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www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, May 11, 2020
6:00 PM
GoToMeeting Teleconference

Agenda

ELECTRONIC MEETING NOTICE: Pursuant to the current recommendation of the CDC limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the GoToMeeting platform with each member accessing the meeting remotely. Citizens wishing to attend the meeting are encouraged to watch the live broadcast of the meeting through Channel 25 on Spectrum cable or watch the live broadcast of the meeting on the City's YouTube Account (<https://www.youtube.com/channel/UCZDJETJla2M-KQgIcEDiyMQ>), or on the City's Agenda Management Website (<http://mequoncitywi.iqm2.com/Citizens/default.aspx>). Citizens may also join the meeting online or by phone. Please go to <https://global.gotomeeting.com/join/116424117> to join the meeting online or call into the meeting by dialing **1 877. 309. 2073** and enter access code **116-424-117**.

PUBLIC COMMENTS for items not subject to a public hearing will be accepted in writing only. Public comments for public hearings will be accepted in writing or verbally. Written public comments should be directed to the Department of Community Development in advance by email at DCD1@ci.mequon.wi.us or by leaving a written public comment addressed to the Planning Commission in the drop box at City Hall on 11333 N. Cedarburg Road, Mequon. Written comments received timely will be forwarded to all members of the body for their consideration. Any party wishing to provide verbal comments on an item subject to a public hearing must contact us at DCD1@ci.mequon.wi.us or 262.236.2902 to register as a participant of the teleconference. Only pre-registered parties will be allowed to speak at the meeting. All written comments or requests to register as a speaker must be received not later than 2 hours before the meeting.

Reasonable accommodations will be made for those citizens who are unable to attend the meeting in the methods identified above upon at least two hours' notice. Notice can be given to the City Clerk's Office at 262-236-2914.

1) Call to Order, Roll Call

- a) Approval of Minutes from April 27, 2020

2) Public Hearing

- a) **Design 2 Construct for Athlete Performance.** The applicant is seeking conditional use grant and building and site plan approval to construct a new 35,526 sq. ft. athletic facility with accessory business tenants for the property located northwest of Executive Court.

3) Regular Business

- a) **Fadi Haddad.** The applicant is seeking sign waiver approval for a new business sign for the property located at 9850 W. Wasaukee Road (Northern Exposure Landscaping).

- b) **ICAP Development.** The applicant is seeking building and site plan approval of the northeastern most portion of the site for a 5,400 sq. ft. commercial building for the property located at 10865-10911 N. Port Washington Road.

4) Announcements

The next meeting is June 22, 2020 at 6:00 PM

5) Adjourn

Dated: May 8, 2020

/s/ John Wirth, Chair

.....
Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the Department of Community Development's Office at 262-236-2904, Monday through Friday, 8:00 AM – 4:30 PM



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PLANNING COMMISSION
Regular Meeting
Monday, April 27, 2020
6:00 PM
Teleconference

Minutes

1) Call to Order, Roll Call

Present:

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

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

a) Approval of Minutes from March 9, 2020

Action

Commissioner Stoker made a motion to approve the March 9, 2020 meeting minutes.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0)

Attachment: DRAFT_04.27.20 (5145 : Meeting Minutes from April 27, 2020)

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

2) Public Hearing

- 1) Shawn Demain for XGolf. The applicant is seeking conditional use grant approval to allow for an indoor recreational and amusement facility and nightclub (golf simulator with full-service and bar) for the property located at 11043 N. Port Washington Road.

Action

Commissioner Stoker made a motion go into a public hearing.
 Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0)

Action

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

Planner Vang stated that this request is for a Conditional Use Grant (CUG) which is found to be a compatible use with the surrounding area and current uses along Port Washington Road. The main concern is that this use requires a parking waiver. The proposed use has a 35-stall requirement based upon the code and the multi-tenant site has a requirement of 107 stalls; but they only have 74 stalls on site. The applicant has communicated that their peak hours are after 7:00 p.m. when most of the other tenants are closed. They stated their peak parking needs are for approximately 31 cars during their league nights. Staff did take this into consideration as the parking code requirement is already at 35 stalls. The property owner also owns the multi-tenant property to the north and has indicated that a shared parking agreement can be made between the two sites. The business will be open until midnight on Fridays and Saturdays which is consistent with other food establishments along Port Washington Road. Based upon the peak hours of operation and a shared parking agreement, staff does believe there will be sufficient parking for this use and is supportive of approval for the requested CUG based on the conditions in the report.

The applicant, co-owner Shawn Demain, stated that he agrees with the staff conditions and they feel very comfortable with the shared parking agreement to provide enough parking for their customers as well as not to create a problem for the other tenants.

Action

Ald. Strzelczyk made a motion to approve the CUG per the conditions in the staff report and contingent upon receipt of a signed shared parking agreement.
 Commissioner Stoker seconded the motion.

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

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

3) Consent

- a) MLG Capital for MLG Investments 2000 LLC. The applicant is seeking certified survey map approval for the property located immediately east of Commerce Street and south of Executive Drive to create Lot 3 of 7.73 acres; Lot 4 of 6.08 acres; and an outlot of 4.88 acres.
- b) ICAP Development. The applicant is seeking for Vacation of Public Road Right-of-Way approval for the property located at 10865-10911 N. Port Washington Road.

Action

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

Commissioner Choren seconded the motion.

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

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

4) Regular Business

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

Action

Ald. Strzelczyk made a motion to remove this item from table.

Commissioner Becky Schaefer seconded the motion.

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

Planner Vang stated that the Commission tabled this item at the March meeting due to two concerns; the potential noise issues with the adjacent tenant and a proposed pet relieving station. The applicant has submitted revised plans showing sound-reducing measures to dampen the noise along the shared south wall between Pet Supplies Plus and Massage Envy. She explained

that the revised plans show an additional wall inside the existing wall with batt insulation to reduce noise. This construction is not available in the backroom and the grooming area due to accessibility requirements and the existing plumbing, so these areas will instead use green glue which is a compound that isolates sound and vibrations caused by sound waves. The green glue compound will be placed between two layers of noise-reducing gypsum board. Both sound-dampening proposals come out to a Sound Transmission Class (STC) rating of around 60, which is considered a pretty good sound rating and one which is typically used in a home theatre. Staff did reach out to homebuilders regarding the proposed sound proofing measures and based on feedback from those conversations, staff is recommending a mineral fiber insulation in the new walls and a sound drywall for the areas where the green glue will be used.

Planner Vang explained that the applicant accepted the recommendations from staff and already submitted revised plans prior to the Planning Commission meeting which include the additional soundproofing recommendations made by staff.

The revised plans also show the proposed dog-relieving area immediately north of the main entrance which address the issues the Commission had from the last meeting.

Staff is supportive of the CUG based on the conditions in the staff report.

The applicant, Dan Karas from GNK Enterprises, stated they very much want to be good neighbors and they were willing to spend the additional money to create the additional soundproofing wall between their business and Massage Envy as they do not want to create any issues with their new neighbor.

The Commission questioned whether there had been any feedback from Massage Envy and it was stated that courtesy cards were sent out. The applicant also stated that they had reached out but that the business was closed due to the Safer at Home mandate.

Commissioner Becky Schaefer stated that although she supports the retail business; she does not support this request as she does not feel that it is harmonious with being in a multi-tenant building and would be better suited in a standalone location.

Commissioner Stoker stated that he feels that the applicant made great efforts regarding the soundproofing measures, but he feels that going forward this type of issue should be addressed between the tenants and the landlord and that city staff should not be involved.

Action

Commissioner Choren made a motion to approve the requested CUG subject to the conditions in the staff report.

Commissioner Stoker seconded the motion.

A roll call vote was taken; vote passed (6-2) (No: Becky Schaefer, Lemke)

Alternate Hawley voted due to technical difficulties for Commissioner Jim Schaefer

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

- b) Appleton Sign Company. The applicant is seeking sign waiver approval to allow for a box sign for the property located at 11715 N. Port Washington Road (Bank Five Nine).

Planner Vang stated that the applicant is requesting a box sign as an element that is part of their proposed wall sign. The code does not allow for a box sign unless it is part of a master sign plan and is approved by the Planning Commission. Staff does not believe there is a site-specific hardship or unique circumstances and recommends denial of the sign waiver request. The applicant also is requesting to use a white background as part of the monument sign and staff denied this request at staff level due to the color scheme being incompatible with the building colors (per the sign code the colors should be compatible) and recommends a more muted white be used.

The applicant, Jeff McCarthy, Vice-President Marketing Director for Bank Nine Five, stated that they have been a strong independent community bank for 161 years and they have been in Mequon since 2012. He added that due to 22 other banks with the word First in their name, they wanted to identify themselves with a unique name and branding package.

Mr. McCarthy explained the Bank Five Nine name comes from the year they were founded; 1859, and they chose red as a unique bold color as most bank use green or blue. He stated that the box style sign is used in many other signs along Port Washington Road and throughout Mequon and they wish to consistently promote their branding and he is hopeful that the Commission will approve their proposed sign.

There was some discussion from the Commission with the agent Ms. Monica Schneider with Appleton Sign Company, regarding possible alternative options for the proposed sign and if adjustments could be made and what would be acceptable to staff.

Ald. Strzelczyk stated that he is supportive of this proposal even though staff recommends denial, but he does not want to set a precedent regarding box signs. He feels that the channel lettering requirement and intent has been met. The only solution he could recommend is an extra layer of acrylic on the word, Nine so that when it is illuminated there is deeper depth. He stated that channel letter signs have been approved as part of master sign plans and he does not feel this request fits in a box sign category. He also is supportive as the sign is 8 sq. ft. and that only a portion of the logo is a box sign. He does feel that they deserve to have their logo displayed and the approval of this does not have a negative impact on the community. He does recommend that the background of the monument sign have a natural white background.

Action

Ald. Strzelczyk made a motion to approve their proposed brand logo sign as submitted with the monument sign background having a natural white background.

Commissioner Choren seconded the motion.

A voice vote was taken; vote passed (7-1), (No: Jim Schaefer)

RESULT:	APPROVED WITH CONDITIONS [7 TO 1]
MOVER:	Robert Strzelczyk, Alderman/Vice Chair
SECONDER:	Martin Choren, Commissioner
AYES:	Wirth, Strzelczyk, Baka, Choren, Lemke, R. Schaefer, Stoker
NAYS:	J. Schaefer

- c) Steve Dobberfuhl. The applicant is seeking rezoning recommendation from R-1 to R-2 and land use plan amendment from Residential 5-acre to Residential 1.5-5 acre for 2.06 acres of the property located at 10545 W. Heather Avenue. The applicant is also requesting rezoning recommendation approval from R-1 to R-1/OA for the remaining 4.01 acres at 10545 W. Heather Avenue. The applicant is also seeking certified survey map approval to reconfigure the property located at 10545 W Heather Avenue into 2.06 acres and the parcel immediately to the north into 16.80 acres (R-1/OA).

Planner Vang stated that there are 2 properties involved on Heather Drive. The property to the south which is proposed to be rezoned is currently 6 acres and the applicant/owner is proposing to rezone it to R-2. The plan is to create a 2.06-acre piece due to interest from a prospective buyer who is interested in the 4 acres west of the current single-family home along with the property to the north. The lot to be sold will remain zoned R-1/OA and only the piece that will be rezoned is the single-family residential home.

Planner Vang explained that the applicant is also requesting a certified survey map (CSM) approval to go along with the rezoning request in the interest of time from the prospective buyer. The applicant understands that the CSM approval is contingent upon the rezoning and land use plan amendment approval from the Common Council.

Staff reviewed the surrounding area which is a mix of commercial and single-family zoning and believes that the rezoning to the R-2, 2-acre zoning is consistent with the current uses and current lot sizes in the area. Staff included a table in the packet that shows the surrounding zoning and general lot sizes in that area. This is a unique neighborhood as it is a mix of a small and large parcels and a variety of land uses.

If the rezoning and CSM are approved, there is a potential that one additional lot could be created. The large parcel to the north is just over 12 acres and could potentially be subdivided under the R-1 zoning into two lots. The rezoning and CSM approval would create Lot 1 of 16.07 acres which would allow for the potential division into three lots, which means one additional lot being created at some point.

Staff does support the rezoning and certified survey map requests subject to the conditions in the staff report.

Action

Commissioner Stoker made a motion to approve the requested approvals subject to the

conditions in the staff report.
 Commissioner Choren seconded the motion.
A roll call was taken; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Wirth, Strzelczyk, Baka, Choren, Lemke, J. Schaefer, R. Schaefer, Stoker

5) Policy

- 1) An ordinance creating Section 58-42(K) and amending Section 58-64 relating to the establishment of a local protest petition process for certain zoning applications.

City Attorney Brian Sajdak stated that the ordinance to be approved has slight modifications based on feedback from the Commission at the previous meeting. Specifically, three items have been added:

- Clarification that the 1320 sq. ft. buffer is measured from the boundaries of the property instead of the middle of the property.
- Identification that the City's GIS software is the tool to be used for these measurements.
- Deadline is set for proposals to be submitted by noon on the Friday before the Council meeting is to take final action (2nd reading).

Two additional items were added to clarify a few issues:

- Language that requires that each page of the protest petition states what the signatures represent.
- Anybody signing on behalf of an entity must identify what that entity is and what their role is.

Mayor Wirth stated that he feels this is an improvement over what the state previously had. He believes in the majority speaks and that protest petitions are not necessary; as this process allows the minority to rule. He does not feel this is a great thing for the community, but it is not a horrible thing either because of the greater area taken into consideration. He will not vote in favor of this motion to approve due to the substance of the ordinance and not because of the way it is drafted.

Action

Ald. Strzelczyk made a motion to approve the revised ordinance.
 Commissioner Choren seconded the motion.
A roll call vote was taken; vote passed (6-2), (No: Mayor John Wirth, Baka)

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

6) Announcements

The next meeting is scheduled for May 11, 2020 at 6:00 p.m.

Mayor Wirth stated that there have been discussions with staff regarding possibly changing the Planning Commission meeting dates so that they are not the night before the Council meetings. The reasoning would be to allow for staff to amend items, time for the public to react as well as time to properly inform the Council of items that get recommended to the Council from the Planning Commission. It also helps applicants to get through the approval process more quickly.

No decisions have been made to change the meeting dates.

7) Adjourn

Action

Commissioner Stoker made a motion adjourn the meeting.

Ald. Strzelczyk seconded the motion.

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

Respectfully Submitted,

Jac Zader



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Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: May 11, 2020
SUBJECT: Design 2 Construct for Athlete Performance. The applicant is seeking conditional use grant and building and site plan approval to construct a new 35,526 sq. ft. athletic facility with accessory business tenants for the property located northwest of Executive Court.

Applicant:	Design 2 Construct for Athlete Performance
Status of Applicant:	Agent
Requested:	Conditional Use Grant Building and Site Plan
Existing Zoning:	B-5 (Business Park) PUD (Planned Unit Development)
Land Use Plan:	Business Park
Lot size:	104 acres
Location:	Northwest of N. Executive Court
Tax Key:	#14-027-09-014.00
District:	#4

Background: The applicant is requesting building and site plan approval for a proposed 35,526 square foot athletic facility with accessory tenants at the northwest corner of N Executive Court. The applicant is also requesting conditional use grant approval for a fitness center in the B-5 zoning district. The applicant came before the Planning Commission in February for a consultation.

Conditional Use Grant Findings:

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

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

The use should not endanger the surrounding areas; all of the activities will take place within the building and be monitored at all times by staff.

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

The Land Use Plan designates the site as Business Park. The property is zoned B-5/PUD Light Industrial/Planned Unit Development. Properties to the east, south and west are zoned B-5/PUD. The property to the north is zoned R-3/PUD. The indoor recreational facility can be considered compatible with the Land Use Plan designation and expected industrial uses in the area. The Planning Commission has previously approved this type of use in the Business Park (Splash! Swim + Wellness, Moro Performance).

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

The activities of an indoor recreational facility fit the character of the surrounding area. The hours of operation are daily from 8:00 AM to 9:00 PM. The peak occupancy is during the daytime at 121 occupants. The site will host showcase tournaments on weekends during which teams will be shuttled from Brown Deer and Homestead High Schools. A parking agreement for showcase tournament events will be required as a condition of the conditional use grant approval. No parking is permitted on any city street unless approved by the Police Department. Planning staff believes that based on the on-site parking provided and the proposed parking agreement to shuttle occupants to the site during tournaments, the proposed use and activities should be harmonious with the surrounding 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	4.05 acres
Minimum Lot Width:	150 feet	318.64 feet
Open Space Ratio:	40%	45%
Maximum FAR:	30%	20.1%
Maximum Building Height:	50 feet	30 feet
Building Setback	60 feet	141 feet
Building North Side Yard Offset:	20 feet	52.08 feet
Building South Side Yard Offset	20 feet	165 feet
Building East Side Yard Offset:	20 feet	95.4 feet
Building West Side Yard Offset:	20 feet	78 feet
Minimum Parking Setback:	25 feet	36 feet
Minimum Parking Offset:	20 feet	20 feet
Off-Street Parking:	61 stalls	152 stalls

Site Plan:

The proposal meets the requirements of the B-5 zoning district. The plan shows future additions which would make the site non-conforming to the 40% open space requirement. The applicant has indicated that they intend to utilize open space borrowing from Outlot 1 of the approved 3-lot Certified Survey Map to achieve compliance with the open space requirement for the future addition. The Planning Commission approved the Certified Survey Map at the February 10, 2020 meeting with an Outlot 1 of 2.45 acres. The outlot is not developable per the Development Agreement, and open space borrowing from the outlot is permitted. The applicant will be required to utilized 2,669 square feet from the outlot to meet the open space requirement based on the size of the proposed addition.

The total number of parking stalls proposed is 152. The three basketball courts will generate the most users. The applicant indicated that during the daytime peak hours of 8:00 AM – 5:00 PM, the expected peak occupancy is 121 occupants. This includes day camps with 75 occupants plus 4 staff members for the basketball courts, 6 occupants with 2 staff members for Athlete Performance, 8 occupancy with 1 staff member for the baseball tenant and 15 occupants with 10 staff members for the other tenant spaces.

The applicant indicated that during the evening peak hours of 5:00 PM -9:00 PM, anywhere up to 75 occupants will utilize the basketball courts, Athlete Performance facility and batting cage area.

The code requires on space per three persons that can be accommodated at the same time and one space per employee for health and athletic clubs. The code requires 5 spaces per doctor and one space per employee for the work shift with the largest number of employees for medical and health service offices. Based upon the code requirement and the projected users of the facility, the site has a parking requirement of 61 stalls. The site has a total of 152 stalls which meets the code requirement and expected peak time demand. The applicant also indicated that they provided approximately 25% additional parking above the maximum occupancy number to accommodate for the future expansion.

The facility will host showcase tournaments on weekends during which teams will be shuttled from Brown Deer and Homestead High Schools. Staff will require a parking agreement for showcase tournament events as a condition of the conditional use grant approval. No parking is permitted on any city street unless approved by the Police Department.

Floor Plan:

The floor plan for the 35,526 square foot facility shows 3 basketball courts, a baseball area, Athlete Performance training facility, tenant spaces for Aurora and Integrative Health and locker, team and training rooms.

Building Design:

The proposed building elevations are similar to what was shown at the consultation. The main change is that the mezzanine has been eliminated and the middle section of the building which has the Athlete Performance area, lockers and bathroom has been reduced in height. The building materials include painted precast panels with blue accents and blue fiber cement panels. The tenant spaces on the east elevation will have a natural stone façade. The north and west walls of the basketball area will be insulated metal panels painted blue to match the rest of the building. The west elevation will be constructed with metal panels and feature three overhead doors. The metal panel on the west and north elevation are the expansion walls for the future addition. The south elevation faces the main parking lot and features the main entrance. The east elevation faces the smaller parking lot and has a proposed natural stone façade and entrances into the tenant spaces. Each entrance will have a metal canopy. The overall building height is 30 feet which meets the height requirement in the B-5 district. The overall design is similar to other structures in the business park which feature precast concrete panels at a similar building height. Staff supports the proposed building design and believes the building fits in with the character of the Business Park.

Lighting Plan:

The photometrics show a parking area footcandle average of 2.17 FC. The plan shall be reduced to meet the code requirement of parking lot lighting to maintain a two footcandle average. All fixtures shall be full cut off. Parking lot lighting is allowed up to 20 feet in height, except any parking lot light structure within 100 feet of a residential use shall not exceed 16 feet in height.

Landscape Plan:

Landscape consultant, Michael T. Higgins, reviewed the plan that was submitted at the time of the consultation. The applicant has indicated that due to the restrictive covenants of the Business Park, the landscape plan was revised with a reduction in landscaping. The revised plan was submitted to the city's landscape architect consultant for review and comment. Staff did not receive comments back prior to creation of this report. As a condition of approval, final staff review and approval of the landscaping plan in compliance with the comments from the landscape consultant's review is required.

Based upon the initial review, the applicant shall be aware of the following comments:

1. Minimum 3-inch caliper for all deciduous trees.
2. Minimum 7 feet height for all conifer trees.
3. In order to save existing trees as noted on the plans, the grading and utility plans must be revised to not impact the existing trees or else the applicant shall revise the landscape plan to show additional plantings to make up for any loss of existing trees, particularly along the east property line.
4. Provide street trees at one tree per 30 feet at 3-inch minimum caliper.

Engineering Report:

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

Access is provided at the north side of the cul-de-sac on Executive Court. The proposed location meets the separation distance requirements.

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

Wetlands appear to be present on site. A wetland delineation report and concurrence by the WDNR was provided with the CSM application. The wetland is considered exempt by the WDNR. Wetland regulations and setbacks are not applicable to exempt wetlands.

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards. As plans are developed, if the total of filling and excavation exceeds 1,000 cubic yards a haul route shall be provided for staff approval and haul route bond are required. The haul route and haul route bond are intended to protect City streets from the increase in the amount of hauled material.

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 site proposes an increase in impervious surface in excess of one half acre and site disturbance of greater than an acre therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. This site is served by a regional stormwater management basin. A technical memorandum is required if the regional stormwater basin is utilized. The memorandum shall include total impervious area, drainage boundaries, calculations and a narrative describing the conformance to the original stormwater management plan.

Staff Recommendation:

Planning staff recommends approval of the building and site plan and conditional use grant based on the following conditions:

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

3. 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.
4. A parking agreement for showcase tournament events is subject to review and approval by Planning Staff prior to recording of the Conditional Use Grant.
5. The permitted hours of operation shall be from 8:00 AM -10:00 PM, daily.
6. Sign permit approval for all signs. Planning Commission approval of signage may be required.
7. 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.
8. Connection to public watermain and sanitary sewer.
9. Application for and approval of a City Filling and Excavation Permit.
10. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
11. 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 if new stormwater management is proposed. A technical memorandum of conformance with the regional stormwater management plan is acceptable if the regional basin is utilized.
12. 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).

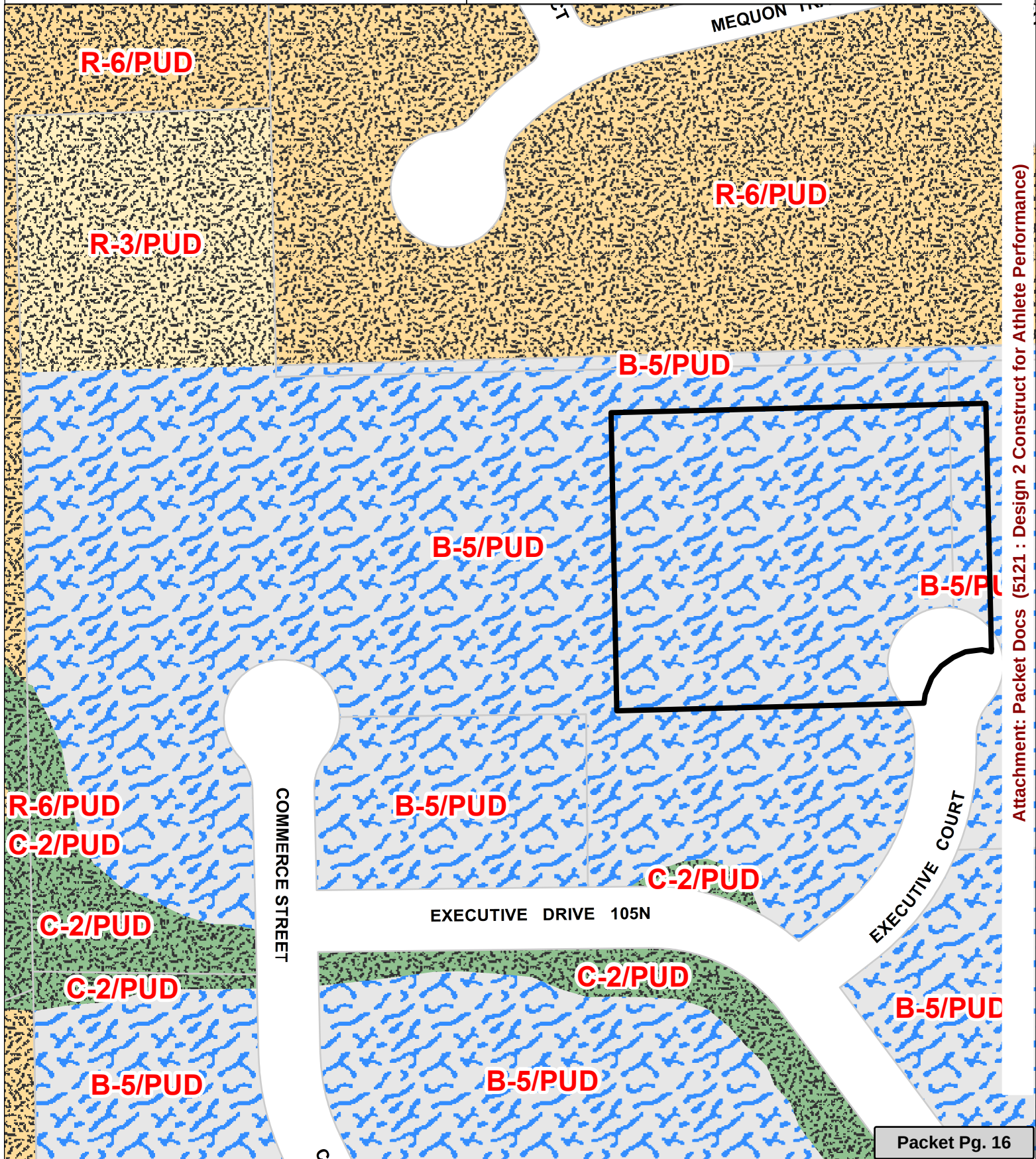
Attachments:

Packet Docs (PDF)

Design to Construct for Athlete Performance

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





N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

May 6, 2020

City of Mequon

Dear City Planner:

Overview:

Steve Becker with the Athlete Performance is proposing to build a new 35,526 S.F. Athletic Facility with accessory business tenants on the existing unbuilt site off of the Northwest portion of Executive Court. The building will include (3) basketball courts with expansion for an additional court, a baseball batting cage area, an athletic training space for Athlete Performance, and (3) business tenant spaces. Due to the primary use of the building being a fitness center, we will be seeking approval of a Conditional Use Grant in addition to our Site Plan and Building approval.

The basketball court area is located on the west end of the building with a small area to the north of the courts for baseball batting cages. The Athlete Performance space will be in the center of the building and the tenant spaces are located on the east side of the building. Parking is located on the south and east sides of the building with a total of 152 parking stalls provided.

The building design features painted precast panels with blue accents in the basketball and baseball areas and blue EIFS with vertical and horizontal accent grooves for the Athlete Performance area. The tenant spaces will have white brick with blue EIFS accents. The north and west walls of the basketball area will be insulated metal panels painted blue to match rest of building. These walls are insulated metal panel to make future expansion feasible as indicated on our site plan.

Occupancy/Parking Breakdown:

The peak occupancy times for this building have been listed by the owner to verify we have sufficient parking. The peak hours for day time and evening hours are broken out separately below:

Evening Hours Peak Occupancy (5PM – 9PM):

- Basketball Courts: 50 occupants using the basketball courts and 3 staff members.
- Athlete Performance: 10 occupants with 3 staff members.
- Baseball Tenant: 8 occupants with 1 staff member.
- Prospective Business Tenants: Closed

Total peak occupancy for evening hours = 75 occupants.

Daytime Hours Peak Occupancy (8AM – 5PM):

- Basketball Courts: Day Camps with 75 Total Occupants with 4 staff members
- Athlete Performance: 6 occupants with 2 staff members.
- Prospective Business Tenants: 15 occupants with 10 staff members
- Baseball Tenant: 8 occupants with 1 staff member.

Total peak occupancy for daytime hours: 121 occupants.

The only special circumstance with peak occupancy would be when showcase tournaments are held on weekends. In these circumstances, Steve will have teams shuttled

from Brown Deer and Homestead High Schools so the above parking totals will not be affected. Given the numbers above, the most occupants in the building at one time will be approximately 121 occupants. Since some expansion is planned which will grow the area of the building by roughly 25%, we have provided approximately 25% additional parking above our max occupant number to accommodate this future expansion. Based upon these numbers, we do not anticipate any issues with parking availability on the site based on the programs/activities of the overall building program and any future expansion.

Greenspace Requirements and Breakdown:

The total Site Area for this project is 176,273 S.F. (4.05 acres). Per the City of Mequon Ordinance, we are required to have 40% of the site area be greenspace. For our calculations, we included the future build out areas as impervious surface to plan for a max build out scenario in our required greenspace calculation. As the site is shown, we have a total of 67,840 SF of greenspace which falls short of the required 70,509 S.F. required. To counter this, it has been proposed to purchase the additional 2,669 S.F. of greenspace from land in the nearby out lot of the business park to the Northwest. It should be noted that as it stands now without including the future expansion, this site plan does meet the greenspace requirement. The purchase of the out-lot greenspace is to account for the additional greenspace that will be required once the added impervious surface is accounted for with the future expansion as indicated on our site plan.

Signage:

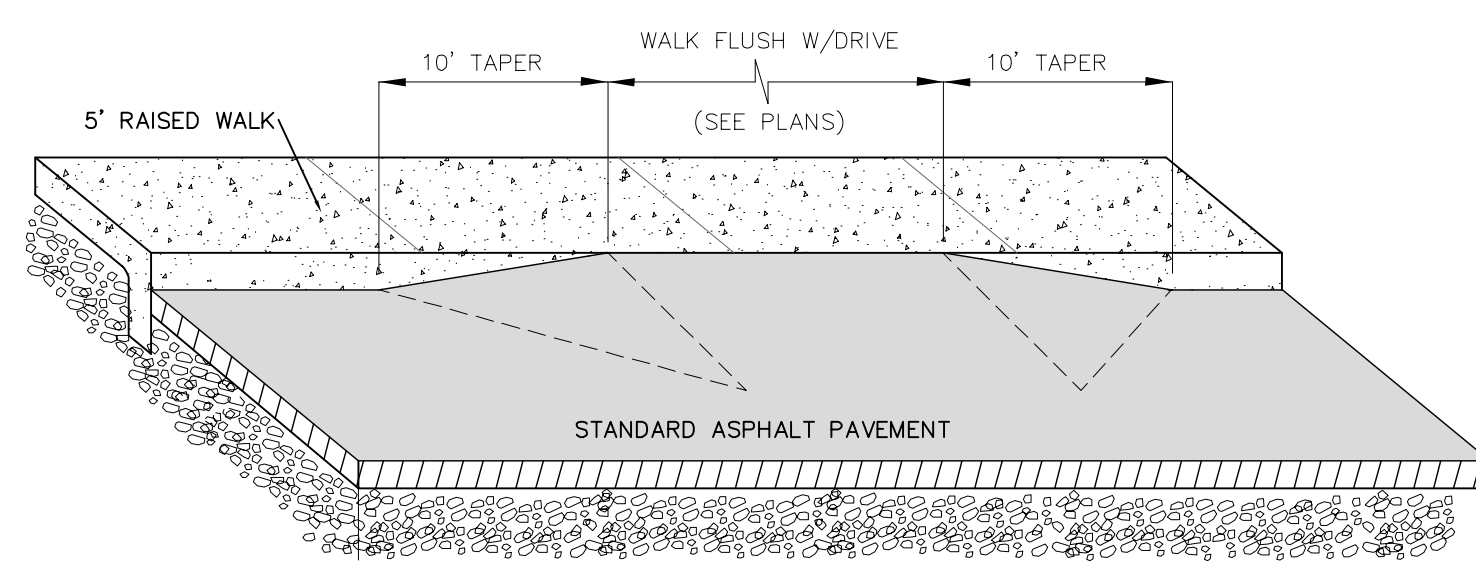
All signage for the site and building will come before the Plan Commission at a later date under a separate application. For the submittal before the commission now, there is no signage shown on the building and an approximate location for a monument sign has been placed on the site to show our future intent.

Please refer to the provided submittal for any additional clarification. If you have any questions or concerns regarding this proposed development please contact our office.

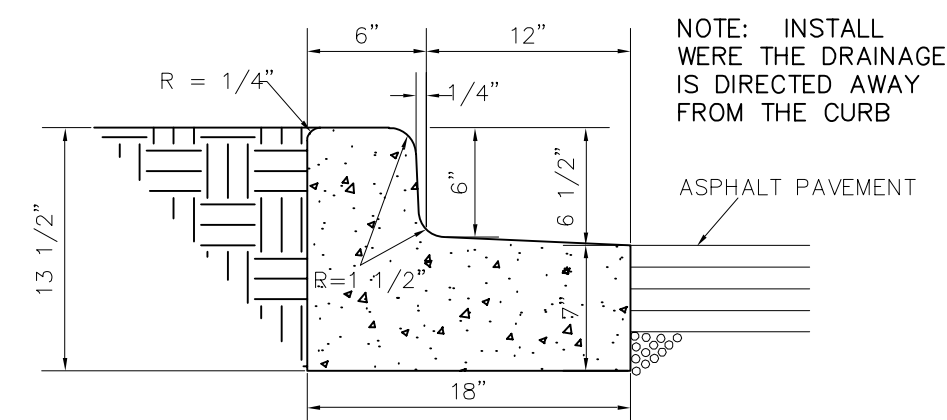
Sincerely,



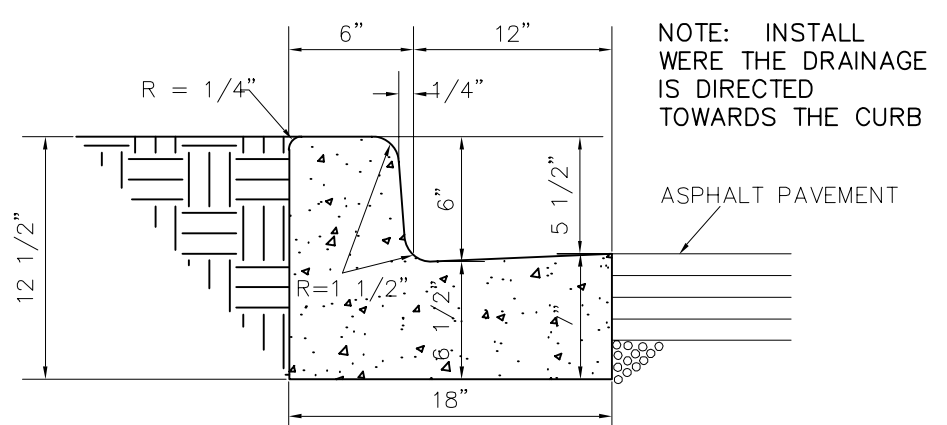
Mark Hertzfeldt
Architect
Design 2 Construct



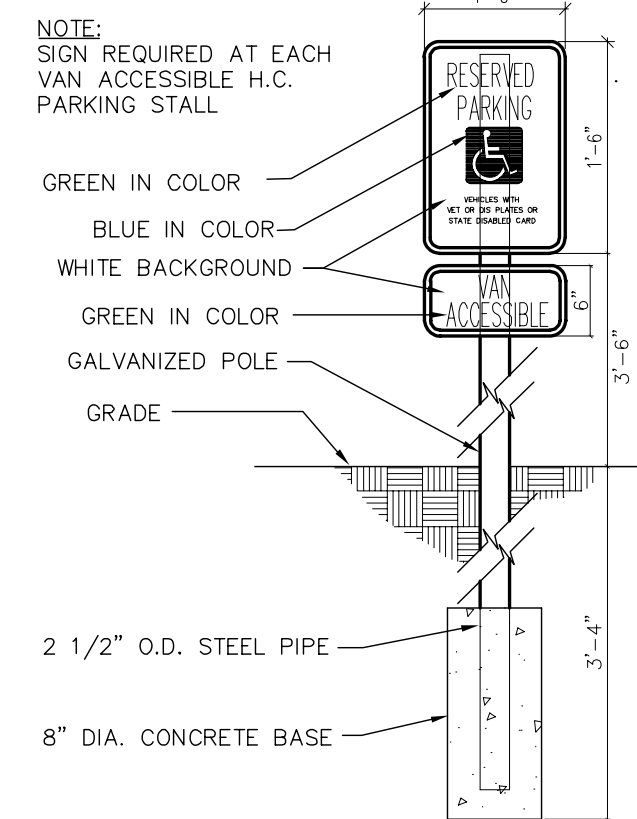
FLUSH WALK AT ENTRANCES
NOT TO SCALE



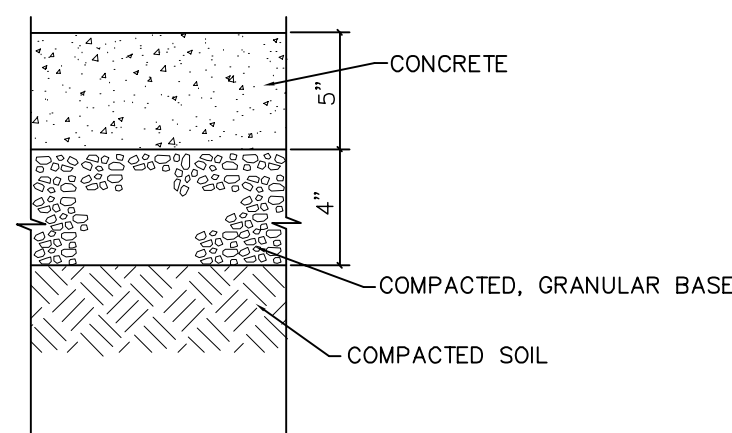
HIGH SIDE CONCRETE CURB (H.S. C&G) DETAIL
NOT TO SCALE



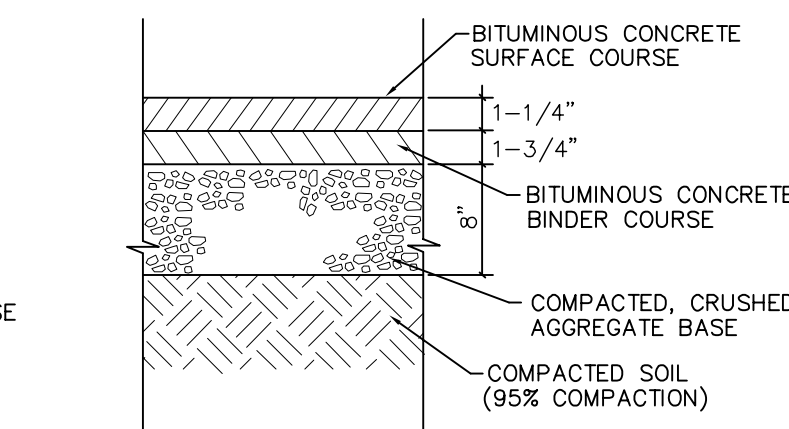
LOW SIDE CONCRETE CURB (L.S. C&G) DETAIL
NOT TO SCALE



HANDICAPPED PARKING SIGN DETAIL
(VAN ACCESSIBLE)
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE



STANDARD DUTY ASPHALT PAVEMENT
NOT TO SCALE

NOTES:

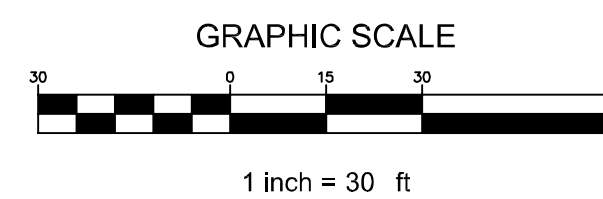
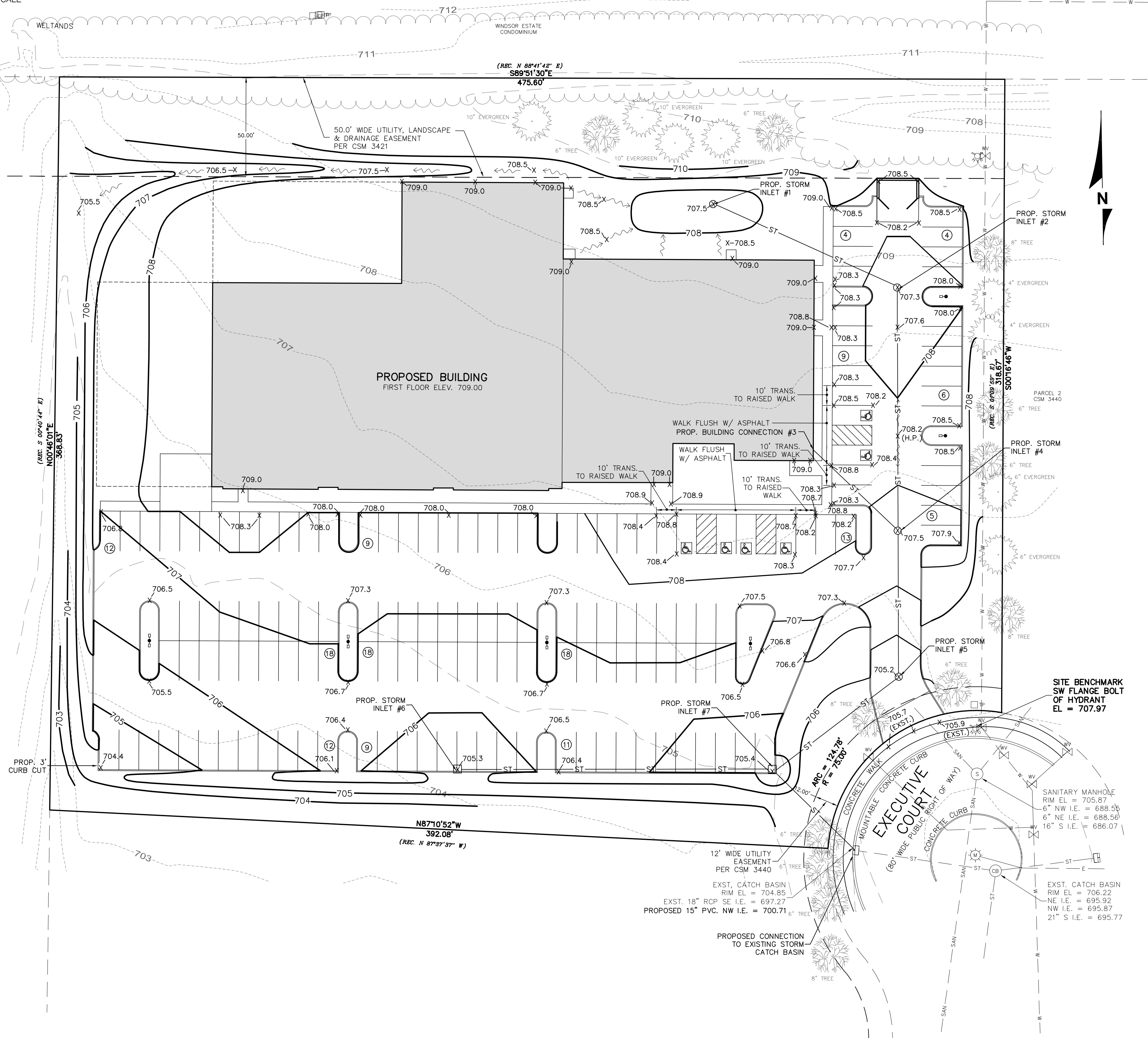
1. ALL PROPOSED SPOT GRADES SHOWN ARE AT BOTTOM OF CURB, UNLESS OTHERWISE NOTED.
2. SITE AREAS: AREAS REFLECT PHASE 1 DEVELOPMENT
PAVEMENT: 62,319 S.F. (1.431 ACRES)
BUILDING: 35,526 S.F. (0.816 ACRES)
IMPERVIOUS: 97,845 S.F. (2.246 ACRES) 55%
OPEN: 78,461 S.F. (1.801 ACRES) 45%
TOTAL 176,306 S.F. (4.047 ACRES)
3. DISTURBED AREA: 152,057 S.F. (3.490 ACRES)
4. PARKING:
142 REGULAR SPACES
6 HANDICAPPED SPACES
5. PER THE STORM WATER MANAGEMENT REPORT PREPARED BY AYRES ASSOCIATES FOR THE CITY OF MEQUON, WISCONSIN, THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE DRAINAGE AREA "A" DESIGN REQUIREMENTS OF 60% IMPERVIOUS FOR THE SITE USING A CN VALUE OF 89 AND DRAINAGE TO REGIONAL POND "A-1" BY HAVING 55% IMPERVIOUS AND A CN VALUE OF 87.

LEGEND

---	96	---	EXISTING CONTOUR
---	96	---	PROPOSED CONTOUR
---	X 96.5	---	PROPOSED ELEVATION
---	ST	---	PROPOSED STORM SEWER
---	ST	---	EXISTING STORM SEWER



CURB CUT DETAIL
NOT TO SCALE



MEQUON SPORTS FACILITY

MEQUON, WISCONSIN

CJE NO.: 1955R3
JANUARY 13, 2020
REV.: 04-07-2020

SITE GRADING PLAN

C1.0

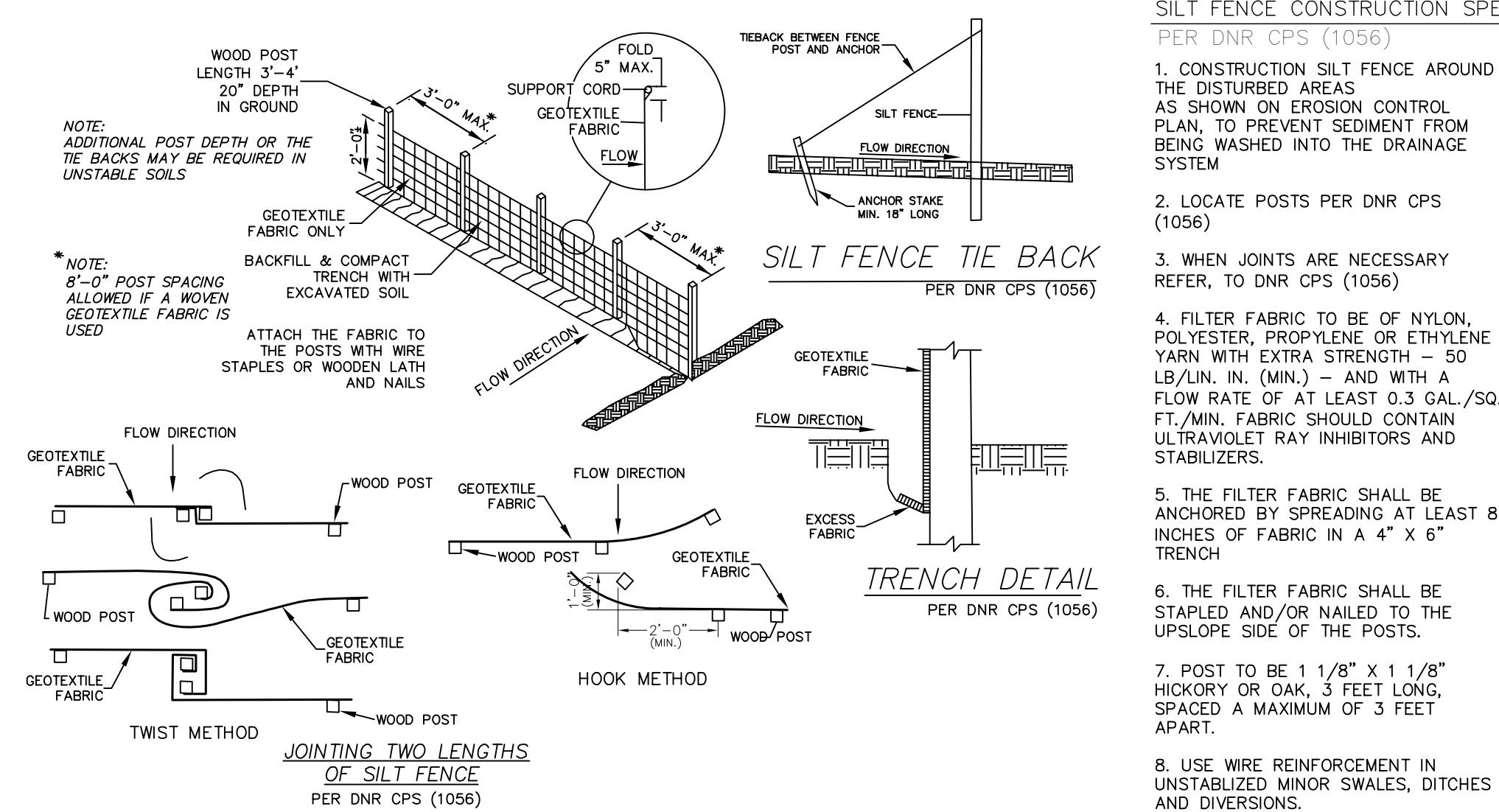
SHEET 1 OF 3

MEQUON SPORTS FACILITY
MEQUON, WISCONSIN

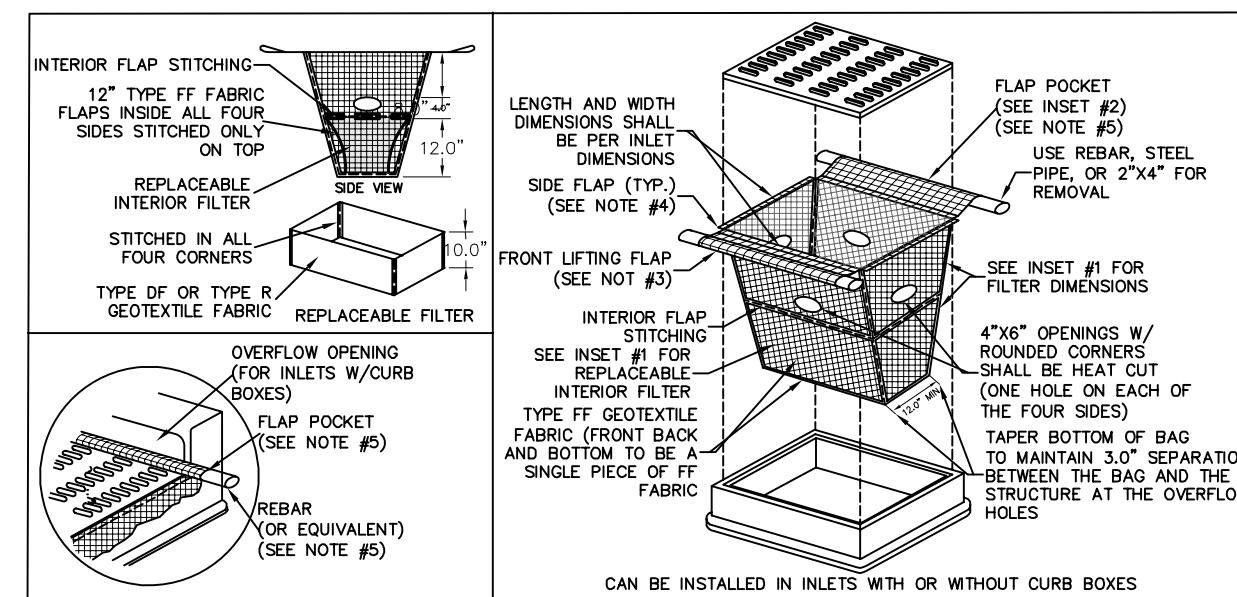
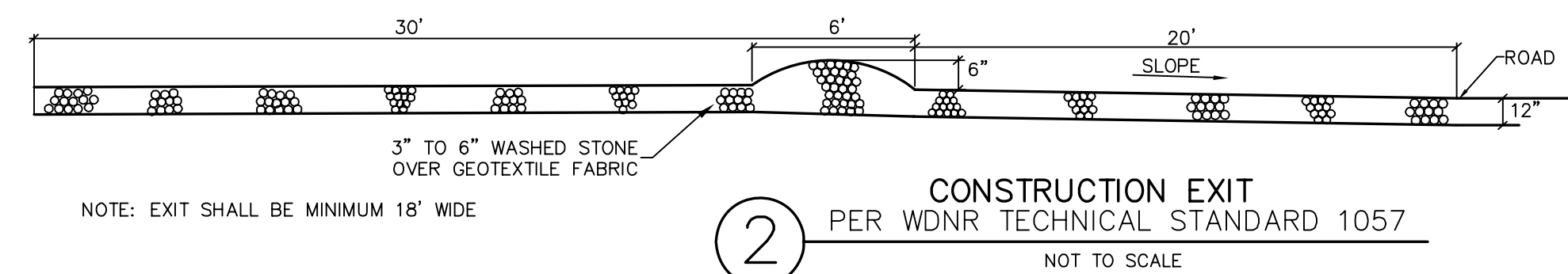
CJE NO.: 1955R3
JANUARY 13, 2020
REV.: 04-07-2020

C3.0

SHEET 3 OF 3



SILT FENCE
PER WDNR TECHNICAL STANDARD 1056
NOT TO SCALE

INLET PROTECTION, TYPE D-M
PER WDNR TECHNICAL STANDARD 1060

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE. DISBURSED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO GUT STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF CURB. FABRIC SHALL BE 12 INCHES WIDE, FRONT AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. FLAP STITCHES SHALL BE A MAXIMUM OF TWO INCHES LONG, FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT 2" X 2" REBAR. STEEL PIPE OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTE:
INSTALL IN ALL STORM INLETS
AND CATCH BASINS LOCATED
WITHIN AND ADJACENT TO THE
CONSTRUCTION AREA

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
3. INSTALL CONSTRUCTION EXITS.
4. INSTALL SILT FENCE AROUND SITE PERIMETERS SHOWN ON THE PLAN.
5. INSTALL INLET PROTECTION IN ALL EXISTING INLETS ADJACENT TO SITE.
6. ROUGH GRADE SITE.
7. INSTALL PROPOSED UTILITIES.
8. INSTALL INLET PROTECTION IN ALL NEW INLETS.
9. INSTALL BASE COURSE OF PAVEMENT.
10. FINAL GRADE SLOPES AND TOPSOIL CRITICAL AREAS. VEGETATE AND MULCH ALL DISTURBED AREAS.
11. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED TO BE MAINTAINED IMMEDIATELY.
12. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
13. ESTIMATED TIME BEFORE FINAL STABILIZATION - 9 MONTHS.

MAINTENANCE PLAN

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

EROSION CONTROL
PRACTICES SCHEDULE

- ① SILT FENCE
- ② CONSTRUCTION EXITS
- ③ INLET PROTECTION
- ④ EROSION MATTING

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER 'WISDOT EROSION CONTROL PAL' (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 - OCTOBER 31) TEMPORARY SEEDING
(COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE
CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* Fall Seeding

LAND APPLICATION OF ADDITIVES:

DURING NONGROWING SEASON (NOVEMBER 1 – MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) – SEE WDNr TECHNICAL STANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER, POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) ON ALL DISTURBED AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER WDNr TECHNICAL STANDARD 1050 AND THE MANUFACTURERS SPECIFICATIONS.

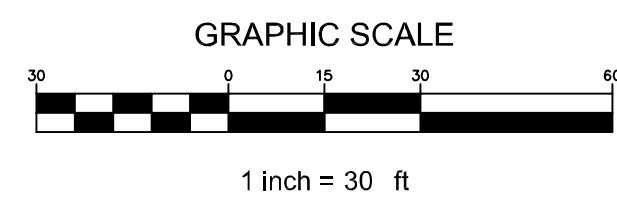
TEMPORARY COVER
DURING GROWING SEASON:

TEMPORARY SEEDING DATES

OATS - 4/1-9/1
ANNUAL RYEGRASS -
4/1-9/1
WINTER WHEAT - 8/1-10/1
WINTER CEREAL RYE -
8/1-10/15
(FOR TEMPORARY COVER
SEED AT 131# PER ACRES)

DURING NON-GROWING
SEASON (AFTER OCT. 15TH
SEEDING DEADLINE):

AREAS THAT ARE INACTIVE DURING NON-GROWING SEASON MUST BE STABILIZED WITH ANIONIC POLYACRYLAMIDE (POLYMER). SEE WDNR TECHNICAL STANDARD 1050.



EROSION CONTROL PLAN

TREE PROTECTION NOTES:

DURING CONSTRUCTION, REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED) SHALL BE TAKEN, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING.

1. TO PROTECT AND PRESERVE THE TREES INDICATED TO REMAIN, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCE NO CLOSER TO THE TRUNK THAN 1 FOOT FOR EVERY 1 DBH (TREE DIAMETER AT BREAST HEIGHT) OF TREE TO REMAIN. ADDITIONALLY, SIGNS SHALL BE POSTED INFORMING THE PUBLIC AND SITE WORKERS THAT THE AREA FENCED IS A PROTECTED ZONE AND THE ZONE SHALL BE LEFT UNDISTURBED. THE GRADE SHALL NOT BE CHANGED IN THE PROTECTED ZONE. NO TREE PROTECTION FENCE IS REQUIRED WHERE EXISTING PAVEMENT IS WITHIN THE PROTECTED AREA.
2. NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT PARKING OF VEHICLES OR MATERIAL OR SOILS STORAGE SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE THAT IS INDICATED TO BE PRESERVED.
3. ALL REQUIRED PROTECTIVE FENCING (PLASTIC ORANGE CONSTRUCTION FENCING) OR OTHER PHYSICAL BARRIER MUST BE IN PLACE AROUND THE TREE PRESERVATION AREA AND/OR TREES PRIOR TO BEGINNING CONSTRUCTION. THE FENCING OR OTHER PHYSICAL BARRIER MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND DEEP ENOUGH TO REMAIN VERTICAL AND PLUMB, AND SHALL BE SPACED NO FURTHER THAN TEN FEET (10') APART.
4. NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN THOSE APPROVED FOR BRACING, GUYING OR WRAPPING, SHALL BE ATTACHED TO TREES DURING THE CONSTRUCTION PERIOD.
5. DRAINAGE OF THE SITE SHALL BE DESIGNED SO THAT AFTER CONSTRUCTION, THE SAME AMOUNT OF WATER AND RATE OF DISCHARGE WILL REACH THE TREES AS IT DID PRIOR TO CONSTRUCTION.
6. WHEN TRENCHING ALONGSIDE EXISTING TREES IS UNAVOIDABLE, THE TRENCH MUST BE 1 FOOT FOR EVERY 1 INCH DBH AWAY FROM THE BASE OF THE EXISTING TREE TO BE PROTECTED.
7. CONSTRUCTION PRUNING AND ROOT PRUNING OF TREES DIRECTLY IMPACTED BY CONSTRUCTION MAY BE REQUIRED FOR PRESERVATION OF EXISTING TREES.

GENERAL NOTES:

1. LOCATE ALL PRIVATE AND PUBLIC UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY DIGGING/CLEARING OPERATIONS.
2. ALL PLANTING BEDS NOT ADJACENT TO ASPHALT, CONCRETE OR CURBS SHALL HAVE PLASTIC EDGING AS INDICATED ON THE PLAN. ALL PLANTING BEDS SHALL BE TOPDRESSED WITH DOUBLE SHREDDED HARDWOOD BARK MULCH AS INDICATED ON THE PLAN.
3. THE PLANT SCHEDULE IS ON SHEET L2.0. IT IS PROVIDED FOR CONVENIENCE ONLY. PLANT QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN DISCREPANCIES BETWEEN THE SCHEDULE LABELS AND THE PLAN OCCUR, THE QUANTITY DRAWN ON THE PLAN SHALL BE THE OFFICIAL QUANTITY.
4. WATER PLANTS IMMEDIATELY AFTER INSTALLATION.
5. GUARANTEE ALL PLANTINGS FOR 1 YEAR FROM THE DATE OF INSTALLATION.
6. SEE PLANTING DETAILS ON SHEET L2.0 FOR PLANT INSTALLATION REQUIREMENTS.
7. ALL AREAS INDICATED AS 'LAWN' SHALL BE SEEDED AS SPECIFIED. AREAS INDICATED AS 'SOD' SHALL BE SODDED.
8. PROPOSED LIGHT POLE LOCATIONS ARE NOT KNOWN AT THIS TIME. SEE SITE LIGHTING PLAN FOR OFFICIAL LOCATIONS OF LIGHT POLES. COORDINATE TREE LOCATIONS TO AVOID LIGHT POLES AS NECESSARY.
9. SEE CIVIL PLANS FOR OFFICIAL SITE UTILITIES AND EROSION MAT LOCATIONS. SITE UTILITIES SHOWN ON THIS PLAN ARE FOR CONVENIENCE ONLY.
10. LANDSCAPE CALCULATIONS FOR THE CITY OF MEQUON ARE FOUND ON SHEET L2.0.

LANDSCAPE LEGEND

	TURF SOD
	LAWN SEEDING WITH STRAW EROSION MAT
	EXISTING VEGETATION (TO REMAIN)
	PLASTIC EDGING (SEE DETAIL 0/L2.0)
	LANDSCAPE PROJECT LIMIT LINE
	TREE PROTECTION FENCE
	PLANT 'CODE' REFERENCES TO THE PLANT SCHEDULE
	QUANTITY OF PLANTS IN THE PLANT GROUPING
	LEADER LINE
	PLANT SYMBOL (SYMBOL VARIES PER PLANT)

LANDSCAPE DETAILS ON SHEET L2.0.
PLANT SCHEDULE ON SHEET L2.0.
LANDSCAPE CALCULATIONS ON SHEET L2.0.

GRASS SEED MIX

GRASS SEED SHALL CONSIST OF THE FOLLOWING VARIETIES (OR APPROVED EQUAL):

20% KENTUCKY BLUEGRASS (SOD QUALITY)
10% MERCURY KENTUCKY BLUEGRASS
20% KENNELLE KENTUCKY BLUEGRASS
25% CREEPING RED FESCUE
15% WICKED PERENNIAL RYEGRASS
10% FIESTA 4 PERENNIAL RYEGRASS

SEEDING RATE SHALL BE 45 POUNDS PER 1,000 SQUARE FEET

SEEDS SHALL BE INSTALLED 1/4" TO 1/2" BELOW FINISH GRADE.

ABBREVIATIONS

ABBREVIATION	FULL WORDS
B4B	Balled and burlapped
CAL	Caliper
DBH	Diameter at breast height (Measured 4'-6" above finish grade)
DIA	Diameter
EX.	Existing
HTT	Height to tip
O.C.	On center
SQ. FT. - or - SF	Square feet
TR	Tree



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175(1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

INFORMATION SHOWN ON THIS DRAWING IS BASED ON A SITE PLAN DEVELOPED BY DESIGN 2 CONSTRUCT, TOPOGRAPHIC SURVEY AND CIVIL DRAWINGS COMPLETED BY OTHERS. THE LANDSCAPE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SITE PLAN, SURVEY AND CIVIL DRAWINGS. ALL INFORMATION SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

INDEX OF SHEETS

SHEET	TITLE
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS

SCALE 1" = 20'-0"



• SITE DESIGN •
• LANDSCAPE ARCHITECTURE •
• PLANNING •
2776 North Sholes Avenue
Milwaukee, WI 53210
Tel: 414.449.1555
Fax: 414.449.2425
www.paragondg.com

PROJECT NAME
MEQUON SPORTS FACILITY

PROJECT LOCATION
EXECUTIVE COURT
MEQUON, WI 53092

CLIENT NAME & ADDRESS

SHEET TITLE
LANDSCAPE PLAN

REVISIONS
Date By

PROFESSIONAL SEAL



Signature
Date

USE OF INFORMATION

THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF PARAGON DESIGN GROUP, LLC. ANY CHANGES, PUBLICATION OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY APPROVED.

FILE NAME Mequon Sports LA

DRAWN BY BJB

CHECKED BY BJB

PDG PROJECT # 19-807

DATE 4-13-2020

SHEET NO.

L1.0
Packet Pg. 22



• SITE DESIGN •
• LANDSCAPE ARCHITECTURE •
• PLANNING •

2776 North Sholes Avenue
Milwaukee, WI 53210
Tel: 414.449.1555
Fax: 414.449.2425
www.paragondg.com

PROJECT NAME

MEQUON SPORTS
FACILITY

PROJECT LOCATION

EXECUTIVE COURT
MEQUON, WI 53092

CLIENT NAME & ADDRESS

SHEET TITLE

LANDSCAPE
DETAILS

REVISIONS

Date By

PROFESSIONAL SEAL



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FILE NAME Mequon Sports LA
DRAWN BY BJB
CHECKED BY BJB
PDG PROJECT # 19-807
DATE 4-13-2020
SHEET NO.

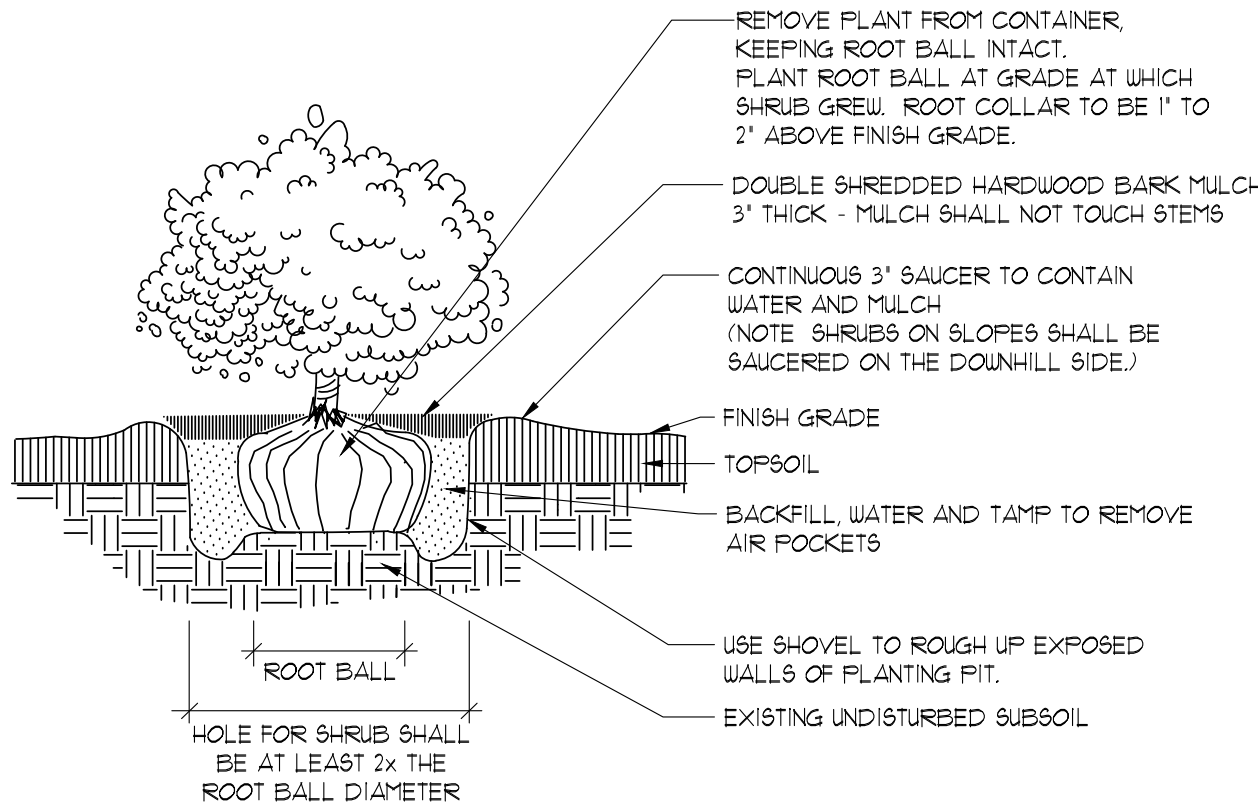
PLAN COMMISSION SUBMITTAL - NOT FOR CONSTRUCTION

SHRUB PLANTING NOTES

1. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

2. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.

3. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



4 L2.0 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

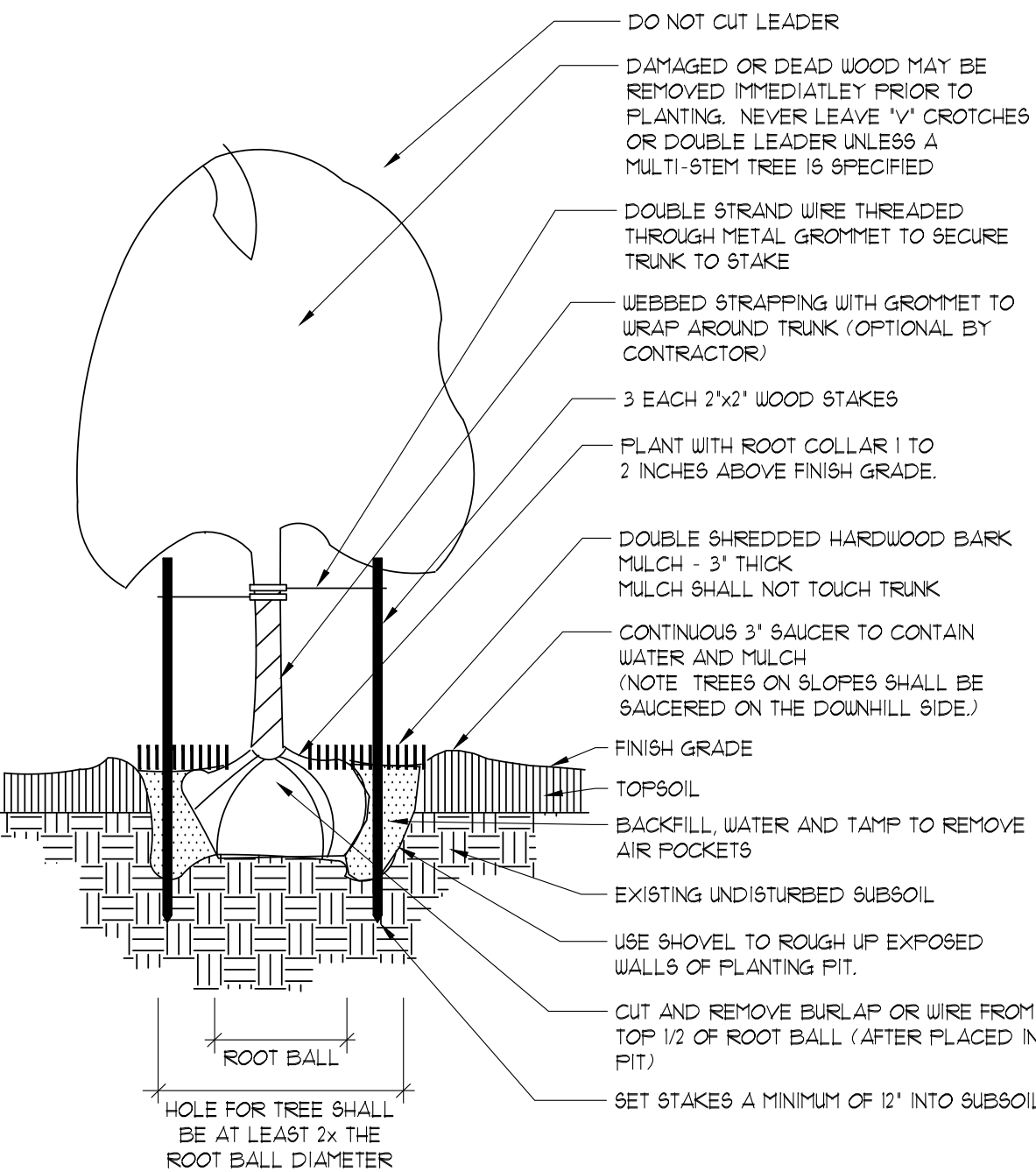
TREE STAKING AND PLANTING NOTES

1. STAKING - ONLY TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.

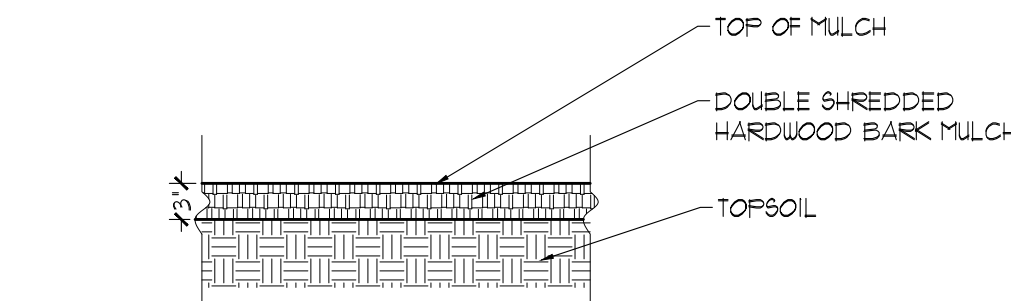
2. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.

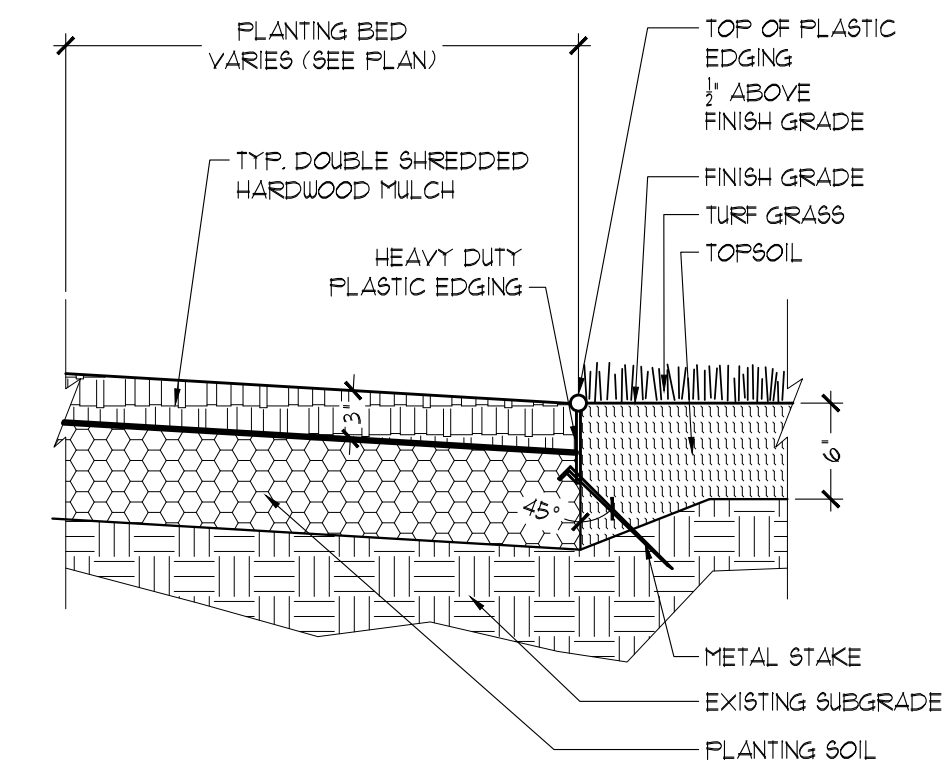
4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



1 L2.0 DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE



5 L2.0 TYPICAL SHREDDED HARDWOOD MULCH SECTION
SCALE: 3/4" = 1'-0"



6 L2.0 TYPICAL PLASTIC EDGE SECTION
SCALE: 1" = 1'-0"

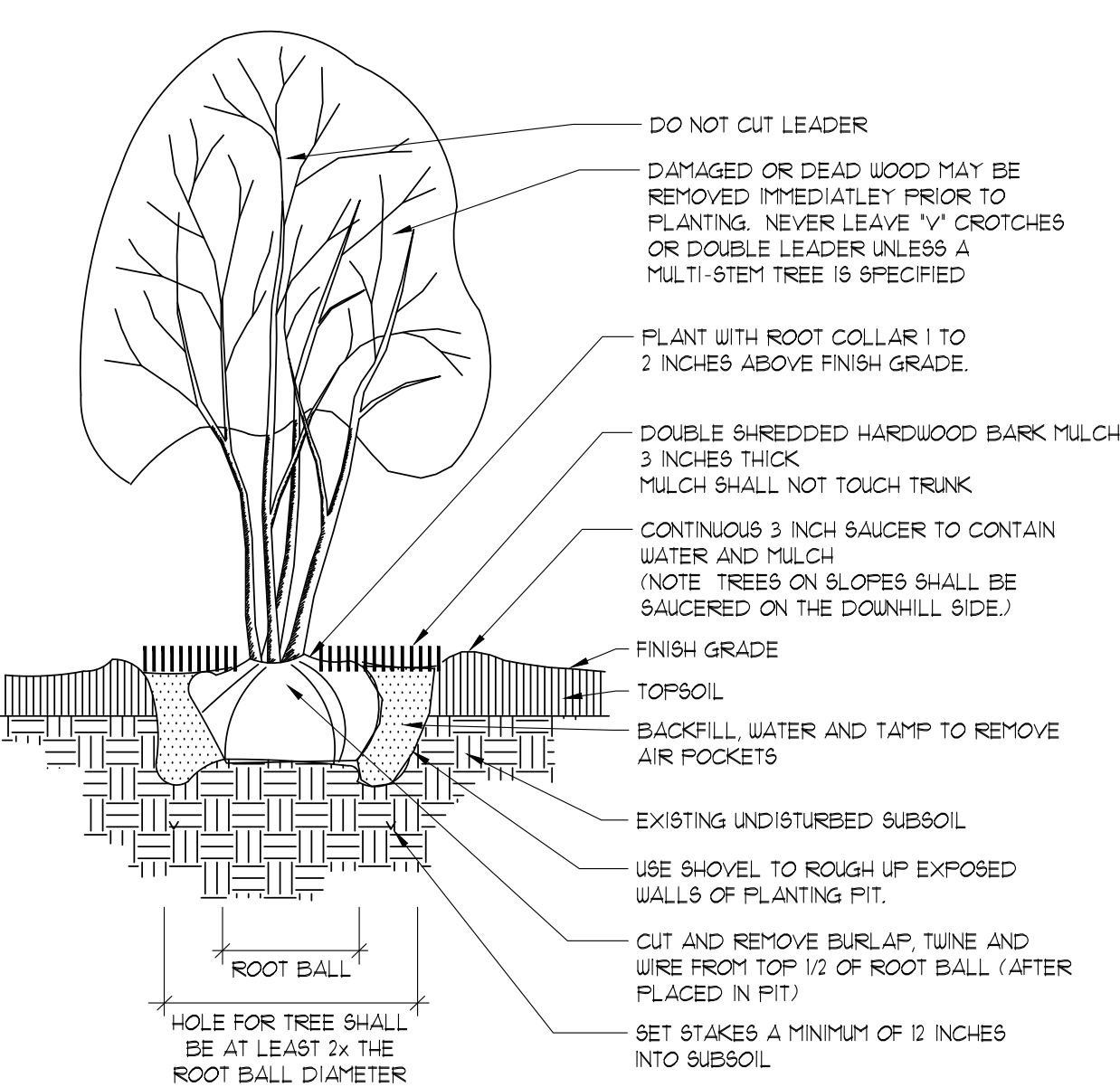
MULTI-STEM TREE STAKING AND PLANTING NOTES

1. STAKING - MULTI-STEM TREES SHALL NOT BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY.

2. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.

4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



2 L2.0 MULTI-STEM TREE PLANTING
SCALE: NOT TO SCALE

PLANT SCHEDULE

CANOPY TREES (INSTALL IN ACCORDANCE WITH DETAIL 1/L2.0 OR DETAIL 2/L2.0 FOR MULTI-STEM TREES)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
ACFAF	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	1	2' Cal. B4B	H-50', W-30'
BENIC	Betula nigra 'Cully'	Heritage River Birch	3	12' B4B, multi-stem	H-50', W-35'
GIBAG	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)	1	2' Cal. B4B	H-50', W-30'

EVERGREENS / BROADLEAF EVERGREEN SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 4/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
BUKO	Buxus koreana 'Green Velvet'	Green Velvet Boxwood	4	15' Tall Pot	H-3', W-3'
JUCHM	Juniperus chinensis 'Mountbatten'	Mountbatten Chinese Juniper	16	4' Tall B4B	H-12', W-5'
JUCSG	Juniperus chinensis 'Sea Green'	Sea Green Juniper	9	18' Spread Pot	H-4', W-6'
MIDE	Microbiota decussata	Russian Cypress	3	18' Spread Pot	H-18', W-8'

DECIDUOUS SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 4/L2.0)

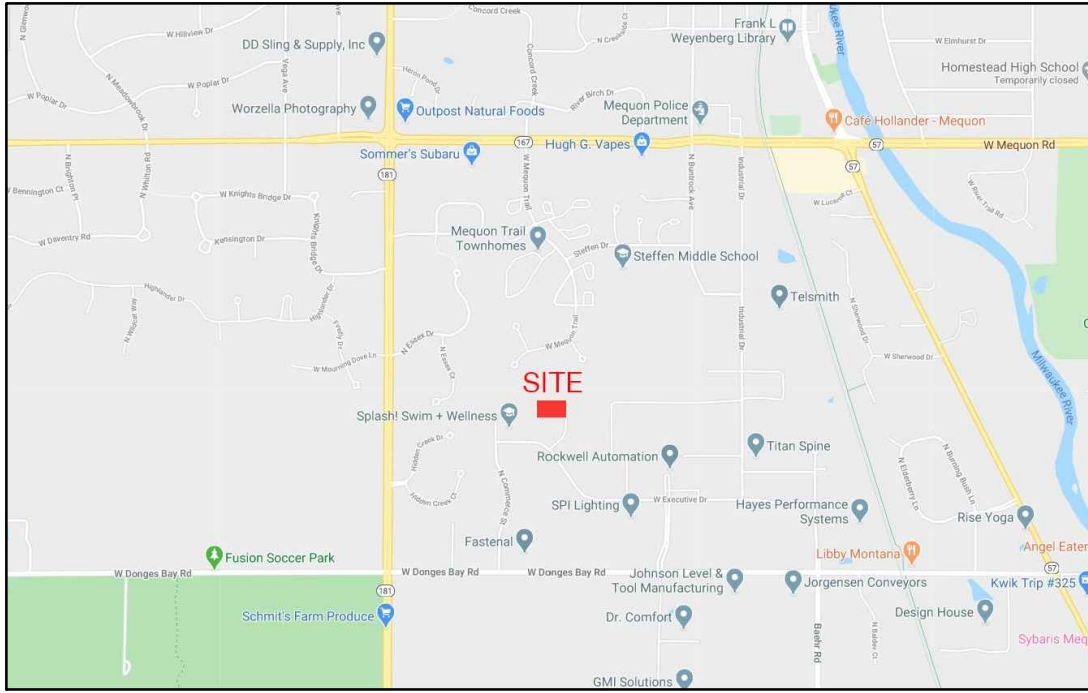
CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
HYAUW	Hydrangea arborescens 'NCH45' PPAF	Invincibelle Wee White Hydrangea	6	15' Tall Pot	H-25', W-25'
HYPAJ	Hydrangea paniculata 'Jani'	Little Lime Hydrangea	20	18' Tall Pot	H-4', W-4'
PHOPD	Physocarpus opulifolius 'Dart's Golden'	Dart's Golden Ninebark	2	3' Tall B4B	H-6', W-1'
PHOPM	Physocarpus opulifolius 'Monio'	Purple Leaf Ninebark	1	3' Tall B4B	H-1', W-8'
RHARG	Rhus aromatica 'Gro-low'	Grow Low Sumac	22	18' Spread Pot	H-2', W-5'
SFBET	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	3	18' Tall Pot	H-3', W-3'
SFBUG	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	8	18' Tall Pot	H-3', W-4'
SYMEP	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	6	2' Tall B4B	H-5', W-1'
WEFDH	Weigela florida 'Dark Horse'	Dark Horse Weigela	3	18' Tall Pot	H-3', W-3'

PERENNIALS / GRASSES / VINES

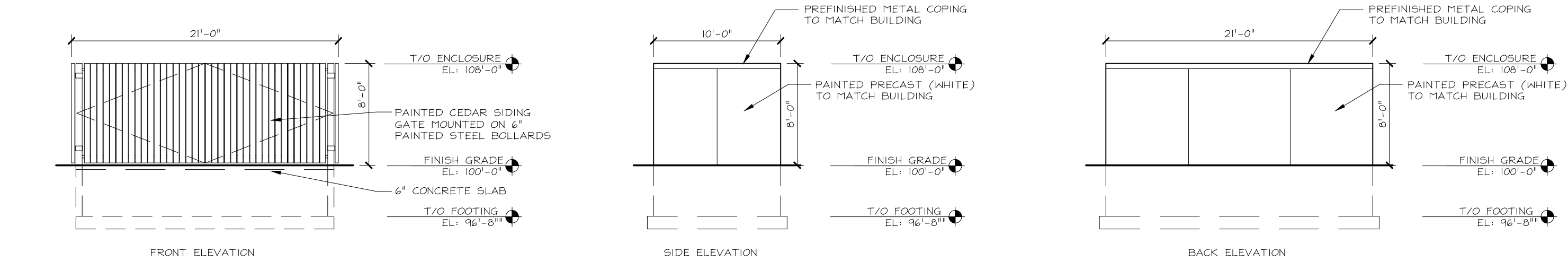
CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	SPACING
ALMI	Allium x 'Millenium'	Millenium Globe Lily	5	#1 Pot	18' O.C.
CAAG	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	34	#1 Pot	24' O.C.
HEGB	Hemerocallis 'Going Bananas'	Going Bananas Daylily	28	#1 Pot	18' O.C.
HESO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	6	#1 Pot	18' O.C.
MISIF	Miscanthus sinensis purpurascens	Flamegrass	32	#1 Pot	36' O.C.
NEWL	Napeta x 'Walker's Low'	Walker's Low Catmint	5	#1 Pot	24' O.C.
PANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	28	#1 Pot	24' O.C.
PEALS	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	6	#1 Pot	18' O.C.
SANEC	Salvia nemorosa 'Caradonna'	Caradonna Meadow Sage	12	#1 Pot	18' O.C.
SFHE	Sporobolus heterolepis	Prairie Dropseed	5	#1 Pot	18' O.C.

MEQUON BUSINESS PARK 2 - LANDSCAPE DESIGN REQUIREMENTS		
PERIMETER OF LOT = 1680 LINEAR FEET		
LENGTH OF FRONT YARD ALONG EXECUTIVE COURT = 125 LINEAR FEET		
REQUIRED NUMBER OF PERIMETER TREES = 1 PER 80 LF OF LOT PERIMETER	REQUIRED	PROVIDED
1680 LF / 80 LF = 21 TREES	21 TREES	21 EXISTING TREES 5 PROPOSED TREES 26 TOTAL TREES
25% OF REQUIRED PERIMETER TREES SHALL BE EVERGREEN		
21 TREES x 25% = 5.3 TREES SHALL BE EVERGREEN	6 EVGR. TREES	14 EX. EVGR. TREES
14 EVERGREEN TREES / 26 TOTAL TREES = 53.8% EVERGREEN TREES	25%	53.8%
1/3 OF TOTAL PERIMETER TREES SHALL BE IN THE FRONT YARD	33.3%	33.3%
21 TREES / 3 = 7 TREES SHALL BE IN THE FRONT YARD	7 TREES	2 EX. TREES 5 PROPOSED TREES 7 TOTAL TREES
REQUIRED NUMBER OF FRONT YARD SHRUBS = 1 PER 4 LF OF FRONTAGE (125 LF / 4 LF) = 31.3 TOTAL SHRUBS	32 TOTAL SHRUBS	32 TOTAL SHRUBS
50% OF FRONT YARD SHRUBS SHALL BE EVERGREEN	50%	50%
31.3 x 50% = 15.7 SHRUBS SHALL BE EVERGREEN	16 EVGR. SHRUBS	16 EVGR. SHRUBS
OPEN SPACE PLANTINGS SHOULD BE USED TO ENHANCE THE PARK OR CAMPUS-LIKE THEME. THEY SHOULD INCLUDE SHRUB MASSES AND GROUND COVERS IN DEFINED PLANTING BEDS, LARGE SHADE TREES AND EVERGREEN TREES.	YES	YES
FOUNDATION PLANTINGS SHOULD BE COORDINATED WITH THE OPEN SPACE PLANTINGS WHILE CONSIDERING ORIENTATION, SIZE AND MAINTENANCE REQUIREMENTS, AS PART OF AN OVERALL PLAN, IN CONJUNCTION WITH BUILDING DESIGN AND MASSING.	YES	YES
THE LANDSCAPE DESIGN SHOULD SERVE TO COMPLEMENT THE ARCHITECTURE AND VISUALLY BUFFER LESS DESIRABLE ELEMENTS SUCH AS MECHANICAL AND ELECTRICAL UNITS AND SERVICE AREAS.	YES	YES
THE LANDSCAPE DESIGN SHOULD SERVE TO DEFINE BOTH THE VEHICULAR CIRCULATION AND PEDESTRIAN CIRCULATION WITHIN THE SITE, AND ACCENTUATE ENTRANCE CONDITIONS TO BOTH THE SITE AND THE BUILDING.	YES	YES
THE LANDSCAPE PLAN SHOULD PROVIDE FOR SEASONAL COLOR AND THE USE OF FLOWERS AT ENTRANCES AND SIGNAGE LOCATIONS.	YES	YES

VICINITY MAP



SITE DATA:	
SITE AREA:	176,273 S.F.
AREA OF PROPOSED BUILDING	35,526 S.F. (20.1% OF SITE)
AREA OF FUTURE ADDITION	10,804 S.F. (6.1% OF SITE)
TOTAL BUILDING FOOTPRINT:	46,330 S.F.
TOTAL HARD SURFACE AREA:	62,103 S.F. (35.3% OF SITE)
CONCRETE AREA:	3,855 S.F.
LIGHT DUTY PAVING:	58,248 S.F.
TOTAL GREENSPACE AREA:	67,840 S.F. (38.5% OF SITE)
(MIN. 40% GREENSPACE REQ'D)	
70,509 S.F. (40% OF SITE)	
ADDITIONAL 2,669 SF NEEDED	
OF GREENSPACE	
FRONT YARD SETBACK:	60'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	20'-0"
TOTAL PARKING PROVIDED:	152
HANDICAP PARKING REQUIRED:	6
HANDICAP PARKING PROVIDED:	6



2 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



1 SITE PLAN
SCALE: 1" = 30'-0"

2.a.a

DESIGN
2
CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
PROPOSAL #19-00108

SHEET TITLE

SITE PLAN

REVISIONS

05.06.2020

PROJECT DATA

DATE

03.30.2020

JOB NO.

19-00108

SET USE

PLAN COMMISSION

FILE NAME

C1-A1.0 - 9

DRAWN BY

SPS

SHEET NO.

A1.0

THESE CALCULATIONS ARE ESTIMATES
BASED ON INFORMATION AVAILABLE
AT TIME OF LAYOUT REQUEST AND
DO NOT REPRESENT ON-SITE
CONDITIONS WITH 100% ACCURACY.

Date:4/9/2020

Paper Size: ARCH E1 - 30x42

Attachment: Packet Docs (5121: Design 2 Construct for Athlete Performance)

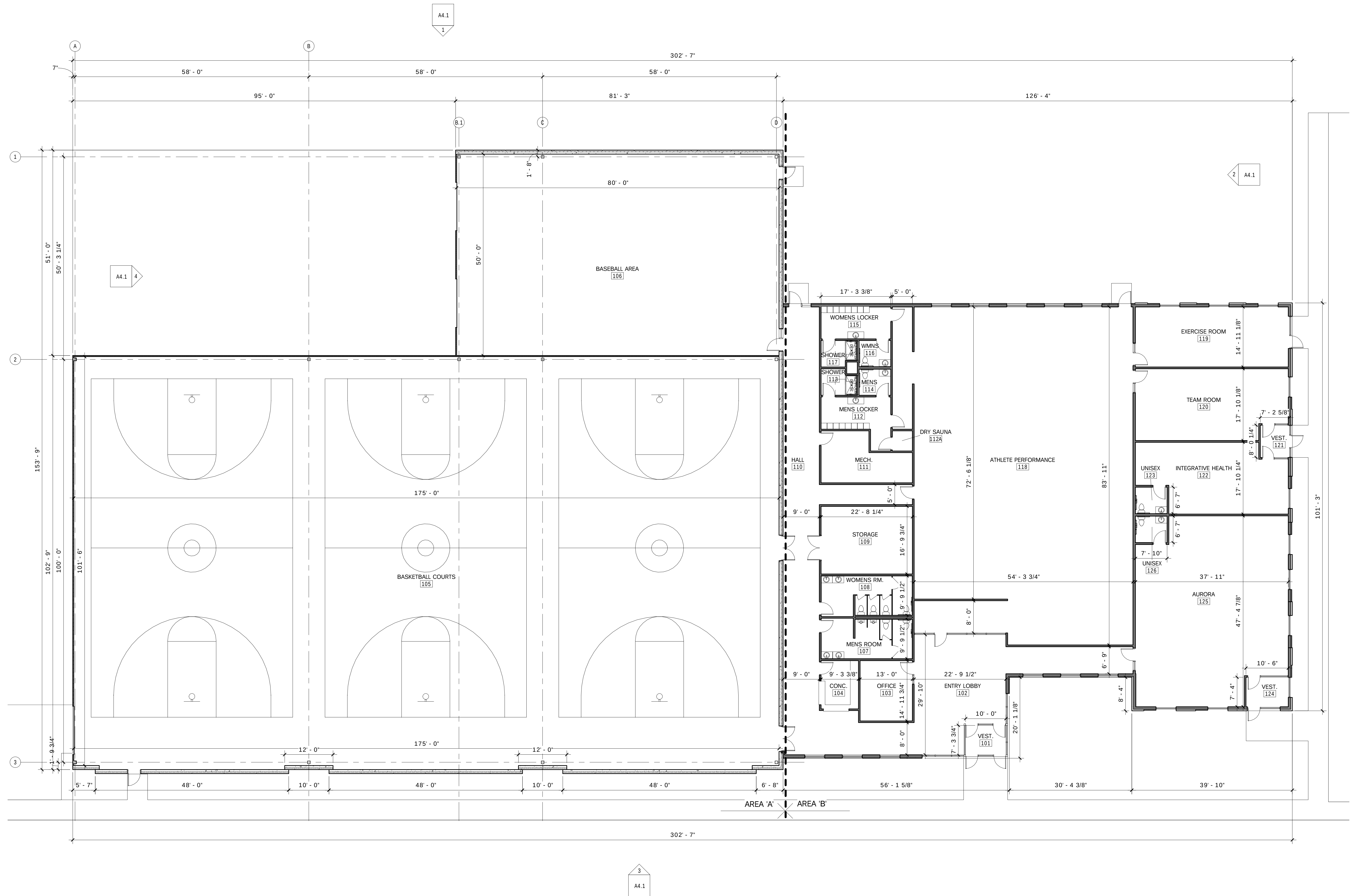
MEQUON SPORTS FACILITY SITE



Scale: 1 inch= 20 Ft.

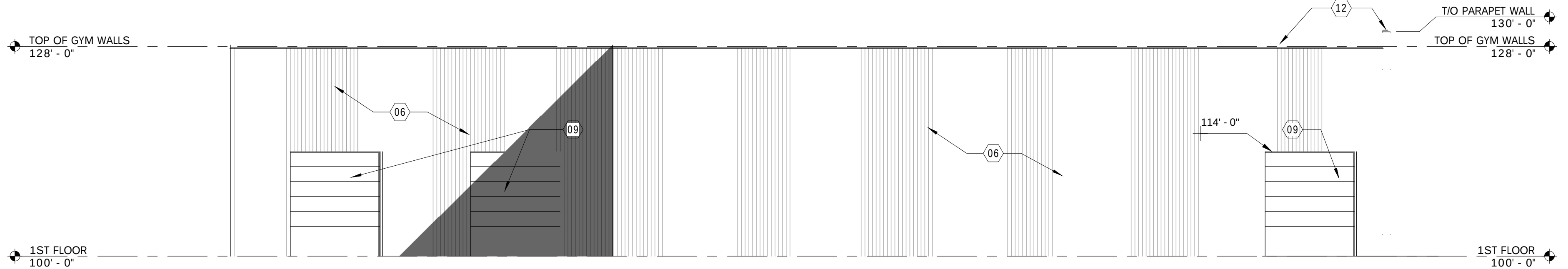
Luminaire Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lumens	LLF Watts
	OA	4	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C40-D-UNV-T4-BZ	17087	0.900 131
	OB	2	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C40-D-UNV-T4-BZ	17087	0.900 131
	OC	8	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR1B	1418	0.900 12.2

Calculation Summary						
Label	Avg	Max	Min	Avg/Min	Max/Min	Units
PARKING AREA	2.17	8.2	0.3	7.23	27.33	Fc

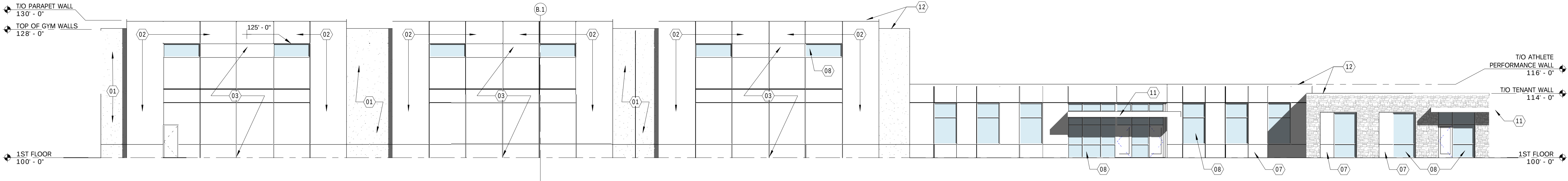


ELEVATION NOTE LEGEND

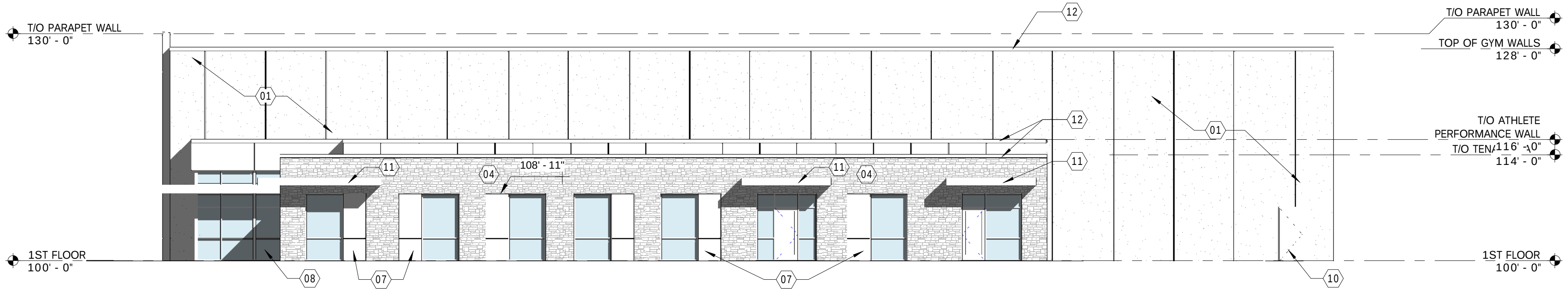
- 01 PRECAST CONCRETE NO PAINT
- 02 PRECAST CONCRETE PAINT #1
- 03 PRECAST CONCRETE PAINT #2
- 04 NATURAL STONE
- 06 METAL PANEL (EXPANSION WALL)
- 07 E.I.F.S
- 08 PREFINISHED STOREFRONT WINDOW - DOUBLE THERMAL BREAK
- 09 PREFINISHED INSULATED METAL OVERHEAD DOOR
- 10 INSULATED METAL DOOR - PAINTED
- 11 PREFINISHED METAL CANOPY
- 12 PREFINISHED METAL COPING



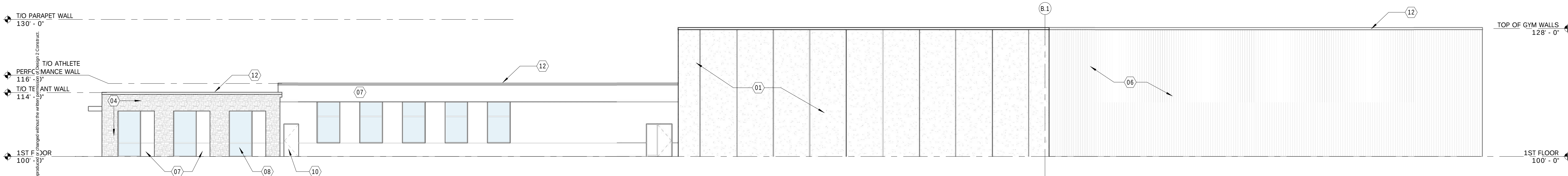
4 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
PHONE 262.677.9933
FAX 262.677.9934
info@design2construct.com

BUILDING DESIGN FOR:
MEQUON SPORTS
EXECUTIVE COURT
MEQUON, WI, 53092

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA	
DATE	04.06.2020
JOB NO.	19-00108
SET USE	PLAN COMMISSION
DRAWN BY	SPS
SHEET NO.	

A4.1

PROPOSED RENDERING



Attachment: Packet Docs (5121 : Design 2 Construct for Athlete Performance)



RENDERING SHOWN AT CONSULATION



Attachment: Packet Docs (5121 : Design 2 Construct for Athlete Performance)



PARKING CALCULATION FOR ATHLETE PERFORMANCE

ZONING CODE	
Use	Health and athletic club
Parking Requirement	One space per three persons that can be accommodated at the same time plus one space per employee
Use	Medical, dental and similar health services
Parking Requirement	Five spaces per doctor plus one parking space per employee for work shift with largest number of employees

PROPOSED ATHLETIC CLUB & HEALTH SERVICES	
Gross floor space	35,526 SF
Athletic Club	Basketball Courts Occupants: 75 Staff: 4 employees 29 stalls Athlete Performance Occupants: 6 Staff: 2 4 stalls Baseball Tenant Baseball: 8 Staff: 1 4 stalls
Health Services	Integrative Health 1 Doctor + 3 employee 8 stalls Aurora 2 Doctors + 6 employees 16 stalls

PARKING CALCULATION	
Parking Required	Per the code: 61 stalls Per the applicant: 121 stalls
Parking Proposed	152 stalls
Code Requirement	Meets and exceeds code requirement

Attachment: Packet Docs (5121 : Design 2 Construct for Athlete Performance)



MEQUON SPORTS FACILITY

EXECUTIVE COURT, MEQUON, WI

LANDSCAPE PLAN RENDERING



SCALE: 1"=30'-0"

DATE: 4-13-2020

PREPARED BY:



LANDSCAPE ARCHITECT:
PARAGON DESIGN GROUP, LLC
2776 North Sholes Avenue
Milwaukee, WI 53210
Tel: 414.449.1555
Fax: 414.449.2425

PREPARED FOR:

ARCHITECT:
DESIGN 2 CONSTRUCT DEVELOPMENT CORP.
N173 W21010 Northwest Passage
Jackson, WI 53037
Tel: 262.677.9933
Fax: 262.677.9934

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Configurations [page 3](#)
- Product Specifications [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 5](#)

Product Certifications



Product Features

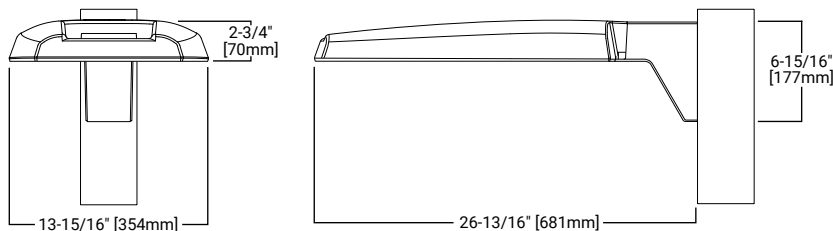


Quick Facts

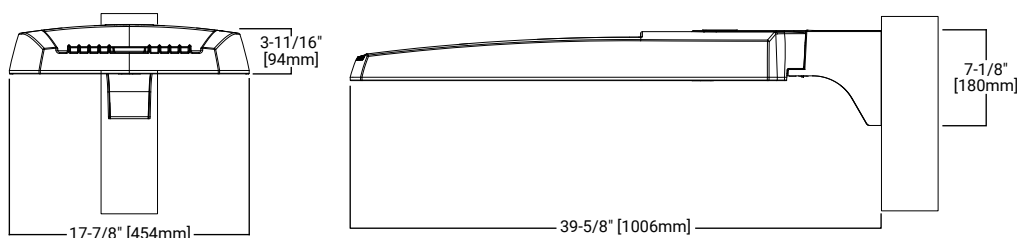
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

Prevail



Prevail XL



DESCRIPTION

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

SPECIFICATION FEATURES

Construction

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

Optical

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

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

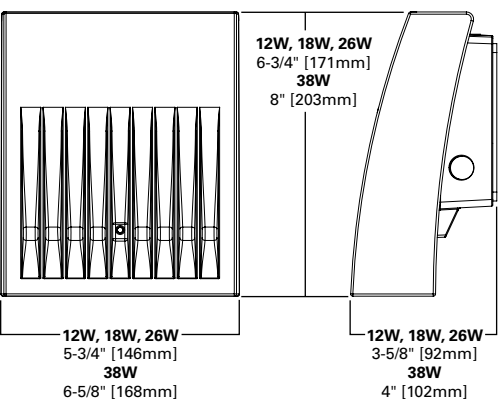
Five-year warranty.



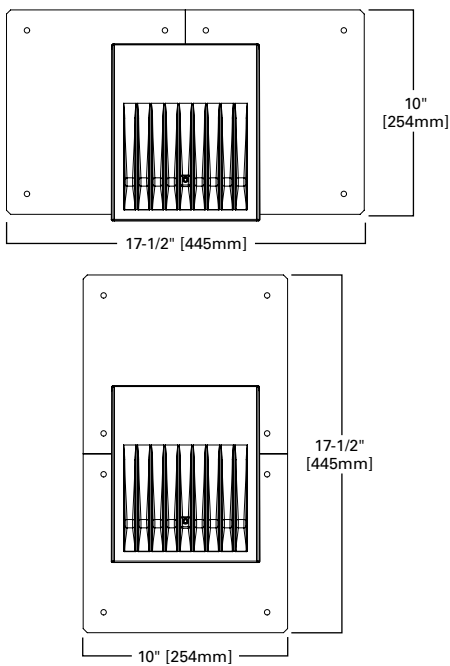
XTC
CROSSTOUR LE

- APPLICATION
WALL / SURF.
POST / BOLL.
LOW LE
FLOODLI
INVER
SITE LIGHT

DIMENSIONS



ESCUTCHEON PLATES



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

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

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

SHIPPING DATA:
Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

		2.a.a
CONDITIONAL USE GRANT Articles of Agreement made and entered into this 11th day of May, 2020 by and between MLG Investments 2000 LLC, owner of the property located at _____ N Executive Court, 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 27, Range 21 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>fitness center</u>. GRANTED by action of the Planning Commission of the City of Mequon this 11th day of May 2020. John Wirth, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2020, the above named John Wirth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ Planning Commission Secretary Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2020, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____		RETURN TO: City of Mequon 11333 North Cedarburg Road 60W Mequon, WI 53092 PARCEL NO.:

Attachment: Packet Docs (5121 : Design 2 Construct for Athlete Performance)

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: Daily, 8:00 AM –10:00 PM. Hours and days may vary depending on client demand.
 - b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
 - c. Water supply requirements:
Public
 - d. Provisions for sewage disposal:
Public
 - e. Other:
 - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
 - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
10. **Conditions of the Structures:**
 - a. Site Plan: As on file with Community Development Department, City of Mequon
 - b. Landscaping Plan: N/A
 - c. Elevations: As on file with Community Development Department, City of Mequon
 - d. Signs: As on file with Community Development Department, City of Mequon
 - e. Floor Plan: Exhibit B
 - f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
 - g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
 - h. The building shall comply with the building code.

- a. Street access (number, location, design): As on file with Community Development Department, City of Mequon
- b. Off-Street Parking (location and design including screening thereof): As on file with Community Development Department, City of Mequon
- c. Outside storage of materials, products or refuse (location and screening thereof): As on file with Community Development Department, City of Mequon
- d. Parking, exterior lighting of the site, location design and power: Any changes subject to Planning Commission approval.

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. Final staff review and approval of the landscaping plan in compliance with the comments from the landscape consultant's review.
3. 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.
4. A parking agreement for showcase tournament events is subject to review and approval by Planning Staff prior to recording of the Conditional Use Grant.
5. The permitted hours of operation shall be from 8:00 AM -10:00 PM, daily.
6. Sign permit approval for all signs. Planning Commission approval of signage may be required.
7. 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.
8. Connection to public watermain and sanitary sewer.
9. Application for and approval of a City Filling and Excavation Permit.
10. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
11. 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 if new stormwater management is proposed. A technical memorandum of conformance with the regional stormwater management plan is acceptable if the regional basin is utilized.
12. 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).

Attachment: Packet Docs (5121 : Design 2 Construct for Athlete Performance)

Acknowledgment:

STATE OF WISCONSIN)

)SS

OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2020, the above named _____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Conditional Use Grant

Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument
on behalf of the petitioner acknowledged
the _____ day of _____, 2020

Document drafted by: The City of Mequon, Wisconsin

Attachment: Packet Docs (5121 : Design 2 Construct for Athlete Performance)



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: May 11, 2020
SUBJECT: Fadi Haddad. The applicant is seeking sign waiver approval for a new business sign for the property located at 9850 W. Wasaukee Road (Northern Exposure Landscaping).

Applicant:	Fadi Haddad
Status of Applicant:	Owner
Requested:	Sign Waiver
Existing Zoning:	B-5 (Industrial) OA (agricultural Overlay)
Land Use Plan:	Industrial
Lot size:	7.65 acres
Location:	9850 N. Wasaukee Road
Tax Key:	#14-031-10-002.00
District:	#4

Background: The applicant is requesting sign waiver approval to install a freestanding sign in the public right-of-way adjacent to the property located at 9850 N Wasaukee Road. The sign code allows one freestanding sign for each principal building and requires signs to be located on private property with a minimum setback of 10 feet from all property lines, driveways and right-of-way.

Sign Waiver:

The applicant is requesting to place a freestanding sign for Northern Exposure within the landscaped right-of-way area southwest of their property. The sign is proposed to be placed 32 feet off the edge of Wasaukee Road. In order to comply with the setback requirement, the sign would need to be placed at least 60 feet from Wasaukee Road which would greatly reduce the visibility of the sign. In addition, the west property line currently runs through the existing parking lot. Since a portion of the parking lot is in the right-of-way, there is no area for a sign to be placed in compliance with the Sign Code. The Planning Commission has approved right-of-way signs in the past for subdivision signs and other businesses such as Ebezener Childcare.

Staff feels the waiver is justified since there is a site-specific hardship that impacts the visibility and placement of the sign. Since the proposed sign is located in the right of way, staff has prepared a waiver for the applicant to sign that holds the city harmless if the sign is damaged or needs to be relocated due to widening of the road.

Recommendations:

Staff does recommend **approval** of the sign waiver for the freestanding sign based on the following condition(s):

1. Submittal of sign permit to be reviewed and approved by staff
2. The applicant shall sign a right-of-way waiver that holds the City of Mequon harmless if the sign is damaged or needs to be relocated.
3. The sign shall comply with all other sign code requirements.

Attachments:

Packet Docs (PDF)

Northern Exposure

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

B-6/OA

9900N

B-5/OA

B-5/OA

9850N

WASAUKEE ROAD 124W

B-5/OA

35'

300.00'

435.60'

3.a.a

300.00'

14-031-10-001.00

1.650 ACS

300.00'

9900

60.00'

240.00'

14-031-10-002.00

300.00'

9850

CSM #627

Lot-1

Doc 0259802

7.650 ACS

385.20'

290.40'

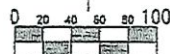
Packet Pg. 41

Attachment: Packet Docs (5118 : Fadi Haddad)

Plat of Survey
For: Northern Exposure
Landscaping, Inc.

9850 N. Wausaukee Road. Lot 1 of CSM No. 627.

Part of the NW ¼, of the SW ¼, of Section 31,
T9N, R21E, City Of Mequon, Ozaukee County,
Wisconsin.



Scale 1" = 100'

North Referenced To Certified Survey Map No. 627 Dated
8-7-1973 And The West Line Of The SW ¼ Of Section
31-9-21 Bearing Due North

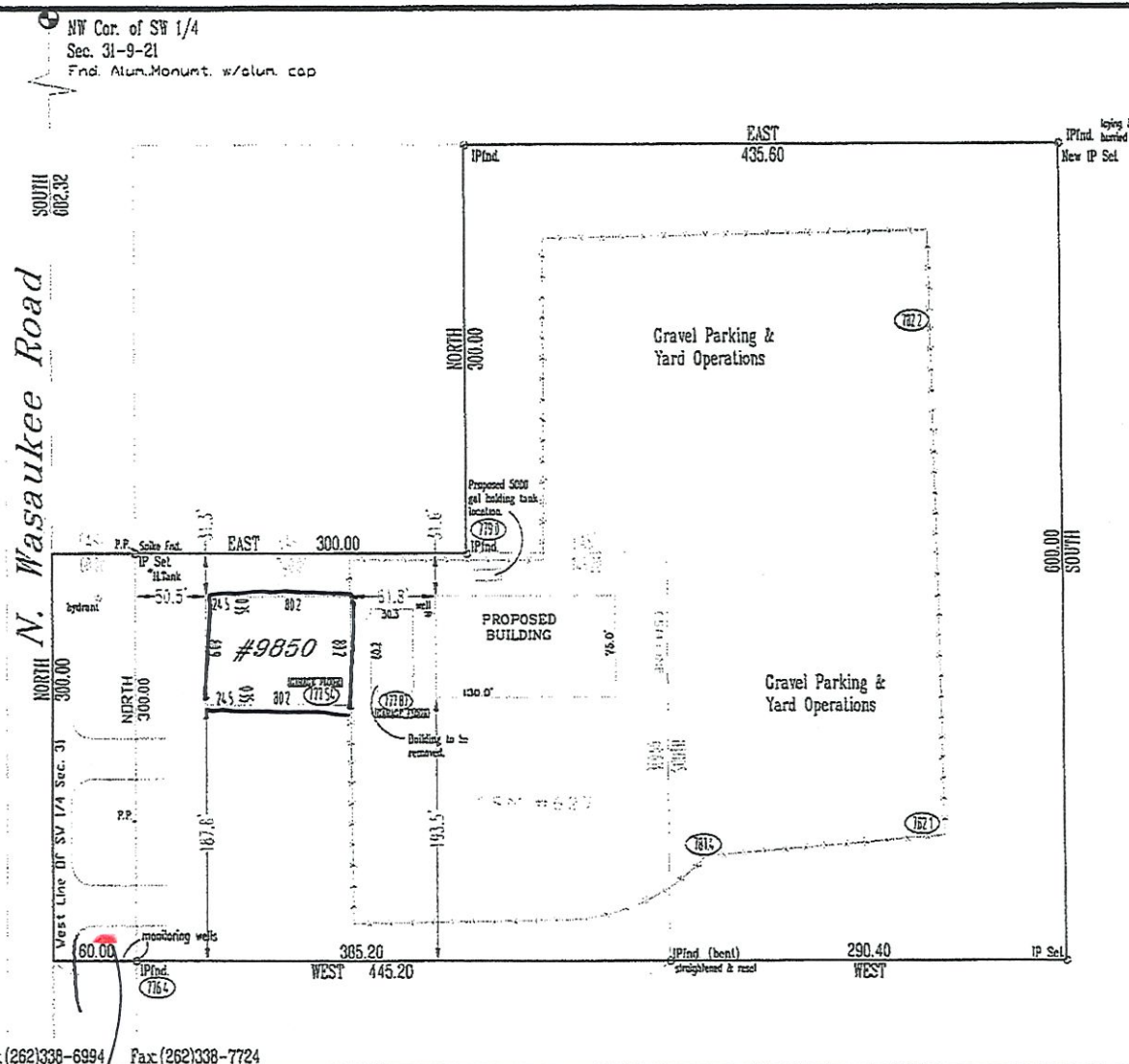
Eric M. Schmitz R.L.S. No. 1660

I hereby certify that I have surveyed the above described property and to the best of my knowledge, the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all permanent structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

Dated at West Bend, WI, this 16th

day of February, 2011

Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI 53095 Phone: (262)338-6994 Fax: (262)338-7724



Attachment: Packet Docs (5118 : Fadi Haddad)





4' x 2' sign



REAL ESTATE COVENANT AND WAIVER

This AGREEMENT, made and entered into this _____ day of _____, 20__, by and between the CITY OF MEQUON, a municipal corporation, with principal offices at 11333 N, Cedarburg Road 60W, hereinafter called "City," and _____, hereinafter called "Owners";

It is hereby agreed by the undersigned Owner of the following described property:

Attach Legal Desc.

The City hereby agrees to allow Owner to construct various improvements within the right of way.

Return to:

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

1. Owners agree that the placement of the _____ approved by the Department of Community Development, in the _____ right of way and/or required front setback, as identified on the attached survey map Exhibit "A", are to be located therein with the consent and permission of the City at the sole expense and peril of Owners.
2. Neither Owners, nor their successors and/or assigns, acquire any vested rights to placement of such improvements in the right of way and/or required front setback by prescription, estoppel, or otherwise. In the event that the City shall determine to expand into the right of way in which the improvements approved by the Department of Community Development, as indicated above, have been located, necessitating removal of part or all of the improvements, Owners, or their successors and/or assigns, shall, within sixty (60) days of the date of request, remove any or all of the said improvements from the said right of way as shall be specified in the written request of the City of Mequon mailed to Owners' last known address by certified mail. Should Owners or their successors and/or assigns fail to do so, the City may remove such improvements, and charge the cost of such removal against the property pursuant to section 66.0627, section 66.0703, Wisconsin Statutes, or other applicable law.
3. Owners, on behalf of themselves, and their successors and/or assigns, waive, release and discharge any claim, cause of action or right to seek damages or compensation pursuant to sections 32.02 through 32.18, Wisconsin Statutes inclusive, and any other expenses, damages, awards, costs, fees, payments, assistances, replacement costs, or any other monetary amounts allowable or payable under and by virtue of sections 32.195 through 32.28, Wisconsin Stats., or for acts of negligence of the City, its officers, employees, agents, or contractors, with respect to any loss of or damage to Owners' improvements or other property placed in the above mentioned right of way occurring, caused by, or the proximate result of any future repair, rebuilding, restoration or widening, or maintenance including snow removal, or other activity undertaken therein by the City, its officers, employees or contractors.

- IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

By: _____

Notary Public, _____ County,
Wis.
My commission is permanent. (If not, state
expiration date: _____,
20____.)

2

By: _____
John Wirth, Mayor

By: _____
Caroline Fochs, Clerk

ACKNOWLEDGEMENT	ACKNOWLEDGEMENT
State of Wisconsin)) ss. Ozaukee County)	State of Wisconsin)) ss. Ozaukee County)
Personally came before me this _____ day of _____, 20__ the above-named _____, to me known to be the persons who executed the foregoing instrument and acknowledge the same.	Personally came before me this _____ day of _____, 20__ the above-named _____, to me known to be the persons who executed the foregoing instrument and acknowledge the same.
_____ Notary Public, _____ County, Wis. My commission is permanent. (If not, state expiration date: _____, 20____.)	_____ Notary Public, _____ County, Wis. My commission is permanent. (If not, state expiration date: _____, 20____.)



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: May 11, 2020
SUBJECT: ICAP Development. The applicant is seeking building and site plan approval of the northeastern most portion of the site for a 5,400 sq. ft. commercial building for the property located at 10865-10911 N. Port Washington Road.

Applicant: ICAP Development
Status of Applicant: Offer to Purchase
Requested: Building and Site Plan
Existing Zoning: B-2 (Community Commercial)
PUD (Planned Unit Development)
Land Use Plan: Community Commercial
Lot size: 6.2 acres
Location: 10865-10911 N. Port Washington Road
Tax Key: #14-031-10-002.00
District: #6

Background: The applicant is requesting building and site plan approval for a multi-tenant building located at 10865-10911 N Port Washington Road. The new development is part of the recently approved PUD (Ord 2019-1550 and 2020-1563) that included a total of nine acres of land and five potential building sites. The item was tabled at the March 9, 2020 Planning Commission meeting.

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

District Regulations:	B-2:	Proposed Use:
Minimum Lot Area:	2 acres	.63 acre*
Minimum Lot Width:	150 feet	164 feet
Open Space Ratio:	40%	36.50%*
Maximum FAR:	30%	19.6%
Maximum Building Height:	42 feet	25 feet
Building Setback	95 feet	95 feet
Building North Side Yard Offset:	20 feet	68 feet
Building South Side Yard Offset	20 feet	9 feet*
Building West Side Yard Offset:	20 feet	10 feet*
Minimum Parking Setback:	25 feet	25 feet
Minimum Parking Offset North:	20 feet	55 feet
Minimum Parking Offset South:	20 feet	9 feet*
Off-Street Parking:	27 stalls	26 stalls

* Approved by PUD Ordinance

Site Plan:

The site plan shows the building located on lot 3 of the proposed CSM. The plan is consistent with the approved concept plan and complies with all requirements of the code except for the number of parking stalls. While the tenants of the building have not been determined, for a retail use building a minimum 27 parking stalls would be needed based on the square footage. The plan has been updated to show an additional 7 stalls for a total of 26 stalls. Based on the change, staff is supportive of the quantity being provided and will reevaluate the parking demand once tenants for the location have been secured. Staff does have a concern with the location of the five spaces on the north side of the building that discharge directly on to the private road. The private road serves as the sole access to the development to the north. To limit the number of trips of the spaces, staff will require as a condition of approval that the stalls be used for employee parking only.

The dumpster enclosure has been relocated to the north end of the building which will now allow the area to the south of the building to be used as green space in accordance with the concept plan (see attached). Staff will require that the dumpster enclosure be constructed with the same material as the proposed building.

Building Design:

The building design has been modified based on feedback from the March meeting. The updated design includes brick veneer, fiber cement panels, EIFS, and aluminum storefront windows. The applicant, staff and the two PC architects have worked together on changes to the building design over last month. Overall, staff is supportive of the new design and the proposed materials. The only change to the design staff recommends is the elimination of the use of EIFS on the parapet wall on the north and south elevations. The applicant is proposing fiber cement for the parapet on the east elevation but is showing EIFS on the three other elevations which will match in color to the fiber cement. Since the north and south elevation will have site lines visible to the public, staff believes the fiber cement treatment should be continued for the length of the north and south elevation.

Lighting Plan:

The proposed lighting plan includes parking lot lights and wall packs. All of the proposed fixtures shall meet the full cutoff requirement of the lighting code. The submitted cut sheets for the fixtures shall be supplemented with additional detail to show compliance with the full cut off classification per the lighting code. Based on the overall height of the building, the parking lot lights are limited to 18.75 feet in height. The dispersion plan does not show the average parking lot illumination level and whether it complies with the 2.0 foot-candle requirement. Staff will add as a condition of approval that a parking lot dispersion plan is submitted for staff review and approval.

Landscape Plan:

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

1. Minimum 3" caliper for all proposed deciduous trees.
2. Provide street trees along Port Washington road at 35-foot intervals
3. Minimum height of 7 feet for all proposed evergreen trees.

Engineering Report:

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

Access is provided through as existing access drive to the north and a shared access drive to the south. A portion of the shared access drive to the north and the access drive to the south are on a neighboring parcel. A shared access agreement is required for shared facilities. Port Washington Road to the East is Ozaukee County jurisdiction. Any work in the right of way requires an Ozaukee County permit.

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

Wetlands appear to be present on site. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources was performed and the wetlands were considered exempt. Wetland regulations and setbacks are not applicable to exempt wetlands. The exemption of the wetlands has been received, but the report has not. The wetland delineation report is required to be provided to the City.

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

The site proposes an increase in impervious surface in excess of one-half acre therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. A technical memorandum is required if the site stormwater is covered under a regional stormwater pond.

Staff Recommendation:

Planning staff recommends approval of the building and site plan subject to the following conditions:

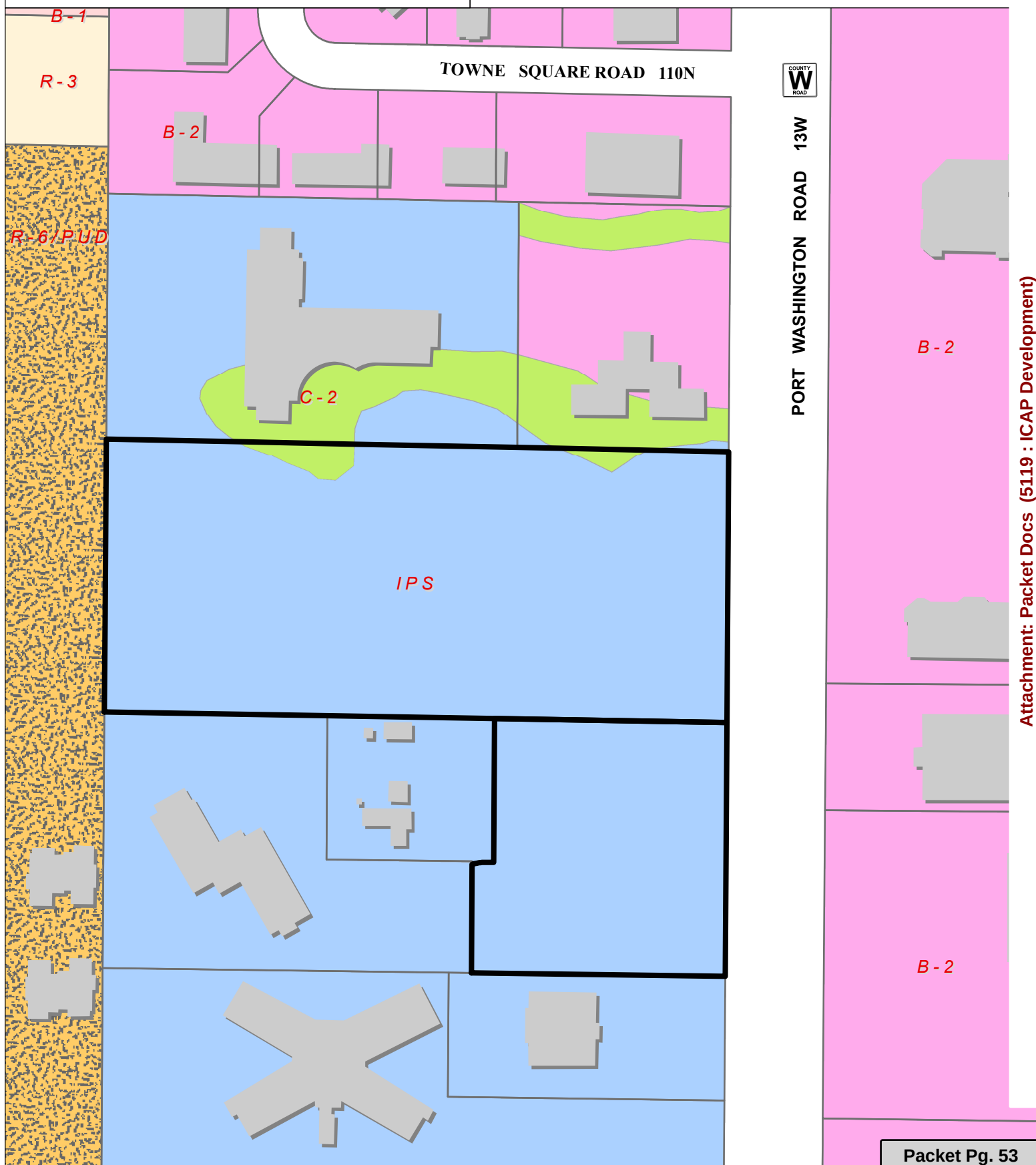
1. Compliance with Ord. 2019-1550 and 2020-1563
2. Staff review and approval of the dumpster enclosure. Design shall be consistent with proposed building.
3. The parapet along the north and south elevation shall be constructed with fiber cement panels for the entire length.
4. The five parking stalls on the north elevation shall be designated as employee only parking.
5. The lighting plan shall be updated to include the following:
 - A parking lot dispersion plan that shows a maximum 2 foot-candle average
 - Updated cut sheets that show compliance with full cut off requirement
 - Parking lot lights shall not exceed 18.75 feet.
6. The landscaping plan shall be updated to address the following issues:
 - Minimum 3" caliper for all proposed deciduous trees.
 - Minimum height of 7 feet for all proposed evergreen trees.
 - Provide street trees along Port Washington road at 35-foot intervals

7. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 30 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
8. Compliance with the Tree Ordinance and Street Tree requirements.
9. 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.
10. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
11. Both previously approved Certified Survey Maps shall be recorded prior to issuance of a building permit.
12. The sidewalk easement on the north end of the building shall be relocated outside of the building pad or eliminated.
13. 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.
14. Connection to public water and sanitary sewer.
15. Applicant shall provide the wetland delineation report.
16. Application for and approval of a City Erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
17. Application for and approval of a City Filling and Excavation Permit.
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. A technical memorandum shall be provided if regional stormwater management is utilized.
19. 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 Docs (PDF)

ICAP for Jewish Home and Care Center, Inc.

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



Attachment: Packet Docs (5119 : ICAP Development)



May 1, 2020

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

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

Project Location:

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

Project Description:

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

Request: ICAP is seeking Building and Site Plan Approval for the northeastern most parcel.

Schedule:

ICAP desires to commence construction in the spring/summer of 2020.

The following documents are included with this submittal:

- Planning Commission Application
- Site and Architectural Plans

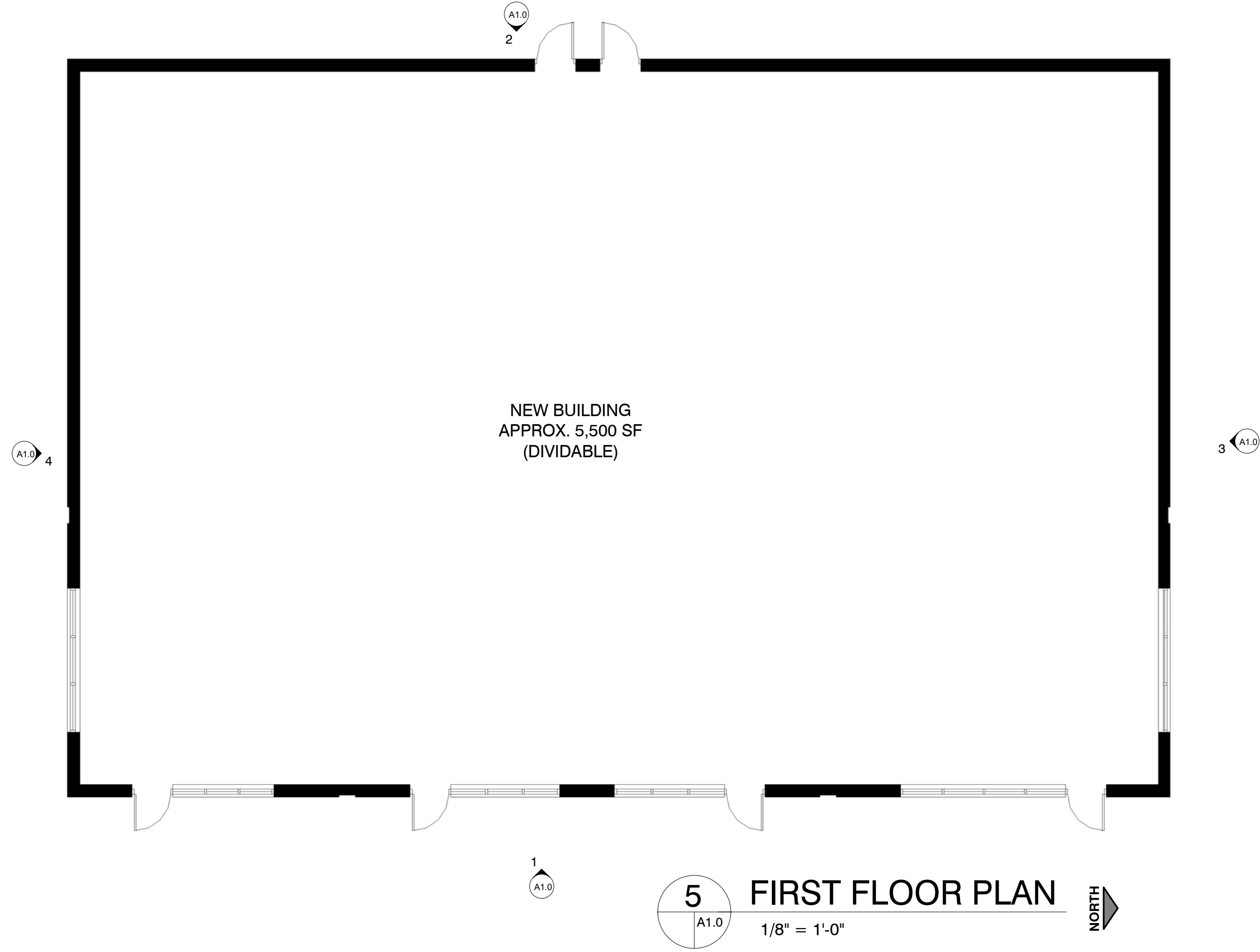
Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "J. Protaskey", is written over a faint blue circular stamp.

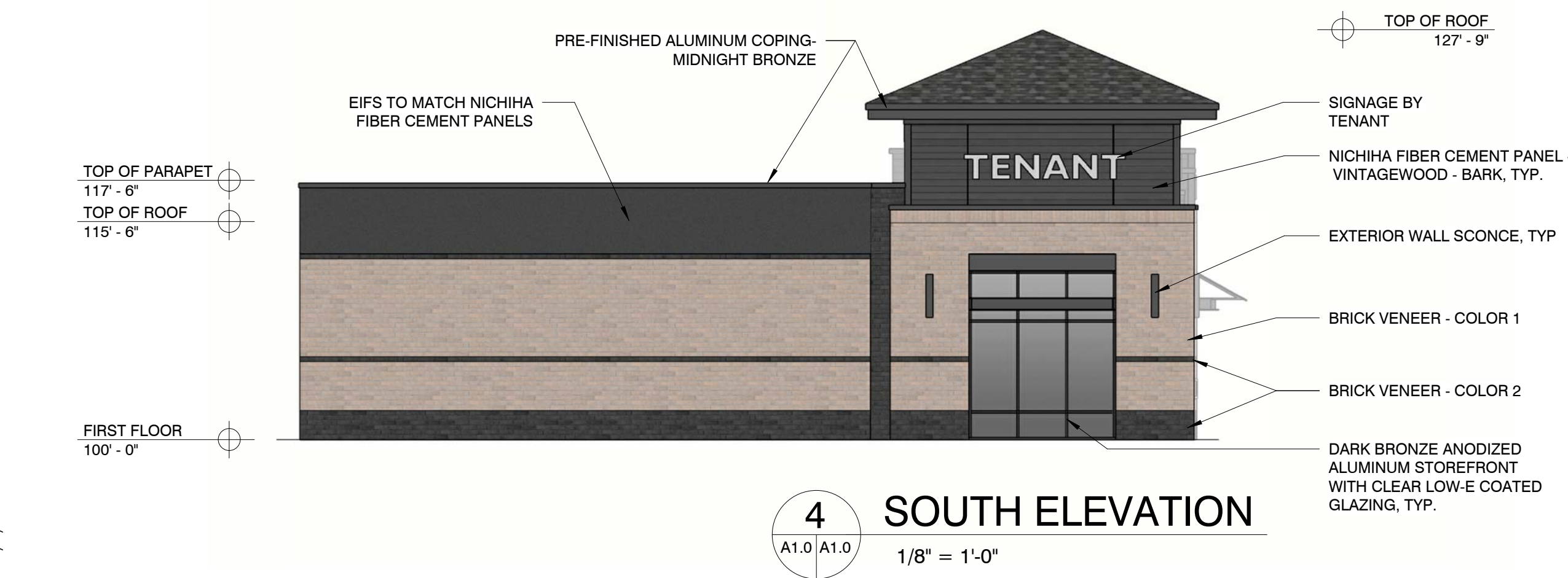
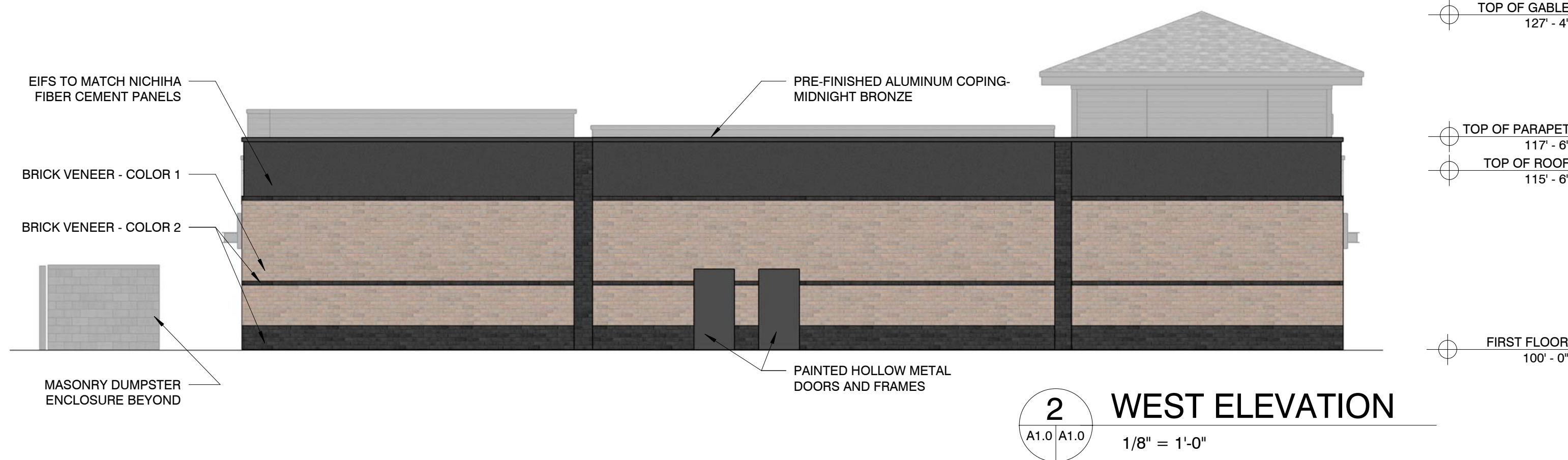
Jerad Protaskey
ICAP Development LLC

Attachment: Packet Docs (5119 : ICAP Development)





PERSPECTIVE VIEW - VIEW FROM SOUTHEAST



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

NO.	REV.	DATE	DESCRIPTION

PROJECT INFO
Original Issue Date
05/01/2020
Project No.
20-013
Drawn By
RP/BR/CK

SHEET TITLE
FLOOR PLAN, ELEVATIONS AND
PERSPECTIVE VIEW

A1.0

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

REVIEWED: MTS
DESIGNED: SRB
DRAFTED: SRB

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

- 1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- 3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY SEVENTY-TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION.
- 4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK. THE BUILDING INSPECTION DIVISION HAS THE RIGHT TO INSPECT PRIVATE PORTIONS OF THE WORK AS WELL.
- 5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- 6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- 8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
- 9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
- 10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
- 11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
- 12. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
- 13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- 14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN KIND INCLUDING LANDSCAPING.
- 15. CONTRACTOR SHALL COMPLY WITH ALL CITY OF MEQUON CONSTRUCTION STANDARDS/ORDINANCES.
- 16. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

- 1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADINGS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. A FILLING BERMS PERMIT IS REQUIRED FOR MATERIAL HAUL OFF, OR HAUL ON. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
- 3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
- 4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
- 5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN +1 TO -3 PERCENT AND GRANULAR SOIL +3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
- 6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
- 7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
- 8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
- 9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DRAINAGE SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
- 10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEPED IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

- 1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- 2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
- 3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
- 4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
- 5. MATERIALS FOR STORM SEWER PIPE SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS II OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PIPE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE PER DETAIL ON PLAN OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE VIA MANHOLE, UNLESS OTHERWISE SHOWN ON PLANS.
- 6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER. ALL SANITARY LATERALS WITH LESS THAN 6" OF COVER, SHALL BE INSULATED WITH 2" X 8" X 2" THICK PLANKS OF STYROFOAM PLASTIC FOAM (DOW CHEMICAL COMPANY "Hybrand" OR APPROVED EQUIVALENT).
- 7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
- 8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
- 9. TRACER WIRE (NO. 10 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.
- 10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
- 11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
- 12. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE.

SPECIFICATIONS FOR PAVING

- 1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
- 2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 1/2 INCH DIAMETER LIMESTONE UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
- 3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
- 4. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
- 5. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
- 6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO THE SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATION WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 12 FEET. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
- 7. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
- 8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

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

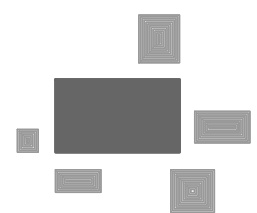
BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

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

- 9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
- 10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING AND REPAIRING OR REPLACING. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- 11. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- 12. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
- 13. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- 14. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
- 15. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
- 16. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- 17. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HISHER EXPENSE.
- 18. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- 19. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- 20. SEE ADDITIONAL DETAILS AND NOTES ON GRADING AND EROSION CONTROL AND CONSTRUCTION DETAILS.

DEMOLITION NOTES

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



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GENERAL NOTES

REVISIONS

1	REV. PER PC COMMENTS	04/28/20	—	—	—
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PEC PM MTS

START DATE 02/04/20

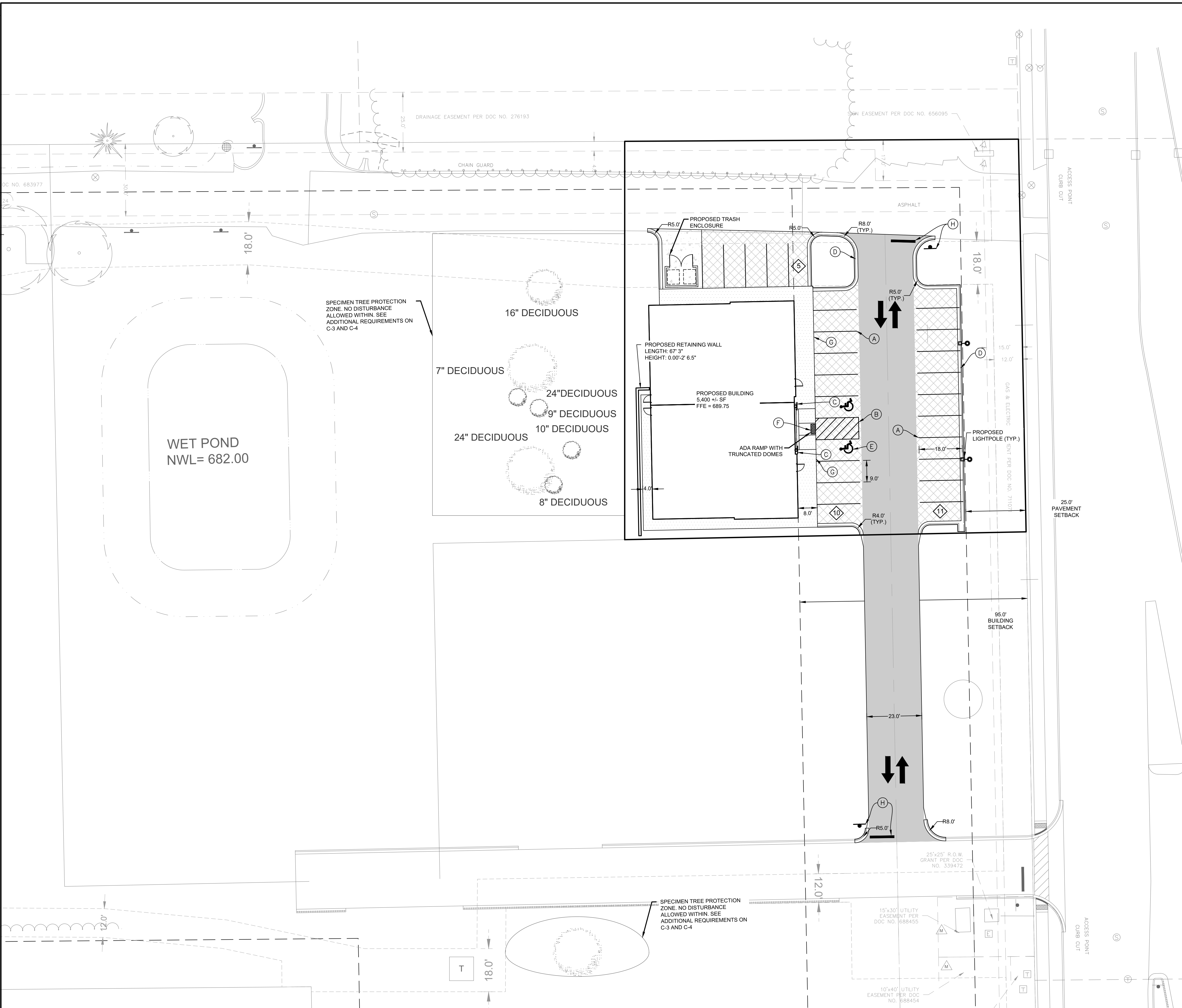
SCALE N.T.S.

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GENERAL NOTES

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Attachment: Packet Docs (6119 - ICAP Development)

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DRAFTED: SRB
DESIGNED: SRB
REVIEWED: MTS



HEAVY DUTY PAVEMENT

- 12" - 1 1/2" CRUSHED AGGREGATE TB

- 4 1/2" HMA PAVEMENT (2 LIFTS)

- 1" BINDER COURSE (3 LT 58-28-5)

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

LIGHT DUTY PAVEMENT

- 8" - 1 1/2" CRUSHED AGGREGATE TB

- 3 1/2" HMA PAVEMENT (2 LIFTS)

- 2" BINDER COURSE (3 LT 58-28-5)

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

CONCRETE SIDEWALK

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

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

CONCRETE PAVEMENT

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

- 6" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6/666 GAGE STEEL MESH)

(A)

4" SOLID WHITE STRIPE

(B)

4" DIAGONAL AT 45° SPACED 2' O.C.

(C)

ADA WALL MOUNTED PARKING STALL SIGNAGE

(D)

18" CURB & GUTTER (SEE DETAIL)

(E)

ADA STALL INSIGNIA

(F)

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

(G)

INTEGRAL CURB AND GUTTER (SEE DETAIL)

(H)

STOP BAR STRIPING WITH STOP SIGN

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

SITE DATA	
SITE AREA:	0.63 AC
DISTURBANCE LIMITS:	0.66 AC
BUILDING AREA:	5,400 SF
PROPOSED CAR PARKING SPACES:	26 SPACES (2 A.D.A.)
TOTAL IMPERVIOUS AREA:	0.40 AC
GREEN SPACE (%)	36.50%

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

SPECIMEN TREE PROTECTION REQUIREMENTS

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

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CHICAGO | MILWAUKEE | NATIONWIDE

ICAP - MEQUON OUTLOT

10865-10911 N PORT WASHINGTON RD, MEQUON, WI

SITE, DIMENSIONAL AND PAVING PLAN

REVISIONS	
1 SITE PLAN REVISION	03/26/20

PEC JOB No. 1524.10

PEC PM MTS

START DATE 02/04/20

SCALE 1" = 20'

SHEET

C-3

C-7

Z:\PROJECTS\2018\1524.10-WI\CAD\SHEETS\C-3 SITE, DIMENSIONAL, AND PAVING PLAN.DWG

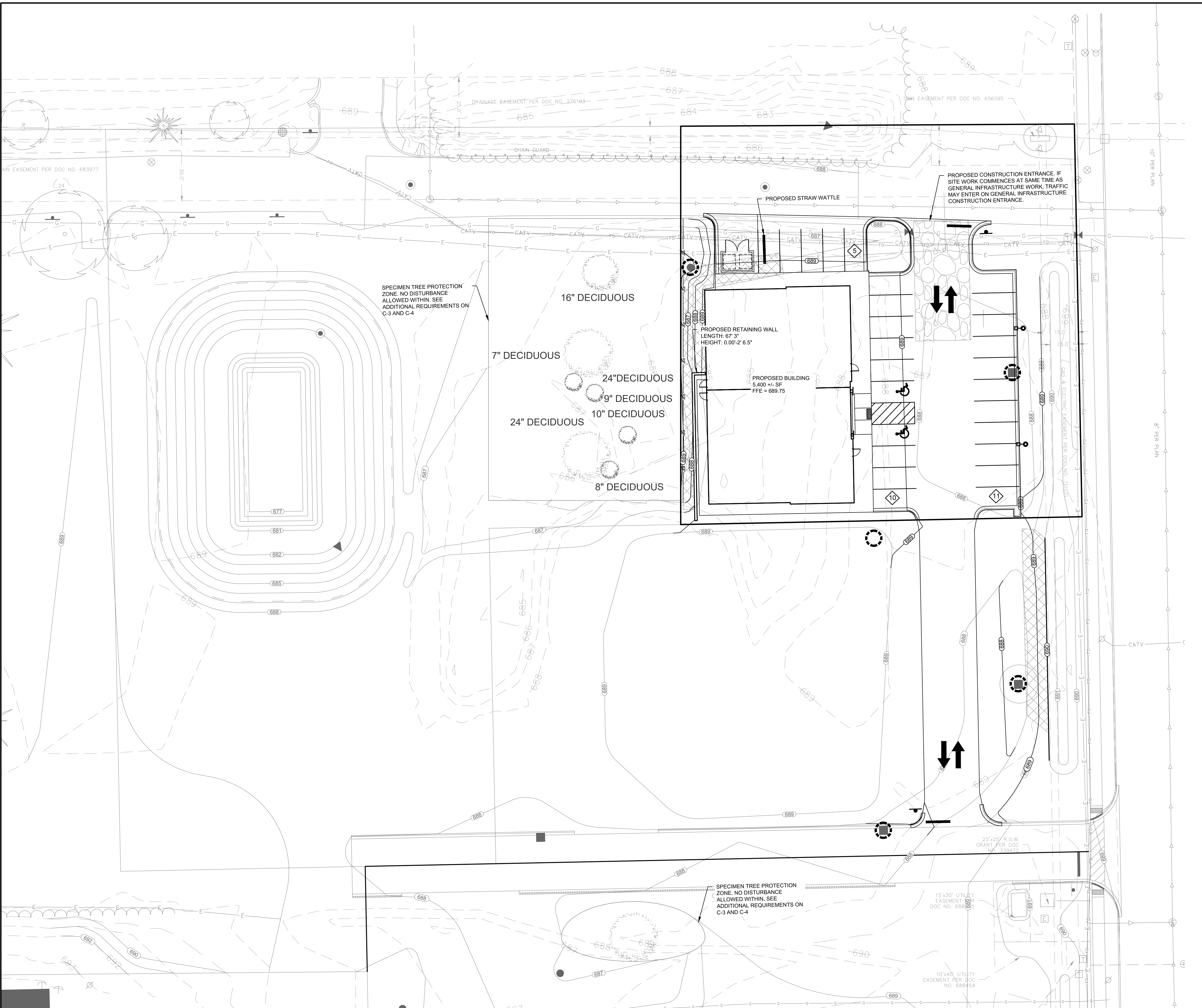
Packet Pg. 59

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REVIEWED: MTS

DESIGNED: SRB

DRAFTED: SRB



LEGEND

SANITARY SEWER MANHOLE

STORM SEWER MANHOLE

STORM STORM CATCH BASIN (ROUND CASTING)

STORM SEWER CATCH BASIN (RECTANGULAR CASTING)

PRECAST FLARED END SECTION

CLEANOUT

VALVE BOX

FIRE HYDRANT

PROPOSED CONTOUR

PROPOSED SPOT ELEVATION

WETLANDS

FLOODPLAIN

HIGH WATER LEVEL (HWL)

NORMAL WATER LEVEL (NWL)

DITCH OR SWALE

DIVERSION SWALE

SILT FENCE

TYPE D INLET PROTECTION

CONSTRUCTION ENTRANCE

HYDROSEED
(PER MANUFACTURER SPECIFICATIONS)

EROSION CONTROL BLANKET
(NORTH AMERICAN GREEN S75 OR EQUAL)

CONSTRUCTION SITE SEQENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
ANTICIPATED DATE: 05/01/2020 - 05/16/2020

2. DEMOLITION AND REMOVALS OF LANDSCAPE.
ANTICIPATED DATE: 05/16/2020 - 06/01/2020

3. CONDUCT ROUGH GRADING EFFORTS
ANTICIPATED DATE: 06/01/2020 - 07/01/2020

4. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
ANTICIPATED DATE: 07/01/2020 - 08/01/2020

5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
ANTICIPATED DATE: 08/01/2020 - 09/01/2020

6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
ANTICIPATED DATE: 09/01/2020 - 10/01/2020

7. INSTALL TOPSOIL AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
ANTICIPATED DATE: 10/01/2020 - 10/16/2020

8. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER. APPROVAL BY CITY IS REQUIRED PRIOR TO REMOVAL.
ANTICIPATED DATE: 10/16/2020 - 11/01/2020

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

NOTE :

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

SPECIMEN TREE PROTECTION REQUIREMENTS

1. INSTALL A PHYSICAL AND HIGHLY VISIBLE OBSTRUCTION AROUND THE TREES TO BE PRESERVED. USE DURABLE FENCING MATERIAL (PLASTIC CONSTRUCTION FENCING, SNOW FENCE OR CHAIN LINK). PLACE THE BARRIER AS DETERMINED IN THE PRECONSTRUCTION SURVEY, IDENTIFYING THE CRITICAL ROOT ZONE (CRZ)(DRIPLINE) AND PROTECTED ROOT ZONE (PRZ). THE PROTECTED ROOT ZONE SHALL BE BASED ON THE FOLLOWING: (DIAMETER BREST HEIGHT- DBH X 1.5). DBH, IS THE DIAMETER OF THE TREE APPROXIMATELY 4.5' UP THE TRUNK.

2. PLACE TREE PROTECTION SIGNS IN PROTECTION AREAS AND IN VISIBLE PLACES. ALL SIGNAGE SHOULD BE IN BOTH ENGLISH AND SPANISH. PLACE SIGNS APPROXIMATELY EVERY 20 FEET ON PROTECTION FENCES. SIGNAGE AND FENCING SHALL BE INSPECTED WEEKLY BY THE ONSITE SUPERVISOR, THROUGHOUT THE CONSTRUCTION PROCESS.

3. DO NOT ALLOW STORAGE OF CHEMICALS, MATERIALS OR SUPPLIES WITHIN THE AREA OF THE PROTECTIVE BARRIERS.

4. DO NOT ALLOW FUEL STORAGE ONSITE. REFUEL, SERVICE AND PROVIDE MAINTENANCE OF EQUIPMENT AND MACHINERY IN AN OFF-SITE AREA.

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10865-10911 N PORT WASHINGTON RD, MEQUON, WI

GRADING AND EROSION CONTROL PLAN

REVISIONS

1. REV. PER PC COMMENTS

04/28/20

PEG JOB No. 1524-10

PEG PM MTS

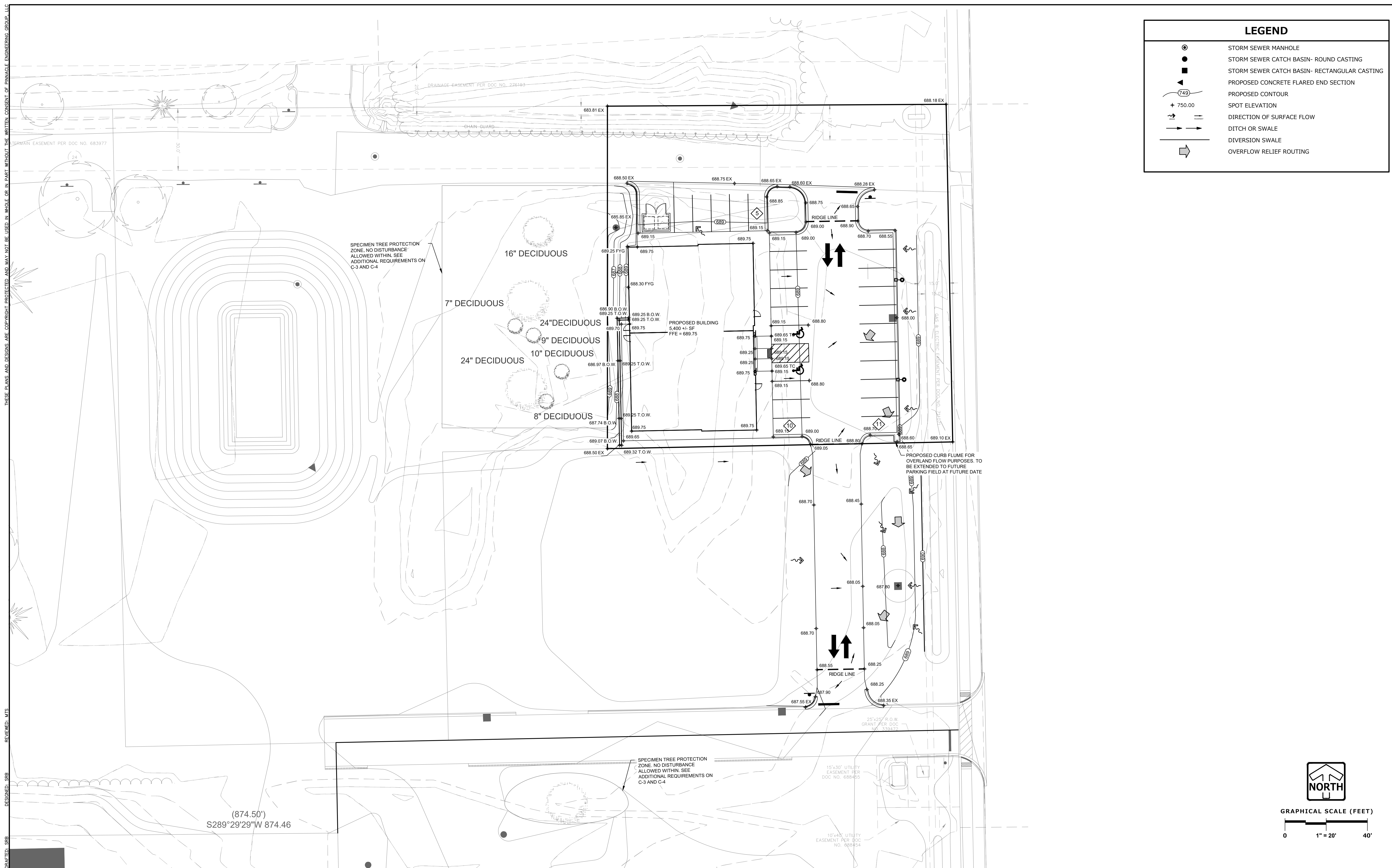
START DATE 02/04/20

SCALE 1" = 20'

SHEET

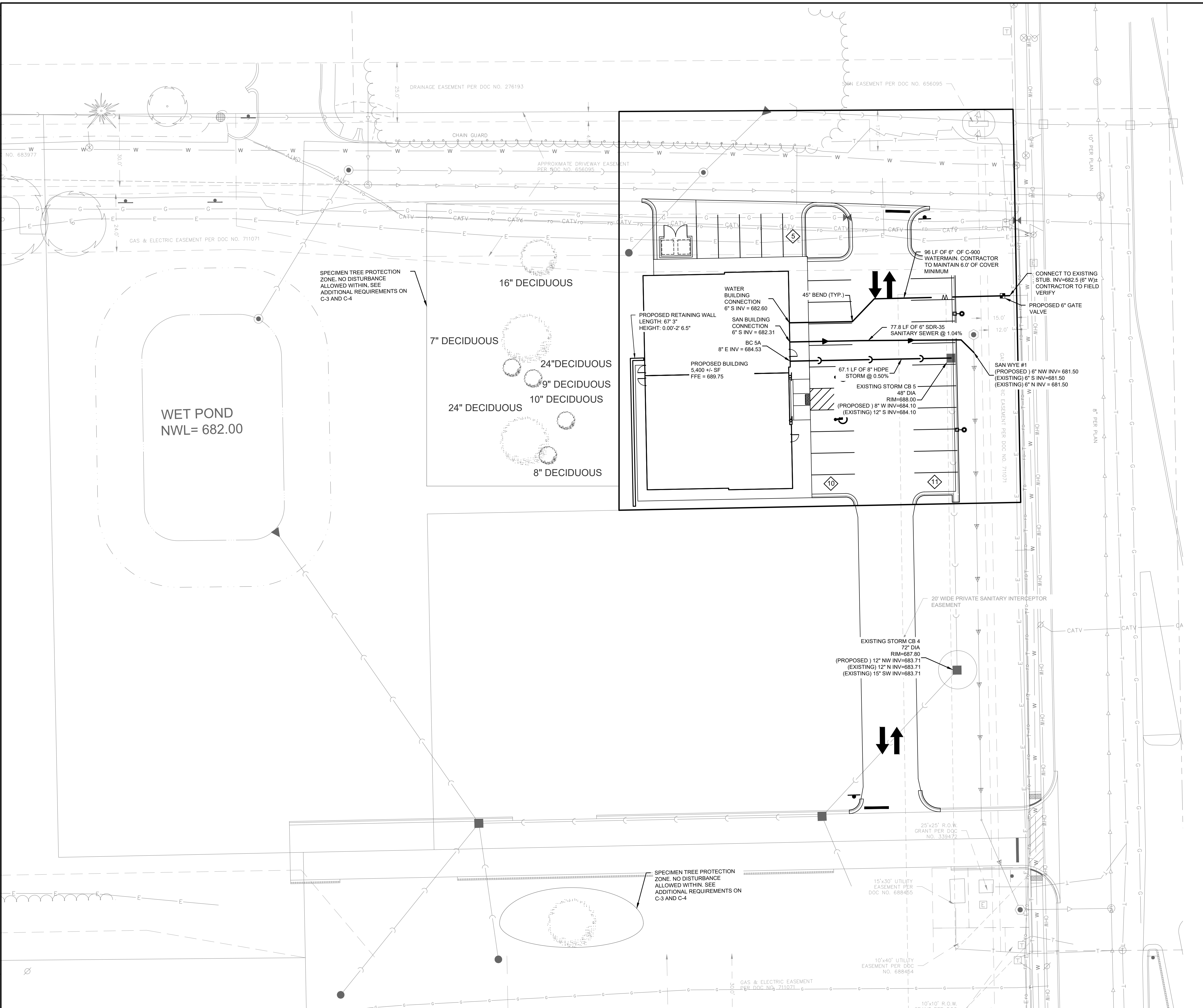
C-4

C-7



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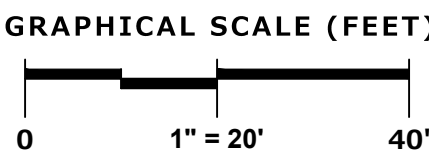
DESIGNED: SRB
DRAFTED: SRB
REVIEWED: MTS



LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- DRAIN TILE
- WATER MAIN
- FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN
- UTILITY TO BE REMOVED

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



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ICAP - MEQUON OUTLOT

10865-10911 N PORT WASHINGTON RD, MEQUON, WI

UTILITY PLAN

REVISIONS

1	REV. PER PC COMMENTS	04/28/20		

PEG JOB NO. 1524.10
MTS
START DATE 02/04/20
SCALE 1" = 20'

SHEET
C-6
C-7

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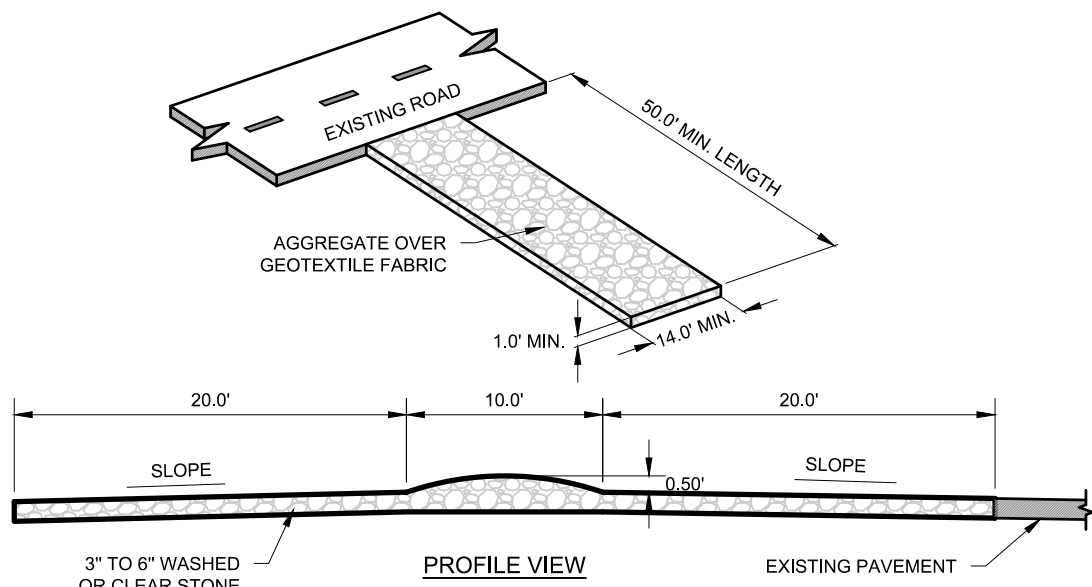
UTILITY PLAN

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REVIEWED: MTS

DESIGNED: SRB

DRAFTED: SRB

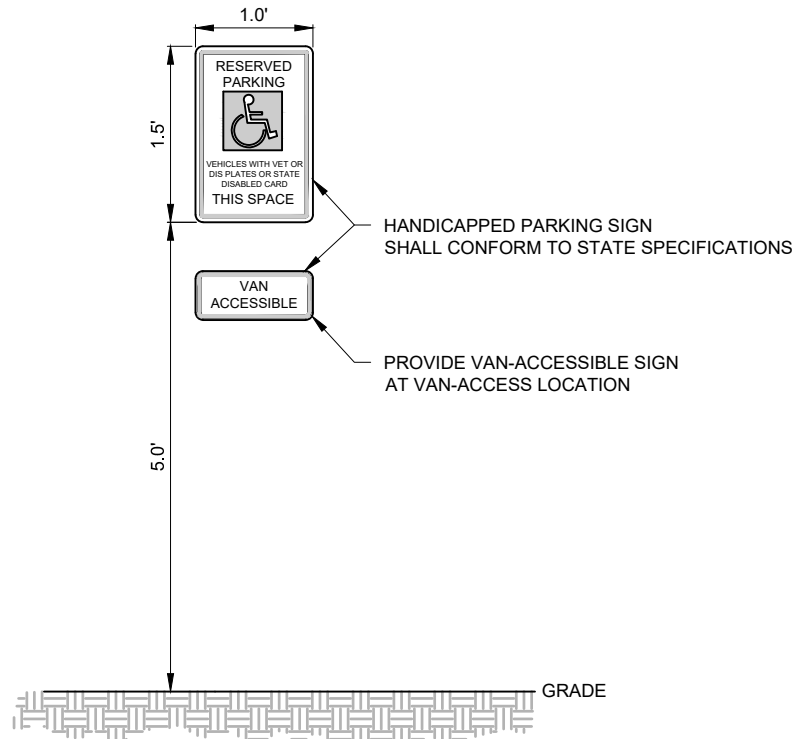


NOTES:

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

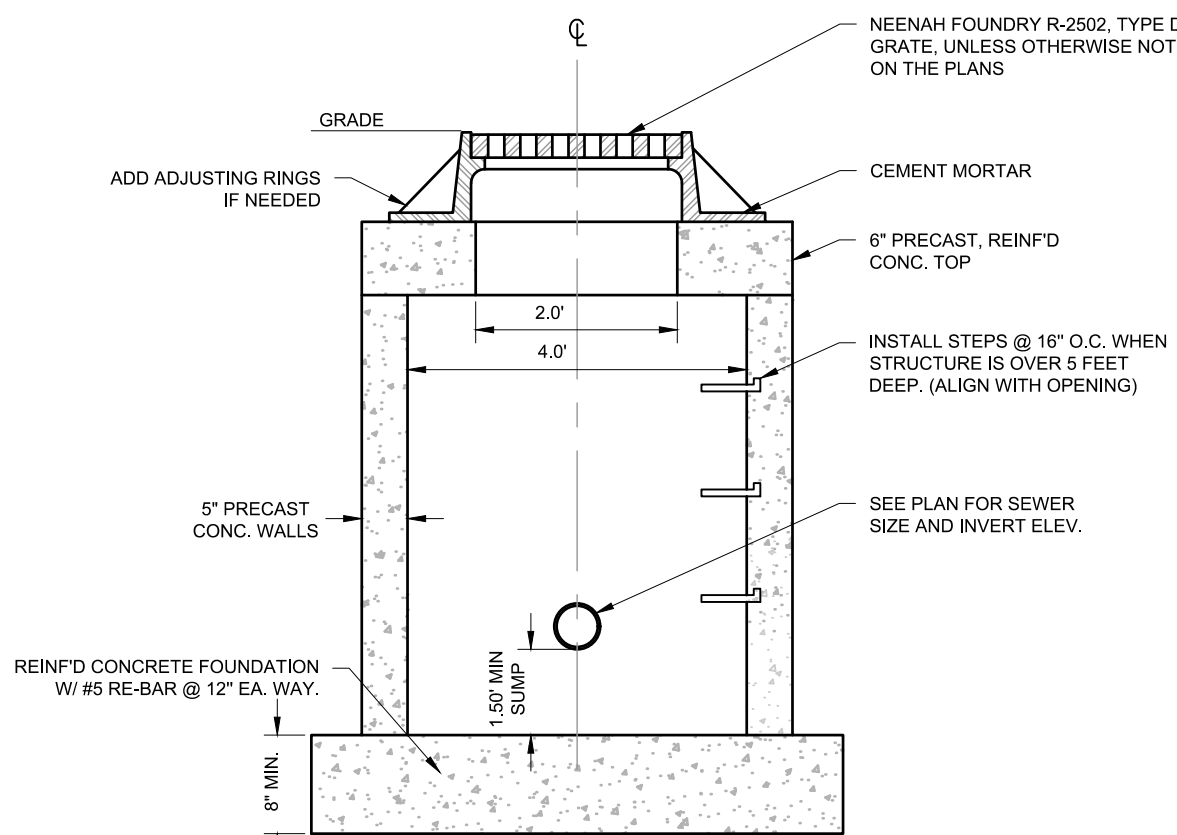
CONSTRUCTION ENTRANCE

#10106 10-05-13



WALL MOUNTED ADA SIGN

#10106 10-05-13

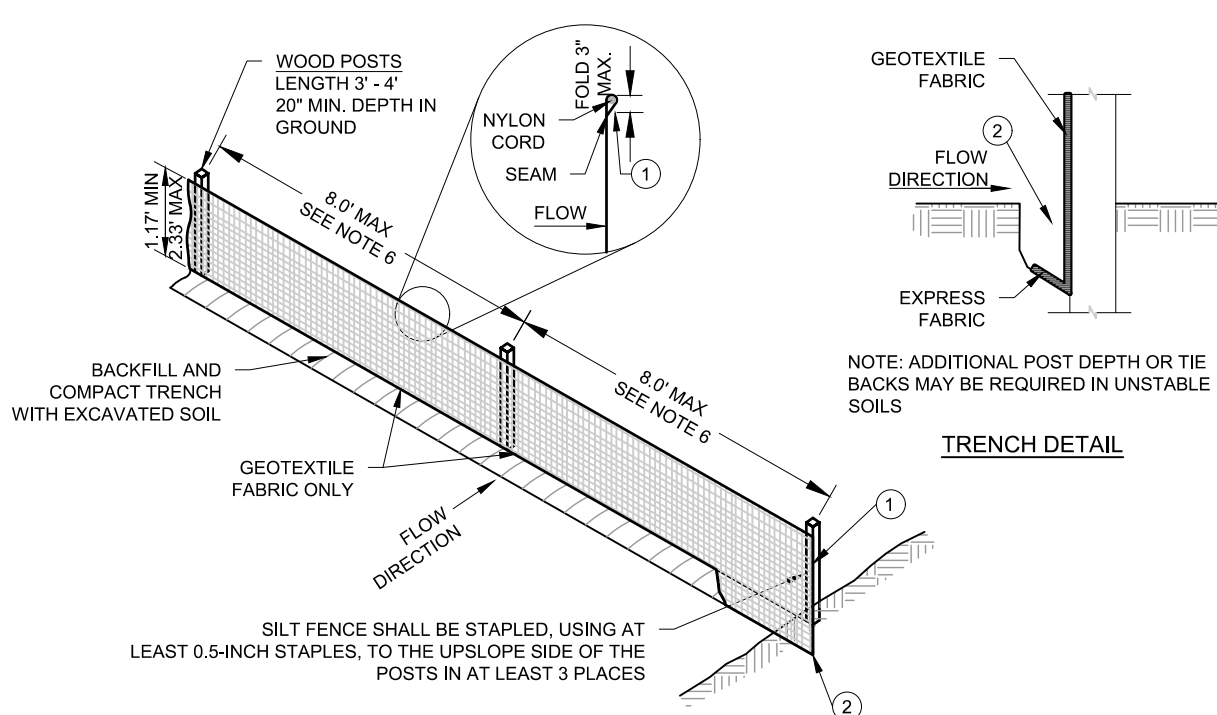


NOTES:

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

CATCH BASIN

#10106 10-05-13

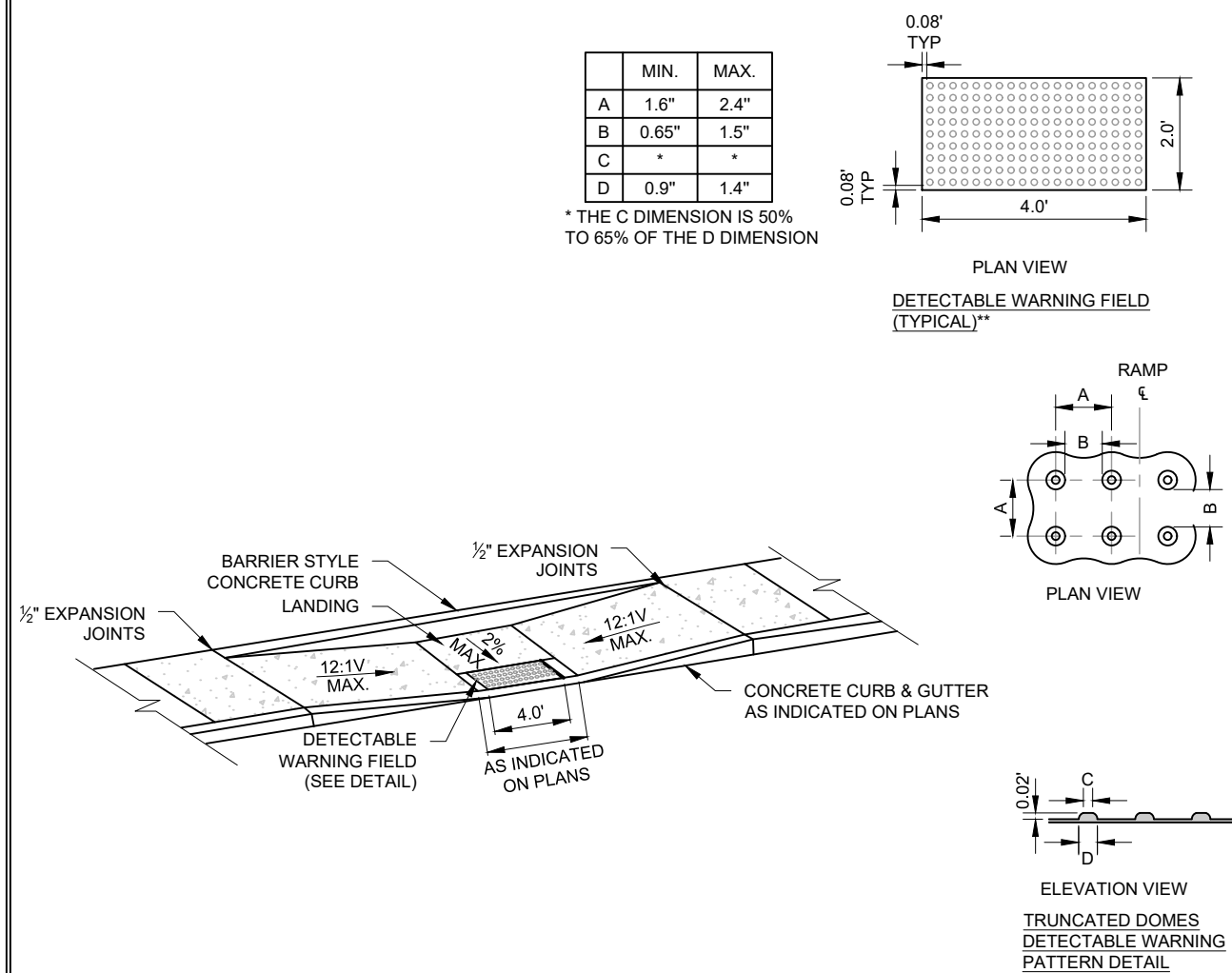


NOTES:

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

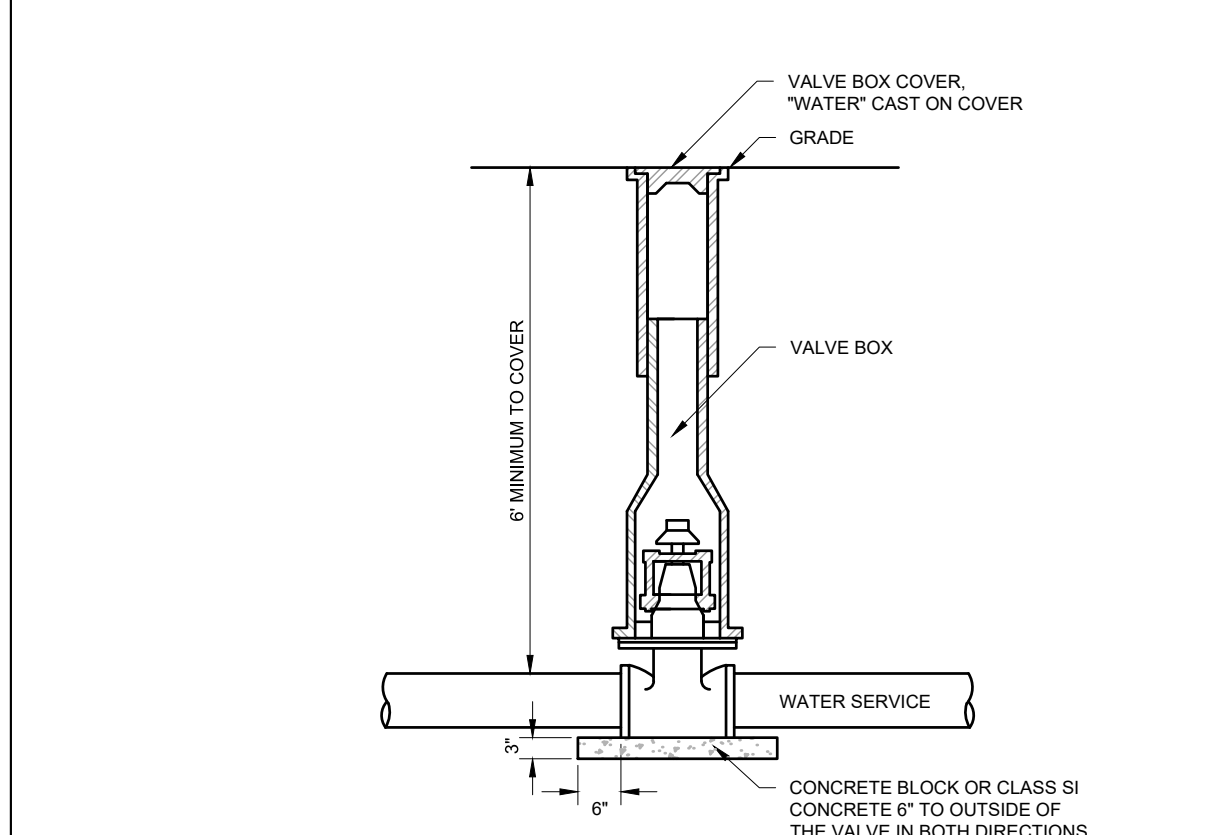
SILT FENCE

#10106 10-05-13



TYPICAL ACCESSIBLE RAMP - SPLIT

#10106 10-05-13

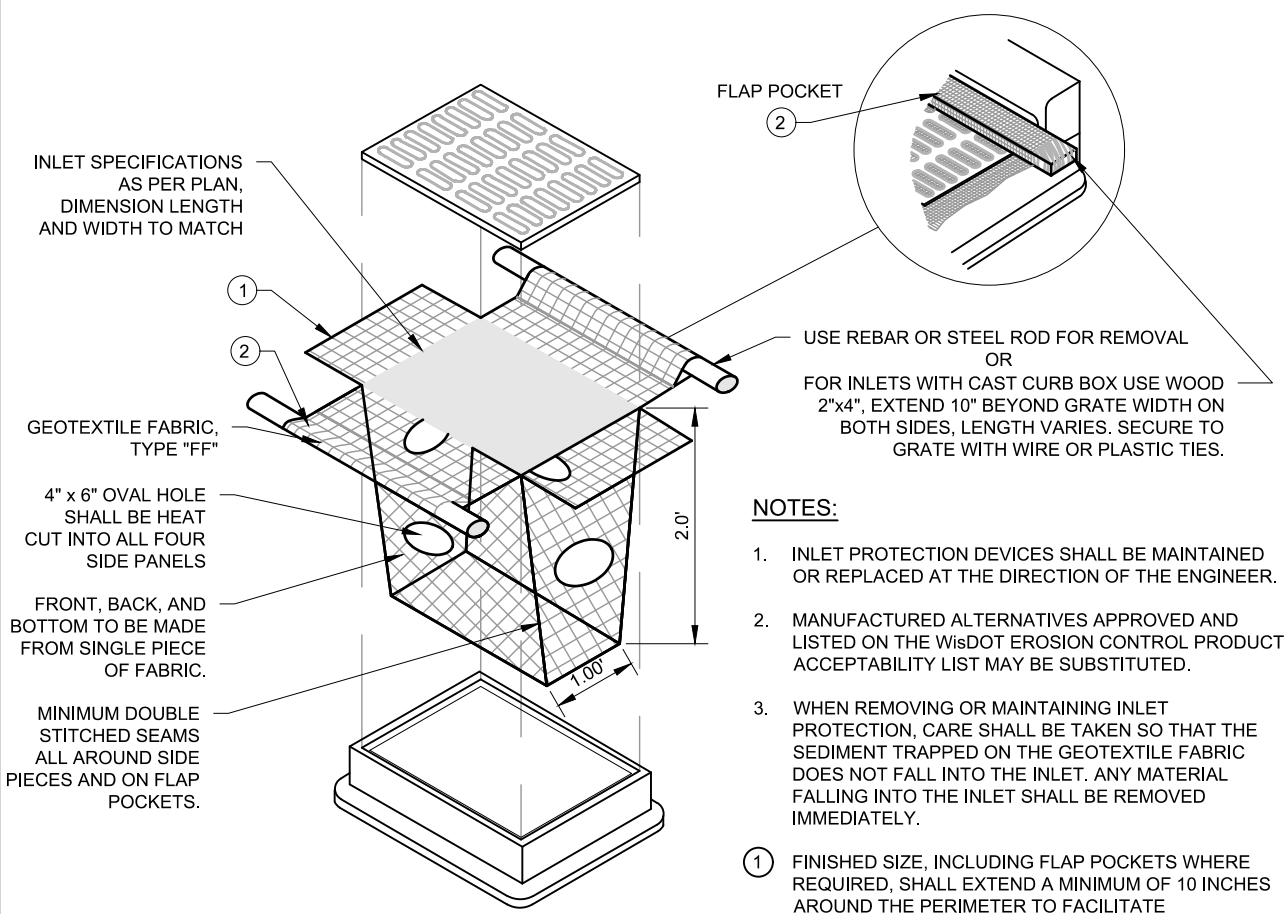


NOTES:

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

SERVICE VALVE

#10106 10-10-11

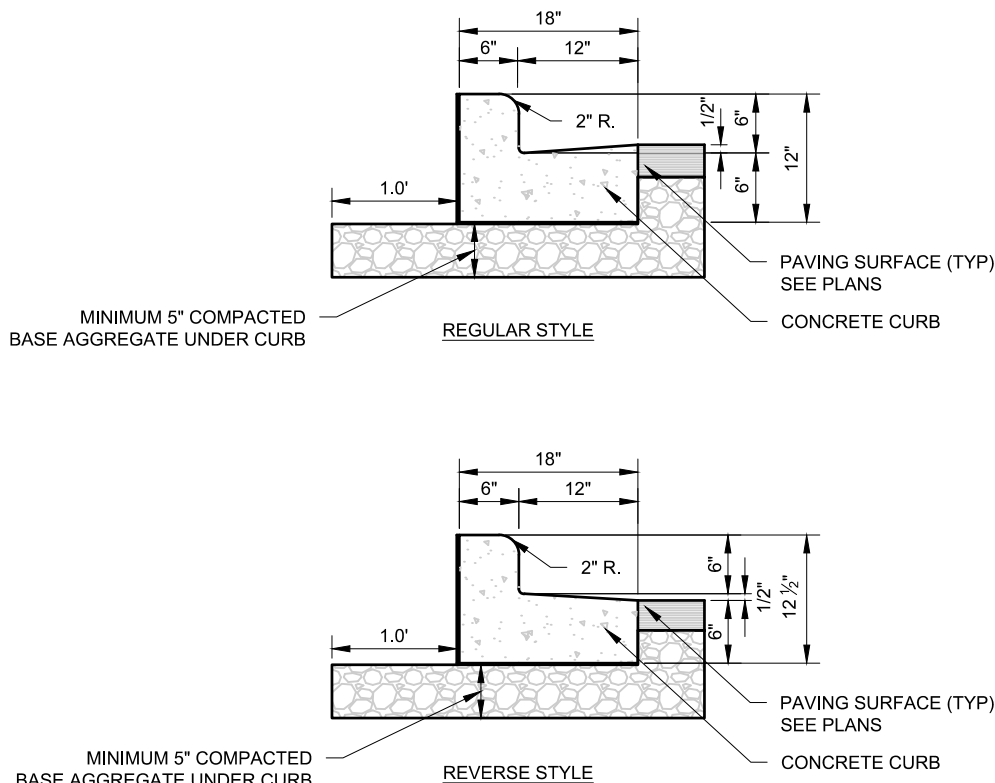


INSTALLATION NOTES:

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

TYPE D INLET PROTECTION

#10106 10-05-13

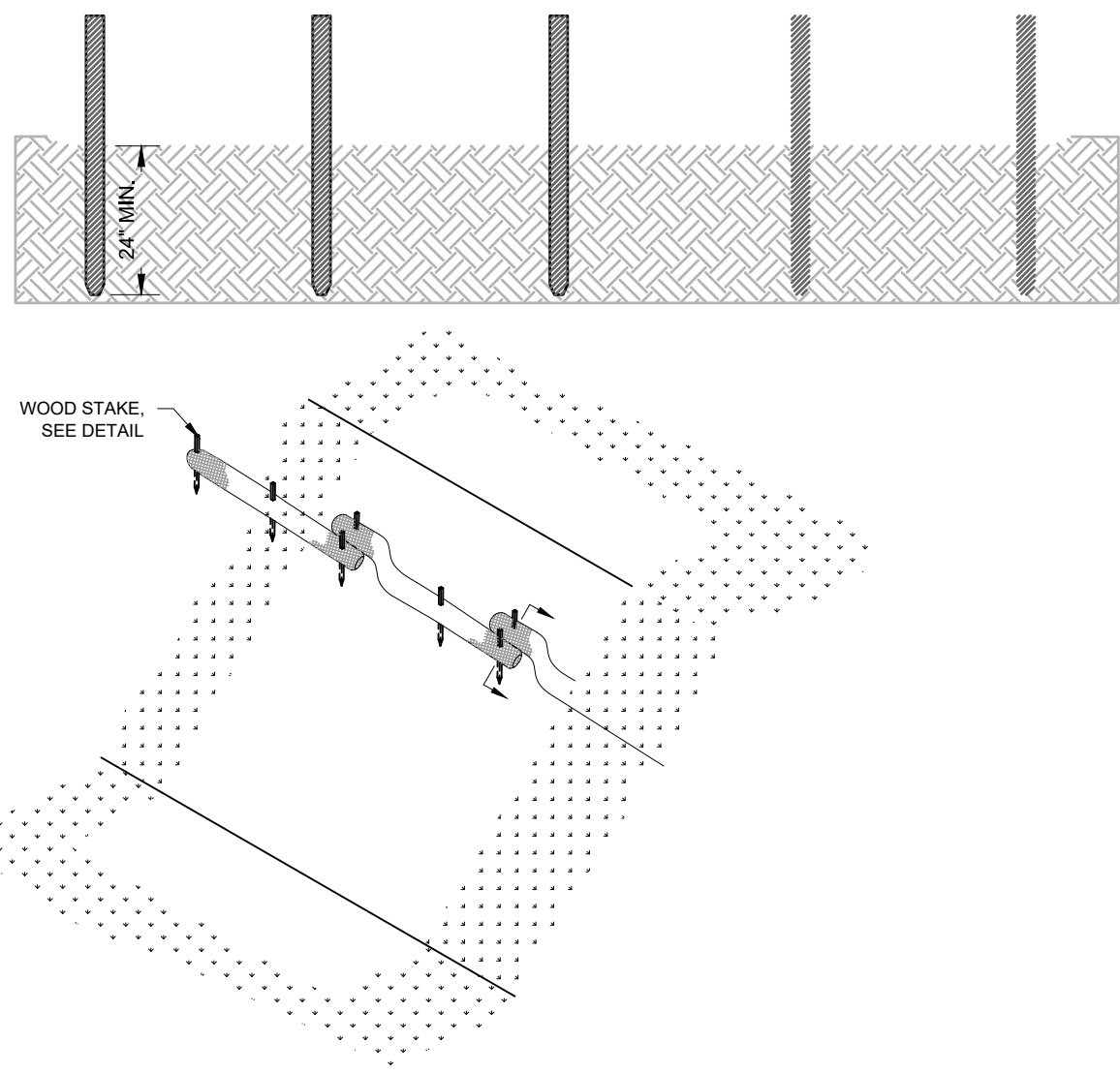


NOTES:

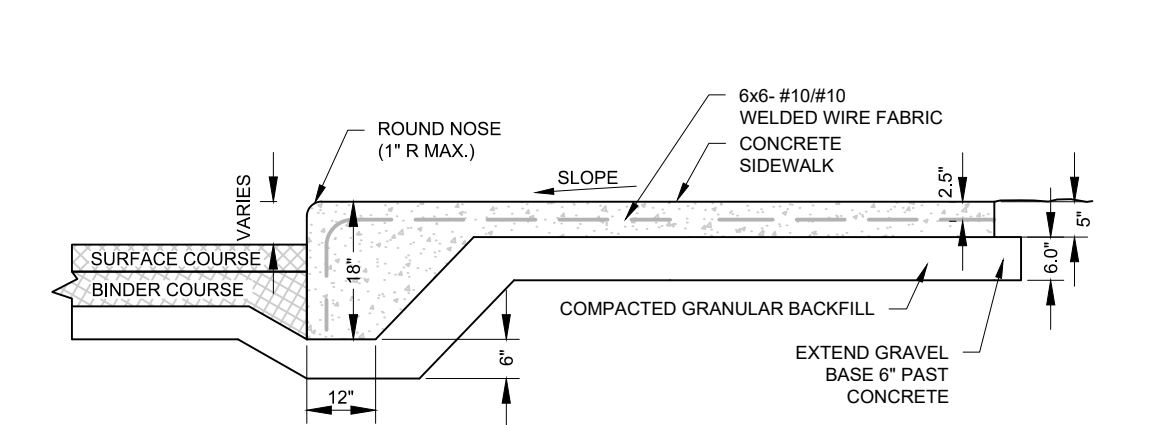
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY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

18" VERTICAL FACE CURB

#10106 10-07-11



STRAW WATTLE



INTEGRAL CURB AND SIDEWALK

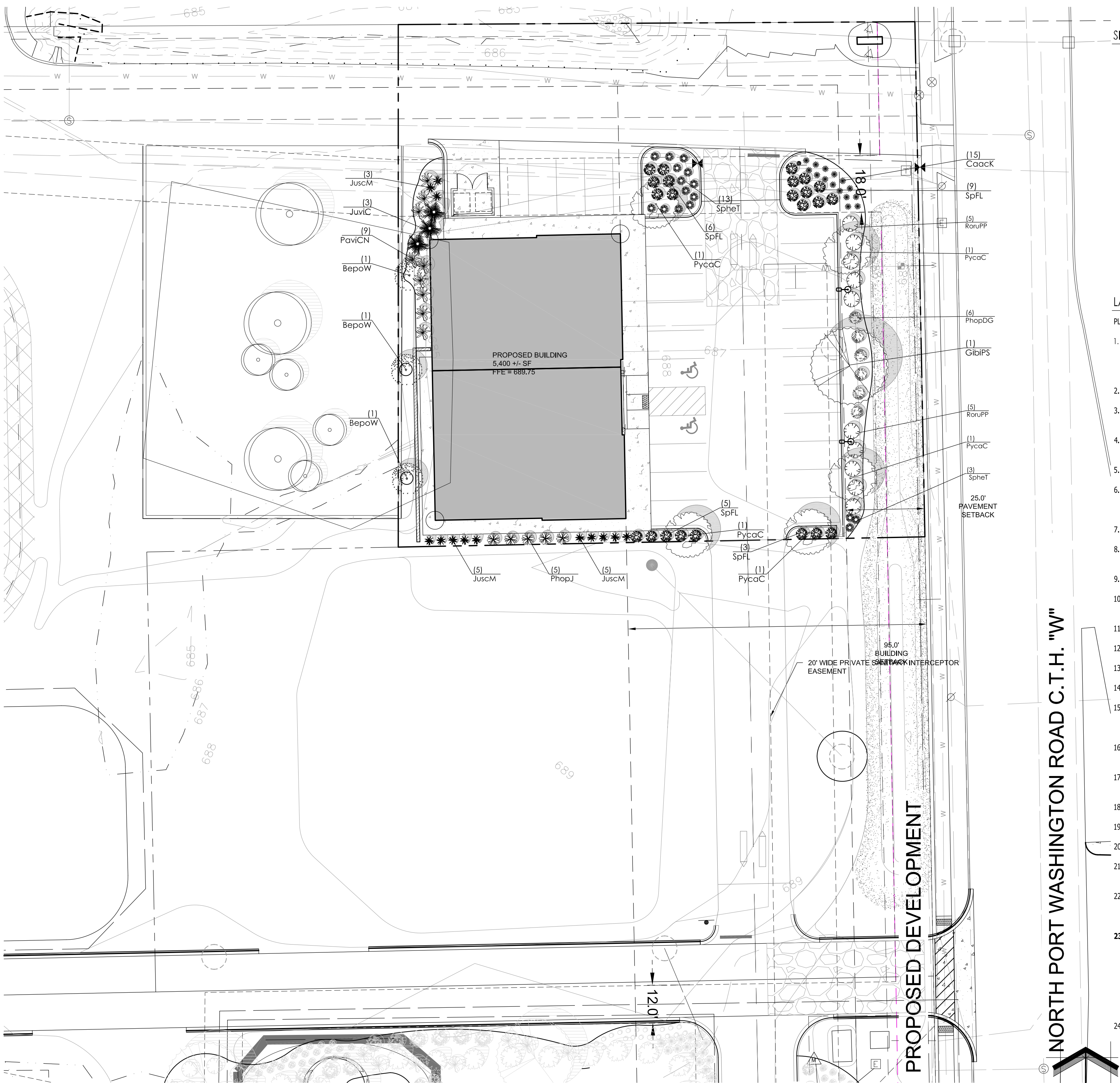
#10106 10-05-13

Storm Sewer Schedule
FOR
Mequon Outlot

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

REVISIONS

REV.	PER	PC COMMENTS	DATE
1	REV.	PER PC COMMENTS	04/28/20



1 PROPOSED LANDSCAPE PLAN

SCALE: 1" = 20'-0"

Broadleaf Deciduous Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
3	BepoW		Betula populifolia 'Whitespire'	Whitespire Japanese White Birch	8' - 10' - Clump B&B
1	GibiPS		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3"-Cal - B&B
5	PycaC		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2"-Cal - B&B
-	Extg		Existing to Remain	Existing to Remain	Existing

Upright Conifer Evergreen					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
13	JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	6' - 7' - B&B
3	JuviC		Juniperus virginiana 'Cupressifolia'	Hillspire Juniper	6' - 7' - B&B

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

Proposed Plant Material Table

Broadleaf Deciduous Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
6	PhopDG		Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	18" - Cont
5	PhopJ		Physocarpus opulifolius 'Jefam'	First Editions Amber Jubilee Ninebark	18" - Cont
10	RoruPP		Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	18" - Cont
23	SpFL		Spiraea x 'Fire Light'	Fire Light Spirea	18" - Cont

Perennial Grass					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
15	CaacK		Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	1-Gal - Cont
9	PaviCN		Panicum virgatum 'Cloud Nine'	Cloud Nine Tall Switch Grass	1-Gal - Cont
16	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	B-2 / PUD
LOT AREA	27,407 SQ. FT. 0.63 Acres
SITE BUILDING AREA	5,400 SQ. FT.
TOTAL IMPERVIOUS	17,466 SQ. FT. 0.40 Acres
TOTAL GREENSPACE	9,941 SQ. FT. 0.23 Acres
SITE LANDSCAPE PERCENTAGE	36.3%
TOTAL PARKING STALLS	19 STALLS

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF MEQUON. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF MEQUON

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COPLANANCE WITH THE CITY OF MEQUON LANDSCAPE REQUIREMENTS SET FOR IN SECTION SEC. 58-564. - LANDSCAPING, SCREENING, BERMING AND PONDS.

(A) STREET TREES .THE DEVELOPER SHALL PROVIDE FOR THE PLANTING OR RETENTION OF STREET TREES ON BOTH SIDES OF ALL NEW ROADWAYS

(C) PARKING LOT LANDSCAPING. OFF STREET PARKING LOTS WITH MORE THAN TEN STALLS SHALL HAVE AT LEAST TEN PERCENT OF THE INTERIOR PARKING AREA LANDSCAPED

(D) PARKING LOT SHADING. LANDSCAPING IN AND AROUND PARKING LOTS SHALL BE DESIGNED, PLANTED AND MAINTAINED SO THAT A MINIMUM OF 30 PERCENT OF THE PARKING AREA WILL BE SHADED

(F) LANDSCAPING STANDARDS.

(2) AT LEAST ONE TREE AND TWO SHRUBS SHALL BE PLANTED FOR EACH 1,000 SQUARE FEET OR PORTION THEREOF OF THE AREA TO BE LANDSCAPED. EACH REQUIRED TREE SHALL HAVE AN INITIAL CALIPER OF NO LESS THAN TWO INCHES AND A HEIGHT OF AT LEAST SEVEN FEET.

(3) NO TREE AS MEASURED FROM ITS CENTER SHALL BE LOCATED WITHIN FIVE FEET OF A VEHICULAR ACCESSWAY, BIKE TRAIL OR PUBLIC SIDEWALK OR WITHIN TEN FEET OF A STREET LIGHT, STOP SIGN, FIRE HYDRANT, STREET SIGN OR DIRECTIONAL SIGN.

(4) ALL LANDSCAPING MATERIAL LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE TWO FEET OR LESS IN HEIGHT OR HAVE A CLEARANCE OF EIGHT FEET BENEATH THE LOWEST BRANCH OR PROJECTION. SECTION 84-6. - REMOVAL OF TREES AND REPLACEMENT

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
2. ALL PLANTINGS SPECIFIED FOR THE ICAP MEQUON OUTLOT PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
3. ALL DEVIATIONS FROM THE APPROVED ICAP MEQUON OUTLOT PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS. BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS, ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SOODED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5 -10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
23. **DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION OUT SHEETS FOR FURTHER FORMATION
24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
 - NECESSARY IRRIGATION (IF REQUIRED)
 - INTEGRATED PEST MANAGEMENT,
 - PROPER FERTILIZATION
 - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
 - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
 - WEED MANAGEMENT AND BED CARE.
25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
26. MAINTENANCE .THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

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Mequon, WI

Issuance and Revisions:

Date	Number	Description
02/07/20		Plan Commission Submittal
04/30/20		Revisions based on Site Changes

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Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 04/30/20
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L20-009
Sheet Number:

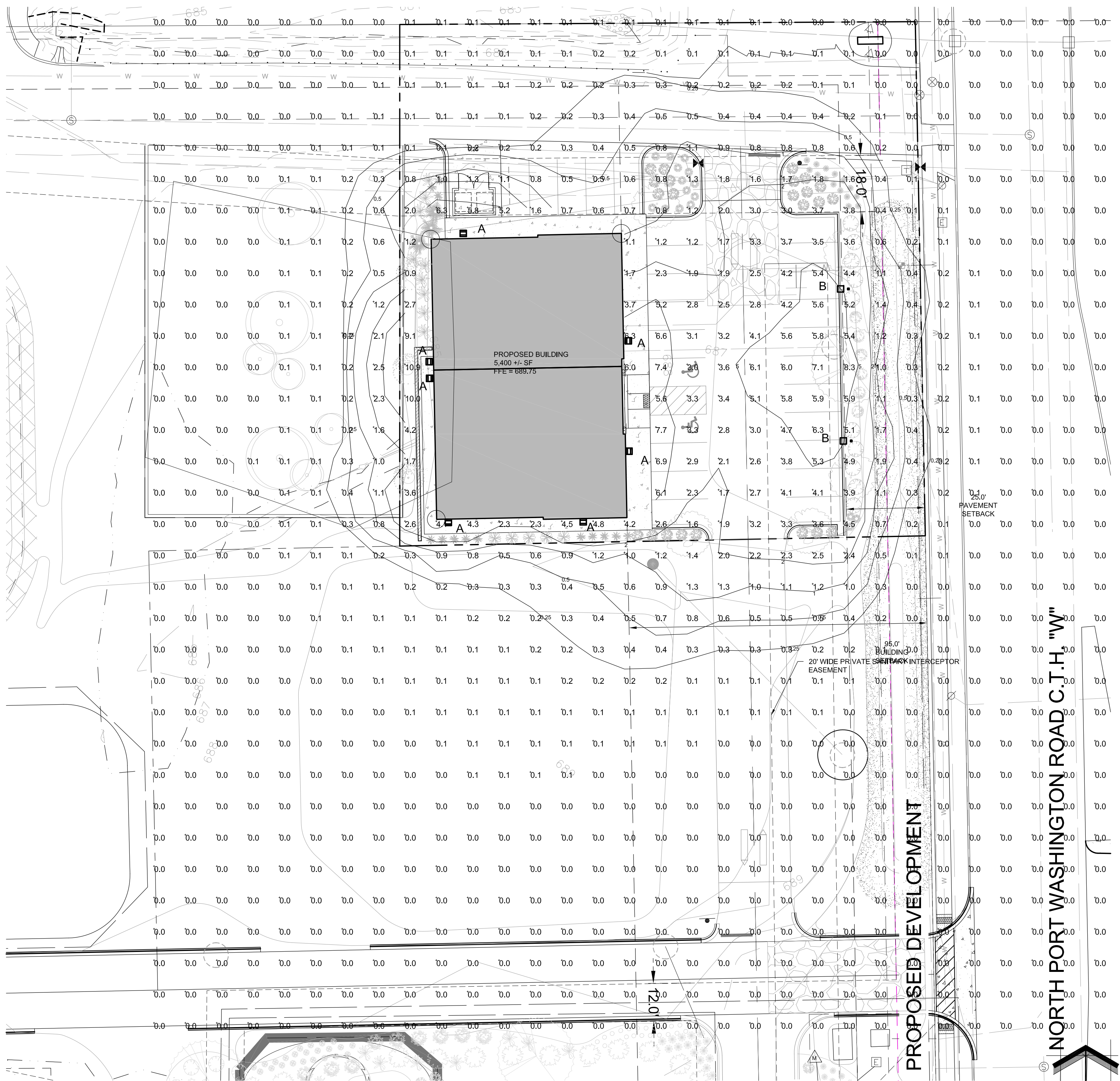
LSP1.1



04/30/20 Revisions based
on Site Changes.

Sheet Number:

LSP 1.2



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

PHOTOMETRIC GENERAL NOTES:

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

EXISTING CONDITIONS GENERAL NOTES:

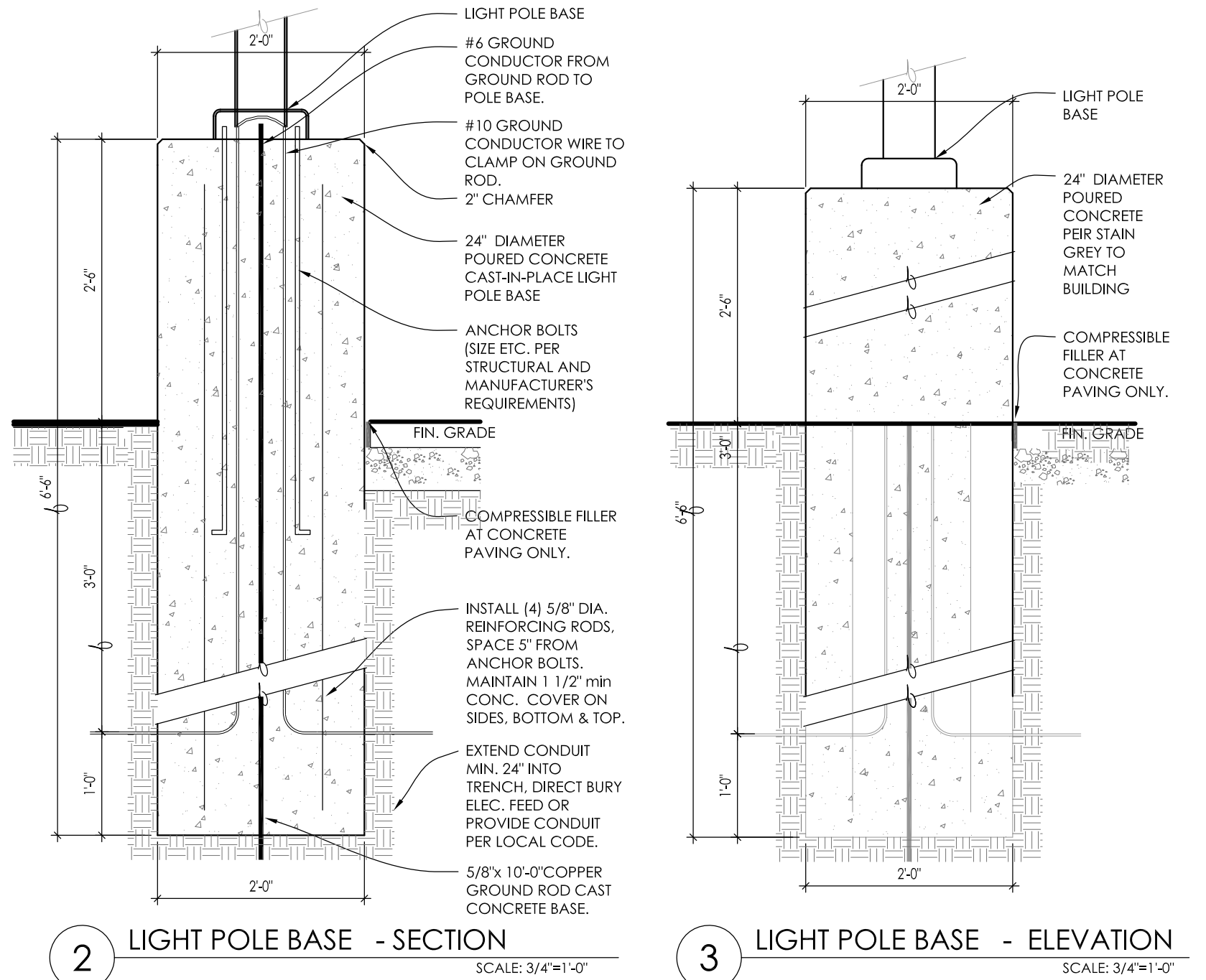
1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC., MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR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

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	7	XSPW-A-0-3-M -C-JUL-CS	Cree XSPW Series Wallpack Luminaire, Type III Medium, 4000K, C Input Power Designator, Platinum Silver factory Finish, U.L. listed for Wet Locations	4 type MDA LEDs	XSPWx3FC- U_RESTL-2014- -0018.IES	Absolute	1.00	42.7
	B	2	OSQ A NM 4ME U 40K-JUL-CS w/OSQ BLSMF-DA-CS, CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium w/ Backlight Shield, U Input Power Designator, 4000K	CONFIGURED FROM Eight type MDA 4000K LEDs	OSQ A xx 4ME A w- OSQ-BLSMF 40K_CONFISU RED.Ies	Absolute	1.00	211.7
STATISTICS									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max
Calc Zone #6	+	0.6 fc	10.9 fc	0.0 fc	N / A	N / A	-1.0	2.2	0.0:1
LUMINAIRE NOTES									

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

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

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



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

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ICAP MEQUON
DEVELOPMENT
OUTLOT

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Sheet Title:

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

Date of Drawing:	04/30/20
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L20-009
Sheet Number:	

PHO1.1

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS

HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE. (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
(800) 242-8511, (262) 452-7910
(877) 500-9592
www.DiggersHotline.com
OR

811

Know what's below.
Call before you dig.

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS- Attachment: Packet Docs 6119 - ICAP Development

Packet Pg. 66

OSQ™ LED Area/Flood Luminaire – Medium

Product Specifications

- CONSTRUCTION & MATERIALS**
- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weatherlight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount
- Mounting adaptor in rugged die cast aluminum and mounts to 3/4" (19.15mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 7" (177mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) ID, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted "180" in 2.5" increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeluGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- Weight: 25.5 lbs. (12kg)

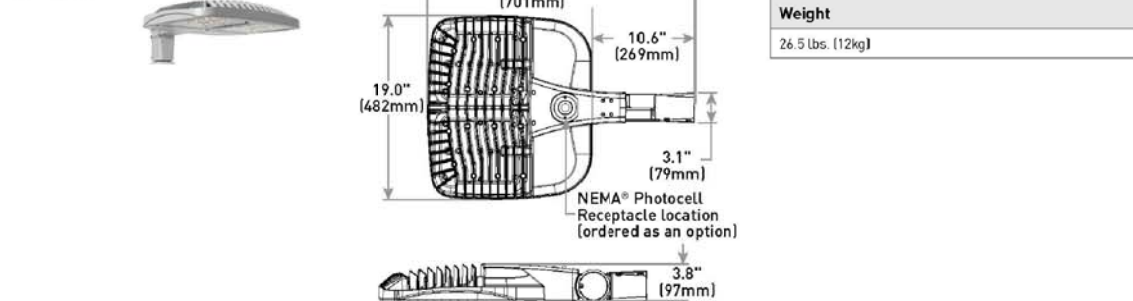
ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code distance testing is slow blow fuse or type C/D breaker should be used to address inrush current
- **NPV Source Currents:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- UL Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for IES Certified products
- Certified to ANSI C136.31-2001, 3rd bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with (IEEE/ANSI) C42.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of simulated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Bay American requirements within ABMA
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to www.designlight.org/QL for most current information
- Backlit compliant. Consult factory for additional details
- Dark Sky Friendly, ICA Approved when ordered with 30K CCT. Please refer to <http://darksky.org/light-a-product/> for most current information

AA Mount



Weight
25.5 lbs. (12kg)

US: lighting.cree.com/lighting T (800) 236-6800 F (242) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

CREE

OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

Product Description

The OSQ™ Area/Flood Luminaire blends extreme optical, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged die cast aluminum with an integral, weatherlight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The "B" Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the "K" Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery 9x47° optic

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

Initial Delivered Lumens: Up to 17,291

Efficiency: Up to 134 LPW

CRI: Minimum 90 CRI (4000K & 5700K, 3000K asymmetric optical), 80 CRI (3000K symmetric optical)

CCT: 3000K (4/-300K), 4000K (4/-300K), 5700K (4/-500K)

Limited Warranty: 10 years on luminaire/10 years on Colorfast DeluGuard® finish

*See <http://lighting.cree.com/construction> for warranty terms

Accessories

Field-Installed	Hard-Hand Remote
Backlight Shield OSQ-A-5000	OSQ-A-5000
OSQ-A-5000	OSQ-A-5000
OSQ-A-5000	OSQ-A-5000
OSQ-A-5000	OSQ-A-5000

Ordering Information

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

Example: Mount: OSQ-A-5000 + Luminaire: OSQ-A-104-2M2-8-48R-UL-5V

Mount: Luminaire must be ordered separately

OSQ-A-5000

OSQ-A-5000

OSQ-A-5000

OSQ-A-5000

OSQ-A-5000

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February 26, 2020

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

Dear Ms. Tollefson:

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

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

➤ **General Overview:**

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

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

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

Proposed Landscape Material Review:

➤ Outline of the proposed plant types and quantities found on the plan:

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

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

➤ **Plant Schedule Comments:**

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

➤ **Planting Zone Comments:**

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

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

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

❖ **Additional Landscape Observations:**

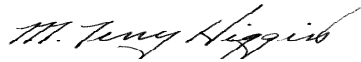
- The proposal is located on a major arterial collector<PWR>. Per the City Development Plan landscape guidelines, the City has required a higher level of landscape treatments within these corridors to preserve/enhance property values and improve the aesthetic within these concentrated use corridors;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

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

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

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

Sincerely,



M. Terry Higgins, RLA.

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE 2019-1550

An Ordinance Rezoning the Properties Located at 10865-10911 N. Port Washington Road and Parcel Immediately to the South from IPS (Institutional) to B-2/PUD (Community Commercial/Planned Unit Development) and to Amend the Land Use Plan Map from Institutional to Community Commercial

RECITALS

A. Pursuant to section 62.23(3) of the Wisconsin Statutes, the City of Mequon, is authorized to prepare and adopt a comprehensive plan, or amendment thereof, as defined in section 66.1001(1)(a) and 66.1001(2) and 66.1001(4)(c) and 66.1001(4)(d).

B. The Planning Commission by majority vote made a recommendation to approve on the 10th day of June, 2019.

C. The required due notice and public hearing by the Common Council of the City of Mequon occurred on the 10th day of August, 2019.

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

SECTION I

Following recommendation of the Planning Commission on June 10, 2019, and after due notice and hearing by the Common Council of the City of Mequon on August 13, 2019, the existing and official City of Mequon district zoning maps are hereby amended so as to change the zoning classification of certain properties, as described and illustrated in Exhibit A, to B-2 (Community Commercial) and the Land Use Plan map to Commercial subject to the following conditions:

1. Common Council approval of the rezoning.
2. The following uses shall be prohibited on the parcel unless it is located in a building within 300 feet of Port Washington Road:
 - Fast food or sit down restaurants
 - Auto sales or service uses
 - Retail trade establishments
3. The site shall comply with all technical standards of the code other than the side yard building offset and parking offset between parcels in the development.
4. All buildings located adjacent to Port Washington Road shall be required to have the primary entrance on the east façade.
5. The applicant shall provide 110.5" of replacement trees on the property or in a City park or pay \$11,050 to the City of Mequon for urban forest projects.

6. Tree protection fencing shall be installed in accordance with City Forester's recommendation.
7. City Attorney review and approval of a shared parking agreement.
8. A sidewalk shall be provided to connect Building A to the rear parking lot.
9. The building located on the south end of the development shall be located behind the parking lot and setback approximately the same distance as the building to the south on the adjacent parcel.
10. 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.
11. The drive aisles in the northwest parking area shall be connected to each other.
12. Connection to public water and sanitary sewer.
13. Applicant shall provide the wetland delineation report.
14. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
15. Application for and approval of a City Filling and Excavation Permit.
16. 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.
17. 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).

SECTION II

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

SECTION III

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

SECTION IV

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

Approved by: John Wirth, Mayor

Date Approved: August 13, 2019

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on August 13, 2019.

Caroline Fochs, City Clerk

Published: August 20, 2019

Attachment: Packet Docs (5119 : ICAP Development)

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE 2020-1563

An Ordinance Amending PUD Ordinance 2019-1550 for the Properties Located at 10865-10911 N. Port Washington Road and the Parcel Immediately to the South, Allowing for a Commercial Development of Approximately 9 Acres

RECITALS

A. Pursuant to section 62.23(3) of the Wisconsin Statutes, the City of Mequon is authorized to prepare and adopt a comprehensive plan, or amendment thereof, as defined in section 66.1001(1)(a) and 66.1001(2) and 66.1001(4)(c) and 66.1001(4)(d).

B. The Planning Commission by majority vote made a recommendation for approval on the 13th day of January, 2020.

C. The required due notice and public hearing by the Common Council of the City of Mequon occurred on the 11th day of February, 2020.

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

SECTION I

The 2019-1550 PUD Ordinance is hereby amended to approve a new concept plan attached as Exhibit A and subject to the conditions approved by the Planning Commission's action of August 13, 2019.

SECTION II

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

SECTION III

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

SECTION IV

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

Approved by: John Wirth, Mayor

Date Approved: February 11, 2020

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on February 11, 2020.

Caroline Fochs, City Clerk

Published: February 20, 2020

Attachment: Packet Docs (5119 : ICAP Development)

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

3) Regular Business

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

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

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

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

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

Action

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

Commissioner Choren seconded the motion.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Action

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

Ald. Strzelczyk seconded the motion.

A voice vote was taken; vote passed 8-0

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

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

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

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

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

Action

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

Commissioner J. Schaefer seconded the motion.

A voice vote was taken; vote passed 8-0

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

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

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

Ald. Strzelczyk made the following suggestions:

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

Action

Commissioner Stoker made a motion to table the motion.

Ald. Strzelczyk seconded the motion to table the item.

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

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

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

Commissioner Parrish recused himself from this item.

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

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

Action

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

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

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

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

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

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

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

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

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

Action

Mayor Abendroth made a motion to table the motion.
Ald. Strzelczyk seconded the motion to table the item.

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

RESULT:	TABLED [8 TO 0]
MOVER:	Dan Abendroth, Chairman
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Baka, Abendroth, Choren, Hawley, Lemke, R. Schaefer, Stoker, Strzelczyk
ABSENT:	J. Schaefer
RECUSED:	Parrish

4) Policy

a) Chapter 58 of the Zoning Code as it relates to Animal Uses

Asst. Dir. Zader stated this is a request from Public Welfare due to a resident that requested to have a silkie chicken as a pet. Upon review of the ordinance from Ald. Wirth and staff, it was determined that wholesale changes to the code were necessary. This repeals Chapter 6 and it is now all included in Chapter 58 of the Zoning Code. It better clarifies normal practices and a few minor changes are proposed:

- Updated to include all equine animals as well as sheep as the same amount as horses.
- List of allowable pets in the City. Bees and raptors allowed with conditions.
- Some farming conditional uses have been eliminated.
- Language was added for dog runs and dog houses.
- Miscellaneous pets can go to Public Welfare for consideration.

This was approved by Public Welfare in February; it will be in front of the Common Council tomorrow and then up for a public hearing in April.

Action

Commissioner Stoker made a motion to approve the item.
Ald. Strzelczyk seconded the motion.

The Commission discussed the issue of horses and equine animals allowed on 1.5 acres and many of the Commissioners recommend 2.5 acres. Anyone that already has a horse on 1.5 acres would be grandfathered in.

Commissioner Parrish made an amendment to the motion to change the acreage needed to 2.5 acres for horses and equine animals.

Ald. Strzelczyk seconded the amendment.

A roll call vote was taken; vote passed (5-3)(No: Mayor Abendroth, Stoker, Lemke)

A voice vote was taken on the original motion, vote passed (8-0)

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

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

Action

Ald. Strzelczyk made a motion to approve the item.

Commissioner Jim Schaefer seconded the motion.

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

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

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

Action

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

Ald. Strzelczyk seconded the motion.

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

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

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

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

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

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

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

Action

Commissioner Choren made a motion to approve the item.

Commissioner Lemke seconded the motion.

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

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

5) Policy

a) Renaming of Industrial Drive.

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