



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

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, March 12, 2018
4:30 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes from February 12, 2018

2) Public Hearing

- a) Fox Tale Brewing Co., Inc. The applicant is seeking conditional use grant, building and site plan, sign waiver and certified survey map approval for a proposed brewery and restaurant located at 6411 W. Mequon Road.

3) Regular Business

- a) Sterling Hasey Co., for Robert and Ellen Venable. The applicant is seeking specimen tree removal to remove two specimen trees and fill permit approval to allow for 9,000 C.Y. for grading and drainage for new construction for the property located at 11220 N. Lakeview Place.
- b) Zhenghao Wu. The applicant is seeking fill permit approval to allow for 7,000 C.Y. to rough grade for the property located at 12813 Highgate Court.
- c) Pinnacle Engineering Group, LLC for Jim Forester. The applicant is seeking rezoning, certified survey map and concept plan approval for the property located at 11649 N. Port Washington Road.
- d) Gregory Thompson. The applicant is seeking building and site plan and certified survey map approval for a proposed 12,5000 sq. ft. office/warehouse (divided into 5 separate buildings) to be used as storage units for the property located at 5715 W. Donges Bay Road (in the Donges Bay Corporate Park).

4) Policy

- a) Chapter 58 of the Zoning Code as it relates to Conditional Uses in Residential Zoning Districts
- b) Resolution to Approve the City's Intent to Enact an Ordinance for a Development Moratoria, as authorized by Wis State Statutes 66.1002

- c) An Ordinance Approving a Development Moratoria, as authorized by Wis. State Statutes 66.1002

5) Announcements

The next meeting is Monday, April 9, 2018 at 7:00 pm.

6) Adjourn

Dated: March 8, 2017

/s/ Dan Abendroth, Chairman

.....
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



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

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Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: March 12, 2018
SUBJECT: PLANNING COMMISSION MEETING MINUTES

Memorandum

Attached please find the City of Mequon Planning Commission Meeting Minutes of February 12, 2018 for your review.

Attachments:
02.12.18 DRAFT (DOC)



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PLANNING COMMISSION
Regular Meeting
Monday, February 12, 2018
7:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

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

a) Approval of Minutes from January 15, 2018

Action

Commissioner Mason made a motion to approve the minutes as written.
Ald. Wirth seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	APPROVED [8-0]
MOVER:	John Mason, Commissioner
SECONDER:	John Wirth, Alderman
AYES:	Abendroth, Mason, Parrish, J. Schaefer, R. Schaefer, Wirth, Lemke, Hawley
ABSENT:	Choren
EXCUSED:	Strzelczyk, Stoker

2) Regular Business

- a) Dennis Stern. The applicant is seeking minor request approval to allow for an agricultural accessory structure greater than 1,000 s.q. ft. for machinery storage for equipment used on agricultural land for the property located at 11947 W. Highland Ave.

Attachment: 02.12.18 DRAFT (2017 : Planning Commission Minutes from February 12, 2018)

Action

Ald. Wirth made a motion to approve the item.

Commissioner Lemke seconded the motion.

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

RESULT:	APPROVED [8 TO 0]
MOVER:	John Wirth, Alderman
SECONDER:	Rick Lemke, Commissioner
AYES:	Abendroth, Mason, Parrish, J. Schaefer, R. Schaefer, Wirth, Lemke, Hawley
ABSENT:	Choren
EXCUSED:	Strzelczyk, Stoker

- b) Colliers International for West Bay Commerce, LLC. The applicant is seeking Master Sign Plan approval for the existing multi-tenant building located at 7100-7190 W. Donges Bay Road.

Action

Ald. Wirth made a motion to approve the item.

Commissioner Parrish seconded the motion.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Wirth, Alderman
SECONDER:	Brian Parrish, Commissioner
AYES:	Abendroth, Mason, Parrish, J. Schaefer, R. Schaefer, Wirth, Lemke, Hawley
ABSENT:	Choren
EXCUSED:	Strzelczyk, Stoker

- c) WS Design for A&V Waterjet. The applicant is seeking removal from table and landscape plan approval for revised plans incorporating conifer trees along the west property line for a new building located at 10601 N. Commerce Street (Mequon Business Park).

Action

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

Commissioner R. Schaefer seconded the motion.

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

Action

Ald. Wirth made a motion to approve the item.

Commissioner Parrish seconded the motion.

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

The agent for the applicant, Kevin Wahlgren, stated that his client was disappointed in the process as they were not aware of the deficiency in the landscaping; specifically along the

west property line, when they purchased the parcel. He stated that at the August 2017 Planning Commission meeting the neighbors in the abutting condos voiced concerns. They have worked with the condo association and added 20 additional conifer trees along the west property line at a cost in excess of \$10,000. Additional trees are asked for in the staff report. The applicant does not feel that it is his responsibility to fix a screening problem between the condo association and their business.

Mayor Abendroth stated that the land is not owned by the city.

Asst. Dir. Zader stated that there was not anything required from this property that is above and beyond any other property in the city. He feels that the cost of the landscaping is in line with other commercial or industrial developments approved over the past several years.

Ald. Wirth stated that landscaping for vacant land is different than landscaping for developed land. He stated that he received positive feedback from the condo association and they are thankful for the efforts made.

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

- d) Homes by Chapel Hill, LLC for Adams. The applicant is seeking reconsideration of a previous approval by Planning Commission in which a reduced wetland setback was authorized in order to avoid removal of a specimen tree for the property located at 13448 N. Northwood Road.

Action

Ald. Wirth made a motion to approve the waiver for the 30 ft. setback.
Commissioner Mason seconded the motion.

The agent for the applicant stated that in November they submitted an application and asked for the 50 ft. wetland setback to be changed to a 30 ft. wetland buffer setback. There were two justifications for this request. The letter from Alice Thompson stated that the 30 ft. buffer was appropriate and by moving the house, they would be able to save a specimen tree. Unfortunately, the contractor inadvertently cut down the specimen tree. Due to the tree being cut down, and the specimen tree as one of the reasons the waiver was previously granted, staff advised the applicant to come back in front of the Commission.

Asst. Dir. Zader stated that the applicant needs to comply with the tree preservation ordinance standards. They will need to provide compensation to the Mequon Tree Fund for 100% value of that tree plus a citation is typically issued in these situations. This is happening regardless of the decision about the setback by the Commission.

He stated that staff denied the request for the waiver because the justification of the tree is no longer valid. He stated that the neighbor directly to the east also had the same request for a 30 ft. wetland setback and was advised that an amendment to the CSM should be done.

There was discussion regarding procedure and what the appropriate process is for requesting a waiver for wetland setback; specifically if there is not a specimen tree involved.

Ald. Wirth stated that at the previous meeting there was much discussion regarding the fact that the house was in a much better place with the 30 ft. setback. He feels comfortable allowing the applicant to build the house where they think it should be built, but he wants to ensure the proper process is being followed for these requests going forward. He stated that due to the fact that there are only two properties on one CSM, the CSM should be amended and properly fixed.

The applicant stated that they are eager to move forward on this project and they would prefer an affidavit of correction be done by the surveyor on the CSM and be issued as opposed to a new CSM needing to be done and approved.

Asst. Dir. Zader stated that an affidavit of correction could be done but he believes that the Planning Commission would need to approve the corrective instrument of the CSM because the original CSM was approved by the Commission with the original setback.

Ald. Wirth asked if the Commission could approve the change in setback and the applicant would not need to ask for a waiver. He feels this may be a more logical path than approving a waiver.

Asst. Dir. Zader stated that a formal application requesting the wetland setback amendment to the CSM would need to be made.

Commissioner Jim Schaefer stated that he lives in the neighborhood and he agrees with the 30 ft. setback as it gives the applicant more of a backyard and more separation from the neighbor.

Ald. Wirth amended his motion to state that if a new CSM is created for the development that the applicant share in the cost of the CSM to correct the setback for the development.

The agent for the applicant stated that the applicant will pay for the affidavit of correction to the CSM but he asked for confirmation that the wetland setback is officially approved to change from 50 ft. to 30 ft. and stated that they are ready for their building permit to be issued.

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

RESULT:	APPROVED [8-0]
MOVER:	John Wirth, Alderman
SECONDER:	John Mason, Commissioner
AYES:	Abendroth, Mason, Parrish, J. Schaefer, R. Schaefer, Wirth, Lemke, Hawley
ABSENT:	Choren
EXCUSED:	Strzelczyk, Stoker

- e) Fox Tale Brewing Co., Inc. The applicant is seeking building and site plan amendment approval for a proposed renovation to the existing building located at 6411 W. Mequon Road. CANCELLED

3) Announcements

The March 12, 2018 meeting will be at 4:30 pm.

4) Adjourn

Action

Ald. Wirth made a motion to adjourn the meeting.
Commissioner Jim Schaefer seconded the motion.
Voice vote was taken; vote passed (8-0)

Respectfully Submitted,

Jac Zader



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Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: March 12, 2018
SUBJECT: Fox Tale Brewing Co., Inc. The applicant is seeking conditional use grant, building and site plan, sign waiver and certified survey map approval for a proposed brewery and restaurant located at 6411 W. Mequon Road.

Applicant: Thompson Project Management LLC
Status of Applicant: Agent
Requested: Conditional Use Grant
Building and Site Plan
Sign Waiver
Certified Survey Map
Existing Zoning: Town Center (TC)
Existing Land Use Plan: Town Center
Lot size: 2.48 acres
Location: 6411 W. Mequon Road
Tax Key: #14-027-01-023.00
District: #4

Background: The applicant requests conditional use grant, building and site plan approval, certified survey map, and sign waiver for the Foxtown Brewery and Restaurant located at 6411 W Mequon Road. The Common Council approved the mixed use PUD on January 9, 2017 and the text amendment to allow for breweries as a conditional use on September 12, 2017.

Land Use Plan and Arrival Corridor (TC) District Standards:

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

District Regulations:	TC:	Proposed Use:
Minimum Lot Area:	.5 acres	1.34 acres
Maximum FAR:	100%	13%
Minimum Greenspace:	30%	32%
Building North Side Setback:	10 feet max	1-10 feet
Building East Side Offset:	10 feet	35 feet
Building West Side Offset:	10 feet	60 feet
Building South Side Offset:	10 feet	205 feet
Minimum Parking Offset West:	10 feet	5 feet
Minimum Parking Offset South:	10 feet	10 feet
Total Parking Stalls:	82 stalls	100 stalls

Site Plan:

The proposed site plan shows a 6,100 square foot restaurant with an attached 1,700 square foot brewery located within the existing building. The building layout and parking lot is similar to what was shown on the approved concept plan. The building will include brewing operations, a public beer hall with outdoor seating area and is expected to be open in late 2018. The overall parcel is 2.4 acres in size. The applicant has submitted a draft CSM that shows the parcel being split into two parcels with the restaurant being located on Lot 1 which is 1.3 acres in size. The frontage percentage along Mequon Road is approximately 71% based on the draft CSM for Lot 1 which complies with the zoning code. As identified at the time of concept plan approval, the proposed plan does not comply with the 70% building frontage requirement along Buntrock Avenue. In accordance with the PUD approval, the applicant has added fencing along Buntrock Road to reduce the visual impact of the parking area and enliven the streetscape. The parking lot offset along Buntrock Avenue is shown at five feet which doesn't comply with the ten foot offset required by the code. The reduced offset is necessary to allow for the additional row of parking on the site in order to meet the code required number of stalls. Staff is supportive of the waiver.

The plan shows a total of 100 parking spaces dedicated on site which is in compliance with the zoning code based on the proposed uses at this time. As part of the rezoning process, the applicant was required to complete a parking and traffic analysis. The report was completed by TADi on November 29, 2017. The analysis shows that traffic demand generated by the proposed uses can be met during all times with the exception of summer time during dinner hours. Since the building will be completed in winter additional parking will not be needed until summer of 2019. The applicant states that parking lot and access point to adjacent parcel will be completed prior to summer of 2019 (See concept plan sites B and C). Staff will require shared vehicular and pedestrian access with parcel B and C as well as with Spectrum Investments be completed by May 1, 2019.

The applicant has stated that all deliveries will occur in the morning prior to regular business hours. A template was submitted that shows semi-truck circulation through the lot is achievable if the parking lot is not in use. As a condition of approval, deliveries will be prohibited from Mequon Road and Buntrock Avenue.

The plan shows a number of improvements being made in the public right of way including sidewalks, landscaping and curb and gutter. As a condition of approval, staff will require approval of a development agreement that will address these proposed improvements. Final design of the improvements in the right of way requires further evaluation and may be modified as part of the development agreement process.

Building Design:

The proposed building plan includes brick, stone, cedar lap siding and cedar shake siding. The design incorporates many of the original window and door locations as well as cleaning and tuck-pointing the existing masonry foundation. There is a newly added covered dining area at the northeast portion of the building that includes cedar columns and a standing seam metal roof. Since the applicant is attempting to maintain the original design and character of the original brewery as much as possible, the plan does not comply with the Town Center design standard of 60% windows coverage. Staff feels the applicant has done a nice job of retaining the historic character of the building and adding architectural features and therefore is supportive of waiving the requirement.

While the primary entrance to the restaurant is located on the south façade of the building, the code states that each principal use shall have at least one entrance clearly defined with architectural features facing the public street. While the has applicant has added planters and an

outdoor seating area on the along the north elevation in order to promote the entranceway, staff will work with the architect to finalize the necessary features and other appropriate design elements, such as lighting, awnings, or signage.

Lighting Plan:

The proposed lighting plan shows parking lot pole lights, wall packs, bollards, deck lights and festoon lights. The parking lot lights are similar to what is installed on Cedarburg Road as well as other town center developments. The lights are shown to be 18 feet in height which complies with the lighting code. The applicant shall provide calculations to verify that the parking lot illumination does not exceed the two foot-candle average requirement. The proposed wall packs and bollards are classified as full cutoff as required by the lighting code. The deck lights that will illuminate the outdoor seating along Mequon Road are shown to be 800 lumens per fixture which requires them to be partially shielded or meet cutoff requirements. The outdoor string lighting is prohibited in the code and will require a waiver by the Planning Commission. The lights are similar to what was approved on Café Hollander. Staff feels the lights are a nice compliment to the building design and other onsite amenities and are consistent with the goal of the Town Center to create active and vibrant quasi-public spaces. As with the Café Hollander approval, staff will add conditions to the approval that will limit the output to 70 lumens per bulb and that the lights shall remain static.

Landscape Plan:

Based on a letter dated, February 5, 2018 the city's landscape architect consultant, Terry Higgins, offered comments regarding the landscaping proposal as a whole (please see attached letter). The applicant has updated the plan to address comments made by the landscape consultant and Planning Staff. While a number of issues have been resolved, staff will require the applicant submit an updated plan that will address the following issues:

- Deciduous trees shall be a minimum of 3" dbh
- Conifer trees shall be a minimum of 7' in height
- A shade tree shall be added in the northeast island
- Foundation plantings shall be added along the west elevation
- Landscaping in the Mequon Road right of way and at the corner of Mequon Road and Buntrock Avenue shall be consistent with the Town Center framework plan and be approved as part of the development agreement.
- The proposed Shademaster Honeylocust shall be replaced with a Turkish Elm or Kentucky Coffee Tree.

Sign Waiver:

The applicant is requesting approval for four wall signs ranging from 56-60 square feet in area. Waivers are required for the number of signs, the size of the signs and the location of one of the signs on the roof of the building. Since the building is on a corner, two signs are permitted for the development. The proposed plan shows two signs on the south elevation and one on the east and west elevation. Since there is no signage proposed on the north elevation, staff is supportive of the signs on the east and west elevation in order to capture both eastbound and westbound traffic. Staff does not support two signs on the south elevation and would recommend the sign on the easternmost portion of the building be removed.

Waivers are also being requested for size of the proposed signage. The code allows wall signs to be equal to 2% of the area of wall it is located on with a maximum of 60 square feet. The two signs located on the south elevation are shown at 56 square feet which is consistent with the area of the south elevation based on staff's calculations. The roof sign on the east elevation is shown at 60 square feet, which exceeds the code requirement of 31 square feet. Staff supports the

waiver to the size of the sign since the scale and mass of the sign is compatible with the building elevation. A code compliant sign would be roughly half the size of the proposed sign and would look out of scale with the building and would be difficult to read from the road. The sign on the west elevation is shown at 56 feet which exceeds the code requirement of 14.5 square feet. Staff does not support the waiver for the increased size and feels a smaller sign would look more to scale with the building elevation. The applicant may also want to consider a freestanding sign on the northwest corner of the site in lieu of the wall sign on that elevation.

A waiver is also needed on the east elevation since the sign is located on the roof of the proposed patio area. Staff supports the roof sign because it compliments the design of the building and is consistent with signage that was often installed on building of the original time period of the building. Being located on the roof of the patio versus on top of the building like the proposed Café Hollander building also limits the visual impact of the sign.

Extended Hours of Operation:

Section 58.301 (N) (7) states that the hours of operation for commercial uses shall be no later than 11:00 p.m. unless specifically waived by the Planning Commission. The applicant is requesting that the restaurant and the outdoor patios be open until 12:00 a.m. Sunday thru Thursday and 1:00 a.m. Friday and Saturday. Staff feels that in order to promote and maintain the vitality of the Town Center area additional hours are warranted and is supportive of extending the restaurant and outdoor dining hours as proposed with the condition that there is no amplified music on the outdoor patio beyond 11:00 p.m.

Conditional Use Grant Analysis:

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

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

The proposed use of a brewery is licensed and regulated by the State of Wisconsin. The use should not endanger the health and safety of the surrounding neighborhood.

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

The brewery is a relatively small operation with only two employees on site. The applicant anticipates there will be 2-4 deliveries a week related to the brewery operation. The brewery will be open Monday thru Saturday from 6:30 AM to 6:00 PM. Smaller craft breweries are frequently located in residential areas with minimal impact on the surrounding properties. One concern that is typically associated with a brewery is the smell of the production process. This is typically a concern for larger size breweries where the volume of production is much larger than what is being proposed at this location. While there will be some emissions created by the production process at this site it primarily consists of water vapor and sugar so staff does not feel it will have a negative impact on the surrounding properties.

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

The brewery is located within the Town Center zoning district which allows breweries as a conditional use. The text amendment to allow breweries in the TC zoning district included a number of specific design conditions to ensure the use would enhance the vitality of the district including the following requirements:

- Consumption of beer on premises.
- Tasting room for samples on premises.
- Indoor and outdoor event space on premises.

The proposed brewery and the attached restaurant will provide amenities above and beyond the specific design conditions required by the code that will create an active and vibrant space in the Town Center.

Certified Survey Map:

The proposed Certified Survey Map shows the parcel being divided into two lots. Lot 1, which will contain the brewery and restaurant, is shown at 1.3 acres and Lot 2 is shown at 1.2 acres. The applicant states that they intend to submit plans for the mixed use building on Lot 2 in the near future. While Lot 2 has frontage along Mequon Road, vehicular access to the parcel will come from a driveway located on the parcel to the south. An access easement shall be submitted and approved prior to the recording of the CSM. Engineering staff will complete a full technical review of the CSM.

Engineering Report

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

Access is provided through a relocated driveway onto North Buntrock Avenue, south of the Mequon Road intersection. The developer will be required to execute a Development Agreement. Based upon the review of the site plan, conditions of the Development Agreement would include, but are not limited to the following:

- Install streetscape elements along Buntrock Avenue and Mequon Road
- Install public improvements including but not limited to: curb and gutter, sidewalk, and pavement
- Maintenance of the sidewalk and landscaping constructed in the public right of way (ROW) including snow and ice removal.

The proposed land uses will generate more traffic than the current uses, and thus a Traffic Impact Analysis (TIA) was required for the site. The developer commissioned the TIA, and provided the City with the report. Any proposed modifications required as a result of the projected increase of traffic will be the responsibility of the developer to construct. The TIA indicated that the following are required for the Buntrock Avenue Improvements:

- A shared right turn and through lane and dedicated left turn lane on Buntrock Avenue.
- Single exit lane on the driveway approach to Buntrock Avenue with Stop Sign control.

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. Connections to the sanitary sewer and watermain are shown on Buntrock Avenue. The existing sanitary sewer lateral is being evaluated by the developer to determine if it can be reused.

The agent has submitted a grading plan as part of their proposed site plan submittal and it is currently under review by the Engineering Department. A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards and would not require Planning Commission review.

The PUD and previous Planning Commission conditional approvals required a shared stormwater management plan. The stormwater runoff drains to the east through Site B and the Spectrum site and discharges into the storm sewer on Industrial Drive. The SWMP must be approved by the City of Mequon, WDNR, and MMSD.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

The CSM indicates an existing water service easement in Lot 2. This easement shall be vacated prior to the recording of the CSM. The proposed easement(s) for shared vehicular and pedestrian access shall be recorded with the CSM. The Engineering Division has verified that the CSM closes.

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

1. Final staff review and approval of site, landscaping, elevations, floor plans, dumpster screening and lighting plans prior to the issuance of permits.
2. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
3. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
4. City Attorney approval of shared parking and pedestrian access agreement between Lots 1 and 2, Spectrum Investments and the parcel to the south containing the 98 unit apartment.
5. The parking lot that serves Lot 2 and access from Industrial Drive shall be completed by May 1, 2019.
6. Buntrock Avenue and Mequon Road shall not be used for unloading deliveries.
7. Planning Commission and Common Council approval of a development agreement for all improvements in the public right of way.
8. The entrance on the north elevation shall include additional design elements to promote the entranceway.
9. The lighting plan shall be updated to show a 2.0 foot-candle average for the parking lot.
10. The proposed barn lights shall be partially shielded or classified as full cutoff.
11. The festoon lighting shall not exceed 70 lumens per bulb and the lights shall remain static.
12. The landscaping plan shall be updated to include the following changes:
 - Deciduous trees shall be a minimum of 3" dbh
 - Conifer trees shall be a minimum of 7' in height
 - A shade tree shall be added in the northeast island
 - Foundation plantings shall be added along the west elevation
 - Landscaping in the Mequon Road right of way and at the corner of Mequon Road and Buntrock Avenue shall be consistent with the Town Center framework plan and be approved as part of the development agreement.
 - The proposed Shademaster Honeylocust shall be replaced with Turkish Elm or other species approved by the City Forester.
13. There shall be only one sign on the south elevation on the west end of the building.
14. The sign on the west elevation shall be limited to 15 square feet.

15. The hours of the restaurant shall be extended to 12:00 AM Sunday thru Thursday and 1:00 AM Friday and Saturday.
16. There shall be no amplified music past 11:00 PM on the outdoor patio.
17. The brewery hours are limited to 6:30 AM to 6:00 PM.
18. The brewery shall provide the following amenities in the event the restaurant closes:
 - Consumption of beer on premises.
 - Tasting room for samples on premises.
 - Indoor and outdoor event space on premises.
19. Shared access and maintenance easements shall be required for all interior private driveways and pedestrian access.
20. Engineering Division review and approval of the individual grading, drainage, erosion control, water distribution and sanitary sewer plans in conformance to City ordinances and the Standard Specifications for Land Development.
21. Approval of a shared storm water management plan for the site in conformance to City ordinances, WDNR, and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
22. Application for and approval of a City Filling and Excavating Permit.
23. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
24. City of Mequon right-of-way permit for any utility or construction within the right-of-way.
25. The existing water service easement shall be vacated prior to recording the CSM.
26. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
27. Execution of a Developers Agreement with the following conditions, in addition to the standard requirements:
 - a. Install streetscape elements along Buntrock Avenue and Mequon Road
 - b. Install public improvements including but not limited to: Curb and Gutter, sidewalk, and pavement
 - c. Maintenance of the sidewalk and landscaping constructed in the public right of way (ROW) including snow and ice removal.
28. Implementation of the TIA requirements related to Buntrock Avenue and Site A:
 - a. Modifications to Buntrock Avenue to designate a shared right turn and through lane and dedicated left turn lane.
 - b. Construction of a single exit lane on the driveway approach to Buntrock Avenue with stop sign control.
29. Staff reserves the right to add conditions to this approval if, in the City's opinion, changes made to the site, building or grading plans warrant additional requirements.

Attachments:

Packet_03.12.18 (PDF)

Fox Tale Brewing Co., Inc.

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

IPS

Mequon Rd

Mequon Rd

Buntrock Av

TC

TC/PUD

RM

Attachment: Packet_03.12.18 (2991 : Fox Tale Brewing Co., Inc.)

Feb. 15, 2018

Business Narrative and Plan of Operation

The Foxtown Brewery is located in the historic property at 6411 Mequon Road, the site of previous breweries including Jung Brewing, Mequon Brewing and Opitz & Zimmermann Brewing.

Both Opitz and Zimmermann were among the earliest pioneers of Ozaukee County. William F. Opitz was active in the political formation of Ozaukee County, specifically of Mequon and Grafton, the latter of which he served as Town Chairman for three years. Adolphus Zimmermann held various elected offices in Ozaukee County that later culminated with him serving on the first Wisconsin Legislature in 1848.

The building, which dates back to 1857 was originally erected by William F. Opitz and Adolphus Zimmermann and includes two levels of lagering caves that were used before the invention of refrigeration to age and cellar beers in accordance with old world methods. The building also has history in the prohibition era, when it was raided on July 23, 1926 for having 3000 gallons of beer in various stages of production removed by federal agents.

Continuing this storied history, Foxtown Brewery will operate a single shift brewery with a staff 2 people, offering tours of both the new brewery as well as “Hard Hat” tours of the historic Opitz and Zimmermann lager caves, providing visitors a unique look into 1850’s brewing methods and historic Ozaukee County.

The onsite Foxtown Brewery restaurant will feature locally-sourced, made to order, crave-able dishes that pair with featured Foxtown beers, often times including select beers as an ingredient. Using seasonal ingredients, this family-friendly casual brewery environment, will feature a delectable food menu that highlights the many different beer styles offering a variety of artisan concoctions, with flavor notes that compliment and contrast the exciting, and ever changing beer selection. The great hall, adjacent to the tasting area, can be used for special events like rehearsal dinners, small-medium group gatherings, birthday parties, and business functions.

The restaurant hours of operation will be Sunday thru Thursday, 11AM – Midnight & Friday-Saturday 11 AM – 1:00 AM. The kitchen will be open and serving during those same hours.

The Foxtown Brewery Restaurant will have a staff of approximately 25-30 people, including managers, bartenders, cooks, and support staff. Depending upon sales volume, the staffing levels could increase. **In reference to parking, a typical shift will have a staff of 10-12 people on site.** Overflow parking during busy summer nights will be accommodated by using the shared easement parking lots of Buildings B&C and

Spectrum Investments. Valet parking utilizing Building C underground parking is also available if needed.

The brewery hours will be Monday thru Saturday, 6:30AM-6:00PM and will employ 2 people.

Weather permitting, it is anticipated that outdoor patio seating will be used from April – October, and will provide a great venue to host outdoor events including Maibock Fest, Oktoberfest, and other beer-centric festivals.

Because the Foxtown Brewing Company property does not have to accommodate the diverse needs of additional tenants, truck deliveries can be efficiently managed on-site without the need for truck parking on Buntrock Avenue and Mequon Road. There will be two (2) deliveries/week for the restaurant before 11AM. There will also be 2-4 deliveries/week for the brewery before 11AM. Prior to the completion of Buildings B & C, employee parking will be designated in areas of the parking lot that will not conflict with truck turning, ingress & egress.

A

HISTORIC BREWERY & TAVERN
RESTAURANT & BEER GARDEN TERRACE
6,750 SF TOTAL

OKTOBERFEST AND FESTIVAL EXPANSION
INTO WEST PARKING AREA

PARKING:
66 SURFACE PARKING SPACES
9.5 CARS/1,000 SF

OPEN FALL 2018

B

TWO STORY RETAIL WITH
GARDEN TERRACE ABOVE:
7,000 SF/FLOOR

PARKING:
79 SURFACE PARKING SPACES
6.5 CARS/1,000 SF

SHARED PARKING WITH
SPECTRUM

OPEN SPRING 2019

C

MEQUON APARTMENTS:
(3 RESIDENTIAL LEVELS ON TOP OF ONE
UNDERGROUND LEVEL OF PARKING) :

- NORTH BUILDING 48 DWELLING UNITS (PHASE I)
- SOUTH BUILDING 48 DWELLING UNITS (PHASE II)
- 140 GARAGE PARKING (UNDERGROUND BUILDING)
- FRONT PORCH AREA WITH WALK UP UNITS

PARKING:
44 TOTAL SURFACE PARKING SPACES
184 TOTAL PARKING SPACE
1.91 CARS/UNIT

PHASE I - OPEN SUMMER 2019
PHASE II - OPEN SUMMER 2020

D

FOXTOWN BREWERY
RE-PURPOSE EXISTING - 13,081 SF
BARN AND SHEDS

PARKING:
111 TOTAL SURFACE PARKING SPACES
8.5 CARS/1,000 SF
90 TOTAL BICYCLE PARKING SPACES

OPEN AIR PAVILION/BEER GARDEN

OPEN SUMMER 2019



E

E1 GROUND FLOOR: RETAIL
SECOND FLOOR: OFFICE
THIRD FLOOR: RESIDENTIAL EXTENDED STAY (11 UNITS)
3 STORY - 11,275 SF EACH FLOOR

PARKING:
40 UNDERGROUND PARKING SPACES
67 SURFACE PARKING SPACES
18 TOTAL STREET PARKING SPACES
125 TOTAL PARKING SPACES
4.33 CARS/1000 SF

OPEN SUMMER 2020

E2

E2 GROUND FLOOR: RETAIL
SECOND FLOOR: OFFICE
THIRD FLOOR: RESIDENTIAL EXTENDED STAY (11 UNITS)
3 STORY - 11,275 SF EACH FLOOR

PARKING:
40 UNDERGROUND PARKING SPACES
78 TOTAL SURFACE PARKING SPACES
22 TOTAL STREET PARKING SPACES
140 TOTAL PARKING SPACES
4.68 2 CARS/UNIT

OPEN SUMMER 2021

E3

E3 TWO STORY: RETAIL
2 STORY - 5,500 SF EACH FLOOR
5.36 CARS/1000 SF 2 CARS/UNIT

PARKING:
23 TOTAL SURFACE PARKING SPACES
12 TOTAL STREET PARKING SPACES
35 TOTAL PARKING
3.18 CARS/100 SF

OPEN SUMMER 2022

F

"POCKET NEIGHBORHOOD"
SINGLE FAMILY "PORCH HOMES"
23 HOMES

PARKING:
46 GARAGE PARKING SPACES
28 TOTAL STREET PARKING SPACES
3.22 CARS/HOME

OPEN AIR PAVILION "POCKET PARK"

OPEN 2020 3 YEAR PHASES COMPLETION

FOXTOWN MASTERPLAN

MEQUON, WISCONSIN

NORTH

0' 50' 100' 200' 400'

JUNE 12, 2017

**STEPHEN
PERRY
SMITH**
ARCHITECTS, INC.

215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
sp@architects.com

PROJECT:

FOXTOWN DEVELOPMENT

HISTORIC BREWERY RENOVATION

6411 W MEQUON RD. MEQUON, WI 53092



ISSUED FOR: CITY REVIEW

ARCHITECT:

STEPHEN PERRY SMITH ARCHITECTS, INC.

MILWAUKEE, WISCONSIN



STEPHEN
PERRY
SMITH
ARCHITECTS, INC.

215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

PROPOSED RENOVATION FOR:

FOXTOWN
DEVELOPMENT
HISTORIC BREWERY

6411 W MEQUON RD.
MEQUON, WI 5302

OWNER

REVISIONS

NO.	DESCRIPTION	DATE
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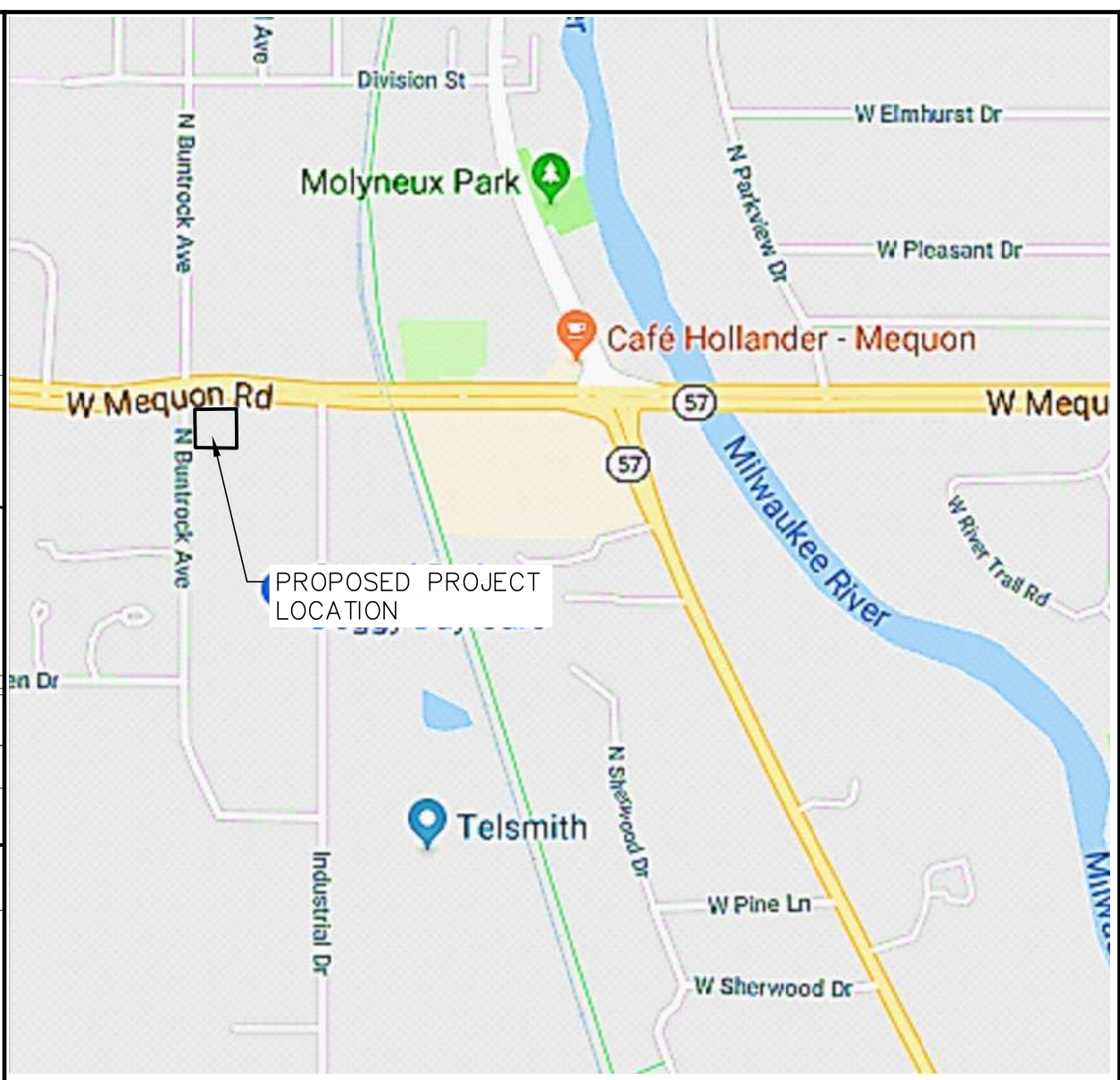
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MT
PROJECT NUMBER	NIE-17-892
ISSUED FOR	CITY REVIEW
DATE	2/20/18

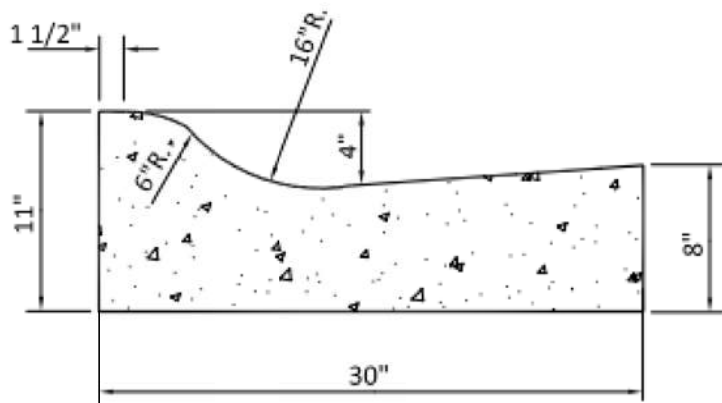
SHEET

TITLE PAGE

G000



LOCATION MAP



BUNTROCK CURB & GUTTER DETAIL

SITE INFORMATION BLOCK

Site Address 6411 WEST MEQUON ROAD

Site acreage (total) 2.487 ACRES

Legal Description: Lot 1 of CSM No. 3807

Zoning: TC/PUD

Number of Parking stalls:

	SHOWN
Car	96
Accessible	4
Total	100

BUILDING FOOTPRINT AREA:	8,875 SQFT	14.9%
OTHER IMPERVIOUS AREA:	38,955 SQFT	65.6%
TOTAL IMPERVIOUS AREA:	47,830 SQFT	80.5%
PERVIOUS AREA:	11,592 SQFT	19.5%
TOTAL SITE AREA:	59,422 SQFT	100.0%

ALL STRIPPING FOR PARKING STALLS, NO PARKING AREAS
AND HANDICAP SYMBOLS SHALL BE 4" WIDE AND YELLOW.

FOXTOWN BREWERY

PROPOSED SITE PLAN

DATED: JANUARY 25, 2018

REVISION 2: FEBRUARY 13, 2018

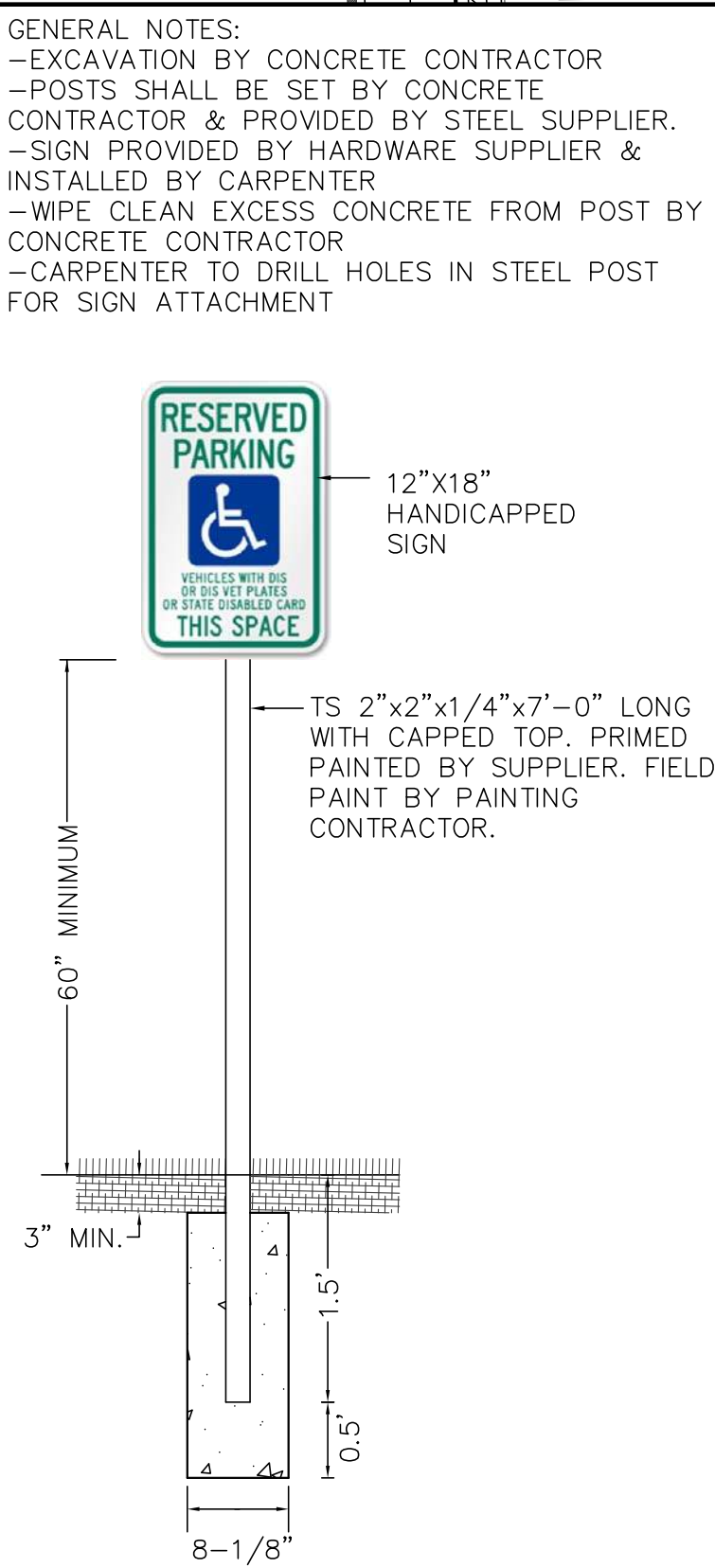
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QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



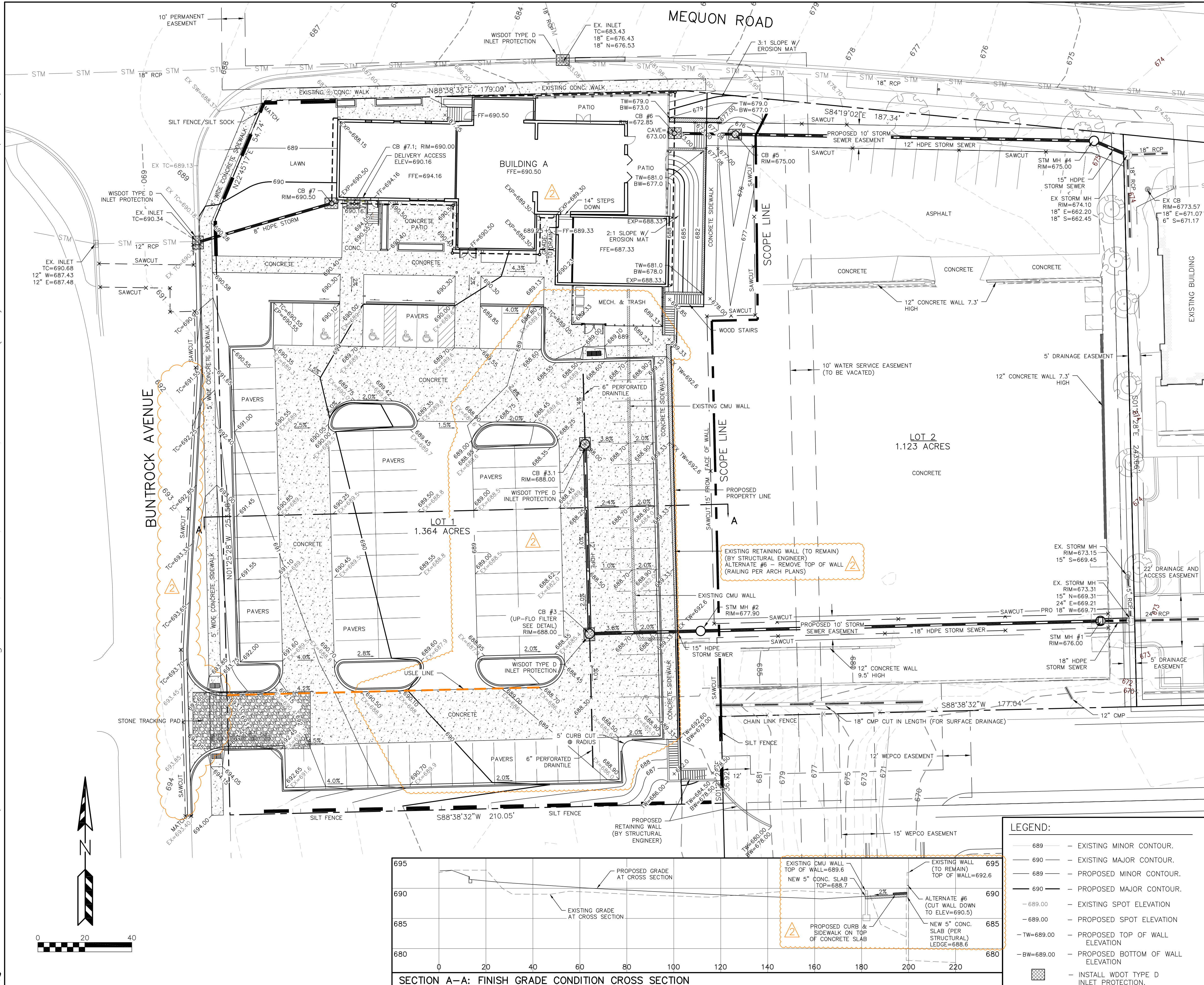
1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com



HANDICAP ACCESSIBLE SIGN DETAIL

\\PD-04-16\\PD04BASE.DWG

QUAM ENGINEERING, LLC 1519 E Washington St, Suite A, West Bend, WI 53095 (262) 338-6641



EROSION NOTES:

THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

ALL DISTURBED SLOPES OF 4:1 OR GREATER SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

TIME SCHEDULE:

FEBRUARY 12, 2018 INSTALL INITIAL EROSION CONTROL DEVICES.
FEBRUARY 13 - SEPTEMBER 3, 2018 REMODEL EXTERIOR OF BUILDING AND CONSTRUCT PARKING LOT, PATIOS AND UTILITIES.
SEPTEMBER 3 - 15, 2018 COMPLETE FINAL LANDSCAPING AND RESTORE ALL PREVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

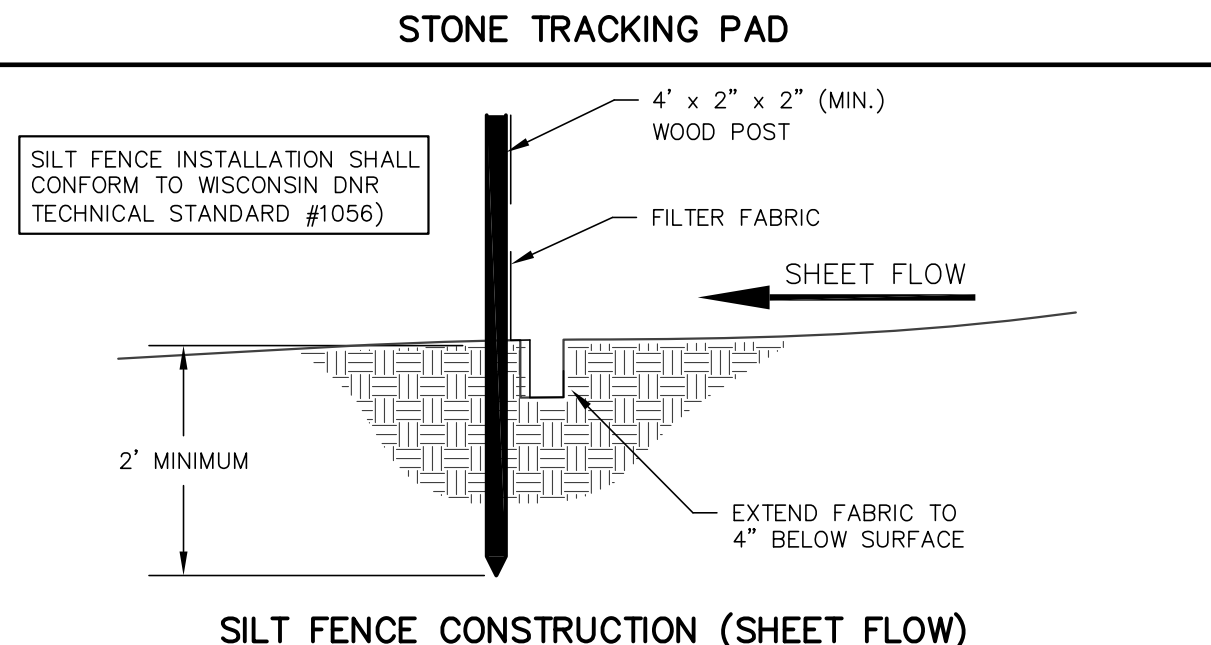
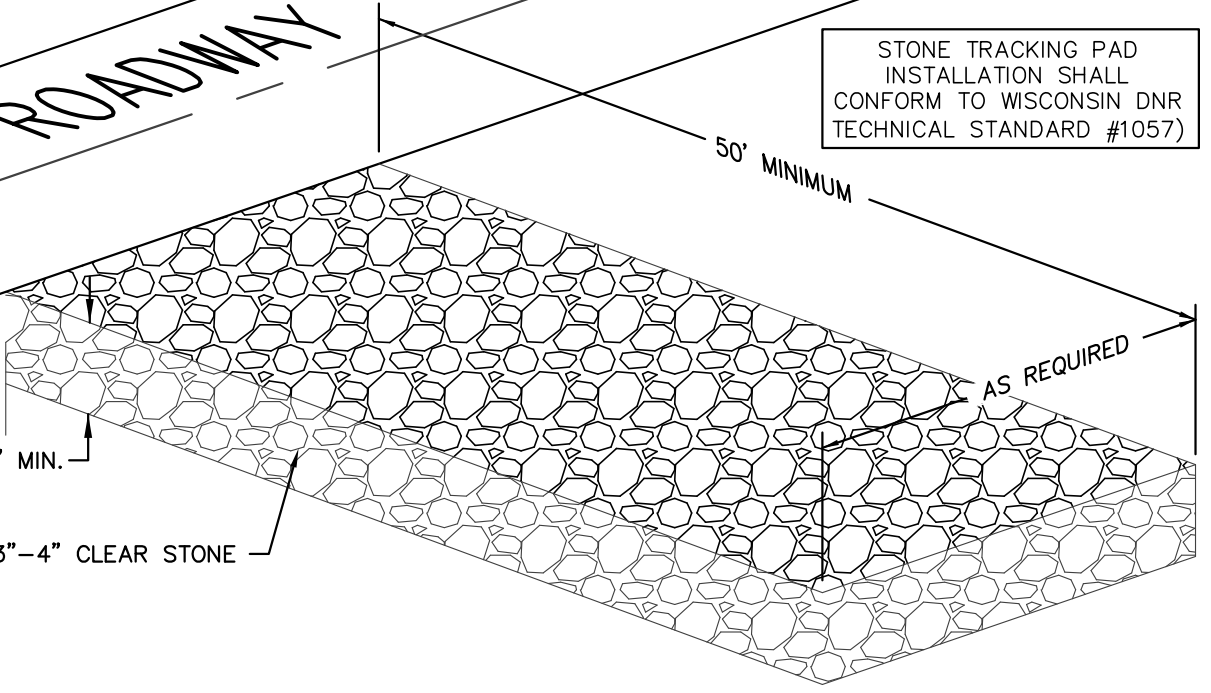
THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:

FOXTOWN BREWERY
ATTN: TOM NIEMAN
13030 N. CEDARBURG ROAD
MEQUON, WI 53097

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: KEVIN PARISH
1519 E. WASHINGTON STREET, SUITE A
WEST BEND, WI 53095



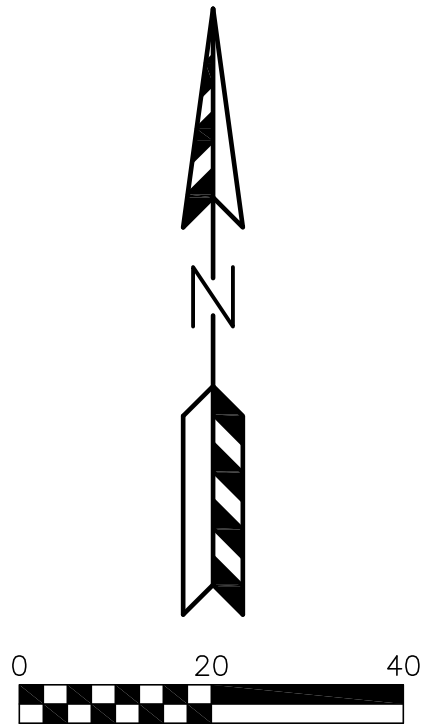
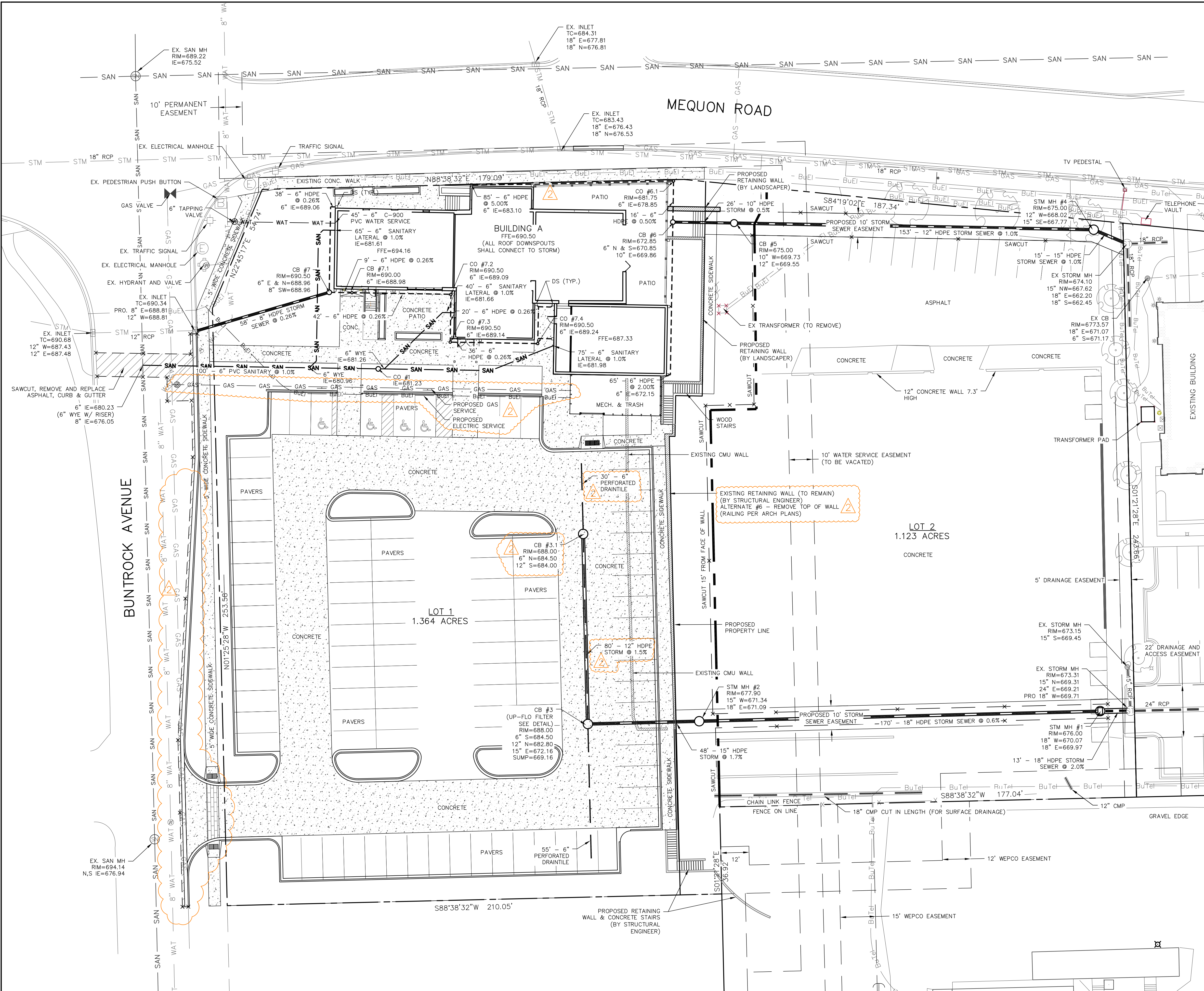
FOXTOWN BREWERY
GRADING AND EROSION CONTROL PLAN
DATED: JANUARY 25, 2018
REVISION 2: FEBRUARY 13, 2018

C-103

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

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QUAM ENGINEERING, LLC 1519 E Washington St, Suite A, West Bend, WI 53095 (262) 338-6641



UTILITY NOTES:

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

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

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

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT IN PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR.

THE CONTRACTOR SHALL CONTACT THE CITY OF MEQUON PRIOR TO TAPPING THE 6" WATER SERVICE.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

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

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER SERVICE SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.

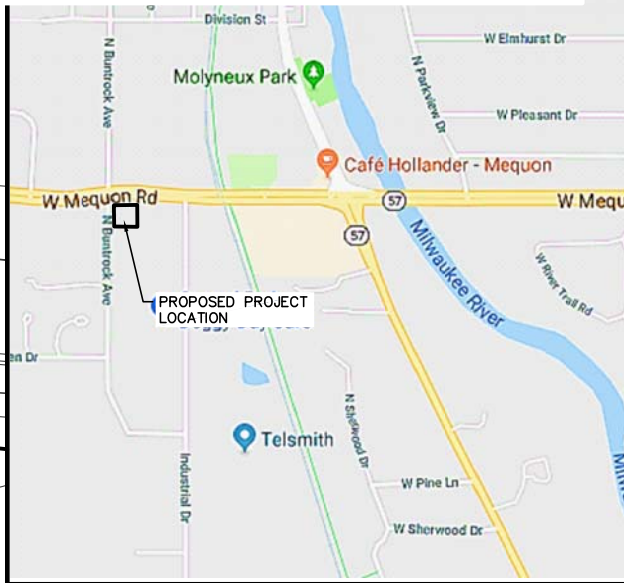
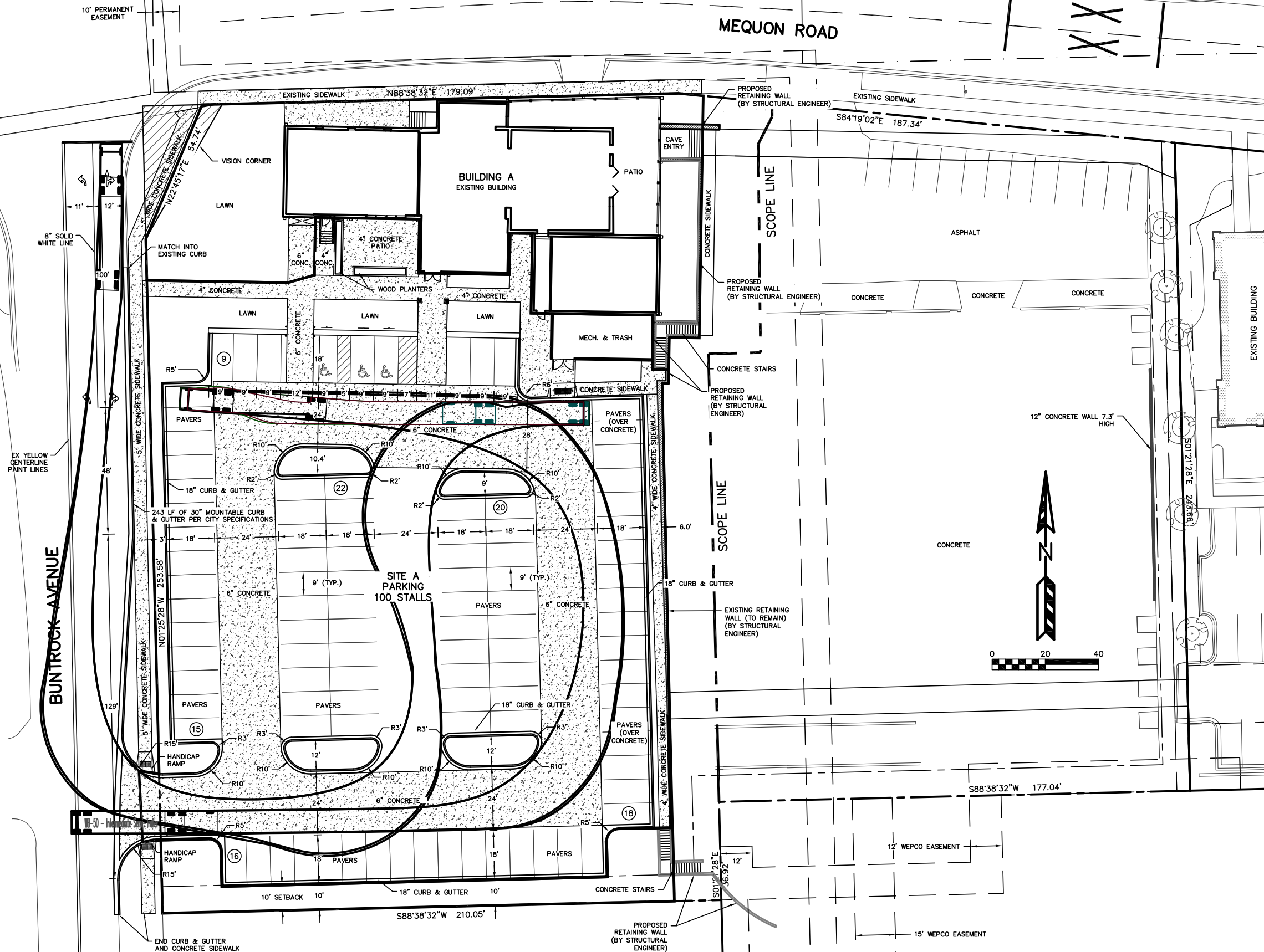
CATCH BASINS AND STORM MANHOLES SHALL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MEQUON STANDARD SPECIFICATIONS OR APPROVED EQUAL. CATCH BASIN FRAME AND GRATES ARE LISTED IN THE TABLE BELOW OR APPROVED EQUAL.

STORM SEWER CASTINGS:		
STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
STM MH #1	4' DIA.	R-3067
STM MH #2	4' DIA.	R-1661
CB #3	4' DIA.	R-2510
CB #3.1	4' DIA.	R-2510
STMH #4	4' DIA.	R-1661
CB #5	4' DIA.	R-2561
CB #6	1' DIA.	R-4030-12
CB #7	2' DIA.	R-4030-24
CB #7.1	1' DIA.	R-4030-12

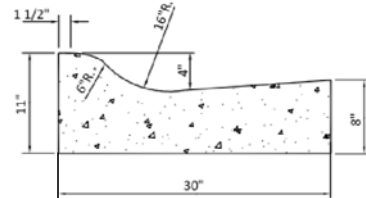
FOXTOWN BREWERY
UTILITY PLAN
DATED: JANUARY 25, 2018
REVISION 2: FEBRUARY 13, 2018

C-104

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com



LOCATION MAP



BUNTROCK CURB & GUTTER DETAIL

SITE INFORMATION BLOCK

Site Address 6411 WEST MEQUON ROAD
Site acreage (total) 2.487 ACRES
Legal Description: Lot 1 of CSM No. 3807
Zoning: TC/PUD

Number of Parking stalls:

	SHOWN
Car	96
Accessible	4
Total	100

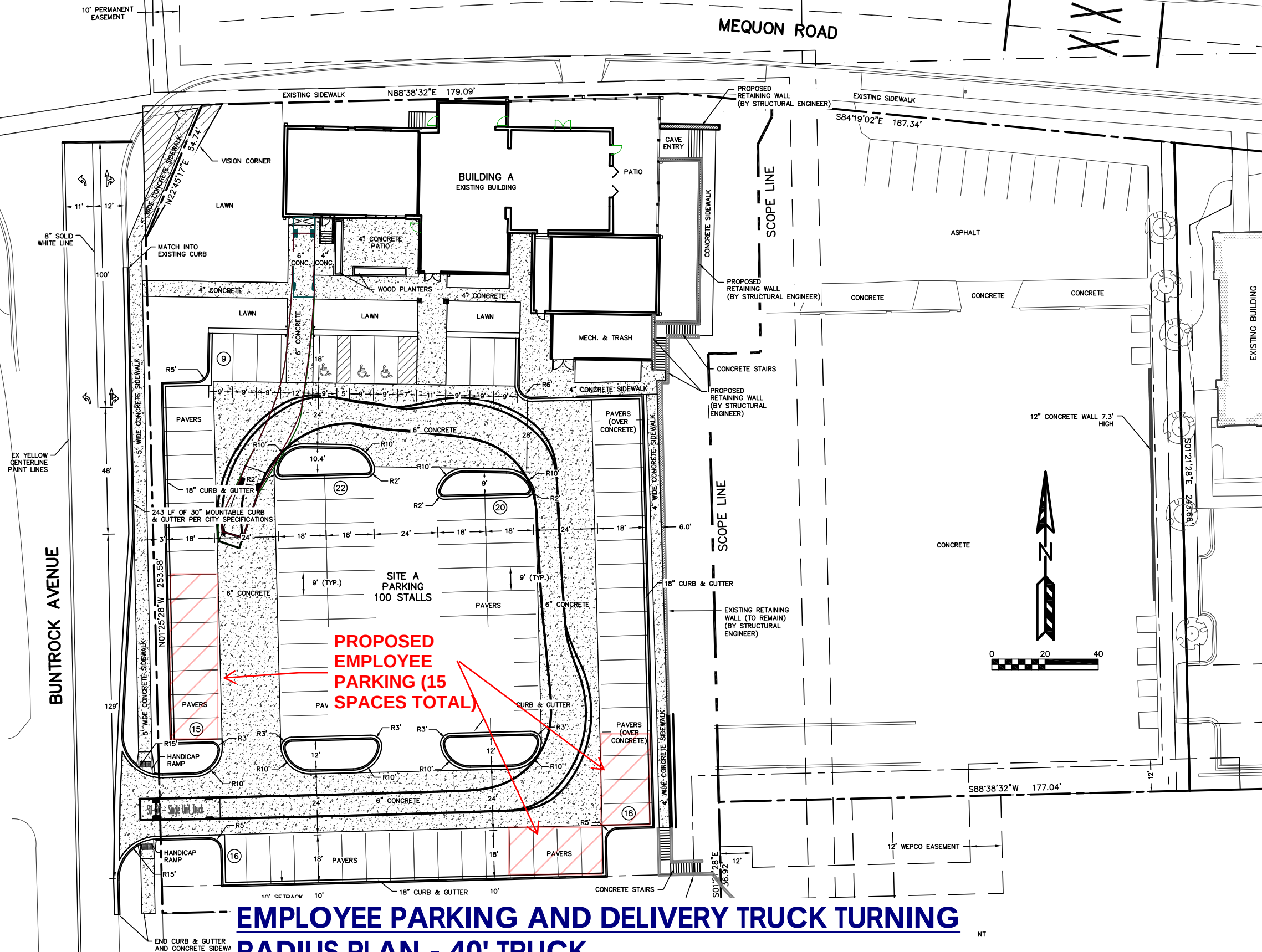
BUILDING FOOTPRINT AREA: 8,875 SQFT 13.0%
OTHER IMPERVIOUS AREA: 38,750 SQFT 56.8%
TOTAL IMPERVIOUS AREA: 47,625 SQFT 69.8%
PERVIOUS AREA: 20,613 SQFT 30.2%
TOTAL SITE AREA (TO SCOPE LINE): 68,238 SQFT 100.0%

ALL STRIPPING FOR PARKING STALLS, NO PARKING AREAS AND HANDICAP SYMBOLS SHALL BE 4" WIDE AND YELLOW.

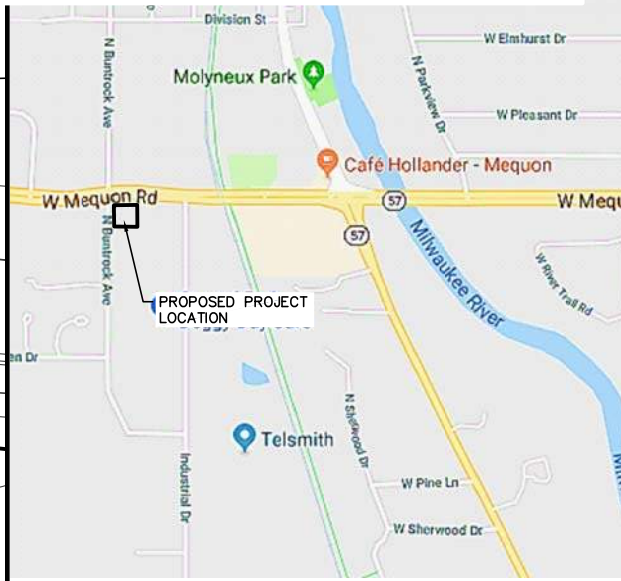
FOXTOWN BREWERY

PROPOSED SITE PLAN
DATED: JANUARY 25, 2018

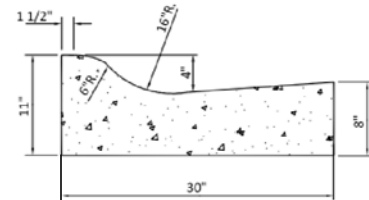
C-102



**EMPLOYEE PARKING AND DELIVERY TRUCK TURNING
RADIUS PLAN - 40' TRUCK**



LOCATION MAP



BUNTROCK CURB & GUTTER DETAIL

SITE INFORMATION BLOCK

Site Address 6411 WEST MEQUON ROAD
Site acreage (total) 2.487 ACRES
Legal Description: Lot 1 of CSM No. 3807
Zoning: TC/PUD
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	SHOWN
Car	96
Accessible	4
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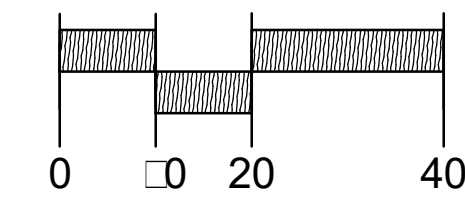
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FOXTOWN BREWERY

PROPOSED SITE PLAN
DATED: JANUARY 15, 2018

C-102



raSmith
CREATIVITY BEYOND ENGINEERING
rasmith.com

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DATE: 01/26/2018
SCALE: 1" = 20'
JOB NO. 3170118
PROJECT MANAGER: TOM MORTENSEN PLA, ALSA
DESIGNED BY: TM/LJH
CHECKED BY: TM
□□□□ □□ M □□□
L100



215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

PROPOSED RENOVATION FOR:
**FOXTOWN
DEVELOPMENT
HISTORIC BREWERY**
6411 W MEQUON RD.
MEQUON, WI 5302

OWNER

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDENDUM #01	1/30/18
2	ADDENDUM #02	2/13/18

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MT
PROJECT NUMBER	NIE-17-892
ISSUED FOR	PERMIT & CONSTRUCTION
DATE	2/13/18

SHEET

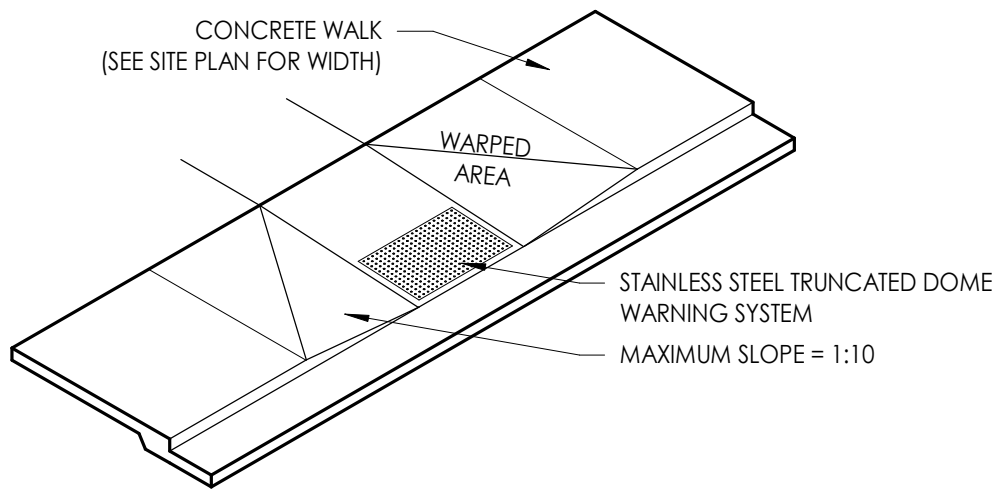
ARCHITECTURAL SITE PLAN

A050

KEYNOTES - PER SHEET	
01-01	Alternate no. 5: provide engineered landscape block in lieu of solid limestone and reinforced concrete retaining walls
02-05	EXISTING CONCRETE WALL TO REMAIN - REMOVE TO EXTENTS SHOWN
02-07	Existing sidewalk to remain
02-08	Existing sidewalk damaged during construction to be replaced per city specifications
03-01	BOARD FORMED CAST IN PLACE CONCRETE STAIRS & WALLS / STOP
03-02	CONCRETE SIDEWALK PER CIVIL
03-03	STAMPED AND STAINED CONCRETE PATIO
03-04	RETAINING WALL PER STRUCTURAL
04-06	LIMESTONE RETAINING WALL, SEE DETAILS ON A060
04-07	Limestone fence pier
05-02	DECORATIVE METAL RAILING
05-05	CONCRETE FILLED PIPE BOLLARD
05-06	PREFINISHED METAL STAIRS PER SPECS
06-03	8" CEDAR COLUMN
06-04	SHEET METAL PLANTER BOX WITH CEDAR CLADDING
06-08	IPE WOOD DECK OVER EXISTING CONCRETE PATIO
06-09	WATERTABLE TRIM BOARD, REFER TO DETAILS AND SPECIFICATIONS
10-01	ADA PARKING SIGNAGE, REFER TO DETAILS
11-01	EDGE OF DOCK LOADING DOCK LEVELER AND BUMPER
11-02	EXHAUST HOOD FAN
23-01	PROPOSED AC CONDENSER LOCATION (BY MECH/ELEC DESIGN BUILD CONTRACTOR)
26-01	PROPOSED ELECTRICAL / GAS METER LOCATION BY DESIGN/BUILD MECHANICAL / ELECTRICAL CONTRACTOR
26-02	Existing electrical transformer
26-03	Proposed new electrical transformer location
32-04	HARDSCAPE OR PLANTINGS - REFER TO LANDSCAPE ARCHITECT DRAWINGS
32-11	DECORATIVE METAL FENCE

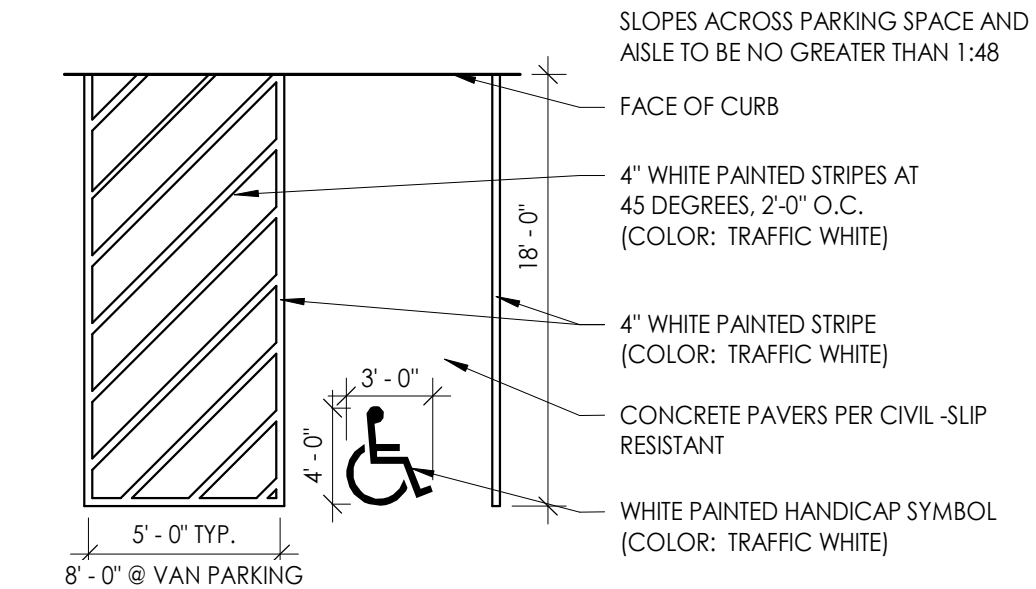
SITE AREA / OPEN SPACE CALCULATIONS

LAND AREA:	68,269.23 SF.
BUILDING AREA:	1
1st FL. Area:	8,875 SF.
	13.00%
TOTAL:	8,875 SF.
FLOOR AREA RATIO:	13.00%
IMPERVIOUS SURFACES:	38,955.00 SF
	57.06%
GREENSPACE AREA:	20,613.00 SF.
	30.19%
PARKING RATIO:	100 parking spaces
	1000 ratio
	11.27 Cars per thousand SF



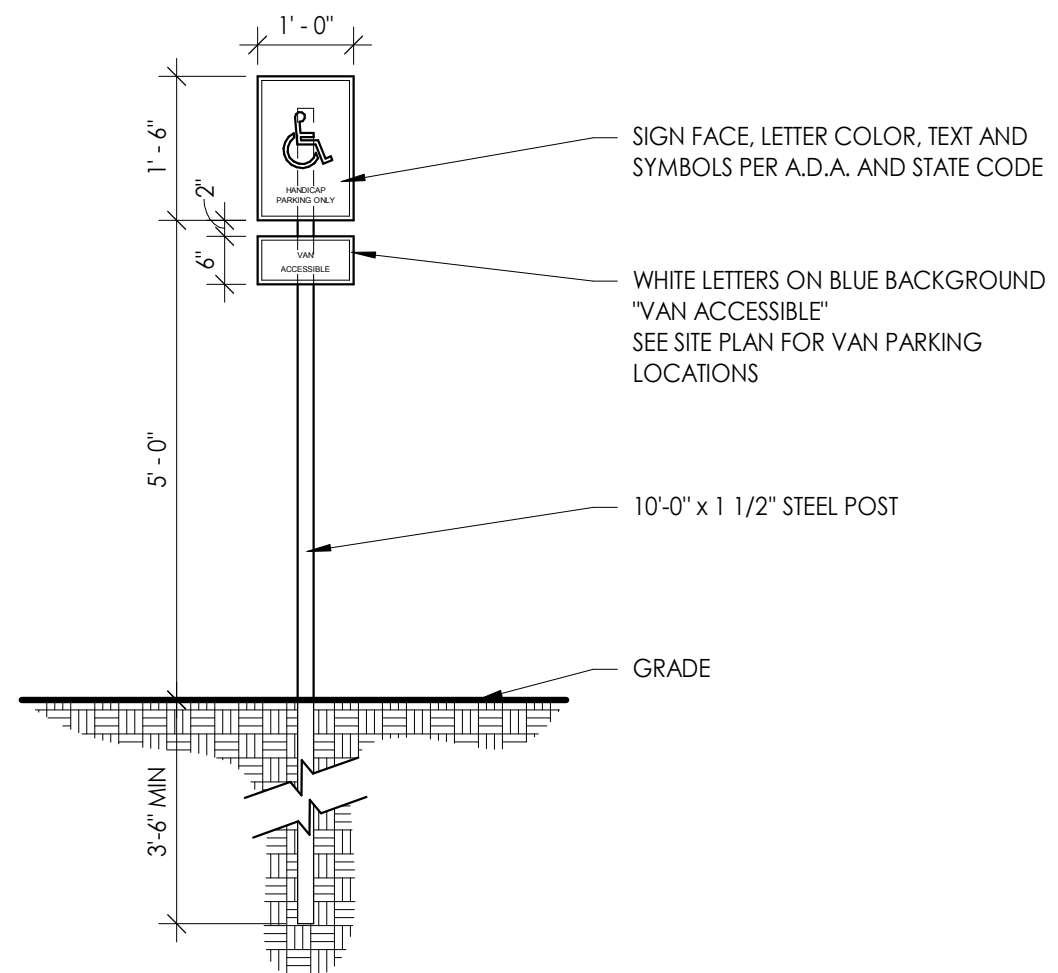
2 ACCESSIBLE CONCRETE APRON

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



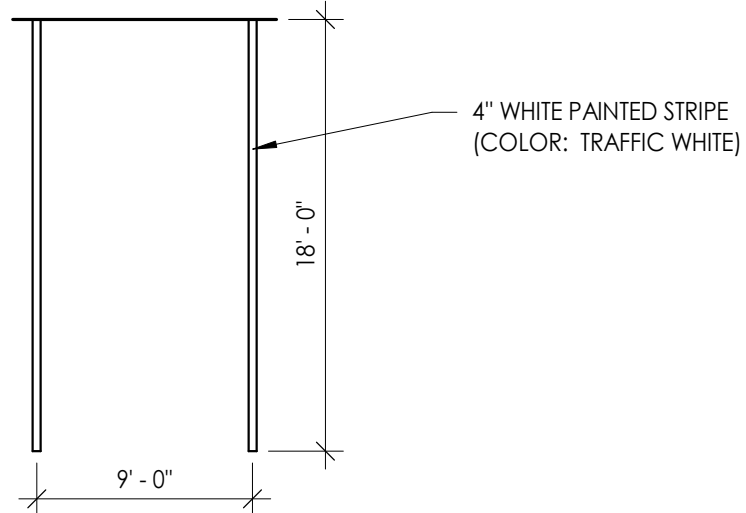
4 ACCESSIBLE PARKING STALL

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



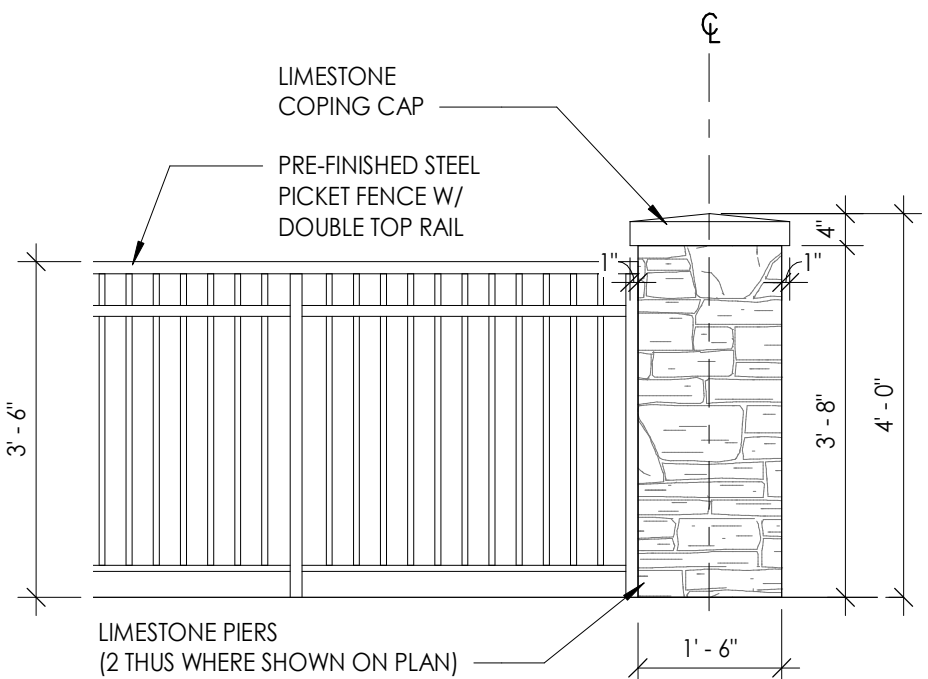
3 ACCESSIBLE PARKING SIGN

SCALE: 1/2" = 1'-0"



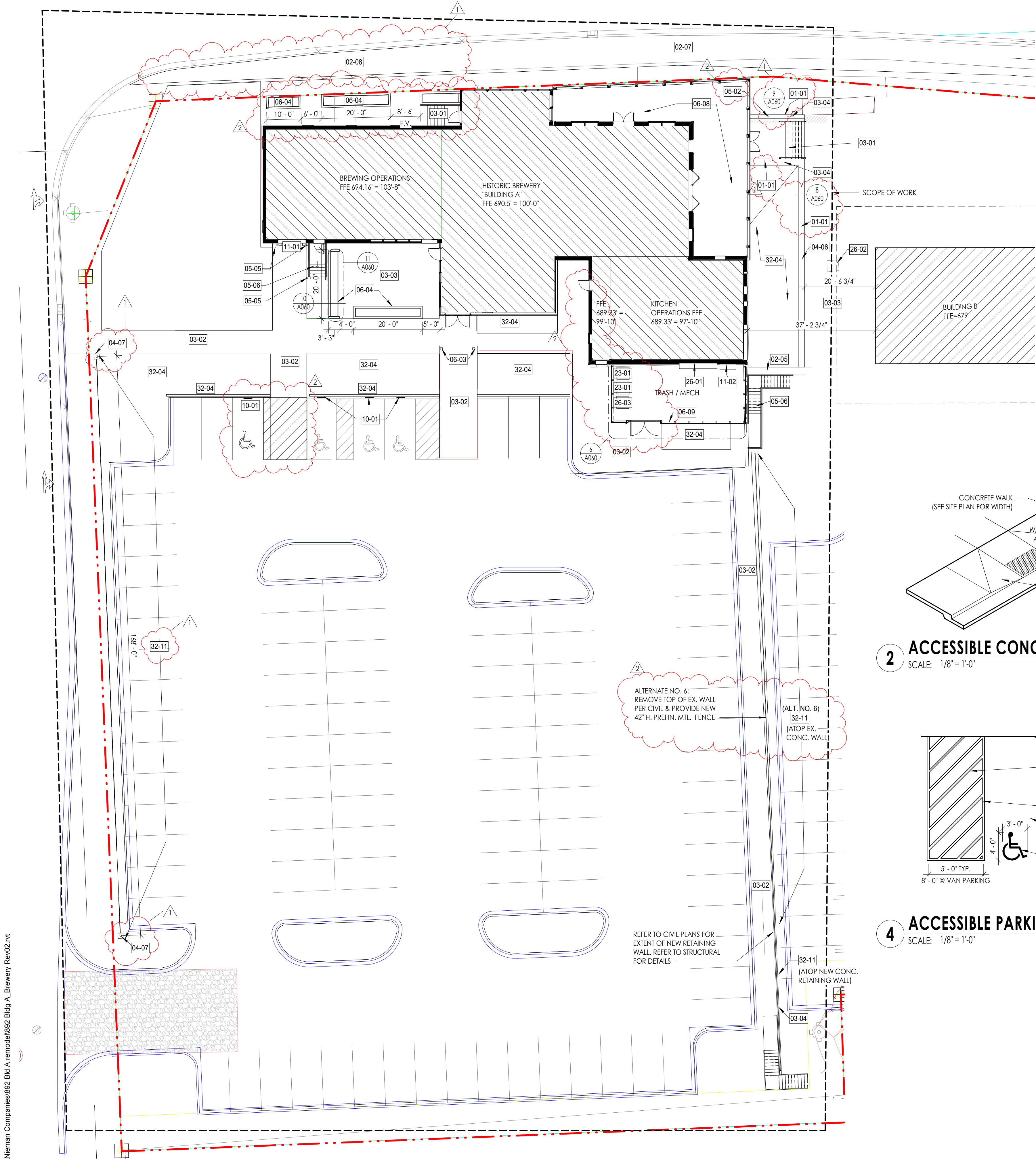
5 PARKING STRIPING (TYP)

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



6 TYPICAL FENCE & PIER ELEVATION (PIERS ONLY AT WEST BORDER)

SCALE: 1/2" = 1'-0"



1 ARCHITECTURAL SITE PLAN

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

SHEET REFERENCE NOTES

- A. REFER TO SHEET A001 FOR PROJECT SYMBOLS AND PROJECT NOTES
- B. REFER TO SHEET A002 FOR DOOR TYPES
- C. REFER TO SHEET A003 FOR WINDOW TYPES
- D. REFER TO SHEET A004 FOR ROOF, FLOOR AND EXTERIOR WALL ASSEMBLIES
- E. REFER TO SHEET A005 FOR INTERIOR WALL TYPES
- F. REFER TO SHEET A800 FOR EXTERIOR WALL TYPE PLAN DETAILS
- G. MECHANICAL, ELECTRICAL & PLUMBING TO BE DESIGN / BUILD

CONSTRUCTION PLAN KEYNOTES

- 1 PRE-FINISHED/PRE-MANUFACTURED WALK-IN COOLER / FREEZER BY OTHERS. LEVEL EXISTING FLOOR SLAB PER SPECIFICATIONS AND PROVIDE ALUMINUM RAMP UP TO THE NEW INSULATED FLOOR.
- 2 STEEL STAIR WITH CONCRETE FILLED TREADS. REFER TO SECTION DETAILS AND ELEVATIONS.
- 3 EXISTING CHUTE DOWN TO LOWER LEVEL CAVES - PROVIDE PREFINISHED STEEL RAILING AROUND PERIMETER.
- 4 WROUGHT IRON RAILING WITH MOLDED TOP RAIL
- 5 NEW CONCRETE SLAB FLOOR TO ALIGN WITH CORRIDOR LEVEL
- 6 REMOVE EXISTING WINDOW/DOOR IN ITS ENTIRETY. INFILL EXISTING OPENING AS DETAILED.
- 7 ALUMINUM-CLAD WOOD WINDOW WITH EXTERIOR LIMESTONE SILL AND INTERIOR STAINED WOOD WINDOW STOOL
- 8 FILL IN PORTION OF EXISTING OPENING UNDERNEATH WINDOW WITH SALVAGED CREAM CITY BRICK TO MATCH - TOOTH INTO EXISTING AND REFER TO ELEVATIONS.
- 9 INFILL EXISTING OPENING WITH WINDOWS AS SHOWN AND NEW WALL ASSEMBLY AS DETAILED.
- 10 INFILL EXISTING OPENING PER DETAILS.
- 11 REMOVE EXISTING WALL TO CREATE NEW OPENING FOR NEW WINDOW. FRAME PER STRUCTURAL. REFER TO SHEET A003
- 12 EXISTING STONE FOUNDATION WALL TO REMAIN
- 13 ALUMINUM-CLAD WOOD FOLDING DOOR
- 14 PRESSURE TREATED WOOD STAIR WITH IPE WOOD TREADS AND PREFINISHED METAL RAILING
- 15 PREFINISHED STEEL RAILING WITH WOOD DRINK RAIL - ALIGN W/ EXISTING RETAINING WALL. REFER TO SECTIONS.
- 16 VISION GLASS SET IN WOOD FRAMES - REFER TO ELEVATIONS / BUILDING SECTIONS
- 17 RECLAIMED WOOD P.O.S. STATION BY OTHERS
- 18 WOOD & STEEL BAR AND BACK BAR BY OTHERS
- 19 EXISTING STRUCTURAL TIMBER COLUMN - REPAIR OR REPLACE PER STRUCTURAL. CLEAN AND SEAL PER SPECIFICATIONS
- 20 FABRICATED STEEL HOST STATION CASEWORK BY OTHERS
- 21 PROVIDE BABY CHANGING STATION, SHELF AND HOOK
- 22 8" DIAMETER CONCRETE FILLED PIPE BOLLARD, DOME TOP AND PAINT RED
- 23 DEPRESSED WALKOFF MAT
- 24 KITCHEN EQUIPMENT BY OTHERS
- 25 EXISTING CONCRETE FLOOR. DENSIFY, STAIN & POLISH
- 26 NEW CONCRETE FLOOR. DENSIFY STAIN AND POLISH
- 27 NEW IPE WOOD DECK OVER JOISTS PER STRUCTURAL OVER EXISTING CONCRETE PATIO
- 28 TRENCH DRAIN IN EXISTING CONCRETE FLOOR SLAB
- 29 TRENCH DRAIN PER CIVIL
- 30 METAL LINED WOOD PLANTER BOX - REFER TO DETAILS
- 31 8" SQUARE CEDAR COLUMNS ON STEEL BASE - REFER TO DETAILS
- 32 REINFORCED CONCRETE FOUNDATION WALL PER STRUCTURAL. BOARD FORMED ON EXPOSED SIDE
- 33 NEW SITE CAST CONCRETE STAIR - PROVIDE GUARDRAIL / HANDRAIL PER ELEVATIONS AND DETAILS
- 34 NEW HOLLOW METAL 1 HOUR FIRE RATED DOOR PER SCHEDULE
- 35 EXISTING MASONRY COLUMN - SANDBLAST (EXCEPT LOWER CAVES), CLEAN
- 36 EXISTING CHUTE DOWN TO LOWER LEVEL
- 37 EXISTING RAISED CONCRETE FLOOR SLAB TO REMAIN
- 38 EXISTING CONCRETE FROST WALL ABOVE
- 39 PAVING PER CIVIL
- 40 CEDAR TRASH ENCLOSURE FENCE
- 41 EXISTING CONCRETE WALL TO REMAIN
- 42 RETAINING WALL PER STRUCTURAL
- 43 EXISTING CONCRETE WALL - REINFORCE PER STRUCTURAL
- 44 EXISTING WALL STUDS / COLUMNS. PROVIDE SHEATHING PER STRUCTURAL
- 45 EXISTING WOOD STAIR TO REMAIN
- 46 REMOVE AND REPLACE EXISTING WOOD STAIR. REFER TO SECTION DRAWINGS AND DETAILS
- 47 EXISTING STEEL COLUMN TO REMAIN
- 48 STEEL COLUMN PER STRUCTURAL

GENERAL PLAN

- A. COMPLY WITH CODES, LAWS, ORDINANCES, RULES OF AUTHORITIES HAVING JURISDICTION.
- B. GENERAL CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- C. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR NOTES SHALL GOVERN, AND IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE ARCHITECT BEFORE PERFORMING ANY WORK IN QUESTION.
- D. THE NOTE 'ALIGN' WILL SUPERSEDE ANY DIMENSIONAL NOTE AND IF THERE IS A DISCREPANCY, THE CONTRACTOR SHOULD CONSULT THE ARCHITECT.
- E. IF THERE ARE ANY CONFLICTS BETWEEN FLOOR PLAN AND INTERIOR DETAILS AND ELEVATIONS, GENERAL CONTRACTOR TO CONSULT THE ARCHITECT.
- F. CONTRACTOR TO PROVIDE A COMPLETE AND THOROUGH CLEANING FOR THE ENTIRE BUILD-OUT.
- G. ALL INTERIOR GYPSUM BOARD PARTITIONS SHOULD BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. ANY PATCH WORK THAT IS REQUIRED ON EXISTING WALLS THAT ARE ADJACENT TO NEW WALLS SHALL BE FLUSH.
- H. OWNER/TENANT WILL PROVIDE WORK NOTED "BY OTHER" OR "NIC" UNDER SEPARATE CONTRACT. GENERAL CONTRACTOR TO COORDINATE THIS WORK IN ORDER TO ASSURE APPROPRIATE INSTALLATION AND PROPER SEQUENCE OF INSTALLATION.
- I. BUILDING OWNER AND TENANT TO APPROVE KEYING ALL NEW AND RE-KEYING OF EXISTING HARDWARE.
- J. CONTRACTOR TO PROVIDE ALL WALL REINFORCING OR BLOCKING REQUIRED FOR ALL HARDWARE AND FIXTURES.
- K. ALL DIMENSIONS ARE TO FACE OF MASONRY, CENTERLINES OF COLUMN LINES, OR NOMINAL DIMENSION OF PARTITION WALLS. NON-MODULAR WALLS ARE DIMENSIONED TO FACE OF STRUCTURE / STUD.
- L. GENERAL CONTRACTOR TO INSTALL HARDWARE APPROVED BY OWNER AND ARCHITECT THAT IS IN PROPER WORKING ORDER.
- M. ALL EXISTING WALLS TO BE REPAIRED AS REQUIRED AND PREPARED TO RECEIVE NEW WALL FINISHES WHERE INDICATED.
- N. THE IMPRINTING OR ADHERING OF COMPANY CONTACT INFORMATION IS PROHIBITED ON ANY FINISHED SURFACE.



215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

PROPOSED RENOVATION FOR:
**FOXTOWN
DEVELOPMENT
HISTORIC BREWERY**
6411 W MEQUON RD.
MEQUON, WI 5302

OWNER

REVISIONS

NO.	DESCRIPTION	DATE
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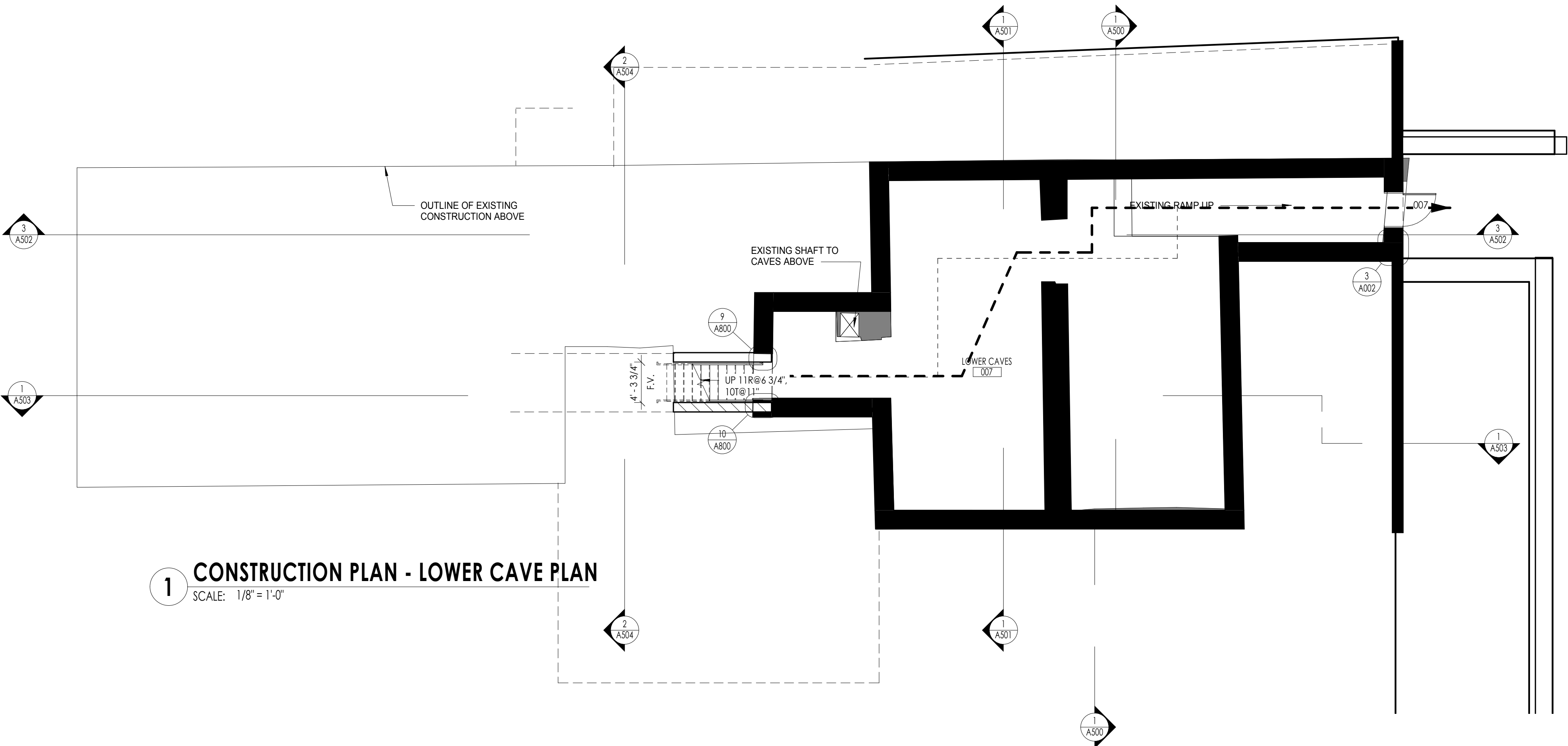
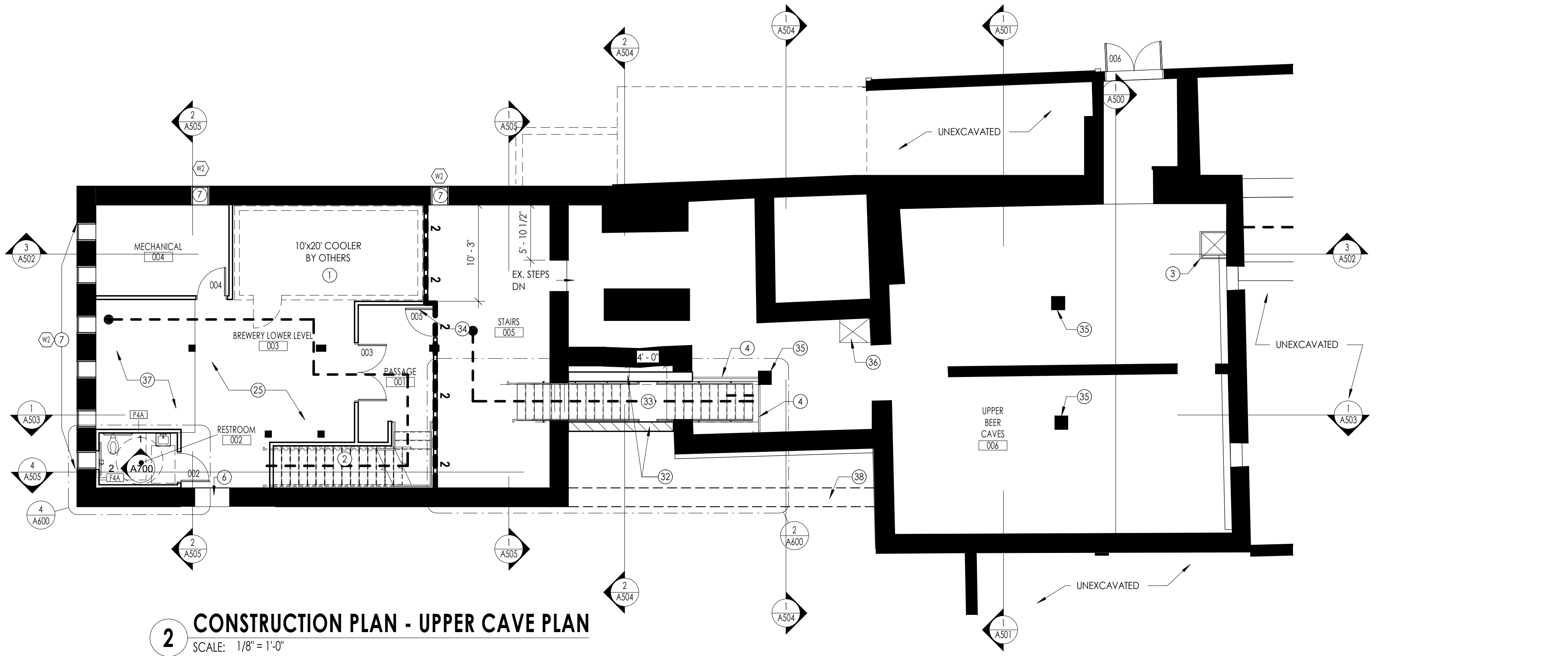
INFORMATION

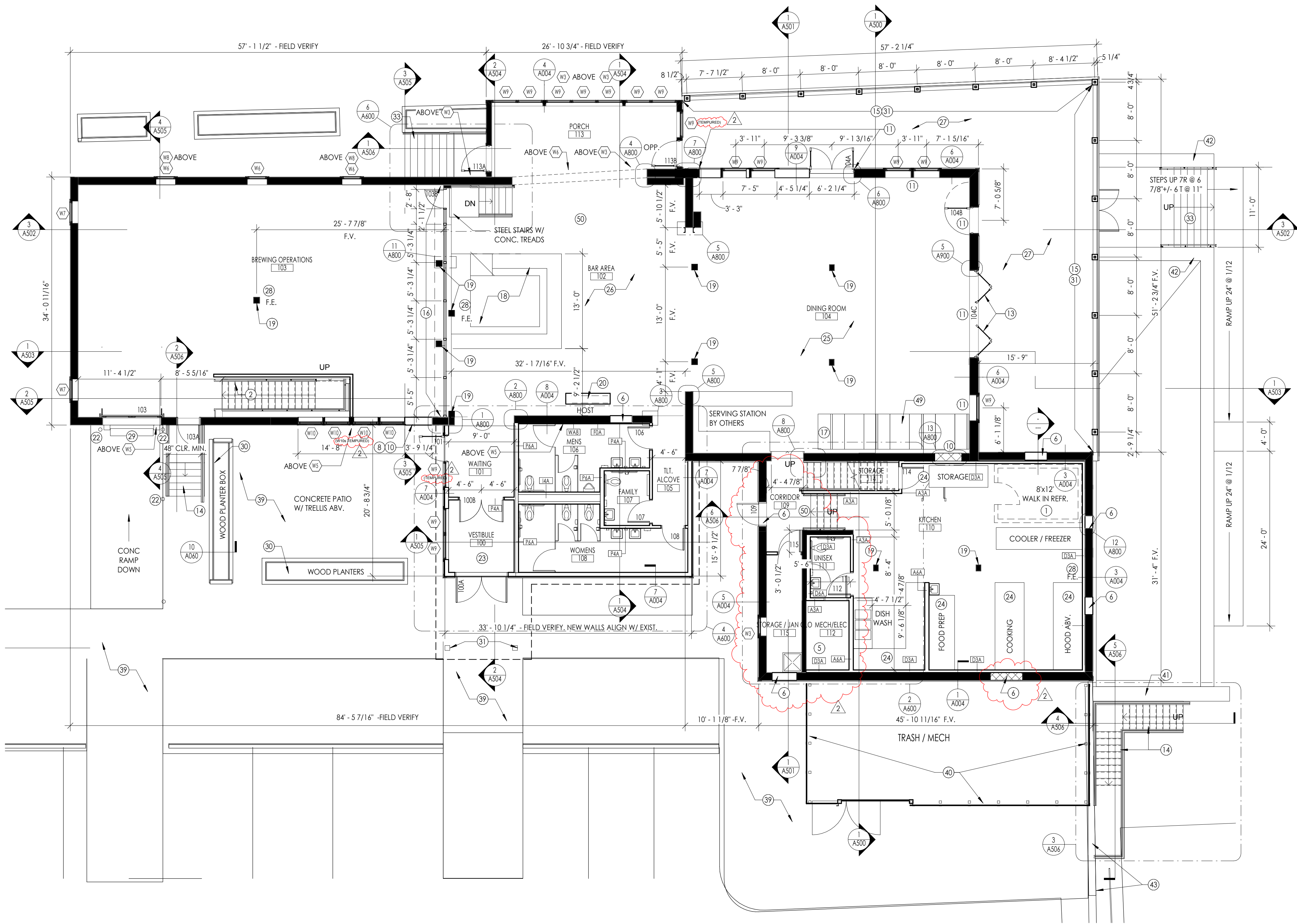
PROJECT ARCHITECT	SPS
PROJECT MANAGER	MT
PROJECT NUMBER	NIE-17-892
ISSUED FOR	CITY REVIEW
DATE	01/15/18

SHEET

LOWER LEVEL PLANS

A100





CONSTRUCTION PLAN - 1ST FLOOR

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

SHEET REFERENCE NOTES

- REFER TO SHEET A001 FOR PROJECT SYMBOLS AND PROJECT NOTES
- REFER TO SHEET A002 FOR DOOR TYPES
- REFER TO SHEET A003 FOR WINDOW TYPES
- REFER TO SHEET A004 FOR ROOF, FLOOR AND EXTERIOR WALL ASSEMBLIES
- REFER TO SHEET A005 FOR INTERIOR WALL TYPES
- REFER TO SHEET A800 FOR EXTERIOR WALL TYPE PLAN DETAILS
- MECHANICAL, ELECTRICAL & PLUMBING TO BE DESIGN / BUILD

CONSTRUCTION PLAN KEYNOTES

- PRE-FINISHED/PRE-MANUFACTURED WALK-IN COOLER / FREEZER BY OTHERS. LEVEL EXISTING FLOOR SLAB PER SPECIFICATIONS AND PROVIDE ALUMINUM RAMP UP TO THE NEW INSULATED FLOOR.
- PREFINISHED METAL STAIR WITH CONCRETE FILLED TREADS. REFER TO SECTION DETAILS AND ELEVATIONS.
- EXISTING CHUTE DOWN TO LOWER LEVEL CAVES - PROVIDE WROUGH IRON RAILING AROUND PERIMETER
- PREFINISHED STEEL RAILING AND HANDRAIL
- NEW CONCRETE SLAB FLOOR TO ALIGN WITH CORRIDOR LEVEL
- REMOVE EXISTING WINDOW/DOOR IN ITS ENTIRETY. INFILL EXISTING OPENING AS DETAILED.
- ALUMINUM-CLAD WOOD WINDOW WITH EXTERIOR LIMESTONE SILL AND INTERIOR STAINED WOOD WINDOW STOOL
- FILL IN PORTION OF EXISTING OPENING UNDERNEATH WINDOW WITH SALVAGED CREAM CITY BRICK TO MATCH - TOOTH INTO EXISTING AND REFER TO ELEVATIONS.
- INFILL EXISTING OPENING WITH RECLAIMED BRICK/STONE. FILL ENTIRE CAVITY.
- INFILL EXISTING OPENING PER DETAILS.
- REMOVE EXISTING WALL TO CREATE NEW OPENING FOR NEW WINDOW. FRAME PER STRUCTURAL. REFER TO SHEET A003
- MAKE UP AIR UNIT BY MECHANICAL DESIGN BUILD CONTRACTOR
- ALUMINUM CLAD WOOD FOLDING DOOR.
- PRE-ENGINEERED & PREFINISHED METAL STAIR W/ RAILING AND GUARDRAIL.
- PREFINISHED METAL RAILING - ALIGN W/ EXISTING RETAINING WALL. REFER TO SECTIONS.
- VISION GLASS SET IN WOOD FRAMES - REFER TO ELEVATIONS / BUILDING SECTIONS
- RECLAIMED WOOD P.O.S. STATION BY OTHERS
- WOOD & METAL BAR AND BACK BAR BY OTHERS
- EXISTING STRUCTURAL TIMBER COLUMN - REPAIR OR REPLACE PER STRUCTURAL. CLEAN AND SEAL PER SPECIFICATIONS
- FABRICATED STEEL HOST STATION CASEWORK BY OTHERS
- FURNACE BY MECHANICAL DESIGN BUILD CONTRACTOR. LESS THAN 400,000 BTU
- 8" DIAMETER CONCRETE FILLED PIPE BOLLARD. DOME TOP AND PAINT RED
- DEPRESSED WALKOFF MAT
- KITCHEN EQUIPMENT BY OTHERS
- EXISTING CONCRETE FLOOR, DENSIFY, STAIN & POLISH
- NEW CONCRETE FLOOR, DENSIFY STAIN AND POLISH
- NEW IPE WOOD DECK OVER JOISTS PER STRUCTURAL OVER EXISTING CONCRETE PATIO
- FIRE EXTINGUISHER LOCATION
- TRENCH DRAIN PER CIVIL
- METAL LINED WOOD PLANTER BOX - REFER TO DETAILS
- 8" SQUARE CEDAR COLUMNS ON STEEL BASE - REFER TO DETAILS
- REINFORCED CONCRETE FOUNDATION WALL PER STRUCTURAL. BOARD FORMED ON EXPOSED SIDE
- NEW SITE CAST CONCRETE STAIR - PROVIDE PREFINISHED GUARDRAIL / HANDRAIL PER ELEVATIONS AND DETAILS
- NEW HOLLOW METAL FIRE RATED DOOR PER SCHEDULE
- EXISTING MASONRY COLUMN - SANDBLAST (EXCEPT LOWER CAVES), CLEAN
- EXISTING CHUTE DOWN TO LOWER LEVEL
- EXISTING RAISED CONCRETE FLOOR SLAB TO REMAIN
- EXISTING CONCRETE FROST WALL ABOVE
- PAVING PER CIVIL
- CEDAR TRASH ENCLOSURE FENCE
- EXISTING CONCRETE WALL TO REMAIN
- RETAINING WALL PER STRUCTURAL
- EXISTING CONCRETE WALL TO REMAIN. SEE CIVIL/STRUCTURAL DRAWINGS FOR INFORMATION ON NEW PAVING/SIDEWALK CONNECTION TO EXISTING WALL
- EXISTING WALL STUDS / COLUMNS. PROVIDE SHEATHING PER STRUCTURAL
- EXISTING WOOD STAIR TO REMAIN
- REMOVE AND REPLACE EXISTING WOOD STAIR. REFER TO SECTION DRAWINGS AND DETAILS
- EXISTING STEEL COLUMN TO REMAIN
- NEW PREFINISHED METAL GUARDRAIL ATTACHED TO TOP OF EXISTING CONCRETE WALL.
- BUILT-IN BOOTHS BY OTHERS
- CONCRETE FLOOR SLAB INFILL

GENERAL PLAN

- COMPLY WITH CODES, LAWS, ORDINANCES, RULES OF AUTHORITIES HAVING JURISDICTION.
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215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

PROPOSED RENOVATION FOR:
**FOXTOWN
DEVELOPMENT
HISTORIC BREWERY**
6411 W MEQUON RD.
MEQUON, WI 5302

OWNER

REVISIONS

NO.	DESCRIPTION	DATE
2	ADDENDUM #02	2/13/18

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MT
PROJECT NUMBER	NIE-17-892
ISSUED FOR	PERMIT & CONSTRUCTION
DATE	2/13/18

SHEET

FIRST FLOOR PLAN

A101



215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
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NO.	DESCRIPTION	DATE
1	ADDENDUM #01	1/30/18
2	ADDENDUM #02	2/13/18

INFORMATION

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PROJECT MANAGER	MT
PROJECT NUMBER	NIE-17-892
ISSUED FOR	PERMIT & CONSTRUCTION
DATE	2/13/18

SHEET

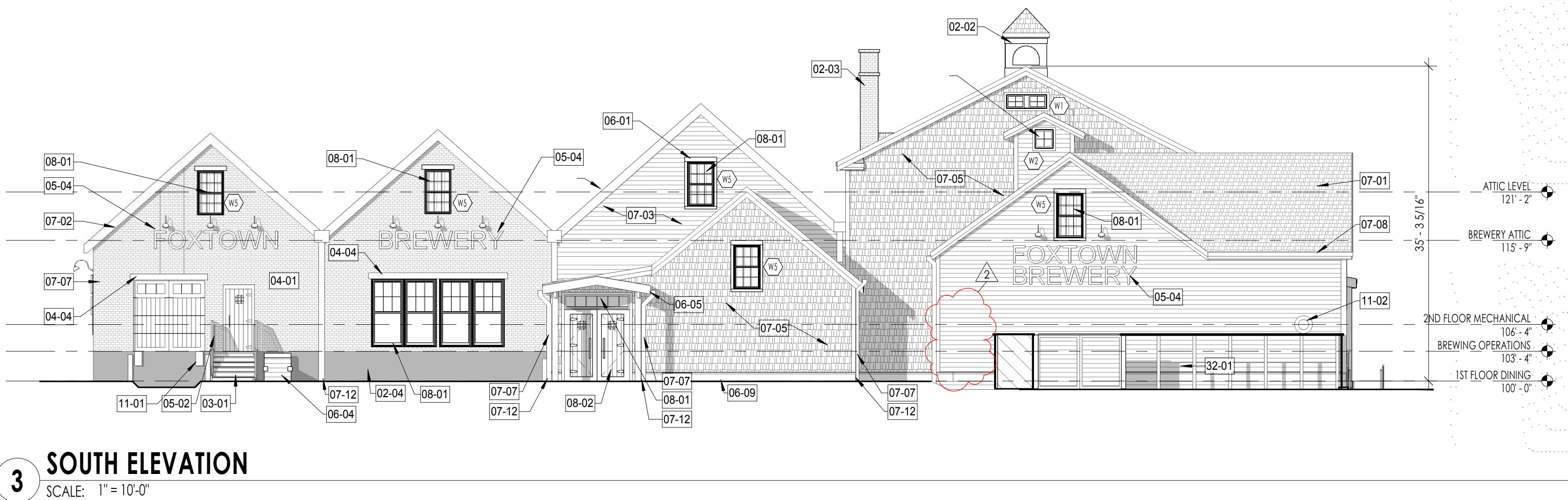
BUILDING ELEVATIONS

A400

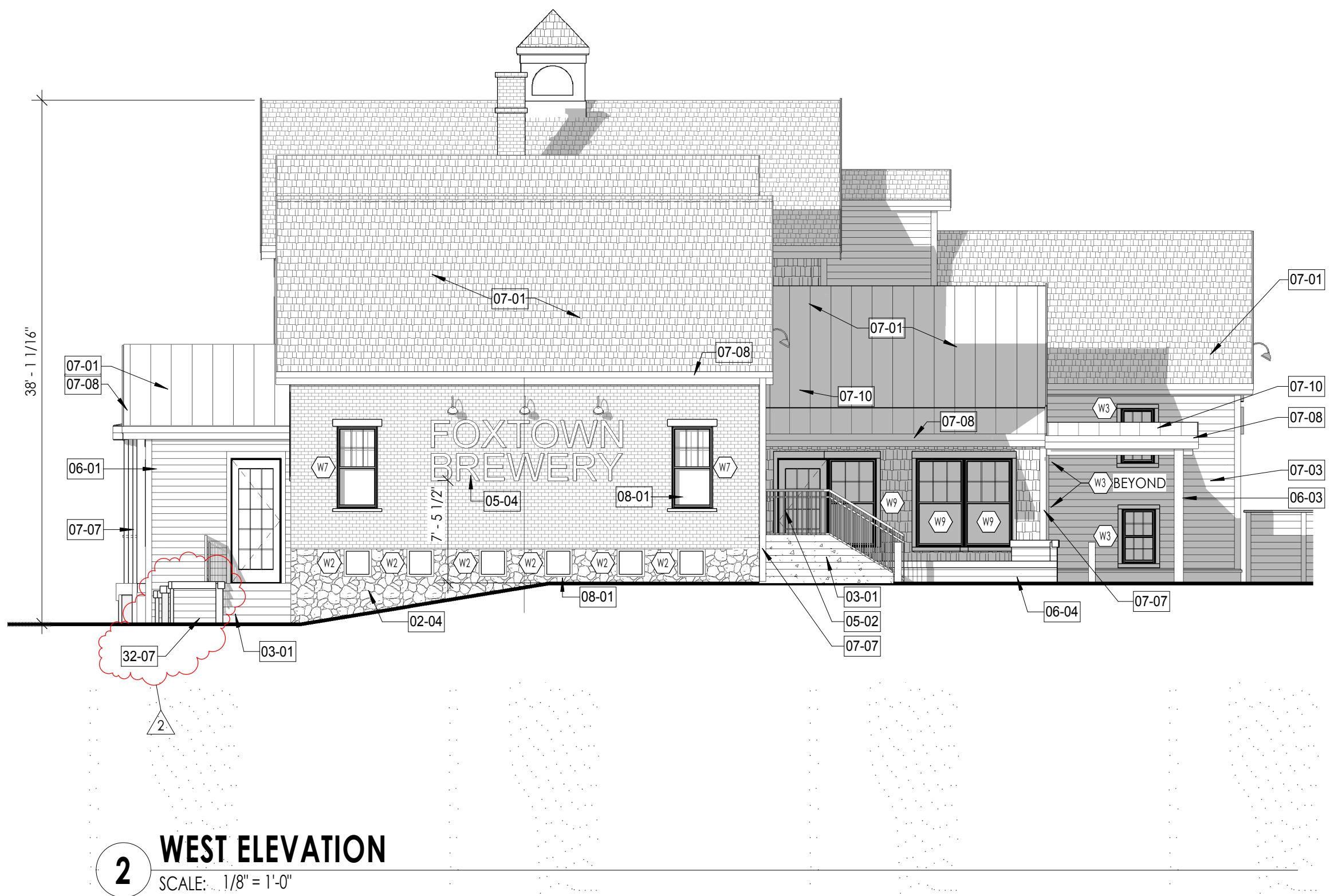
KEYNOTES - PER SHEET	
02-02	EXISTING CUPOLA TO REMAIN
02-03	EXISTING CHIMNEY TO REMAIN
02-04	CLEAN & TUCKPOINT EXISTING STONE FOUNDATION WALL
02-05	EXISTING CONCRETE WALL TO REMAIN - REMOVE TO EXTENTS SHOWN
03-01	BOARD FORMED CAST IN PLACE CONCRETE STAIRS & WALLS / STOOP
04-01	CLEAN & TUCKPOINT EXISTING BRICK
04-02	INFILL EXISTING OPENING WITH RECLAIMED BRICK, TOOTH INTO AND MATCH ADJACENT EXISTING
04-04	LIMESTONE LINTEL
04-05	INFILL EXISTING OPENING WITH RECLAIMED BRICK - INSET FROM FACE OF WALL 2" OR THICKNESS OF EXISTING BRICK
04-06	LIMESTONE RETAINING WALL. SEE DETAILS ON A060
05-02	DECORATIVE METAL RAILING
05-03	24" HIGH FABRICATED ROOF MOUNTED SIGNAGE
05-04	FACADE SIGNAGE, REFER TO SHEET A402
06-01	4" CEDAR TRIM (@ JAMBS & SILLS) 6" AT HEADS
06-02	6" CEDAR CORNER TRIM
06-03	8" CEDAR COLUMN
06-04	SHEET METAL PLANTER BOX WITH CEDAR CLADDING
06-05	CEDAR ROOF FRAMING PER STRUCTURAL
06-09	WATERTABLE TRIM BOARD, REFER TO DETAILS AND SPECIFICATIONS
07-01	ASPHALT SHINGLES
07-02	REFINISHED METAL FASCIA
07-03	CEDAR LAP SIDING
07-05	CEDAR SHAKE SIDING
07-07	REFINISHED METAL DOWNSPOUT
07-08	REFINISHED METAL GUTTER
07-10	STANDING SEAM METAL ROOF
07-11	CONCEALED METAL FLASHING TO ROOF
07-12	CAST IRON DOWNSPOUT BOOT
08-01	ALUMINUM CLAD WOOD WINDOW, TYPICAL
08-02	STAINED WOOD DOOR
08-04	DECORATIVE INSULATED METAL DOOR
08-05	ALUMINUM CLAD WOOD FOLDING DOOR
08-06	ALUMINUM CLAD WOOD DOOR
11-01	EDGE OF DOCK LOADING DOCK LEVELER AND BUMPER
11-02	EXHAUST HOOD FAN
32-01	WOOD FENCE WITH STEEL POSTS, SEE SHEET A060
32-07	WOOD PLANTER - REFER TO DETAILS



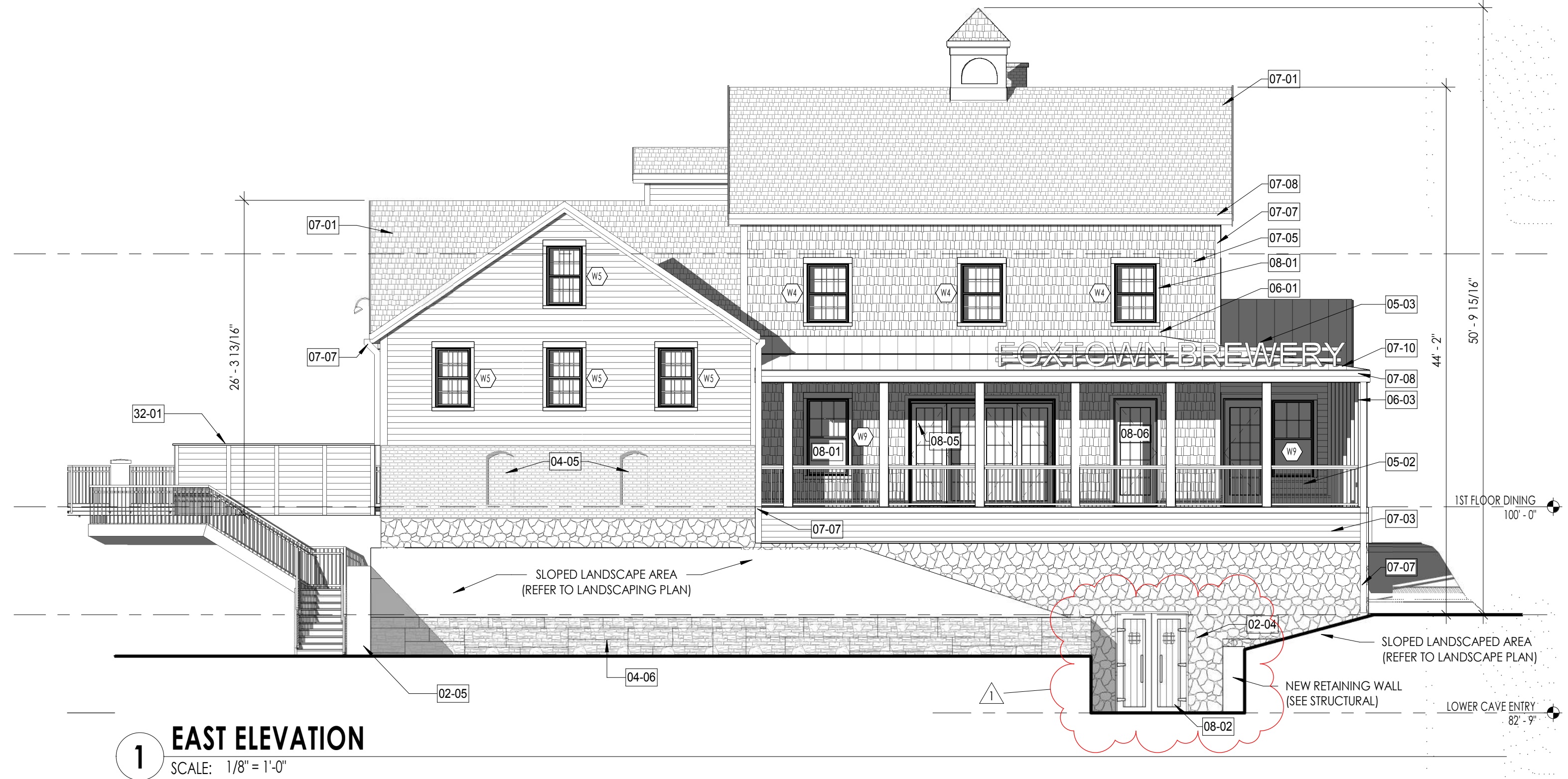
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1" = 10'-0"



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



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



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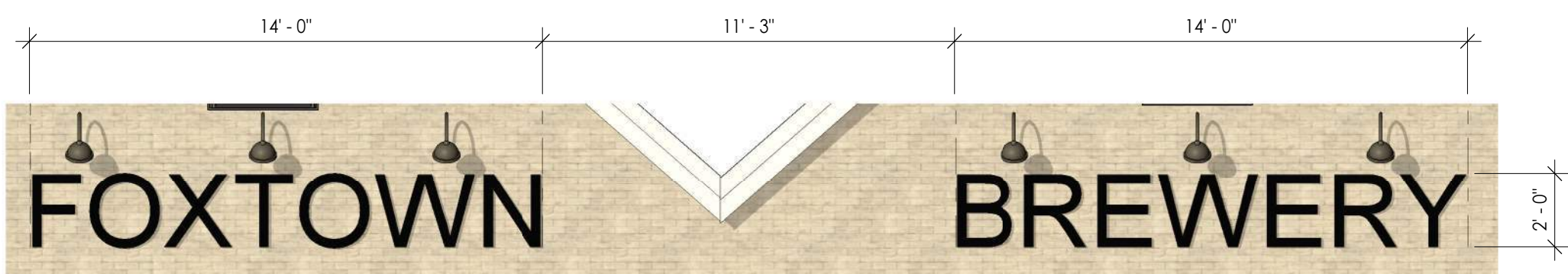
SHEET

BUILDING SIGNAGE

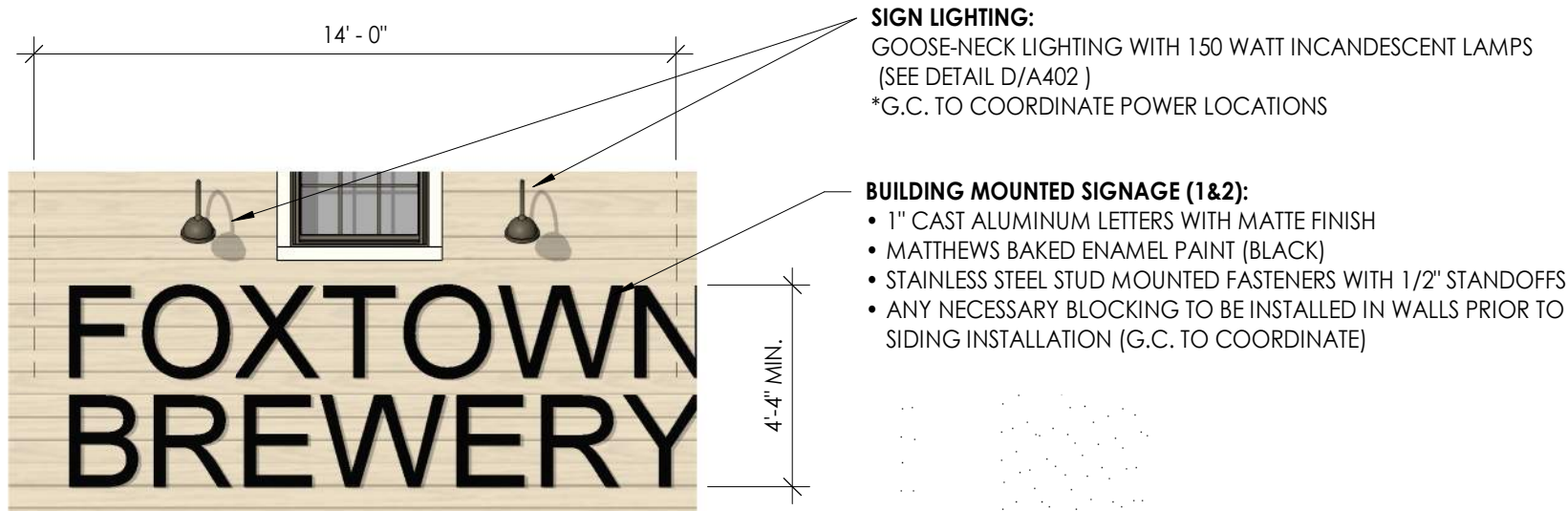
A402



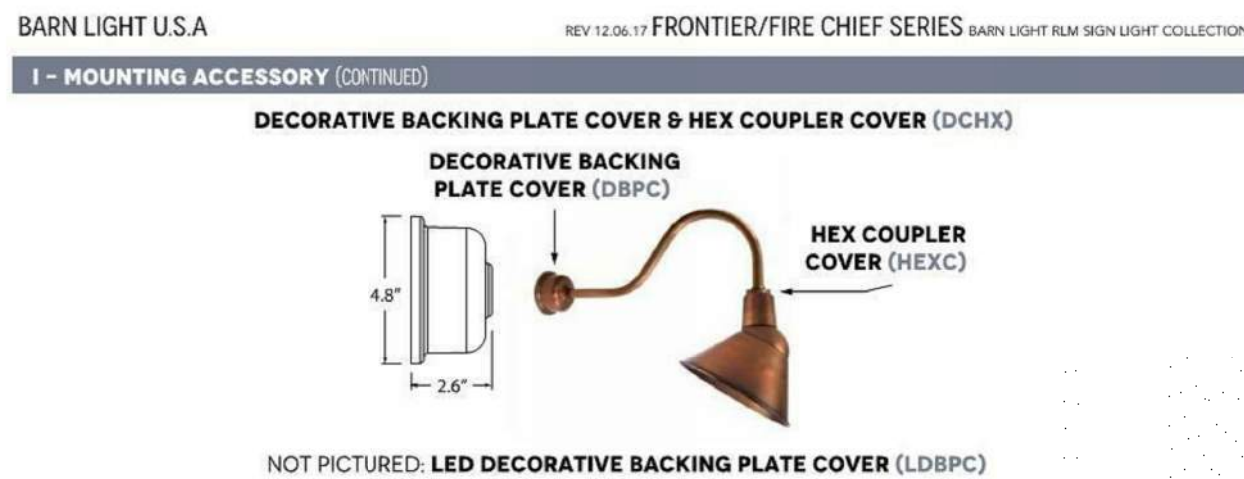
A BUILDING MOUNTED SIGNAGE - SOUTH ELEVATION
SCALE



1 SIGNAGE - 1 @ SOUTH FACADE
SCALE 1/4" = 1'-0"



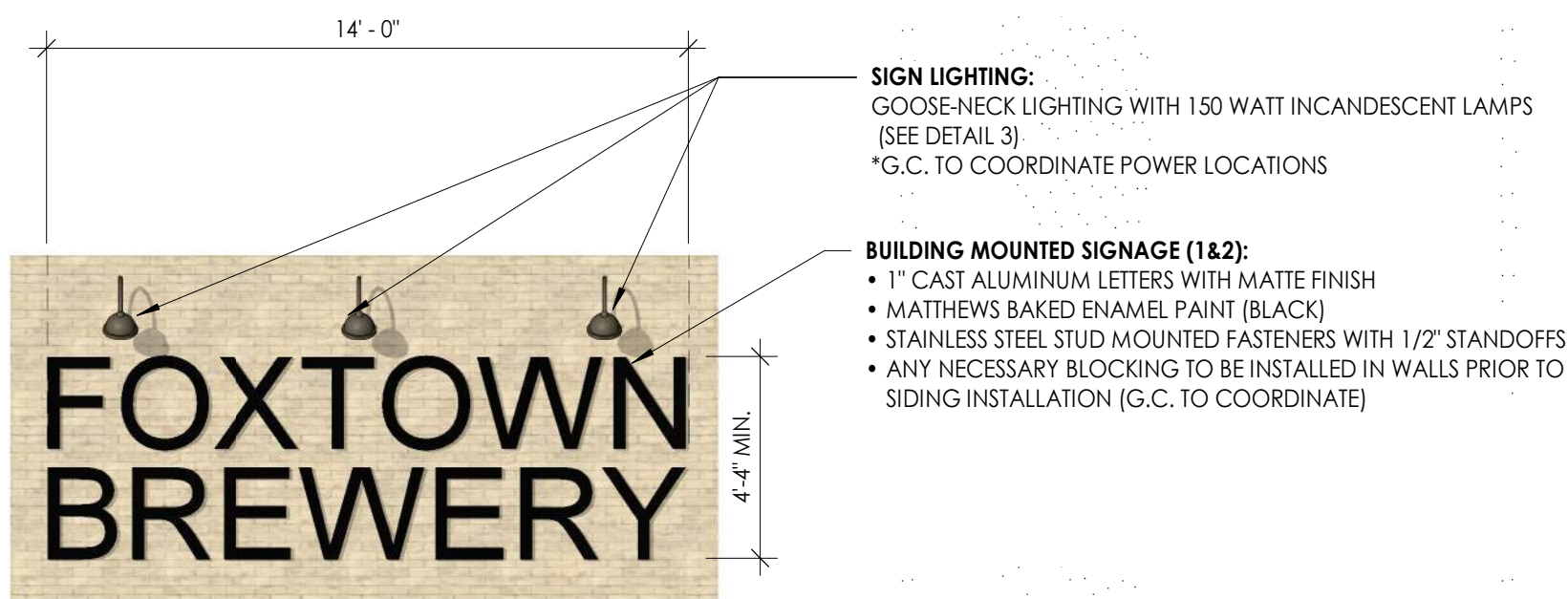
2 SIGNAGE - 2 @ SOUTH FACADE
SCALE 1/4" = 1'-0"



D GOOSE-NECK LIGHTING EXTERIOR
SCALE 1/2" = 1'-0"



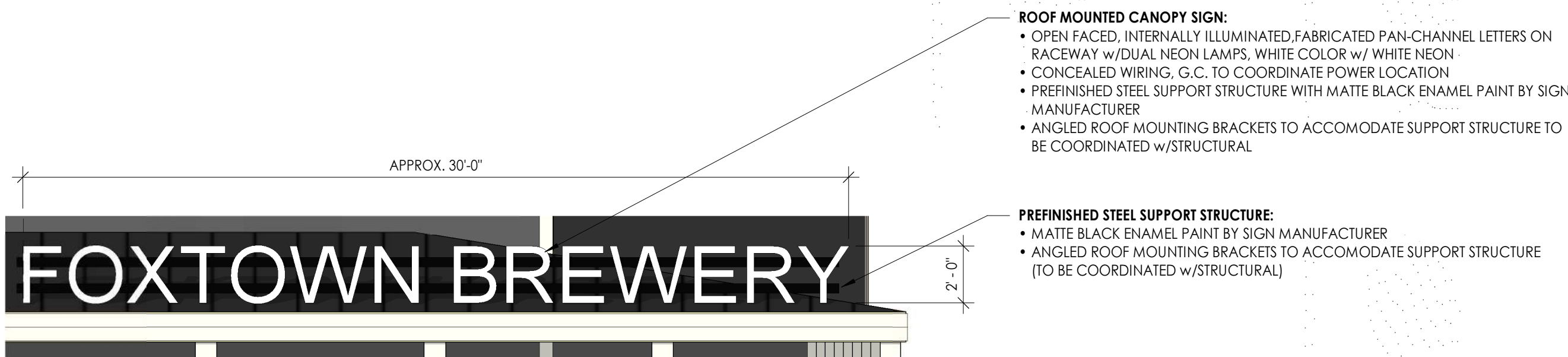
B BUILDING MOUNTED SIGNAGE - WEST ELEVATION
SCALE



3 SIGNAGE - 3 @ WEST FACADE
SCALE 1/4" = 1'-0"

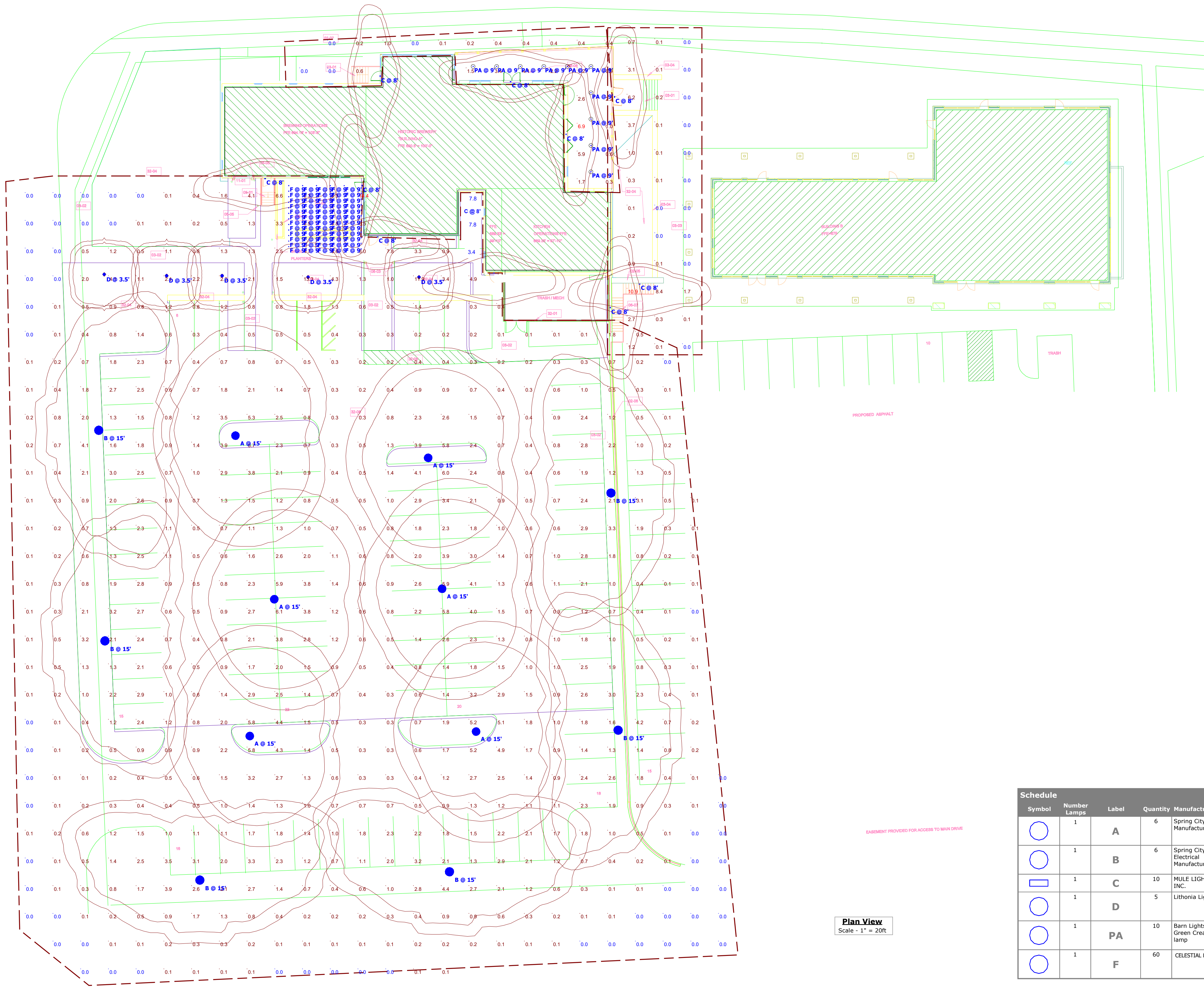


C ROOF MOUNTED SIGNAGE - EAST ELEVATION
SCALE



4 ROOF SIGNAGE - 4 @ EAST FACADE
SCALE 1/4" = 1'-0"

- ROOF MOUNTED CANOPY SIGN:**
- OPEN FACED, INTERNALLY ILLUMINATED, FABRICATED PAN-CHANNEL LETTERS ON RACEWAY w/DUAL NEON LAMPS, WHITE COLOR w/ WHITE NEON
 - CONCEALED WIRING, G.C. TO COORDINATE POWER LOCATION
 - PREFINISHED STEEL SUPPORT STRUCTURE WITH MATTE BLACK ENAMEL PAINT BY SIGN MANUFACTURER
 - ANGLED ROOF MOUNTING BRACKETS TO ACCOMMODATE SUPPORT STRUCTURE TO BE COORDINATED w/STRUCTURAL
- PREFINISHED STEEL SUPPORT STRUCTURE:**
- MATTE BLACK ENAMEL PAINT BY SIGN MANUFACTURER
 - ANGLED ROOF MOUNTING BRACKETS TO ACCOMMODATE SUPPORT STRUCTURE (TO BE COORDINATED w/STRUCTURAL)



Schedule											
Symbol	Number Lamps	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	1	A	6	Spring City Elec Manufacturing Co	AGS-LE080-X2-40-CN5-GPLO	POLE LIGHT - CENTER OF LOT	LED	AGS-LE080-X2-40-CN5-GPLO.ies	5913	0.95	80
	1	B	6	Spring City Electrical Manufacturing Co	AGS-LE080/X2-40-CR3-GPLO	POLE LIGHT - EDGE OF LOT	LED	AGS-LE080-X2-40-CR3-GPLO.ies	5943	0.95	80.6
	1	C	10	MULE LIGHTING, INC.	MERU-AC	EMERGENCY EGRESS w/ BATT. BACKUP	(8) LEDs	MERU-AC.ies	1581	0.95	16.4
	1	D	5	Lithonia Lighting	DSXB LED 16C 350 40K SYM	D-SERIES BOLLARD WITH 16 4000K LEADS OPERATED AT 350ma AND SYMMETRIC DISTRIBUTION	LED	DSXB_LED_16C_350_40K_SYM.ies	1674	0.95	20
	1	PA	10	Barn Lights with Green Creative Lamp	BLE-S-WHS12-615-ST712-E26	STEM LIGHT AT OUTDOOR DINING DECK	120V 60HZ 7W 3000K	5FST19DIM824A.IE S	800	0.95	7.0
	1	F	60	CELESTIAL LIGHTING	HYA-STL-CG-18	FESTOON LIGHTING AT OUTDOOR DINING	120V 60HZ 2W 1800K	5FST19DIM824A.IE S	65	0.95	2.0

Plan View
Scale - 1" = 20ft





Attachment: Packet_03.12.18 (2991 : Fox Tale Brewing Co., Inc.)



Attachment: Packet_03.12.18 (2991 : Fox Tale Brewing Co., Inc.)



Attachment: Packet_03.12.18 (2991 : Fox Tale Brewing Co., Inc.)



Attachment: Packet_03.12.18 (2991 : Fox Tale Brewing Co., Inc.)



Attachment: Packet_03.12.18 (2991 : Fox Tale Brewing Co., Inc.)

	Project 17-46417-3 Foxtown Brewery Submitted By ELAN LIGHTING INC	Catalog Number BLE-S-WHS12-615-ST712-E26 Notes	Type PA 2.a.a
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HAND MADE. AMERICAN MADE.

We strive to create lighting matching anyone's particular needs and sensibilities. That's why we construct our RLM lighting by hand, and offer numerous customization options. With options suitable for indoor and outdoor settings, any space can receive the unique style and durability found exclusively in our RLM lighting.

Made in the USA
 Available in LED
 Triac Dimmable
 CRI > 90

90 - 180 LM/W Efficacy
 Custom Designs Available
 Porcelain Finishes

Quick Ship
 Short Lead Times
 Multiple Options





REV 02.23.17
RLM SERIES
 BARN LIGHT RLM FIXTURE FAMILY
 Max Weight: 10.0 lbs

PROJECT NAME _____

PROJECT TYPE _____

SPS-0077

Notes:

BLE - S / WHS12 / 615 / / / / ST7-12 / / / E26 /

Example: G WHS16 355 CGG 975 CLR G8 HDBP 975 LED11 3500

NOTES: (1) If LED option chosen, only available with LED11 & LED16. (2) Not available in LED. (3) Guard/Glass options reduce incandescent wattage to 100W Max. (4) 24 Bi Pin to 18W Max and LED Max to 1500 Lumens. (5) Dry Location Only. (6) Not available in Porcelain. (7) Not available in Natural Finishes. (8) Available in Guard/Glass LED only. (9) Not available in Guard/Glass. (10) Only available in 1/2 inch gooseneck arm. (11) All Powder Coat finished shades feature a white interior. (12) All Porcelain Enamel finished shades feature a white interior and a black outer rim.

A - MODEL

C Cord Hung
S Stem Mount
 G Gooseneck
 F Flush Mount
 CN Chain Hung

B - SHADE

See Pages 3-4 for Additional Information

ORIGINAL/SKY CHIEF:

WHS12 WHS20⁶
 WHS14 WHS24¹⁰
 WHS16 WHS28¹⁰
 WHS18⁶

OLD DIXIE/BOMBER:

WHB11¹ WHB15
 WHB13 WHB17

DRAKE/DINO:

WHD12 WHD14

UNIVERSAL/UNION:

WHU10 WHU14
 WHU12 WHU16

ARTESIA/ASHLAND/AVALON:

WHA8^{1,2} WHA14
 WHA10¹⁰ WHA16
 WHA12

ECLIPSE/ESSO:

WHE8¹⁰ WHE10^{1,3}

VENTED ORIGINAL:

VWHS12^{2,6,8} VWHS16^{2,6,8}
 VWHS14^{2,6,8}

VENTED WESCO:

VDBW8^{2,4,5} VDBW14^{2,4,5,6}
 VDBW10^{2,4,5} VDBW16^{2,4,5,6}
 VDBW12^{2,4,5} VDBW20^{2,4,5,6}

VENTED ASTRO:

VSBA12^{2,4,5} VSBA16^{2,4,5}
 VSBA14^{2,4,5}

ASTRO/AERO:

SBA12 SBA16
 SBA14

DISTRICT/DOMINION:

SBD12 SBD16
 SBD14

MARATHON/MARITIME:

YDM12^{2,7} YDM16^{2,7}
 YDM14^{2,7}

SKYLARK/SINCLAIR:

SBS10⁷ SBS14⁷
 SBS12⁷ SBS16⁷

B - SHADE (CONTINUED)

STARFIRE/SEASIDE:

RWS12 RWS16
 RWS14

STERLING:

DCS12⁵ DCS16⁹
 DCS14⁵

BISTRO:

BIS^{2,5,6} HITBACHT:
 HIB^{2,5,6}

CAFE:

CAF^{2,5,6}

WESCO/WILCOX:

DBW8¹ DBW14⁹
 DBW10¹ DBW16⁹
 DBW12 DBW20²

C - SHADE FINISH

See Page 5 for Swatches

POWDER COAT FINISHES:^{1,2}

100	Black
105	Textured Black
200	White
300	Dark Green
307	Emerald Green
390	Teal
400	Ram Red
420	Orange
480	Blush Pink
490	Magenta
500	Buttery Yellow
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
800	Industrial Grey
805	Charcoal Granite
975	Galvanized

PORCELAIN FINISHES:

150	Black
250	White
350	Vintage Green
355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

NATURAL FINISHES:

995	Raw Copper
996	Weathered Copper
997	Raw Brass
998	Weathered Brass
999	Oil-Rubbed Copper

D - SHADE ACCESSORY

NA None
 CGG Cast Guard and Glass²
 WGG Wire Guard and Glass²
 TGG Heavy Duty Cast Guard and Glass²
 WC Wire Cage

E - ACCESSORY COLOR

(I) See Section C for Color Options

(II) If Porcelain Color chosen for accessory, accessory will be Painted to Match.

F - GLASS OPTION

NA Not Applicable
 CLR Clear Glass
 FST Frosted Glass
 RIB Ribbed Glass
 CCR Clear Crackle Glass
 SMK Smoke Crackle Glass
 HCR Honey Crackle Glass

G - MOUNTING

See Pages 7-10

GOOSENECK OPTIONS:

G1 ¹	G16 ⁵
G2 ⁶	G17 ⁵
G3 ⁶	G19 ^{2,6}
G4 ⁵	G22
G5 ⁵	G24
G6 ⁵	G25 ²
G7 ⁵	G26 ⁵
G8 ⁵	G32
G9 ⁵	G34 ⁵
G10 ⁵	G35 ⁵
G11 ⁵	G36 ²
G12 ⁵	G40 ^{2,5}
G13 ⁵	G64
G14	G65
G15	

CSA LISTED CORD OPTIONS:

SBK	CSB
CSR	CSBB
SWH	CSBW
CSGW	CSBP
CSW	CSRW
CSBG	CSUW

NON-CSA LISTED CORD OPTIONS:

CBK	TRW
CRZ	TBR
CMG	TBB
TBW	TRD
TBK	TPT

G - MOUNTING (CONTINUED)

STEM MOUNT OPTIONS:

ST5-06	ST7-06
ST5-12	ST7-12
ST5-18	ST7-18
ST5-24	ST7-24
ST5-36	ST7-36
ST5-42	ST7-42
ST5-48	ST7-48

FLUSH MOUNT OPTIONS:

FM

CHAIN MOUNT OPTIONS:

CN-36 ⁶	CN-60 ²
CN-48 ⁶	CN-72 ⁶

H - MOUNTING ACCESSORY

NA Not Applicable
 HSC Hang Straight Canopy⁶
 HDSM Heavy Duty Stem Mount Canopy¹⁰
 HDBP Heavy Duty Backing Plate^{7,2}
 DD Dusk to Dawn Photocell²
 DBPC Decorative Backing Plate Cover
 LDBPC LED Decorative Backing Plate Cover
 DCHX Decorative Backing Plate Cover & Hex Cover
 LDCHX LED Decorative Backing Plate Cover & Hex Cover

I - MOUNTING COLOR

NOTES:

(I) See Section C for Color Options

(II) If Porcelain Color chosen for mounting option, mounting option will be powdercoated to match.

J - LIGHT SOURCE

LED11	11W LED, 850 LM ¹
LED16	16W LED, 1250 LM ¹
LED27	27W LED, 2000 LM ⁴
LED38	38W LED, 3000 LM ⁴
LED43	43W LED, 4000 LM ⁴
E26	200 Watt Max ³
GU24	24 Bi-Pin, 23W Max ¹

K - COLOR TEMPERATURE

¹Only applicable if LED light source chosen. Use NA if non LED source.

NA	Not Applicable
2700	2700 K
3500	3500 K
4000	4000 K

BARN LIGHT U.S.A

REV 02.23.17 RLM SERIES BARN LIGHT RLM FIXTURE FAMILY

B - SHADES

All shades are constructed in our Titusville, Florida-based manufacturing facility. Beginning as a flat piece of metal, each shade is spun and carefully worked into its necessary shape. This entire process is completed by hand, giving our shades an unmatched quality and attention to detail. The edges are rolled, and the resulting shade is highly durable and stylish. 1100-0 Aluminum — ranging from 0.050" to 0.125" — is used for many shade styles. Our galvanized steel option is crafted from 20 Ga Sheet Metal. Copper products are spun from 0.032" 110 Soft Alloy.

WAREHOUSE SERIES

ORIGINAL/SKY CHIEF

The diagram shows a lamp shade with a tiered top. Dimension A is the diameter of the base, and dimension B is the height of the shade. To the right of the diagram is a table listing the dimensions for different shade models.

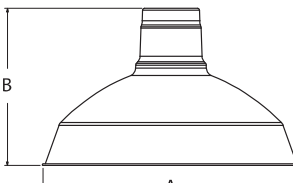
	Diameter A	Height B
WHS12	12"	7"
WHS14	14"	7.5"
WHS16	16"	7.75"
WHS18	18"	8.5"
WHS20	20"	9.25"
WHS24	24"	10.75"
WHS28	28"	11"

OLD DIXIE/BOMBER

A technical line drawing of a tiered lampshade. The drawing shows the profile of the shade, which has a wide base, a narrower middle section, and a small top fin. Dimension lines are used to indicate the overall width and height. The width is labeled 'A' and the height is labeled 'B'.

	Diameter A	Height B
WHB11	11"	6"
WHB13	13"	6"
WHB15	15"	7"
WHB17	17"	8.25"

DRAKE/DINO

	Diameter	Height	
	A	B	
	WHD12	12"	7.75"
	WHD14	14"	8.5"

UNIVERSAL/UNION

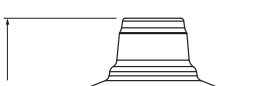
		Diameter		Height	
		A		B	
	WHU10	10"		7"	
	WHU12	12"		7"	
	WHU14	14"		7.5"	
	WHU16	16"		8.5"	

ARTESIA/ASHLAND/AVALON

A technical line drawing of a lampshade. The drawing shows a trapezoidal shape with a smaller trapezoidal top section. Dimension lines are used to indicate the overall width and height. The width is labeled 'A' at the bottom, and the height is labeled 'B' on the left side. The drawing is oriented horizontally.

Diameter		Height
A	B	
8"	5.5"	WHA8
10"	6"	WHA10
12"	6.75"	WHA12
14"	7.75"	WHA14
16"	8.5"	WHA16

ECLIPSE/ESSO

		Diameter	Height
		A	B
	WHE8	8"	5.25"
	WHE10	10"	6.5"

VENTED SERIES

VENTED ORIGINAL

Diagram illustrating the dimensions of the Vented Original shade:

- Dimension A:** Diameter of the base.
- Dimension B:** Height of the shade.

VWHS12
VWHS14
VWHS16

Diameter	Height
A	B
12"	7"
14"	7.5"
16"	7.75"

VENTED WESCO

A technical line drawing of a dome-shaped light fixture. The fixture has a hemispherical body and a cylindrical base. The base features two vertical slots. Dimension 'A' is indicated by a horizontal line at the bottom, representing the diameter of the base. Dimension 'B' is indicated by a vertical line on the left, representing the total height from the base to the top of the dome.

VDBW8
VDBW10
VDBW12
VDBW14
VDBW16
VDBW20

Diameter	Height
A	B
8"	8.25"
10"	9"
12"	9.75"
14"	11.25"
16"	12.75"
20"	16.25"

VENTED ASTRO

A technical line drawing of a Vented Astro shade. The shade has a wide, shallow conical body that tapers to a smaller, cylindrical top section. The top section features two vertical vents. Dimension lines are shown: a vertical line on the left labeled 'B' indicating the total height, and a horizontal line at the base labeled 'A' indicating the diameter.

VSBA12

VSBA14

VSBA16

Diameter	Height
A	B
12"	6.25
14"	7"
16"	7.75"

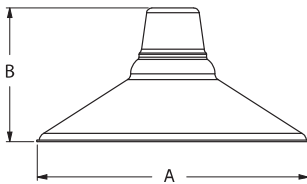
BARN LIGHT U.S.A

REV 02.23.17 RLM SERIES BARN LIGHT RLM FIXTURE FAMILY

B - SHADES (CONTINUED)

SHALLOW BOWL SERIES

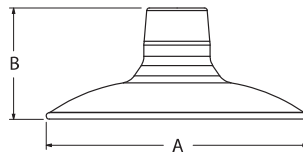
ASTRO/AERO



SBA12
SBA14
SBA16

Diameter	Height
A	B
12"	6.25"
14"	7"
16"	7.75"

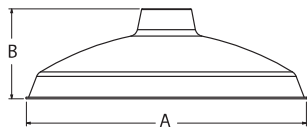
DISTRICT/DOMINION



SBD12
SBD14
SBD16

Diameter	Height
A	B
12"	5.25"
14"	6"
16"	6.75"

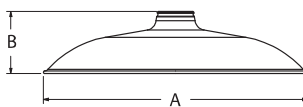
MARATHON/MARITIME



YDM12
YDM14
YDM16

Diameter	Height
A	B
12"	3.5"
14"	4.25"
16"	5"

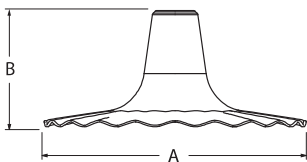
SKYLARK/SINCLAIR



SBS10
SBS12
SBS14
SBS16

Diameter	Height
A	B
10"	3.25"
12"	3.25"
14"	3.25"
16"	3.25"

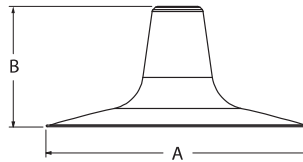
SEASIDE/STARFIRE



RWS12
RWS14
RWS16

Diameter	Height
A	B
12"	5.75"
14"	6.25"
16"	7"

STERLING

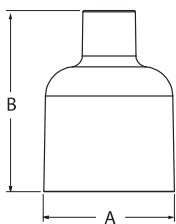


DCS12
DCS14
DCS16

Diameter	Height
A	B
12"	5.75"
14"	6.25"
16"	7"

DEEP BOWL SERIES

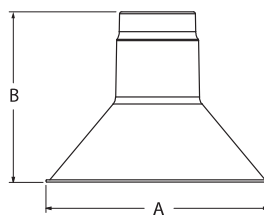
BISTRO



BIS

Diameter	Height
A	B
6.5"	9"

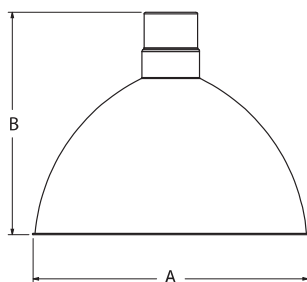
HIBACHI



HIB

Diameter	Height
A	B
10.5"	8"

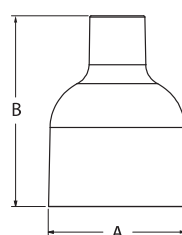
WESCO/WILCOX



DBW8
DBW10
DBW12
DBW14
DBW16
DBW20

Diameter	Height
A	B
8"	8.25"
10"	9"
12"	9.75"
14"	11.25"
16"	12.75"
20"	16.3"

CAFE



CAF

Diameter	Height
A	B
6.5"	9"

BARN LIGHT U.S.A

REV 02.23.17 RLM SERIES BARN LIGHT RLM FIXTURE FAMILY

C - FINISHES

All steel shades are coated with a durable porcelain enamel finish, which fuses to the metal in a high-temperature oven. The aluminum shades are sprayed with one of numerous powdercoat colors. Optional "Weathered" and "Oil Rubbed" finishes are available to the copper shades, or the metal can be left raw. The "Weathered" option is also available to brass shades, or this metal can similarly retain its natural look.

PORCELAIN FINISHES

Coating shades with porcelain enamel dates back to the earliest lighting manufacturers, but this process eventually fell out of favor when companies began mass producing their fixtures. Drawn to this material because of its unmatched durability, we revived the use of porcelain in our fixtures. Multiple layers of porcelain are applied to our handmade steel shades, providing additional protection not found in other options. All finish colors feature a white interior and a black outer rim. Along with its many years of service and bright finish colors, porcelain is easily cleaned with soap and water.



POWDER COAT FINISHES

Similar to the other stages in our manufacturing process, we apply the powder coat finish by hand. Ranging from bright and lively to more subdued colors, there's a finish matching any space's needs. The interior of every shade is completed with a white finish. Select shades are available with the "Paint to Match" option, which replicates the colors of our porcelain finishes. The powder coat is durable, able to withstand installation in outdoor settings and high traffic commercial venues.



NATURAL FINISHES

Available in copper and brass, these shades show off the natural look of these elegant metals. Handspun from solid metal, these shades are constructed with a careful attention to detail. The raw copper develops into a patina in time, but with regular care, the shade maintains its initial glistening surface. Both copper and brass are offered with finish options, which are intended enhance the metal's natural charms.



BARN LIGHT U.S.A

REV 02.23.17 RLM SERIES BARN LIGHT RLM FIXTURE FAMILY

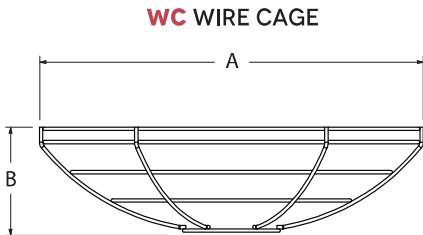
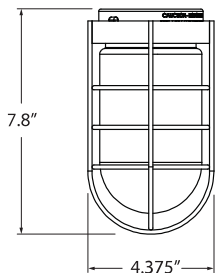
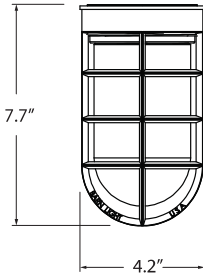
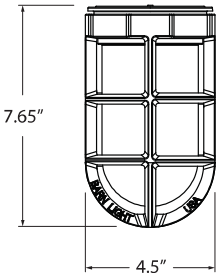
D – SHADE ACCESSORY

Several optional decorative — yet functional — accessories are available to these shades. Three guard styles — ranging from a “heavy duty” option to a thinner, lightweight wire guard — enclose the bulb itself, while the wire cages attach to the shade’s outer brim.

TGG HEAVY DUTY GUARD & GLASS

CGG CAST GUARD & GLASS

WGG WIRE GUARD & GLASS



Diameter	Height
A	B
8"	2.7"
10"	2.9"
11"	3.2"
12"	3.4"
13"	3.7"
14"	3.9"
15"	4.2"
16"	4.4"
17"	4.7"
18"	4.9"
20"	5"



F – GLASS OPTION

A glass jelly jar is inserted into the guard to complete the fixture’s look. Six different styles are available for the glass.



CLR CLEAR



FST FROSTED



RIB RIBBED



CCR CLEAR CRACKLE



SMK SMOKE CRACKLE



HCR HONEY CRACKLE

Attachment: Packet_03.12.18 (2991 : Fox Tale Brewing Co., Inc.)

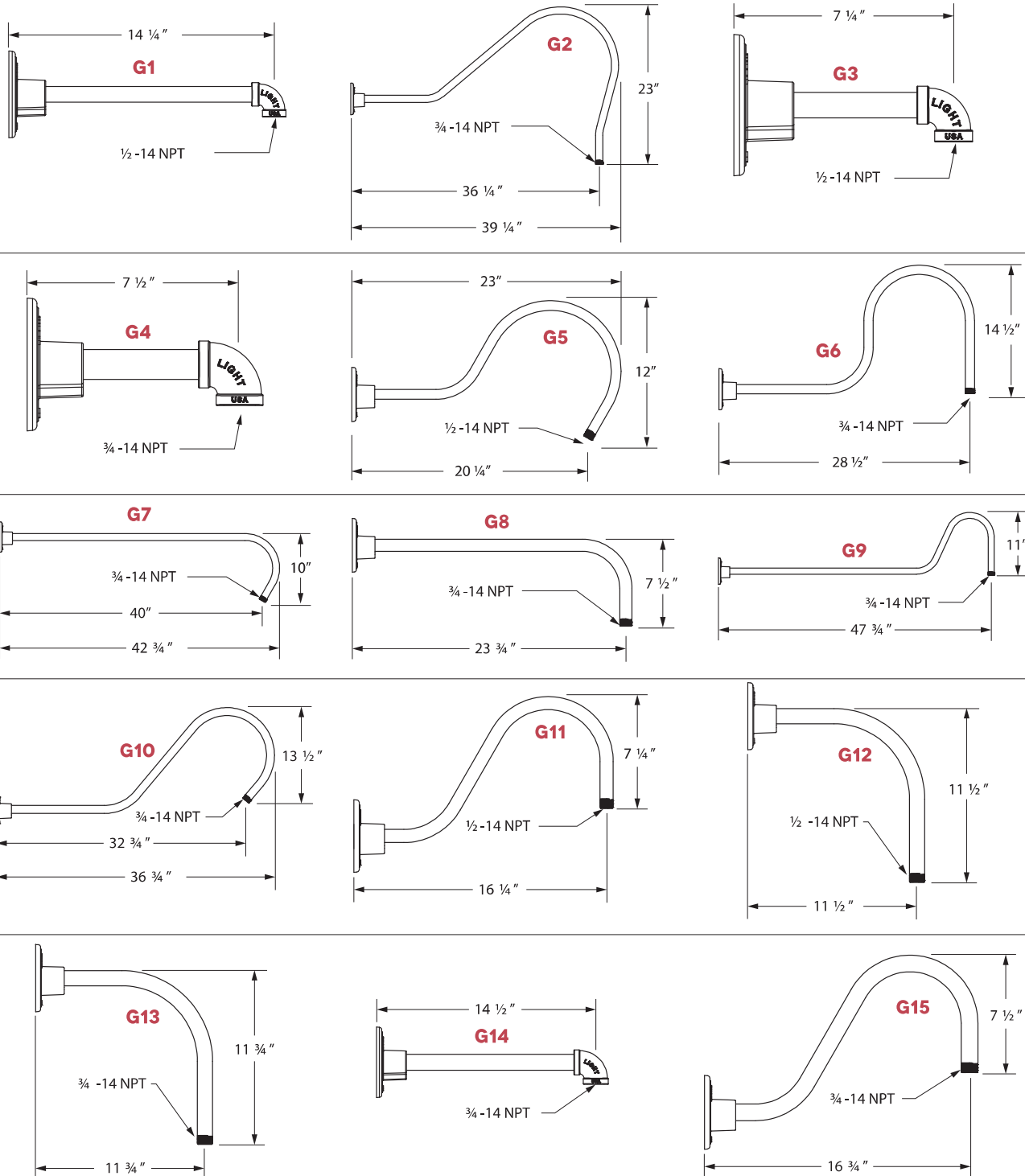
BARN LIGHT U.S.A

REV 02.23.17 RLM SERIES BARN LIGHT RLM FIXTURE FAMILY

G - MOUNTING

Five different mounting options — gooseneck, cord hung, stem mount, chain hung, and flush mount — allow our shades to be installed in a variety of applications.

GOOSENECKS

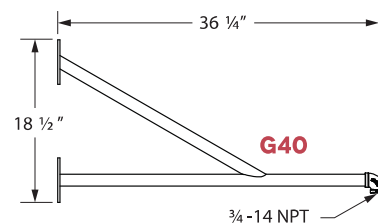
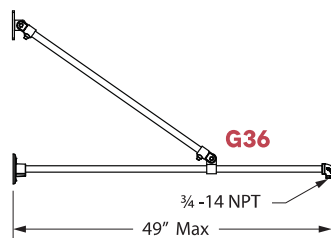
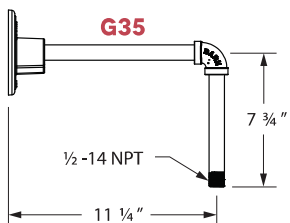
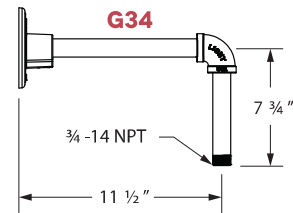
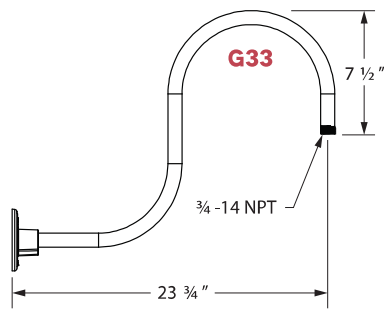
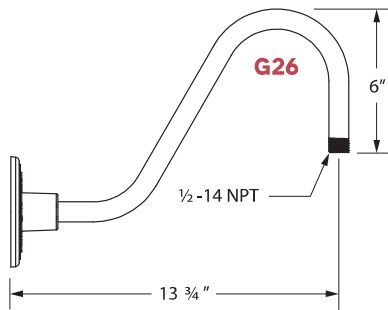
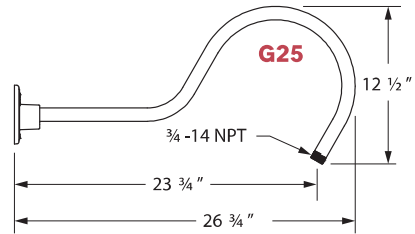
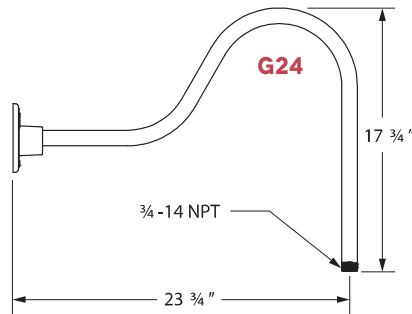
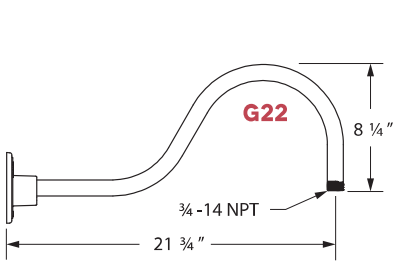
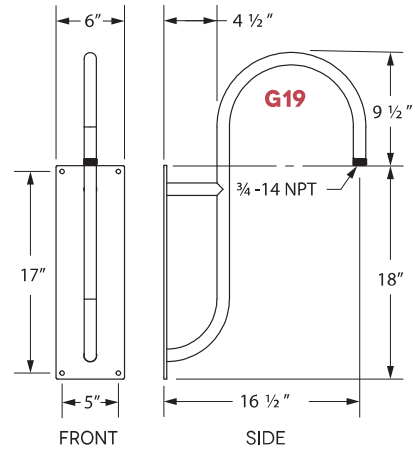
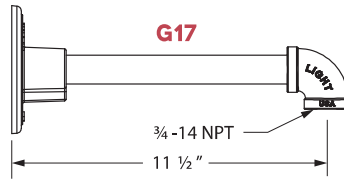
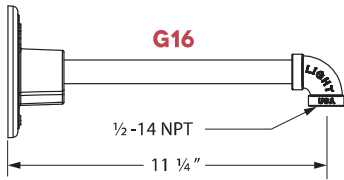


BARN LIGHT U.S.A

REV 02.23.17 RLM SERIES BARN LIGHT RLM FIXTURE FAMILY

G - MOUNTING (CONTINUED)

GOOSENECKS (CONTINUED)

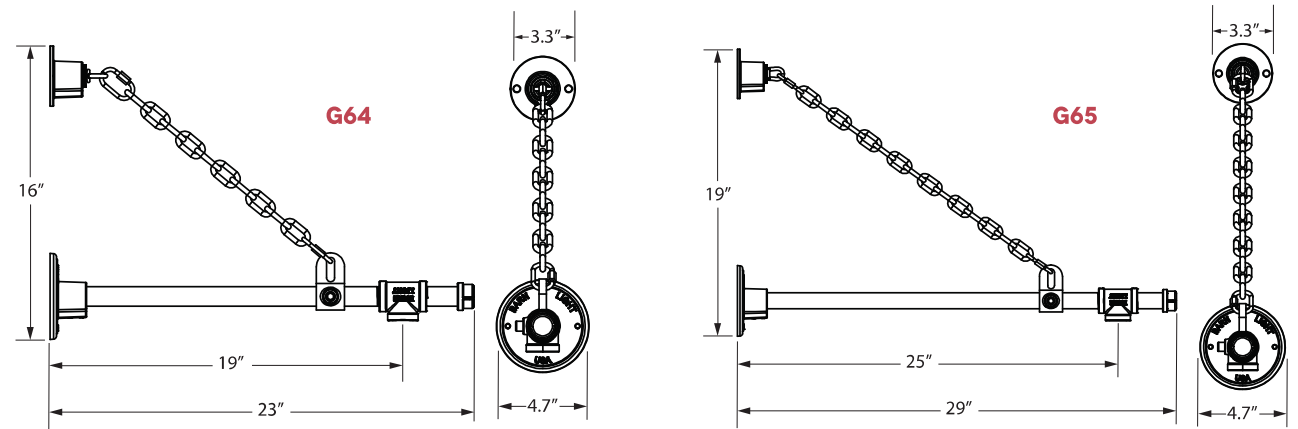


BARN LIGHT U.S.A

REV 02.23.17 RLM SERIES BARN LIGHT RLM FIXTURE FAMILY

G - MOUNTING (CONTINUED)

GOOSENECKS (CONTINUED)



CORD OPTIONS

CSA LISTED CORD OPTIONS
For Damp Locations



NON-CSA LISTED CORD OPTIONS
Dry Locations Only



Attachment: Packet_03.12.18 (2991 : Fox Tale Brewing Co., Inc.)

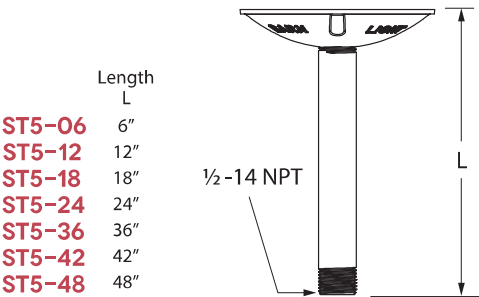
BARN LIGHT U.S.A

REV 02.23.17 RLM SERIES BARN LIGHT RLM FIXTURE FAMILY

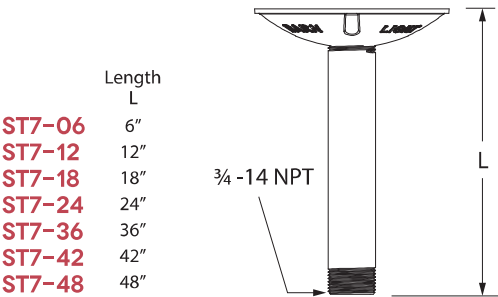
G - MOUNTING (CONTINUED)

OTHER MOUNTING OPTIONS

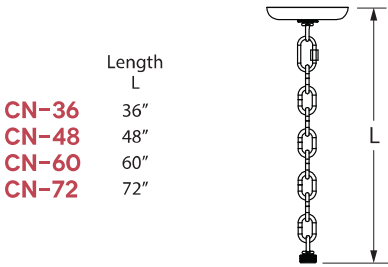
ST5-XX STEM MOUNT (1/2 STEM)



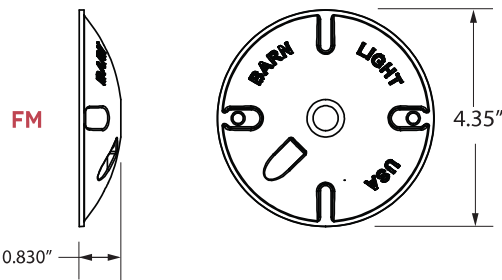
ST7- XX STEM MOUNT (3/4 STEM)



CHAIN MOUNT



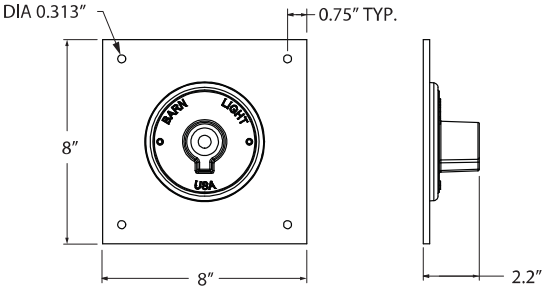
FLUSH MOUNT



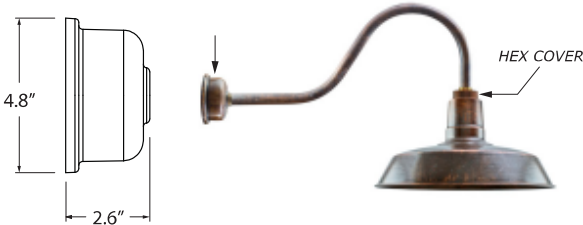
H - MOUNTING ACCESSORY

The various canopy and backing plate options helps the mountings meet the specific needs of any location.

HDBP HEAVY DUTY WALL BACKING PLATE



DCHX DECORATIVE BACKING PLATE COVER & HEX COVER
LDCHX FOR LED VERSION (NOT PICTURED)

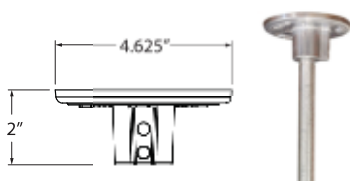


BARN LIGHT U.S.A

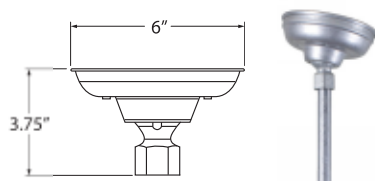
REV 02.23.17 RLM SERIES BARN LIGHT RLM FIXTURE FAMILY

H - MOUNTING ACCESSORY (CONTINUED)

HDSM HEAVY DUTY STEM MOUNT CANOPY

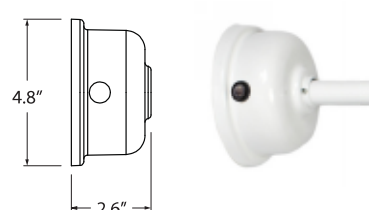


HSC HANG STRAIGHT CANOPY



DD DUSK TO DAWN PHOTOCELL

ONLY AVAILABLE FOR GOOSENECK FIXTURES



J - LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
LEDs					
LED11	11W	850	>90	120 VAC	TRIAC
LED16	16W	1250	>90	120 VAC	TRIAC
LED27	27W	2000	>90	120-277 VAC	0-10V
LED38	38W	3000	>90	120-277 VAC	0-10V
LED43	43W	4000	>90	120-277 VAC	0-10V
INCANDESCENT (MED E26)					
E26	200W Max	1400	100	120 VAC	Bulb Dependant
COMPACT FLOURESCENT (GU24 CFL)					
GU24	23W Max	1400	75	120 VAC	Bulb Dependant

LED MODULE SPECIFICATION:

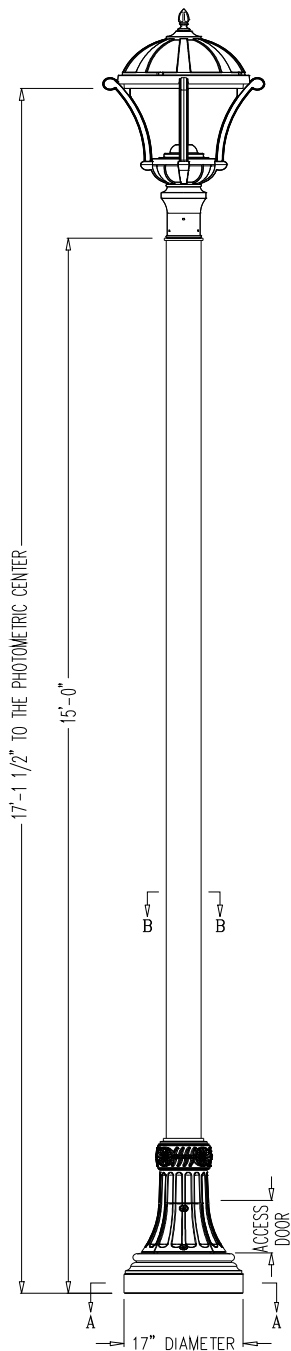
COLOR RENDERING INDEX: >90 CRI

EFFICIENCY: 97-108 LM/W

LUMEN MAINTENANCE (L70): 50,000 HOURS

AVAILABLE CCT: 2700K, 3500K, 4000K

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SECTION B-B
SMOOTH SHAFT
5" DIAMETER
SMOOTH ALUMINUM
6061-T6 EXTRUSION
N.T.S.



LUMINAIRE SPECIFICATIONS

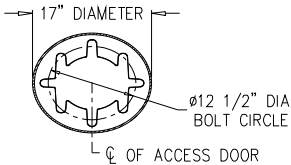
STYLE: RICHMOND LED
HEIGHT: 39"
WIDTH: 23 1/8"
MATERIAL: CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
FINISH: POWDER COAT - RIVER TEXTURE GLOSS BLACK
LAMPING: 80 WATT LED
VOLTAGE: ELECTRONIC WIRED AT 120-277 VOLTS
COLOR TEMP: 3000K (WARM WHITE)
DISTRIBUTION: TYPE III (ASYMMETRIC)
OPTICS: CROSSFIRE REFRACTIVE
PANEL: FLAT GLASS PANEL

CATALOG NO. ALMRCH-LE080/EVX/X2-30-CR3-GPLO-FBR-CU

LAMP POST SPECIFICATIONS

STYLE: NORTHAMPTON
HEIGHT: 15'-0"
PHOTOMETRIC CENTER: 17'-1 1/2"
BASE: 17" DIAMETER
MATERIAL: SHAFT: 5" DIA. 6061 ALLOY ALUMINUM TUBE (0.125" WALL)
BASE: CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
FINISH: POWDER COATED - RIVER TEXTURE GLOSS BLACK
ACCESS DOOR: LOCATED IN BASE SECURED WITH TAMPER PROOF HEX SOCKET SECURITY MACHINE SCREWS
GROUND STUD: DRILL AND TAP INSIDE WALL OF BASE OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (STUD SUPPLIED BY OTHERS)
PROVISIONS: (4) 3/4" (ANCHOR BOLTS BY OTHERS)
ANCHOR BOLTS: 3" REQUIRED
BOLT PROJECTION: 4" DIA. X 4" HIGH
TENON:

CATALOG NO.: APSNRT-17-15.00-S5-TN4.00/4.00-CU



SECTION A-A
BASE PLATE DETAIL
N.T.S.

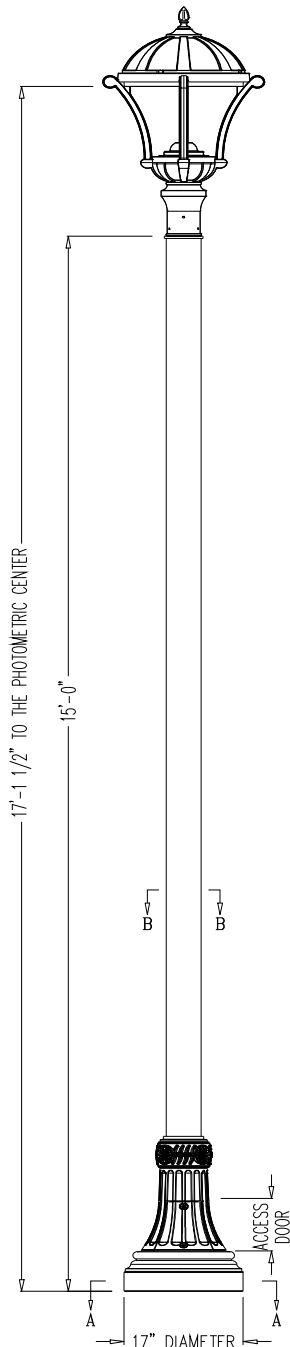


Spring City Electrical Mfg. Co.

HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475
PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM

DESCRIPTION	THE RICHMOND LUMINAIRE ATOP THE NORTHAMPTON POST		
CUSTOMER	FOXTOWN BREWERY - MEQUON, WI		
SCALE	DRAWN BY:	DATE	DRAWING NO.
N.T.S.	W.R.W.	01-10-18	S104066

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SECTION B-B
 SMOOTH SHAFT
 5" DIAMETER
 SMOOTH ALUMINUM
 6061-T6 EXTRUSION
 N.T.S.



LUMINAIRE SPECIFICATIONS

STYLE:	RICHMOND LED
HEIGHT:	39"
WIDTH:	23 1/8"
MATERIAL:	CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
FINISH:	POWDER COAT - RIVER TEXTURE GLOSS BLACK
LAMPING:	80 WATT LED
VOLTAGE:	ELECTRONIC WIRED AT 120-277 VOLTS
COLOR TEMP:	3000K (WARM WHITE)
DISTRIBUTION:	TYPE III (ASYMMETRIC)
OPTICS:	CROSSFIRE REFRACTIVE
PANEL:	FLAT GLASS PANEL

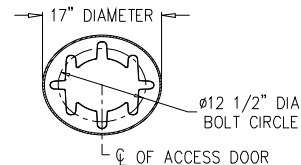
CATALOG NO. ALMRCH-LE080/EVX/X2-30-CR3-GPLO-FBR-CU

LAMP POST SPECIFICATIONS

STYLE:	NORTHAMPTON
HEIGHT:	15'-0"
PHOTOMETRIC CENTER:	17'-1 1/2"
BASE:	17" DIAMETER
MATERIAL:	SHAFT: 5" DIA. 6061 ALLOY ALUMINUM TUBE (0.125" WALL)
	BASE: CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
FINISH:	POWDER COATED - RIVER TEXTURE GLOSS BLACK
ACCESS DOOR:	
GROUND STUD PROVISIONS:	LOCATED IN BASE SECURED WITH TAMPER PROOF HEX SOCKET SECURITY MACHINE SCREWS DRILL AND TAP INSIDE WALL OF BASE OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (STUD SUPPLIED BY OTHERS)

ANCHOR BOLTS: (4) 3/4" (ANCHOR BOLTS BY OTHERS)
 BOLT PROJECTION: 3" REQUIRED
 TENON: 4" DIA. X 4" HIGH

CATALOG NO.: APSNRT-17-15.00-S5-TN4.00/4.00-CU



SECTION A-A
 BASE PLATE DETAIL
 N.T.S.

 Spring City Electrical Mfg. Co. HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475 PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM			
DESCRIPTION	THE RICHMOND LUMINAIRE ATOP THE NORTHAMPTON POST		
CUSTOMER	FOXTOWN BREWERY - MEQUON, WI		
SCALE	DRAWN BY:	DATE	DRAWING NO.
N.T.S.	W.R.W.	01-10-18	S104066



MERU Series

LED GENERAL & EMERGENCY LIGHTING



PROJECT: _____
 FIXTURE TYPE: _____
 LOCATION: _____
 CONTACT/PHONE: _____

PRODUCT DESCRIPTION

The MERU Series is an architectural, low-profile outdoor light, offering “normally On” AC and emergency lighting with powerful LED illumination. The housing is fully sealed and gasketed, and has an IP65 rating. Designed for wall mounting with universal K/O pattern in back-plate for easy installation to most standard size junction boxes. Includes a single 1/2" NPT conduit entry in the top, center of the housing. Illumination provided by 8 high power LEDs which achieve 1,600 lumens in AC and 600 lumens in emergency. LED color at 3000K.

PRODUCT SPECIFICATIONS

CONSTRUCTION

Die cast aluminum housing with superior heat sink • Scratch resistant Polyester powder coat finish • UV resistant polycarbonate lens • Snap-fit housing and mounting plate are held together by four stainless steel clips • Universal mounting pattern molded into the back plate • 1/2" threaded top access for surface conduit installation • Silicone rubber seal with hollow center, shape adaptive design protects the electrical components • Junction box neoprene seal is attached to the back plate for a weather proof installation • Dark Bronze or White textured finish.

ELECTRICAL

Dual voltage 120/277VAC 60Hz input • Solid state charging and switching • Battery low voltage disconnect • AC power indicator and test switch at the bottom of the unit • Standard with Self Diagnostics to monitor proper operation.

LAMPS

Supplied with eight (8) LG SMD 3000K LED'S • L70 > 72,000hours • 17 Watts total (32 Watts with IH option) • 1600 Lumens in AC mode, 600 Lumens in Emergency mode • Full cut-off optics for Dark Sky compliance

BATTERY

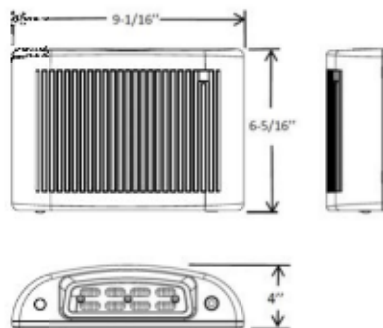
Maintenance-free, long-life rechargeable NiCad battery will operate fixture for a minimum of 90 minutes in the event of a power outage • 24 hour recharge after 90 minute discharge.

CODE COMPLIANCE

UL924 • Listed for wet location applications (0°C-50°C) • Optional "IH" cold weather package for (-40°C-50°C) • IP65 Rated • NFPA 101 Life Safety Code compliant • NEC and OSHA compliant • DLC Listed • RoHS Compliant

WARRANTY

5-year warranty. Product specifications subject to change without notice.



ACEM Model (NiCad Battery Backup)

Integral photocell: Unit operates as a dusk to dawn luminaire and in the event of a power failure as an emergency light.

Remote Switched: The integral photocell can be defeated to allow remote switching for normal operation. In the event of a power failure unit operates as an emergency light.

INSTALLATION

MOUNTING

Suitable for indoor or outdoor wall mounting on junction box, or with surface conduit using the supplied 1/2" threaded top access • Mounting plate has molded universal mounting pattern for simple mounting over junction box.



ORDERING INFORMATION

model	operation mode	housing color	options
MERU-LED	ACEM = General & Emergency Lighting AC = General Lighting	DB = Dark Bronze WH = White BK = Black (non-stock, special order) NK = Nickel (non-stock, special order)	Self-Diagnostics & Photocell (Included Standard) IH = Internal Heater PIR = Passive Infra-Red Motion Sensor
Ordering Example: MERU-ACEM-DB			



Project 17-46417-3
Foxtown Brewery
Submitted By
ELAN LIGHTING INC

Catalog Number
MERU-LED-ACEM-DB-IH
Notes

Type

2.a.a

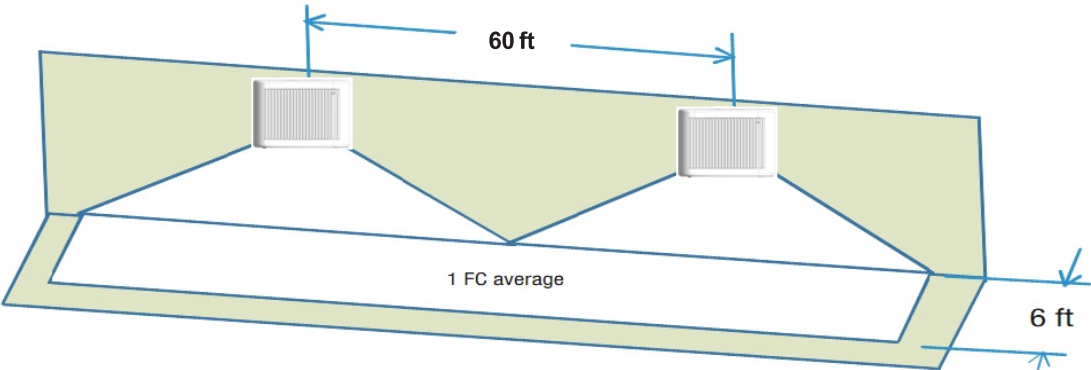
MERU Series

LED GENERAL & EMERGENCY LIGHTING



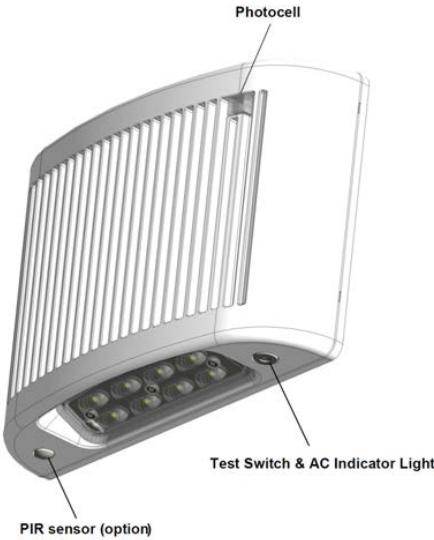
PROJECT: _____
FIXTURE TYPE: _____
LOCATION: _____
CONTACT/PHONE: _____

PHOTOMETRICS



Note: Meets Life Safety Code standard minimum illuminance of 0.1 FC and average illuminance of 1.0 FC.
Illustration shown is a guideline for corridor center-to-center with 9 ft mounting height and Minimum 80-50-20 reflectance values.

Mounting Height	Center to center distance
7.2ft	45ft
9ft	60ft
10ft	65ft



SELF DIAGNOSTICS

Included Self Diagnostic

Diagnostic Indicator / Test Switch	Indicator
Ready	Green dot
In Test	Yellow dot
Battery Circuit Fault	Red dot
Battery Capacity Failure	Red dot
Charger Failure	Red dot
Transformer Fault	Red dot
Lamp Failure	Red dot

Manual Testing
Press button once - 1 minute test
Press button twice - 5 minute test
Press button 3 times - 30 minute test
Press button 4 times - 90 minute test

Full self-test, self-diagnostic system is standard in every unit, performs a monthly, test as well as continuously monitoring all functions to ensure reliability, a manual test may be initiated at any time

Attachment: Packet_03.12.18 (2991 : Fox Tale Brewing Co., Inc.)

	Project 17-46417-3 Foxtown Brewery Submitted By ELAN LIGHTING INC	Catalog Number DSXB LED 16C 350 40K SYM MVOLT DDBXD Notes	Type TPYE D 2.a.a
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D-Series LED Bollard



d^{series}

Specifications

Diameter: 8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

Weight (max): 27 lbs
(12.25 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED	16C	350	40K	SYM	MVOLT			DDBXD
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish <i>(required)</i>
DSXB LED	Asymmetric 12C 12 LEDs ¹	350 350 mA	30K 3000 K	ASY Asymmetric ¹	MVOLT ⁵	Shipped installed	Shipped installed	DWHXD White
		450 450 mA ^{3,4}	40K 4000 K	SYM Symmetric ⁴	120 ⁵	PE Photoelectric cell, button type	SF Single fuse (120, 277, 347V) ^{4,7}	DNAXD Natural aluminum
		530 530 mA	50K 5000 K		208 ⁵	DMG 0-10V dimming driver (no controls)	DF Double fuse (208, 240V) ^{4,7}	DDBXD Dark bronze
	Symmetric 16C 16 LEDs ²	700 700 mA	AMBPC Amber phosphor converted		240 ⁵	ELCW Emergency battery backup ⁶	H24 24" overall height	DBLXD Black
			AMBLW Amber limited wavelength ^{3,4}		277 ⁵		H30 30" overall height	DDBTXD Textured dark bronze
					347 ⁴		H36 36" overall height	DBLBXD Textured black
							FG Ground-fault festoon outlet	DNATXD Textured natural aluminum
							L/AB Without anchor bolts	DWHGXD Textured white
							L/AB4 4-bolt retrofit base without anchor bolts ⁸	

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB⁴

NOTES

- Only available in the 12C, ASY version.
- Only available in the 16C, SYM version.
- Only available with 450 AMBLW version.
- Not available with ELCW.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- MRAB U not available with L/AB4 option.



Project 17-46417-3
Foxtown Brewery

Submitted By
ELAN LIGHTING INC

Catalog Number
DSXB LED 16C 350 40K SYM MVOLT DDBXD

Notes

Type

2.a.a

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1					
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1					
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1					
	Amber 450	16																348	22	1	0	1
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0					
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1					
	700	39	2,802	72	2	0	1	3,009	77	2	0	1	3,028	78	2	0	1					
	Amber 450	20																419	21	1	0	1

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

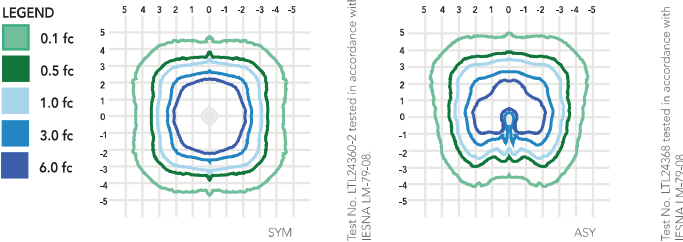
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Bollard homepage](#).

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION

One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three 1/2" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



HYDRA STL Series

120V Exterior LED Light String

Features

- Ideal for decorative lighting above patios, walkways and plazas
- Includes replaceable 120V medium-base LED lamps
- Available with 1800K clear lamps, 2700K frosted lamps or 2700K milky white lamps
- Consumes only 2W per lamp
- Standard 12", 18" or 24" lamp spacing (Consult factory for custom spacing)
- ETL Listed for wet location
- Maximum 500 feet per circuit based on 12" lamp spacing.
- Intended for lamp-down applications only

WIRE: UL Listed, 12AWG
Stranded Copper,
Black PVC Insulation,
Rated 150V

SOCKET: UL Listed, black phenolic
Medium Base,
Rated 250V 60W

- LED LAMP (Included):
- 120V
 - Medium base (E26)
 - 1800K Clear
 - 2700K Frosted
 - 2700K Milky white
 - 25,000 Hrs averaged rated life
 - 2.0W each
 - Not recommended for dimming

Light String Weight

Per ft including lightstrip and LED lamp

12" on center	3.00 oz	per ft
18" on center	2.33 oz	per ft
24" on center	2.00 oz	per ft

LED Lamp Detail



Socket Detail



Footcandle Summary (Based on one Gamma LED medium base lamp)

Clear Lamp

distance	fc
12"	5.53
24"	2.46
36"	1.43
48"	0.91
60"	0.65
72"	0.49
84"	0.38
96"	0.31

Frosted Lamp

distance	fc
12"	10.40
24"	3.91
36"	2.08
48"	1.28
60"	0.89
72"	0.66
84"	0.50
96"	0.42

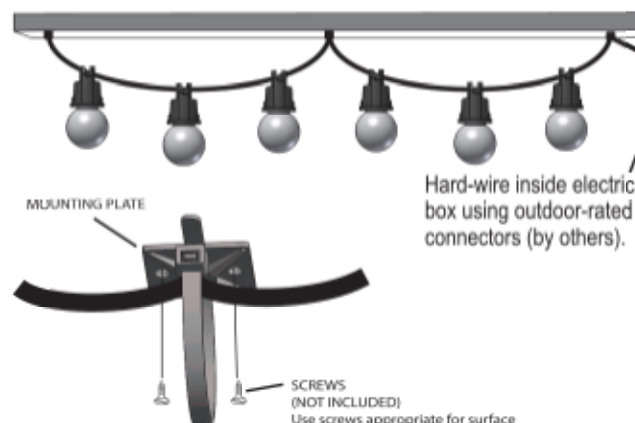
Milky White Lamp

distance	fc
12"	16.10
24"	5.55
36"	2.91
48"	1.81
60"	1.25
72"	0.92
84"	0.69
96"	0.58

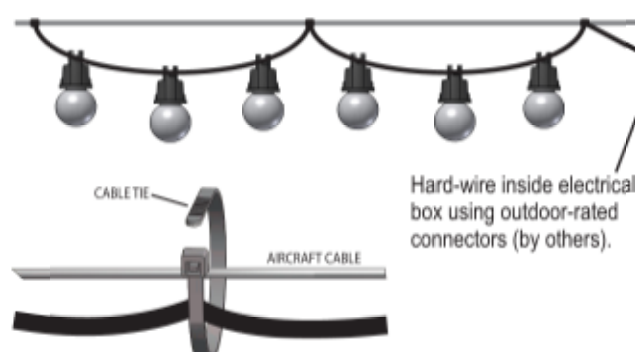
How to Specify HYDRA STL Series

HYA - STL -	CG	-	18
	LED Lamp		Socket Spacing
	GC 1800K LED clear globe		12 12" on center
	GF 2700K LED frosted globe		18 18" on center
	GM 2700K LED milky white globe		24 24" on center
			Consult factory for custom spacing
Example			
HYA - STL -	GC	-	24

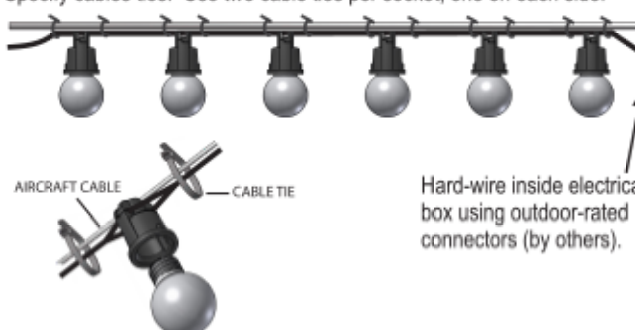
HYDRA STL shown mounted with drop, to flat secure surface such as beam or truss. Specify mounting plates with cable ties. Fasten at least every 6 feet.



HYDRA STL shown mounted with drop, to aircraft cable (by others). Ensure that aircraft cable is taut and secured. Specify cable ties. Use at least one cable tie every 6 feet.



HYDRA STL shown mounted with no drop, to aircraft cable (by others). Ensure that aircraft cable is taut and secured. Specify cables ties. Use two cable ties per socket; one on each side.



Mounting Plate with Cable Tie (STL-MC)

Order at least one set per 6ft of HYDRA STL when mounting to flat surface.



Cable Ties (STL-CT)

Order at least one per 6ft of HYDRA STL if mounting with d to aircraft cable. Order at least two per socket if mounting with no drop to aircraft cable.



Brief Description of the Beer Brewing Process

Step#	Brewing Process	Emissions
1	Grain is cracked	None
2	Water is heated to below Boiling	None
3	Grain is mixed with heated water for mash conversion	None
4	Spent Grain and liquid (water and converted sugars) are separated	None
5	Wort (water & sugars) are boiled	Water Vapor
6	Wort is cooled and whirl pooled to remove solids	None
7	Wort is fermented	None
8	Beer matures in vessel	None
9	Beer is carbonated	None
10	Beer is packaged	None

* Water vapor emissions are minimized by use of a condenser over the Boil Kettle

February 5th, 2018

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

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape submittal for Foxtown Brewery, a proposal for a commercial redevelopment located on Mequon Rd & Buntrock Av. This is the first review of the landscape plan dated 01/15/18. The landscape plans were submitted by RA Smith.

The nature of this review will be to assess the landscape plan for completeness; address appropriateness of both, aesthetic design and buffering for the site/location. The landscape plan will be assessed how the proposed plant palette and proposed plant density addresses the Planning Commission's request for greater buffering/treatments at the following site zones/adjacencies: 1. Street Frontage Zone; 2. Property Line Buffer Zone; 3. Out-Lot Zones; 4. Open Space Zone; 5. Detention/Retention Basins; 6. Loading Dock Buffer; 7. Refuse/Recycle station buffer.

General Overview: Dated 01/15/18 the plan sheet is titled: L100.

- ❖ The plan is NOT sealed or signed, as required by code.
- ❖ The overall proposed Landscape sheet is at 20 scale. The plan sheet is somewhat clean and the information is easily discernable.
 - The plan provides an attached plant schedules, with: common name, scientific name, size specified and the total quantities, as required. See specific notes below regarding the proposed plant sizes and stated quantities.
 - The plan correctly provides the location of the Mequon ROW Street trees. I assume the ROW plantings are being reviewed by the city forester; although, the proposed tree, the Common Hackberry is known to generate a lot of branch litter and has known pest & disease issues. Also, the proposed caliper size is below the standards enforced on other Mequon Rd corridor applications. (see size comments below)
 - The plan fails to provide any planting notes to the landscape contractor. Notes help define the designer's intent, as well as, protect the owner from defective work and, or which contractor(s) have responsibility for what construction areas.
- ❖ The submittal fails to specify type of TURF, nor does it provide a seeding plan with the rate of application of the interim turf/erosion control seeding mix. Plans should be amended, to indicate: 1. Sod/seeding area SYD. If seeding is proposed, specify type of seed mix, rate of application, fertilizer type, fertilizer application rates, number of total proposed applications. Erosion control seeding will not meet the performance requirements of the City of Mequon's staff.

❖ **Landscape Schedule Review:**

➤ **Outline of the proposed plant types and quantities:**

- Three deciduous Tree Species, (Total proposed deciduous trees – 30)
- Three Coniferous Tree Species, (Total proposed conifer trees –11)
- Six Deciduous Shrub Species, (Total proposed decid. shrubs –264
- One Coniferous Shrub Species, (Total proposed conifer shrubs --5)
- Seven Perennials, Bulbs/corms, Groundcover Species, (Total proposed groundcovers/perennials –466)
- Three Decorative Grass species, (Total proposed grasses – 311)
- One vine - (Total proposed vines --46)

Plant Schedule Comments:

- ◆ The species proposed have the ability to perform in the local soils. Although, the Regal English Oak is known to suffer from winter burn when left exposed in the zone 5; the sea green juniper is not salt tolerant and the Burgundy bunny fountain grass, is observed (Hasselkus/Dirr) to not be hardy enough to fully sustain a perennial habit in zone 5.
- ◆ The English Oak has an extreme narrow habit Regal Prince English Oak, 10-15' max spread /spire form, unfortunately, the concentration of Regal Prince English Oak along the southern end of the P-plot and only 1 tree per island and only 3 of the 4 islands have a tree, does not help contribute to the plan meeting the 30% p-plot shade requirement.
- ◆ The proposed plant palettes are commonly reused throughout Ozaukee Co. None of the proposed plants are listed in the 2016 Wisconsin NCRS Invasive prohibited or regulated lists.
- ◆ Plant schedule fails to define the type of Turf and the SYD the plan requires. Sodding in commercial applications provide the least amount of establishment time and cost. The City of Mequon has a performance based acceptance. Seeded turf will require long term watering, multiple fertilizer applications and often, multiple over seeding.

➤ **Recommended Revisions to the Planting Schedule, includes:**

- 1) Please add planting notes.
- 2) As required for the past several years – I would recommend the proposed plant sizes to be revised to the following size standards:
 - The plant schedule shall be amended to specify all:
 - Deciduous tree to have a 3.5 inch caliper @ 16" above the root ball
 - Conifer trees to have a minimum 7ft height above the rootball and have a full form, per the proposed code.
 - Per ANSI z 60.1, the plantings shall meet height equivalency consistent of the stated caliper. Planting instruction: Trees selected may meet caliper requirements, but failing to meet height requirements, or root ball size requirements will be rejected by the city for cause.

➤ **Zone Comments:**

- The submittal is organized and provides the following: 1. Street Frontage Zone; 2. Parking Lot Zone; 3. Property Line Buffer Zone; 4. Open Space Zone; 5. Detention Basin; 6. Loading Dock Buffer; 7. Refuse Bin Buffer

- **Street Frontage Zone:**

The Proposed ROW Code requires 1 tree per each side of/35 feet of CL length.

- Buntrock Ave. & Mequon Dr. ROW: **Meets code.**

- **Parking Lot:**

Proposed Parking Lot Interior Zone.

- A) The parking lot fails to provide the 25' setback/buffer from the ROW.
- B) There is proposed interior landscaping within the impervious/paved area, but the 3 of the 4 islands only provides 1 canopy tree. The plan should be amended to include 2 trees per island to meet the 30% shade requirement.
- C) The periphery P-lot tree placement and the species of trees selected fails to provide the required 30% shade coverage over the parking lot throughout the day.
- D) the 2' wide perennial planter running the full eastern length of the P-lot. These perennial plantings will be harshly impacted by car overhang, foot traffic and snow removal. This planter serves as an impediment to the pedestrian walkway.
- E) Also, this is a commercial development, a 3' wide pedestrian walk is not typical because it is under scale, unless people are required to walk in a single file and in one direction. This reviewer would observe, it is not a hospitality standard.
- F) Lastly, the existing retaining wall, adjacent to the east edge of the 4' sidewalk, has an elevation change in excess of 30", per IBC the wall requires a full rail/security fence along the length of the wall where the elevation varies greater than 30".

Requires additional interior lot trees and the incorporation of large canopy trees at the southern perimeter of the P-lot to meet the 30% shade requirement.

Recommends the plan be amended to include 2 trees per island to meet the 30% shade requirement. – Fails to meet code

Also- as a suggestion, I would recommend the removal of the 2' wide perennial planter along the length of the east edge of the P-lot and widen the sidewalk from 3' to 5'

Parking Periphery Buffer: The proposed Landscape Code requires 1 tree per 30 linear feet of parking adjacent to ROW's (not counting street trees). The design and layout would not be required to provide buffer and planting islands. **Plan fails to meet any aspect of this new code; - Enforcement is per staff & P&Z Board decision. – Fails to meet code**

Property Line Buffer: the plan fails address the much of the eastern PL. **See Notes below -Plan fails to meet new code requirements, but comes close to meeting the proposed code; - Enforcement is per staff & P&Z Board decision.**

East PL: The proposed design is a very spartan offering. The plan provides only two deciduous trees, this is a failure to address buffering. Yes, this proposal readdresses a previously developed site, but that does not lower the buffering requirements. This reviewer would recommend a full mix of Deciduous & Conifer tree plantings the entire length of the Eastern PL. Consistent with previous developments in the Mequon Rd corridor, The landscape plan should completely readdress the eastern PL landscape

treatment. It is recommended the designed planter areas are expanded and interspersed with multiple perennials, ornamental grasses....across the length of the East PL, – **Fails to meet the proposed landscape code**

Building Foundation Plantings – The proposal is a minimalist / no/low maintenance design. The proposal fails to provide any West or North foundation design. I would suggest revisions to the west and north foundations planters. The additional planters will require the infill with shrubs, perennials and various bulbs/ ornamental grasses to provide customer's an increased aesthetic treatment. The palette should provide seasonal color, texture and variety through all four seasons. **Plan fails to meet new code requirements, but comes close to meeting the proposed code; - Enforcement is per staff & P&Z Board decision. – Fails to meet the proposed landscape code**

- **Detention Basins** N/A- none is shown.
- **Loading Dock:** The proposed City of Mequon Landscape code requires either a fully opaque 10-20' wide plant buffer of deciduous and conifer trees and shrub groupings - **Plan fails to meet new code requirements, but comes close to meeting the proposed code; - Enforcement is per staff & P&Z Board decision.**
- **Trash Enclosure:** The Refuse/Recycle bin is not shown on site. In case the plan is amended to include an external refuse bin, the proposed code requires either a fully opaque plant buffer of trees and shrub groupings or, a 6' height screen structure (using proposed building materials) is required. **Plan meets the standard**
- ***Additional Landscape Observations:***

It is this reviewer's opinion, the Planning Commission/City Staff should enforced this review's: 1) revise the deciduous tree sizes to the stipulated minimum, 2) readdress/ expand the buffering and planting along the East PL, 3) provide foundation planters to address the north and west side of the building, 4) increase canopy trees at the interior Plot planters and revise the south PL plantings to meet the 30% Plot shade coverage requirement, 5) recommend the removal of the perennial planter along the eastern edge of the Plot, 6) Recommends to expand the 3' wide sidewalk <east of Plot> to 5'wide; 7) address the existing retaining wall to meet the IBC's requirement's when a wall has an elevation drop of 30" or greater.

Lastly, I would continue to request the Planning Commission and City Staff ask for incorporation of an expanded pallet of zone appropriate deciduous & conifers: trees and shrubs, as well as, perennials, bulbs, corms, and ornamental grasses though out the areas of strong public interface.

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

Sincerely,



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

		2.a.a
CONDITIONAL USE GRANT Articles of Agreement made and entered into this _____ day of _____, by and between _____ owners of the property located at _____ and the City of Mequon Planning Commission. Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section ____, Range ____ East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows: LEGAL DESCRIPTION Exhibit A-1 WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the <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>a brewery</u>. GRANTED by action of the Planning Commission of the City of Mequon this ____ day of _____2018. _____ Dan Abendroth, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2018, the above named Dan Abendroth, 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 _____, 2018, 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.: _____

Attachment: Packet_03.12.18 (2991 : Fox Tale Brewing Co., Inc.)

Packet Pg. 62

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: 6:30 AM – 6:00 PM
 - b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
 - c. Water supply requirements:
City Water
 - d. Provisions for sewage disposal:
City Sewer
 - 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.
 - The brewery shall provide the following operations and features:
 - a. Manufacture, bottle, pack and store beer on premise and ship beer from premises.
 - b. Retail sale of beer on premises.
 - c. Consumption of beer on premises.
 - d. Tasting room for samples on premises.
 - e. Indoor and outdoor event space on premises.
10. **Conditions of the structures:**
 - a. Site Plan: As per attached Exhibit A
 - b. Landscaping Plan: As per attached Exhibit B.
 - c. Elevations: As per attached Exhibit C.

- d. Sign: As on file with Community Development Department, City of Mequon
 - e. Floor Plan: As on file with Community Development Department, City of Mequon
 - f. Exterior lighting of the site and building: As per Exhibit A
 - g. Fence / Wall / Dumpster plan details: As per Exhibit A
 - h. The building shall comply with the building code.
-
- 11. **Conditions on the site:**
 - a. Street access (number, location, design): As per attached Exhibit A
 - b. Off-Street Parking (location and design including screening thereof): As per attached Exhibit A.
 - c. Outside storage of materials, products or refuse (location and screening thereof): As per attached Exhibit A
 - d. Parking, exterior lighting of the site, location design and power:
Any changes subject to Planning Commission approval.
 - e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN))SS
OZAUKEE COUNTY)
Personally came before me, this ____ day of _____, 2018, 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 _____, 2018

DRAFTED BY:

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

Attachment: Packet_03.12.18 (2991 : Fox Tale Brewing Co., Inc.)

TO: Planning Commission
FROM: MIKE GIES, PARK AND FORRESTRY SUPERINTENDENT
DATE: March 12, 2018
SUBJECT: Sterling Hasey Co., for Robert and Ellen Venable. The applicant is seeking specimen tree removal to remove two specimen trees and fill permit approval to allow for C.Y. for grading and drainage for new construction for the property located at 11220 N. Lakeview Place.

Applicant:	Sterling Hasey Co.
Status of Applicant:	Agent
Requested:	Specimen Tree Removal Fill Permit
Existing Use:	Vacant
Existing Zoning:	R-2 (Rural Residential)
Lot size:	4.27 acres
Location:	11220 N. Lakeview Place
Tax Key:	#15-075-00-070.01
District:	#8

Background:

The applicant requests Planning Commission approval of a minor request to fill in excess of 1,000 cubic yards to haul in and deposit fill material around an existing home. A grading plan was submitted with the application. The applicant notes bluff improvement and raising the yard grade as the reason for the fill. The application requests 9,000 cubic yards of fill will be hauled in for this project.

Engineering Report:

With each building permit, the Engineering Division reviews the individual grading plan for its conformance to the master grading plan. For most subdivisions, the top of foundation elevation is established as a part of the master grading plan. For this subject lot in Lake View Estates no top of foundation elevation was provided with the plat of survey in 1937; therefore the individual grading plan is reviewed for its conformance to the master grading plan and the existing conditions.

The proposed fill slightly alters the existing drainage pattern. The majority of the site drainage is directed to the proposed storm sewer system within the lot. The storm sewer system discharges into the existing ditch. The drainage to the properties to the north and south would have less water draining to their properties. The north and south properties also discharge into the same ditch as the storm sewer. There is no change in the ultimate drainage of the site.

There are no wetlands present on the site per the WDNR Surface Water Data Viewer.

The project proposed to regrade areas of the bluff. The grading of the bluff is under the

jurisdiction of the WDNR. Approval of the grading is required prior to issuance of a fill permit.

There appears to be a lookout structure that is located within 75-feet of the bluff. This violates ordinance 58-416(c)(2).

Staff Summary:

Staff supports the minor request to fill due to the juxtaposition in the yard grades in relationship to the master grading plan. In addition, the fill is justified based upon the following:

- Raising the grades of the landscape areas reduces the drainage to neighboring properties.
- The proposed finished floor elevation is relative to the neighboring lots.

Staff Recommendation:

Staff recommends approval of the minor request subject to the following conditions:

1. Submittal of a \$5,000.00 road bond. Staff will inspect the haul route prior to and after the filling project and any road repairs staff suspects resulted from the fill transport trucks will be repaired as a condition of the fill permit. Release of the road bond is subject to City's standard Surface Condition Ratings (SCR) evaluation.
2. No hauling of Fill is allowed on Lakeview Place.
3. Permittee must notify the Engineering Division before starting any land disturbing activity and again not more than five days after project completion.
4. Work must be complete on or before a date specified by the City. Requests for extensions must be made in writing.
5. Permittee shall keep a copy of the permit on site at all times.
6. Permittee shall provide WDNR approval of the grading prior to issuance of a fill permit.
7. The City or the Wisconsin Department of Natural Resources (WDNR) may revoke the permit for non-compliance.
8. The City Engineer reserves the right to stop work, amend or alter construction measures.
9. Issuance of fill and erosion control permits by the Engineering Division with the above noted conditions included.
10. Any structure that is within 75-feet of the bluff is either moved or removed to conform to Ordinance 58-416(c)(2).

Attachments:

Packet_03.12.18 (PDF)



City of Mequon

11333 N. Cedarburg Road, 60W
Mequon, Wisconsin 53092
(262) 242-3100

FEB - 9 2018

ENGINEERING DEPARTMENT
CITY OF MEQUONPermit No. 2018-1Date Filed 2-9-18

Exp. Date _____

Fees Paid By CHECK

2597

Engineering Department

Permit Application for Filling, Spoil Removal, Pond & Berm Construction or Grading

PLEASE PRINT CLEARLY

AGENT / CONTACT NAME: Karl Ekman, Sterling Hasey Co. PHONE #: 262-244-9598
262-478-0800PROPERTY OWNER NAME: Robert & Ellen Venable PHONE #: 414-870-7448
or 262-241-4737AGENT OR OWNER CONTACT ADDRESS: Agent: Sterling Hasey Co., W67 N222 Evergreen Blvd, Cedarburg, WI 53012
Owner: 10413 N. Birch Ct., Mequon, WI 53092LOCATION OR ADDRESS OF WORK SITE: 11220 N. Lakeview Place, Mequon, WI 53092

Or: DESCRIPTION _____ 1/4 SECTION _____ T9N, R _____ E

TAX KEY NO. 15 075 000 7001SUBDIVISION N/H LOT _____ BLOCK _____ESTIMATED DATE OF COMPLETION: Est. July 1, 2018REASON FOR FILL/REMOVAL/EXCAVATION Improve bluff (Lake Michigan) conditions and
raise the yard grade per attached grading/drainage plan.Name of contact other than applicant: Engineering Consultant: PHONE #: 847-404-1868
Carl Kupfer, P.E., Tamcor Ltd.**FEE COMPUTATION**TOTAL CUBIC YARDS TO BE DEPOSITED/REMOVED/EXCAVATED 9,000 C.Y.

(Over 1000 cubic yards requires Planning Commission approval)

(Berms greater than 4 1/2' in height requires Planning Commission approval)

(Separate application to the next available Planning Commission meeting is necessary)

\$60.00 - 0 - 250 C.Y.

\$120.00 - 250 C.Y. - 1,000 C.Y.

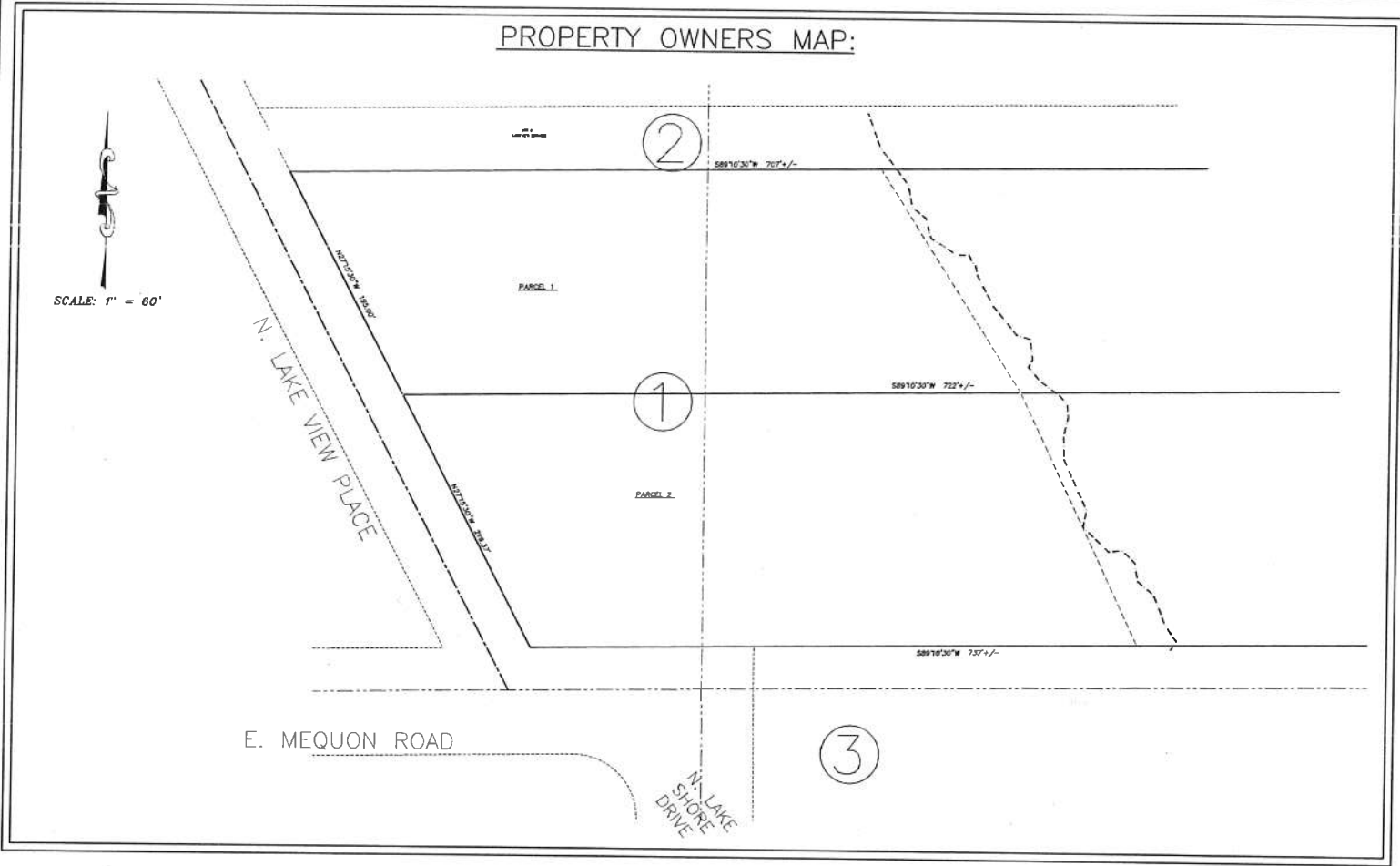
\$240.00 - 1,001 C.Y. - 5,000 C.Y.

\$360.00 - 5,001 C.Y. - 10,000 C.Y.

\$480.00 - OVER 10,001 C.Y.

\$ 360.00

SIGNED: Karl Ekman, Sterling Hasey Co.DATE: 2/8/2018ADDRESS W67 N 222 Evergreen Blvd.CITY Cedarburg STATE WI ZIP 53092



PROPERTY OWNERS:

1. ROBERT & ELLEN VENABLE 2015 REVOCABLE TRUST
11220 N. LAKEVIEW PLACE
MEQUON, WI. 53092

ADJACENT PROPERTY OWNERS:

2. THOMAS & ELIZABETH SELLARS
11240 N. LAKE VIEW PLACE
MEQUON, WI. 53092
3. INDRAJIT CHOUDHURI
11168 N. LAKE SHORE DRIVE
MEQUON, WI. 53092

NOTES:

1. BATHYMETRIC SURVEY BY TERRA TECHNOLOGY LAND SURVEYING, INC. SURVEYED ON 11/28/2017
2. VERTICAL DATUM = IGLD85 (LAKE AND BLUFF ELEVATIONS)
VERTICAL DATUM = NAVD29 (SITE ELEVATIONS)
3. HORIZONTAL DATUM = WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
4. CONTRACTOR TO CONTACT DIGGER FOR UTILITY LOCATION MARKING PRIOR TO CONSTRUCTION. PHONE NO. 811 or 800-242-8511

INDEX OF SHEETS

1. COVER SHEET
2. SITE GRADING AND DRAINAGE PLAN
3. TYPICAL REVETMENT CROSS SECTION
AND BLUFF/ShORE CROSS SECTION KEY SHEET
4. BLUFF/ShORE CROSS SECTIONS 0+00 TO 1+50
5. BLUFF/ShORE CROSS SECTIONS 2+00 TO 3+50
6. BLUFF/ShORE CROSS SECTIONS 4+00 TO 5+00
7. CONSTRUCTION NOTES, SPECIFICATIONS AND DETAILS

WORK SEQUENCE

A) SITE DEVELOPMENT

1. INITIATE PRE-CONSTRUCTION SITE MEETING WITH AGENCY REPRESENTATIVES, ENGINEER, AND OWNER;
2. INSTALL EROSION CONTROL DEVICES AND TREE PROTECTION FENCE PER PLAN.
3. STRIP TOPSOIL, STOCKPILE, AND GRADE EMBANKMENTS PER PLAN.
4. INSTALL UTILITIES AND STORM DRAINAGE PER PLAN
5. BACKFILL AND COMPLETE FINAL GRADES PER GRADING PLAN AND LANDSCAPE PLAN.

B) BLUFF AND REVETMENT IMPROVEMENTS

1. EXCAVATE TOE TRENCHES AND PLACE TOE STONE WHERE INDICATED ON PLAN.
2. CONSTRUCT/REPAIR REVETMENTS PER PLAN.
3. FINISH GRADE DISTURBED BEACH AREAS AND EMBANKMENTS UPSLOPE OF REVETMENT.
4. RESPREAD TOPSOIL, INSTALL GROUNDWATER DRAINAGE FACILITIES AND PLANT PER LANDSCAPE PLAN.
5. INITIATE PROJECT COMPLETION MEETING WITH ALL CONCERNED PARTIES.

PRELIMINARY

NOT FOR CONSTRUCTION

BENCHMARKS:

SITE BENCHMARK- FOUND CONCRETE MONUMENT AT NW CORNER OF NW 1/4 OF SEC. 28-9-22
ELEVATION = 693.81 (IGLD85)

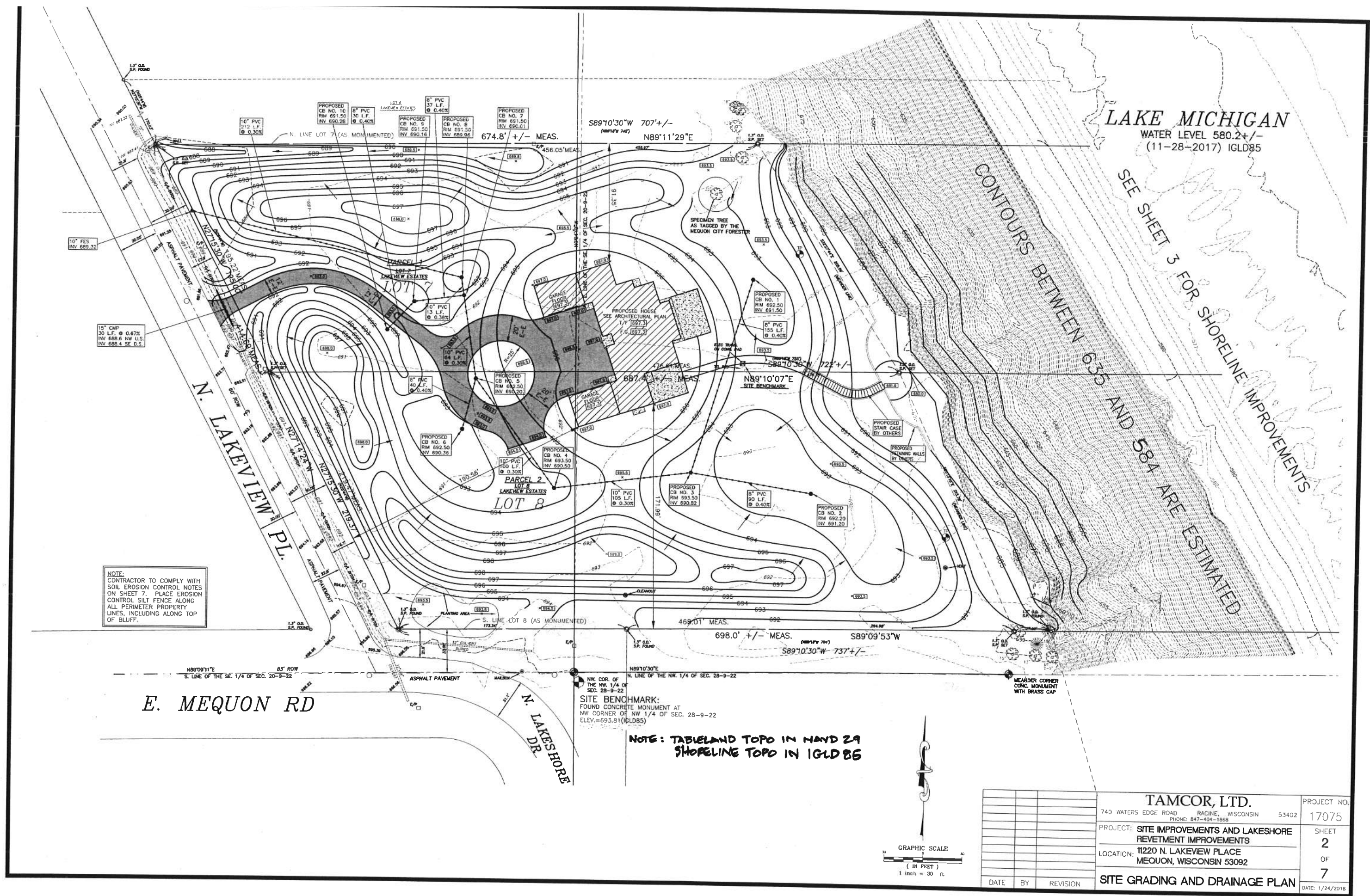
DATUM EQUIVALENTS:

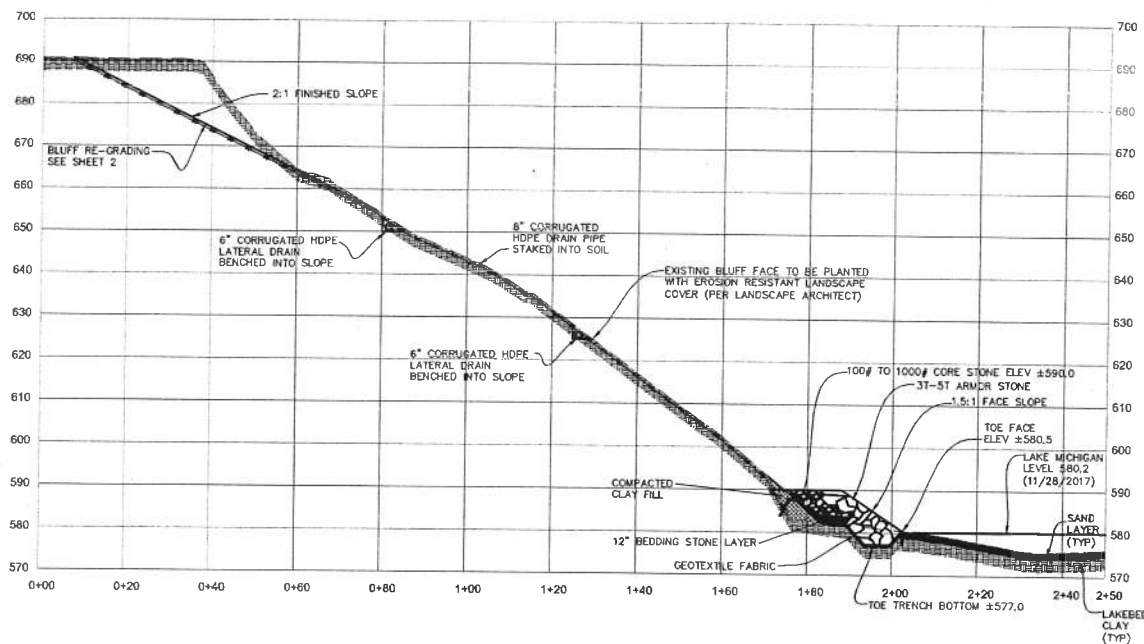
693.81 (IGLD 85)
694.42 (NAVD29) (NORTH SHORE ENGINEERING, INC.)

NAVD 29 TO IGLD 85 CONVERSION:

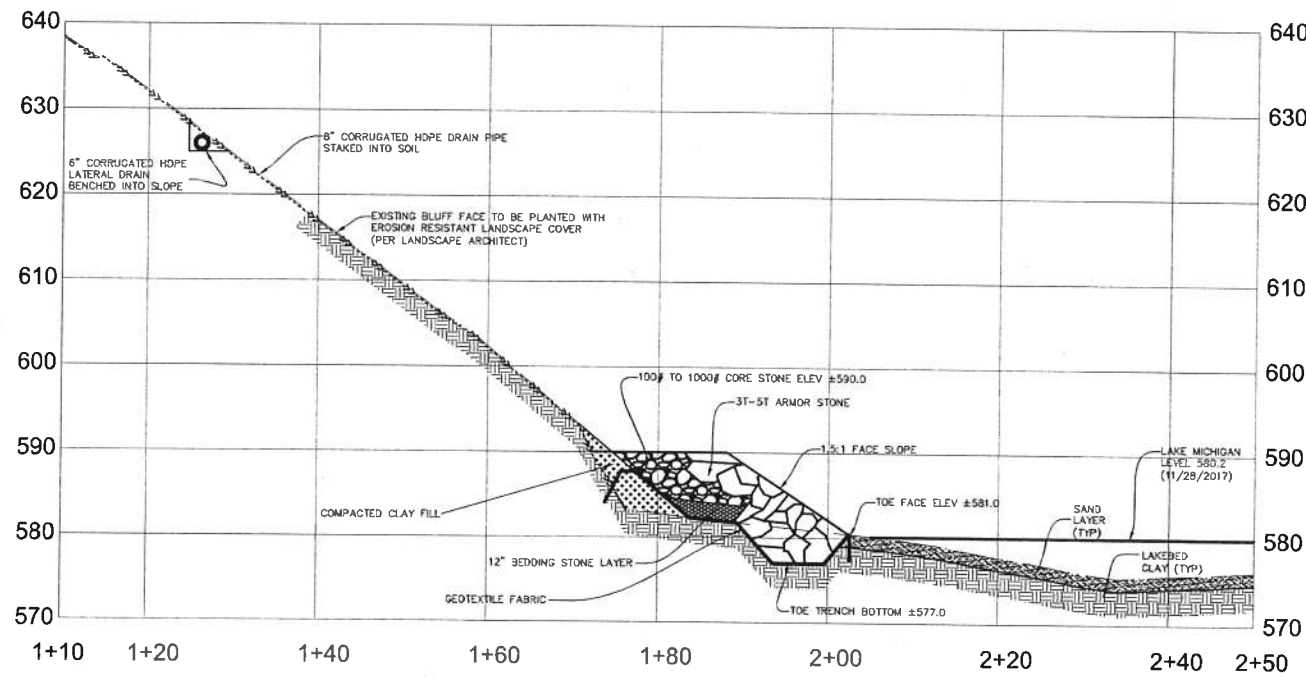
IGLD 85 = NAVD 29 MINUS 0.61'
(PER NOAA ON-LINE VERTICAL DATUM TRANSFORMATION
IGLD 85 = NAVD 29 MINUS 0.75')

TAMCOR, LTD.			PROJECT NO.
740 WATERS EDGE ROAD RACINE, WISCONSIN 53402			17075
PHONE: 847-404-1868			SHEET
PROJECT: SITE IMPROVEMENTS AND LAKESHORE REVETMENT IMPROVEMENTS			1
LOCATION: 11220 N. LAKEVIEW PLACE			OF
MEQUON, WISCONSIN 53092			7
COVER SHEET			DATE: 1/24/2018
DATE	BY	REVISION	

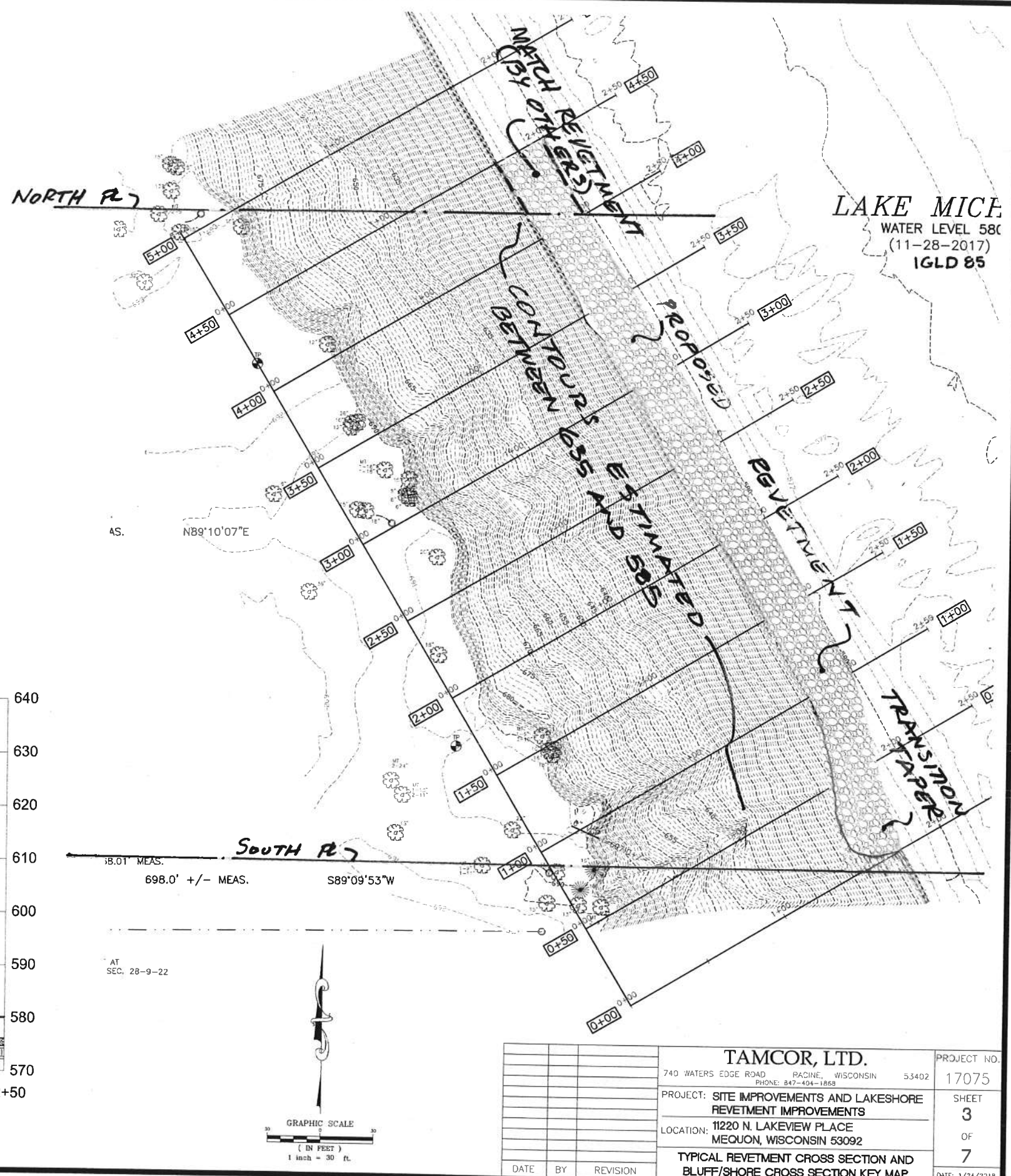




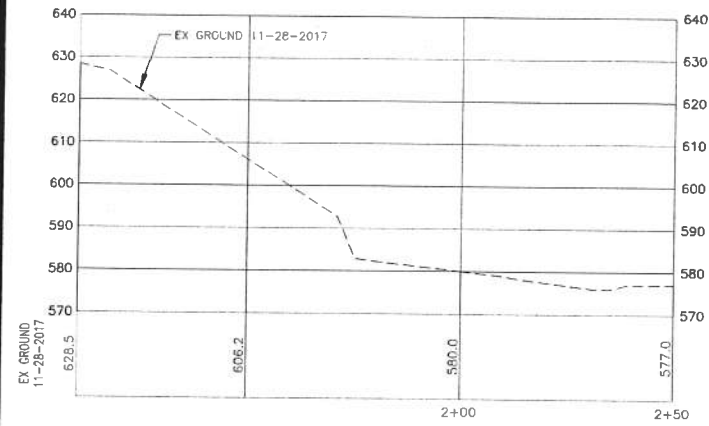
TYPICAL REVETMENT CROSS SECTION
SCALE: 1" = 20' (HORIZ. & VERT.)



TYPICAL REVETMENT CROSS SECTION
SCALE: 1" = 10' (HORIZ. & VERT.)

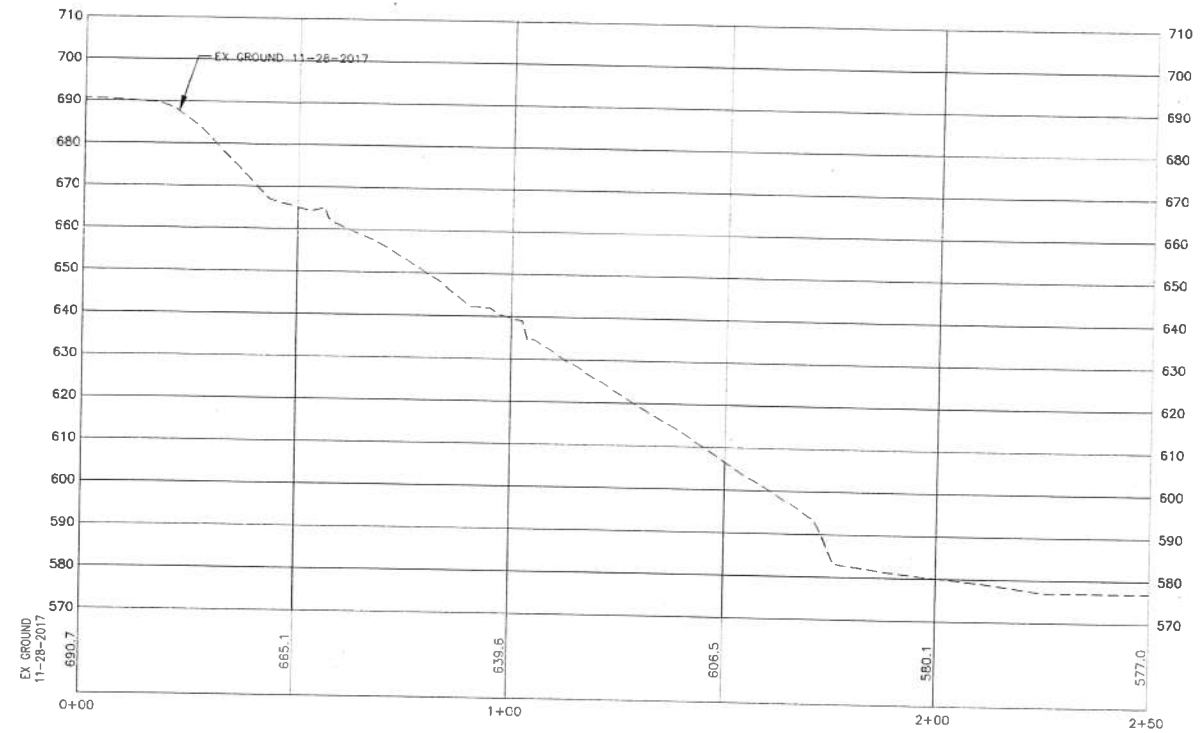


TAMCOR, LTD.			PROJECT NO.
740 WATERS EDGE ROAD RACINE, WISCONSIN 53402			17075
PROJECT: SITE IMPROVEMENTS AND LAKESHORE REVETMENT IMPROVEMENTS			SHEET
LOCATION: 11220 N. LAKEVIEW PLACE MEQUON, WISCONSIN 53092			3
TYPICAL REVETMENT CROSS SECTION AND BLUFF/SLOPE CROSS SECTION KEY MAP			OF
			7
DATE	BY	REVISION	DATE: 1/24/2018



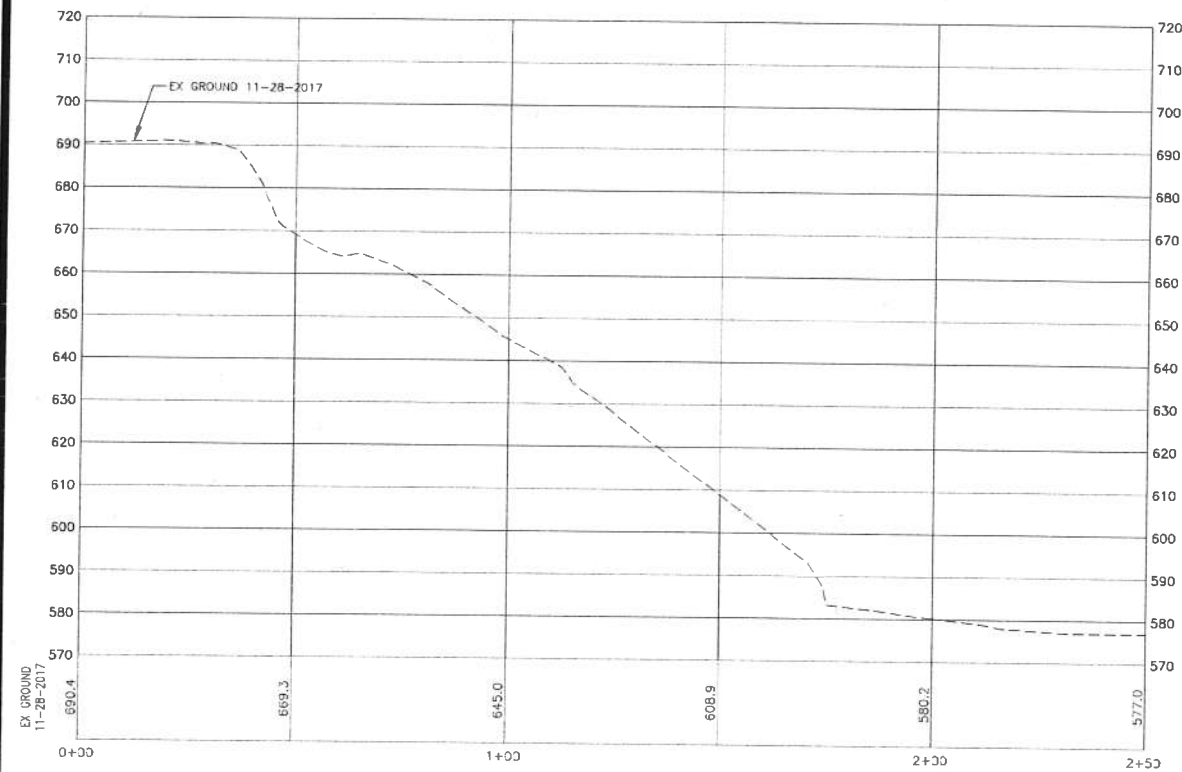
SECTION 0+00

SCALE: HORIZ. AND VERT. 1" = 20'



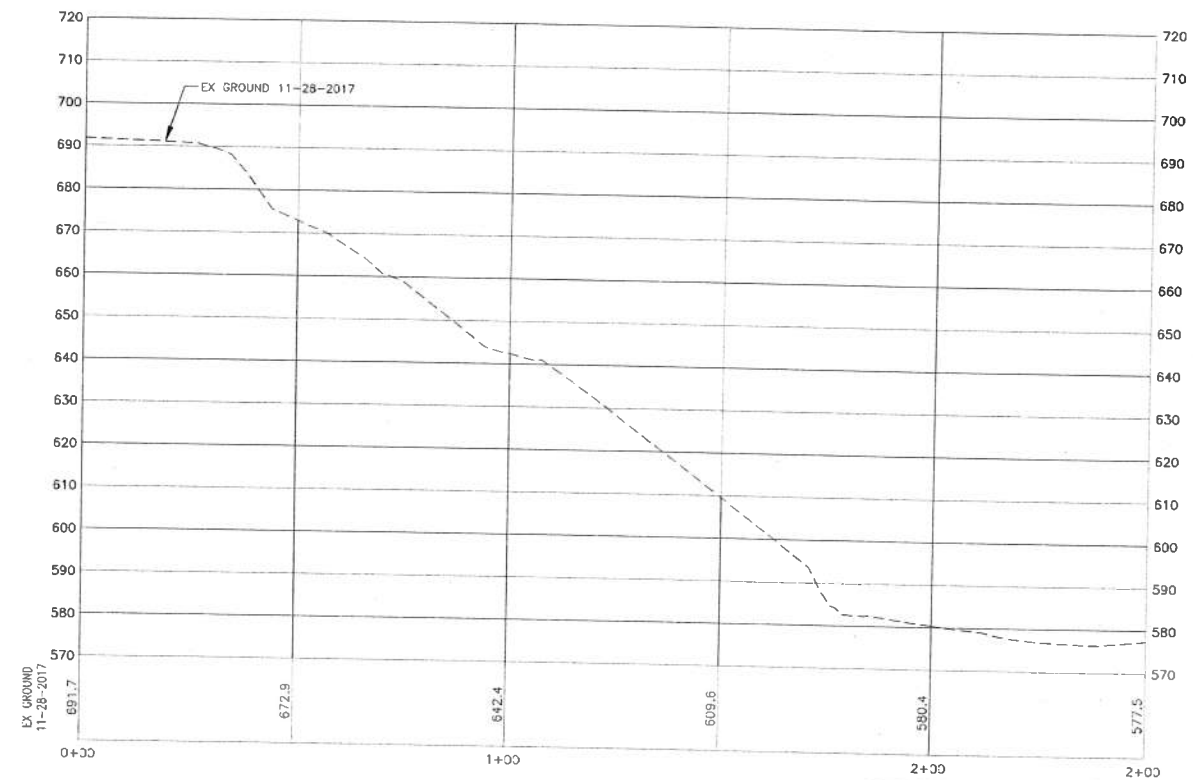
SECTION 0+50

SCALE: HORIZ. AND VERT. 1" = 20'



SECTION 1+00

SCALE: HORIZ. AND VERT. 1" = 20'



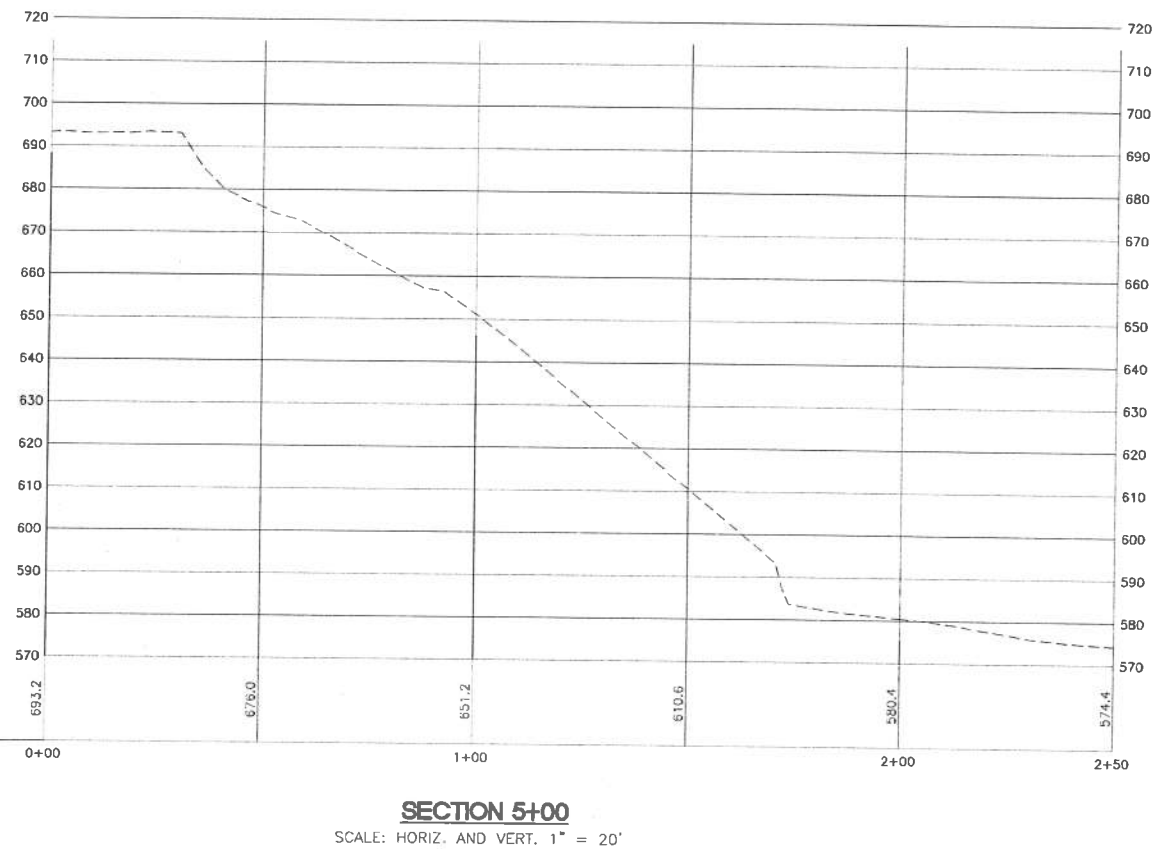
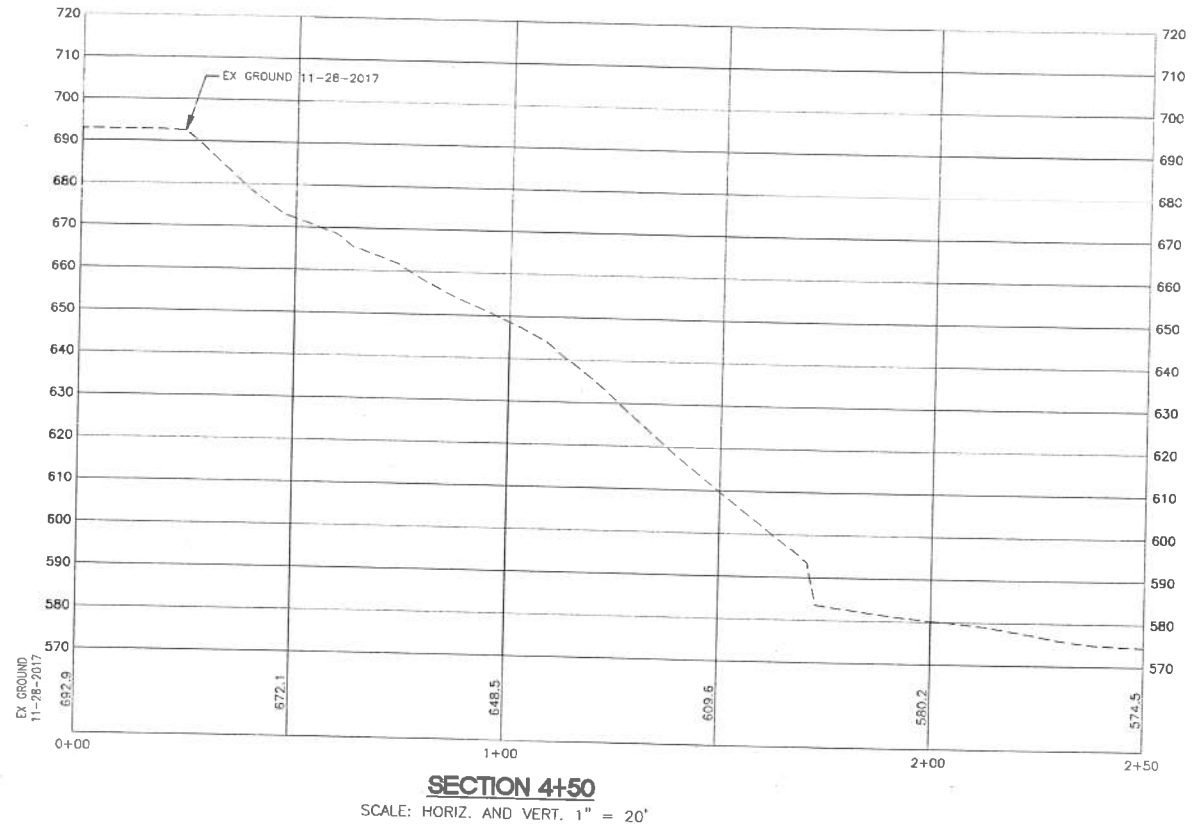
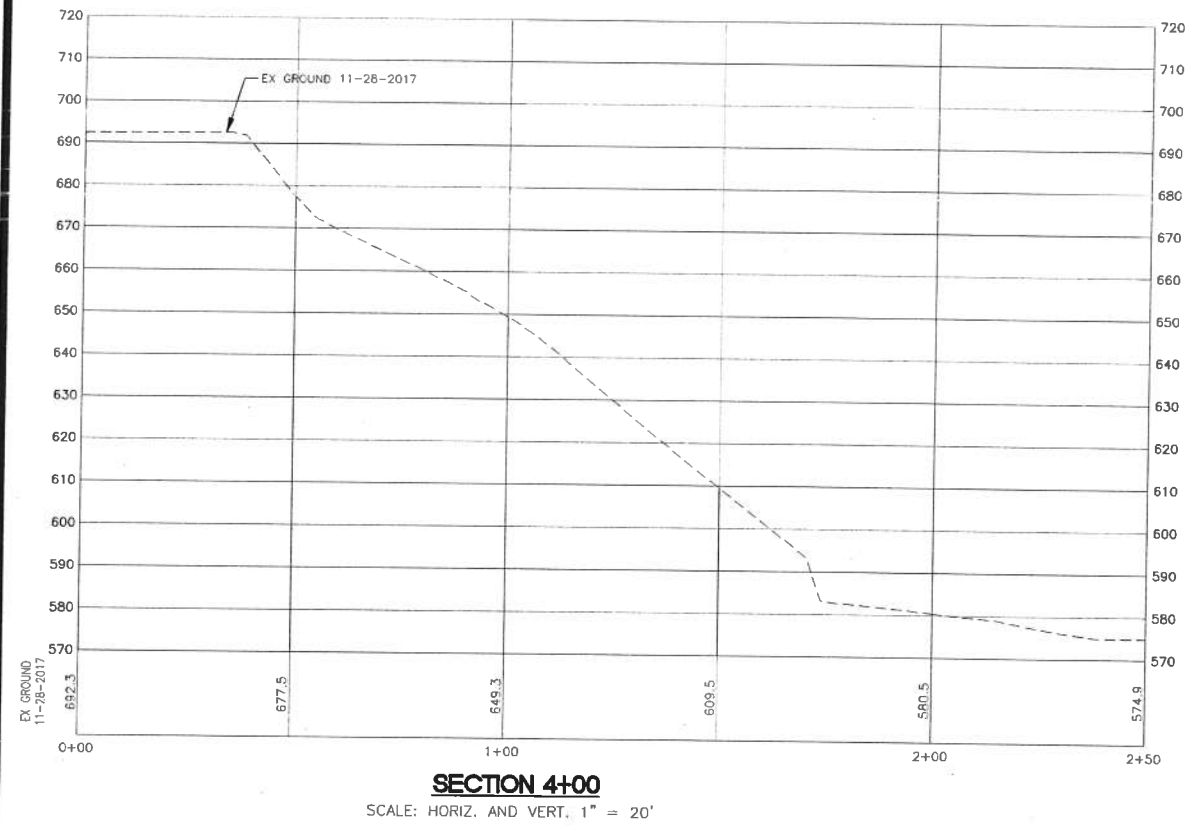
SECTION 1+50

SCALE: HORIZ. AND VERT. 1" = 20'

			TAMCOR, LTD.		PROJECT NO.
			740 WATERS EDGE ROAD	RACINE, WISCONSIN	53402
			PHONE: 847-404-1868		17075
			PROJECT: SITE IMPROVEMENTS AND LAKESHORE REVTMENT IMPROVEMENTS		SHEET
			LOCATION: 11220 N. LAKEVIEW PLACE MEQUON, WISCONSIN 53092		4
			BLUFF/LAKE SHORE CROSS SECTIONS		OF
					7
DATE	BY	REVISION			DATE: 1/24/2018



			TAMCOR, LTD.		PROJECT NO.
			740 WATERS EDGE ROAD	RACINE, WISCONSIN	53402
			PHONE: 847-404-1868		17075
			PROJECT: SITE IMPROVEMENTS AND LAKESHORE REVTMENT IMPROVEMENTS		SHEET
					5
			LOCATION: 11220 N. LAKEVIEW PLACE MEQUON, WISCONSIN 53092		OF
					7
			BLUFF/LAKE SHORE CROSS SECTIONS		DATE: 1/24/2018
DATE	BY	REVISION			



			TAMCOR, LTD. 740 WATERS EDGE ROAD RACINE, WISCONSIN 53402 PHONE: 847-404-1858		PROJECT NO.
					17075
			PROJECT: SITE IMPROVEMENTS AND LAKESHORE REVETMENT IMPROVEMENTS		SHEET
			LOCATION: 11220 N. LAKEVIEW PLACE MEQUON, WISCONSIN 53092		6
			BLUFF/LAKE SHORE CROSS SECTIONS		OF
DATE	BY	REVISION			7
					DATE: 1/24/2018

GENERAL CONSTRUCTION NOTES

1. CONTRACT DOCUMENTS AS REFERRED TO HEREIN INCLUDE THE CONSTRUCTION CONTRACT, PLANS, SPECIFICATIONS, APPROVED SHOP DRAWINGS, CHANGE ORDERS, AND ANY OTHER DOCUMENTS IDENTIFIED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR.
2. UNLESS MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREIN SHALL COMPLY WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES, WISCONSIN NRCS CONSTRUCTION SPECIFICATIONS, US ARMY CORPS OF ENGINEERS, AND THE CITY OF MEQUON AND CSA SAFE SLOPE REGULATIONS.
3. THE FOREGOING SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, STANDARDS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.
4. NO WORK MAY COMMENCE UNTIL ALL AGENCY, COUNTY AND MUNICIPAL PERMITS HAVE BEEN OBTAINED.
5. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARDS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY DISCREPANCIES OR DISAGREEMENTS. PROGRAMS, OR OTHER SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE. THE CONTRACTOR SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS, AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT LOCATION OF THE PROPOSED WORK.
6. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS, OR OTHER SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE. THE CONTRACTOR SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS, AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT LOCATION OF THE PROPOSED WORK.
7. NOTIFICATION OF COMMENCING CONSTRUCTION:
 - A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL DIGGERS AT 800-242-8511 SUFFICIENTLY IN ADVANCE OF COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY ALL NECESSARY TESTING AGENCIES SUFFICIENTLY IN ADVANCE OF COMMENCING WORK.
 - B. CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION MEETING WITH REPRESENTATIVES OF APPLICABLE PERMITTING AGENCIES, COUNTY, MUNICIPALITY, LANDOWNERS, AND ENGINEER AT LEAST 3 BUSINESS DAYS PRIOR TO COMMENCING CONSTRUCTION.
8. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.
10. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL OF THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.
13. TEMPORARY BENCHMARKS, LINE AND GRADE STAKES WILL BE SET BY CONTRACTOR AT HIS EXPENSE. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO PROTECT STAKES PROVIDED FOR HIS USE AND TO REPORT TO THE OWNER ANY SPECIFIC INSTANCES OF DESTROYED STAKES AND/OR MONUMENTS PROVIDED. LOT CORNER IRONS ARE TO BE SET AT OWNERS EXPENSES.
14. THE PROPOSED ELEVATIONS AND DATUM SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
15. CONTRACTOR SHALL KEEP ACCESS AVAILABLE AT ALL TIMES. AT NO TIME SHALL ACCESS BE DENIED TO HOMES SURROUNDING THE SITE.
16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL NOT BE RESPONSIBLE IF OWNER HAS PREVIOUSLY ARRANGED FOR SUCH REMOVAL OR MODIFICATION AT OWNER'S EXPENSE. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
17. IF CALLED FOR TO BE REMOVED OFF-SITE, EARTH, PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE AT LOCATIONS APPROVED BY THE ENGINEER. IF ON-SITE DISPOSAL IS NOT FEASIBLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN OFF-SITE DISPOSAL SITE AT HIS OWN EXPENSE, INCLUDING ANY PERMIT COSTS.
18. ANY DISRUPTED DRAINS OR FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE RE-CONNECTED AS SOON AS PRACTICABLE. IF BROKEN, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TRANSMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THIS RECORD SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
19. WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, SUCH LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY BY THE RESPONSIBLE PARTY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING, OR ANY OTHER ACCEPTABLE METHOD. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL BE CONSIDERED ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS, IF REQUIRED, SHALL BE PROVIDED IN ACCORDANCE WITH WISDOT STANDARDS AND SPECIFICATIONS.

GENERAL CONSTRUCTION NOTES

21. WHERE OVERHANGING BRANCHES INTERFERE WITH OPERATIONS OF CONSTRUCTION, SAID BRANCHES SHALL BE TRIMMED AND SEALED. THE COST OF SAME SHALL BE INCIDENTAL TO THE CONTRACT. TREES SHALL BE REMOVED ONLY AFTER RECEIVING APPROVAL OF THE OWNER. THE OWNER SHALL DESIGNATE THOSE TREES, IF ANY, THAT ARE TO BE REMOVED. A CONTRACTOR REMOVING TREES WITHOUT OWNER'S APPROVAL WILL BE RESPONSIBLE FOR REPLACEMENT OF SAID TREES AS DIRECTED BY THE OWNER AT CONTRACTOR'S EXPENSE. IF TREES OF SHRUBS MUST BE REMOVED, SUCH REMOVAL WILL BE ARRANGED AND PAID BY OWNER.
22. MOBILIZATION AND DEMOBILIZATION SHALL COMPLY WITH WISCONSIN CONSTRUCTION SPECIFICATION 7, NRCS-WISCONSIN SECTION IV, TECHNICAL GUIDE, LATEST EDITION.
23. CONTRACTOR SHALL PREPARE AND MAINTAIN ACCESS, PAVED ROADS AND STAGING AREAS IN LOCATIONS AND IN THE MANNER DEPICTED ON THE PLANS.
24. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, HAZARDOUS WASTES AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. BURNING ON THE SITE IS NOT PERMITTED.
25. ALL EXISTING UTILITIES OR IMPROVEMENTS INCLUDING WALKS, CURBS, PAVEMENTS, AND PARKWAYS DAMAGE OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
26. ANY DETOURING OF SEWER AND WATER TRENCHES, AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE AND BACKFILL IN A MANNER APPROVED BY ENGINEER.
27. THE CONTRACTOR SHALL PROVIDE A SET OF "RECORD DRAWINGS" TO THE ENGINEER PRIOR TO ANY REQUEST FOR FINAL INSPECTION. IF PROVIDED FOR IN THE CONSTRUCTION CONTRACT, SAID PLANS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, AND INCORPORATE ALL FIELD CHANGES APPROVED BY THE ENGINEER.
28. CONTRACTOR SHALL WEDEAPTE THE WORK AREA PRIOR TO AND AFTER CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS AND THE COMPLETED WORK.
29. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR OTHERS DESIGNATED BY THE OWNER TO ARRANGE FOR PROTECTING EXISTING IN-GROUND LAWN IRRIGATION COMPONENTS, LANDSCAPE LIGHTING SYSTEMS, SHRUBS AND OTHER PLANTINGS AND SIMILAR INSTALLATIONS AND PROTECTING FENCING AT THE CONSTRUCTION SITE. IF CONSULTING, INC. SHALL NOT BE RESPONSIBLE FOR PROVIDING DESIGNS, SPECIFICATIONS, METHODS, SAFETY PRECAUTIONS, OR SEQUENCING OF CONSTRUCTION SITE FENCING OR BARRICADES.

SOIL EROSION CONTROL

1. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH WISCONSIN CONSTRUCTION SPECIFICATION 5, NRCS - WISCONSIN SECTION IV, TECHNICAL GUIDE LATEST EDITION.
2. ANY SOIL EROSION CONTROL MEASURES, IN ADDITION TO THOSE OUTLINED IN THESE PLANS AND THESE CONSTRUCTION NOTES THAT ARE REQUIRED BY THE ENGINEER, SHALL BE IMPLEMENTED IMMEDIATELY BY THE CONTRACTOR.
3. BEFORE COMMENCING CLEARING AND SITE GRADING WORK, AND IF REQUIRED BY ENGINEER, A TRACKING PAD NEAR THE CONSTRUCTION ROAD SHALL BE INSTALLED AS SHOWN ON THE PLANS. ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL OR ASPHALTIC SURFACE AS SHOWN ON THE PLANS PRIOR TO ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY FOR ITS EFFECTIVENESS TO REMOVE DIRT WHICH COULD LEAVE THE SITE BY CONSTRUCTION VEHICLES. ALL ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES. CONSTRUCTION VEHICLES ARE LIMITED TO THE CONSTRUCTION ACCESS ROAD NOTED ON THE PLAN STONE TRACKING PAD, WDRR #1057.
4. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD, AND DEBRIS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES.
6. THE CONTRACTOR SHALL INSPECT AND DOCUMENT EROSION CONTROL MEASURES ON A WEEKLY BASIS AND WITHIN 24 HOURS AFTER ANY RAINFALL EVENT IN EXCESS OF ONE-HALF INCH.
7. NO SEDIMENT (SOLID OR LIQUID WASTE) SHALL BE ALLOWED TO ENTER THE EXISTING SEWER SYSTEM OR DRAIN INTO THE LAKE OR OTHER SURFACE WATERS.
8. SOIL STOCKPILES SHALL BE LOCATED TO AVOID EROSION OF SAID STOCKPILE ONTO OFF-SITE AREAS AND WATER BODIES.
9. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO START OF CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.
10. THE GUARANTEE PERIOD SHALL BEGIN AFTER ALL THE PERMANENT EROSION CONTROL MEASURES ARE FULLY FUNCTIONAL AND ACCEPTABLE TO OWNER OR HIS REPRESENTATIVE.
11. UNLESS SOIL EROSION CONTROL ITEMS ARE SPECIFICALLY REFERRED TO AS BID ITEMS (SUCH AS TOPSOIL SPREAD, SEEDING, ETC.), THEY ARE TO BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.
12. UPON COMPLETION OF TOPSOIL SPREAD OPERATIONS, ALL DISTURBED AREAS SHALL BE SEED, SOODED, OR LANDSCAPED AS NOTED ON THE PLAN.
13. SEEDING AND MULCHING SHALL BE IN ACCORDANCE WITH WDRR CONSERVATION STANDARDS 1052, 1055, 1059 AND 1057.
14. BARRIER PROTECTION SHALL BE PLACED AS SHOWN ON THE PLANS AND AT THE LIMITS OF SOIL DISTURBANCE FOR ALL UNDISTURBED WETLAND, FLOOD PLAIN, WATERS AND BUFFER AREA. THE BARRIER PROTECTION SHALL COMPLY WITH WORK CONSTRUCTION PRACTICE STANDARD 1055.
15. NO PORTION OF THE LAKE SHORE BANK AND UPLAND AREAS WHICH HAVE BEEN ALTERED OR DISTURBED MAY REMAIN UNPROTECTED FOR MORE THAN 7 DAYS.

SITE PREPARATION AND EARTHWORK

1. WORK UNDER THIS SECTION SHALL COMPLY WITH WISCONSIN CONSTRUCTION SPECIFICATIONS 1, 2, 3, 3A, 8 AND 21, INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
 - A. CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA. TREE REMOVAL SHALL BE AS DESIGNATED BY THE OWNER AND SHALL BE KEPT TO A MINIMUM. WHERE FEASIBLE AND WHEN PERMITTED BY THE OWNER AND/OR BY THE LOCAL JURISDICTION, TREES AND BRUSH CAN BE CUT AND LEFT ON SITE IN DESIGNATED LOCATIONS, CHIPPED, IF ADEQUATE AND APPROPRIATE SPACE IS NOT AVAILABLE FOR ON-SITE DISPOSAL, THE TREES AND BRUSH SHALL BE DISPOSED OFF-SITE. NO BURNING SHALL BE PERMITTED ON-SITE. THE CONTRACTOR SHALL COMPLY WITH LOCAL TREE ORDINANCES. TREES AND SHRUBS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY PLACING HIGHLY VISIBLE CONSTRUCTION FENCING ALONG THE DRIP LINES. TREES DESIGNATED FOR REMOVAL AND/OR TEMPORARILY STORED FOR TRANSPORTING SHALL BE PROTECTED IN THE SAME MANNER. WHERE REQUIRED BY OWNER, TRUNKS OF DESIGNATED TREES SHALL BE PROTECTED WITH STRAPPED 2" X 6" PLANKING FROM THE BASE TO A HEIGHT OF EIGHT (8) FEET.
 - B. STRIPPING OF TOPSOIL FROM DESIGNATED AREAS;

SITE PREPARATION AND EARTHWORK

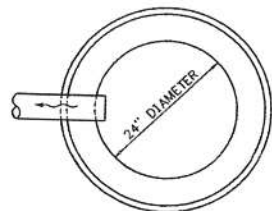
- C. STOCKPILING OF TOPSOIL, EARTH, ROCK FILL, AND ARMOR STONE AT LOCATIONS AS DIRECTED BY THE OWNER AND/OR ENGINEER. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE OF LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN ONE (1) INCH DIAMETER, OR OTHER LITTER AND WASTE PRODUCTS. FAILURE TO PROPERLY SEQUENCE THE STOCKPILING OPERATIONS SHALL NOT CONSTITUTE A CLAIM FOR ADDITIONAL COMPENSATION. NO MATERIAL SHALL BE STOCKPILED IN OVERLAND DRAINAGE SWALES, FLOOD ROUTING AREAS, WETLANDS OR UTILITY EASEMENTS.
 - D. DEMOLITION AND REMOVAL OF STONE, ROCK AND DEBRIS INCLUDING OFF-SITE DISPOSAL OF SAME, AT A LEGAL DISPOSAL SITE SELECTED BY THE CONTRACTOR. OFF-SITE DISPOSAL WILL ONLY BE ALLOWED IF EXPRESSLY APPROVED BY OWNER IN WRITING.
 - E. EXCAVATION AND GRADING OF THE OPEN SPACE AND/OR YARD AREAS PER PLAN INCLUDING DESIGNATED LAKESHORE BANKS AND BEDS.
 - F. PLACEMENT AND COMPACTION OF CLAY TO STANDARDS AND DETAILS REQUIRED ON THE CONSTRUCTION PLANS TO MATCH DESIGN SUBGRADE ELEVATIONS. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PARTIAL AND/OR TOPSOIL REPLACEMENT THICKNESS MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.
 - G. PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS:
 - H. IF REQUIRED, REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL UPON COMPLETION OF GRADING.
 - I. MOVEMENT AND COMPACTION OF SPOIL MATERIAL.
 - J. FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND CROSS-SECTION SHOWN IN THESE PLANS, AND TOPSOIL PLACEMENT TO DESIGN FINISHED GRADE ELEVATIONS.
 - K. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS, UNLESS SPECIFICALLY EXCLUDED IN THE CONSTRUCTION CONTRACT.
1. THE QUANTITIES GIVEN IN THE BID FORM ARE INTENDED AS A GUIDE FOR THE CONTRACTOR IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPROPRIATELY OF ALL SITE CONDITIONS IF SO STIPULATED IN THE CONTRACT. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.
 2. PRIOR TO ONSET OF MASS GRADING OPERATIONS AND IF INCLUDED IN THE CONTRACT, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS, THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF Silt Fencing, ETC. TO PROTECT ADJACENT PROPERTY AND DOWN SLOPE LANDS SHALL OCCUR BEFORE MASS GRADING BEGINS AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.
 3. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE FLOODING OF STORM WATER. AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
 4. EMBANKMENT FILL WITH NON-STRUCTURAL MATERIALS APPROVED BY THE SOILS ENGINEER SHALL BE COMPACTED TO A MINIMUM OF NINETY (90) PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD).
 5. THE SURFACE VEGETATION, TOPSOIL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE RECLAIMED. IF THE UNDERLYING SOILS ARE SOFT, THEY SHALL BE ADEQUATELY COMPACTED, THE SOIL SHALL BE SCARIFIED, DRIED, AND RECOMPACTED AS DIRECTED BY THE ENGINEER.
 6. YARD/OPEN SPACE AREAS SHALL BE ROUGH-EXCAVATED OR FILLED BY THE CONTRACTOR TO PLUS OR MINUS SIX (6) INCHES OF DESIGN SUBGRADE ELEVATIONS.
 7. UPON COMPLETION OF THE SURFACE IMPROVEMENTS, CONTRACTOR SHALL RESPADE A SIX (6) INCH LAYER OF TOPSOIL ON ALL DESIGNATED LANDSCAPE AREAS AND OTHER NON-STRUCTURAL AREAS PER PLAN.
 8. RIP-RAP MATERIAL SHALL CONFORM TO WISCONSIN CONSTRUCTION SPECIFICATION 9.
 9. IF SHOWN ON THE PLANS, OPEN AREAS TO BE SEED SHALL BE SEEDING IN ACCORDANCE WITH THE SOIL EROSION CONTROL SPECIFICATIONS AND STANDARDS.
 10. ALL EQUIPMENT USED FOR THE PROJECT SHALL BE DECONTAMINATED FOR INVASIVE AND EXOTIC SPECIES AND VIRUSES PRIOR TO MOBILIZATION AND USE, IN ACCORDANCE WITH WDRR REQUIREMENTS.
 11. EQUIPMENT MUST BE PARKED ON UPLAND AREAS OVERNIGHT AND MAY NOT BE LEFT ON THE BEACH OR ON EMBANKMENTS AFTER WORKING HOURS.
 12. OPERATION ON EQUIPMENT IS NOT PERMITTED ON NEIGHBORING PROPERTIES WITHOUT EXPRESS PERMISSION OF THE LANDOWNERS.

REVETMENT CONSTRUCTION

1. CONTRACTOR SHALL PREPARE BEACH SURFACES AND TRENCHES TO THE ELEVATIONS SHOWN ON THE PLANS. IF SITE CONDITIONS WARRANT, ENGINEER SHALL BE CONSULTED TO JUSTIFY DEPARTURES FROM PLAN GRADES AND LOCATIONS OF PROPOSED IMPROVEMENTS.
2. PLACE SPECIFIED GEOTEXTILE FABRIC IN LOCATIONS AND IN THE MANNER DESIGNATED ON THE PLANS.
3. PLACE BEDDING, CORE STONE AND ARMOR STONE IN THE MANNER, SIZES AND IN LAYERED THICKNESS SHOWN ON THE PLANS.
4. ARMOR STONE AND OTHER MATERIALS SHALL BE OF THE SIZE SHOWN ON THE PLANS. SHALL BE ROUNDISH ANGULAR STONE, AND NOT FLAT OR OTHERWISE SHAPED TO HAVE STRAIGHT EDGES. QUARTZITE, LIMESTONE, AND CONCRETE MEETING THESE PARAMETERS MAY BE USED AND PLACED AS SHOWN ON THE PLANS. IF QUARRY ROCK IS USED, IT SHALL BE PLACED AS THE TOP ARMOR LAYER. REUSE OF DOLMITE STONE BLOCKS MUST BE APPROVED BY ENGINEER.
5. SALVAGED CONCRETE RUBBLE IF USED IN THE REVETMENTS MUST BE FREE OF PROTRUDING STEEL BARS, CRACKS OR LAMINATIONS. CONSULT ENGINEER FOR REUSE DETERMINATION.
6. NEWLY PLACED BEDDING, CORE AND ARMOR LAYERS SHALL BE FREE OF BRICK, BITUMINOUS PRODUCTS, SCRAP METAL, TIES, CONCRETE RUBBLE WITH PROTRUDING STEEL, SOIL, PLASTICS, AND TOXIC WASTE. THE FINISHED REVETMENT SURFACE SHALL BE FREE OF LOOSE STONES SMALLER THAN THE SIZES SPECIFIED FOR THE ARMOR LAYER, AS THESE SMALLER PIECES MAY BECOME DISLOADED AND POTENTIALLY COMPROMISE THE INTEGRITY OF THE REVETMENT.
7. OPERATION OF EQUIPMENT ON THE LAKEBED IS PERMITTED IF AUTHORIZED BY THE AGENCY AND EXPRESSLY STATED IN THE PERMIT. CARE SHALL BE TAKEN TO AVOID EXPOSING THE CLAY SUBGRADE AND JEREBRUTING OF THE BEACH PLATFORM.
8. SALVAGING OF STONE FROM THE LAKEBED IS PERMITTED IF EXPRESSLY STATED IN THE PERMIT.
9. THE TERMINI OF THE REVETMENTS SHALL BE PROPERLY CONSTRUCTED AND ANCHORED INTO THE EMBANKMENT TO PREVENT FLANKING AND IMPACTS TO NEIGHBORING PROPERTIES.
10. WORK AREAS SHALL BE FREE OF LOOSE STONE AND FOREIGN TREES SHALL BE PROTECTED WITH STRAPPED 2" X 6" PLANKING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
11. NO CONSTRUCTION MATERIAL OF ANY KIND, INCLUDING DEBRIS AND WASTE MATERIALS MAY BE PLACED OR LEFT ON THE LAKEBED.
12. ANY MATERIALS EXCAVATED BELOW THE DWHM SHALL BE PLACED BELOW THE CORE STONE AT ELEVATIONS ABOVE THE DWHM.
13. UNCONTROLLED END-DUMPING OVER THE BLUFF CREST IS NOT PERMITTED.

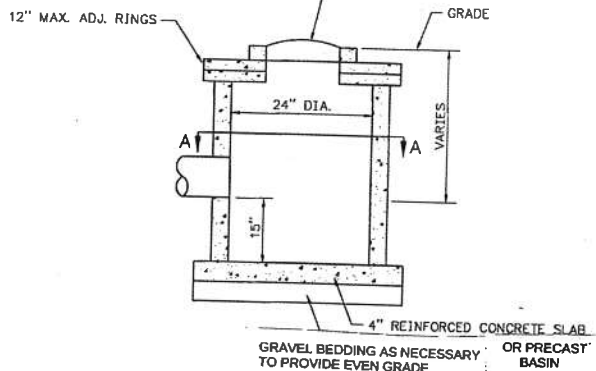
GEOTEXTILE SPECIFICATIONS

1. APPLICABLE STANDARD: AASHTO M228-06 EROSION CONTROL CLASS 2 WOVEN POLYPROPYLENE MONOFILAMENT;
 2. SUBSURFACE DRAINAGE % FINES 15
 3. SEPARATION - 600 X
 4. STABILIZATION - 600 X
 5. ROLL WIDTH - 12 FT
- ACCEPTABLE PRODUCTS INCLUDE MIRAFI FW700 AND US FILTER 670, AS WELL AS OTHERS MEETING THE FOREGOING SPECIFICATIONS.

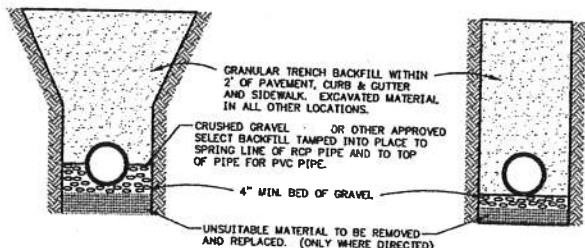


SECTION A - A

R-4352,
NEENAH R-4340-B OR
EAST JORDAN 6527
PAVED AREAS: NEENAH R-1712 OR
EAST JORDAN 1050EXHD

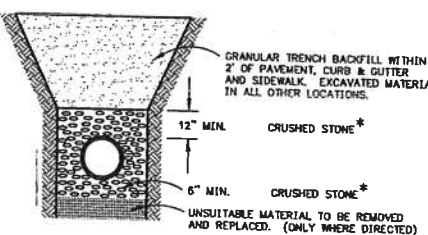


CATCH BASIN DETAIL



STORM SEWER TRENCH

WATER MAIN TRENCH



* PER SPECIFICATIONS AT RIGHT

TYPICAL TRENCH DETAIL
N.T.S.

BEDDING MATERIALS. Shall be in accordance with the following detailed requirements:

- (a) Crushed Stone Chips. Crushed stone chips shall be made from crushing sound limestone. The material shall be hard, tough and durable. The crushing process shall produce material of which 85% to 100% of the particles shall have at least one sharp fractured face. Crushed stone chips shall be used for bedding sanitary and storm sewers.

1. For sewer pipe 18 inches in diameter or less, crushed stone chips meeting the grading requirements of this Table shall be used:

GRADATION REQUIREMENTS FOR
3/8 INCH CRUSHED STONE CHIPS

Sieve Size	Percentage Passing
By Weight	
1 1/2 Inch	100
3/8 Inch	90 - 100
No. 8	0 - 15
No. 30	0 - 5

2. For pipe larger than 18 inches in diameter crushed stone chip bedding meeting the requirements of this Table may be used:

GRADATION REQUIREMENTS FOR
3/4 INCH CRUSHED STONE CHIPS

Sieve Size	Percentage Passing
By Weight	
1 Inch	100
3/4 Inch	90 - 100
3/8 Inch	20 - 55
No. 4	0 - 10
No. 9	0 - 5

- (b) Traffic Bond (TB) 3/4". Shall be used for the bedding of water main. TB 3/4" will be acceptable if it meets the following gradation criteria:

Sieve Size	Percentage Passing
By Weight	
1 Inch	100
3/4 Inch	95 - 100
3/8 Inch	50 - 90
No. 4	35 - 70
No. 10	15 - 55
No. 40	10 - 35
No. 200	5 - 15

BACKFILL MATERIAL. Shall be in accordance with the following detailed requirements:

- (a) Traffic Bond (TB) 1 1/4". Shall be used for the backfill of all utility installations, except those found in existing pavement or critical locations where Lean Concrete Mix backfill is required.

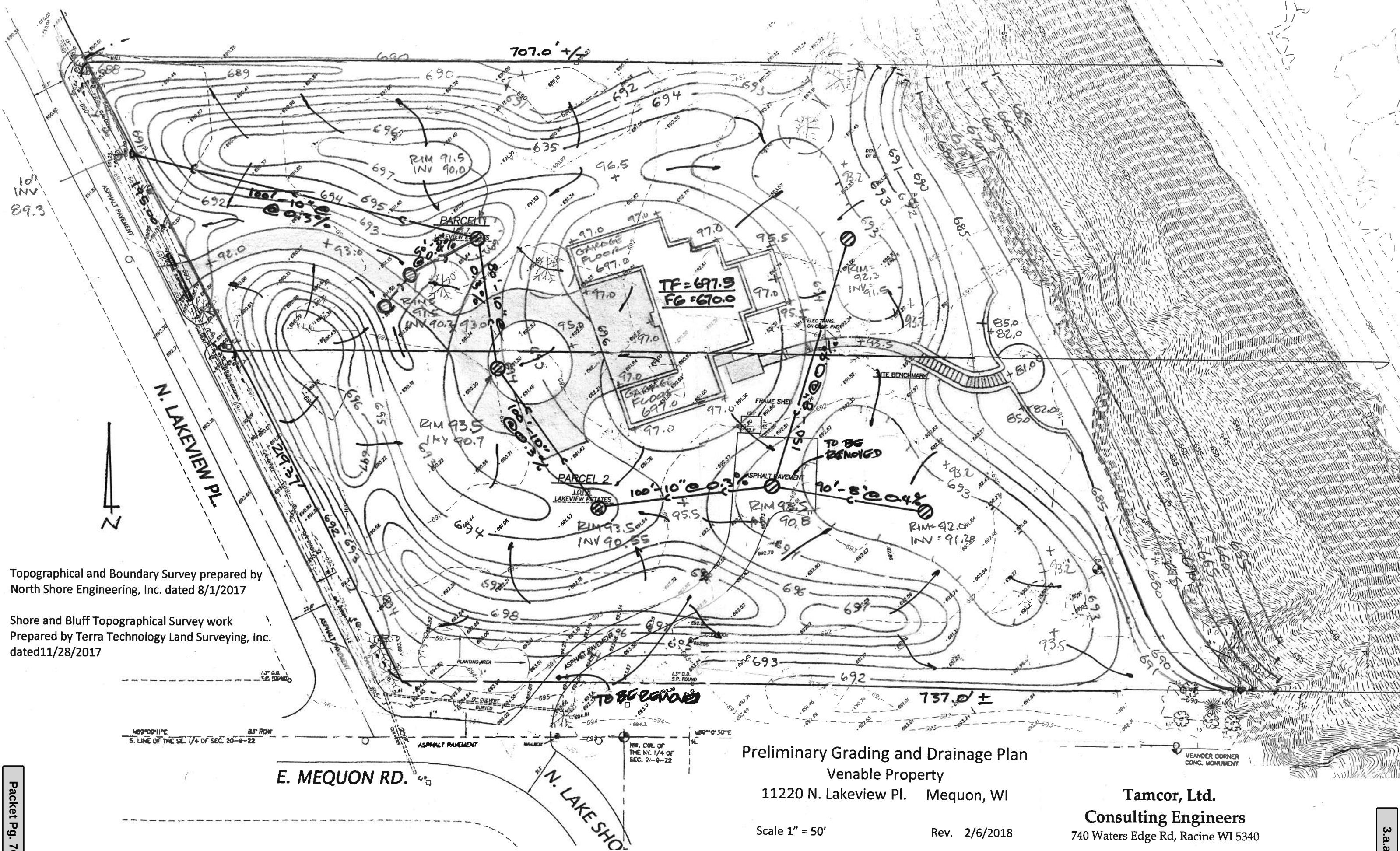
1 1/4" TB will be acceptable if it meets the following gradation:

Sieve Size	Percentage Passing
By Weight	
1 1/4 Inch	95 - 100
3/4 Inch	70 - 93
3/8 Inch	42 - 80
No. 4	25 - 63
No. 10	16 - 48
No. 40	8 - 28
No. 200	2 - 12

- (b) Lean Concrete Mix Backfill. This backfill is to be used in existing pavement locations or locations where a fast set is required by the City Engineer or authorized City representative.

The specification for this concrete product can be found in Section 10.14.5 of these specifications and 8.43.9 of the standard specifications.

TAMCOR, LTD.				PROJECT NO.
740 WATERS EDGE ROAD, RACINE, WISCONSIN 53402				17075
PHONE: 847-494-1888				
PROJECT: SITE IMPROVEMENTS AND LAKESHORE				SHEET
REVIEW IMPROVEMENTS				7
LOCATION: 11220 N. LAKEVIEW PLACE				OF
MEQUON, WISCONSIN 53092				7
CONSTRUCTION NOTES, SPECIFICATIONS AND				
DETAILS				DATE: 1/24/2018
DATE	BY	REVISION		



Topographical and Boundary Survey prepared by
North Shore Engineering, Inc. dated 8/1/2017

Shore and Bluff Topographical Survey work
Prepared by Terra Technology Land Surveying, Inc.
dated 11/28/2017

Preliminary Grading and Drainage Plan
Venable Property
11220 N. Lakeview Pl. Mequon, WI

Tamcor, Ltd.
Consulting Engineers
740 Waters Edge Rd, Racine WI 5340

Scale 1" = 50' Rev. 2/6/2018

Tilia americana**American Linden/Basswood**

Plant type	Large Canopy Tree
Potential Size	Height 75-100 ft. Spread 50-75 ft
Rate of Growth	Medium
Wetland Indicator Status	Facultative Upland

Site Conditions plant prefers or can tolerate.

Soil Moisture	Moist to average
Soil Drainage	Moderately well to well
Soil Texture	Moderately coarse to medium
Light Preference	Full sun to partial shade
Tolerance to:	
Flood	Intolerant
Drought/Heat	Sensitive
Soil Compaction	Sensitive
Salt	Sensitive

Substitutions using Similar & Associated Species

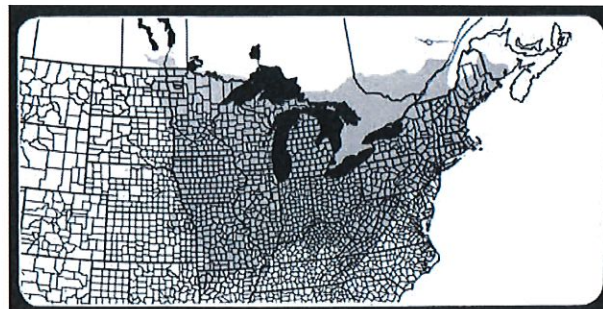
Plants similar by type, wetland status and light preference for Mid-Atlantic Forest Associations.

Sugar Maple, White and Northern Red Oak, American Hophornbeam

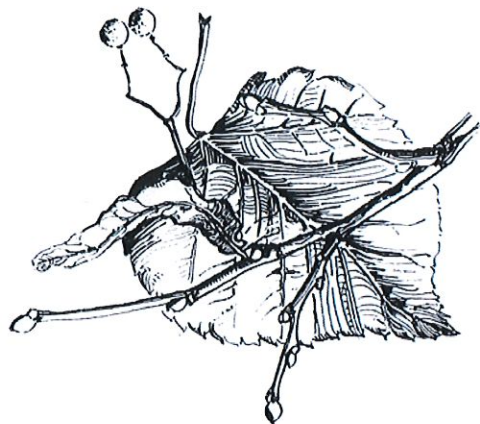
Landscape Value

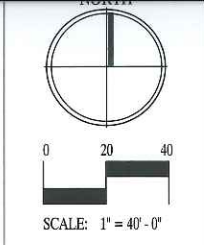
Function:	Specimen/small group
Note:	Cultivars available Great for pollinators/honey

Wildlife Value Very low
As food-source, nesting or cover



Range Map





VENABLE RESIDENCE
MEQUON, WI
11220 N. LAKEVIEW PLACE

REVISIONS			
NO.	DATE	BY:	DESCRIPTION
1			

SCOTT BYRON & CO. INC.
Landscape Architecture
Contracting and Maintenance
30088 North Skokie Highway
Lake Bluff, Illinois 60044-1112
847-689-0266
FAX 847-689-0277

DATE:	1.30.2018
DESIGN:	SS
DRAWN:	JRL
APPR'D:	SLB
CLIENT:	VENABLE

SHEET TITLE	
LANDSCAPE PLAN	
SHEET NO.	L-03.1
JOB NO.	18-101



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: BRIDGET HENK, ASSISTANT CITY ENGINEER
DATE: March 12, 2018
SUBJECT: Zhenghao Wu. The applicant is seeking fill permit approval to allow for 7,000 C.Y. to rough grade for the property located at 12813 Highgate Court.

Applicant:	Zhenghao Wu
Status of Applicant:	Owner
Requested:	Fill Permit
Existing Zoning:	R-1 (Rural Residential) OA (Agricultural Overlay)
Location:	12813 Highgate Court
Tax Key:	#14-167-00-010.00
District:	#5

Background:

The applicant requests Planning Commission approval of a minor request to fill in excess of 1,000 cubic yards to haul in and deposit fill material around an existing home. A grading plan was submitted with the application. The applicant notes rough grading, landscaping and fine grading as the reason for the fill.

On May 9 2016, the Planning Commission approved a minor request for the same property for fill in the amount of 2,500 cubic yards. That fill permit application included a lot grading plan that was in conformance with the master grading plan and the context of the neighborhood.

The revised application requests 7,000 cubic yards of additional fill will be hauled in for this project. This brings the total amount of fill to 9,500 cubic yards; however, basic earthwork calculations indicate that the actual amount of fill proposed is closer to an additional 2,000 cubic yards for a total of 4,500 cubic yards.

Engineering Report:

With each building permit, the Engineering Division reviews the individual grading plan for its conformance to the master grading plan. For most subdivisions, the top of foundation elevation is established as a part of the master grading plan. For this subject lot in Highgate Court no top of foundation elevation was provided; therefore the individual grading plan is reviewed for its conformance to the master grading plan. The proposed fill is in conformance with the master grading plan.

The grading plan was verified to be in conformance with Ozaukee County sanitary mound system setbacks. The mound system is required to be protected from truck traffic and grading operations during construction.

There are wetlands present on the site, however, grading operations are outside of the wetlands.

The wetlands will be required to be protected by two rows of silt fence during grading operations and landscape restoration.

There is what appears to be utility pedestal that appears as if it will need to be raised. This would need to be coordinated with the appropriate utility.

Staff Summary:

Staff supports up to 2,000 cubic yards of additional fill due to the juxtaposition in the yard grades in relationship to the master grading plan. In addition, the fill is justified based upon the following:

- Raising the grades of the landscape areas softens the slopes and is more aesthetically pleasing
- The proposed finished floor elevation does not change from the approved plans.

Staff Recommendation:

Staff recommends approval of the minor request subject to the following conditions:

1. Submittal of a \$5,000.00 road bond. Staff will inspect the haul route prior to and after the filling project and any road repairs staff suspects resulted from the fill transport trucks will be repaired as a condition of the fill permit. Release of the road bond is subject to City's standard Surface Condition Ratings (SCR) evaluation.
2. Issuance of fill and erosion control permits by the Engineering Department with the above noted conditions included.
3. The wetlands are to be protected by a double row of silt fence during construction and landscape restoration.
4. The mound system is required to be protected from truck traffic and grading operations during construction.
5. Permittee must notify the Engineering Division before starting any land disturbing activity and again not more than five days after project completion.
6. Work must be complete on or before a date specified by the City. Requests for extensions must be made in writing.
7. Permittee shall keep a copy of the permit on site at all times.
8. Permittee shall coordinate with the utility company to adjust the utility pedestal on the north side of the driveway.
9. The City or the Wisconsin Department of Natural Resources (WDNR) may revoke the permit for non-compliance.
10. The City Engineer reserves the right to stop work, amend or alter construction measures.

Attachments:

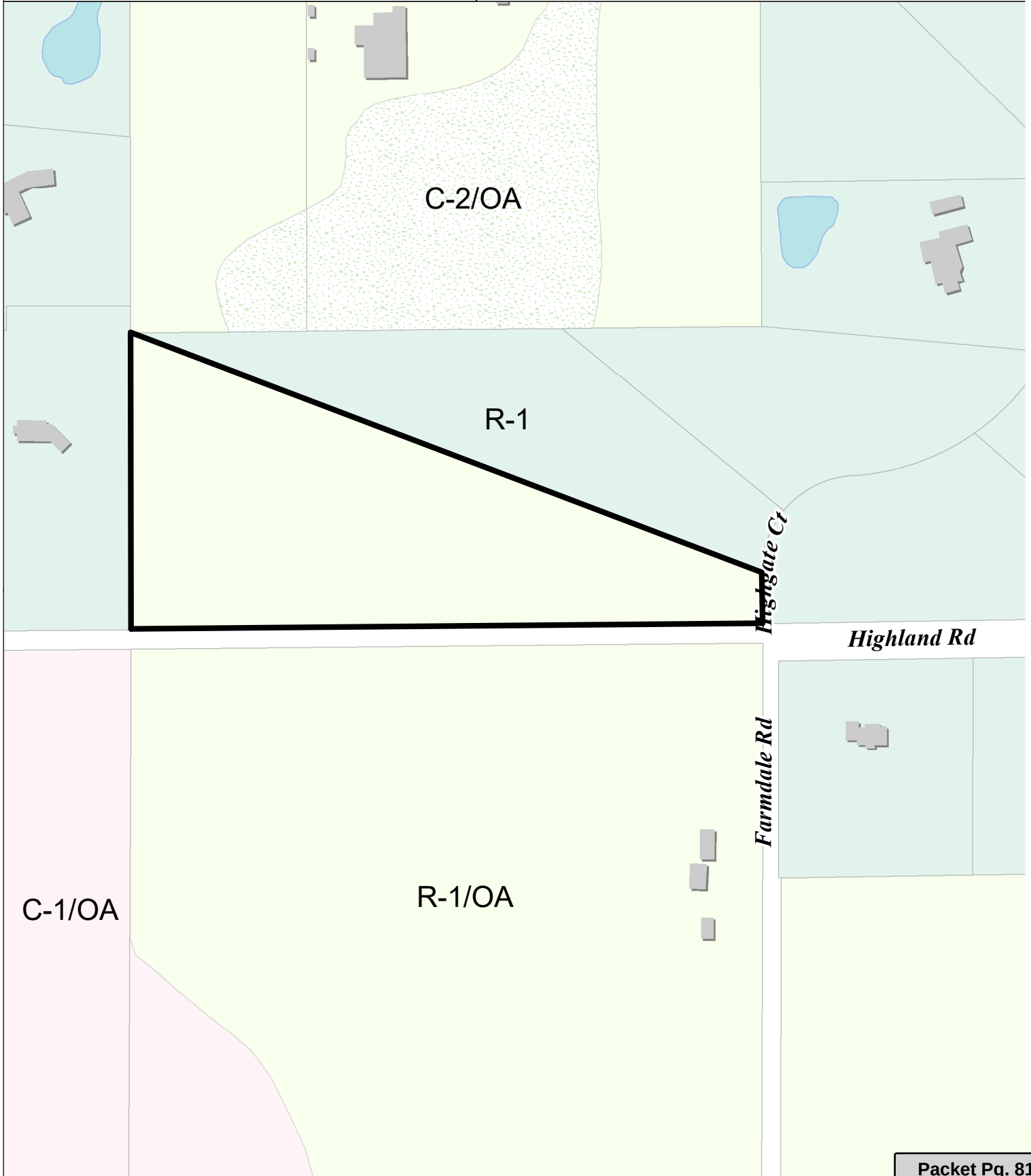
packet_03.12.18 (PDF)

ZHENGHAO WU

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_03.12.18 (3029 : Zhenghao Wu)



City of Mequon

11333 N. Cedarburg Road, 60W
Mequon, Wisconsin 53092
(262) 242-3100

Attachment: packet_03.12.18 (3029 : Zhenghao Wu)

FEB 28 2018

ENGINEERING DEPARTMENT
CITY OF MEQUON

Permit NO. _____
Date Filed _____
Exp. Date _____
Fees Paid _____

Engineering Department
Permit Application for Filling, Spoil Removal, Pond & Berm Construction or Grading
PLEASE PRINT CLEARLY

AGENT / CONTACT NAME: _____ PHONE #: _____

PROPERTY OWNER NAME: Zhenghao Wu PHONE #: 917-971-0018AGENT OR OWNER CONTACT ADDRESS: 12813 N. Highgate Ct
Mequon, WI 53097LOCATION OR ADDRESS OF WORK SITE: same as above

Or: DESCRIPTION _____ 1/4 SECTION _____ T9N, R _____ E

TAX KEY NO. _____

SUBDIVISION _____ LOT _____ BLOCK _____

ESTIMATED DATE OF COMPLETION: August 1, 2018REASON FOR FILL/REMOVAL/EXCAVATION Need to redo rough grading due to erosion
prior to landscapingName of contact other than applicant: Jerry McClain (Landscaper) PHONE #: 414-254-0705**FEE COMPUTATION**TOTAL CUBIC YARDS TO BE DEPOSITED/REMOVED/EXCAVATED 7000 C.Y.

(Over 1000 cubic yards requires Planning Commission approval)

(Berm greater than 4 1/2' in height requires Planning Commission approval)

(Separate application to the next available Planning Commission meeting is necessary)

\$60.00 – 0 – 250 C.Y.

\$120.00 – 250 C.Y. – 1,000 C.Y.

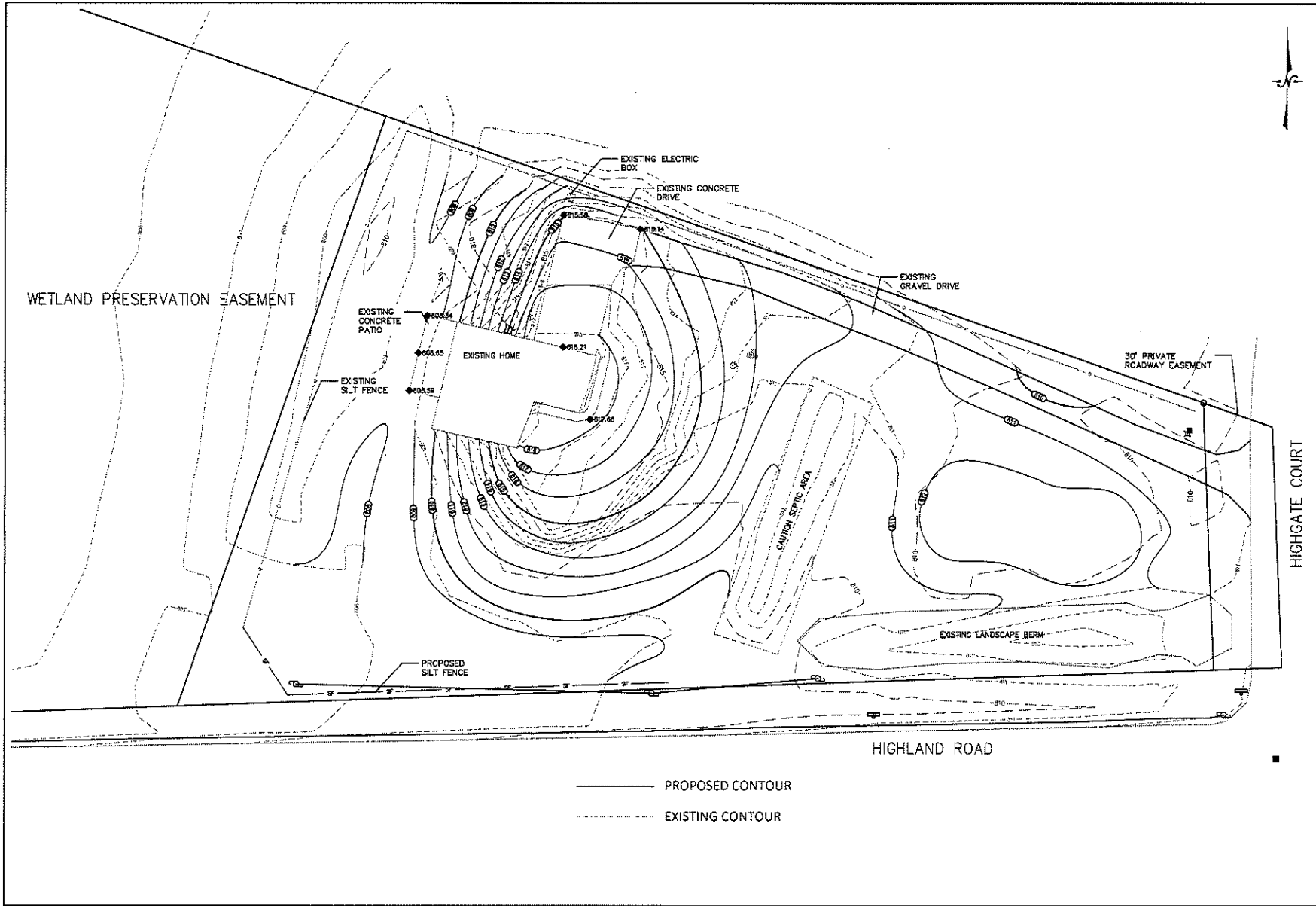
\$240.00 – 1,001 C.Y. – 5,000 C.Y.

\$360.00 – 5,001 C.Y. – 10,000 C.Y.

\$480.00 – OVER 10,001 C.Y.

SIGNED: [Signature]
OWNER - AGENTDATE: 1/6/2018ADDRESS 12813 N. Highgate CtCITY Mequon STATE WI ZIP 53097

} \$ N/A since already
paid at prior meeting
which was tabled.



ZHENGHAO WU
HIGDON, VT

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

GRADING PLAN	
REVISED	DATE
NO.	BY

ISSUED FOR REVIEW

PLAN DATE 10.06.16

DESIGNED BY PSD

SCALE 1" = 40'

PROJECT NO. 18.5003

SHEET NO. C200

PLANT DATE 10/10/2016 10:01 PM

Attachment: packet_03.12.18 (3029 : Zhenghao Wu)

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: March 12, 2018
SUBJECT: Pinnacle Engineering Group, LLC for Jim Forester. The applicant is seeking rezoning, certified survey map and concept plan approval for the property located at 11649 N. Port Washington Road.

Applicant:	Pinnacle Engineering Group, LLC Jim Forester
Status of Applicant:	Agent
Requested:	Rezoning Recommendation Land Use Plan Amendment Final Land Division
Existing Use:	Office
Existing Zoning:	B-3 (Office) LTD (Limited Use Overlay) PUD (Planned Unit Development)
Proposed Zoning:	R-6/PUD
Proposed Land Use:	Residential Plex
Lot size:	5.98 acres
Location:	11649 N. Port Washington Road
Tax Key:	#15-019-04-011.00
District:	#2

Background:

The applicant is seeking a rezoning recommendation, land use plan amendment and certified survey map approval for the property located 11649 N Port Washington Road. The parcel contains two multi-tenant buildings as part of Phase I and Phase II of the Lexington Square Office development. There was an approved Phase III for the property that included three office buildings directly west of the Phase I & II development which was never developed. The current zoning of the property is B-3/PUD/LTD and the current Land Use Plan designation is Office. The applicant is requesting to rezone the Phase III portion of the property to R-6 (as shown on attached map – ‘Forester-Proposed Zoning’) and amend the Land Use Plan to Residential Plex. The existing PUD requirements for Phase I and Phase II will remain in effect. The rezoning is to allow for a residential plex development that includes eight units on 2.82 acres. The applicant is also requesting approval for a two lot CSM. Lot 1 is 3.15 acres and contains the existing buildings and Lot 2 is 2.82 acres for the proposed residential development.

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

- **Is the proposed rezoning consistent with existing and Surrounding Land Use Designations?** The Land Use Plan Map designates the site as Office. The proposed R-6 zoning classification would allow for residential plex. Other land use designations in the area

include Office, Residential Plex and Community Commercial. The area is a mix of land use categories with designations of Office, Commercial and Residential along the Port Washington Road corridor. The properties to the west (Eastbrook Estates), north (Aster Woods) and south (Oakwood Highlands) are all residential.

- **Is there a Public Interest?** There is a public interest in developing underutilized properties in Mequon. This particular parcel was approved as part of Phase III for the Lexington Square Office development for office buildings. Phase III never developed and the site remains vacant due to a lack of demand. Staff feels the rezoning to R-6 will provide a greater opportunity for the parcel to develop in a faster timeframe than under the B-3 zoning since the demand for side by side units in the area is greater.
- **Are there reasonable uses under existing zoning?**
There are a number of uses in the B-3 district that are reasonable for the site. Permitted uses include professional offices and services, business offices and services and financial, insurance and real estate offices and services. Since the site does not have frontage on Port Washington Road, there is a lack of visibility for prospective businesses.
- **Has there been a change in character or trend in development in area of proposal?**
While there has not been a change in character in the area, there has been investment in both new development and redevelopment. The area remains a mix of office, retail and residential uses. The rezoning will not change the character of the area. The R-6 and B-3 zoning districts are used as transitional buffers from commercial to single-family.

Concept Site Plan

The concept plan shows a total of three buildings on the proposed 2.82 acre lot. Two of the buildings are 3-unit and one is 2-unit. The proposed eight units density is 2.8 dwelling units / acres and meets the density requirement of the R-6 District, which allows up to four units per acre. The open space requirement for the Phase I and Phase II development is 30%. New developments require 40% open space. With the proposed CSM, Lot 1 would not meet the 30% open space requirement. Based on the existing PUD, staff calculated the open space requirement for the property as a whole (Lot 1 + Lot 2). The overall open space requirement was determined by taking the average open space requirement between the two lots (30% for Lot 1 and 40% on Lot 2). This resulted in an overall open space requirement of 34.7% for the site. The concept plan meets the open space requirement, showing an overall open space of 42% for both sites. The FAR requirement for the site is 30%. The site meets this requirement.

The applicant has indicated that the design of the buildings will be similar to the surrounding residential developments to fit in with the area. The concept plan shows individual access off W Eastbrook Drive for each unit in Building 1, similar to the Eastbrook development to the west. There is an existing tree line that will need to be removed to allow for this. The R-6 district standards require a 50 feet setback and 20 feet offset, the Commission has the authority to waive requirements through the PUD. Building 1 has a 30' setback which requires a setback waiver through the PUD and 41.1' offset to the west property line. Building 2 and Building 3 are located at the south end of the property and will share access of W Eastbrook Drive. Both buildings have a 30' offset to the west property line, which meets the R-6 requirement. Building 3 has a 30.1' setback which would require a setback waiver through the PUD. Staff is supportive of the setback waiver for Building 1 and Building 3. The setback is similar to and aligns with the setback of the Eastbrook development to the west. The buildings shall have a minimum 30 foot separation. The City Forester has conducted an inspection of the site and did not identify any specimen trees.

Certified Survey Map

The proposed certified survey map shows two lots. Lot 1 meets the B-3 requirements, requiring 1.5 acre minimum lot size and 150 minimum lot width and depth. Lot 2 meets the R-6 District, which requires a minimum of one acre lot and 150 minimum lot width and depth. The Land Use Plan designates adjacent properties Residential Plex, Residential 1-1.5 Acres. The surrounding properties are zoned residential and commercial. Planning staff understands Engineering will provide a full technical review of the CSM.

Engineering Report:

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

The conceptual plan details three buildings. Two buildings have site access on the south side of West Eastbrook Drive and the third building has three separate driveways on the north side of West Eastbrook Drive.

The alignment of the north driveways are in conflict with the median opening of Aster Wood Circle. The Engineering Division requires a shared access location for the north building that either is connected to Lot 1 or is as far east as practical to avoid the conflict with Aster Woods Circle. Connection to lot 1 would require a shared access easement and easement declaration documents to be recorded at the time of the CSM.

The south access of the five south units conflicts with the median on West Eastbrook Circle. The proposed drive shall include a driveway median to divert traffic onto Eastbrook Drive maintaining the traffic flow pattern and minimizing conflict points. The driveway shall be stop sign controlled.

There are no wetlands on site per the WDNR Surface Water Data Viewer.

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

The site proposes an increase in impervious surface in excess of one half acre and therefore requires a stormwater management plan (SWMP).

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

The CSM closes, however the bearings do not match the current bearing of the section line. In addition, the existing easements are required to be shown on the CSM including the sanitary sewer, watermain, electric, storm and any access easements. Proposed easements shall also be shown on the CSM and declaration documents recorded at the time of the CSM. The remnant parcel of West Eastbrook Drive shall be dedicated to the City of Mequon with the CSM.

Staff Recommendation:

Planning staff recommends approval of the rezoning to R-6 and Land Use Plan Map amendment to Residential Plex and certified survey map based on the following conditions:

1. Common Council action on the rezoning and Land Use Plan amendment.
2. Lot 1 and Lot 2 shall meet an open space ratio of 34.7% and FAR of 30%.
3. The applicant shall make any technical corrections to the final CSM.
4. The entire property is subject to the City of Mequon Tree Preservation Ordinance.

5. Final staff review and approval of CSM.
6. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2000 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 27).
7. Final review and approval of site and architectural design by Planning Commission.
8. Compliance with all requirements of the R-6 District, with the exception of setback waivers granted by the Planning Commission.
9. Final Condominium Plat approval by Planning Commission and Common Council.
10. A total of three buildings (3 units per building for two buildings and 2 units for one building) are permitted.
11. There shall be no less than 30 feet separation between buildings.
12. Architectural design of residential buildings shall comply with the Architectural Review Board's "Guidelines for Residential Structures".
13. Any substantial change to the general concept plans illustrated in the attached exhibits shall require the review and approval of the Planning Commission.
14. Engineering Division review and approval of grading, drainage, sanitary sewer, watermain, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
15. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
16. There shall be a shared access drive for the north building. If the access is shared with Lot 1 an access easement and easement declaration document is required.
17. There shall be a median aligned with the existing median at the south access. This driveway shall be stop sign controlled.
18. Connection to the City water and sanitary sewer is required.
19. Application for and approval of a City Filling and Excavating Permit.
20. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
21. The bearings on the CSM shall match the section line bearing.
22. The easements are required to be shown on the CSM including the sanitary sewer, watermain, electric, storm and any access easements.
23. Proposed easements shall be shown on the CSM and declaration documents recorded at the time of the CSM.
24. Engineering Division technical review and approval of the CSM is required.
25. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:

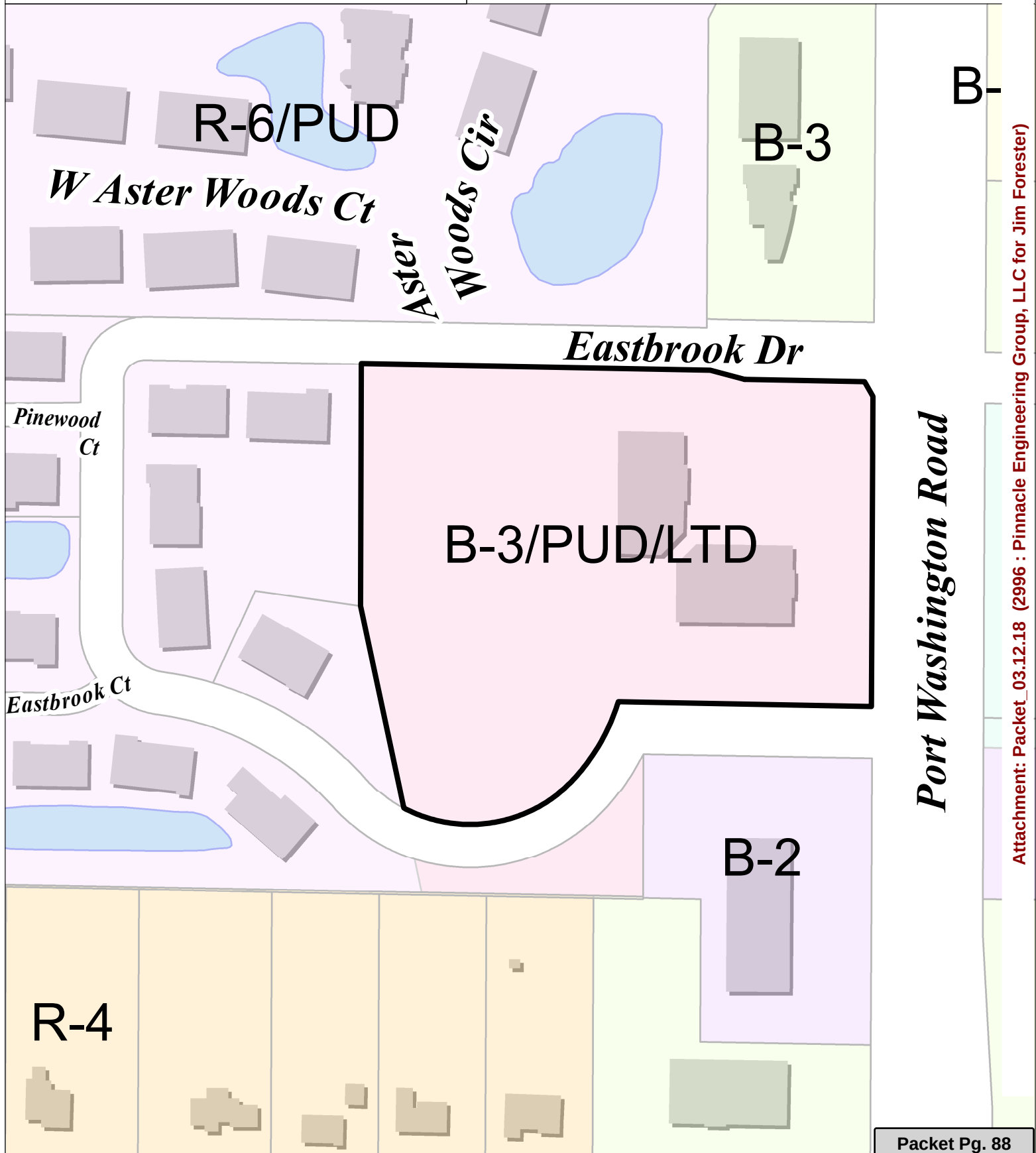
Packet_03.12.18 (PDF)

**Pinnacle Engineering
Group, LLC for Jim Forester**

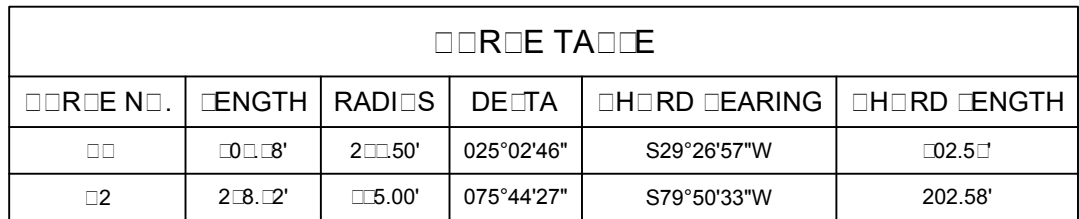
AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth 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.c.a



ENGINEERING | NATURAL RESOURCES | SURVEYING



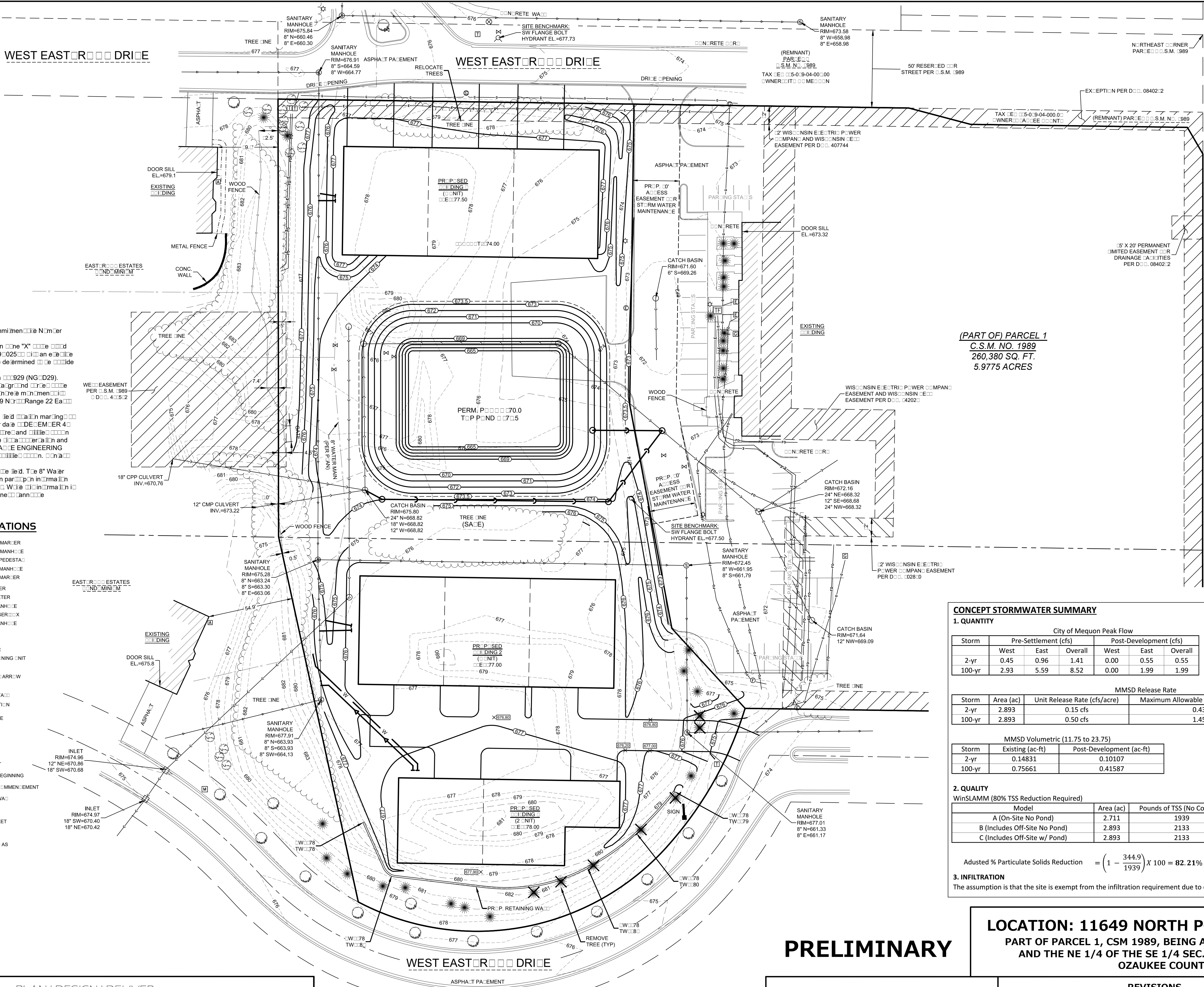
PROPOSED SITE PLAN

REVISIONS

REG JOB No. **1163.00**
 REG PM **ASZ**
 DATE **02/09/18**
 SCALE **1"=30'**

SHEET
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GENERAL NOTES

- [illegible]

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | | |
|---|-----------------------|-----|--------------------|-----------------------|
| ♂ | SANITAR: MANHÖE | ♂ | ⇄ | PTI: MAR:ER |
| ♂ | STÖRM: MANHÖE | ♂ | ⇄ | PTI: MANHÖE |
| ☐ | STÖRM: IN:ET | ☐ | TE | EPH: NE:PEDESTA☐ |
| ☐ | ☐EAN:OT | ☐ | TE | EPH: NE:MANHÖE |
| ☐ | ☐AT: H:ASIN | ☐ | TE | EPH: NE:MAR:ER |
| ☐ | ☐ATERA: | ☐ | TRANS: | ERMER |
| ☐ | ☐N: N:WV: MANHÖE | ☐ | E: E:ET: R:ETER | |
| ☐ | WE: | ☐ | E: E:ET: R:ETER | MANHÖE |
| ☐ | H:DRANT | ☐ | ACE: T: R:ISER:OX | |
| ☐ | WATER: A:UE | ☐ | ACE: T: MANHÖE | |
| ☐ | SPRIN: SPO:IT | ☐ | GA: S:AE | |
| ☐ | SPRIN: ER: A:UE | ☐ | GA: METER | |
| ☐ | WATER: SH:LT ☐☐☐ | ☐ | GA: MAR:ER | |
| ☐ | STANDPIPE | ☐ | AIR | ☐☐NOT: L:NING: NIT |
| ☐ | WATER: MANHÖE | ☐ | ENT | |
| ☐ | ☐☐☐ LIGHT | ☐ | DIRECT: NAT: ARROW | |
| ☐ | ☐IGHT: P:UE | ☐ | COM:PISTER | |
| ☐ | TRAIL: SIGNAL | ☐ | HAND: A:PT: STAO | |
| ☐ | ☐T: IT: P:UE | ☐ | SP:TE E: E:ATI: N | |
| ☐ | 6: WIRE | ☐ | ☐ | |
| ☐ | SIGN | ☐☐ | ☐ | ENTER: LINE |
| ☐ | MA:OX | ☐☐☐ | ☐ | ENTER: RETE |
| ☐ | ☐AG: P:UE | ☐☐☐ | ☐ | E: E:ATI: N |
| ☐ | ☐AS: ET: A:O: H:OP | ☐☐☐ | ☐ | IN: W:ERT |
| ☐ | ☐ARD | ☐☐☐ | ☐ | IN: N:MENT |
| ☐ | ER: SS: O:IT | ☐☐☐ | ☐ | POINT ☐☐☐BEGINNING |
| ☐ | IR: N: PIPE | ☐☐☐ | ☐ | POINT ☐☐☐COMMENT: ENT |
| ☐ | IR: N: RE:AR: R: D | ☐☐☐ | ☐ | RIGHT ☐☐☐WAO |
| ☐ | MAG: NAE | ☐☐☐ | ☐ | SE: N: S:ET: N |
| ☐ | SECTION: M: N: N:MENT | ☐☐☐ | ☐ | S: O:IT |
| ☐ | SE: N: MAR:ER | ☐☐☐ | ☐ | S: O:ARE: E:ET |
| ☐ | ☐N: IER: TREE | ☐☐☐ | ☐ | W: WITH |
| ☐ | DE: ID: O:O: TREE | ☐☐☐ | ☐ | ☐ |
| ☐ | ☐SH | ☐☐☐ | ☐ | ☐ |
| ☐ | WE:TH AND S: M:☐☐☐ | ☐☐☐ | ☐ | ☐ |

-
- Diagram illustrating the cross-section of a trench showing various utility lines and their relative positions:
- SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - ELECTRIC POWER LINE
 - TELEPHONE LINE
 - ELECTRIC TROLLEY LINE
 - OVERHEAD WIRES
 - RADIO TELEVISION
 - GAS MAIN
 - WETLANDS
 - TREE LINE
 - NO ACCESS

CONCEPT STORMWATER SUMMARY

1. QUANTITY

Storm	Pre-Settlement (cfs)			Post-Development (cfs)		
	West	East	Overall	West	East	Overall
2-yr	0.45	0.96	1.41	0.00	0.55	0.55
100-yr	2.93	5.59	8.52	0.00	1.99	1.99

MMSD Release Rate				
Storm	Area (ac)	Unit Release Rate (cfs/acre)	Maximum Allowable Release Rate (cfs)	Post-Development (cfs)
2-yr	2.893	0.15 cfs	0.43	0.55
100-yr	2.893	0.50 cfs	1.45	1.99

MMSD Volumetric (11.75 to 23.75)		
Storm	Existing (ac-ft)	Post-Development (ac-ft)
2-yr	0.14831	0.10107
100-yr	0.75661	0.41587

2. QUALITY

WinSLAMM (80% TSS Reduction Required)

Model	Area (ac)	Pounds of TSS (No Controls)	Pounds of TSS Remaining (w/ Controls)
A (On-Site No Pond)	2.711	1939	1939
B (Includes Off-Site No Pond)	2.893	2133	1939
C (Includes Off-Site w/ Pond)	2.893	2133	344.9

$$\text{Adjusted \% Particulate Solids Reduction} = \left(1 - \frac{344.9}{1939}\right) \times 100 = \mathbf{82.21\%}$$

3. INFILTRATION

The assumption is that the site is exempt from the infiltration requirement due to clay soils. Need to verify with soil testing.

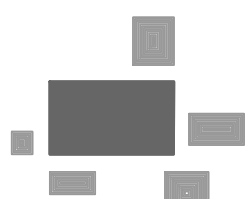
LOCATION: 11649 NORTH PORT WASHINGTON ROAD

PART OF PARCEL 1, CSM 1989, BEING A PART OF THE SE 1/4 OF THE NE 1/4
AND THE NE 1/4 OF THE SE 1/4 SEC. 19, T9N, R22E, CITY OF MEQUON,
OZAUKEE COUNTY, WISCONSIN

REVISIONS

[illegible]REG JOB No. 1163.00

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OF
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

CHICAGO | MILWAUKEE : NATIONWIDE



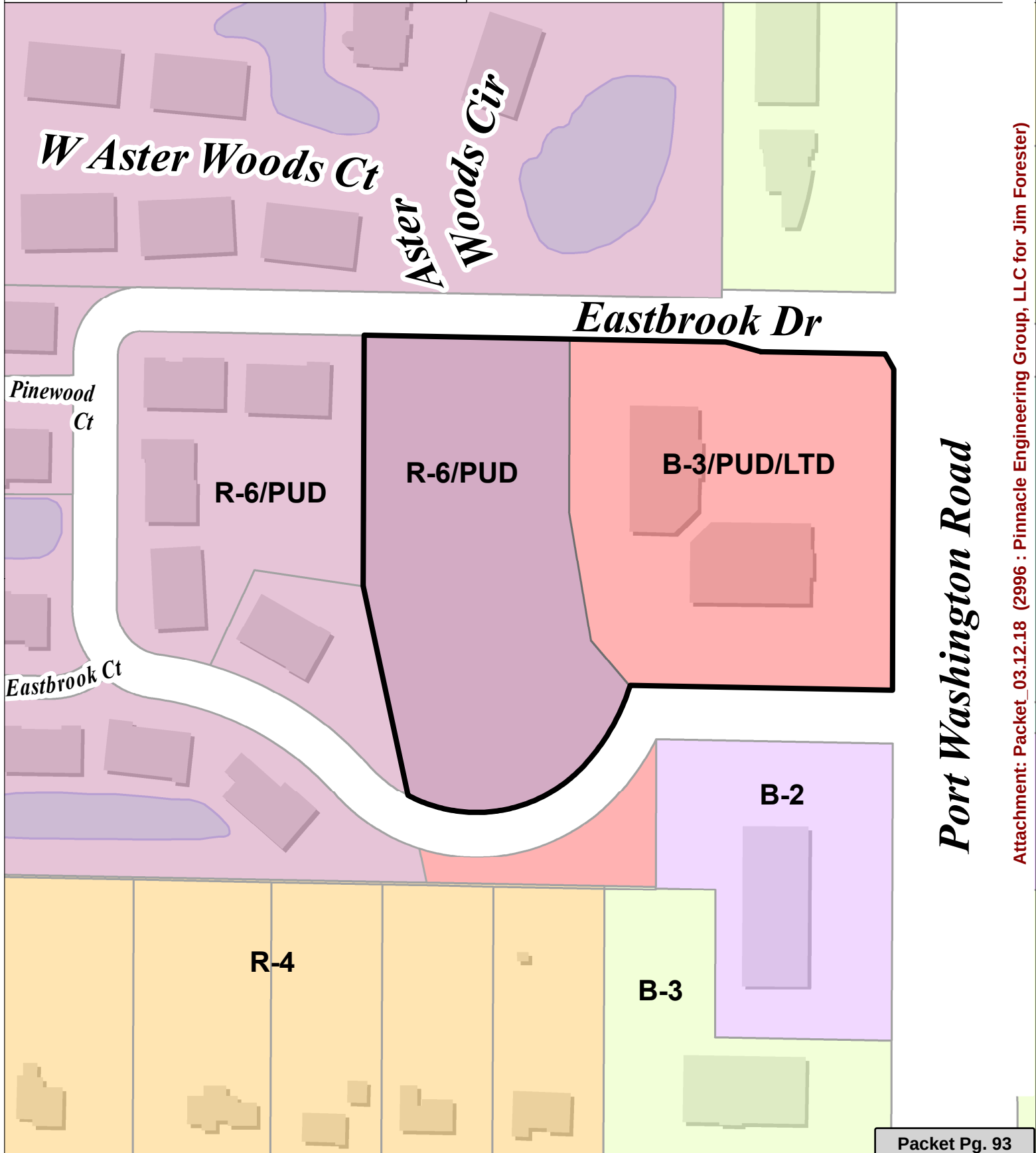
UTILITY PLAN

Forester - Proposed Zoning

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.)
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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.c.a



CERTIFIED SURVEY MAP NO. _____

Being a part of Parcel 1 of Certified Survey Map No. 1989, located in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin

LEGEND:

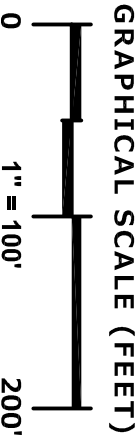
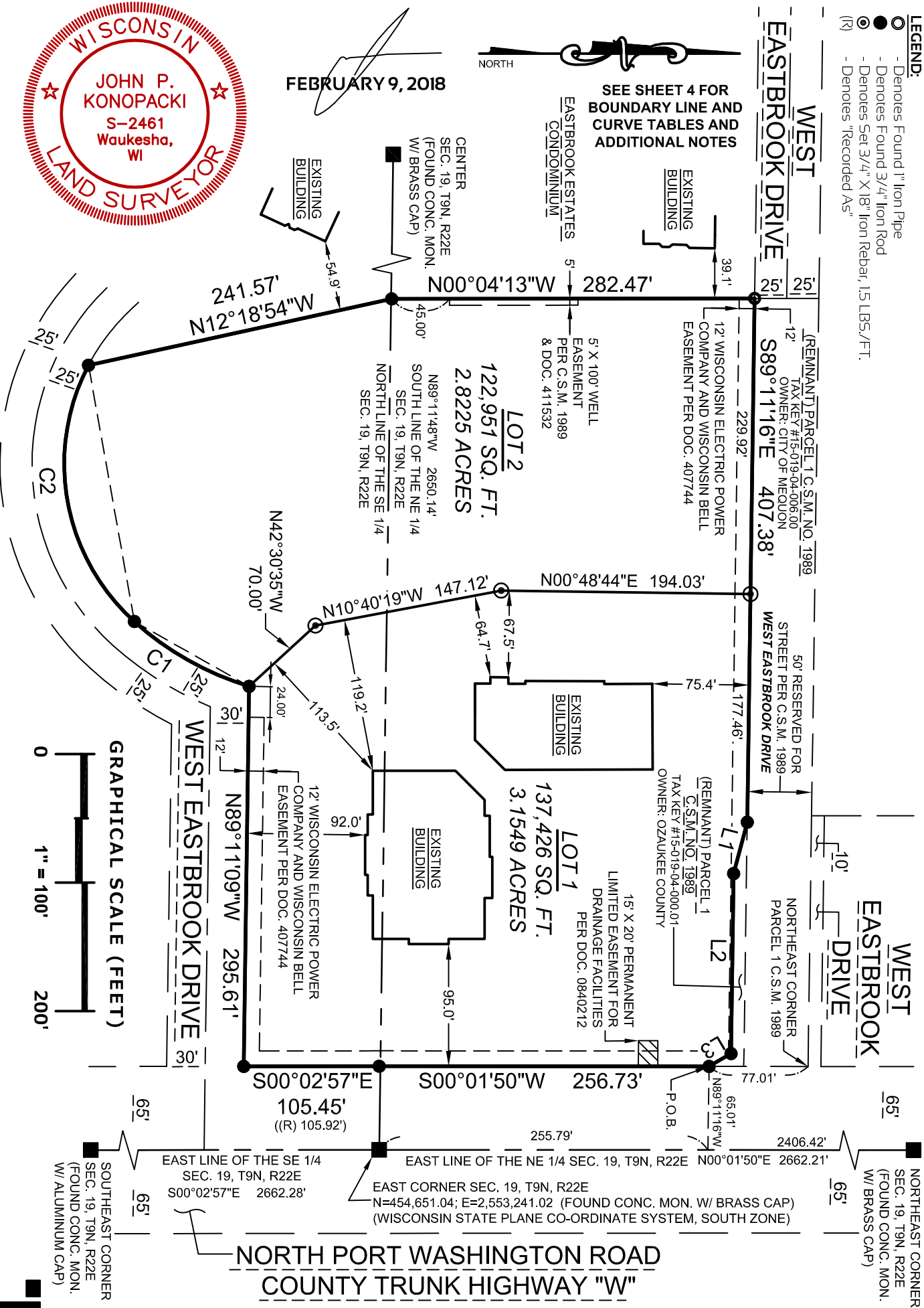
- - Denotes Found 1" Iron Pipe
- ⊙ - Denotes Found 3/4" Iron Rod
- ⊙ - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
- (R) - Denotes "Recorded As"



FEBRUARY 9, 2018



SEE SHEET 4 FOR
BOUNDARY LINE AND
CURVE TABLES AND
ADDITIONAL NOTES



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

Prepared for:
James Forester
1405 Capitol Drive
Pewaukee, WI 53072

Subject Property Zoning: B-3/PUD/LTD
Tax Key Number: 15-019-04-011.00

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

PEG JOB# 1163.00
SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. _____

Being a part of Parcel 1 of Certified Survey Map No. 1989, located in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, 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 that part of Parcel 1 of Certified Survey Map No. 1989, as recorded in the Register of Deeds office for Ozaukee County as Document No. 408408, located in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin described as follows:

Commencing at the East corner of Section 19;
Thence North 00°01'50" East along the east line of the Northeast 1/4 of said Section 19, 255.79 feet;
Thence North 89°11'16" West, 65.01 feet to the west right of way line of North Port Washington Road - County Trunk Highway "W" and the Point of Beginning;
Thence South 00°01'50" West along said west right of way line, 256.73 feet;
Thence South 00°02'57" East along said west right of way line, 105.45 feet to the north right of way line of West Eastbrook Drive;
Thence the following courses along said north right of way line of West Eastbrook Drive:
 North 89°11'09" West, 295.61 feet to a point on a curve;
 Southwesterly 103.38 feet along the arc of said curve to the right, whose radius is 236.50 feet and whose chord bears South 29°26'57" West, 102.56 feet to a point of compound curve;
 Southwesterly 218.11 feet along the arc of said compound curve to the right, whose radius is 165.00 feet and whose chord bears South 79°50'30" West, 202.58 feet to the east line of Eastbrook Estates Condominiums;
Thence North 12°18'54" West along said east line, 241.57 feet;
Thence North 00°04'13" West along said east line, 282.47 feet to the south line of a 50' Road Reservation for West Eastbrook Drive as described in Certified Survey Map No. 1989;
Thence South 89°11'16" East along said south line, 407.38 feet;
Thence South 75°12'03" East, 41.37 feet;
Thence South 89°11'16" East, 140.01 feet;
Thence South 30°13'55" East, 19.84 feet to the Point of Beginning.

Containing 260,377 square feet (5.9774 acres) of land more or less.

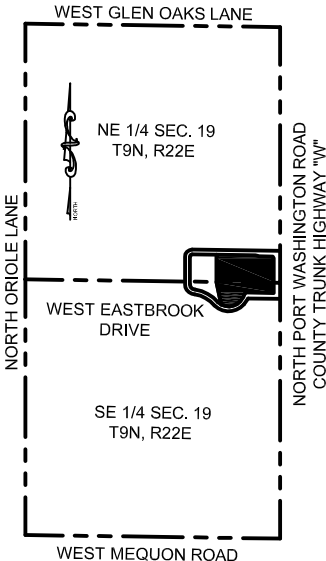
That I have made such survey, land division and map by the direction of 1520 LLC, owner of said land.

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 this certified survey map.

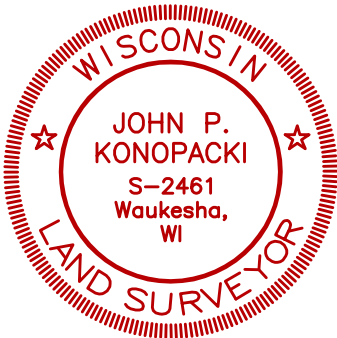
Date: FEBRUARY 9, 2018

VICINITY SKETCH
SCALE 1"=2000'





John P. Konopacki
Professional Land Surveyor S-2461



 Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

PEG JOB# 1163.00
SHEET 2 OF 4

CERTIFIED SURVEY MAP NO. _____

Being a part of Parcel I of Certified Survey Map No. 1989, located in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin

OWNER'S CERTIFICATE

1520 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.

1520 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 1520 LLC has caused these presents to be signed by James Forester, Managing Member, at _____, _____ County, Wisconsin, on this _____ day of _____, 2018.

In the presence of: 1520 LLC

James Forester, Managing Member

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2018, James Forester, Managing Member, of the above named 1520 LLC, to me known to be the persons who executed the foregoing instrument, and to me known to be such Managing Member of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

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

CONSENT OF CORPORATE MORTGAGEE

First Business Bank, 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 forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said First Business Bank, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2018.

Date President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2018, _____, 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: _____



FEBRUARY 9, 2018

 Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

PEG JOB# 1163.00
SHEET 3 OF 4

CERTIFIED SURVEY MAP NO. _____

Being a part of Parcel I of Certified Survey Map No. 1989, located in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 19, 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 _____, 2018.

Date

Dan Abendroth, Chairman

Date

Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Mequon, Wisconsin, on this _____ day of _____, 2018.

Date

Dan Abendroth, Mayor

Date

Caroline Fochs, City Clerk

NOTES:

- All measurements have been made to the nearest one-hundreth 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 19, Township 9 North, Range 22 East has a bearing of N00°01'50"E as shown on Certified Survey Map No. 1989.
- The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55089C0256F with an effective date of DECEMBER 4, 2007. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	103.38'	236.50'	025°02'44"	S29°26'57"W	102.56'	S16°55'35"W	S41°58'19"W
RECORDED AS			(025°02'46")				
C2	218.11'	165.00'	075°44'21"	S79°50'30"W	202.58'	S41°58'19"W	N62°17'20"W
RECORDED AS			(218.12')	(075°44'27")	(S79°50'33"W)		

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S75°12'03"E	41.37'
L2	S89°11'16"E	140.01'
L3	S30°13'55"E	19.84'



FEBRUARY 9, 2018



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

PEG JOB# 1163.00
SHEET 4 OF 4

Attachment: Packet_03.12.18 (2996 : Pinnacle Engineering Group, LLC for Jim Forester)



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 12, 2018
SUBJECT: Gregory Thompson. The applicant is seeking building and site plan and certified survey map approval for a proposed 12,5000 sq. ft. office/warehouse (divided into 5 separate buildings) to be used as storage units for the property located at 5715 W. Donges Bay Road (in the Donges Bay Corporate Park).

Applicant: Gregory A. Thompson
Status of Applicant: Owner (contract to purchase)
Requested: Building/Site Plan
Final Land Division
Existing Zoning: B-5 (Light Industrial)
C-2 (General Conservancy)
Land Use Plan: Industrial
Lot size: 63.08 acres
Location: 5715 W. Donges Bay Road
Tax Key: #14-035-06-012.00
District: #4

Background: The applicant is requesting building and site plan approval for five buildings in the Donges Bay Corporate Park at 5715 W Donges Bay Road and approval for a three-lot certified survey map of 63.08 acres. The CSM would create three lots; Lot 1 is 4.24 acres, Lot 2 contains all the proposed structures and is 1.597 acres; Lot 3 is 57.24 acres.

StorageShopUSA development, which has 17 locations in Wisconsin, provides storage units for uses such as hobby studios, contractor offices and storage. Once constructed, a condominium association for units is formed and the units can then be bought and sold conventionally. Most similar uses in the City fall within permitted uses in the B-5 district under professional offices and services, wholesaler, and distribution uses. Some of the uses listed for the operations of StorageShopUSA would be considered conditional uses and require CUG approval from the Planning Commission. Therefore, approval by the Planning Commission, for any uses that are considered conditional uses, is required prior to occupancy for those uses.

B-5 District Standards: The following table compares the proposed plan to the B-5 district standards:

District Regulations:	B-5:	Proposed Use:
Minimum Lot Area:	1 acre	1.597 acres
Minimum Lot Width:	150 feet	204 feet

Building Size:	N/A	12,580 sq. ft.
Open Space Ratio:	40%	68.7%
Maximum FAR:	30%	18%
Maximum Building Height:	50 feet	24 feet
Building Setback	60 feet	60.5 feet
Building North Side Yard Offset:	20 feet	23.5 feet
Building South Side Yard Offset:	20 feet	21.04 feet
Building West Side Yard Offset:	20 feet	40 feet
Minimum Parking Setback:	25 feet	107 feet
Minimum Parking Offset:	20 feet	60 feet
Off-Street Parking:	TBD	20 stalls

Site Plan:

Five buildings are proposed for the site. Each building will have two units for a total of 10 units. The applicant is proposing 20 parking spaces, four per tenant space. Parking requirements depend on use and will be determined at the time of occupancy as specific users are identified. A dumpster pad is proposed at the end of the driveway. Dumpster enclosure details must be submitted for review and approval. Access to the site is provided by a driveway connection to Baldev Court. The site plan shows two buildings to the north of the driveway and three buildings to the south. The buildings have a 10 foot separation.

Building Design:

Three of the proposed buildings are 2,500 square feet and two buildings are 2,450 square feet. Each building has two units (~1,250 SF), each with their own 12'x13' overhead door. Each unit will have space for an office and plumbing for a bathroom addition if desired by each owner. The proposed one-story structure is designed with light gray and light tan LP SmartSide with 7 inch reveals and brick accents. The materials and design creates a plex style development which the applicant has indicated makes the property more attractive and affordable to individuals compared to traditional multi-tenant buildings. Instead of the proposed brick column accents, staff recommends the brick accent be utilized as a basecourse for a minimum of four foot. The Type "B" building does incorporate more brick on the street facing east elevations of Building 1 and Building 2, which staff supports. Staff also recommends the prohibition of metal awnings. The applicant has indicated an unwillingness to make these minor changes to the building as the model and designs are pertinent to the brand and business plan.

Lighting Plan:

The proposed lighting plan shows 10 wall packs and 10 lights with a total lumen of 21,000 which meets the lighting output standards. All fixtures shall be classified as full cutoff. The submittal of cut sheets for the proposed lighting is required as a condition of approval.

Landscaping Plan:

The proposed landscaping plan shows the removal of one street tree. The applicant has not confirmed which specific street will be removed. As a condition of approval, the applicant shall address which street tree is to be removed and shall replace the tree per City Forester recommendation. The landscape plan shows spruce trees at 6 feet. A revised plan shall show these at a minimum of seven feet per code. The applicant has indicated that there is existing landscaping along the west property line that acts as a buffer between this development and the residential properties to the west. This existing landscaping shall be shown on the revised landscape plan to determine if any additional landscape is required.

Certified Survey Map

The proposed CSM is consistent with the current zoning designation of B-5, requiring one (1) acre minimum lot size and 150 minimum lot width and depth. The Land Use Plan designates adjacent properties Industrial and Critical Environmental. The surrounding properties are zoned Industrial. The site is currently vacant. Access to the lots will be gained off Baldev Court. A drainage easement runs along the west property line and will be included on Lots 1, 2 and 3. An existing storm water detention easement is shown on Lot 3. The wetland delineation from November 9, 2017 is identified on Lot 2. A copy of the wetland delineation report from November 9, 2017 shall be submitted to determine the wetland setback requirement. Planning staff understands Engineering will provide a full technical review of the CSM.

Engineering Report:

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

The conceptual plan details five buildings with site access to Baldev Court. The driveway access is proposed through an existing wetland. The wetland delineation report, and wetland fill permit from the WDNR are required prior to approval of the driveway access or any building permits.

The site is located within the City's sewer service area and connection to the public sewer and water utility is required. The sanitary sewer shall connect to the existing manhole or the existing 6" sanitary sewer lateral. The watermain shall be bored or directionally drilled across the street. No pavement cuts are allowed per the City of Mequon Standard Specifications for Land Development.

The site proposes an increase in impervious surface in excess of one half acre and site disturbance of greater than an acre therefore requires a stormwater management plan (SWMP). The Donges Bay Corporate Park included some stormwater management that met the criteria of the time period. The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

The CSM does not close and several errors in the legal description including bearings and distances. The CSM is required to be corrected prior to recording.

Staff Recommendation:

Planning staff recommends approval of the building and site plan and certified survey map based on the following condition(s):

1. All ground or roof-level mechanical equipment shall be well screened from public view with screening or landscaping.
2. Dumpster enclosure details to be submittal and approved by staff.
3. Submittal of a revised lighting plan that includes cut sheets for staff review and approval. All fixtures shall be classified as full cutoff.
4. Revised elevations showing a minimum 4' base course on each of the buildings and fabric awnings.
5. The landscaping plan shall be updated to address size of proposed spruce to be shown at 7' and to show the existing landscaping along the west property line.
6. Approval for conditional use grant is required prior to occupancy for those uses which are considered Conditional Uses in the B-5 District.
7. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
8. Planning staff review and approval of final site, landscaping, dumpster, lighting and elevation plans prior to the issuance of permits.
9. The applicant shall make any technical corrections to the final CSM.
10. Compliance with the Tree Preservation Ordinance.

11. Final staff review and approval of CSM.
12. Connection to the City water and sanitary sewer is required.
13. The sanitary sewer connection shall be to the existing 6" lateral or the existing manhole.
14. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2000 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 27).
15. Applicant shall provide the wetland delineation report.
16. Applicant shall provide wetland fill approval from the WDNR.
17. Engineering Division review and approval of grading, drainage, sanitary sewer, watermain, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
18. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
19. Application for and approval of a City Filling and Excavating Permit.
20. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
21. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

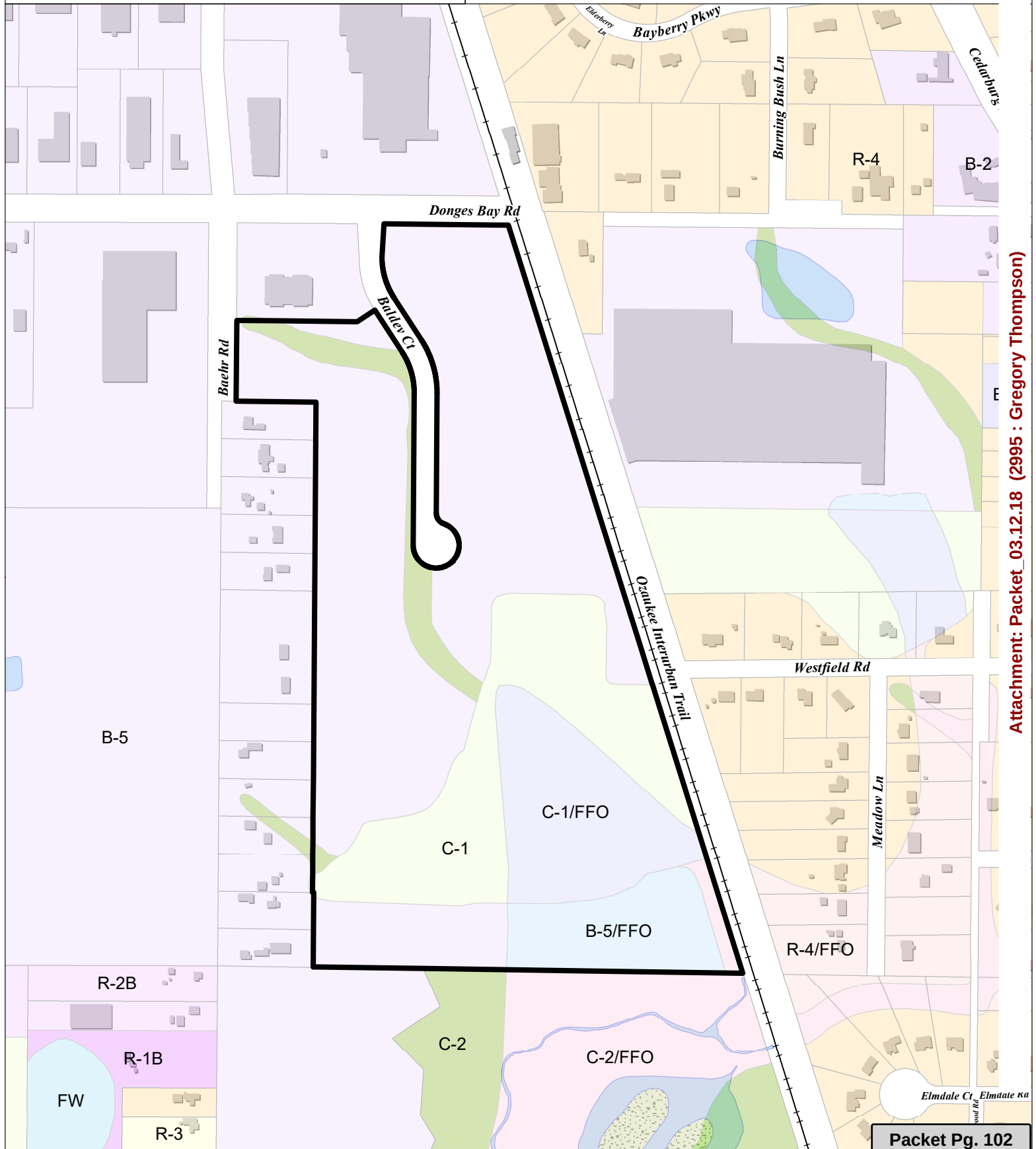
Attachments:

Packet_03.12.18 (PDF)

Gregory Thompson

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.d.a



Attachment: Packet_03.12.18 (2995 : Gregory Thompson)

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

RE: Plan Commission Application
StorageShopUSA™ - Mequon
Baldev Ct, Donges Bay Corporate Park

February 12, 2018

Accompanying this letter are plans and specifications necessary to construct 12,500 square feet (sf) of office/warehouse space on a 1.58 acre site in the Donges Bay Corporate Park. Unique to this project, the space is physically divided into five (5) separate buildings each having 2500 sf. From there, each building has two (2) - 1250 sf units. The simple contrast is that, the space between the buildings, serves as the fire separation distance equivalent to, if not better than, other fire rated wall assemblies required when the units are all in one building. The separation provides more natural light, less complex construction, attracts more owners (as opposed to renters), and creates a “duplex” style commercial property attractive and affordable to many more people than what one large multi-space building can offer.

The proposed CSM, site plan, and building plans are consistent with the trademarked and copyrighted StorageShopUSA™ developments located throughout Wisconsin. Currently there are 17 locations, and over 280 units with hundreds of owners. Once constructed, each location forms a condominium association of individual owners. StorageShopUSA – Mequon Unit Owners Association will be formed pursuant to Wis. Stats. § 703. The only advantage the condominium offers is that, by creating tax parcel numbers, the units can be bought or sold conventionally.

Enclosed are screen shots of the StorageShopUSA™ website explaining the concept and highlighting various potential users. The project is located in the B-5 zoning district. The proposed uses will be consistent with the attached list of current and past uses of the StorageShopUSA™ units and in accordance with Sec. 58-298. - B-5 light industrial district (City of Mequon’s Code of Ordinances); none of the listed “conditional uses” in the B-5 zoning classification are proposed.

I am requesting that the project be placed on the March 12, 2018 Plan Commission agenda. This letter and the accompanying documents represent the complete packet sufficient and necessary for placement on the

agenda. If not, please consider the error an oversight and, contact me so I can deliver what is missing in a very timely fashion so as not to cause delay or confusion.

Thank you for your consideration and look forward to bringing this real estate product to the people in your community. It already has been well received as I have 7 of the 10 units reserved at the moment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregory A. Thompson', with a long horizontal flourish extending to the right.

Gregory A. Thompson, Owner

www.StorageShopUSA.com

6810 Cross Country Rd.

Verona, WI 53593

608 444 1515



Current/past uses for StorageShopUSA units - Jan, 2017

Security business
Storage/hobby
Property management/services
Unique car dealer/storage
Carpet cleaner
Wholesale electronics
Personal woodworking shop
Upholstery repair
Artist
Construction shop/builder/mason/heating/electric/etc
Internet business – sales
Fun play inflatables
Record album dealer/trader
Car window tinting
Business storage
Survey shop
Pool servicing
Blind sales and install
Private Race car shop/storage
Wine storage – climate controlled
Coffee distribution office
Soil testing service
Small bakery
Sign company
Salvation army – storage
Promotional products office and warehouse
“american pickers” trader
Window restoration
Car starters and tinting
General business office with storage

*****There are more but not able to keep track of them all. *****

- Generally speaking they are low traffic, low profile uses with a very small fraction of them having employees that work at the shop.
- We don't allow auto repair, welding, or woodworking for commercial purposes.
- There is NO outside parking or storage overnight.
- The condo documents explicitly say NO overnight sleeping in Unit is permitted.

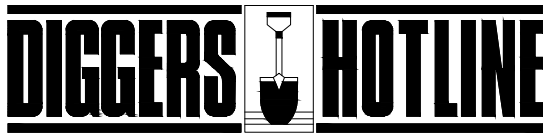


WYSER
ENGINEERING

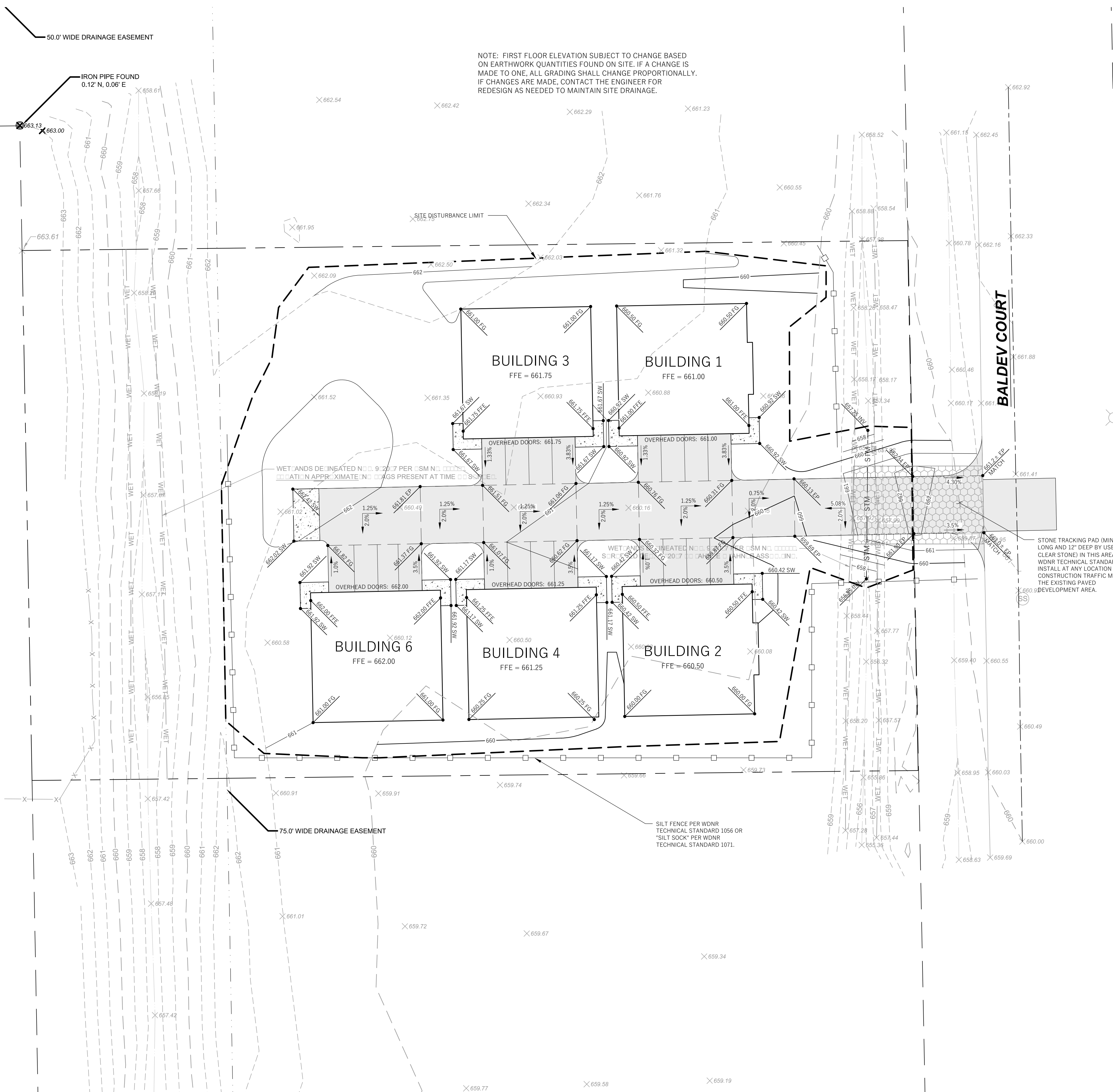
NORTH BALDEV COURT
MEQUON, WI 53092

STORAGESHOP USA - MEQUON
CITY OF MEQUON, OZAUKEE COUNTY, WI

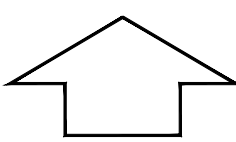
Sheet Title:
SITE PLAN

[illegible]

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LEGEND (PROPOSED)



NORTH

-
- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 660 PROPOSED MAJOR CONTOUR
- 661 PROPOSED MINOR CONTOUR
- STM PROPOSED STORM SEWER
- SILT FENCE
- 660.25 SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW

GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN, THE BENCHMARK SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MEQUON STANDARD SPECIFICATIONS.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wi.gov).
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
- ENGINEER / CITY OF MEQUON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MEQUON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
- DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
- SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER APPROVAL.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE MUNICIPAL EROSION CONTROL PERMIT AND FOLLOWING ALL APPLICABLE REQUIREMENTS.

GRADING, SEEDING & RESTORATION NOTES

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEEDDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
- RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
- MULCH SHALL BE WEED-FREE STRAW AND MULCH SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
- PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH.
- ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PLANT CLASS I TYPE B URBAN EROSION CONTROL MAT.
- ALL SLOPES EXCEEDING 5:1 SHALL USE PRESCRIPTIVE COMPLIANCE INCLUDING SLOPE INTERRUPTION PER WDNR TECH. STD. 1071. SLOPE STABILIZATION (PERMANENT SEEDING AND CLASS I, TYPE B EROSION MATTING ON SLOPES OR CLASS II, TYPE B MATTING IN DRAINAGE SWALES) AND LIMITING THE MAX PERIOD OF BARE SOIL TO 60 DAYS FOR LAND DISTURBANCE BETWEEN SEPTEMBER 16 AND MAY 1 AND 30 DAYS FOR LAND DISTURBANCE BETWEEN MAY 2 AND SEPTEMBER 15.

Revisions:		
No.	Date:	Description:
Graphic Scale		
Wyser Number	17-0498	
Set Type	PERMIT	
Date Issued	02/09/2018	
Sheet Number	C200	



1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTGUTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MEQUON STANDARD SPECIFICATIONS

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSLINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WADSPS, AND WODNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM BURST. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL REPAIRED PATCHING SHALL COMPLY WITH THE CITY OF MEQUON STANDARD SPECIFICATIONS FOR LAND DEVELOPMENT. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
15. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)(b) AND SPS 384.30(2)(c).
16. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
17. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
18. ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
19. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
20. INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
21. NO BLASTING SHALL OCCUR WITHIN 30 FEET OF ANY EXISTING UTILITIES
22. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE MUNICIPAL EROSION CONTROL AND STORMWATER ORDINANCE AT ALL TIMES.

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Graphic Scale	
Wyser Number	17-0498
Set Type	PERMIT
Date Issued	02/09/2018
Sheet Number	C300

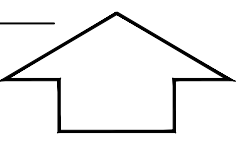
STORAGESHOP USA - MEQUON

CITY OF MEQUON, OZAUKEE COUNTY, WI

Sheet Title: UTILITY PLAN

NORTH BALDEV COURT
MEQUON, WI 53092

WYSER
ENGINEERING



NORTH

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StorageShopUSA™
Business and Storage Condominiums

Sheet Title:
LIGHTING PLAN

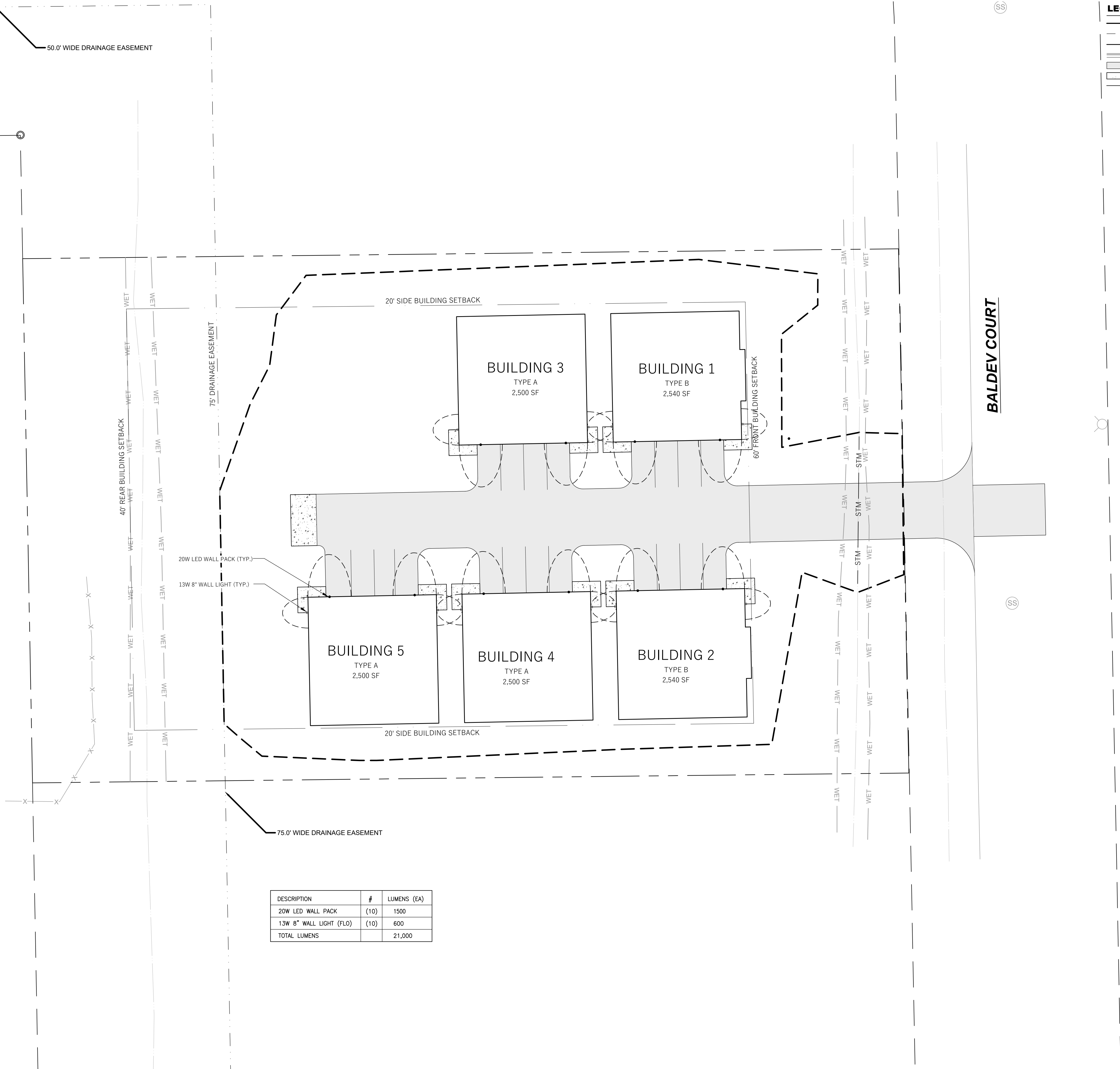
Graphic Scale

A horizontal scale bar with alternating black and white segments. The segments are labeled 0', 5', 10', 20', and 30' from left to right.

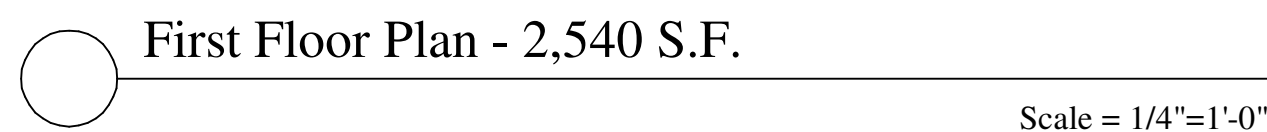
Wyser Number	
Set Type	PERMIT
Date Issued	02/09/2018
Sheet Number	E100

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DESCRIPTION	#	LUMENS (EA)
20W LED WALL PACK	(10)	1500
13W 8" WALL LIGHT (FLO)	(10)	600
TOTAL LUMENS		21,000



1	3'0x6'8 Alum. door w/ Metal frame with lever handles and Dead bolts
2	3'0x6'8 Solid core wood door with wood frame with lever handles
3	3'0x6'8 Solid core wood door w/ wood frame with lever handles and privacy locks
4	10'-0"x13'-0" Insulated over head door Thermacore 594 with wats-50 operator

- 1 3'-0"x40" Slider
Jeld-Wen Clad w/ Low-e insulated glass
- 2 3'-0"x30" Slider
Jeld-Wen Clad w/ Low-e insulated glass
- 3 4'-0"x3'-0" Slider
Jeld-Wen Clad w/ Low-e insulated glass
- 4 3'-0"x40" Slider
Interior window

Diagram 1 shows a cross-section of a roof assembly. From top to bottom, the layers are: 5/8" type "X" gypsum board with joints taped, 4 Mil vapor barrier, 5 1/2" FG batt insulation, 2x6 x 14" wood studs at 16" on center, 7/16" OSB board, exterior water vapor, and .044 Vinyl Siding.

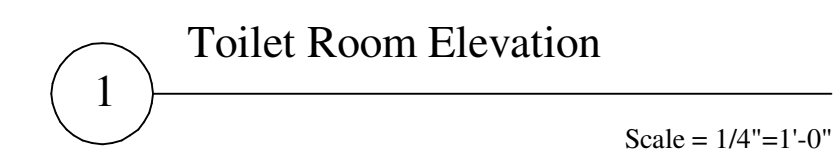
Diagram 2 shows a cross-section of a roof assembly. From top to bottom, the layers are: 5/8" type "X" gypsum board with joints taped, 4 Mil vapor barrier, 2x4 x 8" precut height wood studs at 16" on center, 3 1/2" FG batt insulation, and 5/8" type "X" gypsum board with joints taped.

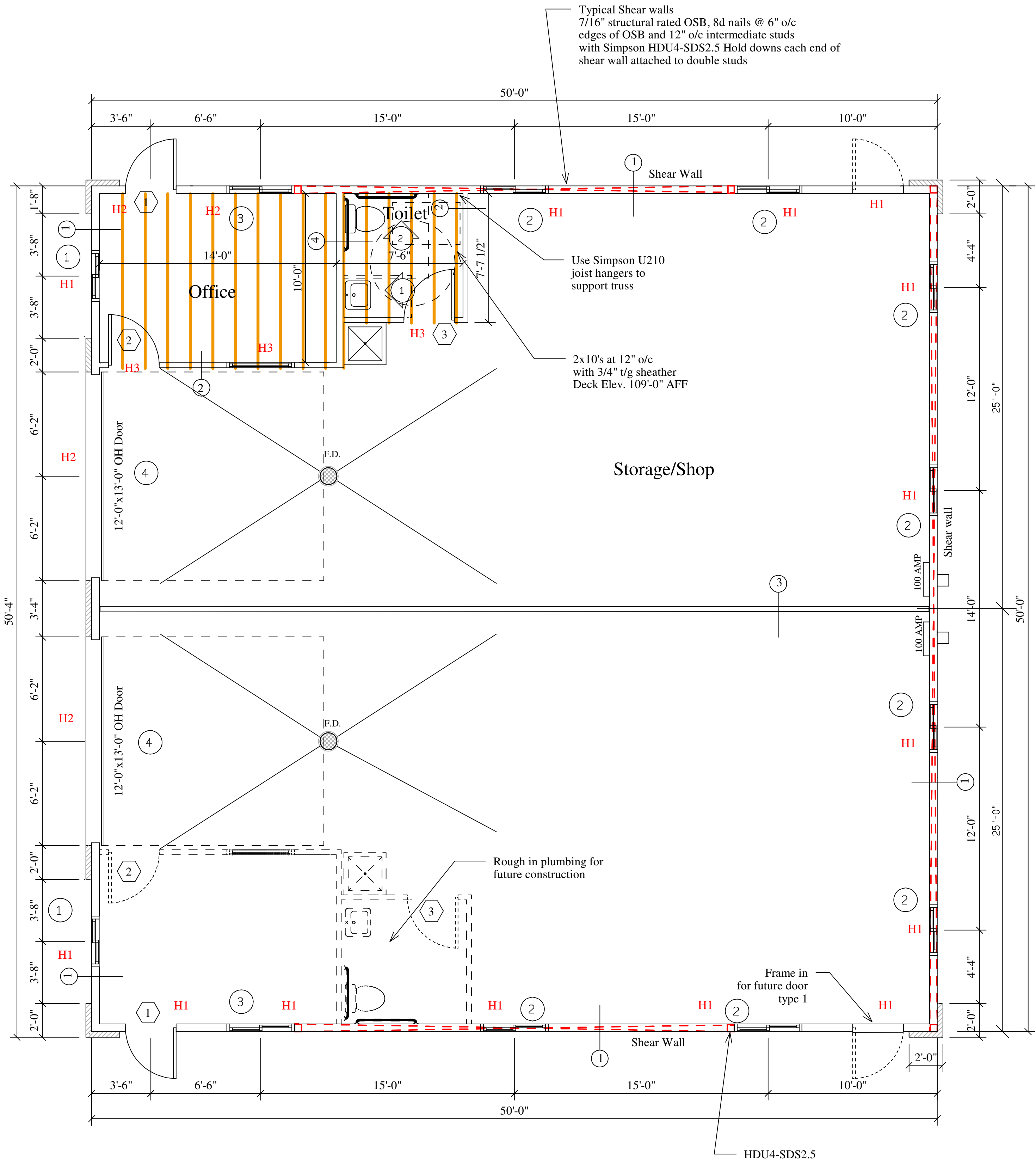
Diagram 3 shows a cross-section of a roof assembly. From top to bottom, the layers are: 5/8" type "X" gypsum board with joints taped, 2x4 x 14" wood studs at 16" on center, 3 1/2" FG batt insulation, and 5/8" type "X" gypsum board with joints taped.

Diagram 4 shows a cross-section of a roof assembly. From top to bottom, the layers are: 5/8" type "X" gypsum board with joints taped, 2x6 x 8" precut wood studs at 16" on center, 5 1/2" FG batt insulation, and 5/8" type "X" gypsum board with joints taped.

Mark	Size	Material	Remarks
H1	(2)2x10's	Hem-Fir #2	3
H2	(3)2x12's	Hem-Fir #2	3
H3	(2)2x10's	Hem-Fir #2	4

Note: "8d" = 8d common wire nail (0.131" dia. x 2 1/2" long)





Door Schedule

- 1. 3'0"x6'8" Alum. door w/ Metal frame with lever handles and Dead bolts
- 2. 3'0"x6'8" Solid core wood door with wood frame with lever handles
- 3. 3'0"x6'8" Solid core wood door w/ wood frame with lever handles and privacy locks
- 4. 10'-0"x13'-0" Insulated over head door Thermacore 594 with wats-50 operator

Window Schedule

- 1. 3'-0"x4'0" Slider Jeld-Wen Clad w/ Low-e insulated glass
- 2. 3'-0"x3'0" Slider Jeld-Wen Clad w/ Low-e insulated glass
- 3. 4'-0"x3'-0" Slider Jeld-Wen Clad w/ Low-e insulated glass
- 4. 3'-0"x4'0" Slider Interior window

Wall Schedule

- 1. 5/8" type "X" gyp. bd. with joints taped, 4 Mil Vapor barrier, 5 1/2" FG batt insulation, 2x6 x 14' Wood studs at 16" o/c, 7/16" OSB board, Exterior water vapor, .044 Vinyl Siding
- 2. 5/8" type "X" gyp. bd. with joints taped, 4 Mil. vapor barrier, 2x4 8' precut hgt. wood stds at 16" o/c, 3 1/2" FG batt insulation, 5/8" type "X" gyp. bd. with joints taped
- 3. 5/8" type "X" gyp. bd. with joints taped, 2x4 x 14' Wood stds at 16" o/c, 3 1/2" FG batt insulation, 5/8" type "X" gyp. bd. with joints taped
- 4. 5/8" type "X" gyp. bd. with joints taped, 2x6 8' precut wood stds at 16" o/c, 5 1/2" FG batt insulation, 5/8" type "X" gyp. bd. with joints taped

Header Schedule

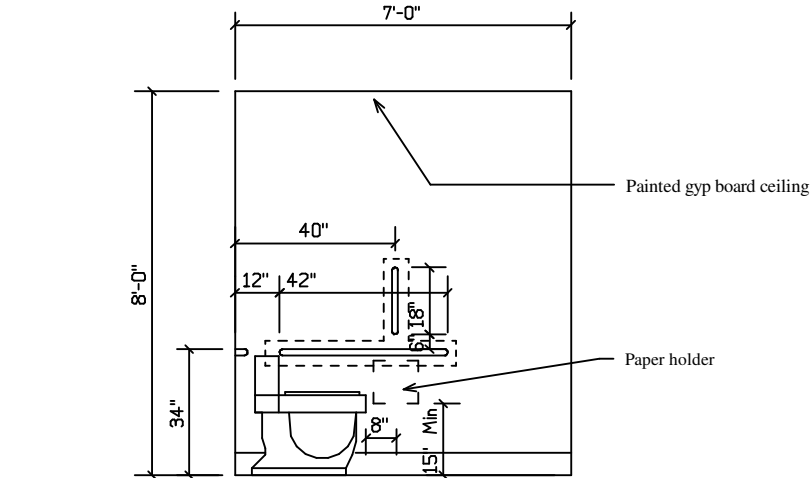
Mark	Size	Material	Remarks
H1	(2)2x10's	Hem-Fir #2	3
H2	(3)2x12's	Hem-Fir #2	3
H3	(2)2x10's	Hem-Fir #2	4

- Notes:
1. Headers shown at bearing wall locations only.
 2. Headers at non-bearing walls to be (1)2x flat
 3. (2) 2x6 SPF Construction grade Shoulder studs each side
 4. (2) 2x4 SPF Construction grade Shoulder studs each side

Shear Wall Notes

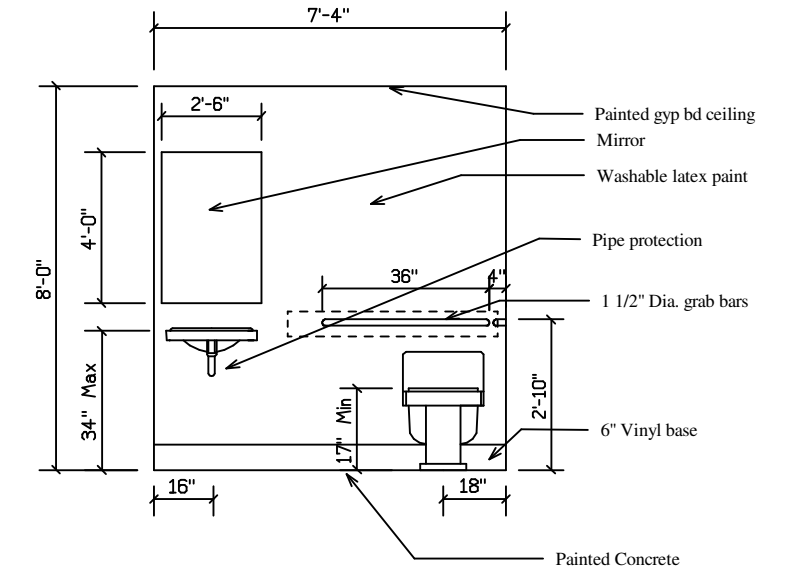
1. Use 7/16" Structural 1 rated plywood or OSB
2. Solid blocking at all seams. Fasten with 8d nails at 6" o/c at edges of plywood and 12" o/c at intermediate studs.
3. Use (2)2x6 studs continuously nailed together, or (1)4x6 post at each end of shear wall
4. Install a Simpson HDU4-SDS2.5 holddown at each end of the shear wall w/ 5/8" dia. A36 threaded rod x 8" min. embedment into thickened edge slab and Simpson SET adhesive.
5. Fasten bottom plated of all exterior walls to concrete with 1/2" dia. x 6" Simpson Titen HD screw anchors w/ 1 1/2" dia. washer at 48" o/c

Note: "8d" = 8d common wire nail (0.131" dia. x 2 1/2" long)



2 Toilet Room Elevation

Scale = 1/4"=1'-0"



1 Toilet Room Elevation

Scale = 1/4"=1'-0"

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

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Concepts
in
Architecture, LLC

Proposed for: StorageShopUSA
Greg Thompson - Owner

Address: 6810 Cross Country Road
Verona, WI 53593
Phone 608.444.1515

Project: StorageshopUSA
Address: City of Mequon, WI

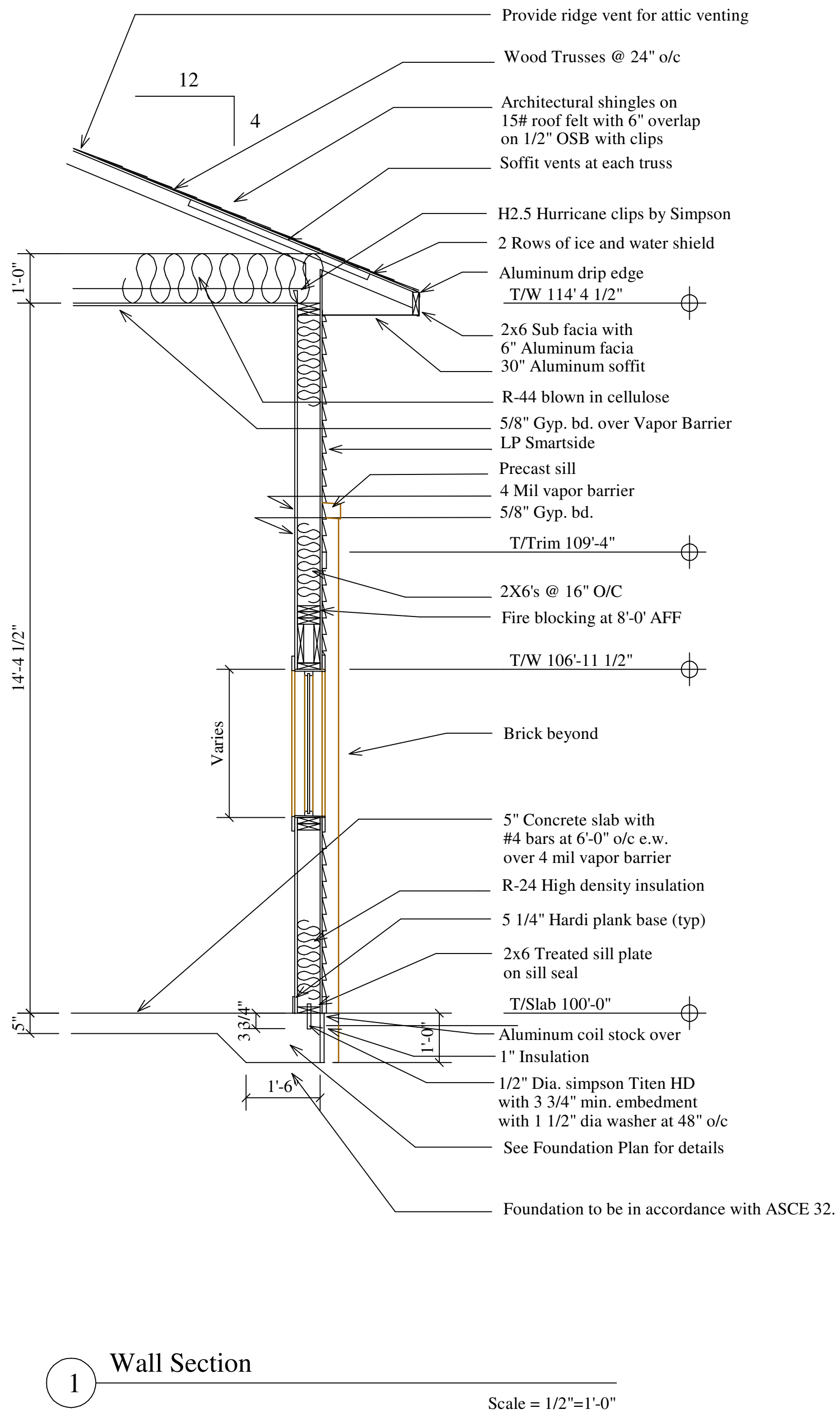
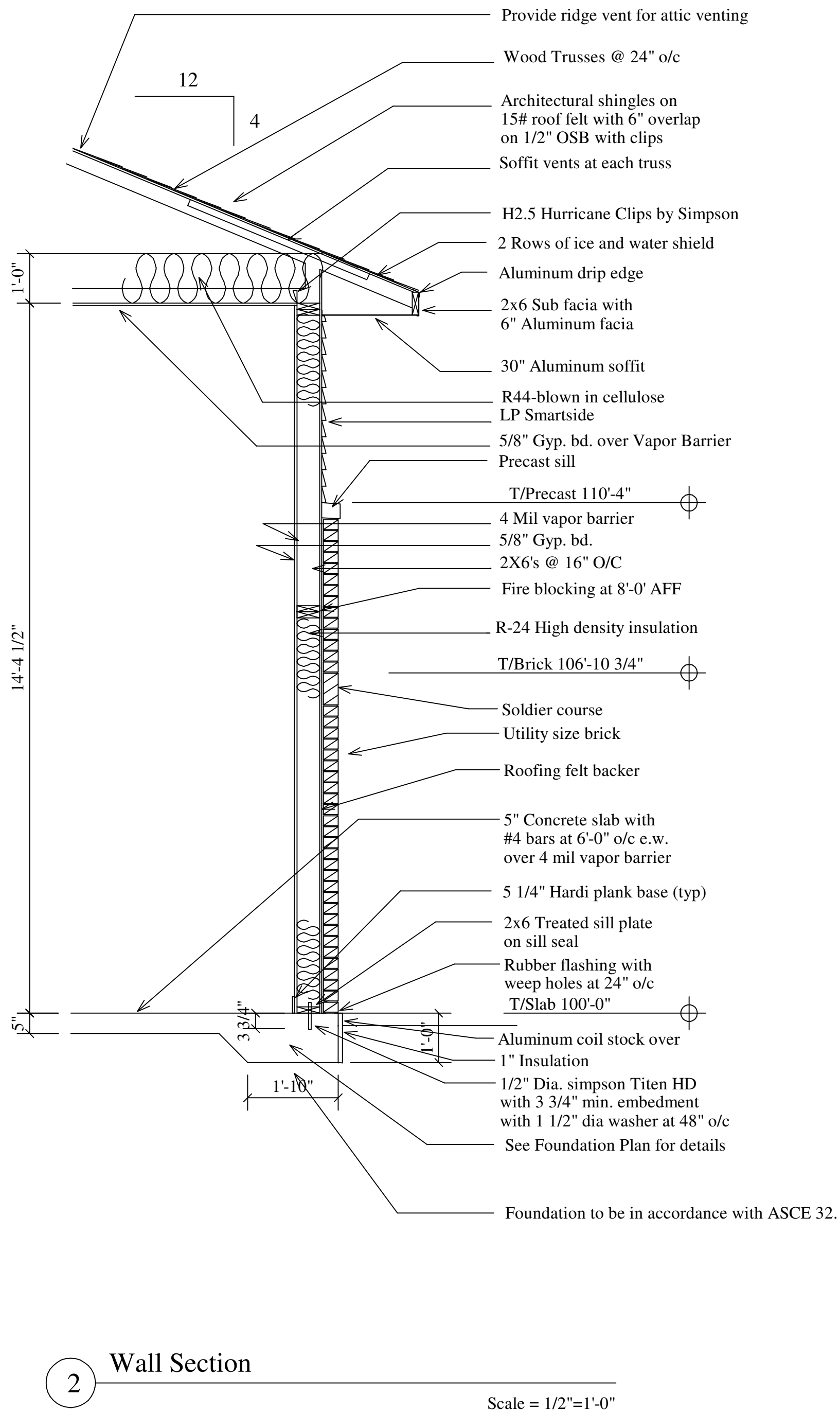
Sheet Title: First Floor Plan

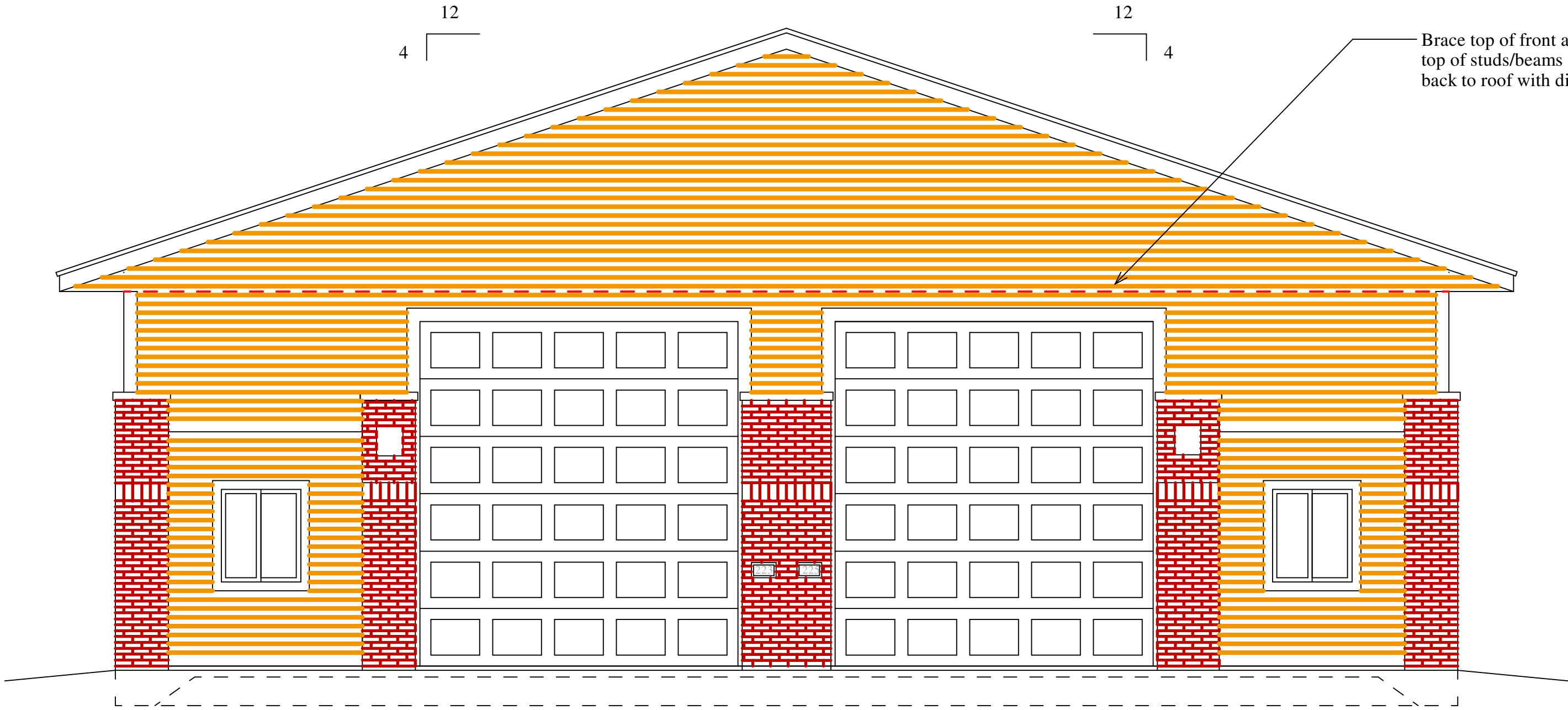
Date: 02-07-2018

Scale: As Noted

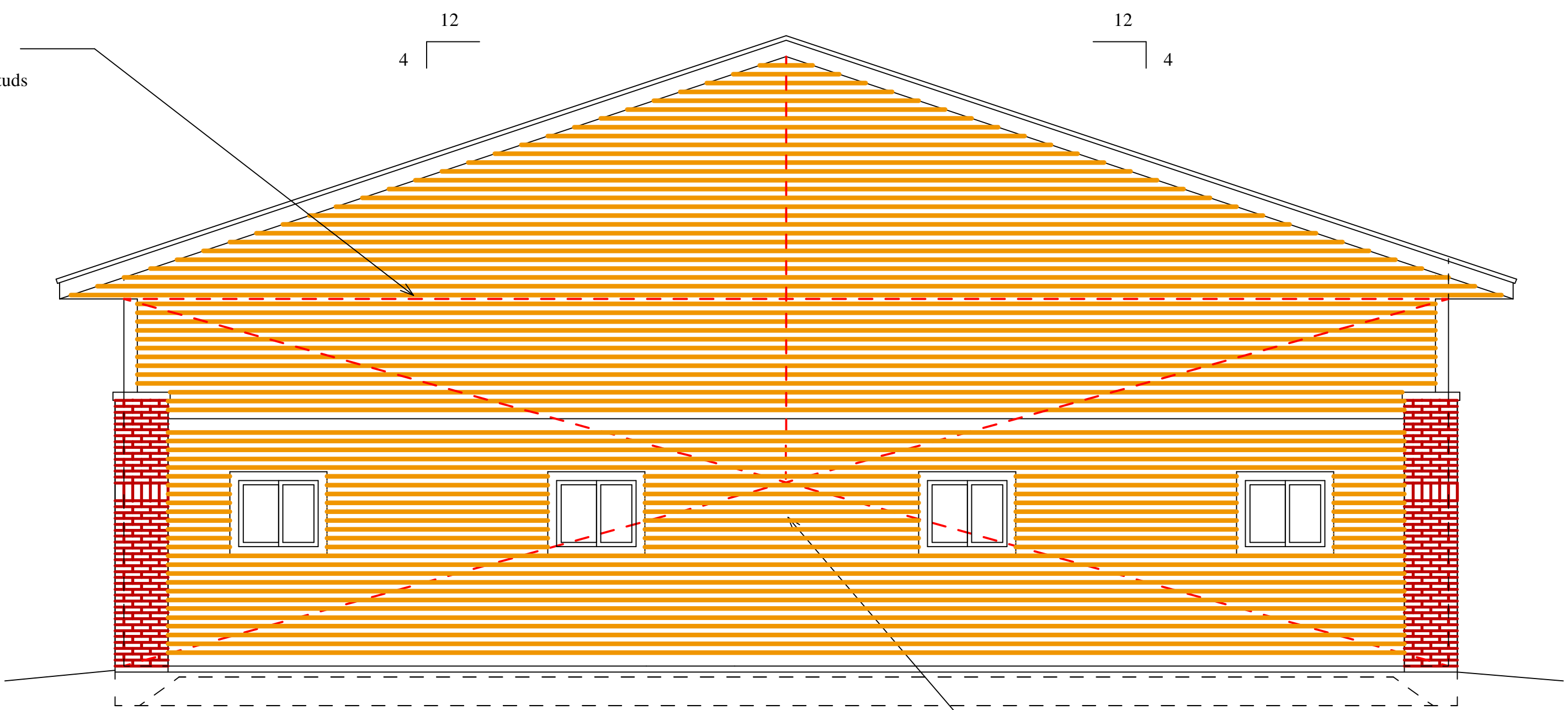
Job #: 06-01

SHEET
A1.0

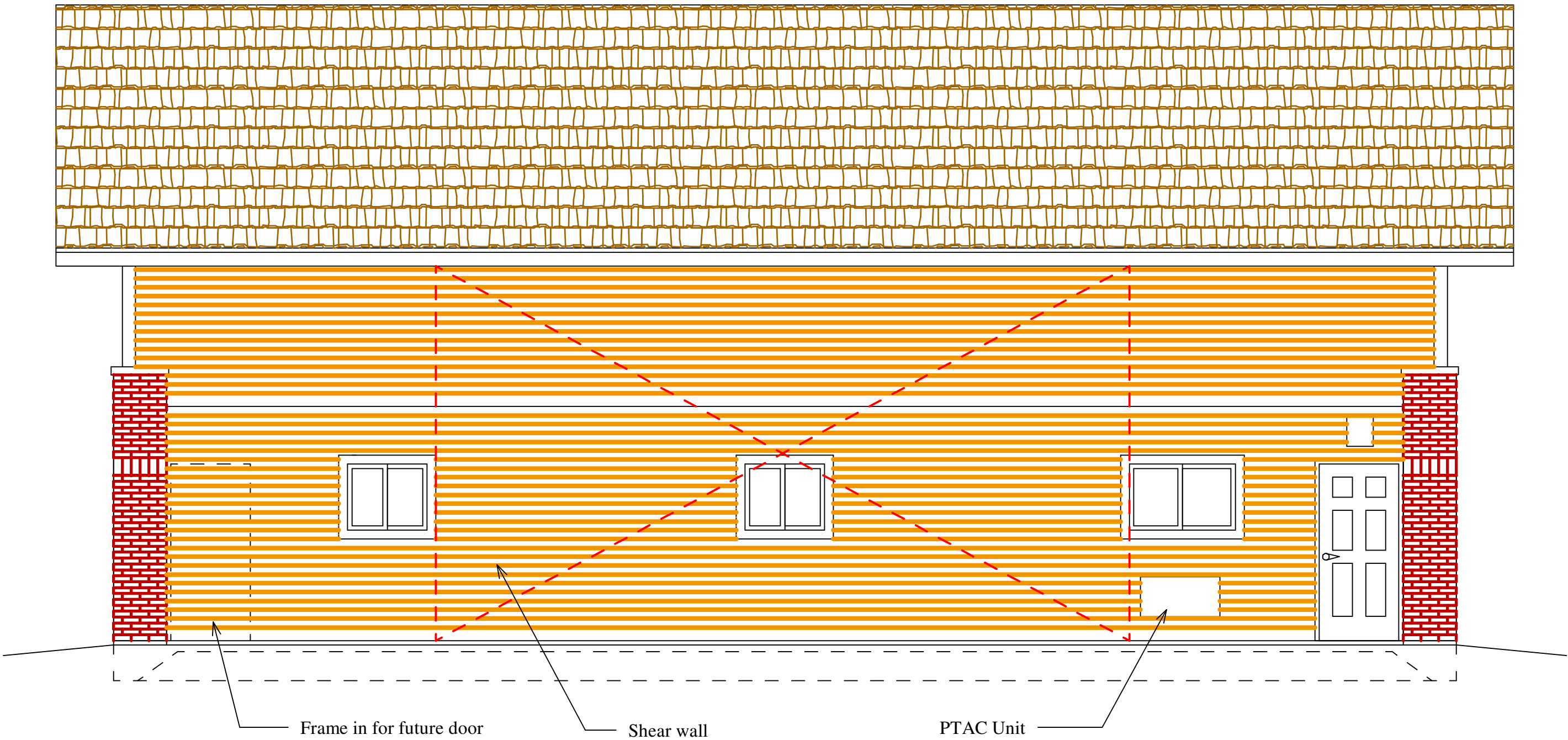




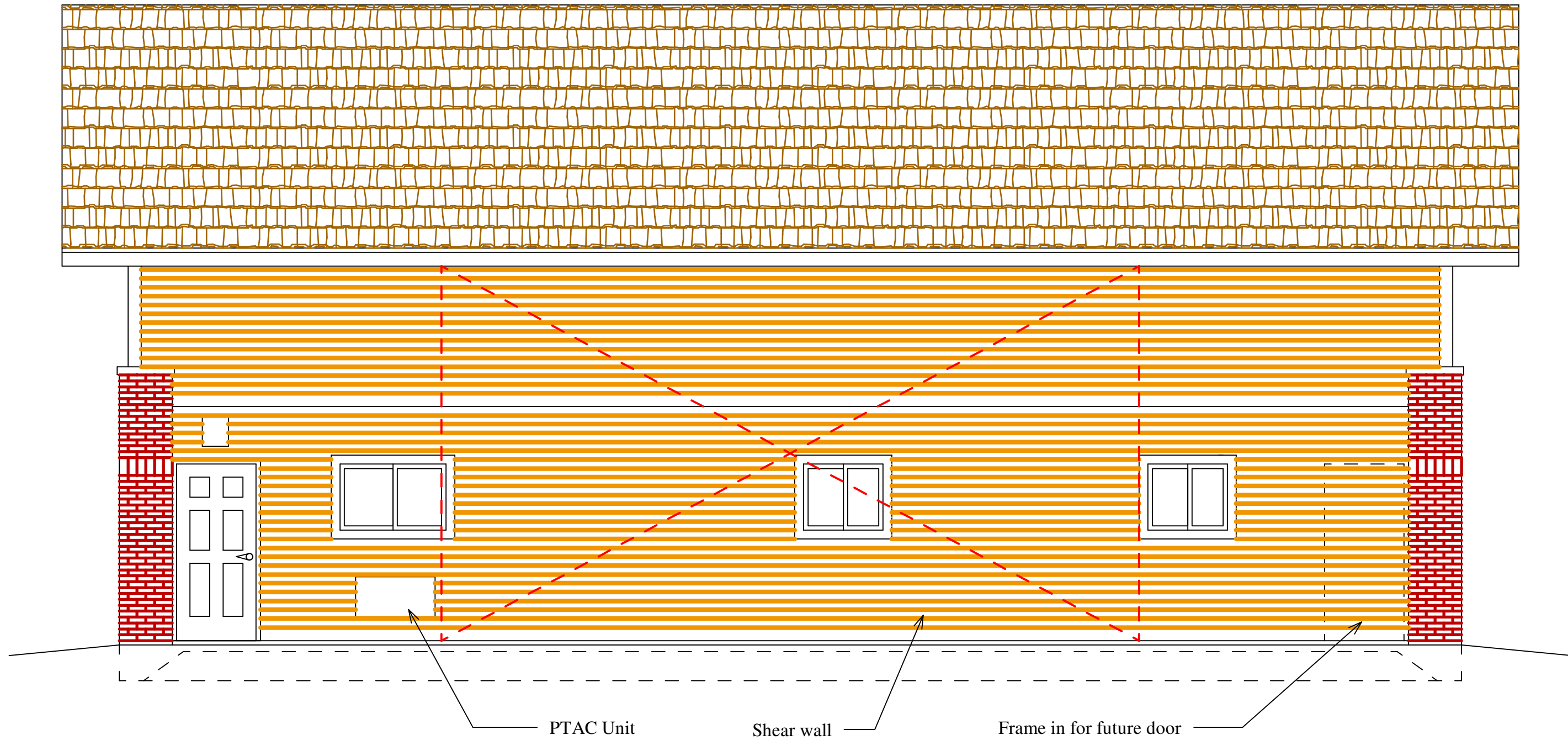
Front Elevation
Scale = 1/4"=1'-0"



Rear Elevation
Scale = 1/4"=1'-0"



Left Elevation
Scale = 1/4"=1'-0"



Right Elevation
Scale = 1/8"=1'-0"

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Brooklyn, WI 53521
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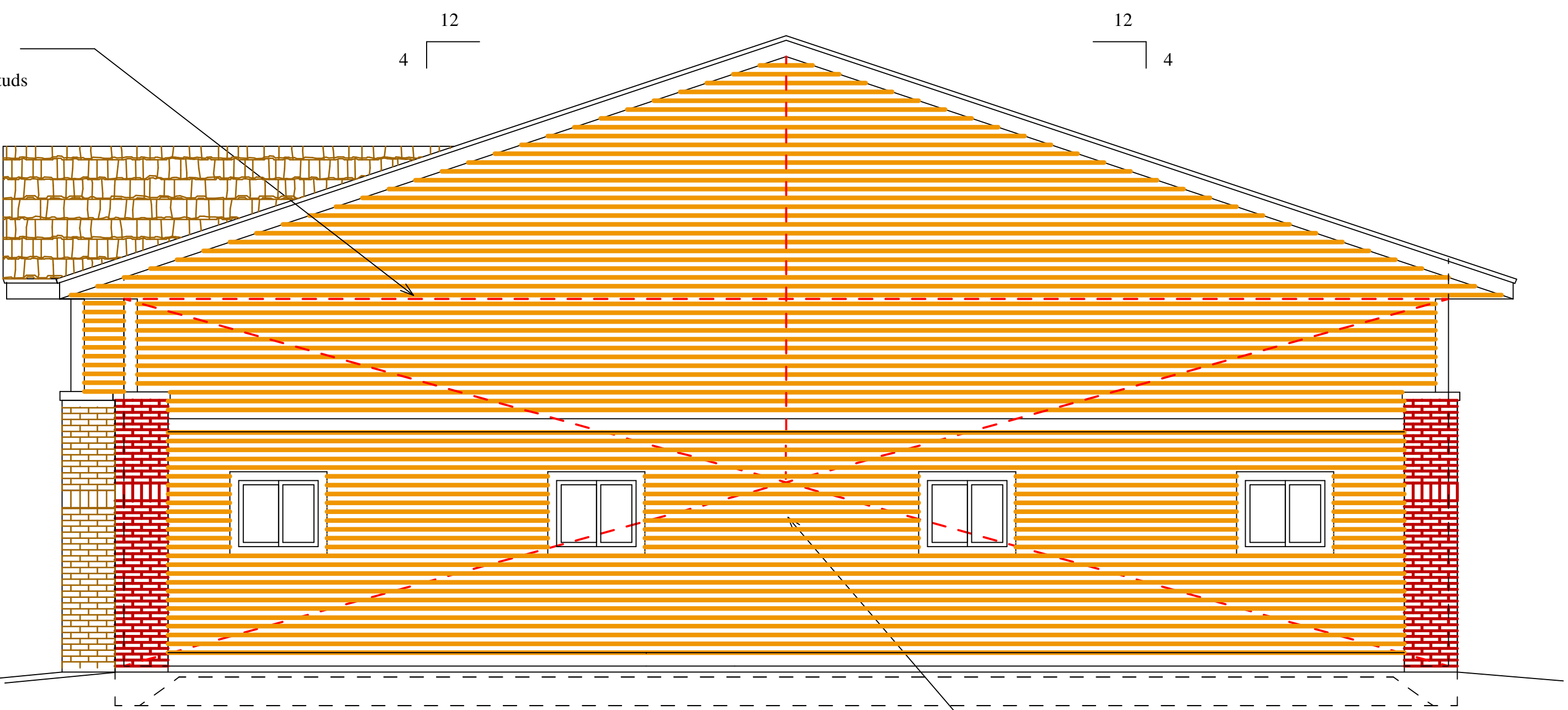
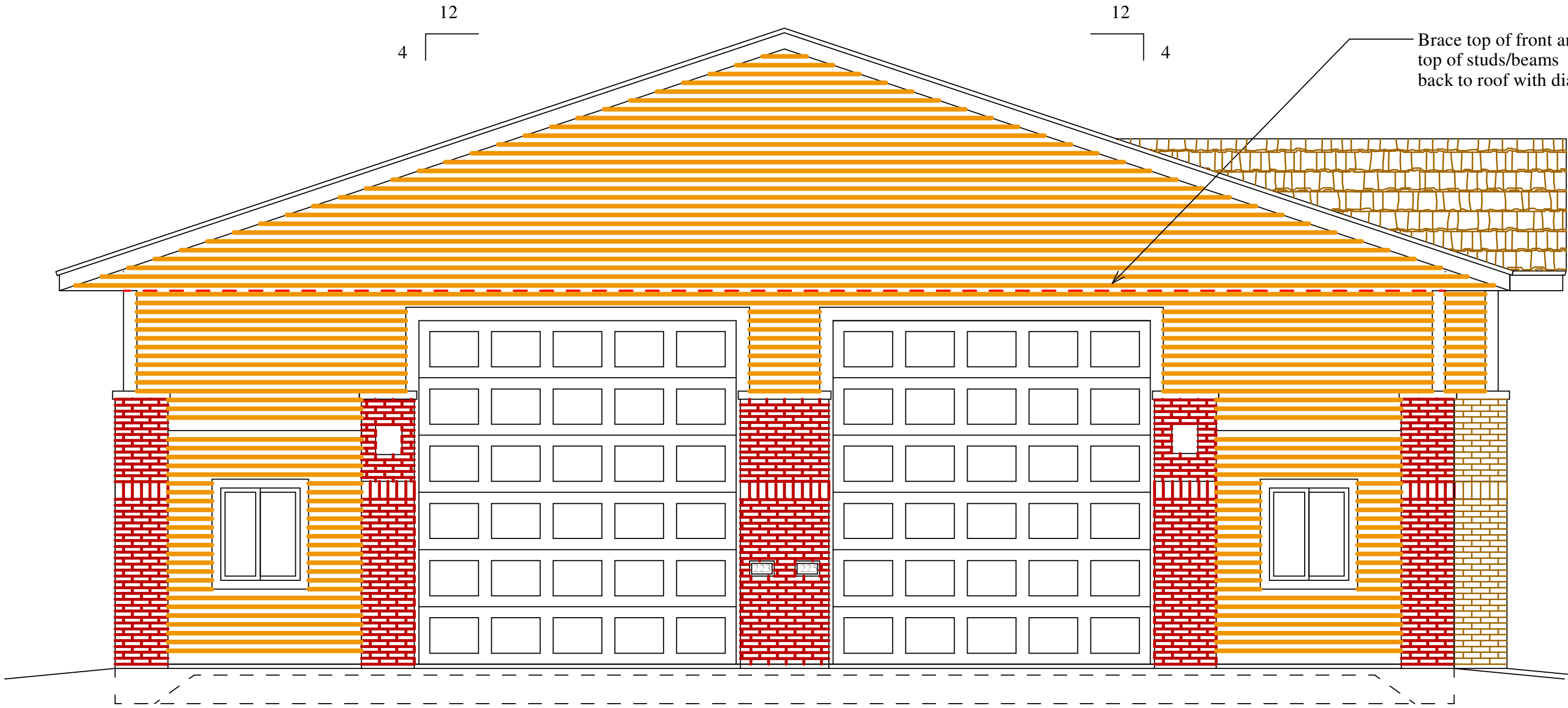
Concepts
In
Architecture, LLC

Proposed for: StorageShopUSA
Greg Thompson - Owner
Address: 6810 Cross Country Road
Verona, WI 53593
Phone 608.444.1515

Project: StorageshopUSA
Address: City of Mequon, WI
Sheet Title: Elevations "A"

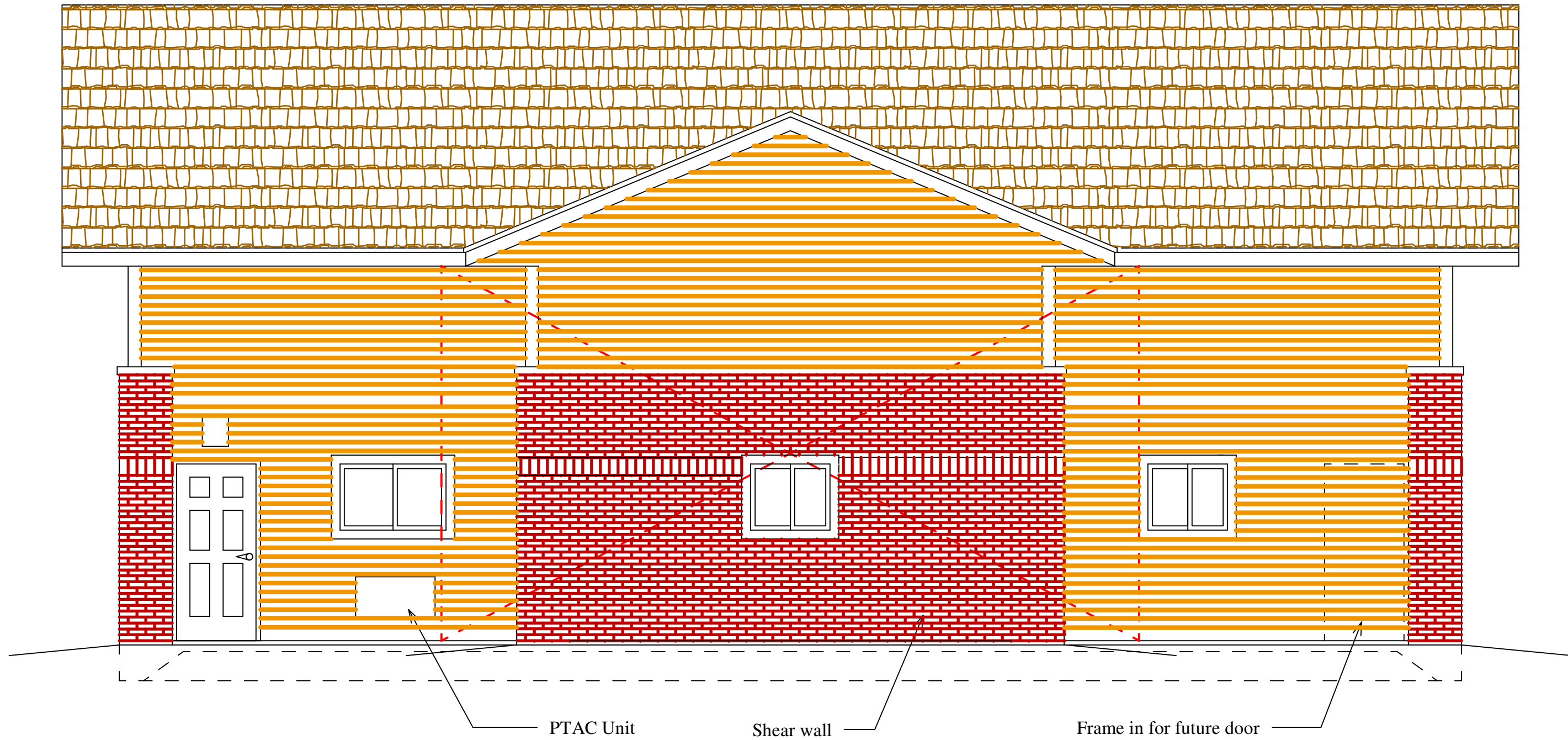
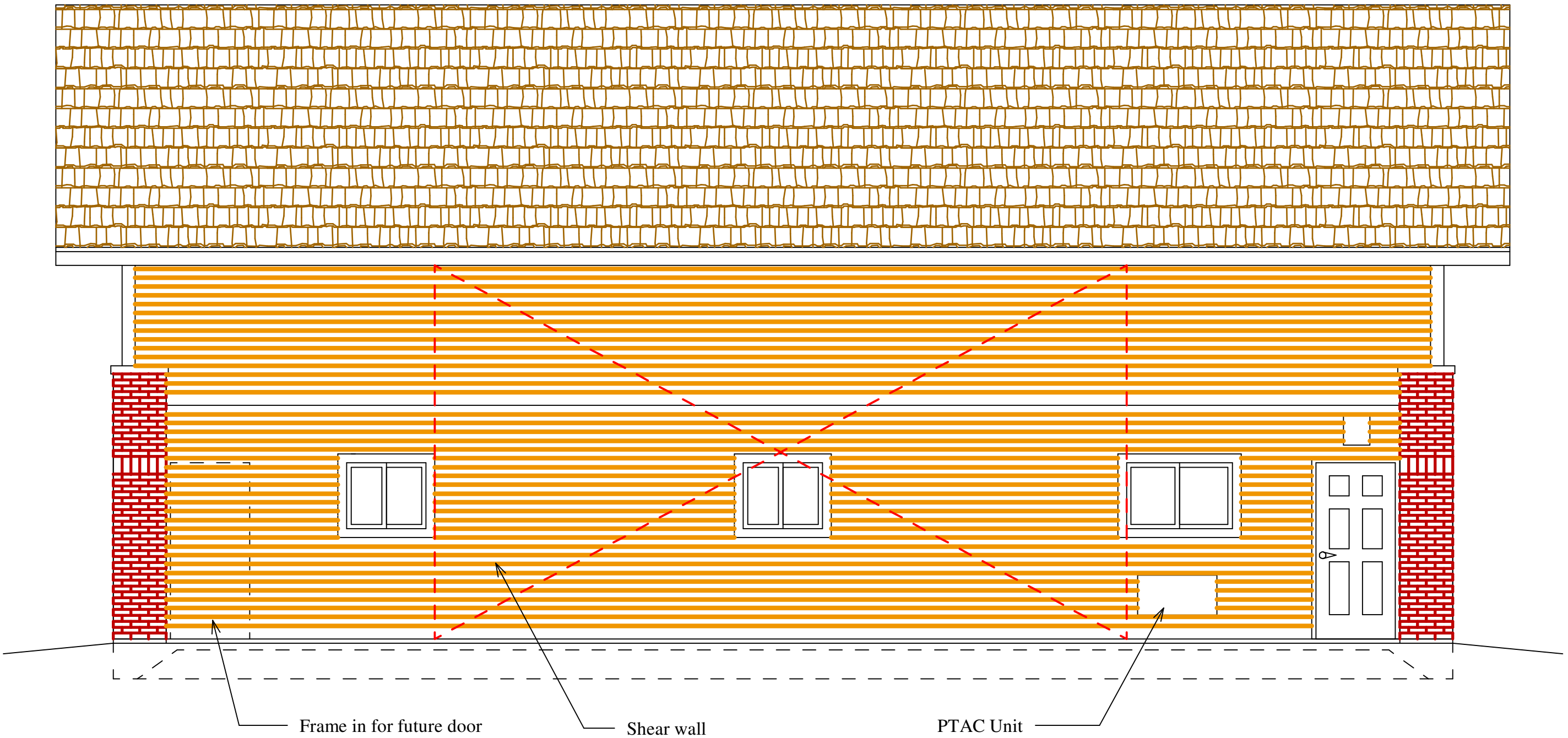
Date: 02-07-2018
Scale: As Noted
Job #: 06-01

SHEET
A3.0



Front Elevation
Scale = 1/4"=1'-0"

Rear Elevation
Scale = 1/4"=1'-0"



Left Elevation
Scale = 1/4"=1'-0"

Right Elevation
Scale = 1/8"=1'-0"

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196
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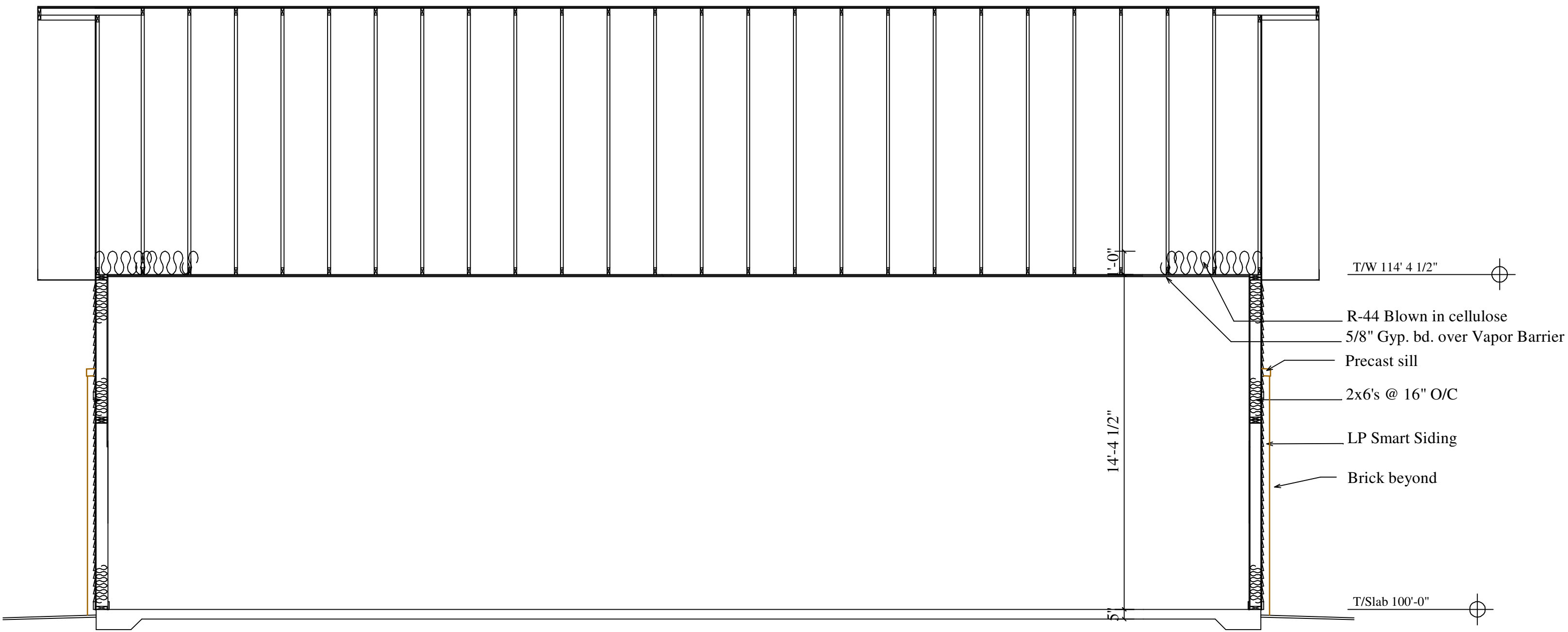
Concepts
in
Architecture, LLC

Proposed for: StorageShopUSA
Greg Thompson - Owner
Address: 6810 Cross Country Road
Verona, WI 53593
Phone 608.444.1515

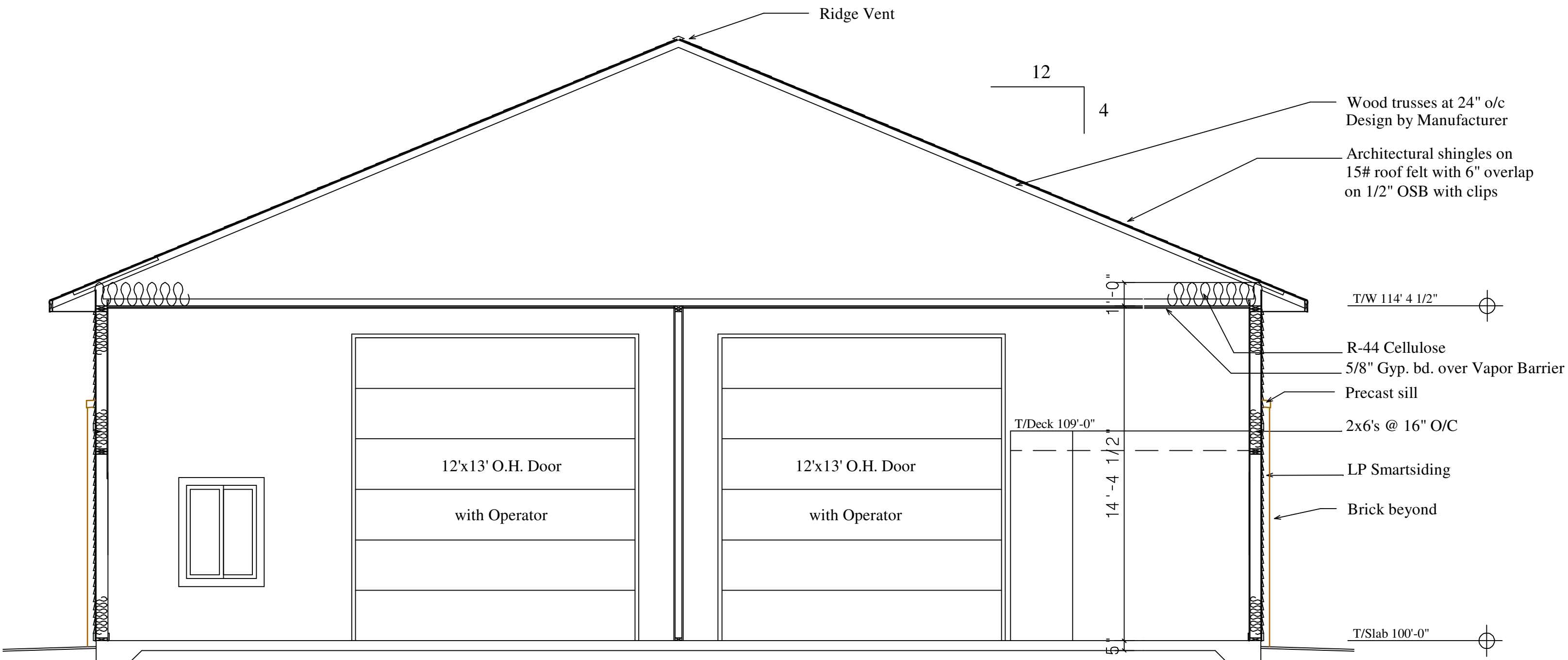
Project: StorageshopUSA
Address: City of Mequon, WI
Sheet Title: Elevations "B"

Date: 02-07-2018
Scale: As Noted
Job #: 06-01

SHEET
A3.1



2 Building Section
Scale = 1/4"=1'-0"



1 Building Section
Scale = 1/4"=1'-0"

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196
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Concepts
In
Architecture, LLC

Proposed for: StorageShopUSA
Greg Thompson - Owner
Address: 6810 Cross Country Road
Verona, WI 53593
Phone 608.444.1515

Project: StorageshopUSA
Address: City of Mequon, WI
Sheet Title: Building Sections

Date: 02-07-2018
Scale: As Noted
Job #: 06-01

SHEET
A4.0











Existing Landscaping – Looking West



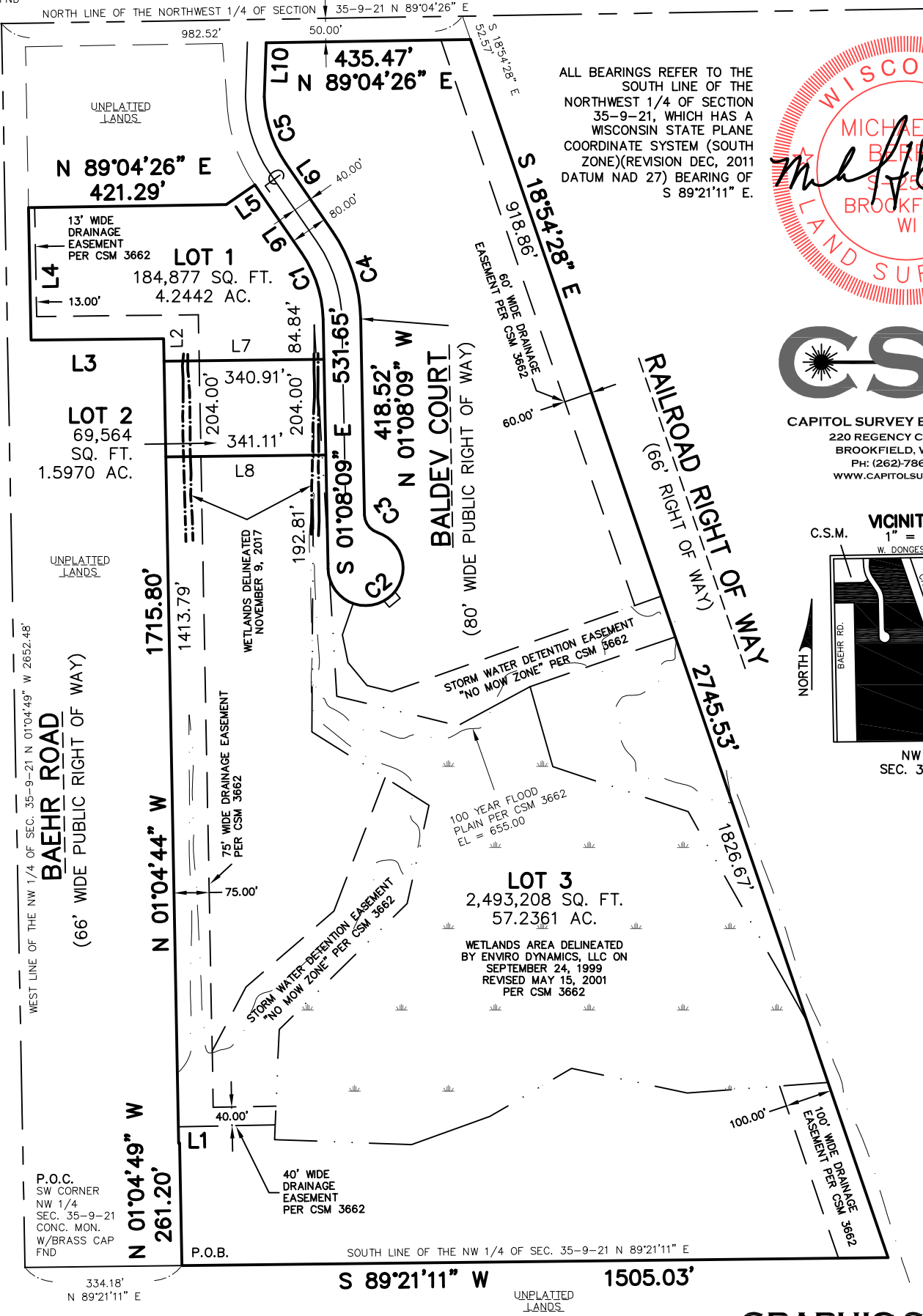
CERTIFIED SURVEY MAP NO.

LOT 2 OF CERTIFIED SURVEY MAP NO. 3662, IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

PREPARED FOR:
APPLIED BUILDINGS, LLC
PO BOX 428
MEQUON, WI 53092

NW CORNER
NW 1/4
SEC. 35-9-21
CONC. MON.
W/BRASS CAP
FND

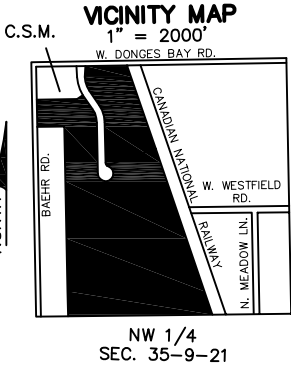
DONGES BAY ROAD
(100' WIDE PUBLIC RIGHT OF WAY)



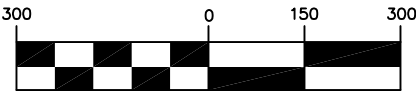
ALL BEARINGS REFER TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 35-9-21, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)(REVISION DEC, 2011 DATUM NAD 27) BEARING OF S 89°21'11" E.



CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT STE 210
BROOKFIELD, WI 53045
PH: (262)-786-6600
WWW.CAPITOLSURVEY.COM



GRAPHIC SCALE



1 inch = 300 ft.

SHEET 1 OF 3

- IRON PIPE, FOUND
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

SEE SHEET 2 FOR LINE AND CURVE TABLE

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER

Attachment: Packet_03.12.18 (2995 : Gregory Thompson)

CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CERTIFIED SURVEY MAP NO. 3662, IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
OZAUKEE COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED LOT 2 OF CERTIFIED SURVEY MAP NO. 3662, IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION;
THENCE N 89°21'11" E 334.18 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 01°04'49" W 261.20 FEET; THENCE S 89°21'11" W 1.75 FEET; THENCE N 01°04'44" W 1715.80 FEET; THENCE S 89°21'11" W 332.47 FEET; THENCE N 01°04'49" W 282.30 FEET; THENCE S 89°04'26" E 421.29; THENCE N 55°27'49" E 74.16 FEET; THENCE S 34°32'11" E 176.02 FEET; THENCE 151.57 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 260.00 FEET, AND WHOSE CHORD BEARS S 17°50'10" E 149.43 FEET; THENCE S 01°08'09" E 531.65 FEET; THENCE 349.80 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 80.00 FEET, AND WHOSE CHORD BEARS N 53°35'59" E 130.64 FEET; THENCE 49.24 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 40.00 FEET, AND WHOSE CHORD BEARS N 36°24'01" W 46.19 FEET; THENCE N 01°08'09" W 418.52 FEET; THENCE 198.20 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 340.00 FEET, AND WHOSE CHORD BEARS N 17°50'11" W 195.41 FEET; THENCE N 34°32'11" W 176.02 FEET; THENCE 151.57 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 260.00 FEET, AND WHOSE CHORD BEARS N 17°50'11" W 149.93 FEET; THENCE N 02°03'38" E 115.27 FEET; THENCE N 89°04'26" E 435.47 FEET; THENCE S 18°54'28" E 2745.53 FEET; THENCE S 89°21'11" W 1505.03 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,747,649 SQUARE FEET OR 63.0773 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF [OWNER], OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE CITY OF MEQUON IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 3RD DAY OF OCTOBER, 2017.

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.75'	N 89°21'11" E
L2	48.01'	N 01°04'44" W
L3	282.47'	S 89°21'11" W
L4	282.30'	N 01°04'49" W
L5	74.16'	N 55°27'49" E
L6	176.02'	S 34°32'11" E
L7	340.91'	S 89°21'11" W
L8	341.11'	N 89°21'11" E
L9	176.02'	N 34°32'11" W
L10	115.27'	N 02°03'38" E

CURVE TABLE					
CURVE	ARC	RADIUS	CHD. BEARING	CHD. LENGTH	DELTA
C1	151.57'	260.00'	N 17°50'10" W	149.43'	33°24'02"
C2	349.80'	80.00'	N 53°35'59" E	130.64'	250°31'34"
C3	34.06'	40.00'	N 25°31'43" W	33.04'	48°47'08"
C4	198.20'	340.00'	N 17°50'10" W	195.41'	33°24'02"
C5	151.57'	260.00'	N 17°50'11" W	149.93'	33°24'02"


MICHAEL J BERRY
PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN



CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CERTIFIED SURVEY MAP NO. 3662, IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

APPLIED BUILDINGS LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP, AND SUBMITTED TO THE CITY OF MEQUON AS REQUIRED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF MEQUON.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY KRISHAN K. MEHTA, ITS MEMBER, AT _____, WISCONSIN, THIS _____ DAY OF _____, 2017.

KRISHAN K. MEHTA, MEMBER

STATE OF WISCONSIN)
OZAUKEE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017 _____, KRISHAN K. MEHTA, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

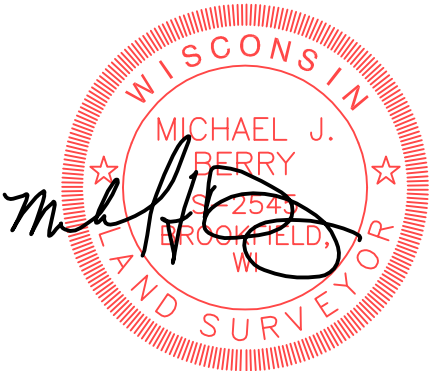
NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES:

PLANNING AND ZONING APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MEQUON ON THIS _____ DAY OF _____, 2017.

DAN ABENDROTH, CHAIR

KIM TOLLEFSON, SECRETARY



TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: March 13, 2018
SUBJECT: Chapter 58 of the Zoning Code as it relates to Conditional Uses in Residential Zoning Districts

Background: The Wisconsin legislature recently enacted 2017 Wisconsin Act 67 which among other things, makes significant changes to the rules and requirements regarding conditional use grants. The City of Mequon's Zoning Code, as with most other communities in the State of Wisconsin, lists what uses are considered permitted or conditional in each zoning district. If a use is not listed in either category it is prohibited in the zoning district (See Section 58-172.)

Sections 58-87 of the zoning code states that *"Uses listed as permitted by conditional grant may be permitted in the appropriate zoning district subject to the approval of the planning commission and to such conditions as deemed appropriate."* It goes on to say that *"The planning commission shall base their determination on the potential effect of such use on the health, general welfare, safety and economic impact of the city and the immediate neighborhood. Specific consideration shall be given to the proposed conditional use grant's effect on the movement of traffic, environment, area aesthetics, city services and precedent of future development."* Finally, the code allows the Planning Commission to deny a conditional use grant if the proposed development would likely:

- (1) Materially endanger the public health, general welfare, and safety, or
- (2) Substantially injure the value of adjoining or abutting property, or
- (3) Be inharmonious with the area in which it is to be located, or
- (4) Will not be in general conformity with the land use plan, transportation plan, environmental plan, park and recreational plan, or other officially adopted plan.

As part of the current Conditional Use Grant process, a public hearing is conducted which allows neighboring property owners to weigh in on the proposal. Typically, the Planning Commission would rely on this input to add specific conditions or deny the use entirely.

The new law curtails the discretion of the Planning Commission and their ability to impose conditions or deny an application outright. First, the Act requires that standards governing conditional uses be "reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer or renewal." This new requirement is ambiguous and is certain to lead to litigation in the future. Second, the Act prohibits a community from basing a conditional use permit decision on "personal preferences or speculation." Public testimony from residents about the impact of a proposed conditional use should not be considered unless it is directly tied to "reasonable" and "measurable" standards. The Act enables applicants to challenge public testimony if it expresses personal preferences or contains speculative personal opinions. Third, the Act instructs that, where an applicant "meets or agrees to meet all of the requirements and conditions specified" in the ordinance or imposed by the decision-maker, the conditional use permit must be granted. This language appears to put

the burden on the community to prove that a proposed conditional use cannot meet “reasonable” and “measurable” standards. This reverses prior law, which placed the burden on the applicant to show that it would meet the community’s standards.

In light of this change, staff is considering changes to the language regulating conditional use grants as well as reviewing each zoning district’s list of conditional uses to determine if changes are necessary. The first step in this process is the review of conditional uses in the Residential zoning districts. Staff has prepared the attached spreadsheet that outlines the current list of Conditional Uses in each residential zoning district with staff’s preferred option for change. When looking at the list of uses, staff is considering the following alternatives:

- Change the use from conditional to permitted
- Remove the use and effectively make it prohibited
- Add specific conditions to the listed conditional use

Staff Summary:

Staff would like the Planning Commission’s input on changes to the uses as well as the type of conditions or standards that might be applicable. To assist in this process, two examples are included:

1. Town Center specific design standards
2. Typical approval conditions for in law suites.

Attachments:

Packet_03.12.18 (PDF)

Conditional Use	R-1	R-1B	R-2	R-2B	R-3	R-4	R-5	R-6	Staff preferred option
Public or private outdoor recreational facilities.	x	x	x	x	x	x	x	x	Redefine use to commercial private, permit in R-1 only as a CUG, add conditions
Public and private schools, child day care.	x	x	x	x	x	x	x		Eliminate the use for schools - rezone any existing in a residential district. Childcare for 8 kids or under permitted.
Churches and religious institutions.	x	x	x	x		x	x		Eliminate the use - rezone any existing in a residential district to IPS
Public administrative offices and service buildings.	x								Eliminate the use
Private lodges and clubs.	x		x						Eliminate the use
Commercial use of historically significant structures.	x	x	x	x	x				Determine zoning of existing historic buildings, further analysis is needed
Country inns (i.e. bed and breakfast facilities) and country restaurants.	x		x						Eliminate restaurants, Eliminate Inns in R-2, rename to Bed and Breakfast per state statute. Add conditions
Guesthouse	x	x	x	x	x				Add specific conditions
Public and or private utility, transmission and distribution lines, poles, and other accessories	x	x	x	x	x	x	x	x	Reclassify to permitted
Additional attached non-income producing living accommodation	x	x	x	x	x	x			Add specific conditions
Wholesale greenhouses, wholesale nurseries, wineries, and landscape contracting businesses	x		x						Allow in OA, eliminate in R-1 and R-2
Commercial fish hatcheries.	x		x						Eliminate the use
Hogs, goats and fur bearing animals. Poultry, livestock and horses in greater quantities than allowed by I	x	x	x	x	x	x			Eliminate the use
Microbreweries.	x								Further analysis needed
Community living arrangements for nine or more persons in accordance with Wis. Stats. § 62.23(7)(i).	x	x	x	x	x	x	x	x	Consult with City Attorney

Sec. 58-303. - Specific development and design standards.

- (a) *Purpose.* Specific development and design standards are established to provide supplemental regulations to address unique characteristics of certain land uses.
- (b) *Standards.* The uses listed below are subject to the following specific development standards, in addition to all other applicable regulations:

Antiques, collectibles and florists. An antique and/or collectibles store shall be an establishment where all or a substantial part of the value of the objects is derived from its age, uniqueness or historical association.

Artist live/work units. An artist live/work unit may include the design and fabrication of jewelry, pottery and visual arts. Metalworking shall be prohibited. Artist live/work units shall be located above the ground floor.

Bed and breakfast establishments. A bed and breakfast establishment means any place of lodging that provides four or fewer rooms for rent, is the owner's personal residence and is occupied by the owner at the time of rental.

Car wash facility. Car wash facilities shall only be allowed as an accessory use to an existing gas station and shall be limited to one drive bay.

Cement tile roof. Cement roof tiles shall be in natural colors.

Child daycare facilities. A child daycare facility shall provide a designated area for the short term parking of vehicles loading and unloading children. The designated area shall be located where it provides the greatest safety. Playground equipment shall be prohibited in the front yard.

Coffee shop. A coffee shop is an establishment engaged in the sale of coffee and other non-alcoholic beverages for consumption of the premise or for carry-out, which also may include the sale of a limited number of food items. Drive-thru services shall be prohibited.

Confectionary. A confectionary is an establishment in which retail goods including chocolate, ice cream and frozen beverages and candy is sold, not produced.

Decorative concrete block. Decorative concrete block shall be allowed only when used in non-visible areas or as a secondary building material or accent. The use of standard, plain, gray block or glazed block is prohibited.

Delicatessen. A delicatessen is an establishment which sells ready-to-eat foods, in bulk or individual servings, primary for the consumption off the premise and is not a fast food restaurant. Drive-thru services shall be prohibited.

Drug store/pharmacy. Drive-thru services shall be prohibited.

Farmer's market. A farmer's market is an establishment in which more than 50 percent of its product sold is agricultural produce. A farmer's market may be either a seasonal or year round operation and indoor or outdoor. If a farmer's market is a seasonal operation then an alternative, principal use (either permitted or conditional) shall be provided for the remainder of the year.

Fast food restaurant. A fast food restaurant is an establishment that includes five of the following:

- a. A permanent menu board.
- b. Customers pay for food before consuming it.
- c. A self-service condiment bar is provided.
- d. Customers must conduct self-service bussing.
- e. Furnishings are hard, finished, stationary seating.
- f. Most food items area prepared or cooked on premise and packaged in individual, non-reusable containers.

Fast-food restaurants are only permitted within a multi-tenant building. Drive-thru services shall be prohibited.

Financial institutions. Drive-through services, including an Automated Teller Machine (ATM) in the drive-through, shall be prohibited in the Town Center district. Any drive-through service approved in the Arrival Corridor shall comply with the following:

- a. Incorporate masonry or compatible building materials into the drive-through facility.
- b. The financial institution shall be considered the principal structure and located at the street edge and the drive-through service, canopy or ATM shall be considered accessory and located to the rear.
- c. The building shall incorporate the use of awnings, varied roof forms, roof lines and other elements to provide scale.
- d. The ATM shall be designed as part of the principal structure or located under the drive-through canopy and shall compliment the building materials and colors.

All speaker systems shall be operated at a low volume to not cause a nuisance for adjacent residential uses.

In Law Suite requirements that have been approved in the past.

1. The living accommodations shall not be used for income production.
2. The use of this dwelling is restricted to relatives of the owner of the property.
3. There shall be no separate entrance into the in law suite from the exterior.



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

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Department of Community Development

TO: Planning Commission
FROM: KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: March 12, 2018
SUBJECT: Resolution to Approve the City's Intent to Enact an Ordinance for a Development Moratoria, as authorized by Wis State Statutes 66.1002

Resolution: A Resolution Approving the City's Intent to Enact an Ordinance for a Development Moratoria, as authorized by Wis State Statutes 66.1002, for a period of 12 months related to an increase in public safety responses, its impacts, and anticipated and desired regulatory amendments for the Neighborhood Commercial Node located at Donges Bay Road and Cedarburg Road.

The Moratoria Study Area includes all West Donges Bay Road properties specifically including 4815-5616 West Donges Bay Road (starting immediately east of the Ozaukee County Inter-Urban Trail through to the properties on West Donges Bay (immediately west of the Milwaukee River) and includes all Cedarburg Road properties specifically including 10208 - 10518 Cedarburg Road and including 10402 Burning Bush Lane (see attached map of Moratoria Study Map).

A subsequent agenda item discusses and provides the proposed ordinance.

Staff Recommendation: Planning staff recommends the attached Resolution.

Attachments:
Packet (PDF)

WHEREAS, On March 12, 2018, the City of Mequon Planning Commission approved a Resolution, after obtaining a written report from City Engineer Lundeen that a significant threat to public health and safety exists in the City's designated Neighborhood Commercial Node of Donges Bay and Cedarburg Roads; and

WHEREAS, based on data received from the Mequon Police Department, public safety calls have increased over 123% from 2015 through 2017 and 17 new categories of crime are present during the same timeframe for the subject Neighborhood Commercial Node, as geographically defined in Exhibit A: Donges Bay Road and Cedarburg Road; and

WHEREAS, the City of Mequon is granted the authority to enact a Development Moratorium ordinance under 66.1002 Wis. State Statutes; and

WHEREAS, in anticipation of City enacted regulatory changes including rezoning, land use management, licensing, enforcement, nuisance and police powers, the City imposes a moratoria effective for 12 months and charges the Planning Commission, or special study committee if desired, with the research and analysis of the public safety issues to and make recommendations to the Common Council by January 15, 2019;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Mequon, Wisconsin, that a development moratoria effective on properties identified in Exhibit A is needed to address public health and safety issues present in the subject Neighborhood Commercial Node of Donges Bay Road and Cedarburg Road as identified by the City Engineer.



11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2938
Fax (262) 242-9655

www.ci.mequon.wi.us

PUBLIC WORKS DEPARTMENT

March 5, 2018

Mayor and Common Council, City of Mequon
Planning Commission, City of Mequon
11333 N. Cedarburg Road
Mequon, WI 53092

RE: Development Moratorium: Donges Bay and Cedarburg Roads

Dear Mayor, Planning Commission and Common Council,

Section 66.1002 of the Wisconsin State Statutes defines the terms and requirements of development moratoria. In addition to the terms under which development moratoria are established, it also requires that the governing body obtain a written report from a registered engineer or public health professional stating that in his or her opinion the proposed or anticipated activity presents such a significant threat to the public health or safety that the need for a moratorium is justified.

As the City Engineer for the City of Mequon, upon receipt of information from the Mequon Police Department, it is my opinion that a development moratorium for the area surrounding the Donges Bay Road and Cedarburg Road intersection is valid.

Based on data from the Mequon Police Department further development invokes concerns relating to public safety and its impact on property values and the local economy for the subject neighborhood as well as nearby residential and commercial uses, including the Mequon Business Park. The proposed moratorium will allow the City, property owners and general citizenry to determine the advisability of amending the City of Mequon 2035 Comprehensive Plan as rezoning may be necessary, and likely desired; and to review and consider enacting and amending the zoning ordinance, licensing ordinances, nuisance, enforcement and policing powers so as to effectively regulate and encourage harmonious redevelopment and the development of vacant parcels that can reasonably be further subdivided.

The Mequon Police Department data represents an overall increase in public safety calls to the subject area of 123.2% between 2015 and 2017. In the one year from 2016 through 2017, the increase in calls to the area is 87.7%. In addition, during the same overall timeframe, the Department has responded to 17 new types of calls, including what is typically considered a substantial crime within the City. Further, the Department has increased the number of business checks within the subject area 389.7% since 2015 and 263.8% from 2016 through 2017. The increase is in part due to the number of businesses that are open to the public 24 hours a day and the concentration of these and similar type uses, which include bars, hotels and gas stations.

Attachment: Packet (3036 : Resolution to Approve the City's Intent to Enact a Development Moratoria)

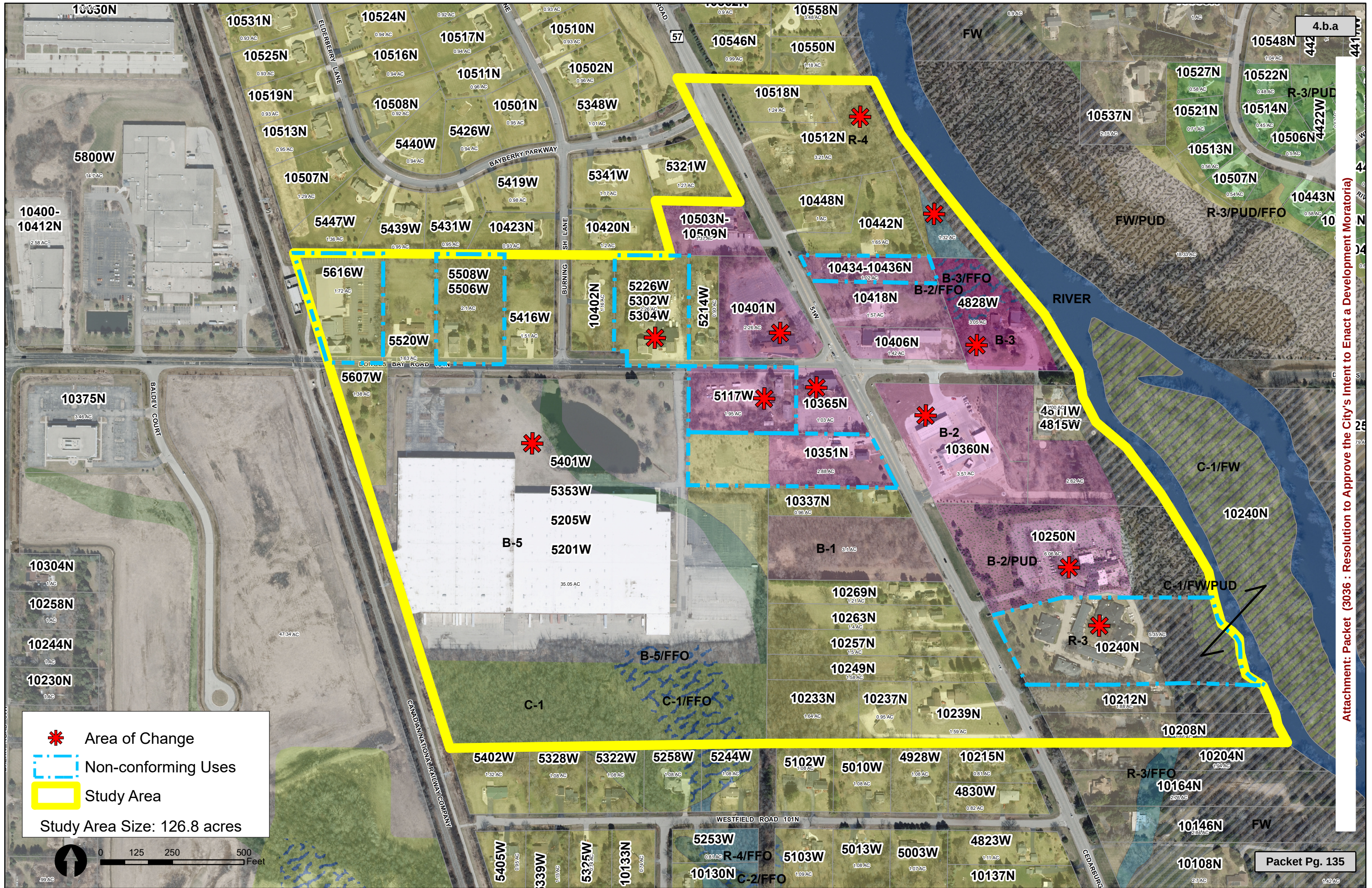
In the interest of the public health and safety of the City of Mequon, based upon the data from the Mequon Police Department, a development moratorium is hereby recommended.

If you have any further questions or require any additional information, please feel free to contact me.

Thank you,



Kristen B. Lundeen, PE
City Engineer/Director of Public Works



TO: Planning Commission
FROM: KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: March 12, 2018
SUBJECT: An Ordinance Approving a Development Moratoria, as authorized by Wis. State Statutes 66.1002

Background

By action of the Public Welfare Committee on February 13, 2018, Planning staff recommends the establishment of a development moratorium due to a significant increase in public health and safety incidents occurring in the area of the Donges Bay and Cedarburg Roads neighborhood. The area of Donges Bay and Cedarburg Road is designated within the Comprehensive Plan and on the City Land Use Plan as a Neighborhood Commercial Node.

The purpose of the moratorium is to allow the City of Mequon adequate time to study the need for and possible impacts of city enacted rezoning and anticipated uses under current and proposed zoning district(s) in the neighborhood. A subsequent agenda item addresses the Resolution necessary under Wis. State Statute 66.1002 to indicate the City's intent to enact an Ordinance.

Analysis

Based on data from the Mequon Police Department, staff identifies concerns relating to public safety and its impact on property values and the local economy for the subject neighborhood as well as nearby residential and commercial uses, including the Mequon Business Park and the Mequon Town Center (see attached March 5, 2018 report by City Engineer, Kristen Lundeen). The moratorium will allow the City, property and business owners and the general citizenry to determine the advisability of amending the City of Mequon 2035 Comprehensive Plan as rezoning may be necessary, and likely desired; and to review and consider enacting and amending the zoning ordinance, licensing ordinances, nuisance, enforcement and policing powers so as to effectively regulate and encourage harmonious redevelopment and the development of vacant parcels that can reasonably be further subdivided.

Mequon Police Department data represents an overall increase in public safety calls of 123.2% for the subject area between 2015 and 2017. Between 2016 through 2017, the increase in calls to the area is 87.7%. In addition, during the same overall timeframe, the Department has responded to 17 new types of public safety calls, including types considered by the Mequon Police Department as a substantial crime within the City. Further, the Department has increased the number of business checks 389.7% within the subject area since 2015 and 263.8% from 2016 through 2017. The increase is in part due to the number of businesses that are open to the public 24 hours a day and the concentration of these and similar type uses, which include bars, hotels and gas stations.

2035 Comprehensive Plan

The City adopted the 2035 City of Mequon Comprehensive Plan in 2009. The Plan addresses all of the State of Wisconsin mandate elements. Chapter 8, Land Use Element, specifically identifies the need for maintaining a safe community and creating strong and vital commercial corridors. Chapter 12, Economic Development, specifically identifies the City's goals and objectives for developing and retaining a diverse tax base as follows:

- Support small-scale sales and services in neighborhood commercial node areas.
- Study Neighborhood Commercial Nodes to evaluate issues and opportunities for business development and formulate recommendations.

Moratorium Imposed and Duration

Staff recommends a prohibition of the expansion or change of commercial, industrial and residential uses, operations or structures beyond the existing operational and physical dimensions and on-site conditions for the properties designated as part of the Study Area (see attached map). The moratoria prohibits rezoning, land division, licensing, use and building and site plan changes for the development of any new commercial, industrial and residential uses, operations or structures during the duration of this moratorium. For purposes of this Ordinance, the term "physical dimensions and conditions" shall refer to the external footprint of the existing structures or conditions present as of the date of this Ordinance. Furthermore, the moratorium is established so as to cause a temporary stay on the acceptance, review, and approval by the City of Mequon staff, consultants and officials of any applications or any permits for operations or structures for commercial, industrial, or residential uses until the effective period of the moratorium expires.

The prohibition is recommended as of the effective date of the adoption of the Resolution which states the intent to enact the moratorium. The duration of the moratorium shall be effective for the period of 12 months following the date of adoption of this ordinance by the Common Council unless rescinded by Common Council action sooner. The City has the authority to extend the ordinance one time for not more than 6 months.

Staff recommends a period of 12 months in an effort to coordinate efforts among multiple city departments, including the Engineering Department, Finance Department, Police Department and City Attorney, and the interests of affected property and business owners as well as the general citizenry. In addition, the City will consult with local entities including, but not limited to lenders, real estate agencies, architects as well as City boards and commissions including the Economic Development Board. Regulatory amendments require a minimum three month timeline to account for public hearings and processing. The timeline associated with amendments to the Comprehensive Plan are also lengthy thus likely necessitating the full 12 months.

Action and Study During Moratorium

During the moratorium imposed by this ordinance the Planning Commission, and a special study committee if desired, will study and analyze the impacts and concerns for property values, the local economy and the public health and safety associated with the identified issues and shall make its final recommendations to the Common Council.

The Planning Commission, and special study committee if desired, shall be charged with the research and analysis of the issues as well as amendments regarding regulatory and police powers necessary to responsibly manage land use, licensing, enforcement and any new, existing or proposed changes to development operations and structures. Consideration by the Planning Commission, and special study committee if desired, shall include, but are not limited to, rezoning, land divisions, regulatory ordinances and procedures including zoning, licensing,

enforcement and nuisance ordinances, as well as development agreements, health and safety concerns, environmental impacts, impacts on infrastructure, impacts on the local economy and financial considerations for the City.

Recommendation

Planning staff recommends approval of the attached Ordinance. The Planning Commission's recommendation will be forwarded to Common Council for action on April 10, 2018.

Attachments:

Ordinance (DOCX)

EngineerLundeenLetter03.05.18 (PDF)

Moratoria Study Area (PDF)

WHEREAS, on April 20, 2009, the Common Council of the City of Mequon and adopted and approved Ordinance 2009-1270 adopting the Year 2035 City of Mequon Comprehensive Plan for the City of Mequon, which plan was also adopted by the City Planning Commission by Resolution; and

WHEREAS, a component of said Plan articulates land use/development goals and objectives for the City; and

WHEREAS, the Plan specifically identifies the need for maintaining a safe community and creating strong and vital commercial corridors, specifically identifies the City's goals and objectives for developing and retaining a diverse tax base by supporting small-scale sales and services in Neighborhood Commercial Node areas and by studying Neighborhood Commercial Nodes to evaluate issues and opportunities for business development and formulate recommendations; and

WHEREAS, the neighborhood of Donges Bay Road and Cedarburg Road, is identified within the Plan and on the City Land Use Plan as a Neighborhood Commercial Node; and

WHEREAS, the City has the specific authority granted under 66.1002 of Wisconsin Statutes, to enact a Development moratoria; and

WHEREAS, City Engineer Kristen Lundeen, in an opinion provided to the Planning Commission and Common Council on March 12, 2018, acknowledges the increase of public safety calls and its significant threat and impact on property values, the local economy, safety and security of residents, property owners and business owners and operations; and

WHEREAS, on March 12, 2018, the Planning Commission recommends imposing a moratorium prohibiting the expansion or change of commercial, industrial and residential uses, operations or structures beyond the existing operational and physical dimensions and on-site conditions for the properties as part of the Study Area. The moratoria prohibits rezoning, land division, licensing, use and building and site plan changes for the development of any new commercial, industrial and residential uses, operations or structures during the duration of this moratorium. For purposes of this Ordinance, the term "physical dimensions and conditions" shall refer to the external footprint of the existing structures or conditions present as of the date of this Ordinance. Furthermore, the moratorium is established so as to cause a temporary stay on the acceptance, review, and approval by the City of Mequon staff, consultants and officials of any applications or any permits for operations or structures for commercial, industrial, or residential uses until the effective period of the moratorium expires.

WHEREAS, the duration of the moratorium shall be effective for a period of no longer than March 13, 2019, the recommended 12 months following the date of adoption of the resolution by the Common Council. The moratorium imposed by this ordinance shall be in effect until March 13, 2019, unless rescinded by Common Council action sooner; and

WHEREAS, the moratorium shall apply to the Neighborhood Commercial Node located at Donges Bay Road and Cedarburg Road . The Moratoria Study Area includes all West Donges Bay Road properties specifically including 4815-5616 West Donges Bay Road (starting immediately east of the Ozaukee County Inter-Urban Trail through to the properties on West Donges Bay (immediately west of the Milwaukee River) and includes all Cedarburg Road properties specifically including 10208 - 10518 Cedarburg Road and including 10402 Burning Bush Lane as identified in Exhibit A.

WHEREAS, during the moratorium imposed by this ordinance, the Planning Commission, or special study committee if desired, shall make its final recommendations to the Common Council by January 15, 2019, and the Planning Commission, or special study committee shall be charged with the research and analysis of the issues as well as amendments regarding regulatory and police powers necessary to responsibly manage land use, licensing, enforcement and any new, existing or proposed changes to development operations and structures. Consideration shall include, but are not limited to, rezoning, land divisions, regulatory ordinances and procedures including zoning, licensing, enforcement and nuisance ordinances, as well as development agreements, health and safety concerns, environmental impacts, impacts on infrastructure, impacts on the local economy and financial considerations for the City; and.

WHEREAS, if any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application;

NOW THEREFORE BE IT ORDAINED, by the Common Council of the City of Mequon that a moratorium on development until (i) the earlier of March 13, 2019, or (ii) the point in time at which the City has approval and adoption of measures to define and implement development goals for the subject study area.



11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2938
Fax (262) 242-9655

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PUBLIC WORKS DEPARTMENT

March 5, 2018

Mayor and Common Council, City of Mequon
Planning Commission, City of Mequon
11333 N. Cedarburg Road
Mequon, WI 53092

RE: Development Moratorium: Donges Bay and Cedarburg Roads

Dear Mayor, Planning Commission and Common Council,

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As the City Engineer for the City of Mequon, upon receipt of information from the Mequon Police Department, it is my opinion that a development moratorium for the area surrounding the Donges Bay Road and Cedarburg Road intersection is valid.

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Attachment: EngineerLundeenLetter03.05.18 (3037 : Ordinance Approving a Development Moratoria)

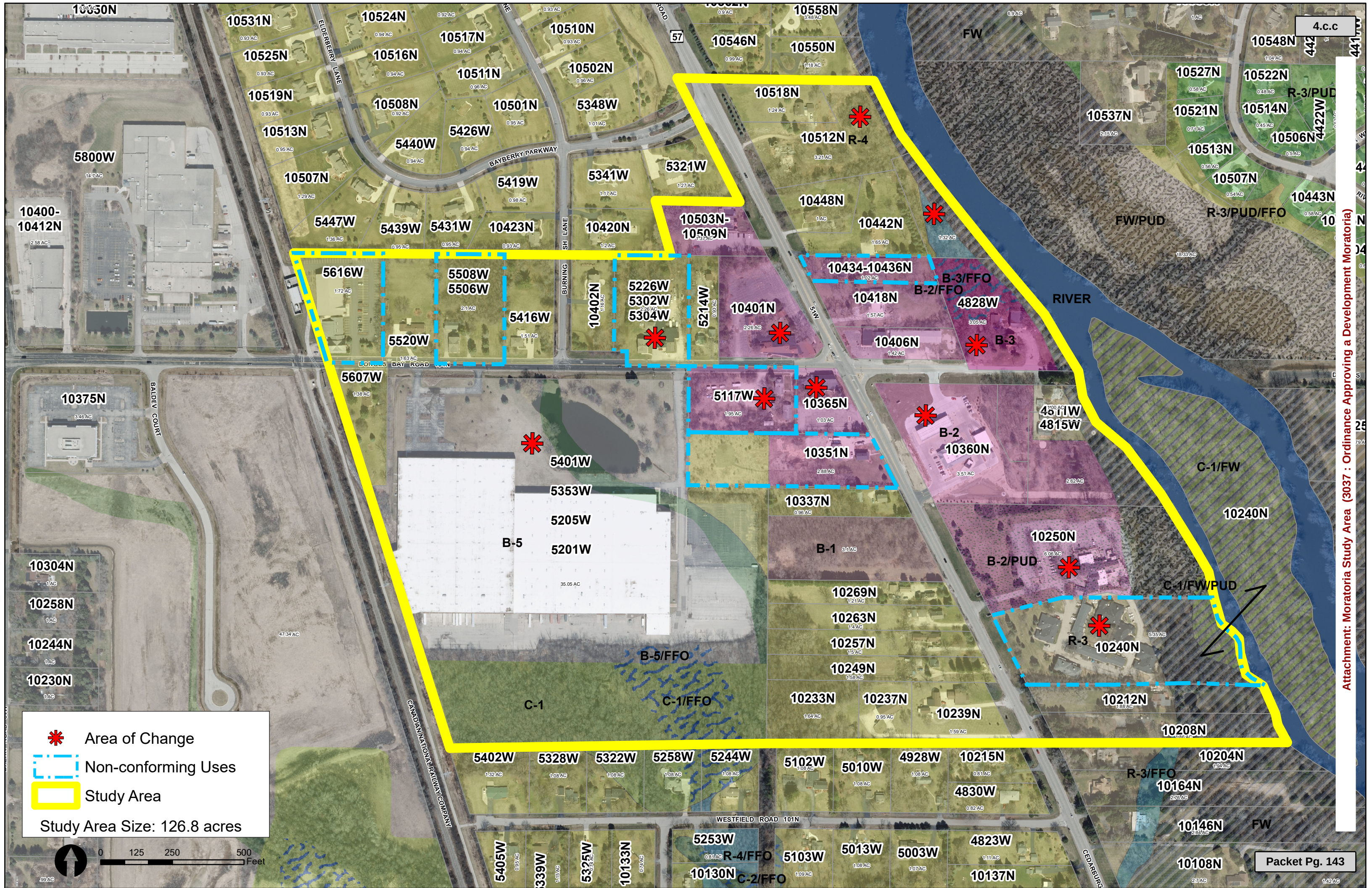
In the interest of the public health and safety of the City of Mequon, based upon the data from the Mequon Police Department, a development moratorium is hereby recommended.

If you have any further questions or require any additional information, please feel free to contact me.

Thank you,



Kristen B. Lundeen, PE
City Engineer/Director of Public Works





Area of Change



Non-conforming Uses



Study Area

Study Area Size: 126.8 acres

