City of Mequon

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, February 28, 2022
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

2) Approval of Meeting Minutes from January 24, 2022.

1) Meeting Minutes from January 24, 2022

3) Public Hearing

a) Kathryn Happ for Hidden View Farm. The applicant is seeking conditional use grant amendment and minor request approval for a proposed (64' x 40') agricultural structure for the property located at 8104 W. Highland Road.

b) Ashley Moore for Divine Lash and Beauty Bar. The applicant is seeking conditional use grant approval to allow for a beauty salon for the property located at 10520 N. Baehr Road.

c) Hertejvir Singh for The Bottle Shop. The applicant is seeking conditional use grant and site plan amendment approval to allow for a nightclub and retail store for the property located at 6400 W. Mequon Road.

d) Jennifer Atkielski for Superior Ambulance Service. The applicant is seeking conditional use grant approval to allow for a transportation terminal for the property located at 6100 W. Executive Drive.

4) Regular Business

a) Robert Bach for P2 Development Company. The applicant is seeking certified survey map and building and site plan approval to combine 2 parcels to create 1-lot for the approval of 42-townhomes for the properties located at 11110-11112 & 11040 N. Buntrock Avenue.

b) Neumann Development. The applicant is seeking concept plan approval for a proposed 27-lot single-family residential development for the property located at 1310 W. Highland Road.

c) Pointe Real Estate for Highlands of Mequon. The applicant is seeking a consultation for a 17-lot single family residential development for the property located east of 7980 W. Donges Bay Road.

5) Announcements

6) Adjourn

Dated: /s/ John Wirth, 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
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, January 24, 2022
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

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

Chairman Wirth called the meeting to order at 6:00 p.m.

2) Approval of Meeting Minutes from December 13, 2021

Action
Commissioner Stoker made a motion to approve the meeting minutes from December 13, 2021. Commissioner Lemke seconded the motion.
A voice vote was taken; vote passed (7-0)

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

Attachment: PC_01.24.22_DRAFT (7072 : Meeting Minutes from January 24, 2022)

3) Regular Business

a) Christian Life Center, Inc. The applicant is seeking certified survey map approval to combine two parcels into 1-lot for the properties located at 2803 & 2909 W. Mequon Road.

Planner Vang stated that the request is for a parcel combination to combine two parcels into a newly created lot. The new lot will be split zoning; the vacant piece is zoned R-3, and the current church site is zoned IPS. She explained that it is not uncommon to have split-zone lots. A condition was added that requires that all the uses on the site must conform with the underlying zoning district.

Action
Alderman Strzelczyk made a motion to approve the CSM.
Commissioner Bach seconded the motion.
A roll call vote was taken; vote passed (7-0)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Greg Bach, Alternate
AYES:	Wirth, Strzelczyk, Bach, Gentges, Hawley, Lemke, Stoker
ABSENT:	Choren, J. Schaefer, R. chaefer

b) Eric Rohs for Crossroads Presbyterian Church. The applicant is seeking sign waiver approval for three directional signs at 7 square feet each, which exceeds the size allowed by code, for the property located at 6031 W. Chapel Hill Road.

Planner Vang stated the request is for 7 sq. ft. directional signs. The code allows that directional signs be no greater that 3 sq. ft. and 4 feet in height. The proposal does meet the height requirement, but the applicant is requesting an increase in sign size. Based on the site layout, staff is supportive of the requested proposal. The site has 2 separate parking lots and 4 separate entrances into the site. Each of the proposed directional signs will be located at 3 entrances into the site and the main entrance will have the permitted free-standing sign. Planning Commission has approved larger directional signs in the past for sites with multiple parking lots. Staff recommends approval of the 7-foot directional signs with the condition that the site is not permitted their second free-standing sign. Approval is also recommended due to the parking lot configuration and the elimination of the secondary sign. Setbacks will meet all the requirements of the new sign code.

Action
Commissioner Stoker made a motion to approve the proposed directional signs based on the conditions in the staff report.
Commissioner Lemke seconded the motion.
A voice vote was taken; vote passed (7-0)

Attachment: PC_01.24.22_DRAFT (7072 : Meeting Minutes from January 24, 2022)

4) Announcements

The next meeting is Monday, February 28, 2022, at 6:00 p.m.

5) Adjourn

Action
Commissioner Stoker made a motion to adjourn the meeting.
Commissioner Lemke seconded the motion.
A voice vote was taken; vote passed (7-0)

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: PC_01.24.22_DRAFT (7072 : Meeting Minutes from January 24, 2022)

City of Mequon

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: **February 28, 2022**

SUBJECT: **Kathryn Happ for Hidden View Farm. The applicant is seeking conditional use grant amendment and minor request approval for a proposed (64' x 40') agricultural structure for the property located at 8104 W. Highland Road.**

Applicant:	Kathryn Happ
Status of Applicant:	Owner
Requested:	Conditional Use Grant Amendment Accessory Structure over 1,000 S.F.
Existing Use:	Commercial Boarding
Existing Zoning:	R-1/OA (5-acre Residential/Agricultural Overlay)
Land Use Plan:	Residential 5 Acre Minimum
Lot size:	27.16 acres
Location:	8104 W. Highland Road
Tax Key Number:	#14-009-15-003.00
District:	#1

Background:
The applicant requests conditional use grant amendment and agricultural structure over 1,000 square feet approval for a new structure at 8104 W Highland Road. The applicant is proposing a 64’ x 40’ agricultural structure for an indoor arena. The property has an existing conditional use grant for commercial boarding of up to 22 horses. The applicant requests approval of up commercial boarding for up to 30 horses as part of the conditional use grant amendment. The proposed structure is on a 27-acre parcel; however, the applicant owns the adjacent parcel to the north which is an additional 39-acre parcel. The conditional use grant amendment includes the parcel to the north.

Site Plan:
The storage structure is located 143 feet from the north property line and 644 from the west property line and meets all setback and offset requirements. The proposed structure meets the lot coverage requirements of the R-1 district. The farm structure shall not exceed 60 feet in height. The applicant indicated that the proposed building exterior is tan with a green roof to match other buildings on site.

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

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

The use should not endanger the surrounding area; all activities will take place on the property and will be monitored by staff. The structure is located at least 100 feet away from all property lines.

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

The Land Use Plan designates the site as Residential 5 Acre Minimum. Surrounding properties are zoned R-1/OA (5-Acre Single Family/Agricultural Overlay). The proposed structure meets the R-1 zoning requirements.

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

The proposed activities of the stable fit the character of the surrounding area. The site operates under an existing conditional use grant for a commercial boarding stable. The applicant request approval for up to 30 horses. Planning staff believes the proposed addition and activities should be harmonious with the surrounding uses and the property's existing Conditional Use Grant.

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

No new street access points are proposed as part of the proposed structure. All access points require Engineering approval prior to construction.

Wetlands are indicated as present on-site but are over 300 feet from the proposed structure.

The applicant is not proposing to serve the structure with sewer or water facilities. The property is outside of the sewer service area and public water is not located in this area.

The applicant does not propose to add over 5,000 square feet of impervious surface with the structure. The addition of 5,000 square feet of impervious surface requires a green infrastructure (GI) plan per MMSD rules if the site is not covered by a storm water management plan.

The applicant must apply for an erosion control permit if construction disturbs over 4,000 square feet of area. The disturbance limits are not indicated in the application materials.

No fill is proposed as part of the application. If fill is needed, the applicant must obtain a filling and excavation permit with the City. This requires the submittal of a grading plan, haul route, and haul bond if required.

Staff Recommendation:
Planning staff recommends **approval** of the conditional use grant amendment and structures over 1,000 square feet based on the following condition(s):

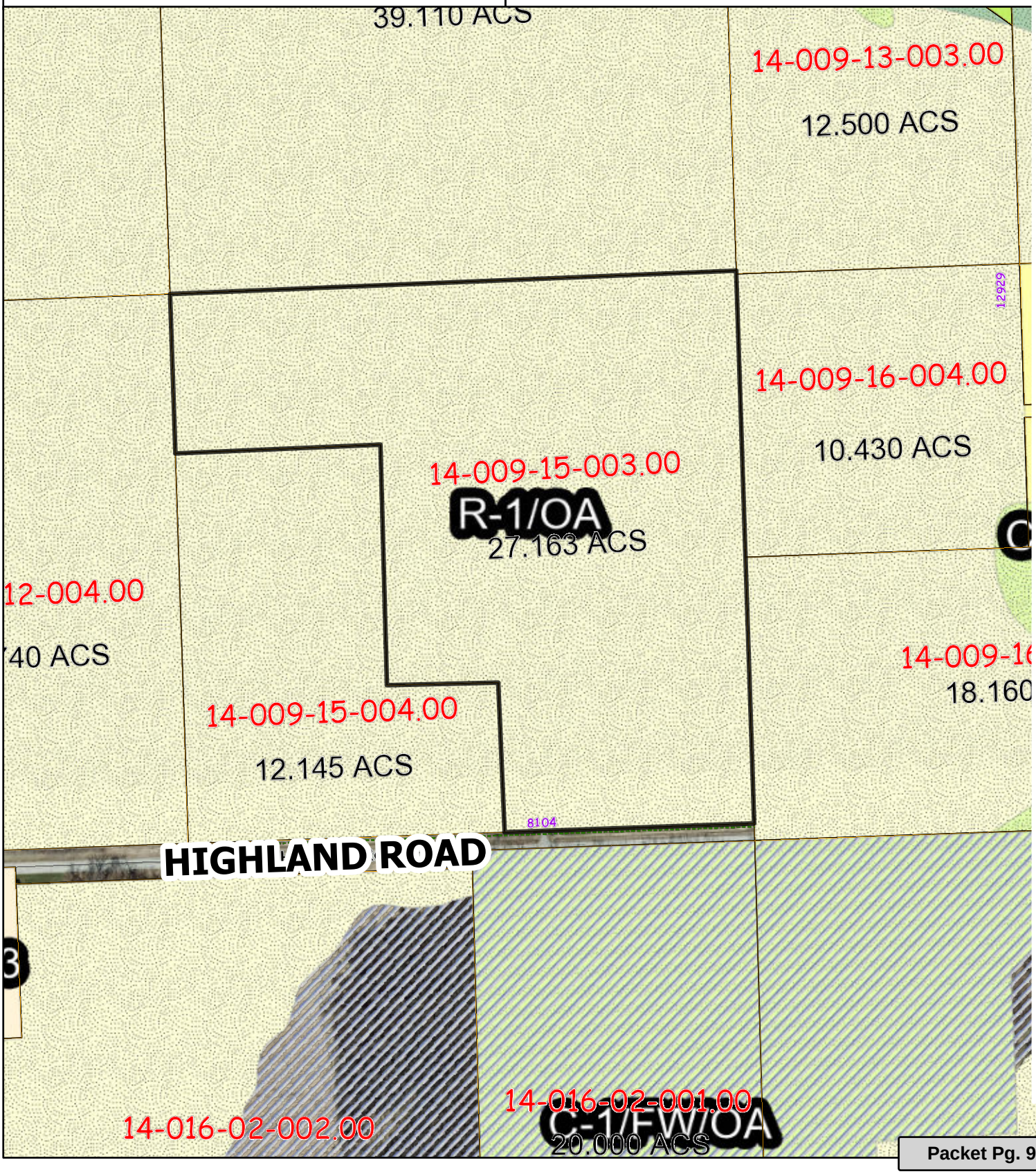
1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.

2. Compliance with the stipulations of the original grant approved by the Planning Commission on March 15, 1999 and Recorded as Document No. 649840 – Vol. 1224 Page 412 and amended as Document No. 653800 – Vol. 1234 Page 951 and amended as Document No. 694798 – Vol 1398 Page 857 and amended as Document No. 994560.
3. The Conditional Use Grant shall now be for the commercial boarding of up to 30 horses and includes the parcel immediately to the north with Tax Key No. 14-009-14-001.00.
4. The structure shall match the color of other agricultural building on site.
5. Structures housing producing animals shall be located at least 50 feet from any lot line.
6. Farm structures shall not exceed 60 feet in height.
7. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable.
8. Application for and approval of a City Filling and Excavation Permit, if applicable.

Attachments:
Packet Docs_HiddenViewFarm (PDF)

HIDDEN VIEW FARM

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



Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

To Whom it May Concern,

My name is Kathy Happy and I am the proud owner of Hidden View Farm in western Mequon. Our lesson program, and our new, Horse Therapy program, have grown exponentially in the past couple of years and we find ourselves needing a bit more room; particularly for beginner riders and storage (hay, equipment).

I am proposing, for your approval, a second, smaller, indoor arena adjacent to the existing structure. The new structure will be approx 40' x 60'. It will include an overhead door as well as a small (person) door.

Our property includes approx 70 acres. The barn, indoor arena, as well as other smaller structures, all sit far off of both Highland and Hawthorne Roads where no neighbors are impacted.

Thank you for your consideration.

Sincerely,

Kathy Happ, Owner
Hidden View Farm

Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

PARCEL 1 C.S.M. NO. 2937

1" O.D. S.P. FOUND

1.3" O.D. S.P. FOUND

N87°56'07"E 1325.18'

30.0'

BUILDING SETBACK LINE (TYP.)

N1°54'48"W 380.00'

PROP. 64'x40' BUILDING

64.0'

40.0'

143.00'

143.00'

193.5'

193.1'

99.8'

99.9'

102.1'

191.6'

FRAME HORSE HUT

24.5'

16.3'

162.8'

16.3'

FRAME HORSE HUT 20.0'

173.5'

STEEL SHED

36.0'

34.5'

41.2'

2.0'

644.0'

152.1'

STEEL SHED

69.2'

69.2'

152.1'

70.5'

80.0'

80.0'

38.0'

30.0'

419.9'

107.4'

WETLAND SETBACK LINE

30.0'

50.00'

GRAVEL ROAD

412.8'

369.2'

SEE DETAIL BELOW RIGHT

S1°52'22"E 1293.49'

EAST LINE OF THE WEST 1/2 OF THE SE. 1/4 OF SECTION 9-9-21

1.3" O.D. S.P. FOUND

S87°56'07"W 480.00'

1.3" O.D. S.P. FOUND

50.00'

N1°54'48"W 562.78'

LOT 2 C.S.M. NO. 3765

S01°54'48"E 912.39'

WEST LINE OF THE SE. 1/4 OF SECTION 9-9-21

WETLAND SETBACK LINE

50.00'

1.3" O.D. S.P. FOUND

S87°58'53"W 260.00'

1.3" O.D. S.P. FOUND

10' WIDE ASPHALT DRIVEWAY

N1°54'48"W 350.00'

BUILDING SETBACK LINE (TYP.)

200.00'

1.3" O.D. S.P. FOUND

S87°58'53"W 583.51'

1.3" O.D. S.P. FOUND

1323.45'

33.0'

N. WAUWATOSA ROAD - S.T.H. "181"

40.0'

24.0'

N1°54'48"W 40.00'

WEST LINE OF THE SE. 1/4 OF SECTION 9-9-21

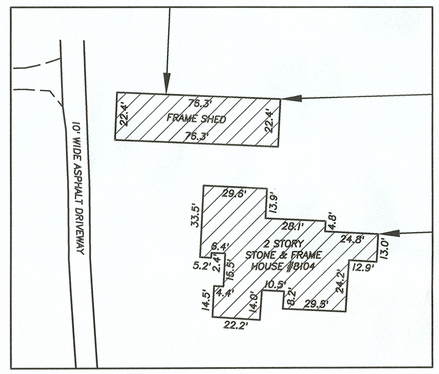
SW. CORNER OF THE SE. 1/4 OF SECTION 9-9-21

24.0'

W. HIGHLAND RD.

ASPHALT PAVEMENT

SCALE 1" = 100'



(HOUSE DETAIL)
SCALE 1"=50'

LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map No. 3765 as recorded October 22, 2009 at 7:56 a.m. in the Office of the Register of Deeds in and for Ozaukee County, Wisconsin as Document No. 0913622, a division of Parcel 2 of Certified Survey Map No. 2937, being a part of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadways, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

9-17-2013
Date

James G. Schneider
Surveyor – S-2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

MARK	DATE	REVISION	BY	APVD
1	11/24/21	ADD PROPOSED BUILDING	JMB	JGS

NSE
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

"PROPERTY SURVEY"

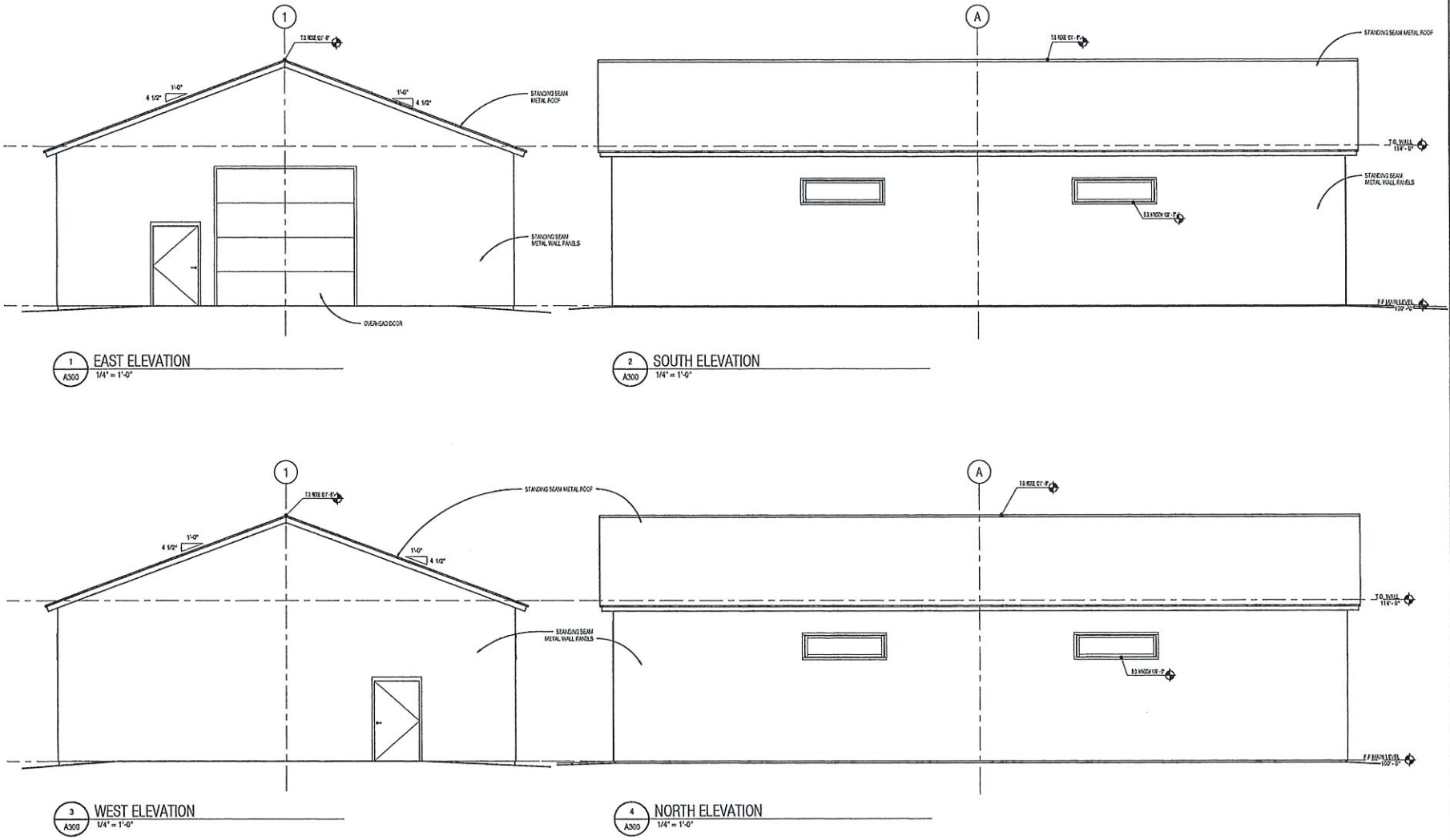
for

Kathy Happ

8104 W. Highland Road
Mequon, WI.

DATE:	SEPTEMBER 17, 2013	DRAWN BY:	J.G.S.
FIELD CREW:	D.R.G. & E.A.J.	Plat No.	LS-3528-13

Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)



ISSUE DATE: 12/09/2021

REVISIONS

#	DATE	DESCRIPTION

140 E. Main St. | Suite A
Bozeman, Montana 59715
MT: 406.587.8808 | WY: 307.733.9021

HAPP POLE BARN
MEQUON, WISCONSIN

JOB: 000

OVERALL ELEVATION

SKH

A300

12/9/2021 8:49:37 AM

building - tan
roof - green

Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)



Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

DOCUMENT NO.

RETURN TO:

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

PARCEL NO.:
14-009-15-003.00 &
14-009-14-001.00

CONDITIONAL USE GRANT AMENDMENT

8104 W Highland Road

Legal Description

Exhibit A-1

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 28th day of February 2022, by and between Happ Real Estate Investment, LLC and the City of Mequon.

It is agreed upon by and between the parties hereto that the Conditional Use Grant for the use of property as a commercial boarding stable at 8104 W Highland; the original grant approved by the Planning Commission on March 15, 1999 and Recorded as Document No. 649840 – Vol. 1224 Page 412 and amended as Document No. 653800 – Vol. 1234 Page 951 and amended as Document No. 694798 – Vol 1398 Page 857 and amended as Document No. 994560, be amended as follows:

1. Exhibit B-3 shall be null and void and no longer effective and shall be replaced with Exhibit B-4 indicating the site plan.
2. The elevations for the indoor riding arena structure shall be per Exhibit C.
3. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
4. Compliance with the stipulations of the original grant approved by the Planning Commission on March 15, 1999 and Recorded as Document No. 649840 – Vol. 1224 Page 412 and amended as Document No. 653800 – Vol. 1234 Page 951 and amended as Document No. 694798 – Vol 1398 Page 857 and amended as Document No. 994560.
5. The Conditional Use Grant shall now be for the commercial boarding of up to 30 horses and include the parcel immediately to the north with Tax Key No. 14-009-14-001.00.
6. The structure shall match the color of other agricultural building on site.
7. Structures housing producing animals shall be located at least 50 feet from any lot line.
8. Farm structures shall not exceed 60 feet in height.
9. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable.
10. Application for and approval of a City Filling and Excavation Permit, if applicable.

GRANTED by action of the Planning Commission of the City of Mequon this 28th day of February 2022.

_____
John Wirth, 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.

Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

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

_____
Planning Commission Secretary

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, 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

OWNER(S):

By:_____

Acknowledgment

STATE OF _____)
)SS
_____COUNTY)

Personally came before me, this ____ day of _____, 2022, 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_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

DRAFTED BY:

City of Mequon
11333N Cedarburg Road
Mequon, WI 53092
Phone: (262) 236-2904

649840

VOL 1224 PAGE 412

RECORDED

2000 JAN 11 AM 9:55

REGISTER OF DEEDS
OZAUKEE COUNTY, WI

C

CONDITIONAL USE GRANT

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to Premises at 8104 W. Highland Road Section 9, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

A division of that part of the Northwest ¼ and Southwest ¼ of the Southeast ¼ of Section 9, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin bounded and described as follows:

Commencing at the Southeast corner of the Southeast ¼ of said Section 9; thence South 87°58'53" West 1323.45 feet to the point of beginning of the parcel to be described; thence continuing South 87°58'53" 1323.50 feet to a point; thence North 01°54'46" West 1332.39 feet to a point; thence North 87°56'02" East 1325.18 feet to a point; thence South 01°50'22" East 1333.47 feet to the point of beginning. 14-009-15-002.00*

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 commercial boarding stables for up to 12 horses.

GRANTED by action of the Planning Commission of the City of Mequon this 15th day of March, 1999.

Brad L. Steinke
Planning Commission Secretary

Christine Nuernberg
Mayor, Chairman

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this 4th day of January, ~~1999~~ 2000, the above named Christine Nuernberg, Mayor, and Brad Steinke, Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jonathan P. Censky
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) 8-18-02

Original filed in the Department of Community Development of the City of Mequon.

Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

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 be 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.
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. Failure to allow reasonable and routine inspections of the property constitutes grounds for revocation of the Conditional Use Grant.
8. **Conditions on the Operations**
   a. Hours of operation: Continuous.
   b. Performance standards relating to noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
   c. Water supply requirements: Private well.
   d. Provisions for sewage disposal: Private onsite sewage disposal system.
   e. Other:
      1. Any substantiated material problems with noise, health, safety, odors, flies, lighting, outside unenclosed storage, and/or traffic associated with the commercial horse stables use shall be the responsibility of the property owner and/or operator to correct. Failure to correct the problem in a timely manner may result in the partial or complete revocation of this grant.
      2. No more than twelve (12) horses shall be boarded onsite.
      3. There shall be no commercial retail sales, horse shows clinics or lessons associated with this use.
9. **Conditions of the structures other than in accordance with the approved building plans**
   a. Building material of each structure: As per Exhibit A (existing barn 1999).
   b. Entrances, design and location: As per Exhibit A (existing barn 1999).
   c. Signs attached to the building location, size, design (including lighting): Subject to Planning Commission approval.
   d. Exterior lighting of the building: As per Planning Commission approval.
   e. Other: None.
10. **Conditions on the site other than in accordance with the approved site plan**
    a. Street access (number, location, design): As per Exhibit B (site plan).
    b. Off-Street Parking (location and design including screening thereof): As per Exhibit B (site plan).
    c. Loading and service area (location and design): As per Exhibit B (site plan).
    d. Outside storage of materials, products or refuse (location and screening thereof): None allowed.
    e. Finished topography and building grades, retaining walls, stormwater run-off: As per Engineering Department approval.
    f. Landscaping of the site and buildings (including plant types, size spacing): N/A
    g. Pedestrian walkways, terraces, malls (location and design): N/A
    h. Signs (freestanding) location, size, and design (including lighting): Subject to Planning Commission approval.
    i. Exterior lighting of the site, location design and power: Subject to Planning Commission approval.
    j. Other: None.

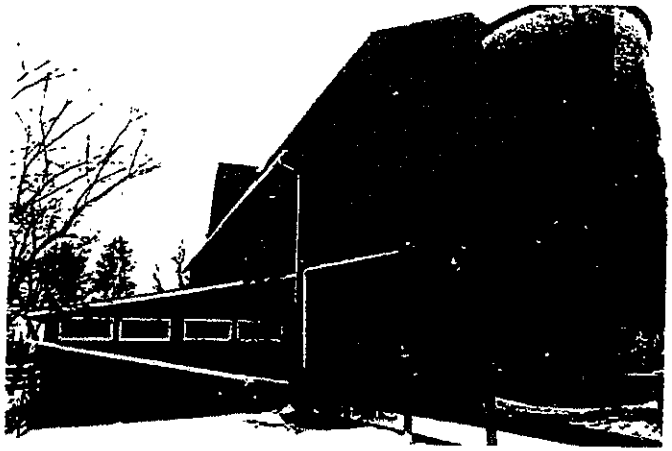
Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 19____

Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



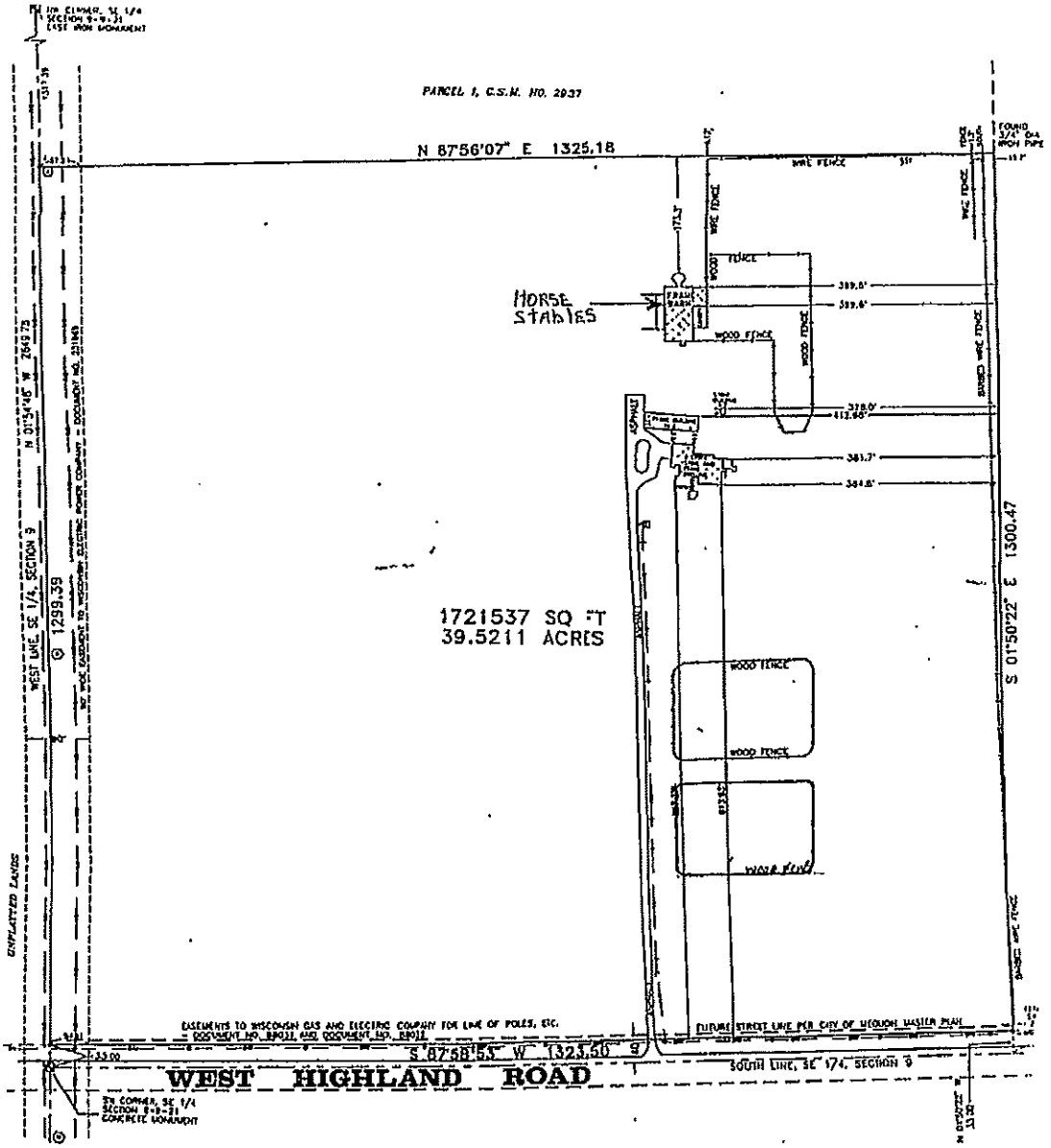
EXHIBIT "A"

VOL 1224 PAGE 414

Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

VOL. 1224 PAGE 415

EXHIBIT "B"



Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

VOL 1234 PAGE 951

653800

RECORDED

2000 MAR 30 AM 9:30

REGISTER OF DEEDS
OZAUKEE COUNTY, WI

CONDITIONAL USE GRANT AMENDMENT

Articles of Agreement made and entered into this 21st day of February, 2000, by and Eileen Sherman and the City of Mequon Planning Commission.

It is agreed by and between the parties hereto that the Conditional Use Grant for the commercial boarding of 12 horses; the original Grant recorded as Document #649839 in Volume 1224, pages 411-415, inclusive, on January 11, 2000, in the Ozaukee County Register of Deeds office, be amended as follows:

1. The Conditional Use Grant shall now be for the commercial boarding of up to 16 horses.
2. Exhibit B of the original Conditional Use Grant shall be null and void and replaced with Exhibit B-1 (site plan).
3. Number 9.a. and 9.b. of the original Conditional Use Grant shall read: *Building material and entrance, design and location, as per Exhibit A and A-1.*

FOR THE CITY

Christine Nuernberg, Mayor

OWNER(S)

Eileen Sherman

STATE OF WISCONSIN)
)SS.
OZAUKEE COUNTY)

Personally came before me, this 10 day of March, 2000, the above named Christine Nuernberg, 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) 10/19/2003

STATE OF WISCONSIN)
)SS.
OZAUKEE COUNTY)

Personally came before me, this 27th day of March, 2000, the above named Eileen Sherman, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin
My Commission (expires) 8-18-02

NOTARY PUBLIC ★ JONATHAN P. CENSKY ★ STATE OF WISCONSIN

Approved as to form:

John DeStefanis, City Attorney

Cuga_stbl/00(dif).doc

Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

VOL. 1234 PAGE 952

EXHIBIT A-1

Elevations full scale plans on file in the dept. of Community Development.

Walters Buildings, 6600 Midland Ct, Allanton WI 53002

Salesman: Scott Walters
Revised By:
Date Revised:

Drawn By: MJD
Date: 1/21/00
Sheet No: of

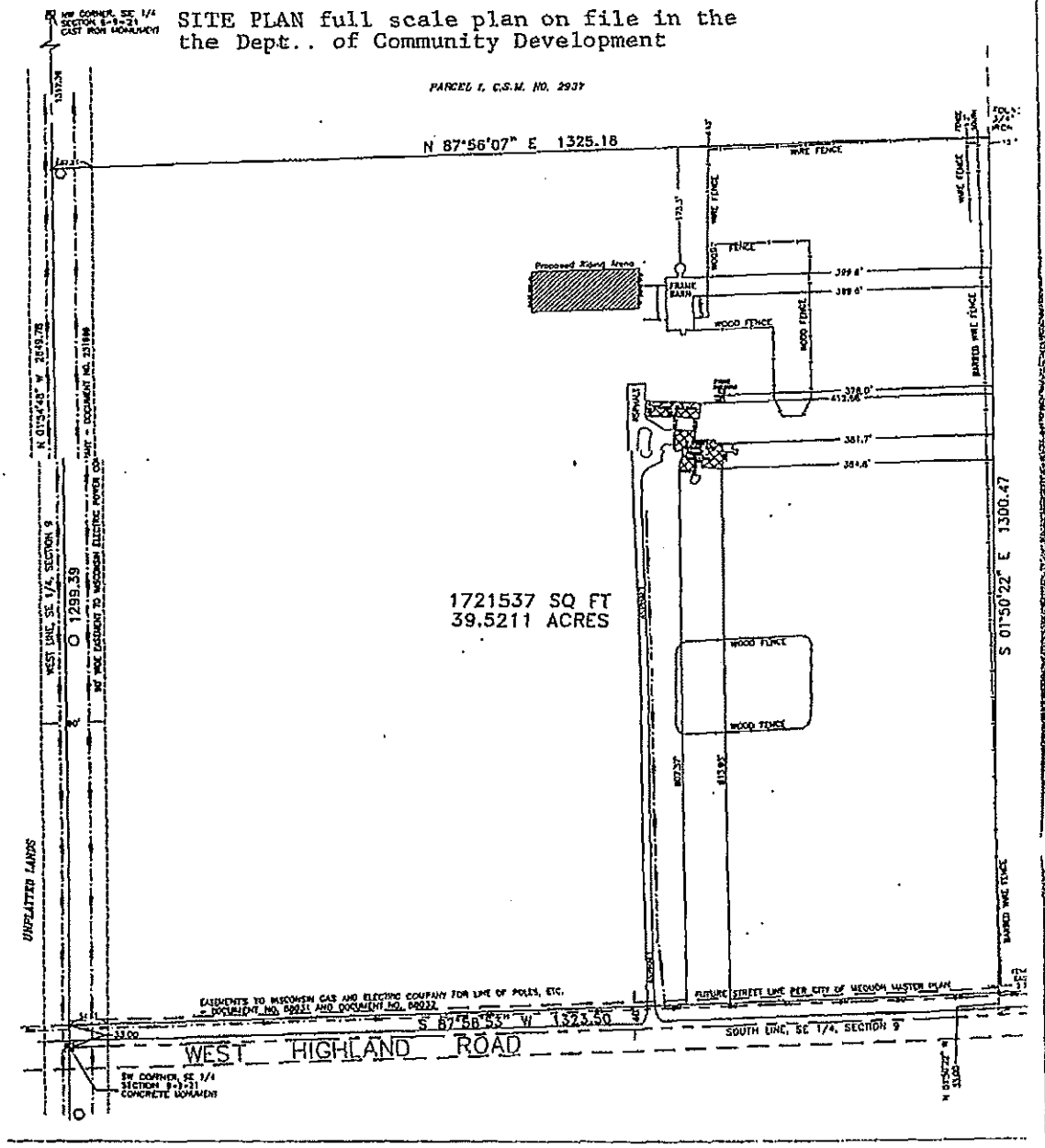
er: Sherman, Eileen
ject: Riding Arena
No.: 95-2753

Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

VOL 1234 PAGE 953

EXHIBIT B-1

SITE PLAN full scale plan on file in the the Dept.. of Community Development



Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

694798

VOL 1398 PAGE 857

RECORDED

2001 DEC -3 PM 12: 25

REGISTER OF DEEDS
OZAUKEE COUNTY, WI

C

CONDITIONAL USE GRANT AMENDMENT
(For a 1,728 sf addition off the north elevation of the barn)

Articles of Agreement made and entered into this 16th day of Sepember, 2001, by and Eileen Sherman and the City of Mequon Planning Commission.

It is agreed by and between the parties hereto that the Conditional Use Grant for the commercial boarding of 12 horses; the original Grant recorded as Document #649839 in Volume 1224, pages 411-415, inclusive, on January 11, 2000, and amended and recorded as Document #653800 in Volume 1234, pages 951-953 inclusive, on March 30, 2000, in the Ozaukee County Register of Deeds office, be amended as follows:

1. The Conditional Use Grant shall now be for the commercial boarding of up to 22 horses.
2. Exhibit B of the original Conditional Use Grant and Exhibit B-1 of the amended conditional use document shall be null and void and replaced with Exhibit B-2 (site plan).
3. Number 9.a. and 9.b. of the original Conditional Use Grant and amended conditional use document shall read: *Building material and entrance, design and location, as per Exhibit A, A-1 and A-2.*

FOR THE CITY

Christine Nuernberg
Christine Nuernberg, Mayor

OWNER(S)

Eileen Sherman
Eileen Sherman

STATE OF WISCONSIN)
)SS.
OZAUKEE COUNTY)

Personally came before me, this 28TH day of November, 2001, the above named Christine Nuernberg, Mayor to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jonathan P. Censky
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) 8-18-02

NOTARY PUBLIC JONATHAN P. CENSKY STATE OF WISCONSIN

STATE OF WISCONSIN)
)SS.
OZAUKEE COUNTY)

Personally came before me, this 15TH day of November, 2001, the above named Eileen Sherman, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Jonathan P. Censky
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) 8-18-02

NOTARY PUBLIC JONATHAN P. CENSKY STATE OF WISCONSIN

Approved as to form:

John DeStefanis, City Attorney

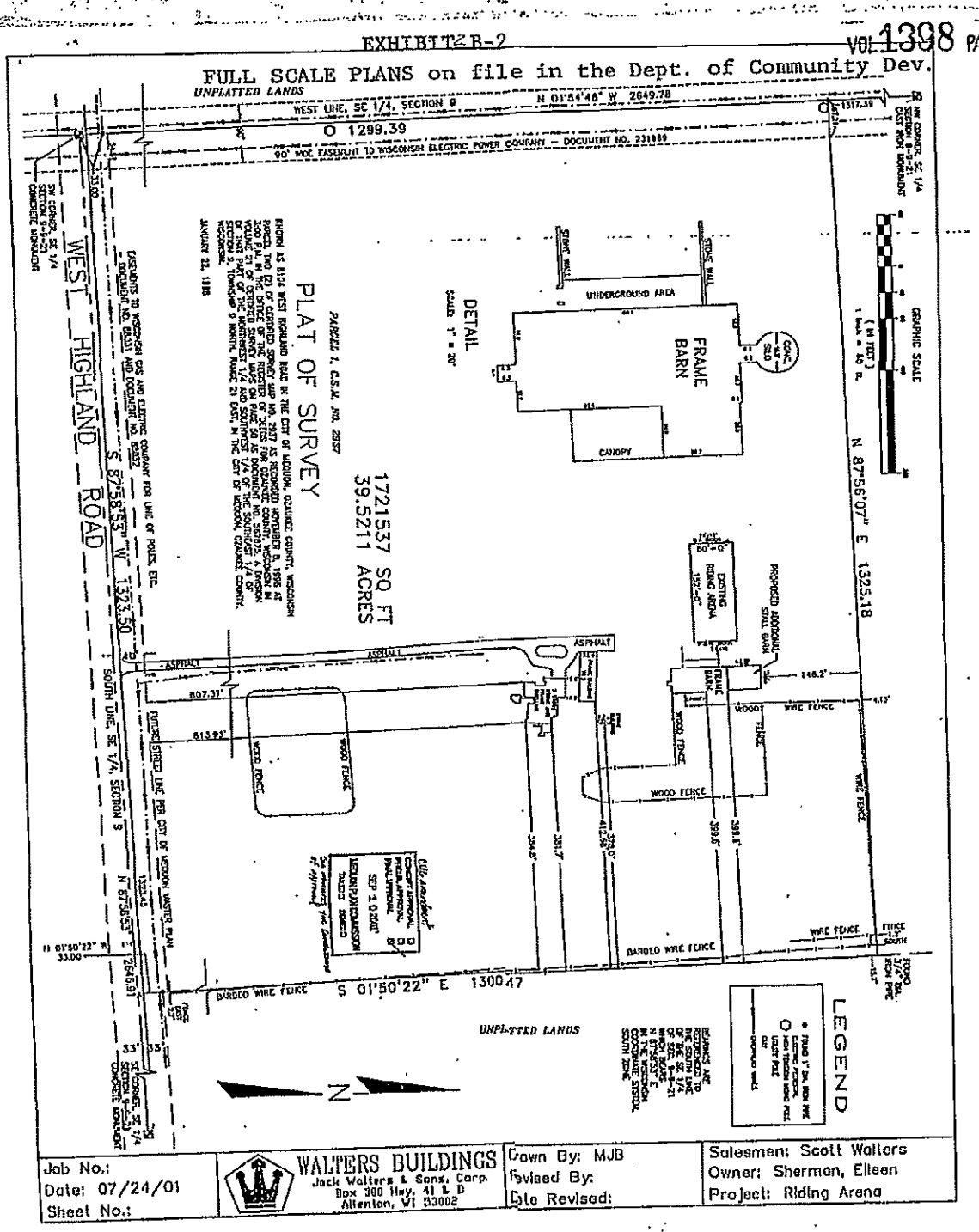
Ciga_horsestbl/01(dif).doc

Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

EXHIBIT "B-2

VOL 1398 PAGE 858

FULL SCALE PLANS on file in the Dept. of Community Dev.

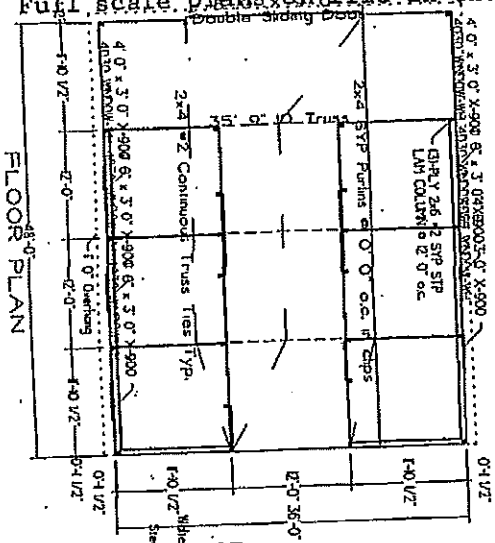


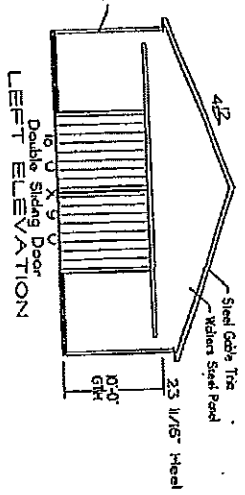
Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

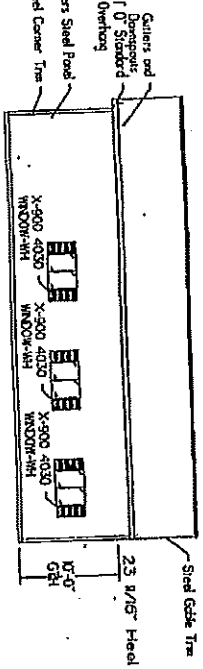
VOL 1398 PAGE 859

EXHIBIT A-2

Full scale plans on file in the Dept. of Community Dev.







Owner: Scherman, Eileen Project: sherman2 Job No.:	Drawn By: Date: 5/16/00 Sheet No.:	Salesman: Revised By: Date Revised:	Walters Buildings PO Box 388 Alleaton, WI 53002

Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

DOCUMENT NO.

8 0 9 4 5 5 7
Tx:4072332

0994560
RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
10/17/2013 1:37 PM
REC FEE: 30.00
PAGES: 6
EXEMPT #:

RETURN TO:
DRAFTED BY:
City of Mequon
11333 North Cedarburg Road 60W
Mequon, WI 53092

$30

PARCEL NO.:
140091500300

Legal Description – See attached

CONDITIONAL USE GRANT AMENDMENT

8104 N Highland 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 8th day of April 2013, by and between Happ Real Estate Investment LLC and the City of Mequon.

It is agreed upon by and between the parties hereto that the Conditional Use Grant for the use of property as a commercial horse stable; the original Grant recorded as Document #649840 in Volume 1224 pages 412-415 on January 11, 2000 and subsequent amendments recorded as Document #653800 in Volume 1234 pages 951-953 and as Document #694798 in Volume 1398 pages 857-859 be amended as follows:

1. Exhibit B,B-1 and B-2 of the original and amended Conditional Use Grant recorded shall be null and void and no longer effective and shall be replaced with attached Exhibit B-3 indicating the site plan.
2. Exhibit A-2 of the amended Conditional Use Grant recorded shall be null and void and no longer effective and shall be replaced with attached Exhibit A-3 indicating the building plan for the stable.

GRANTED by action of the Planning Commission of the City of Mequon this 8th day of April 2013.

Curis Gielow

Curtis Gielow, Planning Commission Chairperson

LAURA BEHRENS NOTARY PUBLIC STATE OF WISCONSIN

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this 22nd day of APRIL, 2013, the above named Curis Gielow, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Laura Behrens

Notary Public, Ozaukee County, Wisconsin

My Commission (expires) 11/30/2014

LAURA BEHRENS NOTARY PUBLIC STATE OF WISCONSIN

Planning Commission Secretary

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this 22nd day of April, 2013, the above named Kim Tollefson, Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Laura Behrens

Notary Public, Ozaukee County, Wisconsin

My Commission (expires) 11/30/2014

OWNER(S):

Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

Conditional Use Grant

Owner

By: Kathryn Happ

Acknowledgment

STATE OF Wisconsin)
)SS
Ozaukee COUNTY)

Personally came before me, this 15th day of [illegible], 2013, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

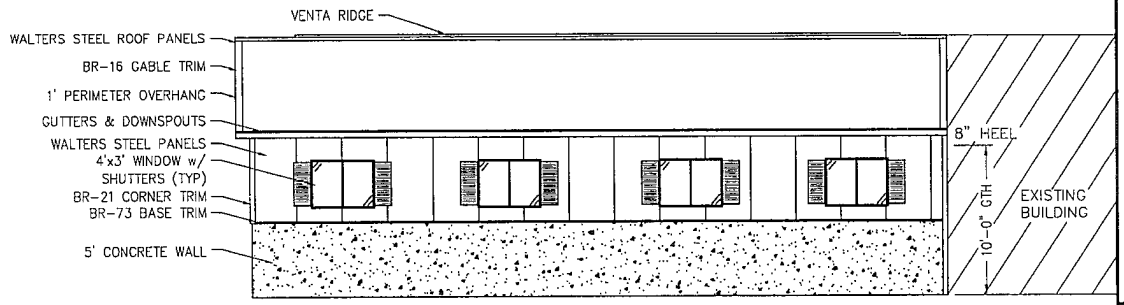
Susan M Runkel
Notary Public

My Commission (expires) 12-8-2013

SUSAN M RUNKEL NOTARY PUBLIC STATE OF WISCONSIN

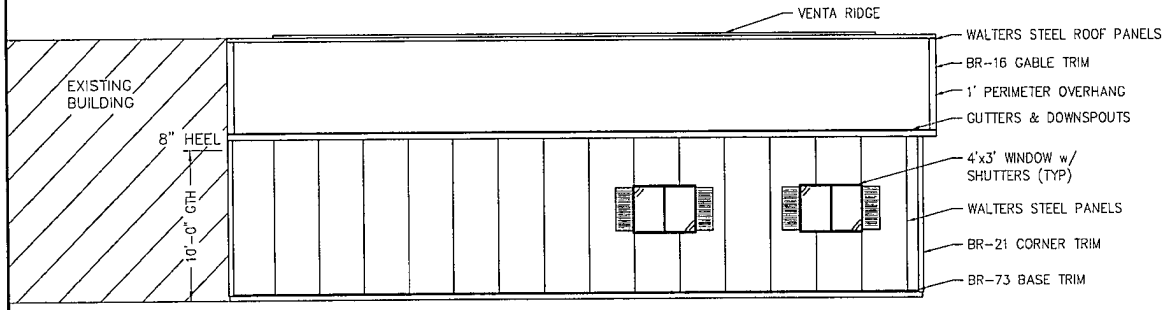
Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

EXHIBIT A-3



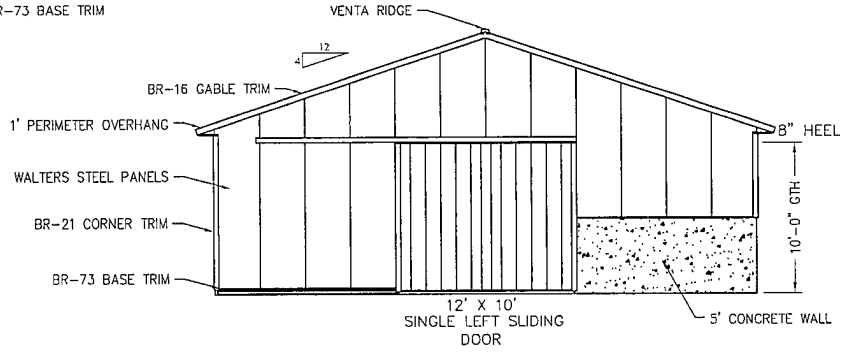
FRONT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



BACK SIDE ELEVATION

SCALE: 1/8" = 1'-0"



LEFT END ELEVATION

SCALE: 1/8" = 1'-0"

Owner: Kath Happ
Project:
Location:
Dealer/Salesman: Caleb Morisette

Drawn By: PAL
Date: 1-31-13
Revised By: PAL
Revised Date: 2-14-13

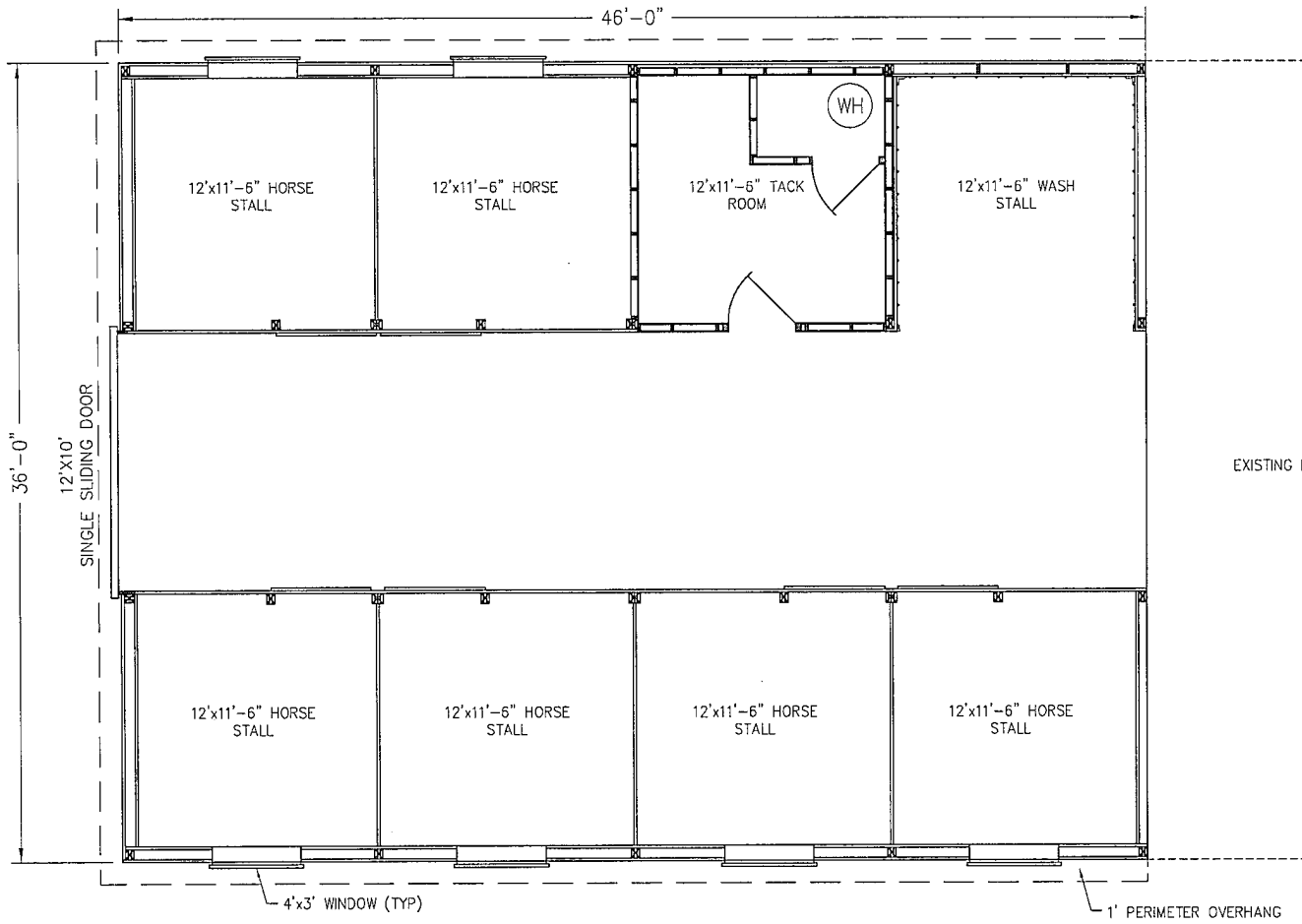
Walters Buildings
Jack Walters & Sons Corp.
P.O. Box 358, 6600 Midland Ct.
Allenton, WI 53002
1-800-558-7300
www.walter-buildings.com

Job No: P95-1243
Checked By:
Approved By:
Sheet No:

Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

0994560 - 3

EXHIBIT A-3



FRAMING PLAN

SCALE: 3/16" = 1'-0"

Owner: Kath Happ
Project:
Location:
Dealer/Salesman: Caleb Morisette

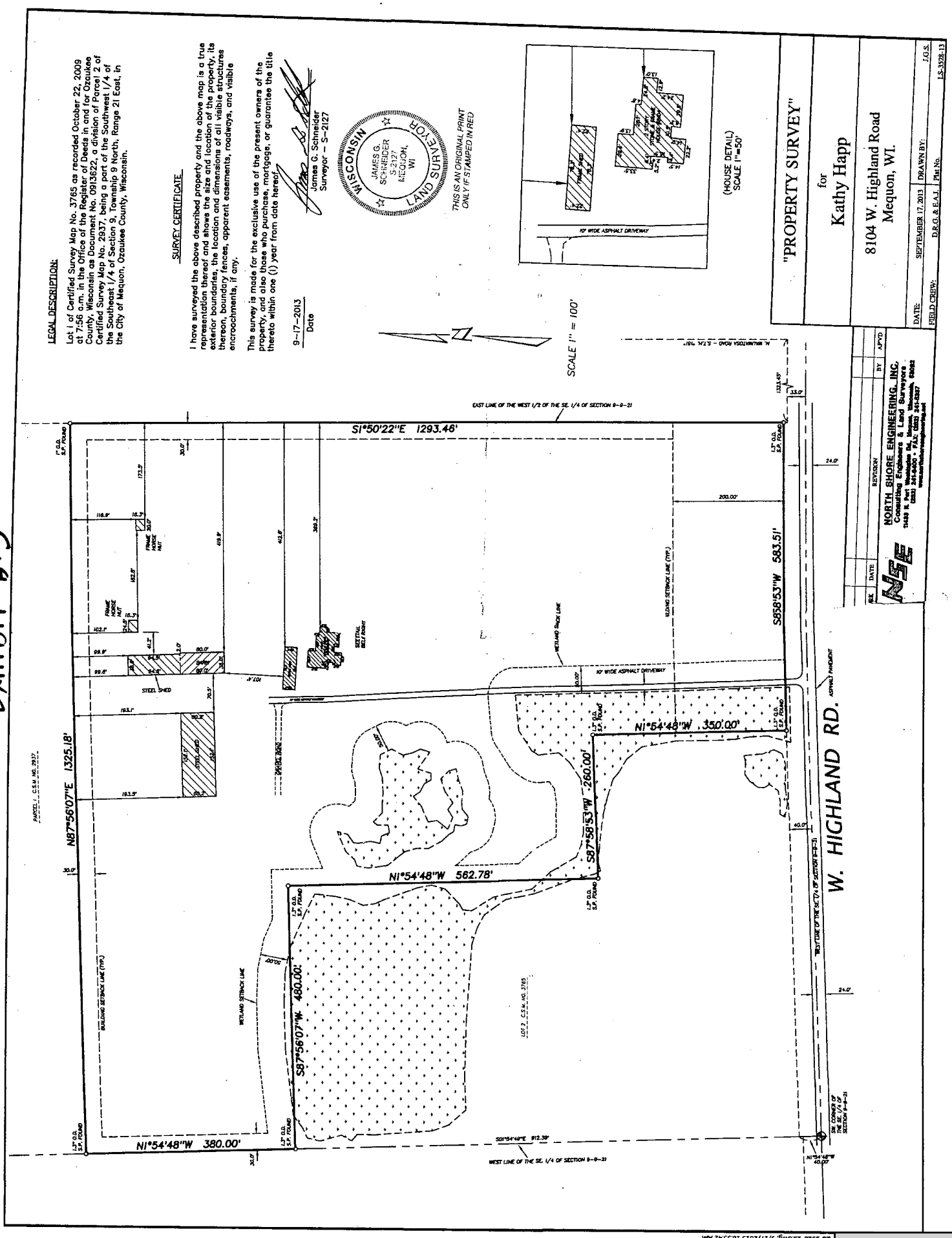
Drawn By: PAL
Date: 1-31-13
Revised By: PAL
Revised Date: 2-14-13

Walters Buildings
Jack Walters & Sons, Corp.
P.O. Box 358, 6600 Mallard Ct.
Alliance, NE 69301
1-800-535-7500
www.waltersbuildings.com

Job No: P95-1243
Checked By:
Approved By:
Sheet No:

Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

0994560 - 4



Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

Legal Description

Lot 1 of certified survey map no. 3765 as recorded on October 22, 2009 at 7:56 a.m. in the Office of the Register of Deeds in and for Ozaukee County, Wisconsin as Document Number 0913622, a division of Parcel 2 of Certified Survey Map Number 2937, being a part of the Southwest ¼ of the Southeast ¼ of Section 9, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Attachment: Packet Docs_HiddenViewFarm (7073 : Kathryn Happ for Hidden View Farm)

City of Mequon

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: **February 28, 2022**

SUBJECT: **Ashley Moore for Divine Lash and Beauty Bar. The applicant is seeking conditional use grant approval to allow for a beauty salon for the property located at 10520 N. Baehr Road.**

Applicant:	Ashley Moore
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Proposed Use:	Beauty Salon
Existing Zoning:	B-5 (Light Industrial)
Land Use Plan:	Business Park
Lot size:	6.95 acres
Location:	10520 N. Baehr
Tax Key Number:	#14-026-10-005.00
District:	#4

Background:
The applicant requests conditional use grant approval for a beauty salon located at 10520 N Baehr Road. Divine Lash and Beauty Bar will occupy 4,038 square feet in an existing multi-tenant building within the Business Park. The property is zoned B-5 (Light Industrial), which allows beauty salons as a conditional use.

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.**

The proposed use should not endanger the surrounding area; all of the activities will take place within the building and will be monitored at all times by staff. The proposed beauty salon will offer beauty services such as eye lash extensions, makeup application, nails, and skincare services. The floor plan shows multiple offices which will be used for various salon services, a conference and meeting room, breakroom and bathrooms. The applicant indicated that not all offices will be utilized at this time and will be for office use or additional salon services in the future.

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

The Land Use Plan designates the site as Business Park. Surrounding properties are zoned B-5. A beauty salon can be considered compatible with the Land Use Plan designation and expected uses in the area.

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

The proposed activities of the beauty salon fit the character of the surrounding area. The proposed hours of operation are from 9:00 AM to 7:00 PM, Tuesday to Saturday. As with other Conditional Use Grants, staff recommends approval of hours from 8:00 AM to 8:00 PM to accommodate changes to business plan and flexibility in the operations. The applicant indicated a total of 6 full time employees. The space is within a multi-tenant property with a total of 97 parking spaces to accommodate all customers and employees of the site. The parking code 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 for personal care services. Based on the parking code, staff calculated a total parking requirement of 26 stalls for the use. Staff believes the parking on site is adequate based on the total number of employees and total square footage.

Staff anticipates most of the traffic to the site will come from Baehr Road which has adequate ingress/egress facilities to accommodate the increased traffic. Planning staff believes the proposed use and activities should be harmonious with the surrounding uses.

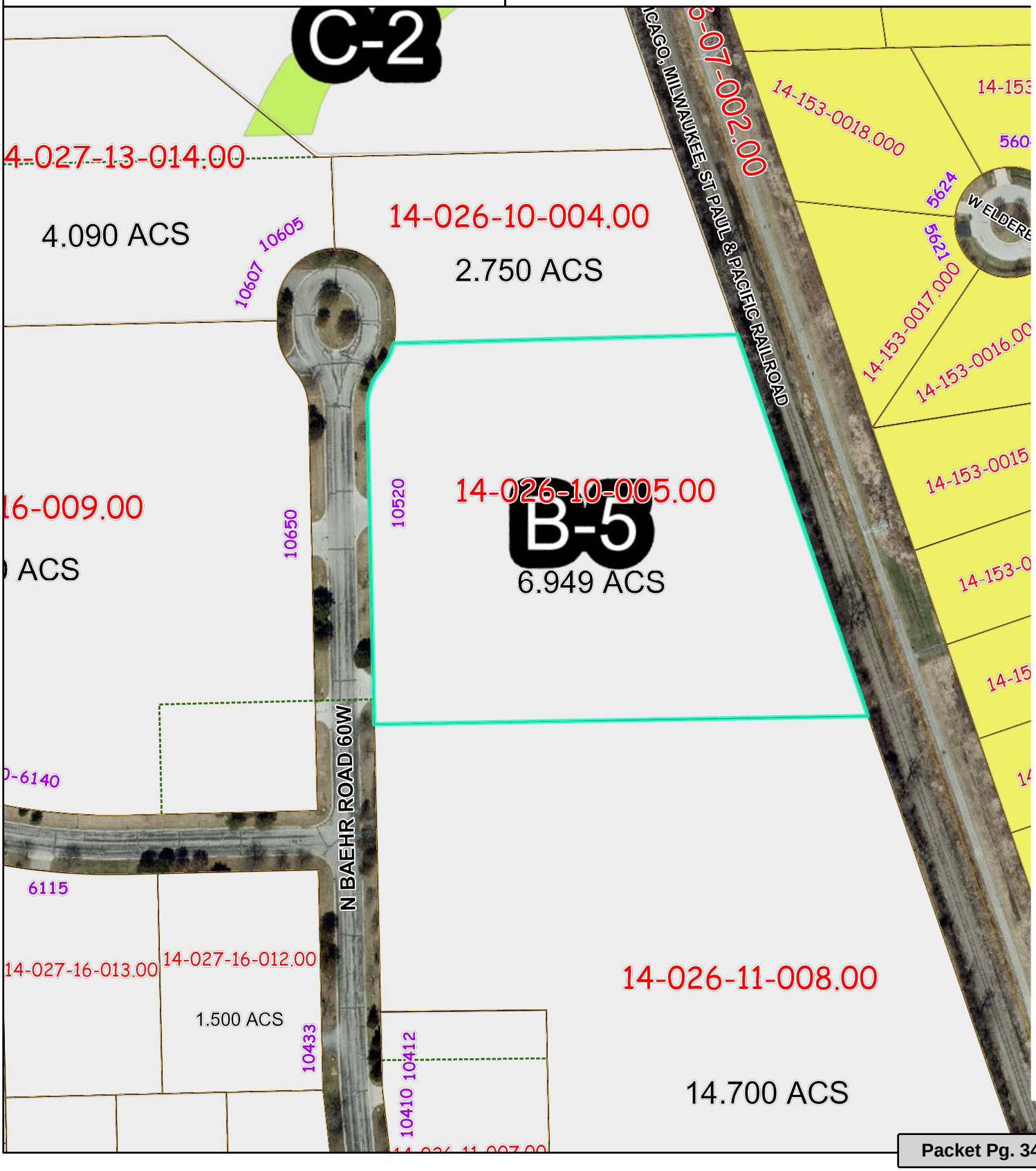
Staff Recommendation:
Planning staff recommends **approval** the conditional use grant based on the following criteria:

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. Hours of operation are Tuesday – Friday from 9:00 AM to 7:00 PM and Saturday 9:00 AM to 6:00 PM.

Attachments:
Packet Docs_Divine Lash (PDF)

DIVINE LASH AND BEAUTY BAR

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



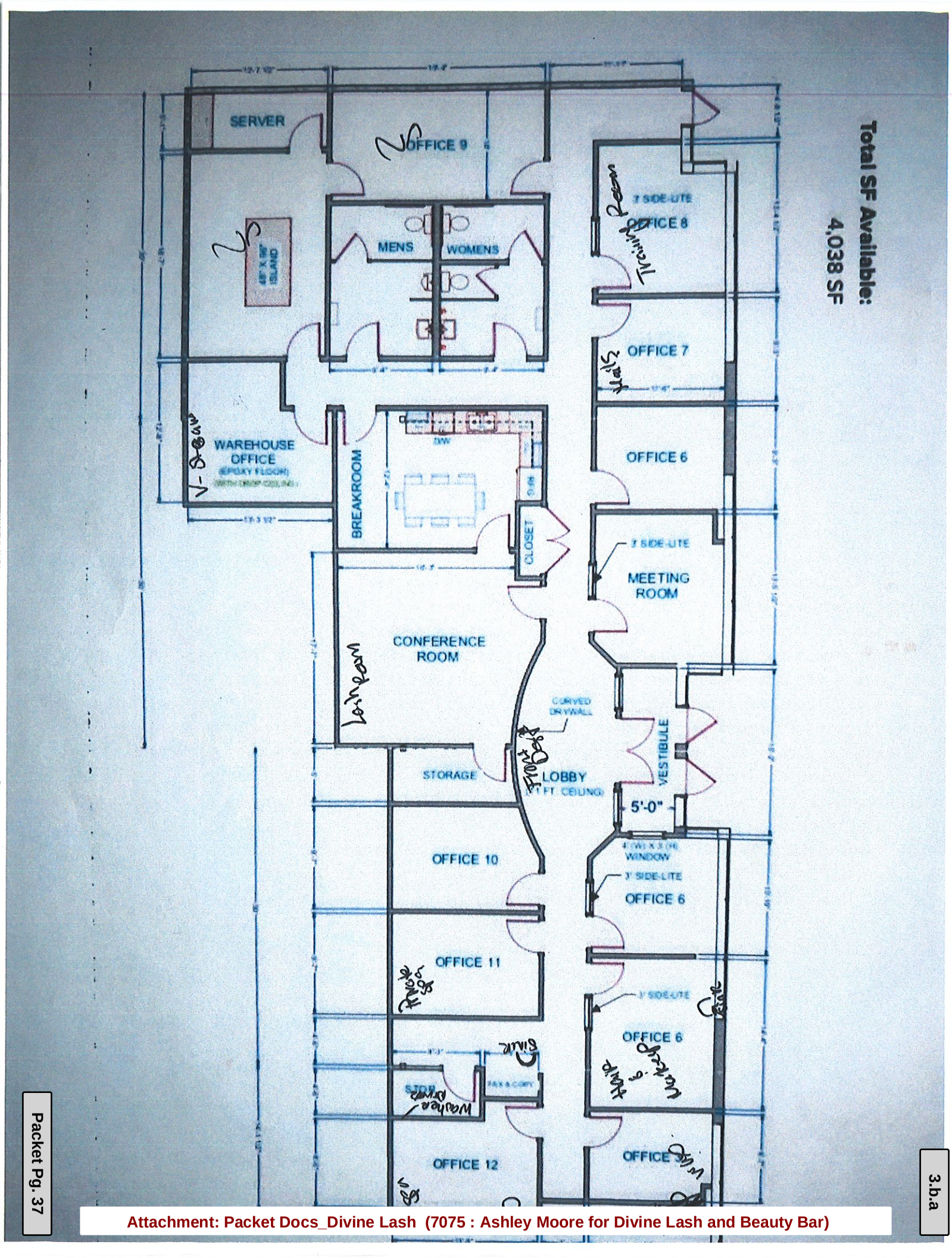
Attachment: Packet Docs_Divine Lash (7075 : Ashley Moore for Divine Lash and Beauty Bar)

Address of premises	10520 N. Baehr Road, Mequon WI STE M
Name of business	Divine Lash and Beauty Bar
Type of business	Beauty Salon
Detailed description of the proposed operation *This description should explain, in detail, how the proposed use will be operated. The description should state what activities are to occur on site.*	The suites will be used to perform beauty services such as: Eye Lash Extensions, Permanent Makeup, Nails, Wig installs, skincare services, and body waxing.
Hours and days of operation	Sun-Closed Mon-Closed Tue-9am-7pm Wed-9am-7pm Thur-9am-7pm Fri-9am-7pm Saturday 9am-6pm
Number of employees	6 - 10 chairs
Does your location provide on-site parking? a. If yes, how many parking spaces are available to customers and employees? b. Where is the on-site parking located?	Yes 10 outside the building
Will you receive at your location vehicles that make deliveries or pick-ups? a. How many deliveries and/or pick-ups do you anticipate each day? b. Where will deliveries, pick-ups, loading and unloading activities occur?	No 3 At the front door

Attachment: Packet Docs_Divine Lash (7075 : Ashley Moore for Divine Lash and Beauty Bar)

Describe the land uses next to the property and on the same block. *This description should explain what businesses and/or uses are located in the area around your proposed location.*	
Describe who your business will serve. a. For churches, please provide the number of members *This description should explain who your business will serve and where your customers, clients, or congregants come from.*	My business will serve women and men ages 15-75 years

Attachment: Packet Docs_Divine Lash (7075 : Ashley Moore for Divine Lash and Beauty Bar)


Total SF Available:
4,038 SF
SERVER
OFFICE 9
MENS
WOMENS
OFFICE 8
OFFICE 7
OFFICE 6
WAREHOUSE
OFFICE
BREAKROOM
CLOSET
MEETING
ROOM
CONFERENCE
ROOM
CURVED
DRYWALL
STORAGE
LOBBY
VESTIBULE
5'-0"
OFFICE 10
OFFICE 6
OFFICE 11
OFFICE 6
OFFICE 12

ST.JOHN PROPERTIES

1020 JAMES DRIVE SUITE G
HARTLAND, WISCONSIN 53029
262.524.0100

DIVINE LASH AND BEAUTY BAR

MEQUON RESEARCH CENTER II
10520 N. BAEHR RD. STE K(F)-N(F)
MEQUON, WI 53092



N

LOCATION MAP

CODE DATA - TENANT BUILDOUT*		
WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015)		
CODE DATA	PROPOSED	CODE REFERENCE
USE AND OCCUPANCY*	B	S-302
ACTUAL AREA	4041 SF	MEASURED
OCCUPANCY RATE	100 SF/OCC	T-1004.1.2
OCCUPANCY LOAD	PER CODE: 41 OCC	CALCULATED
CONSTRUCTION TYPE	2-B	T-601
PLUMBING FACILITIES	MALE: 2 WC, 1 LAV, FEMALE: 2 WC, 1 LAV	T-2902.1
USE SEPARATIONS	NON-SEPARATED	S-508.3
PROJECT VOLUME	3000 SF X 18'-8" = 75,445 CU FT	SPS 361.30

* SEE SP-1 FOR CODE DATA FOR BUILDING SHELL AND OCCUPANCY DESIGNATION

INDEX OF DRAWINGS

Sheet Number	Sheet Title
T-1	TITLE SHEET
SP-1	SITE PLAN
A-1	FLOOR PLAN

Applied Technologies Engineers/Architects
ST.JOHN PROPERTIES

DIVINE LASH AND BEAUTY BAR
MEQUON RESEARCH CENTER II
10520 N. BAEHR RD. STE K(F)-N(F)
MEQUON, WI 53092

ISSUED FOR

DATE

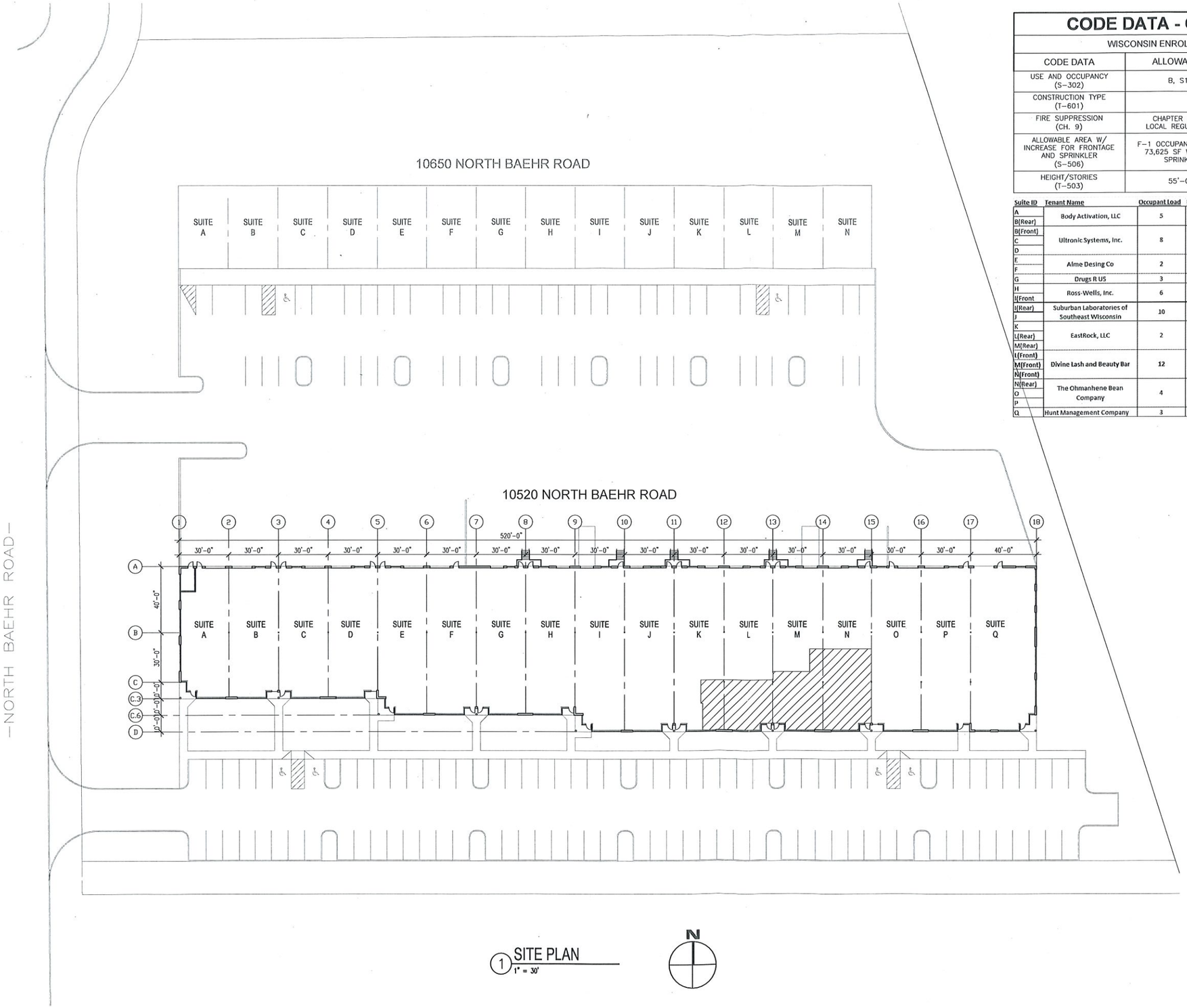
TITLE SHEET

22-005 | 1.21.22

T-1

Attachment: Packet Docs_Divine Lash (7075 : Ashley Moore for Divine Lash and Beauty Bar)

Designed By: JPG Drawn By: JPG Checked by: JPG Approved By: JPG
r:\shared folders\projects\6500 - sjp 2022 tenant improvements\2.0 tenant improvements\22-005 - prospect 10520 baehr K(F)-N(F)\1-1 TITLE SHEET.dwg Last Modified: 1.21.22 Plotted On: 1.21.22 2:26 PM By: jon grosel
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1 SITE PLAN
1" = 30'

CODE DATA - OVERALL BUILDING

WISCONSIN ENROLLED COMMERCIAL CODE 2002

CODE DATA	ALLOWABLE PER CODE	PROPOSED
USE AND OCCUPANCY (S-302)	B, S1, S2, F1, F2	B, S1, S2, F1, F2
CONSTRUCTION TYPE (T-601)	IIB	IIB
FIRE SUPPRESSION (CH. 9)	CHAPTER 9: NOT REQUIRED LOCAL REGULATIONS: REQUIRED	SPRINKLERED
ALLOWABLE AREA W/ INCREASE FOR FRONTAGE AND SPRINKLER (S-506)	F-1 OCCUPANCY MOST RESTRICTIVE 73,625 SF WITH FRONTAGE AND SPRINKLER INCREASE	48,400 SF
HEIGHT/STORIES (T-503)	55'-0"/2 STORIES	18'-8"/1 STORY

Suite ID	Tenant Name	Occupant Load	Description of Use	B (SF)	S1 (SF)	S2 (SF)	Total (SF)
A	Body Activation, LLC	5	Exercise and Mobility Fitness Center	3600	0	0	3600
B(Rear)							
B(Front)	Ultronic Systems, Inc.	8	Technology Systems Design and Implamentation	4700	0	1300	6000
C							
D							
E	Alme Desing Co	2	House Stagging Storage Facility	976	4424	0	5400
F							
G	Drugs R US	3	Mobility Product Supplier	338	0	2362	2700
H	Ross-Wells, Inc.	6	Distributor-Animal Feed	1600	2100	0	3700
I(Front							
I(Rear)	Suburban Laboratories of Southeast Wisconsin	10	Water Testing Lab	4266	734	0	5000
J							
K							
L(Rear)	EastRock, LLC	2	Distributor-Baby and Parent Consumer Goods	655	5807	0	6462
M(Rear)							
L(Front)							
M(Front)	Divine Lash and Beauty Bar	12	Beauty Salon	4038	0	0	4038
N(Front)							
N(Rear)	The Ohmanhene Bean Company	4	Distributor	1787	0	5713	7500
O							
P							
Q	Hunt Management Company	3	Property Management Company	4000	0	0	4000

Designed By: JPG Drawn By: JPG Checked By: JPG Approved By: JPG
r:\shared folders\projects\6500 - aja 2022 tenant improvements\22-005 - prospect 10520 beahr rd(f)-n(f)\SP-1 SITE PLAN.dwg Last Modified: 1.21.22 Plotted On: 1.21.22 2:26 PM By: jon gnorski
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Applied Technologies Engineers Architects
ST. JOHN PROPERTIES

DIVINE LASH AND BEAUTY BAR
MEQUON RESEARCH CENTER II
10520 N. BAEHR RD. STE K(F)-N(F)
MEQUON, WI 53092

ISSUED FOR

DATE

SITE PLAN

22-005 | 1.21.22

SP-1

Attachment: Packet Docs_Divine Lash (7075 : Ashley Moore for Divine Lash and Beauty Bar)

GENERAL NOTES:

1. ALL WORK IN THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS, REGULATIONS, ETC., REQUIRED, ISSUED, OR OTHERWISE ENFORCED BY ANY AND ALL AUTHORITIES HAVING JURISDICTION.
2. ALL SUBCONTRACTORS (PLUMBING, ELECTRICAL, HVAC, AND FIRE SPRINKLER) ARE RESPONSIBLE FOR DESIGNING THEIR RESPECTIVE SYSTEMS, AND FOR PREPARING AND SUBMITTING DRAWINGS AND CALCULATIONS (TO THE STATE AND LOCAL MUNICIPALITY) NECESSARY TO OBTAIN PERMITS.
3. ALL EXISTING DIMENSIONS, CONSTRUCTION, AND CONDITIONS ARE TO BE FIELD-VERIFIED BY CONTRACTOR PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND DRAWINGS.
4. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, UNLESS HEREIN SPECIFIED TO THE CONTRARY.
5. ALL WORK BE GUARANTEED AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM OCCUPANCY UNLESS A LONGER PERIOD IS SPECIFIED HEREIN.
6. INCLUDE ALL CLEANUP DURING AND AT THE COMPLETION OF THE PROJECT. THE CONSTRUCTION MANAGER WILL DESIGNATE AREAS FOR TEMPORARY STORAGE OF WASTE MATERIALS AND RUBBISH FOR EACH CONTRACTOR. EACH CONTRACTOR IS RESPONSIBLE FOR CLEANING UP HIS OWN MATERIALS AS SOON AS HE HAS COMPLETED A PHASE OF WORK, OR AT LEAST ONCE A WEEK IF HIS WORK IS ONGOING.
7. INCLUDE ALL PATCHING AND REPAIR OF FINISHES THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF THE WORK.
8. ALL DOORS 3'-0"x 7'-0". ALL DOORS TO BE SOLID CORE OAK IN HOLLOW METAL FRAME UNLESS OTHERWISE NOTED. HARDWARE TO BE 1-1/2 PAIR BUTTS AND LATCHSET. PRIVACY LOCKSET REQUIRED AT TOILET ROOMS. DOOR HARDWARE SHALL BE ADA COMPLIANT. ALL GLAZING AT DOORS AND SIDELIGHTS TO BE TEMPERED GLASS.
9. TENANT AND BUILDER TO COORDINATE ALL FINISH MATERIALS WITH THE OWNER, PRIOR TO CONSTRUCTION.
10. PROVIDE 6" HIGH WATERPROOF BASE IN TOILET ROOMS.
11. ALL WINDOWS TO BE INSTALLED W/ 42" SILL HEIGHT UNLESS OTHERWISE NOTED.
12. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO DETERMINE THE QUANTITY AND LOCATION OF LIGHT FIXTURES, SWITCHES, OUTLETS ETC. IN ACCORDANCE WITH APPLICABLE CODES. COORDINATE QUANTITIES, LOCATIONS AND POWER REQUIREMENTS FOR WAREHOUSE AREA WITH TENANT AND OWNER.
13. FE – FIRE EXINGUISHER: MULTIPURPOSE DRY-CHEMICAL TYPE: UL RATED 4-A:60-B:C, 10 LB. MOUNT PER ADA REQUIREMENTS.
14. ADA APPROVED DRINKING WATER DISPENSER TO BE PROVIDED BY TENANT.

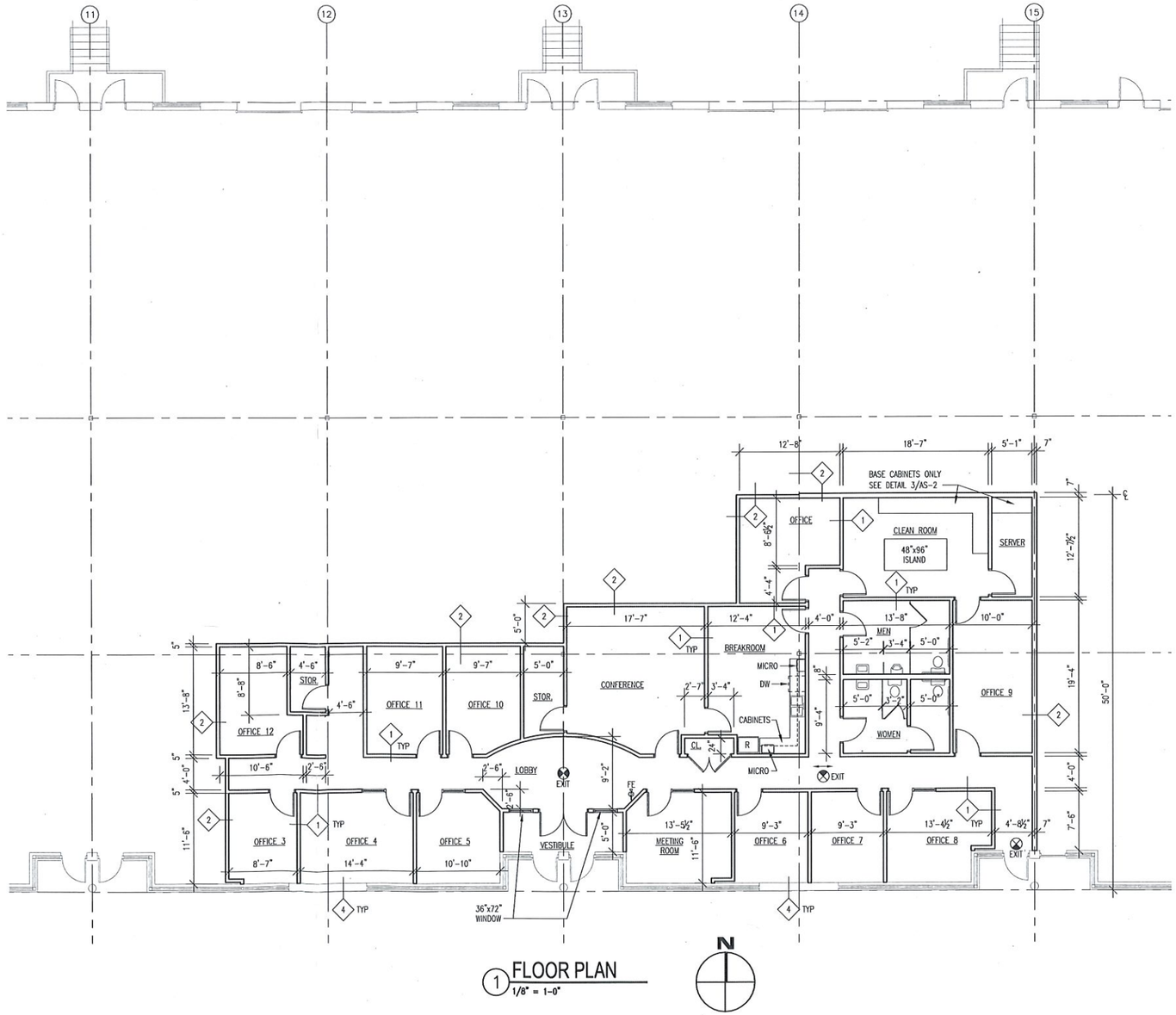
WALL CONSTRUCTION:

NEW / EXISTING

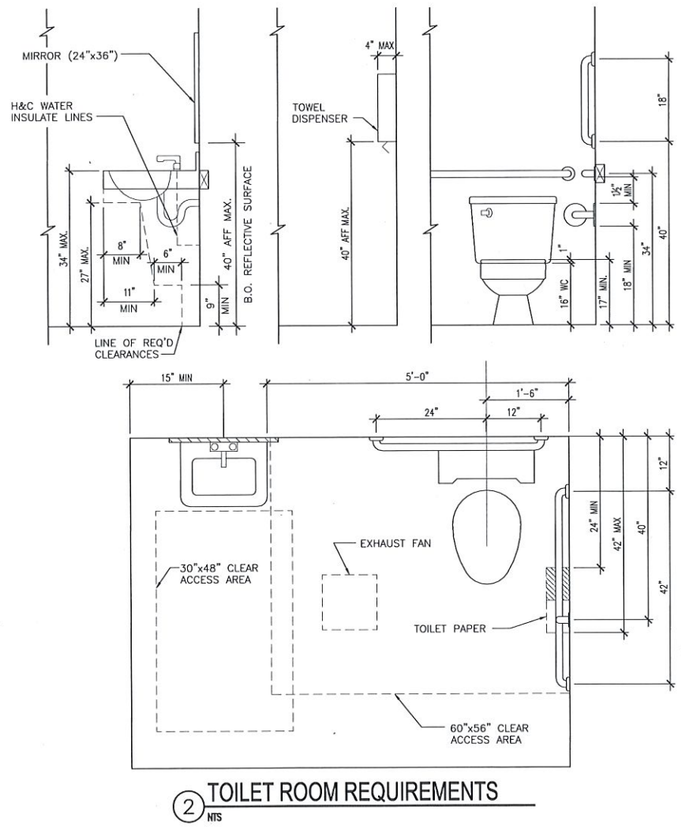
1 — 1 — TYPICAL WALL: 3⅝" 25 GAGE METAL STUD AT 24" O.C. ⅝" GYPSUM WALL BOARD ON BOTH SIDES TO 10'-0" A.F.F. AT TOILET ROOMS AND OTHER PLUMBING WALLS USE WATER-RESISTANT GYPSUM WALLBOARD PLUS 3½" ACOUSTIC BATT INSULATION.

2 — 2 — FULL HEIGHT WALL: 6" 20 GAGE METAL STUDS AT 24" O.C. EXTEND WALL UP TO ROOF DECK. PROVIDE STIFFENING PILASTERS WHERE NECESSARY. CONNECT WALL TO ROOF DECK WITH SLIP JOINT ALLOWING FOR 1½" ROOF DEFLECTION. ⅝" GYPSUM WALLBOARD TO 10'-0" A.F.F. ON OFFICE SIDE. ⅝" GYPSUM WALLBOARD FULL HEIGHT ON WAREHOUSE SIDE. 5½" ACOUSTIC BATT INSULATION TO 10'-0" A.F.F. TAPED AND FINISHED READY FOR PAINTING.

4 — 4 — EXISTING MASONRY IN FINISHED AREAS:
-EXTERIOR WALLS: 2" FURRING WITH 1-1/2" RIGID INSULATION (EPS), WITH 5/8" GYPSUM WALLBOARD.



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



2 TOILET ROOM REQUIREMENTS
NTS

Designed By: JPG Drawn By: JPG Checked By: JPG Approved By: JPG
n:\shared folders\projects\6500 - aja 2022 tenant improvements\22-005 - prospect 10520 baehr k(f)-n(f)\A-1 FLOOR PLAN.dwg Last Modified: 1.21.22 Plotted On: 1.21.22 2:26 PM By: jan gronski
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Applied Technologies Engineers/Architects

ST. JOHN PROPERTIES

DIVINE LASH AND BEAUTY BAR
MEQUON RESEARCH CENTER II
10520 N. BAEHR RD. STE K(F)-N(F)
MEQUON, WI 53092

ISSUED FOR

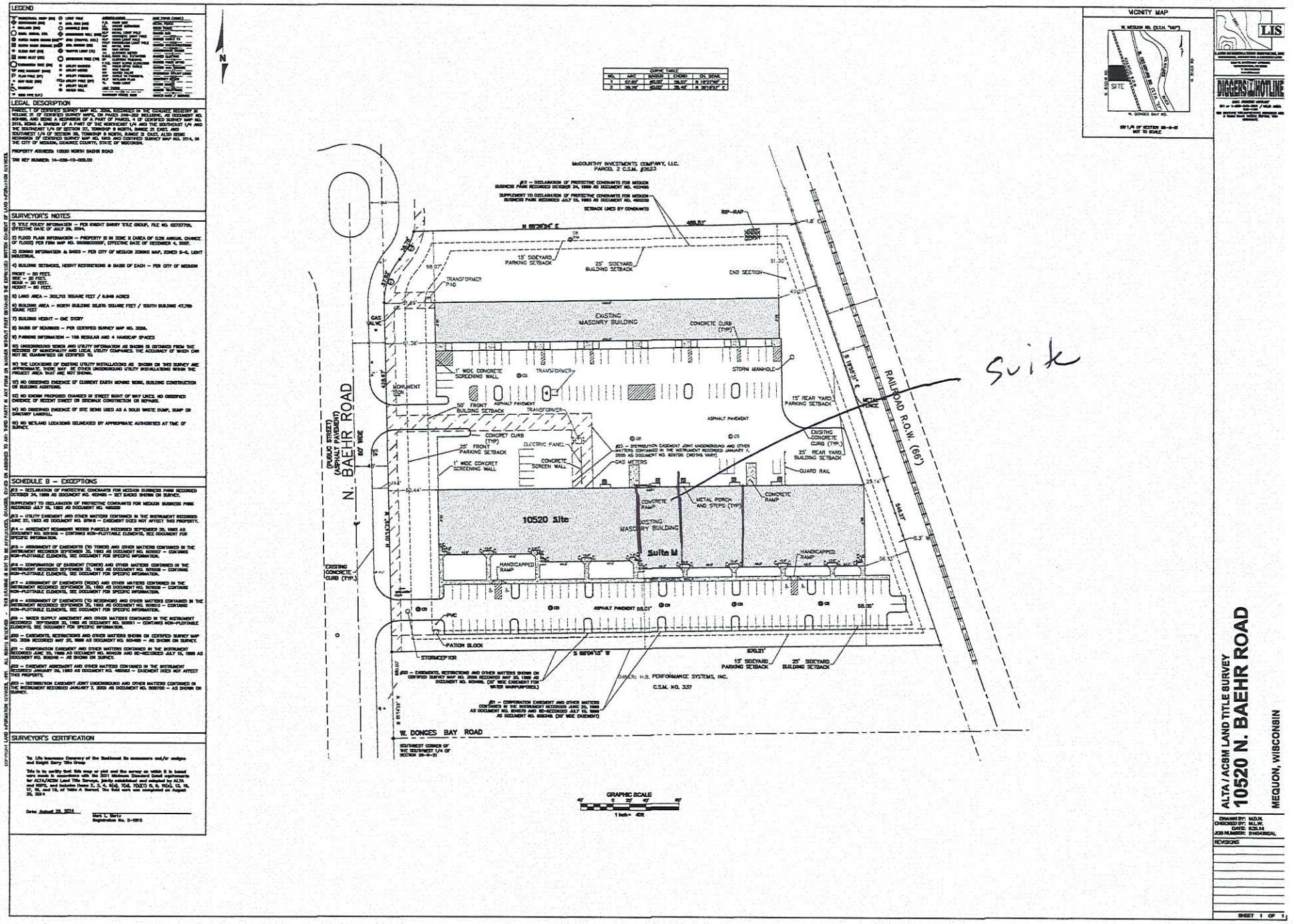
DATE

FLOOR PLAN

22-005 | 1.21.22

A-1

Attachment: Packet Docs_Divine Lash (7075 : Ashley Moore for Divine Lash and Beauty Bar)



Attachment: Packet Docs_Divine Lash (7075 : Ashley Moore for Divine Lash and Beauty Bar)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 28th day of February, 2022 by and between Mequon II LLC, owner of the property located at 10520 N Baehr 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 26, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A

RETURN TO:

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

PARCEL NO.:
14-026-10-005.00

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 salon.

GRANTED by action of the Planning Commission of the City of Mequon this 28th day of February 2022.

_____
John Wirth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named John Wirth, 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_Divine Lash (7075 : Ashley Moore for Divine Lash and Beauty Bar)

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: Tuesday-Friday: 9:00 AM – 7:00 PM
   Saturday: 9:00 AM – 6:00 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.

a. **Conditions of the structures:**

   a. Site Plan: As on file with Community Development Department, City of Mequon
   b. Landscaping Plan: N/A
   c. Elevations: As on file with Community Development Department, City of Mequon
   d. Sign: As on file with Community Development Department, City of Mequon
   e. Floor Plan: Exhibit B
   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_Divine Lash (7075 : Ashley Moore for Divine Lash and Beauty Bar)

11. **Conditions on the site:**

a. Street access (number, location, design: As on file with Community Development Department, City of Mequon

b. Off-Street Parking (location and design including screening thereof): As on file with Community Development Department, City of Mequon

c. Outside storage of materials, products or refuse (location and screening thereof): As on file with Community Development Department, City of Mequon

d. Parking, exterior lighting of the site, location design and power: Any changes subject to Planning Commission approval.

e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, 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 _____, 2022

Document drafted by: City of Mequon

Attachment: Packet Docs_Divine Lash (7075 : Ashley Moore for Divine Lash and Beauty Bar)

City of Mequon

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: **February 28, 2022**

SUBJECT: **Hertejvir Singh for The Bottle Shop. The applicant is seeking conditional use grant and site plan amendment approval to allow for a nightclub and retail store for the property located at 6400 W. Mequon Road.**

Applicant:	Hertejvir Singh
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Proposed Use:	Nightclub with retail sales
Existing Zoning:	TC (Town Center)
Land Use Plan:	Town Center
Lot size:	2.38 acres
Location:	6400 W. Mequon Road
Tax Key Number:	#14-050-02-010.03
District:	#4

Background:
The applicant requests conditional use grant approval for a nightclub (bar) with retail sales at 6400 W Mequon Road. The proposed us will occupy 1,800 square feet in the Wellness building previously occupied by Club Pilates. The property is zoned TC, which allows nightclubs as a conditional use.

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.**

The proposed use should not endanger the surrounding area; all activities will take place within the building or on the adjacent patio. The restaurant will be required to meet all state building and health codes and inspected annually.

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

The Land Use Plan designates the site as Town Center. Surrounding properties are zoned Town Center as well. A nightclub can be considered compatible with the Land Use Plan designation and other uses in the area. The proposed use has a parking requirement of 36 stalls based on the square footage and number of staff. A total of 4 staff members will be on site during normal business hours. The entire site has a parking count of 239 stalls. The applicant provided a shared parking calculation that show the peak demand for the site is 224 with one vacant site.

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

The proposed activities of the nightclub are compatible with the character of the surrounding area. The proposed hours of operation allow the use to open until 12:00 AM. The use is located in the Town Center area which includes other drinking establishments and restaurants including Ruby Tap, Foxtown Brewery and Café Hollander. Planning staff believes the proposed use and activities should be harmonious with the surrounding uses.

Site Plan:
The proposed plan shows the addition of a pergola with string lighting and outdoor seating. The design of the pergola is similar to the existing pavilion at the Public Market and includes the same corrugated bronze metal roof (see attached pictures). The proposed festoon (string lights) requires a waiver to the lighting code. The applicant is requesting to use the same lights that were approved at the Public Market. As with other approvals, staff will add conditions to the approval that will limit the output to 70 lumens per bulb and that the lights shall remain static.

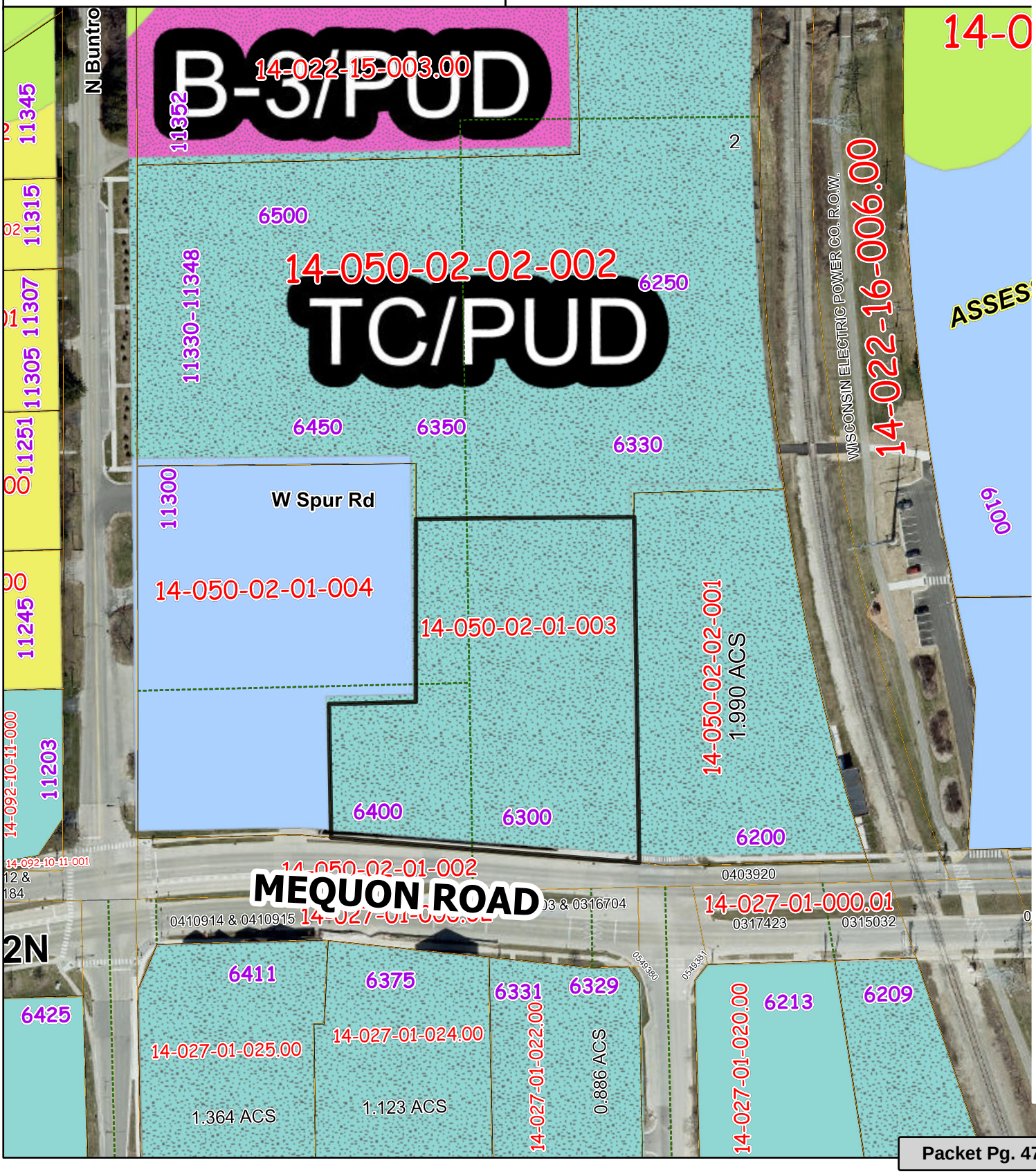
Staff Recommendation:
Planning staff recommends **approval** of the conditional use grant based on the following condition(s):

1. The applicant shall submit final floor plans within 60 days of Planning Commission action. Such final floor plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. The festoon lighting shall not exceed 70 lumens per bulb and the lights shall remain static.
3. Any new signage will require sign permit approval.
4. The permitted hours of operation shall be from 10:00 AM – 12:00 AM daily.

Attachments:
Packet Docs_BottleShop (PDF)

THE BOTTLE SHOP

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



Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

Business Plan

Hertejvir Singh

BSG Social
(262) 455-5633
Tej@graftonbottleshop.com

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

I. Table of Contents

Business Plan

I. Table of Contents

II. Executive Summary

III. General Company Description

IV. Products and Services

V. Marketing Plan

VI. Operational Plan

VII. Financial Plan

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

II. Executive Summary

The purpose of this business plan is to raise additional funds and seek approval for the development of a craft beer and spirits lounge while showcasing the expected financials and operations over the next three years. BSG (Bottle Shop of Grafton) Social will be a business based in Mequon that intends to focus on serving craft beers, cocktails, and spirits. As a secondary focus, there are plans to keep a small retail space for packaged sales of beer, wine, spirits, and cigars.

The business is seeking to borrow a total of $250,000 from multiple institutions, including the City of Mequon and Ozaukee County. The interest rate and loan agreement are to be further discussed during negotiation. This business plan assumes that the business will receive a 10 year loan with a 4% fixed interest rate.

BSG Social will be an extension of an already existing business located in Grafton, The Bottle Shop of Grafton. The Bottle Shop opened doors in March, 2017 and has progressively grown into a successful business. Over the years, our customers have asked us to open a tasting lounge. While The Bottle Shop is all encompassing wine and spirits shops, our focus has always been to highlight the craft distilleries and breweries. BSG Social will carry that same focus and give us the opportunity to educate patrons through regular tastings and classes.

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

III. General Company Description

Objective

BSG Social will be a full-service lounge and retailer serving beer, wines, and spirits in Mequon. It will distinguish itself from the competition and capture market share by securing a prime storefront location in the Spur 16 development. It will follow the best practices of its service industry leaders, with particular emphasis on excellent customer service, a broad selection of quality inventory, and competitive pricing.

Mission

The mission is to develop a destination spot for not only Mequon residents but also neighboring towns. The success of the business will be measured by sales growth, and opinions and ratings published in the media. Inventory and sales records will allow the company to identify and exploit bestselling products, match volumes and profitability to service levels, manage cash flows, assist with revenue growth plans, and optimize supplier/distributor relationships.

In progress

Goals

- Earn and maintain BSG Social's rating as one of the best lounges to visit in the entire state of WI.
- Establish minimum gross profit margins from inception.
- Achieve profitability within the first month of opening
- Continue to expand the business at the same location and other store front locations with-in the WI market.

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

IV. Products and Services

The alcohol sales industry is a multi-billion dollar a year industry and as such, there are a host of services that various liquor store companies offer. While BSG Social will offer all types of alcoholic beverages, its concentration will be on craft products not commonly available at other bars or taverns in the area. It will carry a wide range of craft brews, specialty spirits, and fine wines.

A more detailed list of products that BSG will offer:

- Full line of wine and spirits ranging from low cost to high-end
- Popular domestic and import beers
- A large selection of crafted and micro brewed beers
- Cigars (there will be a segregated outdoor smoking lounge)

The service dimension at BSG Social is a critical part of the business success both in the short and long-term. The consumers' convenience is to be held at premium. The bar's staff will be well informed of the products and will be able answer any questions consumers might have.

The company's priority will be that its consumers have their needs fully met and thanked personally for their patronage.

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

V. Marketing Plan

Target Market

The target market profile consists of Mequon and neighboring town residents who are above the legal age for alcohol consumption. We also have a well-established client base from the existing business. With a concentration on high-end products BSG Social will attract more educated, successful professionals, with high disposable income. Most of the consumers in this category rely on assistance in selecting beers, wines, and spirits. Consequently, they tend to reward the most capable merchants with loyalty and word-of-mouth advertising. This is an area that BSG Social will continue to develop as a keystone of its marketing strategy.

Promotion strategy

1. Developing a reputation for great selection, an appealing environment, competitive prices, and excellent customer service. This should engender strong word-of-mouth advertising—the business's most potent form of advertising.
2. Developing strong relationships with suppliers.
3. Keeping the staff focused, satisfied, and engaged in their roles--to help keep productivity and customer service at the highest obtainable levels.
4. Maintaining an awareness of the lounge through regular advertising to the target community. This will be done primarily through targeted email and using our already established social media presence.
5. Doing activities that can stimulate additional business: tastings, food pairings, sharing interesting and educational alcohol knowledge, and offering customer service through a website.
6. Hosting other community events such as beer festivals or whiskey and wine date nights.
7. Start a loyalty program to reward customers

Marketing Strategy

Product pricing will be based on competitive parity guidelines. While Mequon or the bordering town do not have a business that will offer what we do in terms of products and service, there are similar businesses within the Southeast WI region. Pricing will be monitored continuously against such business.

Social media has been a large factor for growth and continuous customer engagements for The Bottle Shop. We will build off the already established following base to reach local, statewide, and even nation-wide customers.

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

A website will be developed to explain who we are and to display a live menu of all available products.

Last and most important piece of marketing is retaining a repeat customer and letting our customers spread the word for us. Word of mouth has been proven to be the most effective piece of marketing, which is why customer satisfaction will continue to be the priority of our business strategy.

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

VI. Operational Plan

Daily Operations

BSG Social will open Wednesday through Sunday and will be open on some national holidays. The lounge will be set up to be operated by one person during slow traffic times. There will be at least two staff members there during peak hours.

Planned hours of operation (special events):

- Monday - closed (10am-12am)
- Tuesday - closed (10am-12am)
- Wednesday - 3pm-10pm (10am-12am)
- Thursday - 3pm-10pm (10am-12am)
- Friday - 3pm-12am (10am-12am)
- Saturday - 12pm-12am (10am-12am)
- Sunday - 10am-10pm (10am-12am)
- Some exceptions for earlier or later hours for special events or holidays

Staffing

While the business stake holder will be very involved in the business. The day-to-day operations will be owned by the employees. Hiring a general manger is the first order business. This individual will be responsible for everything involved in operating the business. We will be hiring an additional 2 full time equivalent employees as well. During peak hours we will have at least three staff members on site.

Location

As mentioned earlier, BSG Social will be located in the heart of Mequon in the Spur 16 devlopment. The building is shared with another business but has its separate access. The parking lot is shared with the Mequon Marketplace and offers plenty of parking for our guests.

The interior of the site is about 1800sqft and will be designed to comfortably seat 57 guests. The exterior patio will feature a covered and heated pergola segregated as an outdoor cigar lounge. We will have additional seating for 40 guests on the patio. The patio will be well lit and heated with portable space heaters as required. The patio will be accessible through a swing door or we will open the glass bay-door as weather permits.

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

Improvements

The current is a large open space and will need to be converted to a lounge space. The remodeling work and add-ons required:

- A full bar
- A Point-of-Sale system.
- Shelving for packaged retail sales
- 3 door cooler with walk-in capability for storage and additional retail access.
- Electrical work for adding coolers and interior and exterior lighting.
- Plumbing for drainage and water access
- Storefront signage.
- Indoor seating for about 50-60 guests
- Outdoor seating arrangements
- Outdoor cigar lounge

Inventory

It is crucial for any bar to be fully stocked and insure there is no lost sales opportunity due to the lack of product. To make sure of this, we are budgeting for $50,000 start-up inventory. It is difficult to currently predict how much inventory we will need to constantly keep on hand. Based on experience our budgeted startup will be very sufficient to maintain and likely grow over time.

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

BOTTLE SHOP - MEQUON

INTERIOR ALTERATION - TENANT BUILDOUT

PROJECT

SEAL

DRAWINGS CONSULTANTS

ENGBERG ANDERSON
320 EAST BUFFALO STREET
SUITE 500
MILWAUKEE, WISCONSIN 53202
PH 414-944-9000
FX 414-944-9100

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUSCON | CHICAGO

BOTTLE SHOP - MEQUON

6400 MEQUON ROAD
MEQUON, WISCONSIN

Hertej Singh
1237 12th Ave
Grafton, WI 53024

PROJECT NUMBER 223438.00

ISSUED FOR:
REVIEW 1/24/2022

REVISION FOR:

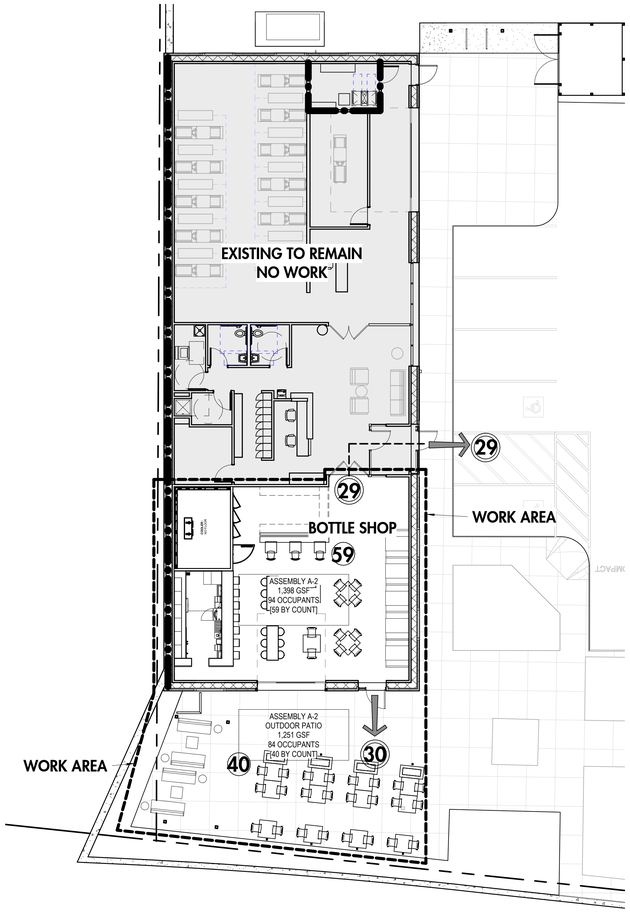
NO.	DESCRIPTION	DATE
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DRAWN BY TSJ

CHECKED BY Checker

TITLE SHEET

12/21/18



1 EGRESS FLOOR PLAN - BOTTLE SHOP
SCALE: 3/32" = 1'-0"

SITE LOCATION MAP

ZONING

CLASSIFICATION	
PERMITTED USE	OFFICE/RETAIL - APPROVED IN PUD
MINIMUM LOT SIZE	N/A - APPROVED IN PUD
MINIMUM HEIGHT	N/A - APPROVED IN PUD
MAXIMUM HEIGHT	N/A - APPROVED IN PUD
SETBACKS PER GUIDELINES	N/A - APPROVED IN PUD
SETBACKS REQUIRED	N/A- APPROVED IN PUD
PARKING SPACES REQUIRED	PARKING APPROVED IN PUD

GRAPHIC SYMBOLS

	PATH OF EGRESS
	EXIT ARC - TC - TOWN CENTER DISTRICT
	EXIT TO GRADE
XX	EXIT CAPACITY AT EGRESS COMPONENT
XX	TOTAL OCCUPANT LOAD FOR AREA
FEC	FIRE EXTINGUISHER IN CABINET MINIMUM 10lb (4A:80B:C)
FE	FIRE EXTINGUISHER ON WALL BRACKET
	1 HOUR FIRE PARTITION
	2 HOUR FIRE BARRIER
	VERTICAL EXIT ENCLOSURES
	SEPERATED OCCUPANCY
	ACCESSORY OCCUPANCY - NON SEPERATED
	INCIDENTAL USE AREA - SEPERATED

SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING LOCATIONS

APPLICABLE CODES

TYPE	CODE REFERENCE	ABBREVIATION
ADMINISTRATIVE	WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES	WI SPS
BUILDING	WISCONSIN COMMERCIAL BUILDING CODE, CH. 360-366	WI SPS 360-366
	ICC INTERNATIONAL BUILDING CODE 2015	IBC 2015
	ICC INTERNATIONAL EXISITING BUILDING CODE 2015	IEBC 2015
MECHANICAL	WISCONSIN COMMERCIAL BUILDING CODE, CH. 364-365	WI SPS 364-365
	ICC INTERNATIONAL MECHANICAL CODE 2015	IMC 2015
	INTERNATIONAL FUEL GAS CODE 2015	IFGC 2015
ELECTRICAL	WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, CH. 316	WI SPS 316
	NATIONAL ELECTRICAL CODE 2008	NEC 2008
PLUMBING	WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, CH. 381-387	WI SPS 381-387
FIRE PREVENTION	WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, CH. 314	WI SPS 314
	ICC INTERNATIONAL FIRE CODE 2015	IFC 2015
	NFPA 1 FIRE CODE - 2009	NFPA 1 - 2009
ACCESSIBILITY	WISCONSIN COMMERCIAL BUILDING CODE, CH. 362	WI SPS 363
	ICC INTERNATIONAL BUILDING CODE 2009, CH. 11	IBC CH. 11
	ICC / ANSI 117.1 - 2009 / ADA 2010 (*USE THE MORE STRINGENT GUIDELINE)	ANSI 2009
ELEVATOR	WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, CH. 318	WI SPS 318
ENERGY CONSERVATION	WISCONSIN COMMERCIAL BUILDING CODE, CH. 363	WI SPS 363
	ICC INTERNATIONAL ENERGY CONSERVATION CODE 2015	IECC 2015
ZONING	CODE OF ORDINANCES OF THE CITY OF MEQUON, WISCONSIN CH. 58	CH. 58
EXTERIOR SIGNAGE	CODE OF ORDINANCES OF THE CITY OF MEQUON, WISCONSIN CH. 58	CH. 58

BUILDING DATA

OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE AREA & HEIGHT
1ST FLOOR ALTERATION (LEVEL II) = **A-2**	1ST FLOOR = **EXISTING (V-B)**	24,000 SF 2 STORIES/60 FT

SEISMIC DESIGN CATEGORY	D
NUMBER OF STORIES	1 STORY
LEVEL II ALT WORK AREA	1,398 GROSS SF
TOTAL BUILDING AREA	4,852 GROSS SF
GRADE PLANE DETERMINATION	GRADE PLANE ELEVATION = 100'-0" ARCHITECTURAL DATUM

FIRE RESISTIVE REQUIREMENTS

PER IBC TABLES 601 & 602

	TYPE V-B
STRUCTURAL FRAME	0 HOUR RATING
BEARING WALLS - EXTERIOR	0 HOUR RATING
BEARING WALLS - INTERIOR	N/A
NON BEARING - EXT. WALLS	1 HOUR RATING 0-5', 0 HOUR OVER 5'
NON BEARING - INT. WALLS	0 HOUR RATING
FLOOR CONSTRUCTION	0 HOUR RATING
ROOF CONSTRUCTION	0 HOUR RATING (LID)
ROOFING CLASSIFICATION	ROOF COVERING CLASSIFICATION B PER IBC 2015 1505.1
OPENINGS	ALLOWABLE OPENING PER IBC 705.8.
FIRE PUMP ROOM	1 HOUR & AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
OCCUPANCY SEPERATIONS	N/A

FIRE PROTECTION SYSTEMS

SPRINKLERS	BUILDING WILL BE FULLY SPRINKLERED THROUGHOUT PER NFPA 13, WI SPS 314, & IBC 903
FIRE EXTINGUISHERS	MAXIMUM TRAVEL DISTANCE = 75 FEET, MAXIMUM BUILDING AREA = 11,250 SF

OCCUPANT LOAD CALCULATION

	PRIMARY OCCUPANCY	ACCESSORY / INCIDENTAL OCC.	LOAD FACTOR	AREA	OCCUPANT LOAD	OCCUPANCY BY FLOOR
LEVEL 1 (INT)	A-2		15 NET	1,398 GSF	59	**99**
LEVEL 1 (EXT)	A-2		15 NET	1,251 GSF	40	

MEANS OF EGRESS

	OCCUPANCY/ PRIMARY FUNCTION	OCCUPANCY BY FLOOR	STAIR WIDTH (.3"/OCCUPANT) REQ'D/AVAILABLE	DOOR WIDTH (.2"/OCCUPANT) REQ'D/AVAILABLE	CORRIDOR WIDTH (.2"/OCCUPANT) REQ'D/AVAILABLE 44" MIN IBC 1018.1	NOTES
LEVEL ONE	ASSEMBLY	**99**	N/A	19.8"/ 120"	44"/ N/A	

RESTROOMS

	ASSUMED OCCUPANCY/ PRIMARY FUNCTION	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER
		MALE	FEMALE	MALE	FEMALE		
CODE REQ. PER OCCUPANT	A-2, BAR	1 PER 75	1 PER 75	1 PER 200		1 PER 500	POTABLE WATER SERVED
OCCUPANCY: 99	50 MALES 50 FEMALES	1 SHOWN	1 SHOWN	1 SHOWN FOR EACH		1 SHOWN	1 SHOWN

T100

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

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BOTTLE SHOP - MEQUON

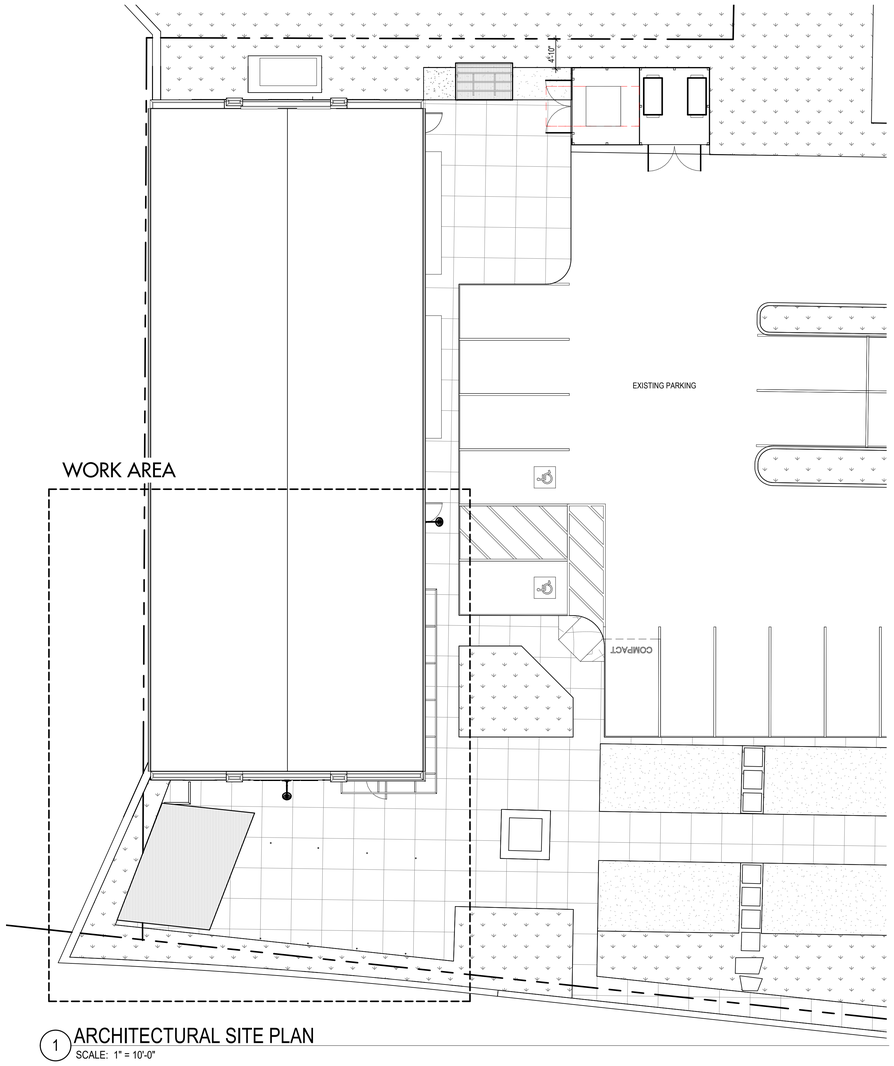
6400 MEQUON ROAD
MEQUON, WISCONSIN

Hertej Singh
1237 12th Ave
Grafton, WI 53024

PROJECT NUMBER 223438.00

ISSUED FOR:
REVIEW 1/24/2022

REVISION FOR:
NO. DESCRIPTION DATE



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

DRAWN BY Author
CHECKED BY Checker

SITE PLAN

A002

Attachment: Packet Docs_BottleShop_(7074 : Hertejvir Singh for The Bottle Shop)

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUSCON | CHICAGO

BOTTLE SHOP - MEQUON

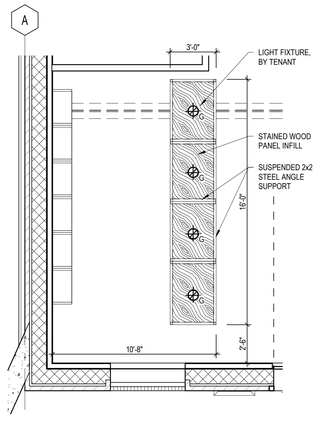
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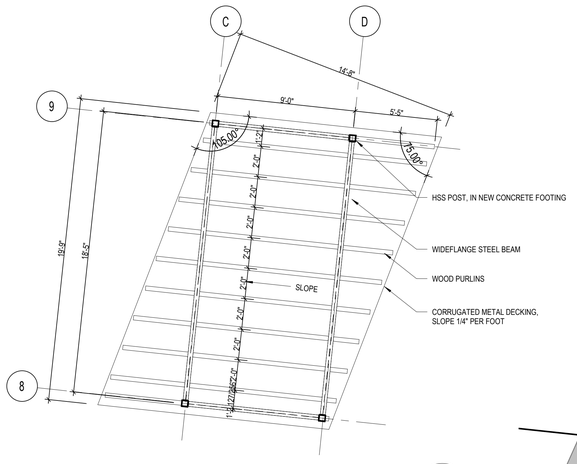
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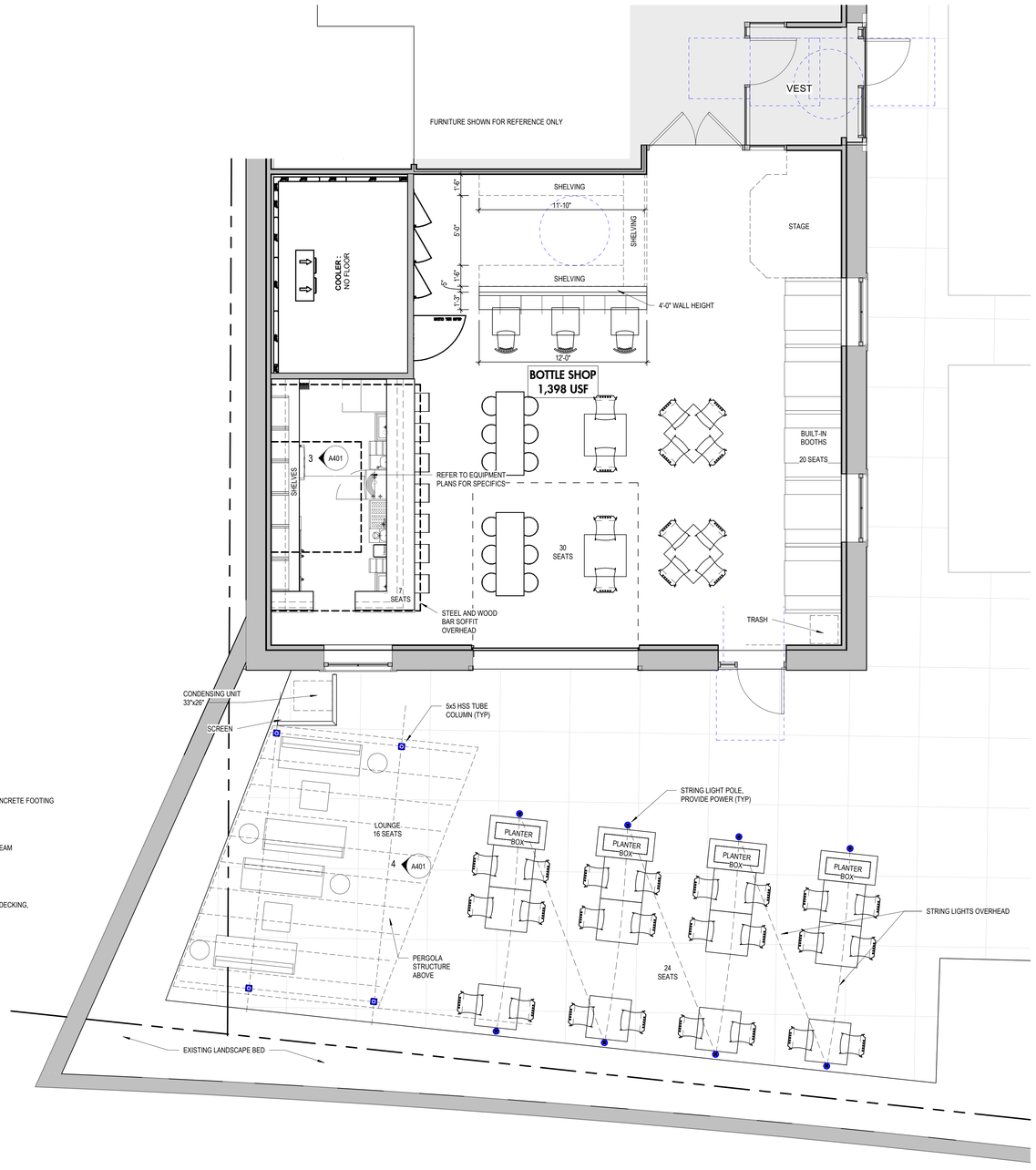
2 Bottle Shop Soffit - RCP
SCALE: 1/4" = 1'-0"

Plan North



3 Bottle Shop - Pergola Framing Plan
SCALE: 1/4" = 1'-0"

Plan North



1 FLOOR PLAN - BOTTLE SHOP CONCEPT
SCALE: 1/4" = 1'-0"

Plan North

DRAWN BY TSJ
CHECKED BY Checker

FLOOR PLAN & REFLECTED CEILING PLANS

A101

Attachment: Packet Docs_BottleShop_(7074 : Hertejvir Singh for The Bottle Shop)

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUSCON | CHICAGO

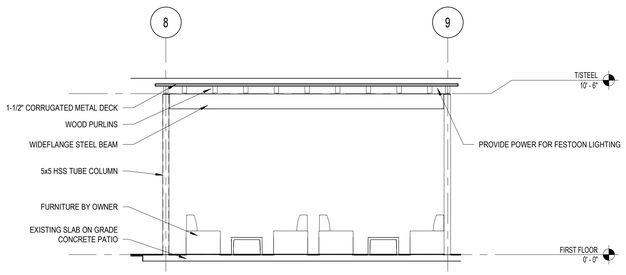




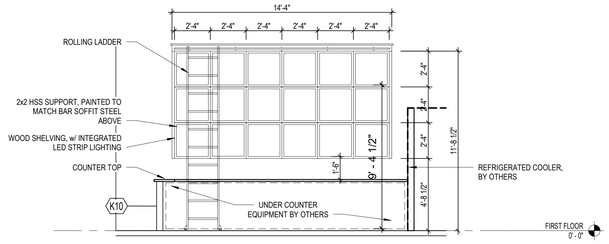
EXTERIOR VIEWS
NOT TO SCALE



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 PERGOLA STRUCTURE - EAST
SCALE: 1/4" = 1'-0"



3 INTERIOR ELEVATION - BACK BAR
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

BOTTLE SHOP - MEQUON

6400 MEQUON ROAD
MEQUON, WISCONSIN

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1237 12th Ave
Grafton, WI 53024

PROJECT NUMBER 223438.00

ISSUED FOR:
REVIEW 1/24/2022

REVISION FOR:
NO. DESCRIPTION DATE

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CHECKED BY Checker

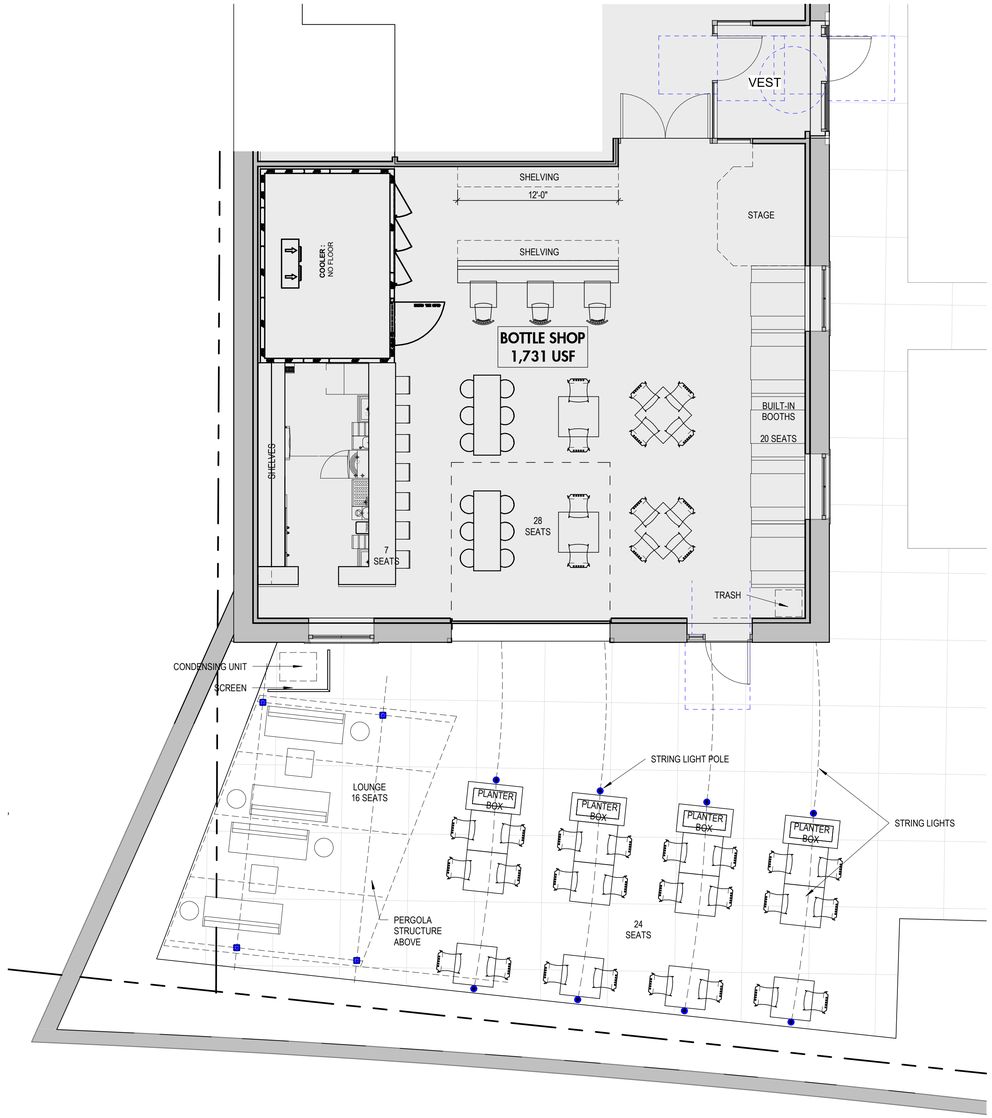
ELEVATIONS

A401

Attachment: Packet Docs BottleShop (7074 : Hertejvir Singh for The Bottle Shop)







1 FLOOR PLAN - BOTTLE SHOP CONCEPT
SCALE: 3/16" = 1'-0"

Engberg Anderson ARCHITECTS
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BOTTLE SHOP - MEQUON TOWN CENTER

CONCEPTUAL DESIGN

01/18/22

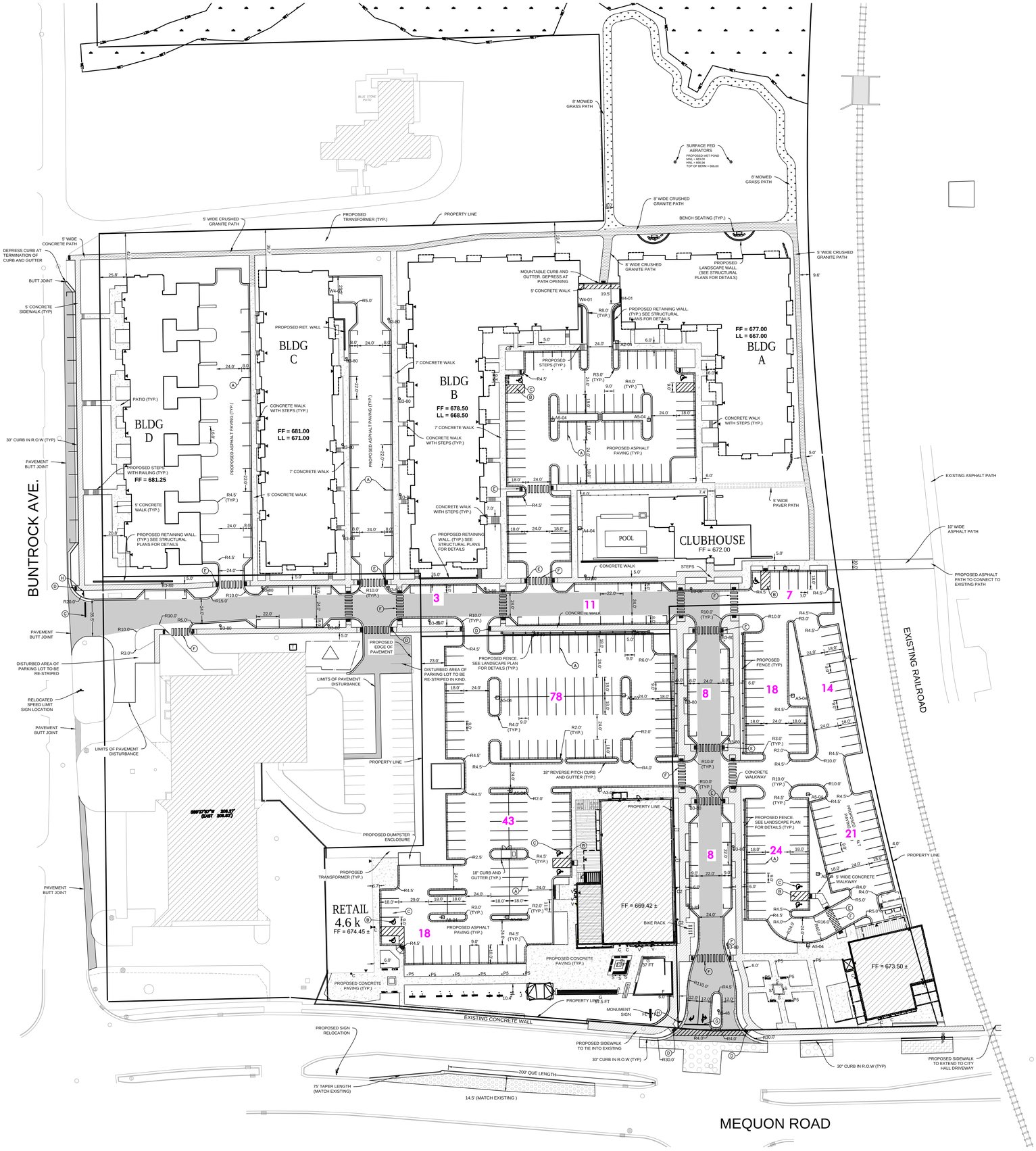
EA Project No. 0000000

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
  - 8" - 1 ½" CRUSHED AGGREGATE TB
  - 3 ½" HMA PAVEMENT (2 LIFTS)
    - 2" BINDER COARSE - 3 LT 58-28 S
    - 1 ½" SURFACE COARSE - 5 LT 58-28 S
- HEAVY DUTY ASPHALT PAVEMENT
  - 12" - 1 ½" CRUSHED AGGREGATE TB
  - 4 ½" HMA PAVEMENT (2 LIFTS)
    - 3" BINDER COARSE - 3 LT 58-28 S
    - 1 ½" SURFACE COARSE - 5 LT 58-28 S
- CONCRETE SIDWALK
  - 5" CONCRETE SLAB WITH 6 x 6 - W2.9 x W2.9 W.W.M.
  - 6" MIN. - 1 ½" CRUSHED AGGREGATE TB
- CONCRETE PAVEMENT
  - PAVEMENT DEPTH TO MATCH EXISTING AND IN ACCORDANCE WITH STATE SPECIFICATIONS 416.2.4 AND FDM SDD 13C 9 (DOWEL AND TIE BARS TO BE INCLUDED)
- CONCRETE PAVEMENT WITH ASPHALT OVERLAY
  - PAVEMENT DEPTH TO MATCH EXISTING AND IN ACCORDANCE WITH STATE SPECIFICATIONS 416.2.4 AND FDM SDD 13C 9 (DOWEL AND TIE BARS TO BE INCLUDED)
  - ASPHALT OVERLAY TO MATCH EXISTING
- CONCRETE SIDEWALK WITH PICTURE FRAME FINISH
  - PICTURE FRAME FINISH TO MATCH TOWN STANDARDS
  - 5" CONCRETE SLAB WITH 6 x 6 - W2.9 x W2.9 W.W.M.
  - 6" MIN. - 1 ½" CRUSHED AGGREGATE TB
- CRUSHED GRANITE PATH
- PAVER PATH
- MOWED GRASS PATH

- (A) 4" SOLID WHITE STRIPE
- (B) 4" DIAGONAL AT 45Û SPACED 2' O.C.
- (C) ADA STALL INSIGNIA
- (D) ADA COMPLIANT RAMP. DEPRESS AND TAPER CURB HEAD. INSTALL BLACK TRUNCATED DOMES MATCHING TOWN CENTER STANDARDS. NEENAH, PIONEER, OR APPROVED EQUIVALENT.
- (E) ADA COMPLIANT RAMP. DEPRESS AND TAPER CURB HEAD. INSTALL TRUNCATED DOMES.
- (F) 30" SOLID WHITE STRIPE FOR CROSSWALKS (PAINT IN ACCORDANCE WITH WISCONSIN ENGINEERING, OPERATIONS AND SAFETY MANUAL, CHPT 3 SECTION 2)
- (G) 18" SOLID WHITE STRIPE FOR STOP BARS. (PAINT IN ACCORDANCE WITH FDM SDD 15C33 (SEE DETAIL).
- (H) R1-1 STOP SIGN (30") (SEE POST DETAIL)



Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

Mequon Town Center II

6300 W. MEQUON RD.
MEQUON, WI

MEQUON SPUR 16, LLC
CINDY SHAFFER
10046 N SHERIDAN DR
MEQUON, WI 53092

EA PROJECT NUMBER	152499.00
HUD PROJECT NUMBER	075-35471

ISSUED FOR:

FOR CONSTRUCTION	04-09-2018

REVISION FOR:

NO.	DESCRIPTION	DATE
1	REV CITY COMMENTS	01/19/18
2	REV CITY COMMENTS	02/16/18
3	REV CITY COMMENTS	03/07/18
4	REV CITY COMMENTS	03/26/18
5	REV CITY COMMENTS	04/06/18
6	GRADE REVISION	05/07/18
7	REV DNR COMMENTS	05/16/18
8	REV COMMENTS	06/04/18
9	STORM CHANGES	06/26/18
10	REV COMMENTS	07/17/18

DRAWN BY	MTS
CHECKED BY	AEK

SITE PLAN

C103

Attachment: Packet Docs_BottleShop (7074 : Hersyvir Singh for The Bottle Shop)

SPUR 16 COMMERCIAL PARKING CALCULATIONS

BUILDING/USE	Square Feet	Parking Ratios	Total Surface Required
Building A:Small Public Works Build			
Resturant	1,800	1 per 3 seats	32
General Office	2,000	1 per 200 SF	10
Employee Parking			6
Total:			48
Building B:Large Public Works Building			
Public Market (restaurant)	6,300	1 per 100 SF	63
Public Market (retail)	1,200	1 per 200 SF	6
Employee Parking		3 per tenant	33
Total:			102
Building C: Smoke Stack Building			
Restaurant	5,400	1 per 100 SF	54
Employee Parking			20
Total:			74
Total Required			**224**
Total Surface Parking Provided			
Surface Lot A			143
Surface Lot B (east side/restaurant)			80
Total Surface			**223**
Street Parking			
N/S			16
Total Commercial Parking Provided			**239**

Table 1 lists and describes the minimum parking requirements for several common land uses as identified in the City of Mequon and Village of Thiensville zoning ordinances.

Table 1
MINIMUM OFF-STREET PARKING REQUIREMENTS

Land Use	City of Mequon	Village of Thiensville
Residential (single-family)	2 spaces per unit	2 spaces per unit
Residential (multi-family)	1.75 – 2 spaces per unit	2 spaces per unit
General Retail	1 space per 200 sf + 1 space per employee	1 space per 250 sf + 1 space per 200 sf of storage
General Office	1 space per 200 sf of leasable area	1 space per 250 sf of leasable area
Restaurant (sit-down)	1 space per 100 sf + 1 space per employee of largest work shift	1 space per 250 sf + 1 space per employee of largest work shift
Restaurant (drive-through)	1 space per 75 sf + 1 space per 2 employees of largest work shift	1 space per 50 sf + 1 space per 2 employees of largest work shift

Shared Parking			Weekday (Sunday - Thursday)				Weekend (Friday Saturday)			
			1am-7am	7am-3pm	3pm-8pm	8pm-1am	1am-7am	7am-3pm	3pm-9pm	9pm-1am
Building A	48	Office/Service	0	13	48	36	0	13	48	36
Building B	102	Retail/Service	0	102	102	0	0	102	102	0
Building C	74	Restaurant	0	74	74	0	0	74	74	0
Total	224		0	189	224	36	0	189	224	36
Spaces Needed Per Shared Calcs Highest sum of the 6 Colums	**224**									

Employee Counts	#
BSG Lounge	4
Club Pilates	2
Aloha Poke	3
Pizza Man	4
Falafel Guys	4
Café Corazon	5
Happy Dough Lucky	2
La Terre	2
Santorini Grill	4
Purple Door	2
Screaming Tuna	4
Good City	3

Table *58-301-4*						
Standard Parking Calculation TC District	**Weekday**			**Weekend**		
Land Use Classification	**1am-7am**	**7am-6pm**	**6pm-1am**	**1am-7am**	**7am-6pm**	**6pm-1am**
Office	**5%**	**100%**	**5%**	**0%**	**15%**	**0%**
Retail and services	**0%**	**100%**	**80%**	**0%**	**100%**	**60%**
Restaurant	**20%**	**70%**	**100%**	**30%**	**75%**	**100%**
Residential	**100%**	**60%**	**100%**	**100%**	**75%**	**90%**
Religious institution	**0%**	**25%**	**50%**	**0%**	**100%**	**50%**

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

Engberg Anderson ARCHITECTS

MILWAUKEE | MADISON | TUSCON | CHICAGO

BOTTLE SHOP - MEQUON

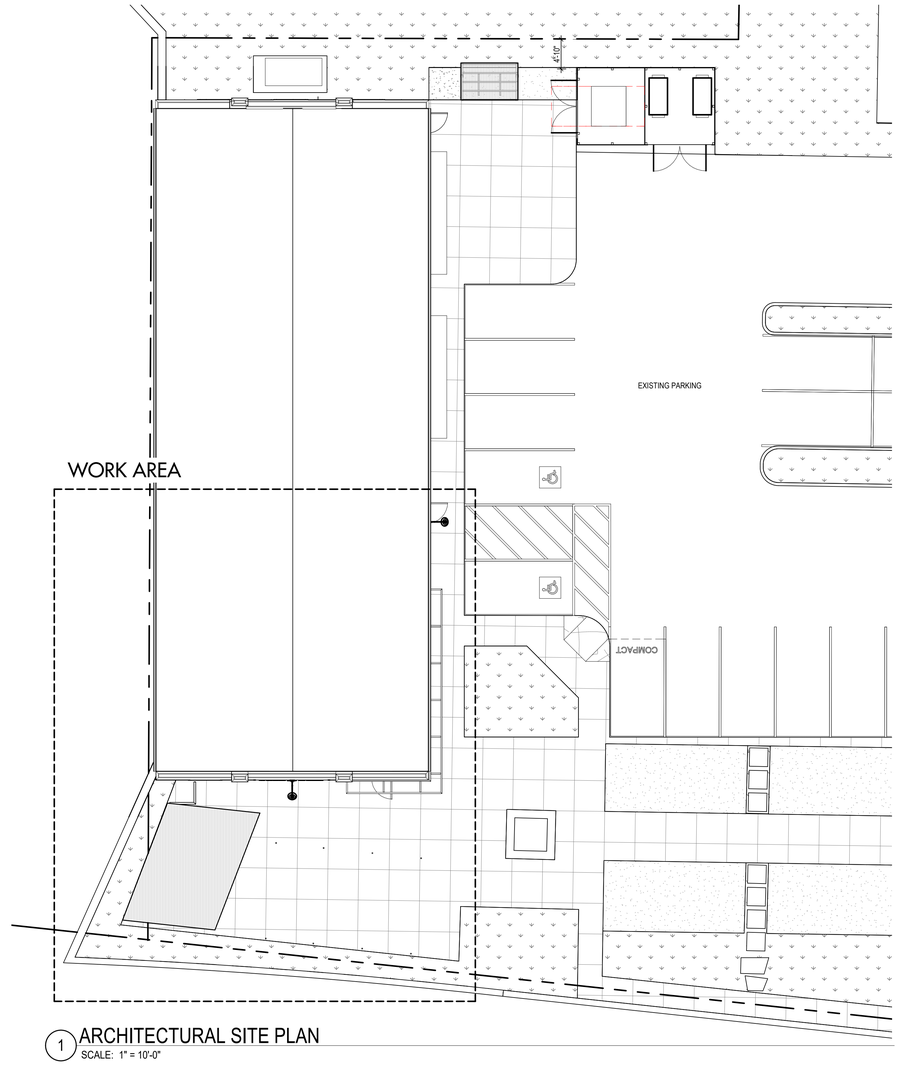
6400 MEQUON ROAD
MEQUON, WISCONSIN

Hertej Singh
1237 12th Ave
Grafton, WI 53024

PROJECT NUMBER 223438.00

ISSUED FOR:
REVIEW 1/24/2022

REVISION FOR:
NO. DESCRIPTION DATE



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

DRAWN BY Author
CHECKED BY Checker

SITE PLAN

A002

Attachment: Packet Docs_BottleShop_(7074 : Hertejvir Singh for The Bottle Shop)



Attachment: Packet Docs_BottleShop_(7074 : Hertejvir Singh for The Bottle Shop)



Attachment: Packet Docs. BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

SUBMITTAL REVIEW

REVIEW IS FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT AND CONTRACT DOCUMENTS. MARKINGS AND/OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR AND/OR VENDOR FROM COMPLIANCE WITH THE CONTRACT REQUIREMENTS.

X REVIEWED WITH NO COMMENTS
__ REVIEWED WITH COMMENTS
__ REVISE AND RESUBMIT

REVIEWER markt DATE 05/03/2019
SUBMITTAL # 160000-31 RB - Lighting - EA Reviewed.pdf

Engberg Anderson ARCHITECTS

Project Name
Spur 16

☐ APPROVED ☐ REJECTED
☑ REVIEWED ☐ NOT REVIEWED

BY Brian Verheyen DATE 5/2/2019

This review is only for general conformance of the project and general compliance. Corrections or comments made on these drawings during this review do not relieve Contractor/Subcontractor from compliance with the requirements of the plans and specifications. Contractor is responsible for all dimensions and fabrication to be confirmed and correlated at the job site

DURA LAMP

DURALED™ CABLE LIGHT

Line voltage cable light

for indoor and outdoor lighting applications.

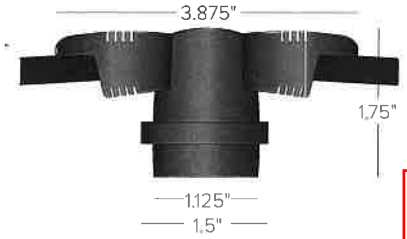


QUICK SHIP 1 - 2 weeks | T24 [A] | IP65 | c ETL us

Key Features

- Perfect for festoon mounting and garden lighting, taught or swayed with cable mounted downward direction for outdoor wet IP65 use.
  Product can be mounted in outward or upward directions for indoor/outdoor damp IP44 use.
- Sockets available in E26 medium base and GU10 base.
- Lamp spacing available in 12" OC and 24" OC.
- Provided with one Male 2 prong 120V AC plug with 5ft lead and one female 2 hole 120V AC socket with 2ft end per spool.
- Max continuous length: 1,100W max per continuous interconnected spools
- Standard spool length: 48ft 48 sockets (@ 12" OC) or 48ft 24 sockets (@ 24" OC)

Dimensional Drawings



combination of both, swayed but incorporate aircraft cable

Installation Examples

Swayed



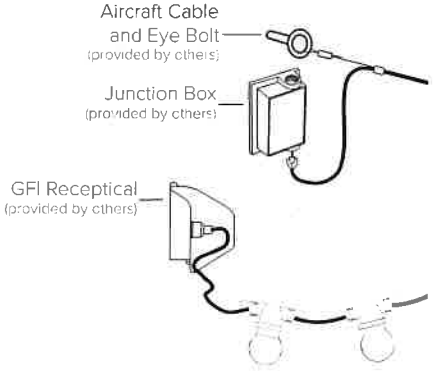
Straight





Details

Spacing	12" or 24" OC Socket Spacing
Lamp Type	For use with DuraLED Stargazer or DecoLED Tecno Vintage Series (see page 2)
Wattage	E26 Medium Base – 25W max socket GU10 Base – 5W max socket
Voltage	120V AC 60Hz
Installation	GFI installation only. Attach to aircraft cable (provided by others). Recommended 1/8" aircraft cable for wall to wall installation, 3/16" aircraft cable for pole to pole installation. Optional cable wrap encases aircraft cable and DuraLED Cable for a clean one wire look (see page 2).
Weight	**E26 Medium Base** *Cable Only* 12"OC = 0.19Lbs/ft 24"OC = 0.15Lbs/ft **GU10 Base** *Cable Only* 12"OC = 0.21Lbs/ft 24"OC = 0.16Lbs/ft
IP Rating	IP65 (IP44 if mounted in outward or upward direction)
Certification	[A] Title 24 commercial installation compliant (E26 only).
Listing	cETLus
Warranty	3 year warranty



Ordering Guide

PRODUCT CODE	TYPE	SOCKET	SPACING	CABLE FINISH	+ LAMPS
DLD	DuraLed™	CL — Cable Light	MD — E26 Medium Base	12 — 12" OC	BK — Black
			GU — GU10 Base	24 — 24" OC	

QUICK SHIP 1-2 weeks — Lead time for quick ship fixtures is 1 week from processing PO date if purchased in 48ft spools

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

DURA LAMP

DURALED™ CABLE LIGHT

Mounting Accessories (Optional)



DLDLSWRAP

1/2" Diameter black spiral cable wrap for use with aircraft cable. To encase aircraft cable and DuraLED Light Cable for a clean 1 wire look, sold per foot. **(1.5ft of Wrap needed to span evenly per 1ft of cable)**

Lamps

Details

Lamp Type	G19 (5) LED Cluster
Color Temp	2200°K
Color Consistency	Advanced LED binning with +/- 2-step MacAdam Ellipses
	Color consistency maintained through rated lamp life
Wattage	0.5W
Lumen	20Lm
Voltage	120V
Color Quality	Ra >85

Lamp Life	15,000 hours at L70
Base	E26 or GU10
Dimming	Non-Dimmable
Dimensions	2.36" Dia x 3.27"Length
Weight	0.1Lbs
Listing	cULus
Certifications	cULus / CE listed Tested in accordance with LM-79-08
Warranty	3 year warranty



Ordering Guide

PRODUCT CODE	TYPE	BASE TYPE	COLOR TEMP	VOLTAGE
DL — DuraLed™	SG — Stargazer	MD — E26 Medium Base GU — GU10 Base	22 — 2200K	120 — 120V AC

Details

Lamp Type	Retro Vintage Filament Style LED Lamp
Color Temp	2200°K
Color Consistency	Advanced LED binning with +/- 2-step MacAdam Ellipses
	Color consistency maintained through rated lamp life
Wattage	4W
Lumen	300Lm
Voltage	120V
Color Quality	Up to 90 CRI

Lamp Life	25,000 hours at L70
Base	Medium E26
Dimming	ELV or MLV & CL Leading Edge Dimmers
Weight	0.2Lbs
Listing	ETL listed
Certifications	Tested in accordance with LM-79-08
Warranty	3 year warranty



Ordering Guide

MODEL	TYPE	SOCKET BASE	WATTAGE	LED COLOR	VOLTAGE	DIMMING
DLV — DuraLed™ Vintage	S21 — S21 Lamp G25 — G25 Lamp	MD — E26 Medium Base	04 — 4 Watt	22 — 2200K	120 — 120VAC	D — Dimmable

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

DURA LAMP

DURALED™ CABLE LIGHT

Lamps Cont.

Details

Lamp Type	Retro Vintage Filament Style LED Lamp A60
Color Temp	2200°K
Color Consistency	Advanced LED binning with +/- 2-step MacAdam Ellipses *Color consistency maintained through rated lamp life*
Wattage	4W
Lumen	350Lm
Voltage	120V
Color Quality	Up to 90 CRI

Lamp Life	25,000 hours at L70
Base	Medium E26
Dimming	ELV or MLV & CL Leading Edge Dimmers
Weight	0.2Lbs
Listing	ETL listed
Certifications	Tested in accordance with LM-79-08
Warranty	3 year warranty



Ordering Guide

PRODUCT CODE	TYPE	BASE	WATTAGE	SHADE	COLOR TEMP	VOLTAGE	DIMMING
DL — DuraLed™	**A60** — A60 Lamp Vintage	**6** — Medium Base E26	**04** — 4 Watt	**CC** — Clear Glass	**22** — 2200K	**1** — 120VAC	**D** — Dimmable

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 28th day of February 2022 by and between _____, owner of the property located at 6400 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 ___, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A

PARCEL NO.:

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 nightclub.

GRANTED by action of the Planning Commission of the City of Mequon this 28th day of February 2022.

_____

John Wirth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named John Wirth, 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_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

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: 8:00 AM to 12:00 daily

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

b. 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:

11. **Conditions on the site:**

a. Street access (number, location, design: As on file with Community Development Department, City of Mequon

b. Off-Street Parking (location and design including screening thereof): As on file with Community Development Department, City of Mequon

c. Outside storage of materials, products or refuse (location and screening thereof): As on file with Community Development Department, City of Mequon

d. Parking, exterior lighting of the site, location design and power: Any changes subject to Planning Commission approval.

e. Other:

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

The applicant shall submit final floor plans within 60 days of Planning Commission action. Such final floor plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.

The festoon lighting shall not exceed 70 lumens per bulb and the lights shall remain static.

Any new signage will require sign permit approval.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, 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 _____, 2020

Document drafted by: City of Mequon

Attachment: Packet Docs_BottleShop (7074 : Hertejvir Singh for The Bottle Shop)

City of Mequon

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: **February 28, 2022**

SUBJECT: **Jennifer Atkielski for Superior Ambulance Service. The applicant is seeking conditional use grant approval to allow for a transportation terminal for the property located at 6100 W. Executive Drive.**

Applicant:	Jennifer Atkielski
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Proposed Use:	Transportation Terminal
Existing Zoning:	B-5 (Light Industrial)
Land Use Plan:	Business Park
Lot size:	11.98 acres
Location:	6100 W. Executive Drive, STE C-D
Tax Key Number:	#14-027-16-009.00
District:	#4

Background:
The applicant requests conditional use grant approval for a transportation terminal located at 6100 W Executive Drive. Superior Ambulance Services will occupy 4,500 square feet in an existing multi-tenant building within the Business Park. The property is zoned B-5 (Light Industrial), which allows transportation terminals as a conditional use.

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.**

The proposed use should not endanger the surrounding area; all of the activities will take place within the building and will be monitored at all times by staff. Superior Ambulance Service intends to locate vehicles and crew members from this location. The proposed transportation terminal provides ground ambulances in Ozaukee and Milwaukee Counties to service specific contract facilities. They provide Basic and Advance Life Support units along with Critical Care Transport units to area hospitals, providing emergence and non-emergent care and transport for patients. Ambulances are picked up by crew members at the beginning of shift and then the crew is deployed from this location to specific geographical location to await assignment of calls. The proposed floor plan shows 3,000 square feet of warehousing space which will be used for storage of vehicles and 1,500 square feet of general offices and restrooms. There will be a total of four ambulances; all of which will be stored indoors.

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

The Land Use Plan designates the site as Business Park. Surrounding properties are zoned B-5. A transportation can be considered compatible with the Land Use Plan designation and expected uses in the area. In the past, the Planning Commission has approved other similar uses (Go Riteway) in industrial areas. The closest residential parcel is over 1,300 feet away. The vehicles will be parked within the building for the majority of the time.

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

The proposed activities of the transportation terminal fit the character of the surrounding area. The applicant requests to have the facility staffed 24/7. Staff consist of management and crew members who are assigned to ambulances. No vehicle maintenance or medical service will occur at this location. According to the applicant, most of the workforce will not station from this location but would instead be deployed at the start of their shift from this location; therefore, the building itself will have minimal occupancy throughout the day. The applicant indicated that there are seven staff members on 8 and 12 hour shifts each day. The property is part of a multi-tenant property with a total of 73 parking spaces to accommodate all customers and employees of the multi-tenant building. Staff believes the parking is adequate to accommodate the proposed number of employees.

Staff anticipates a majority of traffic to the site will come from Executive Drive which has adequate ingress/egress facilities to accommodate the increased traffic. Planning staff believes the proposed use and activities should be harmonious with the surrounding uses.

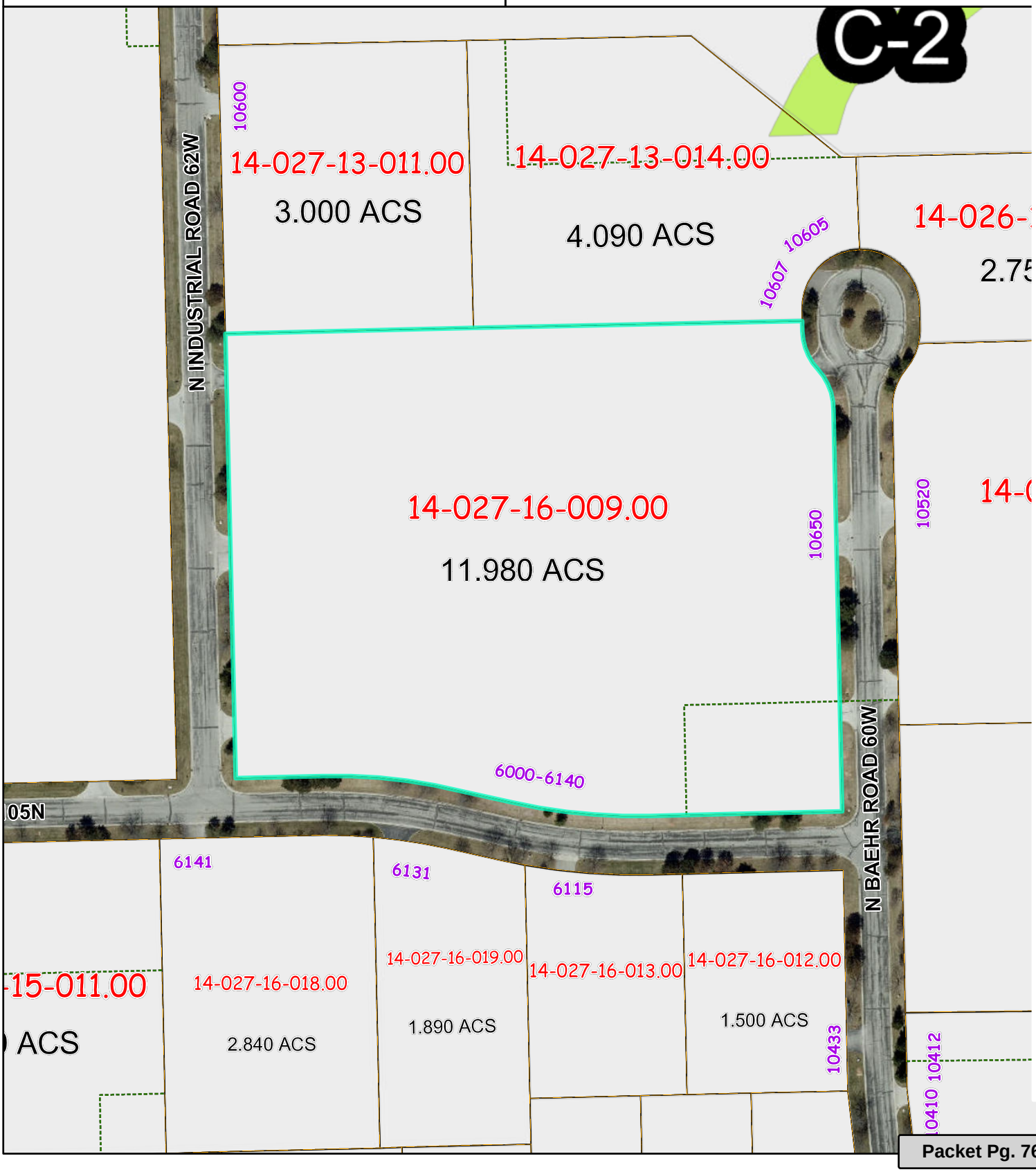
Staff Recommendation:
Planning staff recommends **approval** the conditional use grant based on the following criteria:

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. Hours of operations are 24 hours/7 days a week.
3. No overnight outdoor storage of ambulances.

Attachments:
Packet docs_SuperAmbu (PDF)

SUPERIOR AMBULANCE SERVICE

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



Attachment: Packet docs_SuperAmbu (7076 : Jennifer Atkielski for Superior Ambulance Service)

SUPERIOR
AMBULANCE SERVICE

December 3, 2021

To Whom it May Concern:

Superior Air Ground Ambulance Service desires to locate ground ambulances in Ozaukee and Milwaukee Counties to service specific contract facilities. We intend to provide Basic and Advanced Life Support units along with Critical Care Transport units to area hospitals, providing emergent and non-emergent care and transports for patients requiring inter-hospital transports as well as those being discharged to home or longer-term care at area nursing facilities.

We have located space at 6100 Executive Dr Mequon, WI which is suitable for our immediate needs. Specifically Superior intends to locate vehicles and the appropriate crew members from this location. The building would have 24-hour access for our staff but would not be a location which we would be open to the public or treat patients. It is our desire to have this station staffed 24x7.

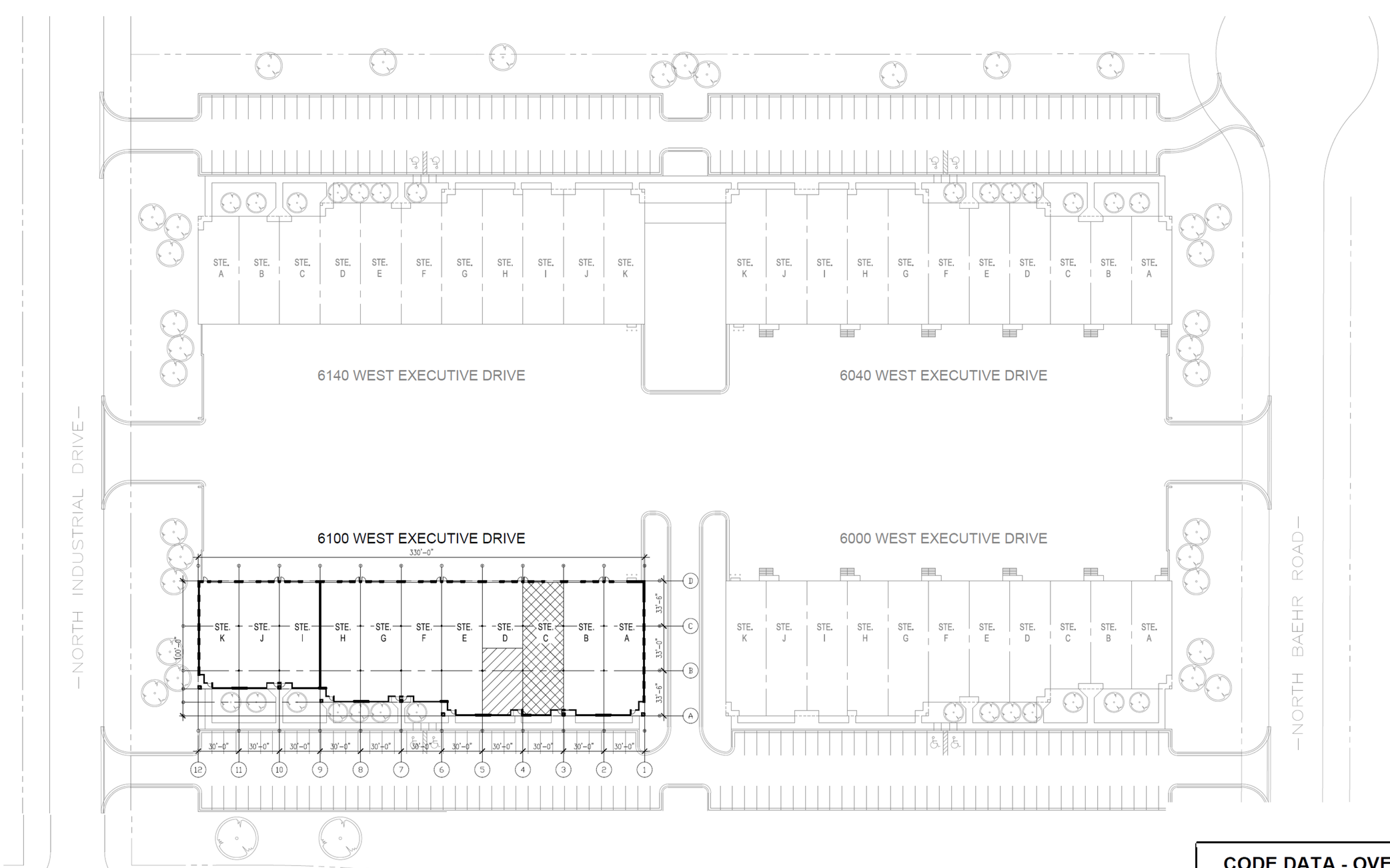
The staff would consist of management as well as the crew members assigned to work on an ambulance. Ambulances would be deployed from this location. Superior utilizes a posting plan approach for deployment. In short, ambulances are picked up by crew members at the beginning of a shift. A safety check is performed at the start of the shift and the crew then deploys to a specific geographic location to await assignment of calls. This approach helps to ensure timely response.

The building specifically would house vehicles to protect them from the elements and provide additional security. (This space is shown as warehouse space on the attached drawings.) We have NO intention to perform vehicle maintenance at this location. Offices, crew lounge and rest facilities will exist as well as male and female restrooms. (This space is shown as Office space on the attached drawings.) Because most of the workforce will not station from this location but would instead deploy at the start of their shift from this location, the building itself would have minimal occupancy throughout the day.

I appreciate your consideration and am available to answer additional questions if deemed necessary. I can be reached at 248-388-0396.

Ken Slinker
Manager Special Projects
kslinker@superiorambulance.com

Attachment: Packet docs_SuperAmbu (7076 : Jennifer Atkielski for Superior Ambulance Service)



1 SITE PLAN
1" = 40'

N

Address	Tenant	SF	Occupancy Load	
6040 W. Executive Dr. Suite A-B	GemEx Systems	4,800	4	GemEx scientifically measures the play of light in each diamond to certify its Light Performance
6040 W. Executive Dr. Suite C-H	Closest By Design Inc.	16,500	8	Custom Closet Designer and Maker
6040 W. Executive Dr. Suite I (rear)&J	Vacant	4,200		
6040 W. Executive Dr Suite I (front)	Hunt Management	1,500	1	Project Management Company
6040 W. Executive Dr Suite K	Altrapure, LLC	3,300	4	Manufacturing company providing ultrasonic based products for disinfection and sterilization
6100 W. Executive Dr. Suite ABD (r)	Vacant	9,985	0	
6100 W. Executive Dr. Suite C-D(F)	Supplier Ambulance	3,000	4	EMS
6100 W. Executive Dr. Suite E(f)	T.A Novak Blinds, LLC	1,300	1	Commercial Blinds
6100 W. Executive Dr. Suite E(r) F-H	Siteone Landscapes, LLC	9,800	2	Landscape material and equipment supplier
6100 W. Executive Dr. Suite I-K	Mullaly Furniture Finishing	7,200	2	Interior Decorating company
6140 W. Executive Dr. Suite A-H	Vacant	21,301		
6140 W. Executive Dr. Suite I (r)	Vacant	2,246		
6140 W. Executive Dr. Suite I (r)	Sanfilippo Baseball Academy	6,753	2	
6000 W. Executive Dr. Suite A-B	Lakeshore Electrical Sales	4,800	2	Electrical Sales Company
6000 W. Executive Dr. Suite C	Wavy Bones, LLC	2,400	2	Gym
6000 W. Executive Dr. Suite D-E	Jemmco	5,400	2	Distribution service in Mequon
6000 W. Executive Dr. Suite F	Voltage Company	2,700	1	Music/electric company
6000 W. Executive Dr. Suite G	Inspier, LLC	3,000	2	Interior decoration in Mequon
6000 W. Executive Dr. Suite H-I	Guthrie & Frey Water	600	2	Water softening equipment supplier
6000 W. Executive Dr. Suite J & K	Maker Healthcare	6,000	2	Air technologies, fume extraction systems for air purification

CODE DATA - OVERALL BUILDING

WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015)

CODE DATA	ALLOWABLE PER CODE
POSSIBLE USES (S-302)	B, S1, S2, F1, F2
CONSTRUCTION TYPE (T-601)	IIB
FIRE SUPPRESSION (CH. 9)	FULLY SPRINKLERED (NFPA 13)
ALLOWABLE AREA W/ INCREASE FOR SPRINKLER (S-506)	MOST RESTRICTIVE: F1 62,000 SF (FRONTAGE INCREASE AVAILABLE BUT NOT CALCULATED)
ACTUAL AREA	30300 SF
HEIGHT/STORIES (T-503)	MOST RESTRICTIVE: F1 75'-0"/3 STORIES
ZONING	B-5 LIGHT INDUSTRIAL DISTRICT CITY OF MEQUON

Applied Technologies Engineers Architects

ST. JOHN PROPERTIES

SUPERIOR AMBULANCE MEQUON
MEQUON RESEARCH CENTER I
6100 W EXECUTIVE DR STE C-D(F)
MEQUON, WI 53092

ISSUED FOR

DATE

SITE PLAN

21-027 | 12-9-21

SP-1

Attachment: Packet docs. SuperAmbu (7076 : Jennifer Atkielski for Superior Ambulance Service)

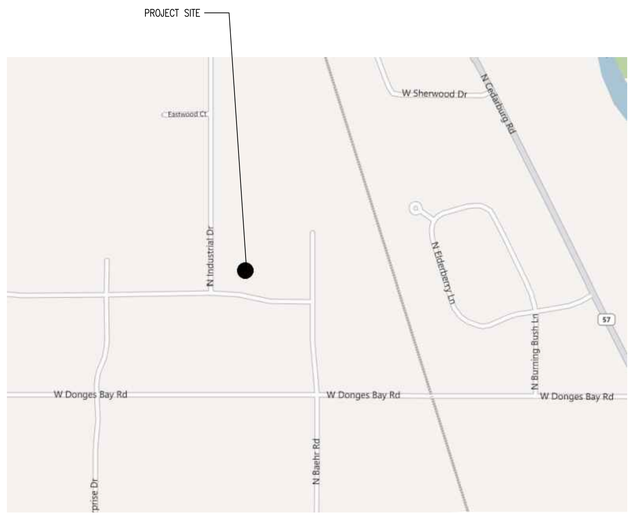
TENANT BUILDOUT FOR:

SUPERIOR AMBULANCE MEQUON

MEQUON RESEARCH CENTER I
6100 W EXECUTIVE DR STE C-D(F)
MEQUON, WI 53092

ST. JOHN PROPERTIES

1020 JAMES DRIVE SUITE G
HARTLAND, WISCONSIN 53029
262.524.0100



N

LOCATION MAP

CODE DATA - TENANT BUILDOUT*				
WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015)				
CODE DATA	PROPOSED			CODE REFERENCE
DESIGNATION*				
USE AND OCCUPANCY	B	S2 (ENCLOSED PARKING GARAGE)	TOTAL	S-302
ACTUAL AREA	1500 SF	3000 SF	4500 SF	MEASURED
OCCUPANCY RATE	100 SF/OCC	200 SF/OCC		T-1004.1.2
OCCUPANCY LOAD	PER CODE: 15 OCC	PER CODE: 15 OCC	PER CODE: 30 OCC	CALCULATED
CONSTRUCTION TYPE	2-B			T-601
PLUMBING FACILITIES	MALE: 1 WC, 1 LAV FEMALE: 1 WC, 1 LAV 1 UTILITY SINK (IN COUNTER), 1 DRINKING FOUNTAIN (BY TENANT)			T-2902.1
USE SEPARATIONS	NON-SEPARATED			S-508.3
PROJECT VOLUME	4500 SF X 18'-8" = 84,000 CU FT			SPS 361.30

* SEE SP-1 FOR CODE DATA FOR BUILDING SHELL AND OCCUPANCY AREA DESIGNATION

Sheet List Table

Sheet Number	Sheet Title
T-1	TITLE SHEET
SP-1	SITE PLAN
A-1	FLOOR PLAN

WISCONSIN
JONATHAN R. GNORISKI
A-11602
BROOKFIELD
WIS.
ARCHITECT

Applied Technologies Engineers/Architects

ST. JOHN PROPERTIES

SUPERIOR AMBULANCE MEQUON
MEQUON RESEARCH CENTER I
6100 W EXECUTIVE DR STE C-D(F)
MEQUON, WI 53092

ISSUED FOR

DATE

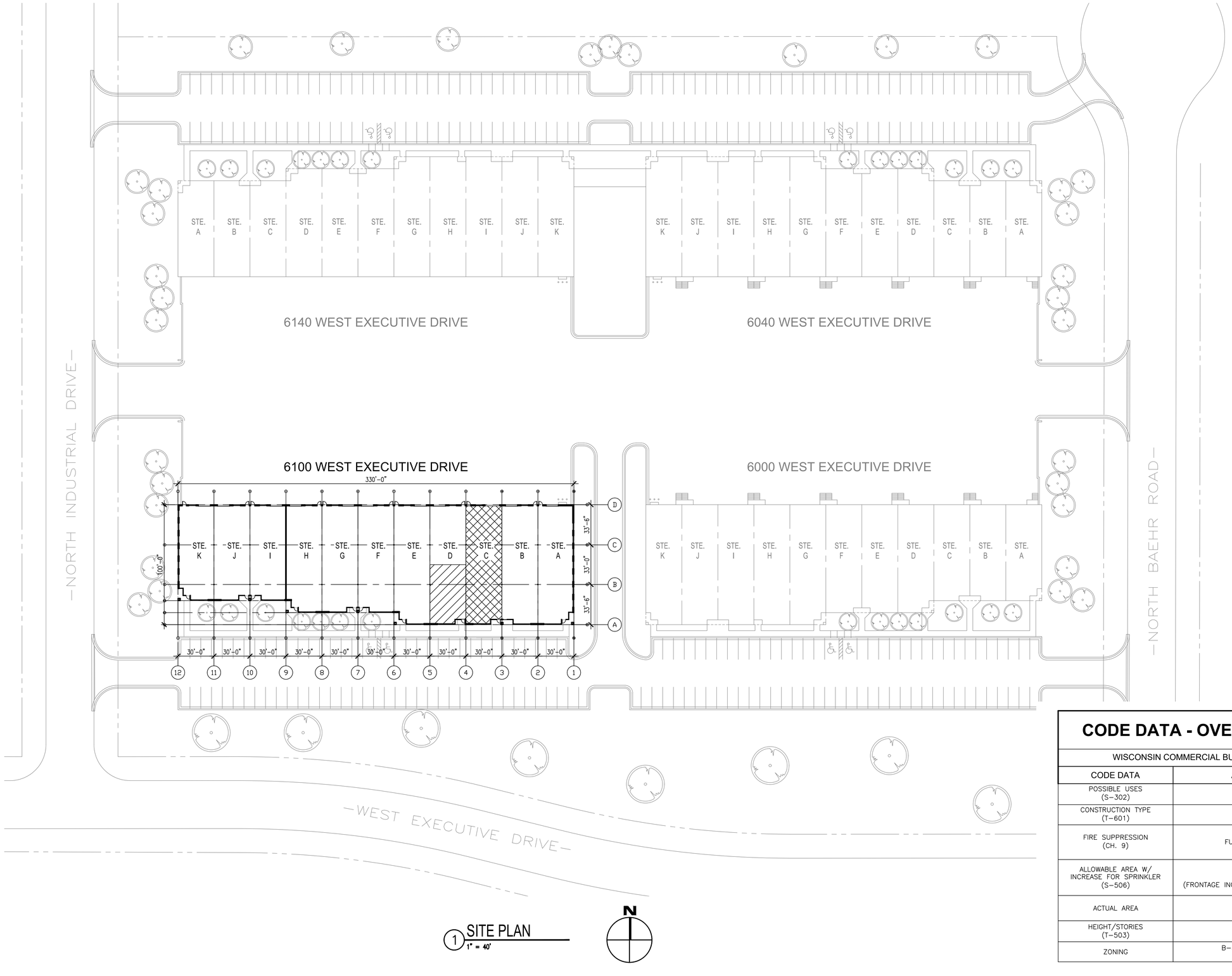
TITLE SHEET

21-027 | 12-9-21

T-1

Attachment: Packet docs. SuperAmbu (7076 : Jennifer Atkielski for Superior Ambulance Service)

Designed By: JJK Drawn By: JJK Checked by: JPG Approved By: JPG
R:\Shared Folders\Projects\4443 - SJP 2021 Tenant Improvements\2.0 Tenant Improvements\21-027 - Superior Ambulance-Mequon\1.0 Graphics\1.3 Drawings\T-1 TITLE SHEET.dwg Last Modified:12.9.21 Plotted On: 12.10.21 11:55 AM By:jon gnoriski
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1 SITE PLAN
1" = 40'

CODE DATA - OVERALL BUILDING

WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015)

CODE DATA	ALLOWABLE PER CODE
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ACTUAL AREA	30300 SF
HEIGHT/STORIES (T-503)	MOST RESTRICTIVE: F1 75'-0"/3 STORIES
ZONING	B-5 LIGHT INDUSTRIAL DISTRICT CITY OF MEQUON

Applied Technologies Engineers/Architects

ST. JOHN PROPERTIES

SUPERIOR AMBULANCE MEQUON
MEQUON RESEARCH CENTER I
6100 W EXECUTIVE DR STE C-D(F)
MEQUON, WI 53092

DATE	ISSUED FOR

SITE PLAN

21-027 | 12-9-21

SP-1

Attachment: Packet docs. SuperAmbu (7076 : Jennifer Atkielski for Superior Ambulance Service)

Designed By: JJK Drawn By: JJK Checked by: JPG Approved By: JPG
R:\Shared Folders\Projects\6443 - SJP 2021 Tenant Improvements\2.0 Tenant Improvements\21-027 - Superior Ambulance-Mequon\11.0 Graphics\11.3 Drawings\SP-1 SITE PLAN.dwg Last Modified:12.9.21 Plotted On: 12.10.21 11:55 AM By:jon gnoraki
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GENERAL NOTES:

1. ALL WORK IN THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS, REGULATIONS, ETC., REQUIRED, ISSUED, OR OTHERWISE ENFORCED BY ANY AND ALL AUTHORITIES HAVING JURISDICTION.
2. ALL SUBCONTRACTORS (PLUMBING, ELECTRICAL, HVAC, AND FIRE SPRINKLER) ARE RESPONSIBLE FOR DESIGNING THEIR RESPECTIVE SYSTEMS, AND FOR PREPARING AND SUBMITTING DRAWINGS AND CALCULATIONS (TO THE STATE AND LOCAL MUNICIPALITY) NECESSARY TO OBTAIN PERMITS.
3. ALL EXISTING DIMENSIONS, CONSTRUCTION, AND CONDITIONS ARE TO BE FIELD–VERIFIED BY CONTRACTOR PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND DRAWINGS.
4. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, UNLESS HEREIN SPECIFIED TO THE CONTRARY.
5. ALL WORK BE GUARANTEED AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM OCCUPANCY UNLESS A LONGER PERIOD IS SPECIFIED HEREIN.
6. INCLUDE ALL CLEANUP DURING AND AT THE COMPLETION OF THE PROJECT. THE CONSTRUCTION MANAGER WILL DESIGNATE AREAS FOR TEMPORARY STORAGE OF WASTE MATERIALS AND RUBBISH FOR EACH CONTRACTOR. EACH CONTRACTOR IS RESPONSIBLE FOR CLEANING UP HIS OWN MATERIALS AS SOON AS HE HAS COMPLETED A PHASE OF WORK, OR AT LEAST ONCE A WEEK IF HIS WORK IS ONGOING.
7. INCLUDE ALL PATCHING AND REPAIR OF FINISHES THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF THE WORK.
8. ALL DOORS 3'–0"x 7'–0". ALL DOORS TO BE SOLID CORE OAK IN HOLLOW METAL FRAME UNLESS OTHERWISE NOTED. HARDWARE TO BE 1–1/2 PAIR BUTTS AND LATCHSET. PRIVACY LOCKSET REQUIRED AT TOILET ROOMS. DOOR HARDWARE SHALL BE ADA COMPLIANT. ALL GLAZING AT DOORS AND SIDELIGHTS TO BE TEMPERED GLASS.
9. TENANT AND BUILDER TO COORDINATE ALL FINISH MATERIALS WITH THE OWNER, PRIOR TO CONSTRUCTION.
10. PROVIDE 6" HIGH WATERPROOF BASE IN TOILET ROOMS.
11. ALL WINDOWS TO BE INSTALLED W/ 42" SILL HEIGHT UNLESS OTHERWISE NOTED.
12. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO DETERMINE THE QUANTITY AND LOCATION OF LIGHT FIXTURES, SWITCHES, OUTLETS ETC. IN ACCORDANCE WITH APPLICABLE CODES. COORDINATE QUANTITIES, LOCATIONS AND POWER REQUIREMENTS FOR WAREHOUSE AREA WITH TENANT AND OWNER.
13. FE – FIRE EXINGUISHER: MULTIPURPOSE DRY–CHEMICAL TYPE: UL RATED 4–A:60–B:C, 10 LB. MOUNT PER ADA REQUIREMENTS.
14. ADA APPROVED DRINKING WATER DISPENSER TO BE PROVIDED BY TENANT.
15. DROP–IN SERVICE SINK. VERITEK MODEL NO. DI00000–018 OR EQUAL, WITH THREADED HOSE CONNECTION AND BACKFLOW PREVENTER.

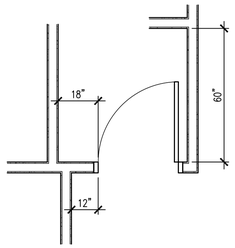
WALL CONSTRUCTION:

NEW	EXISTING	
1	1	TYPICAL WALL: 3⅝" 25 GAGE METAL STUD AT 24" O.C. ⅝" GYPSUM WALL BOARD ON BOTH SIDES TO 10'–0" A.F.F. UNLESS OTHERWISE NOTED ON DRAWINGS. AT TOILET ROOMS AND OTHER PLUMBING WALLS USE WATER–RESISTANT GYPSUM WALLBOARD PLUS 3½"
2	2	ACOUSTIC BATT INSULATION.

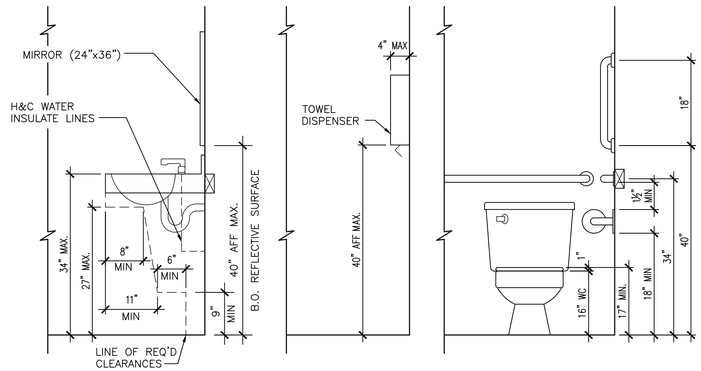
FULL HEIGHT WALL: 6" 20 GAGE METAL STUDS AT 24" O.C. EXTEND WALL UP TO ROOF DECK UNLESS OTHERWISE NOTED ON DRAWINGS. CONNECT WALL TO ROOF DECK WITH SLIP JOINT ALLOWING FOR 1½" ROOF DEFLECTION. ⅝" GYPSUM WALLBOARD TO 10'–0" A.F.F. ON OFFICE SIDE. ⅝" GYPSUM WALLBOARD FULL HEIGHT ON WAREHOUSE SIDE. 5½" ACOUSTIC BATT INSULATION TO 10'–0" A.F.F. TAPED AND FINISHED READY FOR PAINTING.

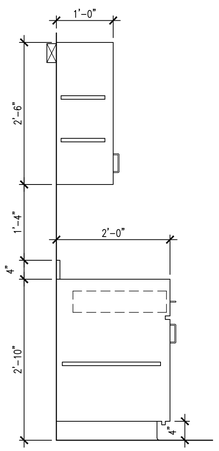
WALL CONSTRUCTION NOTES:

1. ALL WALLS ARE TYPE 1 UNLESS INDICATED OTHERWISE.

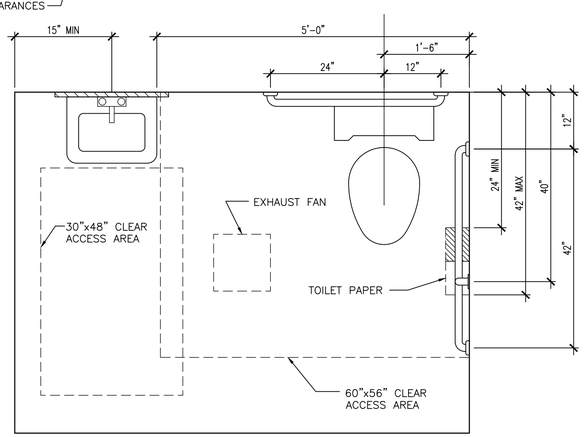


2 ADA DOOR CLEARANCE
NTS

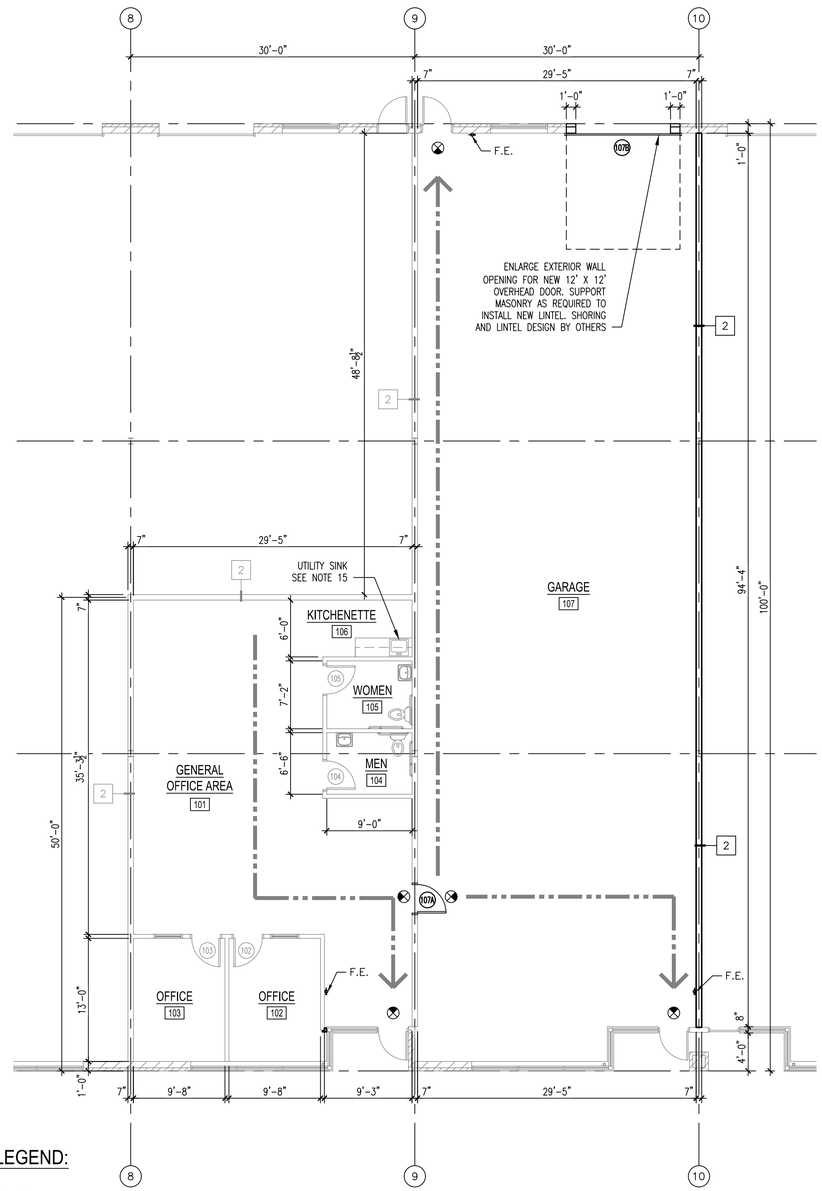




3 CASEWORK DETAIL
NTS



2 TOILET ROOM REQUIREMENTS
NTS



SYMBOL LEGEND:

100	ROOM TAG
100	DOOR TAG
1	WALL TAG
	EGRESS PATH

1 FLOOR PLAN
1/8" = 1–0"

N

Applied Technologies Engineers/Architects

ST. JOHN PROPERTIES

SUPERIOR AMBULANCE MEQUON
MEQUON RESEARCH CENTER I
6100 W EXECUTIVE DR STE C-D(F)
MEQUON, WI 53092

ISSUED FOR

DATE

FLOOR PLAN

21-027 | 12-9-21

A-1

Designed By: JJK Drawn By: JJK Checked By: JPG Approved By: JPG
R:\Shared Folders\Projects\6443 – SJP 2021 Tenant Improvements\2.0 Tenant Improvements\21–027 – Superior Ambulance–Mequon\11.0 Graphics\11.3 Drawings\A–1 FLOOR PLAN.dwg Last Modified:12.9.21 Plotted On: 12.10.21 11:56 AM By:Jon gnoiski
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Attachment: Packet docs_SuperAmbu (7076 : Jennifer Aitkielski for Superior Ambulance Service)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 28th day of February, 2022 by and between Mequon Joint Venture, owner of the property located at 6100 W Executive Drive, 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 26, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further

described as follows:

LEGAL DESCRIPTION

Exhibit A

RETURN TO:

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

PARCEL NO.:
14-027-16-009.300

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 transportation terminal.

GRANTED by action of the Planning Commission of the City of Mequon this 28th day of February 2022.

_____

John Wirth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named John Wirth, 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) _____

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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: 24 hour/7 days per week

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.

a. **Conditions of the structures:**

a. Site Plan: As on file with Community Development Department, City of Mequon
b. Landscaping Plan: N/A
c. Elevations: As on file with Community Development Department, City of Mequon
d. Sign: As on file with Community Development Department, City of Mequon
e. Floor Plan: Exhibit B
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.

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11. **Conditions on the site:**

a. Street access (number, location, design: As on file with Community Development Department, City of Mequon

b. Off-Street Parking (location and design including screening thereof): As on file with Community Development Department, City of Mequon

c. Outside storage of materials, products or refuse (location and screening thereof): As on file with Community Development Department, City of Mequon

d. Parking, exterior lighting of the site, location design and power: Any changes subject to Planning Commission approval.

e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, 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 _____, 2022

Document drafted by: City of Mequon

Attachment: Packet docs_SuperAmbu (7076 : Jennifer Atkielski for Superior Ambulance Service)

City of Mequon

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: **February 28, 2022**

SUBJECT: **Robert Bach for P2 Development Company. The applicant is seeking certified survey map and building and site plan approval to combine 2 parcels to create 1-lot for the approval of 42-townhomes for the properties located at 11110-11112 & 11040 N. Buntrock Avenue.**

Applicant:	P2 Development Company
Status of Applicant:	Owner
Requested:	Certified Survey Map Building and Site Plan
Existing Zoning:	Town Center
Existing Land Use Plan:	Town Center
Lot size:	3.53 acres
Location:	11110-11112 & 11040 N. Buntrock Avenue
Tax Key Number:	#14-027-01-003.00 & #14-027-01-004.00
District:	#4

Background:
The applicant requests building and site plan approval for a 42-unit multi-unit development located at 11040-11112 N Buntrock Ave. The concept plan was approved at the September 27, 2021, Planning Commission and at the November 9, 2021, Common Council meeting (Ord#2021-1600). The Common Council voted to amend the approval and eliminated the waiver that allowed the width of the units to be less than 20 feet. As a result, the total unit count was reduced from 46 to 42. In addition, the Common Council authorized a Town Center TID No. 3 development incentive for demolition and clean up of the existing buildings and infrastructure on the two subject sites.

Land Use Plan and Town Center (TC) District Standards:
The Land Use Plan map designates the site as Town Center and the zoning district is Town Center (TC). The following table compares the proposed plan based on the land division to the TC district standards:

Technical Regulations:	**TC:**	**Proposed Use:**
Minimum Lot Area:	1/2 acre	3.5 Acres
Minimum Street Frontage:	100 feet	530 feet
Maximum FAR	100%	52%
Minimum Gross Floor Area:	1,000 sq. feet	1,682 sq. feet
Minimum Width For Dwellings:	20 feet	20 feet

Open Space Ratio:	30%	31%
Maximum Building Height:	3 stories/42 feet	2 stories/36 feet
Maximum Front Yard Setback:	10 feet	10 feet
Building Side/Rear Yard Offset:	10 feet	35 feet
Building Street Frontage	70%	84%
Minimum Parking Offset	10 feet	14 feet
Off-Street Parking Residents:	84 stalls	96 stalls
Off Street Parking Guests:	24 stalls	35 stalls

Site Plan:
The proposed site plan shows four buildings separate buildings and a community center. Three of the buildings contain 10 units and the one building contains 12 units. There is a large green space located in the center of the site which will include amenities such as grills and a gazebo along with storm water detention. There are 42 residential units proposed with an average size of 1,700 square feet. The tenant mix includes 22 two-bedroom and 20 three-bedroom apartments. Overall density is 12 units per acre which is less than the maximum density permitted in the TC zoning district which allows up to 32 units per acre.

Staff has worked with the applicant to make several minor changes to the parking plan. The plan shows on-street parking and the extension of the sidewalk along Buntrock Avenue. The applicant added a midpoint bump that includes streetlights and street trees. The bump out at each end will include a streetlight and match the existing paver/landscape design as the entrance at the Foxtown Brewery.

As a condition of approval, staff is recommending that the applicant agree to a floating easement on the south end of the parcel which would allow a future development to connect to the driveway and avoid the situation that currently exists on the north end of the parcel.

The plan shows 35 parking stalls on the east end of the site. At the request of staff, the applicant modified the plan to create the same on street parking pattern that occurs along Buntrock Ave. This treatment is similar to the parking pattern in the Foxtown pocket home site layout. The applicant also relocated the dumpster to a less conspicuous location and added a stairway to the east that connects to the Westhouse apartments.

Building Design:
The proposed building plan includes brick, stone, fiber cement lap and shake siding, aluminum windows and asphalt dimensional shingles. Each building is approximately 59% brick or stone which is less than the 80% required by code but higher as a percentage than other residential buildings in town center. As a comparison Spur 16 has 48% primary materials and Artesa is at 45%. Staff and the applicant have been working on the design over the last month and believe the proposed plan is an improvement from the original design. Staff is recommending the following changes to the plan that was submitted as part of the packet:

- Trim, window, and railing color shall be dark.
- Lower third of porch posts shall have a thicker cross section.
- Chimneys shall be placed on one side or the other of the roof line.

- Units shall be delineated with trim on the front elevation.
- The entry door color and style shall be modified.

Lighting Plan:
The proposed lighting plan shows the use of the town center light fixture. There are 12 lights located around the perimeter and in the interior of the development. At the request of staff, the applicant has added fixtures along Buntrock Ave at each of the end bump outs and in the center island. The two fixtures along the south property line show light levels that exceed the code requirement for trespass when adjacent to a residential use. The applicant will be required to relocate or eliminate the fixtures as a condition of approval.

Landscape Plan:
The plan was submitted to the city's landscape architect consultant, Terry Higgins, for review and comment. Based on the report dated February 19, 2022, staff recommends the following:

- Deciduous trees shall be a minimum of 3"
- The two Ginkgos in the front shall be replaced with Spring Snow Crab
- The Multi-stem Serviceberries in the front shall be replaced by 3" single stems
- Provide five Cherry Dogwoods trees along the north property line spaced at 40 feet.
- Provide six trees along the south property line (JTL, Prairie Fire Crab, SSC) spaced at 40 feet.

Certified Survey Map:
The proposed CSM shows the two existing lots to be combined into one lot. The proposed lot meets the requirements of the TC zoning district.

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

Access is proposed on North Buntrock Avenue at two locations. With the current proposal, the access points do not show acceleration-deceleration lanes or bypass lanes, as required by the Standard Specifications for Land Development (SSLD). In addition, there are queuing issues and traffic concerns in the area due to pick up and drop off at Wilson Elementary and Steffen Middle School. Due to the configuration of the access points, the lack of acceleration-deceleration and bypass lanes, and existing concerns regarding the level of service, a traffic impact analysis (TIA) is required. If the TIA recommendations result in an impact to the approved building site plan, the plan would require further Planning Commission approval.

There is no indication of wetlands on the site, therefore a wetland delineation is not required.

The site is located within the City's sewer service area and connection to the public utility is required. There is currently sanitary sewer service and water service

available on the site. Water main shall be extended along the frontage of the property. Hydrants shall be proposed in curb extension or "bump out" areas so that parking areas are not affected. Easements are required for all public utilities outside of the right-of-way.

Abandonment of existing, unused laterals are subject to the appropriate permits and adherence to City ordinances and the SSLD.

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 additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. Evidence of the WDNR required WRAPP permit shall also be provided for the site. SWMPs also require the execution of a Stormwater Maintenance and Easement Agreement and a drainage financial guarantee. The financial guarantee shall be in an amount equal to 125 percent of the estimated cost of construction and maintenance of the stormwater management practices. Future submittals shall also address sump pump discharge locations and terms and conditions of yard drain maintenance.

A Filling and Excavation permit is required. The amount of filling and excavation is anticipated to be less than 1,000 cubic yards. As plans are developed, if the total of filling and excavation exceeds 1,000 cubic yards, planning commission approval 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 structure 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.

Work proposed in the City of Mequon right-of-way requires a permit through the City.

Other Technical Corrections:
Engineering will provide a full technical review of the CSM upon Planning Commission approval.

Staff Recommendation: Planning staff recommends **approval** of the building and site plan and certified survey map subject to the following conditions:

1. All requirements of the PUD (Ord#2021-1600).
2. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.

3. Relocation or elimination of the two light fixtures along the south property line.
4. Final staff review and approval of site, landscaping, elevations, floor plans, dumpster screening and lighting plans prior to the issuance of permits.
5. 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.
6. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
7. The lighting plan shall be modified to show the relocation or eliminate of the fixtures along the south property line.
8. The landscaping plans shall be updated to include the following:

    - Deciduous trees shall be a minimum of 3".
    - The two Ginkgos in the front shall be replaced with Spring Snow Crab.
    - The Multi-stem Serviceberries in the front shall be replaced by 3" single stems.
    - Provide five Cherry Dogwoods trees along the north property line spaced at 40 feet.
    - Provide six trees along the south property line (JTL, Prairie Fire Crab, SSC) spaced at 40 feet.

9. The building plan shall be updated to include the following changes:
    - Darker trim, window, and railing color.
    - Lower third of porch posts should have a thicker cross section.
    - Chimneys should be on one side or the other of the roof line.
    - Delineate units with trim on the front elevation.
    - Modification of the entry door color and style.

10. Staff review and approval of gazebo design.
11. Engineering Division review and approval of the individual grading, drainage, erosion control, water distribution and sanitary sewer plans in conformance to City ordinances and the SSLD.
12. Submittal of a TIA analyzing the existing and full buildout conditions The TIA shall include data collection during school pickup and dropoff timeframes and analysis of the development's impact on the existing level of service. It shall include adjacent driveways and intersections, with analysis and recommendations for any impact on the level of service.
13. Acceleration, deceleration, and bypass lanes in accordance with the SSLD. Staff may waive the requirement if the TIA demonstrates that there is no impact on the level of service by eliminating them.
14. Access points are subject to ordinance minimum spacing requirements. Staff may waive the requirement if the TIA demonstrates that there is no impact on the level of service by eliminating them.
15. Confirmation through the TIA that the level of service for adjacent properties and the public roadways are not negatively impacted by the proposed development.
16. Implementation of recommended improvements as identified in the TIA.

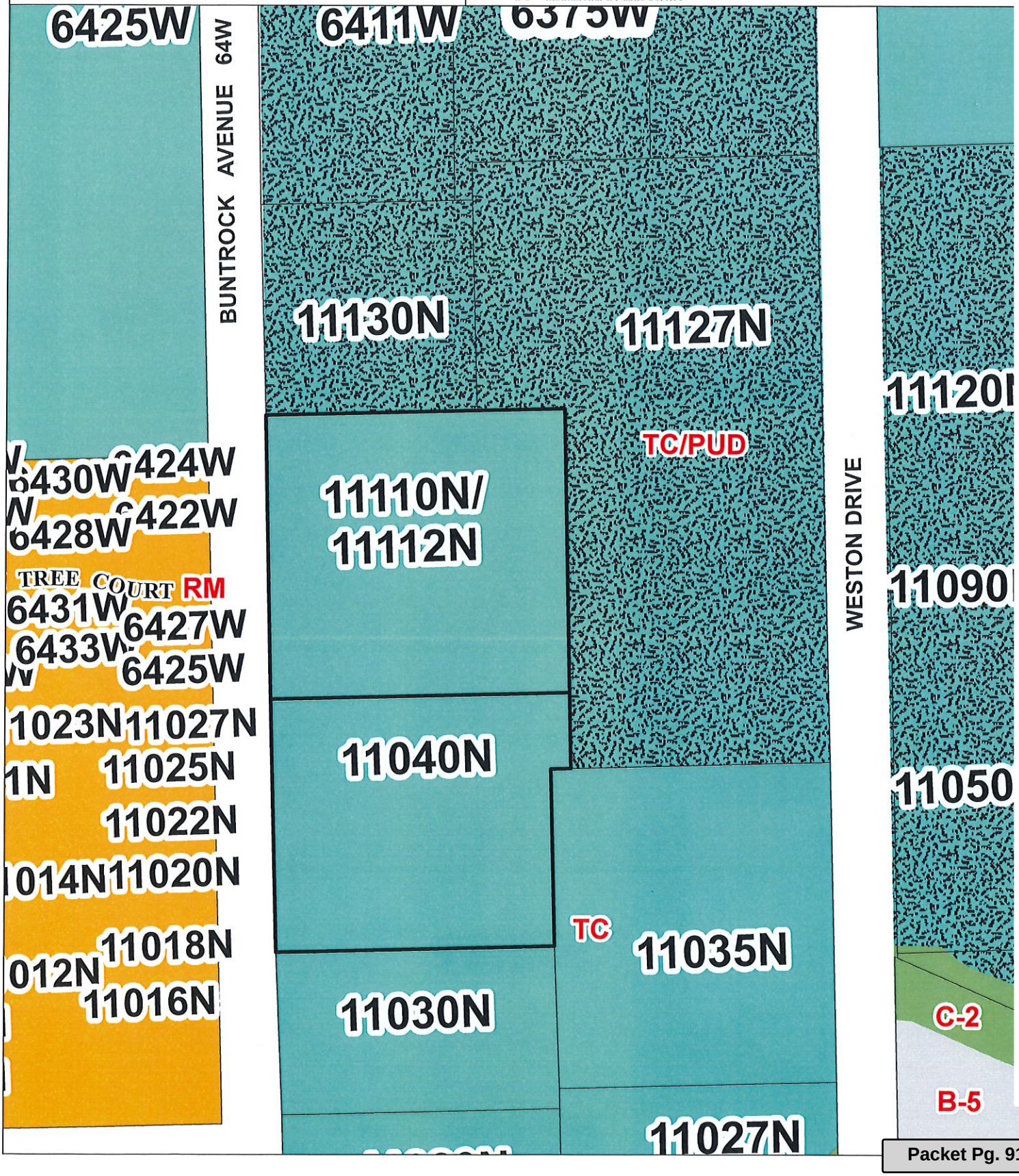
If the recommendations impact the building site plan approval, the revised building site plan must return to the Planning Commission for consideration.

17. Connection to public water main and sanitary sewer.
18. Extension of water main along the property frontage.
19. Easement and easement declaration document recording for any public infrastructure outside of the right-of-way.
20. City of Mequon right-of-way permit for any utility or construction within the right-of- way.
21. Approval of a storm water management plan for the site in conformance to City ordinances 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.
22. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
23. Application for and approval of a City Filling and Excavating Permit.
24. The applicant shall provide documentation of the proposed haul route and road bond to ensure that any damage attributed to construction traffic prior to occupancy.
25. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
26. Application for and approval of a City Permit to Construct, Maintain or Repair Utilities Within Right of Way

Attachments:
PC Packet Docs_P2 (PDF)

P2 Development Co., LLC

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



Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)

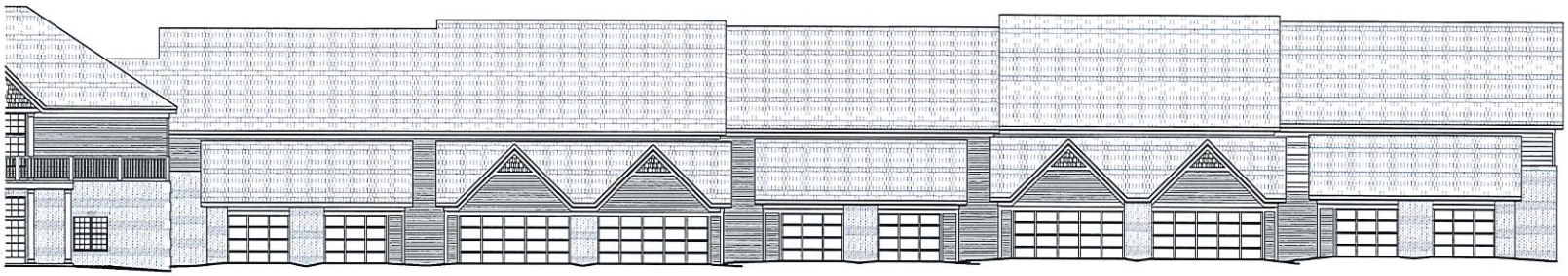


Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)



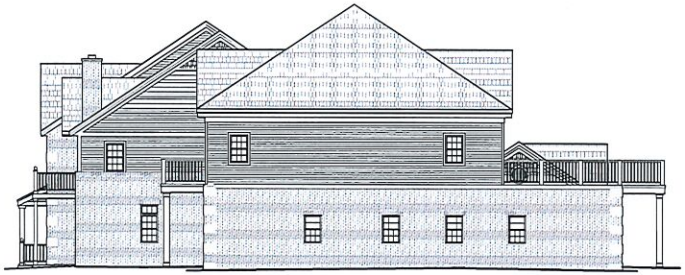
WEST ELEVATION

1/8" = 1'-0"



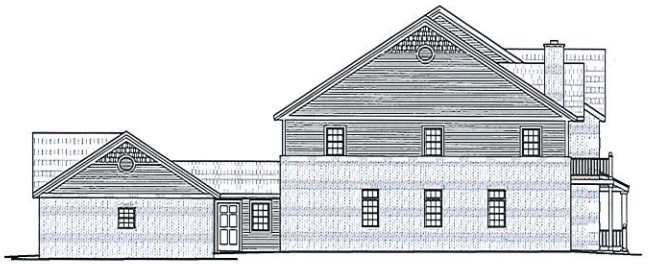
EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

P2 DEVELOPMENT &
PROPERTY MANAGEME
524 Technology Way
Saukville, WI 53080-16
www.p2development.cc
(262) 377-7259

PROPOSED RESIDENTIAL DEVELOPMENT

FOXTOWN TOWNHOMES

11040-11112 BUNTROCK AVENUE
CITY of MEQUON, OZAUKEE COUNTY

Issue:

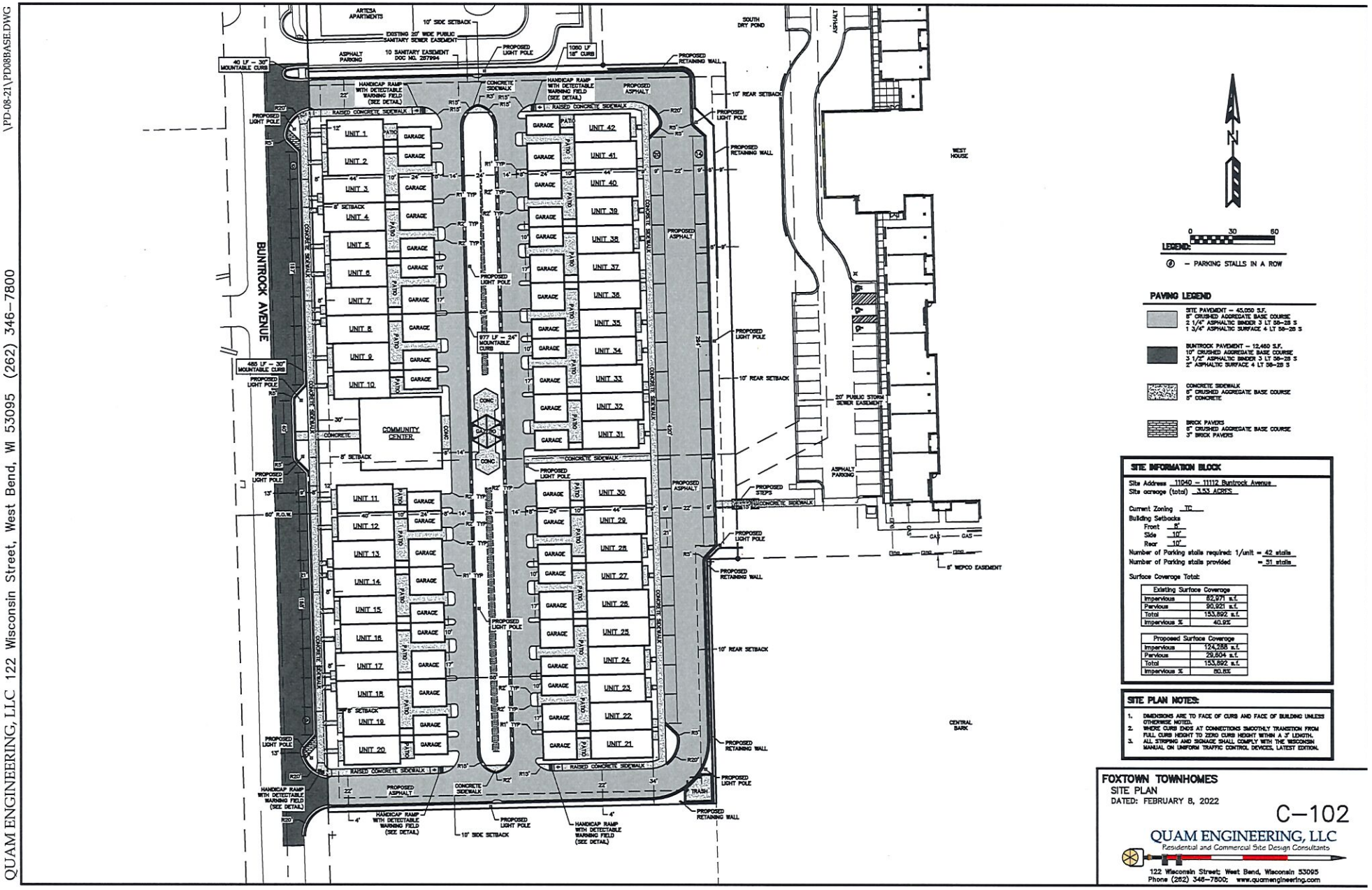
Document Date:
11 FEBRUARY 2022

Project Number:
21P205

Sheet Title:
CONCEPT ELEVATIOI

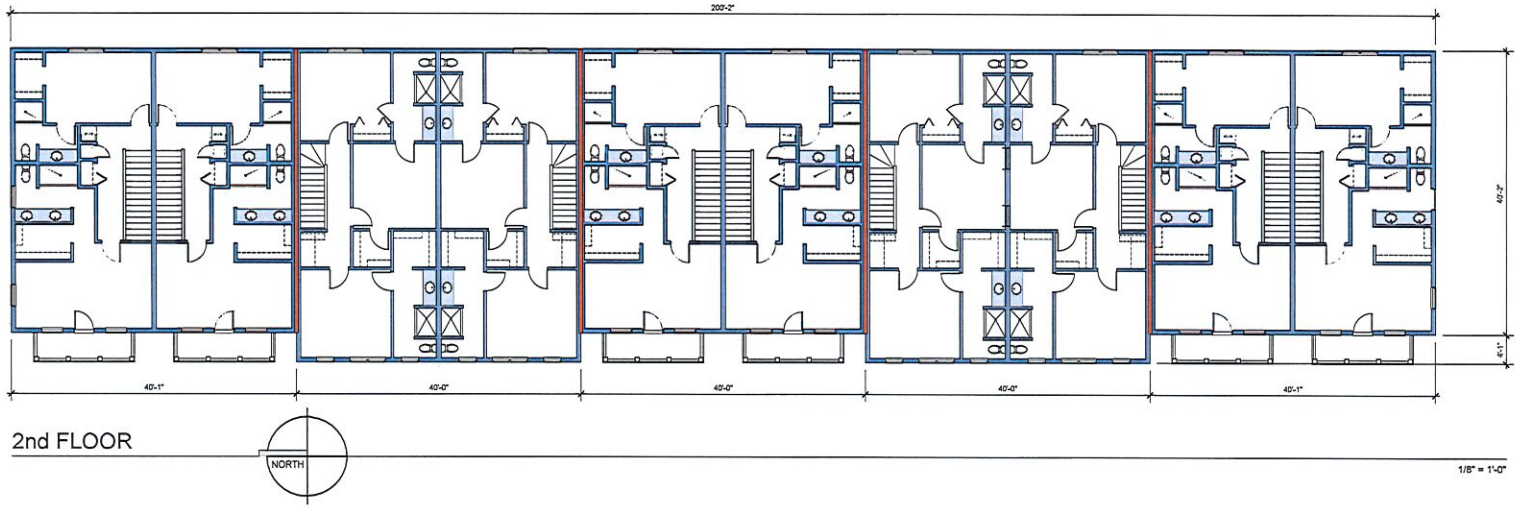
Sheet Number:
A-20

Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)



QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 346-7800 \PD-08-21\PD08BASE.DWG

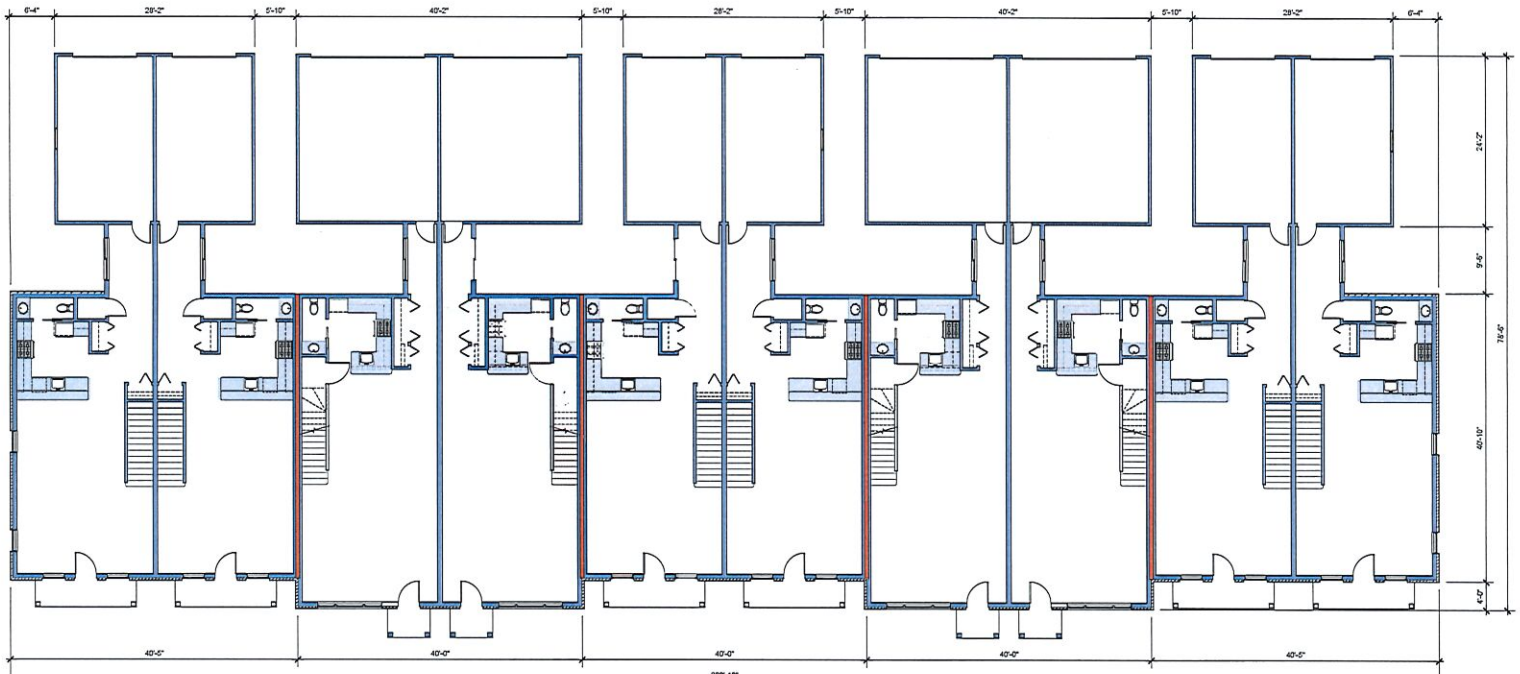
Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)



2nd FLOOR

NORTH

1/8" = 1'-0"



1st FLOOR

NORTH

1/8" = 1'-0"

P2 DEVELOPMENT &
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Saukville, WI 53080-167
www.p2development.cc
(262) 377-7259

PROPOSED RESIDENTIAL DEVELOPMENT

FOXTOWN TOWNHOMES

11040-11112 BUNTROCK AVENUE
CITY of MEQUON, OZAUKEE COUNTY

Issue:

Document Date:
24 JANUARY 2022

Project Number:
21P205

Sheet Title:
CONCEPT PLANS

Sheet Number:
A-10

Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)



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PROPERTY MANAGEME
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Saukville, WI 53080-16
www.p2development.cc
(262) 377-7259

PROPOSED RESIDENTIAL DEVELOPMENT

FOXTOWN TOWNHOMES

11040-11112 BUNTROCK AVENUE
CITY of MEQUON, OZAUKEE COUNTY

Issue:

Document Date:
24 JANUARY 2022

Project Number:
21P205

Sheet Title:
CONCEPT PLANS
COMMUNITY CENTE

Sheet Number:
A-10

Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 346-7800

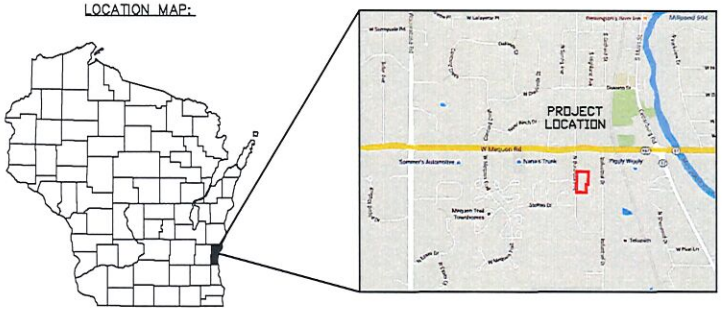
1-24-2022 PLAN COMMISSION SUBMITTAL

FOXTOWN TOWNHOMES

BUILDING, PARKING LOT & UTILITY CONSTRUCTION

CITY OF MEQUON, WISCONSIN

LOCATION MAP:

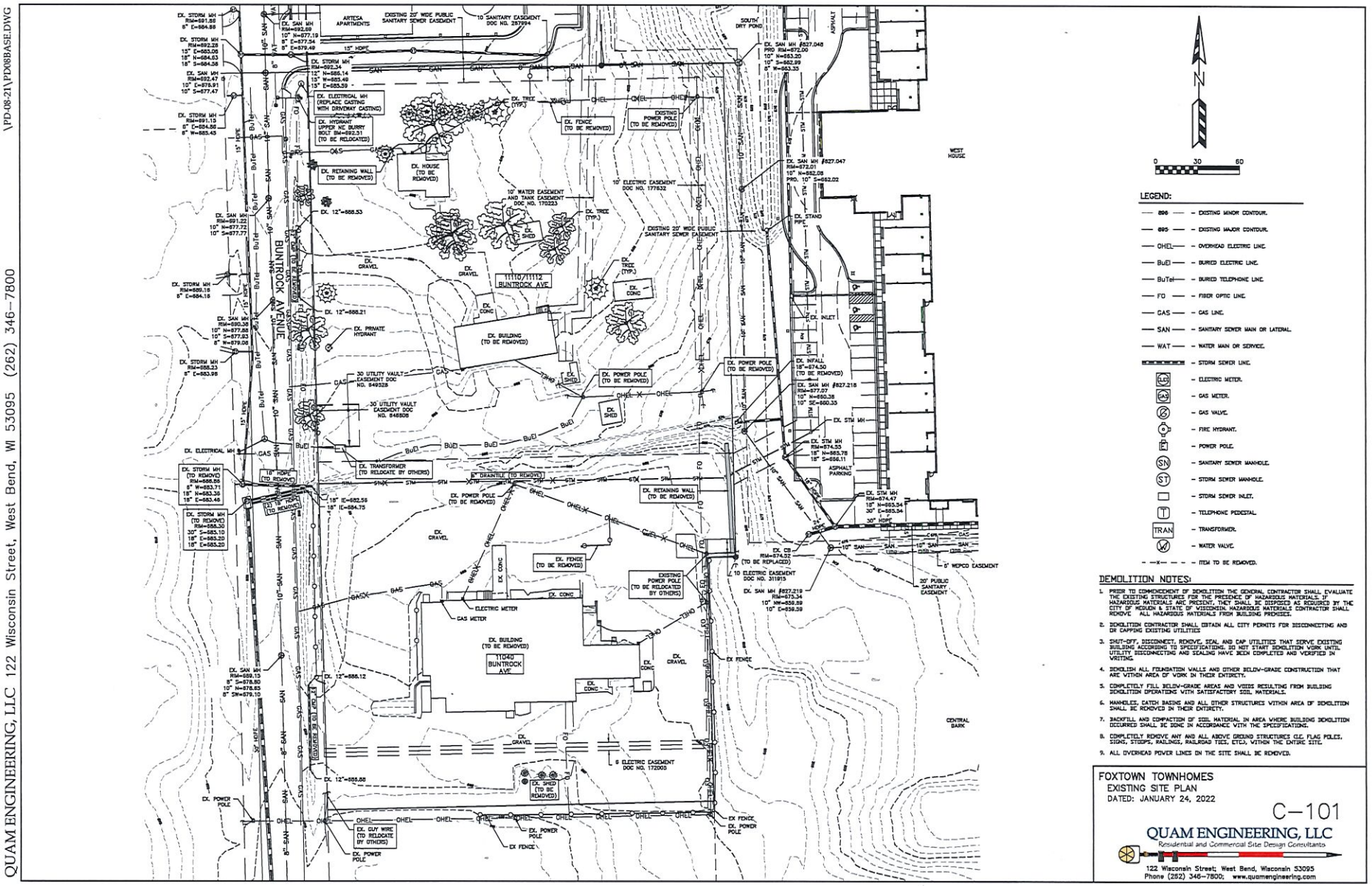


CIVIL SHEET INDEX:	
SHEET	SHEET TITLE
C-100	COVER
C-101	EXISTING SITE & DEMOLITION PLAN
C-102	PROPOSED SITE PLAN
C-103	EROSION CONTROL PLAN
C-104	SIDEWALK GRADING PLAN
C-105	NORTH GRADING PLAN
C-106	SOUTH GRADING PLAN
C-107	UTILITY PLAN
C-108	LIGHTING PLAN
C-109	PAVING DETAILS
C-110	SITE DETAILS
C-111	EROSION CONTROL DETAILS
C-112	UTILITY DETAILS
C-113	STORMWATER DETAILS
C-114	CONSTRUCTION NOTES

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com

PROJECT CONTACTS:	BENCHMARK:
OWNER: FOXTOWN TOWNHOMES ATTN: ROBERT BACH 524 TECHNOLOGY WAY SAUKVILLE, WI 53080 CIVIL: QUAM ENGINEERING, LLC ATTN: KEVIN PARISH 122 WISCONSIN STREET WEST BEND, WI 53095 DIGGERS HOTLINE Dial 811 or (800)242-8511 www.DiggersHotline.com	SITE BENCHMARK: BURY BOLT ON HYDRANT IN NE CORNER OF SITE ON BUNTROCK DRIVE ELEV=692.51 SECTION CORNER: NE CORNER OF NE 1/4 SEC 27, T9N, R21E. CONC. MON. WITH BRASS CAP ELEV=674.77 NOTES: THE CONTRACTOR SHALL REFER TO THE CITY OF MEQUON STANDARD SPECIFICATIONS FOR LAND DEVELOPMENT, WATER SPECIFICATIONS, WISDOT, AND STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.

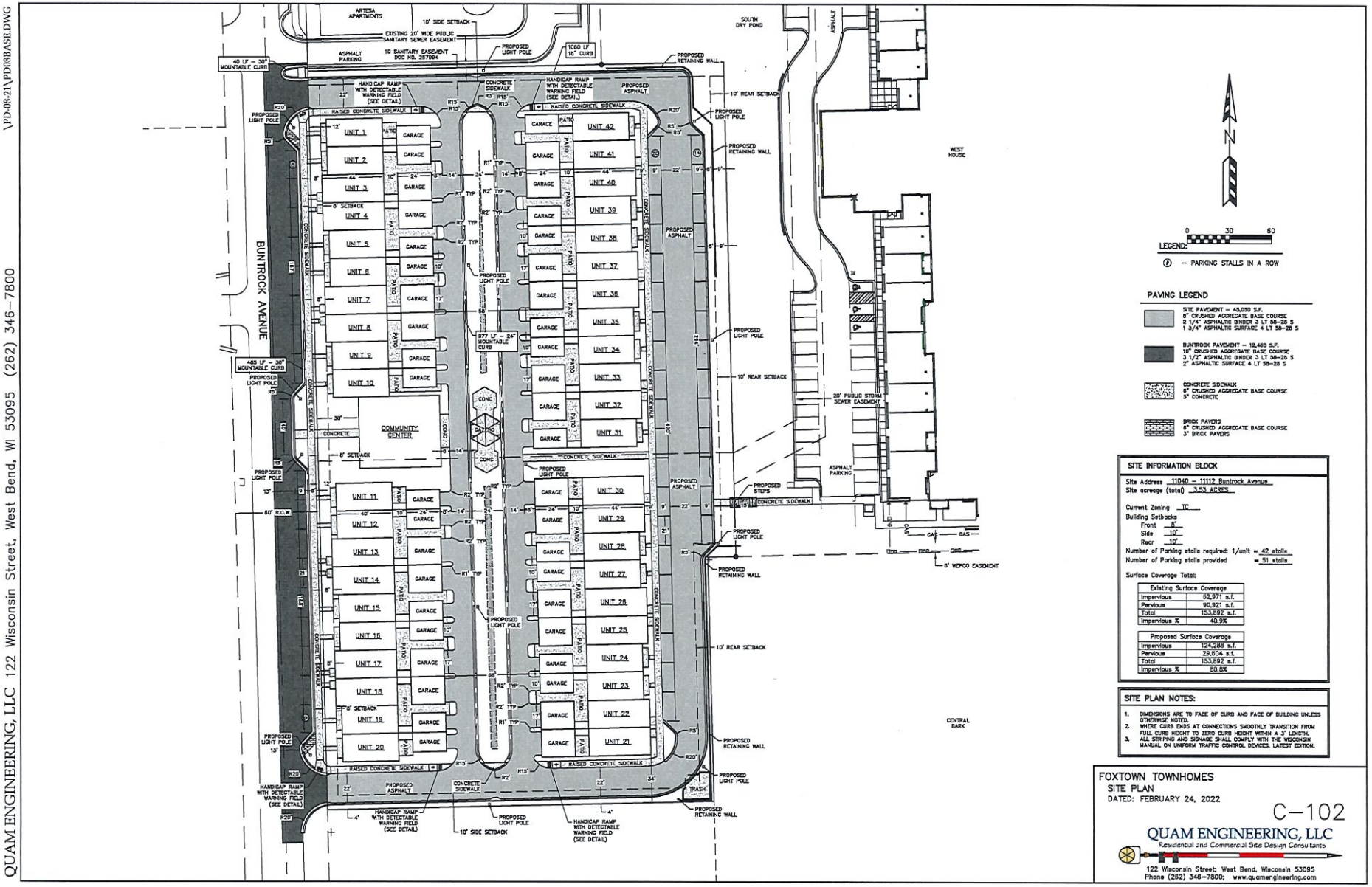
Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)



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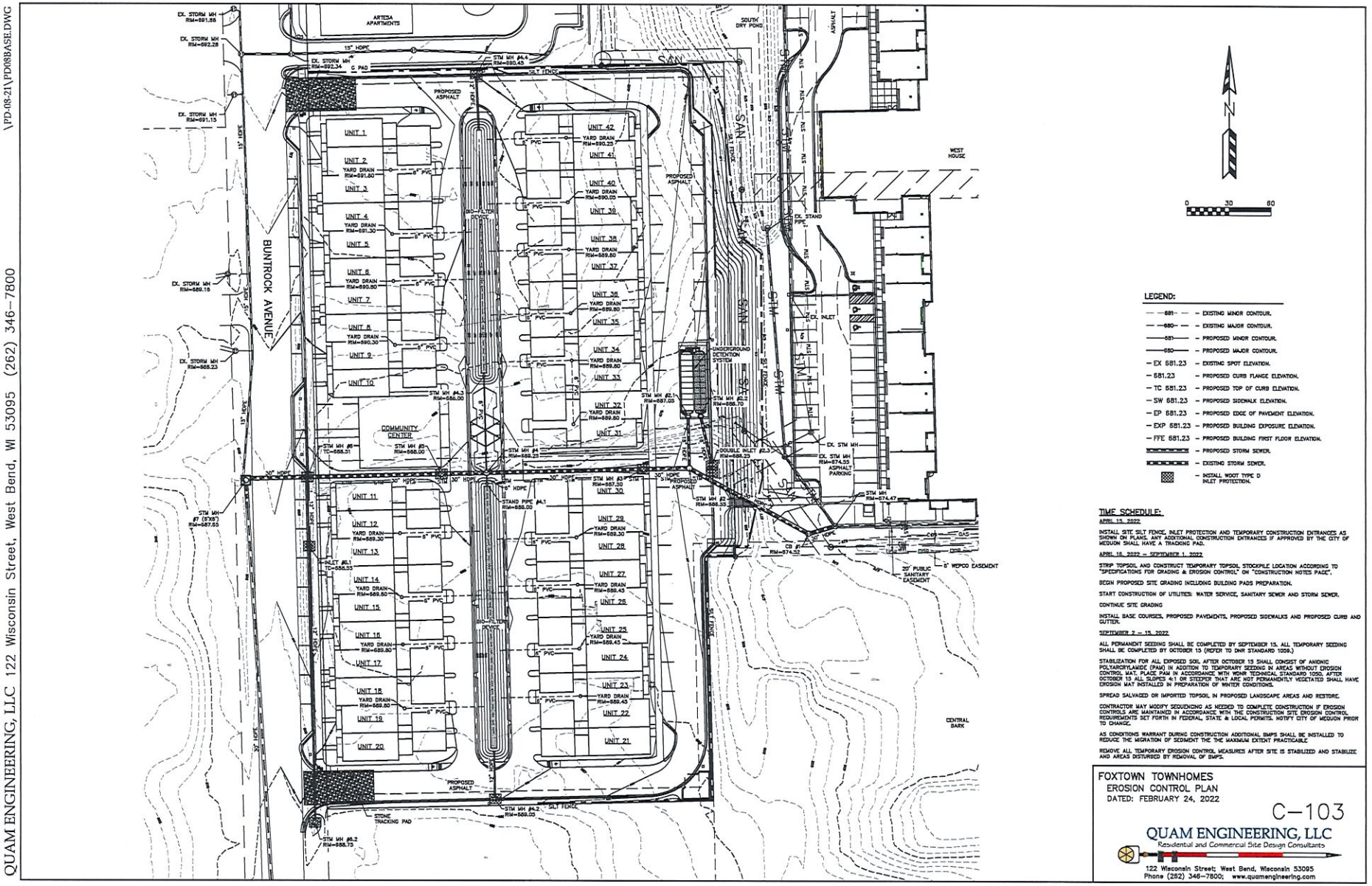
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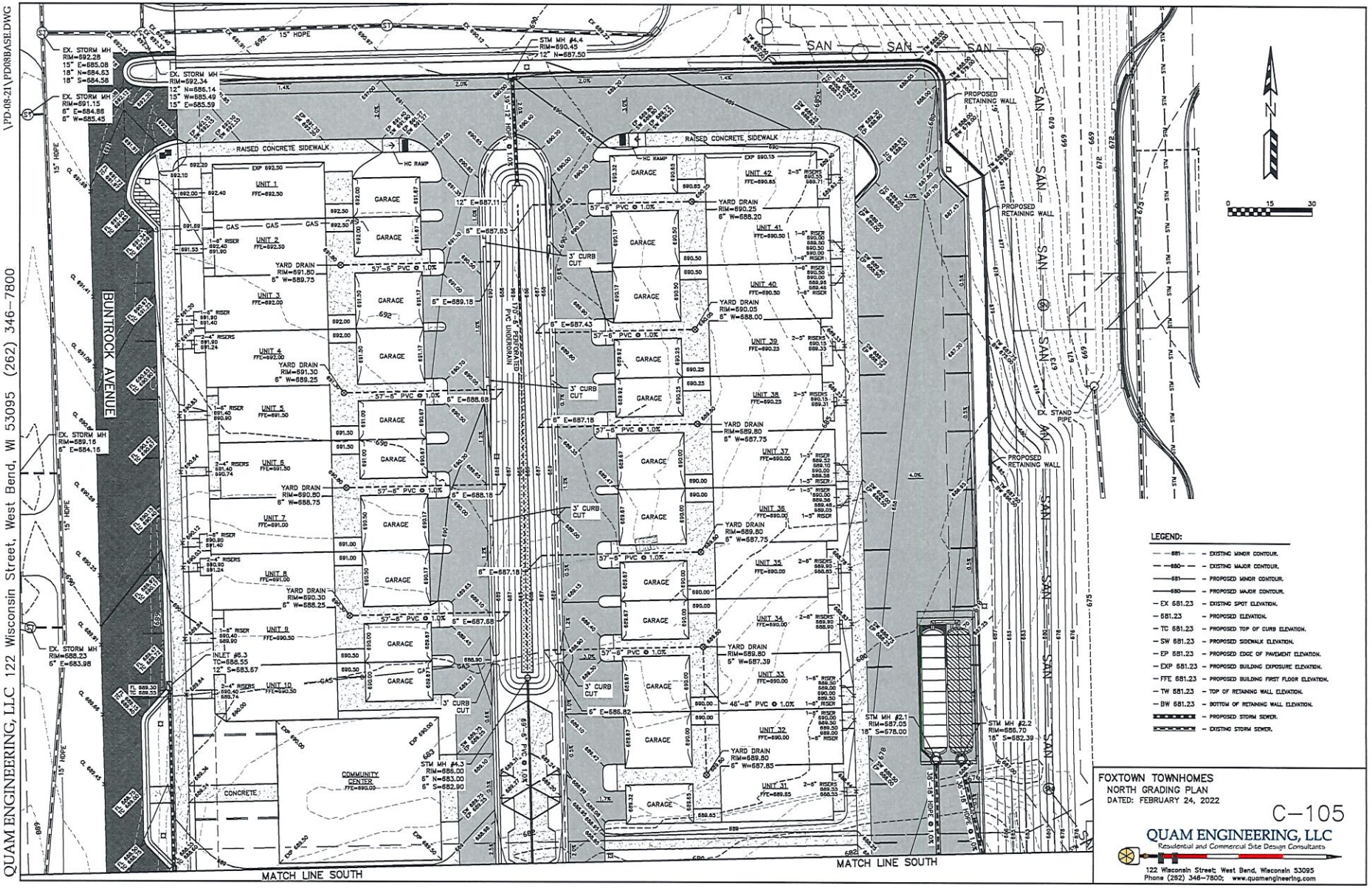
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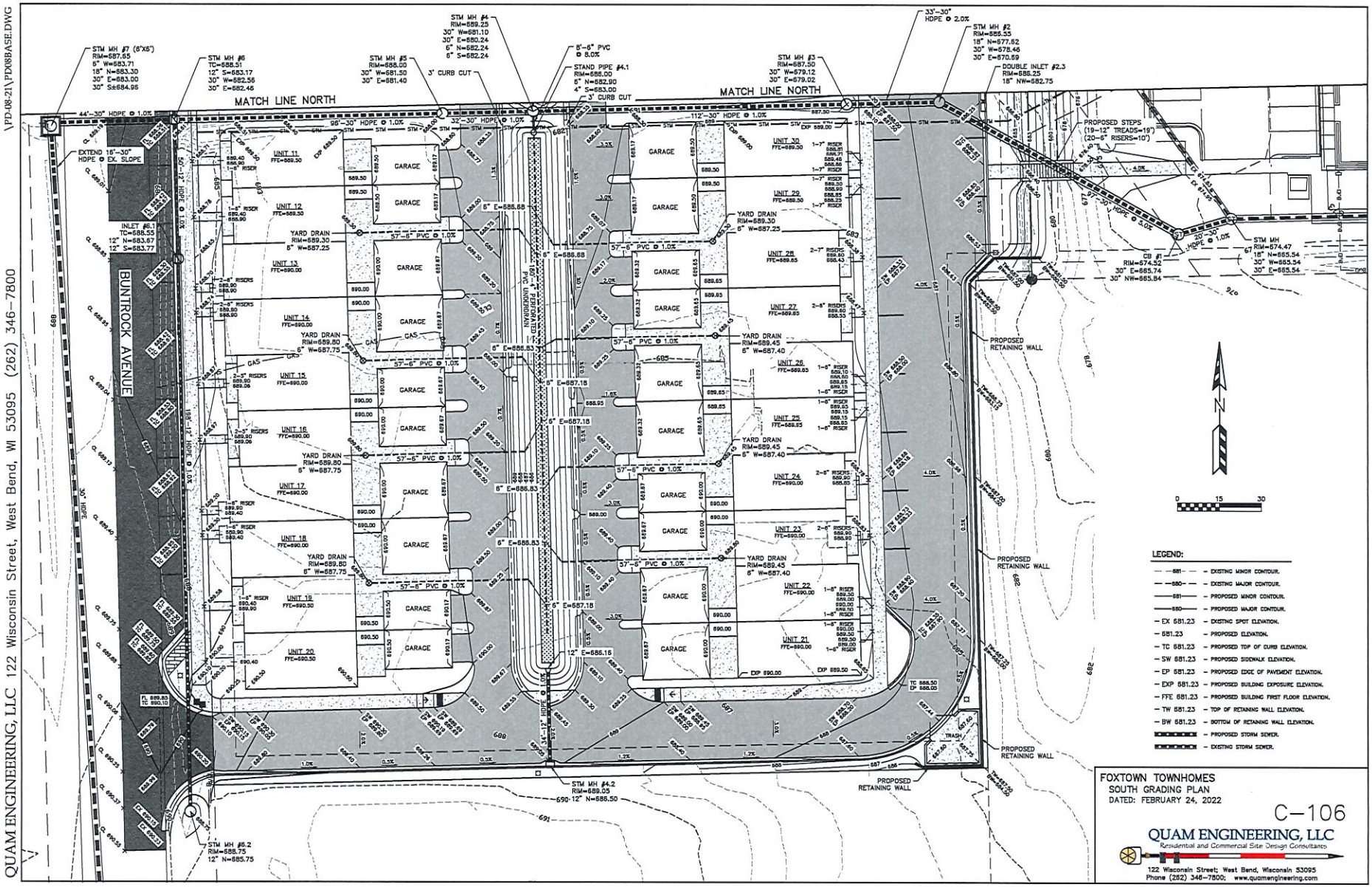


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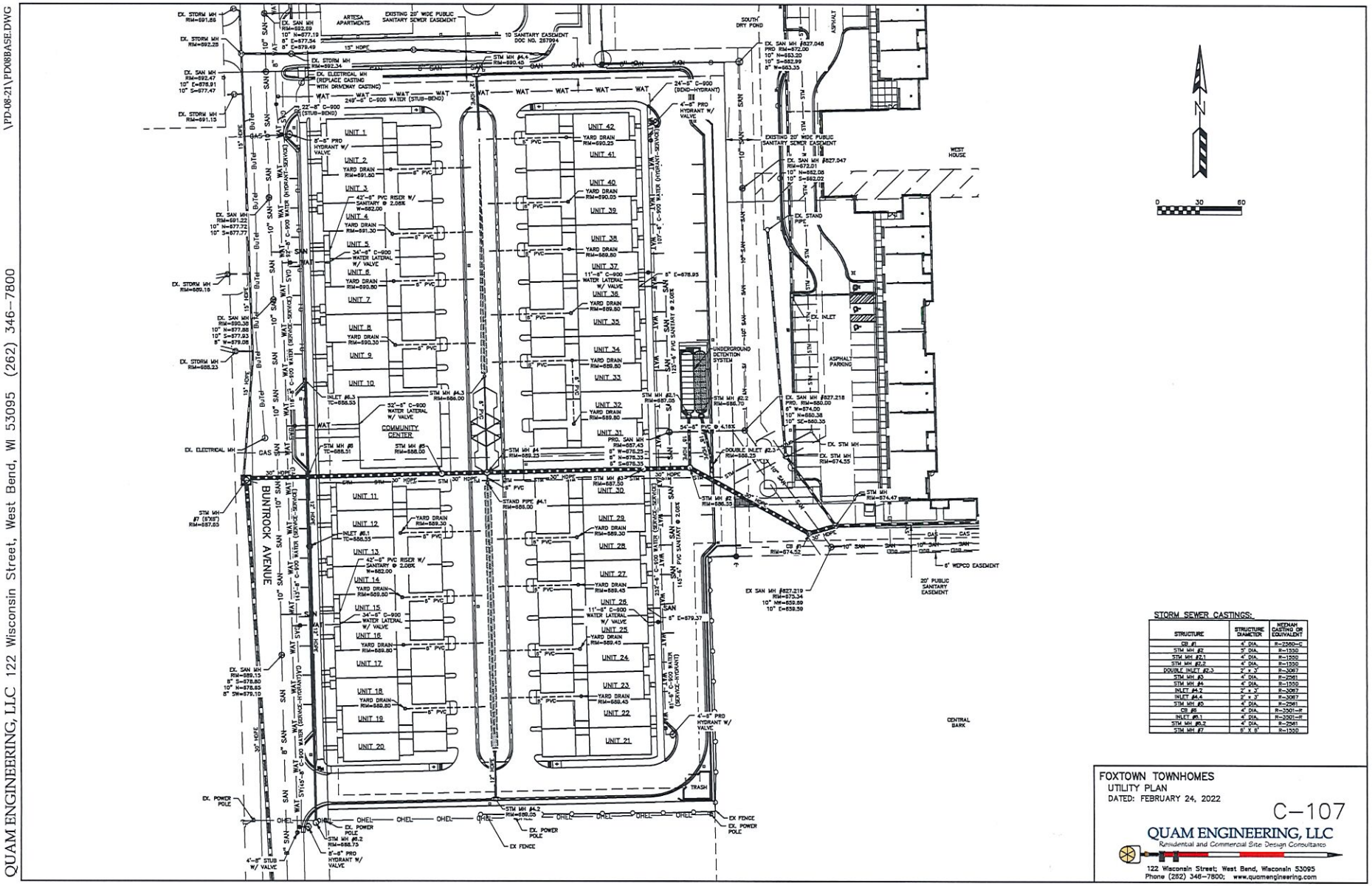
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Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)



STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
CB #1	4' DIA.	R-2560-C
STM MH #2	5' DIA.	R-1550
STM MH #2.1	4' DIA.	R-1550
STM MH #2.2	4' DIA.	R-1550
DOUBLE INLET #2.3	3' x 3'	R-3067
STM MH #3	4' DIA.	R-2561
STM MH #4	4' DIA.	R-1550
INLET #4.2	3' x 3'	R-3067
INLET #4.4	3' x 3'	R-3067
STM MH #5	4' DIA.	R-2561
CB #8	4' DIA.	R-3501-R
INLET #8.1	4' DIA.	R-3501-R
STM MH #8.2	4' DIA.	R-2561
STM MH #7	8' X 8'	R-1550

FOXTOWN TOWNHOMES
UTILITY PLAN
DATED: FEBRUARY 24, 2022

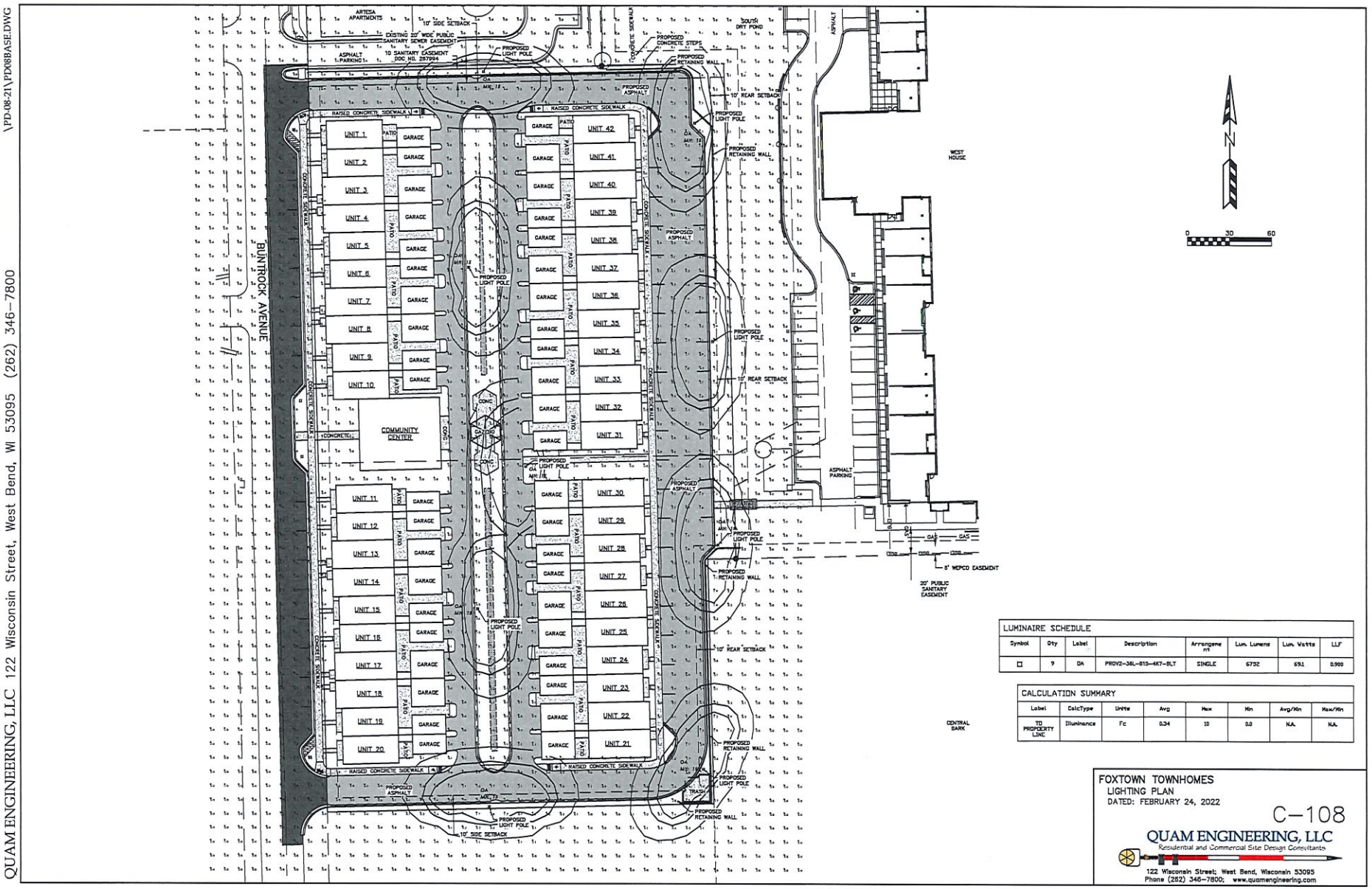
C-107

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Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)



LUMINAIRE SCHEDULE

Symbol	Qty	Label	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
☐	9	DA	PROV2-36L-815-4K7-BLT	SINGLE	6732	69.1	0.900

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
TO PROPERTY LINE	Illuminance	Fc	0.34	10	0.0	N.A.	N.A.

FOXTOWN TOWNHOMES
LIGHTING PLAN
DATED: FEBRUARY 24, 2022

C-108

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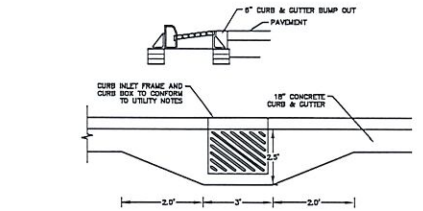
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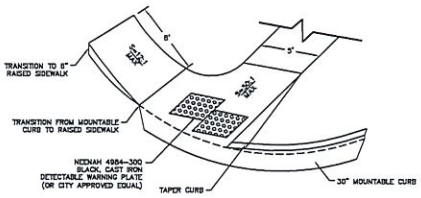
Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 346-7800

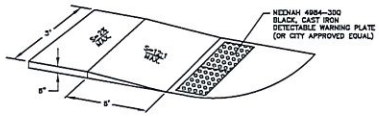
\PD-08-21\DETAILS.DWG



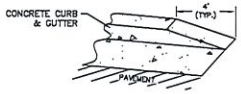
CURB INLET CONCRETE BUMP OUT DETAIL



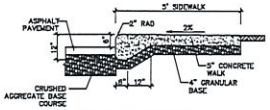
ADA RAMP DETAIL #1



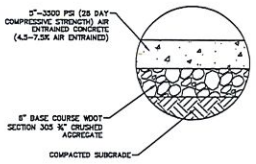
ADA RAMP DETAIL #2



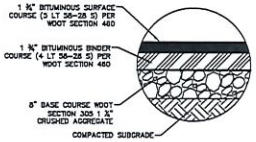
CURB TAPER DETAIL



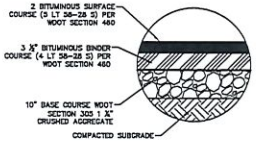
RAISED SIDEWALK DETAIL



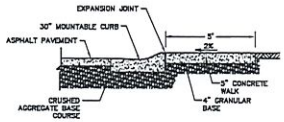
CONCRETE SIDEWALK SECTION



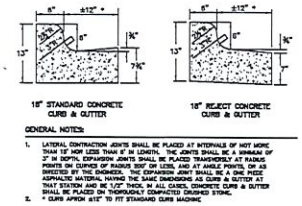
SITE ASPHALT PAVEMENT SECTION



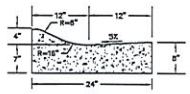
BUNTROCK AVENUE ASPHALT PAVEMENT SECTION



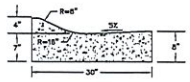
BUNTROCK CURB AND SIDEWALK DETAIL



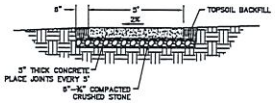
18" CURB AND GUTTER DETAILS



24" MOUNTABLE CURB DETAIL

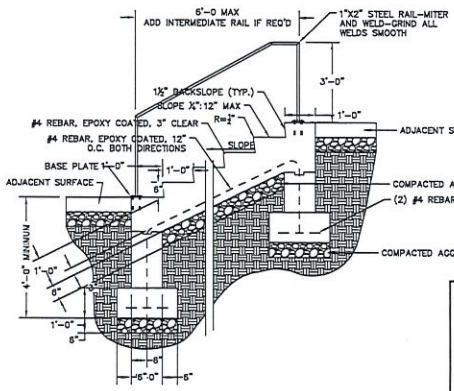


30" MOUNTABLE CURB DETAIL



NOTES:
1. CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 602, 710, AND 715 OF THE STATE SPECIFICATIONS.
2. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED 5 FEET WIDE AND 5 INCHES THICK AND TO THE LINE AND GRADE SHOWN ON THE PLANS UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER. CONCRETE SIDEWALKS THROUGH DRIVEWAYS SHALL BE 7 INCHES THICK THROUGHOUT THE DRIVEWAY OPENING. SIDEWALK PANELS CONTAINING A DETECTABLE WARNING FIELD SHALL BE A MINIMUM OF 7" THICK POURED CONCRETE.
3. ONE HALF INCH (1/2") THICK NON-EXTRUDING EXPANSION JOINT MATERIAL EXTENDING THE FULL DEPTH OF ANY ADJACENT CONCRETE SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER. EXPANSION JOINTS SHALL ALSO BE INSTALLED IN A UNIFORMLY SPACED MANOR WITH SPACING NOT TO EXCEED 75 FEET. EXPANSION JOINT MATERIAL SHALL ALSO BE INSTALLED AT ALL LOCATIONS WHERE THE SIDEWALK ABUTS A CURB, BUILDING, UTILITY STRUCTURE, OR ANY OTHER STRUCTURE.

CONCRETE SIDEWALK DETAIL



CONCRETE STAIR AND HANDRAIL DETAIL

FOXTOWN TOWNHOMES
CONCRETE AND PAVING DETAILS
DATED: JANUARY 23, 2022

C-109

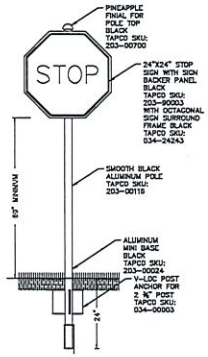
QUAM ENGINEERING, LLC
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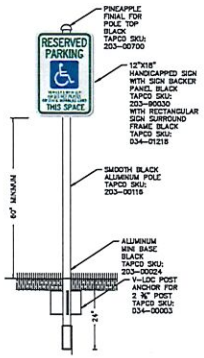
\PD-08-21\PD08BASE.DWG

GENERAL NOTES:
-SIGN PROVIDED BY HARDWARE SUPPLIER & INSTALLED BY CONTRACTOR
-CONTRACTOR TO DRILL HOLES IN STEEL POST FOR SIGN ATTACHMENT

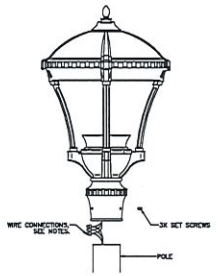


STOP SIGN DETAIL

GENERAL NOTES:
-SIGN PROVIDED BY HARDWARE SUPPLIER & INSTALLED BY CONTRACTOR
-CONTRACTOR TO DRILL HOLES IN STEEL POST FOR SIGN ATTACHMENT



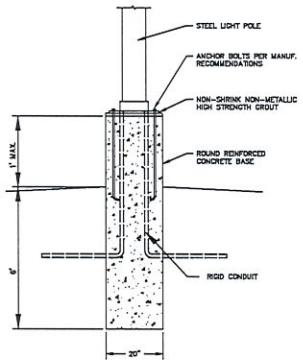
HANDICAP ACCESSIBLE SIGN DETAIL



LIGHTING DETAIL

PRODUCT NUMBER FOR ORDERING IS: PROV2-36L-615-4K7-SLT

INSTILLATION
1. BE SURE POWER IS OFF.
2. MAKE WIRE CONNECTIONS FROM FIXTURE TO INCOMING POWER. WHITE TO COMMON, BLACK TO HOT, AND GREEN TO GROUND. NOTE: ASSEMBLY MUST BE GROUNDED TO THE INCOMING EQUIPMENT'S GROUND SUPPLY.
3. PLACE FIXTURE ON TOP OF POLE AND SECURE IN PLACE WITH (3) 3/16-18 SET SCREWS.
4. OPEN DOME AND BE SURE THERE IS NO PACKING MATERIAL IN THE TOP OF THE FIXTURE.
5. INSTALLATION COMPLETE.



LIGHT POLE BASE DETAIL

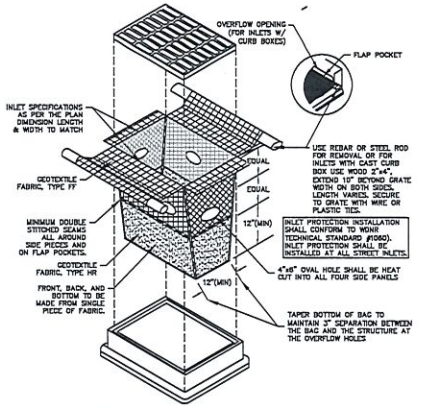
FOXTOWN TOWNHOMES
SITE DETAILS
DATED: JANUARY 25, 2022

C-110

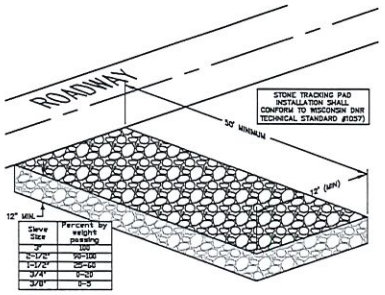
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Phone (262) 346-7800; www.quamengineering.com

Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)

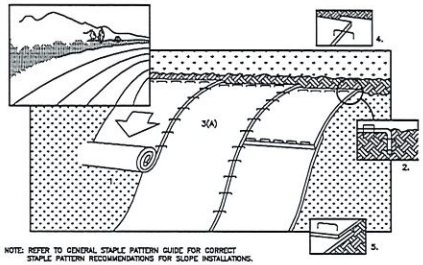
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TYPE D–HR INLET PROTECTION DETAIL



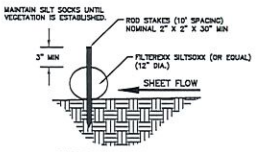
STONE TRACKING PAD DETAIL



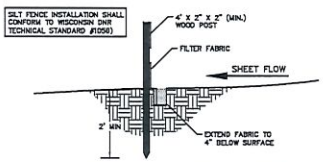
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

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 8" DEEP X 8" 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.

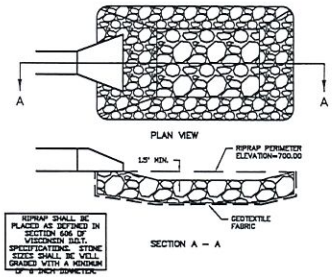
EROSION CONTROL MAT – SLOPE INSTALLATION



SILT SOCK DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)



RIPRAP/STILLING BASIN DETAIL

FOXTOWN TOWNHOMES
EROSION CONTROL DETAILS
DATED: JANUARY 24, 2022

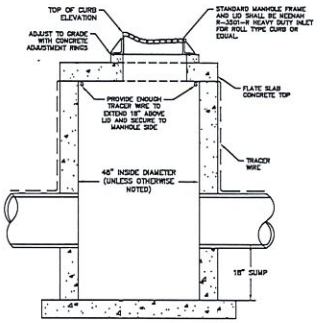
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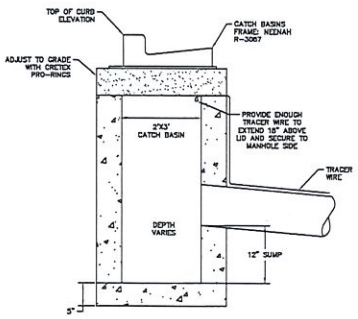
Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)

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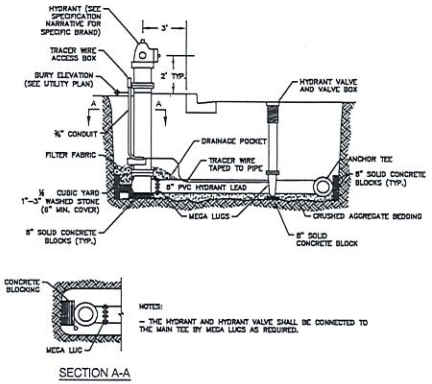
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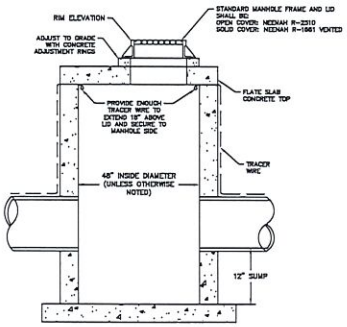
BUNTROCK AVENUE STORM MANHOLE DETAIL



INLET #4.2 & #4.4 DETAIL



HYDRANT SETTING DETAIL

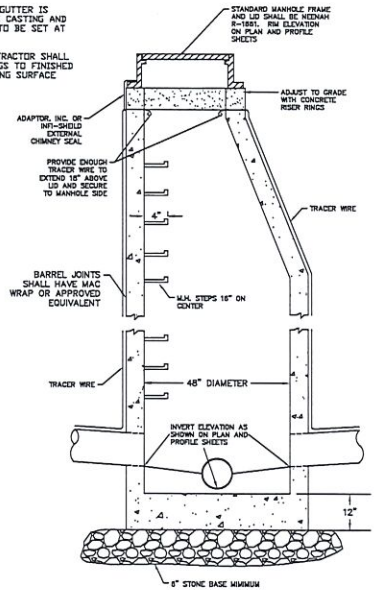


SITE STORM MANHOLE DETAIL

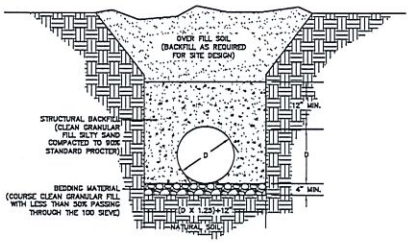
NOTES:

1. AFTER CURB AND GUTTER IS INSTALLED, MANHOLE CASTING AND VALVE BOXES ARE TO BE SET AT BINDER GRADE.

2. THE PAVING CONTRACTOR SHALL ADJUST THE CASTINGS TO FINISHED GRADE BEFORE PAVING SURFACE COURSE.



SANITARY MANHOLE DETAIL



HDPE PIPE BEDDING DETAIL

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

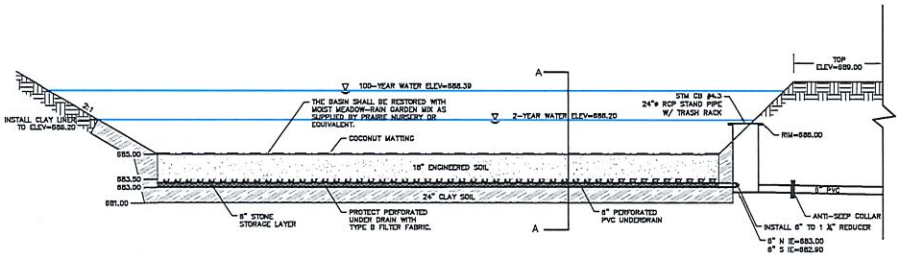
FOXTOWN TOWNHOMES
UTILITY DETAILS
DATED: JANUARY 24, 2022

C-112

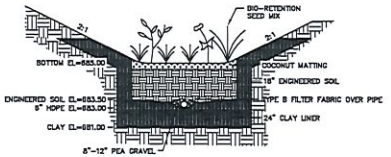
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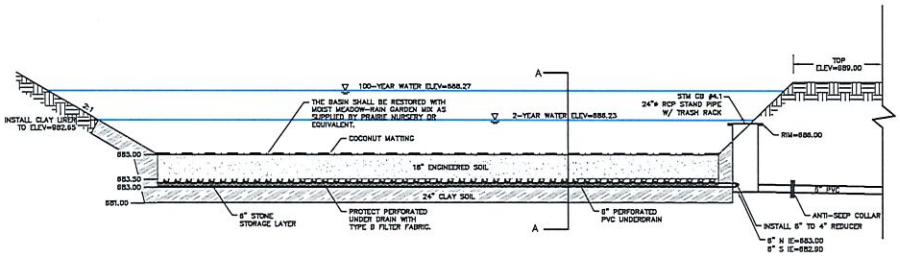
\PD-04-16\PD04BASE.DWG



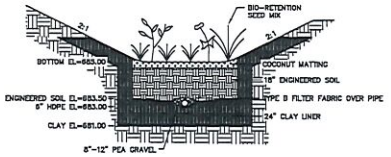
NORTH BIO-RETENTION DETAIL



NORTH BIO-RETENTION CROSS SECTION A-A



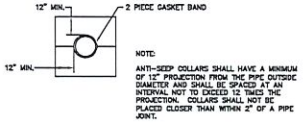
SOUTH BIO-RETENTION DETAIL



SOUTH BIO-RETENTION CROSS SECTION A-A

BIO-FILTER NOTES:

1. BIO-RETENTION SHALL BE CONSTRUCTED ACCORDING TO WDNR TECHNICAL STANDARD 1004, EXCEPT FOR THE REQUIREMENTS FOR SAND STORAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE BIO-RETENTION IN CONFORMANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. THE ENGINEERED SOIL SHALL CONSIST OF 70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5 COMPOST SHALL MEET WDNR SPECIFICATION S100.
3. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED HDPE PIPE, BETWEEN THE PEA GRAVEL AND ENGINEERED SOIL, A WIDTH OF 3 FEET CENTERED OVER THE PIPE.
4. CLAY LINER SHALL CONSIST OF 20-30% FINES AND A PI OF 7. ON-SITE CLAY SHALL BE USED TO CONSTRUCT THE LINER. THE LINER SHALL BE A MINIMUM OF 2 FEET THICK AND EXTEND TO THE 2-YEAR ELEVATION AS SHOWN ON THE DETAIL.
5. THE SEED MIXTURE FOR THE BIO-RETENTION BOTTOM SHALL BE "MOIST MEADOW-RAIN GARDEN MIX" AS SUPPLIED BY PRAIRIE NURSERY OR EQUIVALENT.
6. ONCE CONSTRUCTION OF THE BIORETENTION DEVICE BEGINS, THE BIORETENTION DEVICE SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
7. PLACEMENT OF ENGINEERED SOIL SHALL BE SUSPENDED IN PERIODS OF RAINFALL, PONDING AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
8. ENGINEERED SOIL SHALL BE PLACED IN THE BIORETENTION DEVICE IN 12 INCH LIFTS TO AVOID COMPACTION. ENGINEERED SOIL SHALL NOT BE COMPACTED.
9. ESTABLISHMENT - COVER CROPS NEED TO BE APPLIED IN CONJUNCTION WITH THE INITIAL SEEDING OF PERMANENT VEGETATION. WHEN ESTABLISHING TURF TYPE GRASS, USE THE CRITERIA CONTAINED IN THE DNR CONSERVATION PRACTICE STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059). SOD SHALL NOT BE USED. IF TURF GRASS IS UTILIZED, THE BASIN CANNOT BE USED FOR RECREATIONAL PURPOSES DUE TO COMPACTION CONCERNS.
10. NATIVE SEEDING - NATIVE VEGETATION SHALL BE ESTABLISHED IN CONFORMANCE WITH RECOMMENDATIONS FROM A QUALIFIED NATIVE NURSERY IN THE AREA. IF TREES ARE TO BE USED, SPECIES SHALL BE SELECTED THAT WILL NOT INTERFERE WITH THE FUNCTION OF THE BASIN, OR CAUSE MAINTENANCE PROBLEMS. SECTION IX REFERENCES, LISTS SOURCES THAT PROVIDE SUGGESTED SEED MIXTURES. NATIVE (PRAIRIE) SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED.
11. FERTILIZER - SOIL TESTING SHALL BE USED TO DETERMINE PROPER APPLICATIONS FOR NUTRIENTS AND LIMING. FERTILIZER APPLICATION SHALL CONFORM TO THE CRITERIA LOCATED IN NRCS CONSERVATION PRACTICE TECHNICAL STANDARD, CRITICAL AREA PLANTING (342) OR WDNR CONSERVATION PRACTICE STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059).
12. MULCH SHALL CONFORM TO THE CRITERIA LOCATED IN WDNR CONSERVATION PRACTICE STANDARD MULCHING FOR CONSTRUCTION SITES (1058).
13. BIO-FILTER BASIN SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED.



ANTI-SEEP COLLAR DETAIL

FOXTOWN TOWNHOMES
STORMWATER MANAGEMENT DETAILS
DATED: JANUARY 24, 2022

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GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO CITY OF MEQUON STANDARD SPECIFICATIONS, 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 360 362-363, 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 RESPECTIVELY, 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 3 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-698) 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 DITCHES 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 2:1.

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 CURLEX EROSION CONTROL FABRIC (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 TAPED 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. 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 8' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.

7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER MAIN AND SERVICES SHALL BE PVC. PVC SHALL BE AWWA C-900. 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 AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 8.5' 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. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

11. 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.

12. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MEQUON AND WISCONSIN DSPS STANDARDS.

13. 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.

14. 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 8" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

15. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

16. THE CONTRACTOR SHALL CONTACT THE CITY OF MEQUON PRIOR TO CONNECTING TO THE 8" WATER MAIN IN BUNTROCK AVENUE.

17. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

18.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. CONCRETE FOR CURB, DRIVEWAYS, WALKS, AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A. ASTM C-94, 5 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 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 75'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.9 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.

5. 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 "KNOW" 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 18%; 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.

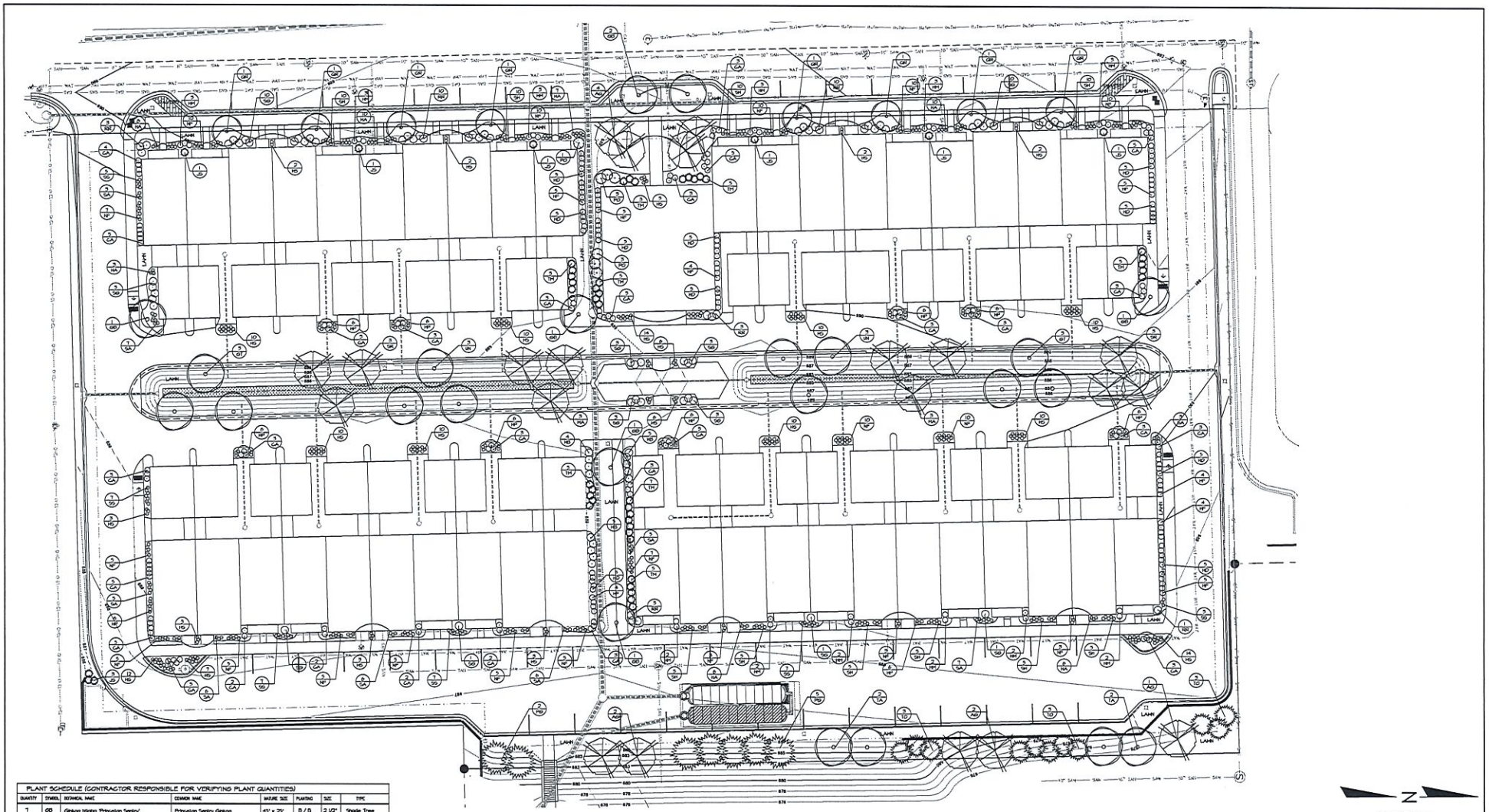
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

FOXTOWN TOWNHOMES
CONSTRUCTION NOTES & SPECIFICATIONS
DATED: JANUARY 24, 2022

C-114

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com

Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)



PLANT SCHEDULE (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)							
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE	TYPE
7	GB	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	45' x 25'	B / B	2 1/2"	Shade Tree
6	GT	Gleditsia triacanthos 'Impcole'	Imperial Honeylocust	35'-40'	B / B	2 1/2"	Shade Tree
8	QR	Quercus robur 'Fastigiata'	Columnar English oak	45' x 15'	B / B	2 1/2"	Shade Tree
4	TA	Tilia americana 'Redmond'	Redmond Linden	35'-40'	B / B	2 1/2"	Shade Tree
8	UN	Ulmus 'New Horizon'	New Horizon Elm	35' x 25'	B / B	2 1/2"	Shade Tree
9	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	25' x 15'	B / B	7' CL	Ornamental Tree
6	MA	Malus x 'Adirondack'	Adirondack Crabapple'	15' x 15'	B / B	2"	Ornamental Tree
6	SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	15'-20'	B / B	3"	Ornamental Tree
9	JS	Juniperus scopulorum 'Hedora'	Hedora Juniper	10' x 3'	B / B	3'	Evergreen Tree
7	PG	Picea glauca densata	Black Hills Spruce	25'-30'	B / B	6'	Evergreen Tree
11	TO	Thuja occidentalis 'Techny'	Techny Arborvitae	20'-25'	B / B	6'	Evergreen Tree
14	HB	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	3' x 3'	POT	2 Gal	Deciduous Shrub
36	HM	Hydrangea serrata 'HAKO'	Tiny Tuff Stuff Hydrangea	2' x 2'	POT	2 Gal	Deciduous Shrub
30	RR	Rosa 'Radtkopink' PPP49571	Double Pink Knockout Rose	3'-4'	POT	2 Gal	Deciduous Shrub

7	PO	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5' x 5'	POT	24"	Deciduous Shrub
41	SG	Spiraea x 'Goldflame'	Goldflame Spirea	3'-4'	POT	5 Gal	Deciduous Shrub
40	TM	Taxus x media 'Densiformis'	Densiformis Yew	3' x 3'	POT	18"	Evergreen Shrub
93	CA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Grass	42"-48"	POT	1 Gal	Ornamental Grass
70	SH	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	18"-24"	POT	1 Gal	Ornamental Grass
50	HA	Hemerocallis x 'Apricot Sprinkles'	Happyever Apster Apricot Daylily	18"-24"	POT	1 Gal	Perennial
60	HP	Hemerocallis x 'Pardon Me'	Pardon Me Daylily	18"-24"	POT	1 Gal	Perennial
164	HS	Hemerocallis x 'Stella D'oro'	Stella D'oro Daylily	18"-24"	POT	1 Gal	Perennial
36	HF	Hosta x 'Autumn Frost'	Shadowland Autumn Frost Hosta	12" x 18"	POT	1 Gal	Perennial
50	HD	Hosta x 'Big Daddy'	Big Daddy Hosta	24"x 24"	POT	1 Gal	Perennial
128	NF	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	18"-24"	POT	1 Gal	Perennial
48	SA	Sedum x 'Autumn Joy'	Autumn Joy Sedum	18"-24"	POT	1 Gal	Perennial
36	SS	Salvia sylvestris 'Mainacht'	May Night Salvia	18"-24"	POT	1 Gal	Perennial

GENERAL NOTES:

1) ALL FINISHED GRADES TO BE 1" BELOW TOP OF CURBS OR PAVEMENT.
2) BACKFILL AND GRADE ALL PLANTING AREAS WITH MIN. 12" BLENDED TOPSOIL.
3) ALL LAWN AREAS TO BE SEED UNLESS OTHERWISE NOTED.
4) ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
5) ALL TREES NOT IN A PLANTING BED SHALL BE MULCHED WITH A MINIMUM 1' RADIUS FOR EACH 1 INCH CALIPER. USE SHREDDED HARDWOOD MULCH AT 2" DEPTH.
6) PROVIDE MIN. 2 YEAR WARRANTY ON ALL PLANT MATERIAL.
7) ALL PLANTING BEDS TO BE EDGED WITH COMMERCIAL GRADE METAL EDGING.
8) ALL PLANTING BEDS TO BE MULCHED AT 2" DEPTH WITH HARDWOOD MULCH

N

SCALE IN FEET
20' 0 20'

REVISIONS:

NOTE	DATE

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ARCHITECTURE & PLANNING

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CITY OF MEQUON, WI
FOXTOWN TOWNHOUSE
SITE LANDSCAPE PLANS

SCALE: 1" = 20'-0" | JOB NO: 22-101.000 | DATE: 02-16-22
DESIGNED BY: ROB | DRAWN BY: ROB | CHECKED BY:
APPROVED BY:
ENGINEER DATE
SHEET L-1.0

Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)

February 19th, 2022

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 review services. The following is a review of the landscape submittal for Foxtown Townhouse development. This submittal is part of the multi-phase Foxtown development. This is the first review of the Foxtown Townhouse landscape plan dated 02/11/22. The landscape plans were developed by TDI Associates, Inc

Completing this review was difficult due to the lack of the following information not present in the plan: labeling of the PL/ROW lines, plans fail to graphically indicate what areas is hard surfaces, what surfaces is turf, also the plan fails to indicate a what hard surfaces are part of this proposal and what is existing hard surfaces, also the plan failed to depict existing landscaping.

The nature of this review will be to assess the landscape plan for completeness; the plan must address both, aesthetic design and buffering of the site/location. Additionally, the landscape plan will be assessed as to how the proposed plant palette and proposed plant density 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. Out-Lot Zones; 4. Open Space Zone 5. Detention/Retention Basins.

General Review Observations: Dated 02/11/22, the single plan sheet is titled: L-1.0 Site Landscape Plans. This review addresses the Landscape Plan of a High-Density Residential proposal <42> Townhouse Units. This review assumes this submittal is part of a PUD, since the proposed Townhouse density is Approx.10.5 units/AC and the impervious surface coverage appears to be +85% of the available area. Traditionally, a development of this density is achieved by: Loss of green space and an increased snow loading /snow management issues on site , reduced landscaping and minimal buffering.

- The plans are NOT currently sealed or signed by a WI RLA, as required by code, this is a City of Mequon requirement.

- Sheet L-1.0 – Overall is provided at a clean 1"=20' scale the plan sheet 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 L-1.0 includes a plant schedule. The Plant Schedule provides: common name, scientific name, size specified and the total quantities, as required. The Plant Schedule "Size" Specifications provided in L-1.0's Plant Schedule shall be revised; Mequon Planning Staff shall require to be amended per the enclosed notes, below.

    - 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.

Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)

❖ ***TURF / DETENTION BASIN/ BIO-SWALE COVER***

- The submittal includes a Typical Note, calling for Seeded Turf, but fails to note what is to be used to complete what the TURF areas are intended to be.

- The central bio-swales/ detention basin/ drainage conveyance, located in the center of the proposal, requires additional definition. The City of Mequon Staff shall require, the plans to be modified to include: Type of and the SY area of Sod/Turf to be applied. Also, the Landscape Plan L-1.0 shall be amended, to include:

- Provide the following notes on sheet L-1.0 : the plan shall indicate what areas are sod and what areas are to be seeded. Also, define the Sod area SYD & seeding area SYD. Provide that note on L-1.0. Amend plans to include notes outlining: time to implement seeding and also specify:

  1. type of seed mix,
  2. rate of application,
  3. fertilizer type,
  4. fertilizer application rates,
  5. number of total proposed applications <seed & fertilizer>, Define which contractor is responsible for fine grading and define the performance level of the finished surface prior to seeding.
  6. The City of Mequon applies a performance criterion for approving TURF acceptance.
  7. Add notes that state, The OWNER accepts multiple seeding may be required to meet the performance requirements of turf.
  8. Please note on Plans, Failure to meet the TURF performance criteria is grounds for the City Planning & Zoning to withholding permit of occupancy, or action that can include forfeiture of bonding requirements.
  9. Failure to implement a site seeding regime, without enough time to establish the nurse crop & the turf seed mix will fail the City of Mequon Turf performance criteria. The City has the right to require the RE-execution of fine grading and turf implementation until the performance standards are met.
  10. The OWNER may wish to apply SOD if fine grading is not complete in time to enable a turf establishment by seed.

❖ ***Landscape Schedule Review: Sheet L-1.0- Overview***

➢ **Outline of the <u>proposed plant types</u> and quantities:**

- Eight deciduous Tree Species, (Total proposed deciduous trees – 52)
  - 21 of the 52 proposed Decid Trees are classified to have a "Small Canopy" habit and heights under 15'-20';
- Two Coniferous Tree Species, (Total proposed conifer trees –18)
  - In SE WI., both of the proposed Conifer. Species typically achieve under 15' heights. Per Hesselcus <WI Arboretum>, these two conifer plants typically provide low growth heights <in WI.>
- Five Deciduous Shrub Species, (Total proposed decid. shrubs –130)
- One Coniferous Shrub Species, (Total proposed conifer shrubs --40)
- Eight Perennials, Bulbs/corms, Groundcover Species,
- Two Decorative Grass species,
- Zero vines - (Total proposed vines --0)
  - Provide the Turf Spec. notes & comments.

I recommend City Staff & the P&Z Board require the proposed plant sizes to be revised to the following size standards:

Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)

- The plant schedule shall be amended to specify all:
- **All Deciduous trees shall have a minimum 3.5inch caliper @ 16" above the root ball**
- City of Mequon does not distinguish between Ornamental deciduous trees and deciduous tress to assign size requirements.
- The Conifer tree shall have a minimum 7ft height (to the top lateral branch, not to the top 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 prohibited or regulated use lists.

➢ *Sheets L-1.0 - <Zone Review/Comments>:*

- The submittal is organized and provides the following: 1. Street Frontage Zone; 2. Parking Lot Zone; 3. Property Line Buffer Zone; 4. Open Space Zone & 5. Detention Basin.
    - Each plant can only be applied to meet (1) Zone's requirements.

- **Street Frontage Zone**:
  Code requires an approved Street Tree, each side of the ROW/Private Drive @ the rate of 1 tree/35 CL length of:
    - Internal Private Roads:
        - The 21'wide (east-west) private drive; the two, 21' wide (north-south) private drives should be readdressed with Street Trees @ 35' spacing: *Plan does not meet requirements. Action required by City staff.*
        - The two 13' wide drives (north-south) *Does not meet requirements. Action by City staff.*
        - The plan fails to depict the previous phase plantings installed on the West side of the western most depicted private road. - *Does not meet planting on Each side of Private Road requirements. Request City staff to require the plan to include the entire Private Road to be addressed under this submittal. Note - <Approximate Proposed Private Dr. Length 2000lf / 1 tree per 35lf X 2 sides of the private Dr. = 114 Street Trees required....This proposal only 52 Deciduous Trees & 18 Conifer Trees are proposed.... Traditionally, that is a deficit of 44 Street Trees.*
        - *Please consider, this is the first of the five Landscape Zones being assessed for compliance and 100% of the plan's proposed trees have been counted; that leaves zero trees to count toward meeting any of the remaining Zone compliance requirements.*

Parking Lot: N/A
The plan addresses the shown street parking under the Private Drive comments.

Property Line Buffer: **As a multi Phased PUD submittal,** the plan depicts a line that appears to be a PL, but I suspect it is only a "limits of submittal" line. Proposal depicts a Northern, Southern & Eastern PL. the Western PL depiction occurs on the east side of the Western most collector (North-South) drive. As a PUD, there is no requirement for a PL Buffer to be created between each segment of the Multi-phased development. Although, if this Phase of the Foxtown development is adjacent to the installation of a pedestrian RR-track crossing, **every** train will be required to blast it's horn through both the Northern pedestrian crossing, then the Mequon Rd <STH> crossing and again through the southern Pedestrian crossing. That's a whole lot of train horn! I would suggest for the owner of this proposal, to have their designer attempt to mitigate that sound and visual impacts by installing layers of trees, shrubs and perennials.
As a PUD - Plan meets the new code requirements.

Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)

Building Foundation Plantings – The proposal minimally addresses building footings. The plans provide a minimum treatment at the foundation edge, for all 42 townhouses. ***As a PUD - Plan meets the new code requirements.***

Interior Lot Zone: 100% of the plants provided have been conttributed to either the Private Dive/ROW street tree planting requirements. The plan fails to provide any interior open-space Trees. It worthwhile to consider that 85% of the site is impervious surfaces. That concentration of impervious surfaces will contribute greatly to the site's heat-island affect.

Summary of Landscape Observations & Recommendations:

- It is this reviewer's opinion, the Planning Commission/City Staff should require: 1) Require the recommended Plant Size caliper revision, as outlined; 2) Revise the Landscape Plan to include the required turf quantity <SYD> & Turf specifications, as outlined. 3) revise plans to include a graphic that defines the limits of turd/ pedestrian walks/drives. 4) Expand the private drive street tree counts; additionally, the plant schedule should be expanded to include an additional 5-7 Medium/Large canopy species of street trees. Currently +40% of the proposed Street Trees are a "Small Canopy" Tree. These trees do little to reduce Heat Island Impacts. Ironically, the proposed small canopy trees proposed are known to fail due to Heat Island impacts. 5) the central storm drainage basin has no buffering; nor do the plans indicate what type of hydric-friendly turf mix is being applied to stabilize that area which will be highly impacted by repeated stormwater runoff loading. The central swale is shown to be receiving 17 separate lawn drains <3-4" diam?> and the hydrologic loading <piped rain runoff> of the majority this proposed development. Seeded grass will have an extremely difficult time to establish in this area. I would recommend a rolled Wet-mix turf; something with a mixed concentration of both sedges & grasses. 6) include the graphic representation of the Existing Western Private Drive's street trees, on the plans. 7) Revise the following general notes: Amend the notes to include the total length of Metal Edging required on the plan and specify what type of metal edging< MFG>?

- As a multiphase PUD development, I feel it is fair to observe, like the previous phase's Landscape submittals, this submittal seems deficient. While PUD zoning is an important tool to support and enable unique development scenarios to be brought to the City of Mequon. It is this reviewer's opinion, it is rare for a High-Density Residential PUD development submittal to provide LESS Landscaping & Buffeting, while simultaneously enjoying the benefits of: setback relief, use of private drives, increased impervious surface ratios, increased use density, increased vehicular loading, increased heat island impacts…ect.

This concludes the landscape review of the Foxtown Townhouse submittal. I hope City of Mequon planning staff and the commission finds the information presented and recommendations useful.

Sincerely,

M. Terry Higgins

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

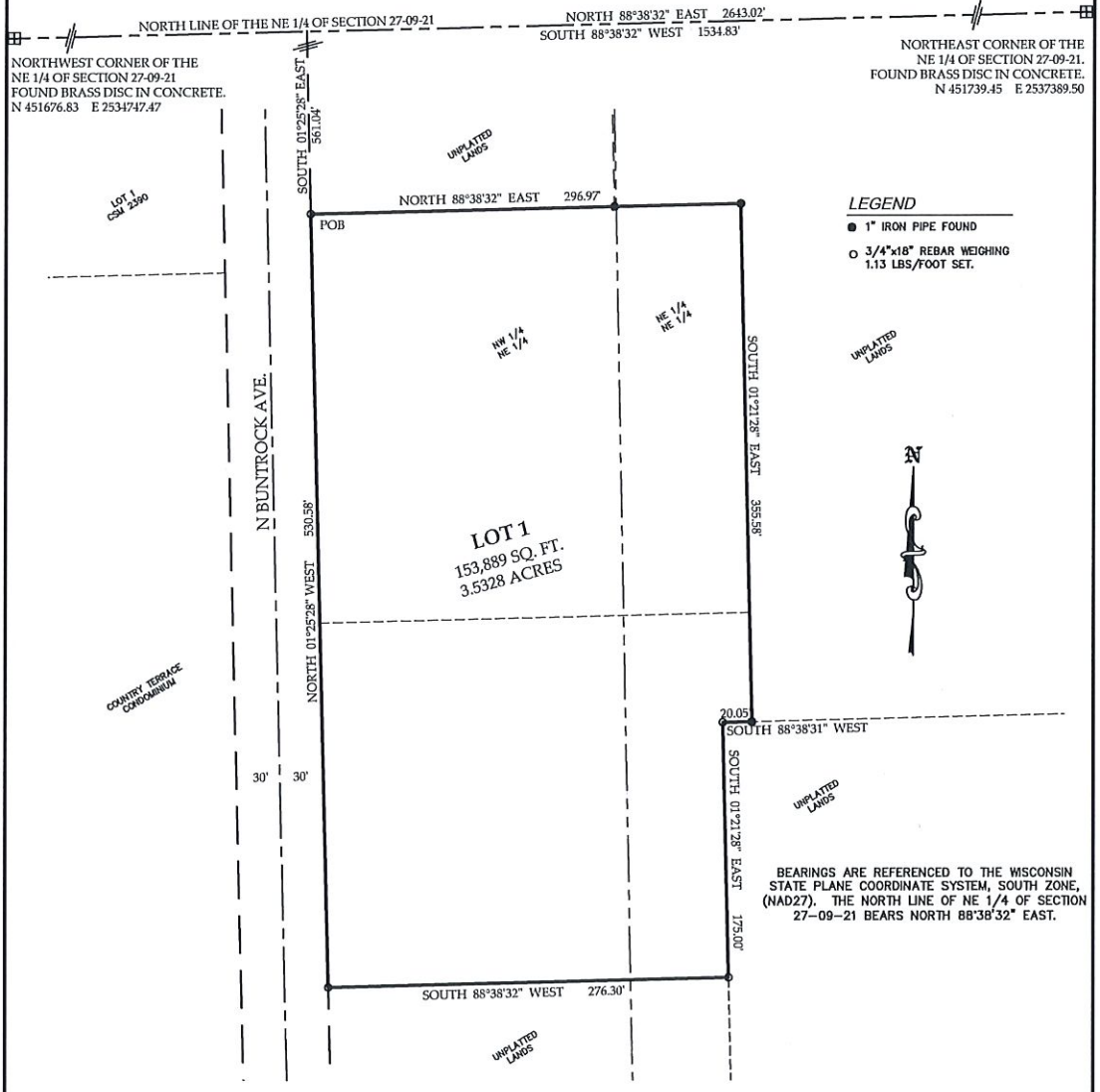
Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)

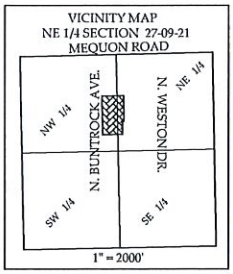
CERTIFIED SURVEY MAP # _____

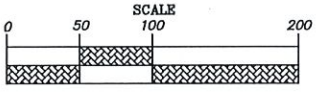
PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

PRELIMINARY

OWNER:
ROBERT BACH
524 TECHNOLOGY WAY
SAUKVILLE, WI 53080







QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT # PD-08-21 Date: 1/24/22

SHEET 1 OF 3

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)

CERTIFIED SURVEY MAP # _____

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, ROBERT BACH:

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27;
THENCE SOUTH 88°38'32" WEST, 1534.83 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4;
THENCE SOUTH 01°25'28" EAST, 561.04 FEET, ALONG THE EAST LINE OF N. BUNTROCK AVENUE TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 88°38'32" EAST, 296.97 FEET;
THENCE SOUTH 01°21'28" EAST, 355.58 FEET;
THENCE SOUTH 88°38'31" WEST, 20.05 FEET;
THENCE SOUTH 01°21'28" EAST, 175.00 FEET;
THENCE SOUTH 88°38'32" WEST, 276.30 FEET, TO SAID EAST LINE OF N. BUNTROCK AVENUE;
THENCE NORTH 01°25'28" WEST, 530.58 FEET, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 153,893 SQUARE FEET // 3.5329 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF MEQUON SUBDIVISION ORDINANCE.

_____
J. SCOTT HENKEL, PLS 2495

OWNER'S CERTIFICATE

AS OWNER, ROBERT BACH, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE CITY OF MEQUON REQUIREMENTS FOR CERTIFIED SURVEY MAPS.

_____
ROBERT BACH

STATE OF WISCONSIN
:SS
_____ COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022,

_____, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT # PD-08-21 Date: 1/24/22

Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)

CERTIFIED SURVEY MAP # _____

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

CITY OF MEQUON APROVAL

THE LAND DECRIBED HEREIN HAS BEEN SURVEYED, COMBINED, AND MAPPED AS SUBMITTED, AND APPROVED

BY THE CITY OF MEQUON ON THIS _____ DAY OF _____, 2022.

_____
CAROLINE FOCHS, CITY CLERK

CITY COUNCIL RESOLUTION

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF MEQUON IS HEREBY APPROVED BY THE CITY COUNCIL

ON THIS _____ DAY OF _____, 2022.

_____
JOHN WIRTH, MAYOR, CITY OF MEQUON

QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262–346–7800 www.quamengineering.com
PROJECT # PD–08–21 Date: 1/24/22

SHEET 3 OF 3

Attachment: PC Packet Docs_P2 (7077 : Robert Bach for P2 Development Compnay)

City of Mequon

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: **February 28, 2022**

SUBJECT: **Neumann Development. The applicant is seeking concept plan approval for a proposed 27-lot single-family residential development for the property located at 1310 W. Highland Road.**

Applicant:	Neumann Development Inc.
Status of Applicant:	Offer to Purchase
Requested:	Concept Plan Approval
Existing Zoning:	UCRC (Ulao Creek Residential Cluster)
Existing Land Use Plan:	Residential 1-1.5 Acre
Lot size:	32.72 Acres
Location:	1310 W. Highland Road
Tax Key Number:	#5
District:	#15-007-16-002.00

Background:
The applicant is requesting concept plan approval for a 27-lot subdivision on 32.72 acres at 1310 W Highland Road. The site was rezoned to the newly approved UCRC (Ulao Creek Residential Cluster) zoning district. While the parcel is within the sewer service area, the applicant is requesting a waiver to allow for on-site wastewater disposal. The ability to provide private onsite wastewater systems will reduce overall construction costs which will allow less overall density. As the Commissioners may recall, the applicant appeared in front of the Planning Commission in May of 2021 for a consultation for a 60-lot development on public sewer. The applicant also provided an alternate concept plan that showed 28 lots on private systems. Several Commissioners expressed concern over the density that resulted from extended public sewer and were amenable to waiving the sewer requirement in exchange for fewer units.

Concept Plan:
The proposed concept plan shows 27 lots on the 32.72-acre site for a density of .83 units/acre. The average lot size is 30,522 square feet with a minimum lot size of 30,000 square feet. The plan shows 31 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 is recommending that the path include a branch that leads directly to the Oriole Lane school property. The plan complies with all the technical requirements of the code including the provision that require 50% of the driveways to be side loading.

The plan does not address that section of the code that requires both passive and active amenities in the open space area. The applicant is requesting a waiver to this requirement because of the small size of the subdivision. They feel that it not feasible to have such active amenities when there are only 27 lots to share in the costs. The code does not dictate a minimum number of lots to comply with this requirement and staff does not support the granting of the waiver. Staff believes there is ample space between lots 12 and 13 to provide for active amenities such as a tot lot or an outdoor firepit area.

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

Access is provided on Highland Road and Port Washington Road. The Highland Road location is subject to minimum spacing requirements per ordinance and acceleration-deceleration lanes and bypass lane requirements as defined in the Standard Specifications for Land Development (SSLD). The Port Washington Road access requires access approval through Ozaukee County. Connection to both roads is required per the Ulao Creek Neighborhood design standards. Final plans shall include entrance islands and cul-de-sac islands within outlots as required by the SSLD.

Wetlands are present on the property and are indicated on the concept plan. No disturbance is proposed. No impervious surface shall be proposed within the wetland protective areas.

The site proposes an increase in impervious surface in excess of one-half acre and site disturbance of greater than an acre therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

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. It is our understanding that the applicant may request a waiver to the Sewer Utility District Commission (SUDC) for the connection requirement. Additional details are contained in the approval conditions. 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.

Staff Recommendation:
Planning staff recommends approval of the concept plan 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 as well as street trees and landscaping along the path. The path shall extend to the property line to the north and the west.
2. The 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. The wetland delineation report should be submitted with the preliminary plat application. If wetland fill is proposed, WDNR permitting shall be submitted at the time of preliminary plat.
13. The property is located within the sewer service area and is required to connect to public water and public sewer. Staff will provide the terms and conditions for connection with the follow up letter, which should be incorporated into the application for development agreement and preliminary plat.
14. If the applicant is considering a request for a waiver to the requirement for connection to the public sewer utility, the Sewer Utility District Commission (SUDC) must act on the request prior to the Planning Commission submittal for preliminary plat. In general, the SUDC hearing process would consist of the following:
    a. The applicant shall review Section 58-600 of the City of Mequon Code of Ordinances regarding connection requirements.
    b. The applicant shall submit a request for a waiver from Section 58-600(e) to the Director of Public Works/City Engineer. The request should include a narrative justifying the request and any merits the SUDC should consider. If the narrative refers to any analysis performed, the analysis should be submitted with the narrative. Please note that the Sewer Utility has completed or will complete several projects addressing previously identified capacity issues prior to the anticipated construction timeline for the development. If the applicant is interested in an updated analysis before making an application, please contact Engineering staff.
    c. The SUDC does not meet unless there is business to warrant a meeting. Meetings are generally scheduled the same evening as Common Council meetings. The application deadlines for future meetings are as follows (please request additional dates from staff):

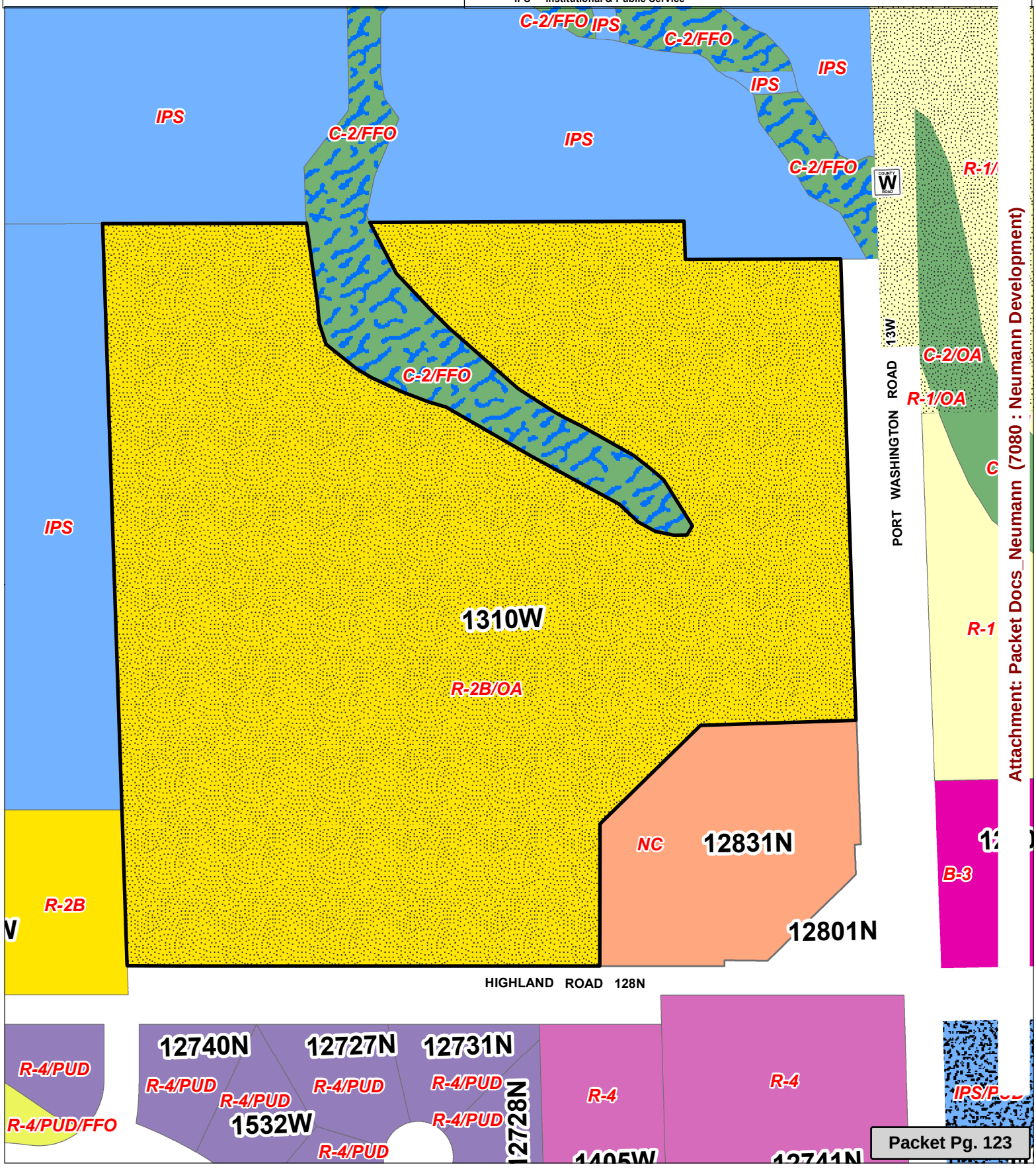
Submittal Deadline:	Meeting date:
March 25	April 12
April 22	May 10
May 27	June 14
June 24	July 12

    d. Staff may require additional information to facilitate the recommendation and action of the SUDC.
    e. If the request for a waiver is denied, the subsequent preliminary plat application shall include connection to the public sanitary sewer system, in accordance with the approved concept plan.
    f. If the request for a waiver is approved, the City and applicant will enter into an agreement documenting the terms and conditions of the waiver. Execution of the agreement will be a condition of preliminary plat approval.

Attachments:
Packet Docs_Neumann (PDF)

Neumann Development

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



Attachment: Packet Docs_Neumann (7080 : Neumann Development)

NEUMANN DEVELOPMENTS, INC.

Narrative in Support of a Conceptual Residential Development

Neumann Developments, Inc. is proposing a single-family residential development on an approximately 33-acre site located at the northwest corner of Port Washington Road and Highland Road. The materials presented herewith are seeking feedback from the plan commission on the overall design, use, and conformance with the recently approved Ulao Creek Residential Cluster Zoning District.

Enclosed is a conceptual site plan that utilizes a cluster design with approximately 30,000 square foot lots. Currently zoned UCRC Ulao Creek Residential Cluster District, the general characteristics of the proposed development are as follows:

- Total Area: 32.72 Acres
- Number of Single-Family Lots: 28 Lots
- Proposed Density: 1.21 Ac/Lot
- Current Zoning: UCRC
- Lot Characteristics (Table 58-243-1)
    - Min. Lot Area = 30,000 Square Feet
    - Min. Lot Width = 100’
    - Front Yard = 30’
    - Interior Side/Rear Yard = 15’/20’
    - Lot Coverage = 20% building/structure
- Open Space = 10.11 acres (30.90% of total site area)
- Average Lot Size = 30,522 SF/Lot
- Water Service = Municipal Water
- Sanitary Service = POWTS

This economically feasible design with numerous benefits to both future residents and the City of Mequon:

- Facilitates growth needs for the City given the finite availability of future lands for development.
- Effectively transitions uses from the surrounding school, medical office and hospital by clustering homes to preserve a green space buffer while connecting with the residential uses of the adjacent area.
- Promotes efficient development and relatively low municipal, state, governmental, and utility costs.

NEUMANN DEVELOPMENTS, INC. * N27 W24025 PAUL CT. SUITE 100 * PEWAUKEE, WI 53072
262-542-9200 * FAX: 262-349-9324 * NEUMANNDEVELOPMENTS.COM

Attachment: Packet Docs_Neumann (7080 : Neumann Development)

- Provides connectivity and accessibility while encouraging passive uses of green space via trails and sidewalks.
- Supplies attainable housing options appealing to a wider range of future home buyers.
- Balances individual property rights with community interests.
- Stabilizes and protects property values.

The site is identified and designed for public infrastructure and services. However, sewer capacity issues in this area, and associated costs to remediate, make municipal sewer not economically viable for low density development on this property. Proposed public streets and utilities would meet the minimum standards and administrative regulations of the City. Stormwater facilities and common green space would be located within designated outlots with shared ownership by future residents. Additionally, to limit traffic directly to the busier Port Washington Road the development would have its primary entrance on Highland Road and a secondary proposed emergency access drive and multi-use path connecting to the medical office building adjacent.

We believe this concept to be consistent with the objectives, goals, and policies of the City's Land Use Plan and appropriate for the Port Washington Road/Interstate 43 corridor. The proposed use and design make the project economically feasible, and the project will prove to be a great addition to the City of Mequon.

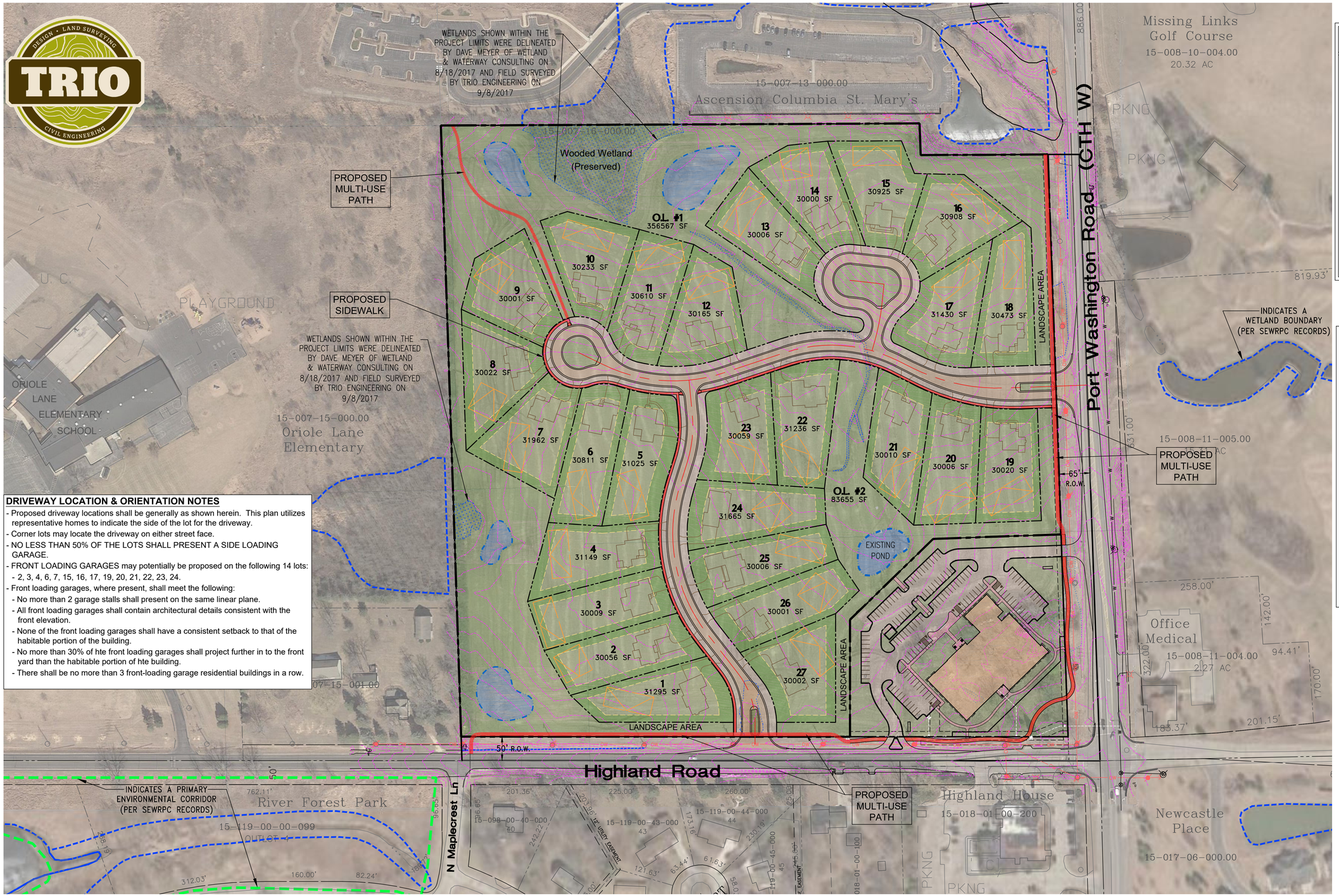
Thank you for your time and consideration.

Sincerely,

Bryan Lindgren

Bryan Lindgren
Neumann Developments, Inc.

Attachment: Packet Docs_Neumann (7080 : Neumann Development)



DRIVEWAY LOCATION & ORIENTATION NOTES

- Proposed driveway locations shall be generally as shown herein. This plan utilizes representative homes to indicate the side of the lot for the driveway.
- Corner lots may locate the driveway on either street face.
- NO LESS THAN 50% OF THE LOTS SHALL PRESENT A SIDE LOADING GARAGE.
- FRONT LOADING GARAGES may potentially be proposed on the following 14 lots:
  - 2, 3, 4, 6, 7, 15, 16, 17, 19, 20, 21, 22, 23, 24.
- 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 hte front loading garages shall project further in to the front yard than the habitable portion of hte building.
  - There shall be no more than 3 front-loading garage residential buildings in a row.

SITE DATA SUMMARY

PARCEL AREA:	39.988 acres
- Right-of-Way:	*- 3.34 acres*
TOTAL AREA:	36.648 acres
- Wetland (per Meyer 8-18-17):	- 1.14 acres
NET AREA:	35.508 acres

Proposed Development:

Description		Area
LOT 1		3.560 acres
OL 1	Corner Element	0.368
LOT 2	Proposed Single Family	32.720 acres
Sub-Total Area		36.648 acres
Dedicated Right-of-Way		*+3.34 acres*
TOTAL AREA		39.988 acres

SITE PLAN SUMMARY

- TOTAL AREA (LOT 2):	32.72 ac
- PROPOSED SINGLE-FAMILY:	27 lots
- PROPOSED DENSITY:	1.21 ac/lot
- PROPOSED ZONING:	UCRC
- LOT CHARACTERISTICS: (Table 58-243-1)	
- Min. Lot Area =	30,000 sf
- Min. Lot Width =	100'
- Front Yard =	30'
- Interior Side/Rear Yard =	15'/20'
- Lot Coverage = 20% building/structure	
- OPEN SPACE: 10.11 acres (30.90% of total site area)	
- AVERAGE LOT SIZE = 30,522 SF/LOT	

- STREET LENGTH = 2,120 LF (78.5 LF/LOT)
- Subdivision served by private sewer (septic mound systems) and public water main.

0 50 100 200

Scale: 1" = 100' (22"X34")

Scale: 1" = 200' (11"X17")

CONCEPT DEVELOPMENT PLAN

ULAO CREEK RESIDENTIAL CLUSTER (UCRC) DISTRICT

Highland Road & Port Washington Road

City of Mequon, Wisconsin

NEUMANN DEVELOPMENTS, INC.

Date: February 4, 2022

H:\C700\Y87\09016-01\Concepts\SITE PLAN-Mequon_2022-02-04.dwg

Attachment: Packet Docs_Neumann (7080 : Neumann Development)

City of Mequon

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: **February 28, 2022**

SUBJECT: **Pointe Real Estate for Highlands of Mequon. The applicant is seeking a consultation for a 17-lot single family residential development for the property located east of 7980 W. Donges Bay Road.**

Applicant:	Pointe Real Estate
Status of Applicant:	Agents
Requested:	Consultation
Existing Zoning:	R-3 (Residential 1 Acre)
Existing Land Use Plan:	Residential 1-1.5 Acre
Lot size:	12 Acres
Location:	Immediately east of 7980 W. Donges Bay Road
Tax Key Number:	#14-028-16-104.00
District:	#4

Background:
The applicant is requesting consultation for a 17-lot development on 12 acres on the parcel immediately west of 7626 W Donges Bay Road. The site is currently zoned R-3 (Single Family 1 Acre) and would yield 12 lots. The applicant has an option on purchasing five TDR credits in order to help defray the cost of sewer and water. The site was zoned as a TDR receiving site in 2014 as part of the development that included the site to the north which is currently being developed by Veridian Homes. Since the applicant no longer had control of the TDR credits and was no longer part of the development to the north, it was rezoned in 2018 to remove the PUD as well as the TDR overlay.

The current request would require rezoning the parcel as a TDR receiving site with a PUD. The applicant is attempting to incorporate elements of the Central Growth Overlay (CGO) zoning district in the plan. With the added density of the TDR credits, not all provisions of the CGO will be met.

Concept Plan:
The proposed concept plan shows 17 lots on the 12-acre site for a density of 1.4 units/acre. The average lot size is 18,955 square feet with a minimum lot size of 14,788 square feet. The plan shows 23.9 percent of the site as preserved open space. The plan shows access from Donges Bay Road and Coneflower Court. The plan shows a sidewalk on one side of the street that will connect with the sidewalk in the Enclave subdivision to the north. An asphalt trail is shown between Lots 5 and 6 that will connect to the trail system in the Enclave Subdivision.

There is a large specimen tree (Bur Oak) on the north property line adjacent to the terminus of Coneflower Court. Preserving the tree will require a slight bend in the road at the end of the existing road as it transitions from Enclave to the proposed development.

The following is a comparison between the proposed plan and the requirements of the CGO:

	Proposed	**CGO**
Minimum Lot Size:	14,788 sq feet	14,374 sq feet
Max no. of lots less than ½ acre:	**13**	8
Lots < ½ acre adjacent to open space:	**77%**	100%
Minimum Open Space:	**23.9%**	30%
Perimeter Open Space Buffer:	**20 feet**	30 feet

Staff Comment:
Staff understands that because of the use of TDR credits, it is difficult to meet all of the requirements of the CGO district. However, staff believes the current plan is too great of a departure from the code requirements. Staff has prepared alternative plan (see attached) that includes total of 16 lots that addresses many of the code deficiencies of the proposed plan. The alternative plan will still result in the total number of lots that are less than ½ acre to be greater than 50%. However, staff believes that this is justified because of the additional lots allowed by the use of the TDR credits and therefore preservation of open space in the rural area of the community as the public benefit and tradeoff.

The applicant will need to explore options for a different name of the subdivision. The city already has a Highlands of Mequon subdivision located off Highland Road.

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

Access is provided at two points for the site. The developer is required to connect on the north side of the site at North Coneflower Drive and on West Donges Bay Road on the south side of the site. Sidewalk is proposed through the site including connection to West Donges Bay Road, North Coneflower Drive, and to a trail to the gas main easement on the northwest corner of the site. A crosswalk is shown on West Donges Bay Road which is desirable and should be connected to the off-road path on the south side of the road. The connection with West Donges Bay Road is subject to the Standard Specifications for Land Development requirements for acceleration-deceleration lanes and a bypass lane. The concept plan accurately represents the islands at the entrance and cul-de-sac within outlots.

Wetlands are shown on the site. Documentation such as the wetland delineation report, concurrence by WDNR, and wetland protective areas should be submitted at time of preliminary plat. In addition to submitting the documentation, wetland fill permits or incorporation of wetland protective areas will be required at the time of preliminary plat application.

Storm water management facilities are shown on the concept plan. The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

Storm water management facilities are shown on the concept plan. The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site. If proposed grading

includes fill or excavation in excess of 1,000 cubic yards, an application for approval of the minor request should be included with the preliminary plat submittal.

The narrative for the project highlights several engineering-related items for comment.

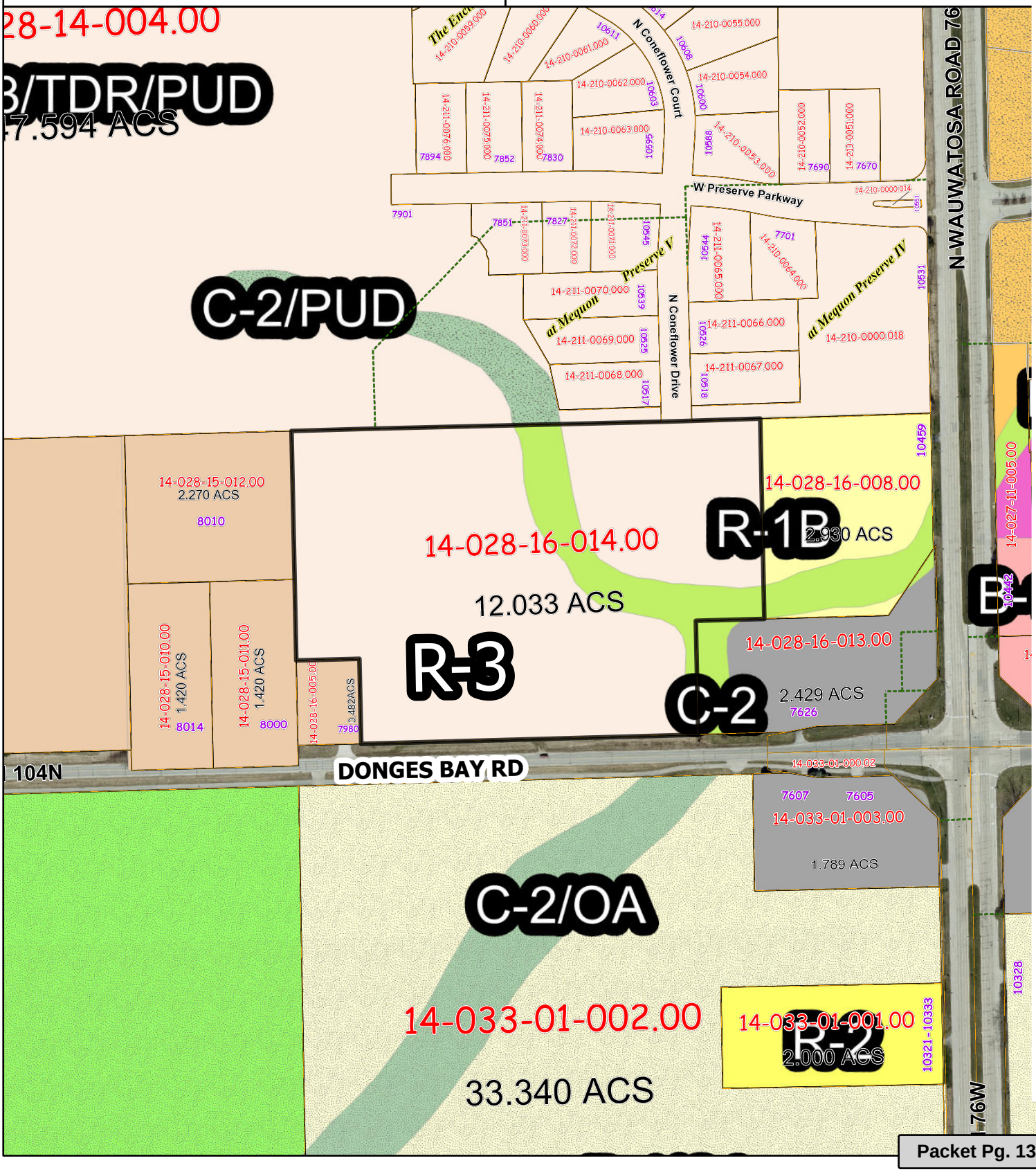
The narrative mentions that a 30’ wide outlot running parallel to West Donges Bay Road is proposed for berms and landscaping. Please note that berms over 4.5’ in height must apply for Planning Commission approval and should be included with the application for preliminary plat.

The narrative mentions that the property will be served by municipal sanitary sewer and water. The site is within the City’s sewer service area and is required to connect to the utility. The public sanitary sewer design must adhere to the depth as sizes as identified in the master plan for the Central Growth area. The developer is required to extend the water main along the frontage of the property, as shown in the concept plan. The terms and conditions of utility connection will be memorialized in the development agreement, and staff will provide the applicant with that language as a part of the follow-up letter.

Attachments:
Packet Docs_HighlandsMequon (PDF)

POINTE REAL ESTATE FOR HIGHLANDS OF MEQUON

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



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Highlands of Mequon
Donges Bay Road
Conceptual Plan Project Summary

General Summary

The proposed Highlands of Mequon neighborhood is located on the north side of Donges Bay Road approximately 800 feet west of Wauwatosa Road. The property proposed to be developed is Lot 2 of Certified Survey Map No. 3952, tax key no. 14-028-16-014.00 and it contains 12.033 acres of vacant land that is currently being farmed. The property is bordered by the Enclave at Mequon Preserve V to the north, a single family home and a commercial property to the east, Donges Bay Road to the South and single family residences to the west.

Conceptual Plan

The conceptual plan for the Highlands of Mequon includes the following highlights:

- 17 proposed lots designed as a cluster development conforming to the Central Growth Overlay District requirements.
- N. Coneflower Drive will be extended from the Enclave to Donges Bay Road.
- A cul-de-sac, with a landscaped island, will extend to the west of N. Coneflower Drive.
- A walking trail will be extended from the Enclave and connect to the sidewalk in W. Coneflower Drive allowing residents to access the trail along Donges Bay Road and the Mequon Nature Preserve.
- The wetlands and drainage channel bisecting the property will be located in commonly owned open space, except for the proposed road right of way crossing at an existing farm drive.
- A 30' wide outlot running parallel to Donges Bay Road is proposed for berming and landscaping.
- The property will be served by municipal sanitary sewer and water, public sidewalk and two on-site stormwater ponds.

Transfer of Development Rights Credits

The yield plan for the property shows that 12 lots are allowed to be developed under the underlying R-3 zoning district. The property was previously approved as a TDR "receiving site" around February 2014. The developer has an option on and is proposing to utilize five development credits to achieve the proposed layout, which increases the density above and

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beyond the yield plan, while ensuring natural environmental features are preserved. The increased density will provide housing for empty nesters, adults with no children and families with children and will add growth and vitality to the Town Center.

Lot Size and Open Space

The proposed lots range in size from 14,788 to 23,389 square feet arranged in a cluster type layout, with two block patterns, creating desirable lots with green space and unique character. The lots have all been designed to accommodate a minimum 60' by 60' building pad and the majority of the lots back up to open space. Lots 12 through 15 either back up to a mature stand of pine trees or an open space buffer on the adjacent property and Lot 3 abuts a highly vegetated natural gas service property. Incorporating the TDR credits into the neighborhood, virtually eliminating their existence, results in 23.9% open space and 4 lots greater than a half acre, which deviates slightly from the CGO requirements.

Zoning

In order to develop the property as proposed, the zoning needs to be changed to R-3 single family suburban residential district with TDR-PDR transfer of development rights-planned unit development and CGA central growth area overlay districts. The wetland area will be zoned C-1 shoreland-wetland conservancy district or C-2 general conservancy district.

Municipal Services

The property is proposed to be served by municipal sanitary sewer and water. The property is currently in the MMSD sewer service area. The sanitary sewer will be extended from Wauwatosa Road along Donges Bay Road to the west side of the property and into the proposed neighborhood. Watermain will be extended from the Enclave through the neighborhood to Donges Bay Road and along the property fronting Donges Bay Road. Calculations show the City residual pressure and flow requirements are met with only the water connection to the north, so the watermain will not have to be looped to Wauwatosa Road. The road will be designed with storm sewer, curb and gutter and sidewalk on one side of the road.

Wetlands

The wetlands identified on the plan were delineated by Dave Meyer with Wetland & Waterway Consulting, LLC on October 22, 2021. The wetlands are associated with an agricultural drainage ditch that traverses the property and consists of a combination of ruderal wet meadow and ruderal wet shrub-carr wetlands dominated by reed canary grass and sandbar willow trees. The wetland complex is considered "less susceptible" with a protective area of 10% of the average wetland width ranging between not less than 10 feet and not more than 30 feet for impervious surfaces. Neither hydrology or soil indicators are present anywhere else on site.

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DEVELOPER INFORMATION

THE ORCHARDS OF MUKWONAGO, LLC
C/O MIKE KAEREK
11600 W LINCOLN AVENUE
WEST ALLIS, WI 53227
414-321-5300

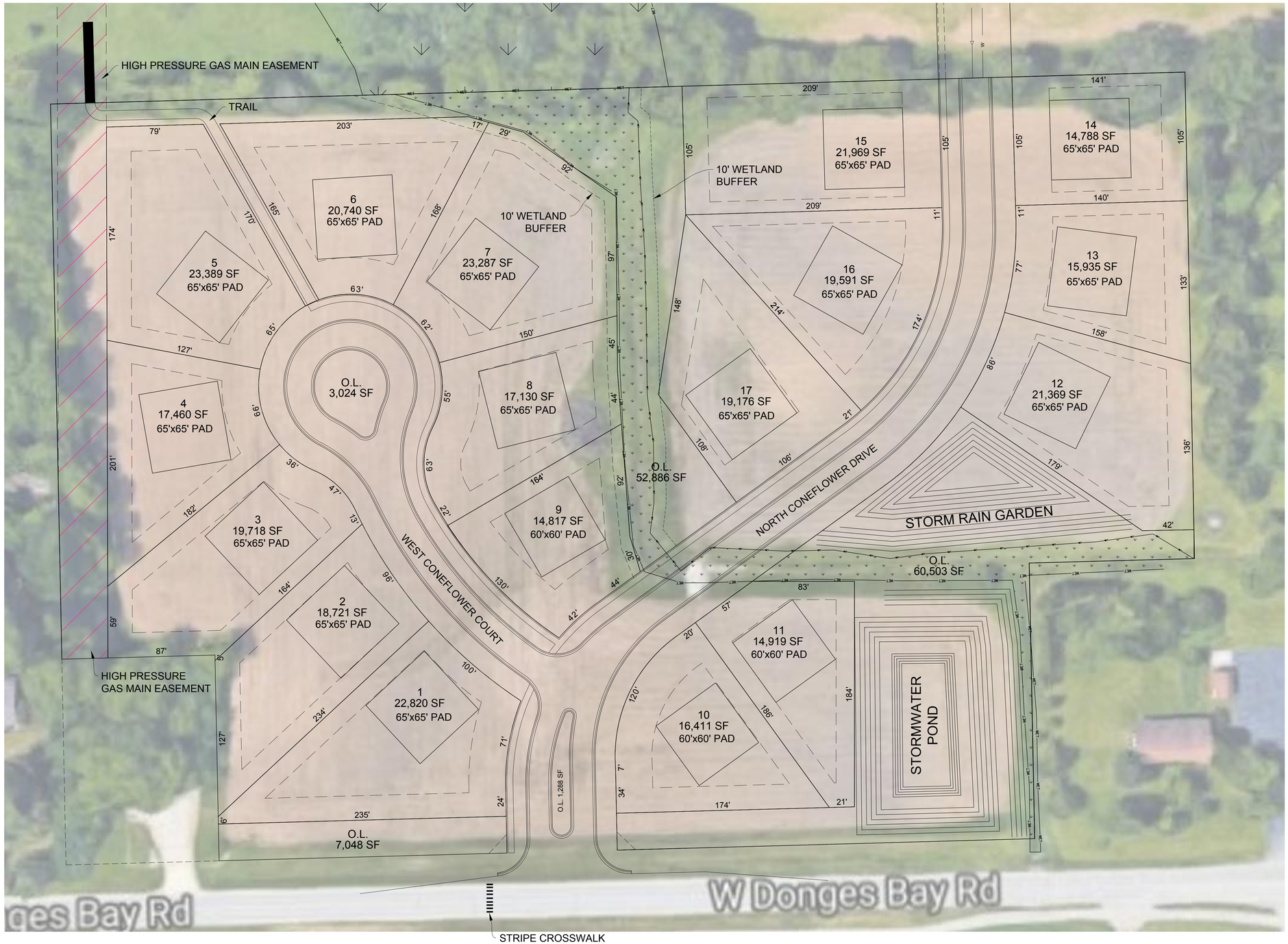
SITE DATA TABLE

- ZONING: R-3 W/ CGA + TDR OVERLAY

- PROPERTY AREA: 524,141 SF (12.03 ACRES)
- PROPOSED # OF LOTS: 17
- TOTAL ROAD LENGTH: 1,160 LF

- SETBACKS:
  - FRONT: 30 FEET
  - SIDE: 15 FEET
  - REAR: 20 FEET
- MIN. LOT SIZE: 0.33 ACRES
- MIN. LOT WIDTH: 85 FEET
- MIN. BUFFER WIDTH: 30 FEET

- OPEN SPACE ACREAGE: 124,749 SF (2.86 AC)
- OPEN SPACE %: 23.9%



NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

HIGHLANDS OF MEQUON- CONCEPT SITE PLAN

01/27/2022

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PROPOSED YIELD PLAN

1 UNIT/ 1 ACRE (ONE ACRE LOT LAYOUT WITH PRIVATE ROAD EASEMENT)

12 LOTS (MINIMUM ONE ACRE LOT SIZE)

HIGHLANDS OF MEQUON- YIELD PLAN

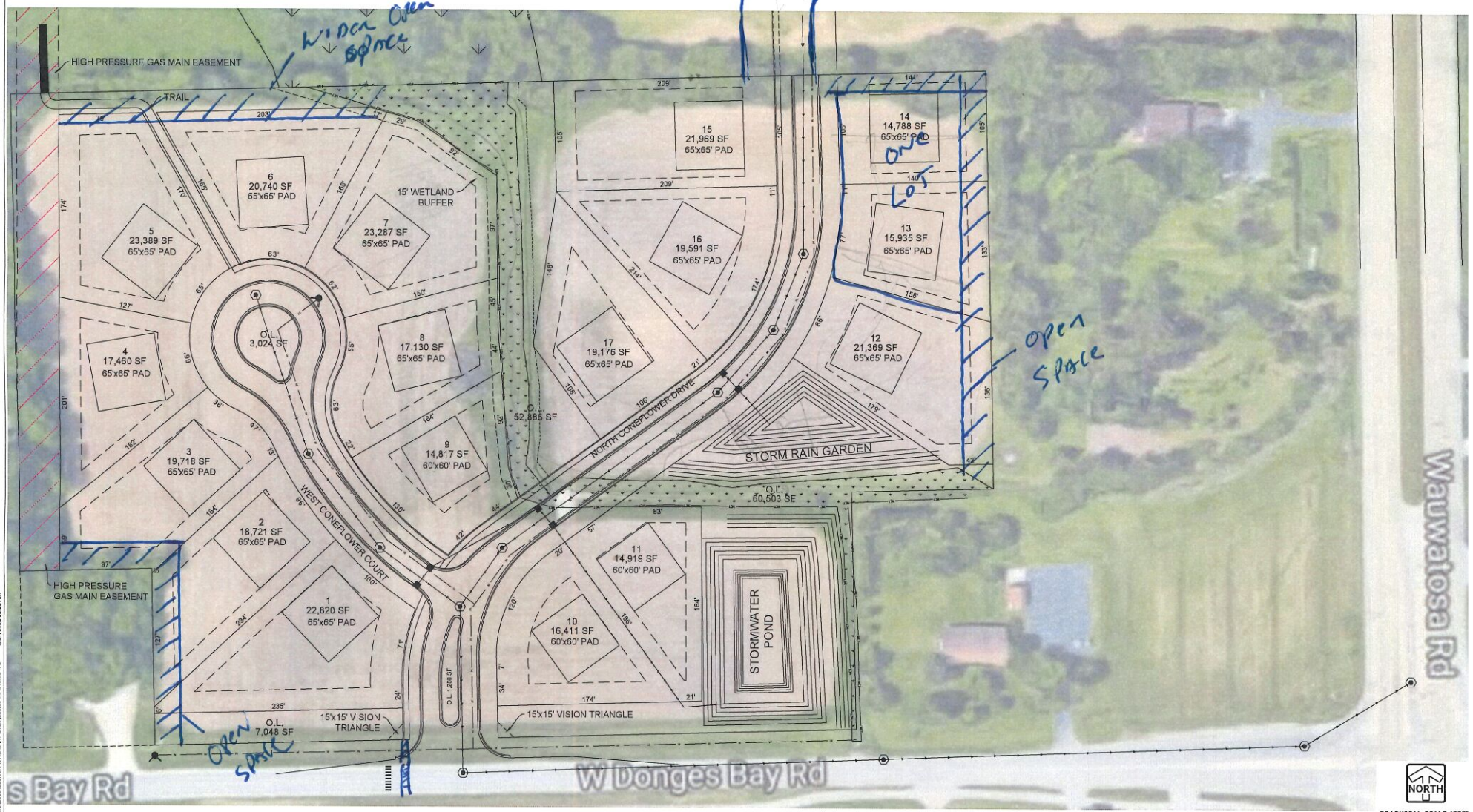
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HIGHLANDS OF MEQUON- CONCEPT UTILITY PLAN

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