



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
Christine Nuernberg Hall
Mequon City Hall
11333 N Cedarburg Road
March 9, 2020
6:00 PM

AGENDA

1) Call to Order, Roll Call

- a) Approval of Minutes from February 10, 2020

2) Public Hearing

- a) GNK Enterprises, LLC for Pet Supplies Plus. The applicant is seeking conditional use grant approval to allow an animal kennel (which by definition allows for boarding, care and grooming of cats and dogs) to be located within a retail establishment for Pet Supplies Plus located at 10968 N. Port Washington Road (The Pavilions).

3) Regular Business

- a) ICAP Development. The applicant is seeking certified survey map for a 4-lot land division and building and site plan of the northeastern most parcel approval for the property located at 10865-10911 N. Port Washington Road.
- b) East Mequon VIA, LLC & East Mequon IVB, LLC. The applicant is seeking master sign plan approval (including I-43 signage) for the properties located at 12100 & 12200 N. Corporate Parkway (The Pointe).
- c) Sari Schiff for Office & Practice Solutions. The applicant is seeking rezoning recommendation from R-3 to B-3 and land use plan from Residential 1-acre to Office approval for a dentist office for the property located at 2505 W. Mequon Road.

4) Policy

- 1) An Ordinance to repeal Section 58-42 (g)(3) relating to the re-referral of certain matters before the Common Council to the Planning Commission.
- 2) An Ordinance creating Section 58-42(k) and amending Section 58-64 relating to the establishment of a local protest petition process for certain zoning applications.
- 3) An Ordinance to amend Section 58-42 relating to processing of zoning applications within the City.

5) Announcements

The next meeting is April 13, 2020 at 6:00 p.m.

6) Adjourn

Dated: March 6, 2020

/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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PLANNING COMMISSION
Regular Meeting
Monday, February 10, 2020
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

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

Present:

Chair John Wirth
Alderman/Vice Chair Robert Strzelczyk
Commissioner Martin Choren
Commissioner Stephanie Hawley
Commissioner Rick Lemke
Commissioner Rebecca Schaefer
Commissioner John Stoker
Alternate Dan Gentges
Alternate Greg Bach
Alternate James Baka
Commissioner James Schaefer - **Absent**

a) Approval of Minutes from January 13, 2020

Action

Ald. Strzelczyk made a motion to approve the minutes from January 13, 2020.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	Robert Strzelczyk, Alderman/Vice Chair
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Strzelczyk, Bach, Baka, Choren, Hawley, Lemke, Stoker
ABSENT:	J. Schaefer

2) Public Hearing

Attachment: DRAFT_PC_02.10.2020 (4929 : Meeting Minutes from February 10, 2020)

- a) E-Collectique, LLC. The applicant is seeking conditional use grant approval to allow for a resale clothing and clothing accessories consignment store for the property located at 1550-1556 W. Mequon Road.

Action

Commissioner Stoker made a motion to go into public hearing.

Ald. Strzelczky seconded the motion.

A voice vote was taken; vote passed (8-0)

Action

Commissioner Stoker made a motion to close the public hearing.

Ald. Strzelczky seconded the motion.

A voice vote was taken; vote passed (8-0)

Planner Vang stated that on January 14, 2020 the Common Council approved a text amendment to allow for resale clothing and clothing accessory stores as a conditional use in the B-2 zoning district. E-Collectique has an existing location in Thiensville which will remain open and the Mequon location will be their second store. Ms. Vang stated that the applicant has submitted window display renderings as PC approval is a requirement of the conditional use grant (CUG). Staff does support the aesthetics of the window displays as they are minimal, and the applicant has indicated that the garments placed on the mannequins will be planned cohesive pieces.

The proposed hours of operation are 10:00 a.m. – 6:00 p.m. with a maximum of 11 staff at any given time. Based on the type of use and floor plan space, a total of 18 parking spaces are required. There are two other tenants in the building; a plastic surgeon and a restaurant, and per the code a total of 29 stalls are required for these two tenants. The total parking requirement is 52 stalls and the site has a total of 53 stalls. The applicant has indicated that the surgeon is only in the office 16 hours a week with a total of two employees while the restaurant has hours of operation until 2:00 pm daily. The site has insufficient parking per the code but considering the limited hours of operation of the other tenants, staff believes that the available parking is sufficient for the three tenants. Staff supports this CUG request based on the conditions in the staff report.as the type of use is harmonious with the surrounding area and other uses in the zoning district.

There was a suggestion from the Commission that the hours of operation be extended to give the applicant flexibility in operating their business. It was discussion that when applicable, it is good practice to allow as much flexibility as possible.

Action

Commissioner Stoker made a motion to approve the conditional use grant with amended hours of operation of 8:00 a.m. – 9:00 p.m.

Ald. Strzelczky seconded the motion.

A voice vote was taken; vote passed (8-0)

RESULT: **APPROVED WITH CONDITIONS [9 TO 0]**
MOVER: John Stoker, Commissioner
SECONDER: Robert Strzelczyk, Alderman/Vice Chair
AYES: Wirth, Strzelczyk, Bach, Baka, Choren, Hawley, Lemke, R. Schaefer, Stoker
ABSENT: J. Schaefer

- b) Nearly New Consignment Shop. The applicant is seeking conditional use grant approval to allow for a resale clothing and clothing accessories consignment store for the property located 10042 N. Port Washington Road.

Action

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

Action

Commissioner Stoker made a motion to close the public hearing.
 Commissioner Becky Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0)

Planner Vang stated the request is for a clothing and accessory clothing retail store located in the B-2 zoning district. The floor plan shows 1,450 sq. ft. which meets the 1,500 sq. ft. requirement. The land use is designated Community Commercial, and the surrounding properties are B-2 and B-3. This type of use is considered compatible with the land use and zoning in the area. The applicant is not proposing any window displays at this time, but if they choose to do so in the future, it will require Planning Commission approval per the CUG requirement. The applicant has indicated there will be a total of 3 employees on site during the hours of operation which requires 10 parking stalls. There are three other tenants in the building; Hong Anh restaurant, Well Body and Hair by Renee, requiring a site total of 45 parking stalls. By code, the site will be 22 parking stalls deficient. She explained that at the time of the Hong Anh CUG, the Commission approved a reduced number of required stalls for the restaurant and Well Body. Based on the conditions of that CUG approval, the site is only deficient by 2 stalls. At the time of approval of the restaurant, the Commission did consider requiring the parking lot be expanded but the CUG was approved with the recommendation that parking would need to be considered for additional tenants in the future, so no changes were made to the parking lot at that time. Approval was based on tenant parking demand submitted at that time. During a recent weekday site visit, staff did note that the parking was at 80%-90% capacity. Due to the number of existing tenants and the vacant tenant space square footage, any tenant that occupies that space will likely cause the parking to be considered deficient per the code.

Planner Vang explained that the Commission may approve the CUG based on the 2-stall deficiency due to the reduced number of required stalls approved in the past; or the Commission may consider adding a requirement that the parking lot be expanded to provide additional parking for the site. Other than the parking issue, based on the conditions in the report, staff supports the approval of the CUG.

The applicant, Peggi Hoerter, stated that the property manager is considering relining the parking lot to create more stalls.

The Commission provided feedback that the operations of business need to be restricted to 5:00 p.m. as it is a very busy parking lot for the restaurant in the evenings and some Commissioners feel that it is already under-parked. There was discussion about the parking lot and what improvements could be made.

Asst. Dir. Zader suggested that this issue could be reviewed again in 6 months and there can be a requirement for improvements to be made. He explained that at the time of the Hong Anh approval the rest of the building was vacant and under-utilized. He stated that the applicant suggested that possibly 14 stalls could be added but Asst. Dir. Zader stated that will be difficult to achieve at the site without a waiver for setbacks or greenspace. By revisiting the issue in 6 months, waivers could be granted at that time if necessary. He stated that staff can work with the property owners to reconfigure the parking lot to maximize the number of stalls. He stated that some stalls can be added; possibly 5-10, but that site will not ever be code complaint.

The Commission made it clear to the applicant to be aware that she is entering this tenant space well informed that there is deficient parking at the site.

Action

Commissioner Stoker made a motion to approve the CUG with the deletion of condition #2. Commissioner Lemke seconded the motion.

A roll call vote was taken; vote passed (6-2){No votes: Ald. Strzelczyk, Choren}

RESULT:	APPROVED WITH CONDITIONS [6 TO 2]
MOVER:	John Stoker, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Baka, Hawley, Lemke, R. Schaefer, Stoker
NAYS:	Strzelczyk, Choren
ABSENT:	J. Schaefer

3) Consent

- a) Andrew Novak. The applicant is seeking approval for an accessory structure greater than 1,000 sq. ft. to allow for a 5,760 sq. ft. agricultural storage building for the property located at 10800 W. Mequon Road.

Action

Ald. Strzelczyk made a motion to approve per the 3 consent agenda items.

Commissioner Choren seconded the motion.

A voice vote was taken; vote passed (8-0)

RESULT: **APPROVED [8 TO 0]**
MOVER: Robert Strzelczyk, Alderman/Vice Chair
SECONDER: Martin Choren, Commissioner
AYES: Wirth, Strzelczyk, Baka, Choren, Hawley, Lemke, R. Schaefer, Stoker
ABSENT: J. Schaefer

- b) MLG Capitol. The applicant is seeking certified survey map approval for a 3-lot land division for the property located north of Executive Drive, between Essex Place and Executive Court.

RESULT: **APPROVED [8 TO 0]**
MOVER: Robert Strzelczyk, Alderman/Vice Chair
SECONDER: Martin Choren, Commissioner
AYES: Wirth, Strzelczyk, Baka, Choren, Hawley, Lemke, R. Schaefer, Stoker
ABSENT: J. Schaefer

- c) Bonnilake Real Estate, LLC. The applicant is seeking certified survey map approval for a 4-lot land division for the property located at the southwest corner of N. Birchwood Lane and W. Hemlock Lane.

RESULT: **APPROVED [8 TO 0]**
MOVER: Robert Strzelczyk, Alderman/Vice Chair
SECONDER: Martin Choren, Commissioner
AYES: Wirth, Strzelczyk, Baka, Choren, Hawley, Lemke, R. Schaefer, Stoker
ABSENT: J. Schaefer

4) Regular Business

- a) Design to Construct for Athlete Performance. The applicant is seeking a consultation for a new 33,390 sq. ft. athletic facility for the property located northwest of Executive Court (Currently Lot 1 of Mequon II Business Park).

The applicant was represented by Mark Hertzfeldt from Design 2 Construct and Steve Becker; owner of Athlete Performance (AP).

Planner Vang stated that this item is related to the certified survey map (CSM) on the consent agenda. This proposal will be located on the 4.05-acre lot; northwest of Executive Court. The applicant will need conditional use grant (CUG) approval as it is required for a fitness facility in the B-5 zoning district. The floorplan is provided in the packet and includes 3 basketball courts, a baseball area, AP training facility and space for 3 other tenants. The proposal does meet the district requirements for the B-5 zoning district. The site plan shows future additions which will cause the site to be non-conforming to the open space requirement. The applicant indicated they

plan to utilize open space borrowing from the Outlot 1 (shown on the CSM). Outlot 1 is not developable per the Development Agreement. In order to accommodate the additions, this site will need to borrow 11,000 sq. ft. from the Outlot. The future addition(s) will require an amendment to the CUG.

Planner Vang explained the total number of parking stalls proposed is 152. The three basketball courts will generate the greatest number of users; the applicant indicates that will be about 120 users during daytime peak hours of 8:00 a.m. - 5:00 p.m. The applicant indicated that there will be tournaments hosted on the weekends in which they plan to shuttle users in from Brown Deer and Homestead High School. This can be added as a condition of the CUG. The applicant did provide approximately 25% more parking than required by code to accommodate future parking needs.

Planner Vang talked about the proposed building design and the lighting and landscape plans which will be reviewed at time of Building and Site Plan and Conditional Use Grant approvals.

The applicant stated they are interested in feedback from the Commission and that they are also going through a value engineering process. They are making some minor modifications to the site plan and floor plan. They will be back in front of the Commission with final plans and request for Building and Site Plan and CUG approval.

The Commission provided supportive feedback and the sentiment is that this type of use is needed in the community and they feel this is an ideal space for this facility.

b) Mequon Medical, LLC & Project 4 Services. The applicant is seeking rezoning recommendation from R-2B to B-2 with PUD and certified survey map approval for a 2-lot land division to allow for a medical office clinic for the property located at 1310 W. Highland Road.

Dir. Tollefson stated that she and Asst. Dir. Zader worked together on the analysis and recommendation of this item. They have been meeting frequently with the applicant and their development team to gain a better understanding of their development interest; specifically, their desired uses. She explained that this request is unique in that the Policy Subcommittee is in the midst of evaluating the zoning of this area; and there is a focus on that intersection at Port Washington and Highland Roads.

The request is for a 3.4-acre rezoning recommendation of a 40-acre parcel which also requires a land use plan amendment and a certified survey map (CSM). The portion requested for rezoning is right at the intersection of Port Washington Road and Highland Road and the intent is to rezone it for a medical office (approx. 33,000 sq. ft.). Staff recommended that the applicant also request approval for a Planned Unit Development (PUD) along with the commercial use request. The reason for this is to ensure that an office would be the only use allowed on that parcel under the B-2 zoning which otherwise allows for gas stations or fast food with a drive-thru.

Dir. Tollefson explained that the property is currently zoned R-2B (Single Family Residential 1.5 Acre) and the land use plan matches that zoning as well. The staff report includes an outline of the partners involved, as well as a briefing of the overall project. She stated that the project, as an

entirety, includes a number of other uses than just the medical office: senior housing, assisted living memory care facility, a daycare facility, a potential institutional use and a hotel.

Due to the policy analysis going on, staff did recommend the development team present their proposed project to the Common Council as an opportunity to receive feedback and insight from the ultimate decision makers. The presentation to the Council took place in November and there were a variety of reactions provided by the Council. After accessing the Council's feedback, the applicant reached out to staff and indicated their plan to postpone a request for rezoning for the remaining portion of the 40-acre site; but due to timing and their need for new and additional square footage for the medical office, they are now before the Commission with this narrowed rezoning request.

Dir. Tollefson provided some context of the site and its surrounding uses. She also discussed some of the public indicators of the area and public feedback from two recent community surveys which were focused on development and zoning in the East Growth area.

Staff believes that the rezoning of this portion for office to B-2 zoning does not necessarily set the tone for the rest of the corridor nor set an obligation for continuing zoning for commercial uses north of Highland Road. But, by placing a medical office here without a better understanding of the type of uses on the remaining 40-acres, there could be an impact on the decisions for the remaining 40-acres. It also raises a question as to how viable other desired land uses may be at this location. It is difficult for staff to recommend approval with confidence that the proposed zoning and use would be the best fit at this location. Additionally, in the midst of the broader policy debate that is on-going, it would be a disservice at this time and creates a high risk of error on the City's part. The past 10-12 years have shown that when the City is proactive in our policy analysis and work methodically through the process, success is achieved. Town Center and Central Growth are examples of such. In summary, staff recommends denial at this point. She added that at a minimum staff recommends tabling the item to provide an opportunity to work through the policy decisions sooner rather than later to allow the applicant to continue to consider this site for their proposed use.

She added that in regard to the proposed site plan and concept plan, staff does have some strong recommendations regarding modifications to the architecture.

Mary Macharne – 12727 N. Forest Court – she is opposed to the proposal as she feels that the neighborhood feedback was not considered. She is concerned about the impact on the traffic and the number of people in the area that this use would bring.

Dan Abendroth – 12960 NW. Shoreland – he is opposed as he feels that residential neighborhoods are the strength of the community. He feels that the land use plan should be followed and that this site is surrounded by residential properties and should remain zoned as residential.

The applicant was represented by Paul Weaver from Highland Investments LLC, John Ford from Mequon Medical and Blake Estes, Vice-President for Ascension Ambulatory. Mr. Weaver stated that they have spent a considerable amount of time developing a thoughtful plan for this site. He

said that they have taken the feedback and advice from staff and they are only requesting approval for this medical office at this time and have tabled the opportunity of uses for the remaining 36 acres.

Mr. Ford stated that they have spent the past 2 years meeting with staff, local officials and the public. He explained that they have 4 commitments from potential users that bring significant benefits to the community (taxes, city and school revenue benefits and over 100 jobs). Based on feedback received, they have eliminated select uses and drastically reduced the overall density. They have tabled all their other potential users until the City completes their analysis study this summer, with the exception of the medical office.

He stated that Ascension is looking for a greater commitment to the City, the greater good of the residents and the medical community. There is a need for their doctors to have close proximity to the hospital. They also have a relationship with Concordia University that will allow their students hands-on instruction.

He listed the project highlights:

- Proximity to the hospital and Concordia
- \$15M of total development cost
- Long term commitment to the City
- 30,000 sq. ft. for 3 users: Ascension, Madison Medical & Premier Radiology
- 70 good-paying jobs
- Improved technology and healthcare for the community

Mr. Estes stated that this is a very exciting and important project. He stated that they currently care for approximately 80,000 patients annually and employ approximately 700 people at Ozaukee St. Mary's Hospital and the primary-care facility across the street. There are currently 3 primary-care providers across the street, and they are looking to expand to 8 primary-care providers including specialty care. The project will include an outpatient imaging center that will not be associated with the hospital but will add affordable and convenient imaging services.

The Commission gave feedback that Ascension is a great neighbor and a respected business in the community. There were several comments regarding the importance of that corner and the reluctance to decide the zoning before the on-going analysis has been concluded. It was stated that this is a process that takes time to be done correctly. It would not be good policy to decide about one parcel before the zoning of the entire area is decided. There was mention of the interchange going in and the unknown implications.

A few Commissioners do support this proposal as there are commercial uses on the other 3 corners of that intersection and it is not perceived that residential use will not be desired on that immediate corner. It was suggested that residential properties could go behind this project on the remainder of the parcel.

Action

Commissioner Choren made a motion to table the item.
Ald. Strzelczky seconded the motion.

A voice vote was taken; vote passed (6-2) {No votes: Becky Schaefer, Lemke}

RESULT:	TABLED [6 TO 2]
MOVER:	Martin Choren, Commissioner
SECONDER:	Robert Strzelczyk, Alderman/Vice Chair
AYES:	Wirth, Strzelczyk, Baka, Choren, Hawley, Stoker
NAYS:	Lemke, R. Schaefer
ABSENT:	J. Schaefer

- c) Concord Development. The applicant is seeking a text amendment to Chapter 62, Sign Code, related to I-43 freestanding signs.

Asst. Dir. Zader stated that a request was made from Christ Church to modify the city sign code to allow religious institutions a freestanding sign along I-43. He explained that the City adopted Ordinance 2011-1363 which permitted I-43 freestanding signage in certain circumstances. The code section allows signs for identification of a business park, retail center or educational facility that contains 4-acres and 400 feet of direct frontage on I-43. He further explained that prior to 2011 signs along I-43 were prohibited. After discussion the Planning Commission recommended to the Common Council that the number of signs would be limited along I-43, specifically freestanding signs, to areas that have a greater regional draw and a branding name for the site. It was contemplated at the time that The Pavilions, Concordia University and the Mequon Corporate Park would benefit from this type of signage. The approach also limited the number of development signs that would be permitted to prevent visual sign clutter.

In this case, staff feels that the religious institution is similar to any other single use or multi-use tenant along I-43 and is somewhat contradictory to the policy established in 2011. Unless there is a broader policy discussion among the Commission to open it up to other uses, staff does not support the amendment to allow I-43 sign specifically for a religious institution and recommends denial of the request.

The applicant was represented by Andrew Petzold of Concord Development Company. He stated they are requesting a freestanding sign along I-43 which is permitted in the City if 7 conditions are met. Christ Church does meet all but 1 of the conditions. They do not meet condition #3 which states; *“One freestanding sign shall be permitted for identification of a business park, retail center or education facility that contains a minimum of four acres and 400 feet of direct frontage on I-43 right-of-way”*. He explained that they have 26 acres and more than the required 400 feet of frontage but they are not defined as one of the types of businesses listed. Although they do have an educational component they are not defined as an educational facility.

Mr. Petzold commented that neither “educational facility” or “business park” are defined terms in the Ordinance. The business park definition does include and allow for quasi-public uses. The quasi-public municipal city ordinance definition specifically allows for religious uses. Based on this, they do not feel that this is a stretch and that the church shall be an approved user and allowed to have the freestanding sign along I-43. Mr. Petzold suggested that the text amendment modification could include language referring to “quasi-public” use instead of religious

institution. He stated that this is very important to the Church as they have invested in the community over many decades and their facility has been used for many different public uses over the years. They do not feel that this allowance would cause a proliferation of signs along I-43 and they ask that the Commission approve this request.

There was discussion about the history of the approvals and the intention of signs allowed along I-43. Some Commissioners feel that the use of “quasi-public” is more appropriate language to use and they are supportive of this I-43 sign request.

Action

Commissioner Lemke made a motion to approve a text amendment modification to include “quasi-public” use in the language.

Mayor Wirth seconded the motion.

A voice vote was taken; vote passed (7-1){No vote: Becky Schaefer}

The text amendment recommendation will be made to the Common Council.

RESULT:	APPROVED AS AMENDED [7 TO 1]
MOVER:	Rick Lemke, Commissioner
SECONDER:	John Wirth, Chair
AYES:	Wirth, Strzelczyk, Baka, Choren, Hawley, Lemke, Stoker
NAYS:	R. Schaefer
ABSENT:	J. Schaefer

5) Policy

- 1) An Ordinance Amending Chapter 62 of the Mequon Municipal Code, Related to the Allowance of Auxiliary and Banner Signs in the B-2 (Community Commercial), B-4 (Business Park) and B-5 (Light Industrial) Commercial Zoning Districts.

Dir. Tollefson stated that this initiated from a request by the Public Welfare Committee (PWC) based on a specific business interest but is addressed as a city policy issue. The PWC did a survey of the Chamber of Commerce business members regarding signage to ascertain their interest and feedback. Although there was a low response rate, the feedback provided included two changes:

1. Auxiliary Signs- which are already allowed and defined in the sign code.
2. Special Event Signs

The PWC recommended approval of the text amendment by a vote of 2-0 at their January meeting; which allows for a secondary auxiliary sign that is much smaller in scale for certain properties that have the following conditions:

- More than one business tenant

- 400 feet of street frontage

The intent is to narrow this down to larger sites that have a great deal of street frontage so that they are afforded their monument sign along the street and a smaller secondary sign at another site along the street. It is limited to 16 square feet and a maximum of four feet in height. There are several design standards that have been recommended by the Planning staff to be included as conditions of approval.

The second change regarding the temporary special event signs was initiated by staff as there have been more feather flags in use. Staff has recommended the modification of the language of the sign code for special event banner signs to also include feather flag style signs. Due to the fabric used on the feather flags they seem to hold up better in weather conditions and hold their color better.

The Commission asked about the height restriction for feather flags. It was recommended that it should not exceed 14 feet. There was discussion about properties that have a master sign plan and that those properties would be evaluated on an individual basis if they request additional secondary signage.

Action

Ald. Strzelczyk made a motion to recommend this text amendment to the Council for approval with the conditions of feather flags no larger than 30 sq. ft with a height restriction of 14 feet, change the language to read B-4 or B-5 and ~~striking out B-2~~ for the auxiliary monument signs. Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

Action

Mayor Wirth made an amendment to the motion to add B-2 back into the language of the text amendment. Commissioner Baka seconded the motion.
A roll call vote was taken; vote passed (6-2){No votes: Ald. Strzelczyk, Becky Schaefer}

RESULT:	APPROVED AS AMENDED [8 TO 0]
MOVER:	Robert Strzelczyk, John Stoker
AYES:	Wirth, Strzelczyk, Baka, Choren, Hawley, Lemke, R. Schaefer, Stoker
ABSENT:	J.Schaefer

6) Announcements

The next meeting is March 9, 2020 at 6:00 p.m.

7) Adjourn

Action

Commissioner Choren made a motion to adjourn.

Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0)

The meeting concluded at 8:00 p.m.

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: DRAFT_PC_02.10.2020 (4929 : Meeting Minutes from February 10, 2020)



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Mequon, WI 53092-1930
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Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: March 9, 2020
SUBJECT: GNK Enterprises, LLC for Pet Supplies Plus. The applicant is seeking conditional use grant approval to allow an animal kennel (which by definition allows for boarding, care and grooming of cats and dogs) to be located within a retail establishment for Pet Supplies Plus located at 10968 N. Port Washington Road (The Pavilions).

Applicant:	GNK Enterprises, LLC for Pet Supplies Plus
Status of Applicant:	Owner
Requested:	Conditional Use Grant
Proposed Use:	Kennel, Commercial
Existing Zoning:	B-2
Land Use Plan:	Community Commercial
Location:	10968 N. Port Washington Road
Tax Key:	#15-029-06-007.00
District:	#8

Background:

The applicant requests conditional use grant approval for an animal kennel at 10968 N Port Washington Road. According to the zoning code, *kennel, commercial* means a lot, building, structure, enclosure, or premises whereon or wherein four or more dogs or cats are maintained, boarded, bred, kept, or cared for in return for remuneration, or are kept for the purpose of sale, or are groomed, trained, or handled, for others. Pet Supplies Plus is requesting a conditional use to allow for the boarding, care and grooming of cats and dogs in conjunction with a permitted retail store.

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 applicant indicated that the grooming service will have three groomers. The applicant also indicated that only cats which will be offered for adoption will be boarded.

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

The Land Use Plan designates the site as Community Commercial. Surrounding properties are zoned B-2 Community Business and B-3 Office and Service. An animal kennel within a retail

store can be considered compatible with the Land Use Plan designation and expected uses in the area. The grooming and pet wash area will take up approximately 363 square feet of the 6,963 square foot retail trade establishment.

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

The proposed activities fit the character of the surrounding area. The daily hours of operation will be between the hours of 9:00 AM – 9:00 PM. A maximum of 9 staff members are on site during hours of operation. Per the parking requirements, the proposed use is required to have a total of 44 parking spaces based on the square footage and total staff members on site at any given time. Staff believes The Pavilions has sufficient parking to accommodate the proposed use. In accordance with Sec. 58-532, a pet grooming service that allows pets to enter with customers may not be located adjacent to any existing restaurant or grocery store within the same building. The proposed use complies with this requirement.

Planning staff believes the proposed use and activities should be harmonious with the surrounding uses. Traffic to the site will come from Port Washington Road, which has adequate ingress/egress facilities to accommodate the traffic.

Staff Recommendation:

Planning staff recommends approval of the conditional use grant based on the following criteria:

1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. In accordance with Sec. 58-532, a pet grooming service that allows pets to enter with customers may not be located adjacent to any existing restaurant or grocery store within the same building.

Attachments:

Packet Docs (PDF)

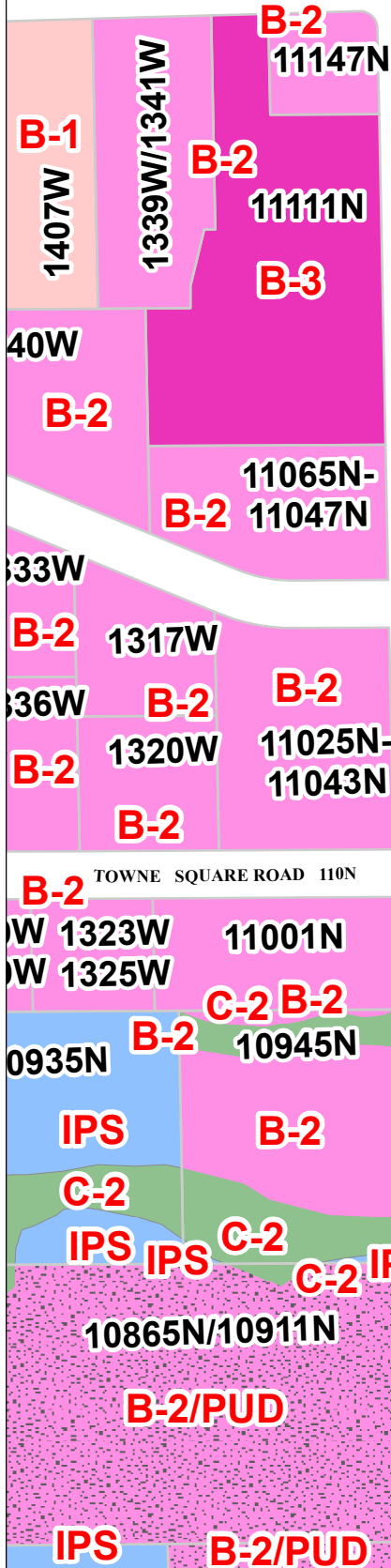
Pet Supplies Plus

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

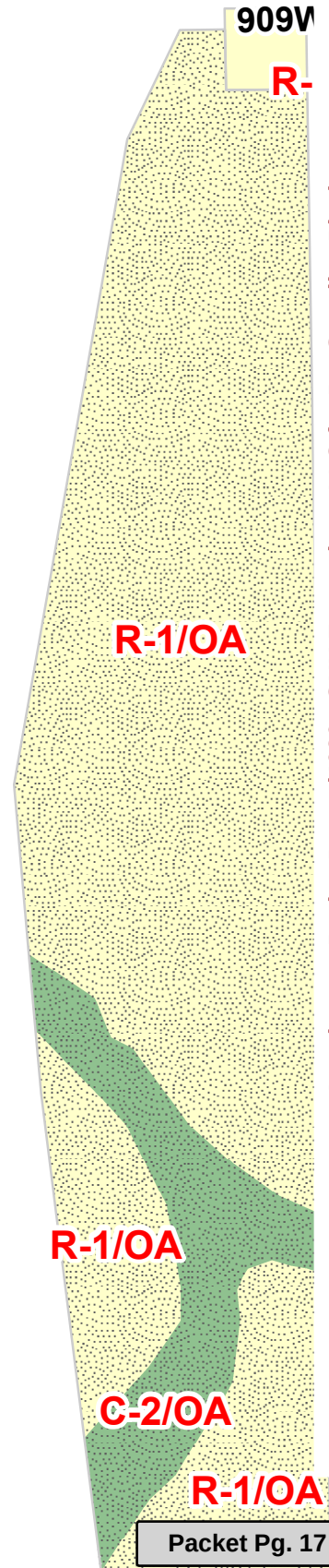
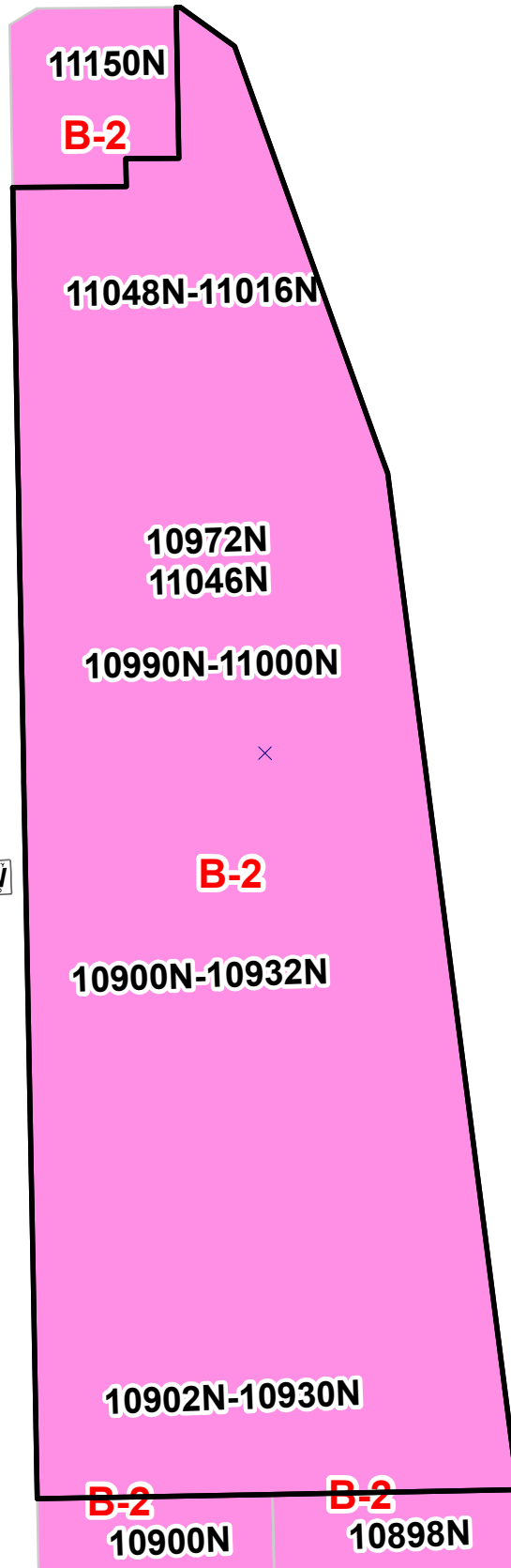
LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential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

2.a.a

MEQUON ROAD 112N



PORT WASHINGTON ROAD 13W



Attachment: Packet Docs (4930 : GNK Enterprises, LLC for Pet Supplies Plus)

February 7, 2020

Re: Conditional Use Grant Application for Pet Grooming Services

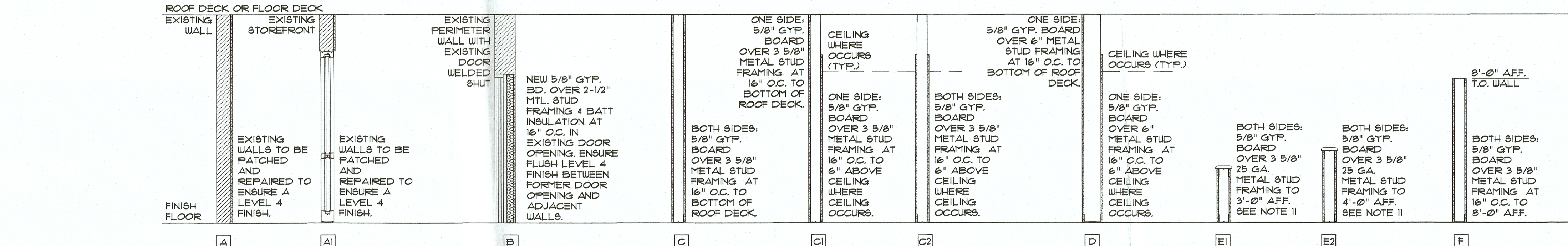
To Whom It May Concern,

Proposed scope of work consists of a renovation to an existing tenant space to allow for a new Pet Supplies Plus retail store including pet grooming services. The hours of operation of the store will be 9AM – 9PM Monday through Saturday and 10 AM – 6PM on Sunday. The services provided are pet grooming and wash services. The number of groomer's working in the services space will be no more than three (3).

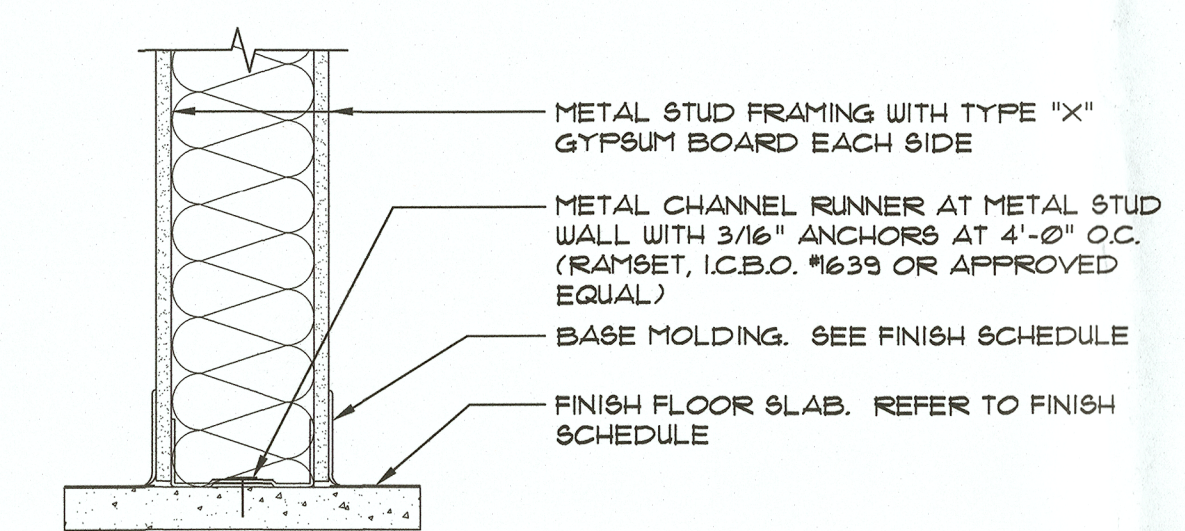
Thank you.

A handwritten signature in black ink, appearing to be "D. L. R.", written over the "Thank you." text.

Attachment: Packet Docs (4930 : GNK Enterprises, LLC for Pet Supplies Plus)

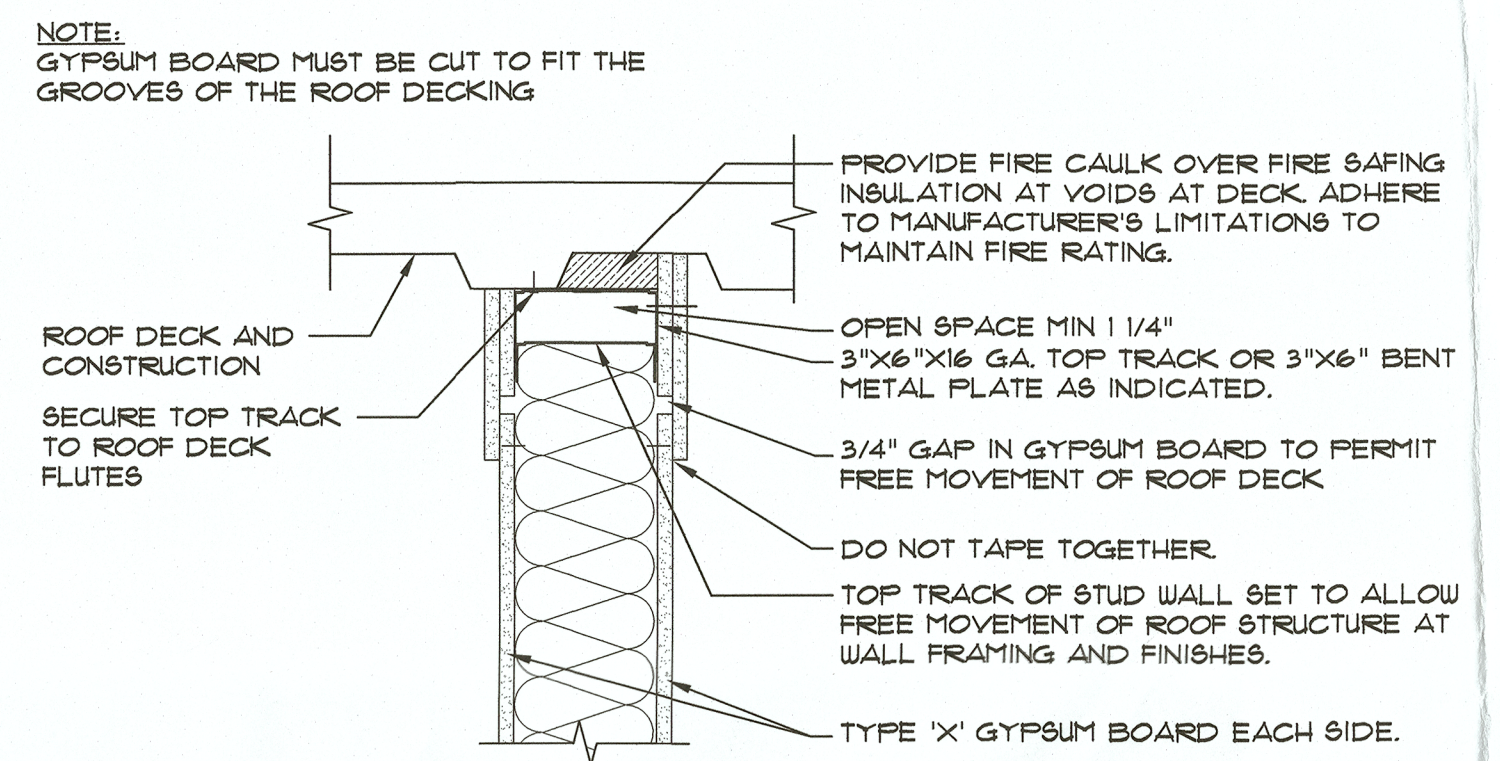


4 TYP. WALL TYPES
A-1.0 NOT TO SCALE

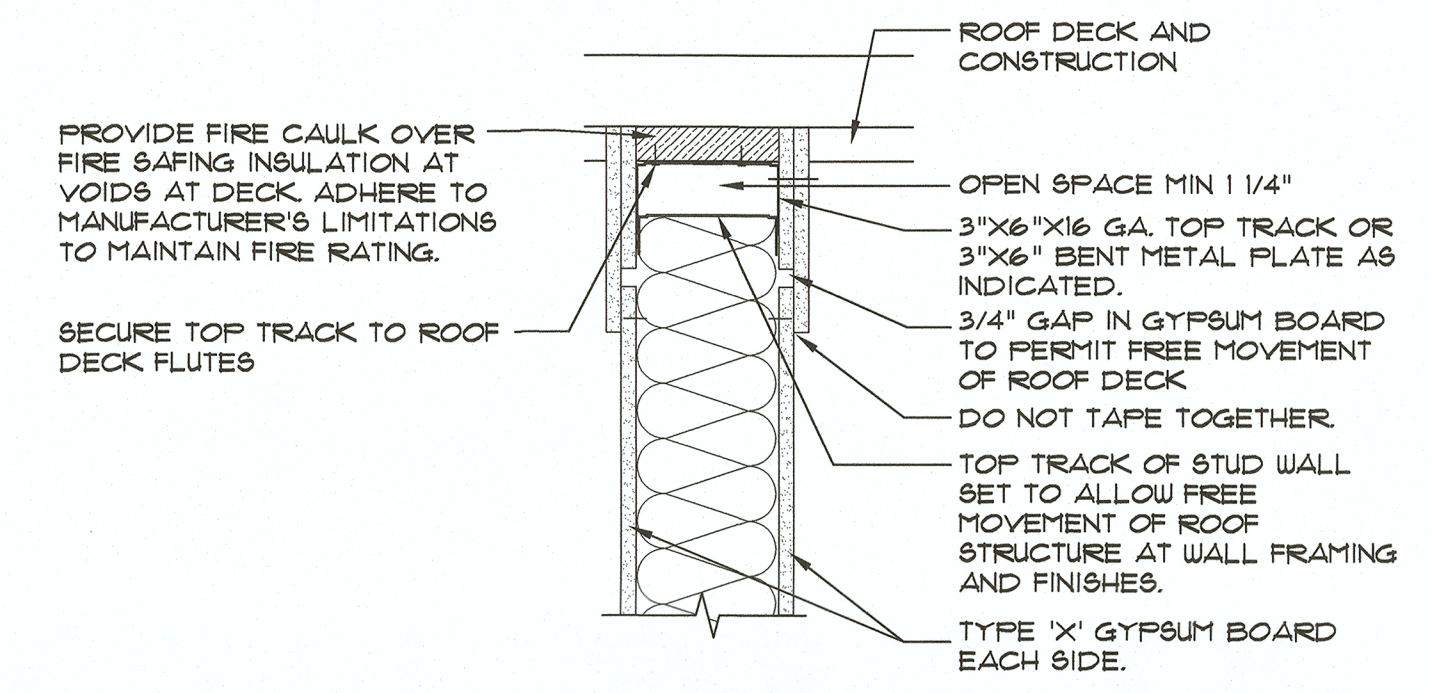


- NOTES:
- SEE FLOOR PLAN FOR LOCATION OF WALL INSULATION.
 - SEE FLOOR PLAN FOR LOCATION OF FIRE RATED WALLS.

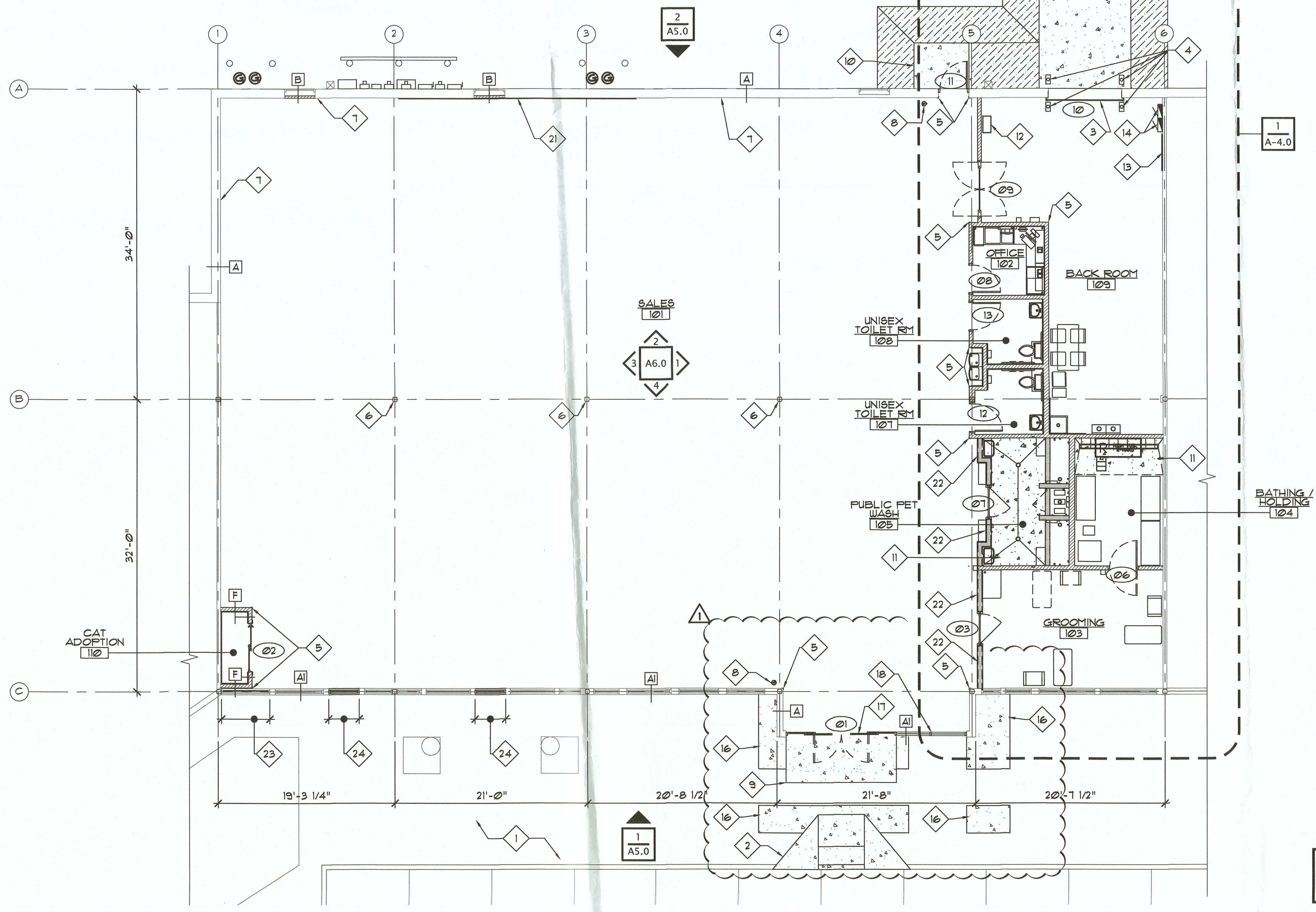
2 PARTITION @ FLOOR
A-1.0 SCALE: 1-1/2" = 1'-0"



3A TYP. FULL HT. PARTITION DETAIL @ ROOF DECK
A-1.0 SCALE: 1-1/2" = 1'-0"



3B TYP. FULL HT. PARTITION DETAIL @ ROOF DECK
A-1.0 SCALE: 1-1/2" = 1'-0"



1 FLOOR PLAN
A-1.0 SCALE: 1/8" = 1'-0"

WALL TYPE NOTES:

- WALL LEGEND NOTES:
- ALL EXISTING DEMISING WALLS AND EXTERIOR PERIMETER WALL SHALL HAVE INSULATION WITH R-VALUE OF R-19 AND NO LESS THAN AN STC 50 RATING.
 - GYP. BOARD TO BE CUT AROUND ROOF DECK ALONG DEMISING WALLS FOR TIGHT CLEAN FINISH AND TO MAINTAIN THE NECESSARY FIRE SEPARATION.
 - MOISTURE RESISTANT GYP. BOARD TO BE USED IN PUBLIC PET WASH, GROOMER'S BATHING, RESTROOMS AND BEHIND FRP PANELS. 5/8" THICK DENS-SHIELD BACKER TO BE USED IN LIEU OF GYP. BOARD BEHIND WALL TILE.
 - G.C. TO REFERENCE REFLECTED CEILING PLAN FOR CEILING HEIGHTS.
 - SOUND WALL TO BE PROVIDED FROM FINISH FLOOR TO UNDERSIDE OF DECK WHERE GROOMING, GROOMING HOLDING, GROOMING BATHING AND PUBLIC PET WASH ARE LOCATED ALONG A DEMISING WALL. SOUND WALL TO HAVE A STC RATING OF 50 UNLESS NOTED OTHERWISE.
 - PROVIDE LEVEL 4 FINISH TO ALL EXPOSED WALLS.
 - SEE DETAIL 05/A8.0 & 06/A8.0 FOR DETAIL AND SPACING OF CONTROL JOINTS IN GYP. BOARD WALLS.
 - ALL WALLS TO BE TAPED, SANDED AND READY TO RECEIVE NEW FINISHES.
 - REFER TO METAL STUD SCHEDULE ON SHEET C4.0 FOR STUD GA.
 - REFER TO FLOOR PLAN FOR IN WALL STEEL POST BRACING.
 - REFER TO DETAILS ON SHEET A1.0 FOR SPECIFIC WALL FINISH DETAILS.
 - PROVIDE NEW SEALANT AROUND INTERIOR AND EXTERIOR OF EXISTING STOREFRONT / WINDOW SYSTEM.
 - PROVIDE SEALANT WHERE STOREFRONT / WINDOW SYSTEM MEET GYP. BOARD.
 - EXTEND STUDS AND GYP. BOARD TO UNDERSIDE OF ROOF DECK WHERE NEEDED.

GENERAL NOTES:

- NO COLUMN BUMP OUTS ARE PERMITTED ALONG PERIMETER SALES FLOOR WALL. DUE TO RACKING REQUIREMENTS. G.C. TO VERIFY ALL PERIMETER WALLS ARE FLUSH UNLESS NOTED OTHERWISE. G.C. TO NOTIFY ARCHITECT IF ADDITIONAL WALLS NEED TO BE CONSTRUCTION TO ACHIEVE FLUSH SALES FLOOR PERIMETER WALLS.
- G.C. TO VERIFY ALL OVERALL DIMENSIONS, COLUMN LOCATIONS, COLUMN SIZES, ETC. ONCE DEMOLITION IS COMPLETED. G.C. TO PROVIDE PLAN SHOWING GATHERED DIMENSIONS TO ARCHITECT OF RECORD AND PSP PROJECT MANAGER. PSP TO RECEIVE CONFIRMATION DIMENSIONS ON WEEK 2 OF CONSTRUCTION.
- G.C. TO PROVIDE ANY NECESSARY FLOOR LEVELING AND PATCHING AS REQUIRED FOR INSTALLATION OF NEW FLOOR FINISHES.
- G.C. TO REPAIR / REPLACE ANY GYP. BOARD AS NECESSARY FOR FLUSH SURFACE ON ALL WALLS.

KEYED NOTES:

- EXISTING SIDEWALK.
- NEW ACCESSIBLE CURB RAMP. REFER TO DETAIL 03/A8.0.
- OVERHEAD DOOR PROVIDE LINTEL AS NECESSARY. REFER TO HARDWARE SCHEDULE FOR DETAILS. REFER TO LINTEL SCHEDULE ON SHEET C4.0 AND DETAIL 01/A8.0.
- BOLLARD, REFER TO 01/A8.0 & 08/A8.0.
- VINYL CORNER GUARD TO 4'-4" AFF. REFER TO DETAIL 10/A8.0.
- EXISTING BUILDING COLUMN. REMOVE ALL FURRING, HARDWARE, CLEAN, PREP AND PAINT P-1, SEMI GLOSS, TYP.
- INSTALL FIRE RETARDANT 2x CLEATS TO WALL BEHIND PERIMETER RACKING. REFER TO ELEVATIONS FOR MOUNTING HTS. AND LENGTHS.
- 4-A-6.0-B-C MULTI-PURPOSE 10-LB. FIRE EXTINGUISHER.
- 5'-0" x 12'-0" FROST SLAB. SEE DETAIL 02/A8.0.
- 5'-0" x 6'-0" FROST SLAB. SEE DETAIL 02/A8.0.
- NEW CONCRETE FLOOR, SLOPED TOWARD DRAIN(S).
- LOCATION FOR AQUARIUM FILTRATION EQUIPMENT. MOUNT 36" AFF. ON FIRE RETARDANT PLYWOOD BOARD.
- PHONE/DATA BOARD.
- ELECTRICAL SERVICE PANELS.
- 10'-0" x 10'-0", 8" THICK REINFORCED CONCRETE PAD SEE DETAIL 01/A8.2.
- INFILL OPENING WITH CONCRETE TO MATCH AND ALIGN WITH EXISTING ADJACENT CONCRETE SIDEWALK. SEE DETAIL 1/A-8.0 FOR MORE INFORMATION.
- AUTOMATIC SLIDING ENTRY DOOR SYSTEM, FINISH TO BE CLEAR ANODIZED ALUMINUM, SEE DOOR SCHEDULE ON A-9.0 FOR MORE DETAIL.
- CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH INSULATED TEMPERED SAFETY GLASS. SEE A-5.0 FOR MORE DETAIL.
- NOT USED.
- NOT USED.
- FRP FROM FLOOR TO 48" AFF. BEHIND FISH/ANIMAL UNITS.
- FRP ALONG FACE OF SERVICES WALLS. REFER TO INTERIOR ELEVATIONS.
- FROSTED WINDOW FILM TO BE PROVIDED OVER EXISTING STOREFRONT WINDOWS.
- NEW STOREFRONT INFILL TO MATCH EXISTING ADJACENT STOREFRONT WHERE EXISTING DOORS WERE REMOVED.
- FEATHER NEW ASPHALT AT A MINIMUM OF 1:12 TO CREATE FINISH CONDITION AT BOTH NEW FROST SLAB AND DELIVERY SLAB.



1736 columbus road
cleveland, oh 44113
www.faboarch.com
t:216-241-6150
f:216-395-0053

fabo architecture

PET SUPPLIES PLUS

10968 NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092

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REVISIONS:
11-22-2019 - REVISION 1

issue date: 10-28-2019

A-1.0
sheet No.
job No. FA19164

PARKING CALCULATION FOR PET SUPPLIES PLUS

ZONING CODE	
Use	Retail and customer service establishment
Parking Requirement	1 space per 200 square feet of gross leasable area plus one space per employee

PROPOSED RESTAURANT	
Gross floor space	6,963 SF
Max. employees on one shift	9 employees

PARKING CALCULATION	
Parking Required	44 stalls
Parking Proposed	Pavilions Shopping Center shared parking

Public Feedback



The FEED BAG

Pet Supply Company, LLC.

February 6, 2020

Jac Zader,

I am writing you this letter as a concerned business and property owner within the Mequon community. My name is Mark Haslam, I am the owner of The Feed Bag Pet Supply company located between the Mequon Pavilions and Steins Home and Garden. I own the building as well as the business.

The concern that I speak of is the entrance of a Pet Supplies Plus, a national franchise chain within the Mequon Pavilion. It was brought to my attention that Pet Supplies Plus has begun its buildout within the Mequon Pavilion between Marshals and Sendik's without going for the required Conditional Use Permit.

The concerns that I believe the Planning Commission should be made aware of are the same concerns that were communicated to me ten years ago when The Feed Bag Pet Supply had a signed lease with the owners of the Pavilions for 11,000 square feet between Marshals and Sendik's.

At that time, The Feed Bag Pet Supply submitted the appropriate applications for a Conditional Use Permit to allow for a pet supply retailer, and pet wash station with the ability to allow pet owners to shop with their pets to occupy space within the Pavilions.

After going through three full months of meetings, Planning Commission meetings and public hearings we were denied the ability to move forward thus having to break our lease and losing out the \$6000 worth of application fees and architectural fees.

The concerns that surfaced during our application process and still exist today; as nothing has changed within the Pavilions were:

1. Green Space/Relieving Area: The Pavilion is a concrete city with very little to no green space to allow for customers to relieve their dogs; it was mentioned that flower beds were not acceptable areas for dogs to relieve themselves and cutting up the parking lot to create green space or to assume customers would walk their pets all the way to Port Washington Road to utilize the grass along the roadway was not a realistic expectation.
2. Rodents: It was the concern by the Planning Commission that given the nature of dog and cat foods, in large volumes, being in close proximity to a grocery store, the management of rodents would be a challenge given the premises was not a stand alone building that could contain and manage the situation without interfering with other businesses.
3. Barking dogs: The Planning Commission at the time we applied for occupancy within the Pavilion felt that the noise generated from barking dogs would be disruptive to other business within the Pavilion and would cause a difficult situation for those tenants and the City of Mequon in managing the noise generation.



The FEED BAG

Pet Supply Company, LLC.

As an experienced business owner of a Pet Supply business, I would be hesitant to allow dogs into a business located within a multi-tenant facility, given that there is a Massage business next store. I cannot imagine a massage to the background music of barking dogs would be peaceful and relaxing.

Please keep in mind noise travels through walls, even walls up to the roof deck; when we applied for occupancy within the Pavilions, there was a concrete wall between us and other businesses, there is no concrete walls within the space currently being constructed.

4. Reputation; We at The Feed Bag Pet Supply have worked extremely hard over the last ten years to run a clean business, where not a single complaint has been raised regarding the dogs on our premise. Clean up around the building is second to none while providing the proper amount of grassed-in areas adjacent to the building to allow dogs to relieve themselves without having messes within the public walk-ways.

Our concern with a national chain entering into the picture with an absentee owner (it was brought to our attention that the owner plans to reside in Boston, MA.) is that any negative actions or neglect of premises by that store could affect our good reputation. Many residents of the North Shore Community still believe we are part of the Pavilion. You, know, *“That Pet Store in the Pavilion.”*

5. Ordinance – Section 58-532 Paragraph F & G; Unknown to us back ten years ago there is an ordinance that prohibits a retail establishment that allows animals to enter its facility from occupying a demise that is adjacent to a restaurant, or grocery store establishment.

To solidify our entrance into the Pavilion we submitted several alternatives. One of those alternatives was to construct a buffer zone (establish another business to occupy space between us and the grocery store), such that the pet store premises would not be adjacent to a restaurant or grocery store. That idea was shot down by the Planning Commission; it was communicated to us that the definition of adjacent within the ordinance was defined as “under the same roof” given the wording of the ordinance “...may not be located ...within the same building...”.

Another alternative was to eliminate the grooming / bathing operations within the facility, operating only a pet retail store. This alternative also was met with resistance as there was no way to monitor or prevent consumers from bringing their pets into the store without escorting the customer out; not good for any business and not realistic to have a police officer manage the situation full time; a burden on public resources.

Attachment: Packet Docs (4930 : GNK Enterprises, LLC for Pet Supplies Plus)



The FEED BAG

Pet Supply Company, LLC.

6. A need within the community?: Does Mequon have the adequate demand for a second pet store less than a block away? Through national studies and experience within the pet industry, the average pet store requires 20 – 25K in population to survive given the current consumer shopping habits on the internet.
7. Safety of Pets: Given the close proximity to Marshals and Sendik's, the concern of consumers shopping with their pets, storing their pet product purchases in their car, and then leaving their pets within the "hot car" to do the "quick shop" at Marshals and Sendik's; a concern that was raised during our application. This is something we watch very closely within our own parking lot; something that cannot be watched within a Pavilion parking lot.

Again, I know this puts the City of Mequon in a tough position, do we allow competition or not; I hope that a decision to approve or deny a pet store within the Pavilions is not based on competition but based on the above mentioned concerns and this remaining last point:

1. Forgiveness Mentality: How is construction being commenced for a business that is classified as Conditional Use without the proper applications or approvals in place; concern is that the mentality by the Pavilion owners and the Pet Supplies Plus Owners is once construction is completed they will implement the "We are sorry...we ask for forgiveness...can we still move in since we spent all this money for the buildout" case.

This would set a precedent for all future business occupancies, not to mention the hardship that would cause any owner to have to tear out a completed construction project.

All I ask is that the same fairness and denial process that was afforded The Feed Bag Pet Supply when we submitted application to move into the Pavilion be implemented for any other Pet Supply Grooming/Bathing facility entering the Pavilion. We were denied; nothing has changed with the challenges of the Pavilion, so how is this New Pet Store moving forward with construction?

I thank you for your time and consideration on this matter.

Sincerely,

Mark Haslam, Owner
The Feed Bag Pet Supply

Attachment: Packet Docs (4930 : GNK Enterprises, LLC for Pet Supplies Plus)

		2.a.a		
CONDITIONAL USE GRANT Articles of Agreement made and entered into this 9th day of March, 2020 by and between Centro Bradly SPE 1 LLC, owner of the property located at 10968 N Port Washington Road, and the City of Mequon Planning Commission. Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 19, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows: LEGAL DESCRIPTION Exhibit A 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 <u>City of Mequon</u> 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 <u>kennel, commercial</u>. GRANTED by action of the Planning Commission of the City of Mequon this 9th day of March 2020. John Wirth, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2020, 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 _____, 2020, 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) _____ RETURN TO: City of Mequon 11333 North Cedarburg Road 60W Mequon, WI 53092 PARCEL NO.: 15-029-06-007.00 Attachment: Packet Docs (4930 : GNK Enterprises, LLC for Pet Supplies Plus) <tr><td colspan="2"></td><td>Packet Pg. 25</td></tr>				Packet Pg. 25
		Packet Pg. 25		

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- 9:00 PM, 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.
- 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. Window displays: As on file with Community Development Department, City of Mequon
 - g. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
 - h. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
 - i. The building shall comply with the building code.

11.

- 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:
 - 1) Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
 - 2) In accordance with Sec. 58-532, a pet grooming service that allows pets to enter with customers may not be located adjacent to any existing restaurant or grocery store within the same building.

Owner

Acknowledgment:

STATE OF WISCONSIN)

)SS

OZAUKEE COUNTY)

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



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: March 9, 2020
SUBJECT: ICAP Development. The applicant is seeking certified survey map for a 4-lot land division and building and site plan of the northeastern most parcel approval for the property located at 10865-10911 N. Port Washington Road.

Applicant: ICAP Development
Status of Applicant: Offer to Purchase
Requested: Building and Site Plan
Certified Survey map
Existing Zoning: B-2 (Community Commercial)
PUD (Planned Unit Development)
Land Use Plan: Community Commercial
Lot Area: 6.2 acres
Location: 10865-10911 N. Port Washington Road
Tax Key: #15-030-04-010.00
District: #6

Background:

The applicant is requesting building and site plan approval for a multi-tenant building located at 10865-10911 N Port Washington Road. The new development is part of the recently approved PUD (Ord 2019-1550 and 2020-1563) that included a total of nine acres of land and five potential building sites. In addition to the building and site plan approval, the applicant is requesting Certified Survey Map approval for the land division on the north end of the site. The CSM is consistent with the concept plan approved as part of the PUD.

B-2 District Standards:

The following table compares the proposed plan to the B-2 district standards:

District Regulations:	B-2:	Proposed Use:
Minimum Lot Area:	2 acres	.63 acre*
Minimum Lot Width:	150 feet	164 feet
Open Space Ratio:	40%	36.27%*
Maximum FAR:	30%	19.6%
Maximum Building Height:	42 feet	25 feet
Building Setback	95 feet	95 feet
Building North Side Yard Offset:	20 feet	68 feet
Building South Side Yard Offset	20 feet	9 feet*
Building West Side Yard Offset:	20 feet	10 feet*
Minimum Parking Setback:	25 feet	25 feet
Minimum Parking Offset North:	20 feet	55 feet

Minimum Parking Offset South:	20 feet	9 feet*
Off-Street Parking:	27 stalls	19 stalls

* Approved by PUD Ordinance

Site Plan:

The site plan shows the building located on lot 3 of the proposed CSM. The plan is consistent with the approved concept plan and complies with all requirements of the code except for the number of parking stalls. While the tenants of the building have not been determined, a retail use of the building, at the proposed size, would require a minimum of 27 parking stalls. The plan calls for a total of 19 stalls. Unless the applicant can secure specific tenants and provide a more in-depth parking analysis, staff cannot support the site plan as presented. Even if the applicant can provide information based on secured tenants, staff would be concerned that future parking demands may exceed supply when tenant spaces change.

The site plan shows a dumpster enclosure on the south end of the building with an access drive on the adjacent parcel. The approved concept plan shows this area as green space between the two buildings. Staff would need to know more about the development pattern of the building to the south in order to understand the impacts of the proposed dumpster location. Staff understands the applicant chose the location in order to minimize the public view of the structure, but a preferred solution is to locate the enclosure on the north end of the building.

Building Design:

The building materials include burnished concrete masonry units in two colors, fiber cement panels and aluminum storefront windows. Building accents include a precast concrete cap and fabric awnings. Staff is not supportive of the design of the building or the color palette of the materials. The design is not consistent with other buildings along Port Washington Road or with the recently approved Landmark Credit Union. There are several recently built retail developments in the area that include more traditional building elements including brick and stone. Staff does not believe minor changes to the current building design are adequate. It is our opinion that an entirely new design should be explored. Staff recommends tabling the item because of this concern.

Lighting Plan:

The proposed lighting plan includes parking lot lights and wall packs. All of the proposed fixtures are shown to meet the full cutoff requirement of the lighting code. The parking lot lights are limited to 18.75 feet in height based on the height of the building. The dispersion plan does not show the average parking lot illumination level and whether it complies with the 2.0 foot-candle requirement. Staff will add as a condition of approval that a parking lot dispersion plan is submitted for staff review and approval.

Landscape Plan:

The plan was submitted to the city's landscape architect consultant, Terry Higgins, for review and comment. Based on his review, staff will require the applicant resubmit the plan with the following changes:

1. Minimum 3" caliper for all proposed deciduous trees.
2. Provide street trees along Port Washington road at 35-foot intervals

Certified Survey Map:

The proposed certified survey map creates four lots ranging from .62 acres to 3.3 acres in size. This is the second CSM needed to comply with the lot configuration shown on the approved concept plan. The CSM shall identify the specimen tree protection area that exists on Lot 2. The Engineering Division has verified that the parcel closes. There are no technical corrections necessary.

Engineering Report:

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

Access is provided through as existing access drive to the north and a shared access drive to the south. A portion of the trash drive and the shared access drive are on a neighboring parcel. A shared access agreement is required for shared facilities. 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.

Wetlands appear to be present on site. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources was performed and the wetlands were considered exempt. The exemption of the wetlands has been received, but the report has not. The wetland delineation report is required and shall be submitted prior to final approval by the Planning Commission.

A Filling and Excavation permit is required for any export or import of materials. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards; however, should the filling or excavation exceed 1,000 cubic yards a haul route would be reviewed and approved by staff with the site grading. A haul route bond of \$5,000 would be required if the haul route utilizes local roads. These requirements are consistent with other sites that include hauling greater than 1,000 cubic yards.

The site proposes an increase in impervious surface in excess of one-half 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. A technical memorandum is required if the site stormwater is covered under a regional stormwater pond.

Staff Recommendation:

Planning staff recommends tabling of the building and site plan approval based due to issues with the building design and site layout.

Staff Recommendation:

Planning staff recommends approval of the land division subject to the following conditions:

1. Final staff review and approval of CSM.
2. Compliance with the Tree Preservation Ordinance.
3. No certified survey map shall be offered for recording or recorded after 180 days from the date of approval by the Planning Commission.
4. The applicant shall provide a shared access and maintenance agreement, subject to City attorney review and approval.
5. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).

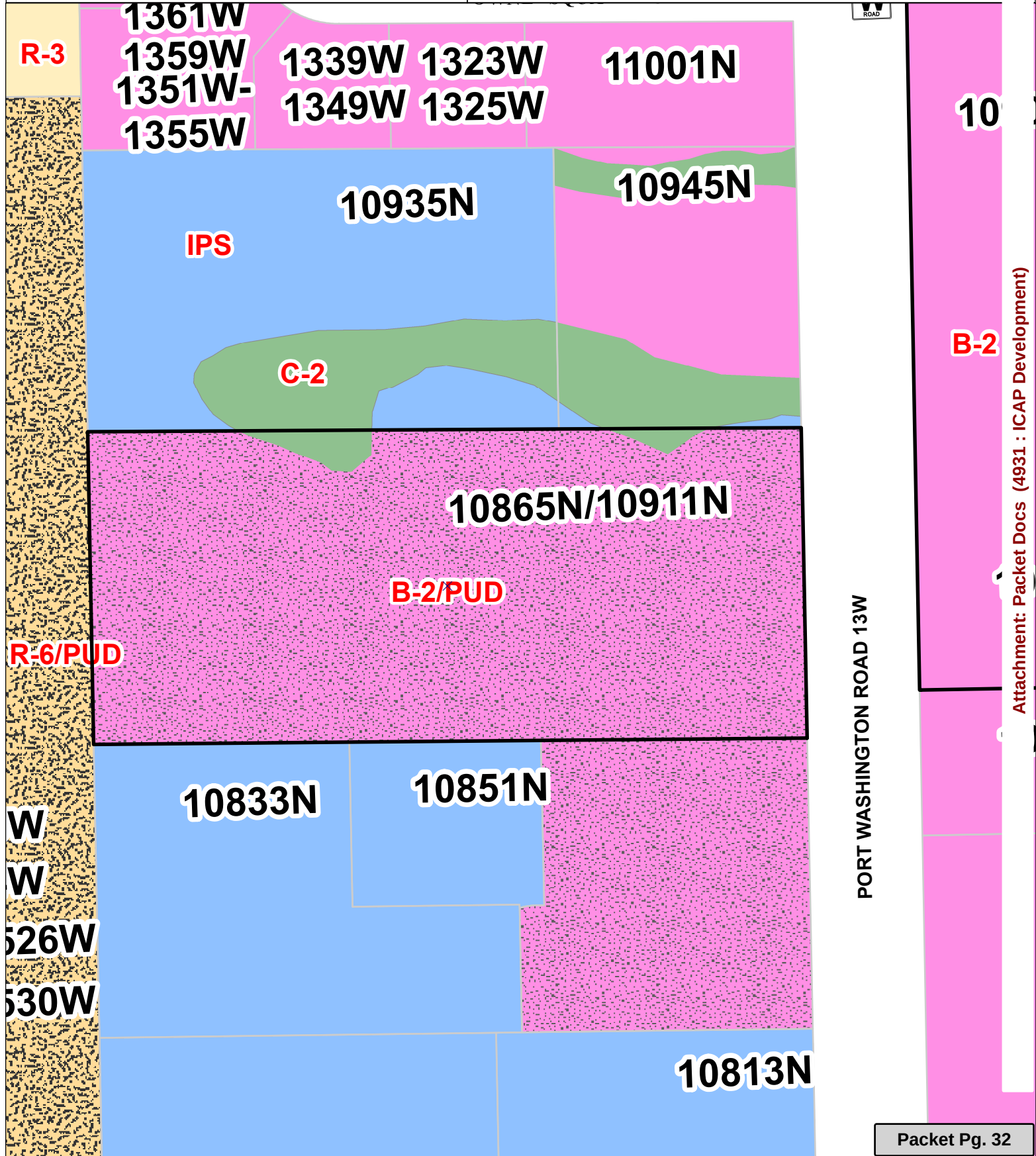
Attachments:

Packet Docs (PDF)

ICAP Development

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

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





February 10, 2020

Jac Zader
 Assistant Director of Community Development
 City of Mequon
 11333 N. Cedarburg Road
 Mequon, WI 53092

SUBJECT: Draft CSM Approval
 Building Site Plan Approval
 10865-10911 North Port Washington Road

Project Location:

The land commonly known as 10865-10911 North Port Washington Road (the "Property"), which is currently owned and by the Jewish Home and Care Center Inc., and was formally home of the Mequon Care Center, prior to demolition around 2007, and has been vacant since. The site consists of two legal parcels totaling 8.9 acres (389,184 SF). A Legal Description is included on the survey provided with this submittal.

Project Description:

ICAP Development ("ICAP") has the Property under contract for purchase and seeks to redevelop the Property for multiple commercial uses, as approved in Ordinance 2019-1550 and associated conceptual site plans. ICAP envisions the parcels with Port Washington Road frontage to be retail and office users that are complementary to the surrounding properties along the Port Washington Road corridor. The western portion of the Property is shown as an office use, but could accommodate a wide range of uses, including professional services, healthcare, health club or residential.

Request: ICAP is seeking draft CSM approval to subdivide the property for purchase and future redevelopment. This CSM further subdivides the property and is consistent with the conceptual site plans previously reviewed and approved by the Plan Commission and Common Council. ICAP is also seeking Building and Site Plan Approval for the northeastern most parcel.

Schedule:

ICAP desires to purchase the Property on April 1, 2020 and commence construction in the spring of 2020.

The following documents are included with this submittal:

- Planning Commission Application
- Land Division Application Fee
- Draft CSM
- Building and Site Plan Review Application Fee
- Site and Architectural Plans

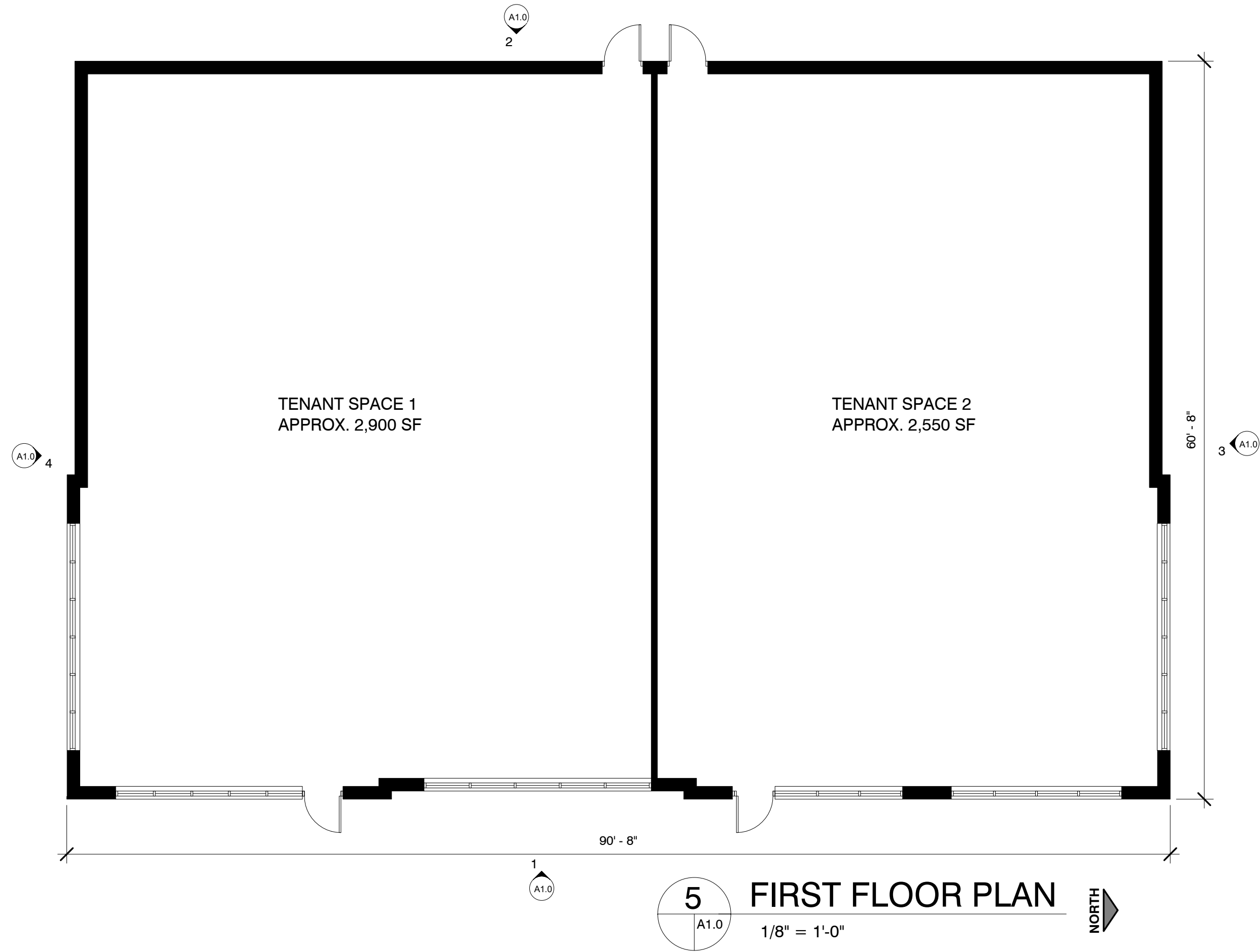
→ Storm Water Memo

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "J. Protaskey", is written over the "Respectfully Submitted," text.

Jerad Protaskey
 ICAP Development LLC

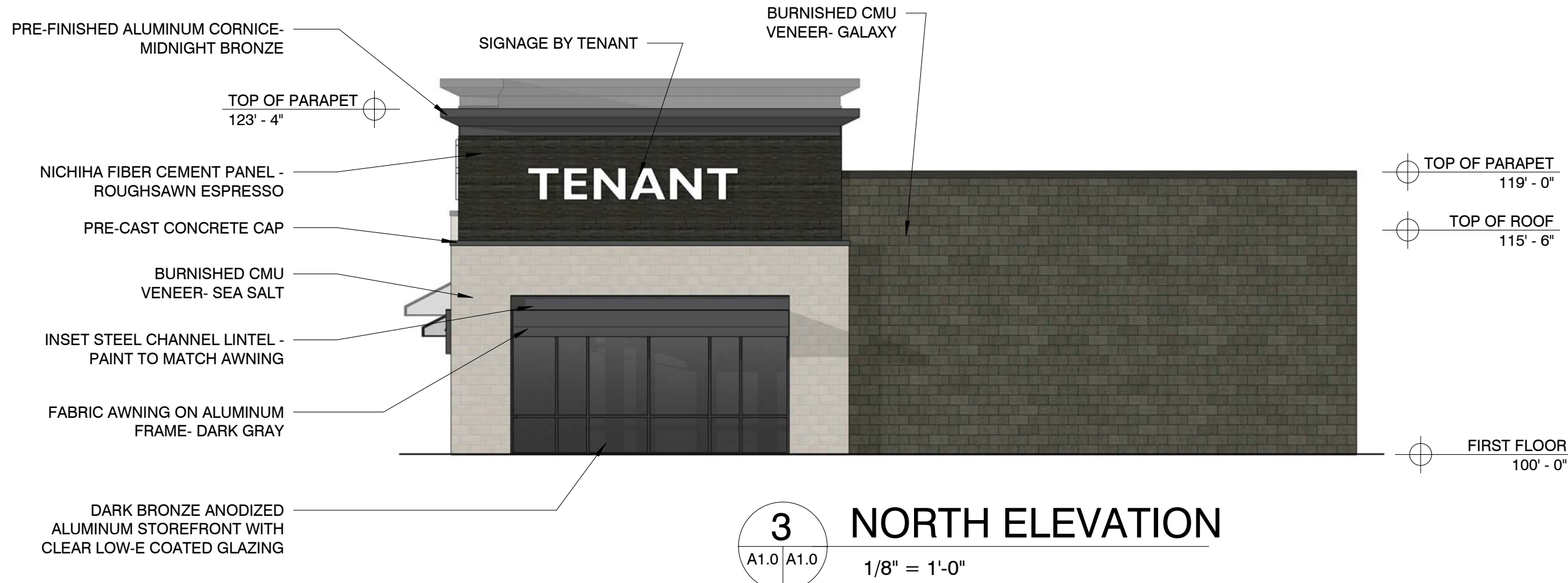
Attachment: Packet Docs (4931 : ICAP Development)



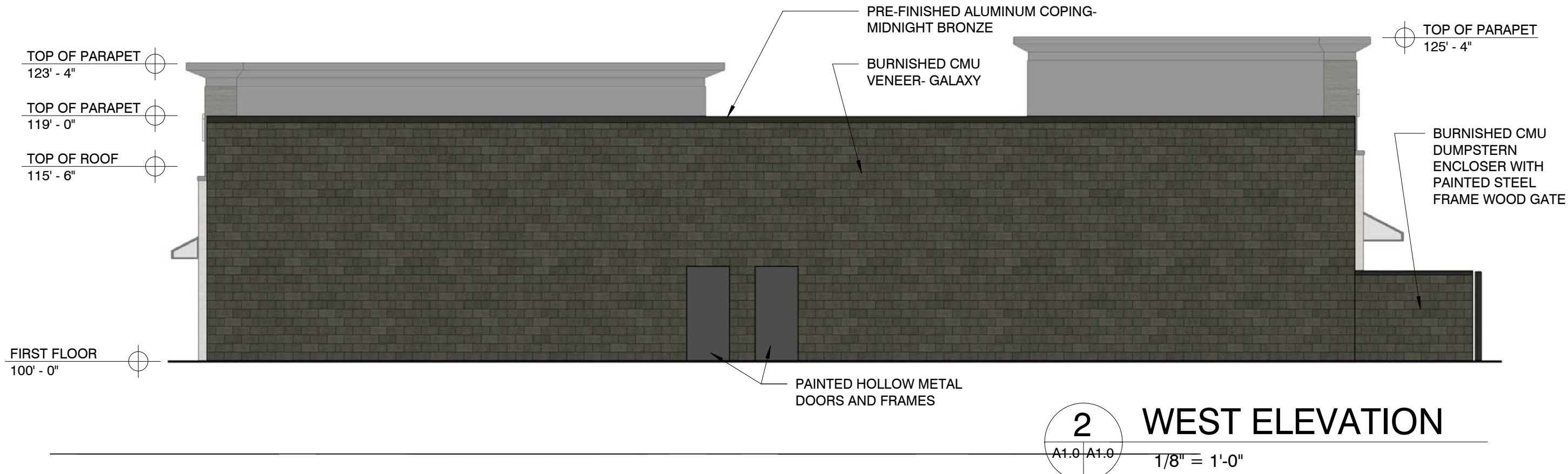
5 FIRST FLOOR PLAN
1/8" = 1'-0"



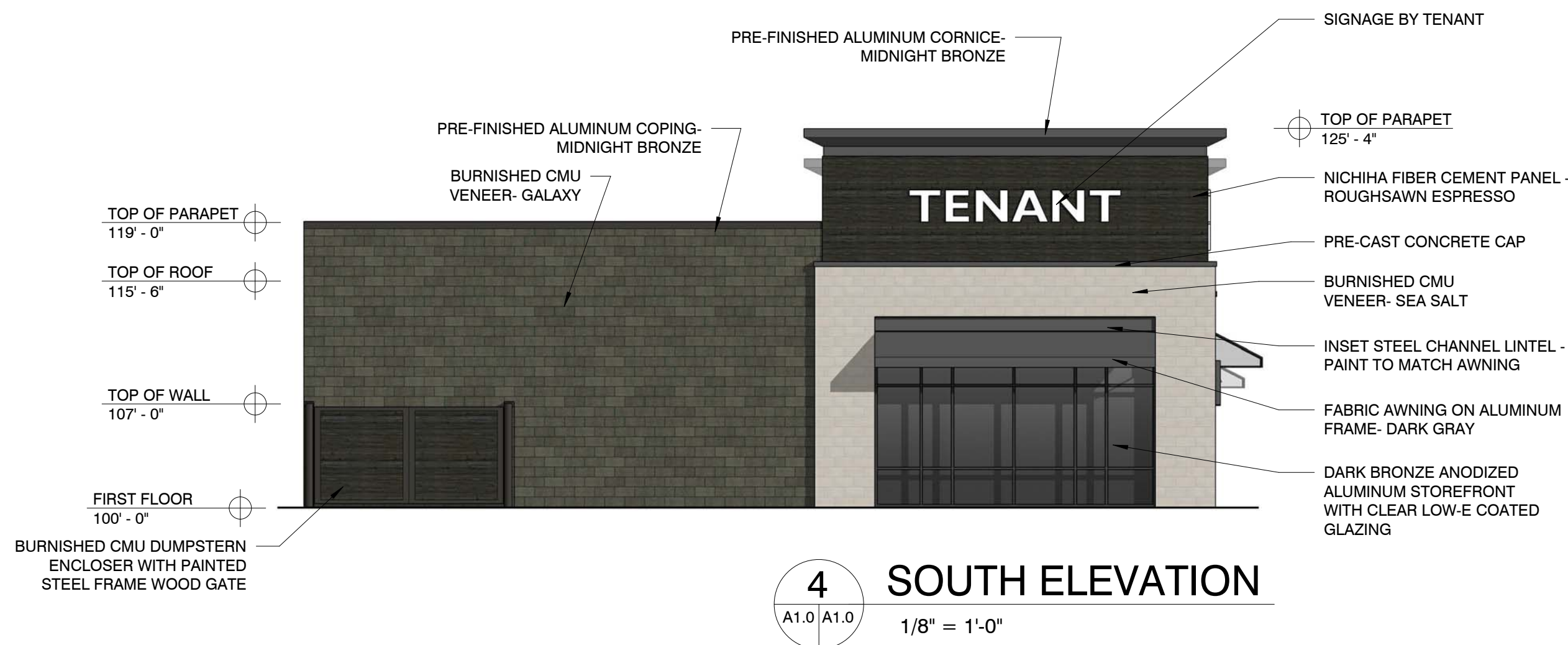
PERSPECTIVE VIEW - VIEW FROM SOUTHEAST



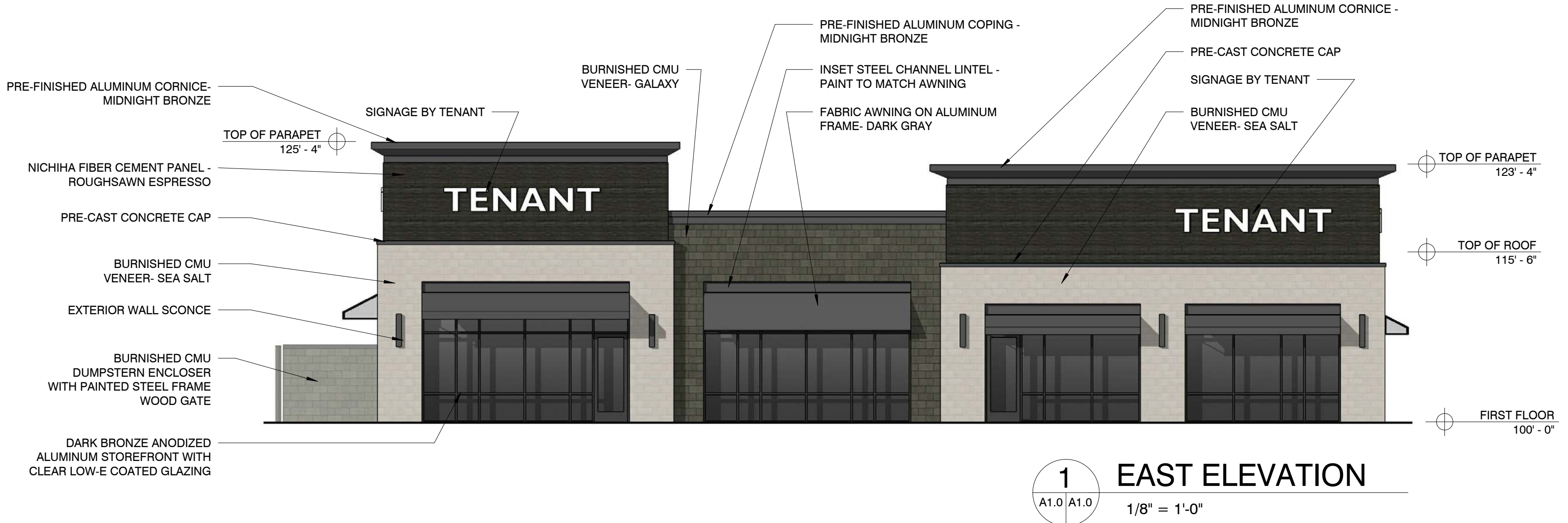
3 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

NEW BUILDING FOR:
ICAP MEQUON DEVELOPMENT
10865-10911 N PORT WASHINGTON RD
MEQUON, WI

NO.	REV.	DATE	DESCRIPTION
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PROJECT INFO			
Original Issue Date	02/10/2020	Project No.	20-013
Drawn By	RP/BR		

SHEET TITLE
FLOOR PLAN, ELEVATIONS AND
PERSPECTIVE VIEW

A1.0

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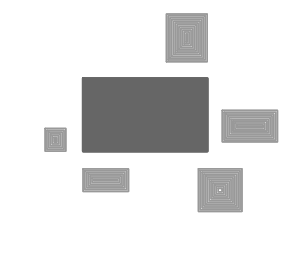
REVIEWED: MTS

DRAFTED: SRB

DESIGNED: SRB

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER AREA DRAIN		
STORM SEWER INLET (ROUND CASTING)		
STORM SEWER INLET (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN		
UTILITY CROSSING		
LIGHTING		
ELECTRICAL CABLE		
OVERHEAD WIRES		
CAUTION EXISTING UTILITIES NEARBY		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
STREET SIGN		
GAS MAIN		
TELEPHONE LINE		
CONTOUR		
SPOT ELEVATION		
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS			
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAW	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TS	TOP OF SIDEWALK
HWL	HIGH WATER LEVEL	TW	TOP OF WALK
INV	INVERT	WM	WATER MAIN
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE
NTS	NOT TO SCALE		



PLAN | DESIGN | DELIVER

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PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:

20725 WATERTOWN ROAD SUITE 100

BROOKFIELD, WI 53186

(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

ICAP - MEQUON OUTLOT

10865-10911 N PORT WASHINGTON RD, MEQUON, WI

PLANS PREPARED FOR

ICAP DEVELOPMENT

833 E MICHIGAN ST, SUITE 510

MILWAUKEE, WI 53202



PROJECT
LOCATION

- GENERAL NOTES
1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.

2. A PRELIMINARY GEOTECHNICAL REPORT HAS BEEN PREPARED BY TERRACON DATED 02-05-2019 FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.

4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.

5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.

6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.

7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.

8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.

9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.

10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.

11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.

12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.

13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

STATE PLAN COORDINATE REFERENCE:

1. NE. CORNER OF THE NE. ¼ OF SECTION 30,T9, R22E BRASS CAP MONUMENT

INDEX OF SHEETS	
C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	SITE, DIMENSIONAL AND PAVING PLAN
C-4	GRADING AND EROSION CONTROL PLAN
C-5	SPOT GRADING PLAN
C-6	UTILITY PLAN
C-7	CONSTRUCTION DETAILS

GOVERNMENT CONTACTS	
ASSISTANT CITY ENGINEER:	
BRIDGET HEHN, P.E. CITY OF MEQUON 11333 N. CEDARBURG RD. MEQUON, WI 53092 MAIN: (262) 236-2957 bhenk@ci.mequon.wi.us	

PROJECT TEAM CONTACTS	
CIVIL ENGINEER: MARK SEDUL, P.E. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 MAIN: (262) 754-8888 E-MAIL: msedid@pinnacle-engr.com	SURVEYOR: STEPHAN G. SOUTHWELL, P.L.S. RA SMITH 16745 W. BLUEMOUND ROAD BROOKFIELD, WI 53005 MAIN: (262) 781-1000 E-MAIL: steve.southwell@rasmith.com
APPLICANT/OWNER: JERAD PROTASKEY ICAP DEVELOPMENT 833 E MICHIGAN ST, SUITE 510 MILWAUKEE, WI 53202 E-MAIL: jerad.protaskey@icap-dev.com	



Toll Free (800) 242-8511
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PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISFEAS, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO MAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL BECOME THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

ICAP - MEQUON OUTLOT

10865-10911 N PORT WASHINGTON RD, MEQUON, WI

COVER SHEET

REVISIONS	
—	—
—	—
—	—
—	—

REG JOB NO. 1524.10	MTS	N.T.S.	SHEET
REG PM	START DATE 02/04/20	SCALE	C-1
			C-7

COVER SHEET

THESE PLANS AND DESIGNS ARE COPYRIGHT-PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

REVIEWED: MTS
DESIGNED: SRB
DRAFTED: SRB

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

- 1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- 3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY SEVENTY-TWO (72) 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. THE BUILDING INSPECTION DIVISION HAS THE RIGHT TO INSPECT PRIVATE PORTIONS OF THE WORK AS WELL.
- 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 GRADING & 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 BE 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.
- 12. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
- 13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- 14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN KIND INCLUDING LANDSCAPING.
- 15. CONTRACTOR SHALL COMPLY WITH ALL CITY OF MEQUON CONSTRUCTION STANDARDS/ORDINANCES.
- 16. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

- 1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADINGS 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. A FILLING BERMS PERMIT IS REQUIRED FOR MATERIAL HAUL OFF, OR HAUL ON. 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. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
- 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 SON OR 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-98) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN +1 TO -3 PERCENT AND GRANULAR SOIL +3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
- 6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
- 7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- 1/2" 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 DRAINAGE 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. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEPED IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

- 1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR 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.
- 2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
- 3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS 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 PIPE 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 II OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE PER DETAIL ON PLAN OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE VIA MANHOLE, UNLESS OTHERWISE SHOWN ON PLANS.
- 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 INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER. ALL SANITARY LATERALS WITH LESS THAN 6" OF COVER, SHALL BE INSULATED WITH 2" X 8" X 2" THICK PLANKS OF STYROFOAM PLASTIC FOAM (DOW CHEMICAL COMPANY "Hybrand" OR APPROVED EQUIVALENT).
- 7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING 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. 10 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.
- 10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
- 11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
- 12. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE.

SPECIFICATIONS FOR PAVING

- 1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
- 2. 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 1/2 INCH DIAMETER LIMESTONE UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
- 3. 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.
- 4. 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.
- 5. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
- 6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO THE SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATION WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 12 FEET. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
- 7. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
- 8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- 2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- 3. MODIFICATIONS TO THE APPROVED GRADING AND EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPs. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- 4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- 5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES. PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
- 6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND ANOIR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
- 7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TOP. SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS, INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
- 8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

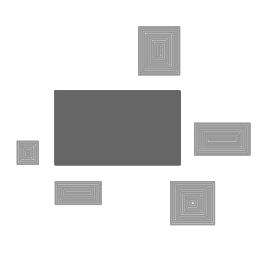
BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.

- 9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
- 10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING AND REPAIRING OR REPLACING. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- 11. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- 12. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
- 13. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- 14. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
- 15. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
- 16. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S758N EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C1258N (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- 17. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
- 18. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- 19. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- 20. SEE ADDITIONAL DETAILS AND NOTES ON GRADING AND EROSION CONTROL AND CONSTRUCTION DETAILS.

DEMOLITION NOTES

- 1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
- 2. EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "MISS DIG" PRIOR TO ANY DEMOLITION.
- 3. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- 4. COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES. BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
- 5. VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
- 6. DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
- 7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
- 8. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
- 9. CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.



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PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:

20725 WATERTOWN ROAD, SUITE 100

BROOKFIELD, WI 53186

(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

ICAP - MEQUON OUTLOT

10865-10911 N PORT WASHINGTON RD, MEQUON, WI

GENERAL NOTES

REVISIONS

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PEC JOB No. 1524.10

MTS

START DATE 02/04/20

SCALE N.T.S

SHEET
C-2
C-7

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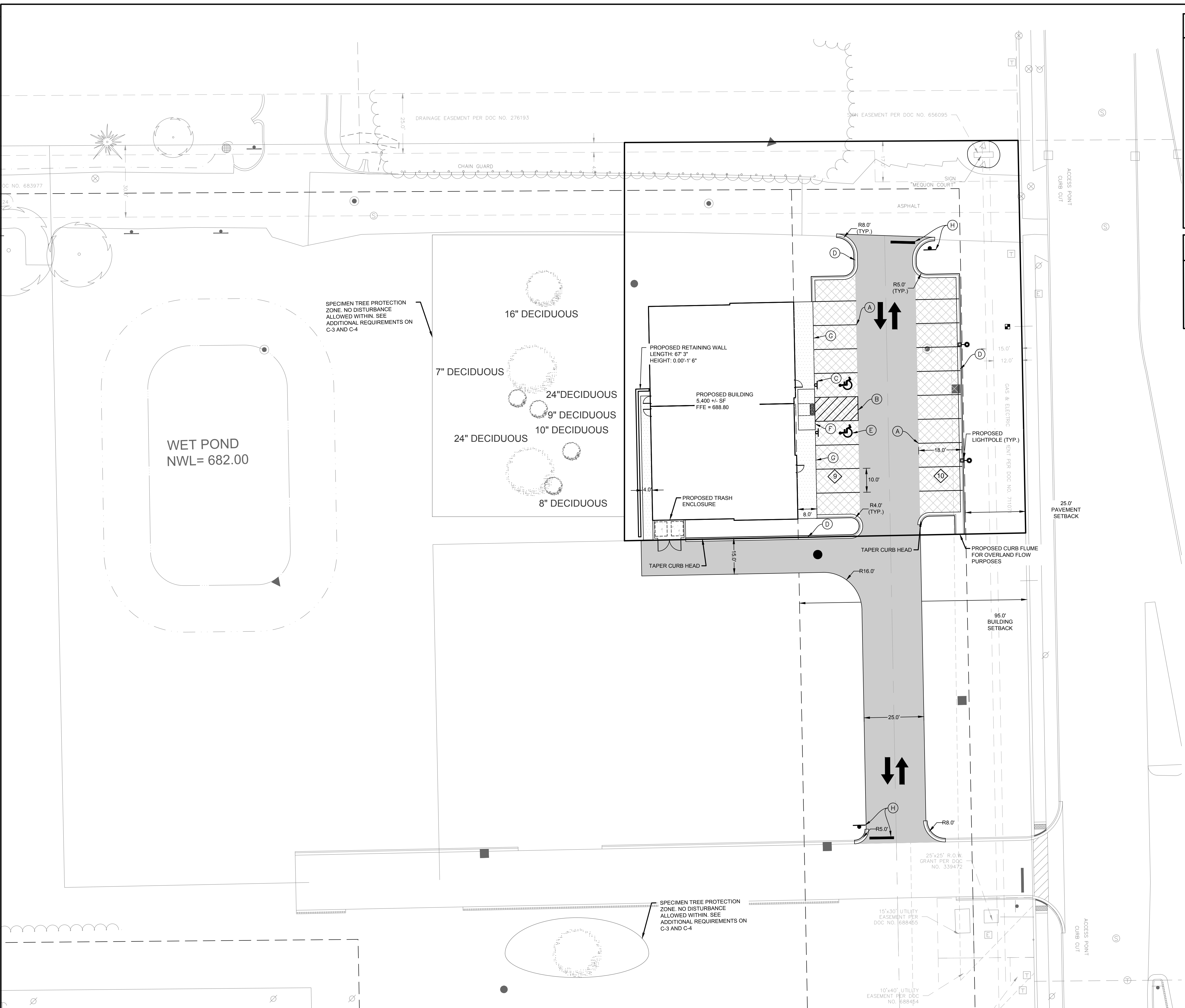
GENERAL NOTES

FOR REVIEW ONLY
Attachment: Packet Docs (4931 - ICAP Development)

ICAP - MEQUON OUTLOT

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DRAFTED: SRB
DESIGNED: SRB
REVIEWED: MTS



LEGEND

HEAVY DUTY PAVEMENT

• 12" x 1 1/2" CRUSHED AGGREGATE TB

• 4 1/2" HMA PAVEMENT (2 LIFTS)

• 1" BINDER COURSE (3 LT 58-28-5)

• 1 1/2" SURFACE COURSE (5 LT 58-28-5)

LIGHT DUTY PAVEMENT

• 8" x 1 1/2" CRUSHED AGGREGATE TB

• 3 1/2" HMA PAVEMENT (2 LIFTS)

• 2" BINDER COURSE (3 LT 58-28-5)

• 1 1/2" SURFACE COURSE (5 LT 58-28-5)

CONCRETE SIDEWALK

• 5" CONCRETE SIDEWALK WITH 6 x 6 W2.9 x W2.9 W.W.M.

• 6" MIN. - 1 1/2" CRUSHED AGGREGATE TB

CONCRETE PAVEMENT

• 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)

• 6" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6666 GAUGE STEEL MESH)

A

4" SOLID WHITE STRIPE

B

4" DIAGONAL AT 45° SPACED 2' O.C.

C

ADA PARKING STALL SIGNAGE WITH BOLLARD

D

18" CURB & GUTTER (SEE DETAIL)

E

ADA STALL INSIGNIA

F

ADA COMPLIANT RAMP, DEPRESS AND TAPER CURB HEAD. INSTALL TRUNCATED DOMES AT SIDEWALK.

G

INTEGRAL CURB AND GUTTER (SEE DETAIL)

H

STOP BAR STRIPING WITH STOP SIGN

I

PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

SITE DATA

SITE AREA:	0.63 AC
DISTURBANCE LIMITS:	0.66 AC
BUILDING AREA:	5,400 SF
PROPOSED CAR PARKING SPACES:	19 SPACES (2 A.D.A.)
TOTAL IMPERVIOUS AREA:	0.40 AC
GREEN SPACE (%)	36.27%

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

SPECIMEN TREE PROTECTION REQUIREMENTS

1. INSTALL A PHYSICAL AND HIGHLY VISIBLE OBSTRUCTION AROUND THE TREES TO BE PRESERVED. USE DURABLE FENCING MATERIAL (PLASTIC CONSTRUCTION FENCING, SNOW FENCE OR CHAIN LINK). PLACE THE BARRIER AS DETERMINED IN THE PRECONSTRUCTION SURVEY, IDENTIFYING THE CRITICAL ROOT ZONE (CRZ)(ORIPLINE) AND PROTECTED ROOT ZONE (PRZ). THE PROTECTED ROOT ZONE SHALL BE BASED ON THE FOLLOWING: (DIAMETER BREAST HEIGHT- DBH X 1.5). DBH, IS THE DIAMETER OF THE TREE APPROXIMATELY 4.5' UP THE TRUNK.
2. PLACE TREE PROTECTION SIGNS IN PROTECTION AREAS AND IN VISIBLE PLACES. ALL SIGNAGE SHOULD BE IN BOTH ENGLISH AND SPANISH. PLACE SIGNS APPROXIMATELY EVERY 20 FEET ON PROTECTION FENCES. SIGNAGE AND FENCING SHALL BE INSPECTED WEEKLY BY THE ONSITE SUPERVISOR, THROUGHOUT THE CONSTRUCTION PROCESS.
3. DO NOT ALLOW STORAGE OF CHEMICALS, MATERIALS OR SUPPLIES WITHIN THE AREA OF THE PROTECTIVE BARRIERS.
4. DO NOT ALLOW FUEL STORAGE ONSITE. REFUEL, SERVICE AND PROVIDE MAINTENANCE OF EQUIPMENT AND MACHINERY IN AN OFF-SITE AREA.
5. DO NOT ALLOW DEBRIS AND WASTE FROM CONSTRUCTION ACTIVITIES WITHIN PROTECTED AREAS. WASHING DOWN CONCRETE OR CEMENT HANDLING EQUIPMENT IS PROHIBITED WITHIN PROTECTED ZONE AND ANY AREA THAT MAY DRAIN ONTO PROTECTED ZONE.
6. IF NECESSARY PRECUT OR PRUNE ROOTS OUTSIDE THE PRZ DURING CONSTRUCTION. CLEAN CUTS TO BE MADE PERPENDICULAR OF THE NATURAL GROWTH DIRECTION. BACKFILL WITHIN AN HOUR OF CUTTING ROOTS AND WATER THE TREE WITHIN 24 HOURS.

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ICAP - MEQUON OUTLOT

10865-10911 N PORT WASHINGTON RD, MEQUON, WI

SITE, DIMENSIONAL AND PAVING PLAN

REVISIONS

1				
2				
3				
4				
5				
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7				
8				
9				
10				

PEG JOB NO. 1524.10

MTS

START DATE 02/04/20

SCALE 1" = 20'

SHEET

C-3

C-7

ATTACHMENT: PACKET DOCS (4931 : ICAP Development)

FOR REVIEW ONLY

STATE OF WISCONSIN AND DAVINCI DESIGN

3.a.a

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Packet Pg. 37



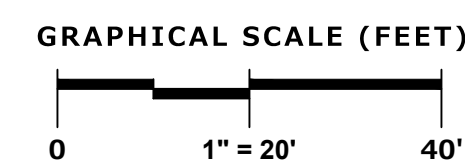
	SANITARY SEWER MANHOLE		NORMAL WATER LEVEL (NWL)
	STORM SEWER MANHOLE		DITCH OR SWALE
	STORM STORM CATCH BASIN (ROUND CASTING)		DIVERSION SWALE
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		SILT FENCE
	PRECAST FLARED END SECTION		TYPE D INLET PROTECTION
	CLEANOUT		CONSTRUCTION ENTRANCE
	VALVE BOX		HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
	FIRE HYDRANT		EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
	PROPOSED CONTOUR		
	PROPOSED SPOT ELEVATION		
	WETLANDS		
	FLOODPLAIN		
	HIGH WATER LEVEL (HWL)		

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
ANTICIPATED DATE: 05/01/2020 - 05/16/2020
2. DEMOLITION AND REMOVALS OF LANDSCAPE.
ANTICIPATED DATE: 05/16/2020 - 06/01/2020
3. CONDUCT ROUGH GRADING EFFORTS
ANTICIPATED DATE: 06/01/2020 - 07/01/2020
4. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
ANTICIPATED DATE: 07/01/2020 - 08/01/2020
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION
ANTICIPATED DATE: 08/01/2020 - 09/01/2020
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
ANTICIPATED DATE: 09/01/2020 - 10/01/2020
7. INSTALL TOPSOIL AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
ANTICIPATED DATE: 10/01/2020 - 10/16/2020
8. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER. APPROVAL BY CITY IS REQUIRED PRIOR TO REMOVAL
ANTICIPATED DATE: 10/16/2020 - 11/01/2020

WITH THE APPROVAL BY THE CITY OF MEQUON, CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

REMAINING DISTURBED AREAS OF
SLOPES 5:1 OR FLATTER TO BE
HYDROSEEDING

1. INSTALL A PHYSICAL AND HIGHLY VISIBLE OBSTRUCTION AROUND THE TREES TO BE PRESERVED. USE DURABLE FENCING MATERIAL (PLASTIC CONSTRUCTION FENCING, SNOW FENCE OR CHAIN LINK). PLACE THE BARRIER AS DETERMINED IN THE PRECONSTRUCTION SURVEY, IDENTIFYING THE CRITICAL ROOT ZONE (CRZ) AND DRIP LINES. THE CRZ OF EACH TREE TO BE PROTECTED ROOT ZONE SHALL BE BASED ON THE FOLLOWING: (DIAMETER BREAST HEIGHT- DBH X 1.5). DBH, IS THE DIAMETER OF THE TREE APPROXIMATELY 4.5' UP THE TRUNK.
2. THE PROTECTED AREAS SHALL BE IDENTIFIED AND IN VISIBLE PLACES, ALL SIGNAGE SHOULD BE IN BOTH ENGLISH AND SPANISH. PLACE SIGNS APPROXIMATELY EVERY 20 FEET ON PROTECTION FENCES. SIGNAGE AND FENCING SHALL BE INSPECTED WEEKLY BY THE ONSITE SUPERVISOR.
3. THROUGHOUT THE CONSTRUCTION PERIOD, THE FOLLOWING SHALL BE ENFORCED:
 - a. DO NOT ALLOW STORAGE OF CHEMICALS, MATERIALS OR SUPPLIES WITHIN THE AREA OF THE PROTECTIVE BARRIERS.
 - b. DO NOT ALLOW FUEL STORAGE, ONSITE, REFUEL, SERVICE AND PROVIDE MAINTENANCE OF EQUIPMENT AND MACHINERY IN AN OFF-SITE AREA.
 - c. DO NOT ALLOW DEBRIS AND WASTE FROM CONSTRUCTION ACTIVITIES WITHIN PROTECTED AREAS.
 - d. NO GRADING OR DOWN CUTTING OF ANY HANDLING EQUIPMENT IS PROHIBITED WITHIN PROTECTED ZONE AND ANY AREA THAT MAY DRAIN INTO PROTECTED ZONE.
 - e. IF NECESSARY PRECUT OR PRUNE ROOTS OUTSIDE THE PRZ DURING CONSTRUCTION. CLEAN CUTS TO BE MADE PERPENDICULAR TO THE ROOTS. NO BACKSIDE DIRECTION. BACKFILL WITHIN AN HOUR OF CUTTING ROOTS AND WATER THE TREE WITHIN 24 HOURS.

PEG JOB No. 1524.10 MTC

SHEET
C-4
C-7



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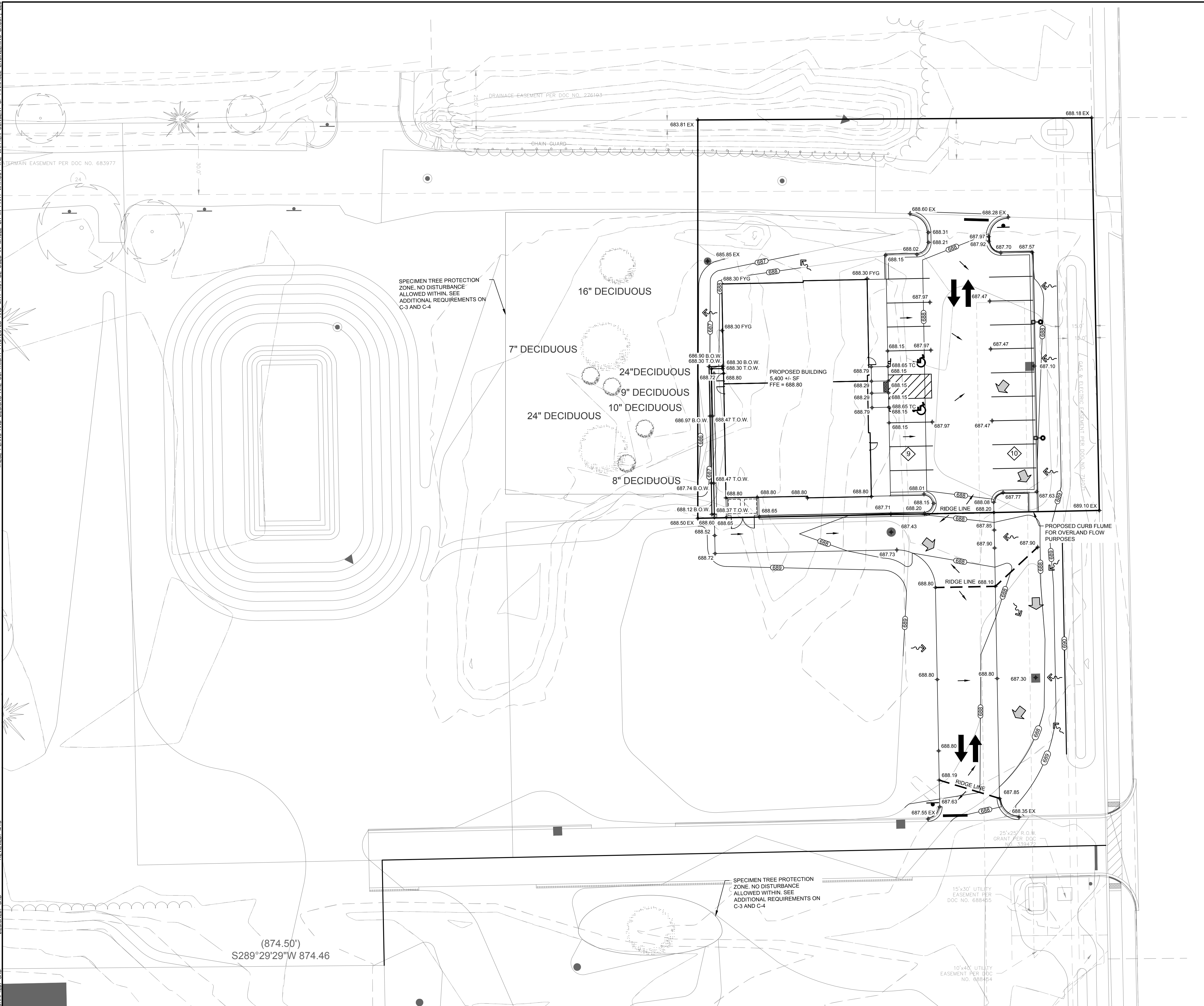
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DESIGNED: SRB
DRAFTED: SRB
REVIEWED: MTS



LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- ▤ PROPOSED CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- + 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING



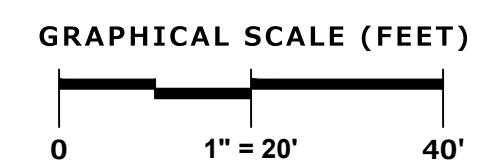
GRAPHICAL SCALE (FEET)

0 1" = 20' 40'



CROSSINGS	
1 8" STM OVER 6" SAN 8" STM B.O.P. 684.12 6" SAN T.O.P. 680.04	2 12" STM OVER 6" SAN 12" STM B.O.P. 684.42 6" SAN T.O.P. 678.82

**CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL
CONSTRUCTION NOTES LOCATED ON SHEET C-2**



REG JOB No. 1524.10
REG PM MTS
START DATE 02/04/20

SHEET
C-6
C-7

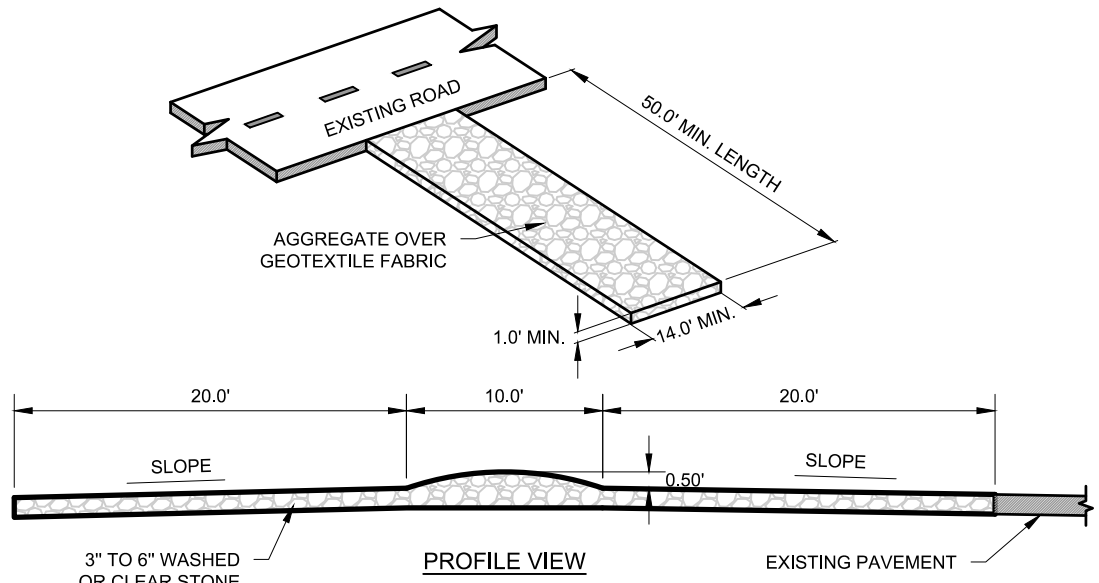
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REVIEWED: MTS

DESIGNED: SRB

DRAFTED: SRB

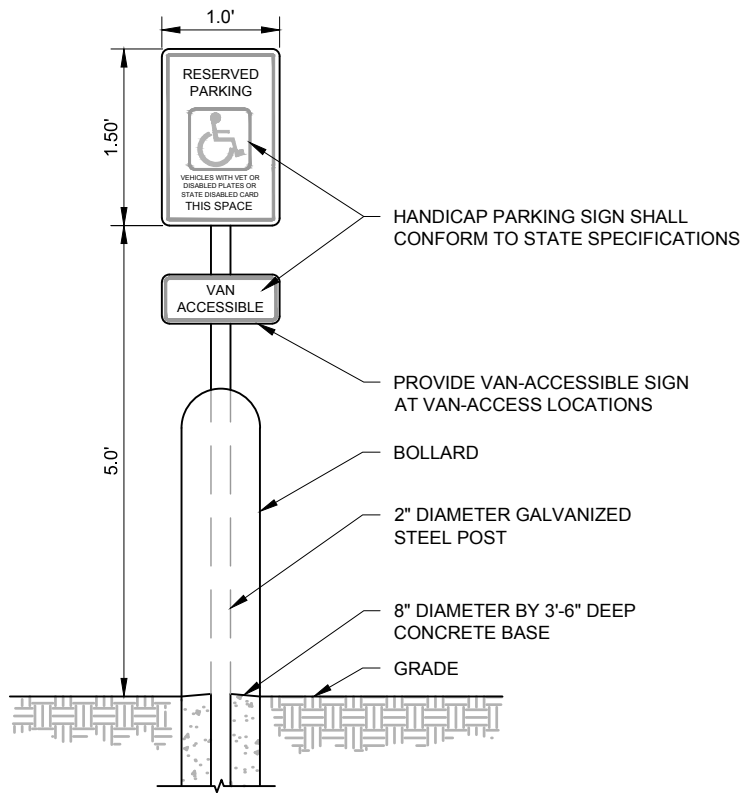


NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

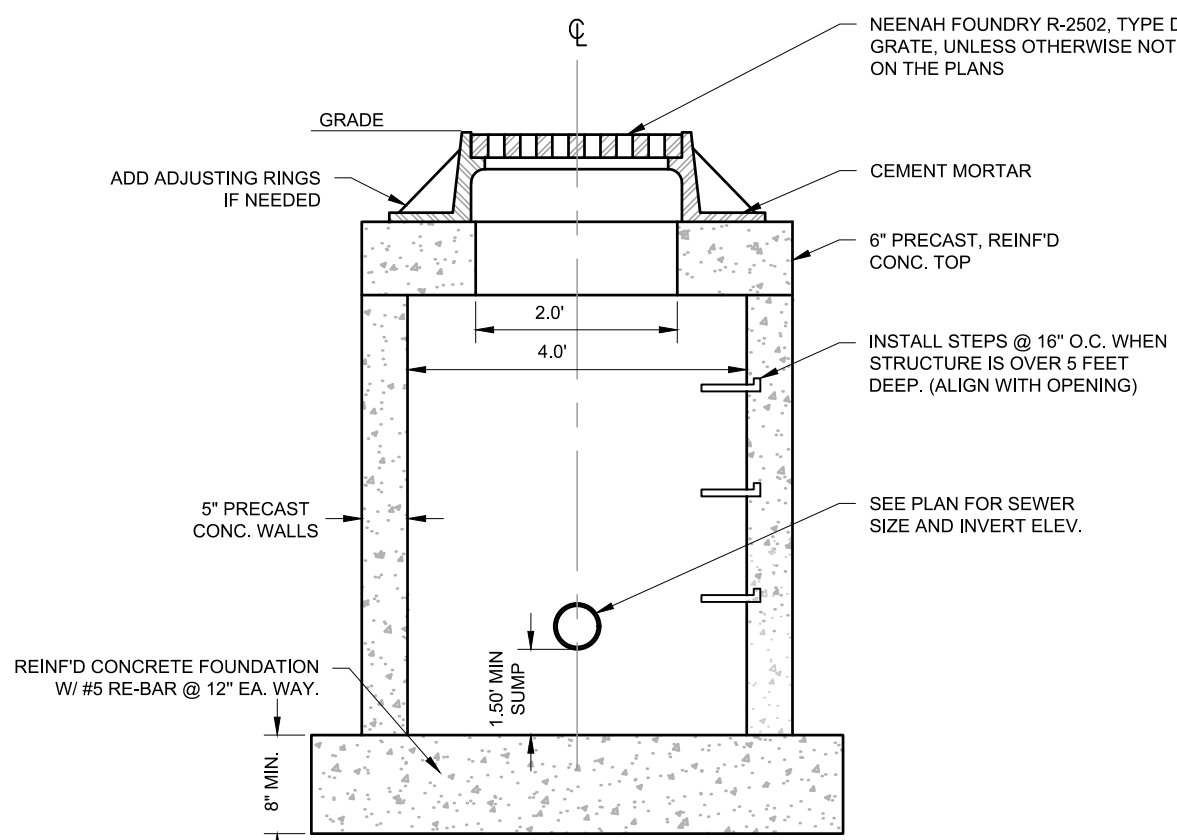
CONSTRUCTION ENTRANCE

#10716 10-05-20



ADA SIGN

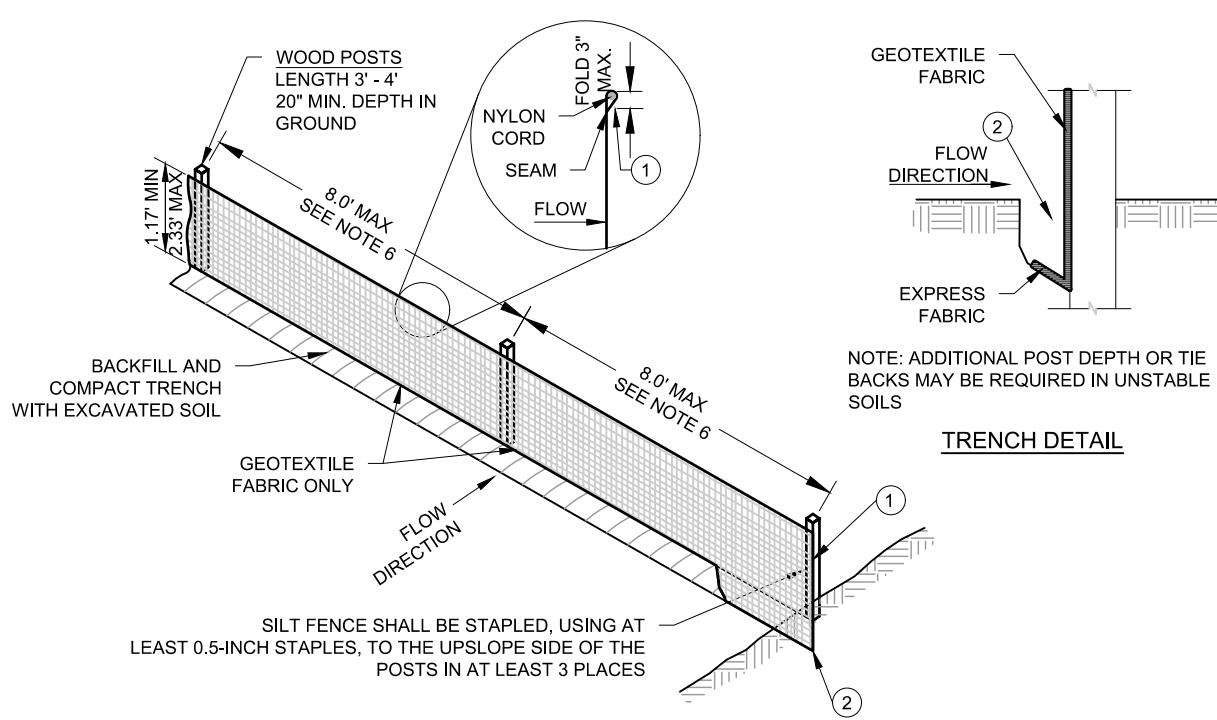
#10717 10-11-12



- NOTES:
1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
 2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
 3. STRUCTURE TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

CATCH BASIN

#1002 10-04-11

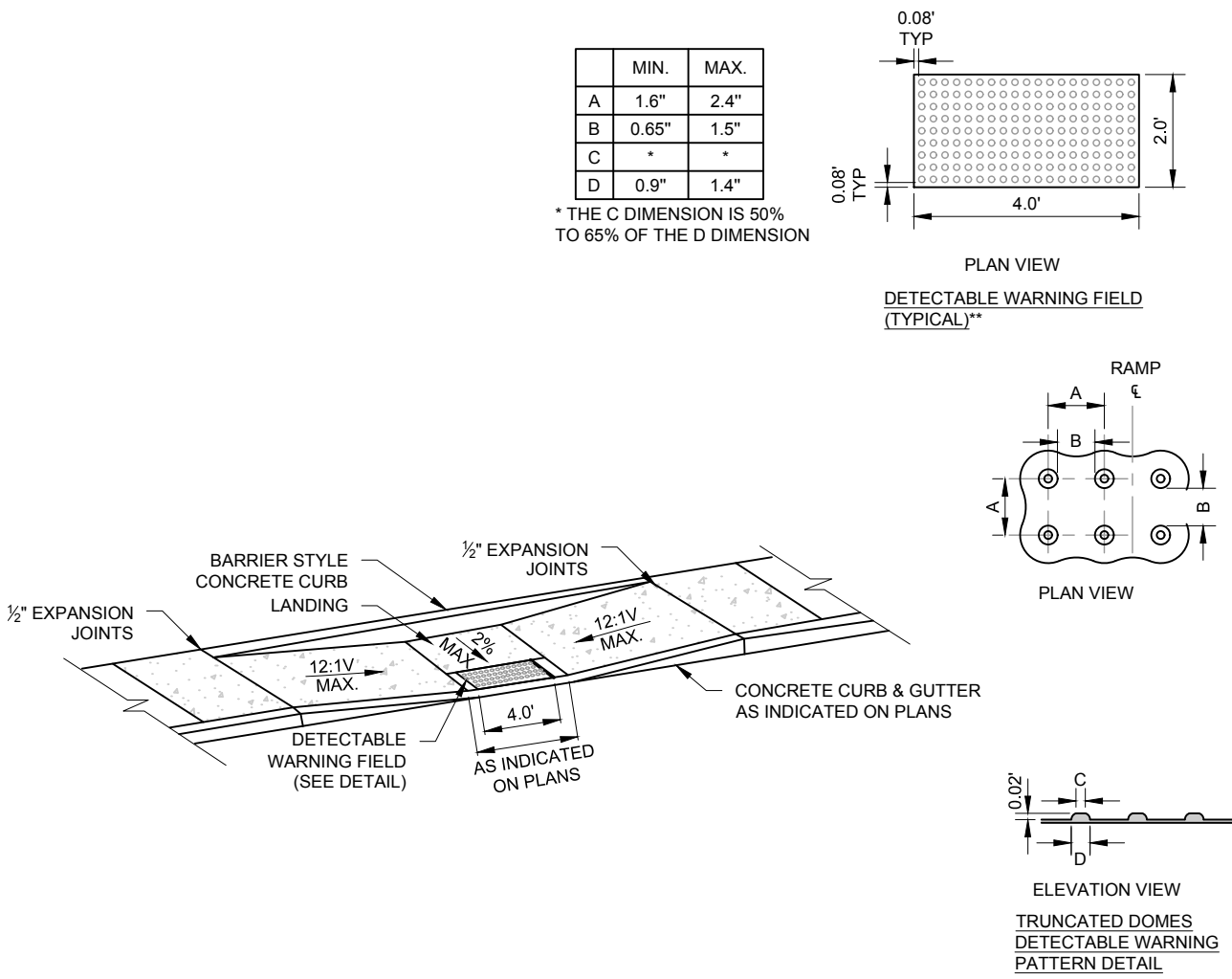


NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 8-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

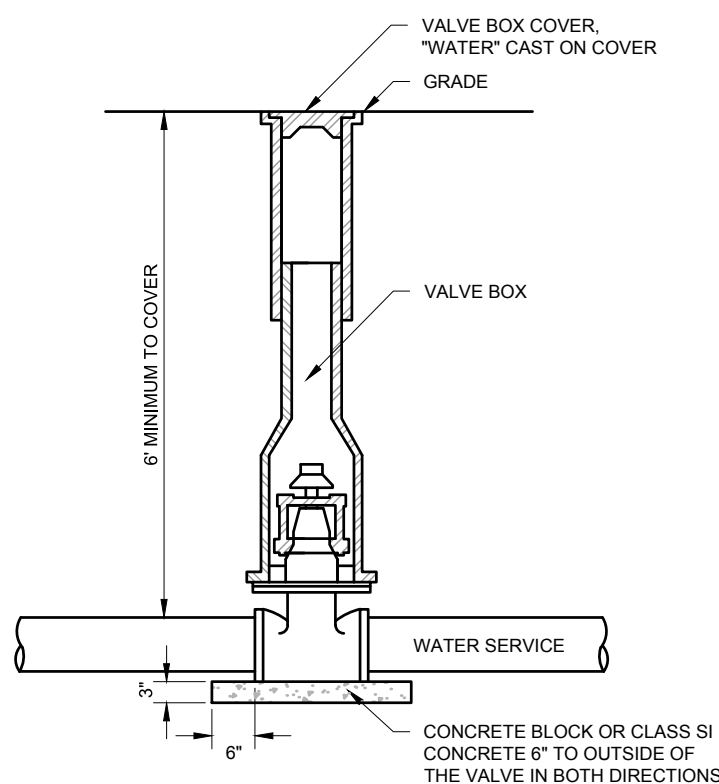
SILT FENCE

#1003 10-01-11



TYPICAL ACCESSIBLE RAMP - SPLIT

#1004 02-11-11

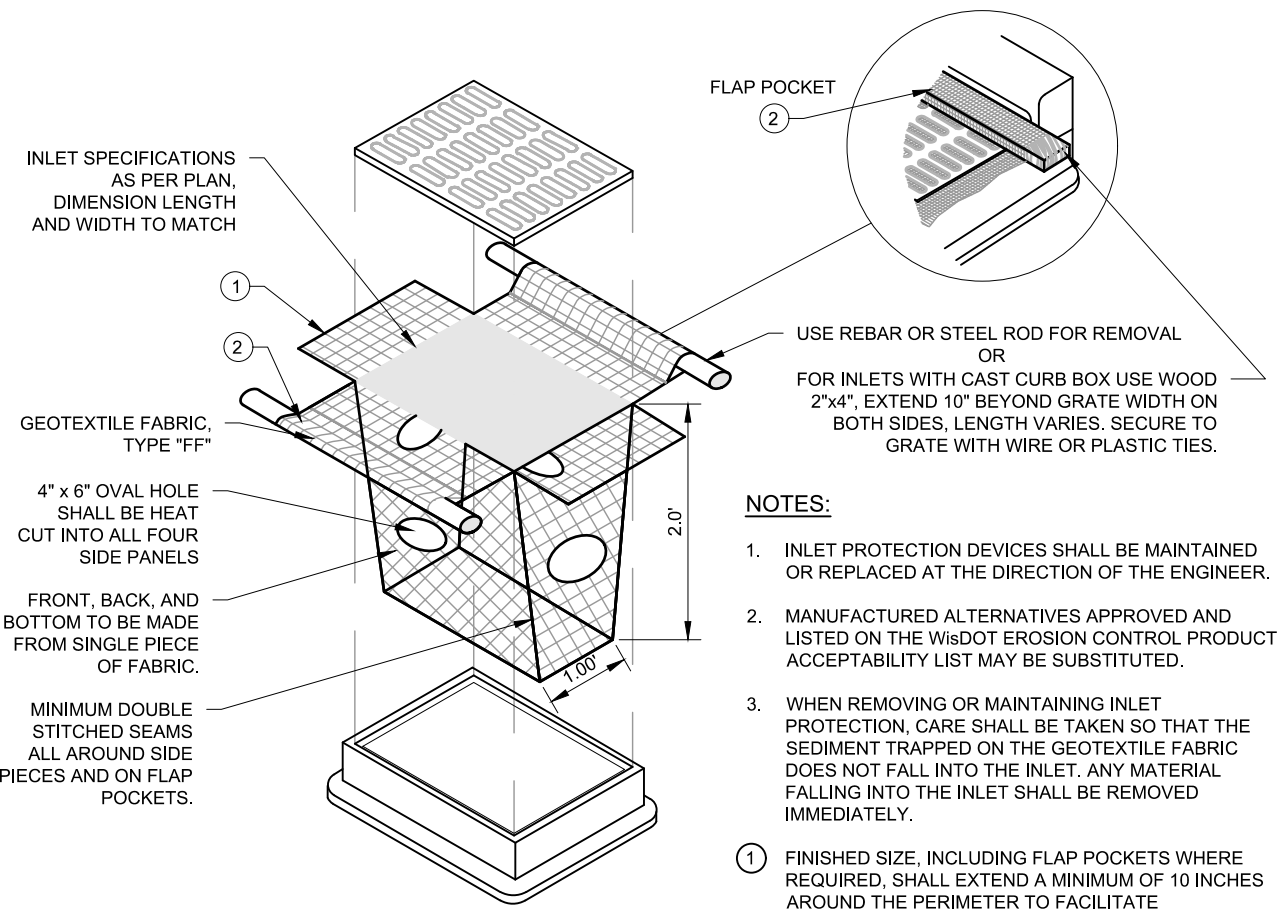


NOTES:

1. THE CONTRACT UNIT PRICE EACH FOR VALVES OF THE SIZE AND TYPE SPECIFIED SHALL INCLUDE PROVIDING & INSTALLING THE VALVE BOX

SERVICE VALVE

#1006 10-10-11

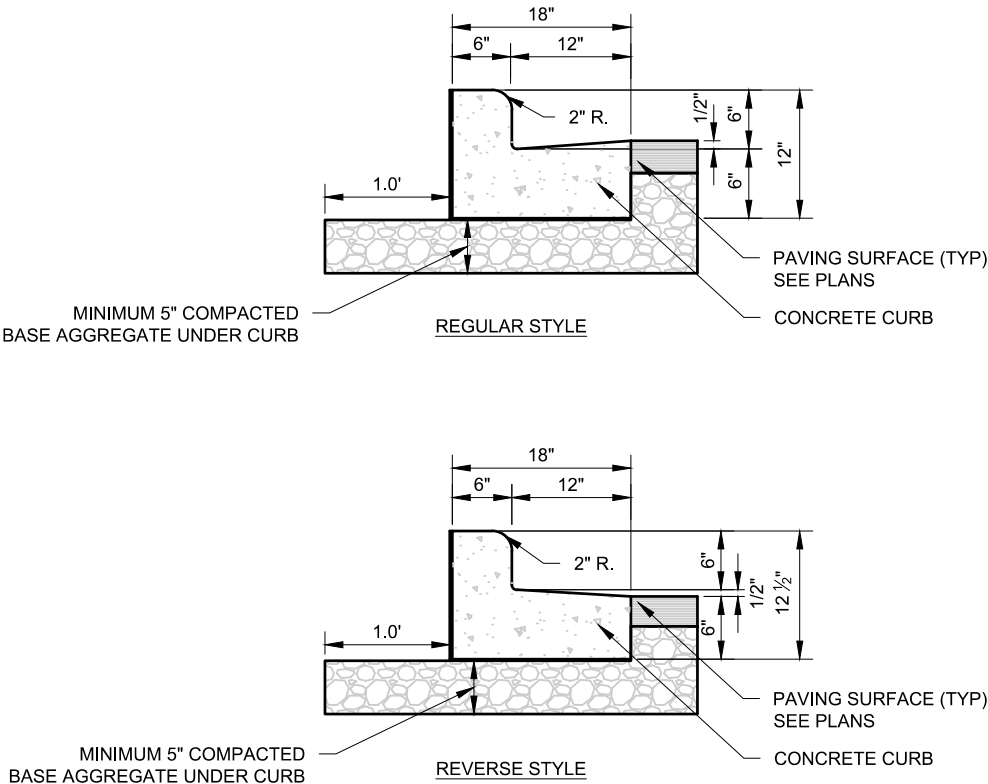


INSTALLATION NOTES:

1. DO NOT INSTALL INLET PROTECTION TYPE 'D' IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CATCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

TYPE D INLET PROTECTION

#1005 10-01-10

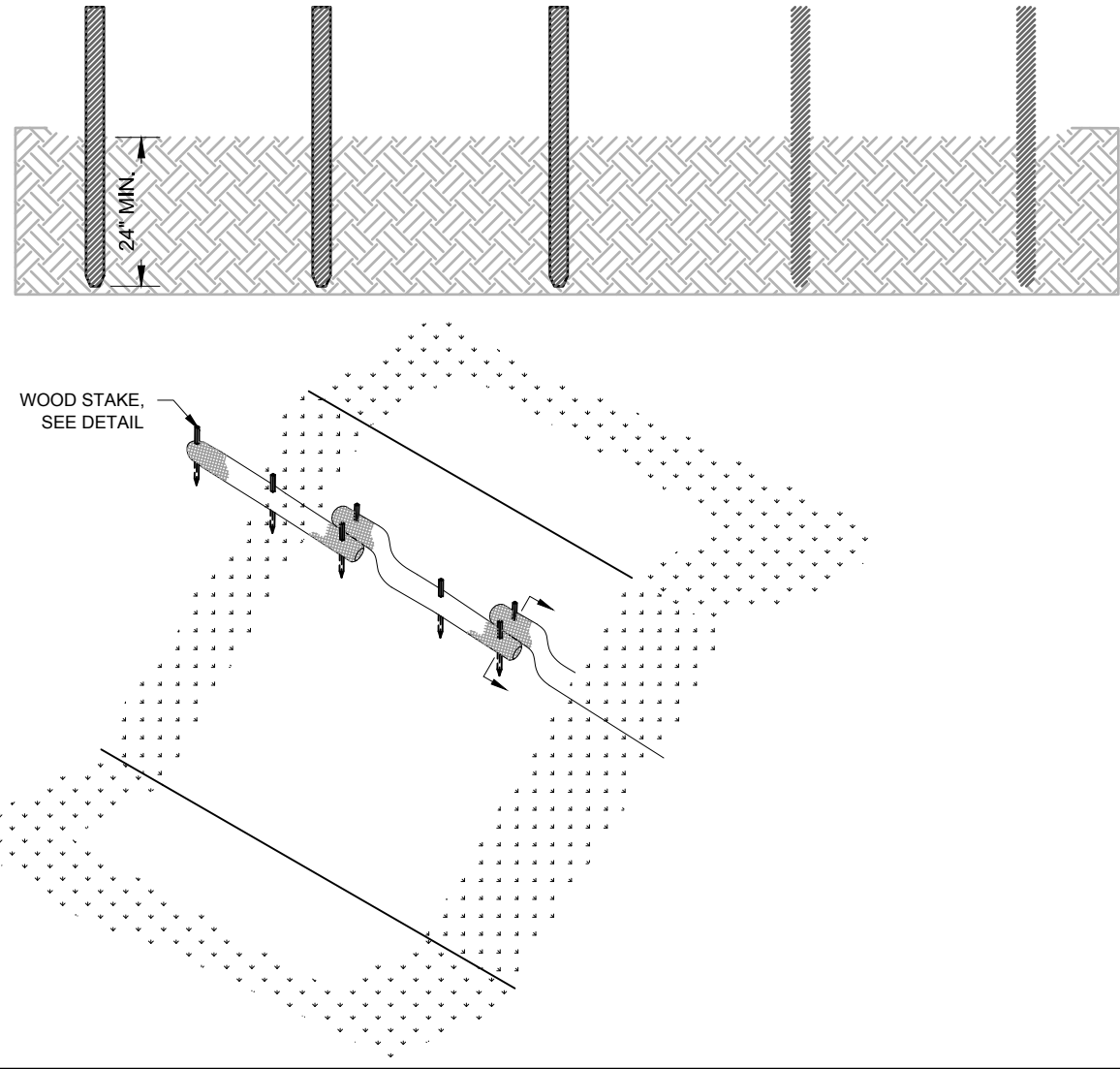


NOTES:

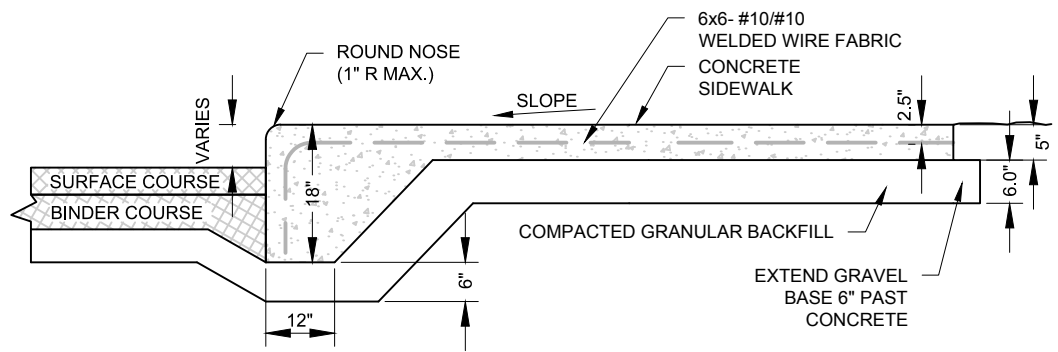
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY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

18" VERTICAL FACE CURB

#1005/01 10-07-11



STRAW WATTLE

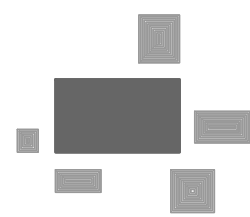


INTEGRAL CURB AND SIDEWALK

#1017 10-08-11

Storm Sewer Schedule
FOR
Mequon Outlot

Structure	Size	Inlet Type
EX CB 4	72"	R-3067
EX CB 5	48"	R-3067
CB 4A	48"	R-2502-D



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CONSTRUCTION DETAILS

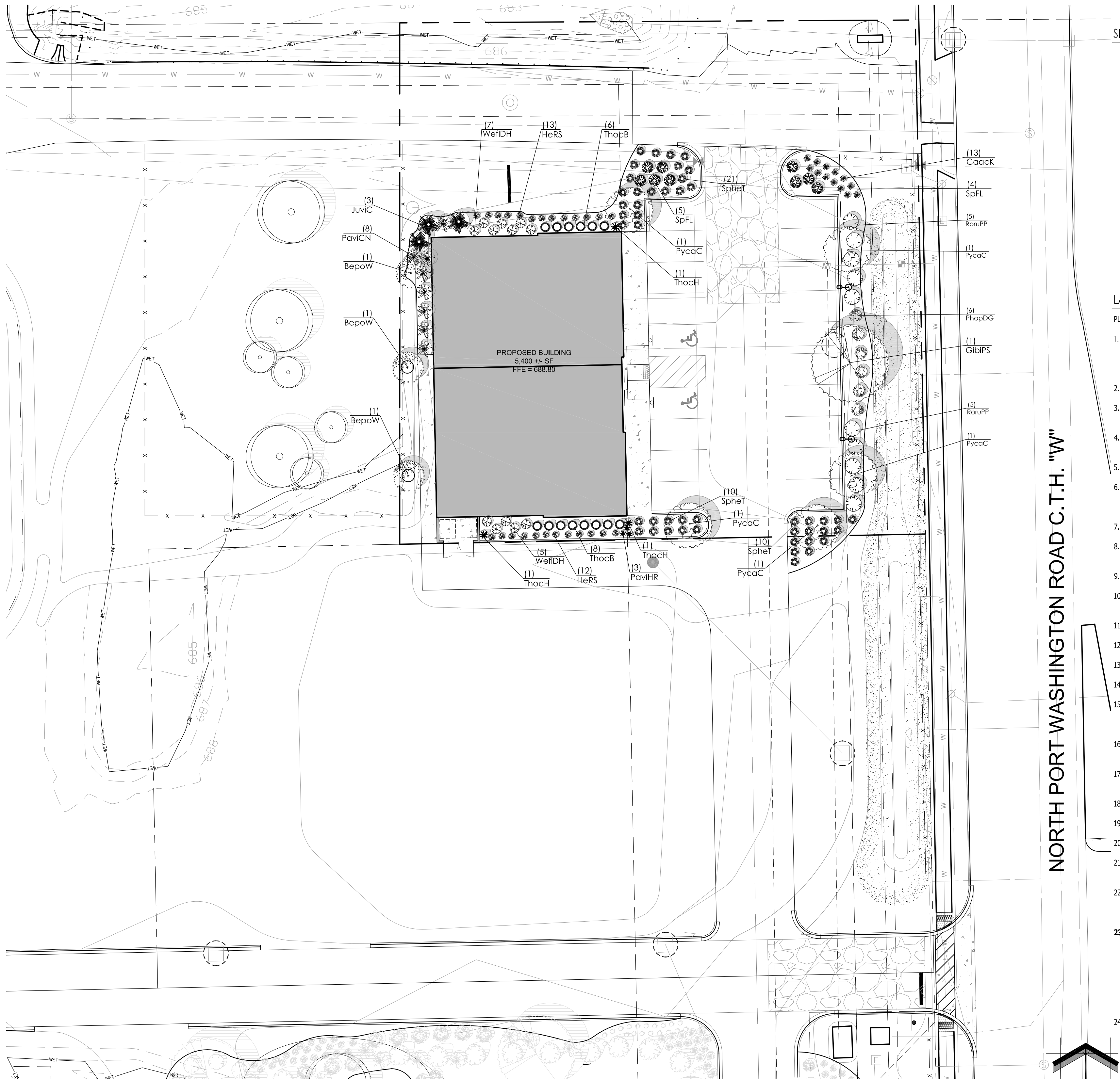
REVISIONS

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PEC JOB No. 1524-10
PEG PM MTS
START DATE 02/04/20
SCALE N.T.S.

SHEET
C-7
C-7

CONSTRUCTION DETAIL C



SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)	DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COPLAINACE WITH THE CITY OF MEQUON LANDSCAPE REQUIREMENTS SET FOR IN SECTION SEC. 58-564. - LANDSCAPING, SCREENING, BERMING AND PONDS.
LOT ZONING	B-2 / PUD	(A) STREET TREES .THE DEVELOPER SHALL PROVIDE FOR THE PLANTING OR RETENTION OF STREET TREES ON BOTH SIDES OF ALL NEW ROADWAYS
LOT AREA	27,407 SQ. FT. 0.63 Acres	(C) PARKING LOT LANDSCAPING. OFF STREET PARKING LOTS WITH MORE THAN TEN STALLS SHALL HAVE AT LEAST TEN PERCENT OF THE INTERIOR PARKING AREA LANDSCAPED
SITE BUILDING AREA	5,400 SQ. FT.	(D) PARKING LOT SHADING. LANDSCAPING IN AND AROUND PARKING LOTS SHALL BE DESIGNED, PLANTED AND MAINTAINED SO THAT A MINIMUM OF 30 PERCENT OF THE PARKING AREA WILL BE SHADED
TOTAL IMPERVIOUS	17,466 SQ. FT. 0.40 Acres	(F) LANDSCAPING STANDARDS.
TOTAL GREENSPACE	9,941 SQ. FT. 0.23 Acres	(2) AT LEAST ONE TREE AND TWO SHRUBS SHALL BE PLANTED FOR EACH 1,000 SQUARE FEET OR PORTION THEREOF OF THE AREA TO BE LANDSCAPED. EACH REQUIRED TREE SHALL HAVE AN INITIAL CALIPER OF NO LESS THAN TWO INCHES AND A HEIGHT OF AT LEAST SEVEN FEET.
SITE LANDSCAPE PERCENTAGE	36.3%	(3) NO TREE AS MEASURED FROM ITS CENTER SHALL BE LOCATED WITHIN FIVE FEET OF A VEHICULAR ACCESSWAY, BIKE TRAIL OR PUBLIC SIDEWALK OR WITHIN TEN FEET OF A STREET LIGHT, STOP SIGN, FIRE HYDRANT, STREET SIGN OR DIRECTIONAL SIGN.
TOTAL PARKING STALLS	19 STALLS	(4) ALL LANDSCAPING MATERIAL LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE TWO FEET OR LESS IN HEIGHT OR HAVE A CLEARANCE OF EIGHT FEET BENEATH THE LOWEST BRANCH OR PROJECTION.
CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF MEQUON. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF MEQUON		SECTION 84-6. - REMOVAL OF TREES AND REPLACEMENT

LANDSCAPE PLAN GENERAL NOTES

- PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SET" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SPECIFIED FOR THE ICAP MEQUON OUTLOT PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z601.2014 AND ANSI STANDARDS FOR PLANTING 2012.
 - ALL DEVIATIONS FROM THE APPROVED ICAP MEQUON OUTLOT PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS. BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS, ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SOODED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
 - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
 - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD: ONE -2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5 -10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
 - ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
 - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
 - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
 - DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION OUT SHEETS FOR FURTHER FORMATION
 - DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
 - NECESSARY IRRIGATION (IF REQUIRED)
 - INTEGRATED PEST MANAGEMENT,
 - PROPER FERTILIZATION
 - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
 - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
 - WEED MANAGEMENT AND BED CARE.
 - ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
 - MAINTENANCE: THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

1 PROPOSED LANDSCAPE PLAN

Broadleaf Deciduous Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	BepoW		Betula populifolia 'Whitespire'	Whitespire Japanese White Birch	8'-10'- Clump B&B	2
1	GibiPS		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3"-Cal - B&B	1, 7
5	PycaC		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2"-Cal - B&B	1
-	Extg		Existing to Remain	Existing to Remain	Existing	3
Conifer Evergreen Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	JuviC		Juniperus virginiana 'Cupressifolia'	Hillspire Juniper	6'-7'- B&B	4
Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
14	ThocB		Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	18" - Cont	5
3	ThocH		Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	30" - 36" - B&B	5
Perennial						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
25	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2" pot	6

Proposed Plant Material Table

Broadleaf Deciduous Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	PhopDG		Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	18" - Cont	5
10	RoruPP		Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	18" - Cont	5
9	SpFL		Spiraea x 'Fire Light'	Fire Light Spiraea	18" - Cont	5
12	WellDH		Weigela florida 'Dark Horse'	Dark Horse Weigela	18" - Cont	5
Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
13	CaacK		Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	1-Gal - Cont	6
8	PaviCN		Panicum virgatum 'Cloud Nine'	Cloud Nine Tall Switch Grass	1-Gal - Cont	6
3	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
46	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	6

Comments

- Straight central leader, full & even crown. Prune only after planting.
- Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
- Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
- Evenly shaped upright tree with full branching to the ground.
- Full, well rooted plant, evenly shaped.
- Full, well rooted plant.
- Made only

NORTH PORT WASHINGTON ROAD C.T.H. "W"

SCALE: 1" = 20'-0"

North

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOT LINE
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

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TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800)242-8511, (262) 432-7910 (877) 500-9592 www.diggershotline.com OR
811
Know what's below. Call before you dig.

InSite
LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Services
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

ICAP MEQUON
DEVELOPMENT
OUTLOT

N. Port Washington Road
Mequon, WI

Issuance and Revisions:

Date	Number	Description
02/07/20		Plan Commission Submittal

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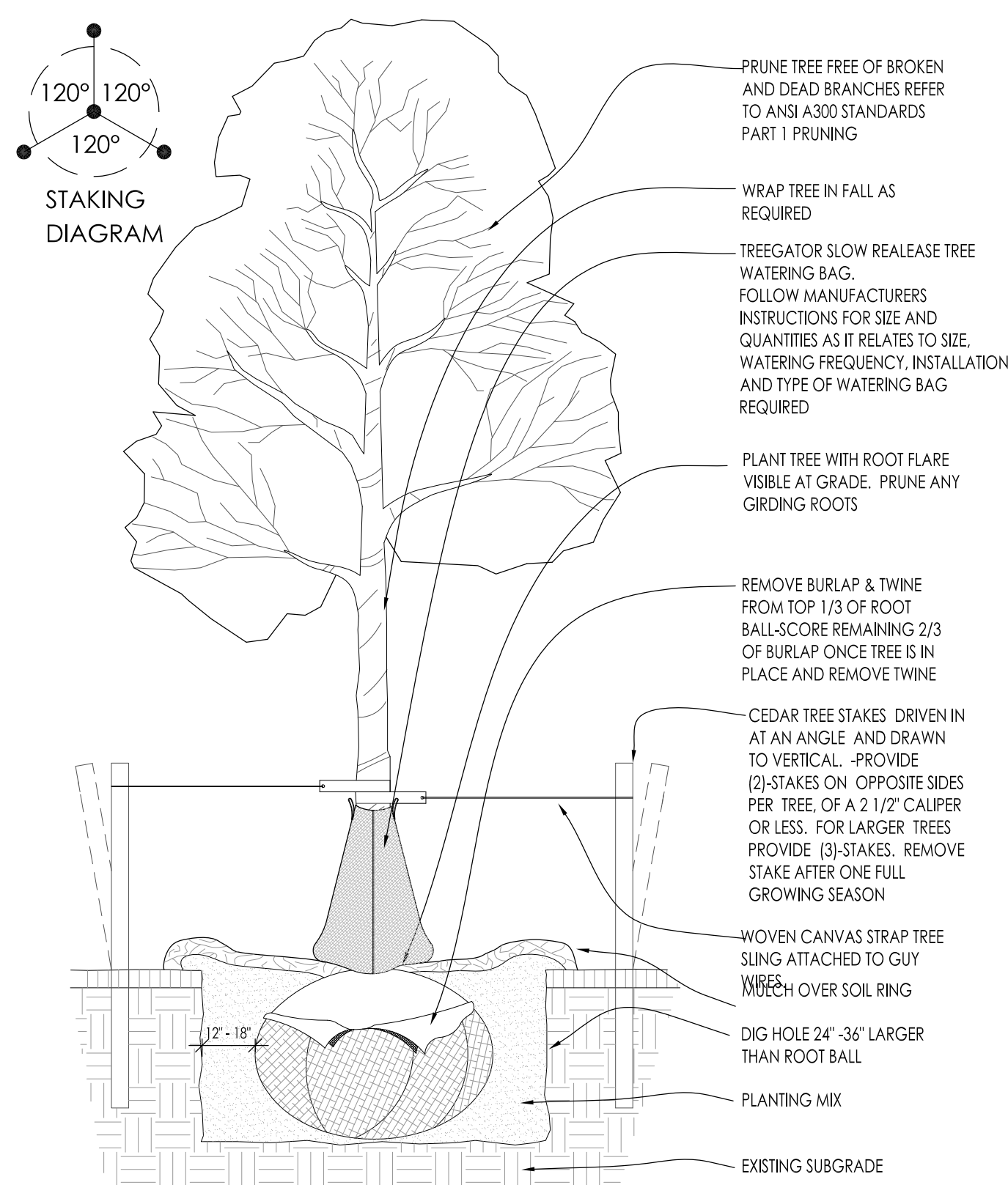
Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

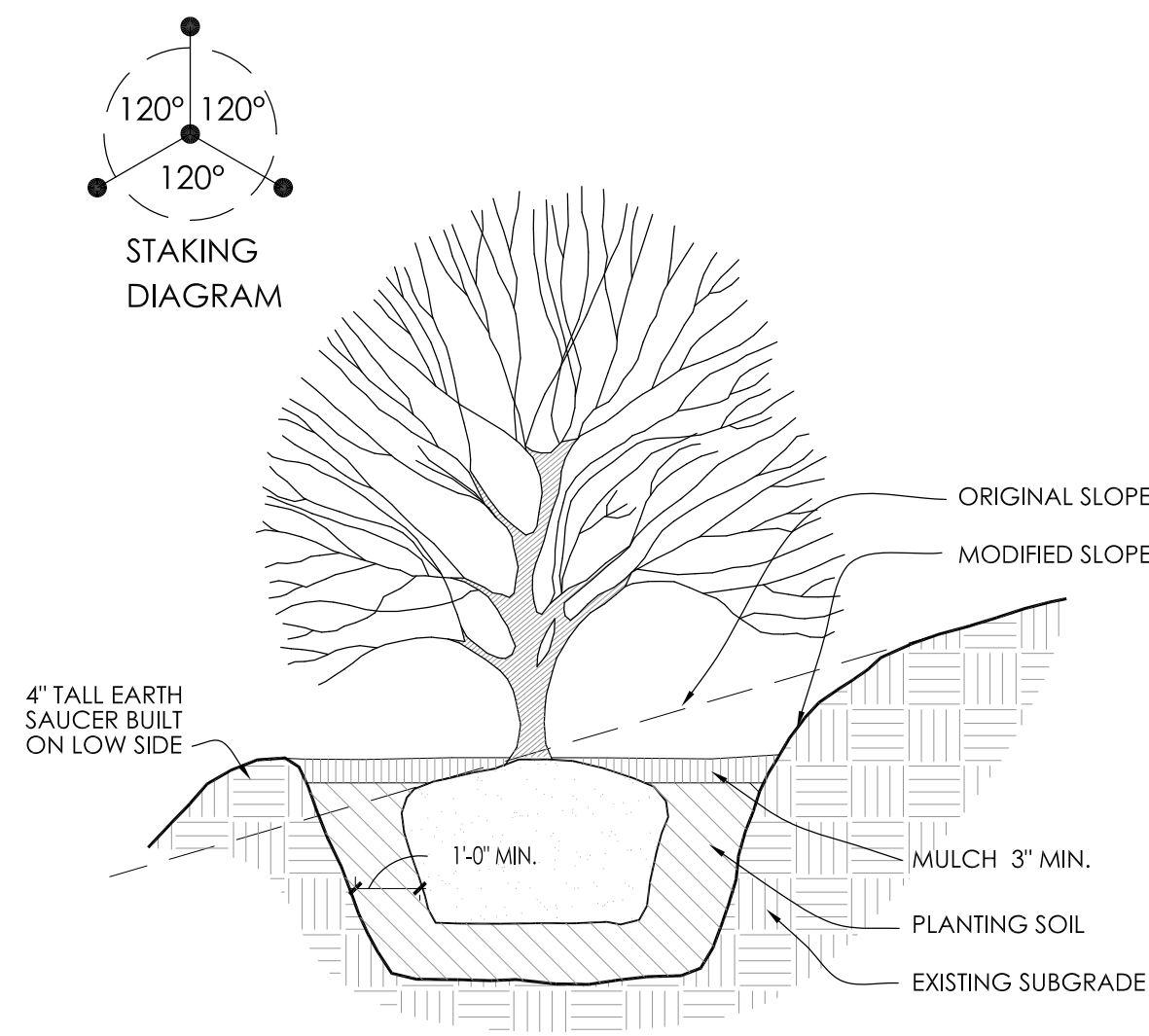
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Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L20-009
Sheet Number:	

LSP1.1

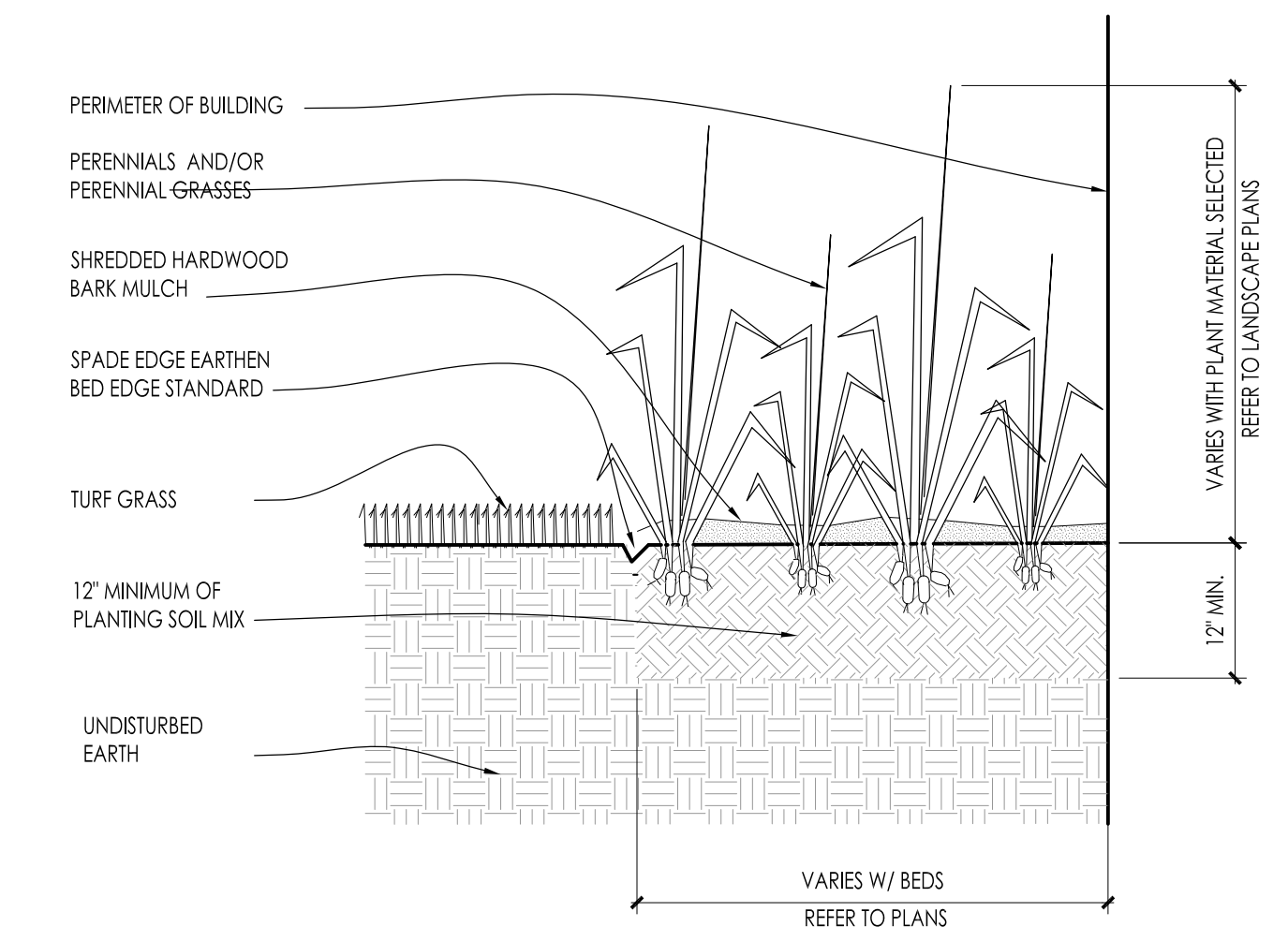
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Attachment: Packet Docs (6931 : ICAP Development)



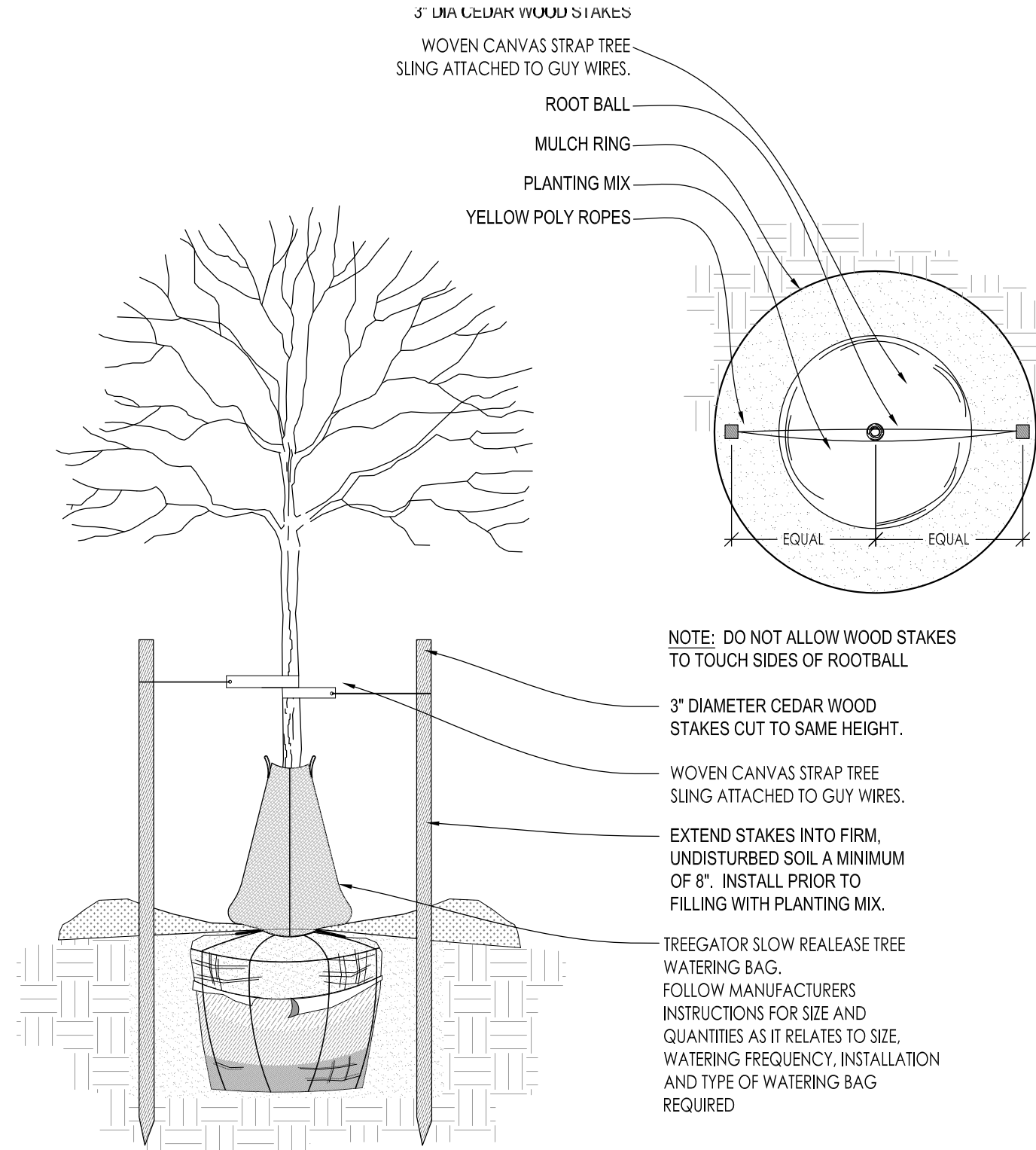
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



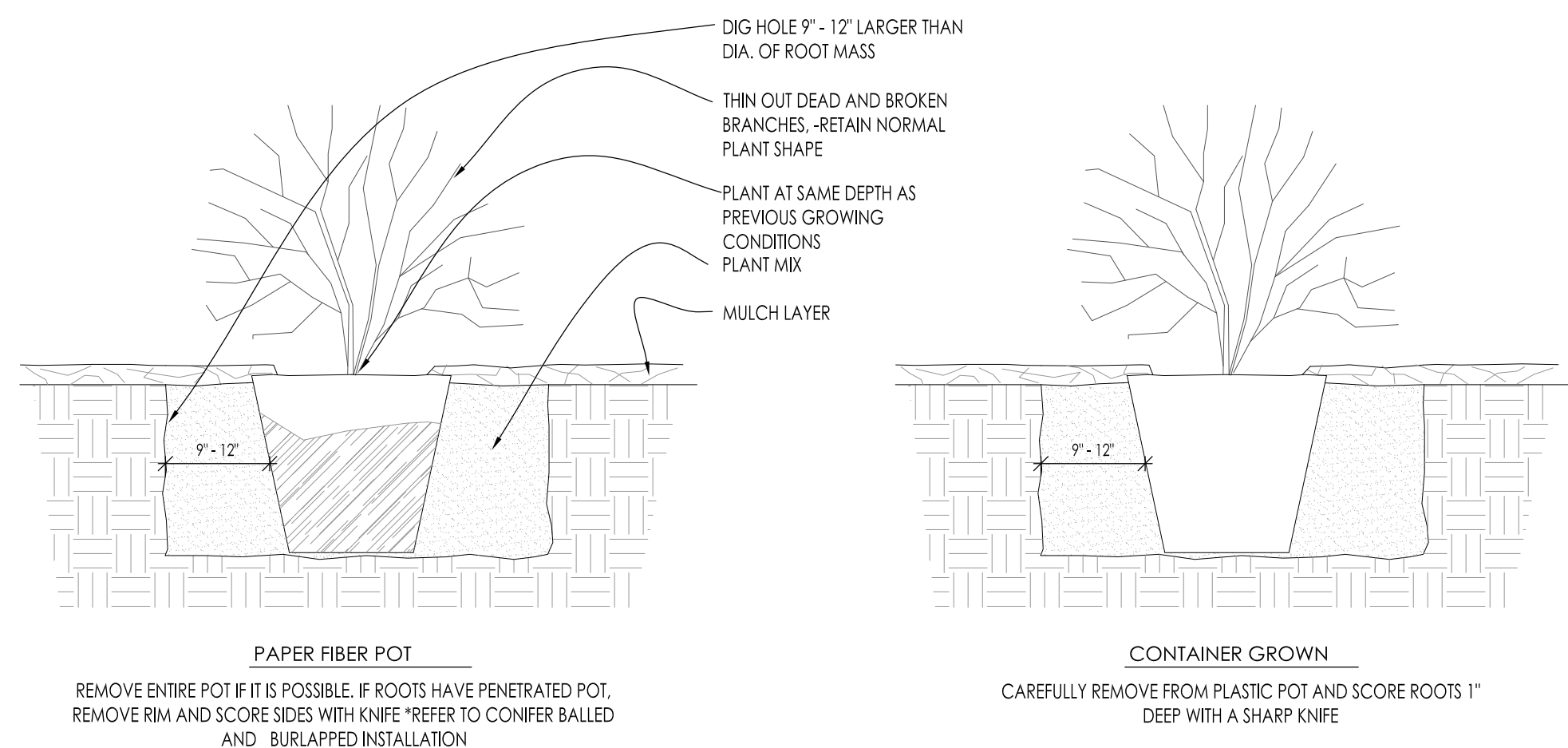
5 SLOPE PLANTING DETAIL SCALE: NONE
REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



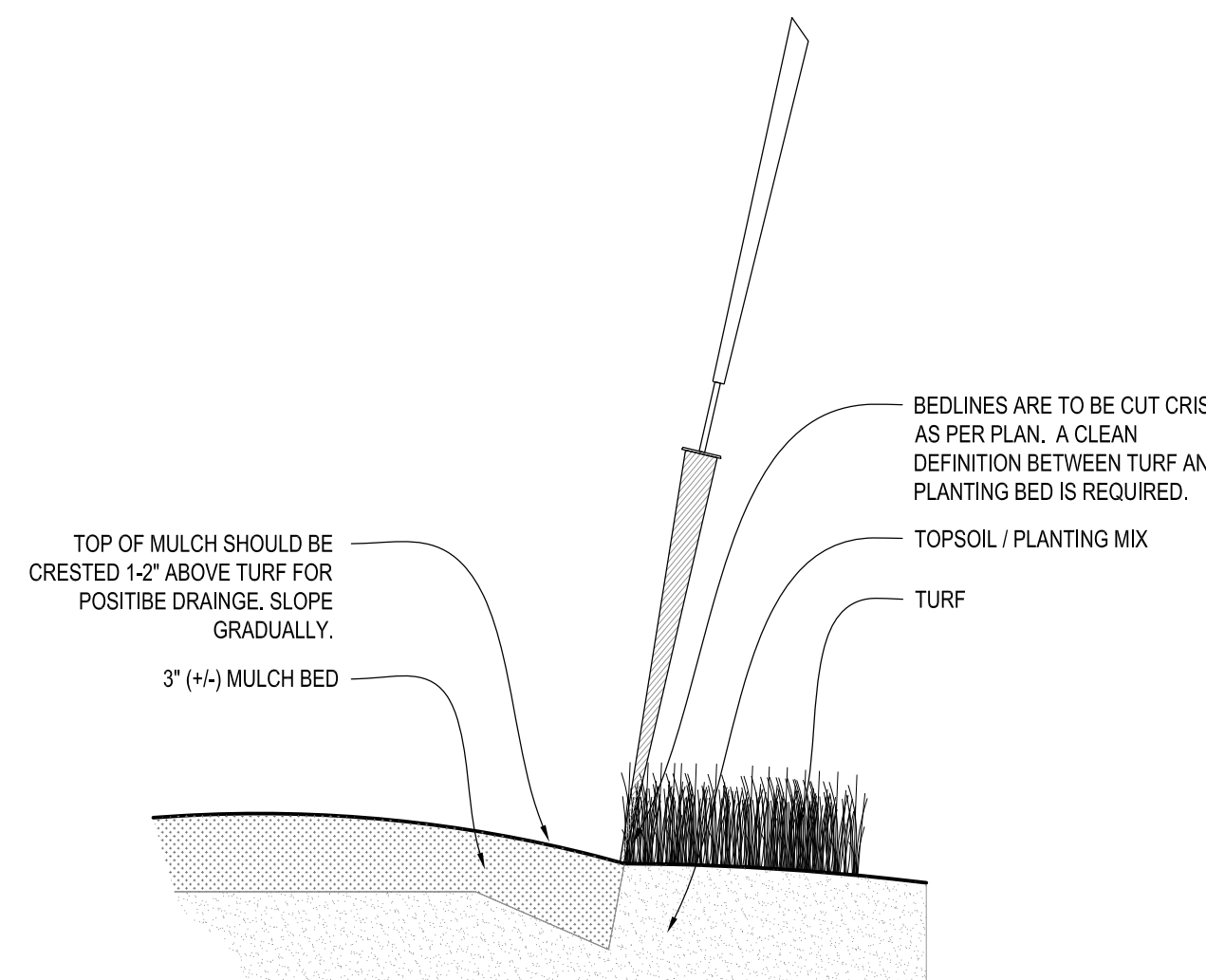
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



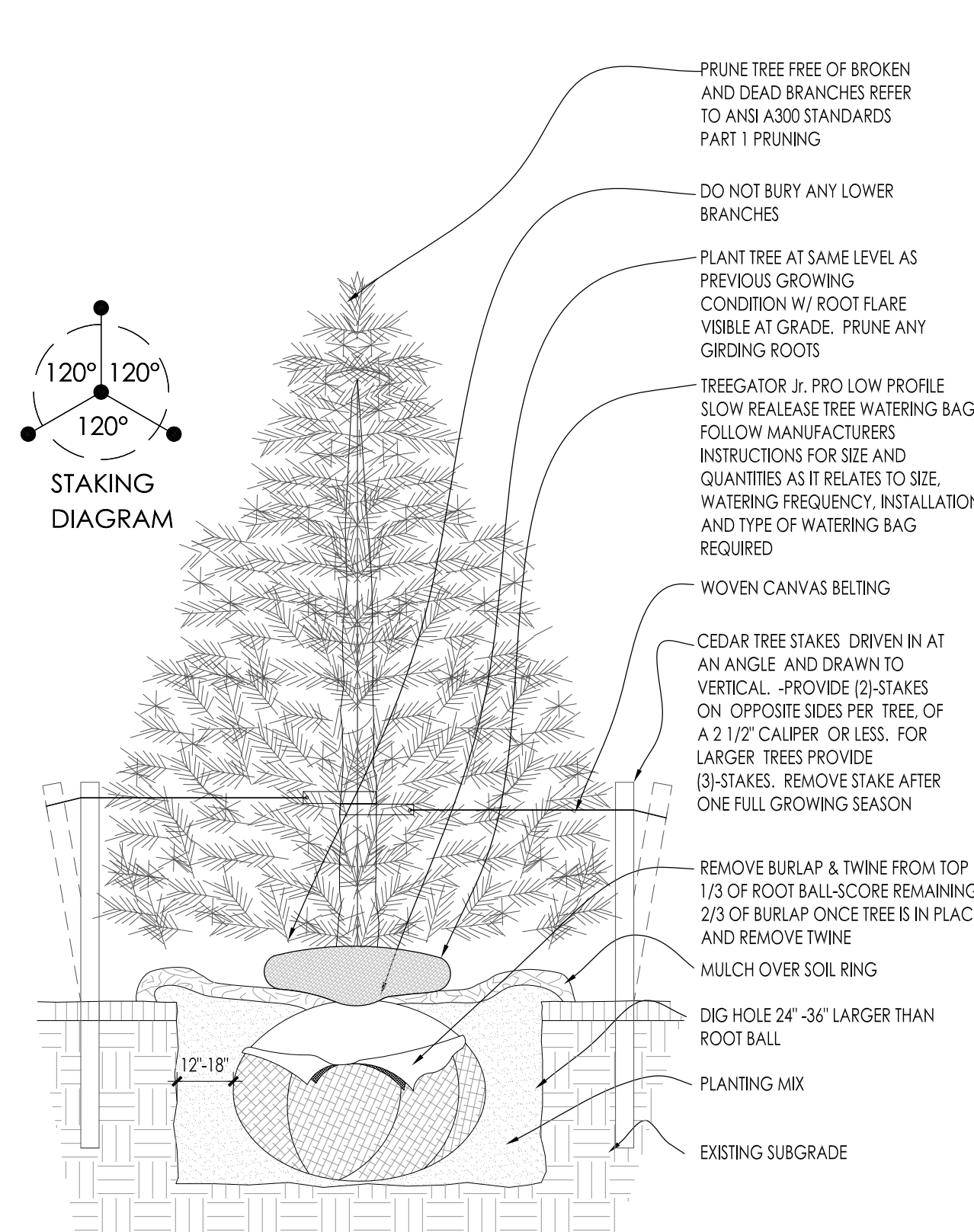
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



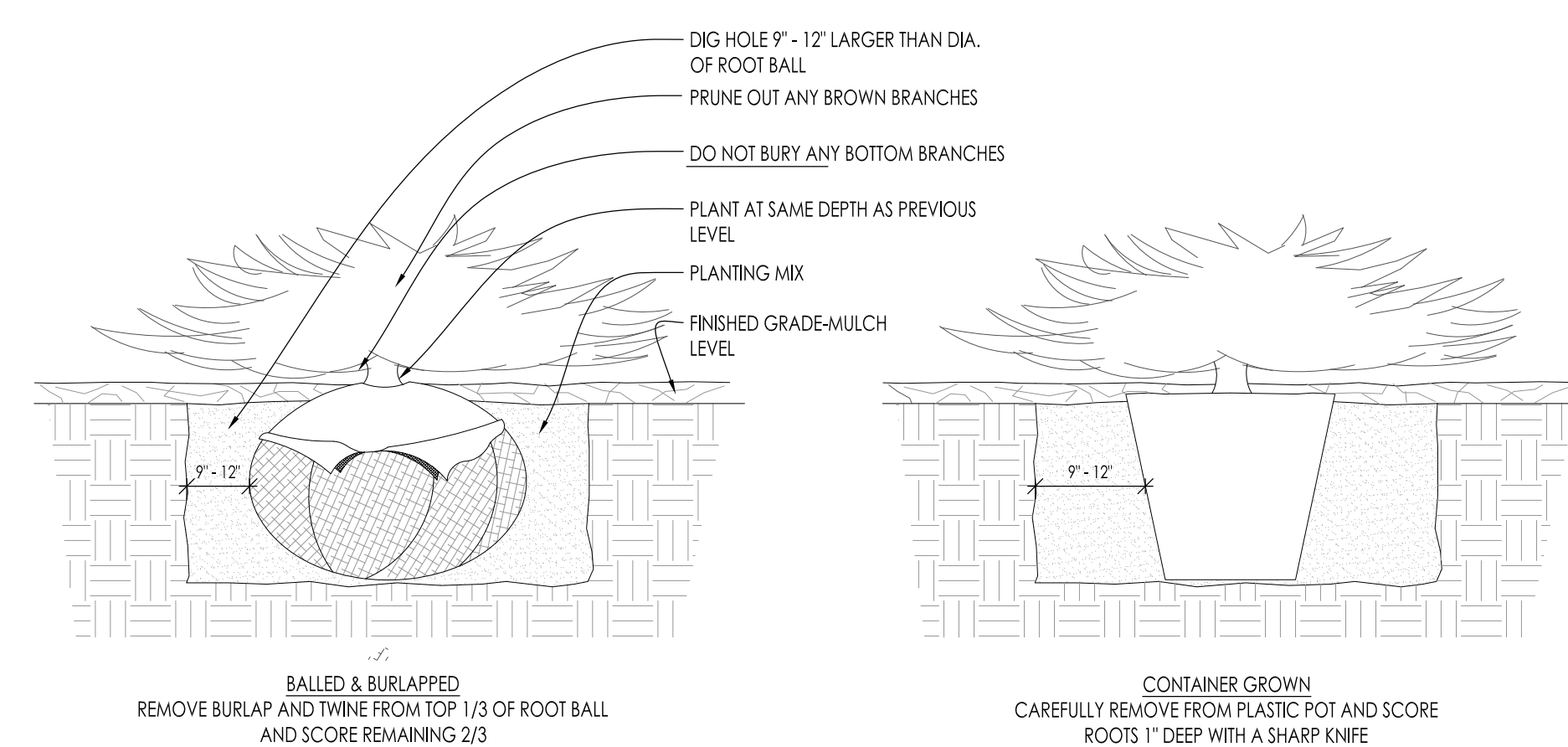
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



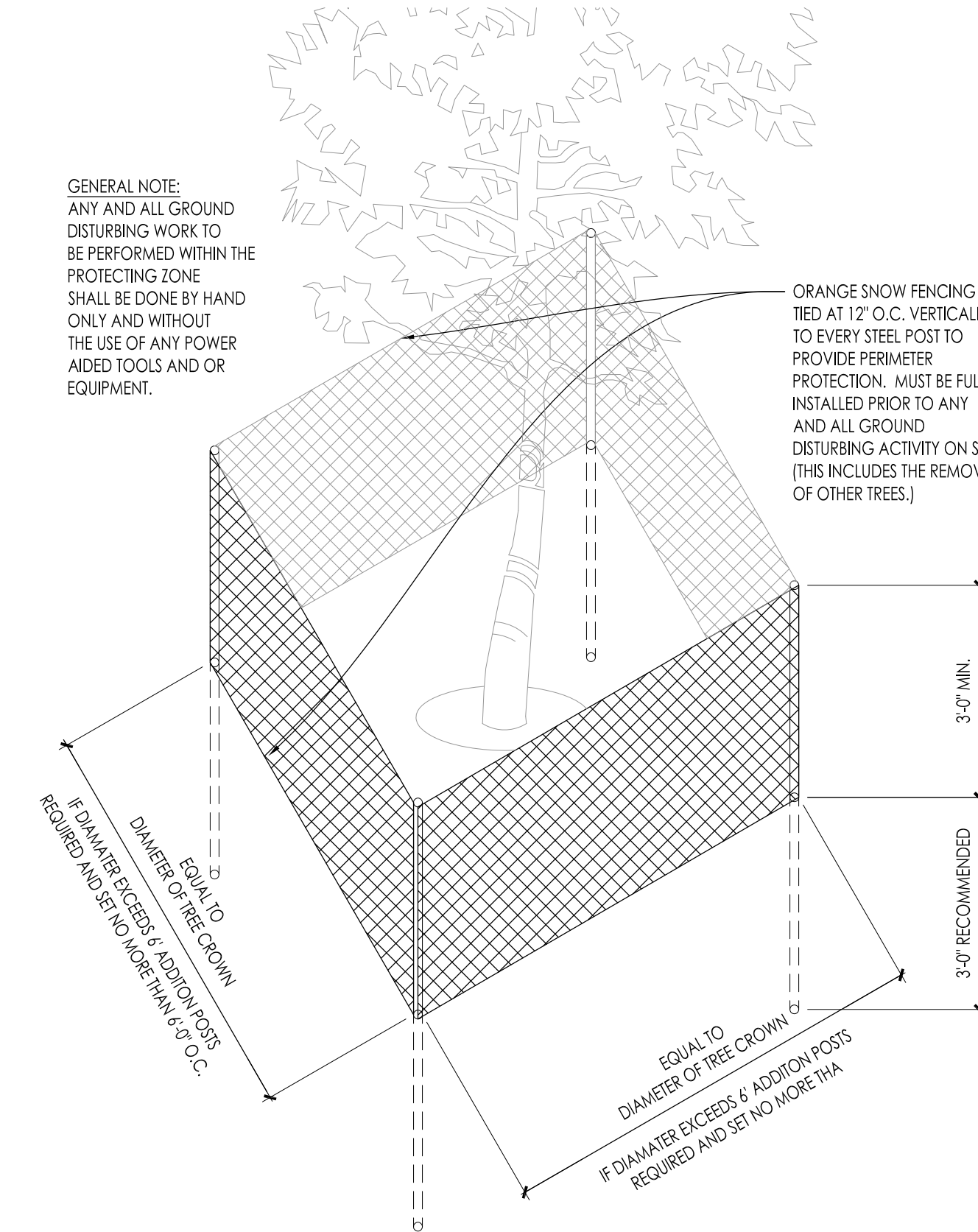
9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL SCALE: NONE

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LANDSCAPE DESIGN
Landscape Consulting
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11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
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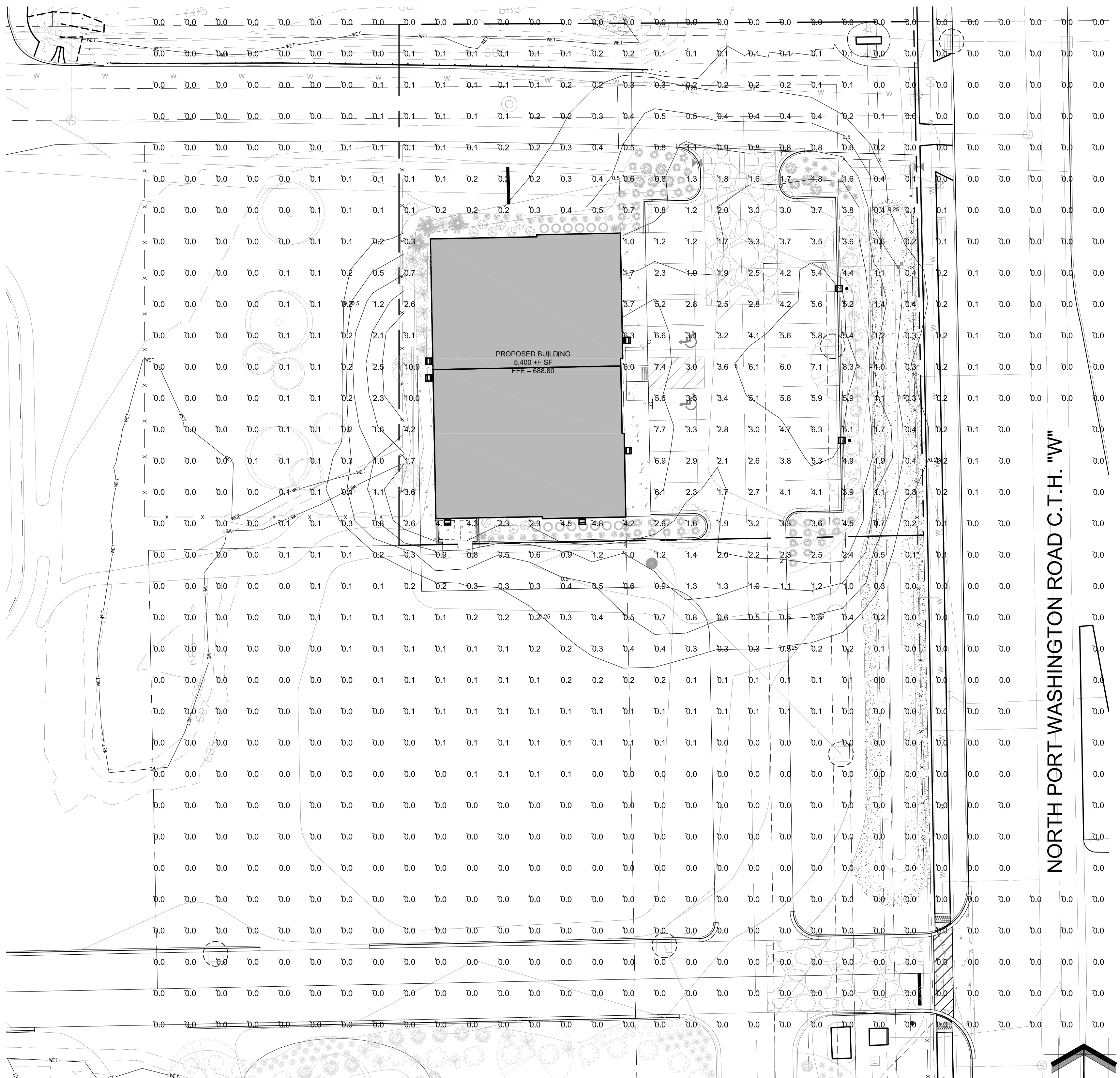
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Sheet Title:
PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing:	02/07/20
Scale:	As Noted
Drawn By:	MCD
Job Number:	L20-009
Sheet Number:	

LSP1.2



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

PHOTOMETRIC GENERAL NOTES:

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.
4. ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

EXISTING CONDITIONS GENERAL NOTES:

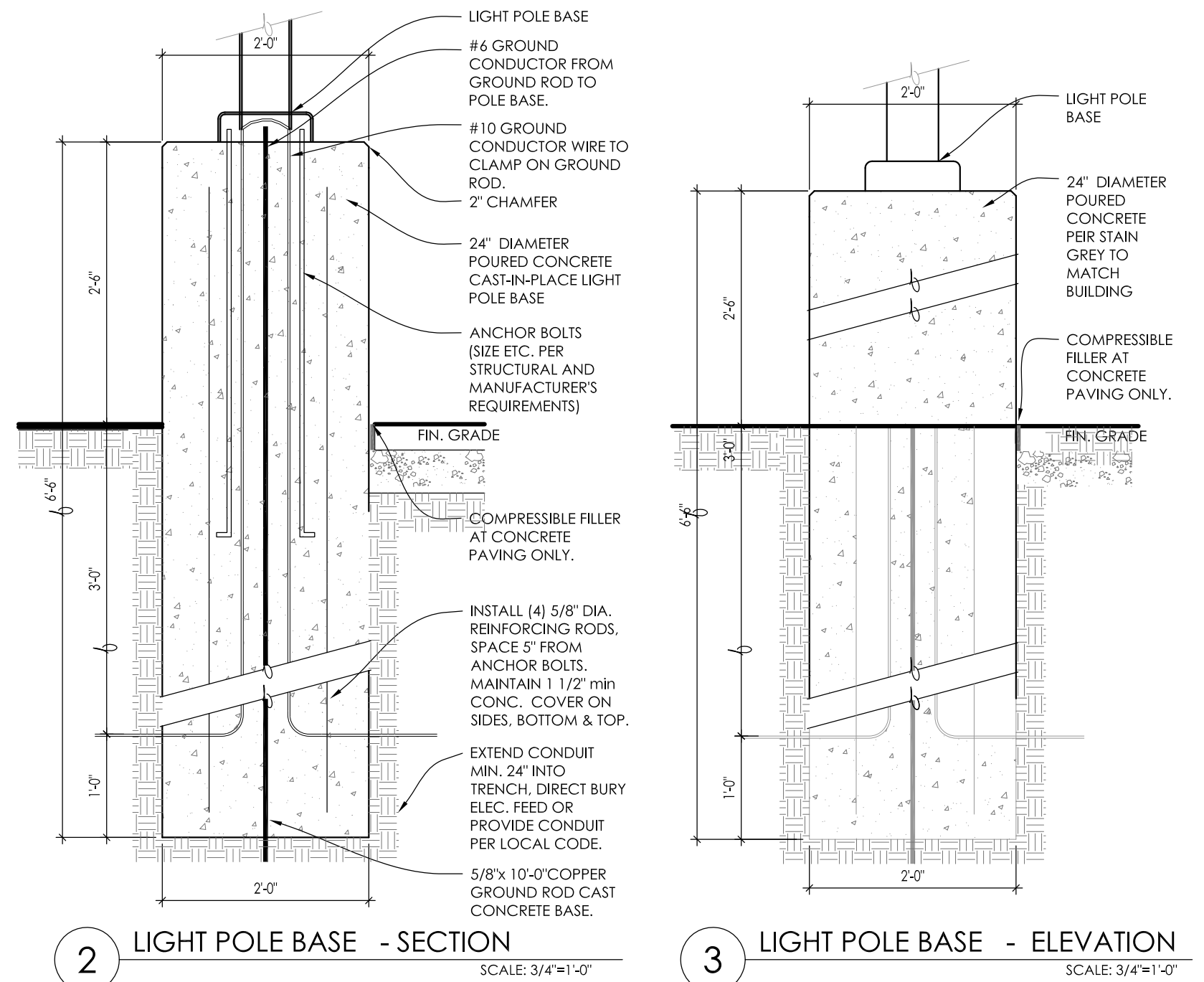
1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
3. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, TELECOMMUNICATION AND ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	6	XSPW-A-0-3-M -C-JUL-CS	Cree XSPW Series Wallpack Luminaire, Type III Medium, 4000K, C Input Power Designator, Platinum Silver factory Finish, U.L. listed for Wet Locations	4 type MDA LEDs	XSPWx3FC- U_RESTL-2014- -0018.IES	Absolute	1.00	42.7
	B	2	OSQ A NM 4ME U 40K-JUL-CS w/OSQ BLSMF-DA-CS, CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium w/ Backlight Shield, U Input Power Designator, 4000K	CONFIGURED FROM Eight type MDA 4000K LEDs	OSQ A xx 4ME A w- OSQ-BLSMF 40K_CONFISU RED.Ies	Absolute	1.00	211.7
NEW LOCATION									
STATISTICS									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max
Calc Zone #6	+	0.5 fc	10.9 fc	0.0 fc	N / A	N / A	-1.0	2.2	0.0:1
LUMINAIRE NOTES									

1. FIXTURE "B" TWO NEW LOCATIONS, NEW POLE MOUNTED FIXTURES (SINGLE HEAD AND TENON) AND ARE TO BE INSTALLED ON A NEW REINFORCED POURED CONCRETE FOUNDATION, WITH HEIGHT TO MATCH EXISTING. THE EXISTING POLES TO BE RELOCATED AND RE-USED AND TO BE PAINTED GRAY TO MATCH THE PROPOSED NEW. (GENERAL CONTRACTOR TO FIELD VERIFY FOR POSSIBLE CONFLICTS AND INCOMPATIBILITY OF EXISTING POLES WITH NEW FIXTURES).
2. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISH IS TO MATCH EXISTING w/ OPTIONAL PHOTOCCELL CONTROL.
3. ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
4. ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3'-0" FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE, UNLESS NOTED OTHERWISE.
5. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
6. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
7. PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) ARE TO HAVE A SILVER FINISH w/ OPTIONAL PHOTOCCELL CONTROL.
8. ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTUAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS. FOR PURPOSES OF CALCULATING THE SITE LIGHTING AND PHOTOMETRIC OUTPUT ALL BUILDING MOUNTED FLOOD LIGHTS WERE PLACED AT 22'-0" ABOVE FINISHED FLOOR ELEVATION

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.



ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

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Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
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Sheet Title:

PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

Date of Drawing:	02/07/20
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L20-009
Sheet Number:	

PHO1.1

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DIGGERS HOT LINE

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(800) 242-8511, (262) 452-7910
(877) 500-9592
www.DiggersHotline.com
OR

Know what's below.
Call before you dig.

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Mequon, WI

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Sheet Title:

PROPOSED LIGHT FIXTURES

Date of Drawing: 02/07/20

Scale: NONE

Drawn By: MCD

Job Number: L20-009

Sheet Number:

PHO1.2

OSQ™ LED Area/Flood Luminaire – Medium

Product Specifications

- Slim, low-profile design minimizes wind-sail resistance.
- Luminaire housing is rugged die cast aluminum with an integral, weatheright LED driver compartment and high-performance heat sink.
- Convenient, one-touch mounting method on duct arm mount. Mounting adapter is rugged die cast aluminum and mounts to 3" DIA-152mm square or round pole, secured by two 5/16-18 UNF bolts spaced on 2" Ø center.
- Mounting for the adjustable arm mount/adapter is rugged die cast aluminum and mounts to 2" Ø center (2.2-2.75" adjust) or 2.5" Ø center.
- Adjustable arm mount can be adjusted: 80° in 15° increments.
- Designed for uplight and downlight applications.
- Exclusive Colorfast DeluxGuard™ finish features an E-Coat upon primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available.
- Weight: 28.5 lbs. (12kg)

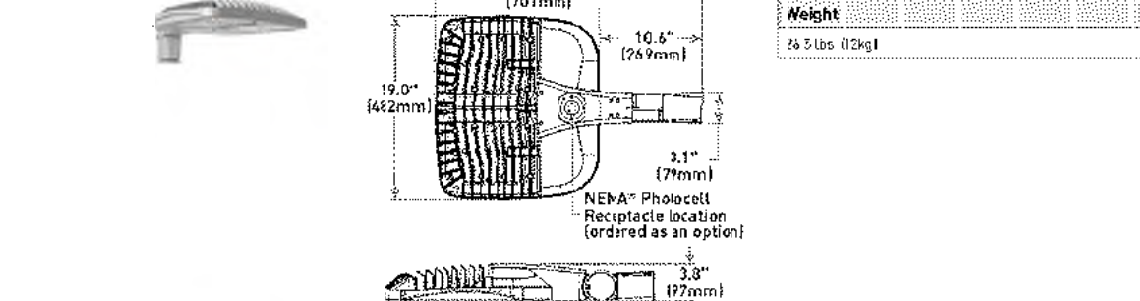
ELECTRICAL SYSTEM

- Input Voltage: 100-277V or 347-480V, 50/60Hz, Class 1 circuit.
- Power Factor: > 0.9 at full load.
- Total Harmonic Distortion: < 20% at full load.
- Integral 10KV surge suppression protection standard.
- When used during lightning, a slow blow fuse or size C/D breaker should be used to address in-rush current.
- Max Source Currents: 5.5mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- UL-listed.
- Suitable for wet locations.
- Enclosure is compliant per IEC 60529 when ordered without R option.
- Compliant for CE Certified products.
- Certified to ANSI C136.41-2001 300,000 cycle and over-vibration standards.
- 10KV surge suppression protection tested in accordance with IEEE/ANSI C42.2.1.
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions.
- Luminaire and finish warranted for a minimum of 5,000 hours of elevated ambient light up conditions as defined in ANSI Standard B 117.
- Meets Ezy American requirements within ASRA.
- Duct arm EDC Premium qualified versions available. Some enclosures apply. Please refer to www.designlighting.com for most current information.
- Please consult our Contact Center for additional details.
- Duct Arm 5kv Friendly, ICA Approved when ordered with 30KDCCT. Please refer to <http://family.org/isaah-products/> for most current information.

ARM Mount



US: lighting.cree.com/lighting T (800) 236-6800 F (262) 564-5415

Canada: www.cree.com/canada T (800) 473-1234 F (604) 810-7507



OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

Product Description

The 150mm dual-foot luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatheright LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The B Input power transformer is a suitable upgrade for LED applications up to 150 Watts and the "W" input power transformer is a suitable upgrade for LED applications up to 400 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and general outdoor lighting.

Performance Summary

Receptacle: Precision Duty® 20A plug

Made in the U.S.A. and U.S. and imported parts

Initial Delivered Lumen: 15,100 lm

Efficiency: Up to 134 LPW

CRI: Minimum 90 CRI (4000K & 5000K), 8000K asymmetric optical, 90 CRI (3000K) symmetric optical

OSQ-3000K (4000K & 5000K), 4000K (4000K & 5000K), 5000K (4000K & 5000K)

Limited Warranty: 10 years on luminaire / 5 years on Colorfast DeluxGuard™ finish

*Actual delivered lumens are based on 100% bin selection.

Accessories

Field-Installed	Hand-Installed
• Bright Guard™ • 5000K, 4000K, 3000K • 10KV surge suppression	• Hand-Installed luminaire • 10KV surge suppression • 10KV surge suppression • 10KV surge suppression

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.

Example: Mount OSQ-4000 Luminaire OSQ-A-4000 (B-4000) (B-4000) (B-4000)

OSQ-A-4000 (B-4000) (B-4000) (B-4000) (B-4000) (B-4000) (B-4000) (B-4000) (B-4000) (B-4000) (B-4000)

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OSQ-A-40

CERTIFIED SURVEY MAP NO. _____

Being Lot 1 of Certified Survey Map No. _____, in the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

GRAPHICAL SCALE (FEET)



- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 5/8" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
 - (R) - Denotes "Recorded As"

NE CORNER, NE 1/4
SEC. 30, T9N, R22E
(FOUND CONC. MON.
W/ALUMINUM CAP)

LOT 1
C.S.M. NO. 1471
OWNER: MEQUON
SENIOR HOUSING LLC

LOT 2
C.S.M. NO. 1457
OWNER: PORT WASHINGTON ROAD LLC

LOT 1
147,497 SQ. FT.
3.3861 ACRES

LOT 2
62,226 SQ. FT.
1.4285 ACRES

LOT 3
27,263 SQ. FT.
0.6259 ACRES

LOT 4
34,600 SQ. FT.
0.7943 ACRES

WINDING HOLLOW
CONDOMINIUM

((R) NORTH)
N01°07'01"W 353.95'

S89°29'29"W 507.37' ((R) S89°23'30"E)

S01°07'01"E 309.82'

405.00'

N89°41'04"E 809.49'

239.47'

((R) S89°12'10"E)

165.02'

N01°07'01"W 166.46'

165.00'

S88°49'55"W 247.50'

S01°07'01"E 303.80'
((R) NORTH) 1944.10'
N01°07'01"W 2655.27'
EAST LINE OF THE SE 1/4 SEC. 30, T9N, R22E

NORTH PORT WASHINGTON ROAD
COUNTY TRUNK HIGHWAY "W"

711.17'

S88°49'55"W 302.07' P.O.B.

S88°49'55"W 65.00'

139.80'

S01°07'01"E

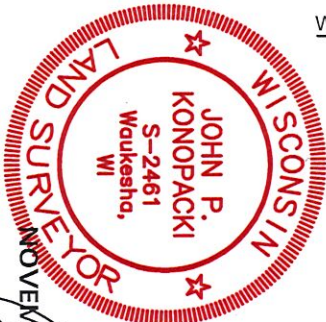
S88°49'55"W 404.45'

139.80'

247.50'

LOT 2
C.S.M. NO. 1673
OWNER: NIKINIM
MEQUON LLC

LOT 2
C.S.M. NO. 1473
OWNER: MILLENNIUM-OAKWOOD
APARTMENTS LLC



SE CORNER, NE 1/4 - SEC. 30, T9N, R22E
(FOUND PK NAIL) N=449.335, 16, E=2,553.352, 00
(WISCONSIN STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, PUBLISHED 1993)

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888



This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1524.00
SHEET 1 OF 5

CERTIFIED SURVEY MAP NO. _____

Being Lot 1 of Certified Survey Map No. _____, in the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

GRAPHICAL SCALE (FEET)



- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 5/8" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - (R) - Denotes "Recorded As"
- SIGN EASEMENT PER DOC NO. 656095
- NE CORNER, NE 1/4 SEC. 30, T9N, R22E (FOUND CONC. MON. W/ALUMINUM CAP)

WINDING HOLLOW CONDOMINIUM

((R) NORTH)
N01°07'01"W 353.95'

30' WATERMAIN EASEMENT PER DOC NO. 683977
DRAINAGE EASEMENT PER DOC NO. 276193

LOT 1

S89°29'29"W 507.37' ((R) S89°23'30"E)

LOT 2
C.S.M. NO. 1473

PARCEL 2
C.S.M. NO. 1673

LOT 2
C.S.M. NO. 1457

S01°07'01"E 309.82'

LOT 2

139.80' S01°07'01"E
156.95' 102.38'
S01°07'01"E 43.94'
S88°49'55"W 302.07' P.O.B.
S88°49'55"W 65.00'

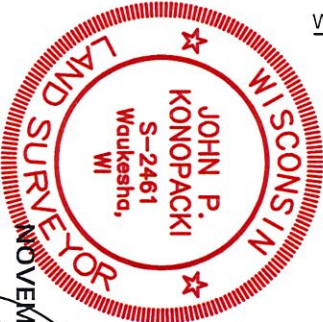
LOT 4

15' WISCONSIN ELECTRIC POWER COMPANY
DOC NO. 789229
S88°49'55"W 404.45'

LOT 3

S01°07'01"E 303.80' ((R) NORTH)
N01°07'01"W 2655.27'
EAST LINE OF THE SE 1/4 SEC. 30, T9N, R22E

NORTH PORT WASHINGTON ROAD
COUNTY TRUNK HIGHWAY "W"



SE CORNER, NE 1/4 - SEC. 30, T9N, R22E
(FOUND PK NAIL) N=449.335, 16, E=2.553, 352.00
(WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, PUBLISHED 1993)

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888



This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1524.00
SHEET 2 OF 5

CERTIFIED SURVEY MAP NO. _____

Being Lot 1 of Certified Survey Map No. _____, in the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 1 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Ozaukee County as Document No. _____, located in the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin, described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 30;
Thence North 01°07'01" West along the east line of said Northeast 1/4, 711.17 feet;
Thence South 88°49'55" West, 65.00 feet to the west right of way line of North Port Washington Road - County Trunk Highway "W" and the southeast corner of said Lot 1 of Certified Survey Map No. _____ and the Point of Beginning;

Thence continuing South 88°49'55" West along the south line of said Lot 1, 302.07 feet;
Thence South 01°07'01" East along said south line, 43.94 feet;
Thence South 89°29'29" West along said south line, 507.37 feet to the east line of Winding Hollow Condominiums;
Thence North 01°07'01" West along said east line, 353.95 feet to the south line of Lot 1 of Certified Survey Map No. 1471;
Thence North 89°41'04" East along said south line and then continuing along the south line of Lot 2 of Certified Survey Map No. 1457, 809.49 feet to the aforesaid west right of way line of North Port Washington Road;
Thence South 01°07'01" East along said west right of way line, 303.80 feet to the Point of Beginning.

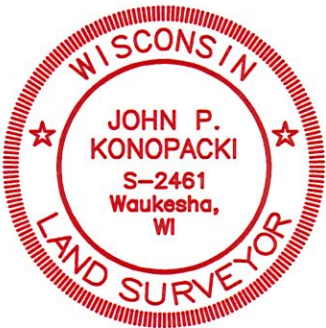
Containing 271,586 square feet (6.2348 acres) of land more or less.

That I have made such survey, land division and map by the direction of ICAP 1 LLC, owner of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Mequon Land Division Ordinance in surveying, mapping and dividing the land with in the certified survey map.

Date: NOVEMBER 25, 2019




John P. Konopacki
Professional Land Surveyor S-2461

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East bears N01°07'01"W.

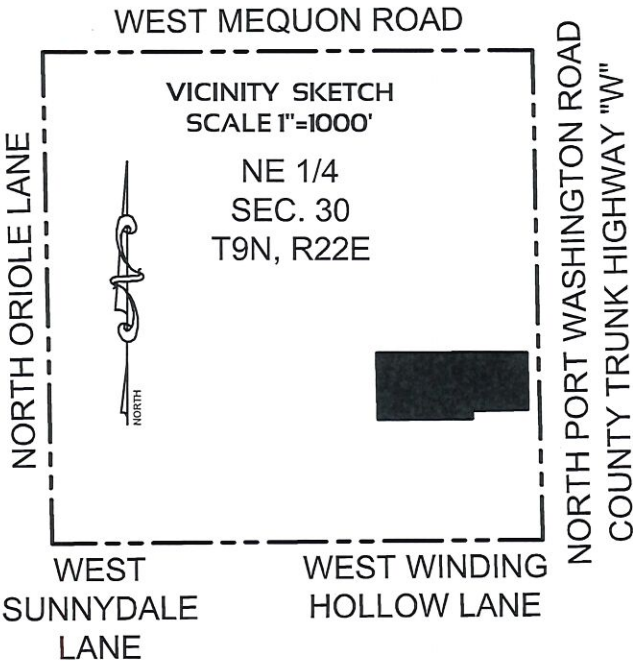
Prepared for:
ICAP Development
833 E. Michigan Street
Milwaukee, WI 53202

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461



PEG JOB#1524.00
SHEET 3 OF 5

Attachment: Packet Docs (4931 : ICAP Development)

CERTIFIED SURVEY MAP NO. _____

Being Lot 1 of Certified Survey Map No. _____, in the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

OWNER'S CERTIFICATE

ICAP 1 LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

ICAP 1 LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. City of Mequon

IN WITNESS WHEREOF, the said ICAP 1 LLC has caused these presents to be signed by _____, (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 20____.

In the presence of: ICAP 1 LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

Date

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



NOVEMBER 25, 2019

■ ■ ■ Prepared By:
■ ■ ■ PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1524.00
SHEET 4 OF 5

Attachment: Packet Docs (4931 : ICAP Development)

CERTIFIED SURVEY MAP NO. _____

Being Lot 1 of Certified Survey Map No. _____, in the Southeast 1/4 of the Northeast 1/4 of Section 30,
Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Mequon on this _____ day of _____, 20__.

Date

John Wirth, Chairman

Date

Secretary

COMMON COUNCIL APPROVAL

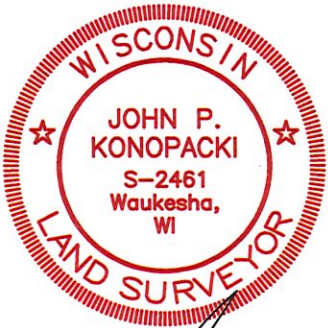
Approved by the Common Council of the City of Mequon, Wisconsin, on this _____ day of _____, 20__.

Date

John Wirth, Mayor

Date

Caroline Fochs, City Clerk



NOVEMBER 25, 2019



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1524.00
SHEET 5 OF 5

Attachment: Packet Docs (4931 : ICAP Development)

February 26, 2020

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 plan submittal for the ICAP Outlot Development on PWR. The proposed facility fronts on Port Washington Road. PWR is one of the City of Mequon's commercial corridors that the City has required a higher level of landscape treatments since 2012. This is the first review of the plan, dated 02/26/20. The Landscape plan is submitted by InSite Design, Landscape Architects.

The nature of this review will be to assess the landscape plan for completeness; address appropriateness of design for the Port Washington Road corridor and how the plant palette addresses the Planning Commission's request for greater buffering/treatments within the Port Washington Road corridor. The proposed site use is business/institutional. The business use will be moderately traffic intensive, with two points of Ingress/Egress to the site. The proposal is adjacent to one of Mequon's busiest corridors and surrounded by commercial/business uses. This review will be performed considering both the adjacency to the Mequon corridor and the adjacent zoning. Commentary will be generated by applying the existing and the proposed City of Mequon Landscape Codes.

➤ **General Overview:**

- ❖ This review pertains to Landscape Plan sheets LSP1.1 & LSP1.2, Dated 02/07/2020, The primary sheet is titled, LANDSCAPE PLAN; GENERAL NOTES AND PLANT MATERIAL TABLE. LSP1.2 is titled LANDSCAPE PLANTING DETAILS,
- ❖ The LSP1.1 plan **is not currently** sealed by a Wisconsin RLA, **as required by Mequon code**.
- ❖ The plan is issued at a 1"=20' scale; the plan sheet is clean and the information is discernible.
 - The Proposal is adjacent to the Port Washington Road Corridor; the proposed commercial site use has two ingress/egresses off PWR. PWR is one of Mequon's regional collectors and part of the City of Mequon's designated "Gateway" roadways. Since 2012, the P&Z board has requested additional density landscape treatments and larger scale plantings, especially adjacent to the PWR ROW.
 - The plan's property lines/development limits are not graphically well defined. It appears, the proposed building, parking lots and drives cover < 70% of the proposed 0.63ac lot. Additionally, the southern access drive and the (e-w drive to the exterior

refuse structure appears to not reside within the building lot? How is this allowed?

- Sustainability: This Landscape application does not appear to have given consideration to the application of sustainable site practices; the proposal fails to include Bio-swale filtering treatments or green roofs to help slow the rate of hydrologic contribution.
- The plan provides an attached plant schedules with common name, scientific name, of plants specified, size specified and the total quantities, as required. Please see the review below for additional commentary of the proposed plant palette, sizing requirements and diversity.
- The plan depicts both the proposed site lighting and the sign location. Although, the plan failed to include the sign design detail, sign elevation, or depict if there would be exterior sign lighting. Which would require a detail on how the proposal will screen the sign lighting.
- The plan identifies an exterior refuse/recycle enclosure/structure. The plan fails to provide detail to define what the architectural finishes and dimensions of the proposed walls. I am unsure how there is 0' setback for this building attached structure?
- The plan depicts several existing trees off the proposed building lot. Since these trees are not part of the proposal is not required to provide the following information: genus & species, caliper @ 16" above grade and notes.
- The depicts grades, but fails to provide the elevations. So, this reviewer is unable to determine if the area adjacent to the PWR ROW is a berm, or a Stormwater swale? If a berm, what are the proposed landscape treatments, if it is a Storm swale, what are the proposed landscape treatments?

Proposed Landscape Material Review:

- **Outline of the proposed plant types and quantities found on the plan:**
 - Three Deciduous Tree Species, (Total proposed deciduous trees – 8)
 - One Evergreen Tree Species, (Total proposed conifer trees – 4)
 - Four Deciduous Shrub Species, (Total proposed decid. shrubs – 37)
 - Two Evergreen Shrub Species, (Total proposed conifer shrubs – 17)
 - One Perennials, Bulbs/corms, Groundcover Species, (Total proposed ground covers/perennials –25)
 - Four Decorative Grass species, (Total proposed grasses – 65)
- ◆ The species proposed have the ability to perform in the local soils and are within the prescribed USDA Zone 5a.

- ◆ TURF: The Plan provides the following specifics: 1. Specify the proposed turf seed mix; 2. the plans should state the total SQR yards of the seeded area.

➤ **Plant Schedule Comments:**

- The plant schedule requires the following audit:
 - Please review the Perennial Grass- Sphet, the schedule states 46 total, graphically, only 41 is depicted.
- Proposed Deciduous Tree sizes: The plant schedule specifies 2" caliper and 8-10' height plantings. The City of Mequon has required a minimum of 3.5" caliper trees @ 16" above the rootball. Proposals within the PWR corridor have typically required 4.0" caliper trees @ 16" above the rootball.
- Proposed Conifer Tree Size: The plan calls for 6-7' Juniper. The Landscape code requires minimum of a 7' conifers, as measured from the top of rootball to the top lateral branch, <not the top of the primary leader>. Revise schedule to meet this requirement.
- The City of Mequon does not differentiate between deciduous trees and ornamental deciduous trees; amend the schedule's Ornamental caliper to a 3.5", or a 4.0" minimum caliper, if Mequon Staff requires the PWR standard to be observed.
- Amend the Plant Schedule where any deciduous trees specify a proposed height of 8-10'. As a note, the height expectations shall be Per ANSI z 60.1. A multi-clump shade tree that is 8-10' in height has an equivalency of a 1.5"- 2" caliper shade tree; per ANSI z 60.1. The proposed plantings shall meet both the required caliper (@ 16" above the root ball) & the height standard established by ANSI z 60.1.

➤ **Planting Zone Comments:**

- The submittal is organized and provides the following: 1. Street Frontage Zone; 2. Parking Lot Interior Zone; 3. Parking Lot Periphery Buffer; 4. Property Line Buffer Yard; 5. On-Lot Zone; 6. Open Space Zone; 7. Detention Basin; 8. Loading Dock Buffer
- **ROW/Street Frontage Zone:**
- Port Washington Road ROW: Code requires 1 approved street tree per each side of/30 feet of CL length; the Port Washington Rd. ROW planting requirement is not addressed. **(The plan FAILS to meet the ROW code tree requirements. Action per P & Z/ Mequon Staff).**
- **Street/Interior Drives Zone:**
 - The Interior Drives: Code requires 1 approved street tree per each 30 feet of drive, on each side of the length. The Interior Drive planting requirement is not addressed in this proposal. The northern <E/W axis> & Southern <N&S axis> Ingress/egress drives requires shade trees to address the length of the drives **(The plan FAILS to meet the ROW code tree requirements. Action per P & Z/ Mequon Staff)**
- **Parking Lot/ROW Buffer:** The proposed Landscape Code requires 1 tree per 25 linear feet of hard surface adjacent to a ROW<PWR> (not counting the ROW street trees). The proposal provides 3 trees, 4 is required. I believe it may result in unintended snow management and loss of landscape materials due to snow stacking along the east periphery of P-lot . **(The plan FAILS to meet the ROW code tree requirements. Action per P & Z/ Mequon Staff) The reviewer recommends adding one tree.**

- **Parking Lot Interior Zone.** A) The layout/configuration of the 90° stalls provides periphery planter treatments throughout the design. In comparison to the landscape treatments provided at other recent PWR business development proposal, the planting palette is very spartan and the proposed density is minimalist. The proposed periphery planters will do little to help break Heat-Island impacts to the site. B) The overall landscaping will just provide 30% shade over the parking lot. But, with the small caliper trees proposed a high percentage of trees will be adversely impacted <broken> by snow storage/stacking. Reviewer recommends Decid Trees to be 3.5" caliper < interior site, 4.0 caliper adjacent to PWR> (Densities just meets the new code requirements; although, the proposed tree sizes does not. Please revise Tree size as stated.) Action per P & Z/ Mequon Staff).
- **Property Line Buffer:** Per the proposed landscape code requirements. The PL edge requires a buffer application of trees and mixed plantings. This proposal fails to address the PL or provide a buffer. (Proposal FAILS to meets the PL/ side yard buffer. Also, since the refuse structure has a 0' setback, I would request the P&Z to require the length of the access drive to be addressed, to help mitigate the potential visual and noise impacts from the refuse/recycle location.) Action by City Staff/Planning Board. Action per P & Z/ Mequon Staff).
- **On-Lot Zone:** Required- 1 Tree & 2 shrubs per every 1000 SF of required open space. (Requirements met)
- **Foundation Plantings:** The Plan provides foundation planting density at the primary entrance and selectively throughout the proposal. (Proposal meets the intention of Foundation Planting requirements, although considering the prior standards enforced within the PWR corridor, the provided treatment is very Spartan.)
- **Proposed Re/Detention Basins** < unclear if review is applicable> As previously noted, plan fails to provide substantive information about the size/shape/limits of the detention basin. If a detention basin, the structure requires softening by providing additional perennial plantings, medium deciduous shrubs at the periphery. (Proposal FAILS to meets the intention of Basin Planting requirements, but due to lack of clarity this review is unsure if it is applicable. (The reviewer would ask the P&Z to recommend additional planting treatments to help fill all three plant horizons regardless if the structure is a berm or a swale.)
- **Trash Enclosure:** The Refuse/Recycle station; the plan fails to clearly describe what is taking place here. While there is a structure/wall enclosure, the service drive is not addressed and considering the 0' setback, this review would recommend plantings to help mitigate the visual massing or the potential for noise to the adjacent lot.

(As long as the walls meet the 6' height requirement, the proposal meets the proposed Trash Enclosure buffering code requirement. Although, I would ask for the southern access drive receive additional Street tree & Conifer trees to mitigate the visual massing and the potential noise of the refuse center pick up.)

❖ **Additional Landscape Observations:**

- The proposal is located on a major arterial collector<PWR>. Per the City Development Plan landscape guidelines, the City has required a higher level of landscape treatments within these corridors to preserve/enhance property values and improve the aesthetic within these concentrated use corridors; these standards have been applied and enforced within Mequon for the last Eight years.

The plan fails to meet a number of the City of Mequon's existing and the proposed landscape & buffering codes. There are several actions/decisions to be forwarded by P&Z and, or City Staff.

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

This concludes the review of the ICAP Outlot, on PWR landscape submission.

Sincerely,



M. Terry Higgins, RLA.

RESULT:	APPROVED [7 TO 0]
MOVER:	James Schaefer, Commissioner
SECONDER:	John Stoker, Commissioner
AYES:	Strzelczyk, Baka, Choren, Hawley, J. Schaefer, R. Schaefer, Stoker, Bach
RECUSED:	Wirth

3) Regular Business

- a) East Mequon III, LLC. The applicant is seeking I-43 signage approval for the property located at 12308 N. Corporate Parkway.

Planner Vang stated that the applicant is proposing three new I-43 signs which require Planning Commission ("PC") approval. The PC previously approved two signs for this location. The applicant is also requesting two waivers:

1. Minimum height requirements for letters.
2. Sign Area.

The minimum height requirement for letters on signs facing I-43 is 18-inches. Based on a rendering of lettering at this height, staff feels that at this size the scale is out of context with the building elevation. Additionally, it also exceeds the allowable sign area by 30 square feet. The applicant then proposed 12-inch letters which is preferred by staff as it relates better to the building and is still visible. Staff supports the two waivers for the letter height and the size area.

The applicant, Dave Bauer from Bauer Sign & Lighting, stated that he was working to honor the brand logo standards from Trustmark as this is their corporate standard.

Action

Commissioner Stoker made a motion to approve the item subject to staff recommendations.

Commissioner Choren seconded the motion.

A roll call vote was taken; vote passed 8-0 {Mayor Wirth recused; Commissioner Bach voted}

RESULT:	APPROVED [7 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Strzelczyk, Baka, Choren, Hawley, J. Schaefer, R. Schaefer, Stoker, Bach
RECUSED:	Wirth

- b) **ICAP Development.** The applicant is seeking building and site plan approval for a proposed Credit Union for the property located at 10945 N. Port Washington Road.

Asst. Dir. Zader stated that this item was in front of the Planning Commission last month for a consultation for a proposed Credit Union. The previous ICAP Development item tonight approved the CSM and a minor ordinance change that allows for smaller lot sizes due to added storm water ponds placed in outlots. The proposed building and site plan approval will be contingent on the Common Council approval of those approvals. All district requirements are met except for the open space ratio. The open space ratio was addressed in the original PUD approval which requires that individual sites may deviate from the required ratio, but that the overall open space ratio of 40% requirement must be met once the development is complete. It is a bit short on this site so it will need to be made up on another site.

The new site plan is similar to what was previously proposed. The angled parking stalls from the back of the drive-thru were removed which staff supports. The applicant did supply the projected number of employees and based on this number as well as square footage, there are 4 more stalls than are required by code. Overall the lighting plan does meet the ordinance requirements. Parking lot illumination candles slightly exceed the code.

The landscaping plan was reviewed by the independent consultant Terry Higgins, and he had a few recommendations:

- Provide street trees along Port Washington Road corridor at 35-foot intervals
- Meet species size requirements

At the last meeting there was not much consensus among the Commissioners about recommended changes to the building, but the following items were discussed:

- Color of the brick
- Potential for adding more windows along the front
- Possibly adding more building volume on the bottom section

The following items were changed by the applicant and are shown on the new rendering:

- More detail at the top of the building
- Recessed the brick portion around the proposed sign

Other suggestions by the Commissioners were not addressed because the applicant wanted to meet the brand standard of the Kohler Credit Union as much as possible.

Due to the large number of windows, a shading plan was provided as requested by staff. The concern is due to other proposals of buildings with ample window space and the windows eventually get covered by shades or other equipment.

Staff does welcome recommendations regarding elevations but is otherwise supportive of all the proposed plans subject to the conditions in the staff report.

The Architect from Milwaukee Group represented the Kohler Credit Union. She stated that she brought brick samples for the Commissioners to view as last time there was concerns about the brick color and she did not feel that the computer images adequately represented the actual color of the brick. She also had a retaining wall sample to review. The Commission viewed the different material samples.

There was discussion regarding the height of the front and a suggestion was made to drop the elevation by 1 foot. The applicant responded that they would entertain this suggestion. It was also suggested to make the four columns bigger/heavier for better balance.

Action

Commissioner Choren made a motion to approve the item per the conditions in the staff report, lowering the roof elevation by 1 foot, reducing the glass exposure and increase the size of the columns.

Ald. Strzelczyk seconded the motion.

A voice vote was taken; vote passed 8-0

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Martin Choren, Commissioner
SECONDER:	Robert Strzelczyk, Alderman/Vice Chair
AYES:	Wirth, Strzelczyk, Baka, Choren, Hawley, J. Schaefer, R. Schaefer, Stoker

- c) Steckling Builders for Guo Medical Office. The applicant is seeking minor request approval to omit the canopy over the entrance from the approved building plan for the existing office structure located at 10624 N. Port Washington Road.

Planner Vang that a canopy was approved as part of the building plan amendment approval in January 2019. Upon the completion of construction staff inspected the building and noted that the canopy was omitted. The agent indicated that it was omitted during construction due to cost. Staff did not want to approve this at staff level and wants the Planning Commission to decide whether this is permitted. Staff recommends that the canopy be required per the approved plan as it adds dimension to the front façade as well as indicates the point of entry. The applicant was asked to supply alternate options to staff, but they opted to ask for approval to omit the canopy.

The applicant, Rick Steckling with Steckling Builders, stated that he did the remodel on this building. He stated that the owner did not want to invest the money (about \$6,500) into the canopy as she is selling the building and she feels that the vestibule at the front of building is adequate and that it looks more modern and sleeker.

The feedback from the Commission is that approved plans; whether commercial or residential, are required to be followed as approved. The Commission provided feedback that they prefer the look of the canopy on the building as they feel that it pronounces the entrance and provides some cover from the elements. It was also suggested that the address be added to the building as shown on the approved plan as well.

Action

Ald. Strzelczyk made a motion to deny the request for a waiver and to require the canopy and address be installed per the approved plan.

Commissioner J. Schaefer seconded the motion.

A voice vote was taken; vote passed 8-0

Minutes from December 2, 2019

conversation it was discussed that a Fill Permit is required for the excavation of the soil from the site and the applicant should come back before the Commission for this approval next month.

The Commissioners provided feedback that there were several unresolved issues and that the developer should work with staff to resolve the questions and issues discussed and come back next month for approval. It was acknowledged that this is a unique project and that some allowances may be approved but the Commission is also cautious of approvals that will set precedent going forward. Mayor Wirth stated that he believes a policy discussion regarding this issue is necessary.

Action

Commissioner Choren made a motion to table the item.

Ald. Strzelczyk seconded the motion.

A voice vote was taken; vote passed (8-0)

RESULT:	TABLED [UNANIMOUS]
MOVER:	Martin Choren, Commissioner
SECONDER:	Robert Strzelczyk, Alderman/Vice Chair
AYES:	Wirth, Strzelczyk, Bach, Baka, Choren, Hawley, J. Schaefer, R. Schaefer
ABSENT:	Lemke, Stoker

d) ICAP Development. The applicant is seeking a consultation for a proposed Credit Union for the property at 10945 N. Port Washington Road.

The applicants were represented by Jerod Protasky with ICAP and Abby Sivwright with LaMACCHIA Group.

Asst. Dir. Zader stated that the applicant is seeking a consultation for a financial institutional for a property recently rezoned to a PUD. Usually there is not this level of detail at a consultation, but the applicant is not allowed to come forward with a building and site plan until some issues with the land division are resolved and they wanted meaningful feedback from the Commission so that they can move forward. The applicant wants feedback from the Commission specifically regarding the site layout and the architecture of the building.

The site plan shows the financial institution in the middle of the site. There would be an access from Port Washington Road as well as one at the rear of the site. The overall concept is similar to what was approved for the PUD concept plan. One issue to consider is that the site is overparked for a financial institution in terms of square footage; although employee numbers have not been submitted at this point. The applicant is showing a 10-foot width parking stall and typically on less intense uses a 9-foot stall is allowed. This may help reduce impervious surface and help increase the green space ratio. The six parking stalls in the back of the site could be eliminated if the number of overall parking spaces needs to be reduced.

The green space ratio needs to be met for the entire PUD site; it does not need to be met for this specific site. Any reduction would need to be made up on another site so it so advised that the applicant strive to be as close to the required ratio as possible. Staff is supportive of this project

as most other requirements are met.

There were pictures of recent branches submitted as well as renderings of the proposed building in the packet. Overall staff is supportive of the building design but suggests several architectural improvements that can be made. One item is to add windows on the front brick façade and possibly a small sized sign there. Additionally, the cedar wrapped posts should be carried out throughout the project. The applicant stated there will be additional screening/shading on the front façade and that will need to be included on the official building and site plans once they are submitted.

Another issue is the electronic message sign shown on the proposed plan. The sign code does not currently allow for electronic sign message boards at financial institutions. They have the right to ask for a waiver. The Mayor requested this item be added as a policy item to be discussed by the Commission later at tonight's meeting.

The Commission provided mixed opinions about adding windows to the front brick façade. There was support for the cedar columns but not the mixing of materials (aluminum and cedar). Overall, the Commission supports the architecture, but they would like to see some additional design feature improvements and some fenestration on the front. There is support for this type of use at this location.

There is no action taken on this item this evening.

3) Policy

a) Sign Code discussion related to changeable electronic message signs

Asst. Dir. Zader stated that the ordinance regarding electronic signs is included in the packet and lists the uses allowed: mostly public services and churches. Pictures of some of the message sign boards in the city were included in the packet; there are a total of 5 in the city. Other requirements are that the message must switch out every 30 seconds and that no flashing lights or animation is allowed. There is a size requirement of the message board compared to the overall sign.

There was discussion among the Commissioners on various issues relating to the electronic signs. Overall the Commission supports the current policy of public service institutions and churches being allowed to have these signs, but they are not supportive of other users being permitted. Issues discussed were unwanted advertising, no control over the signs/messages, technology changing so quickly/cost and that information is easy to obtain by other means.

In conclusion, the Commission does not recommend any changes to the current policy and does not support granting a waiver.

b) Policy Subcommittee Update

Dir. Tollefson stated that the Policy Subcommittee starting meeting in August and there was

Minutes from June 10, 2019

Asst. Eng. Henk stated that the phasing of Industrial Drive, the E buildings and D building at the same time as this parcel will be very crowded and can be complicated on such a small construction area.

Mr. Zader stated that Mequon has always been conservative in the process of building houses and only allows construction, except for the 2 spec homes, until the final plat is approved. This is a very tight development and he does not feel the timing is a compelling argument and he recommends no more than 4 homes be approved.

Action

Ald. Strzelczyk made a motion to approve the item.

Commissioner Jim Schaefer seconded the motion.

A voice vote was taken; vote passed (8-0)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman/Vice Chair
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Strzelczyk, Choren, Hawley, Lemke, Parrish, J. Schaefer, R. Schaefer
ABSENT:	Stoker

- d) **ICAP Development for Jewish Home and Care Center, Inc.** The applicant is seeking concept plan, specimen tree removal and rezoning recommendation approval from IPS (Institutional and Public Service) to B-2/PUD (Commercial Business/Planned Unit Development) to redevelop the site for multiple commercial uses for the property located at 10865-10911 N. Port Washington Road and parcel to the south. REMOVE FROM TABLE.

Action

Mayor Wirth made a motion to remove the item from the table.

Ald. Strzelczyk seconded the motion.

A voice vote was taken; vote passed (8-0)

Asst. Dir. Zader stated that a letter from a neighbor was left on the dais for the Commissioners regarding the driveway access. This is the third time this item has been in front of the Commission for a request for rezoning from IPS to B-2/PUD. Much of the past discussions have been centered around the specimen trees on site. The applicant has been working with the City Forester, Mike Gies, as well as they have hired their own arborist and there seems to be an agreement of the scope of the removal. The applicant is now requesting to remove only 7 trees, which are all located in the front of the site. They have decided which trees are less desirable due to the quality as well as the impact they have had over the years from when the previous development was on site. The buildings have been slightly shifted to accommodate additional trees on site. Staff is supportive of the request and has some added conditions that should be noted:

- All facades along Port Washington Road are to be the primary front entrance of the development.
- Use of rear of site has a restriction with a PUD that only allows certain uses past the 300 foot line (no restaurants or retail).
- Sidewalk connection is required from Building A to the rear parking lot and is important throughout the site.

There is a stand-alone Swamp Oak that the application is requesting to have removed and the City Forester does not approve and he is requesting that the site plan be modified and the tree preserved.

Staff recommends the rezoning which will go to Council for a first reading in July and then public hearing and final decision in August.

Rob Irwin-1501W. Winding Hollow Lane – He is Board Chairman of the current owner of the property and a resident for 44 years. He urges the Commission to approve the item as it has been vacant for many years and the addition of neighbor uses are desirable to residents nearby. He appreciates that the applicant modified the plan to preserve as many trees as possible and to incorporate them into the site.

The applicant was represented by Jerod Protaskey from ICAP. He stated that they are in agreement with the City Forester regarding preserving the stand-alone Swamp Oak. The concept plan was developed in January and it has been modified to accommodate the trees as well as the needs of potential users. The site plan continues to be influx as specific users are secured.

Action

Commissioner Choren made a motion to approve the item.

Commissioner Lemke seconded the motion.

A voice vote was taken; vote passed (8-0) (Bach voted in place of Parrish)

RESULT:	APPROVED [8 TO 0]
MOVER:	Martin Choren, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Strzelczyk, Choren, Hawley, Lemke, J. Schaefer, R. Schaefer, Bach
ABSENT:	Stoker
RECUSED:	Parrish

5) Policy

a) Renaming of Industrial Drive.

Asst. Dir. Zader stated that handouts were provided to the Commissioners and included in the packet from Dir. Tollefson who submitted a memo and a map showing the portion of Industrial

Commission meeting they were surprised to have the tower sign eliminated. They are focused on the corporate branding for Associated Bank. They feel that there needs to be visible signage on the building for southbound traffic. He explained the proposed sign cube in the tower has a somewhat semi translucent and the light in the tower provides light but the cube is not internally illuminated.

When asked whether the applicant is interested in a free standing sign as that is permitted in the sign code, the applicant answered that signage on the building is desirable in regards to both branding and visibility versus a freestanding sign.

There was feedback from the Commission that signage in the tower is not desired. There was agreement that something is needed in the tower as it feels too empty, a suggestion was made for something artistic in that space, but not signage or branding to be allowed. It was also discussed that the tower would be more attractive if it is lowered because it looks too big and empty without something in that glass tower. Some of the Commissioners commented that they are reluctant to set a precedent by allowing there to be signage in the glass tower.

Ald. Strzelczyk made the following suggestions:

- Reduce the north elevation sign to match the 28 sq. ft. size of the east wall sign.
- Lower the tower to within 3-5 feet of the building height (not more than 7 feet above).
- Very dim illumination only, prefers not to have illuminated at all.
- Natural logo only (wood, steel or metal).
- Remove the option of a monument sign going forward.

Action

Commissioner Stoker made a motion to table the motion.

Ald. Strzelczyk seconded the motion to table the item.

A voice vote was taken; vote passed (8-0)

RESULT:	TABLED [UNANIMOUS]
MOVER:	John Stoker, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Abendroth, Choren, Hawley, Lemke, Parrish, R. Schaefer, Stoker, Strzelczyk
ABSENT:	J. Schaefer

- b) **ICAP Development for Jewish Home and Care Center.** The applicant is seeking rezoning recommendation from IPS (Institutional and Public Service) to B-2/PUD (Commercial Business/Planned Unit Development (and concept plan approval to redevelop the site for multiple commercial uses for the property located at 10865-10911 N. Port Washington Road (formerly Mequon Care Center) and the parcel to the south.

Commissioner Parrish recused himself from this item.

Asst. Dir. Zader stated that a new drawing was submitted after the packet was posted. He stated

that at the last meeting there was consensus of support for the rezoning request but there were unknowns regarding the quantity and quality of the specimen trees on site. The item was tabled for this reason as well as some design considerations staff recommended. The new plan shows the building to the north shifted to preserve the stand of trees and the other buildings shifted so the long side of the building faces Port Washington Road. The City Forester did locate trees and there are 15 specimen trees along with 35 other trees that are part of a larger ecosystem and they are considered specimen. Feedback from the Commission is requested regarding the specimen trees and what would be allowed to be removed before further discussions with the applicant about design can take place. Staff recommends tabling the item regardless of the decision and Commission feedback will dictate the direction of the project moving forward.

Action

Ald. Strzelczyk made a motion to remove the item from the table for discussion.

Commissioner Stoker seconded the motion.

A voice vote was taken; vote passed (8-0)

Mayor Abendroth stated that there is no hardship to developing this property. He stated that he feels, and according to the ordinance, the trees should stay and not be removed.

The applicant, Jerod Protaskey from ICAP Development, provided a handout of the new plan to the Commission. He talked about the site grading and the need for a stormwater management pond on site. He explained that there are difficulties installing utilities due to the trees on site and an easement on site. He also discussed the issues regarding the roadway and the northern shared access point and the need for improvements there and the difficulties caused by the trees.

Asst. Eng. Henk stated that the hardships are within the control of the developer to change and design around the issues presented.

Asst. Dir. Zader stated that if there are hardships due to the existing conditions of the site, this property is located in the TIF district and they would be eligible to apply for the Fast Track Formula program to have those costs reimbursed if they meet the requirements of the program.

Dewey Strobel – is the neighbor that has the easement of the driveway coming in to the property. He suggested that the utilities can be run straight down the driveway without impacting the trees.

Feedback from the Commission is that there are not hardships to justify the removal of the trees and that the developer should work to design the project to work within the conditions of the site.

Mr. Protaskey stated that the large stand of trees presents problems for them to bring in utilities and well as for buildings to be visible from Port Washington Road. He stated there are many non-specimen trees that need to be cleared up from that area as it is unsightly and that potential tenants want visibility from Port Washington Road.

Action

Mayor Abendroth made a motion to table the motion.

Ald. Strzelczyk seconded the motion to table the item.

A voice vote was taken; vote passed (8-0)



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: PA PHOUALA VANG, PLANNER
DATE: March 9, 2020
SUBJECT: East Mequon VIA, LLC & East Mequon IVB, LLC. The applicant is seeking master sign plan approval (including I-43 signage) for the properties located at 12100 & 12200 N. Corporate Parkway (The Pointe).

Applicant:	East Mequon IVA, LLC Rob Oldenburg
Status of Applicant:	Owner
Requested:	Master Sign Plan
Existing Zoning:	B-4 (Business Park)
Land Use Plan:	Business Park
Lot size:	4.46 acres & 4.34 acres
Location:	12100 & 12200 N. Corporate Parkway
Tax Keyes:	#15-017-10-017.00 & #15-017-10-016.00
District:	#5

Background: The applicant is seeking Master Sign Plan approval for 12100 and 12200 N Corporate Parkway. The property is zoned B-4 Business Park. The Planning Commission approved building and site plan for the two buildings in September 2018. Phase I (12100 N Corporate Parkway) has been constructed.

Master Sign Plan:

The B-4 zoning district permits one wall sign per building. Per Sec. 62-13 (5), more than one wall sign is permitted subject to Planning Commission approval through a Master Sign Plan and shall meet the follow criteria:

- The placement of all wall signs shall relate only to the first-floor elevation of the building.
- Only tenants that have an individual, exterior entrance on the first floor that allows the general public to access shall be permitted a wall sign.
- All wall signs shall relate to the architectural features of the exterior building and create an overall harmonious aesthetic.

The applicant proposes the following Master Sign Plan for the two buildings:

Proposed Sign Type	Size	Letter Height
West elevation: two (2) wall signs (maximum 1 sign per tenant)	Each sign not to exceed 60 SF	Shall not exceed 24" in height
East elevation/I-43: Five (5) wall signs (maximum 1 sign per tenant)	Total signs to not exceed 195 SF	Shall not exceed 24" in height
One (1) Monument Sign	37.5 SF	N/A

The Master Sign Plan proposes two wall signs not to exceed 60 square feet. The applicant submitted a floor plan that shows the layout of the tenant spaces. Only one tenant space has an individual, exterior entrance that allows the general public to access the space. Per the criteria listed above, this tenant is permitted one wall sign. Since the other entrance is a shared exterior entrance among multiple tenants, per the criteria, a tenant using the shared exterior entrance would not be allowed a wall sign.

Per the sign code, a building in the B-4 district is permitted one wall sign without approval from Planning Commission. The layout of this multi-tenant building is unique in the sense that one tenant has an individual entrance, but others do not. Although the sign code does not allow a sign for a tenant without an individual, exterior entrance, staff believes that since one wall sign is permitted under the sign code, and the second sign meets the criteria listed above, staff would support two signs as part of the Master Sign Plan. Staff believes that the two signs would not result in visual clutter and would be compatible with the building design. Staff supports a wall sign up to 60 square feet for the primary, shared entrance which would help designate it as the main entrance. Staff supports a 30 square foot sign for the tenant with the individual entrance. Signs shall be installed per the location shown on plans and shall not exceed the 'box' area which are considered as part of the Master Sign Plan.

Since there are only two entrances, and staff is recommending a sign up to 60 square feet for the 'main' shared entrance, staff recommends a condition that no additional wall signs shall be permitted on the west elevation in the future.

I-43 Signage:

One wall sign per tenant facing I-43 is permitted in the B-4 district and require Planning Commission approval. The Master Sign Plan proposes five wall signs with a maximum of one wall sign per tenant. The total square footage of all signs shall not exceed 195 square feet. The Master Sign Plan proposes signs no greater than 24 inches in height with halo-glow illumination which meets the sign code requirement. Staff recommends condition that the signs shall not exceed 195 square feet and each sign shall not exceed the 'box' area shown on the plans. Signs shall be installed per the location shown on plans which are considered as part of the Master Sign Plan. The signs shall also comply with all other I-43 sign code standards.

Since 12200 N Corporate Parkway is not yet constructed, staff will add a condition that if the building design changes, staff reserves the right to require changes to the Master Sign Plan.

Staff Recommendation: Planning staff recommends approval of the Master Sign Plan subject to the following conditions:

1. Staff review and approval of final Master Sign Plan prior to issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action or the

required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.

2. Sign permit approval require for all signs.
3. For the tenant space with the exterior, individual entrance, one 30 square foot wall sign is permitted. For the main shared entrance, one wall sign up to 60 square feet is allowed. No additional wall signs shall be permitted on the west elevation.
4. The east façade wall signs shall not exceed 195 square feet in total.
5. Compliance with I-43 sign code standards.
6. All signs shall be installed per the locations shown.
7. Each sign shall not exceed the 'box' area shown on the plans.
8. All signs shall not exceed 20 feet in height (measured from grade to top of sign).
9. Since 12200 N Corporate Parkway is not yet constructed, if the building design changes, staff reserves the right to require changes to the Master Sign Plan.

Attachments:

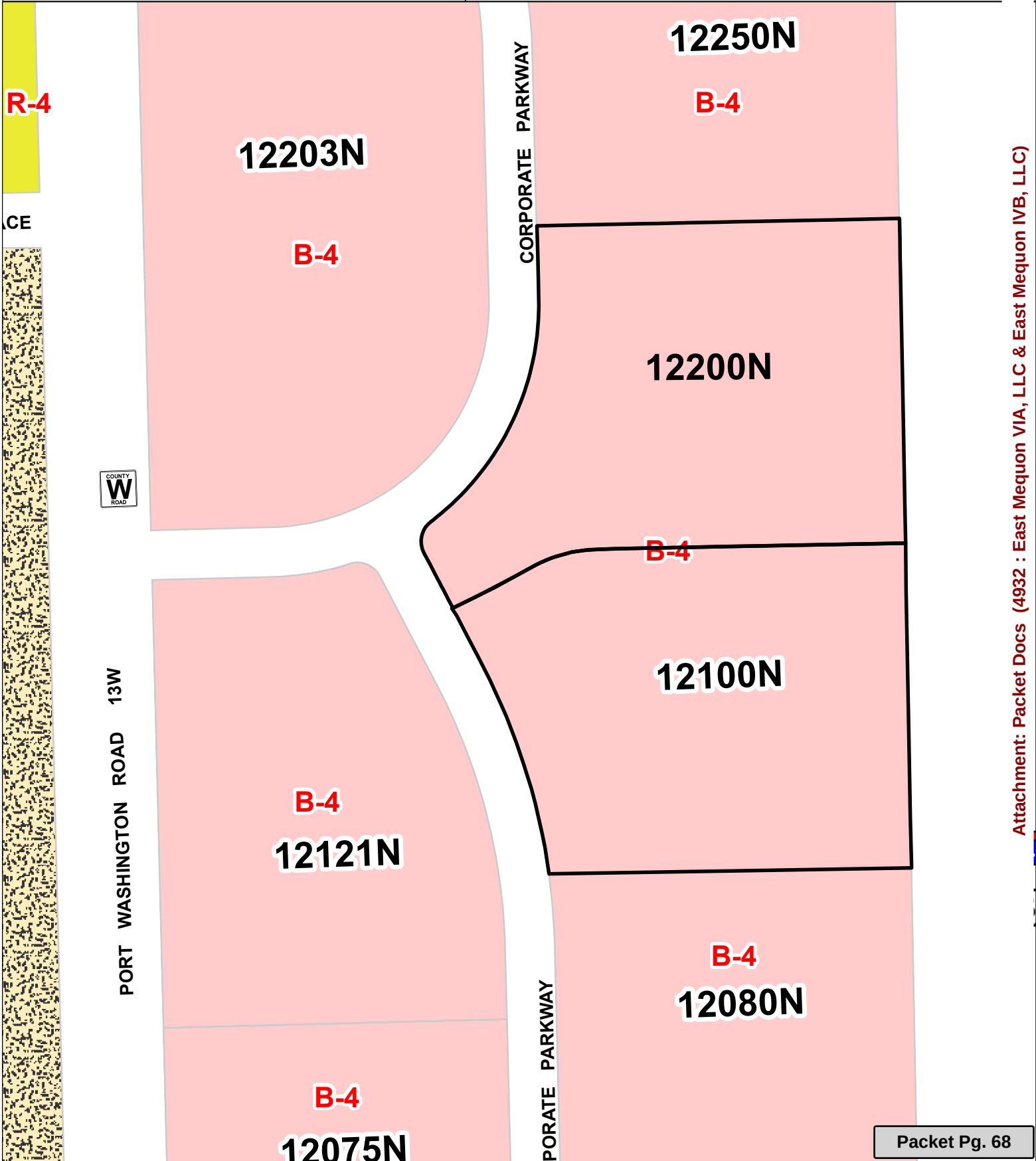
Packet Docs (PDF)

East Mequon IVA, LLC and East Mequon IVA, LLC

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

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

3.b.a



Attachment: Packet Docs (4932 : East Mequon VIA, LLC & East Mequon IVB, LLC)

SIGN SPECIFICATIONS for THE POINTE (12100 & 12200 N. CORPORATE PKWY)

Wall Signage Specifications on the West Elevation:

Proposed locations, rendering and floor plan attached as **Exhibit A**. Per each building, maximum two (2) total signs and maximum one (1) sign per tenant. Each building is anticipated to feature one (1) tenant with a direct entry at the west elevation.

Letters: Individual upper and lower case block letters not more than 24" tall with a total coverage of not more than 60 square feet per sign. Trademarks or logos will be allowed in conjunction with lettering. Font will be in standard tenant corporate font.

Mounting: If individual letters are used, letters shall be attached to building using channels or common raceways.

Color: Letters will be white. Logos may be in standard corporate colors.

Illumination: Individual letters and logos shall be internally illuminated.

Wall Signage Specifications on the East Elevation (I-43):

Proposed locations and rendering attached as **Exhibit A**. Per each building, maximum four (4) total I-43 wall signs and maximum one (1) I-43 wall sign per tenant.

Letters: Individual upper and lower case block letters not more than 24" tall. The total square area of I-43 wall signage per building is limited to 65 percent of linear feet of building wall. Each building is 300 linear feet so the total square area of the wall signage shall not exceed 195 square feet per building. Trademarks or logos will be allowed in conjunction with lettering. Font will be in standard tenant corporate font.

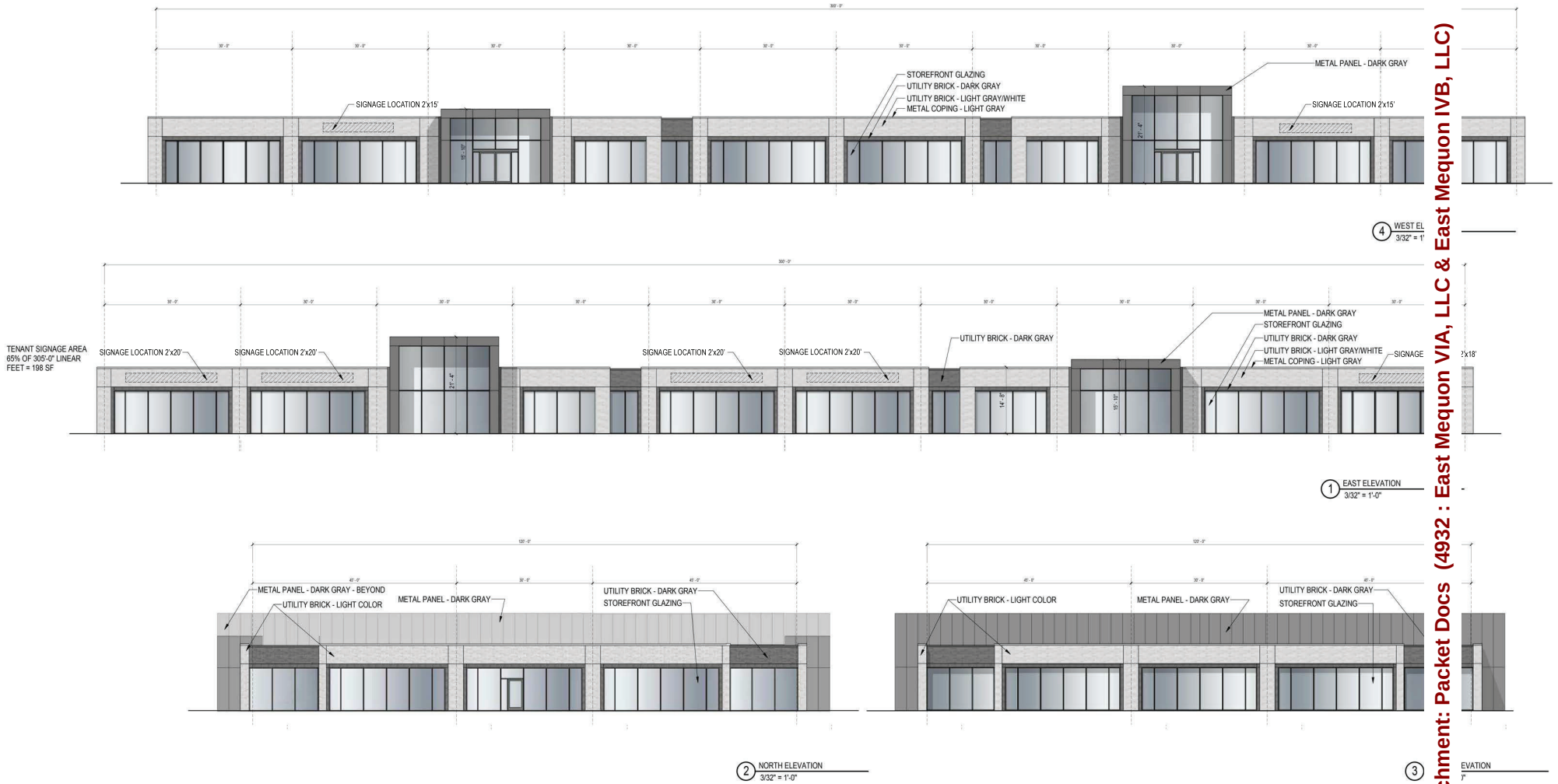
Mounting: If individual letters are used, letters shall be attached to building using channels or common raceways.

Color: Letters will be white. Logos may be in standard corporate colors.

Illumination: Individual letters and logos shall be internally illuminated by halo glow method.

FREESTANDING ENTRY MONUMENT SIGNS

Each building will feature a freestanding monument sign at the driveway entry attached as **Exhibit B**.



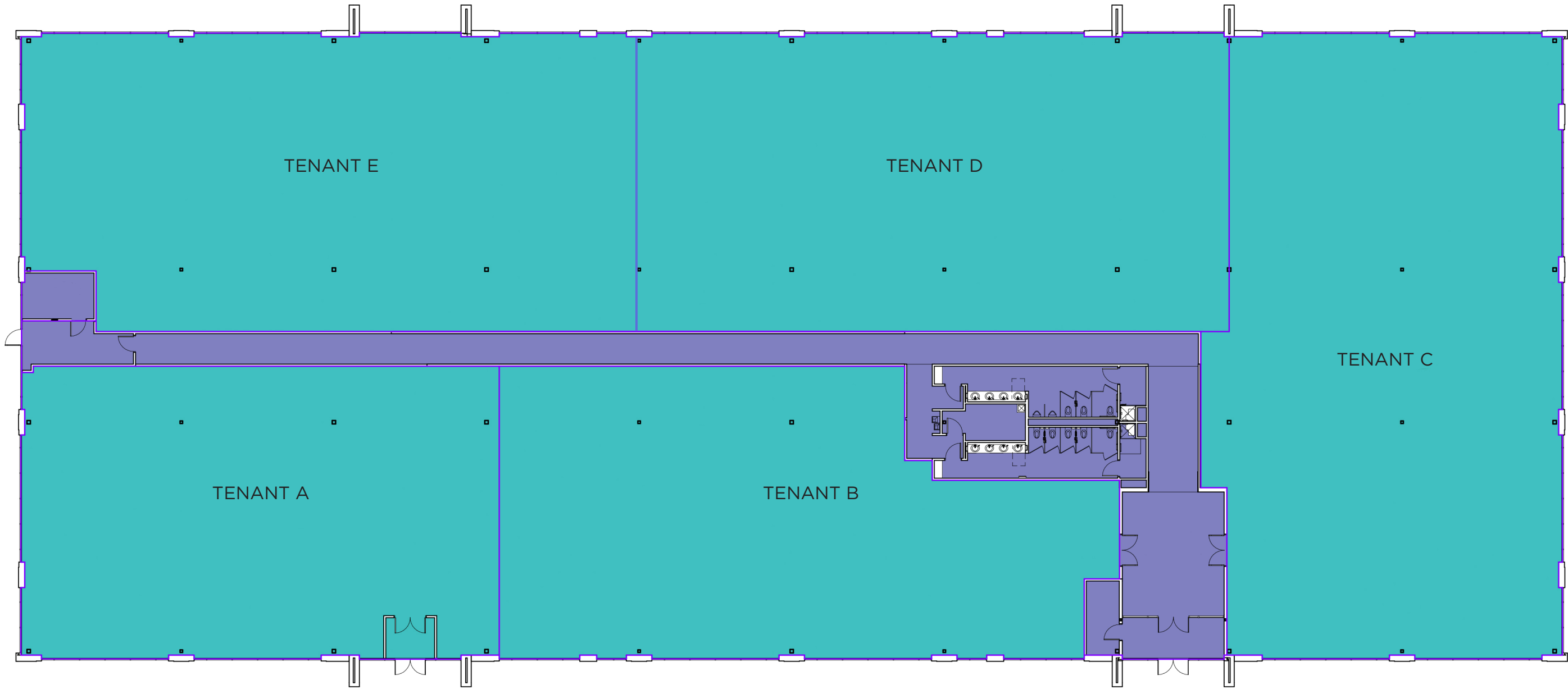
Attachment: Packet Docs (4932 : East Mequon VIA, LLC & East Mequon IVB, LLC)

EXTERIOR ELEVATIONS

002 | 04/10/19

Kahler Slater

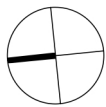
Irgens
THE POINTE AT EAST MEQUON CORPORATE CENTRE



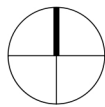
1

1ST FLOOR AREA PLAN

3/64" = 1'-0"



TRUE
NORTH



PLAN
NORTH

Building Common Area
Office Area

WEST ELEVATION



EAST ELEVATION/I-43 SIGNAGE



Monument Concept #3 - Specification

One (1) Single Sided Monument Sign
Illuminated

(A) Primary Sign Cabinet:
Fabricated aluminum cabinet, 1/8" thick routed aluminum face, 3/4" thick clear acrylic push-thru header lettering with diffuser film on 1st surface, internal white LED illumination.

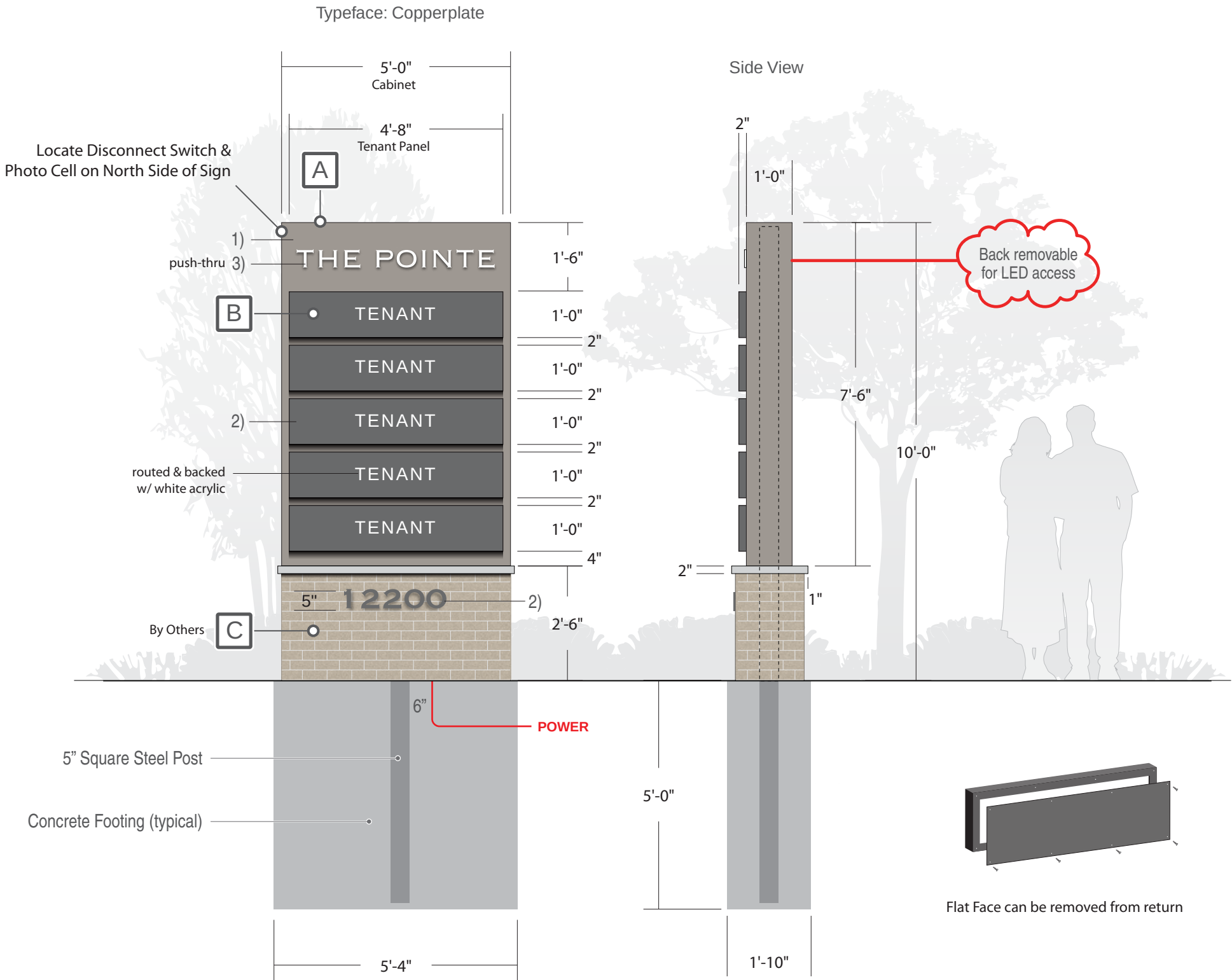
(B) Tenant Panels:
2" deep fabricated aluminum pan faces, 1/8" thick routed aluminum faces backed with white acrylic, internal white LED illumination

(C) Base
Masonry base provided by client. Lemberg to provide and install 1/4" thick flat cut aluminum address numerals stud mounted flush, painted to match tenant panels.

Mounting Method:
Sign cabinet to saddle mount onto 5" square steel center post. Lemberg to coordinate with masonry.

Colors:
1) Paint, "Fog Bank" MP12534
2) Paint, "Neptunian Grey" MP13915
3) 3M Diffuser Film, White 3635-70 (60%)

NOTE: This S/F Sign Faces Southwest



SIGNS

4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: Irgens / The Pointe at East Mequon Corporate Centre

Location: 12200 N. Corporate Parkway

City: Mequon, WI 53092

Sales Representative: Gary Wenzel

Project Manager: Ramona Marena

Designer: Eric Bailey / Mark Mayzik

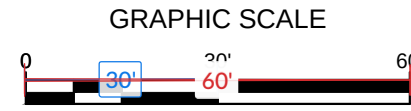
Scale: 3/8"=1'

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status
Pointe_MON_v2_r06_CA

Date:
9-11-19



LEGEND:

- 5" THICK CONCRETE WALK (A C401)
- ASPHALT SURFACE (B C401)
- HEAVY DUTY ASPHALT SURFACE (J C401)
- CONCRETE PAVEMENT (C C401)
- CURB & GUTTER (ACCEPT) (K C401)
- CURB & GUTTER (REJECT) (K C401)

GENERAL NOTES:

- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
- DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
- SEE SHEET C201 FOR WORK TO BE CONDUCTED IN PHASE 1.



Revisions		
08-10-2018	ENG SUBMITTAL	
01-03-2019	ENG SUBMITTAL	
03-11-2019	ENG SUBMITTAL	
04-12-2019	ISSUED FOR CONSTRUCTION	
06-14-19	CIVIL CB #1	

SCHEMATIC DESIGN

Drawing Date
5/30/2019

EAST MEQUON
CORPORATE CENTER

12100 NORTH CORPORATE PARKWAY

Project No. Irgens
17297 000123

Sheet Title
SITE PLAN

Copyright © 2018 Kahler Slater, Inc. All rights reserved.
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East Witten Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.283.8300 Fax 608.283.6317

Sheet No.
C100

SITE INFORMATION:

TOTAL SITE = 8.79 AC
TOTAL DISTURBED AREA = 5.99 AC
EXISTING IMPERVIOUS AREA = 0.00 AC
PROPOSED IMPERVIOUS AREA = 5.05 AC
PROPOSED GREENSPACE PERCENTAGE = 41.3%
TOTAL PARKING = 380
PROPOSED HANDICAP PARKING = 12
PARKING RATIO = 5.0 STALLS PER 1,000 SF BUILDING

PROPOSED STOP SIGN

PROPOSED TRASH ENCLOSURE (SEE
ARCHITECT PLANS FOR DETAIL)

PROPOSED PHASE 1
1 STORY OFFICE BUILDING
37,670 SF
FFE = 686.5

VAN ACCESSIBLE SPOT

WHEEL STOP, TYP.

TYPE 2 HANDICAP RAMP, TYP.

TYPE 1 HANDICAP RAMP, TYP.

18' x 9' STALL
TYP.

PLAZA

CRUSHED STONE
AT PLAZA

APPROXIMATE PHASE 1
CONSTRUCTION LIMIT FOR
PARKING LOT AND
STRUCTURES. SEE SHEET C201
FOR PHASE 1 GRADING LIMIT.

I-43

DETENTION POND A
PHASE 1
TOB = 685.00
HWL = 682.29
NWL = 679.50
BOT = 675.50

NWL
FUTURE DETENTION POND B
PHASE 2

FUTURE PHASE 2
1 STORY OFFICE BUILDING
37,670 SF
FFE = 686.5

HANDICAP SIGN, TYP.

PROPOSED MONUMENT SIGN (SEE
ARCHITECT PLANS FOR DETAIL)

PROPOSED STOP SIGN

Monument Signs: 10' FROM PROPERTY
LINE & DRIVEWAY BACK OF CURB.
PROVIDE MULCHED PLANT
BED AROUND SIGN.
MULCHED PLANT BED
EDGES ARE TO BE 5' MIN.
FROM SIGN

PROPOSED ENTRY MONUMENT SIGN PHASE II



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WE STRIVE FOR EXCELLENCE
IN SERVICE. PLEASE ADVISE
US OF ANY CHANGES
BEFORE YOU DIG.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD
MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL
MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND
COMPLETENESS CANNOT BE GUARANTEED.



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: March 9, 2020
SUBJECT: Sari Schiff for Office & Practice Solutions. The applicant is seeking rezoning recommendation from R-3 to B-3 and land use plan from Residential 1-acre to Office approval for a dentist office for the property located at 2505 W. Mequon Road.

Applicant:	Sari Schiff
Status of Applicant:	Agent
Requested:	Rezoning Recommendation Land Use Plan Amendment
Existing Zoning:	R-3 (Single-Family 1 Acre)
Proposed Zoning:	B-3 (Office)
Existing Use:	Vacant School
Existing Land Use Plan:	Single-Family 1 Acre Lot size:
Proposed Land Use Plan:	Office
Lot Size:	1.68 Acres
Location:	2505 W. Mequon Road
Tax Key:	#15-030-06-009.00
District:	#6

Background:

The applicant is seeking rezoning recommendation and land use plan amendment for the property located at 2505 W Mequon Road. The property is currently zoned R-3 (Single Family 1 Acre) and most recently was used by the Mequon Montessori School. The applicant is requesting to rezone the parcel to B-3 (Office) to use as a dental office. Dr. Craig Smith has been in Mequon for seven years and is looking at the site to expand his current practice.

Rezoning Analysis: Factors to consider when analyzing a rezoning request include:

Is the proposed rezoning consistent with existing and Surrounding Land Use Designations?

The properties adjacent to the parcel requesting the rezoning have Land Use designations that include Office, Institutional and Single Family 1 Acre. The parcel to the west is zoned B-3 and is currently occupied by a legal office. The parcel to the south is zoned IPS and is used as a public school (Lakeshore Middle School). The parcel to the east is a single-family home that is used as part of the Congregation Anshai Lebowitz Synagogue. Based on the surrounding non-residential land uses, staff believes the rezoning to B-3 (Office) is consistent with the current uses in the area.

Are there reasonable uses under existing zoning?

The site is currently zoned R-3 which allows single family homes as a permitted use. Conditional uses in the district include religious intuitions, schools and child daycare. The current building

was constructed by the Mequon Montessori School in 1994 as part of their conditional use grant approval for an educational facility and daycare. To convert the existing building into a single-family home would likely be cost prohibitive based on its current configuration. The building and site could be used for another school and daycare if there was an interested party.

Is there a Public Interest?

Based on the limited options under the current zoning designation, there is a public interest in making sure that the existing building and site remains viable and occupied. The proposed use as a dental office will require an investment of approximately \$500,000 towards improvements to the building and the site. The reinvestment in the site will benefit the tax base as well as the vitality of this non-residential area along Mequon Road.

Staff Recommendation: Planning staff recommends approval of the rezoning recommendation and land use amendment subject to the following conditions:

1. Common Council approval of the rezoning and land use plan amendment.

Attachments:

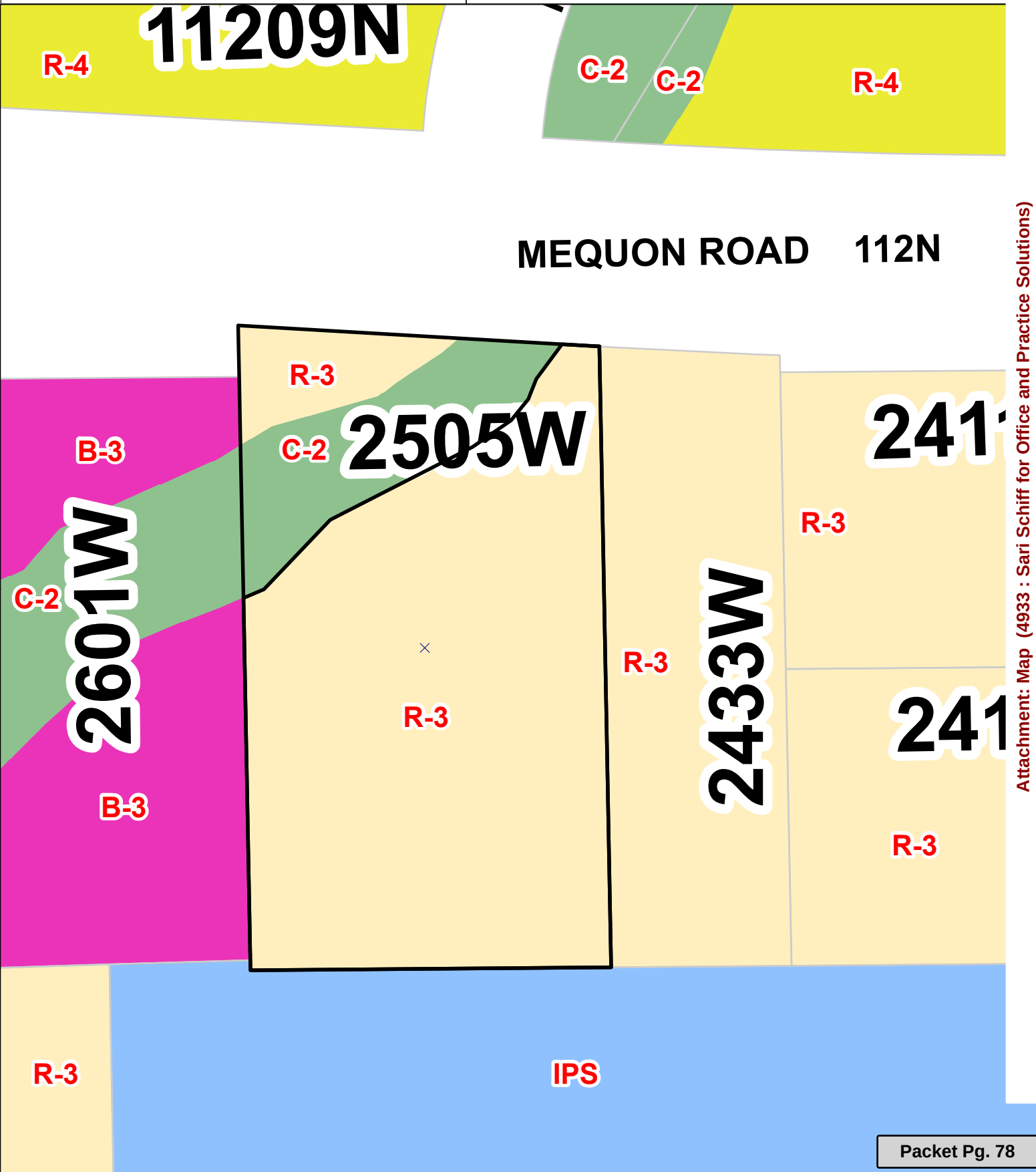
Map (PDF)

Narrative (DOCX)

Office & Practice Solutions

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

3.c.a



Attachment: Map (4933 : Sari Schiff for Office and Practice Solutions)

To: City of Mequon
From: Sari Schiff
Date: February 11, 2020
Re: Petition to Rezone

City of Mequon: we are applying to rezone 2505 W. Mequon Road from R-3 to B-3.

Dr. Craig Smith has been practicing in Mequon for seven years and is also a resident. He is petitioning to rezone 2505 W. Mequon Road to expand his dental practice.

- It will change use from a Child Care to a Dental office.
- Dental office will include \$500,000 in improvements.
- We plan to comply with parking and signage ordinances.
- Adjacent properties are also B-3.
- Traffic pattern will decrease because there is no pickup and drop off; patients come for 1- to 2-hour visits.
- Total 4800 sq. ft space:
 - 3000 sq. ft. planned for a general dentistry office
 - 1500 sq. ft. planned for a professional service business or similar

TO: Planning Commission
FROM: BRIAN SAJDAK, CITY ATTORNEY
DATE: March 9, 2020
SUBJECT: An Ordinance to repeal Section 58-42 (g)(3) relating to the re-referral of certain matters before the Common Council to the Planning Commission.

Background

During the Council's consideration of the rezoning request for the DeLaMora property on Hemlock Drive, Section 58-42(g)(3) became a focal point in the City's process for zoning applications. Following that approval, Ald. Gierl asked the Public Welfare Committee to look at this provision for possible elimination.

Attached is a proposed Ordinance that repeals Section 58-42(g)(3), thereby eliminating the re-referral provision.

Discussion

The proposed ordinance simply repeals that provision. Recall that even if the section is repealed, the Common Council retains the inherent authority to refer a matter back to the Planning Commission. A repeal only eliminates the mandatory re-referral presently in the Code.

In the event that there is some desire to retain the provision, I would recommend changes to address certain issues identified in the application of this section during the Hemlock Drive matter. For example, it could require or allow for only one re-referral irrespective of what happens at the Council after the Planning Commission weighs in again. In this way, you do not end up in a potential endless loop of re-referrals. Another option could be limiting the types of actions for which re-referral would be appropriate. It might be that re-referral might be appropriate on rezoning decisions to allow an applicant the opportunity and time to amend their proposal before final Council action is taken. On the other hand, it might not be appropriate to give the Planning Commission a larger role in text amendments which are purely legislative matters.

Fiscal Impact

None.

Recommendation

The Public Welfare Committee recommended this ordinance at their meeting on February 10, 2020. The City Attorney recommends approval of the ordinance as proposed, or with such changes as may be recommended.

Attachments:

Ordinance repealing PC re-referral provision (DOCX)

RECITALS

A. The Common Council previously created Section 58-42(g)(3) of the Mequon Municipal Code which established a procedure relating to the rereferral of certain matters to the Planning Commission.

B. Following the input of the Planning Commission and a public hearing, the Common Council desires to eliminate the provisions related to rereferrals.

C. Establishing regulations related to the processing of zoning applications furthers the protection of the health, safety and welfare of the community.

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

SECTION I

Section 58-42(g)(3) of the Mequon Municipal Code is repealed in its entirety.

SECTION II

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

SECTION III

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

SECTION IV

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

TO: Planning Commission
FROM: BRIAN SAJDAK, CITY ATTORNEY
DATE: March 9, 2020
SUBJECT: An Ordinance creating Section 58-42(k) and amending Section 58-64 relating to the establishment of a local protest petition process for certain zoning applications.

Background

The Wisconsin Legislature removed the ability of landowners to file a protest petition to contest a proposed rezoning of property in 2017 Wis. Act 243. During the Council's consideration of the rezoning request for the DeLaMora property on Hemlock Drive, this change in State law was discussed by the Common Council. Thereafter, Ald. Gierl asked the Public Welfare Committee to consider adding a provision to allow for protest petitions into the municipal code. The Committee also identified that the municipal code contains protest petition language for the consideration of the expansion/enlargement of nonconforming uses. The Committee believes that, if both provisions are within the municipal code, then the language should be consistent.

Attached is a proposed Ordinance that both adds a protest provision to the municipal code for rezoning actions and makes the language consistent with the nonconforming use protest petition language.

Discussion

Initially, there may be some question as to whether the City can even adopt a local code provision in light of Act 243. After reviewing Act 243, I do not think the legislature intended on preempting local authority to authorize protest petitions in rezoning matters.

It is clear that the legislature understands the general rules regarding preemption of local authority. For example, Act 243 includes two sections that expressly provide that any existing local ordinances that are inconsistent with the statute "does not apply and may not be enforced." See 2017 Wis. Act 243 § 33 and § 49. Had the legislature intended to preempt local protest petition ordinances, it could have used the same language. Indeed, the Wisconsin Legislative Council's Act Memo on Act 243 identifies areas where the Act preempts local ordinances. The protest petition repeal is not listed as one of those sections.

When considering whether a local ordinance is otherwise logically conflicts with, or goes against the spirit of legislation, one has to consider the legislation as a whole. "The power to enact zoning ordinances is broadly construed in favor of the municipality." State ex rel. B'nai B'rith Found. v. Walworth Cnty. Bd. of Adjustment, 59 Wis.2d 296, 304, 208 N.W.2d 113 (1973). Under Wis. Stat. § 62.23(7)(am), the legislatures broad grant of zoning power to municipalities means that "any ordinance, resolution or regulation enacted or adopted under this section, shall be liberally construed in favor of the city and as minimum requirements adopted for the purposes stated." This broad authority is utilized throughout the State to adopt procedural requirements for zoning changes. For example, one local procedural rule that is widely used throughout the state is

prohibiting resubmission of the same application without a substantial change after denial of the original application. See League of Wisconsin Municipalities Legal Op, Zoning #351 (1976). Therefore, a local protest petition provision would be allowed.

Prior to Act 243, the statutory protest petition provisions read as follows:

In case of a protest against an amendment proposed under subd. 2., duly signed and acknowledged by the owners of 20 percent or more either of the areas of the land included in such proposed amendment, or by the owners of 20 percent or more of the area of the land immediately adjacent extending 100 feet therefrom, or by the owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land, such amendment shall not become effective except by the favorable vote of three-fourths of the members of the council voting on the proposed change.

The proposed ordinance does not utilize this language for four primary reasons. First, the proposed ordinance attempts to clarify who can file the petition. "The statutory description of the land whose owners may validly protest against a proposed ordinance change is far from clear and many questions arise regarding the interpretation of the statutes." Zoning Law and Practice in Wisconsin, Cutler, § 9. Instead of adopting the adjacent and opposite language, the proposed language creates one category of those owners within 1,320 feet (the same distance for which the City provides notice for public hearings). The Committee felt that this distance allowed for a better indicator from the neighborhood as a whole, as opposed to the few owners that might be adjacent to the property.

Second, under the statutory language, protest petitions could apply to any zoning action. As former City Attorney DeStefanis noted in 1994, the protest petition statute "would seem to implicate a protest to any amendment to an existing zoning ordinance. I think that this is the interpretation we are constrained to adopt, despite the fact that I think it is not very workable in practice. Counsel for the League of Municipalities is of this belief, despite my having played devil's advocate in our discussion of this problem. In my opinion, this is another example of the law of unintended consequences in the passage of legislation." To clarify this situation, the proposed language would apply only when a parcel's zoning is being changed or to the expansion of a nonconforming use. It would not apply to text amendments or other similar changes to the zoning code.

Third, some concern was raised with respect to the requirement that protest petitions be acknowledged. Under the statute, this provision might make sense because there might be only a few neighboring owners who need to have their signature notarized. Under the proposed 1,320 foot test, there could be many more owners which would make getting all of them notarized difficult. To address this concern, the proposed ordinance requires only that the circulator of the petition acknowledge the signatures – similar to the process for gathering signatures on election nomination forms.

The final difference is that the proposed ordinance requires 51% of the owners to sign the petition as opposed to the 20% required under the statute. Given that a protest petition may impact an owner's free use of their land, requiring a larger percentage of the neighborhood helps ensure that petitions balance the competing rights of various landowners.

Fiscal Impact

None.

Recommendation

The Public Welfare Committee recommended this ordinance at their meeting on February 10, 2020. The City Attorney recommends approval of the ordinance as proposed, or with such changes as may be recommended.

Attachments:

Ordinance Adopting Protest Petition provisions (DOCX)

RECITALS

A. In 2017 Wis. Act 243, the Wisconsin legislature eliminated the statutory provision that authorized protest petitions for rezoning applications throughout the State.

B. The Mequon zoning code does not contain any protest petition provisions for general rezoning applications, but it does authorize protest petitions for applications involving the expansion of nonconforming uses.

C. Following the input of the Planning Commission and a public hearing, the Common Council desires to adopt provisions allowing for protests to any proposed rezoning of lands within the City; and also to standardize the protest petition requirements within the code.

D. Establishing regulations related to the processing of zoning applications furthers the protection of the health, safety and welfare of the community.

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

SECTION I

Section 58-42(k) of the Mequon Municipal Code is created to read as follows:

(k) *Protest Petitions.* In case of a protest against any amendment to the zoning district classification for any property, duly signed and acknowledged by the owners of 51 percent or more either of the area of the land included in such proposed amendment, or by the owners of 51 percent or more of the parcels of land located within 1,320 feet of the land included in such proposed amendment, such amendment shall not become effective except by the favorable vote of three-fourths of the full common council. In the case of a petition circulated by any individual(s) among multiple owners (as opposed to an individual acknowledgment by any singular owner), acknowledgment can be accomplished by including an acknowledgment of the circulator made under penalty of perjury certifying that the circulator is an owner qualified to protest under this section; that they personally circulated the petition paper and personally obtained each of the signatures; that they know that the signers are also owners qualified to protest under this section and that the address of the owner is correctly included on the petition paper; that they know the owners signed the petition paper with full knowledge of its content; and, that they know each signer signed on the date stated opposite his or her name.

SECTION II

Section 58-64 is amended to read as follows (NOTE: Added text is underlined, deleted text is ~~struck-through~~):

The enlargement, expansion, or intensification of a nonconforming use may be allowed by the planning commission following a public hearing duly noticed and held by the planning commission, provided that the planning commission shall review, determine and set forth the following in writing with its approval:

- (1) Such enlargement, expansion, or intensification is consistent with the public interest; and
- (2) Such enlargement or extension will not have a deleterious effect on property in the surrounding neighborhood due to visual appearance, increased pedestrian or vehicular traffic, noise, smoke, odor, or other similar factors. Furthermore, no such enlargement, expansion, or intensification of a nonconforming use shall be permitted unless all building height, yard, coverage, and off-street parking and other requirements of this chapter for the district in which such use is located are adhered to.

In the event that a written protest against any enlargement, expansion or intensification of a nonconforming use, signed and acknowledged by the owners of ~~20 percent of the property immediately adjoining therefrom, or by the owners of 20 percent of the frontage directly across the street therefrom~~ 51 percent or more of the parcels of land located within 1,320 feet of the land upon which the enlargement, expansion or intensification is to occur, is filed with the clerk of the City of Mequon, such enlargement, expansion or intensification shall not be allowed, except by board of appeals approval. In the case of a petition circulated by any individual(s) among multiple owners (as opposed to an individual acknowledgment by any singular owner), acknowledgment can be accomplished by including an acknowledgment of the circulator made under penalty of perjury certifying that the circulator is an owner qualified to protest under this section; that they personally circulated the petition paper and personally obtained each of the signatures; that they know that the signers are also owners qualified to protest under this section and that the address of the owner is correctly included on the petition paper; that they know the owners signed the petition paper with full knowledge of its content; and, that they know each signer signed on the date stated opposite his or her name.

SECTION III

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

SECTION IV

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

repealed.

SECTION V

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

TO: Planning Commission
FROM: BRIAN SAJDAK, CITY ATTORNEY
DATE: March 9, 2020
SUBJECT: An Ordinance to amend Section 58-42 relating to processing of zoning applications within the City.

Background and Discussion

As staff has been reviewing Section 58-42 for other changes (*i.e.*, the adoption of protest petition language and elimination of the re-referral provisions which are also on the agenda), it was noted that the process used by the City for handling zoning applications did not precisely follow the language of the code.

Attached is a proposed Ordinance that amends Section 58-42 so that the code and actual city practice for handling zoning applications is consistent.

Fiscal Impact

None.

Recommendation

The City Attorney recommends Approval of the ordinance as proposed, or with such changes as may be recommended.

Attachments:

Ordinance amending 58-42 re procedure for zoning applications (DOC)
Section 58-42 procedure for zoning applications - CLEAN (DOC)

RECITALS

A. The Common Council previously created Section 58-42 of the Mequon Municipal Code which established a procedure relating to the amendment of the zoning code or rezoning of property.

B. Following the input of the Planning Commission and a public hearing, the Common Council desires to amend this procedure to better reflect actual practice within the City.

C. Establishing regulations related to the processing of zoning applications furthers the protection of the health, safety and welfare of the community.

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

SECTION I

Section 58-42 of the Mequon Municipal Code is amended as shown in the attached Exhibit A (Note: additions are underlined; deletions are ~~struck through~~).

SECTION II

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

SECTION III

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

SECTION IV

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

EXHIBIT A

Sec. 58-42. - Amendments to zoning regulations or map.

- (a) *Generally.* Pursuant to the provisions of Wis. Stats. § 62.23(7), the common council may, after first submitting the proposal to the planning commission for report and recommendation and after notice and public hearing as hereinafter provided, amend the regulations of this chapter or change the district boundaries.
- (b) *Initiation.* A proposal to amend the text or change the district mapping of this chapter may be initiated by the council on its own motion, upon ~~by~~ recommendation of the planning commission, or by petition of one or more property owners.
- (c) ~~*Filing of petition*~~ *Petitions by owner.* A petition for change or amendment submitted by a private property owner shall be prepared in triplicate on printed application forms provided for that purpose, be and filed with the ~~city clerk~~ Community Development Department, and shall be accompanied by: ~~the appropriately established current fee to defray the cost of giving notice, investigation and other administrative processing.~~
 - (1) The application fee as established and amended from time-to-time by resolution of the common council;
 - (2) ~~(d) — Data required. In addition to all~~ All information required on the ~~petition~~ application form; ~~the petitioner shall supply the following:~~
 - (13) A plot map survey drawn in triplicate to a scale of not less than 100 feet to the inch, submitted in electronic form and one hard copy showing the land in question, its location, the length and direction of each boundary thereof, the location and existing use of all buildings on such land and the principal use of all properties within 600 feet of such land; and
 - (24) Any further information which may be required by the planning commission to facilitate the making of a comprehensive report to the common council.
- (d) Complete application. The Director of Community Development shall have the right to determine whether an application under this chapter is complete and in compliance with the application/petition form and the applicable code provisions.
- (e) Referral to planning commission.
 - (1) Upon receipt of a complete application, the Director of Community Development, or their designee, The city clerk shall transmit without delay one copy of such petition to the planning commission.
 - (2) Any proposed amendment or change initiated by the council shall be referred to the planning commission prior to any action final action upon such proposal.
 - (3) The planning commission shall conduct the necessary investigation, informal hearing where deemed desirable and report its recommendation to the common council within 60 days of the receipt of such petition a referral under sub. (1) or (2).

- (f) *Hearing.* Upon receipt of the planning commission report under sub. (e)(3), the common council shall hold a public hearing thereon in the manner provided in section 58-43. If the council does not receive recommendations and a report from the planning commission within 60 days of referral of any proposed amendments, the common council may hold hearings without first receiving the recommendations and report.
- (g) *Action.*
- (1) As soon as possible after such public hearing the common council shall act to approve, modify and approve or disapprove the proposed change or amendment.
 - (2) Approval shall be by appropriate ordinance and necessary changes in the official zoning map or texts shall be made promptly.
 - (3) Should the council not concur in the recommendation of the planning commission, it shall re-refer the matter to the planning commission for reconsideration before taking final action.
- (h) *Temporary zoning (annexed lands).* Pursuant to Wis. Stats. § 66.021(7), the common council shall refer to the planning commission for recommendation as to temporary zoning classification any land being considered for annexation and shall include in the annexing ordinance a provision designating temporary zoning classification for such area.
- (i) *Permanent zoning (annexed lands).* As soon as practical after the annexation is final, the zoning classification for such annexed area shall be established by amendment according to the regular procedure outlined in this section.
- (j) *Other agency approval.* When amendments to the zoning text or map require outside agency approval, common council approval of an amendment shall be subject to subsequent authorized agency approval.

Sec. 58-42. - Amendments to zoning regulations or map.

(a) *Generally.* Pursuant to the provisions of Wis. Stats. § 62.23(7), the common council may, after first submitting the proposal to the planning commission for report and recommendation and after notice and public hearing as hereinafter provided, amend the regulations of this chapter or change the district boundaries.

(b) *Initiation.* A proposal to amend the text or change the district mapping of this chapter may be initiated by the council on its own motion, upon recommendation of the planning commission, or by petition of one or more property owners.

(c) *Petitions by owners.* A petition for change or amendment submitted by a private property owner shall be prepared in triplicate on printed application forms provided for that purpose, be filed with the Community Development Department, and shall be accompanied by:

(1) The application fee as established and amended from time-to-time by resolution of the common council;

(2) All information required on the application form:

(3) A survey drawn to a scale of not less than 100 feet to the inch, submitted in electronic form and one hard copy, showing the land in question, its location, the length and direction of each boundary thereof, the location and existing use of all buildings on such land and the principal use of all properties within 600 feet of such land; and

(4) Any further information which may be required by the planning commission to facilitate the making of a comprehensive report to the common council.

(d) *Complete application.* The Director of Community Development shall have the right to determine whether an application under this chapter is complete and in compliance with the application/petition form and the applicable code provisions.

(e) *Referral to planning commission.*

(1) Upon receipt of a complete application, the Director of Community Development, or their designee, shall transmit without delay such petition to the planning commission.

(2) Any proposed amendment or change initiated by the council shall be referred to the planning commission prior to any action final action upon such proposal.

(3) The planning commission shall conduct the necessary investigation, informal hearing where deemed desirable and report its recommendation to the common council within 60 days of the receipt of a referral under sub. (1) or (2).

(f) *Hearing.* Upon receipt of the planning commission report under sub. (e)(3), the common council shall hold a public hearing thereon in the manner provided in section 58-43. If the council does not receive recommendations and a report from the planning commission within 60 days of referral of any proposed amendments, the common council may hold hearings without first receiving the recommendations and report.

(g) *Action.*

(1) As soon as possible after such public hearing the common council shall act to approve, modify and approve or disapprove the proposed change or amendment.

- (2) Approval shall be by appropriate ordinance and necessary changes in the official zoning map or texts shall be made promptly.
- (3) Should the council not concur in the recommendation of the planning commission, it shall re-refer the matter to the planning commission for reconsideration before taking final action.
- (h) *Temporary zoning (annexed lands).* Pursuant to Wis. Stats. § 66.021(7), the common council shall refer to the planning commission for recommendation as to temporary zoning classification any land being considered for annexation and shall include in the annexing ordinance a provision designating temporary zoning classification for such area.
- (i) *Permanent zoning (annexed lands).* As soon as practical after the annexation is final, the zoning classification for such annexed area shall be established by amendment according to the regular procedure outlined in this section.
- (j) *Other agency approval.* When amendments to the zoning text or map require outside agency approval, common council approval of an amendment shall be subject to subsequent authorized agency approval.