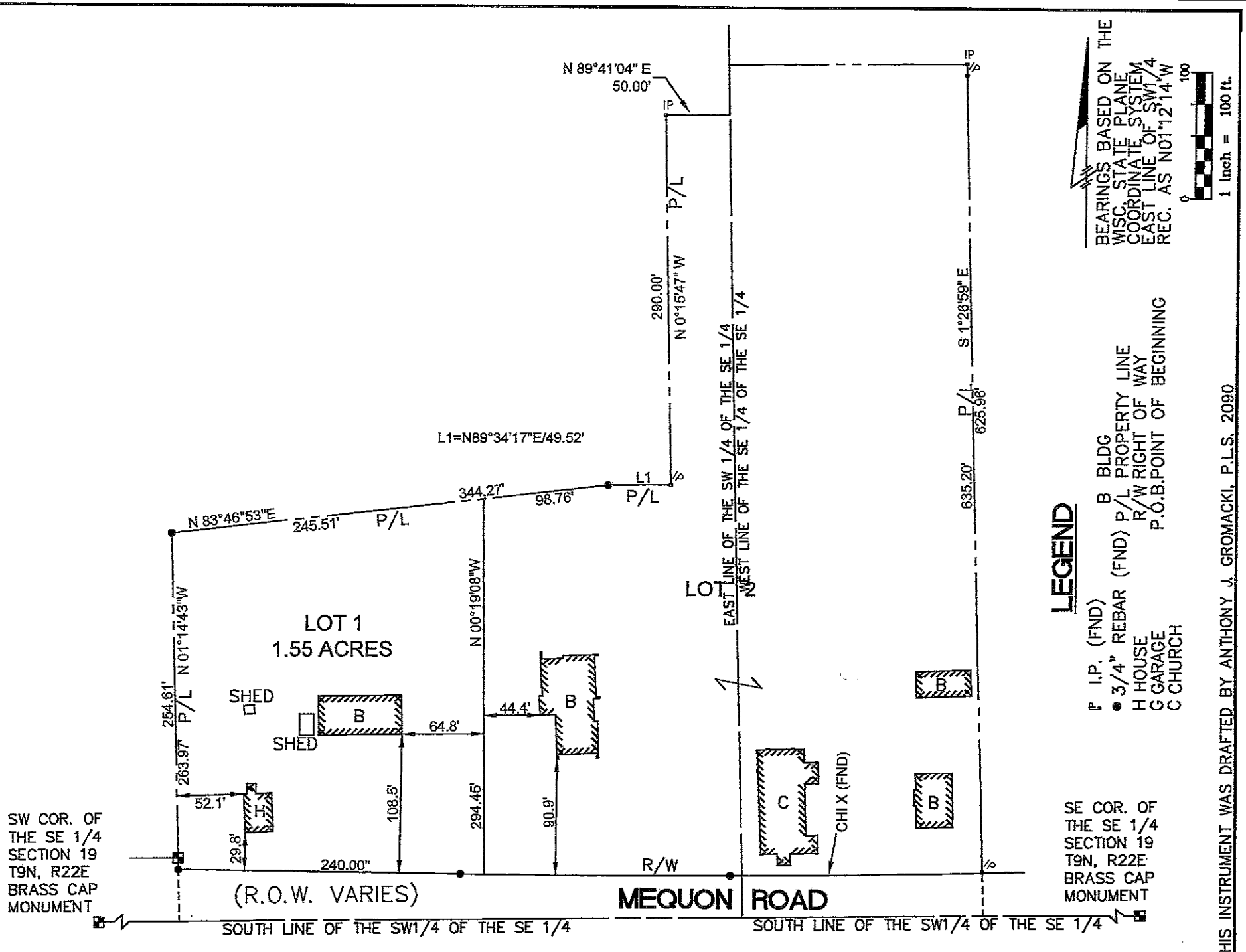
Rezoning Narrative;

The proposed new CSM would separate approximately 1.55 acres from the land that is currently zoned residential. The new property line would fall east of the barn allowing for approximately 43ft of setback for the existing ministries study building from the newly divided 1.55 acres. The portion of the land that will have the ministries study building is staying with the church and will change to match the neighboring zoning (institutional) as such. The proposed 1.55 acres is requested to be zoned as B-1, the existing farm house would then be used as an insurance office after bringing it up to required code along with aesthetic updates.

The Newly created B-1 zoning is consistent and complimentary with the use directly across the street and with the neighboring properties to the east of the church. This will create a natural transition to the surrounding residential areas as the zone requested is the lowest available density for business use. Additionally the existing home and landscaping would be updated and maintained keeping and accentuating the charm of the farm house property. No additional city resources or services would be needed for the new use of this property. The rezone is required so the church can sell the parcel and the proposed business can operate within the designated zoning ordinances.

Joe Woelfle
State Farm Insurance Companies
11649 N Port Washington Rd #214 / 3960 Hillside Dr #204
Mequon, WI 53092 / Delafield, WI 53018
Bus: 262-241-8292 / 262-303-4441
Fax: 866-203-5456
Per: 414-678-9807
NMLS# 1207066
www.insuremke.com

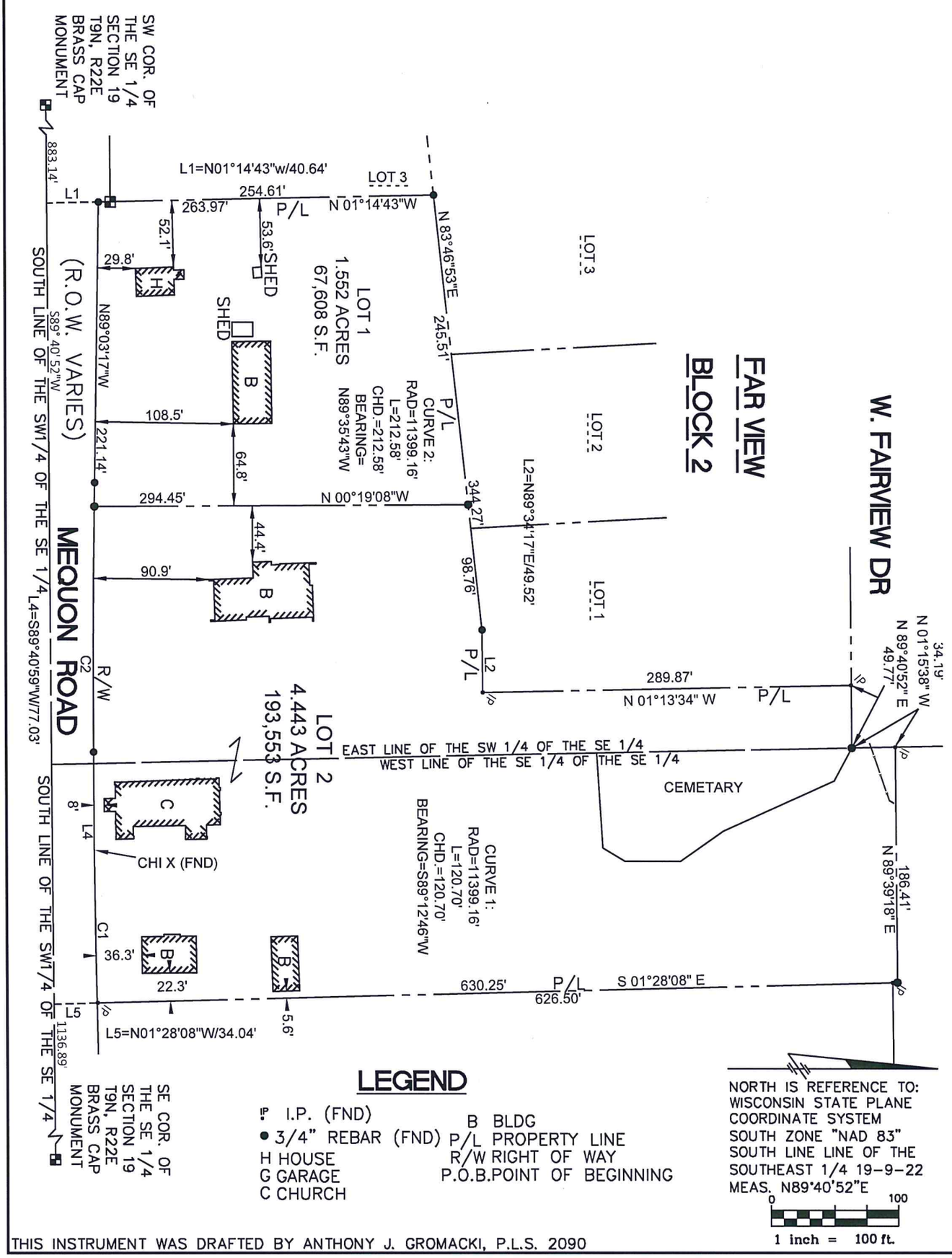
Attachment: PacketDocs_StJohns (8089 : St. Johns Evangelical Lutheran Church)



Attachment: PacketDocs_StJohns (8089 : St. Johns Evangelical Lutheran Church)

OZAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 ALL IN SECTION 19, TOWNSHIP 9 NORTH, RANGE 22 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



THIS INSTRUMENT WAS DRAFTED BY ANTHONY J. GROMACKI, P.L.S. 2090

Attachment: PacketDocs_StJohns (8089 : St. Johns Evangelical Lutheran Church)

OZAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 ALL IN SECTION 19, TOWNSHIP 9 NORTH, RANGE 22 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I ANTHONY J. GROMACKI, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN, MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE N89°40'52"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 883.14 FEET; THENCE N01°14'43"W 40.64 FEET TO THE POINT OF BEGINNING; THENCE N01°14'43"W ALONG THE EAST LINE OF LOT 5, BLOCK 2, FAR VIEW SUBDIVISION 263.97 FEET TO THE SOUTHERLY LINE OF SAID FAR VIEW SUBDIVISION; THENCE N83°46'53"E ALONG SAID SOUTHERLY LINE 344.27 FEET; THENCE N89°34'17"E 49.52 FEET TO THE EASTERLY LINE OF LOT 1, BLOCK 2 FAR VIEW SUBDIVISION; THENCE N01°13'34"W ALONG SAID EASTERLY LINE 289.87 FEET TO THE SOUTHERLY LINE OF FAIR VIEW DRIVE; THENCE N89°40'52"E ALONG SAID SOUTHERLY LINE 49.77 FEET TO THE EASTERLY LINE OF LINNWOOD LANE; THENCE N01°15'38"E ALONG SAID EASTERLY LINE 34.19 FEET TO THE AS PREVIOUSLY LAID OUT SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 22 EAST; THENCE N89°39'18"E 186.41 FEET; THENCE S01°28'08"E 630.25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF W. MEQUON ROAD AND BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 11399.16 FEET, CHORD 212.58 FEET BEARING N89°35'20"W; THENCE ALONG THE ARC OF SAID CURVE 120.70; THENCE S89°40'59"W 77.03 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 11399.16 FEET, CHORD 212.58 BEARING N89°35'20"W; THENCE ALONG THE ARC OF SAID CURVE 212.58 FEET; THENCE N89°03'17"W 221.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.995 ACRES

THAT I HAVE MADE THIS SURVEY AND MAP BY THE DIRECTION OF DAVID LENZ SAINT JOHN'S REPRESENTATIVE OWNERS OF SAID LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF CHAPTER 236 OF THE WISCONSIN STATUES AND THE REQUIREMENTS OF THE CITY OF MEQUON.

DATED THIS 19TH DAY OF DECEMBER, 2022

_____

ANTHONY J GROMACKI
PROFESSIONAL LAND SURVEYOR S-2090

THIS INSTRUMENT WAS DRAFTED BY ANTHONY J. GROMACKI, P.L.S. 2090

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OZAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 ALL IN SECTION 19, TOWNSHIP 9 NORTH, RANGE 22 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNERS'S CERTIFICATE:

I, DAVID LENZ REPRESENTATIVE OF SAINT JOHN'S OWNERS, DO HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED IN THE FORGOING CERTIFICATE OF ANTHONY J. GROMACKI, SURVEYOR, TO BE SURVEYED, DIVIDED AND MAPPED.

_____
WITNESS

_____
DAVID LENZ
SAINT JOHN'S REPRESENTATIVE

STATE OF WISCONSIN)
OZAUKEE COUNTY) s.s.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____,2022. THE ABOVE NAMED OWNER ARE TO ME KNOW TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

(NOTARY SEAL)_____ NOTARY PUBLIC, _____, WISCONSIN.

MY COMMISSION EXPIRES_____

CITY OF MEQUON PLAN COMMISSION APPROVAL

APPROVED BY THE CITY OF MEQUON PLAN COMMISION ON THIS _____ DAY OF _____,2022.

_____
CHAIRMAN

_____
SECRETARY

SURVEYOR:
ANTHONY J. GROMACKI P.L.S.
M SQUARED ENGINEERING
N19 W6719 COMMERCE COURT
CEDARBURG, WISCONSIN 53012
PHONE: (262) 376-4246

OWNER:
SAINT JOHN'S
1600 W. MEQUON ROAD
MEQUON, WISCONSIN 53092

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