



11333 N. Cedarburg Road
Mequon, WI 53092
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www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

**PLANNING COMMISSION
Regular Meeting
Monday, May 13, 2019
6:00 PM
Christine Nuernberg Hall**

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes from April 8, 2019.

2) Public Hearing

- a) Stephen Perry Smith for Foxtown Venture. The applicant is seeking conditional use grant and building and site plan approval for two proposed buildings that exceed two stories in height as part of the Foxtown development for the property located at 11124 N. Industrial Drive.

3) Regular Business

- a) Eric Vanden Heuvel. The applicant is seeking building and site plan approval for a proposed 2,3000 sq. ft. building for a landscape contractor business for the property located north of 10122 N. Baehr Road.
- b) NORR LLC for Brixmor SPE 1 LLC. The applicant is seeking building and site plan amendment and landscape plan amendment approval for facade and site upgrades for the property located at 10906-11116 N. Port Washington Road (The Pavilions).
- c) Lakeside Development Company for the Residence at Foxtown. The application is seeking preliminary plat and development agreement approval for proposed 23 single family homes for the property located at 11050 N. Industrial Drive (Foxtown Venture).
- d) Ginny Storck. The applicant is seeking rezoning recommendation approval from R-1 (Rural Residential 5-acre minimum) to R-1B (Rural Residential 2.5 acre minimum) for the property located at 8601 W. Highland Road.

4) Announcements

The next meeting is June 10, 2019 at 6:00 p.m.

5) Adjourn

Dated: May 13, 2109

/s/ John Wirth, Chairman

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

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

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



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Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: May 13, 2019
SUBJECT: PLANNING COMMISSION MEETING MINUTES

Memorandum

Attached please find the City of Mequon Planning Commission Meeting Minutes of April 8, 2019 for your review.

Attachments:

PC Minutes_04.08.19 DRAFT (DOC)



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PLANNING COMMISSION
Regular Meeting
Monday, April 8, 2019
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

Chairman Dan Abendroth
Alderman Robert Strzelczyk
Commissioner Martin Choren
Commissioner Rick Lemke
Commissioner Brian Parrish
Commissioner Rebecca Schaefer
Commissioner James Schaefer – arrived at 6:05 p.m.
Alternate Stephanie Hawley
Alternate James Baka
Commissioner John Stoker - **Absent**

a) Approval of Minutes from March 11, 2019

Action

Ald. Strzelczyk made a motion to approve the March 11, 2019 meeting minutes.

Commissioner Lemke seconded the motion.

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

RESULT:	APPROVED BY VOICE ACCLAMATION [7 TO 0]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rick Lemke, Commissioner
AYES:	Baka, Abendroth, Choren, Hawley, Lemke, Parrish, R. Schaefer, Strzelczyk,
ABSENT:	J. Schaefer, Stoker

2) Consent

Attachment: PC Minutes_04.08.19 DRAFT (4121 : Planning Commission Minutes from April 8, 2019)

- a) Newcomer. The applicant is seeking certified survey map approval for a two-lot land division for the property located at 11361 W. Freistadt Road.

Action

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

Commissioner Lemke seconded the motion.

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

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

- b) Gabor Design for Kelly & Mike Grebe. The applicant is seeking setback waiver approval for a proposed 210 sq. ft. portico addition at the front of the existing house for the property located at 11417 N. Spring Avenue.

Action

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

Commissioner Lemke seconded the motion.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rick Lemke, Robert Strzelczyk
AYES:	Baka, Abendroth, Choren, Hawley, Lemke, Parrish, Schaefer, Strzelczyk
ABSENT:	Schaefer, Stoker

3) Public Hearing

- a) MSI General for Quality Auto Body. The applicant is seeking expansion of non-conforming use, building and site plan amendment and sign waiver approval for renovations to the interior and exterior of the building for the property located at 11065 N. Cedarburg Road.

Action

Commissioner Parrish made a motion to open a public hearing.

Commissioner R. Schaefer seconded the motion.

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

Action

Commissioner Parrish made a motion to close the public hearing.

Ald. Strzelczyk seconded the motion.

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

Asst. Dir. Zader stated that this auto body shop received approval for a conditional use grant (CUG) back in 1970 and the property was rezoned in 2008 to Town Center (TC) zoning and the business was deemed legal non-conforming. The applicant is proposing extensive renovations that exceed beyond 50% of the building value which triggered Planning Commission approval. Staff is supportive of the improvements proposed for the building. Improvements include the addition of metal wall panels, lap siding and aluminum storefront windows to brighten up the front of the building. There is also a request for a sign waiver for two wall signs; one on the north and east elevations as well as one on the smoke stack. One of the site improvements will include new landscape islands; which staff supports but recommends the front island be moved back so it is not as close to the road. The lighting plan includes new wall packs which are full cut off but some of the dispersion readings are currently too high per the code and the applicant will need to reduce the light level to comply with the code requirements. The landscape plan includes a street tree to be placed along the north property line which will need to be a minimum of 3" per the code. There is a dumpster at the rear of the site which will need to be enclosed.

The applicant explained the sign waiver request for two wall signs is an effort for to achieve visibility from all directions due to the orientation of the building. Staff does not support the waiver for two wall signs. The TC zoning allows for the applicant to have a projecting sign. The applicant would also need a sign waiver for the size of the signs. Staff supports the proposed 27 sq. ft. signs as an appropriate size and scale when compared to the overall building size. If the building was multi-tenant, the code would allow the signs to be up to 30 sq. ft. Staff recommends the same ghost painting on the smoke stack as the St. Paul's Fish Company across the street. Staff recommends the approval of the requests based on the conditions in the staff report.

The applicant, Eric Neuman from MSI General, stated that they have reviewed all the conditions of approval and they are in agreement with all of the conditions except for the wall signs. They feel strongly that two wall signs are warranted based on the improvements being made and the desire to be visible from all directions.

The Commission provided feedback that overall they like the design and materials proposed. They support the improvements made to this site. They are not supportive of two wall signs. They prefer a projecting sign which is allowed in the code. There was mixed opinions regarding the smoke stack. One Commissioner expressed concern that a non-conforming use is continuing to operate at this site. There was some discussion regarding the definition of "junk vehicles" and the desire to have the cars parked in the rear of the building. There was also discussion regarding the amount of time vehicles could be parked in the front of the building.

Asst. Dir. Zader defined junk vehicles as "non-licensed, non-registered or inoperable" and stated that this is included as a condition of approval. He also commented that this is one of the rare auto repair sites that have not received complaints.

Action

Ald. Strzelczyk made a motion to approve the item with the conditions that only one wall sign be allowed; either a blade sign (size to be determined by staff) or a wall sign up to 27 sq. ft. and all

vehicles shall be parked in the rear of the building out of public view as well as be subject to all staff conditions.

Mayor Abendroth seconded the motion.

A roll call vote was taken; vote passed (8-0)

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Dan Abendroth, Chairman
AYES:	Abendroth, Choren, Hawley, Lemke, Parrish, R. Schaefer, Strzelczyk, J. Schaefer
ABSENT:	Stoker
EXCUSED:	Baka

4) Regular Business

- a) Scott Jackman for Marathon Bank. The applicant is seeking minor request for window area obstructions for the east side of the building for Marathon Bank located at 11315 N. Cedarburg Road (MTC1).

Asst. Dir. Zader stated that the request is for window coverings at Marathon Bank to be installed on the east elevation. The request is due to privacy issues regarding personal financials as well as sunlight exposure into the site. Staff requested that a sun study be done on the east side of the building but the applicant did not wish to do this and stated that federal law privacy is the main reason for the request. The City Attorney stated in a memo included in the board packet, that shades are not a requirement and other options could be done if privacy is a concern. There are awnings on the east elevation which appear to do a decent job of shading the site. Staff recommends denial of the request for blinds to be installed.

There was discussion amongst the Commission regarding tenants in Town Center and window coverings. It was noted that the code was in place restricting window coverings before Marathon Bank moved into their space. There was a suggestion to table the item instead of denying it and give the applicant the opportunity to do a solar study but there was also acknowledgement that the applicant did have the opportunity to do so and chose not to.

Action

Ald. Strzelczyk made a motion to deny the request for window coverings.

Mayor Abendroth seconded the motion.

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

RESULT:	DENIAL [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Dan Abendroth, Chairman
AYES:	Abendroth, Choren, Hawley, Lemke, Parrish, R. Schaefer, J. Schaefer, Strzelczyk
ABSENT:	Stoker
EXCUSED:	Baka

- b) Jim Hoffman for Pine Reserve, LLC. The applicant is seeking rezoning recommendation to rezone from R-6 (Duplex Condominium/Planned Unit Development) to R-5 (Residential Detached/Planned Unit Development) to create four single lots for vacant land between 6710 and 6926 W. River Birch Drive.

Asst. Dir. Zader stated that this development along with Concord Creek subdivision were approved as part of a PUD ordinance in 2004. This section of the ordinance was approved for 18 condominiums on roughly 18 acres. Five of the side-by-sides have been built and there is the ability for 8 more to be built. The request is to convert the side-by-sides into 4-single family homes which would reduce the overall density by 4 units on the property. This is similar to a conversion that was done at the connecting River Birch subdivision. Staff is supportive of this request and recommends approval. The rezoning will need Common Council approval and a future certified survey map will need to be done to split the lots.

The applicant, Jim Hoffman, stated that this request is due to the lending community which has not been favorable to condominiums and the market demand has not supported condominiums. He has tried to sell it to another developer over the years unsuccessfully and he has communicated with the homeowners over the years about the idea of converting the lots to single family homes.

Asst. Eng. Henk stated that there are a few concerns with converting to single family homes including new wetland delineation will be required and as well the storm water management needs to be updated to ensure current requirements are met. MMSD is looking to make changes in the next few years, so that condition is written so that the applicant is aware that there may be additional storm water management requirements. The pond currently meets all of the MMSD requirements. There will most likely be an impervious surface requirement change that they would also need to met. The pond is the responsibility of the HOA which includes the side-by-side homes as well as the single family homes. It was requested that very clear language regarding the responsibility of care for the ponds is communicated to all future home owners of this subdivision.

Mr. Hoffman stated that they are currently creating language that is to be included in the purchase contract paperwork to all the single family owners as to the responsibility of the storm water pond.

Action

Ald. Strzelczyk made a motion to approve the request subject to staff conditions and language regarding the pond be included to the single family home owners.

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

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Abendroth, Choren, Hawley, Lemke, Parrish, R. Schaefer, J. Schaefer, Strzelczyk
ABSENT:	Stoker
EXCUSED:	Baka

- c) David Hoff for Dave Schenker. The applicant is seeking preliminary condo plat, development agreement, fill permit and specimen tree removal to allow for 6 condominiums for the properties located at 10950 & 10922 N. Cedarburg Road (Riverway Condominium).

Asst. Dir. Zader stated that this item has been in front of the Commission several times throughout the approval process. The development agreement will allow for one model plex building to be built prior to final plat and there is one specimen tree that will need to be removed. The City Forester's memo is included in the board packet which recommends removal and the applicant will need to either replace the tree or donate to the Mequon Tree Fund. Staff does recommend approval contingent upon Common Council approval tomorrow night.

The applicant, David Hoff, had no comments.

Action

Ald. Strzelczyk made a motion to approve the requests subject to staff conditions.
 Commissioner Parrish seconded the motion.
A voice vote was taken; vote passed (8-0).

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

- d) Plunkett Raysich Architects, LLP for Lumen Chrisiti Catholic Parish. The application is seeking landscape plan amendment and lighting plan approval, including waivers, for the proposed addition for the property located at 2750 W. Mequon Road.

Commissioner Parrish recused himself from this item.

City Planner Vang stated that this request for approval is for a proposed addition to the existing

church building, which was approved at the February 11, 2019 meeting, for the lighting and landscape plans. The lighting waivers include the maximum illumination of the building surface, maximum height waiver to the fixtures on the façade and the hours of operation of the lighting. Staff does not support the waiver to exceed the illumination of the façade and tower. The two fixtures that exceed the illumination code standard are the ones that flank the entrance, all other areas comply with the code requirement. The code requirement is a maximum of 10 foot candles for illumination of building surface. Staff believes that for the purpose of illuminating for decorative purposes that the 10 foot candle requirement is practical and that other solutions are available to comply with the code requirement.

The code height requirement is a maximum of 16 feet for fixtures attached to buildings and the applicant is requesting a height waiver for four fixtures that will flank the corner of the bell tower as well as the fixtures illuminating the cross. Staff does support the height waiver request because the illumination adds to the quality and the richness of the architecture.

The code requires all luminaries to be turned off from the close of business to sunrise unless the building remains open after 11 p.m. The applicant provided hours of operation to include office hours until 4:30 p.m. and occasional meetings until 9:30 p.m. Staff believes that the illumination of the building and cross are a symbol of refuge for the community. Although the building and church are not open 24 hours, the features offer symbology of the church's mission. If the Planning Commission agrees with staff, the Commission can approve the waiver for the illumination until 11:00 p.m. with the condition that all the illumination meets the 10 foot candle code requirement.

The amended landscape plan is for the new addition and area adjacent to Mequon Road. The proposed plan includes the removal of several trees along Mequon Road which is supported by the City Forester. Staff does request as a condition of approval that street trees along Mequon Road be replanted. Staff recommends the approval requests subject to the conditions in the staff report.

The applicant, Matt Iwanski, from Berghammer Construction and Mike Walton, stated that there is an adoration chapel that is open 24 hours that is isolated to the south on the front of the church but they are agreeable to the lights turning off at 11:00 p.m. The foot candle level problem is that the wall mount fixture is attempting to give some height and the light catches the part of the wall when thrown vertically. They worked with an engineer to try to find a fixture that would work and they were unable to find a better solution. Their desire is to keep the lights as proposed as only a few areas exceed the 10 foot maximum.

The Commission discussed that safety lighting as opposed to decorative lighting allows for higher illumination levels. Feedback from the Commission was that the safety issue at the entrance way and the fact that there is no light spillage that reaches Mequon Road justifies the higher illumination requested. It was also noted by staff that these are extremely bright lights for this area.

Mayor Abendroth referenced the parking lots at Concordia University and that those lights were too bright when first installed but the issue was revisited and the lights were changed. He

recommended revisiting this project in a year to assess the brightness of the lights and the opportunity to make changes at the time if needed.

Commissioner feedback also preferred to have less light than more due to surrounding residential homes. Commissioners requested some flexibility on the foot candles and the ability to change them if needed.

Action

Commissioner Becky Schaefer made a motion to approve the requests subject to staff conditions. Commissioner Parrish seconded the motion.

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

Mr. Iwanski asked about the location of the required street trees. It was explained by staff that this project is permitted to place the trees in the area between the sidewalk and the parking lot as it does not cause an obstruction of the street or the tower. The goal is a concentration of trees with no gap in the landscaping. The applicant will work with staff regarding the placement of the trees.

RESULT:	APPROVED [8 TO 0]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Brian Parrish, Commissioner
AYES:	Baka, Abendroth, Hawley, Lemke, Parrish, R. Schaefer, J. Schaefer, Strzelczyk
ABSENT:	Stoker
RECUSED:	Choren

- e) Boulder Venture for Associated Bank. The applicant is seeking sign waiver approval for a second wall sign, sign waiver approval for a wall sign that exceeds the height requirement, and building and site plan amendment to amend a condition of approval that prohibited signage in the glass tower for a proposed two-story, 7,6000 sq. ft. financial institution building located at 11223 N. Port Washington Road.

Action

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

Commissioner Parrish seconded the motion.

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

Planner Vang stated that the applicant is proposing a tower sign for approval; however a tower sign approval requires building and site plan amendment approval. The applicant is also requesting illumination of the green band. The illumination was not part of any previous approval and would require an amendment to the building and site plan approval. Staff does not support the proposed tower sign. After reviewing the previous meeting minutes, it was noted that there were many concerns and issues raised by the Commission regarding the height of the tower without an element in it as well as a tower sign. Staff does not support the proposed sign request for approval as it does not address any of the feedback provided by the Commission and city

staff from previous meetings. At the time of the original building and site plan approval there was a tower sign shown on the proposed plans but the Commission prohibited the tower sign as a condition as part of the approval. At last month's meeting the sign waiver approval was tabled. Staff recommends denial of the building and site plan amendment to allow for a tower sign and staff does not support the illumination of the green band.

The applicant was represented by Rob Schmidt and Curt Smith from Boulder Venture, Andrew Kerr from Rinka Architects and David Knight, Director of Real Estate for Associated Bank. Mr. Schmidt stated that based on previous feedback they have removed the north wall sign and the ground sign. He stated that the green band was part of the original approval but it was not identified as illuminated. He explained that the illumination would be on a dimmer and a timer so that it would be controllable.

Mr. Kerr stated they have spent a great deal of time discussing and reviewing the height of the tower. He stated that the building has been pushed to the front of the site. Their typical building is 43 feet wide and the proposed building is 65 feet wide. Due to this size, the structure needs to be nearly three feet deep to span across the lobby of the bank and this span applies to both floors. Efforts to reduce the height of the tower involve many building modules as well as lowering the overall height of the building and they found that there is not the capacity to do so. Regarding the illuminated green sign, the element has been re-rendered to be a downlight for the tower. They feel that the new materials proposed (custom acrylic panel and LED sheet) reduces the brashness of the illuminated green cube.

He commented they have tried to adhere to all of staff's recommendations throughout the process; they have removed the north wall sign, removed the monument sign and they have pushed the building to the front of the site, which has significantly increased the overall project cost, given up a curb cut, removed all of the external branding on the building except for the green band at the top and they feel that they have worked to be accommodating. This will be the largest building they have built in over a decade and they are excited to invest as part of the Mequon community. It is important to them to have some features that differentiate them from other buildings.

The majority of the Commission provided feedback that they still feel that the tower is too high, they do not like the illuminated band (especially at that height) and they do not like the cube. There is very little support for signage in the tower. They do not feel that the applicant has listened to their previous feedback and has not made significant enough changes. The Commission expressed their sentiment that they appreciate that Associated Bank wants to invest in the community. Two of the Commissioners feel that the proposed building plans are acceptable. It was noted that any additional approvals requested would require a new Planning Commission application and any associated fees.

There was discussion about other possibilities of what could be allowed and approved. It was also stated that at the original approval, the tower was approved at the proposed height

Dir. Tollefson stated that anything that represents signage (logo, signage, artwork) is considered a sign and must comply with the sign code. The sign code is very specific about logos; which are

defined as a sign, and are subject to all of the technical standards. Any feature that has any element of signage would require a waiver and a hardship must be specified to approval a requested waiver.

Mr. Schmidt stated that the hardship is that the driveway to the north is being closed as part of the site plan approval, so southbound traffic will not see the signage identifying the building until after passing the driveway.

Commissioner Choren and Commissioner Jim Schaefer offered to be part of the meetings between the applicant and staff going forward in an effort to find a plan that will be agreeable to both the applicant and the Commission.

Action

Ald. Strzelczyk made a motion to deny the request for the illuminated green band and signage in the tower due to a hardship not being demonstrated.

Commissioner Becky Schaefer seconded the motion.

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

RESULT:	DENIAL [6 TO 2]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Abendroth, Choren, Parrish, R. Schaefer, J. Schaefer, Strzelczyk
NAYS:	Hawley, Lemke
ABSENT:	Stoker
EXCUSED:	Baka

5) Announcements

Asst. Eng. Henk stated the civic campus parking lot project is slated to begin next week. The spaces on Cedarburg Road will be available as well as parking at the library. The work should be completed by Labor Day. Parking plans will be made available on the city webpage.

This is the last meeting for Dan Abendroth as mayor. He thanked everyone for all their hard work. Staff and the Commissioners thanked Dan for his tenure and service to the community.

The next meeting will be May 13, 2019 at 6:00 p.m.

6) Adjourn

Action

Mayor Abendroth made a motion to adjourn.

Ald. Strzelczyk seconded the motion.

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

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: PC Minutes_04.08.19 DRAFT (4121 : Planning Commission Minutes from April 8, 2019)



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Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: May 13, 2019
SUBJECT: Stephen Perry Smith for Foxtown Venture. The applicant is seeking conditional use grant and building and site plan approval for two proposed buildings that exceed two stories in height as part of the Foxtown development for the property located at 11124 N. Industrial Drive.

Applicant: Stephen Perry Smith
Status of Applicant: Agent
Requested: Conditional Use Grant
Building and Site Plan

Existing Zoning: Town Center (TC)
Existing Land Use Plan: Town Center
Lot size: 2.25 acres
Location: 11124 N. Industrial Drive
Tax Key: #14-027-01-010.00
District: #4

Background:

The applicant requests building and site plan and conditional use grant for two three story buildings located at 11124 N Industrial Road. Building E1 will contain the retail and service on the first floor and offices on the second floor and third floor. Building E2 will contain retail and service on the first floor, office on the second floor and extended stay suites on the third floor. The Common Council approved the mixed use PUD on January 9, 2018.

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

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

District Regulations:	TC:	Proposed Use:
Minimum Lot Area:	.5 acres	2.25 acres
Maximum FAR:	100%	59%
Building West Side Setback:	10 feet max	10 feet
Building East Side Offset:	10 feet	105 feet
Building North Side Offset:	10 feet	110 feet
Building South Side Offset:	10 feet	140 feet
Minimum Parking Offset North:	10 feet	57 feet
Minimum Parking Offset South:	10 feet	60 feet
Minimum Parking Offset East:	10 feet	4 feet

Total Parking Stalls: 189 stalls 118 surface 68 underground

Site Plan:

The proposed site plan incorporates the new design of Industrial Drive which includes on street parking, sidewalks and street lighting. Due to issues with grading and ground water the building has been elevated which has required the addition of stairways and ramps along Industrial Drive. The elevation of the building will establish a consistent look along the road since the apartment buildings across the street also have elevated first floor access. The inclusion of stairways and ramps will provide the required pedestrian access to the individual tenant spaces along Industrial Drive. The site includes 123 surface stalls and 68 underground stalls which is an increase of 32 stalls from what was shown on the concept plan. The underground parking will be accessed through the parking lot at the rear of the site. As part of the PUD, a parking analysis was completed by TADI on November 29, 2017. Since the use of one of the buildings has changed, an updated report was completed on May 7, 2019. The updated plan shows at peak demand for the E1 and E2 buildings, a total of a 189 spaces will be needed. The site contains 184 spaces in the parking lot and underground parking. There are also 40 stalls available on Industrial Road and the entire development has a shared parking agreement to allow for shared parking among all of the Foxtown parcels.

The plan includes pedestrian access to the rear of the site with sidewalks on both sides of each building that will also provide connectivity to Site D and F. There are also plaza areas on the north end of building E1 and the south end of E2. These spaces will serve as gathering spaces and add vitality to the development. Staff will require the applicant include amenities such as benches, bike racks and trash receptacles throughout the site as required per the Town Center guidelines.

The plan does not include the development of the E3 building. This will be presented at a future date. The area will be required to be seeded with grass until the future development takes place.

Building Design:

The proposed building plan includes brick, stone, fiber cement, cedar shake and aluminum storefront windows. The design is similar to what was presented at the time of the PUD with one significant change. The front elevation along Industrial Drive has been raised several feet in order to deal with grading and drainage issues. In response to this issue, the applicant created an elevated walkway to access the individual storefronts. The walkway will have several stairway connections to the sidewalk along Industrial Road. Staff feels the changes to the building will still provide the pedestrian connections along the front façade as required by the Town Center zoning district and will be consistent with the apartment buildings to the west which have elevated entrances. The primary materials of the building (brick and stone) are 56% of the façade which is less than the required 80% code requirement. The 56% is consistent with other buildings approved in the Town Center including the apartment building across the street.

Lighting Plan:

The proposed lighting plan shows parking lot pole lights, wall packs, wall sconces and up lights along the landscaped wall on the west elevation. The parking lot lights are the same Town Center decorative fixture used for Buildings A and B and along Industrial Road. The wall packs are shown to be full cutoff in accordance with the lighting code. The goose neck lights will be used to illuminate the signage and the façade on the first floor. These are the same fixtures that were used on Buildings A and B. The dispersion plan shows the parking lot light levels in compliance with

the lighting code. The plan does not include any bollards or any other site lighting. As a condition of approval, staff will require review and approval of any other lighting fixtures.

Landscape Plan:

Based on a letter dated, May 2, 2019, the city's landscape architect consultant, Terry Higgins, offered comments regarding the landscaping proposal as a whole (please see attached letter). The applicant has updated the plan to address comments made by the landscape consultant and Planning Staff. Staff will require the applicant submit an updated plan that will address the following issues:

- Deciduous trees shall be a minimum of 3" dbh
- Conifer trees shall be a minimum of 7' in height
- The northern and southern access drives shall include street trees.
- The endcap islands shall include trees and landscaping.
- The eastern parking lot island located along the Parcel D and E property line shall include landscaping and shade trees.
- The eastern parking lot island located along Parcel F and E shall include landscaping and shade trees
- Street trees shall be added along Industrial Drive consistent at locations consistent with the approved plan for Foxtown Commons

Conditional Use Grant:

Since several of the structures exceed 2.5 stories in height, the project requires conditional use grant approval. The applicant has provided a shadow line study to show the impact of the increased height on the surrounding properties (see attached). The study shows that the building height has little impact on surrounding properties that are not part of the Foxtown PUD. Therefore, the additional story will not have a negative impact on the overall value of the adjacent parcel or adjacent public spaces.

Engineering Report

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

Access is provided through three shared driveways along the west side of the site. The driveway is shared with the parcels to the east and south of the development. A shared access agreement is required and has been provided by the developer.

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 to the site.

The agent has submitted a grading plan as part of their proposed site plan submittal. A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards and would not require Planning Commission review. As a condition of approval, the applicant shall provide documentation of the proposed haul route and a road bond to ensure that any damage attributed to construction traffic is repaired prior to occupancy.

The PUD and previous Planning Commission conditional approvals required a shared stormwater management plan. The overall stormwater management plan has been submitted and approved by the City of Mequon and MMSD. The proposed site plan appears to be in general conformance with the approved plans. A technical memo comparing the site plan to the

approved SWMP is required prior to building permit. A shared stormwater maintenance and easement agreement is required and has been recorded.

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.

Wetlands do not appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that there are likely no wetlands present.

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

1. All requirements of the PUD (Ord#2017-1512) remain in effect.
2. All first floor windows shall comply with Section 58-301 (1) (2) with regard to obstructions.
3. Final staff review and approval of site, landscaping, elevations, floor plans, dumpster screening and lighting plans prior to the issuance of permits.
4. Staff will require review and approval of any additional lighting fixtures not shown on the plan.
5. Plaza areas and open space treatments throughout the site shall be designed with pedestrian focused amenities.
6. 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.
7. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
8. Industrial Road shall not be used for unloading deliveries.
9. The landscaping plan shall be updated to include the following changes:
 - Deciduous trees shall be a minimum of 3" dbh
 - Conifer trees shall be a minimum of 7' in height
 - The northern and southern access drives shall include street trees.
 - The endcap islands shall include trees and landscaping.
 - The eastern parking lot island located along the Parcel D and E property line shall include landscaping and shade trees.
 - The eastern parking lot island located along Parcel F and E shall include landscaping and shade trees
 - Street trees shall be added along Industrial Drive consistent at locations consistent with the approved plan for Foxtown Commons
10. Connection to the public water and public sanitary sewer facilities.
11. Engineering Division review and approval of the individual grading, drainage, erosion control, water distribution and sanitary sewer plans in conformance to City ordinances and the Standard Specifications for Land Development.
12. Adherence to the approved stormwater management plan. A technical memo comparing the site plan to the approved SWMP is required prior to building permit. If modifications to the SWMP are required, they shall be obtained prior to the approval of the building permit.
13. Application for and approval of a City Filling and Excavating Permit.
14. The applicant shall provide documentation of the proposed haul route and road bond to ensure that any damage attributed to construction traffic prior to occupancy.
15. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.

16. City of Mequon right-of-way permit for any utility or construction within the right-of-way.
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).

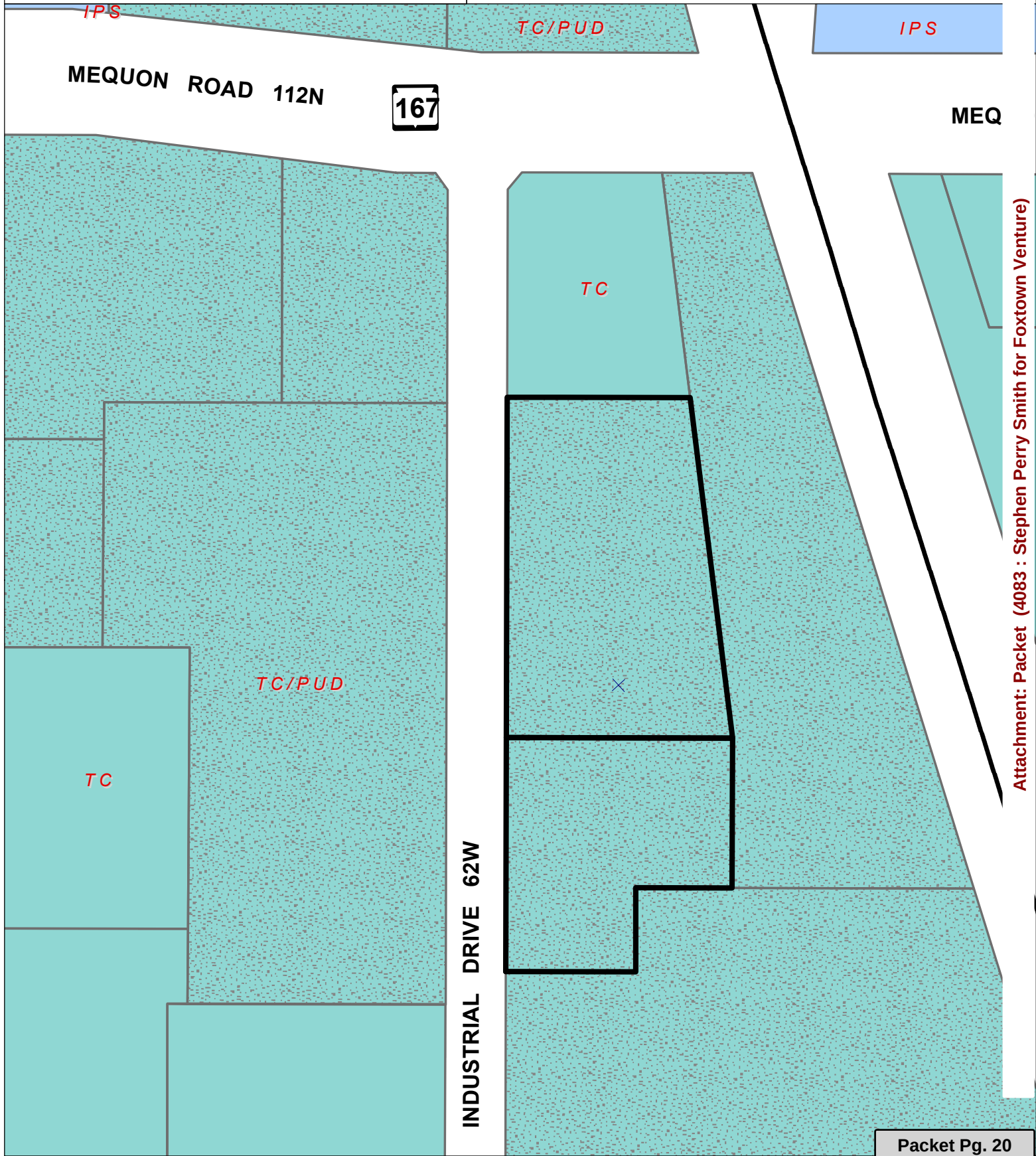
Attachments:
Packet (PDF)

Stephen Perry Smith for Foxtown Venture

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

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

2.a.a



Attachment: Packet (4083 : Stephen Perry Smith for Foxtown Venture)

PROJECT:

FOXTOWN DEVELOPMENT

BUILDING E1 & E2



ISSUED FOR: MUNICIPAL PLAN COMMISSION

ARCHITECT:

STEPHEN PERRY SMITH ARCHITECTS, INC.

MILWAUKEE, WISCONSIN



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

PROJECT

FOXTOWN
BUILDING E1 & E2

OWNER

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880
ISSUED FOR	PLAN COMMISSION
DATE	APRIL 24, 2019

SHEET

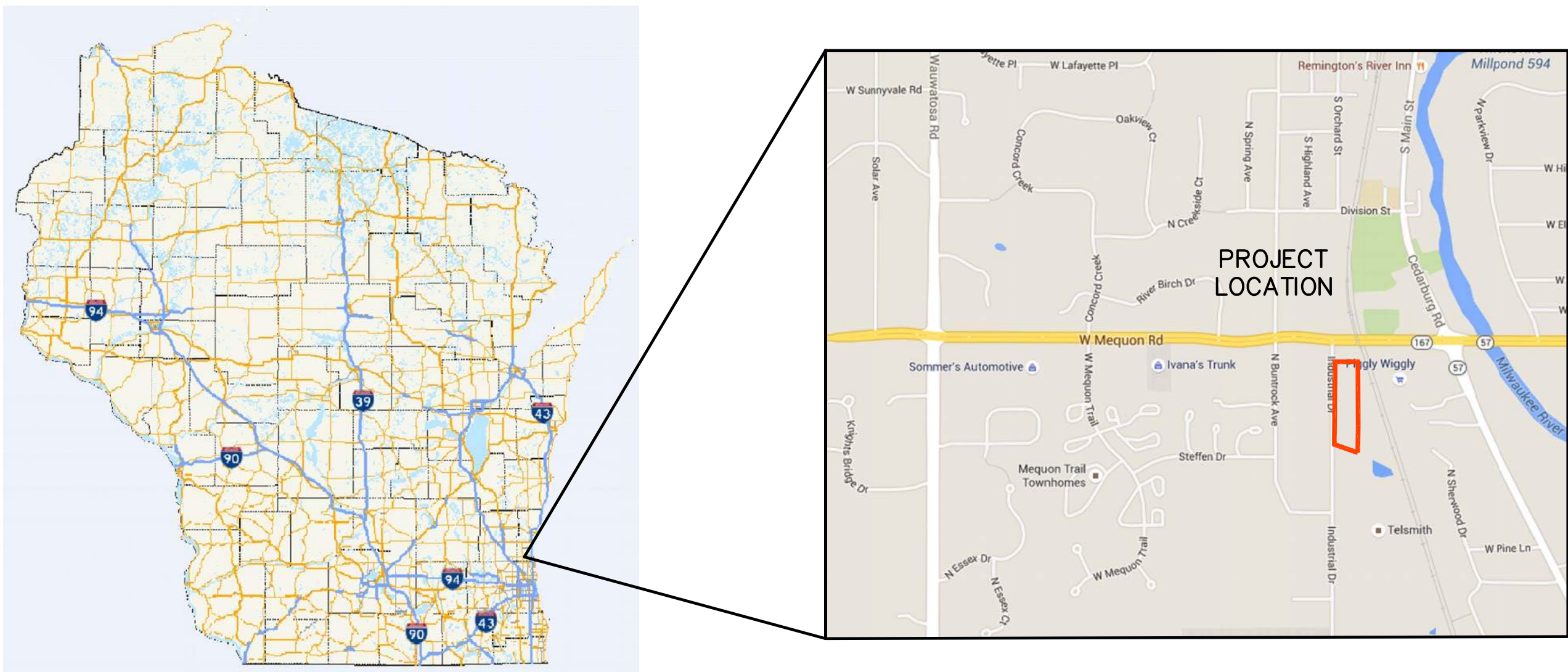
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BUILDINGS E1 & E2 FOXTOWN DEVELOPMENT

BUILDING, PARKING LOT & UTILITY CONSTRUCTION

CITY OF MEQUON, WISCONSIN

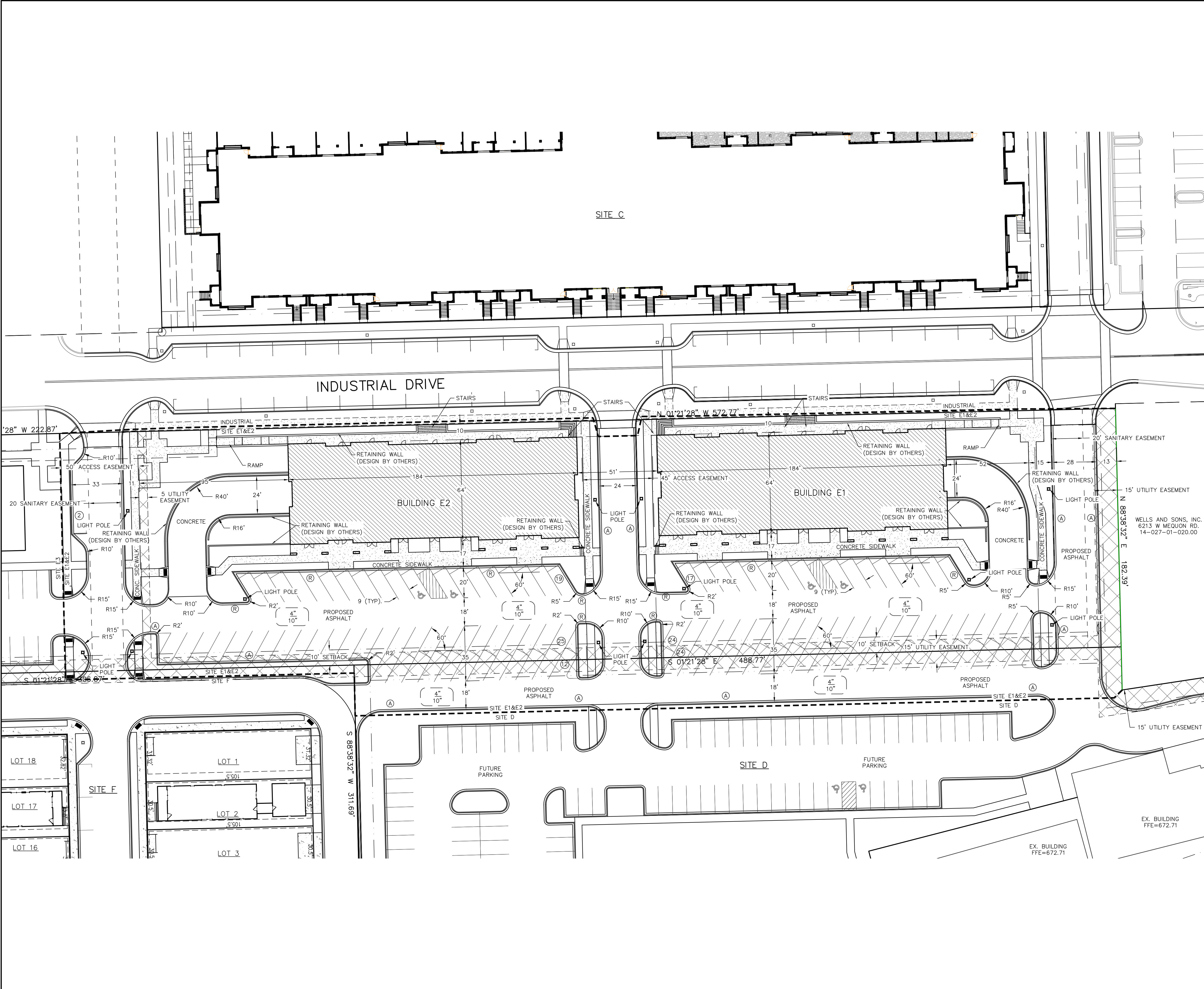


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CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C-100	COVER
C-101	PROPOSED SITE PLAN
C-102	GRADING AND EROSION CONTROL
C-103	UTILITIES PLAN
C-104	DETAILS PLAN

PROJECT CONTACTS:	BENCHMARK:
OWNER: FT 2 LLC ATTN: ROBERT BACH 524 TECHNOLOGY WAY SAUKVILLE, WI 53080 CIVIL: QUAM ENGINEERING, LLC ATTN: KEVIN PARISH 122 WISCONSIN STREET, SUITE A WEST BEND, WI 53095 DIGGERSHOTLINE Dial 811 or (800)242-8511 www.DiggersHotline.com	<u>SITE BENCHMARK:</u> E SIDE OF N. INDUSTRIAL DRIVE ±270' N OF W INDUSTRIAL DRIVE CENTER LINE MAG NAIL IN CURB. ELEV=681.14 <u>SECTION CORNER:</u> NE CORNER OF NE 1/4 SEC. 27, T9N, R21E. CONC. MON. WITH BRASS CAP ELEV=674.77 <u>NOTES:</u> THE CONTRACTOR SHALL REFER TO THE CITY OF MEQUON STANDARD SPECIFICATIONS FOR LAND DEVELOPMENT, WATER SPECIFICATIONS, WISDOT, AND STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.



NOTE: BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM(SOUTH ZONE), IN WHICH THE NORTH LINE OF THE NE 1/4 BEARS N88°38'32"E.

LOCATION MAP

PAVING LEGEND

4"	4" ASPHALT PAVEMENT
1 3/4"	1 3/4" (4LT58-28S)
2 1/2"	2 1/2" (3LT58-28S)
10"	10" BASE COURSE

CONCRETE SIDEWALK
4" CRUSHED AGGREGATE BASE COURSE
4" CONCRETE

CURB LEGEND

REJECT CURB AND GUTTER	Ⓡ
ACCEPT CURB AND GUTTER	Ⓐ
HANDICAPPED RAMP W/ DETECTABLE WARNING	■

SITE INFORMATION BLOCK FOR E1 & E2

Site Address 11124 N INDUSTRIAL DRIVE

Site acreage (total) 2.2506 ACRES

Legal Description: METES AND BOUNDS

Zoning: TC/PUD

Number of Surface Parking Stalls:

	SHOWN
Car	123
Accessible	4
Total	127

BUILDING FOOTPRINT AREA: 22,720 SQFT 23.2%

OTHER IMPERVIOUS AREA: 57,885 SQFT 59.0%

TOTAL IMPERVIOUS AREA: 80,605 SQFT 82.2%

PERVIOUS AREA: 17,431 SQFT 17.8%

TOTAL SITE AREA: 98,036 SQFT 100.0%

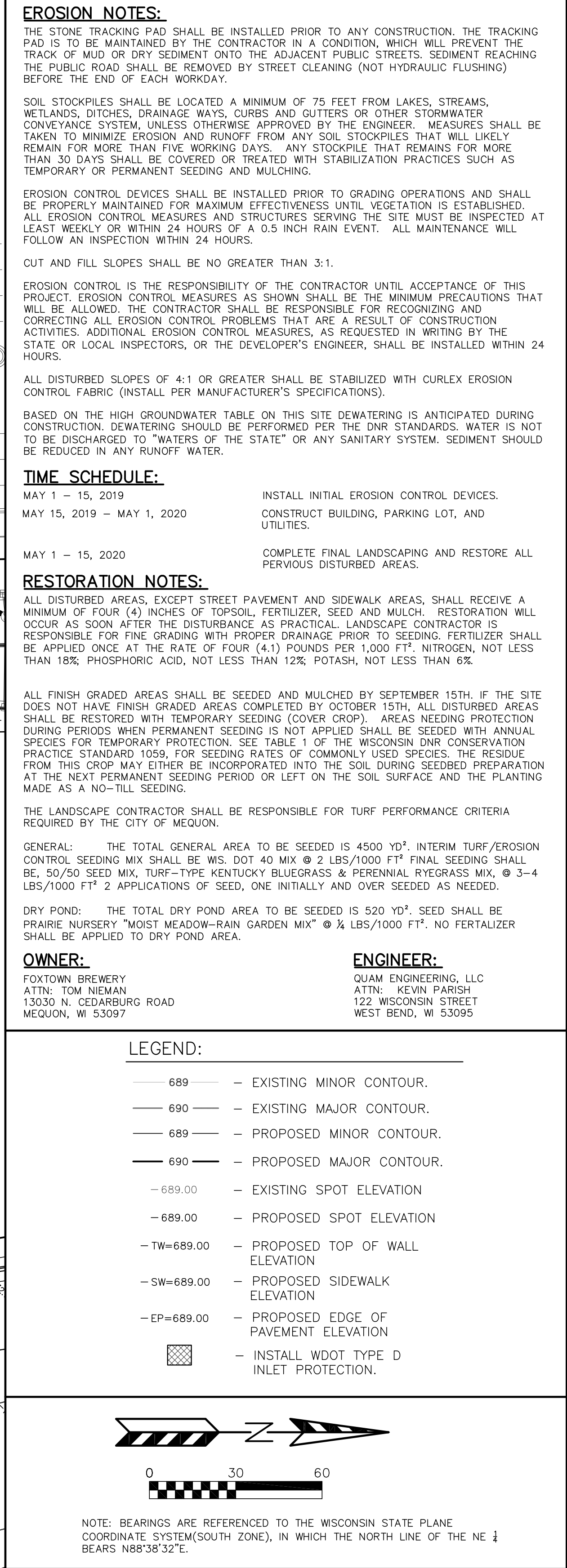
ALL STRIPPING FOR PARKING STALLS, NO PARKING AREAS AND HANDICAP SYMBOLS SHALL BE 4" WIDE AND YELLOW.

FOXTOWN SITES E1 & E2
PROPOSED SITE PLAN
DATED: APRIL 24, 2019

C-101

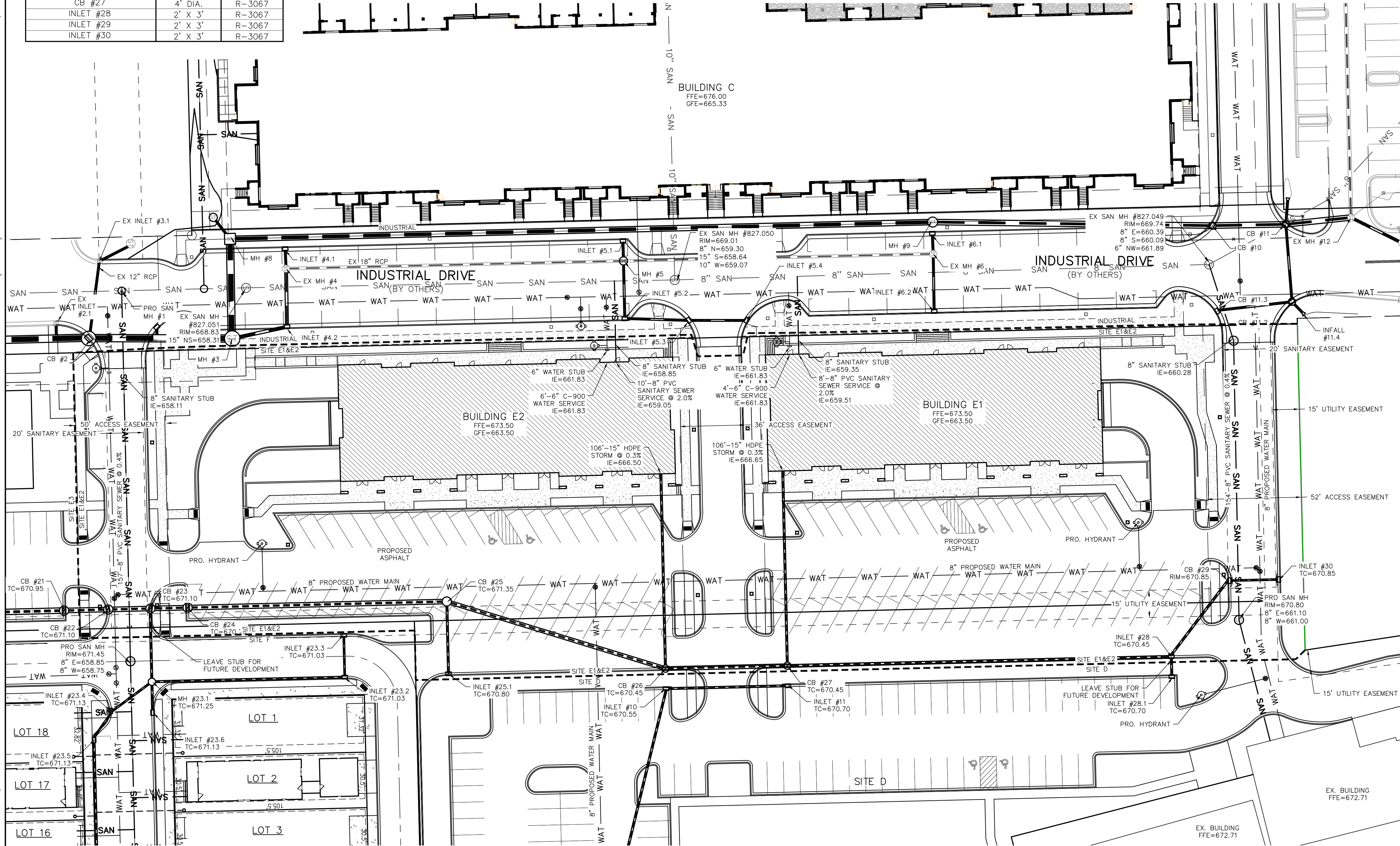
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STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
CB #20	5' DIA.	R-1550
CB #21	5' DIA.	R-3067
CB #22	5' DIA.	R-3067
CB #23	5' DIA.	R-3067
CB #24	5' DIA.	R-3067
CB #25	5' DIA.	R-1550
INLET #25.1	2' X 3'	R-3067
CB #26	4' DIA.	R-3067
CB #27	4' DIA.	R-3067
INLET #28	2' X 3'	R-3067
INLET #29	2' X 3'	R-3067
INLET #30	2' X 3'	R-3067



UTILITY NOTES:

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MEQUON, WISCONSIN DSDPS STANDARDS, AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN THE STATE OF WISCONSIN.

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

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

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

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

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

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

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

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

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS APPROVED BY THE CITY ENGINEER.

WATER SERVICE SHALL BE AWWA HDPE FOR DIRECTIONAL DRILL OTHERWISE AWWA C900 CLASS 150, DR-18 PVC UNLESS APPROVED BY THE CITY ENGINEER.

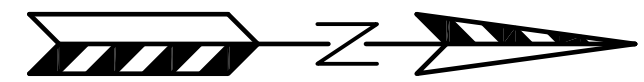
ALL STORM SEWER, CONNECTING INLETS OR MANHOLES, SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATER TIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.

ALL LAST PIPE SECTIONS CONNECTING END SECTIONS TO INLETS OR MANHOLES SHALL CONSIST OF REINFORCED CONCRETE PIPE AND REINFORCED CONCRETE END SECTIONS.

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

A FULL TIME INSPECTOR SHALL BE LOCATED AT THE JOB SITE DURING CONSTRUCTION OF THE SANITARY SEWERS AND LATERALS. CONTRACTORS SHALL NOTIFY THE CITY AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION.

Storm Sewer To Southwestern Pond						
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE (in)	SLOPE (%)	PIPE LENGTH (ft)	UPSTREAM ELEVATION	DOWNSTREAM ELEVATION
Inlet #30	Inlet #29	10	1.00%	27	667.71	667.44
Inlet #29	CB #26	10	1.00%	52	667.44	666.92
Inlet #28.1	CB #26	8	3.00%	11	667.25	666.92
CB #28	Inlet #27	18	0.28%	211	666.92	666.33
Bldg E1	CB #27	15	0.30%	39	666.45	666.33
Inlet #27	CB #26	24	0.22%	66	666.33	666.18
Bldg E2	CB #26	15	0.30%	106	666.50	666.18
CB #26	CB #25	30	0.14%	125	666.18	666.01
Inlet #25.1	CB #25	8	3.00%	39	667.18	666.01
CB #25	CB #24	30	0.15%	141	666.01	665.80
CB #24	CB #23	30	0.19%	19	665.80	665.76
Inlet #23.6	CB #23.1	8	3.00%	16	666.84	666.36
Inlet #23.5	Inlet #23.4	8	2.00%	19	667.30	666.92
Inlet #23.4	CB #23.1	8	2.00%	28	666.92	666.36
Inlet #23.3	Inlet #23.2	8	1.00%	24	668.18	667.94
Inlet #23.2	CB #23.1	8	1.50%	105	667.94	666.36
CB #23.1	CB #23	12	1.50%	40	666.36	665.76
CB #23	CB #22	30	0.29%	23	665.76	665.69
CB #22	CB #21	36	0.12%	24	665.69	665.67
CB #21	CB #20	36	0.12%	78	665.67	665.57
Inlet #20.2	Inlet #20.1	8	3.00%	24	667.90	667.18
Inlet #20.1	CB #20	8	3.00%	17	667.08	666.57
Bldg E3	CB #20	8	1.00%	66	666.23	665.57
CB #20	SW Pond	36	0.15%	48	665.57	665.50



0 30 60

NOTE: BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM(SOUTH ZONE), IN WHICH THE NORTH LINE OF THE NE 1/4 BEARS N88°38'32"E.

FOXTOWN SITES E1 & E2
UTILITY PLAN
DATED: APRIL 24, 2019

C-103

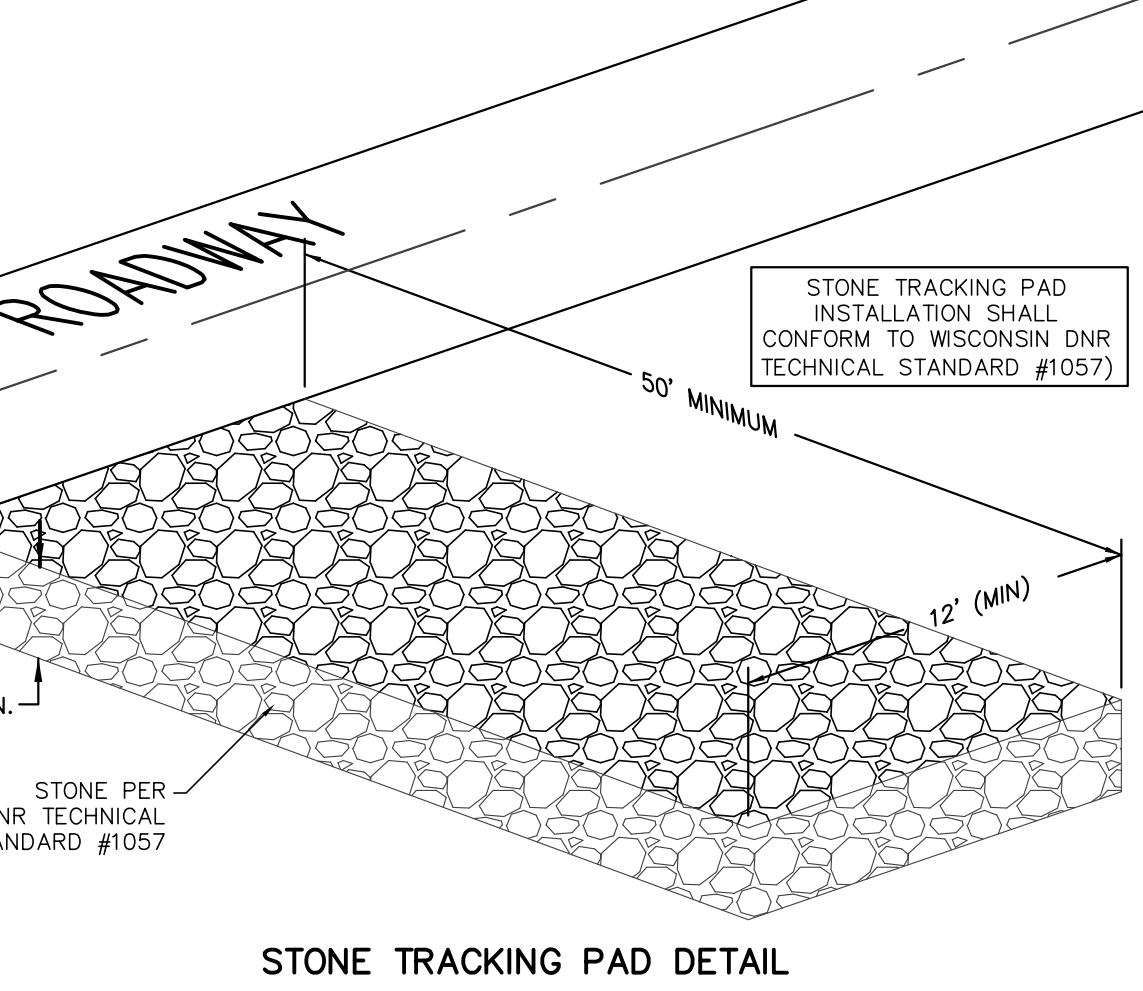
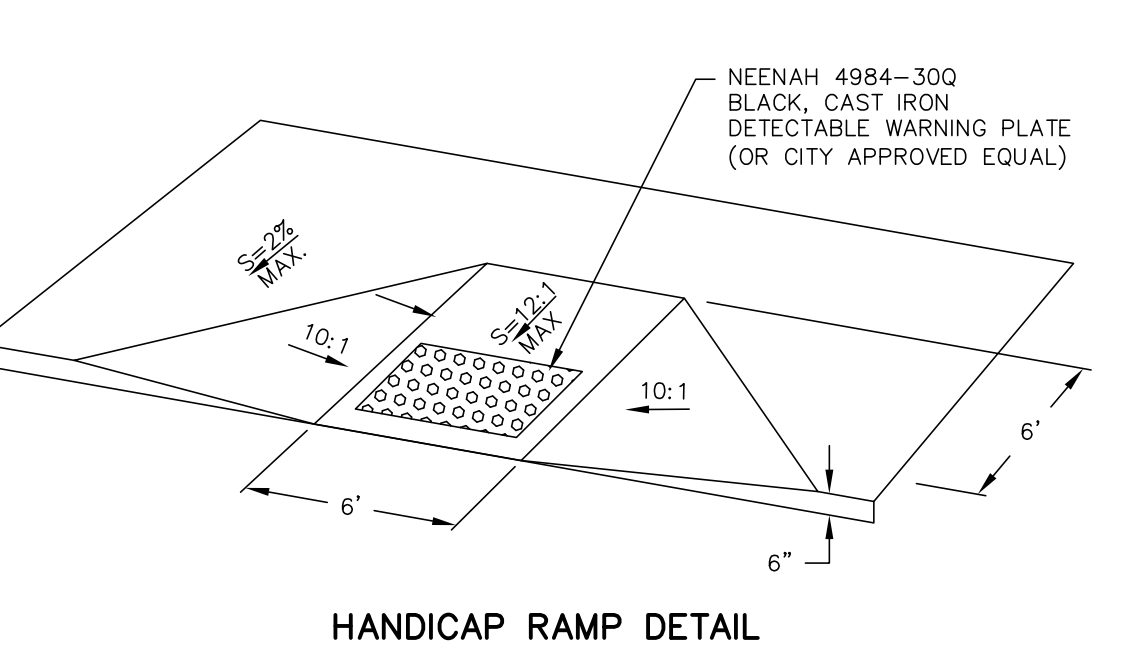
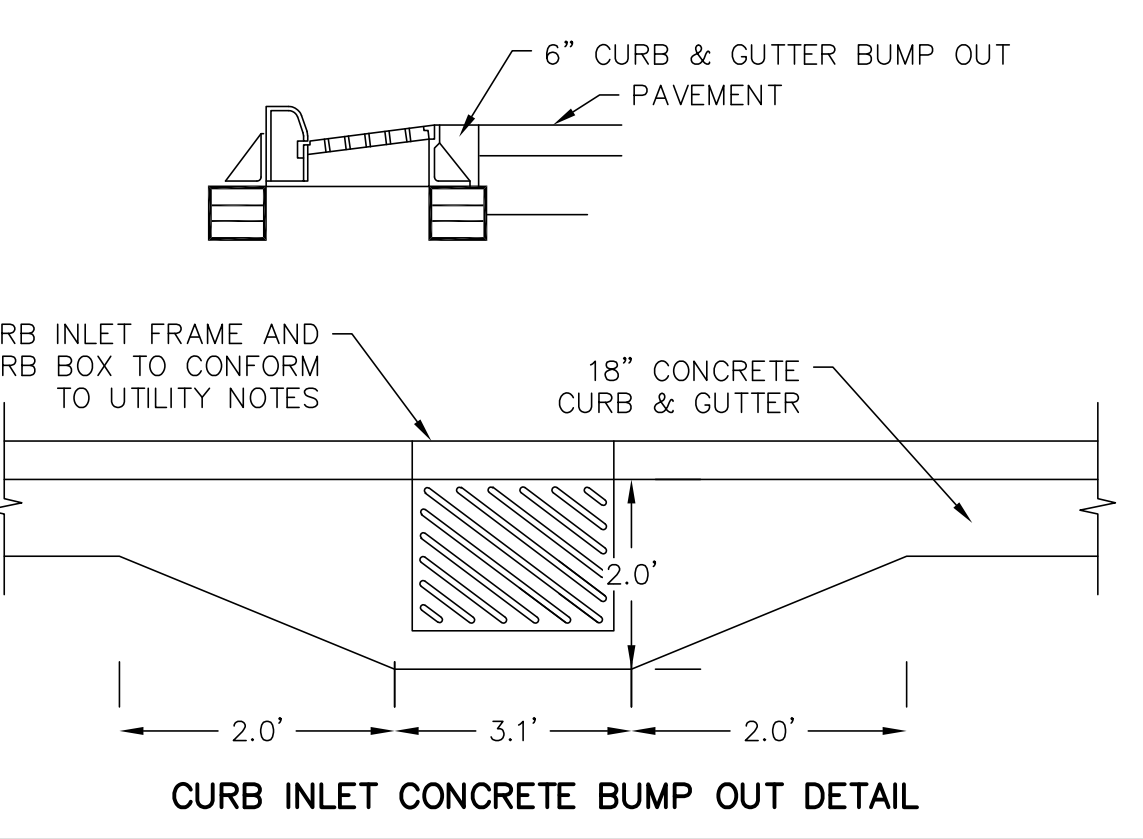
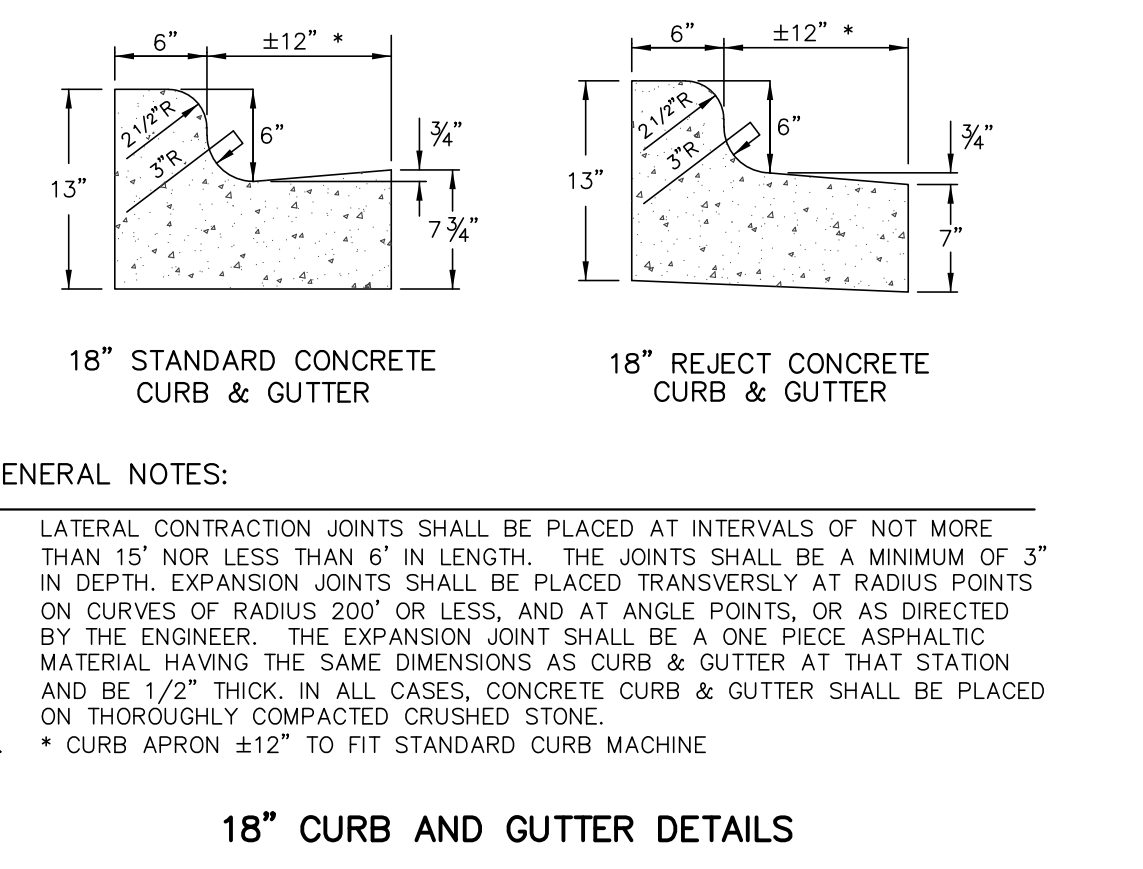
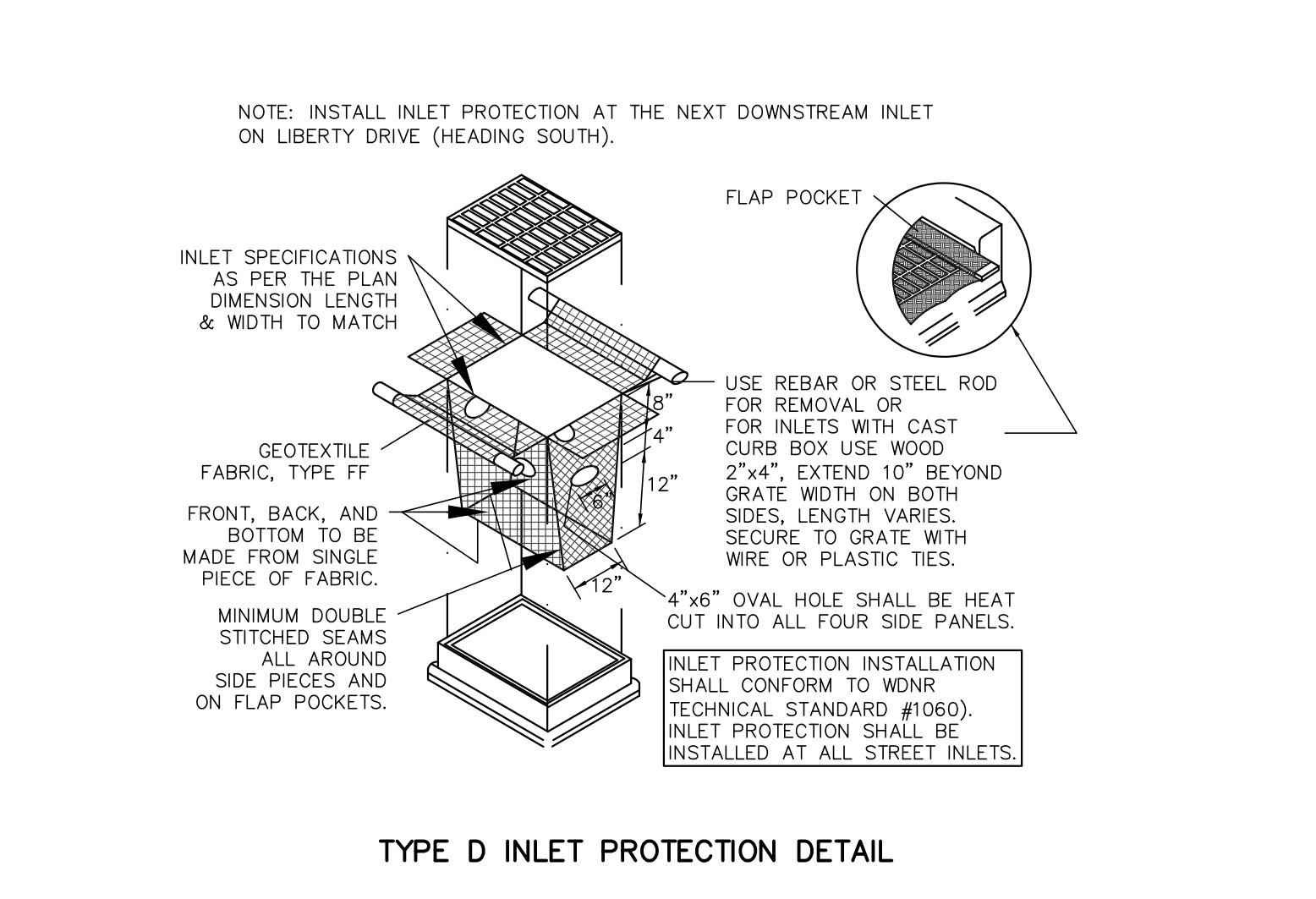
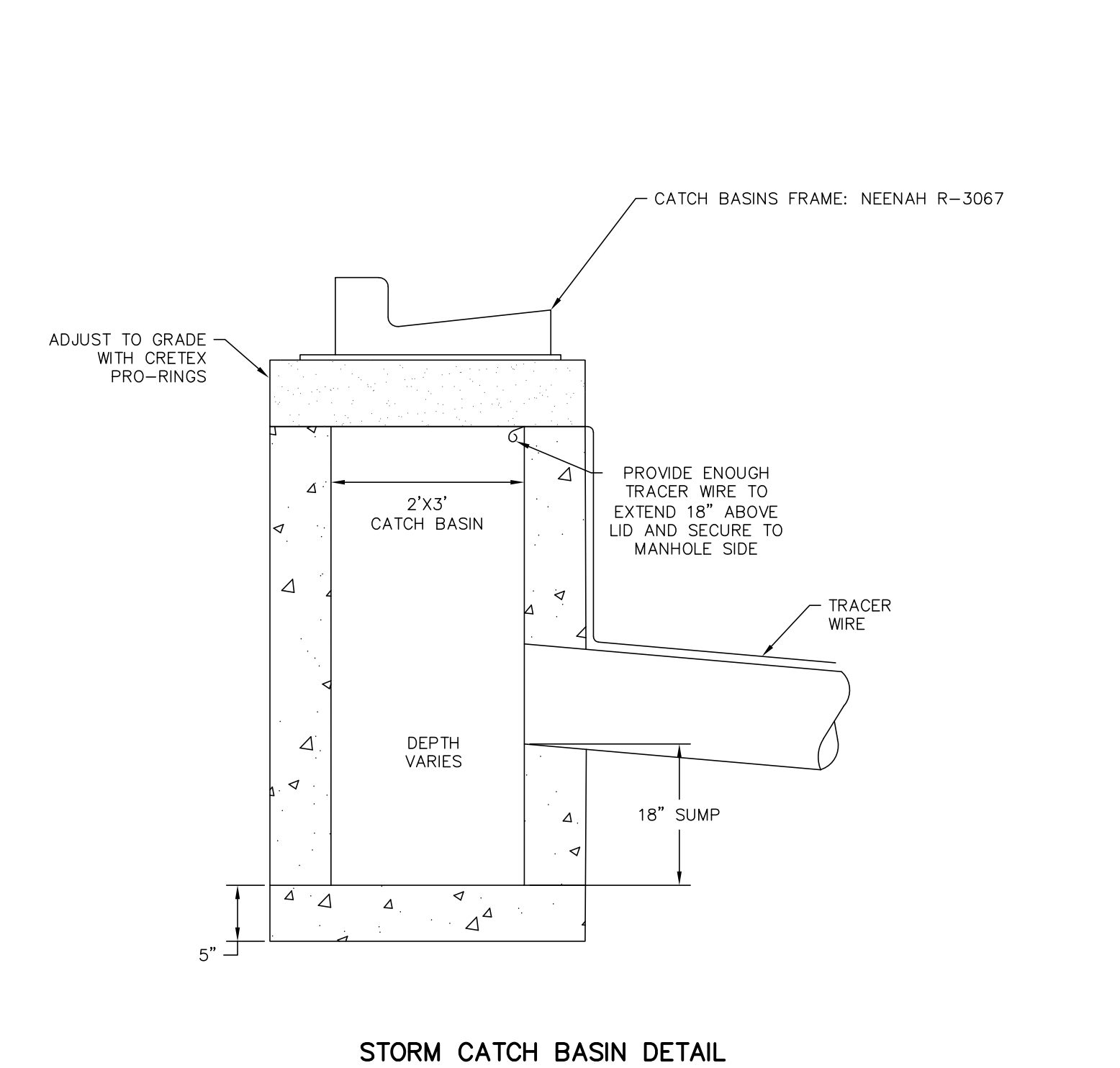
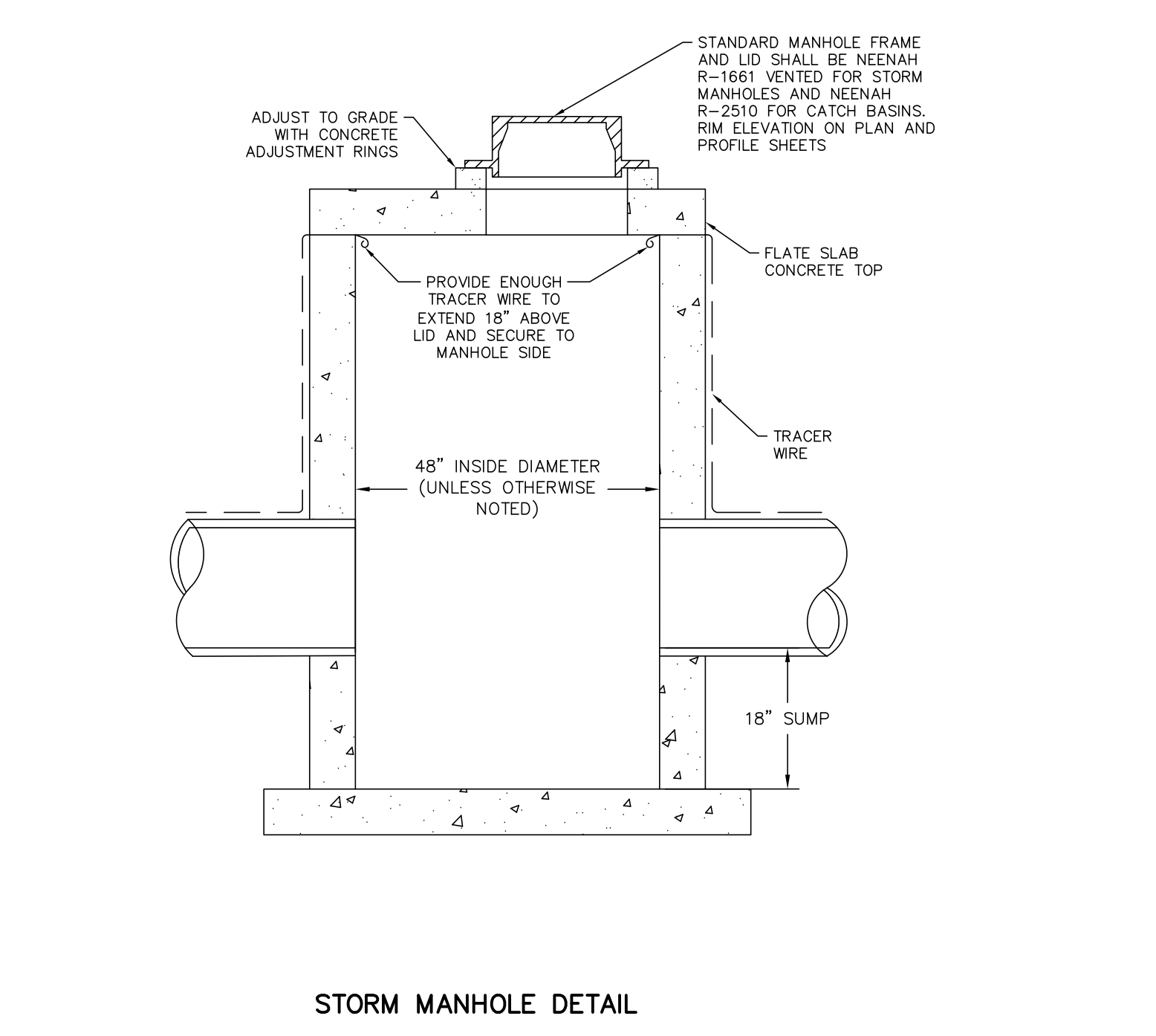
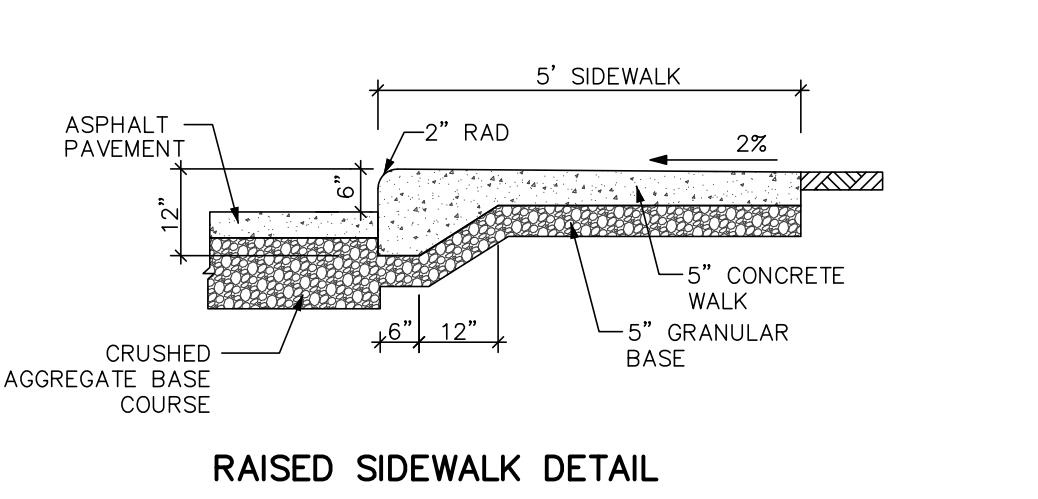
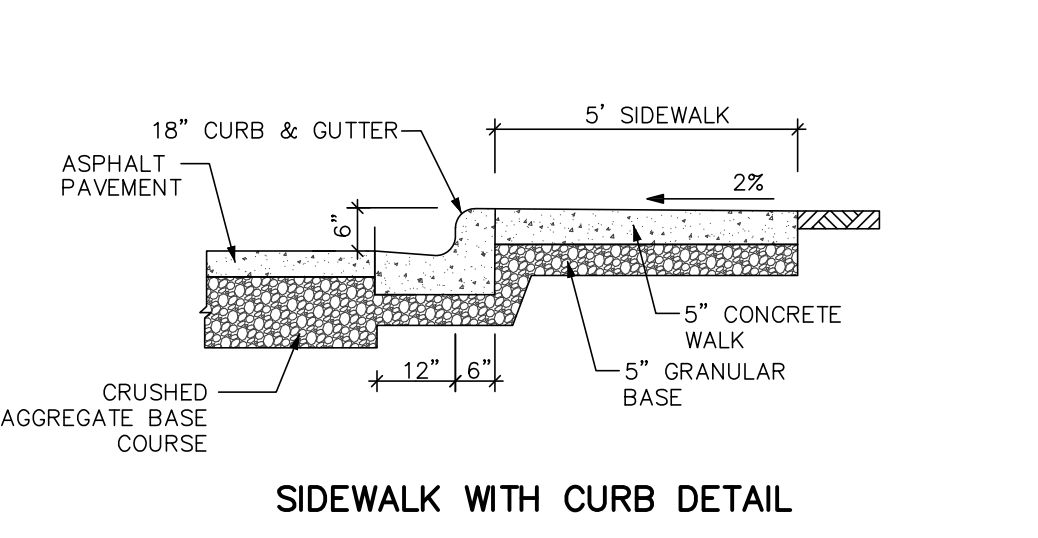
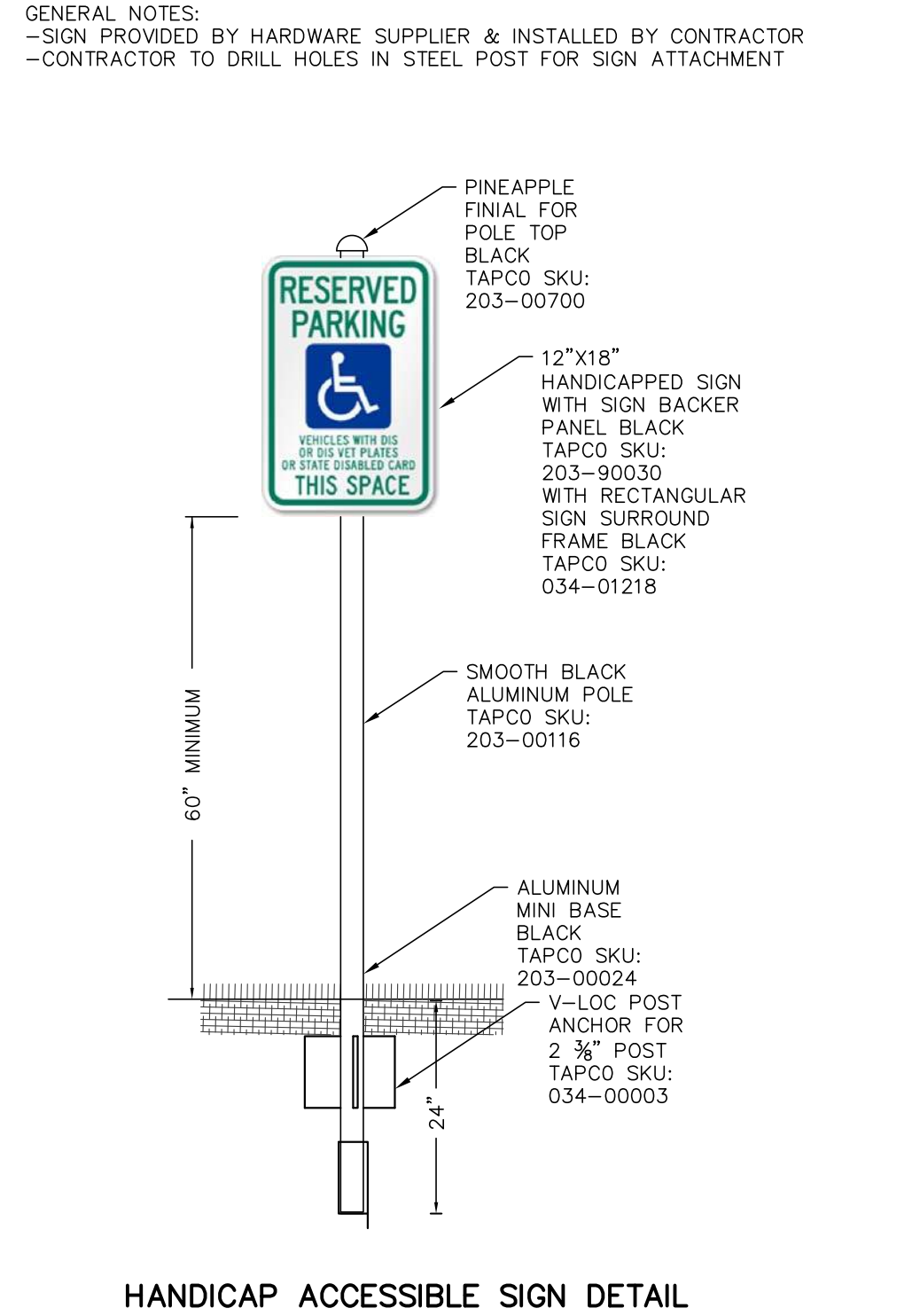
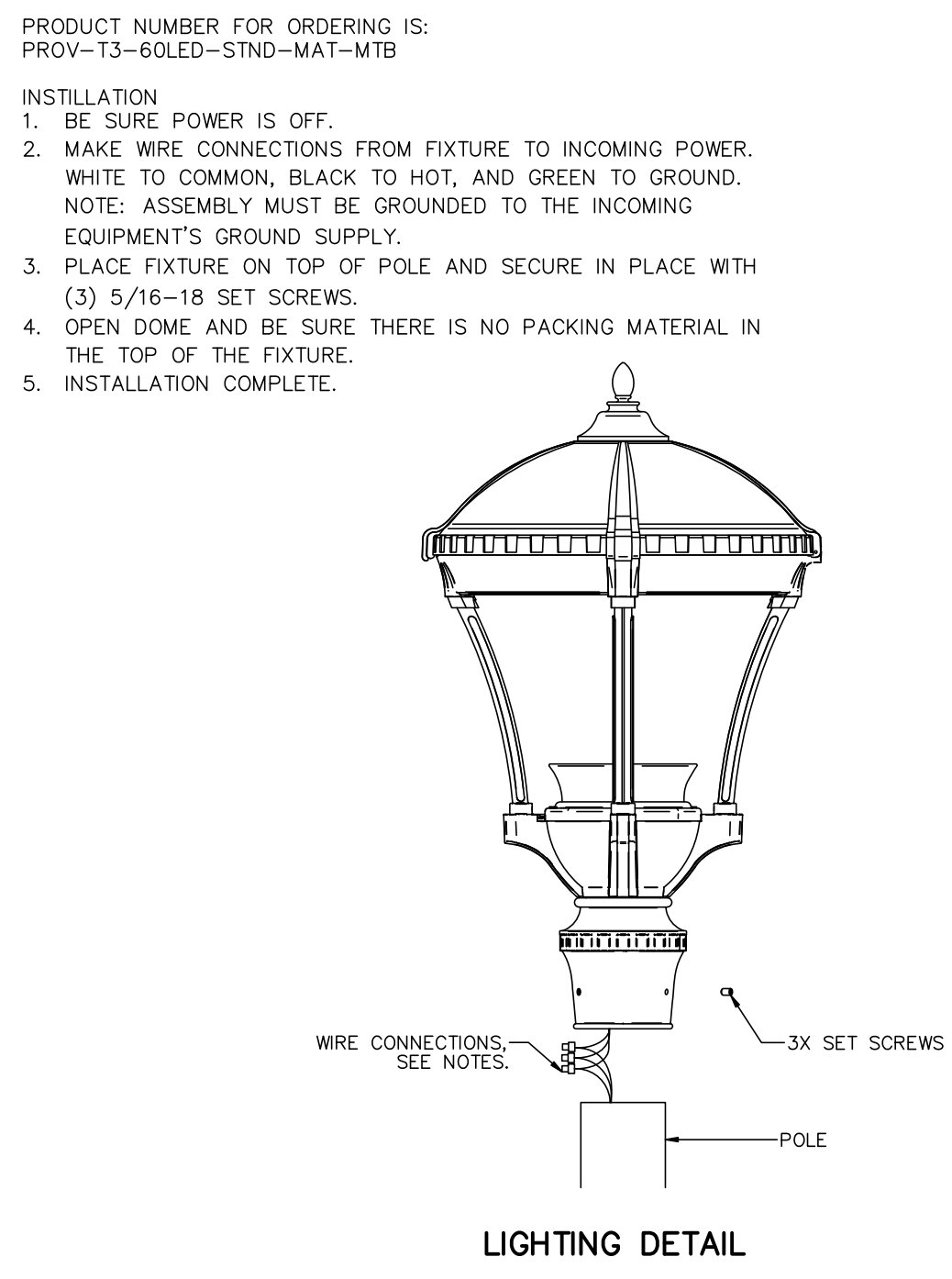
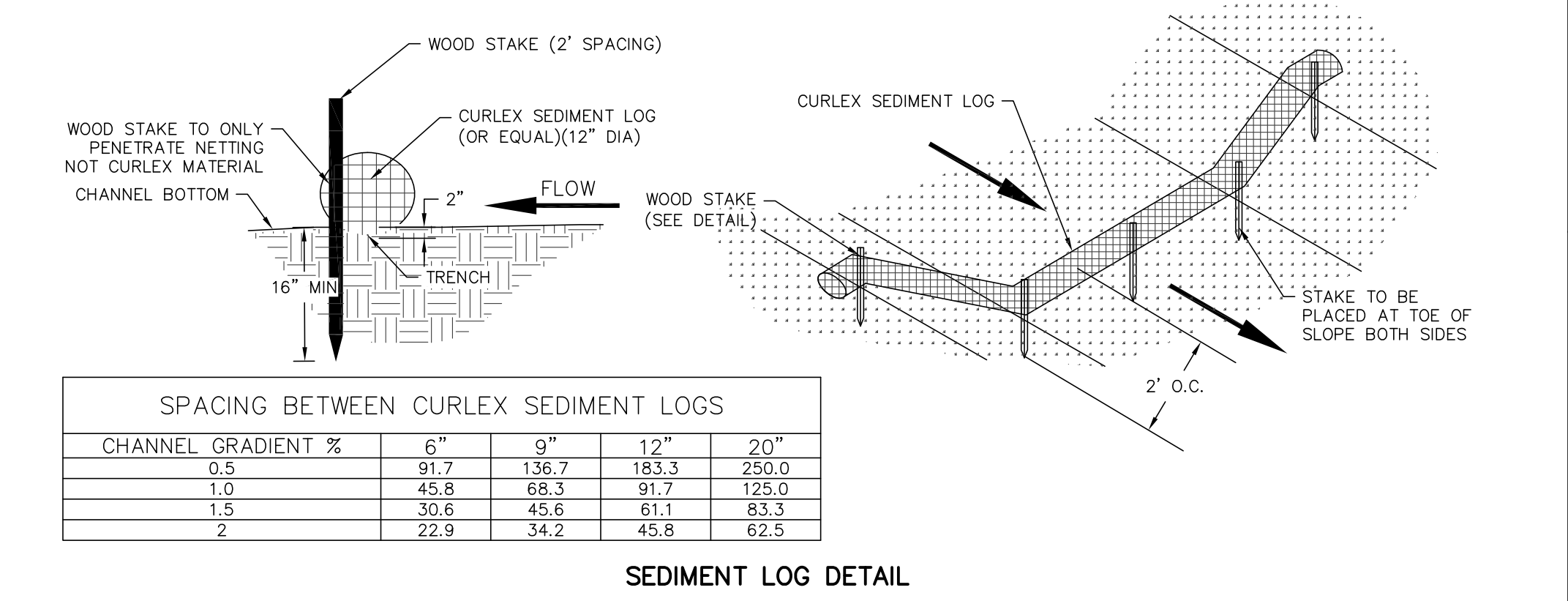
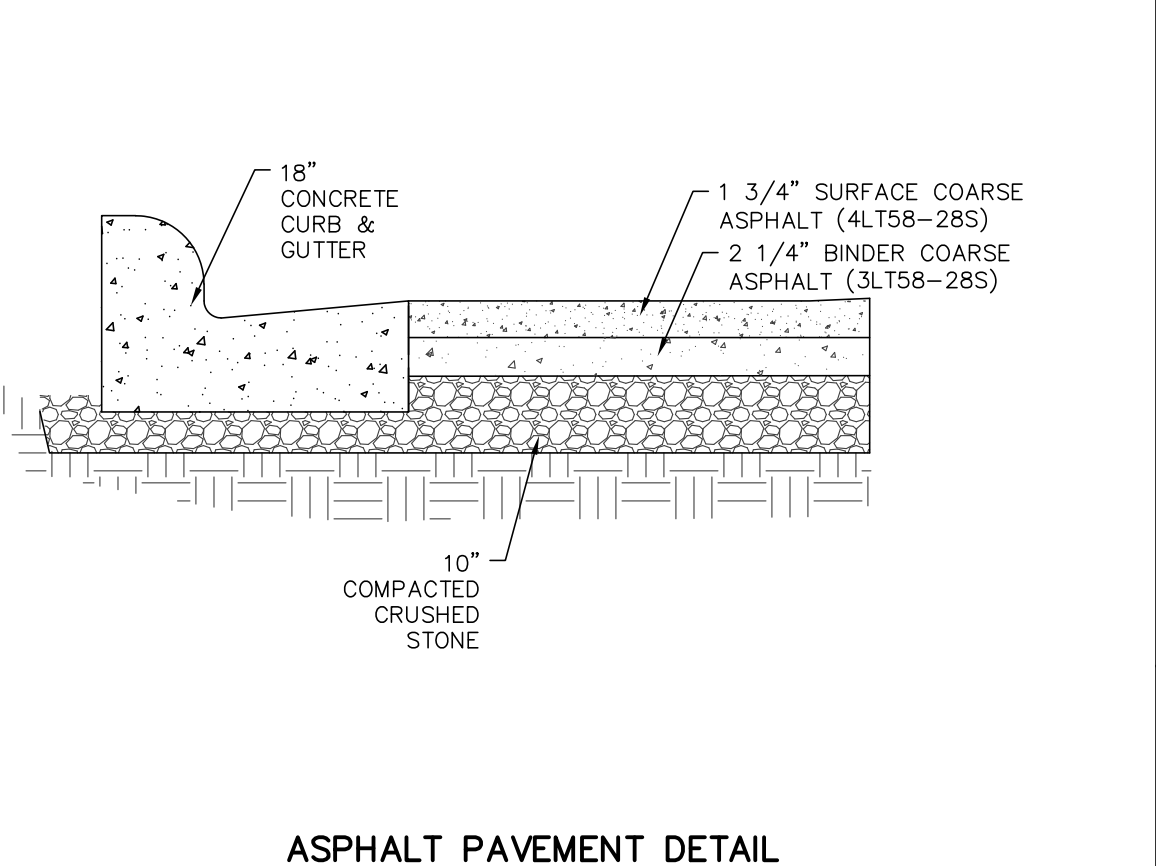
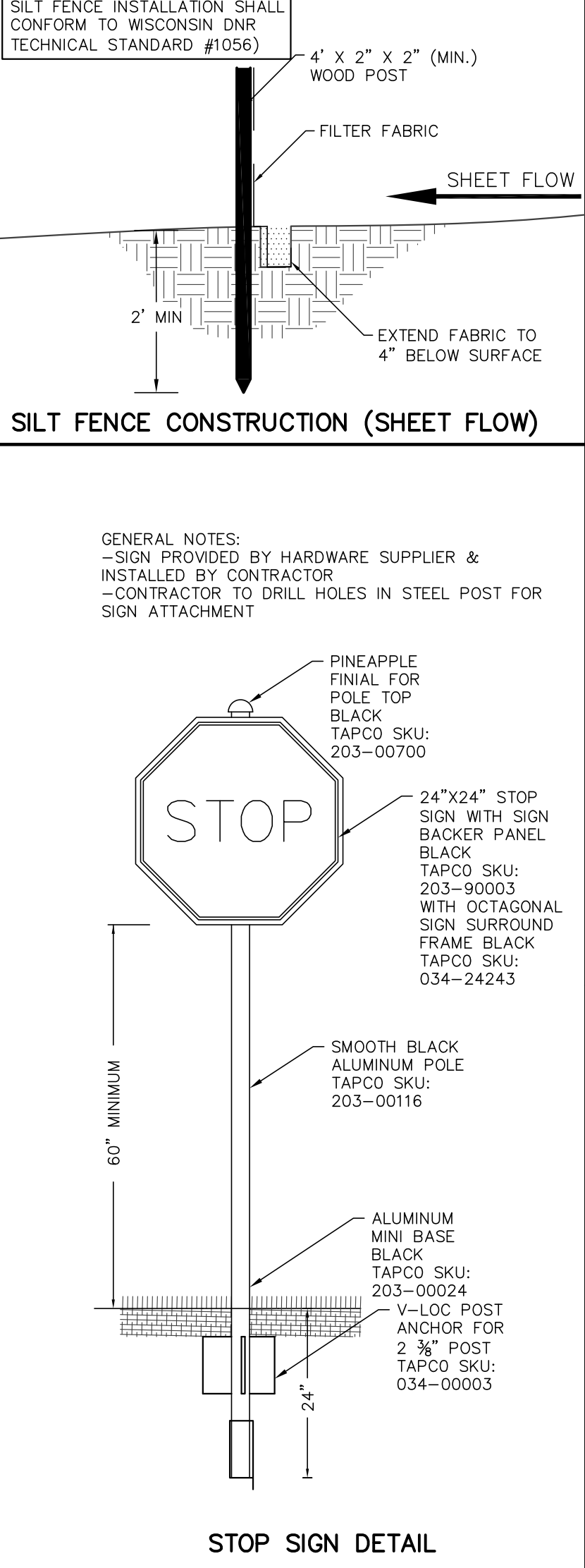
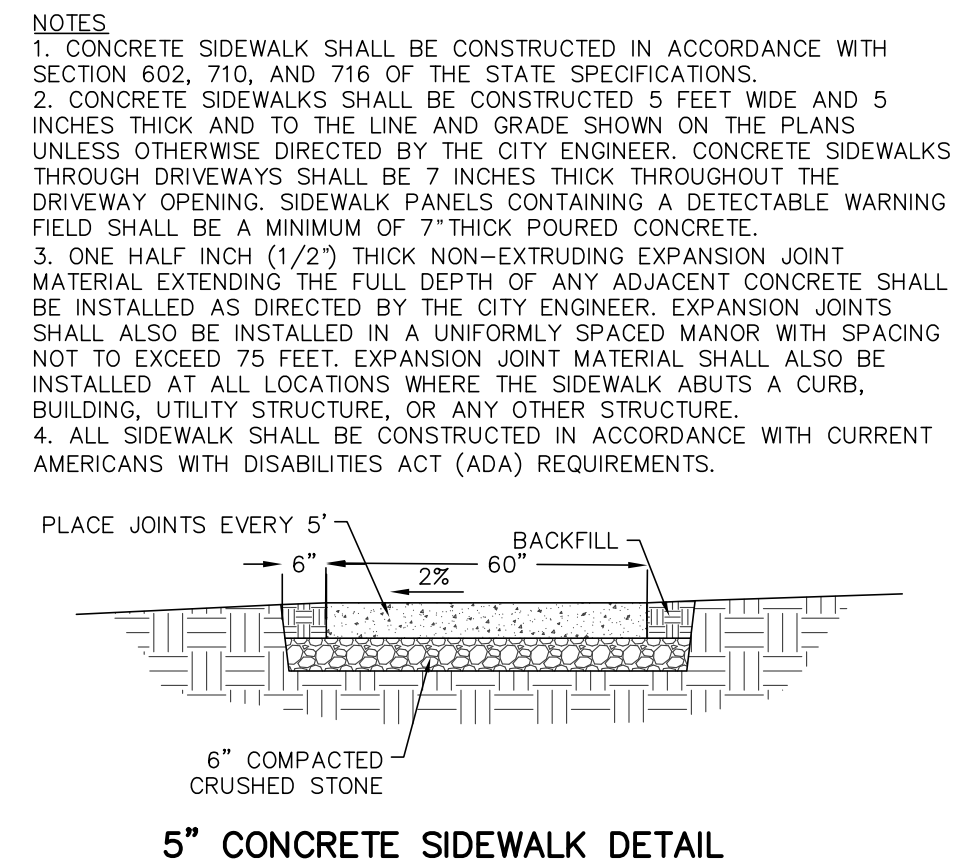
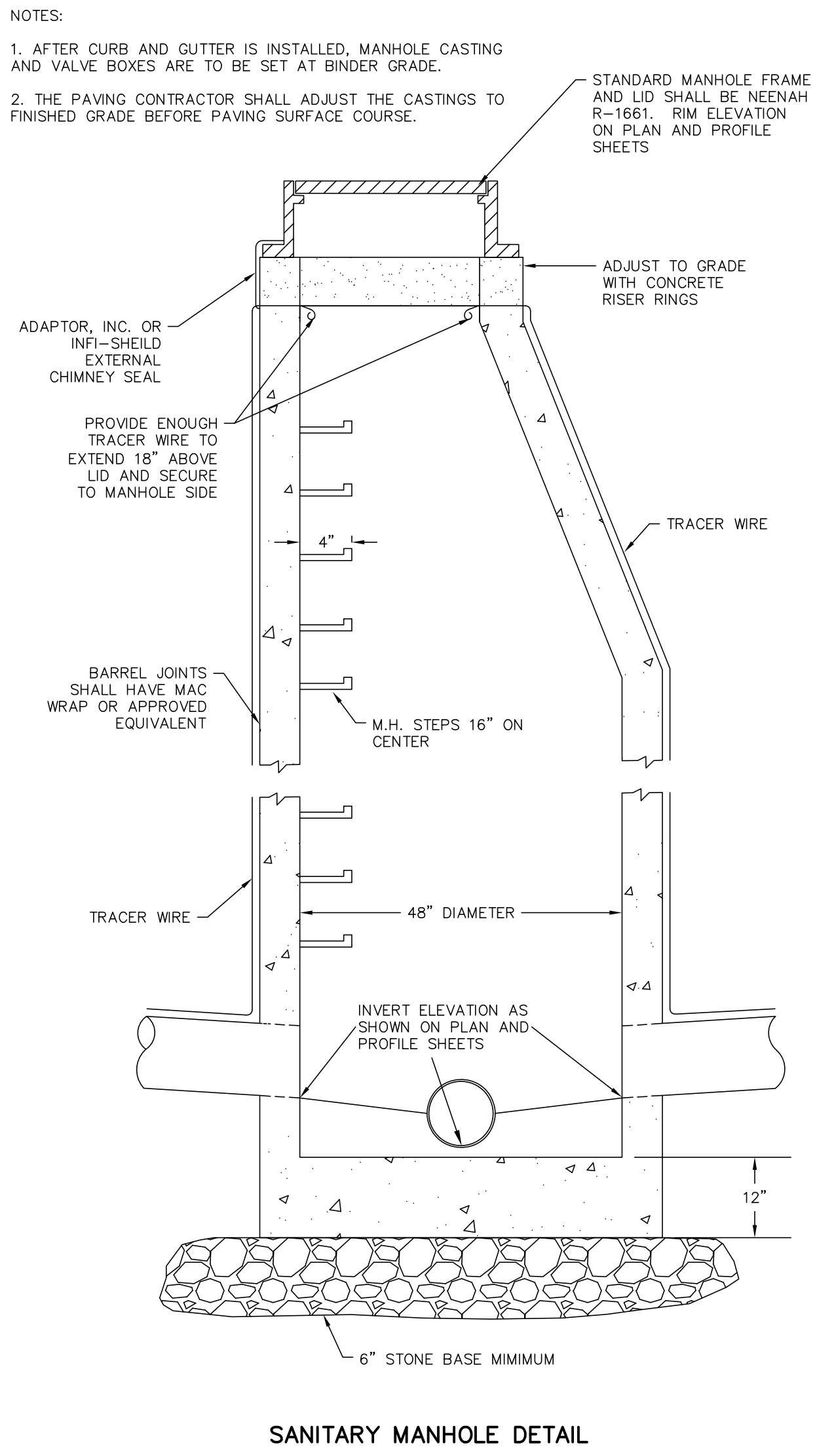
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FOXTOWN SITES E1 & E2
CONSTRUCTION DETAILS
DATED: APRIL 24, 2019

C-104

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DECIDUOUS TREES

ORNAMENTAL TREES

EVERGREEN TREES

EVERGREEN SHRUBS

DECIDUOUS SHRUBS

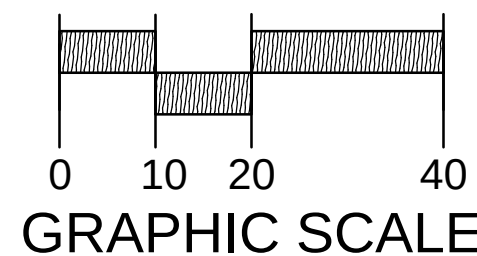
ORNAMENTAL GRASSES

PERENNIALS

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS			
SM	2	State Street Myabieli Maple	Acer myabieli 'Morton' TM	3" CAL DBH	B&B	Full, matching heads			
SH	1	Sunburst/Honeylocust	Gleditsia triacanthos inermis 'Sunburst'	7" HT					
KCE	2	Espresso Kentucky Coffeetree	Gymnocladia dioica 'Espresso'	3" CAL DBH	B&B	Full, matching heads			
SSC	10	Spring Snow Crab Apple	Malus x 'Spring Snow'	2" CAL DBH	B&B	Full, matching heads			
JTL	4	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	3" CAL DBH	B&B	Full, matching heads			
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS			
TA	3	Techny Arborvitae	Thuja occidentalis 'Techny'	6" HT	B&B	Semi-sheared, fully branched to ground			
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS			
CL1	50	Northern Sea Oats	Chasmanthium latifolium	1 GAL	POT	18" Spacing			
DBH	45	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.				
HO16	5	Krossa Regal Hosta	Hosta nigrescens 'Krossa Regal'	4 1/2"	POT	36" Spacing			
HO6	22	Halcyon Hosta	Hosta tardiana 'Halcyon'	4 1/2"	POT	24" Spacing			
HO7	11	August Moon Hosta	Hosta x 'August Moon'	4 1/2"	POT	24" Spacing			
HO2	4	Blue Umbrellaflosa Hosta	Hosta x 'Blue Umbrellas'	4 1/2"	POT	24" Spacing			
LLH	1	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime PPAF'	36" HT	CONT.				
CPJ	7	Compact Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana Compacta'	24" SPD	CONT.				
AW5	30	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	24" HT	CONT.				
BMV	2	Blue Muffin Arrowwood	Viburnum dentatum 'Blue Muffin'	36" HT	B&B				
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS			
SS1	84	Little Bluestem Grass	Schizachyrium scoparium	1 GAL	POT	18" Spacing			
SH1	20	Prairie Dropsseed	Sporobolus heterodepis	1 GAL	POT	24" Spacing			
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS			
EC3	52	Wild Berry Coneflower	Echinacea purpurea 'Pow/Wild Wild Berry'	4 1/2"	POT	18" Spacing			
H4	50	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing			
HE2	10	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	4 1/2"	POT	18" Spacing			
PL1	63	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	18" Spacing			

- ALL LANDSCAPE DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE CONSTRUCTION DOCUMENTS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH, SEE SHEET L200.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND, SEE SHEET L200.
- LANDSCAPE LIGHTS: DESIGN & INSTALLATION BY LIGHTING OR LANDSCAPE CONTRACTOR. FINAL FIXTURE LOCATIONS, STYLE & QUANTITY TO BE APPROVED BY OWNER.
- RIGHT-OF-WAY PLANTINGS TO BE DETERMINED PENDING FINAL MEQUON TOWN CENTER REQUIREMENTS.
- DUE TO SITE CONSTRAINTS NOT ALL LANDSCAPE REQUIREMENTS HAVE BEEN SATISFIED PER MEQUON CODE.
- PLANT SELECTIONS BETWEEN THE PROPOSED BUILDING AND THE NEIGHBORING BUILDING TO THE WEST ARE BASED ON INFORMATION PROVIDED BY THE ARCHITECT AND OWNERS REPRESENTATIVE. RASMITH, INC. DOES NOT TAKE RESPONSIBILITY FOR THE SUCCESS OR LONGEVITY OF THE PLANT SELECTIONS IN THIS AREA.

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OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED
WRITTEN CONSENT OF R.A. SMITH NATIONAL.

Packet Pg. 27



Plant Identification

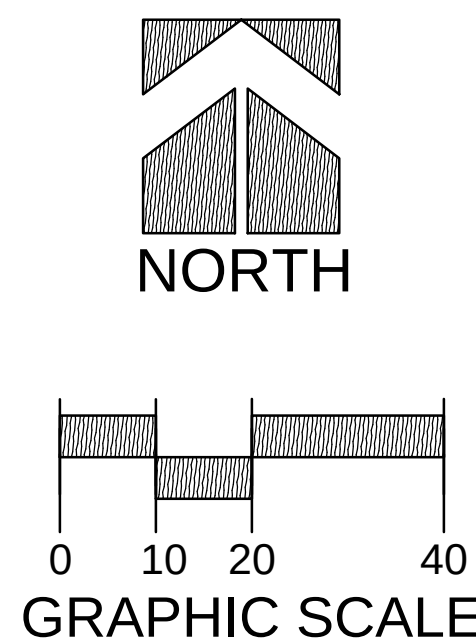
	<u>DECIDUOUS TREES</u>
	<u>ORNAMENTAL TREES</u>
	<u>EVERGREEN TREES</u>
	<u>EVERGREEN SHRUBS</u>
	<u>DECIDUOUS SHRUBS</u>
	<u>ORNAMENTAL GRASSES</u>
	<u>PERENNIALS</u>

The site plan illustrates the layout of the proposed development. It features two main buildings, BLDG E1 and BLDG E2, which are rectangular structures with internal room divisions. BLDG E1 is located to the left of BLDG E2, and they are separated by a dashed line. To the left of the buildings is a road labeled 'INDUSTRIAL DRIVE'. The plan includes numerous parking spaces, some of which are marked with 'P' and others with 'S'. Landscaping elements, including trees and shrubs, are shown around the buildings and along the road. A dashed line also runs horizontally across the middle of the plan, separating the two buildings.

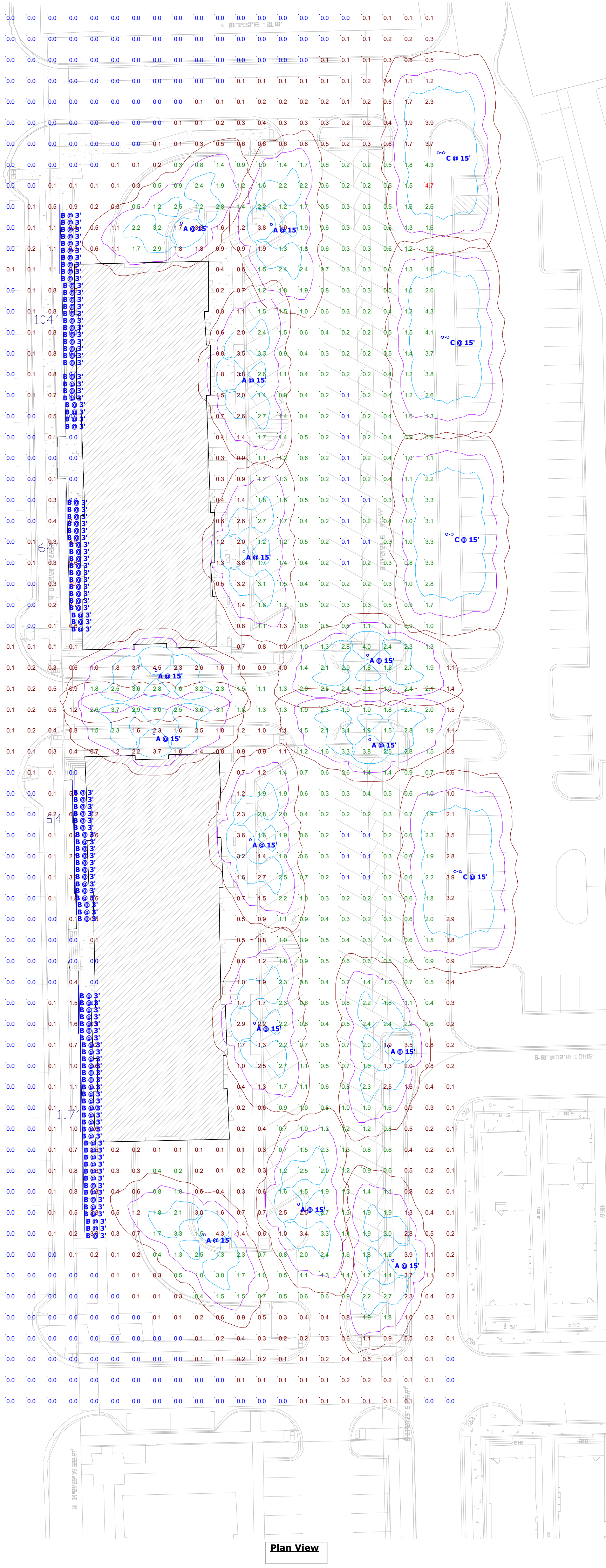
TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
MM	3	State Street Miyabel Maple	Acer miyabei 'Morton' TM	3' CAL DBH	B&B	Full, matching heads
SH	1	SunburstHoneylocust	Gleditsia triacanthos inermis 'Sunburst'	7' HT		
KCE	4	Espresso Kentucky Coffeetree	Coffeodorus dioca 'Espresso'	3' CAL DBH	B&B	Full, matching heads
SSC	3	Spring Snow Crab Apple	Malus x Spring Snow	2' CAL DBH	B&B	Full, matching heads
JTL	4	Ivory Silk Japanese Tree Lilac	Syringa x silcusa 'Ivory Silk'	3' CAL DBH	B&B	Full, matching heads
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
NA	5	Nigra Arborvitae	Thuja occidentalis 'Nigra'	7' HT	B&B	Fully Branched to Ground
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CL1	46	Northern Sea Oats	Chasmanthium latifolium	1 GAL	POT	18" Spacing
DBH	57	Dwarf Bush Honeysuckle	Diervilla lonicera	15' HT	CONT.	
HO16	6	Krossa Regal Hosta	Hosta nigrescens 'Krossa Regal'	4 1/2"	POT	36" Spacing
HO6	12	Halycon Hosta	Hosta tardiana 'Halycon'	4 1/2"	POT	24" Spacing
HO7	6	August Moon Hosta	Hosta x 'August Moon'	4 1/2"	POT	24" Spacing
H021	7	Blue Umbrellas Hosta	Hosta x 'Blue Umbrellas'	4 1/2"	POT	24" Spacing
H1	6	Little Lime Hydrangea	Hydrangea paniculata 'Jade' PP&F	36"HT	CONT.	
CPJ	12	Compact Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana Compacta'	24" SPD	CONT.	
AWS	34	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	24" HT	CONT.	
BMV	3	Blue Muffin Arrowwood	Viburnum dentatum 'Blue Muffin'	36"HT	B&B	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SS1	68	Little Bluestem Grass	Setchachyrium scoparium	1 GAL	POT	18" Spacing
SH1	62	Prairie Dropseed	Sporobolus heterolepis	1 GAL	POT	24" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
E3	56	Wild Berry Coniflowe	Echinacea purpurea 'PowWow Wild Berry'	4 1/2"	POT	18" Spacing
H4	50	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing
HE2	16	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	4 1/2"	POT	18" Spacing
PL1	58	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	18" Spacing

- ALL LANDSCAPE DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE CONSTRUCTION DOCUMENTS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH, SEE SHEET L200.
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raSmith
CREATIVITY BEYOND ENGINEERING



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	14	Spring City Electrical Manufacturing Co	ALMRCH-LE080-EVX-X2-30-CR3-GPLO-FBR-CU	Formed aluminum housing clear glass lens enclosure	72 white LEDs	1	RCH-LE080-X2-30-CR3-GPLO.IES	6539	0.9	80.7832
	B	104	Beulux	L90IP66CT30	L90IP66CT30	LED	3	IES-file-BILTON-ONE-300-4000-Kelvin.ies	90	0.9	3
	C	4	Spring City Electrical Manufacturing Co	ALMRCH-LE080-EVX-X2-30-CR3-GPLO-FBR-CU	Formed aluminum housing clear glass lens enclosure	72 white LEDs	1	RCH-LE080-X2-30-CR3-GPLO.IES	6539	0.9	161.5664

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LANDSCAPE WALL		4.2 fc	14.9 fc	0.0 fc	N/A	N/A
PARKING/DRIVE		1.3 fc	4.7 fc	0.1 fc	47.0:1	13.0:1



215 N. WATER STREET, SUITE 250
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PROJECT

FOXTOWN
BUILDING E1 & E2

OWNER

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

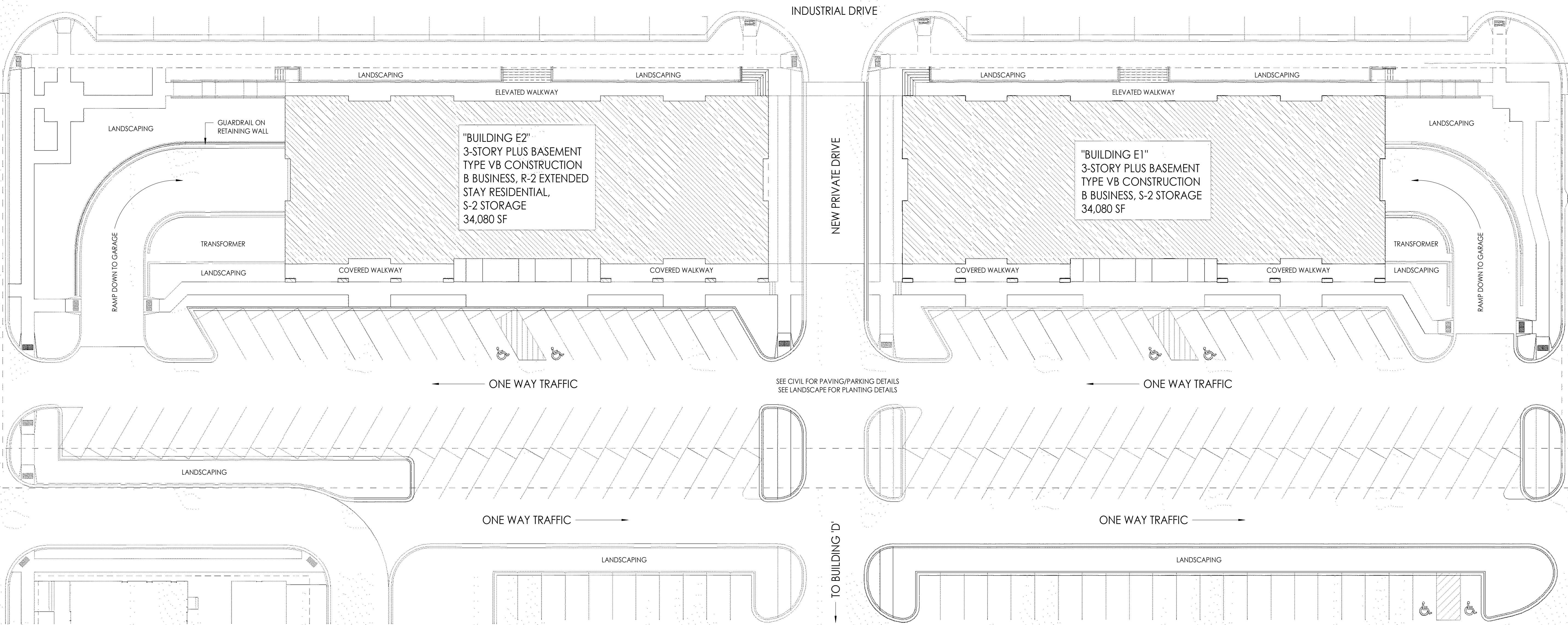
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880
ISSUED FOR	PLAN COMMISSION
DATE	APRIL 24, 2019

SHEET

ARCHITECTURAL SITE PLAN

A050





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PROJECT

FOXTOWN
BUILDING E1 & E2

OWNER

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

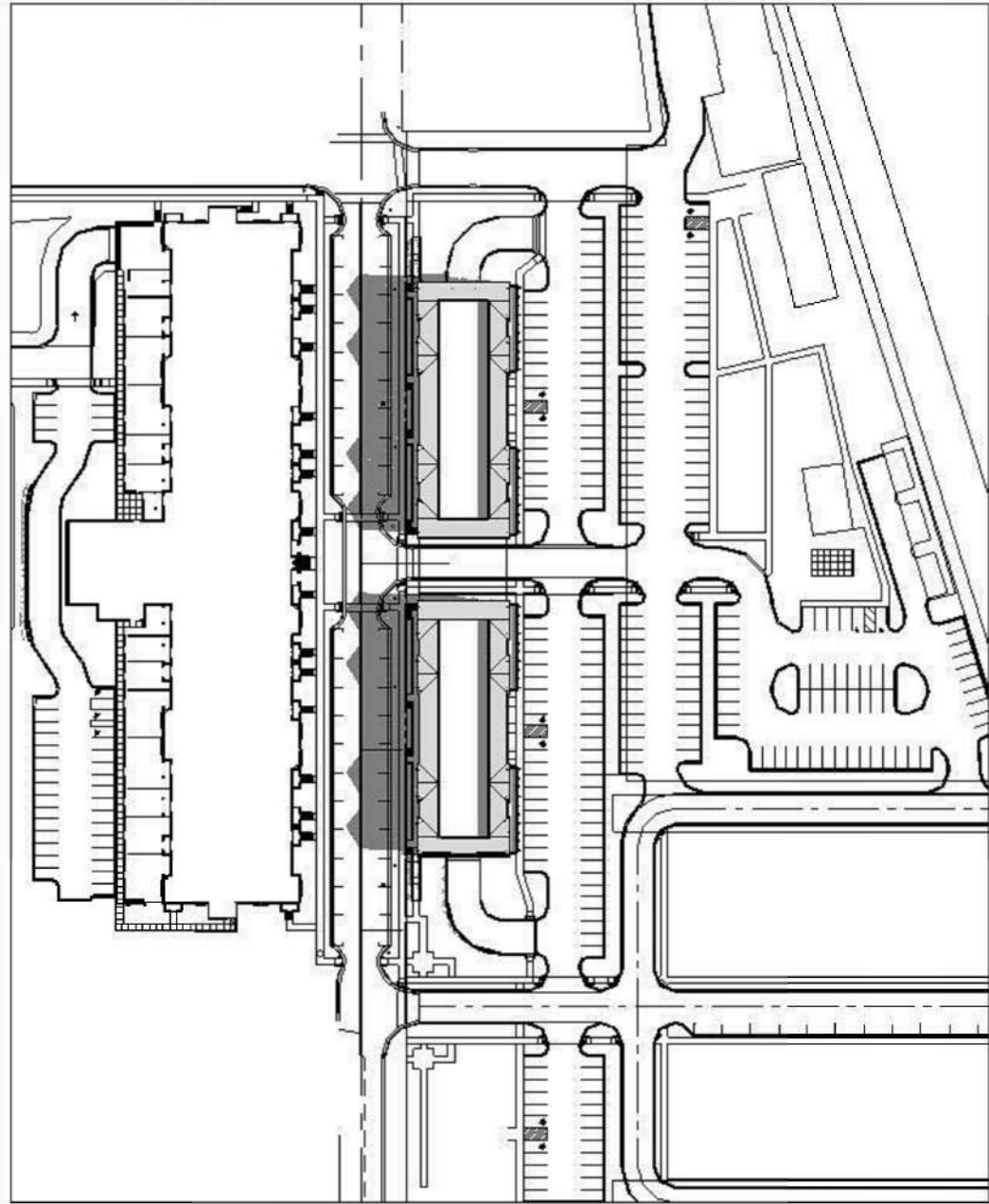
PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880
ISSUED FOR	PLAN COMMISSION
DATE	APRIL 24, 2019

SHEET

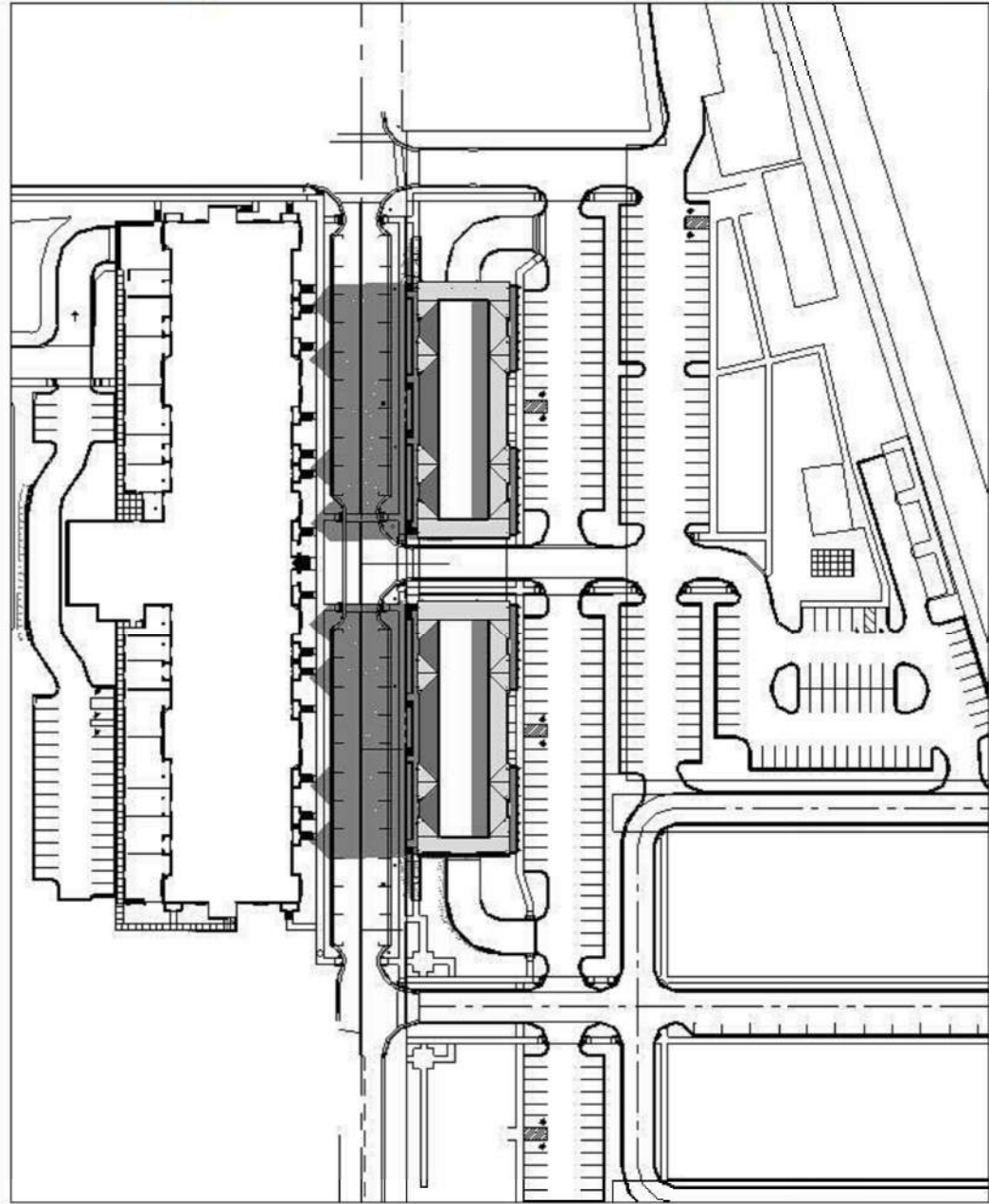
SITE SHADOW STUDY

A051

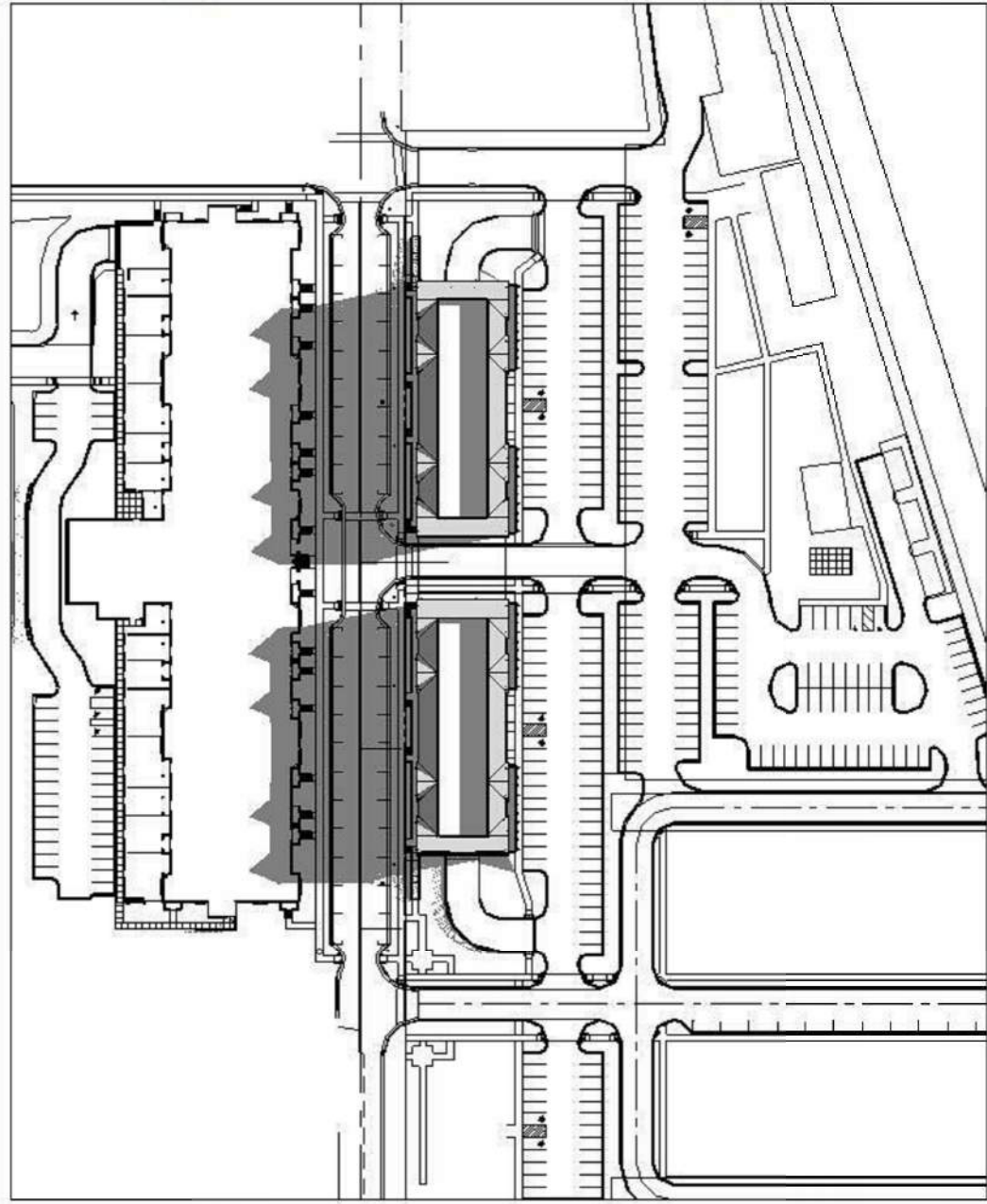
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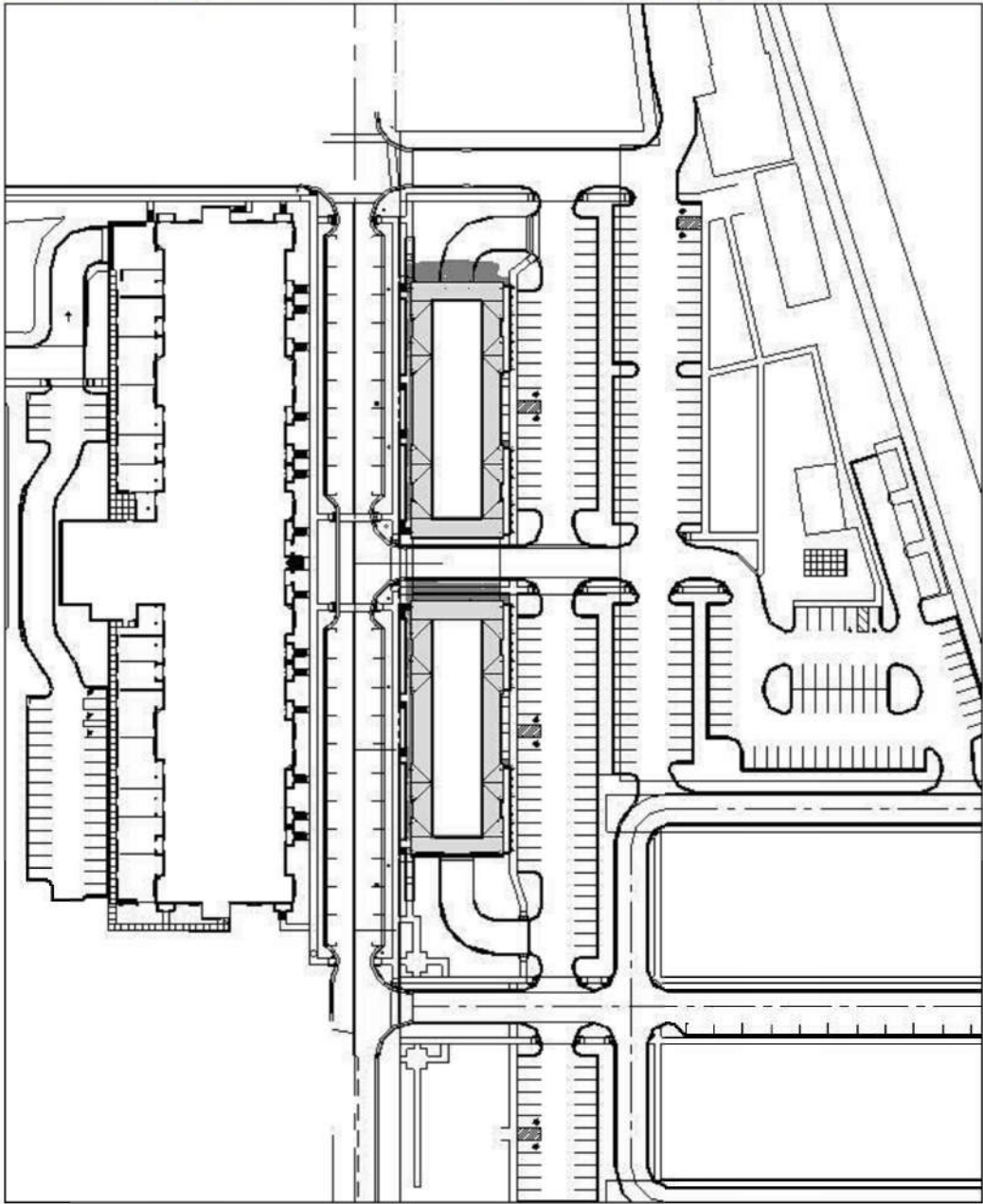
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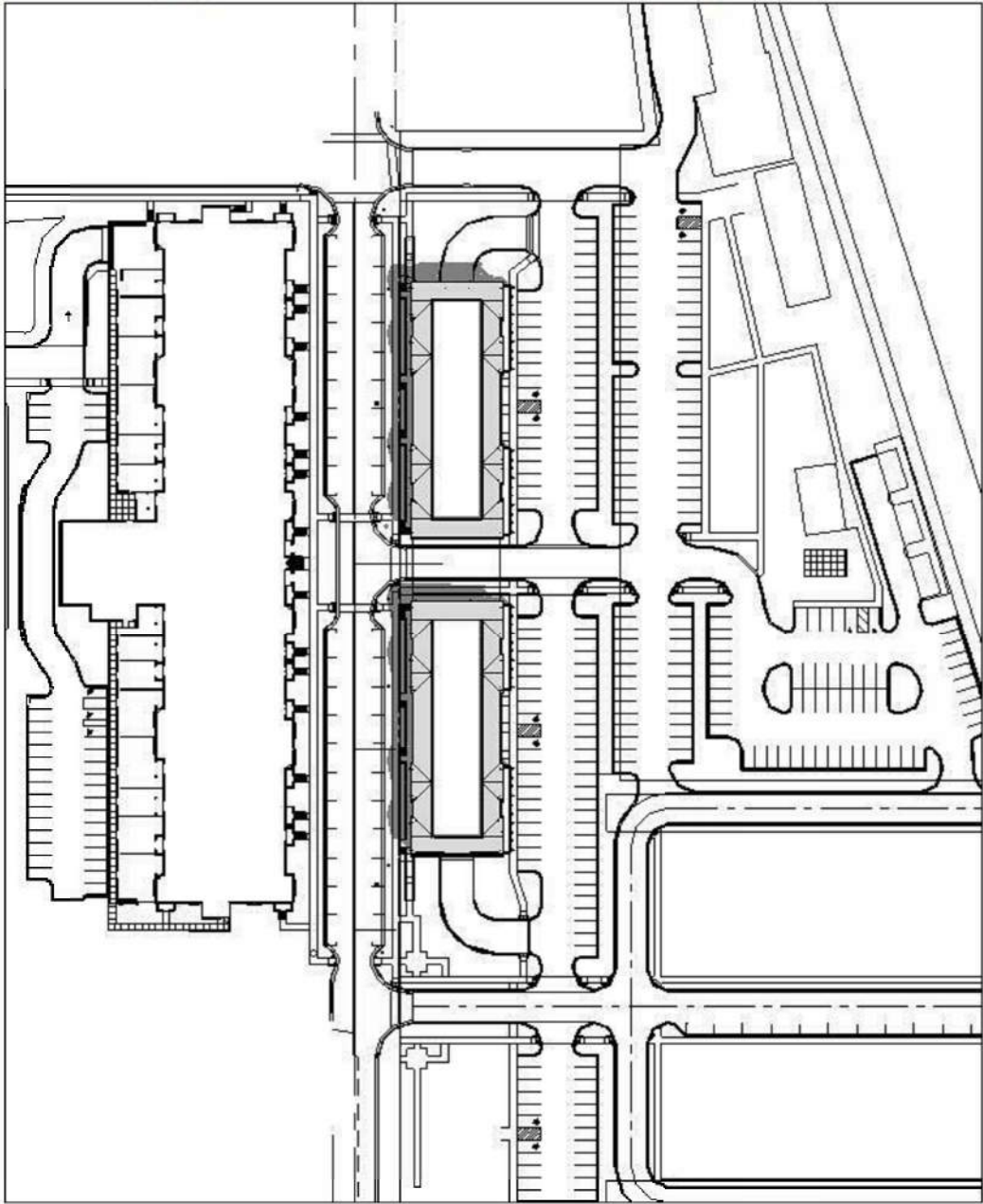
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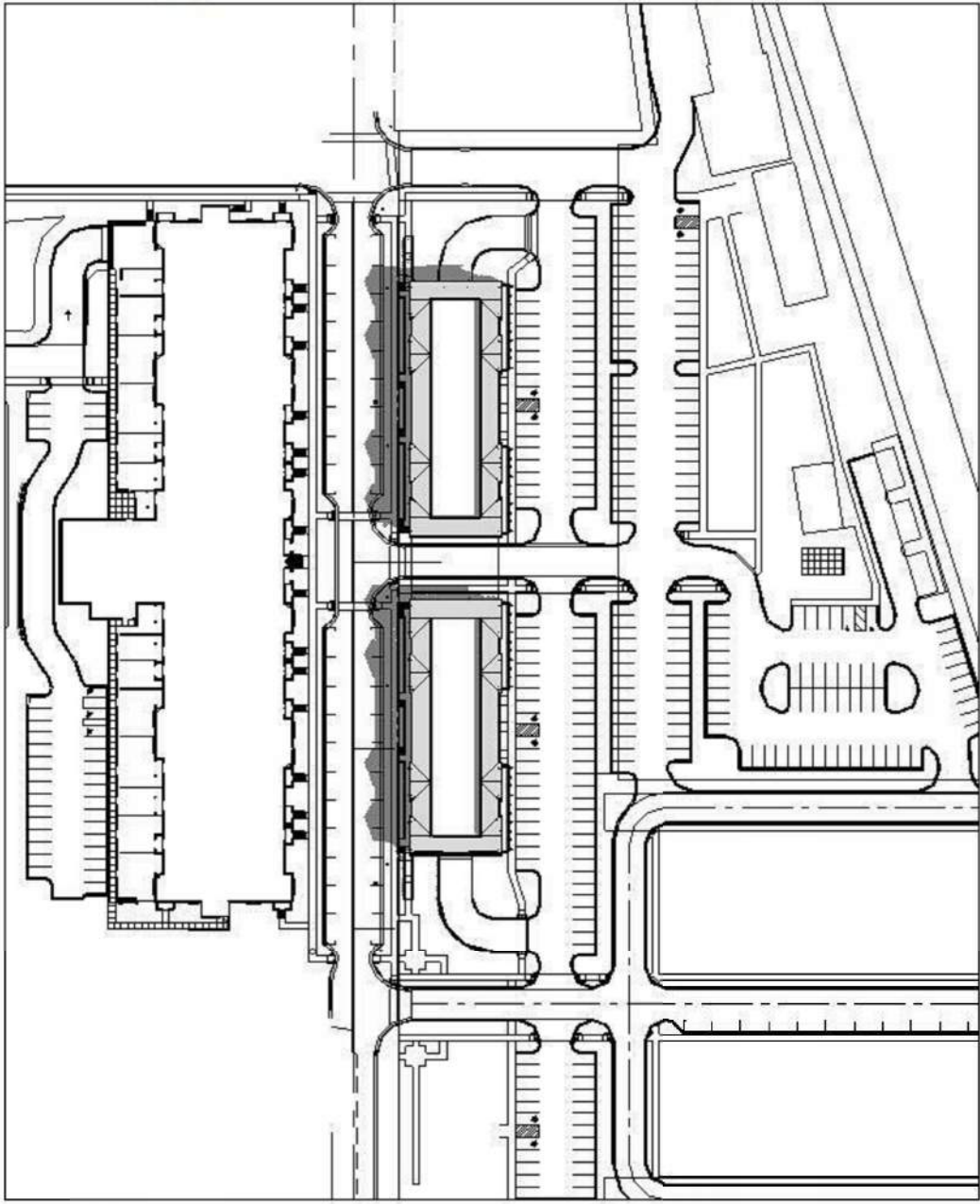
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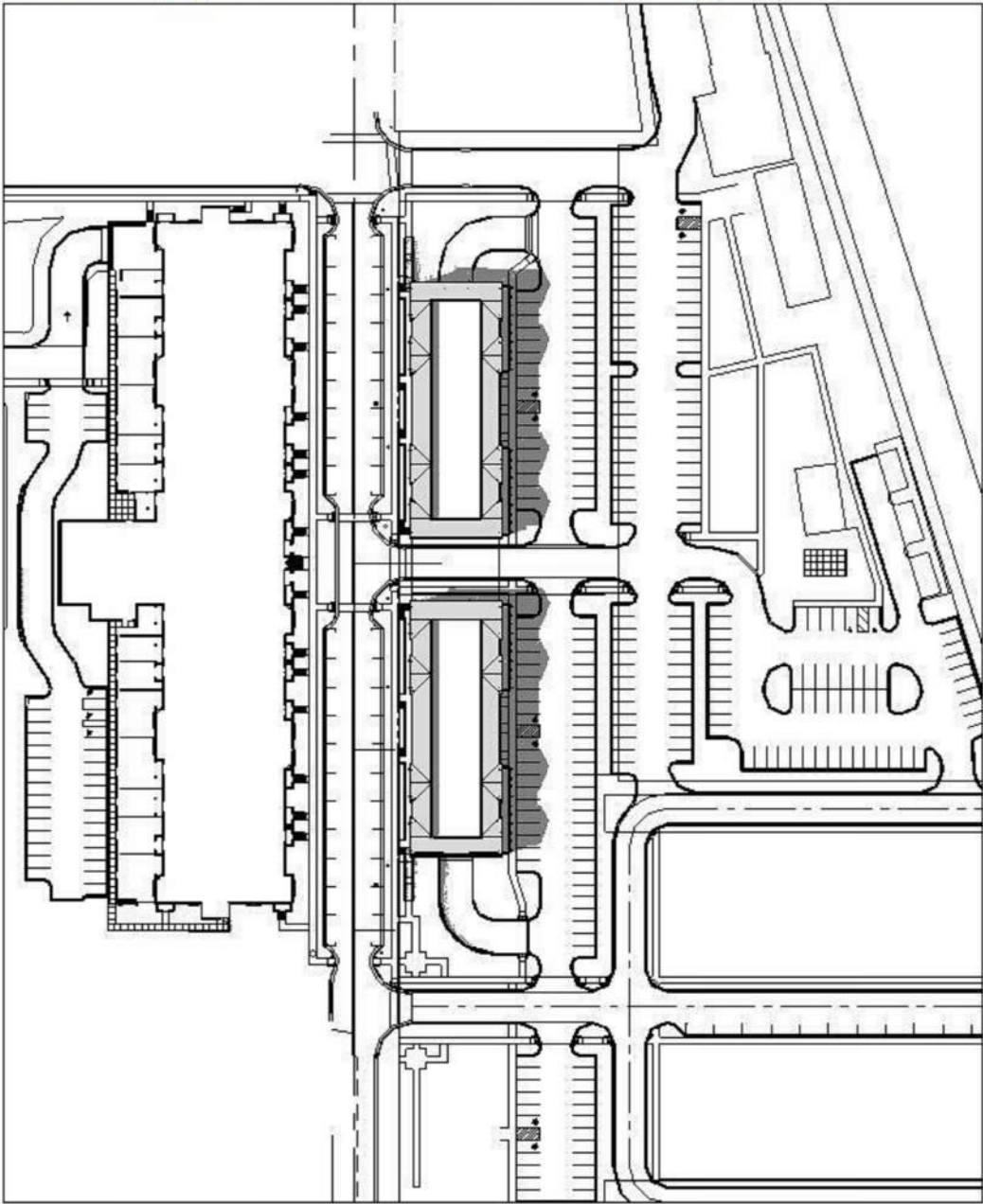
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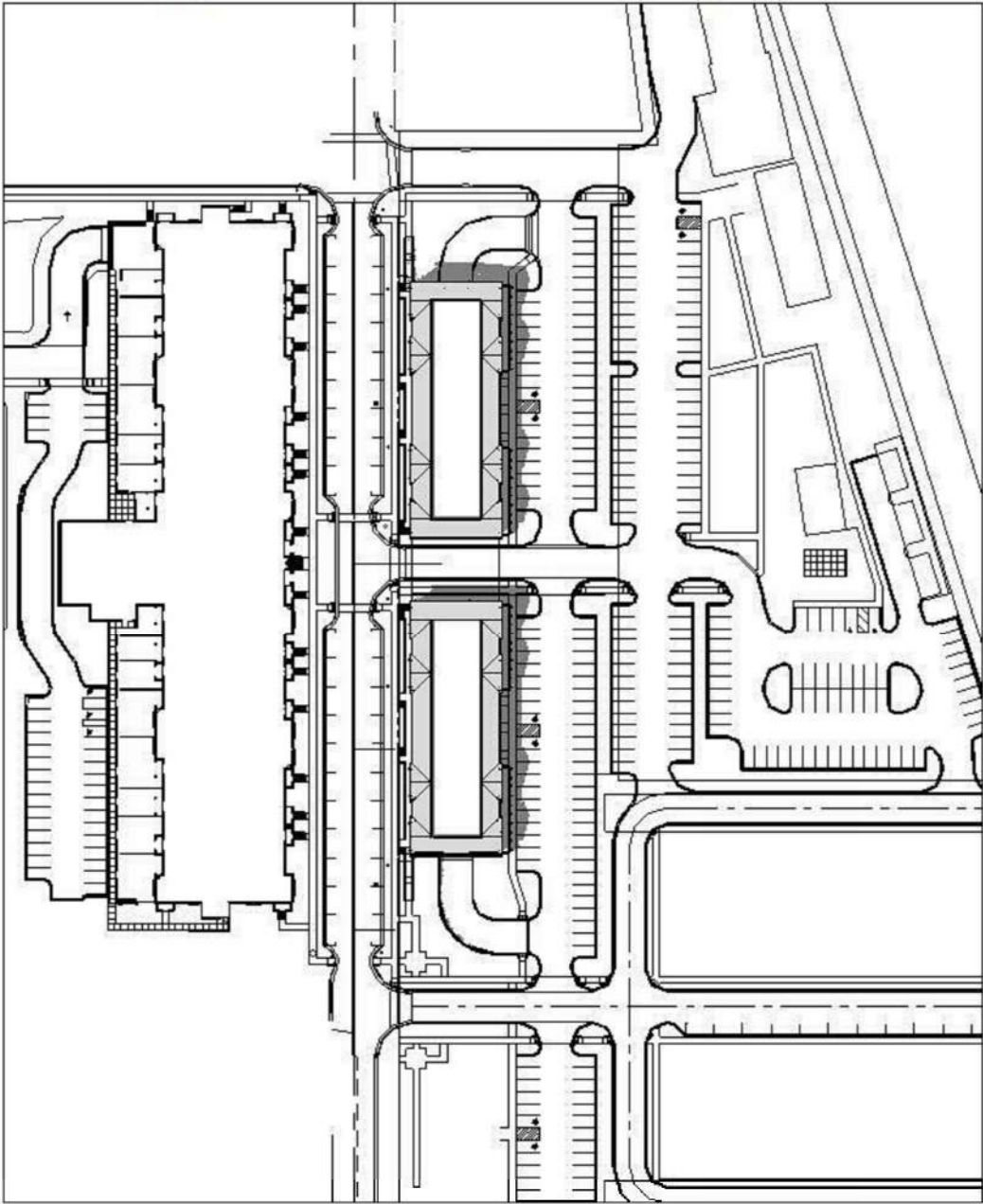
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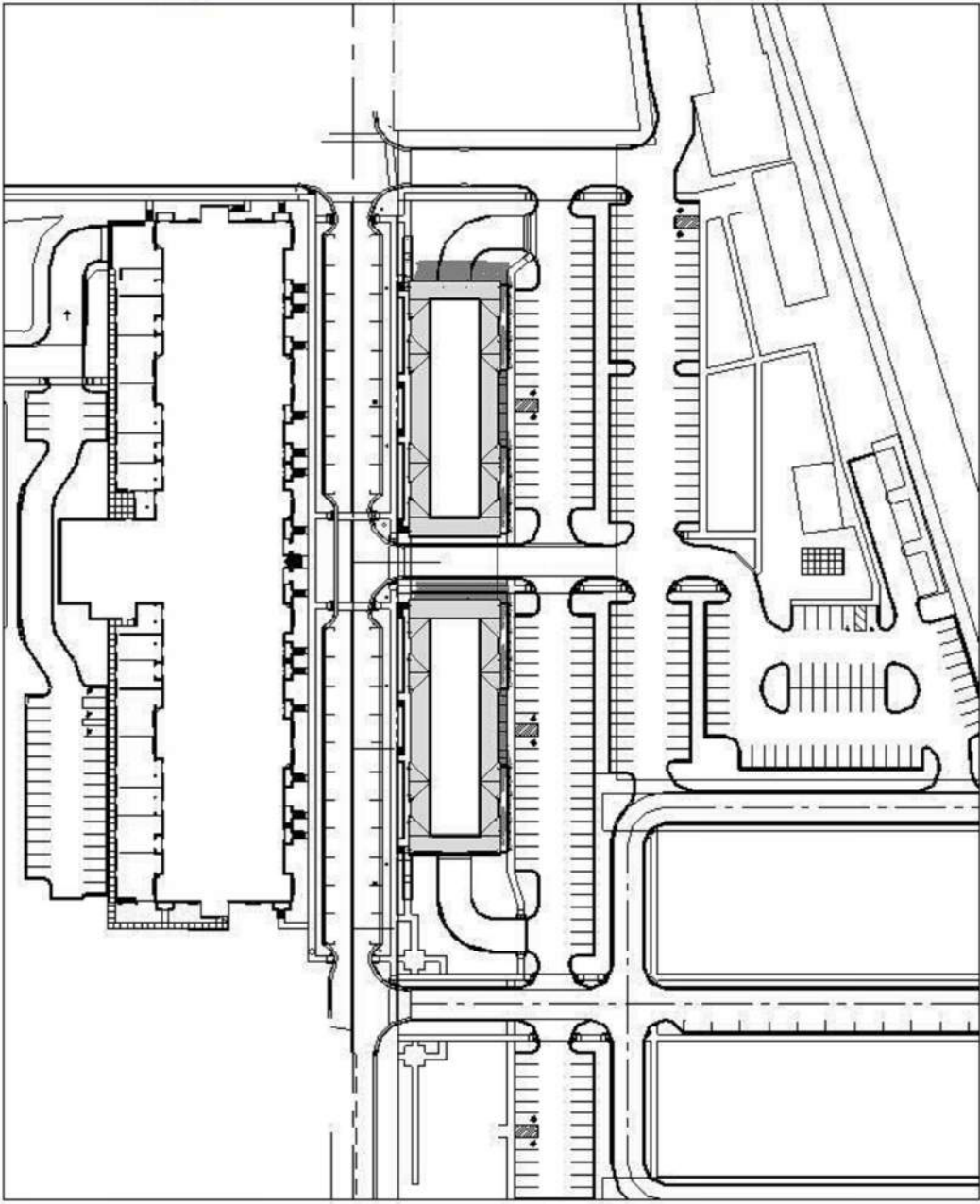
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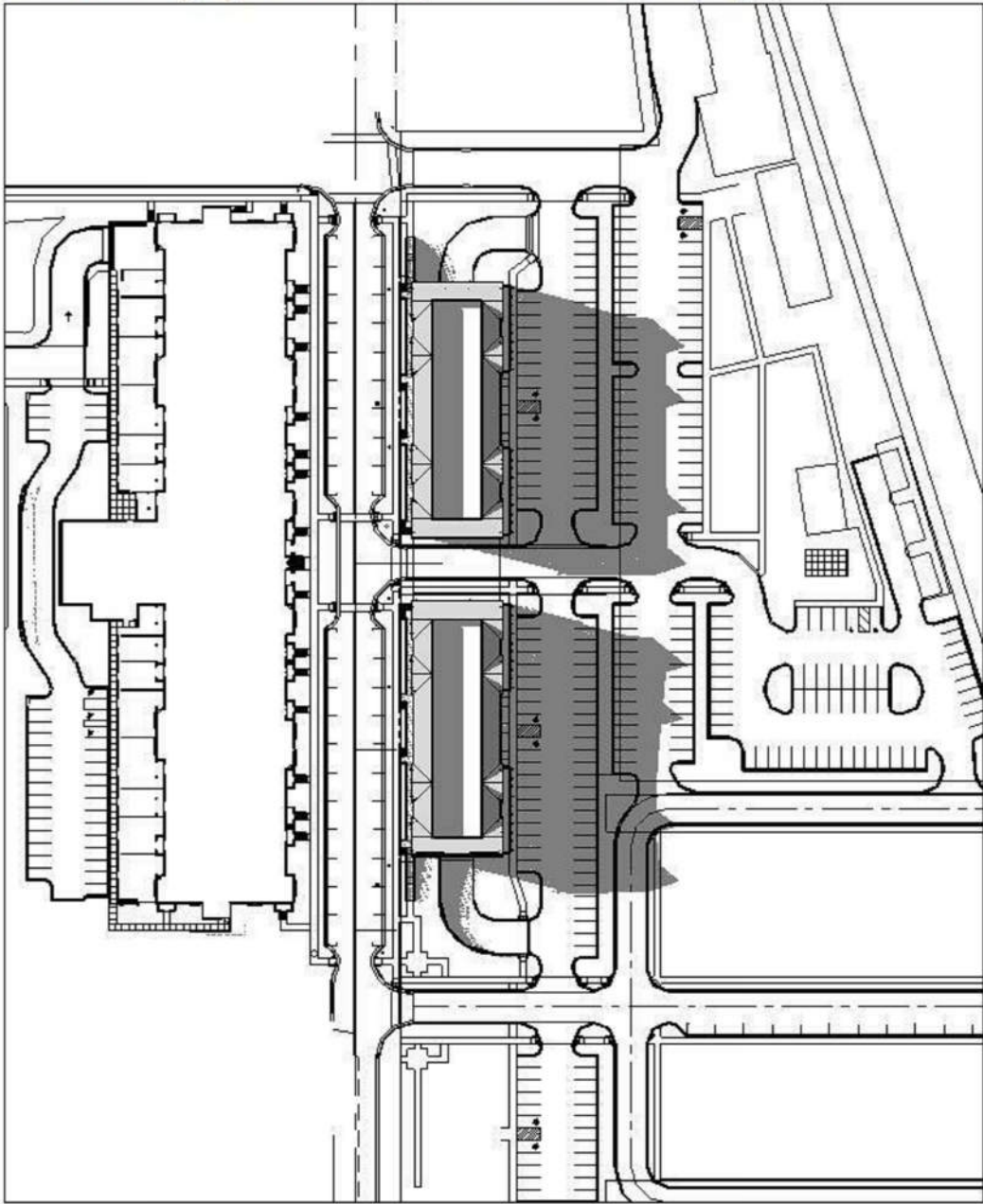
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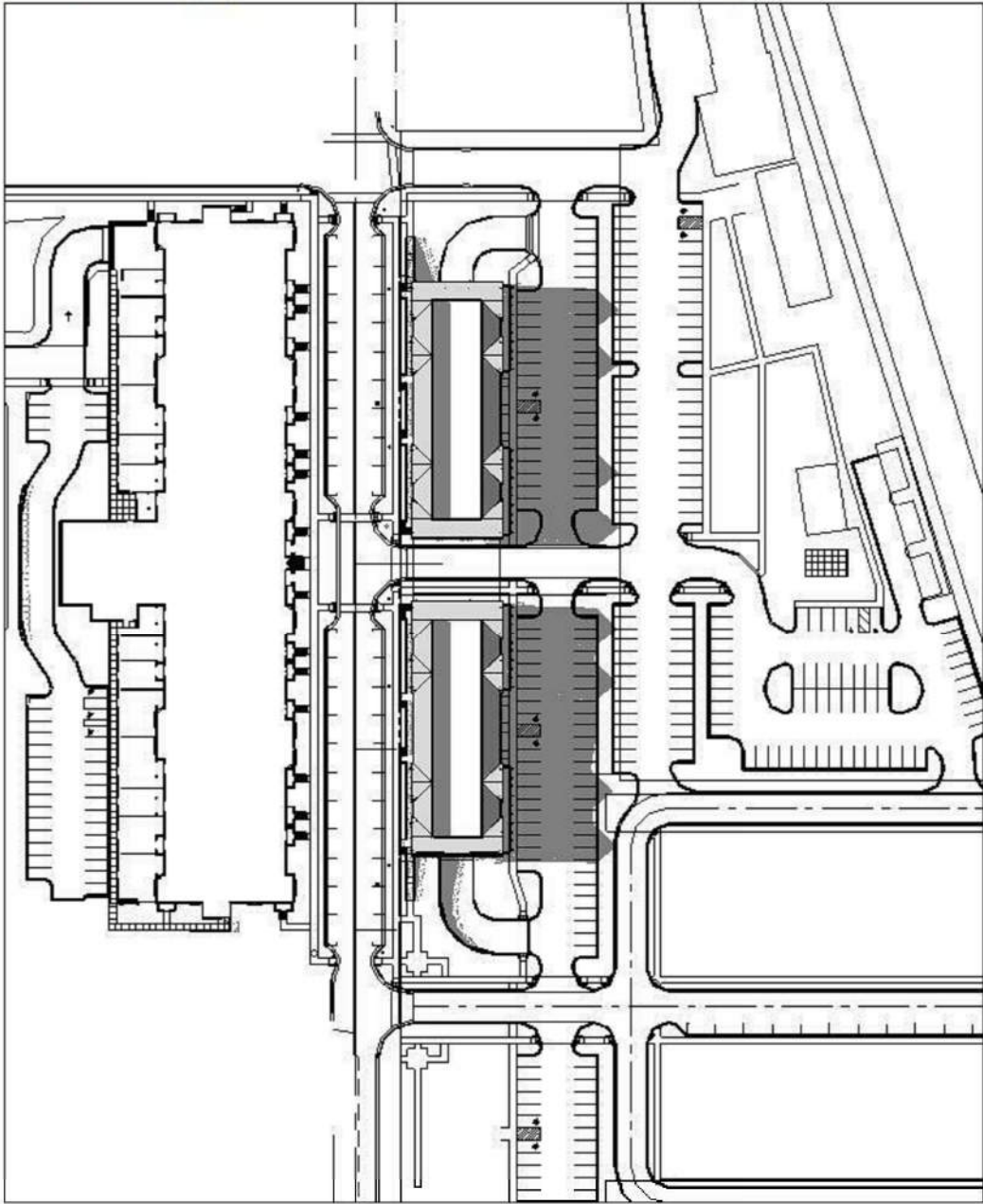
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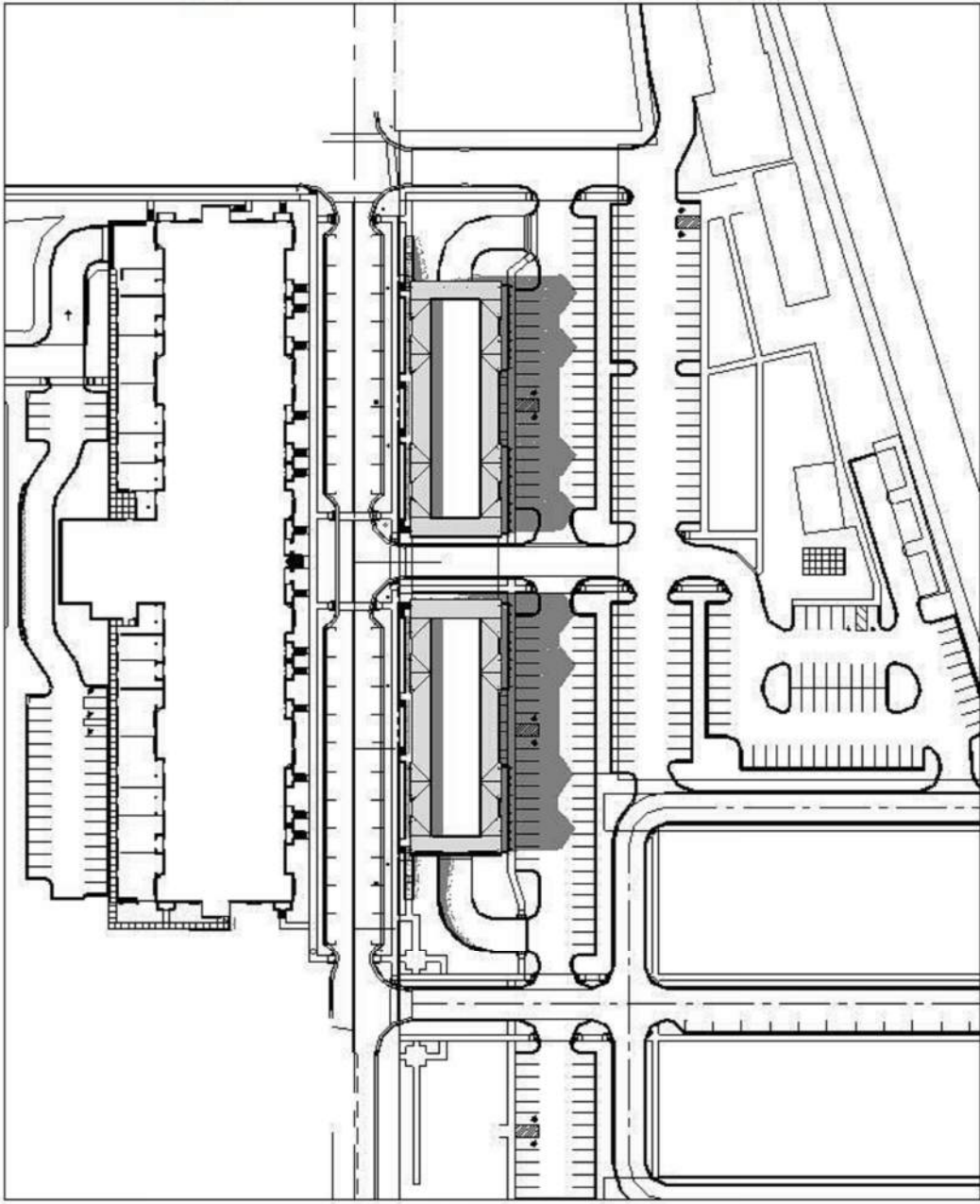
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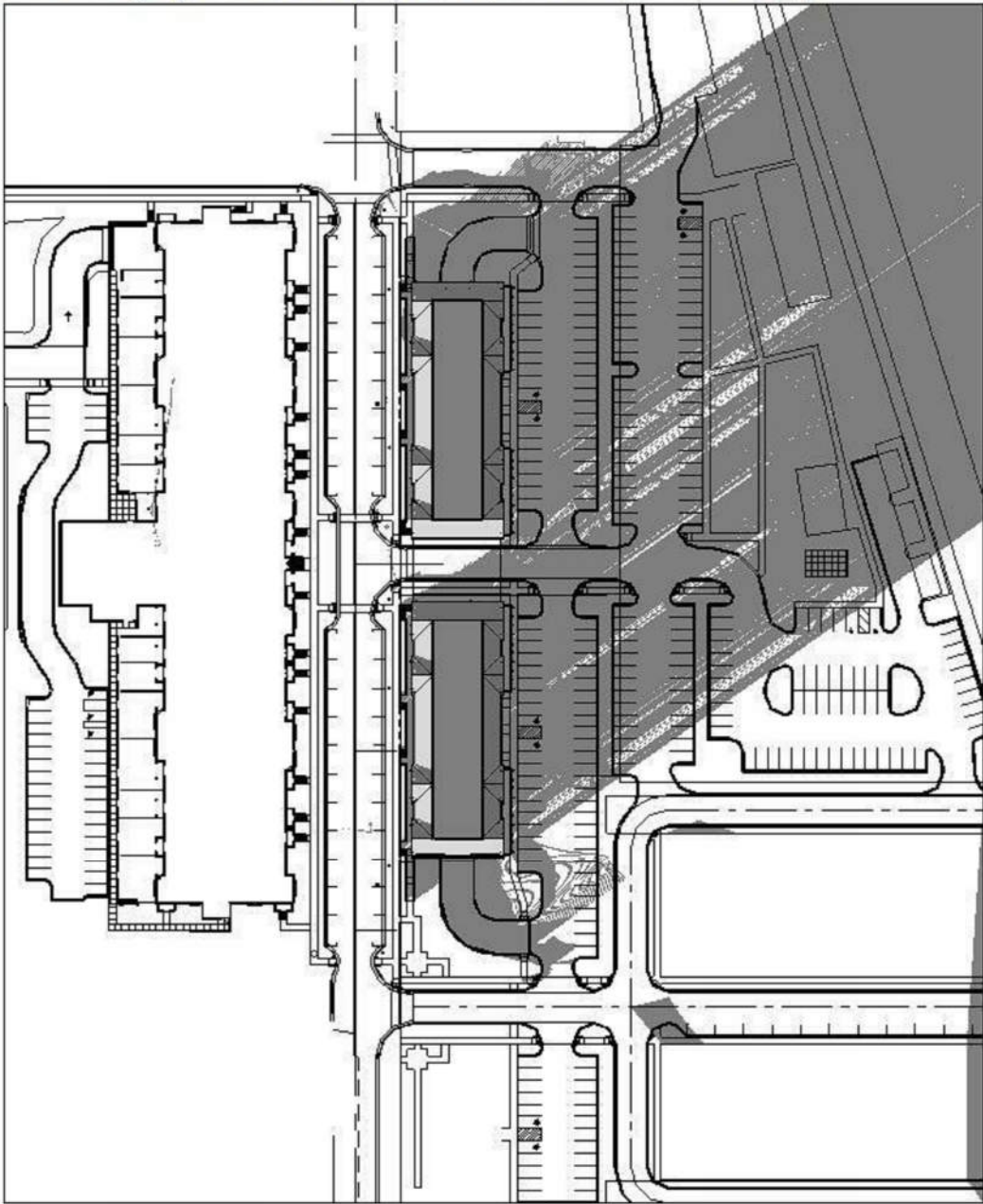
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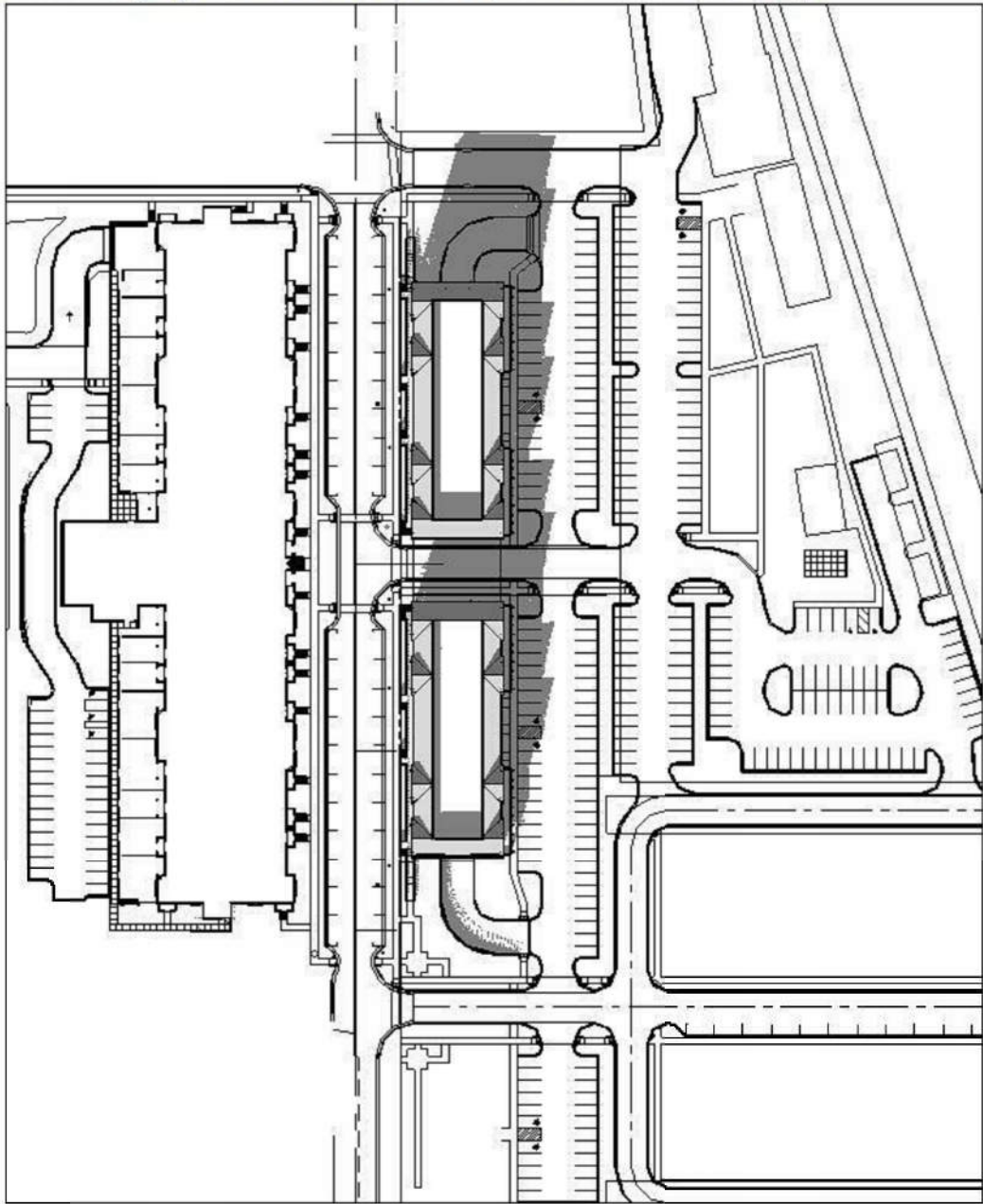
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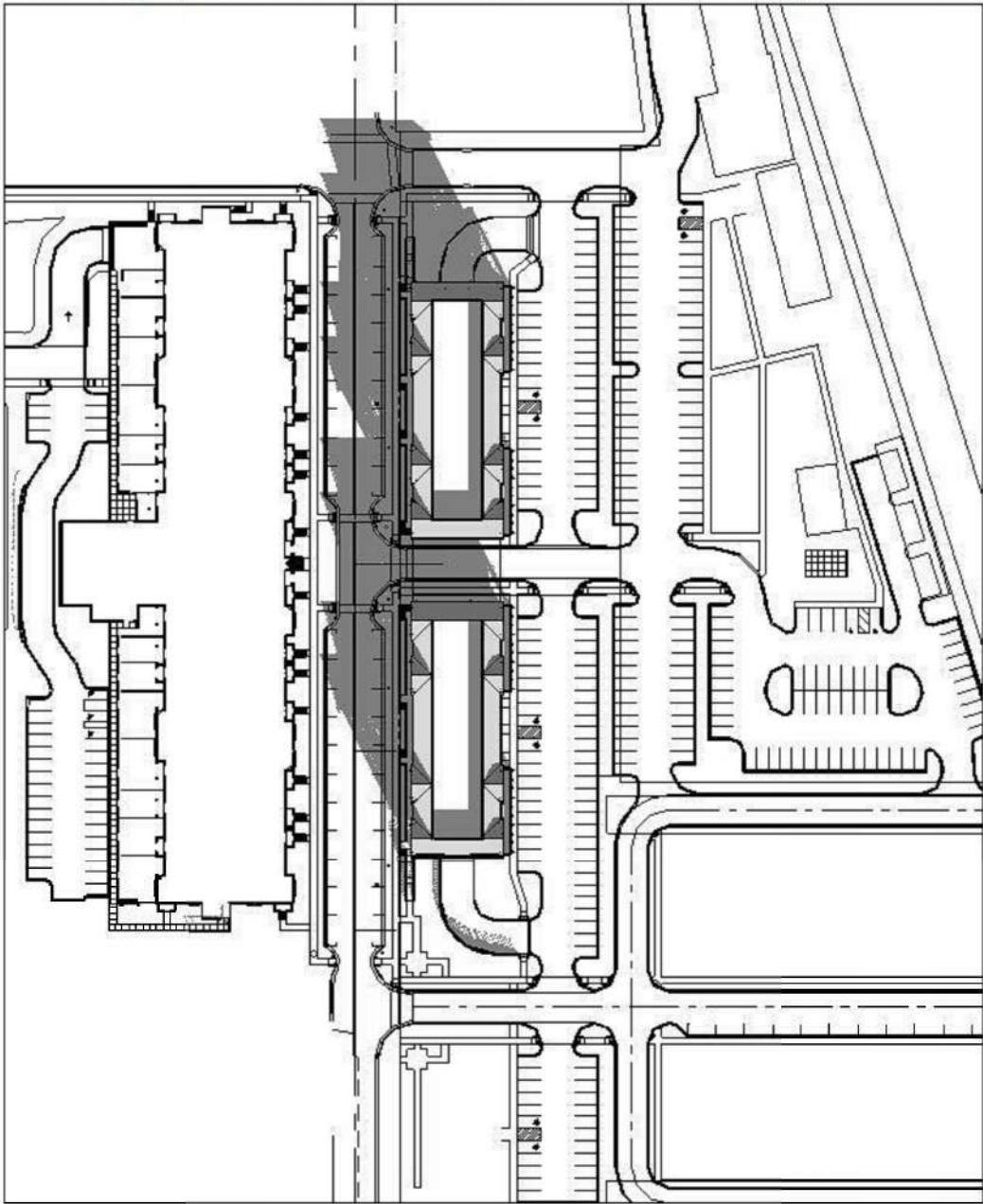
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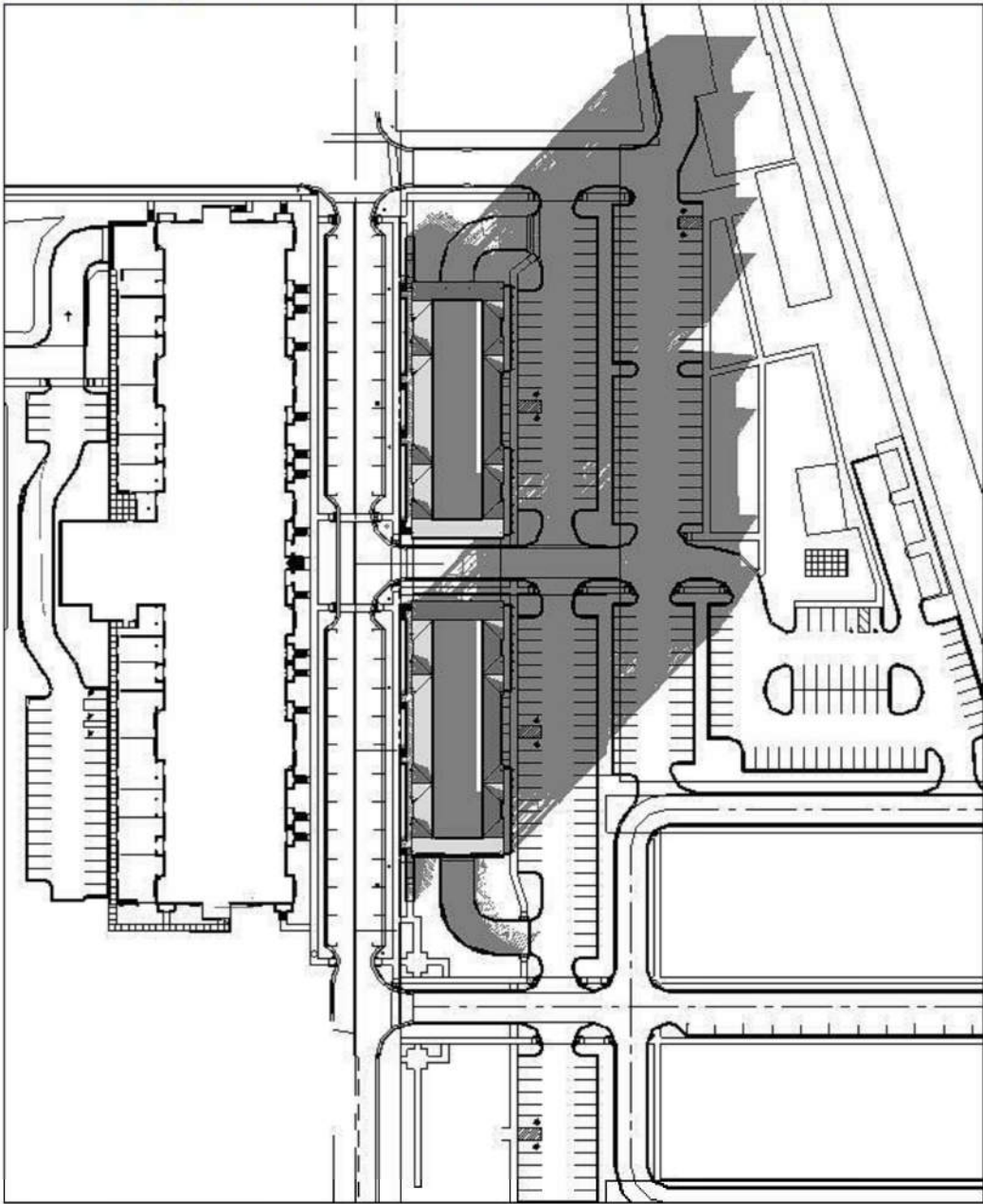
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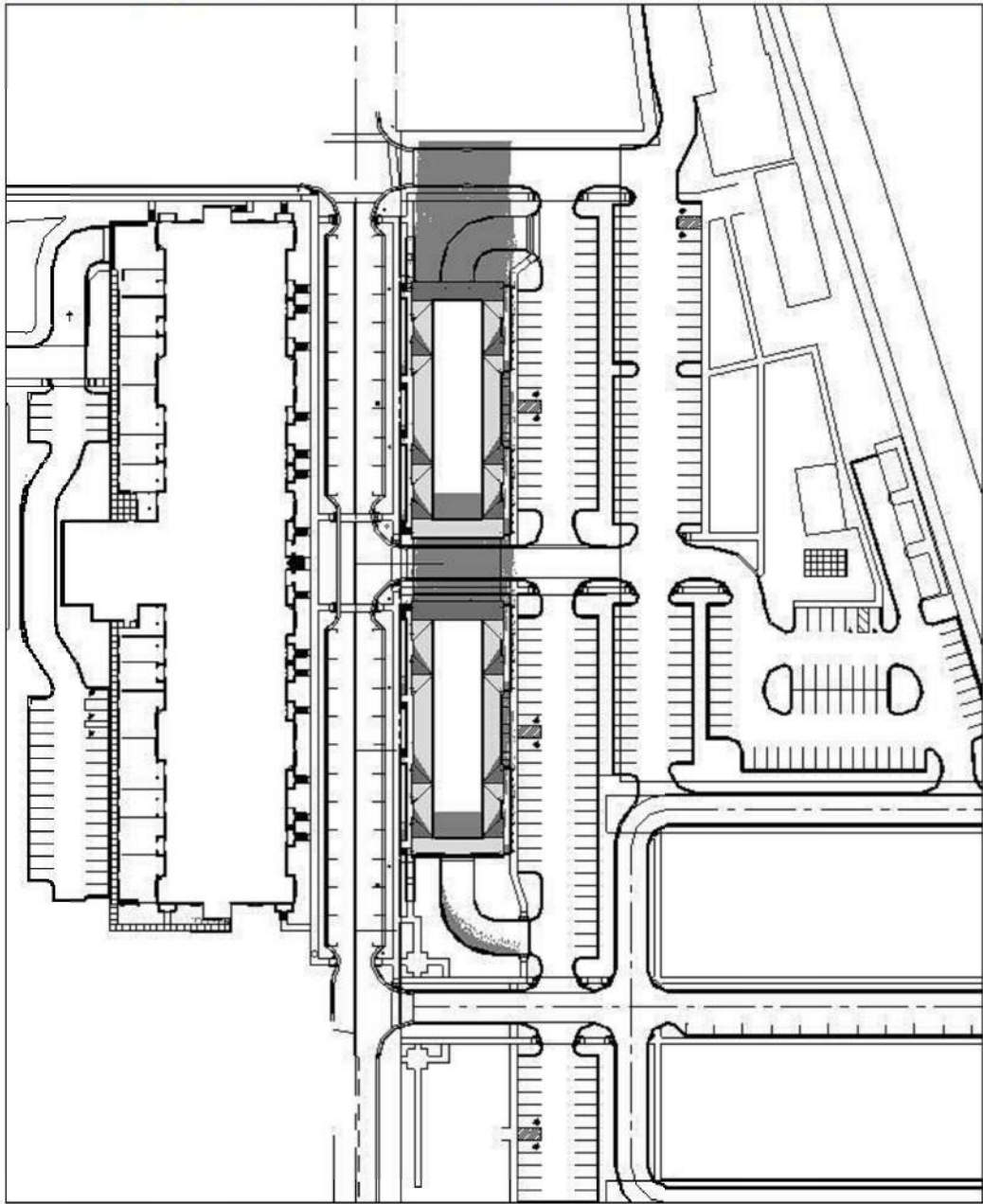
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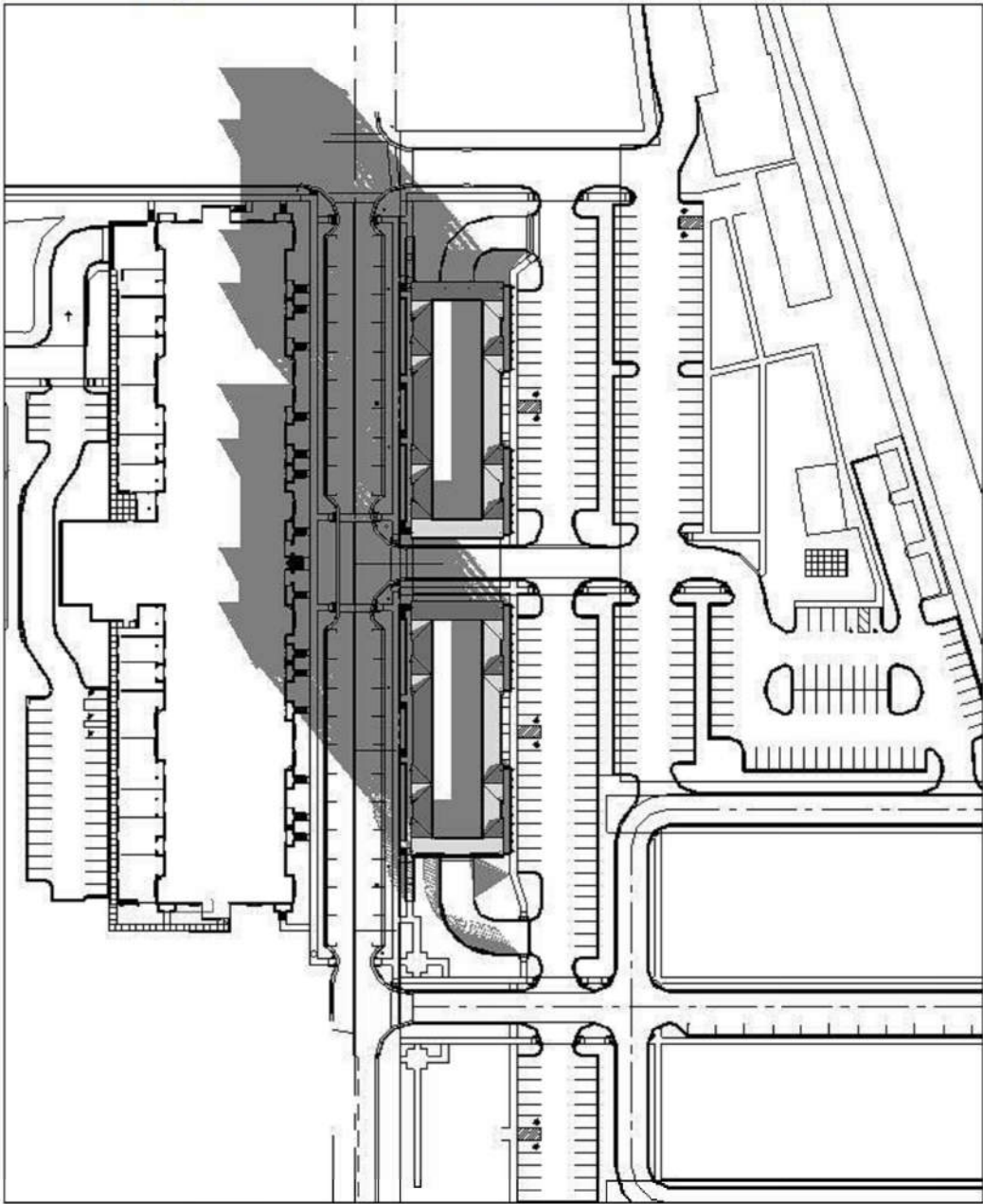
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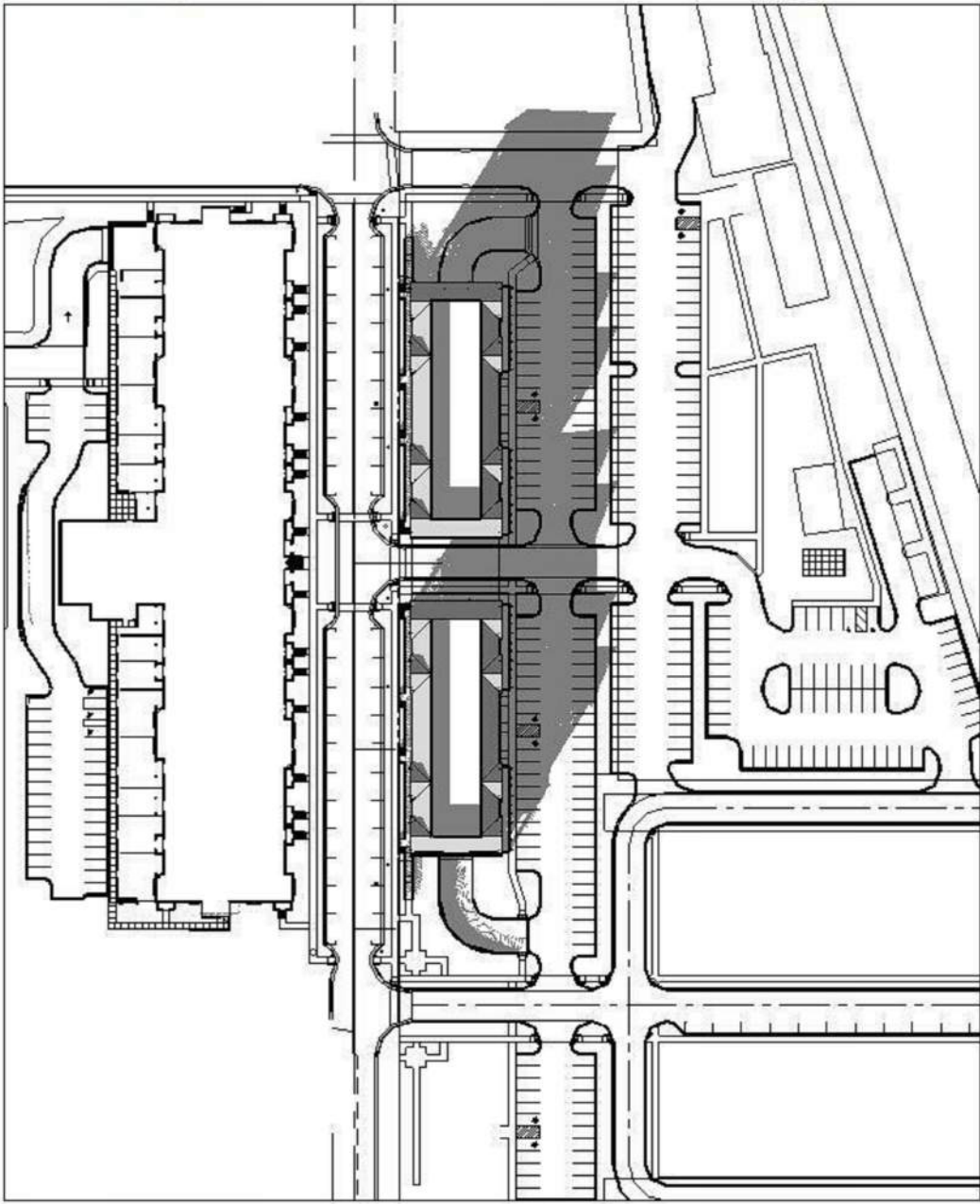
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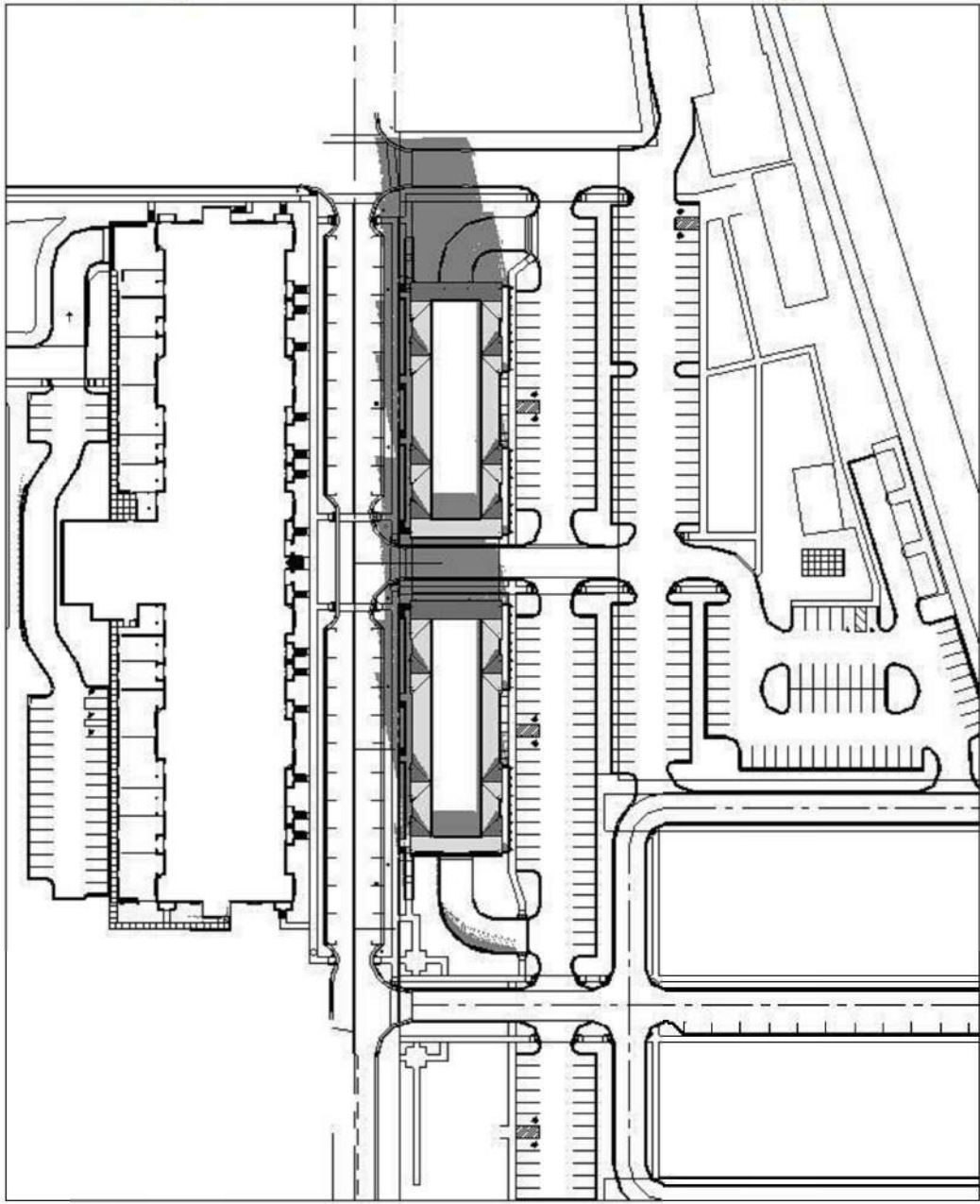
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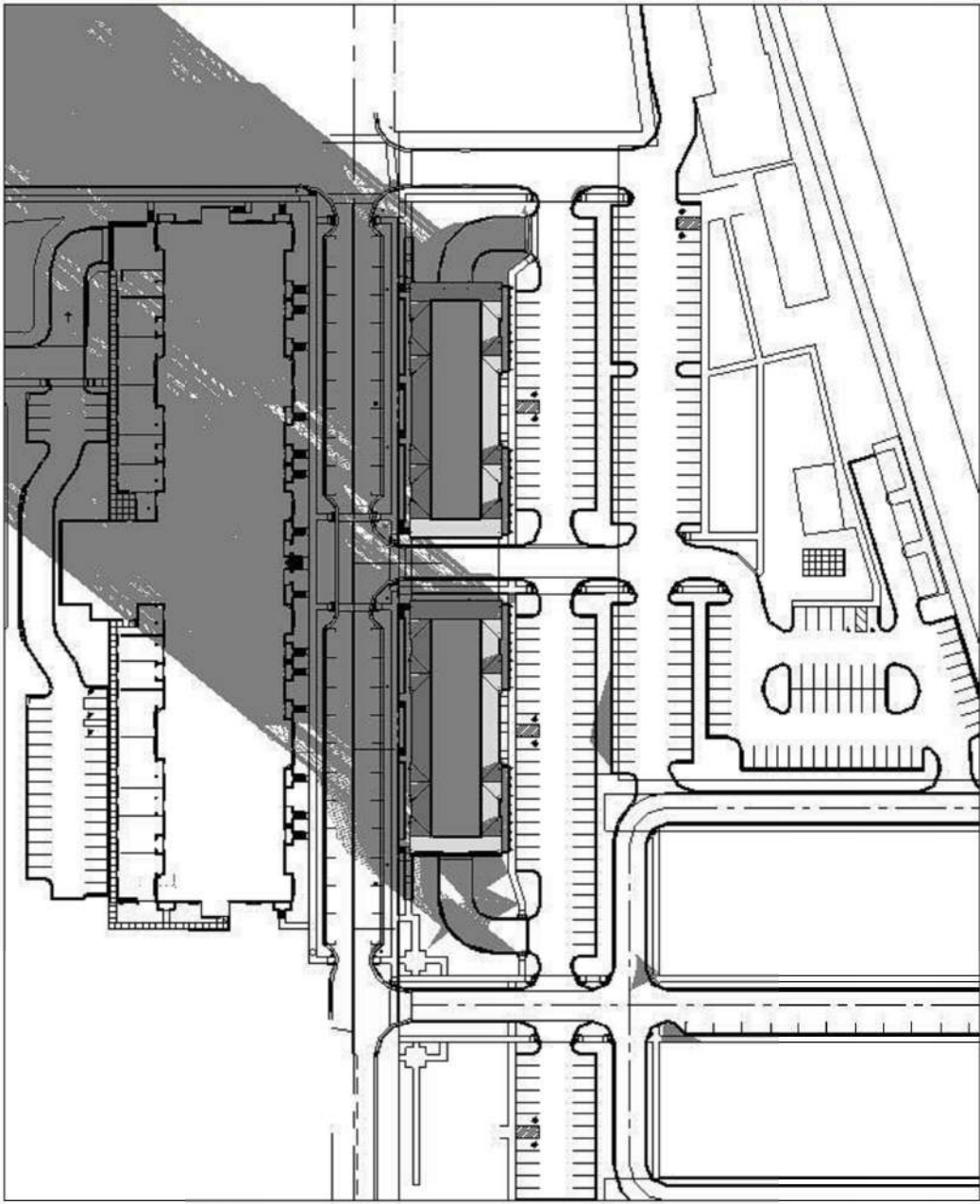
[7 of 9] [December 21, 2019 - 14:00]



[4 of 9] [December 21, 2019 - 11:00]



[1 of 9] [December 21, 2019 - 08:00]



1 SHADOW STUDY - WINTER SOLSTICE

SCALE 1/2" = 1'-0"



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

PROJECT

FOXTOWN
BUILDING E1 & E2

OWNER

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880
ISSUED FOR	PLAN COMMISSION
DATE	APRIL 24, 2019

SHEET

SITE SHADOW STUDY

A052



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PROJECT

FOXTOWN
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OWNER

REVISIONS

NO.	DESCRIPTION	DATE
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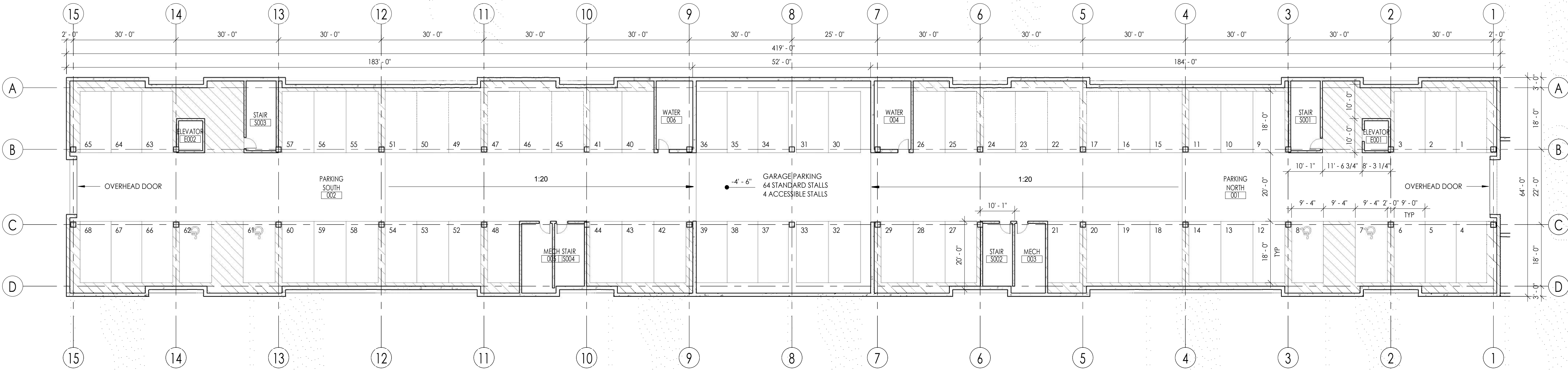
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880
ISSUED FOR	PLAN COMMISSION
DATE	APRIL 24, 2019

SHEET

BASEMENT PLAN

A100



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





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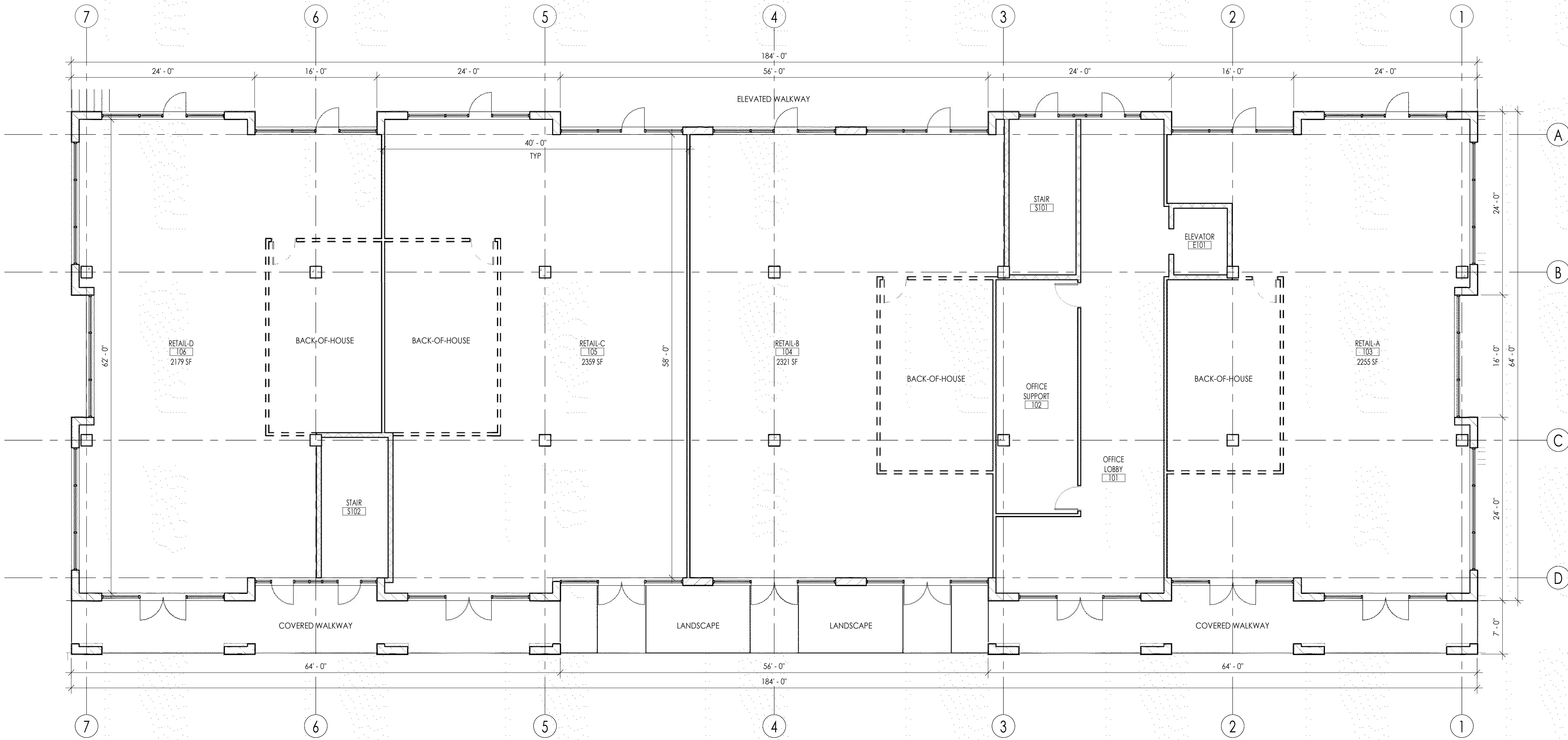
INFORMATION

PROJECT ARCHITECT	SPS
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SHEET

FIRST FLOOR PLAN

A101



1 1ST FLOOR PLAN E1 & E2
SCALE 1/8" = 1'-0"





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PROJECT

FOXTOWN
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OWNER

REVISIONS

NO.	DESCRIPTION	DATE
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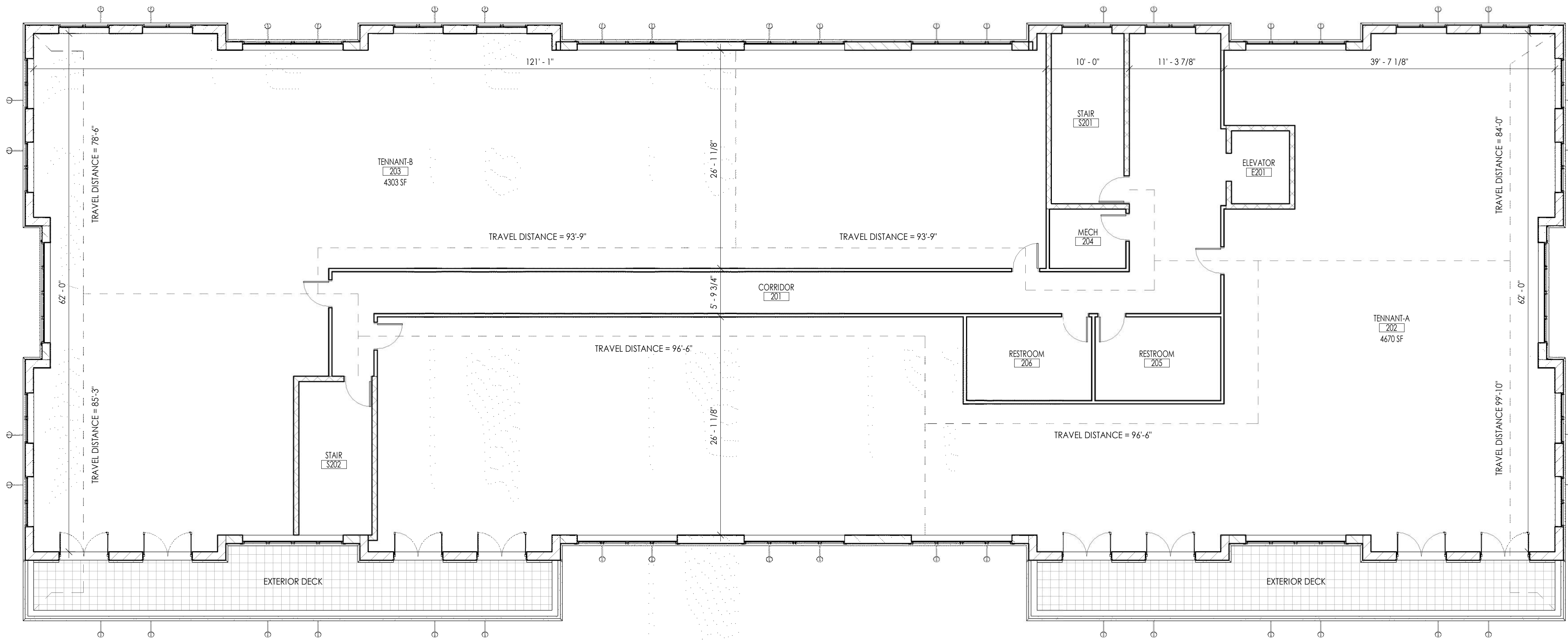
INFORMATION

PROJECT ARCHITECT	SPS
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PROJECT NUMBER	NIE-17-880
ISSUED FOR	PLAN COMMISSION
DATE	APRIL 24, 2019

SHEET

SECOND & THIRD FLOOR PLAN

A102



1 2ND FLOOR PLAN E1 & E2, 3RD FLOOR PLAN E1 (SIMILAR)
SCALE 1/8" = 1'-0"





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PROJECT

FOXTOWN
BUILDING E1 & E2

OWNER

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

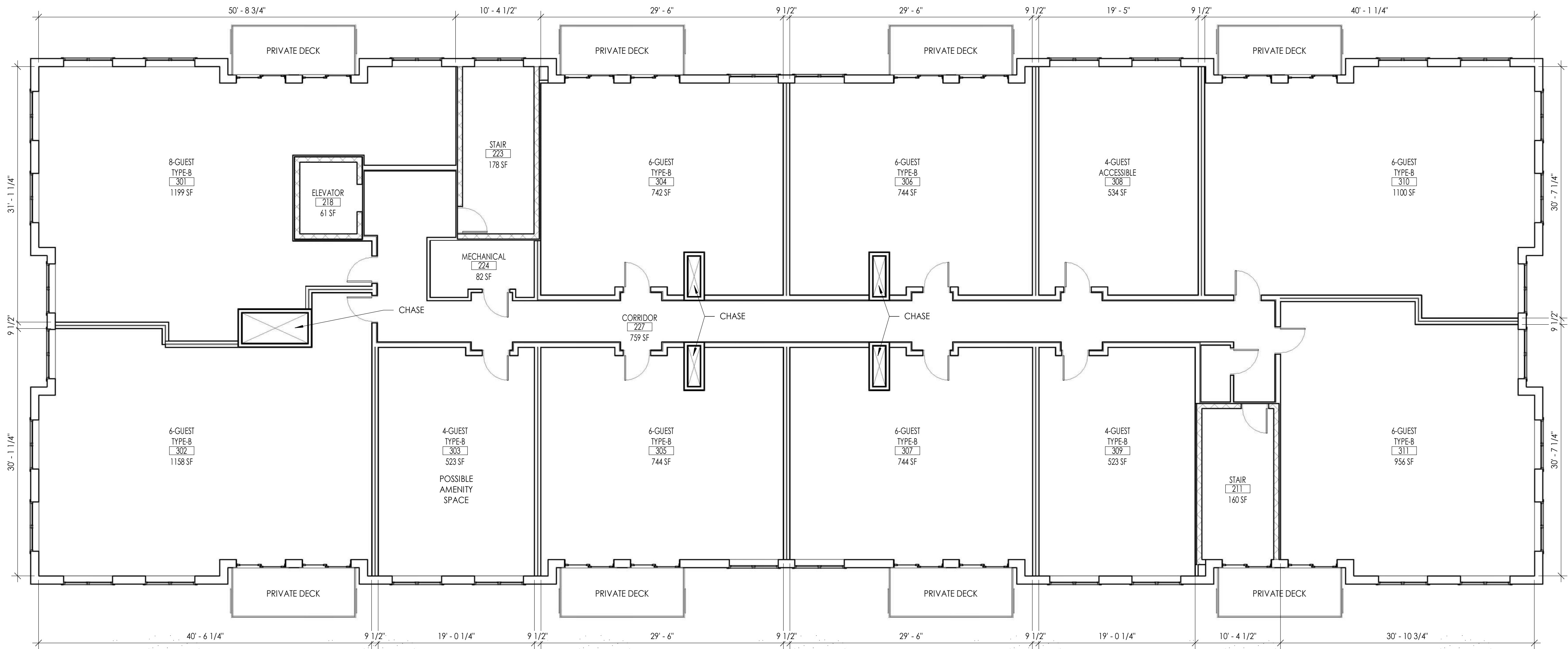
INFORMATION

PROJECT ARCHITECT	SPS
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SHEET

THIRD FLOOR PLAN

A103





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PROJECT

FOXTOWN
BUILDING E1 & E2

OWNER

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

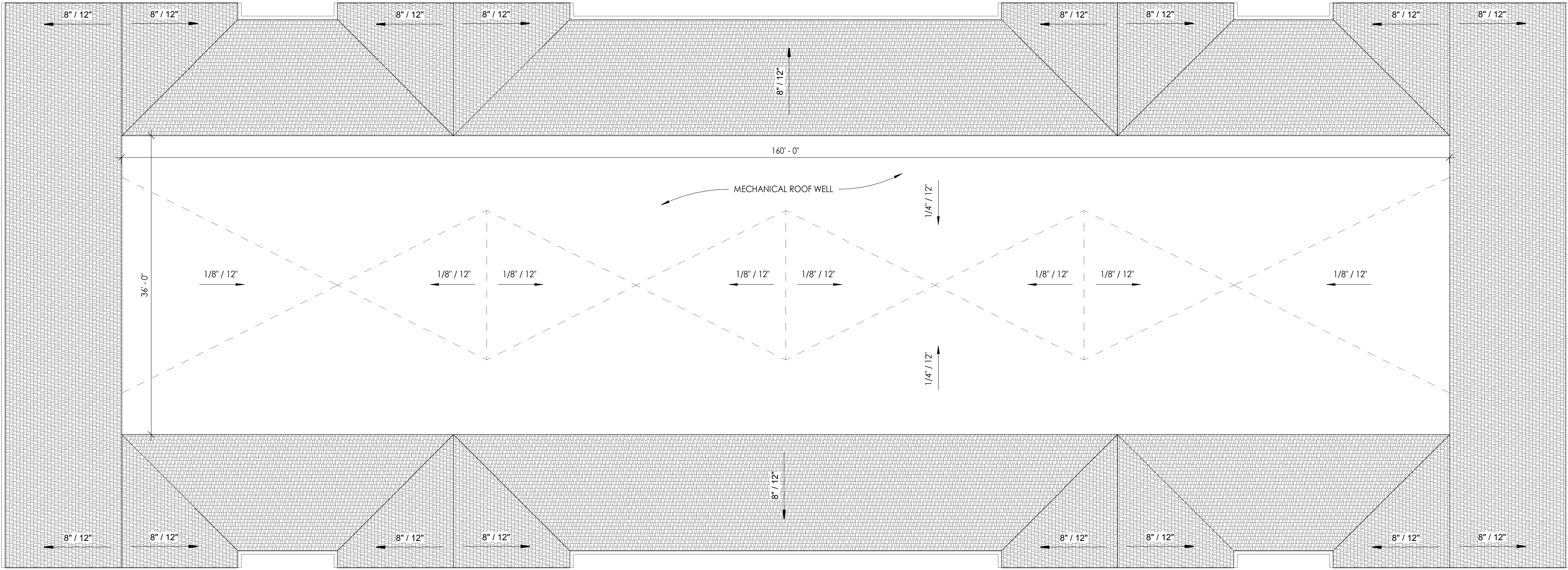
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880
ISSUED FOR	PLAN COMMISSION
DATE	APRIL 24, 2019

SHEET

ROOF PLAN

A104



1 ROOF PLAN E1 & E2

SCALE 1/8" = 1'-0"



BARN LIGHT U.S.A

REV 12.06.17 FRONTIER/FIRE CHIEF SERIES BARN LIGHT RLM SIGN LIGHT COLLECTION

I - MOUNTING ACCESSORY (CONTINUED)

DECORATIVE BACKING PLATE COVER & HEX COUPLER COVER (DCHX)



NOT PICTURED: LED DECORATIVE BACKING PLATE COVER (LDBPC)

5 GOOSE NECK SIGN LIGHTING

SCALE 1/2" = 1'-0"

ELEVATION KEYNOTES

- 1 DARK ANODIZED STOREFRONT WINDOW

2 FIBERGLASS DOUBLE HUNG WINDOW WITH INSULATED, LOW-E GLASS

3 FIBER CEMENT HORIZONTAL SIDING

4 CEDAR SHAKE SIDING

5 FULL DEPTH STONE

6 BRICK

7 CAST STONE COPING

8 CAST STONE BAND

9 CAST STONE UNTEL

10 COMPOSITE TRIM
- 11 COMPOSITE CORBEL

12 COMPOSITE FASCIA

13 COMPOSITE PANEL

14 PREFINISHED RAILING

15 BUILDING SIGNAGE

16 BUILDING LIGHTING

17 PREFINISHED OVERHEAD DOOR

18 FIBERGLASS PATIO DOOR

19 PREFINISHED ALUMINUM RAILING ON DECK



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PROJECT

FOXTOWN
BUILDING E1 & E2

MATERIAL AREAS (EACH BUILDING)

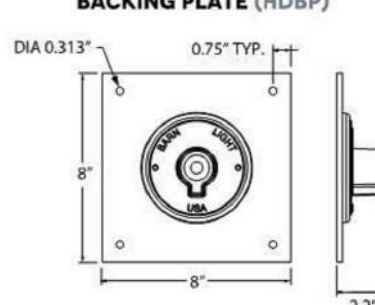
	N	S	E	W	TOTALS
BRICK:	377 SF	377 SF	981 SF	1,175 SF	2,910 SF
STONE:	545 SF	545 SF	1,120 SF	968 SF	3,178 SF
LAP SIDING:	66 SF	66 SF	407 SF	407 SF	946 SF
SHAKE SIDING:	442 SF	442 SF	1,414 SF	1,414 SF	3,712 SF
WINDOWS:	450 SF	450 SF	1,404 SF	1,404 SF	3,708 SF
STOREFRONT:	480 SF	480 SF	1,440 SF	1,440 SF	3,840 SF

BARN LIGHT U.S.A

REV 11.03.17 RLM SERIES BARN LIGHT FIXTURE FAMILY

I - MOUNTING ACCESSORY (CONTINUED)

HEAVY DUTY WALL BACKING PLATE (HDBP)



DECORATIVE BACKING PLATE COVER & HEX COUPLER COVER (DCHX)



NOT PICTURED: LED DECORATIVE BACKING PLATE COVER (LDBPC)

J - LIGHT SOURCE

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

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
LED'S					
LED11	11W	850	>90	120 VAC	TRIAC
LED16	16W	1250	>90	120 VAC	TRIAC
LED16.8	16W	1600	>90	120 VAC	TRIAC
LED27	27W	2000	>90	120-277 VAC	0-10V
LED38	38W	3000	>90	120-277 VAC	0-10V
LED43	43W	4000	>90	120-277 VAC	0-10V
INCANDESCENT (MED E26)					
E26	200W Max	1400	100	120 VAC	Bulb Dependent
COMPACT FLOURESCENT (GU24 CFL)					
GU24	23W Max	1400	75	120 VAC	Bulb Dependent

LED MODULE SPECIFICATION:

COLOR RENDERING INDEX: >90 CRI
AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K

LUMEN MAINTENANCE (L70): 50,000 HOURS



2 NORTH ELEVATION E1, SOUTH ELEVATION E2

SCALE 1/8" = 1'-0"

3 GOOSE NECK LIGHTING

SCALE 6" = 1'-0"



4 SIGNAGE ELEVATION

SCALE 1/4" = 1'-0"

SIGNAGE LIGHTING:
SEE 3/A/01

BUILDING SIGNAGE:
PREFINISHED METAL LETTERING
MOUNTED TO SIGN PLAQUE -
SIGN PLAQUE TO BE MOUNTED
TO METAL STANDOFFS &
ATTACHED TO MASONRY



1 EAST ELEVATION E1

SCALE 1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880
ISSUED FOR	PLAN COMMISSION
DATE	APRIL 24, 2019

SHEET

BUILDING ELEVATIONS

A401



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

PROJECT

FOXTOWN
BUILDING E1 & E2

OWNER

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880
ISSUED FOR	PLAN COMMISSION
DATE	APRIL 24, 2019

SHEET

BUILDING ELEVATIONS

A402

ELEVATION KEYNOTES

- 1 DARK ANODIZED STOREFRONT WINDOW

2 FIBERGLASS DOUBLE HUNG WINDOW WITH INSULATED, LOW-E GLASS

3 FIBER CEMENT HORIZONTAL SIDING

4 CEDAR SHAKE SIDING

5 FULL DEPTH STONE

6 BRICK

7 CAST STONE COPING

8 CAST STONE BAND

9 CAST STONE LINTEL

10 COMPOSITE TRIM
- 11 COMPOSITE CORBEL

12 COMPOSITE FASCIA

13 COMPOSITE PANEL

14 PREFINISHED RAILING

15 BUILDING SIGNAGE

16 BUILDING LIGHTING

17 PREFINISHED OVERHEAD DOOR

18 FIBERGLASS PATIO DOOR

19 PREFINISHED ALUMINUM RAILING ON DECK

MATERIAL AREAS (EACH BUILDING)

	N	S	E	W	TOTALS
BRICK:	377 SF	377 SF	981 SF	1,175 SF	2,910 SF
STONE:	545 SF	545 SF	1,120 SF	968 SF	3,178 SF
LAP SIDING:	66 SF	66 SF	407 SF	407 SF	946 SF
SHAKE SIDING:	442 SF	442 SF	1,414 SF	1,414 SF	3,712 SF
WINDOWS:	450 SF	450 SF	1,404 SF	1,404 SF	3,708 SF
STOREFRONT:	480 SF	480 SF	1,440 SF	1,440 SF	3,840 SF



2 SOUTH ELEVATION E1, NORTH ELEVATION E2
SCALE 1/8" = 1'-0"



1 WEST ELEVATION E1
SCALE 1/8" = 1'-0"



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SHEET

BUILDING ELEVATIONS

A403

ELEVATION KEYNOTES

- 1

DARK ANODIZED STOREFRONT WINDOW
- 2

FIBERGLASS DOUBLE HUNG WINDOW WITH INSULATED, LOW-E GLASS
- 3

FIBER CEMENT HORIZONTAL SIDING
- 4

CEDAR SHAKE SIDING
- 5

FULL DEPTH STONE
- 6

BRICK
- 7

CAST STONE COPING
- 8

CAST STONE BAND
- 9

CAST STONE LINTEL
- 10

COMPOSITE TRIM

11

COMPOSITE CORBEL

12

COMPOSITE FASCIA

13

COMPOSITE PANEL

14

PREFINISHED RAILING

15

BUILDING SIGNAGE

16

BUILDING LIGHTING

17

PREFINISHED OVERHEAD DOOR

18

FIBERGLASS PATIO DOOR

19

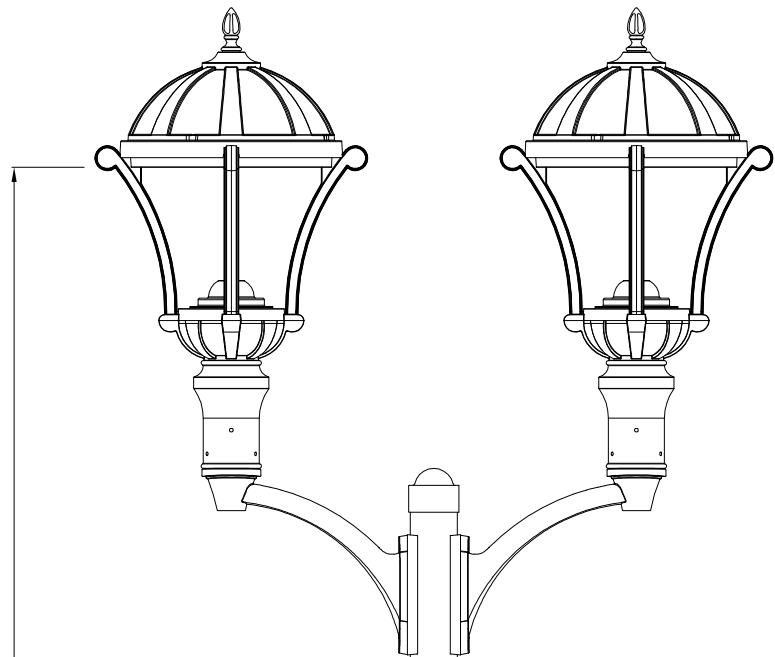
PREFINISHED ALUMINUM RAILING ON DECK

2 WEST E2
SCALE 1/8" = 1'-0"



1 EAST E2
SCALE 1/8" = 1'-0"

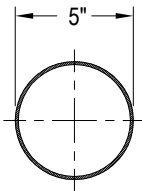
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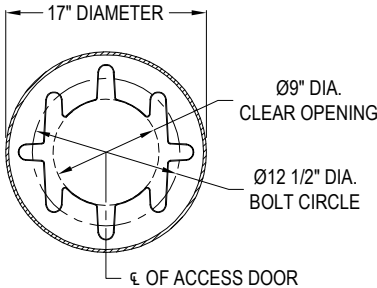
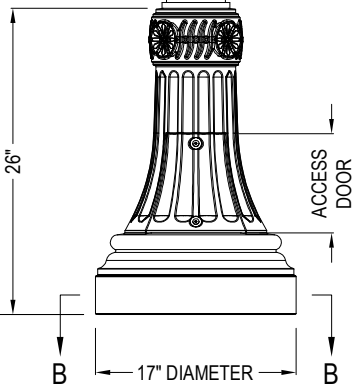
18'-7 1/4" TO THE PHOTOMETRIC CENTER

15'-0"

A A



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



SECTION B-B
BASE PLATE DETAIL

LAMP POST SPECIFICATIONS

STYLE:	RICHMOND LED
HEIGHT:	39"
WIDTH:	23 1/8"
MATERIAL:	CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
FINISH:	POWDER COAT - RIVER TEXTURE GLOSS BLACK
LAMPING:	100 WATT LED
VOLTAGE:	ELECTRONIC WIRED AT 120-277 VOLTS
COLOR TEMPERATURE:	3000K (WARM WHITE)
OPTICAL SYSTEM:	TYPE III REFRACTIVE OPTICS (ASYMMETRIC DISTRIBUTION)
LENS:	FLAT TEMPERED GLASS PANEL
SURGE PROTECTION:	10kv
CATALOG NO.:	ALMRCH-LE100/EVX/X2-30-CR3-GPLO-FBR-CU

CROSS ARM SPECIFICATIONS

STYLE:	VINEYARD (M3) TWIN
WIDTH:	1'-5 3/16" FROM ϵ OF POST TO ϵ OF LUMINAIRE
HEIGHT:	1'-5 3/4"
MATERIAL:	CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
FINISH:	POWDER COAT - RIVER TEXTURE GLOSS BLACK
TENON:	4" DIA. X 4" HIGH (TO ACCEPT LUMINAIRE)
CATALOG NO.:	AARVNY-M3-2S-17-TN4.00/4.00-CU

LAMP POST SPECIFICATIONS

STYLE:	NORTHAMPTON
HEIGHT:	15'-0"
PHOTOMETRIC CENTER:	18'-1 1/4"
BASE:	17" DIAMETER
MATERIAL:	- SHAFT: 5" DIA. 6061 ALLOY ALUMINUM TUBE (0.125" WALL) - BASE: CAST ALUMINUM ALLOY A.N.S.I. 356, PER A.S.T.M. B26-95
FINISH:	POWDER COAT - RIVER TEXTURE GLOSS BLACK
ACCESS DOOR:	LOCATED IN BASE SECURED WITH TAMPER PROOF HEX SOCKET SECURITY MACHINE SCREWS
GROUND PROVISIONS:	DRILL AND TAP BASE OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (STUD SUPPLIED BY OTHERS)
ANCHOR BOLTS:	(4) 3/4" DIA. X 24" LONG + 3" HOOK (FULLY GALVANIZED WITH 1 NUT AND 1 WASHER PER BOLT)
BOLT PROJECTION:	3" REQUIRED
TENON:	3 1/2" DIA. X 8" HIGH (TO ACCEPT CROSS ARM)
CATALOG NO.:	APSNRT-17-15.00-T5-TN3.50/8.00-CU

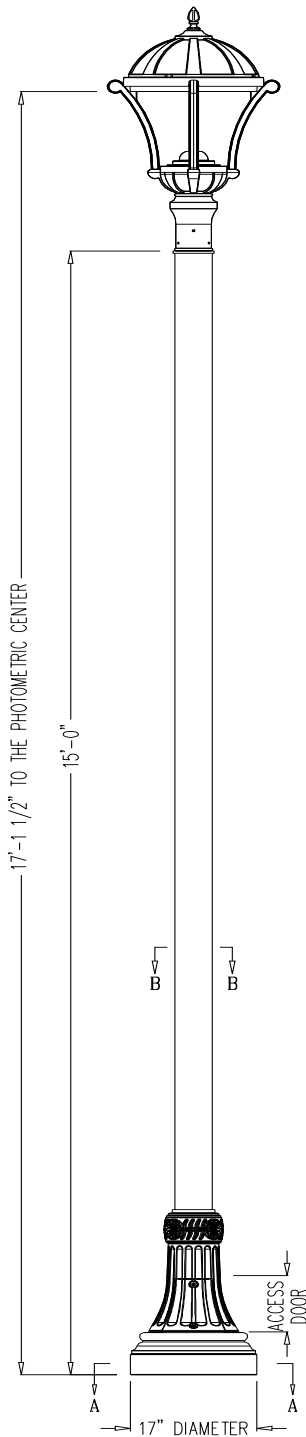


Spring City Electrical Mfg. Co.

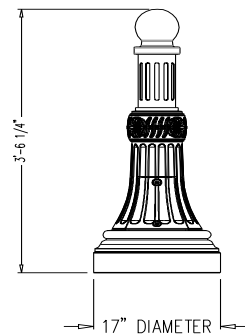
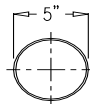
HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475
PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM

DESCRIPTION	THE NORTHAMPTON 15'-0" ALUMINUM LAMP POST WITH THE TWIN VINEYARD CROSS ARM AND THE RICHMOND LED LUMINAIRE		
CUSTOMER	FOXTOWN BREWERY (MEQUON, WI)		
JOB			
SCALE	DRAWN BY:	DATE	DRAWING NO.
N.T.S.	T.E.B.	05-02-2019	S104744

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



LUMINAIRE SPECIFICATIONS

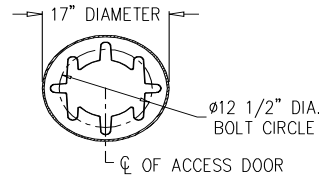
STYLE: RICHMOND LED
HEIGHT: 39"
WIDTH: 23 1/8"
MATERIAL: CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
FINISH: POWDER COAT - RIVER TEXTURE GLOSS BLACK
LAMPING: 80 WATT LED
VOLTAGE: ELECTRONIC WIRED AT 120-277 VOLTS
COLOR TEMP: 3000K (WARM WHITE)
DISTRIBUTION: TYPE III (ASYMMETRIC)
OPTICS: CROSSFIRE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

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

LAMP POST SPECIFICATIONS

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

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



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

 Spring City Electrical Mfg. Co. HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475 PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM			
DESCRIPTION		THE RICHMOND LUMINAIRE ATOP THE NORTHAMPTON POST	
CUSTOMER		FOXTOWN	
SCALE	DRAWN BY:	DATE	DRAWING NO.
N.T.S.	W.R.W.	01-10-18	S104



MERU Series

LED GENERAL & EMERGENCY LIGHTING



PROJECT:

FIXTURE TYPE:

LOCATION:

CONTACT/PHONE:

PRODUCT DESCRIPTION

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

PRODUCT SPECIFICATIONS

CONSTRUCTION

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

ELECTRICAL

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

LAMPS

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

BATTERY

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

CODE COMPLIANCE

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

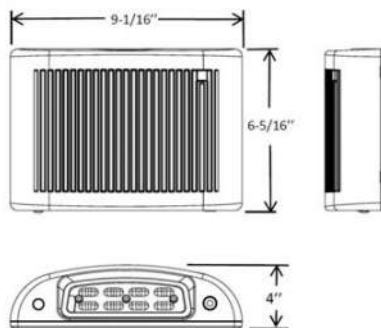
WARRANTY

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

INSTALLATION

MOUNTING

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



ACEM Model (NiCad Battery Backup)

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

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

ORDERING INFORMATION

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

Ordering Example: MERU-ACEM-DB





MERU Series

LED GENERAL & EMERGENCY LIGHTING



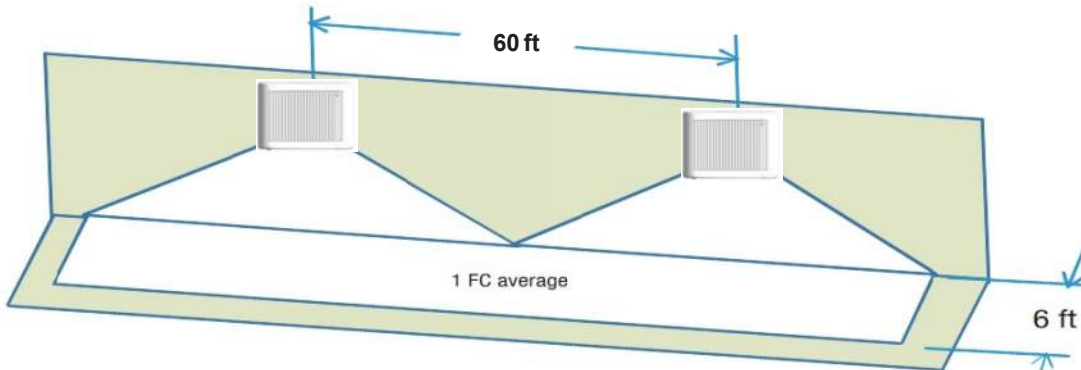
PROJECT: _____

FIXTURE TYPE: _____

LOCATION: _____

CONTACT/PHONE: _____

PHOTOMETRICS



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

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

SELF DIAGNOSTICS

Included Self Diagnostic

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

Manual Testing

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

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





REV 05.24.18

FRONTIER/FIRE CHIEF SERIES

BARN LIGHT SIGN LIGHT COLLECTION

Max Weight: 10.0 lbs

PROJECT NAME _____

PROJECT TYPE _____

SPS-0177

BLE - G -	ASFC12	- 105	- G22	- 105	-	-	-	-
	A	B	C	D	E	F	G	
			LED16	3000K				
	H	I	J	K				

Order Example: BLE - G - ASFC12 - 995 - G4 - 995 - NA - NA - NA - NA - DCHX - LED11 - 3000K

A - SHADE SIZE

FRONTIER/FIRE CHIEF:

- ASFC8 8" Shade^{1,2}
ASFC10 10" Shade
ASFC12 12" Shade
ASFC14 14" Shade

B - SHADE FINISH

POWDER COAT FINISHES³:

- 100 Black
105 Textured Black
200 White
300 Dark Green
307 Emerald Green
311 Jadite
370 Mint
380 Chartreuse
390 Teal
400 Barn Red
420 Orange
470 Watermelon
480 Blush Pink
490 Magenta
500 Buttery Yellow
570 Sunflower
600 Bronze
601 Chocolate
605 Rust
615 Oil-Rubbed Bronze
700 Royal Blue
705 Navy
710 Cobalt Blue
715 Delphite Blue
800 Industrial Grey
805 Charcoal Granite
810 Graphite
975 Galvanized

PORCELAIN FINISHES⁴:

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

B - SHADE FINISH (CONTINUED)

NATURAL FINISHES⁵:

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

C - GOOSENECK ARMS

GOOSENECK OPTIONS:

- | | |
|--------------------|--------------------|
| G1 ⁶ | G16 ⁶ |
| G2 ⁶ | G17 |
| G3 ^{6,13} | G19 ^{6,7} |
| G4 | G22 |
| G5 ⁶ | G24 |
| G6 | G25 |
| G7 | G26 ⁶ |
| G8 | G32 |
| G9 | G34 ⁶ |
| G10 | G35 ⁶ |
| G11 ⁶ | G36 ⁶ |
| G12 ⁶ | G40 ^{6,7} |
| G13 | G64 ⁶ |
| G14 | G65 ⁶ |
| G15 | |

D - GOOSENECK ARM FINISH

Please Note: See **Section B** for all applicable Gooseneck Arm Finish Options. Gooseneck arms are also available in 980-Brushed Aluminum. (I) If Porcelain Finish selected, gooseneck arm will be powder coat painted-to-match.

- 980 Brushed Aluminum

E - SWIVEL KNUCKLE

- NA None
SWK Swivel Knuckle

F - OPTIONAL ACCESSORIES

- NA None
WC Wire Cage⁶
TGG Heavy Duty Guard^{6,8}
CGG Cast Guard^{6,8}
WGG Wire Guard^{6,8}

G - GLASS OPTIONS⁹

- NA Not Applicable
CLR Clear Glass¹⁰
FST Frosted Glass
RIB Ribbed Glass
CCR Clear Crackle Glass
SMK Smoke Crackle Glass
HCR Honey Crackle Glass

H - OPTIONAL ACCESSORY FINISH

Please Note: See **Section B** for all applicable Accessory Finish Options. (I) Wire Cage and Guards not available in Natural Finishes. (II) If Porcelain Finish is selected, accessory will be powder coat painted-to-match. (III) If no accessory selected in Section F, select NA.

- NA Not Applicable

I - MOUNTING ACCESSORY

- NA None
HDBP Heavy Duty Backing Plate^{6,7}
DD Dusk-to-Dawn Photocell⁷
DBPC Decorative Backing Plate Cover
DCHX Decorative Backing Plate Cover & Hex Cover
LDCHX LED Decorative Backing Plate Cover & Hex Cover

J - LIGHT SOURCE

- E26 200 Watt Max⁸
GU24 24 Bi-Pin, 23W Max⁸
LED11 11W LED, 850 Lumen¹¹
LED16 16W LED, 1250 Lumen¹¹
LED16.8 16W LED, 1600 Lumen⁸
LED27 27W LED, 2000 Lumen¹¹
LED38 38W LED, 3000 Lumen¹¹
LED43 43W LED, 4000 Lumen¹¹

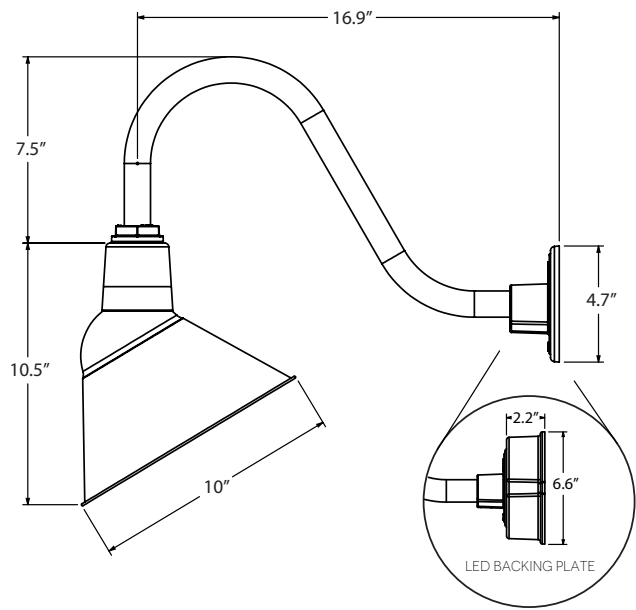
K - COLOR TEMPERATURE¹²

- NA Not Applicable
2700K 2700K, Warm White
3000K 3000K, Neutral White
3500K 3500K, Bright White
4000K 4000K, Cool White

IMPORTANT: (1) Optional guard accessory in Section F not available with select shade size (2) Select shade size not available in LED (3) All Powder Coat finished shades, Galvanized excluded, feature a white interior (4) All Porcelain Enamel finished shades feature a white interior and a black outer rim (5) Natural Finishes have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Finishes (6) Not available in Natural Finishes (7) Not available if LED Light Source is selected in Section J (8) Guard and Glass accessory reduces incandescent wattage to 100W Max, GU24 Bi-Pin to 18W Max and LED Max to 1600 Lumens (9) Selection only applicable if a guard is selected in Section F, select NA if no guard is selected (10) Not recommended if LED Light Source is selected in Section J (11) Light Source not applicable if TGG, CGG and WGG Guard is selected in Section F (12) Selection only applicable if LED Light Source selected in Section J (13) Gooseneck Arm not applicable if ASFC12 or ASFC14 shade selected in Section A

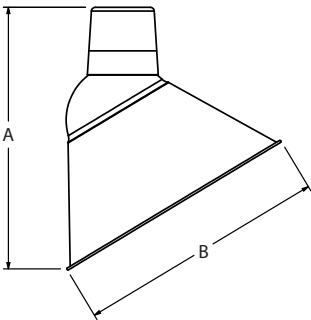
DIMENSIONAL DRAWING

Galvanized steel shades are crafted from 20 Ga Sheet metal while 1100-0 Aluminum—ranging from 0.050" to 0.125"—is used for all other shades. All shades have their edges rolled, and the result is highly durable and stylish lighting.



SHOWN WITH: G15 GOOSENECK ARM & 10" SHADE

AVAILABLE SHADE SIZES



SHADE CODE	HEIGHT (A)	DIAMETER (B)
ASFC8	8"	8"
ASFC10	10.5"	10"
ASFC12	12"	12"
ASFC14	14.5"	14"

LIGHT SOURCE

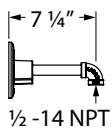
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the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

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
LEDS					
LED11	11W	850	>90	120 VAC	TRIAC
LED16	16W	1250	>90	120 VAC	TRIAC
LED16.8	16W	1600	>90	120 VAC	TRIAC
LED27	27W	2000	>90	120-277 VAC	0-10V
LED38	38W	3000	>90	120-277 VAC	0-10V
LED43	43W	4000	>90	120-277 VAC	0-10V
INCANDESCENT (MED E26)					
E26	200W Max	1400	100	120 VAC	Bulb Dependant
COMPACT FLOURESCENT (GU24 CFL)					
GU24	23W Max	1400	75	120 VAC	Bulb Dependant

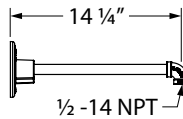
GOOSENECK LIGHTING

REV 09.26.18

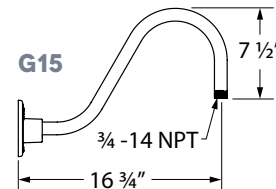
Timeless and practical, our vast selection of gooseneck arms provides the perfect angle and style for any setting. The curved arms evoke classic light styles while helping the shade direct light onto sidewalks, signs and more. Each gooseneck arm is crafted in our Florida-based manufacturing facility! Please Note: Select gooseneck arms cannot be used with certain designs and shades. For additional information, please visit the individual product listing. Additionally, gooseneck arms indicated with an asterisk are not available in copper and brass finishes.



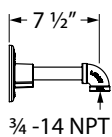
G3*



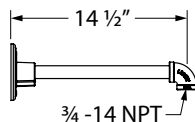
G1*



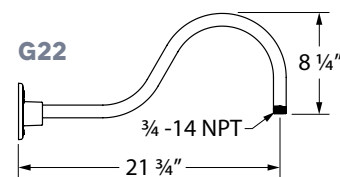
G15



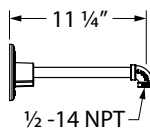
G4



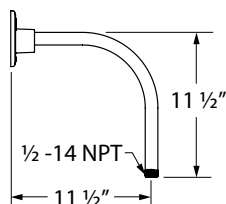
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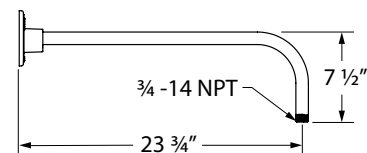
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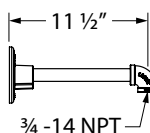
G16*



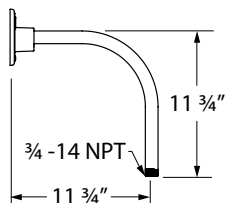
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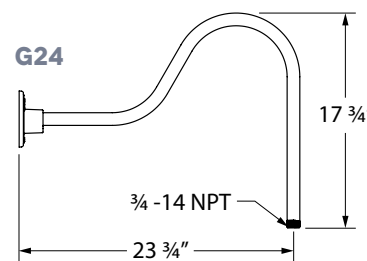
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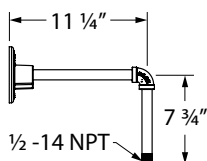
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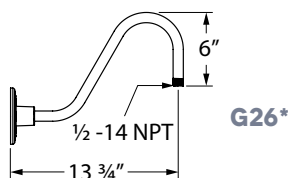
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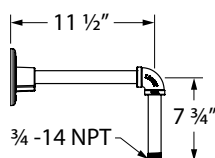
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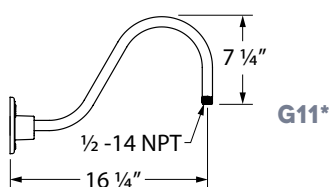
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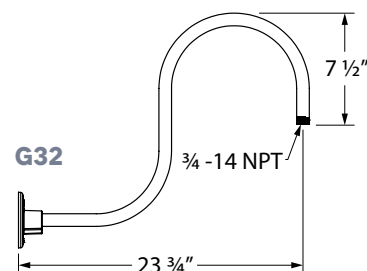
G26*



G34*



G11*



G32



REV 10.02.18
ORIGINAL™/SKY CHIEF SERIES
BARN LIGHT RLM FIXTURE FAMILY
Max Weight: 10.0 lbs

PROJECT NAME _____

PROJECT TYPE _____

SPS-O111

BLE - G	-	WHS12	-	105	-	G19	-	105	-		-
A		B		C		D		E		F	G
						E26					
H		I		J		K		L		M	

Order Example: BLE - G - WHS - 600 - G11 - 980 - NA - CGG - 975 - CCR - HDBP - E26 - NA - NA

A - MOUNTING STYLE

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

B - SHADE SIZE

ORIGINAL™/SKY CHIEF:

WHS12	WHS20 ¹
WHS14	WHS24 ^{1,2,9}
WHS16	WHS28 ^{1,2,9}
WHS18	

C - SHADE FINISH

POWDER COAT FINISHES³:

100	Black
105	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

PORCELAIN FINISHES⁴:

150	Black
250	White
350	Vintage Green
355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue

C - SHADE FINISH (CONTINUED)

PORCELAIN FINISHES⁴:

765	Delphite Blue
850	Graphite
950	Metallic Chrome

NATURAL FINISHES¹¹:

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

D - MOUNTING

CSA LISTED CORD OPTIONS:

SBK	Standard Black
SWH	Standard White
CSB	Black Cloth
CSW	White Cloth
CSR	Red Cloth
CSBB	Black & Brown Cloth
CSRW	Red & White Cloth
CSGW	Gold & White Cloth
CSBG	Black & Gold Cloth
CSBW	Black & White Cloth
CSBP	Black & Pink Cloth
CSUW	Blue & White Cloth

NON-CSA LISTED CORD OPTIONS:

CBK	Black Cotton
CMG	Grey Cotton
CRZ	Red Chevron
TBK	Black Cotton Twist ⁵
TWH	White Cotton Twist ⁵
TBR	Brown Cotton Twist ⁵
TRD	Red Cotton Twist ⁵
TPT	Putty Cotton Twist ⁵
TBW	Black & White Twist ⁵
TRW	Red & White Twist ⁵
TBB	Brown & Beige Twist ⁵

CHAIN MOUNT OPTIONS:

CN36	3' of Chain ¹
CN48	4' of Chain ¹
CN60	5' of Chain ¹
CN72	6' of Chain ¹

FLUSH MOUNT OPTIONS:

FM¹

GOOSENECK OPTIONS:

G1 ¹	G16 ¹
G2 ¹	G17
G3 ¹	G19 ^{1,5}
G4	G22

D - MOUNTING (CONTINUED)

GOOSENECK OPTIONS:

G5 ¹	G24
G6	G25
G7	G26 ¹
G8	G32
G9	G34 ¹
G10	G35 ¹
G11 ¹	G36 ¹
G12 ¹	G40 ^{1,5}
G13	G64 ¹
G14	G65 ¹
G15	

STEM MOUNT OPTIONS:

ST506	.5" Stem Mount, 6" ¹
ST512	.5" Stem Mount, 12" ¹
ST518	.5" Stem Mount, 18" ¹
ST524	.5" Stem Mount, 24" ¹
ST536	.5" Stem Mount, 36" ¹
ST548	.5" Stem Mount, 48" ¹
ST706	.75" Stem Mount, 6"
ST712	.75" Stem Mount, 12"
ST718	.75" Stem Mount, 18"
ST724	.75" Stem Mount, 24"
ST736	.75" Stem Mount, 36"
ST748	.75" Stem Mount, 48"

E - MOUNTING FINISH

Please Note: See **Section C** for Finish Options. 980-Brushed Aluminum is also available for Gooseneck and Stem mounting styles. If Porcelain Finish is selected, mounting will be powder coat painted-to-match.

(I) If Cord Hung [C] or Flush Mount [F] Mounting Style, selection identifies canopy finish
(II) If Chain Hung [CN] Mounting Style, selection identifies chain and canopy finish
(III) If Stem Mount [S] Mounting Style, selection identifies stem and canopy finish

980 Brushed Aluminum

F - CORDS¹⁰

NA Not Applicable

Please Note: See **Section D** for all applicable CSA Listed Cord Options. Non-CSA Listed Cord Options for Chain Hung Mounting Style limited to: Black Cotton [CBK], Red Chevron [CRZ] and Grey Cotton [CMG]

G - SHADE ACCESSORIES

NA	None
WC	Wire Cage ¹⁹
TGG	Heavy Duty Guard ¹⁶
CGG	Cast Guard ¹⁶
WGG	Wire Guard ¹⁶

H - SHADE ACCESSORY FINISH

Please Note: See **Section C** for Finish Options. Natural Finishes not applicable with Wire Cage or Guard. If Porcelain Finish is selected, accessory will be powder coat painted-to-match

NA Not Applicable

I - GLASS OPTION

NA	Not Applicable
CLR	Clear Glass ^{6,12}
FST	Frosted Glass ⁶
RIB	Ribbed Glass ⁶
CCR	Clear Crackle Glass ⁶
SMK	Smoke Crackle Glass ⁶
HCR	Honey Crackle Glass ⁶

J - MOUNTING ACCESSORY

NA	None/Not Applicable
HSC	Hang Straight Canopy ¹⁴
HDSMC	Heavy Duty Stem Mount Canopy ^{15,14}
HDBP	Heavy Duty Backing Plate ¹⁵
DD	Dusk-to-Dawn Photocell ⁵
DBPC	Decorative Backing Plate Cover
LDBPC	LED Decorative Backing Plate Cover
DCHX	Decorative Backing Plate Cover & Hex Cover
LDCHX	LED Decorative Backing Plate Cover & Hex Cover

K - LIGHT SOURCE

E26	200 Watt Max ⁶
GU24	24 Bi-Pin, 23W Max ⁶
LED11	850 Lumen, 11W LED ⁷
LED16	1250 Lumen, 16W LED ⁷
LED16.8	1600 Lumen, 16W LED ⁶
LED27	2000 Lumen, 27W LED ⁷
LED38	3000 Lumen, 38W LED ⁷
LED43	4000 Lumen, 43W LED ⁷

L - COLOR TEMPERATURE⁸

NA	Not Applicable
2700K	2700K, Warm White
3000K	3000K, Neutral White
3500K	3500K, Bright White
4000K	4000K, Cool White

M - LED LENS^{8,13}

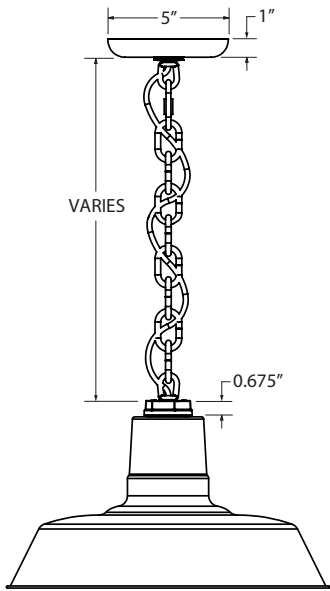
NA	Not Applicable
DL	Domed Lens
FL	Flat Lens

IMPORTANT: (1) Not available in Natural Finishes (2) Not available in Porcelain Enamel (3) All Powder Coat finished shades, Galvanized excluded, feature a white interior (4) All Porcelain Enamel finished shades feature a white interior and a black outer rim (5) Not available in LED (6) Guard and Glass accessory reduces incandescent wattage to 100W Max, GU24 Bi-Pin to 18W Max and LED Max to 1600 Lumens (7) Not available with the Guard & Glass Accessory (8) Only applicable if an LED Light Source is selected in Section K, select NA if another light source is selected (9) Wire Cage not available with select size (10) Only applicable if Chain Hung Mounting Style selected in Section A, select NA if another Mounting Style is selected (11) Natural Finishes have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Finishes (12) Not recommended if LED Light Source is selected in Section K (13) Not applicable if LED16.8 Light Source selected in Section K (14) Only applicable if Stem Mounting Style is selected in Section A

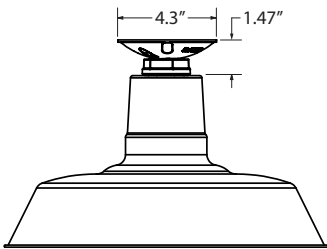
MOUNTING STYLE

Galvanized steel shades are crafted from 20 Ga Sheet metal while 1100-0 Aluminum—ranging from ranging from 0.050" to 0.125"—is used for all other shades. All shades have their edges rolled, and the result is highly durable and stylish lighting.

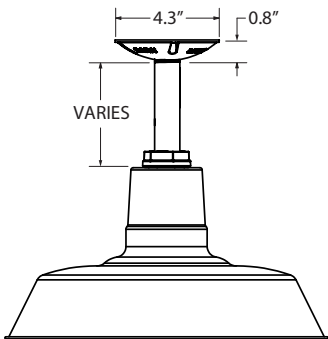
CHAIN HUNG PENDANT (CN)



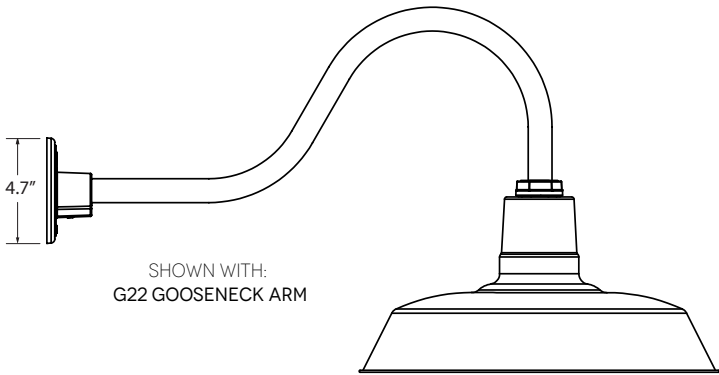
FLUSH MOUNT (F)



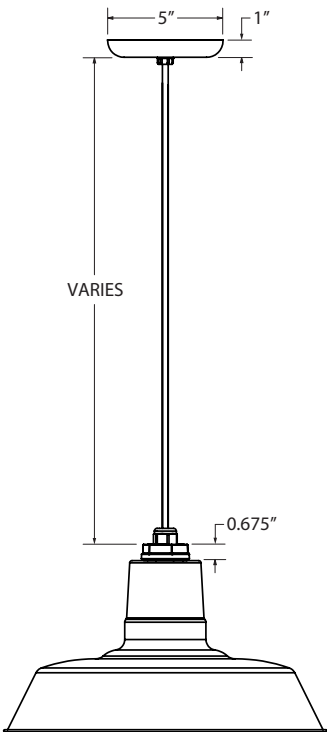
STEM MOUNT PENDANT (S)



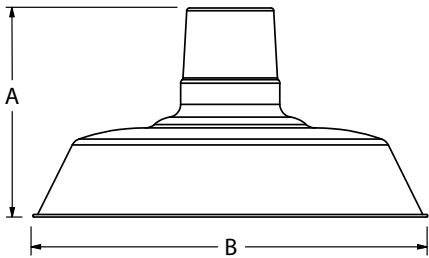
GOOSENECK (G)



CORD HUNG PENDANT (C)



AVAILABLE SHADE SIZES



SHADE CODE	HEIGHT (A)	DIAMETER (B)
WHS12	7"	12"
WHS14	7.5"	14"
WHS16	7.75"	16"
WHS18	8.5"	18"
WHS20	9.25"	20"
WHS24	10.75"	24"
WHS28	11"	28"

LIGHT SOURCE

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

OPTION	WATTAGE	LUMENS *Avg. value, actual value dependent on bulb used	CRI	VOLTAGE	DIMMING
LEDs					
LED11	11W	850	>90	120 VAC	TRIAC
LED16	16W	1250	>90	120 VAC	TRIAC
LED16.8	16W	1600	>90	120 VAC	TRIAC
LED27	27W	2000	>90	120-277 VAC	0-10V
LED38	38W	3000	>90	120-277 VAC	0-10V
LED43	43W	4000	>90	120-277 VAC	0-10V
INCANDESCENT (MED E26)					
E26	200W Max	*3000	*100	120 VAC	Bulb Dependant
COMPACT FLOURESCENT (GU24 CFL)					
GU24	23W Max	*1600	*75	120 VAC	Bulb Dependant

SPECIFICATIONS**MOUNTING****STEM**

1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Mounting Stem. Custom Lengths Available upon Request.

GOOSENECK

1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

CORD

Cord-hung Pendants Include 7' Of Standard Cord Or 5' Of Cotton Cord, +/- For Socket Orientation

SHADE & FINISHES**ORIGINAL™ SHADE**

Hand-Spun from High Purity 0.050" Thick 3003-O Temper Aluminum

SKY CHIEF PORCELAIN SHADE

Hand-Spun from 20 Gauge Sheet Metal

POWDER COAT FINISHES

Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

PORCELAIN FINISHES

Applied by Hand and Fired in a High Temperature Oven

LED SPECIFICATIONS**LUMEN MAINTENANCE**

L90(6K) > 36,300 Hours, LED16.8 Source is L90(11K) > 61,000 Hours.

COLOR TEMPERATURES

Standard Color Temperatures Available Include 2700K, 3000K, 3500K and 4000K. Custom Temperatures Available upon Request.

CRI

Minimum 90 CRI. Consult Factory for Other CRI Options.

EFFICACY

Up to 100 LPW Based on Wattage/Lumens in the Table

DRIVER & DIMMING OPTION

850 and 1250 Lumen, Reliant on Triac Dimming 12W / 120V Mounted in Canopy, up to 5% Dimming.
2000, 3000 & 4000 Lumen Reliant on 0-10V Dimmer, Generally up to 10% Dimming.
Requires Compatible Dimming Switch.

CERTIFICATIONS, LISTINGS & WARRANTY**MADE IN THE USA**

Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS

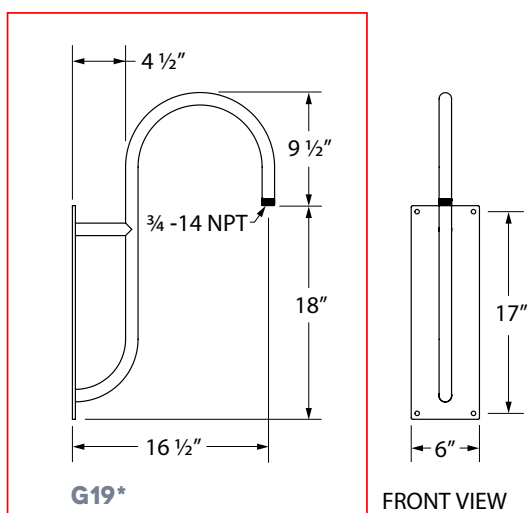
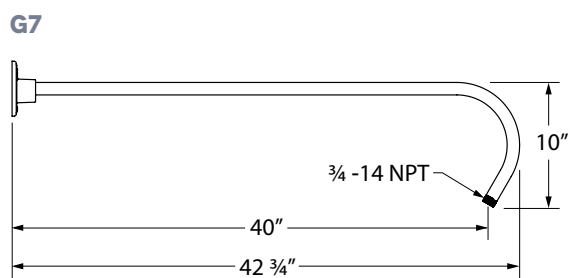
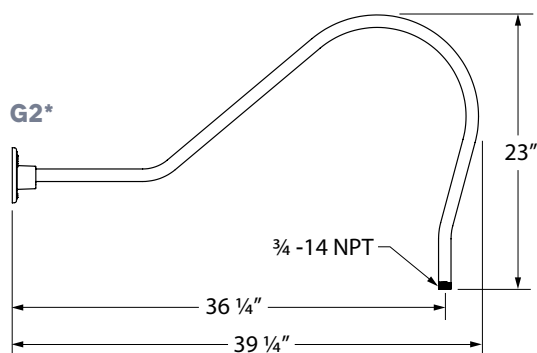
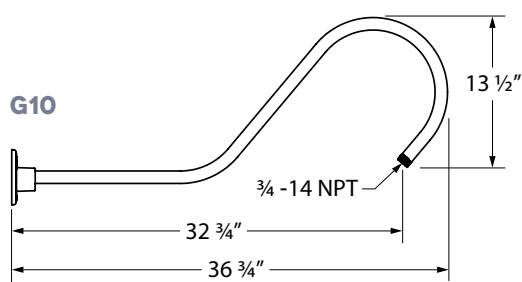
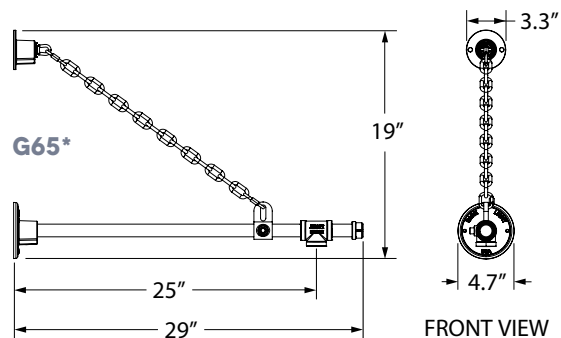
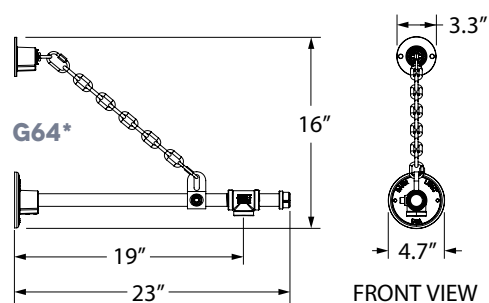
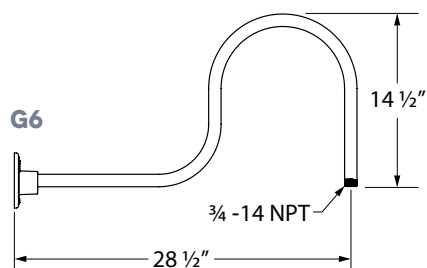
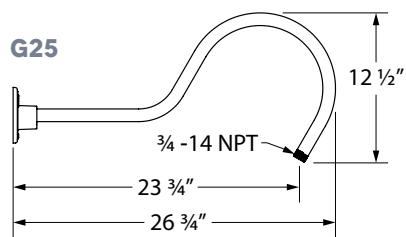
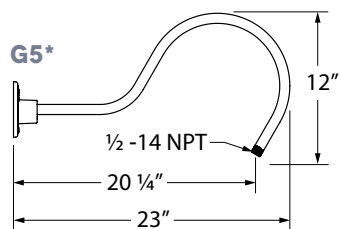
CSA Listed for Damp Locations Only If Plug-In Option Selected

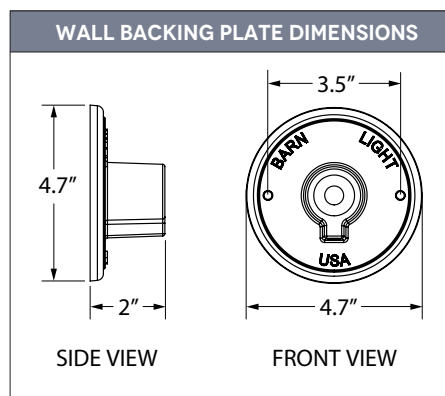
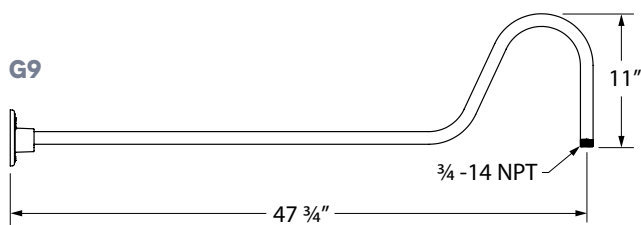
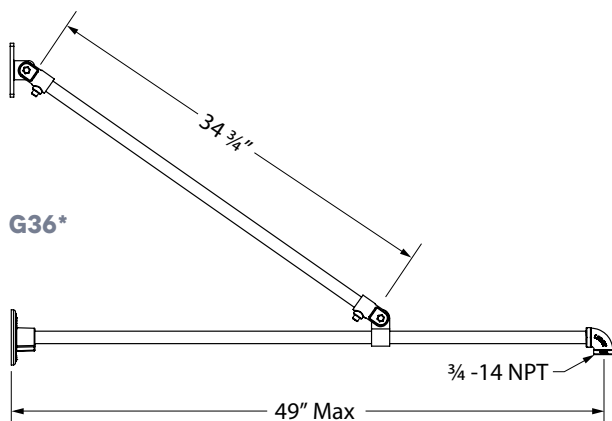
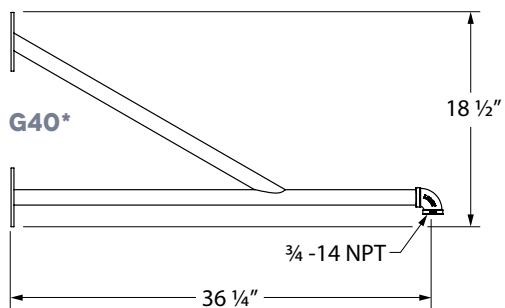
CSA LISTED FOR DAMP LOCATIONS

Includes All Chain and Select Cord Hung Mounting Styles

LIMITED WARRANTY

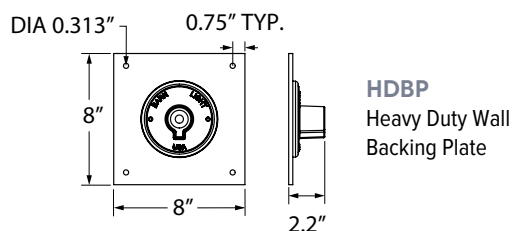
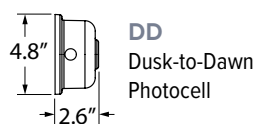
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions





OPTIONAL MOUNTING ACCESSORIES

Please Note: Select gooseneck arms are not applicable with below accessories, reference website for additional information.



LED Tapelight Specifications




Linear LED strips on a flexible polyimide circuit board, mounted onto a 3M thermal dissipation tape, binning according to SDCM3, CRI>80, 24V DC. Equipped with a constant current source for longer maximum runs with constant luminous flux. Discharge protection +/- 2,000Volt, lifetime of LM80>60,000 hours, dimming with most common protocols (0-10Volts, TRIAC), beam angle=120°, dimensions (wxh) = 1/3" x 1/16". From 75-893 lm/ft.

IP66 BILTON helped invent a revolutionary new technology to create IP66 outdoor tape light (damp/wet location). The strips are not coated in silicone but with a specialized hydrophobic, plasma-enhanced, very thin film. This coating is not only extremely durable but features:

- 100% moisture protection
- No lumen loss (silicone coatings ca. 30%)
- No heat increase within the tape, which has negative effects on longevity (silicone coatings do not properly dissipate heat) Very good UV protection and therefore no shift in color temperature, which typically occurs with silicone coatings

Tape Light

Output	IP Rating	Color Temp	Ordering Code
L90 = 90 lumens/ft L180 = 180 lumens/ft L270 = 270 lumens/ft L400 = 400 lumens/ft L610 = 610 lumens/ft L910 = 910 lumens/ft	IP00 = Indoor IP66 = Outdoor	CT27 = 2700k CT30 = 3000k CT40 = 4000k	Example: L90IP00CT27 (90 lm/ft, IP00, 2700K)
	IP00 = Indoor	CT35 = 3500k	
RGB = Color Changing	IP00 = Indoor IP66 = Outdoor	None	
TW = Tunable White	IP00 = Indoor IP66 = Outdoor	CT27-40 = 2700k-4000k	

Technical Information

Output	L90	L180	L270	L400	L610	L910	RGB	Tunable White
LEDs/ft	36	36	36	36	36	36	18	72
Lumens/ft @ 4000K	90	180	270	400	610	910	Max 110	460
Consumption (watt/ft)	0.73	1.62	2.5	3.66	5.85	8.78	2.2	4.12
Efficacy @ 4000k (lm/watt)	123	111	108	109	104	104		111
CRI	>80	>80	>80	>80	>80	>80		>80
Voltage	24	24	24	24	24	24	24	24
Maximum run length	75'	47'	35'	25'	18'	15'	20'	30'
Customization increment	2"	2"	2"	2"	2"	2"	4"	2"

LED Tapelight Specifications


BEULUX

Power Supply

Model	Power	IP	Input	Output	Dimension (Inch) LxWxH					
TR = Non-Dimming	50 = 50 watt 75 = 75 watt 100 = 100 watt 150 = 150 watt	IP00	88-264V	24V	3.90 X 3.82 X 1.42 5.08 X 3.82 X 1.50 6.26 X 3.82 X 1.50 7.84 X 3.85 X 1.50					
	12 = 12 watt 16 = 16 watt 25 = 25 watt 35 = 35 watt	IP42	90-264V		3.03 X 1.57 X 1.14 3.03 X 1.57 X 1.14 3.31 X 2.24 X 1.16 3.31 X 2.24 X 1.16					
	20 = 20 watt 35 = 35 watt 60 = 60 watt 100 = 100 watt	IP67	90-264V		4.65 X 1.38 X 1.02 5.83 X 1.57 X 1.18 6.40 X 1.67 X 1.26 7.48 X 2.05 X 1.46					
	DTR =Dimming (0-10V)	IP67	90-305V		24V	5.83 X 1.57 X 1.26 5.83 X 1.57 X 1.26 6.40 X 1.70 X 1.26 6.40 X 1.70 X 1.26 6.34 X 2.40 X 1.42 8.66 X 2.68 X 1.53 8.66 X 2.68 X 1.53 8.97 X 2.68 X 1.58 8.97 X 2.68 X 1.58 9.88 X 2.68 X 1.58 9.92 X 3.54 X 1.72 11.02 X 5.67 X 1.91				
						16 = 16 watt 25 = 25 watt 40 = 40 watt 60 = 60 watt 90 = 90 watt 100 = 100 watt 120 = 120 watt 150 = 150 watt 185 = 185 watt 240 = 240 watt 320= 320 watt 600 = 600 watt				
						DTR – FP = Dimming (Forward Phase)	IP67	120V	24V	4.92 X 1.97 X 0.77 4.92 X 1.97 X 0.77 4.92 X 1.97 X 0.77 4.92 X 1.97 X 0.77 4.92 X 1.97 X 0.77
										20 = 20 watt 40 = 40 watt 60 = 60 watt 75 = 75 watt 96 = 96 watt

Power Supply Ordering Code

Model	Power	IP	Description
TR	50	IP00	Non-Dimming, 50 watt, IP00, 88-264V output, 24V input
DTR	16	IP67	0-10V Dimming, 16 watt, IP67, 90-305V output, 24V input
DTR-FP	20	IP67	Forward Phase-Dimming, 20 watt, IP67, 120V output, 24V

Customization

Code	Description	Customization
T20-CUST	Tapelight Customizing	Cut tape to exact length (2" increments)
TL20-CUST	Tapelight Customizing + Lead Wires	Cut tape to exact length + solder 4' lead wire
E20-CUST	Extrusion Customizing	Cut tape & extrusion to exact length, installing tape, add strain relief, and solder 4' lead wire
E20-CUST-C	Extrusion Customizing Color	
E20IP68-1-CUST	Extrusion Customizing IP68 for 1-2 feet	
E20IP68-3-CUST	Extrusion Customizing IP68 for 3-4 feet	
E20IP68-5-CUST	Extrusion Customizing IP68 for 5-6 feet	



Building E1 & E2 Material Areas

April 1, 2019

Foxtown – Building E1 & E2

NIE-17-880

E1 Material Areas

	North		South		East		West		Building Total	
Total Façade Area	2360 sf		2360 sf		6766 sf		6808 sf		18294 sf	
Total Window Area	930 sf	39.4%	930 sf	39.4%	2844 sf	42.0%	2844 sf	41.8%	7548 sf	41.3%
Window Area First Floor	480 sf	42.4%	480 sf	42.4%	1440 sf	46.3%	1440 sf	46.7%	3840 sf	44.4%
Primary (Brick & Stone)	922 sf	39.1%	922 sf	39.1%	2101 sf	31.1%	2143 sf	31.5%	6088 sf	33.3%
Secondary (Shake & Siding) +	508 sf	21.5%	508 sf	21.5%	1821 sf	26.9%	1821 sf	26.7%	4658 sf	25.5%
Total Opaque Area	1430 sf	60.6%	1430 sf	60.6%	3922 sf	58.0%	3964 sf	58.2%	10746 sf	58.7%

E2 Material Areas

	North		South		East		West		Building Total	
Total Façade Area	2360 sf		2360 sf		6766 sf		6808 sf		18294 sf	
Total Window Area	930 sf	39.4%	930 sf	39.4%	2928 sf	43.3%	2940 sf	43.2%	7728 sf	42.2%
Window Area First Floor	480 sf	42.4%	480 sf	42.4%	1440 sf	46.3%	1440 sf	46.7%	3840 sf	44.4%
Primary (Brick & Stone)	922 sf	39.1%	922 sf	39.1%	2101 sf	31.1%	2143 sf	31.5%	6088 sf	33.3%
Secondary (Shake & Siding) +	508 sf	21.5%	508 sf	21.5%	1737 sf	25.7%	1725 sf	25.3%	4478 sf	24.5%
Total Opaque Area	1430 sf	60.6%	1430 sf	60.6%	3838 sf	56.7%	3868 sf	56.8%	10566 sf	57.8%



TECHNICAL MEMORANDUM

Date: May 7, 2019

To: Gregg Thompson
Thompson Project Management

From: Tammi Czewski, P.E., PTOE
Traffic Analysis & Design, Inc.

Subject: **Foxtown Development Parking Study Update
Mequon, WI**

TADI evaluated traffic impacts and parking needs for the proposed Foxtown Development in the November 29, 2017 *Foxtown Development Traffic and Parking Study*. Since then, refined development plans have been made for Buildings E1 and E2 – two mixed-use residential and commercial buildings proposed to be constructed along the east side of Industrial Avenue. To date, the following land use changes from the 2017 report are as follows:

- Building E1 & E2 Retail: 22,720 total square feet
- Building E1 Office: 22,720 square feet
- Building E2 Office: 11,360 square feet
- Building E2 Apartments: 11 units

Refinements have also resulted in minor changes to the parking supply for many of the buildings on site. The updated parking supply and latest master site plan for the proposed Foxtown Development is shown on Exhibit 1.

Individual Building Hourly Parking Supply/Demand

The expected parking demand for each building area of the Foxtown development was compared to the planned parking availability in the surface lots, underground or garaged parking, and along Industrial Drive. The parking demand was calculated for typical weekdays and Saturdays and summer weekdays and Saturdays (to include outdoor terrace dining space) using average and high (worst-case) parking demand rates published in the *ITE Parking Generation Manual, 4th Edition*. The parking demands were calculated for each hour between 6:00 a.m. and 9:00 a.m. to determine if/when the parking lot would be “full”

(over 85 percent occupied), and how much overflow parking would be needed to accommodate the demand if over 85% occupancy.

Using this methodology, the hourly parking demand for each site building (A through F) was updated using the new parking supply numbers. Different from the November 2017 study is that any on-street parking along Industrial Drive adjacent to each building was included in the parking supply for that building. The November 2017 study excluded the on-street supply in the individual building demand calculations, but noted that the on-street supply would be available to cover any deficiencies.

The updated hourly parking demands for each building on site are shown on the following exhibits:

- Exhibit 2: Building A Parking Demand – Restaurant/Brewery
- Exhibit 3: Building B Parking Demand – Restaurant/Office
- Exhibit 4: Building C Parking Demand – Apartments
- Exhibit 5: Building D Parking Demand – Restaurant/Retail
- Exhibit 6: Building E1 & E2 Parking Demand – Retail/Office/Apartments
- Exhibit 7: Building E3 Parking Demand – Office
- Exhibit 8: Building F Parking Demand – Single-Family Housing

Below is a summary of the updated parking demand analysis and recommendations for additional parking supply:

- Building A: The parking area is expected to be full for several hours during a typical Saturday with high parking demand and during each summer weekday and Saturday evening with both average and high parking demands. Up to 53 additional parking spaces are needed to meet the highest parking demand. The overflow parking can be accommodated by the surplus of surface lot spaces and underground valet spaces available in the nearby Building C. Due to grades, The Foxtown development roadway system is not directly connected to the access for Building A. To maximize available parking in Building A and facilitate wayfinding between Building A, Building C, and other available parking supplied for the Foxtown development, it is recommended to implement the following:
 - Require employees to park in the Building C surface lot.
 - Install signs for pedestrian travel between Buildings A and C.
 - Valet park in Building C with key card access on busy nights and weekends.
 - Overflow parking in adjacent Building B and Spectrum parking lots on busy nights and weekends. Pedestrian access will be constructed between the parking areas in Buildings A and C.
- Building B: This building will have a shared parking agreement with the adjacent Spectrum Investment Advisors building, to increase Building B's 84-space parking supply to 123 spaces on weekday evenings and weekends when the Spectrum building is closed. This parking supply is expected to accommodate the peak

parking demands for Building B, and also allow for some overflow parking from Building A.

- Building C: The 224 surface lot and underground parking spaces plus the 20 adjacent on-street parking spaces are expected to accommodate the peak parking demands for Building C. There is expected to be a surplus of parking so that the surface lot and adjacent on-street spaces may be available for overflow parking from nearby Buildings A, B, D, E1, E2, and E3.
- Building D: The peak parking demand is expected to exceed the supply of 123 parking spaces for two to four hours between 5:00 p.m. and 8:00 p.m. during different days and parking scenarios. Up to 53 additional parking spaces are needed to meet the highest parking demand. The overflow parking can be accommodated by the 55 on-street spaces proposed along Industrial Drive. Due to proximity, the overflow parking can also be accommodated by the parking available for Buildings C (surface lot), E1, E2, and E3, which are expected to have peak parking demands at different hours than Building D.
- Buildings E1 and E2: The peak parking demand is expected to exceed the supply of 204 total parking spaces between both buildings for four different hours between 10:00 a.m. and 3:00 p.m. on a typical weekday under high/worst-case parking demand conditions. The parking supply is expected to accommodate the average parking demand for both the typical weekday and Saturday scenario. Up to 39 additional spaces are needed to meet the highest parking demand. The overflow parking can be accommodated by the unused on-street spaces proposed along Industrial Drive or within the adjacent parking areas for Building C (surface lot) or D.
- Building E3: The peak parking demand is expected to exceed the supply of 23 surface lot plus 13 adjacent on-street parking spaces for two weekday hours with average demand (10:00 a.m. –noon) and for six weekday hours with high demand (hours between 9:00 a.m. to 4:00 p.m.). The office was estimated to be closed on Saturdays. Up to 22 additional spaces are needed to meet the highest parking demand. Similar to Buildings E1 and E2, overflow parking can be accommodated by the unused on-street spaces proposed along Industrial Drive, or within the adjacent surface lot for Buildings C (surface lot) or D.
- Buildings F: The 74 garage spaces and adjacent on-street parking spaces are expected to accommodate the peak parking demands for Buildings F.

Shared Parking Supply/Demand

Similar to the November 2017 study, the individual hourly parking demand and total parking supply was combined for buildings A, B, D, E1, E2, and E3 into a shared parking demand, shown on Exhibit 9. During busy parking times, it is expected that users will park in adjacent or nearby parking lots within the Foxtown development site if their destination lot is full. Except for the private garage and on-street spaces for the Building F area and the private underground spaces for Building C, all on-site parking spaces will be shared with all

buildings on the Foxtown site. Due to the private parking supply, the parking demands and private parking supply for Building C and the Building F area were not included in the shared parking study.

As shown, the total parking demand for the Foxtown development site (excluding Building C and the Building F area demand) is expected to be well below the total provided parking supply available to Buildings A, B, D, E1, E2, and E3. It is also expected to be well below the 85th percent level when a parking area is considered “full.” With shared parking between Buildings A, B, D, E1, E2, and E3, the Foxtown development will have a peak parking occupancy of up to 62 percent on a typical weekday and up to 63 percent on a typical Saturday (based on ITE’s high demand/worst-case parking rates). The development will have a peak parking occupancy of up to 65 percent on a summer weekday and up to 70 percent on a summer Saturday.



Building A: Restaurant/Brewery

Typical Weekday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	100	0	0%	0	0%
7 AM to 8 AM	100	0	0%	0	0%
8 AM to 9 AM	100	0	0%	0	0%
9 AM to 10 AM	100	3	3%	4	4%
10 AM to 11 AM	100	4	4%	6	6%
11 AM to Noon	100	10	10%	13	13%
Noon to 1 PM	100	31	31%	41	41%
1 PM to 2 PM	100	25	25%	32	32%
2 PM to 3 PM	100	17	17%	22	22%
3 PM to 4 PM	100	12	12%	16	16%
4 PM to 5 PM	100	14	14%	18	18%
5 PM to 6 PM	100	38	38%	50	50%
6 PM to 7 PM	100	60	60%	78	78%
7 PM to 8 PM	100	64	64%	83	83%
8 PM to 9 PM	100	52	52%	67	67%
9 PM to 10 PM	100	53	53%	70	70%
Overflow Spaces Needed		0		0	

Typical Saturday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	100	0	0%	0	0%
7 AM to 8 AM	100	0	0%	0	0%
8 AM to 9 AM	100	0	0%	0	0%
9 AM to 10 AM	100	4	4%	5	5%
10 AM to 11 AM	100	5	5%	7	7%
11 AM to Noon	100	16	16%	20	20%
Noon to 1 PM	100	32	32%	40	40%
1 PM to 2 PM	100	41	41%	52	52%
2 PM to 3 PM	100	36	36%	45	45%
3 PM to 4 PM	100	30	30%	37	37%
4 PM to 5 PM	100	49	49%	61	61%
5 PM to 6 PM	100	62	62%	78	78%
6 PM to 7 PM	100	78	78%	98	98%
7 PM to 8 PM	100	73	73%	91	91%
8 PM to 9 PM	100	55	55%	68	68%
9 PM to 10 PM	100	26	26%	32	32%
Overflow Spaces Needed		0		15	

Summer Weekday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	100	0	0%	0	0%
7 AM to 8 AM	100	0	0%	0	0%
8 AM to 9 AM	100	0	0%	0	0%
9 AM to 10 AM	100	4	4%	6	6%
10 AM to 11 AM	100	6	6%	8	8%
11 AM to Noon	100	14	14%	18	18%
Noon to 1 PM	100	42	42%	54	54%
1 PM to 2 PM	100	33	33%	43	43%
2 PM to 3 PM	100	23	23%	30	30%
3 PM to 4 PM	100	16	16%	21	21%
4 PM to 5 PM	100	19	19%	24	24%
5 PM to 6 PM	100	51	51%	66	66%
6 PM to 7 PM	100	80	80%	104	104%
7 PM to 8 PM	100	85	85%	111	111%
8 PM to 9 PM	100	69	69%	90	90%
9 PM to 10 PM	100	71	71%	93	93%
Overflow Spaces Needed		0		31	

Summer Saturday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	100	0	0%	0	0%
7 AM to 8 AM	100	0	0%	0	0%
8 AM to 9 AM	100	0	0%	0	0%
9 AM to 10 AM	100	5	5%	6	6%
10 AM to 11 AM	100	7	7%	9	9%
11 AM to Noon	100	21	21%	26	26%
Noon to 1 PM	100	43	43%	53	53%
1 PM to 2 PM	100	55	55%	69	69%
2 PM to 3 PM	100	48	48%	60	60%
3 PM to 4 PM	100	39	39%	49	49%
4 PM to 5 PM	100	65	65%	82	82%
5 PM to 6 PM	100	83	83%	104	104%
6 PM to 7 PM	100	104	104%	130	130%
7 PM to 8 PM	100	97	97%	121	121%
8 PM to 9 PM	100	73	73%	91	91%
9 PM to 10 PM	100	34	34%	43	43%
Overflow Spaces Needed		22		53	

Building B: Restaurant/Office

Typical Weekday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	84	0	0%	0	0%
7 AM to 8 AM	84	6	7%	7	8%
8 AM to 9 AM	84	8	10%	10	12%
9 AM to 10 AM	84	11	13%	14	17%
10 AM to 11 AM	84	13	15%	16	19%
11 AM to Noon	84	17	20%	22	26%
Noon to 1 PM	84	32	38%	41	49%
1 PM to 2 PM	84	26	31%	33	39%
2 PM to 3 PM	84	21	25%	26	31%
3 PM to 4 PM	84	17	20%	22	26%
4 PM to 5 PM	84	17	20%	22	26%
5 PM to 6 PM	123	33	27%	43	35%
6 PM to 7 PM	123	46	37%	60	49%
7 PM to 8 PM	123	47	38%	61	50%
8 PM to 9 PM	123	38	31%	49	40%
9 PM to 10 PM	123	39	32%	51	41%
Overflow Spaces Needed		0		0	

Typical Saturday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	123	0	0%	0	0%
7 AM to 8 AM	123	0	0%	0	0%
8 AM to 9 AM	123	0	0%	0	0%
9 AM to 10 AM	123	3	2%	4	3%
10 AM to 11 AM	123	4	3%	5	4%
11 AM to Noon	123	11	9%	14	11%
Noon to 1 PM	123	23	19%	29	24%
1 PM to 2 PM	123	30	24%	38	31%
2 PM to 3 PM	123	26	21%	33	27%
3 PM to 4 PM	123	22	18%	27	22%
4 PM to 5 PM	123	36	29%	45	37%
5 PM to 6 PM	123	46	37%	57	46%
6 PM to 7 PM	123	57	46%	71	58%
7 PM to 8 PM	123	53	43%	66	54%
8 PM to 9 PM	123	40	33%	50	41%
9 PM to 10 PM	123	19	15%	24	20%
Overflow Spaces Needed		0		0	

Summer Weekday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	84	0	0%	0	0%
7 AM to 8 AM	84	6	7%	7	8%
8 AM to 9 AM	84	8	10%	10	12%
9 AM to 10 AM	84	12	14%	15	18%
10 AM to 11 AM	84	14	17%	17	20%
11 AM to Noon	84	19	23%	24	29%
Noon to 1 PM	84	36	43%	47	56%
1 PM to 2 PM	84	30	36%	37	44%
2 PM to 3 PM	84	23	27%	30	36%
3 PM to 4 PM	84	19	23%	24	29%
4 PM to 5 PM	84	19	23%	25	30%
5 PM to 6 PM	123	38	31%	50	41%
6 PM to 7 PM	123	54	44%	71	58%
7 PM to 8 PM	123	56	46%	73	59%
8 PM to 9 PM	123	45	37%	59	48%
9 PM to 10 PM	123	47	38%	61	50%
Overflow Spaces Needed		0		0	

Summer Saturday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	123	0	0%	0	0%
7 AM to 8 AM	123	0	0%	0	0%
8 AM to 9 AM	123	0	0%	0	0%
9 AM to 10 AM	123	3	2%	4	3%
10 AM to 11 AM	123	5	4%	6	5%
11 AM to Noon	123	14	11%	17	14%
Noon to 1 PM	123	28	23%	35	28%
1 PM to 2 PM	123	36	29%	45	37%
2 PM to 3 PM	123	31	25%	39	32%
3 PM to 4 PM	123	26	21%	32	26%
4 PM to 5 PM	123	43	35%	54	44%
5 PM to 6 PM	123	54	44%	68	55%
6 PM to 7 PM	123	68	55%	85	69%
7 PM to 8 PM	123	63	51%	79	64%
8 PM to 9 PM	123	48	39%	60	49%
9 PM to 10 PM	123	22	18%	28	23%
Overflow Spaces Needed		0		0	

Building C: Apartments

Typical Weekday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	244	109	45%	171	70%
7 AM to 8 AM	244	87	36%	138	57%
8 AM to 9 AM	244	76	31%	119	49%
9 AM to 10 AM	244	60	25%	95	39%
10 AM to 11 AM	244	51	21%	81	33%
11 AM to Noon	244	48	20%	76	31%
Noon to 1 PM	244	45	18%	71	29%
1 PM to 2 PM	244	51	21%	81	33%
2 PM to 3 PM	244	65	27%	102	42%
3 PM to 4 PM	244	59	24%	93	38%
4 PM to 5 PM	244	52	21%	82	34%
5 PM to 6 PM	244	70	29%	110	45%
6 PM to 7 PM	244	81	33%	129	53%
7 PM to 8 PM	244	78	32%	123	50%
8 PM to 9 PM	244	89	36%	140	57%
9 PM to 10 PM	244	91	37%	143	59%
Overflow Spaces Needed		0		0	

Typical Saturday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	244	93	38%	103	42%
7 AM to 8 AM	244	89	36%	98	40%
8 AM to 9 AM	244	65	27%	72	30%
9 AM to 10 AM	244	56	23%	62	25%
10 AM to 11 AM	244	49	20%	55	23%
11 AM to Noon	244	44	18%	48	20%
Noon to 1 PM	244	41	17%	45	18%
1 PM to 2 PM	244	43	18%	47	19%
2 PM to 3 PM	244	48	20%	54	22%
3 PM to 4 PM	244	57	23%	63	26%
4 PM to 5 PM	244	63	26%	70	29%
5 PM to 6 PM	244	69	28%	77	32%
6 PM to 7 PM	244	88	36%	97	40%
7 PM to 8 PM	244	97	40%	107	44%
8 PM to 9 PM	244	99	41%	109	45%
9 PM to 10 PM	244	99	41%	109	45%
Overflow Spaces Needed		0		0	

Building D: Restaurant/Retail

Typical Weekday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	123	0	0%	0	0%
7 AM to 8 AM	123	1	1%	1	1%
8 AM to 9 AM	123	3	2%	4	3%
9 AM to 10 AM	123	10	8%	14	11%
10 AM to 11 AM	123	17	14%	22	18%
11 AM to Noon	123	29	24%	37	30%
Noon to 1 PM	123	60	49%	77	63%
1 PM to 2 PM	123	50	41%	64	52%
2 PM to 3 PM	123	39	32%	51	41%
3 PM to 4 PM	123	32	26%	40	33%
4 PM to 5 PM	123	32	26%	41	33%
5 PM to 6 PM	123	62	50%	81	66%
6 PM to 7 PM	123	93	76%	120	98%
7 PM to 8 PM	123	100	81%	130	106%
8 PM to 9 PM	123	82	67%	106	86%
9 PM to 10 PM	123	80	65%	105	85%
Overflow Spaces Needed		0		30	

Typical Saturday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	123	0	0%	0	0%
7 AM to 8 AM	123	2	2%	3	2%
8 AM to 9 AM	123	5	4%	6	5%
9 AM to 10 AM	123	16	13%	20	16%
10 AM to 11 AM	123	21	17%	26	21%
11 AM to Noon	123	38	31%	47	38%
Noon to 1 PM	123	63	51%	77	63%
1 PM to 2 PM	123	75	61%	93	76%
2 PM to 3 PM	123	67	54%	83	67%
3 PM to 4 PM	123	58	47%	71	58%
4 PM to 5 PM	123	81	66%	101	82%
5 PM to 6 PM	123	98	80%	122	99%
6 PM to 7 PM	123	121	98%	149	121%
7 PM to 8 PM	123	109	89%	135	110%
8 PM to 9 PM	123	85	69%	105	85%
9 PM to 10 PM	123	43	35%	54	44%
Overflow Spaces Needed		20		53	

Buildings E1 & E2: Residential/Office/Retail

Typical Weekday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	204	12	6%	20	10%
7 AM to 8 AM	204	70	34%	89	44%
8 AM to 9 AM	204	95	47%	120	59%
9 AM to 10 AM	204	121	59%	150	74%
10 AM to 11 AM	204	142	70%	176	86%
11 AM to Noon	204	154	75%	189	93%
Noon to 1 PM	204	150	74%	186	91%
1 PM to 2 PM	204	137	67%	170	83%
2 PM to 3 PM	204	143	70%	179	88%
3 PM to 4 PM	204	136	67%	169	83%
4 PM to 5 PM	204	121	59%	150	74%
5 PM to 6 PM	204	89	44%	112	55%
6 PM to 7 PM	204	70	34%	90	44%
7 PM to 8 PM	204	54	26%	69	34%
8 PM to 9 PM	204	51	25%	66	32%
9 PM to 10 PM	204	34	17%	46	23%
Overflow Spaces Needed		0		39	

Typical Saturday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	204	11	5%	12	6%
7 AM to 8 AM	204	18	9%	21	10%
8 AM to 9 AM	204	25	12%	29	14%
9 AM to 10 AM	204	45	22%	53	26%
10 AM to 11 AM	204	55	27%	64	31%
11 AM to Noon	204	64	31%	76	37%
Noon to 1 PM	204	70	34%	82	40%
1 PM to 2 PM	204	70	34%	82	40%
2 PM to 3 PM	204	70	34%	82	40%
3 PM to 4 PM	204	66	32%	77	38%
4 PM to 5 PM	204	57	28%	67	33%
5 PM to 6 PM	204	52	25%	61	30%
6 PM to 7 PM	204	57	28%	67	33%
7 PM to 8 PM	204	44	22%	51	25%
8 PM to 9 PM	204	45	22%	53	26%
9 PM to 10 PM	204	40	20%	47	23%
Overflow Spaces Needed		0		0	

Building E3: Office

Typical Weekday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	36	0	0%	0	0%
7 AM to 8 AM	36	18	50%	22	61%
8 AM to 9 AM	36	25	69%	30	83%
9 AM to 10 AM	36	30	83%	36	100%
10 AM to 11 AM	36	31	86%	38	106%
11 AM to Noon	36	31	86%	37	103%
Noon to 1 PM	36	28	78%	34	94%
1 PM to 2 PM	36	24	67%	29	81%
2 PM to 3 PM	36	26	72%	32	89%
3 PM to 4 PM	36	25	69%	31	86%
4 PM to 5 PM	36	22	61%	27	75%
5 PM to 6 PM	36	14	39%	17	47%
6 PM to 7 PM	36	8	22%	9	25%
7 PM to 8 PM	36	0	0%	0	0%
8 PM to 9 PM	36	0	0%	0	0%
9 PM to 10 PM	36	0	0%	0	0%
Overflow Spaces Needed		14		22	

Typical Saturday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	36	0	0%	0	0%
7 AM to 8 AM	36	0	0%	0	0%
8 AM to 9 AM	36	0	0%	0	0%
9 AM to 10 AM	36	0	0%	0	0%
10 AM to 11 AM	36	0	0%	0	0%
11 AM to Noon	36	0	0%	0	0%
Noon to 1 PM	36	0	0%	0	0%
1 PM to 2 PM	36	0	0%	0	0%
2 PM to 3 PM	36	0	0%	0	0%
3 PM to 4 PM	36	0	0%	0	0%
4 PM to 5 PM	36	0	0%	0	0%
5 PM to 6 PM	36	0	0%	0	0%
6 PM to 7 PM	36	0	0%	0	0%
7 PM to 8 PM	36	0	0%	0	0%
8 PM to 9 PM	36	0	0%	0	0%
9 PM to 10 PM	36	0	0%	0	0%
Overflow Spaces Needed		0		0	

Buildings F: Single-Family Residential

Typical Weekday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	74	35	47%	41	55%
7 AM to 8 AM	74	28	38%	33	45%
8 AM to 9 AM	74	25	34%	29	39%
9 AM to 10 AM	74	20	27%	23	31%
10 AM to 11 AM	74	17	23%	20	27%
11 AM to Noon	74	16	22%	18	24%
Noon to 1 PM	74	15	20%	17	23%
1 PM to 2 PM	74	17	23%	20	27%
2 PM to 3 PM	74	21	28%	25	34%
3 PM to 4 PM	74	19	26%	22	30%
4 PM to 5 PM	74	17	23%	20	27%
5 PM to 6 PM	74	23	31%	27	36%
6 PM to 7 PM	74	27	36%	31	42%
7 PM to 8 PM	74	25	34%	30	41%
8 PM to 9 PM	74	29	39%	34	46%
9 PM to 10 PM	74	30	41%	35	47%
Overflow Spaces Needed		0		0	

Typical Saturday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	74	36	49%	42	57%
7 AM to 8 AM	74	35	47%	40	54%
8 AM to 9 AM	74	25	34%	30	41%
9 AM to 10 AM	74	22	30%	26	35%
10 AM to 11 AM	74	19	26%	22	30%
11 AM to Noon	74	17	23%	20	27%
Noon to 1 PM	74	16	22%	18	24%
1 PM to 2 PM	74	17	23%	19	26%
2 PM to 3 PM	74	19	26%	22	30%
3 PM to 4 PM	74	22	30%	26	35%
4 PM to 5 PM	74	25	34%	29	39%
5 PM to 6 PM	74	27	36%	31	42%
6 PM to 7 PM	74	34	46%	40	54%
7 PM to 8 PM	74	38	51%	44	59%
8 PM to 9 PM	74	38	51%	45	61%
9 PM to 10 PM	74	38	51%	45	61%
Overflow Spaces Needed		0		0	

Shared Parking: Buildings A, B, D, E1, E2, and E3

Typical Weekday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	615	12	2%	20	3%
7 AM to 8 AM	615	95	15%	119	19%
8 AM to 9 AM	615	131	21%	164	27%
9 AM to 10 AM	615	175	28%	218	35%
10 AM to 11 AM	615	207	34%	258	42%
11 AM to Noon	615	241	39%	298	48%
Noon to 1 PM	615	301	49%	379	62%
1 PM to 2 PM	615	262	43%	328	53%
2 PM to 3 PM	615	246	40%	310	50%
3 PM to 4 PM	615	222	36%	278	45%
4 PM to 5 PM	615	206	33%	258	42%
5 PM to 6 PM	615	236	38%	303	49%
6 PM to 7 PM	615	277	45%	357	58%
7 PM to 8 PM	615	265	43%	343	56%
8 PM to 9 PM	615	223	36%	288	47%
9 PM to 10 PM	615	206	33%	272	44%
Overflow Spaces Needed		0		0	

Typical Saturday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	615	11	2%	12	2%
7 AM to 8 AM	615	20	3%	24	4%
8 AM to 9 AM	615	30	5%	35	6%
9 AM to 10 AM	615	68	11%	82	13%
10 AM to 11 AM	615	85	14%	102	17%
11 AM to Noon	615	129	21%	157	26%
Noon to 1 PM	615	188	31%	228	37%
1 PM to 2 PM	615	216	35%	265	43%
2 PM to 3 PM	615	199	32%	243	40%
3 PM to 4 PM	615	176	29%	212	34%
4 PM to 5 PM	615	223	36%	274	45%
5 PM to 6 PM	615	258	42%	318	52%
6 PM to 7 PM	615	313	51%	385	63%
7 PM to 8 PM	615	279	45%	343	56%
8 PM to 9 PM	615	225	37%	276	45%
9 PM to 10 PM	615	128	21%	157	26%
Overflow Spaces Needed		0		0	

Summer Weekday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	615	12	2%	20	3%
7 AM to 8 AM	615	95	15%	119	19%
8 AM to 9 AM	615	131	21%	164	27%
9 AM to 10 AM	615	177	29%	221	36%
10 AM to 11 AM	615	210	34%	261	42%
11 AM to Noon	615	247	40%	305	50%
Noon to 1 PM	615	316	51%	398	65%
1 PM to 2 PM	615	274	45%	343	56%
2 PM to 3 PM	615	254	41%	322	52%
3 PM to 4 PM	615	228	37%	285	46%
4 PM to 5 PM	615	213	35%	267	43%
5 PM to 6 PM	615	254	41%	326	53%
6 PM to 7 PM	615	305	50%	394	64%
7 PM to 8 PM	615	295	48%	383	62%
8 PM to 9 PM	615	247	40%	321	52%
9 PM to 10 PM	615	232	38%	305	50%
Overflow Spaces Needed		0		0	

Summer Saturday Hour	Site Supply	Avg. Demand		High Demand	
		Site Demand	% Occ.	Site Demand	% Occ.
6 AM to 7 AM	615	11	2%	12	2%
7 AM to 8 AM	615	20	3%	24	4%
8 AM to 9 AM	615	30	5%	35	6%
9 AM to 10 AM	615	69	11%	83	13%
10 AM to 11 AM	615	88	14%	105	17%
11 AM to Noon	615	137	22%	166	27%
Noon to 1 PM	615	204	33%	247	40%
1 PM to 2 PM	615	236	38%	289	47%
2 PM to 3 PM	615	216	35%	264	43%
3 PM to 4 PM	615	189	31%	229	37%
4 PM to 5 PM	615	246	40%	304	49%
5 PM to 6 PM	615	287	47%	355	58%
6 PM to 7 PM	615	350	57%	431	70%
7 PM to 8 PM	615	313	51%	386	63%
8 PM to 9 PM	615	251	41%	309	50%
9 PM to 10 PM	615	139	23%	172	28%
Overflow Spaces Needed		0		0	

Notes:

Site Supply includes all surface, underground, and on-street parking spaces available within the Foxtown Development Buildings A, B, D, and E.

Site supply does not include Spectrum building spaces available to Building B, or Building C underground spaces available to Building A valet.

Building C underground supply or demand is not included in this shared parking analysis due to key-card only parking for apartment tenants.

Building C surface lot supply (44 spaces) was included in the analysis since parking will be available for use by all Foxtown development users.

Building F supply or demand is not included in this shared parking analysis due to private parking spaces allocated to each single-family home.

APPENDIX

HOURLY PARKING DEMAND DATA

Attachment: Packet (4083 : Stephen Perry Smith for Foxtown Venture)

Building A

Typical Hour	HT Restaurant							
	Wkday Demand				Sat Demand			
	%	Low	Avg.	High	%	Low	Avg.	High
6 AM to 7 AM		0	0	0		0	0	0
7 AM to 8 AM		0	0	0		0	0	0
8 AM to 9 AM		0	0	0		0	0	0
9 AM to 10 AM	5%	2	3	4	5%	3	4	5
10 AM to 11 AM	7%	3	4	6	7%	5	5	7
11 AM to Noon	16%	8	10	13	20%	14	16	20
Noon to 1 PM	49%	24	31	41	41%	28	32	40
1 PM to 2 PM	39%	19	25	32	53%	36	41	52
2 PM to 3 PM	27%	13	17	22	46%	31	36	45
3 PM to 4 PM	19%	9	12	16	38%	26	30	37
4 PM to 5 PM	22%	11	14	18	63%	43	49	61
5 PM to 6 PM	60%	30	38	50	80%	55	62	78
6 PM to 7 PM	94%	46	60	78	100%	68	78	98
7 PM to 8 PM	100%	49	64	83	93%	64	73	91
8 PM to 9 PM	81%	40	52	67	70%	48	55	68
9 PM to 10 PM	84%	41	53	70	33%	23	26	32

Summer Hour	HT Restaurant							
	Wkday Demand				Sat Demand			
	%	Low	Avg.	High	%	Low	Avg.	High
6 AM to 7 AM		0	0	0		0	0	0
7 AM to 8 AM		0	0	0		0	0	0
8 AM to 9 AM		0	0	0		0	0	0
9 AM to 10 AM	5%	3	4	6	5%	5	5	6
10 AM to 11 AM	7%	5	6	8	7%	6	7	9
11 AM to Noon	16%	10	14	18	20%	18	21	26
Noon to 1 PM	49%	32	42	54	41%	37	43	53
1 PM to 2 PM	39%	26	33	43	53%	48	55	69
2 PM to 3 PM	27%	18	23	30	46%	42	48	60
3 PM to 4 PM	19%	12	16	21	38%	35	39	49
4 PM to 5 PM	22%	14	19	24	63%	57	65	82
5 PM to 6 PM	60%	39	51	66	80%	73	83	104
6 PM to 7 PM	94%	62	80	104	100%	91	104	130
7 PM to 8 PM	100%	66	85	111	93%	85	97	121
8 PM to 9 PM	81%	53	69	90	70%	64	73	91
9 PM to 10 PM	84%	55	71	93	33%	30	34	43

100 Site Parking

0 On-Street/Off-Site Parking

			Typical	Summer
Land Use 932			Bldg A	Bldg A
High-Turnover (Sit-Down) Restaurant			4,784 SF	6,368 SF
Wkdy	Avg.Pk Pkg Demand	13.30 (per 1k SF)	64	85
	High (85th %ile)	17.40 (per 1k SF)	83	111
	Low (33rd %ile)	10.30 (per 1k SF)	49	66
SAT	Avg.Pk Pkg Demand	16.30 (per 1k SF)	78	104
	High (85th %ile)	20.40 (per 1k SF)	98	130
	Low (33rd %ile)	14.30 (per 1k SF)	68	91

Building B

Typical Hour	HT Restaurant								Office							
	Wkday Demand				Sat Demand				Wkday Demand				Sat Demand			
	%	Low	Avg.	High	%	Low	Avg.	High	%	Low	Avg.	High	%	Low	Avg.	High
6 AM to 7 AM		0	0	0		0	0	0		0	0	0	0%	0	0	0
7 AM to 8 AM		0	0	0		0	0	0	59%	5	6	7	0%	0	0	0
8 AM to 9 AM		0	0	0		0	0	0	79%	7	8	10	0%	0	0	0
9 AM to 10 AM	5%	2	2	3	5%	3	3	4	95%	9	9	11	0%	0	0	0
10 AM to 11 AM	7%	3	3	4	7%	4	4	5	100%	9	10	12	0%	0	0	0
11 AM to Noon	16%	6	7	10	20%	10	11	14	98%	9	10	12	0%	0	0	0
Noon to 1 PM	49%	18	23	30	41%	21	23	29	90%	8	9	11	0%	0	0	0
1 PM to 2 PM	39%	14	18	24	53%	27	30	38	77%	7	8	9	0%	0	0	0
2 PM to 3 PM	27%	10	13	16	46%	23	26	33	84%	8	8	10	0%	0	0	0
3 PM to 4 PM	19%	7	9	12	38%	19	22	27	81%	7	8	10	0%	0	0	0
4 PM to 5 PM	22%	8	10	13	63%	32	36	45	72%	6	7	9	0%	0	0	0
5 PM to 6 PM	60%	22	28	37	80%	40	46	57	46%	4	5	6	0%	0	0	0
6 PM to 7 PM	94%	34	44	57	100%	50	57	71	25%	2	2	3	0%	0	0	0
7 PM to 8 PM	100%	36	47	61	93%	47	53	66		0	0	0	0%	0	0	0
8 PM to 9 PM	81%	29	38	49	70%	35	40	50		0	0	0	0%	0	0	0
9 PM to 10 PM	84%	30	39	51	33%	17	19	24		0	0	0	0%	0	0	0

Summer Hour	HT Restaurant								Office							
	Wkday Demand				Sat Demand				Wkday Demand				Sat Demand			
	%	Low	Avg.	High	%	Low	Avg.	High	%	Low	Avg.	High	%	Low	Avg.	High
6 AM to 7 AM	0%	0	0	0	0%	0	0	0	0%	0	0	0	0%	0	0	0
7 AM to 8 AM	0%	0	0	0	0%	0	0	0	59%	5	6	7	0%	0	0	0
8 AM to 9 AM	0%	0	0	0	0%	0	0	0	79%	7	8	10	0%	0	0	0
9 AM to 10 AM	5%	2	3	4	5%	3	3	4	95%	9	9	11	0%	0	0	0
10 AM to 11 AM	7%	3	4	5	7%	4	5	6	100%	9	10	12	0%	0	0	0
11 AM to Noon	16%	7	9	12	20%	12	14	17	98%	9	10	12	0%	0	0	0
Noon to 1 PM	49%	21	27	36	41%	24	28	35	90%	8	9	11	0%	0	0	0
1 PM to 2 PM	39%	17	22	28	53%	32	36	45	77%	7	8	9	0%	0	0	0
2 PM to 3 PM	27%	12	15	20	46%	27	31	39	84%	8	8	10	0%	0	0	0
3 PM to 4 PM	19%	8	11	14	38%	23	26	32	81%	7	8	10	0%	0	0	0
4 PM to 5 PM	22%	9	12	16	63%	38	43	54	72%	6	7	9	0%	0	0	0
5 PM to 6 PM	60%	26	33	44	80%	48	54	68	46%	4	5	6	0%	0	0	0
6 PM to 7 PM	94%	40	52	68	100%	60	68	85	25%	2	2	3	0%	0	0	0
7 PM to 8 PM	100%	43	56	73	93%	55	63	79	0%	0	0	0	0%	0	0	0
8 PM to 9 PM	81%	35	45	59	70%	42	48	60	0%	0	0	0	0%	0	0	0
9 PM to 10 PM	84%	36	47	61	33%	20	22	28	0%	0	0	0	0%	0	0	0

84 Site Parking

39 On-Street/Off-Site Parking

			Typical	Summer
Land Use 932			Bldg B	Bldg B
Data	High-Turnover (Sit-Down) Restaurant		3,500 SF	4,173 SF
Wkdy	Avg.Pk Pkg Demand	13.30 (per 1k SF)	47	56
	High (85th %ile)	17.40 (per 1k SF)	61	73
	Low (33rd %ile)	10.30 (per 1k SF)	36	43
SAT	Avg.Pk Pkg Demand	16.30 (per 1k SF)	57	68
	High (85th %ile)	20.40 (per 1k SF)	71	85
	Low (33rd %ile)	14.30 (per 1k SF)	50	60
			Typical	Summer
Land Use 701			Bldg B	Bldg B
Data	Office Building		3,500 SF	3,500 SF
Wkdy	Avg.Pk Pkg Demand	2.84 (per 1k SF)	10	10
	High (85th %ile)	3.45 (per 1k SF)	12	12
	Low (33rd %ile)	2.56 (per 1k SF)	9	9
SAT	Avg.Pk Pkg Demand		0	0
	High (85th %ile)		0	0
	Low (33rd %ile)		0	0

Building C

Typical Hour	Residential							
	Wkday Demand				Sat Demand			
	%	Low	Avg.	High	%	Low	Avg.	High
6 AM to 7 AM	92%	60	109	171	94%	84	93	103
7 AM to 8 AM	74%	48	87	138	90%	80	89	98
8 AM to 9 AM	64%	42	76	119	66%	59	65	72
9 AM to 10 AM	51%	33	60	95	57%	51	56	62
10 AM to 11 AM	43%	28	51	81	50%	45	49	55
11 AM to Noon	41%	27	48	76	44%	39	44	48
Noon to 1 PM	38%	25	45	71	41%	37	41	45
1 PM to 2 PM	43%	28	51	81	43%	38	43	47
2 PM to 3 PM	55%	36	65	102	49%	44	48	54
3 PM to 4 PM	50%	33	59	93	58%	52	57	63
4 PM to 5 PM	44%	29	52	82	64%	57	63	70
5 PM to 6 PM	59%	39	70	110	70%	62	69	77
6 PM to 7 PM	69%	45	81	129	89%	79	88	97
7 PM to 8 PM	66%	43	78	123	98%	87	97	107
8 PM to 9 PM	75%	49	89	140	100%	89	99	109
9 PM to 10 PM	77%	50	91	143	100%	89	99	109

The shaded demands for the Residential land use were estimated by TADI as they are not provided from ITE in the parking manual.

224 Site Parking

20 On-Street/Off-Site Parking

			Typical
Land Use 221			Bldg C
Data	Low/Mid-Rise Apartment		96 Units
Wkdy	Avg.Pk Pkg Demand	1.23 (per Unit)	118
	High (85th %ile)	1.94 (per Unit)	186
	Low (33rd %ile)	0.68 (per Unit)	65
SAT	Avg.Pk Pkg Demand	1.03 (per Unit)	99
	High (85th %ile)	1.14 (per Unit)	109
	Low (33rd %ile)	0.93 (per Unit)	89

Building D

Typical Hour	HT Restaurant								Retail							
	Wkday Demand				Sat Demand				Wkday Demand				Sat Demand			
	%	Low	Avg.	High	%	Low	Avg.	High	%	Low	Avg.	High	%	Low	Avg.	High
6 AM to 7 AM		0	0	0		0	0	0		0	0	0		0	0	0
7 AM to 8 AM		0	0	0		0	0	0	5%	1	1	1	13%	2	2	3
8 AM to 9 AM		0	0	0		0	0	0	18%	3	3	4	27%	4	5	6
9 AM to 10 AM	5%	3	4	6	5%	5	5	7	38%	5	6	8	60%	10	11	13
10 AM to 11 AM	7%	5	6	8	7%	7	7	9	68%	10	11	14	75%	12	14	17
11 AM to Noon	16%	11	14	18	20%	19	21	27	91%	13	15	19	90%	14	17	20
Noon to 1 PM	49%	33	43	56	41%	38	44	55	100%	14	17	21	100%	16	19	22
1 PM to 2 PM	39%	26	34	44	53%	50	56	71	97%	14	16	20	100%	16	19	22
2 PM to 3 PM	27%	18	23	31	46%	43	49	61	95%	14	16	20	98%	16	18	22
3 PM to 4 PM	19%	13	17	22	38%	36	41	51	88%	13	15	18	91%	15	17	20
4 PM to 5 PM	22%	15	19	25	63%	59	67	84	78%	11	13	16	76%	12	14	17
5 PM to 6 PM	60%	40	52	68	80%	75	85	107	62%	9	10	13	67%	11	13	15
6 PM to 7 PM	94%	63	82	107	100%	94	107	133	64%	9	11	13	72%	12	14	16
7 PM to 8 PM	100%	67	87	114	93%	87	99	124	77%	11	13	16	51%	8	10	11
8 PM to 9 PM	81%	55	70	92	70%	65	75	93	70%	10	12	14	52%	8	10	12
9 PM to 10 PM	84%	57	73	96	33%	31	35	44	42%	6	7	9	44%	7	8	10

123 Site Parking

0 On-Street/Off-Site Parking

			Typical
Land Use 932			Bldg D
Data	High-Turnover (Sit-Down) Restaurant		6,540 SF
Wkdy	Avg.Pk Pkg Demand	13.30 (per 1k SF)	87
	High (85th %ile)	17.40 (per 1k SF)	114
	Low (33rd %ile)	10.30 (per 1k SF)	67
SAT	Avg.Pk Pkg Demand	16.30 (per 1k SF)	107
	High (85th %ile)	20.40 (per 1k SF)	133
	Low (33rd %ile)	14.30 (per 1k SF)	94
			Typical
Land Use 820			Bldg D
Data	Shopping Center		6,540 SF
Wkdy	Avg.Pk Pkg Demand	2.55 (per 1k SF)	17
	High (85th %ile)	3.16 (per 1k SF)	21
	Low (33rd %ile)	2.20 (per 1k SF)	14
SAT	Avg.Pk Pkg Demand	2.87 (per 1k SF)	19
	High (85th %ile)	3.40 (per 1k SF)	22
	Low (33rd %ile)	2.46 (per 1k SF)	16

Buildings E1, E2

Typical Hour	Residential								Office								Retail							
	Wkday Demand				Sat Demand				Wkday Demand				Sat Demand				Wkday Demand				Sat Demand			
	%	Low	Avg.	High	%	Low	Avg.	High	%	Low	Avg.	High	%	Low	Avg.	High	%	Low	Avg.	High	%	Low	Avg.	High
6 AM to 7 AM	92%	7	12	20	94%	10	11	12	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0
7 AM to 8 AM	74%	6	10	16	90%	9	10	11	59%	51	57	69	0%	0	0	0	5%	2	3	4	13%	7	8	10
8 AM to 9 AM	64%	5	9	14	66%	7	7	8	79%	69	76	93	0%	0	0	0	18%	9	10	13	27%	15	18	21
9 AM to 10 AM	51%	4	7	11	57%	6	6	7	95%	83	92	112	0%	0	0	0	38%	19	22	27	60%	34	39	46
10 AM to 11 AM	43%	3	6	9	50%	5	6	6	100%	87	97	118	0%	0	0	0	68%	34	39	49	75%	42	49	58
11 AM to Noon	41%	3	6	9	44%	5	5	6	98%	85	95	115	0%	0	0	0	91%	45	53	65	90%	50	59	70
Noon to 1 PM	38%	3	5	8	41%	4	5	5	90%	79	87	106	0%	0	0	0	100%	50	58	72	100%	56	65	77
1 PM to 2 PM	43%	3	6	9	43%	4	5	5	77%	67	75	91	0%	0	0	0	97%	48	56	70	100%	56	65	77
2 PM to 3 PM	55%	4	7	12	49%	5	6	6	84%	73	81	99	0%	0	0	0	95%	47	55	68	98%	55	64	76
3 PM to 4 PM	50%	4	7	11	58%	6	7	7	81%	71	78	95	0%	0	0	0	88%	44	51	63	91%	51	59	70
4 PM to 5 PM	44%	3	6	9	64%	7	7	8	72%	63	70	85	0%	0	0	0	78%	39	45	56	76%	42	50	59
5 PM to 6 PM	59%	4	8	13	70%	7	8	9	46%	40	45	54	0%	0	0	0	62%	31	36	45	67%	37	44	52
6 PM to 7 PM	69%	5	9	15	89%	9	10	11	25%	22	24	29	0%	0	0	0	64%	32	37	46	72%	40	47	56
7 PM to 8 PM	66%	5	9	14	98%	10	11	12	0	0	0	0	0%	0	0	0	77%	38	45	55	51%	29	33	39
8 PM to 9 PM	75%	6	10	16	100%	10	11	13	0	0	0	0	0%	0	0	0	70%	35	41	50	52%	29	34	40
9 PM to 10 PM	77%	6	10	16	100%	10	11	13	0	0	0	0	0%	0	0	0	42%	21	24	30	44%	25	29	34

The shaded demands for the Residential land use were estimated by TADI as they are not provided from ITE in the parking manual.

184 Site Parking

20 On-Street/Off-Site Parking			Typical
Data	Land Use 221 Low/Mid-Rise Apartment		Bldg E1, E2 11 Units
Wkdy	Avg.Pk Pkg Demand	1.23 (per Unit)	14
	High (85th %ile)	1.94 (per Unit)	21
	Low (33rd %ile)	0.68 (per Unit)	7
SAT	Avg.Pk Pkg Demand	1.03 (per Unit)	11
	High (85th %ile)	1.14 (per Unit)	13
	Low (33rd %ile)	0.93 (per Unit)	10

168

211

			Typical
Data	Land Use 701 Office Building		Bldg E1, E2 34,080 SF
Wkdy	Avg.Pk Pkg Demand	2.84 (per 1k SF)	97
	High (85th %ile)	3.45 (per 1k SF)	118
	Low (33rd %ile)	2.56 (per 1k SF)	87
SAT	Avg.Pk Pkg Demand		0
	High (85th %ile)		0
	Low (33rd %ile)		0

77

90

			Typical
Data	Land Use 820 Shopping Center		Bldg E1, E2 22,720 SF
Wkdy	Avg.Pk Pkg Demand	2.55 (per 1k SF)	58
	High (85th %ile)	3.16 (per 1k SF)	72
	Low (33rd %ile)	2.20 (per 1k SF)	50
SAT	Avg.Pk Pkg Demand	2.87 (per 1k SF)	65
	High (85th %ile)	3.40 (per 1k SF)	77
	Low (33rd %ile)	2.46 (per 1k SF)	56

Reduction for alternative modes of travel (walk/bike) applied to summer condition only when weather is nicer.

No walk/bike parking reduction expected to/from residential areas.

Building E3

Typical Hour	Office							
	Wkday Demand				Sat Demand			
	%	Low	Avg.	High	%	Low	Avg.	High
6 AM to 7 AM		0	0	0	0%	0	0	0
7 AM to 8 AM	59%	17	18	22	0%	0	0	0
8 AM to 9 AM	79%	22	25	30	0%	0	0	0
9 AM to 10 AM	95%	27	30	36	0%	0	0	0
10 AM to 11 AM	100%	28	31	38	0%	0	0	0
11 AM to Noon	98%	28	31	37	0%	0	0	0
Noon to 1 PM	90%	25	28	34	0%	0	0	0
1 PM to 2 PM	77%	22	24	29	0%	0	0	0
2 PM to 3 PM	84%	24	26	32	0%	0	0	0
3 PM to 4 PM	81%	23	25	31	0%	0	0	0
4 PM to 5 PM	72%	20	22	27	0%	0	0	0
5 PM to 6 PM	46%	13	14	17	0%	0	0	0
6 PM to 7 PM	25%	7	8	9	0%	0	0	0
7 PM to 8 PM		0	0	0	0%	0	0	0
8 PM to 9 PM		0	0	0	0%	0	0	0
9 PM to 10 PM		0	0	0	0%	0	0	0

23 Site Parking

13 On-Street/Off-Site Parking

		Typical
Land Use 701		Bldg E3
Data	Office Building	11,000 SF
Wkdy	Avg.Pk Pkg Demand	2.84 (per 1k SF)
	High (85th %ile)	3.45 (per 1k SF)
	Low (33rd %ile)	2.56 (per 1k SF)
SAT	Avg.Pk Pkg Demand	0
	High (85th %ile)	0
	Low (33rd %ile)	0

Building F

Typical Hour	Residential							
	Wkday Demand				Sat Demand			
	%	Low	Avg.	High	%	Low	Avg.	High
6 AM to 7 AM	92%	32	35	41	94%	33	36	42
7 AM to 8 AM	74%	26	28	33	90%	32	35	40
8 AM to 9 AM	64%	22	25	29	66%	23	25	30
9 AM to 10 AM	51%	18	20	23	57%	20	22	26
10 AM to 11 AM	43%	15	17	20	50%	18	19	22
11 AM to Noon	41%	14	16	18	44%	15	17	20
Noon to 1 PM	38%	13	15	17	41%	14	16	18
1 PM to 2 PM	43%	15	17	20	43%	15	17	19
2 PM to 3 PM	55%	19	21	25	49%	17	19	22
3 PM to 4 PM	50%	18	19	22	58%	20	22	26
4 PM to 5 PM	44%	15	17	20	64%	22	25	29
5 PM to 6 PM	59%	21	23	27	70%	25	27	31
6 PM to 7 PM	69%	24	27	31	89%	31	34	40
7 PM to 8 PM	66%	23	25	30	98%	34	38	44
8 PM to 9 PM	75%	26	29	34	100%	35	38	45
9 PM to 10 PM	77%	27	30	35	100%	35	38	45

The shaded demands for the Residential land use were estimated by TADI as they are not provided from ITE in the parking manual.

74 Site Parking includes street

0 On-Street/Off-Site Parking

			Typical
Land Use 210			Bldg F
Data	Single-Family Housing		21 Units
Wkdy	Avg.Pk Pkg Demand	1.83 (per Unit)	38
	High (85th %ile)	2.14 (per Unit)	45
	Low (33rd %ile)	1.67 (per Unit)	35
SAT	Avg.Pk Pkg Demand	1.83 (per Unit)	38
	High (85th %ile)	2.14 (per Unit)	45
	Low (33rd %ile)	1.67 (per Unit)	35

No Saturday rates. PM rates used for Saturday.

Site parking includes 20 valet spaces under Building C.



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

PROJECT

FOXTOWN
BUILDING E1

OWNER

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

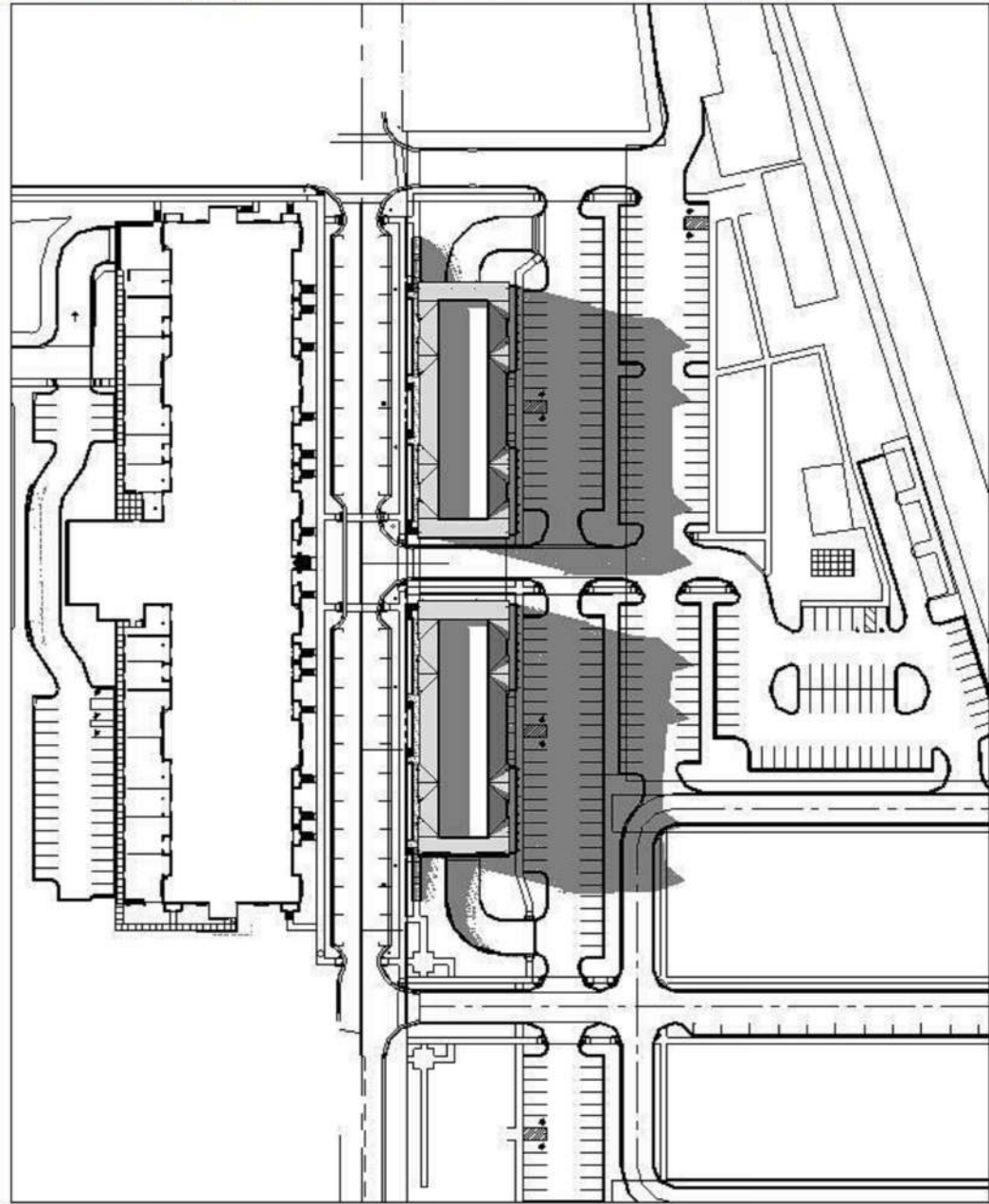
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PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880
ISSUED FOR	PLAN COMMISSION
DATE	MARCH 18, 2019

SHEET

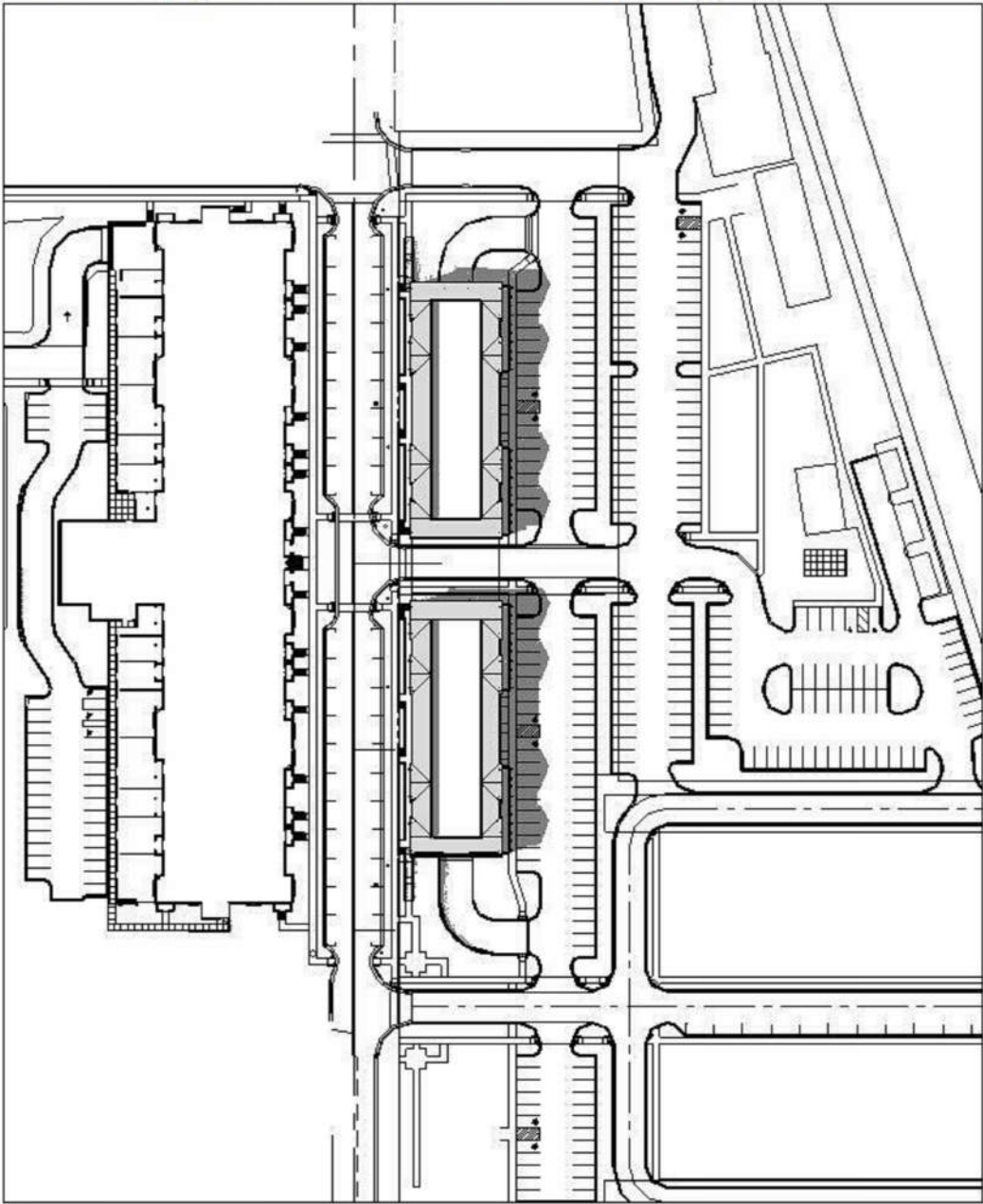
SITE SHADOW STUDY

A051

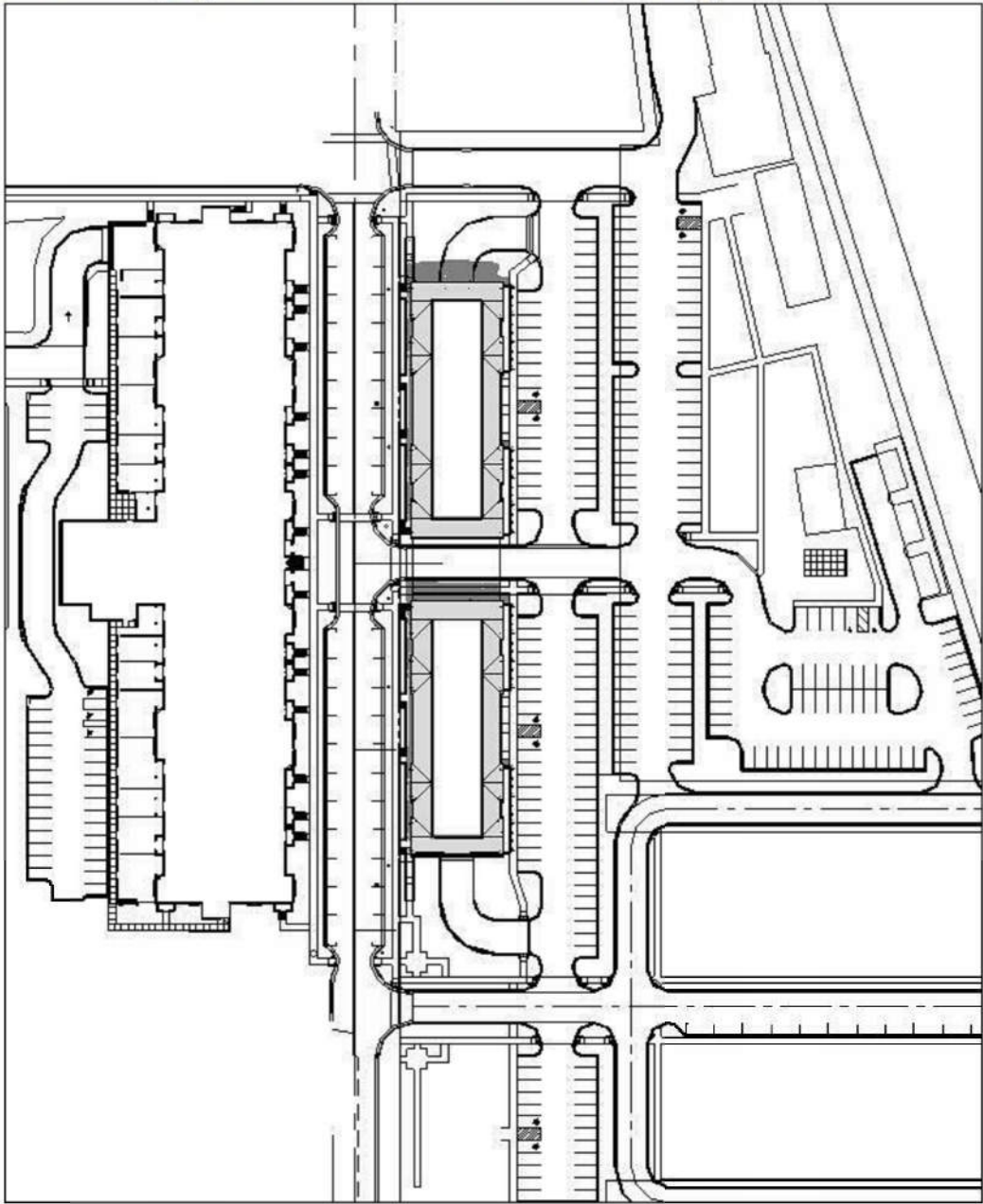
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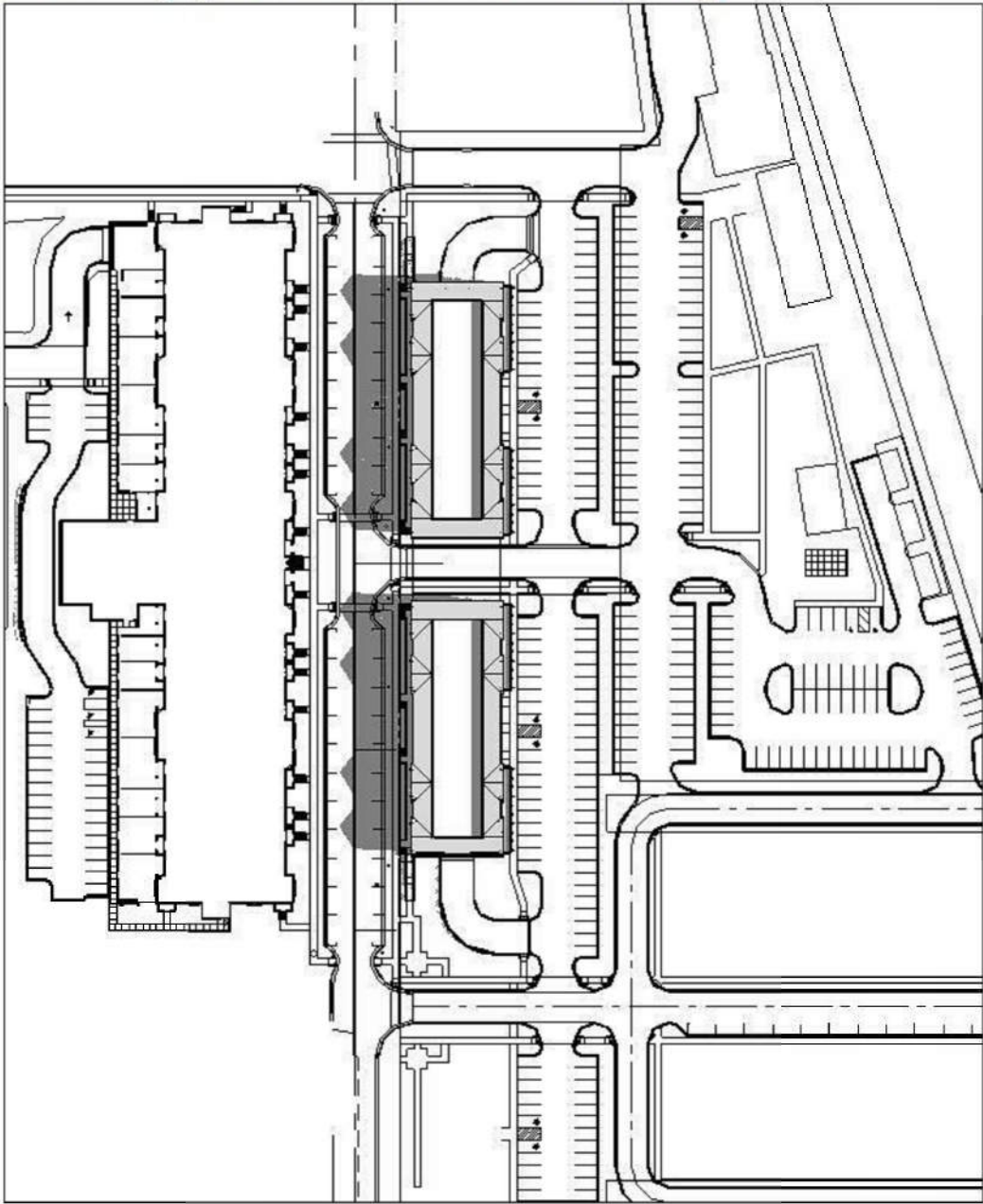
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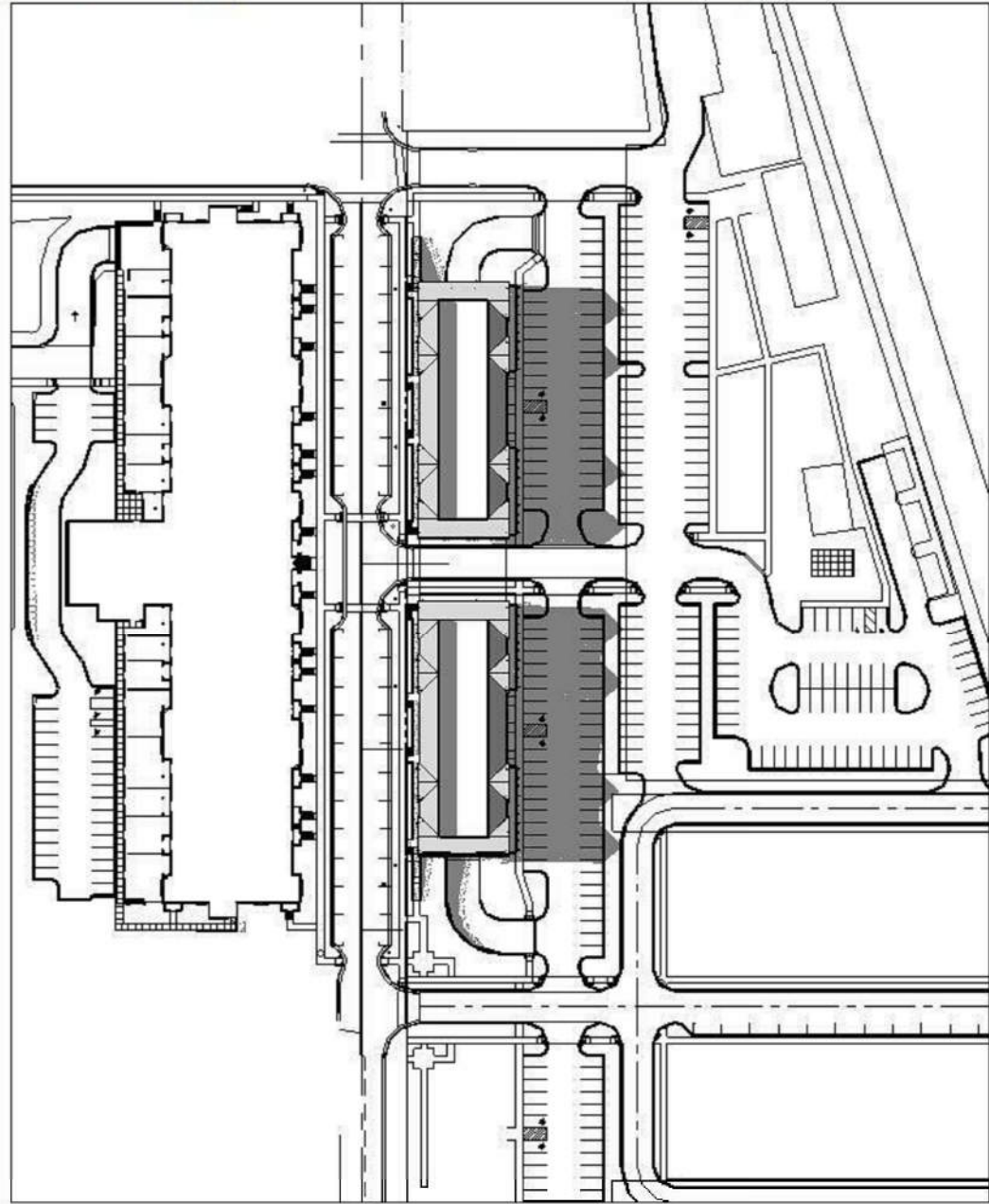
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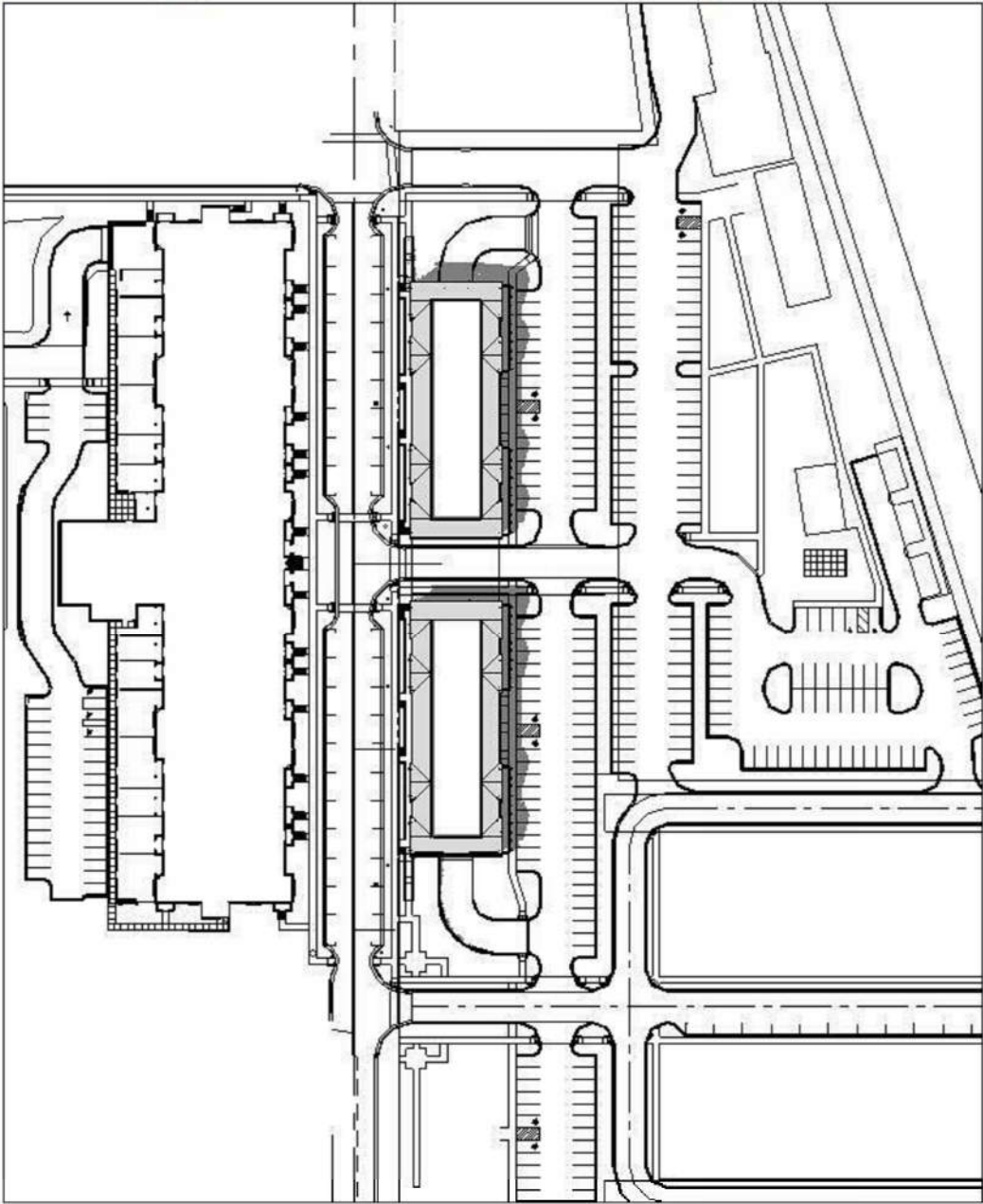
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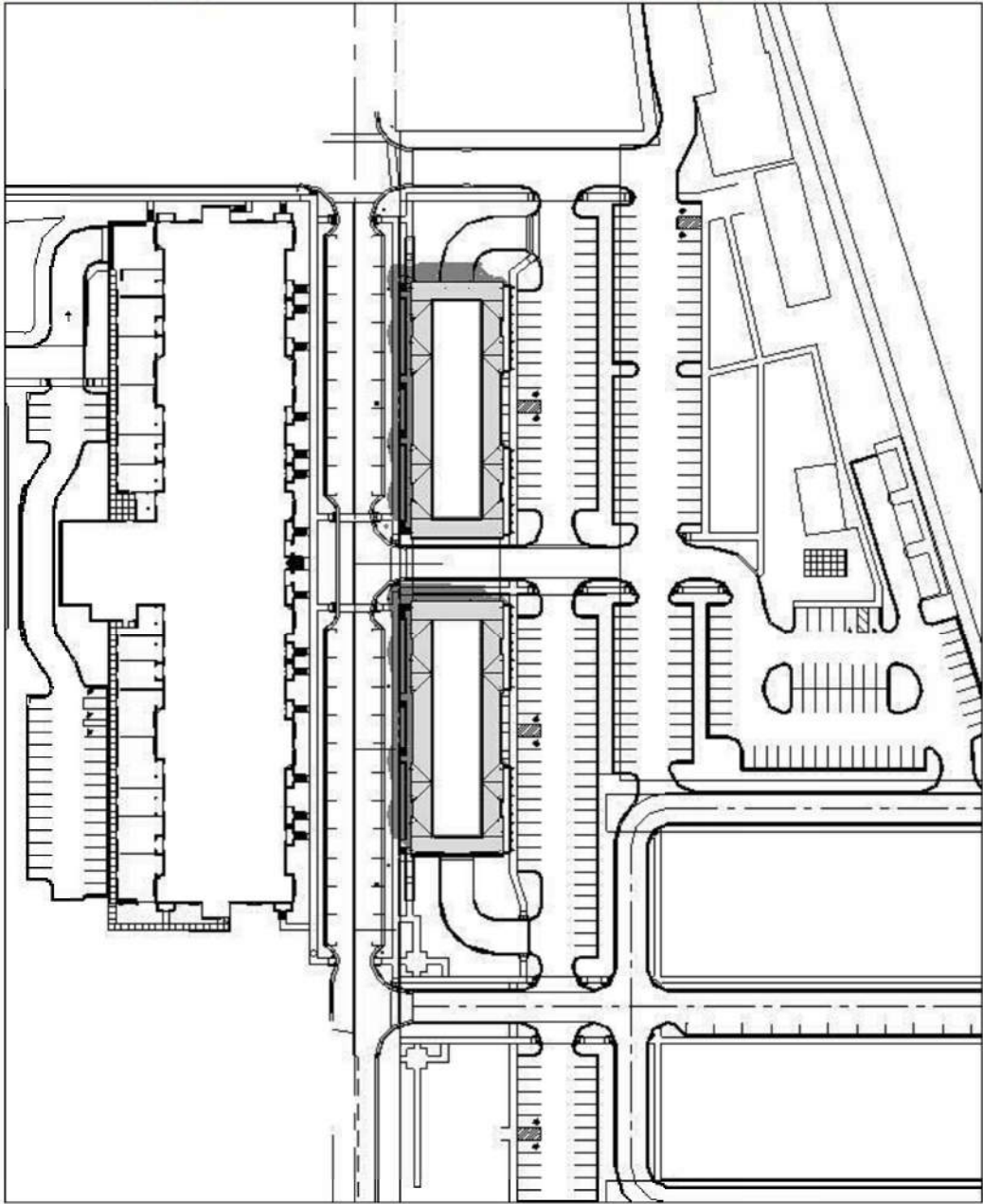
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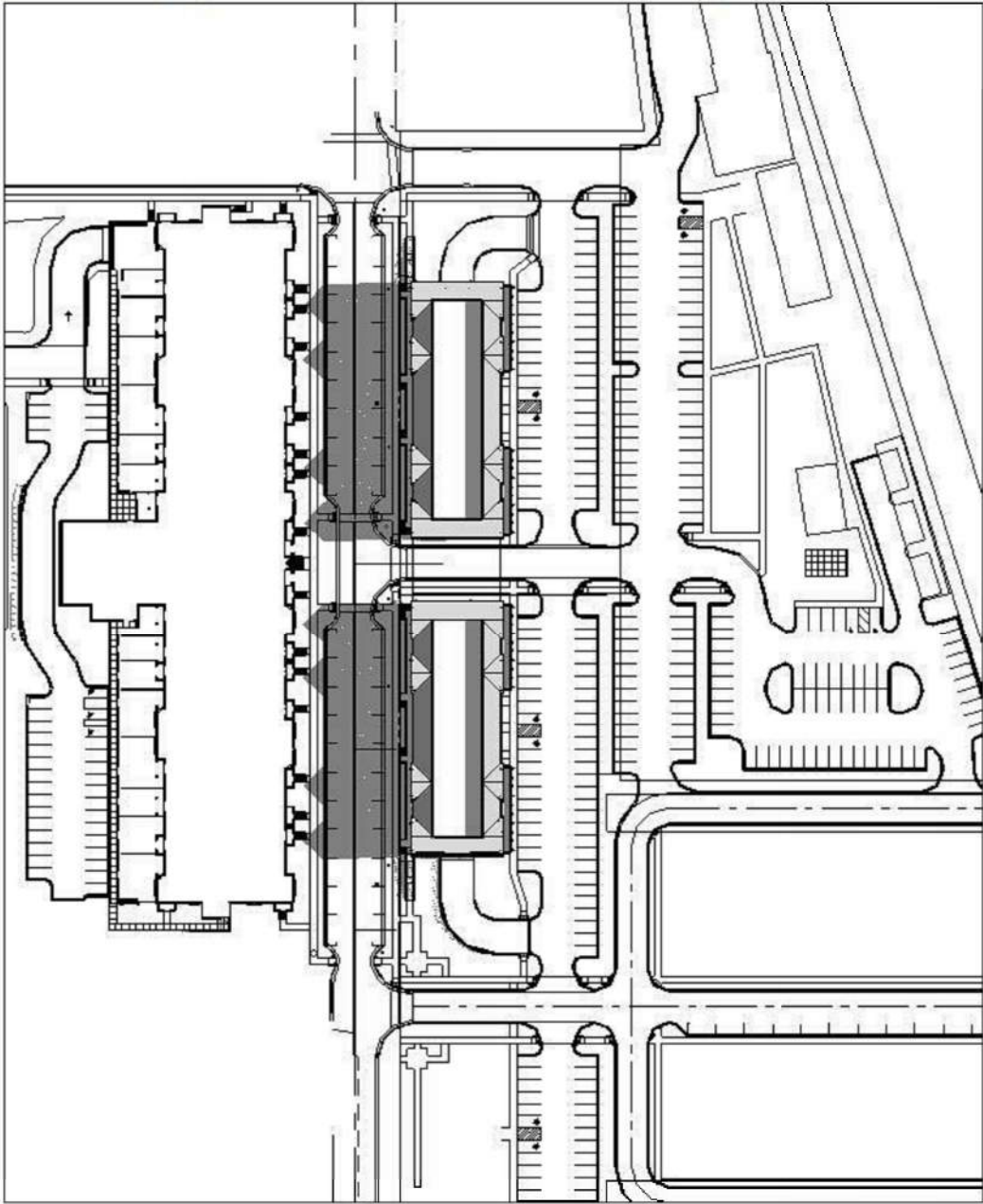
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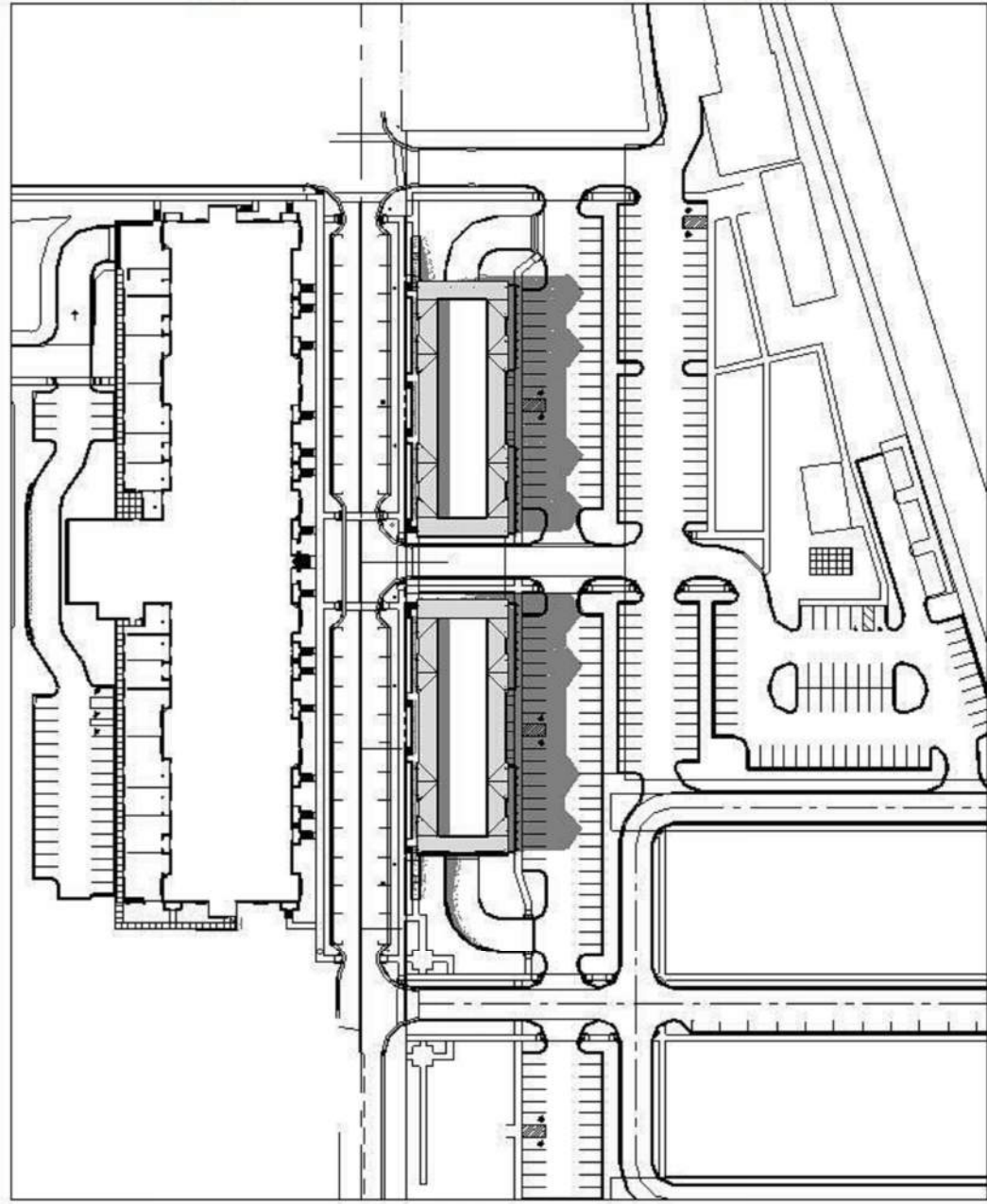
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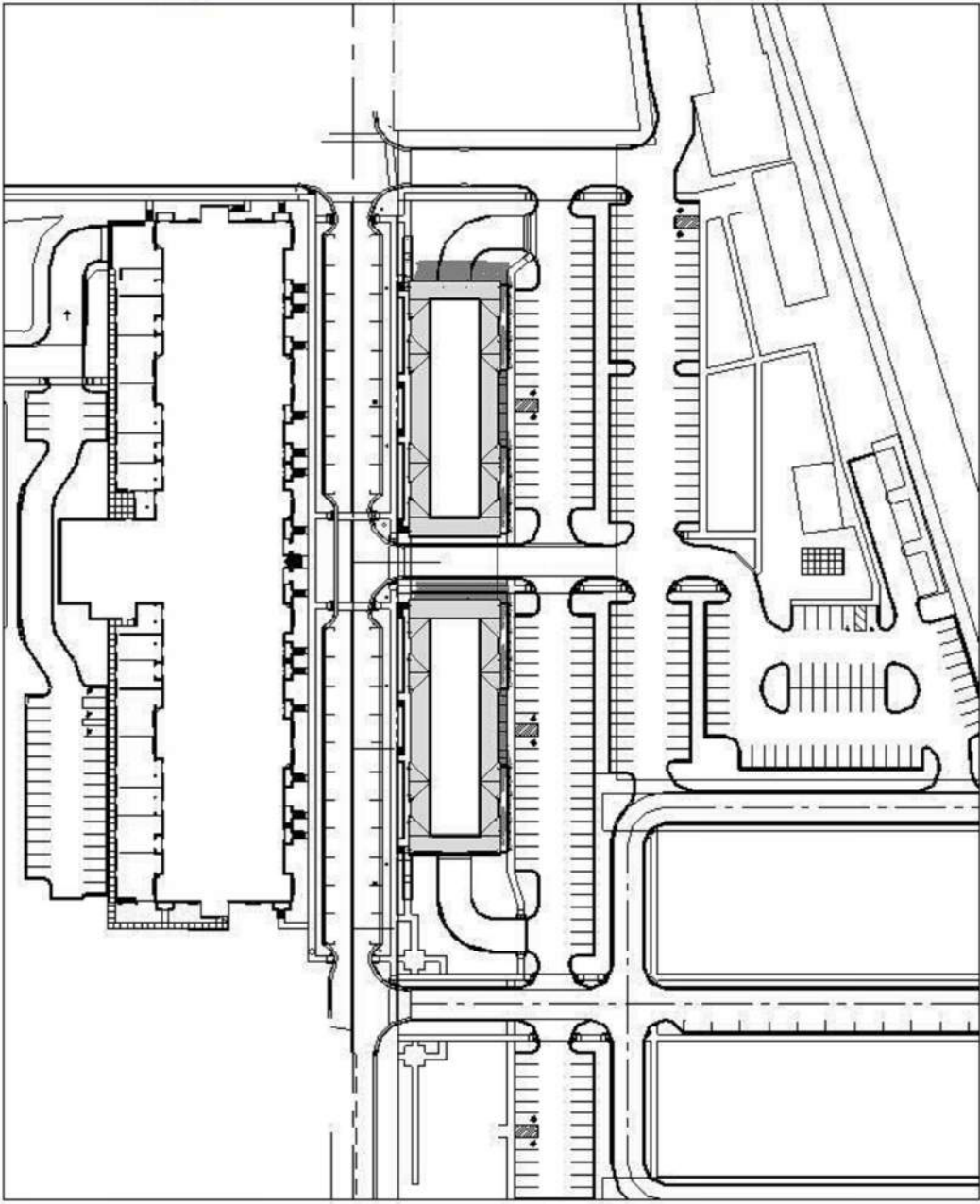
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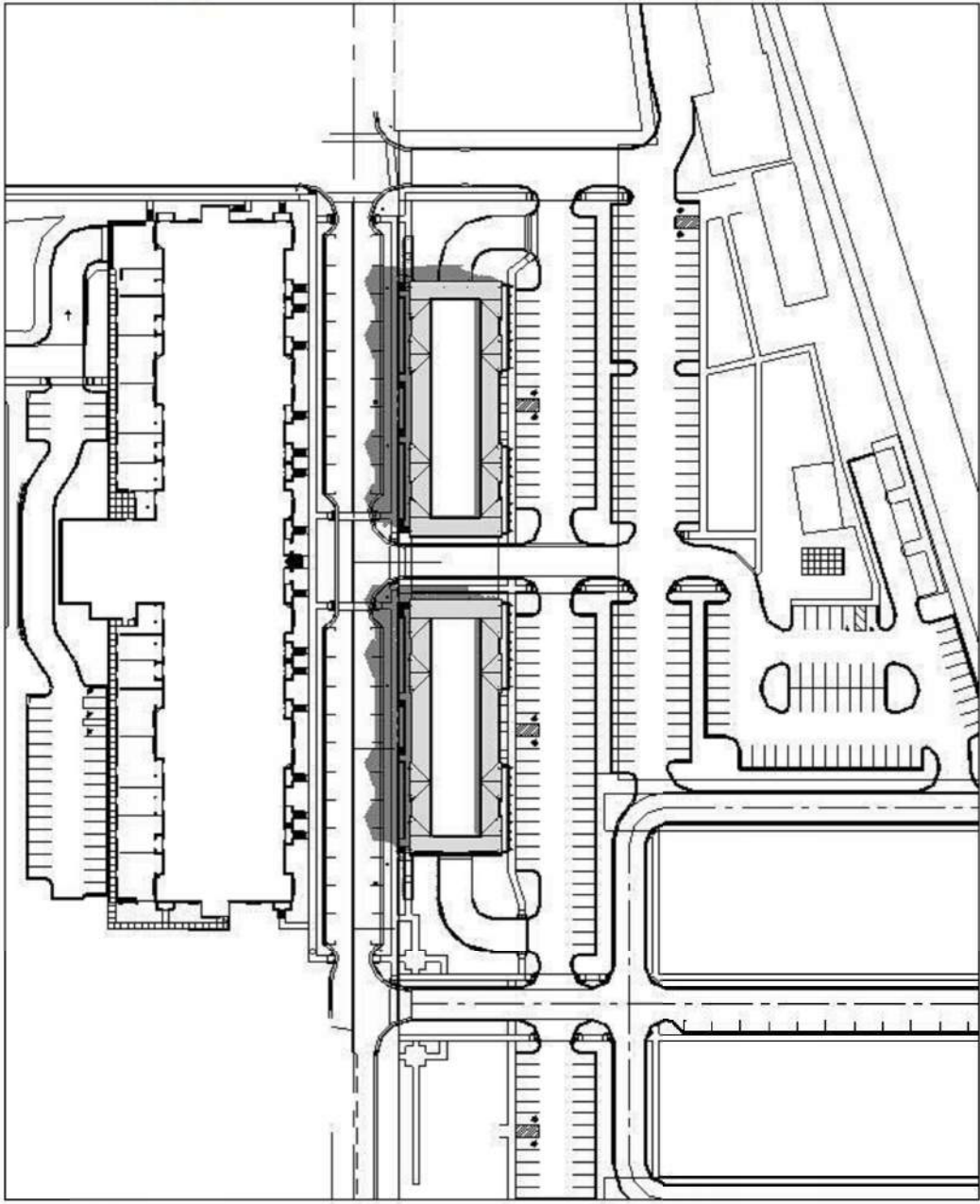
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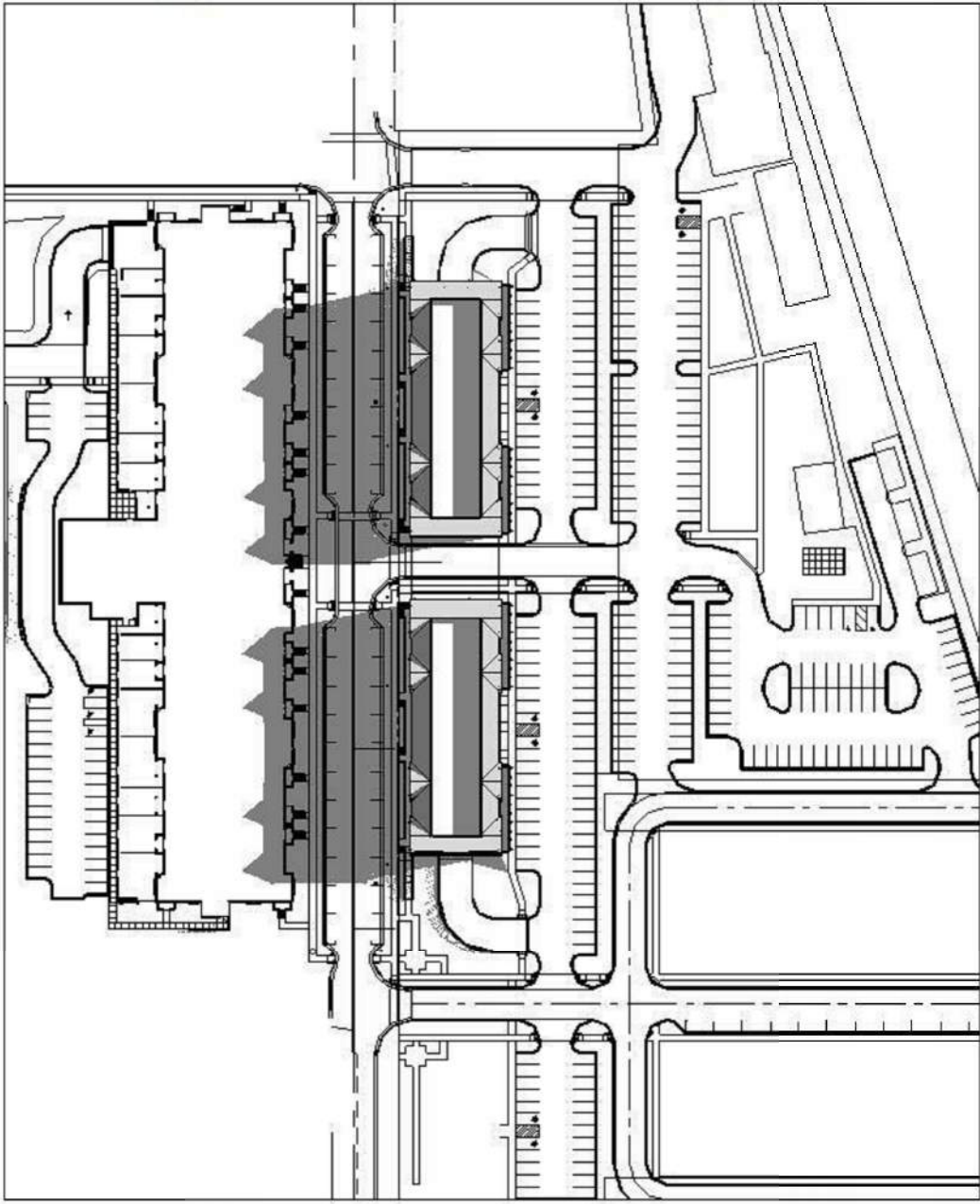
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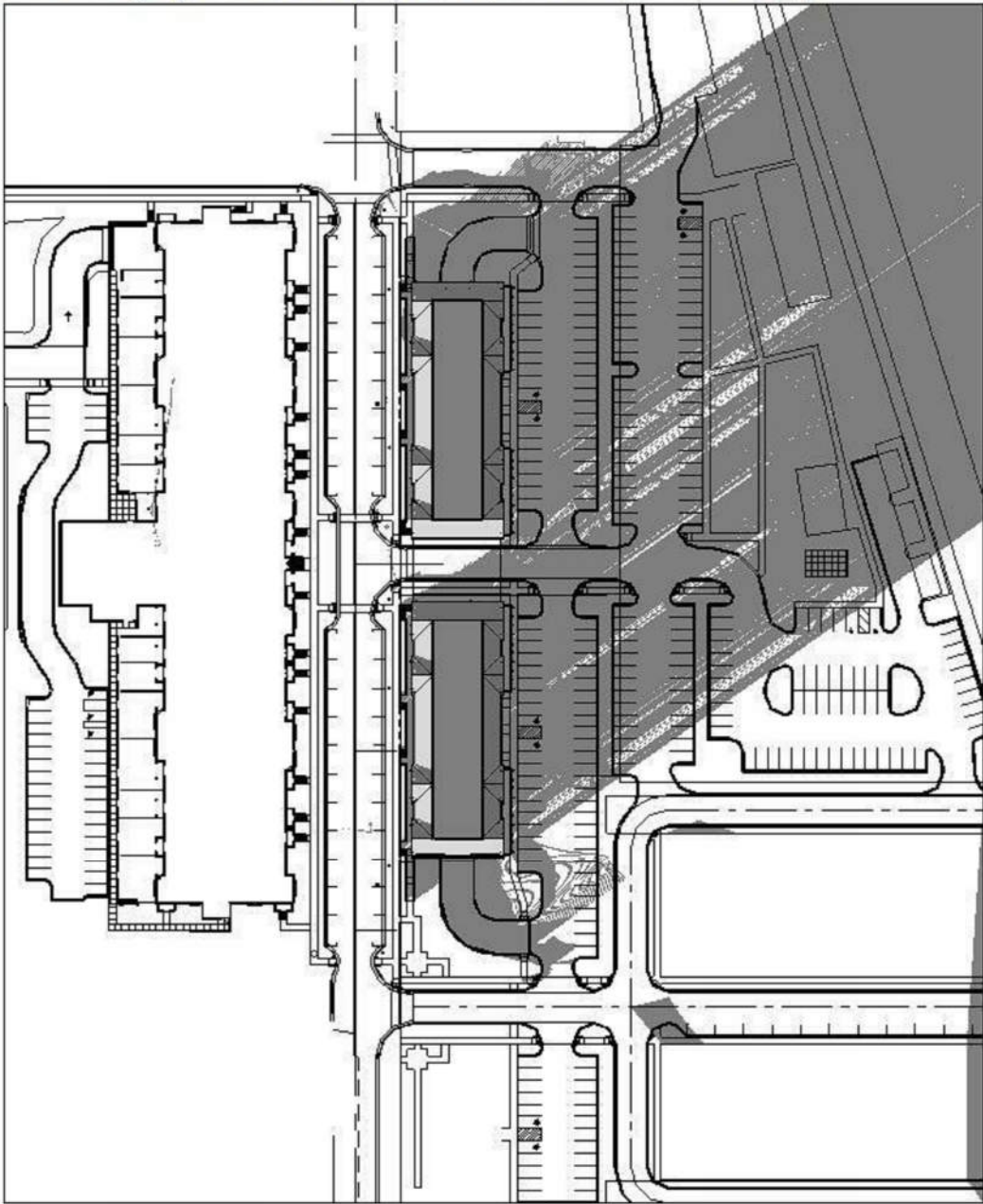
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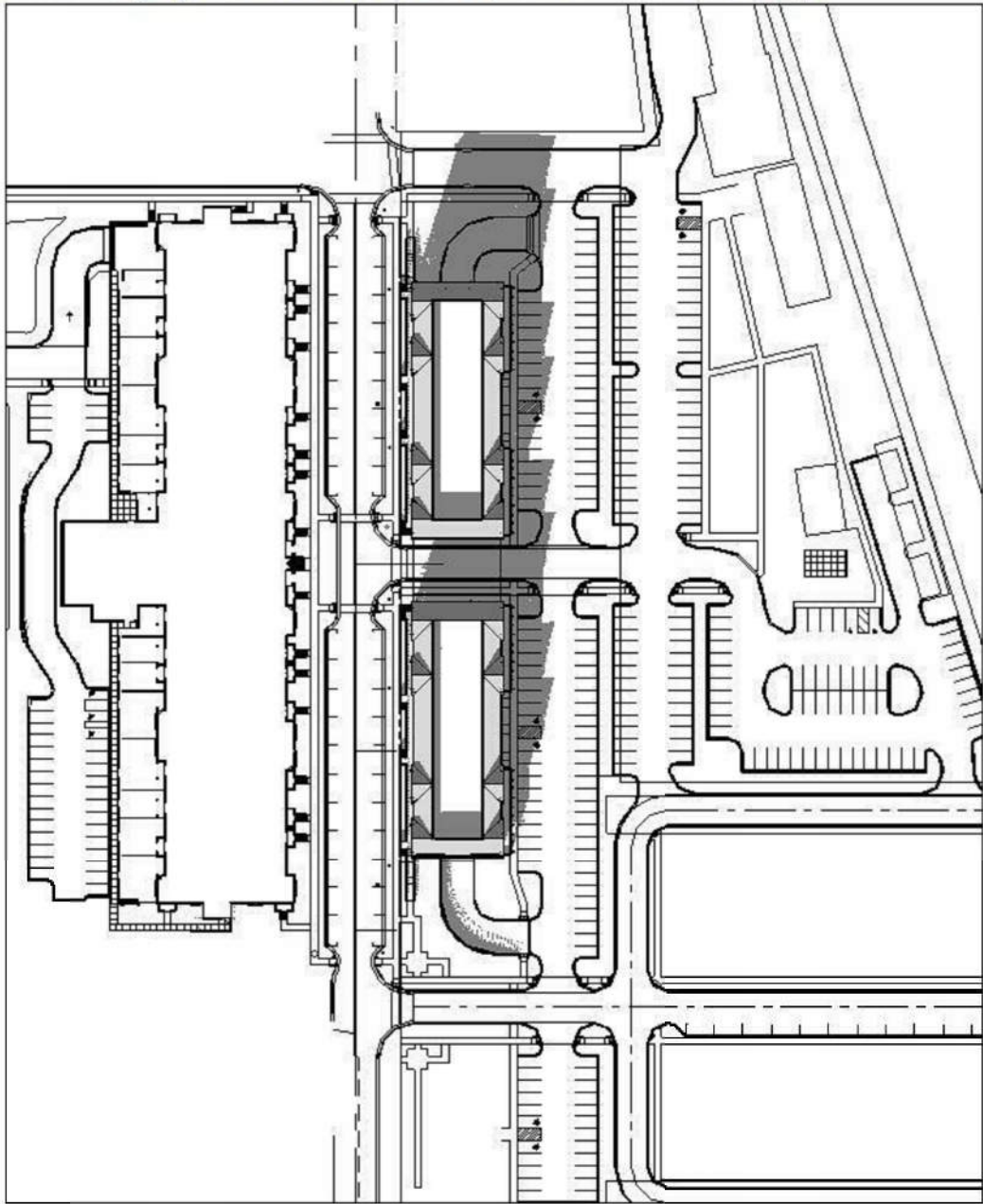
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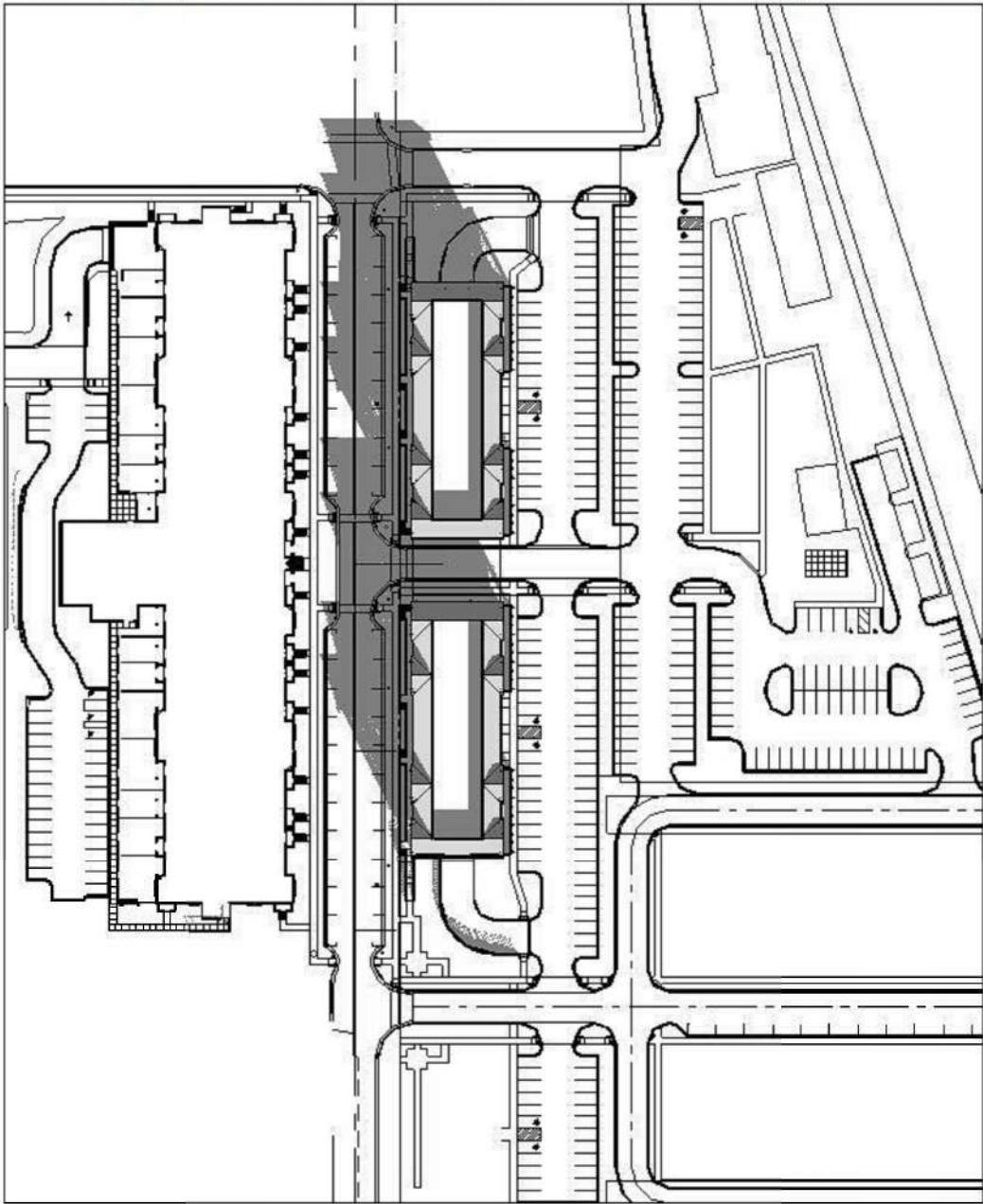
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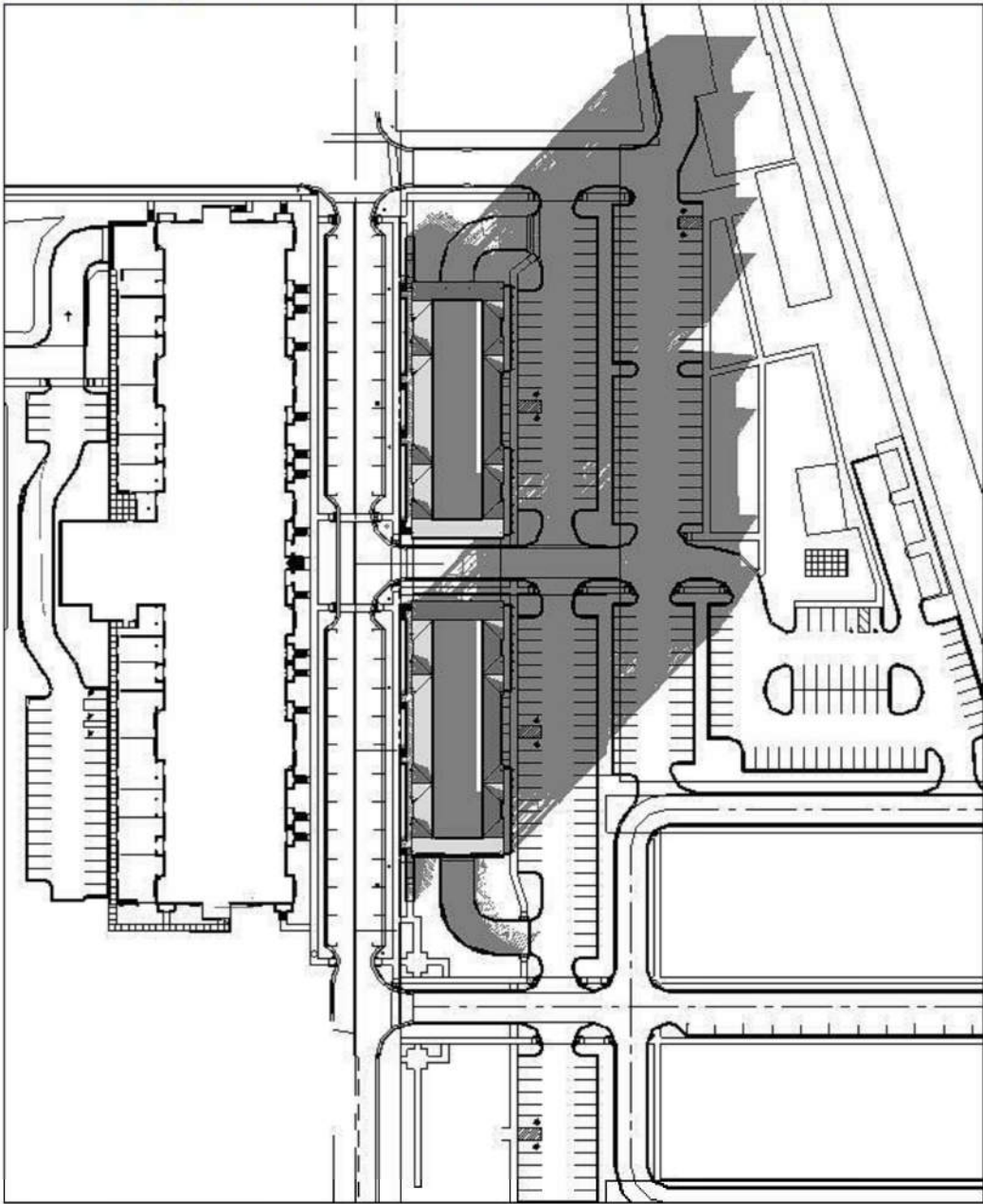
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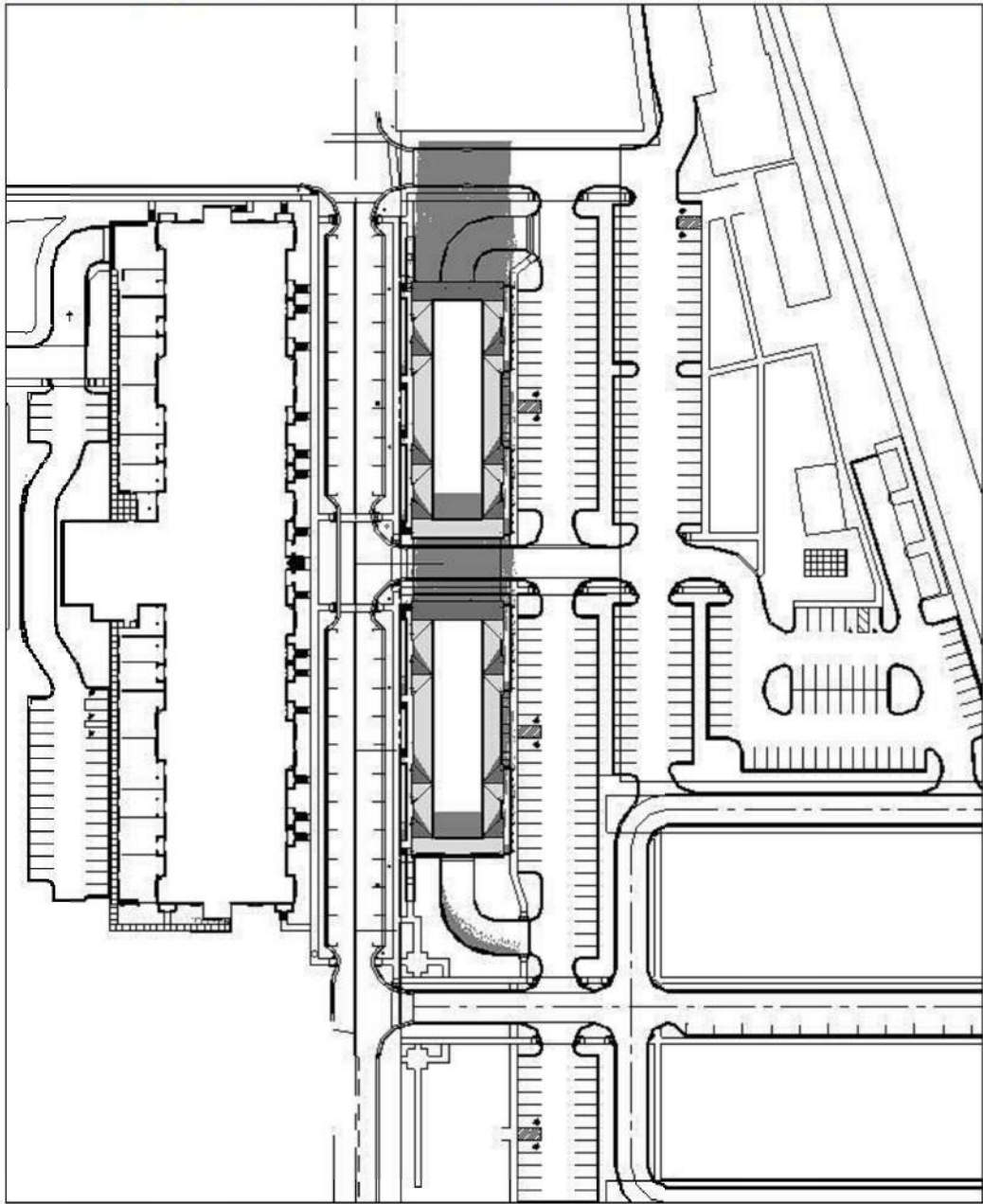
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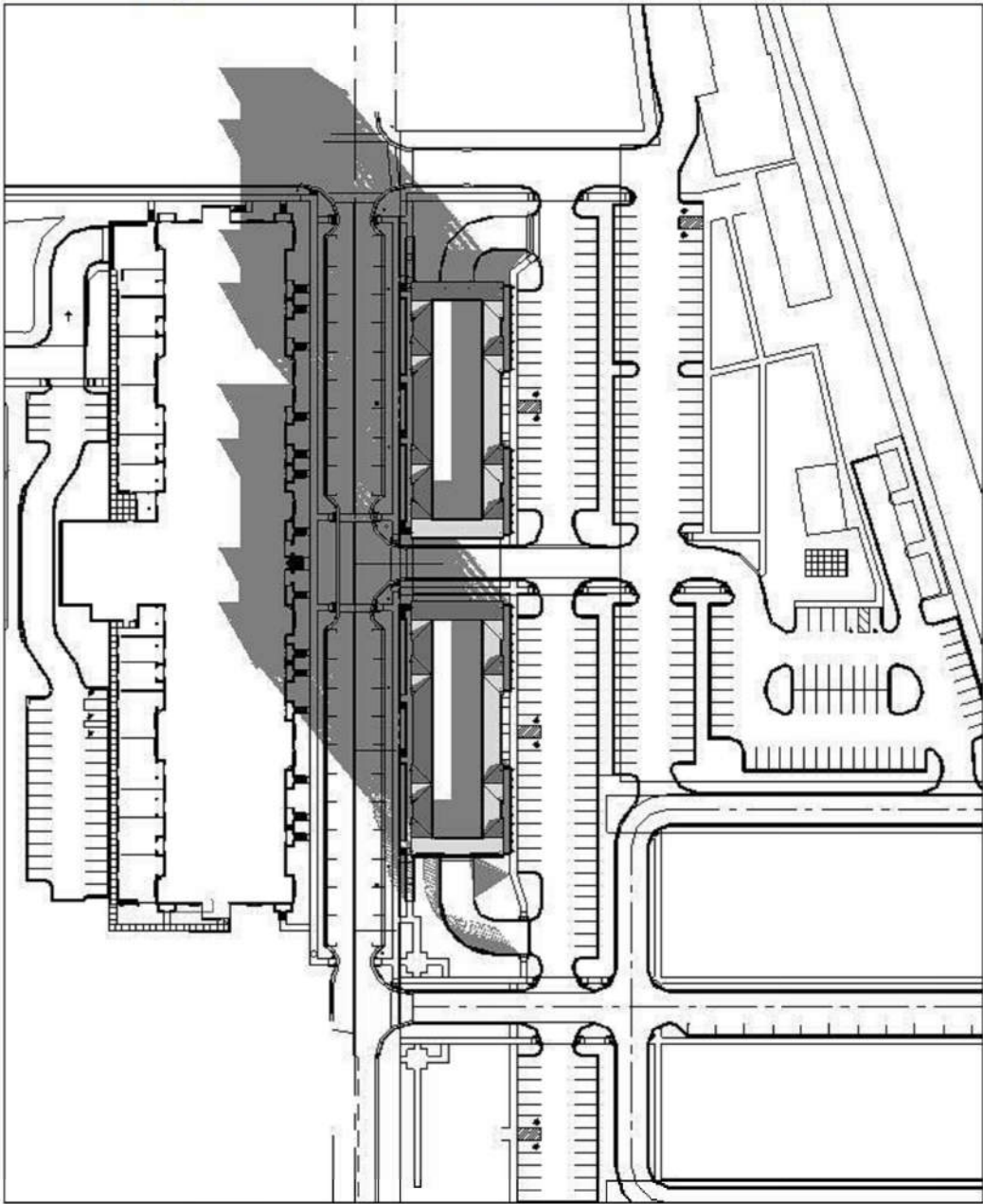
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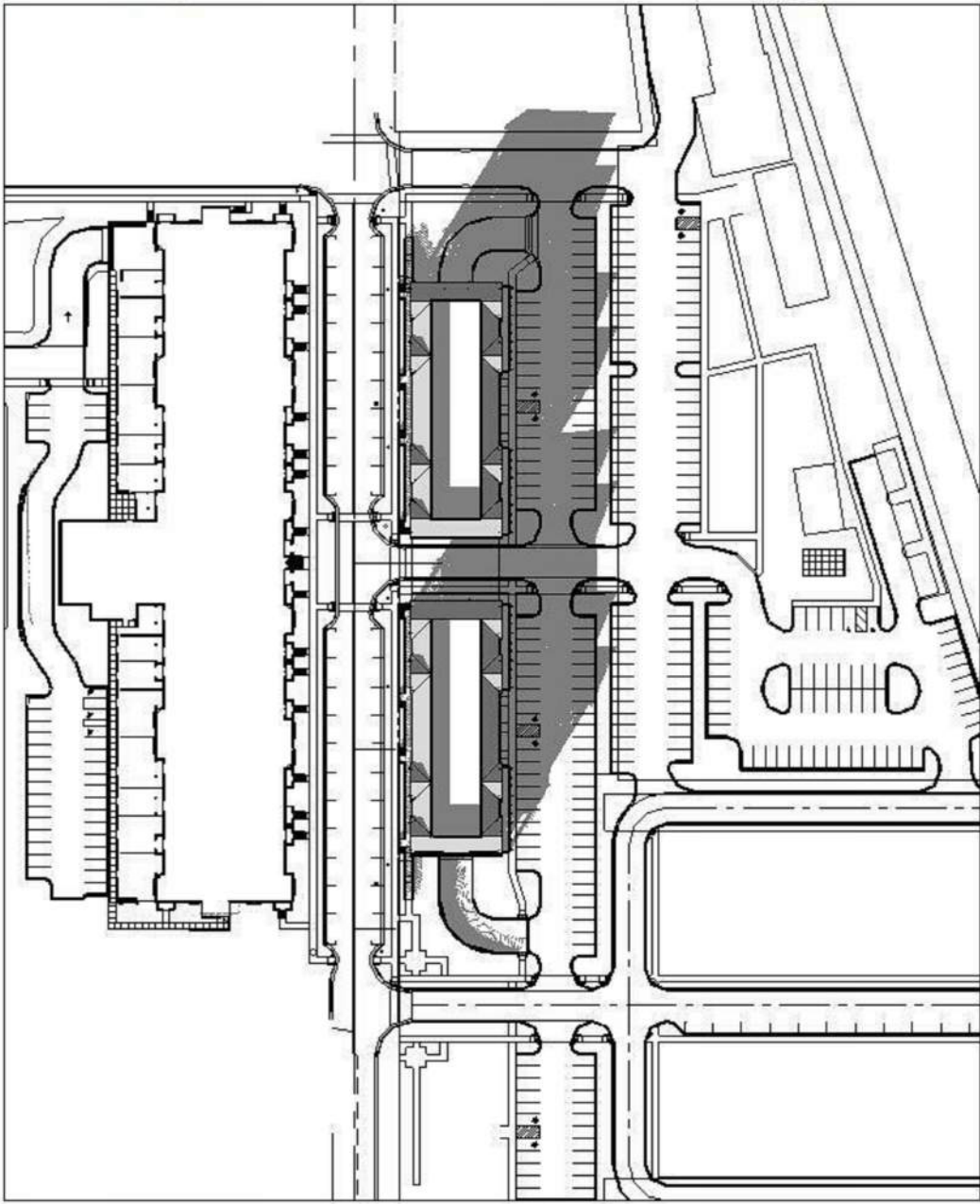
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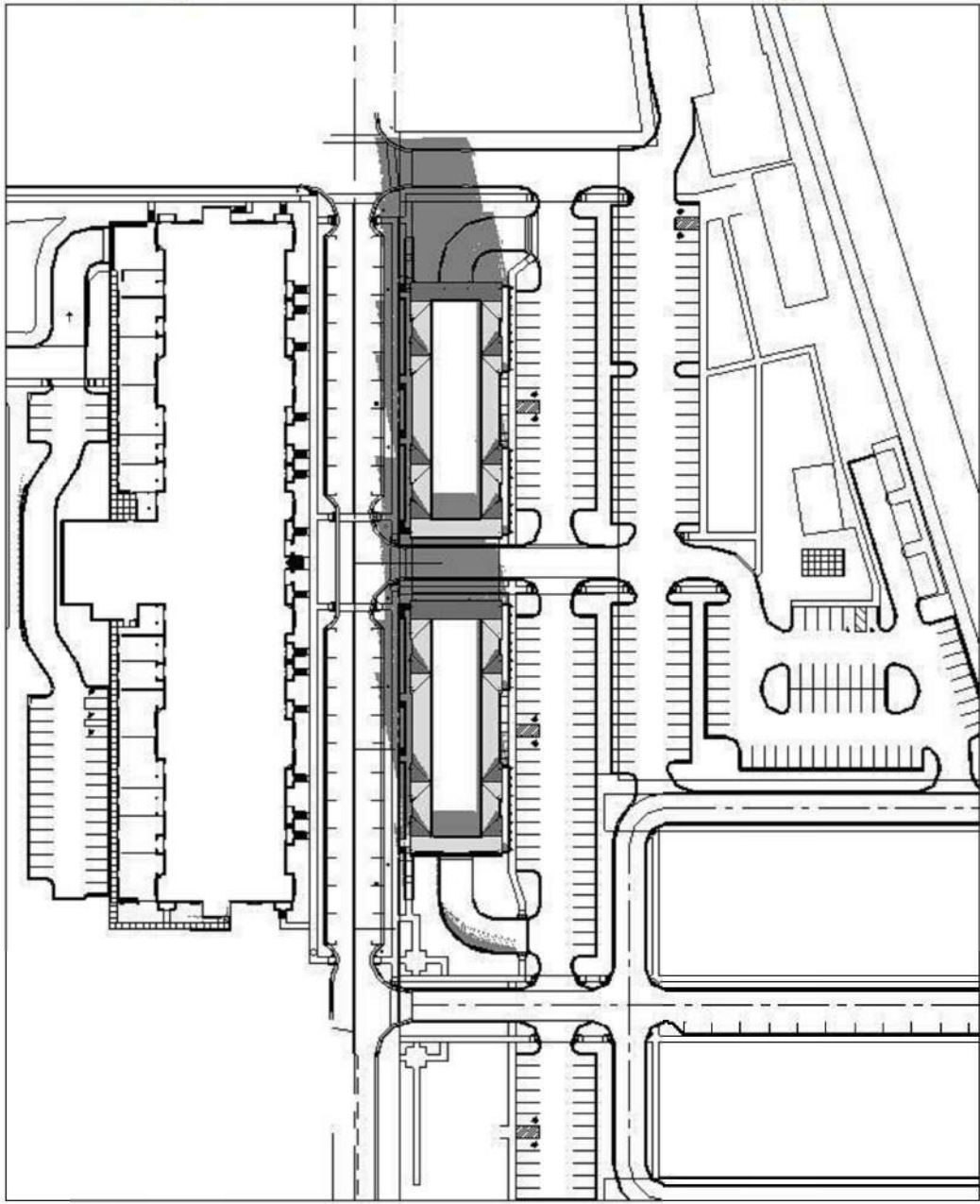
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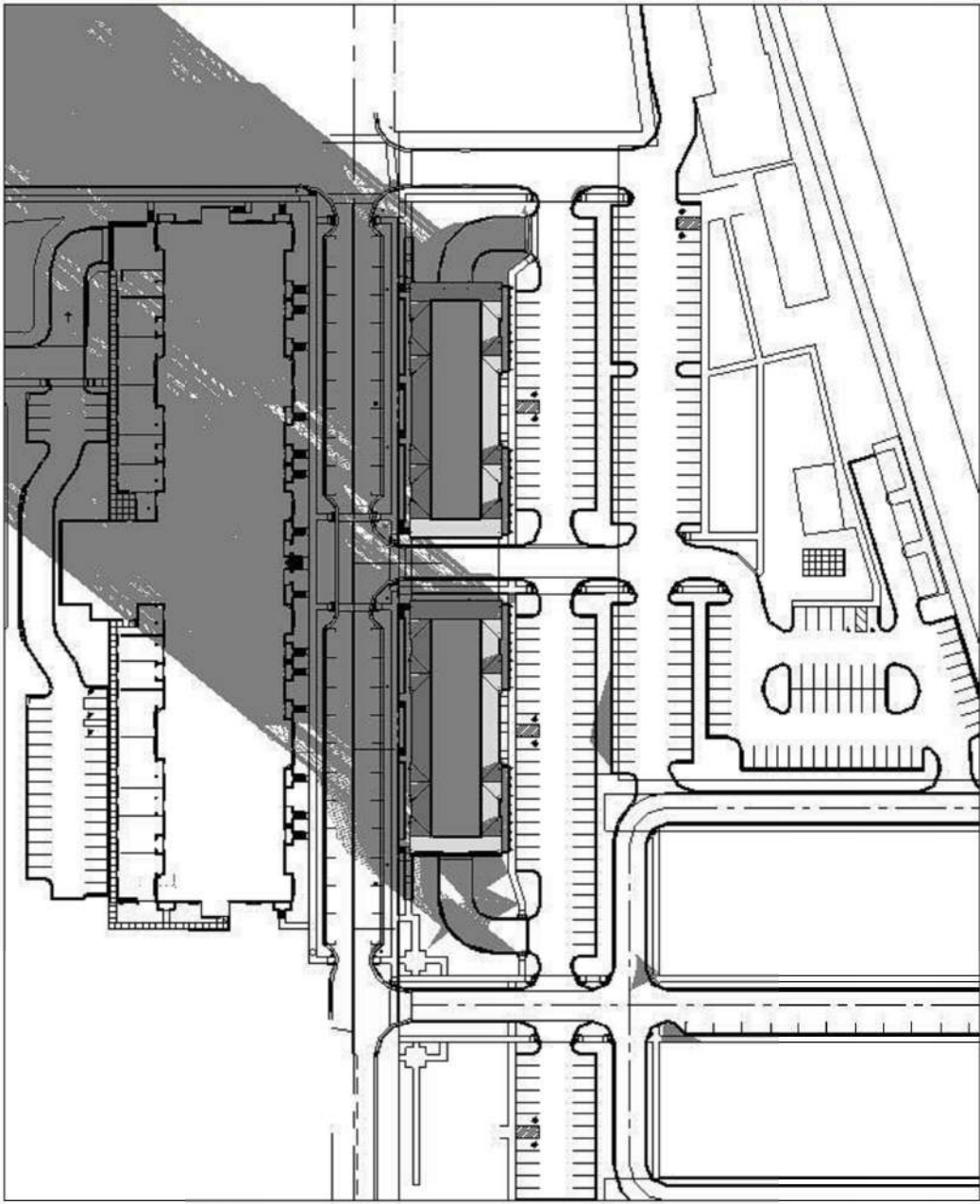
[7 of 9] [December 21, 2019 - 14:00]



[4 of 9] [December 21, 2019 - 11:00]



[1 of 9] [December 21, 2019 - 08:00]



1 SHADOW STUDY - WINTER SOLSTICE

SCALE 1/2" = 1'-0"



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

PROJECT

FOXTOWN
BUILDING E1

OWNER

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BJM
PROJECT NUMBER	NIE-17-880
ISSUED FOR	PLAN COMMISSION
DATE	MARCH 18, 2019

SHEET

SITE SHADOW STUDY

A052

May 02nd, 2019

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

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape submittal for Foxtown Common, a proposal for a commercial development located on Industrial Dr. This is the first review of the landscape plan dated 04/24/19. The landscape plans were submitted by RA Smith.

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

General Overview: Dated 04/24/19 the plan sheets are titled: L101 (South) & L102 (North), Landscape Plans.

- ❖ The plans are NOT currently sealed or signed by a WI RLA, as required by code. Provide.
- ❖ Both sheets are provided at a readable 1" = 20' scale. The plan sheets are both clean and the information is discernable.
 - Each plan sheet provides a complete plant schedule, with: common name, scientific name, size specified and the total quantities, as required. See specific notes below regarding the proposed plant sizes. Amend Plant Schedule per enclosed notes.
 - Please note, the City of Mequon does not distinguish between Ornamental trees and Non-ornamental deciduous trees. The caliper sizes provided below are the typical size standards enforced on other Industrial Drive corridor applications. (See size comments below. Amend plans accordingly.)
 - The two-sheet plan is nicely composed and the proposed landscape design is thoughtful. With that stated, the comments provided below outlines and seeks ways to improve the submission.
- ❖ The submittal specifies seed TURF, but it fails to provide a seeding plan with: the rate of application of the interim turf/erosion control seeding mix. Plans should be amended, to indicate:
 - Provide notes on both L100 & L101 that defines the sod/seeding area SYD. Currently, plan notes outlines seeding, amend plans to also specify: 1. type of seed mix, 2. rate of application, 3. fertilizer type, 4. fertilizer application rates, 5. number of total proposed applications <seed & fertilizer>, Define which contractor is responsible for fine grading and define the performance level of the finished surface prior to seeding. 6. The City of Mequon applies a performance criterion for approving TURF acceptance. 7. The OWNER accepts multiple seeding may be required to meet the performance requirements of turf. 8. Failure to meet the TURF performance criteria is grounds for withholding permit of occupancy, or bonding requirements. 9. Failure to implement seeding

without enough time to establish a turf that meets the performance criteria, is the OWNER's responsibility. The City has the right to require the execution of fine grading and turf implementation until the performance standards are met. 10. The OWNER may wish to apply SOD if fine grading is not complete to enable the seed turf establishment.

❖ **Landscape Schedule Review: Sheet L100**

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

- Five deciduous Tree Species, (Total proposed deciduous trees – 19)
- One Coniferous Tree Species, (Total proposed conifer trees –2)
- Four Deciduous Shrub Species, (Total proposed decid. shrubs –83)
- One Coniferous Shrub Species, (Total proposed conifer shrubs --7)
- Eight Perennials, Bulbs/corms, Groundcover Species, (Total proposed groundcovers/perennials –211)
- Three Decorative Grass species, (Total proposed grasses – 160)
- Zero vines - (Total proposed vines --0)

➤ **Sheet L100 Plant Schedule Comments:**

- ◆ The species proposed have the ability to perform in the local soils.
- ◆ Sheet L100 Plant Schedule requires the following amendments:
- ◆ Amendments to the L100 Plant Schedule, by:

1. The following are not deciduous shrubs. Please amend the plant schedule to reflect:

- a) Northern Sea Oats is is a Perennial Ornamental Grass, please place the species under the Ornamental Grass heading.
- b) The four Hosta listed under Shrubs are Perennials, not a shrub. Please place the four species under the Perennial heading

2. As required for the past several years – I would recommend the proposed plant sizes to be revised to the following size standards:

- The plant schedule shall be amended to specify all:
 - All Deciduous trees shall have a minimum 3.5inch caliper @ 16" above the root ball
 - The Conifer tree shall have a minimum 7ft height (to the top lateral branch, not to the top of the central leader) above the rootball. The pendulous conifer shall have a full form, per the proposed code.

◆ The proposed planting plan will not meet the 30% shade coverage within the P-lot requirement.

◆ The proposed plant palettes are commonly reused throughout Ozaukee Co. None of the proposed plants are not listed in the 2017 Wisconsin NCRS Invasive prohibited or regulated lists.

Landscape Schedule Review: Sheet L101

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

- Five deciduous Tree Species, (Total proposed deciduous trees – 15)
- One Coniferous Tree Species, (Total proposed conifer trees –5)
- Four Deciduous Shrub Species, (Total proposed decid. shrubs –100)
- One Coniferous Shrub Species, (Total proposed conifer shrubs --12)

- Eight Perennials, Bulbs/corms, Groundcover Species, (Total proposed groundcovers/perennials –211)
- Three Decorative Grass species, (Total proposed grasses – 176)
- Zero vines - (Total proposed vines --0)

➤ **Sheet L101 Plant Schedule Comments:**

- ◆ The species proposed have the ability to perform in the local soils.
- ◆ Sheet L101 Plant Schedule requires the following amendments:
- ◆ Amendments to the L101 Plant Schedule, by:

2. The following are not deciduous shrubs. Please amend the plant schedule to reflect:

c) Northern Sea Oats is a Perennial Ornamental Grass, please place the species under the Ornamental Grass heading.

d) The four Hosta listed under Shrubs are Perennials, not a shrub. Please place the four species under the Perennial heading

2. As required for the past several years – I would recommend the proposed plant sizes to be revised to the following size standards:

- The plant schedule shall be amended to specify all:
 - All Deciduous trees shall have a minimum 3.5 inch caliper @ 16" above the root ball
 - The Conifer tree shall have a minimum 7ft height (to the top lateral branch, not to the top of the central leader) above the rootball. The pendulous conifer shall have a full form, per the proposed code.
- ◆ The proposed planting plan will not meet the 30% shade coverage within the P-lot requirement.
- ◆ The proposed plant palettes are commonly reused throughout Ozaukee Co. None of the proposed plants are not listed in the 2017 Wisconsin NCRS Invasive prohibited or regulated lists.

➤ **Sheets L100 & L101 Zone Review/Comments:**

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

- **Street Frontage Zone:**

The Proposed ROW Code requires 1 tree per each 35 CL length of:

- Industrial Dr. ROW & the Northern Access Drive: **Both meet the proposed street frontage code along Industrial Dr.** The Southern Access Drive of L100 & the Northern Access Dr. of L101 are private circulation drives, they should be addressed with Street Trees: *Does not meet requirements. Action by City staff.*

Parking Lot:

Proposed Parking Lot Interior Zone.

- A) The parking meets the 25' setback/buffer.
- B) There are no interior landscape islands proposed; The East edge of both the L100 & L101 P-lot fails to depict any proposed trees. The central end islands of both L100 & L100 fails to provide any trees. Move the walk to the top/bottom of the islands, amend the walk design to include a ramp at each end of the island (convey ADA/bicycle traffic) and add either 1 medium/large canopy tree or two low ornamentals trees to each island. *The plan fails to meet the interior P-lot 30% shade requirement. The plan fails to provide interior islands with Canopy Trees. The continued use of*

small trees & ornamental tree species and proposed low densities is why the plan fails to meet the 30% Shade Requirements. Action as directed by City Staff.

Parking Periphery Buffer: The proposed Landscape Code requires 1 tree per 30 linear feet of parking adjacent to Private Drive/ROW's (not counting street trees). **Plan meets code.**

Property Line Buffer: the plan fails to address the much of the southern PL edge. I am unsure why the NW corner of the parcel < which all turf > has no trees proposed? The plan fails to meet the code along this section of the PL. I believe a minimum of 8 trees are required along this segment of PL. **- Plan meets code requirements.**

Building Foundation Plantings – The proposal provides a minimum treatment at all four sides of the foundation design, for both buildings (L100 & L101). The proposed palette should provide seasonal color, texture and variety through all four seasons. **Plan meets the new code requirements.**

- **Loading Dock:** N/A. None shown on plans.
- **Trash Enclosure:** The Refuse/Recycle bin is not shown on site. I will assume P&Z is requiring interior handling of all refuse/recycle materials. “In case the plan is amended to include an external refuse bin”, the proposed code requires either a fully opaque plant buffer of trees and shrub groupings or, a 6’ height screen structure (using proposed building materials) is required. **Unknown if the plan meets the standards, no refuse handling shown.**

○ ***Additional Landscape Observations:***

It is this reviewer's opinion, the Planning Commission/City Staff should require: 1) revise both plant schedules as outlined; 2) revise the plant calipers in both plant schedules, as outlined; 3) provide the Turf notes and area of proposed turf on each sheet, as outlined. 4) Amend the Interior islands design (L100 & L101) to support the addition of Medium/Large canopy trees; 5) Add ramps to the walks in the islands, if this is intended to support pedestrian/bicycle routing.

This concludes the landscape review of the Foxtown Building E1 & E2 submittal. I hope City of Mequon planning staff and the commission find the information presented and recommendations useful.

Sincerely,



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

		2.a.a
CONDITIONAL USE GRANT Articles of Agreement made and entered into this 8 day of April 2019, by and between _____ owners of the property located at _____and the City of Mequon Planning Commission. Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section __, Range 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>three story mixed use building</u>. GRANTED by action of the Planning Commission of the City of Mequon this 8th day of April 2019. Dan Abendroth, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2019, the above named Dan Abendroth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ Planning Commission Secretary Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2019, 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 (4083 : Stephen Perry Smith for Foxtown Venture)
		Packet Pg. 83

The **CONDITIONS** of this Grant are:

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

11. **Conditions on the site:**
- a. Street access (number, location, design): As per attached Exhibit A

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

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

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

e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN)SS
OZAUKEE COUNTY)
Personally came before me, this ____ day of
_____, 2019, the above named_____,
Owner, to me known to be the person who executed the
foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument
on behalf of the petitioner acknowledged
the _____ day of _____, 2018

Attachment: Packet (4083 : Stephen Perry Smith for Foxtown Venture)

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: May 13, 2019
SUBJECT: Eric Vanden Heuvel. The applicant is seeking building and site plan approval for a proposed 2,400 sq. ft. building for a landscape contractor business for the property located north of 10122 N. Baehr Road.

Applicant: Catalpa Services, LLC
Eric Vanden Heuvel
Status of Applicant: Owner
Requested: Building and Site Plan
Existing Zoning: B-5 (Light Industrial District)
Existing Land Use Plan: Rural Business
Lot size: .87 acres
Location: Property north of 10122 N. Baehr Road
Tax Key: #14-035-07-011.00
District: #2

Background:

The applicant requests building and site plan approval for a landscape contractor business (Catalpa Services LLC) at the vacant property north of 10122 N Baehr Road. The owner of the property resides at the property to the south at 10122 N Baehr Road. The parcels are both zoned B-5 (Light Industrial District). In January 2019, the Planning Commission approved an amendment to the B-5 zoning district to add specialty trade contractor or building service provider without outside storage of materials, such as a landscape contractor, as a permitted use.

B-7 District Standards:

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

District Regulations:	B-7:	Proposed Use
Minimum Lot Area:	1 acres	.87 acres
Minimum Lot Width	150 feet	130 feet
Open Space Ratio:	40%	66%
Maximum FAR:	30%	6.3%
Maximum Building Height:	50 feet	24'-4" feet
Building Setback	65 feet	90 feet
Building North Side Yard Offset:	20 feet	20 feet
Building South Side Yard Offset:	20 feet	50 feet
Building East Side Yard Offset:	20 feet	189 feet
Minimum Parking Setback:	25 feet	25 feet
Minimum Parking Offset East	20 feet	70 feet
Minimum Parking Offset West	20 feet	140 feet

Off-Street Parking:

4 stalls

Site Plan:

The proposed site plan shows the proposed 2,400 square foot building and a four stall parking lot. Based on the number of 3-4 employees, staff believes the parking is adequate. All services are performed off site, and the site is not expected to generate customer or client traffic. The 3-4 employees will park personal vehicles on site and take work vehicles from this location to job sites. The applicant has indicated that the hours of operation are Monday-Saturday from 8:00 AM to 5:00 PM and that 95% of this time is spent off site.

The site is non-conforming to lot size and width requirements of the B-5 District. The proposed plan does comply with all the B-5 district standards. The building will be setback 90 feet from the Baehr Road right-of-way which complies with the B-5 front setback of 65 feet. The building will be offset to the side property line 20 feet which meets the district requirement. Based on the height and location of the structure, the proposed building should have low visibility from Baehr Road.

The site will use an existing driveway off Baehr Road to access the site and proposed gravel parking area in the rear. The site plan shows no outdoor storage of materials related to the proposed landscaping business. This type of use is allowed in the B-5 district only without outdoor storage. Existing vegetation will provide some screening of the proposed building from all property lines. The applicant is proposing to transplant existing trees and remove others to accommodate the new building. The City Forester, Mike Gies, inspected the site and has no issues with the trees marked for transplanting and removal. The City Forester did indicate that with the proposed tree removals, additional landscaping will help screen the building from Baehr Road. Staff will add as a condition of approval that a landscape plan be submitted to show additional screening along the north property line and between the building and Baehr Road.

Building Plan:

The proposed 2,400 square foot building is shown to be 24'-4" feet in height and meets the height requirement. The proposed building shows a metal panel roof and metal wall panels with a wainscot accent on all four elevations. The applicant is proposing a charcoal gray roof and wainscot, tan/beige siding and white windows and doors. The building design shows one overhead door on the east and south elevations and an overhang/porch and windows on the west elevation. The overhead doors shown on the east elevation are not visible from public view. Staff will add as a condition that the south overhead door be properly screened from Baehr Road. The proposed building is in keeping with the industrial zoning district. The metal roof panel is typically seen in industrial applications.

Landscaping Plan:

The applicant is not proposing any landscaping at this time. The site has existing mature landscaping that provides some screening. However, since the applicant is proposing to remove existing trees to accommodate the new building, staff will add as a condition of approval that evergreen trees at a minimum of seven feet in height be shown on a landscape plan to screen the proposed building from Baehr Road and the property to the north. The revised landscape plan shall also show foundation plantings. Staff will work with the applicant on the appropriate landscaping.

Lighting Plan:

No site lighting is proposed as this time. The applicant indicated that the overhang may have down lighting to light the porch area. Staff will add as a condition of approval that all proposed lighting shall be approved by staff and shall be in compliance with the lighting code.

Engineering Report:

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

The site will use an existing driveway off Baehr Road to access the site and proposed gravel parking area in the rear. City Ordinances require that all off-street parking lots are surfaced with bituminous surface or concrete and all driveways must be 22-feet wide. In addition, the parking lots are required to be striped and must include ADA parking designations for physically handicapped persons. Staff would be in support of waiving the paved parking and striping requirements since the lot is not being utilized by the public. Planning Commission has the authority to waive the parking lot requirements of section 58-441.

There are no sanitary sewer or water connections proposed as part of this project.

Wetlands do not appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that there are likely no wetlands present.

The site proposes land disturbance greater than 4,000 square feet, therefore a City erosion control permit is required. The land disturbance is less than an acre and a WDNR WRAPP permit is not required.

The site proposes an increase in impervious surface of approximately 13,000 square feet and site disturbance of less than an acre; therefore, a green infrastructure plan is required per the MMSD Chapter 13 rules adopted on April 1, 2019.

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards and would not require Planning Commission review.

Staff Recommendation:

Planning staff recommends approval of the building and site plan subject to the following condition(s):

1. Staff review and approval of final site, landscaping and elevation plans prior to issuance of permits.
2. No outdoor storage of materials permitted on site in accordance with Section 58-298 (c)(11).
3. Compliance with the Tree Preservation Ordinance.
4. Staff approval of a landscape plan to show foundation plantings and screening consisting of evergreen trees at a minimum of 7 feet in height along the north property line and between the building and Baehr Road. In addition, the south overhead door shall be properly screened from Baehr Road
5. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
6. All proposed lighting shall be approved by staff and shall be in compliance with the lighting code.
7. Engineering Division review and approval of grading, drainage, parking lot and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
8. Approval of a green infrastructure plan for the site in conformance to MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement

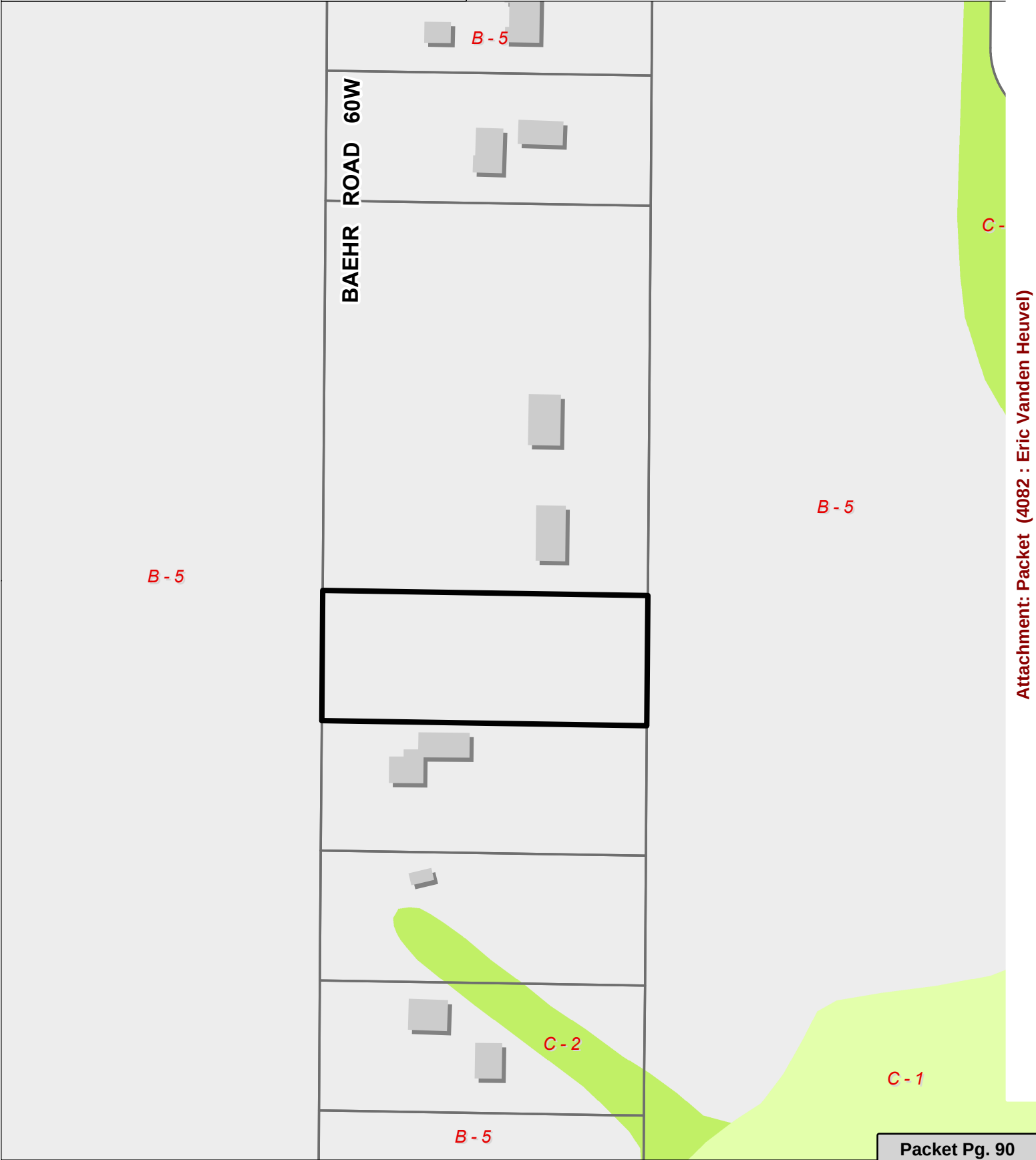
9. Applicant shall submit an erosion control permit application and fees for Engineering Department approval prior to the issuance of a building permit.
10. Application for and approval of a City Filling and Excavation Permit.
11. As a condition of approval and issuance of the permit, the city engineer 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 (PDF)

Eric Vanden Heuvel

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

3.a.a



Proposed building is for the vacant lot between 10122 and 10156 North Baehr Road.

My name is Eric Vanden Heuvel and I live at 10122 North Baehr Road. We moved here in 2004 for the extra space it provided. We own 3 acres, with our house on the middle acre and a vacant acre to our south and to our north. We have operated Catalpa Services LLC, a tree service company, here since we moved here. We have never had any complaints. We keep our vehicles and equipment here and perform tree services for the community off site every day. We never have customers come to our site and plan to keep it this way. All of our dealings with customers are done via email, phone calls, and at their house or place of business. We have 2 to 3 employees besides myself and do not have any plans to expand past that. Hours of operation are 8 am to 5 pm, Monday thru Saturday, but again 95% of that time is spend off site. We do work for the Mequon, Thiensville, and Cedarburg school districts. We've done work for hundreds of residents of Mequon and the surrounding area. We are in excellent standing with the Better Business Bureau and have an excellent reputation in the community.

We need this building to safely store our equipment and vehicles. Also, to protect them from the harsh Wisconsin winters. This building would strictly be used for storage and a place to work on equipment only when the elements prevent us from working outside. Currently, my equipment sits outside (in violation of the current zoning) and we wish to correct this. Although, if you drove by our place you would not know that we operate a business here since we have transplanted and planted numerous trees along with the numerous mature trees that are present here. Also, we keep everything in back. Unlike my neighbors, who have numerous vehicles everyday visible from the road. We wish to remain unseen and people not to know that a business exists here at all. All of our equipment would fit inside this building, leaving nothing outside. We will never put any signs up pertaining to the business.

The building will have a covered porch on the front with 2 garage doors on the back. All activity will go on behind the building leaving nothing but the covered porch visible. We would like to match our house to the building as far as siding and roofing materials, or at least the same colors.

I am open to all the suggestions from the city on how to move forward and can be reached at catalpaservices@gmail.com and 414 416-0646.

Thanks,
Eric

Attachment: Packet (4082 : Eric Vanden Heuvel)

DESCRIPTION

THE NORTH 129 FEET OF THE SOUTH 921 FEET OF THE WEST 300 FEET OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 8 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

AREA: 32,312 SQUARE FEET TO ROAD RIGHT OF WAY

- 1) DESCRIPTION FROM BEST AVAILABLE INFORMATION
- 2) EASEMENTS IF ANY NOT SHOWN

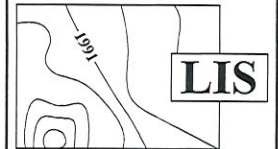


I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

March 25, 2019
DATE

MARK L. WERTZ, P.L.S.
PROFESSIONAL LAND SURVEYOR S-1915



LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS

9110 W. STICKNEY AVENUE
WAUWATOSA, WI 53226
T 262.512.9000
www.lisinc.net

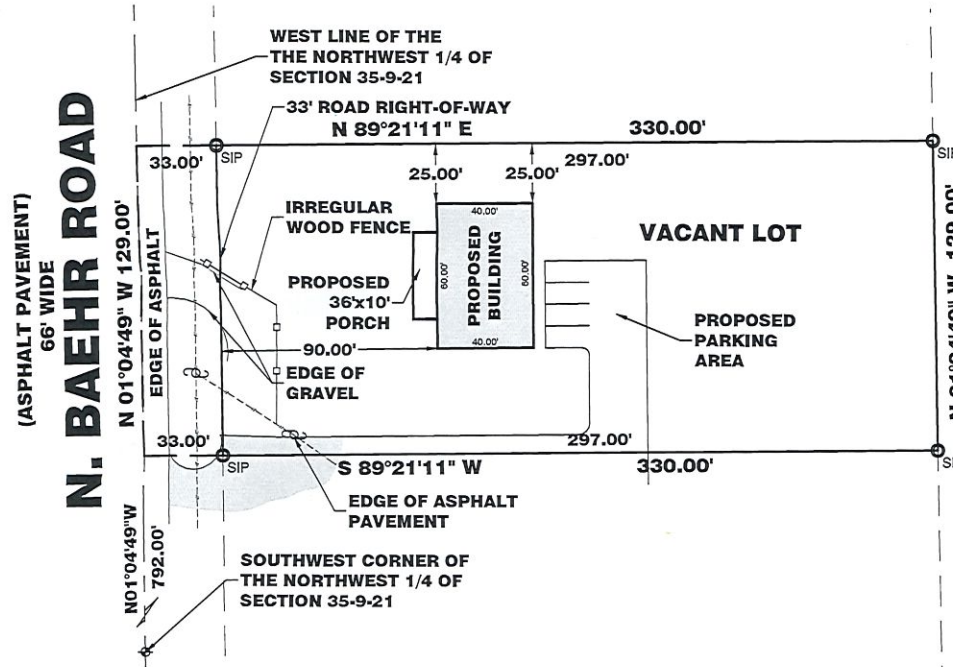
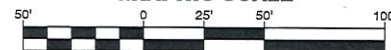
PLAT OF SURVEY
N. BAEHR RD.
MEQUON, WISCONSIN

DRAWN BY: M.D.N.
CHECKED BY: M.L.W.
DATE: 3.25.19
JOB NUMBER: S19016R0P

REVISIONS

3.28.19-PROPOSED BLDG
4.2.19-PROPOSED PORCH
4.10.19-PROPOSED BLDG LOCATION

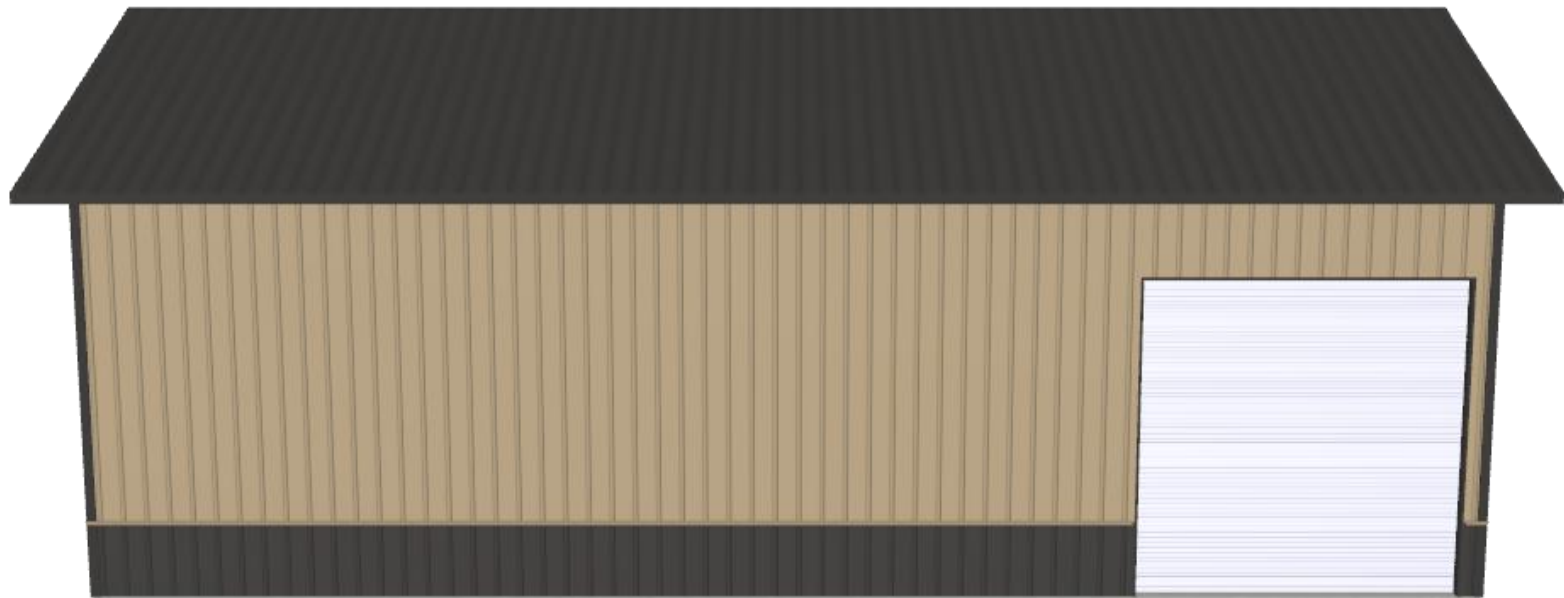
SHEET 1 OF 1

**GRAPHIC SCALE**

1 inch = 50 ft







TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: May 13, 2019
SUBJECT: NORR LLC for Brixmor SPE 1 LLC. The applicant is seeking building and site plan amendment and landscape plan amendment approval for facade and site upgrades for the property located at 10906-11116 N. Port Washington Road (The Pavilions).

Applicant: NORR LLC for
Brixmor SPE I LLC

Status of Applicant: Agent
Requested: Building and Site Plan Amendment
Landscape Plan Amendment

Existing Use: Shopping Center
Existing Zoning: B-2 (Community Business)
Land Use Plan: Community Commercial
Lot size: 19.7 acres
Location: 10902-11116 N. Port Washington Road
Tax Key: #15-029-06-007.00
District: #8

Background:

The applicant is requesting building and site plan amendment and landscape plan approval for the Pavilions Shopping Center located at 10906-11116 N Port Washington Road. The owner, Brixmor SPE 1 LLC, is in the process of making a number of upgrades to the building, site plan and landscaping plan. The applicant has indicated that based on the funding that has been allocated for the site; the upgrades and this approval will be focused on the areas noted as Phase I (See site plan – SD-1.0). The desire is to eventually improve the entire site; however, the timeline for Phase II improvements depends on additional funding and has not been determined at this time.

Building Plan Amendment:

Proposed updates on Phase I include new parapet walls which gives the development a more contemporary look. Staff reviewed the proposed plans with Commission Jim Schaefer and concerns were raised regarding the proposed height of the parapet walls. The building has an existing height of 30'-2" to the top of the roof. New parapet walls are proposed at various heights: 25'-10", 30'-2" and 33'-3". Even though some walls do not exceed the existing height, the existing height relates to the roof ridge which is sloped away from the façade. The new façade at this height will have a much more noticeable effect. Staff recommends keeping all parapet walls at a height no greater than the proposed low parapet height of 25'-10" (see proposed height of parapet wall for Massage Envy Spa – SD-3.4).

Sections of EIFS on the parapet walls will be recessed as a designated area for sign placement. Staff feels some of the proposed sign areas are too large. The approved Master Sign Plan regulates the permitted size of signage based on the length of the storefront and the height of the sign band. Per the Master Sign Plan, the existing maximum sign band height is 6 feet. The proposed sign area increases the sign band height up to 13 feet. In addition, the signs shown on the plans are placed at a height on the parapet walls which exceeds 20 feet from the base of the building wall. The sign code requires a wall sign to not exceed 20 feet in height from the base of the building wall to which the sign is affixed. Staff will add as a condition of approval that the sign band areas indicated in Exhibit A are reduced in size with an overall sign band height of no greater than 9 feet. Staff will also add a condition that no sign shall be placed above 20 feet in height from the base of the building wall.

The plan shows sections of the façade to be replaced with EIFS and new brick veneer proposed for sections of the façade and some columns. Staff will recommend additional brick in areas as outlined on Exhibit A. The applicant indicated that they want consistency in the new design and do not want the façade design to feel monotonous and repetitive within the shopping center, hence the different applications of brick. Staff does not believe that recommending brick in areas shown on Exhibit A takes away from this effect. Staff believes there is still differentiation among each tenant space between the different placement of awnings, sign locations, paint colors and height variation. Staff is primarily concerned with the tenant spaces that face Port Washington Road. Many of the tenant spaces adjacent to Port Washington Road incorporate the least amount of brick on the columns.

The plan proposes a new color palette which uses shades of beige and dark gray interchangeably along south and west elevations. The plan proposes various applications of the color choices and brick patterns. The storefront doors and window trim will be painted a dark gray. The existing concrete roof tile will be cleaned and stained a dark gray to match the doors and window trim. New dark gray fabric awnings are proposed to replace existing awnings which currently are various colors, sizes and designs. New metal canopies are also proposed over entrances. Staff supports the new awnings and canopy and believes the use of one style and color of awning provides uniformity to the site and modernizes the development. The applicant did not provide plans for the east and north elevations of main building, but plans indicate that these elevations will be painted. The applicant shall submit plans showing proposal for the rear (north and east elevations) of the main building for staff review and approval. Staff believes the proposed building colors and treatments will enhance the appearance of the shopping center.

Site Plan:

No changes are proposed to the configuration of the site. Plans show areas of sidewalk to be replaced and landscape beds adjacent to the building to be removed and paved as part of Phase I renovations. The site plan indicates that trash enclosure gates will be updated. The plans also show new planters, trash receptacles and benches. Staff review and approval of dumpster enclosure gates, benches, trash receptacles and planter details is required.

Lighting Plan:

The lighting plan shows the replacement of all sidewalk light posts and fixtures. The plan shows new wall mounted façade fixtures and new fixtures on the stone piers along Port Washington Road. The applicant has indicated that no changes are proposed for the parking lot lighting. Staff will add a condition of approval that all fixtures shall be full cutoff. A revised photometric plan shall be submitted to show an average parking lot lighting of two footcandles and uniformity ratio of 12:1. The proposed lighting plan has some misidentification of pole detail types; a revised lighting plan shall be submitted to staff for final approval to address these discrepancies.

Landscape Plan:

The landscape plan shows the removal of trees, planters and landscape islands. The plan shows 12 new trees and additional plantings in landscape bed areas. The applicant resubmitted the landscaping plan to address details that were missing from the first submittal. Staff recommends tabling the landscape plan until the revised plans with details have been reviewed by staff and the landscape consultant. Staff has concerns with the existing conditions of landscape beds and parking lot islands and is aware that there are challenges in regards to maintaining the site landscaping. Staff would like an opportunity to review the revised landscape plan that was recently submitted and work with the applicant to address these areas of concerns with the intent to bring the landscape plan to Planning Commission for approval in June.

Signage:

No changes to the Master Sign Plan are proposed at this time. As previously discussed, the proposed façade improvements affect the approved Master Sign Plan. Staff will add as a condition of approval that the applicant amends the Master Sign Plan to address any inconsistency created with the approved building improvements. Planning Commission approval of the Master Sign Plan is required.

Recommendation:

Staff recommends **tabling** the landscape plan and **approval** of the building and site plan amendment based on the following condition(s):

1. Staff review and approval of final site, building, lighting and landscape plan prior to issuance of permits.
2. Revised elevations with all proposed façade colors clearly labelled.
3. Revised elevations showing additional brick in areas outlined in Exhibit A.
4. Revised elevations showing parapet walls at or below 25'-10" in height.
5. Revised elevations showing reduced sign area with an overall sign band height of no greater than 9 feet for those locations identified in Exhibit A.
6. No sign shall be placed above 20 feet in height from the base of the building wall.
7. The applicant shall submit plans showing proposal for the rear (north and east elevations) of the main building for staff review and approval
8. Staff approval of dumpster enclosure, benches, trash receptacles and planter details.
9. Parking lot lighting shall maintain a two footcandle average and uniformity ratio of 12:1.
10. All proposed light fixtures shall be full cutoff.
11. The Master Sign Plan shall be amended to address any inconsistency created with the approved building improvements. Planning Commission approval of the Master Sign Plan is required.
12. Planning Commission approval of Phase II improvements is required.

Attachments:

Packet_2 (PDF)

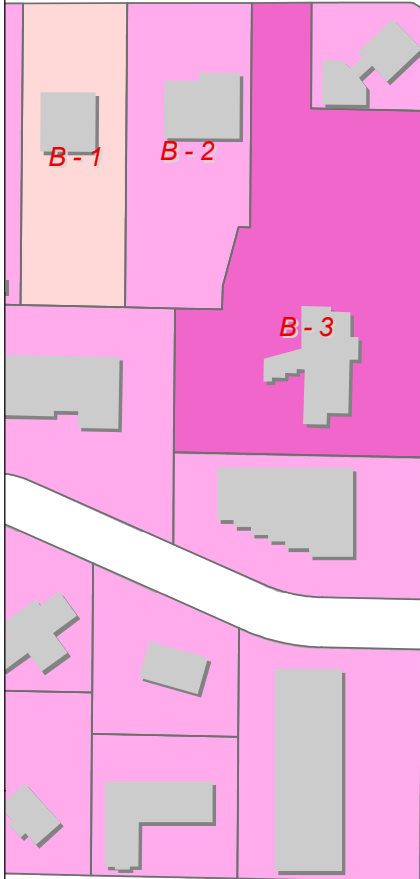
NORR LLC for Brixmor SPE 1 LLC

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

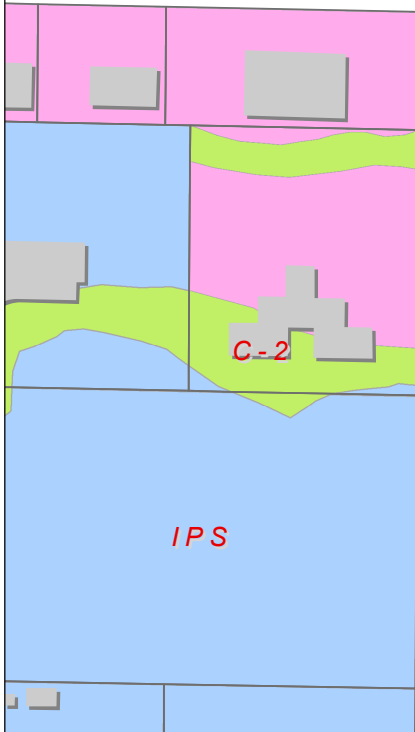
LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential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

3.b.a

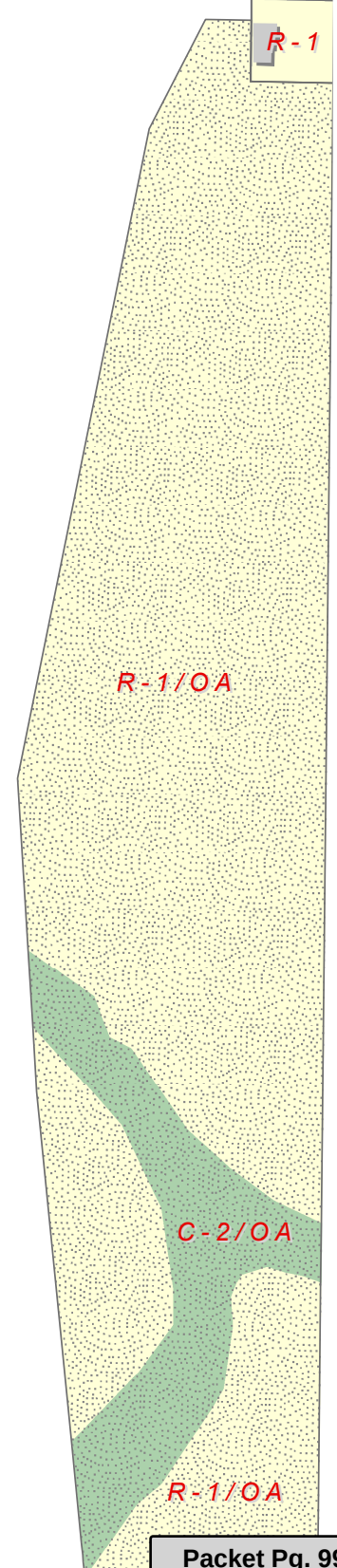
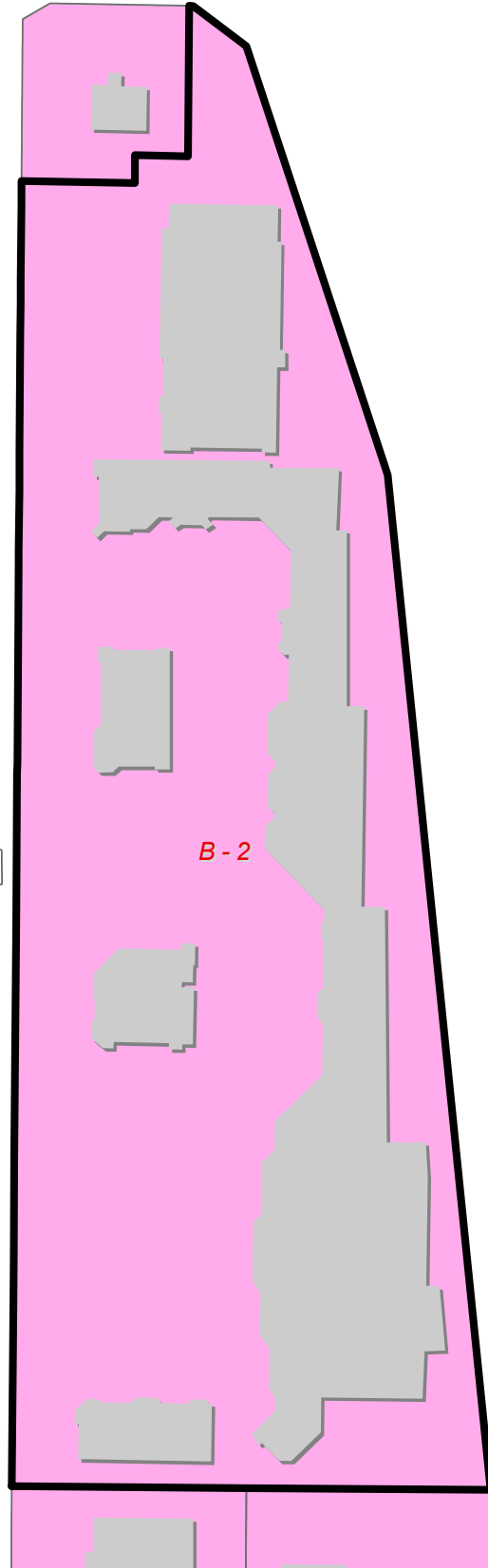
MEQUON ROAD 112N



TOWNE SQUARE ROAD 110N



PORT WASHINGTON ROAD 13W



Attachment: Packet_2 (4084 : NORR LLC for Brixmor SPE 1 LLC)



Mequon Pavilions – Façade and Site Upgrades

Brixmor Property Group is excited to upgrade the Mequon Pavilions Shopping Center. Our goal is to improve leasing and revitalise the asset by improving the middle section of the center where we have vacancies. As part of our phase one renovations we intend on upgrading the following:

- Façade renovations for in line spaces 1-31 and painting of back of house areas for the same
- Façade renovations for out lot buildings that house spaces 40-43 and 50-55
- Upgrading trash enclosure gates
- New park benches and trash receptacles
- Replacement of building sconces and walkway lighting with new LED fixtures
- Sidewalk replacements as outlined on the phase one renovation plan
- Significant landscape upgrades within the phase one renovation area
- Mill and overlay the asphalt paving as identified on the phase one plan

Our desire would be to follow the renovation with a similar renovation of the north and south ends of the center. Although it is our desire to upgrade these areas similarly to the phase one improvements, completing the phase two work will require anchor tenant participation and procurement of additional funds. We currently do not have a time line for completion of the phase two work, but we are hoping that the completion of the phase 1 work will excite and encourage our anchor tenants to work with us to further the process.

SITE PLAN APPROVAL PACKAGE

10930 N. PORT WASHINGTON RD., MEQUON, WI, 53092

04/08/19

MEQUON PAVILION - FACADE IMPROVEMENT

SITE PLAN LIGHTING PHOTOMETRICS:

• SITE LIGHTING PHOTOMETRIC PLAN	SL20C
• SITE LIGHTING PLAN	SL22C
• LUMINAIRE SCHEDULE	SL24C
• PROJECT NOTES & DETAILS	SL28C
• SPECIFICATION SHEETS	SL30C

ARCHITECTURAL:

• SITE PLAN	SD-1.
• EXTERIOR ELEVATIONS - BUILDING 'A'	SD-3.
• EXTERIOR ELEVATIONS - BUILDING 'A'	SD-3.
• EXTERIOR ELEVATIONS - BUILDING 'A'	SD-3.
• EXTERIOR ELEVATIONS - BUILDING 'A'	SD-3.
• EXTERIOR ELEVATIONS - BUILDING 'B'	SD-3.
• EXTERIOR ELEVATIONS - BUILDING 'B'	SD-3.
• EXTERIOR ELEVATIONS - BUILDING 'C'	SD-3.
• EXTERIOR ELEVATIONS - BUILDING 'C'	SD-3.
• PERSPECTIVE - OVERALL AERIAL	SD-5.
• PERSPECTIVE - FROM N. PORT WASHINGTON	SD-5.
• PERSPECTIVE - CORNER ENTRY	SD-5.
• PERSPECTIVE - ARIAL 1	SD-5.
• PERSPECTIVE - ARIAL 2	SD-5.
• PERSPECTIVE - GROUND VIEW 1	SD-5.
• PROPOSED MATERIALS	SD-5.
• EXISTING IMAGES	SD-5.

LANDSCAPING:

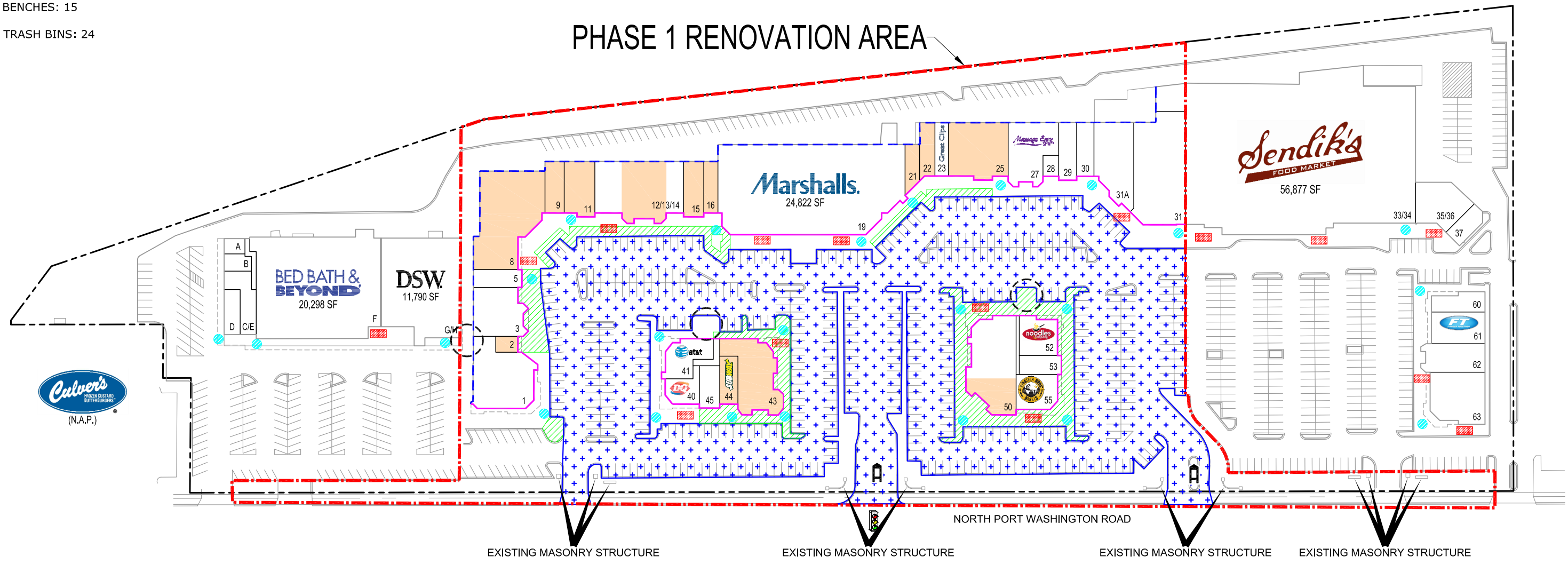
• EXISTING SITE CONDITIONS PLAN	S.
• SITE DEMO PLAN	S2.
• PROPOSED NEW TREES, PLANTING BEDS, CONTAINERS & EXISTING PLANTING BEDS TO BE UPGRADED	S2.
• BED TIER SITE PLAN	S2.
• PROPOSED AMENITIES SITE PLAN	S2.
• PLANTING BED PLAN NORTH	B.
• PLANTING BED PLAN SOUTH	B2.
• TREE PLAN	T.
• TREE PLAN	T2.
• TREE PLAN	T2.
• TREE PLAN	T2.
• PROPOSED BED TIER PLAN	P.
• PROPOSED BED TIER PLAN	P2.
• PROPOSED BED TIER PLAN	P2.
• DETAILS	D.
• DETAILS	D.
• PERSPECTIVES	D.
• PERSPECTIVES	D.
• PERSPECTIVES	D.
• PERSPECTIVES	D.

Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)

LEGEND

- LEASING OPPORTUNITIES
- PORTION OF SIDEWALK TO BE REPLACED
- ASPHALT OVERLAY
- TRASH ENCLOSURE UPDATES
- AREAS TO BE PAINTED
- AREAS TO RECEIVE FACADE RENOVATION
- BENCHES: 15
- TRASH BINS: 24

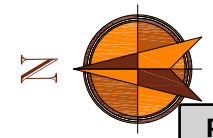
PHASE 1 RENOVATION AREA



EXISTING MASONRY STRUCTURE EXISTING MASONRY STRUCTURE EXISTING MASONRY STRUCTURE EXISTING MASONRY STRUCTURE

NORTH PORT WASHINGTON ROAD

MEQUON PAVILIONS - PROPOSED SITE EXHIBIT





MEQUON PAVILIONS

10930 N. PORT WASHINGTON ROAD
MEQUON, WI 53092

REVISIONS							
		DESCRIPTION		INIT			
#	DATE						
1							
2							
3							
4							
5							
6							

SITE LIGHTING
PHOTOMETRIC
PLAN

BU4175

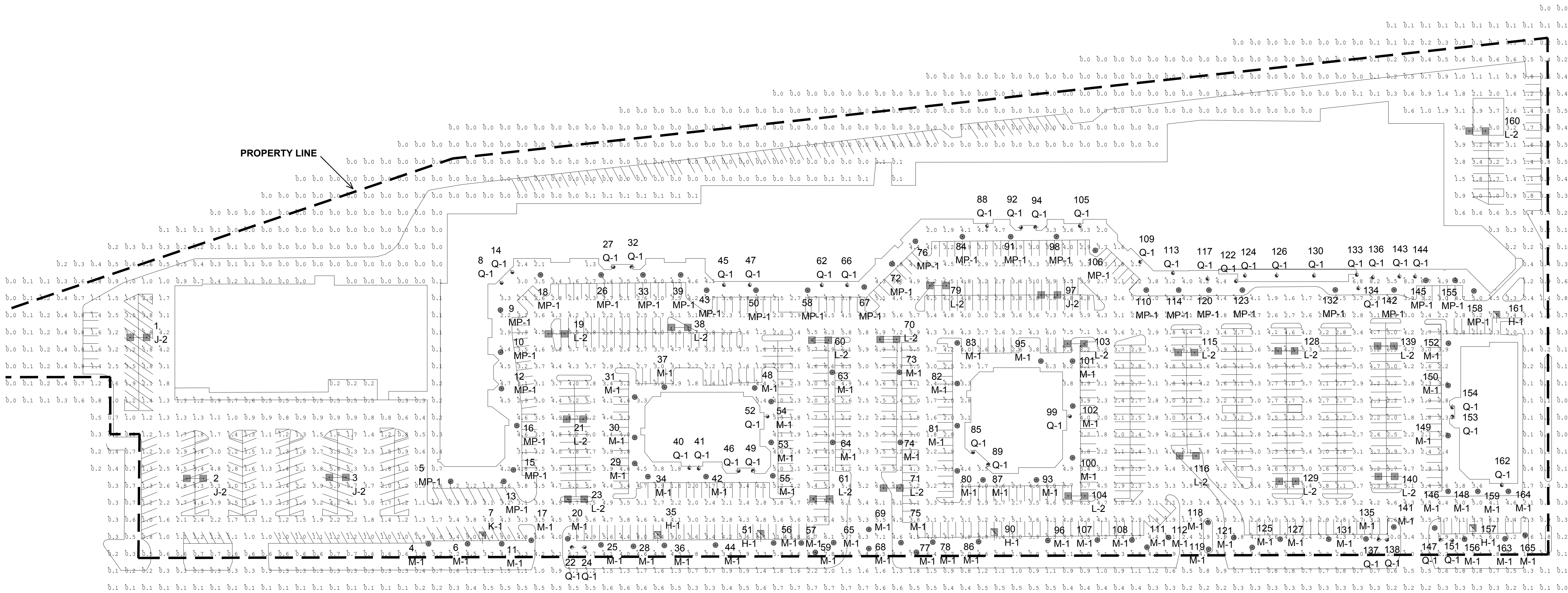
03.29.2019

2

G.CREWS

J.MACKEY

SL200



1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1"= 60'

GENERAL NOTE

-LUMINAIRE SCHEDULES LOCATED ON PAGE SL240

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts
Site	2.14	11.4	0.0	N.A.	N.A.	2040
Back of Building	0.58	5.6	0.0	N.A.	N.A.	201
Drive Entry & Exit-CCW Fr LL - 1	0.45	0.6	0.3	1.50	2.00	4
Drive Entry & Exit-CCW Fr LL - 2	0.45	0.6	0.3	1.50	2.00	4
Drive Entry & Exit-CCW Fr LL - 3	1.33	2.1	0.9	1.48	2.33	3
Drive Entry & Exit-CCW Fr LL - 4	4.64	7.1	1.3	3.57	5.46	14
Drive Entry & Exit-CCW Fr LL - 5	2.72	5.4	0.5	5.44	10.80	16
Drive Entry & Exit-CCW Fr LL - 6	0.75	1.0	0.5	1.50	2.00	4
Drive Entry & Exit-CCW Fr LL - 7	0.71	3.4	0.1	7.10	34.00	32
Main Drive	3.21	7.4	0.4	8.03	18.50	219
Main Parking	3.50	10.0	0.8	4.38	12.50	516
Secondary Parking - Left	3.69	11.4	1.4	2.64	8.14	72
Secondary Parking - Right	4.15	8.9	1.8	2.31	4.94	68

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:
On-Site Lighting & Survey, LLC
PH: 763.684.1548



MEQUON PAVILIONS

10930 N. PORT WASHINGTON ROAD
MEQUON, WI 53092

REVISIONS	DESCRIPTION							
	INT		DATE					
SHEET DESCRIPTION	#	1	2	3	4	5	6	
PROJECT #	BU4175							
ISSUE DATE	03.29.2019							
DESIGN LEVEL	2							
AQI	G.CREWS							
CAD	J.MACKEY							
SHEET#	SL220							

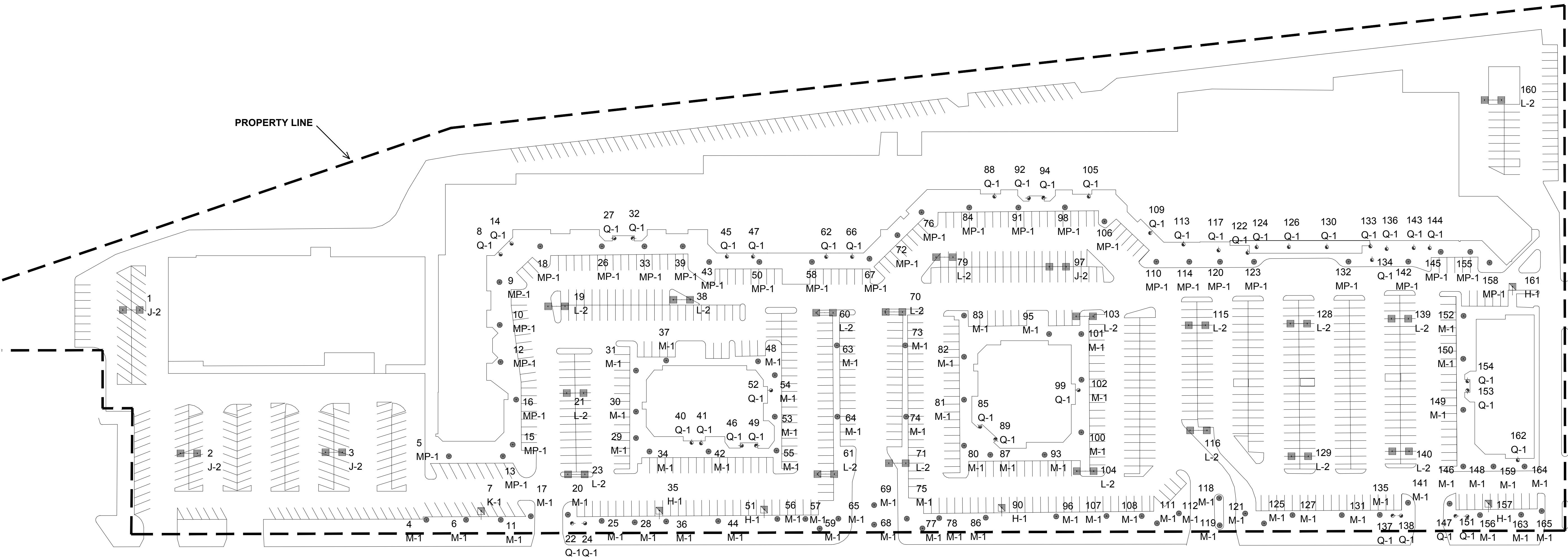
BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

On-Site Lighting & Survey, LLC

PH: 763.684.1548



1 SITE LIGHTING PLAN
SCALE: 1"= 60'

GENERAL NOTE

-LUMINAIRE SCHEDULES LOCATED ON PAGE SL240

Luminaire Schedule							
Symbol	Qty	Label	Arranged	TLL	LLF	Description	BUG Rating
	5	H-1	SINGLE	N.A.	0.90	Exist (2018 Upgrade) Fixt 285W LED T3 30'-0 Mtg Ht (5000K/128 LED's/32878 Lumens/700mA)	B3-U0-G4
	4	J-2	BACK-BACK	N.A.	0.90	Exist (2018 Upgrade) Fixt 285W LED T5W 30'-0 Mtg Ht (5000K/128 LED's/33700 Lumens/700mA)	B5-U0-G4
	1	K-1	SINGLE	N.A.	0.90	Exist (2018 Upgrade) Fixt 285W LED T3 31'-0 Mtg Ht (5000K/128 LED's/32878 Lumens/700mA)	B3-U0-G4
	18	L-2	BACK-BACK	N.A.	0.90	Exist (2018 Upgrade) Fixt 285W LED T5W 31'-0 Mtg Ht (5000K/128 LED's/33700 Lumens/700mA)	B5-U0-G4
	66	M-1	SINGLE	N.A.	0.90	New Fixt 64W LED T5 7'-0 To 9'-0 Mtg Ht (4500K/56 LED's/3040 Lumens/350mA) Sternberg Prairie XX-1290LED-XX-4ARC-45-T5-MDL03-CSA	B3-U2-G2
	30	MP-1	SINGLE	N.A.	0.90	New Pole & Fixt 64W LED T5 9'-0 Mtg Ht (4500K/56 LED's/3040 Lumens/350mA) Sternberg Prairie XX-1290LED-XX-4ARC-45-T5-MDL03-CSA	B3-U2-G2
	41	Q-1	SINGLE	N.A.	0.90	New Lantern 47W LED T3 4'-0 To 7'-0 Mtg Ht Wall Mt (4500K/26 LED's/2215 Lumens/525mA) Sternberg Prairie II Homestead II 1W-0690LED-1RND-45-T3-MDL05-CSA	B1-U1-G1

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

On-Site Lighting & Survey, LLC
PH: 763.684.1548

On-Site Lighting & Survey, LLC

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313
PH:763.684.1548
FAX:763.682.9048

PROPERTY OWNER



PROJECT INFO

MEQUON PAVILIONS

10930 N. PORT WASHINGTON ROAD
MEQUON, WI 53092

REVISIONS

#	DATE	INIT	DESCRIPTION
1			
2			
3			
4			
5			
6			

SHEET DESCRIPTION

LUMINAIRE SCHEDULE

PROJECT #

BU4175

ISSUE DATE

03.29.2019

DESIGN LEVEL

2

AQI

G.CREWS

CAD

J.MACKEY

SHEET#

SL240

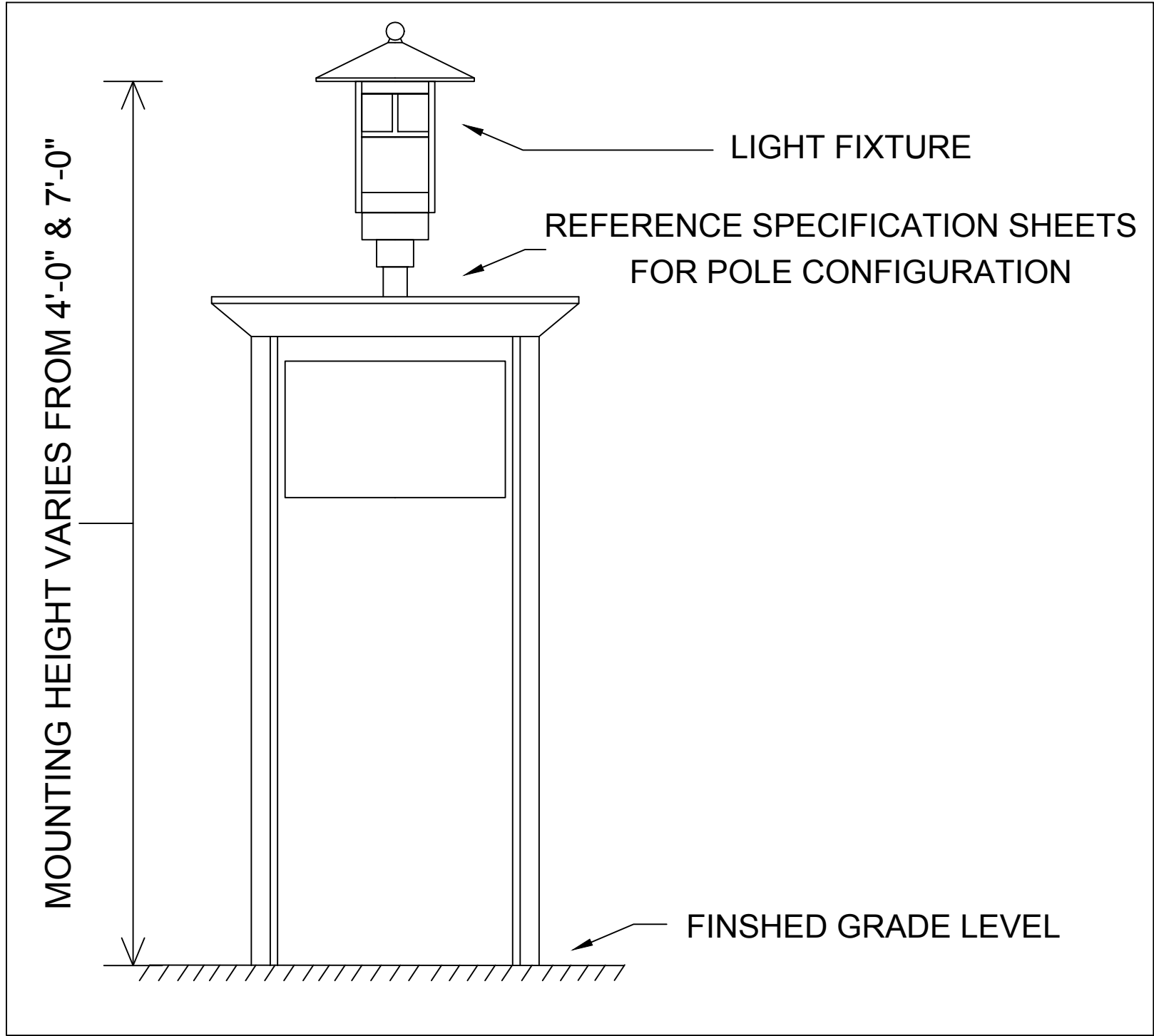
Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)

Packet Pg. 105

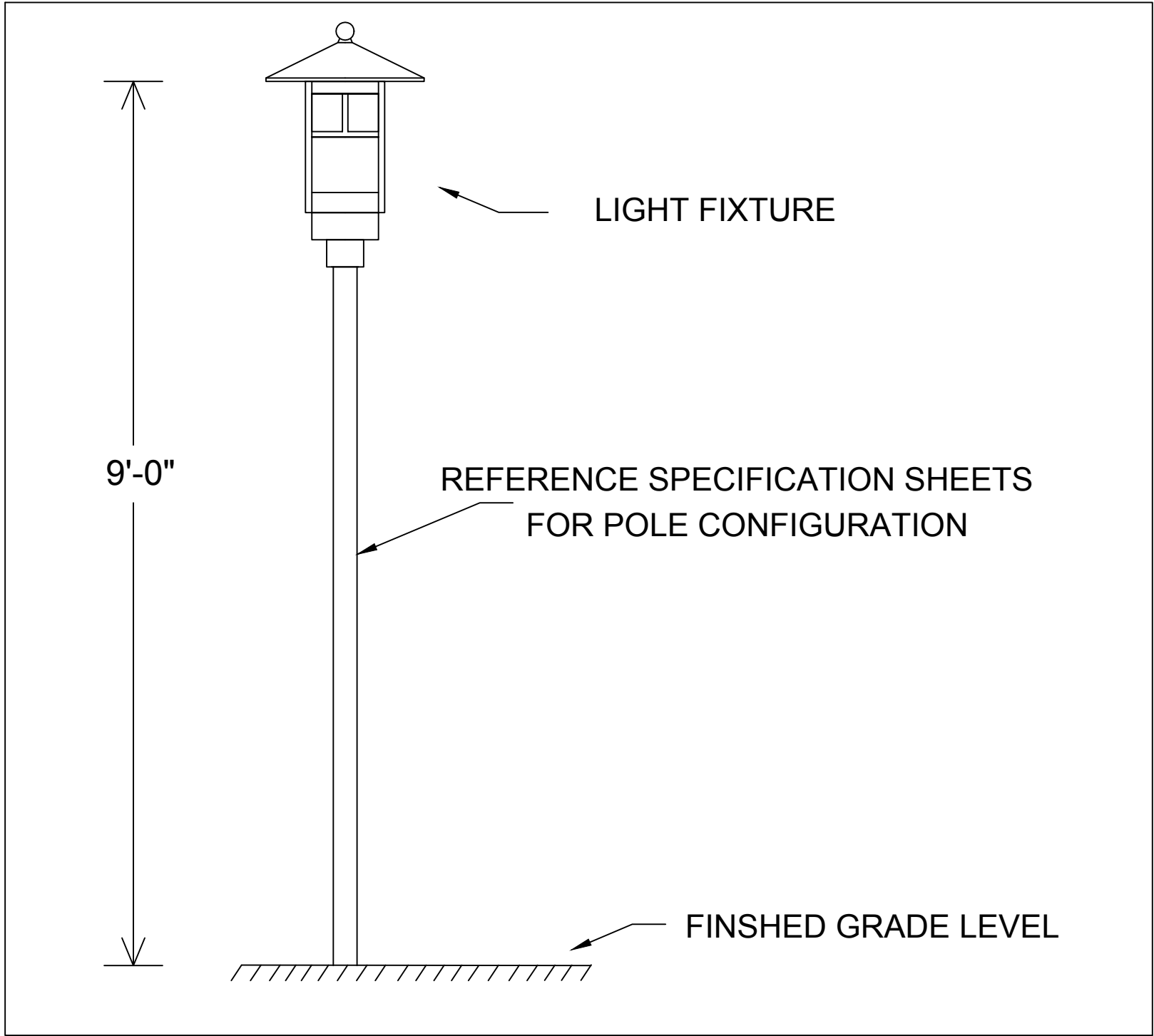


MEQUON PAVILIONS

10930 N. PORT WASHINGTON ROAD
MEQUON, WI 53092



1 POLE DETAIL TYPE M-1
SCALE- NTS



2 POLE DETAIL TYPE MP-1
SCALE- NTS

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

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FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

On-Site Lighting & Survey, LLC
PH: 763.684.1548

REVISIONS		DESCRIPTION					
#	DATE	INIT					
1							
2							
3							
4							
5							
6							

PROJECT NOTES & DETAILS

SHEET #	PROJECT #	ISSUE DATE	DESIGN LEVEL	ACI	CAD	SHEET#
	BU4175	03.29.2019	2	G.CREWS	J.MACKEY	SL280



EPA 3.8 TYP
WEIGHT 71 LBS

7 YEAR WARRANTY

LUMENS RANGE 1100-1900
MINIMUM 100,000 HOURS

UL LISTED

CLICK FOR P&H

JOB NAME MEQUON PAVILIONS

LEADER

FIGURE TYPE M-1, MP-1

MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-1230LED-AARC45T5-MDL03-CSA-PEC-FHD/HCF/56Q15/BKT

Mounting Config	Fixture	Filter	LED	DET	Type	Driver	Lens	Option Photocontrol	Option Fuse	Option Chimney	Option House Side Shield	Arm	Fin	Finish
1220LED		4ARC	45	T5	MDL03	CSA						XX		

Mounting Configuration
(Click here to link to mounting configuration specification page)
•IW •2APT •4AA •SH4W
•PT •2AW •4APT •CH4W
•IA •3A •4APT •IAM
•2A •3APT •PIPB

Wt. Wall Mount PT •Post Top, AA •Arm Mount, AM •Arm Mid Mount, PM •Post Base, PB •Chain Hung CH •Chain Hung Includes service chain hung in inches after designation (C) CH4-36"

Fixture
•1220LED Tinley
•1230LED Prairie

Filter*
•SA •S5 •S6 •RA •RS •R6
*Specify on "PT" mounting only.

LED
•4AAR •4ARC •3ARC •IRND

CCT - Color Temperature (K)
•4500 •3500 •2700

Type
•T2 •T3 •T3R •T4 •T5

Driver
•MDL03 (120V-277V, 350mA)
•MDL05 (120V-277V, 525mA)
•MDH03 (340V-480V, 350mA)
•MDH05 (340V-480V, 525mA)
*For use with 4AAR system only.

Lens (Click here to link to lens specification page)
•SV1 •SVA •CTA •ACB
•SV2 •CSA •PA •SVI •SV2

Options* (Click here to view accessories sheet)
•PEC Photocontrol-Electronic (120V-277V)
•PECA Photocontrol-Electronic (480V)
•FHD Dual Fuse and Holder
•FMC Trussed Mission Chimney
•HSS House Side Shield

Arm (Click here to link to arm specification page)
See Arms & Wall Brackets specification sheets.
•HSC •HMA •HCF •HCT •HTPS

Finish
The fixture shall be provided with a heavy wall cast aluminum finish that can accept a 4" OD (RA) 5" OD (RS), 6" OD (R6), 4" Square (SA), 5" Square (S5) or 6" Square (S6) pole or 3" tall tenon. The end of the finer shall have four (4) stainless steel allen head screws which secures the connection between the filter and tenon.

Standard Finishes*
•BKT Black Textured
•HCT Park Green Textured
•ABZT Architectural Medium Bronze Textured
•DBT Dark Bronze Textured
*Smooth finishes are available upon request.
Custom Finishes*
•OI Old Iron
•RT Rust
•WBR Weathered Brown
•CD Cedar
•WBC Weathered Black
•TT Two Tone
*Custom color-matched exchange.
Sternberg Select Finishes
•VC Verde Green
•SI Swedish Iron
•OWGT Old World Gray Textured

Specifications

Fixture
The 1230LED luminaire shall be 24" square with a 37" overall height. The luminaire shall be made of heavy wall cast aluminum. The luminaire shall be provided with a cast aluminum roof with optimized heat sinks to provide maximum life and performance for the LED light sources. The lens panels shall be made of vandal resistant acrylic. The Luminaire shall be UL listed in US and Canada.

 ESTABLISHED 1923 / EMPLOYEE OWNED

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555 Lawrence Ave., Roselle, IL 60172
info@sternberglighting.com
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EPA 3.8 TYP
WEIGHT 71 LBS

7 YEAR WARRANTY

LUMENS RANGE 1100-1900
MINIMUM 100,000 HOURS

UL LISTED

CLICK FOR P&H

JOB NAME MEQUON PAVILIONS

LEADER

FIGURE TYPE M-1, MP-1

MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-1230LED-AARC45T5-MDL03-CSA-PEC-FHD/HCF/56Q15/BKT

Mounting Config	Fixture	Filter	LED	DET	Type	Driver	Lens	Option Photocontrol	Option Fuse	Option Chimney	Option House Side Shield	Arm	Fin	Finish
1220LED		4ARC	45	T5	MDL03	CSA						XX		

Mounting Configuration
(Click here to link to mounting configuration specification page)
•IW •2APT •4AA •SH4W
•PT •2AW •4APT •CH4W
•IA •3A •4APT •IAM
•2A •3APT •PIPB

Wt. Wall Mount PT •Post Top, AA •Arm Mount, AM •Arm Mid Mount, PM •Post Base, PB •Chain Hung CH •Chain Hung Includes service chain hung in inches after designation (C) CH4-36"

Fixture
•1220LED Tinley
•1230LED Prairie

Filter*
•SA •S5 •S6 •RA •RS •R6
*Specify on "PT" mounting only.

LED
•4AAR •4ARC •3ARC •IRND

CCT - Color Temperature (K)
•4500 •3500 •2700

Type
•T2 •T3 •T3R •T4 •T5

Driver
•MDL03 (120V-277V, 350mA)
•MDL05 (120V-277V, 525mA)
•MDH03 (340V-480V, 350mA)
•MDH05 (340V-480V, 525mA)
*For use with 4AAR system only.

Lens (Click here to link to lens specification page)
•SV1 •SVA •CTA •ACB
•SV2 •CSA •PA •SVI •SV2

Options* (Click here to view accessories sheet)
•PEC Photocontrol-Electronic (120V-277V)
•PECA Photocontrol-Electronic (480V)
•FHD Dual Fuse and Holder
•FMC Trussed Mission Chimney
•HSS House Side Shield

Arm (Click here to link to arm specification page)
See Arms & Wall Brackets specification sheets.
•HSC •HMA •HCF •HCT •HTPS

Finish
The fixture shall be provided with a heavy wall cast aluminum finish that can accept a 4" OD (RA) 5" OD (RS), 6" OD (R6), 4" Square (SA), 5" Square (S5) or 6" Square (S6) pole or 3" tall tenon. The end of the finer shall have four (4) stainless steel allen head screws which secures the connection between the filter and tenon.

Standard Finishes*
•BKT Black Textured
•HCT Park Green Textured
•ABZT Architectural Medium Bronze Textured
•DBT Dark Bronze Textured
*Smooth finishes are available upon request.
Custom Finishes*
•OI Old Iron
•RT Rust
•WBR Weathered Brown
•CD Cedar
•WBC Weathered Black
•TT Two Tone
*Custom color-matched exchange.
Sternberg Select Finishes
•VC Verde Green
•SI Swedish Iron
•OWGT Old World Gray Textured

Specifications

Fixture
The 1230LED luminaire shall be 24" square with a 37" overall height. The luminaire shall be made of heavy wall cast aluminum. The luminaire shall be provided with a cast aluminum roof with optimized heat sinks to provide maximum life and performance for the LED light sources. The lens panels shall be made of vandal resistant acrylic. The Luminaire shall be UL listed in US and Canada.

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EPA 3.8 TYP
WEIGHT 71 LBS

7 YEAR WARRANTY

LUMENS RANGE 1100-1900
MINIMUM 100,000 HOURS

UL LISTED

CLICK FOR P&H

JOB NAME MEQUON PAVILIONS

LEADER

FIGURE TYPE M-1, MP-1

MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-1230LED-AARC45T5-MDL03-CSA-PEC-FHD/HCF/56Q15/BKT

Mounting Config	Fixture	Filter	LED	DET	Type	Driver	Lens	Option Photocontrol	Option Fuse	Option Chimney	Option House Side Shield	Arm	Fin	Finish
1220LED		4ARC	45	T5	MDL03	CSA						XX		

Mounting Configuration
(Click here to link to mounting configuration specification page)
•IW •2APT •4AA •SH4W
•PT •2AW •4APT •CH4W
•IA •3A •4APT •IAM
•2A •3APT •PIPB

Wt. Wall Mount PT •Post Top, AA •Arm Mount, AM •Arm Mid Mount, PM •Post Base, PB •Chain Hung CH •Chain Hung Includes service chain hung in inches after designation (C) CH4-36"

Fixture
•1220LED Tinley
•1230LED Prairie

Filter*
•SA •S5 •S6 •RA •RS •R6
*Specify on "PT" mounting only.

LED
•4AAR •4ARC •3ARC •IRND

CCT - Color Temperature (K)
•4500 •3500 •2700

Type
•T2 •T3 •T3R •T4 •T5

Driver
•MDL03 (120V-277V, 350mA)
•MDL05 (120V-277V, 525mA)
•MDH03 (340V-480V, 350mA)
•MDH05 (340V-480V, 525mA)
*For use with 4AAR system only.

Lens (Click here to link to lens specification page)
•SV1 •SVA •CTA •ACB
•SV2 •CSA •PA •SVI •SV2

Options* (Click here to view accessories sheet)
•PEC Photocontrol-Electronic (120V-277V)
•PECA Photocontrol-Electronic (480V)
•FHD Dual Fuse and Holder
•FMC Trussed Mission Chimney
•HSS House Side Shield

Arm (Click here to link to arm specification page)
See Arms & Wall Brackets specification sheets.
•HSC •HMA •HCF •HCT •HTPS

Finish
The fixture shall be provided with a heavy wall cast aluminum finish that can accept a 4" OD (RA) 5" OD (RS), 6" OD (R6), 4" Square (SA), 5" Square (S5) or 6" Square (S6) pole or 3" tall tenon. The end of the finer shall have four (4) stainless steel allen head screws which secures the connection between the filter and tenon.

Standard Finishes*
•BKT Black Textured
•HCT Park Green Textured
•ABZT Architectural Medium Bronze Textured
•DBT Dark Bronze Textured
*Smooth finishes are available upon request.
Custom Finishes*
•OI Old Iron
•RT Rust
•WBR Weathered Brown
•CD Cedar
•WBC Weathered Black
•TT Two Tone
*Custom color-matched exchange.
Sternberg Select Finishes
•VC Verde Green
•SI Swedish Iron
•OWGT Old World Gray Textured

Specifications

Fixture
The 1230LED luminaire shall be 24" square with a 37" overall height. The luminaire shall be made of heavy wall cast aluminum. The luminaire shall be provided with a cast aluminum roof with optimized heat sinks to provide maximum life and performance for the LED light sources. The lens panels shall be made of vandal resistant acrylic. The Luminaire shall be UL listed in US and Canada.

 ESTABLISHED 1923 / EMPLOYEE OWNED

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1

POLE MOUNT FIXTURE TYPE M-1, MP-1
SPECIFICATION SHEET



EPA 1.8 TYP
WEIGHT 25 LBS

7 YEAR WARRANTY

LUMENS RANGE 2,375-3,125
MINIMUM 100,000 HOURS

UL LISTED

CLICK FOR P&H

JOB NAME MEQUON PAVILIONS

LEADER

FIGURE TYPE Q-1

MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-0630LED-IRND45T5-MDL03-CSA-PEC-FHD/HCF/56Q15/BKT

Mounting Config	Fixture	Filter	LED	DET	Type	Driver	Lens	Option Photocontrol	Option Fuse	Option Chimney	Option House Side Shield	Arm	Fin	Finish
1W	0690		IRND	45	T3	MDL	CSA					XX		-

Mounting Configuration
(Click here to link to mounting configuration specification page)
•IW •2APT •4AA •SH4W
•PT •2AW •4APT •CH4W
•IA •3A •4APT •IAM
•2A •3APT •PIPB

Wt. Wall Mount PT •Post Top, AA •Arm Mount, AM •Arm Mid Mount, PM •Post Base, PB •Chain Hung CH •Chain Hung Includes service chain hung in inches after designation (C) CH4-36"

Fixture
•0620LED Tinley II
•0630LED Prairie II
•0640LED Praeson II

Filter*
•R3 •RA •RS •SA •S5
*For "PT" mounting only.

LED
•IRND

CCT
•2700 •3500 •4500

Type
•T2 •T3 •T3R •T4 •T5

Driver
•MDL03 (120V-277V, 350mA)
•MDL05 (120V-277V, 525mA)
•MDH03 (340V-480V, 350mA)
•MDH05 (340V-480V, 525mA)
*For use with 4AAR system only.

Lens (Click here to link to lens specification page)
•CTA •CSA •PA •ACB •SVI •SV2

Options* (Click here to view accessories sheet)
•PEC Electronic Button Photocontrol (120V-277V)
•PECA Electronic Button Photocontrol (480V)
•FHD Dual Fuse & Holder

Arm (Click here to link to arm specification page)
See Arms & Wall Brackets specification sheets.
•HMA2 •HCF2

Finish
The luminaire shall be provided with a heavy wall cast aluminum finish that can accept a 3" OD (RA) 5" OD (RS), 4" Square (SA) or 5" Square (S5) pole or 3" tall tenon. The end of the finer shall have four (4) stainless steel allen head screws which secures the connection between the filter and tenon.

Standard Finishes*
•BKT Black Textured
•HCT Park Green Textured
•ABZT Architectural Medium Bronze Textured
•DBT Dark Bronze Textured
*Smooth finishes are available upon request.
Custom Finishes*
•OI Old Iron
•RT Rust
•WBR Weathered Brown
•CD Cedar
•WBC Weathered Black
•TT Two Tone
*Custom color-matched exchange.
Sternberg Select Finishes
•VC Verde Green
•SI Swedish Iron
•OWGT Old World Gray Textured

Specifications

Fixture
The 0630LED shall be 16" wide and the overall height shall be 25". The lenses will be made of vandal resistant acrylic. The entire fixture shall be made of cast aluminum, 319 alloy. The Luminaire shall be UL listed in US and Canada.

 ESTABLISHED 1923 / EMPLOYEE OWNED

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2

SURFACE MOUNT FIXTURE TYPE Q-1
SPECIFICATION SHEET



EPA 1.8 TYP
WEIGHT 25 LBS

7 YEAR WARRANTY

LUMENS RANGE 2,375-3,125
MINIMUM 100,000 HOURS

UL LISTED

CLICK FOR P&H

JOB NAME MEQUON PAVILIONS

LEADER

FIGURE TYPE Q-1

MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-0630LED-IRND45T5-MDL03-CSA-PEC-FHD/HCF/56Q15/BKT

Mounting Config	Fixture	Filter	LED	DET	Type	Driver	Lens	Option Photocontrol	Option Fuse	Option Chimney	Option House Side Shield	Arm	Fin	Finish
1W	0690		IRND	45	T3	MDL	CSA					XX		-

Mounting Configuration
(Click here to link to mounting configuration specification page)
•IW •2APT •4AA •SH4W
•PT •2AW •4APT •CH4W
•IA •3A •4APT •IAM
•2A •3APT •PIPB

Wt. Wall Mount PT •Post Top, AA •Arm Mount, AM •Arm Mid Mount, PM •Post Base, PB •Chain Hung CH •Chain Hung Includes service chain hung in inches after designation (C) CH4-36"

Fixture
•0620LED Tinley II
•0630LED Prairie II
•0640LED Praeson II

Filter*
•R3 •RA •RS •SA •S5
*For "PT" mounting only.

LED
•IRND

CCT
•2700 •3500 •4500

Type
•T2 •T3 •T3R •T4 •T5

Driver
•MDL03 (120V-277V, 350mA)
•MDL05 (120V-277V, 525mA)
•MDH03 (340V-480V, 350mA)
•MDH05 (340V-480V, 525mA)
*For use with 4AAR system only.

Lens (Click here to link to lens specification page)
•CTA •CSA •PA •ACB •SVI •SV2

Options* (Click here to view accessories sheet)
•PEC Electronic Button Photocontrol (120V-277V)
•PECA Electronic Button Photocontrol (480V)
•FHD Dual Fuse & Holder

Arm (Click here to link to arm specification page)
See Arms & Wall Brackets specification sheets.
•HMA2 •HCF2

Finish
The luminaire shall be provided with a heavy wall cast aluminum finish that can accept a 3" OD (RA) 5" OD (RS), 4" Square (SA) or 5" Square (S5) pole or 3" tall tenon. The end of the finer shall have four (4) stainless steel allen head screws which secures the connection between the filter and tenon.

Standard Finishes*
•BKT Black Textured
•HCT Park Green Textured
•ABZT Architectural Medium Bronze Textured
•DBT Dark Bronze Textured
*Smooth finishes are available upon request.
Custom Finishes*
•OI Old Iron
•RT Rust
•WBR Weathered Brown
•CD Cedar
•WBC Weathered Black
•TT Two Tone
*Custom color-matched exchange.
Sternberg Select Finishes
•VC Verde Green
•SI Swedish Iron
•OWGT Old World Gray Textured

Specifications

Fixture
The 0630LED shall be 16" wide and the overall height shall be 25". The lenses will be made of vandal resistant acrylic. The entire fixture shall be made of cast aluminum, 319 alloy. The Luminaire shall be UL listed in US and Canada.

 ESTABLISHED 1923 / EMPLOYEE OWNED

800-621-3376
555 Lawrence Ave., Roselle, IL 60172
info@sternberglighting.com
www.sternberglighting.com
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EPA 1.8 TYP
WEIGHT 25 LBS

7 YEAR WARRANTY

LUMENS RANGE 2,375-3,125
MINIMUM 100,000 HOURS

UL LISTED

CLICK FOR P&H

JOB NAME MEQUON PAVILIONS

LEADER

FIGURE TYPE Q-1

MEMO

BUILD A PART NUMBER

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Mounting Config	Fixture	Filter	LED	DET	Type	Driver	Lens	Option Photocontrol	Option Fuse	Option Chimney	Option House Side Shield	Arm	Fin	Finish
1W	0690		IRND	45	T3	MDL	CSA					XX		-

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(Click here to link to mounting configuration specification page)
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•PT •2AW •4APT •CH4W
•IA •3A •4APT •IAM
•2A •3APT •PIPB

Wt. Wall Mount PT •Post Top, AA •Arm Mount, AM •Arm Mid Mount, PM •Post Base, PB •Chain Hung CH •Chain Hung Includes service chain hung in inches after designation (C) CH4-36"

Fixture
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•0630LED Prairie II
•0640LED Praeson II

Filter*
•R3 •RA •RS •SA •S5
*For "PT" mounting only.

LED
•IRND

CCT
•2700 •3500 •4500

Type
•T2 •T3 •T3R •T4 •T5

Driver
•MDL03 (120V-277V, 350mA)
•MDL05 (120V-277V, 525mA)
•MDH03 (340V-480V, 350mA)
•MDH05 (340V-480V, 525mA)
*For use with 4AAR system only.

Lens (Click here to link to lens specification page)
•CTA •CSA •PA •ACB •SVI •SV2

Options* (Click here to view accessories sheet)
•PEC Electronic Button Photocontrol (120V-277V)
•PECA Electronic Button Photocontrol (480V)
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•HMA2 •HCF2

Finish
The luminaire shall be provided with a heavy wall cast aluminum finish that can accept a 3" OD (RA) 5" OD (RS), 4" Square (SA) or 5" Square (S5) pole or 3" tall tenon. The end of the finer shall have four (4) stainless steel allen head screws which secures the connection between the filter and tenon.

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Custom Finishes*
•OI Old Iron
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•WBR Weathered Brown
•CD Cedar
•WBC Weathered Black
•TT Two Tone
*Custom color-matched exchange.
Sternberg Select Finishes
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1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO, MN 55313
PH: 763.684.1548
FAX: 763.682.9048

PROPERTY OWNER

PROJECT INFO

MEQUON PAVILIONS

10930 N. PORT WASHINGTON ROAD
MEQUON, WI 53092

REVISIONS

#	DATE	INIT	DESCRIPTION
1			
2			
3			
4			
5			
6			

SHEET DESCRIPTION

SPECIFICATION SHEETS

PROJECT #

BU4175

ISSUE DATE

03.29.2019

DESIGN LEVEL

2

ACI

G.CREWS

CAD

J.MACKEY

SHEET#

SL300

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

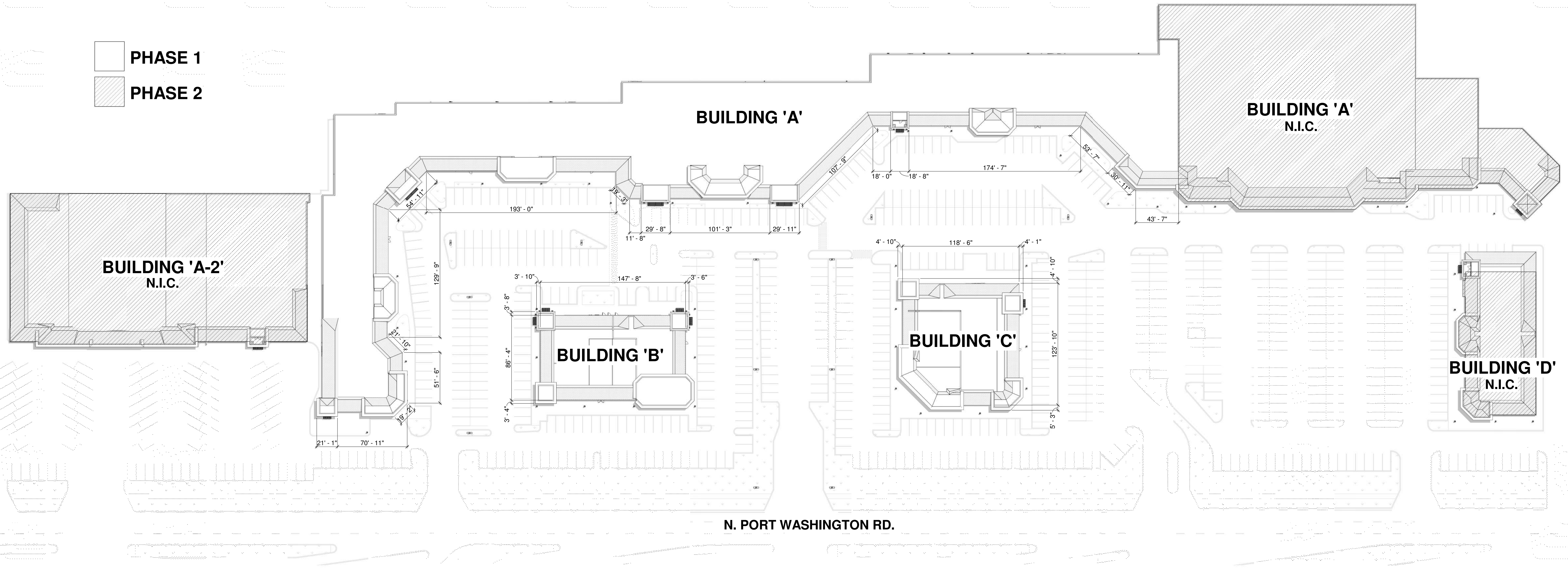
THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

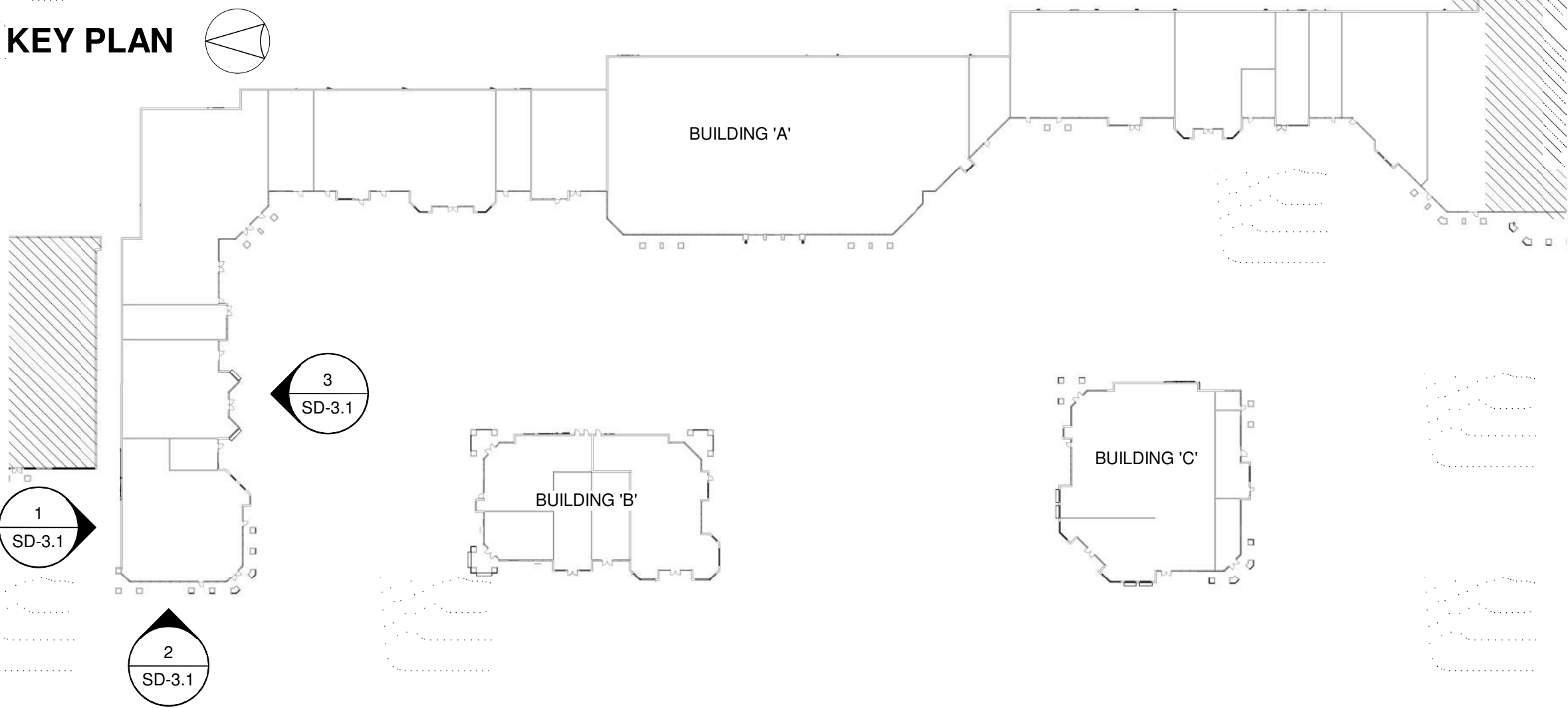
FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

On-Site Lighting & Survey, LLC
PH: 763.684.1548

Packet PG. 107

Attachment: Packet 2 (4084 : NORR LCC for Brixmor SPE 1 LCC)



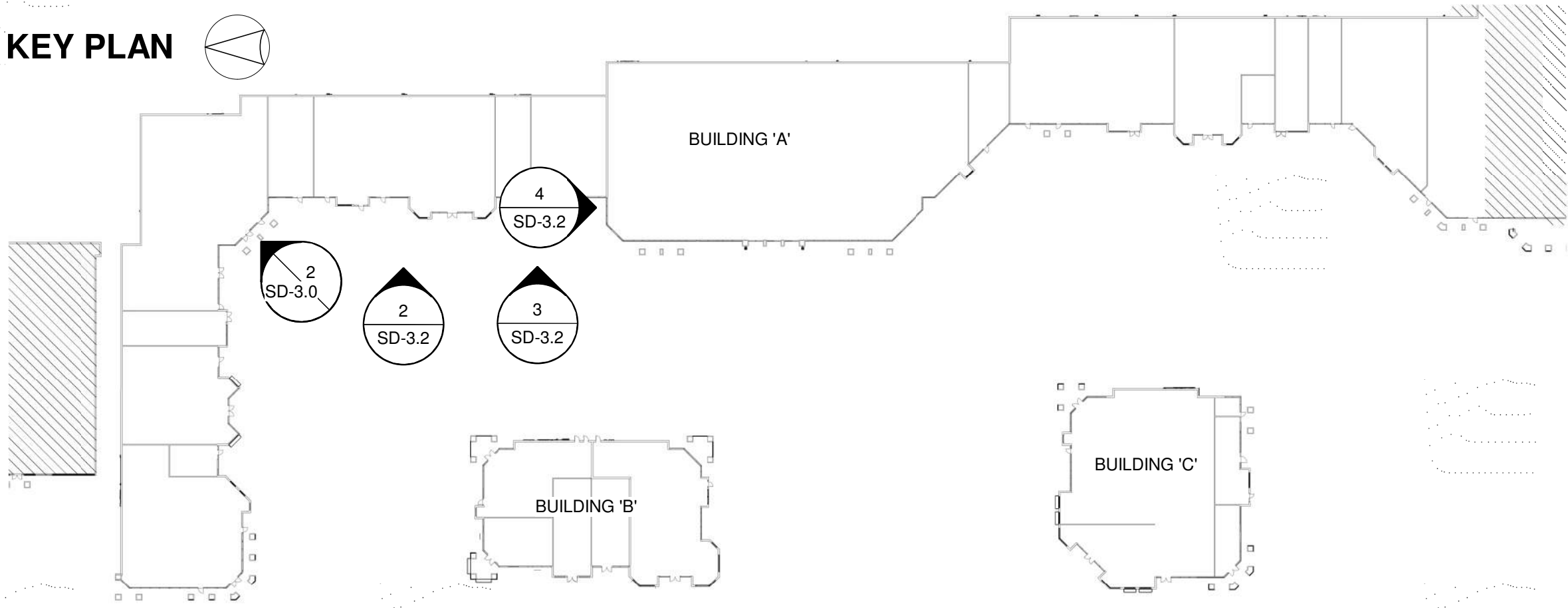


New Exterior Materials			
Tag	Manufacturer	Description	Comments
EX01		Existing Brick	To match existing
EX02		New Brick Veneer	To match existing
EX03	N/A	Existing Concrete Tile	
EX04	Stocorp	EIFS	Light Beige
EX05	Stocorp	EIFS	Light Gray
EX06	Stocorp	EIFS	Dark Gray
EX07	Stocorp	EIFS	Medium Beige
EX08	Stocorp	EIFS	Dark Beige
EX09		EXISTING CONCRETE SILL PAINTED TO MATCH EX04	Light
EX10	Uniclad	PREFINISHED METAL COPING	Light Beige (Match EX04)

FLOOR PLAN & ELEVATION KEYNOTES	
01	NEW BRICK VENEER COLUMN ENCLOSURE
02	NEW METAL CANOPY
03	NEW FABRIC AWNING
04	SIGNAGE BY TENANT

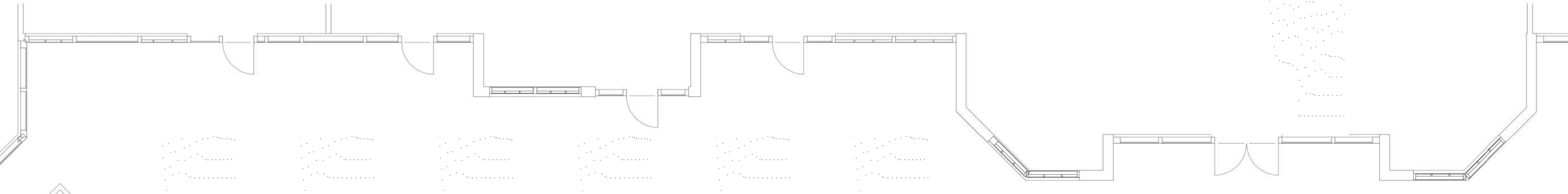
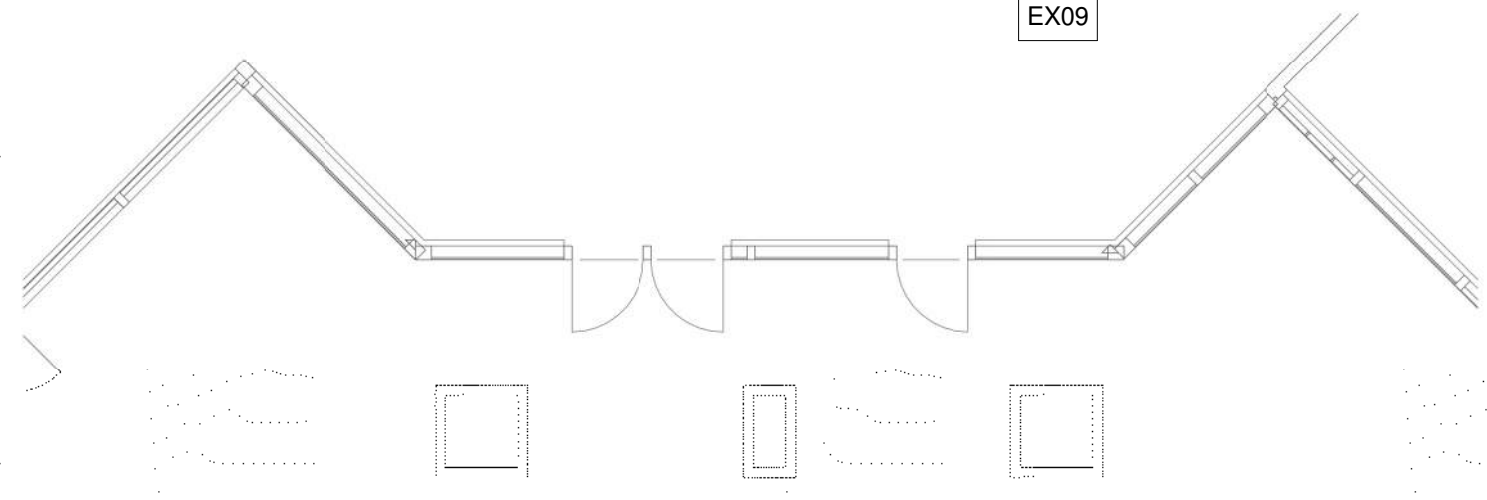


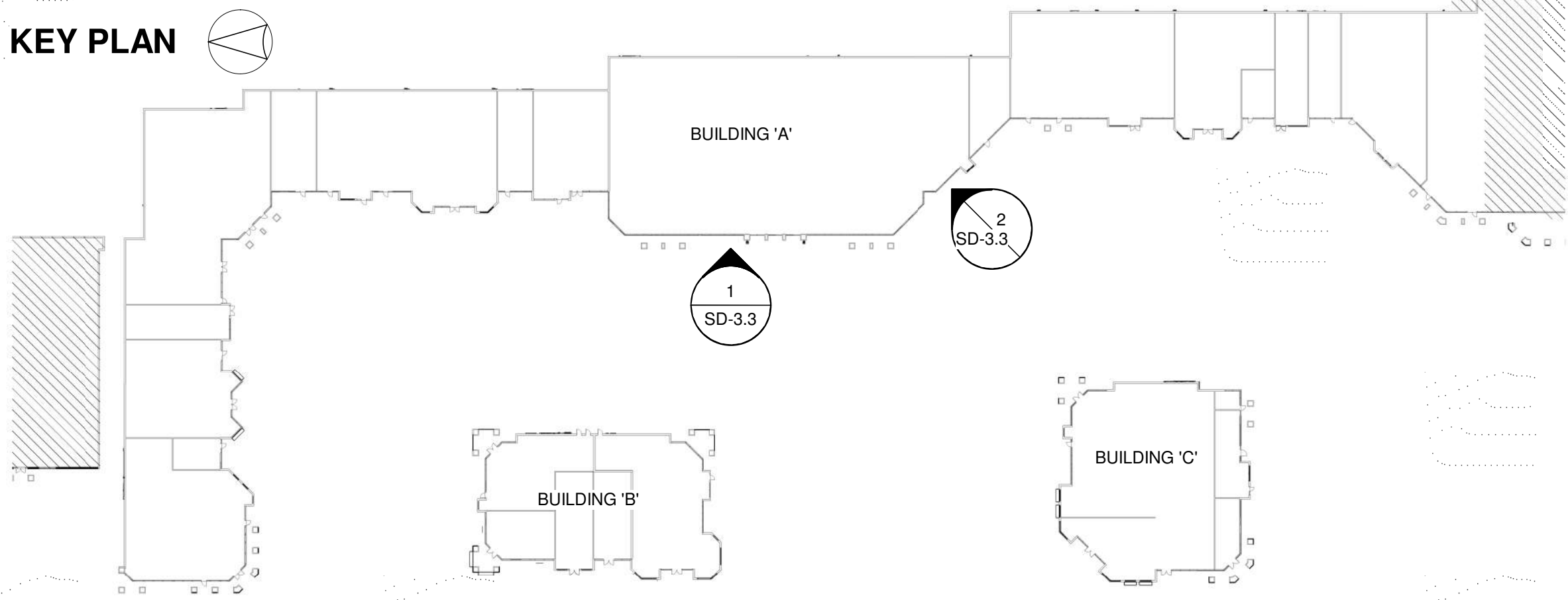
Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)



New Exterior Materials			
Tag	Manufacturer	Description	Comments
EX01		Existing Brick	to match existing
EX02		New Brick Veneer	To match existing
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EX06	Stocorp	EIFS	Dark Gray
EX07	Stocorp	EIFS	Medium Beige
EX08	Stocorp	EIFS	Dark Beige
EX09		EXISTING CONCRETE SILL PAINTED TO MATCH EX04	Light
EX10	Uniclad	PREFINISHED METAL COPING	Light Beige (Match EX04)

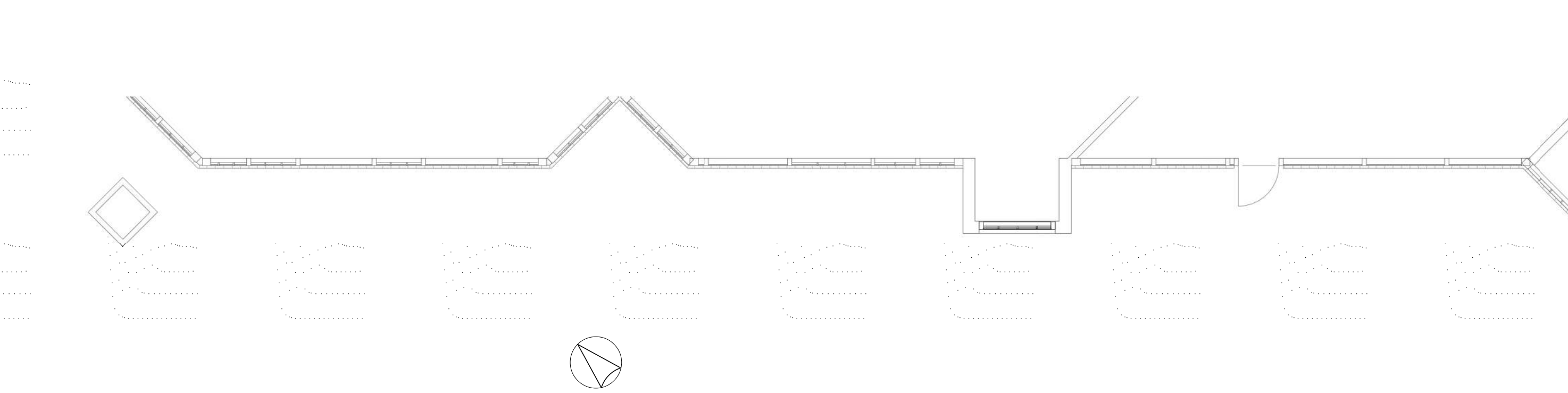
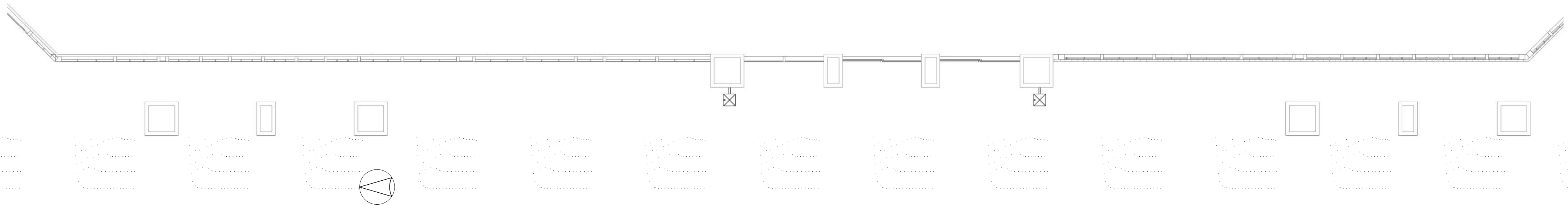
FLOOR PLAN & ELEVATION KEYNOTES	
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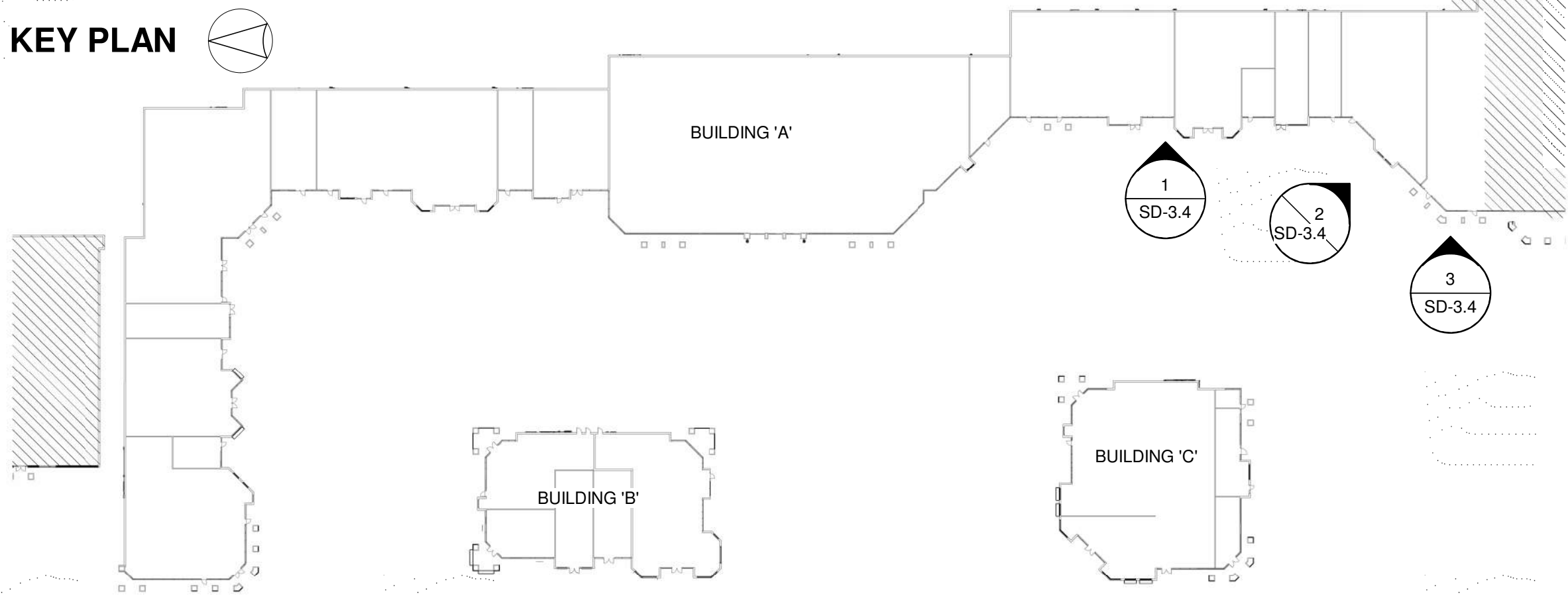




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EX01		Existing Brick	To match existing
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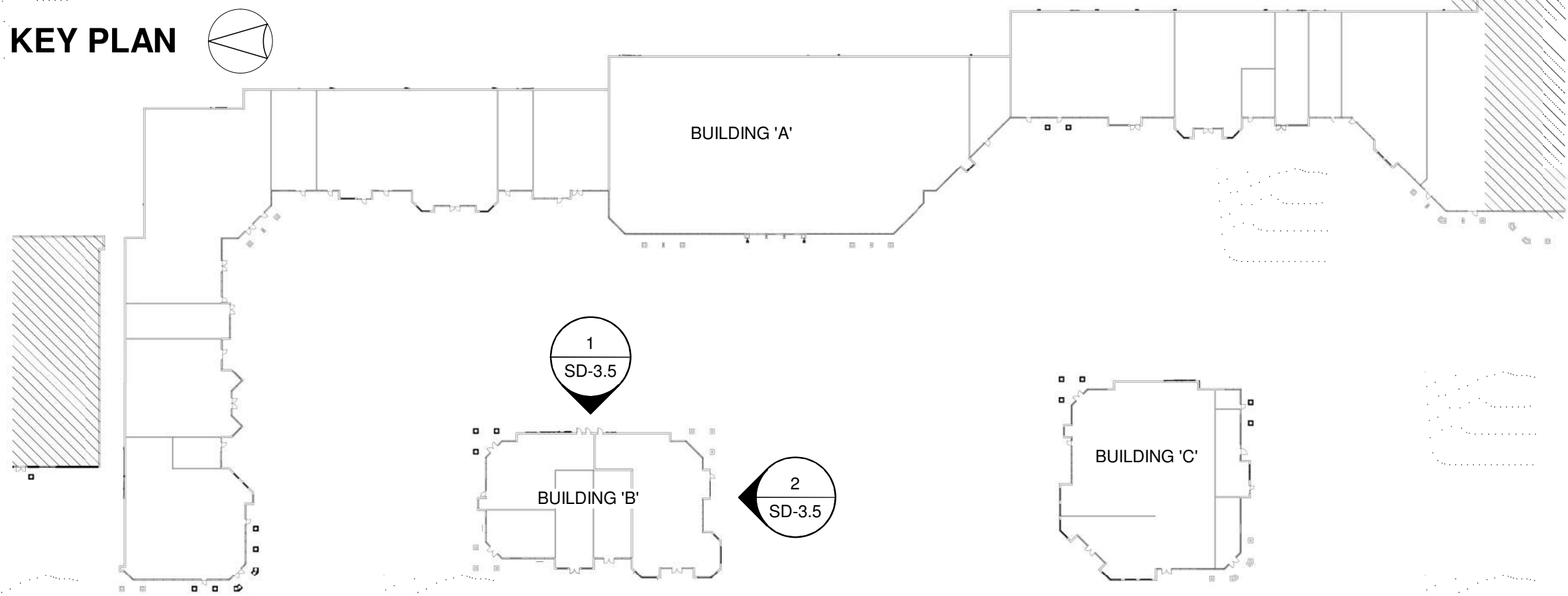




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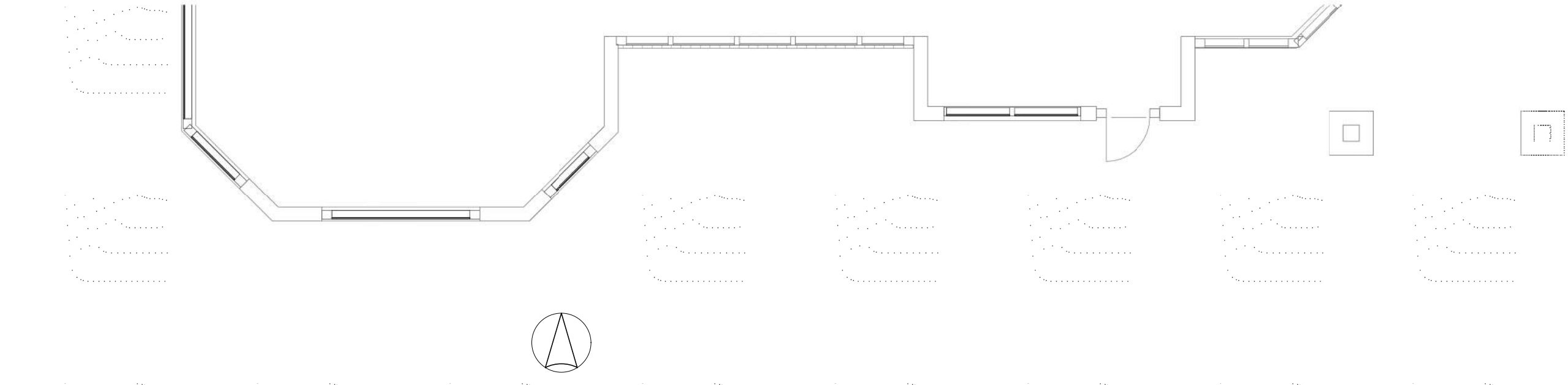
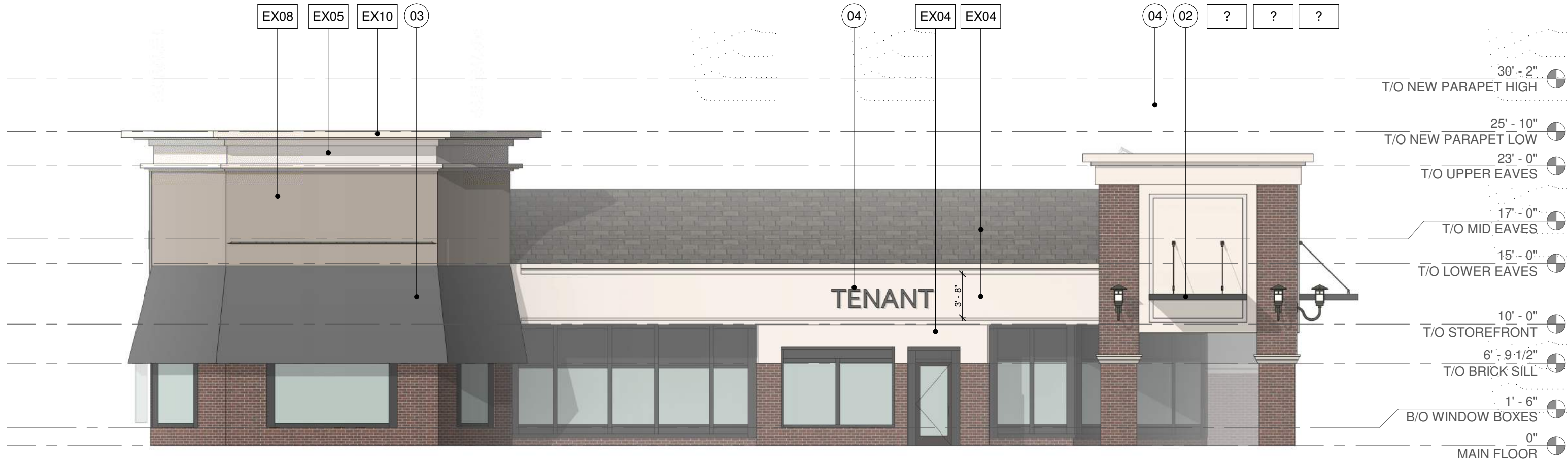
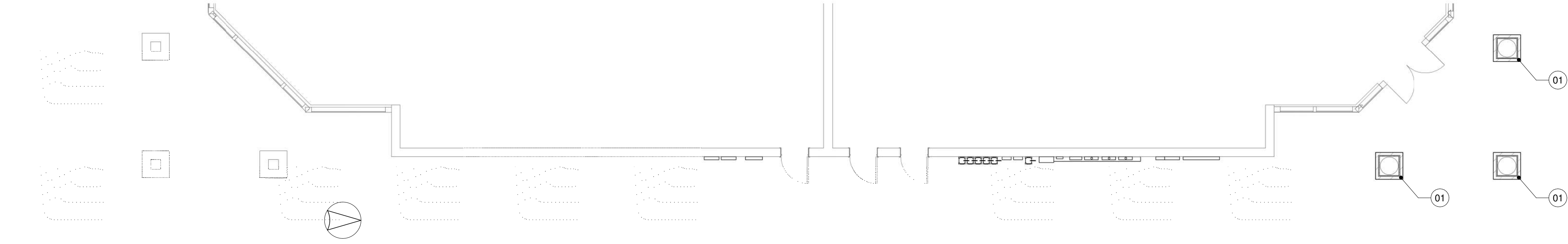
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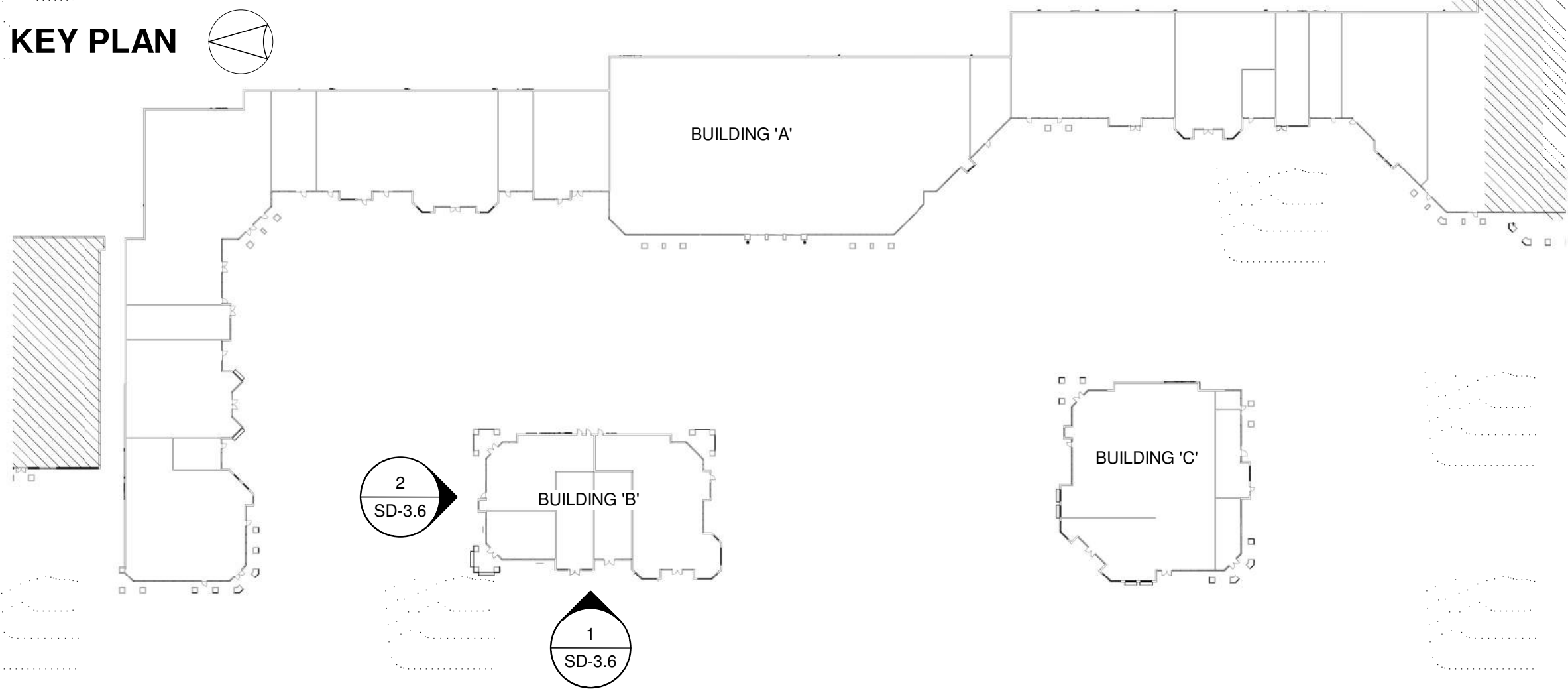




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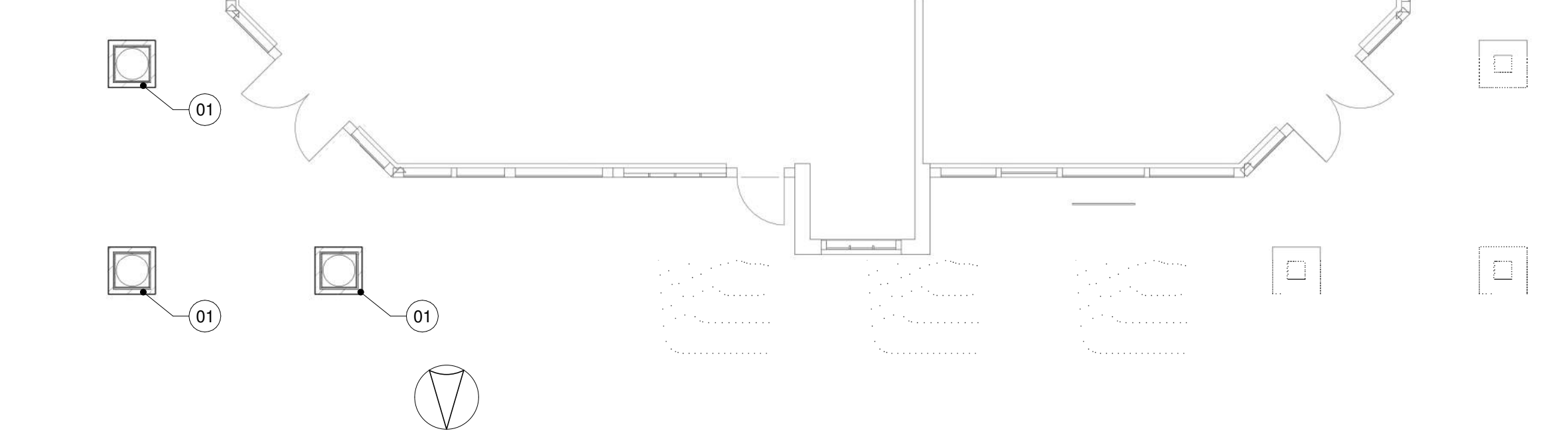
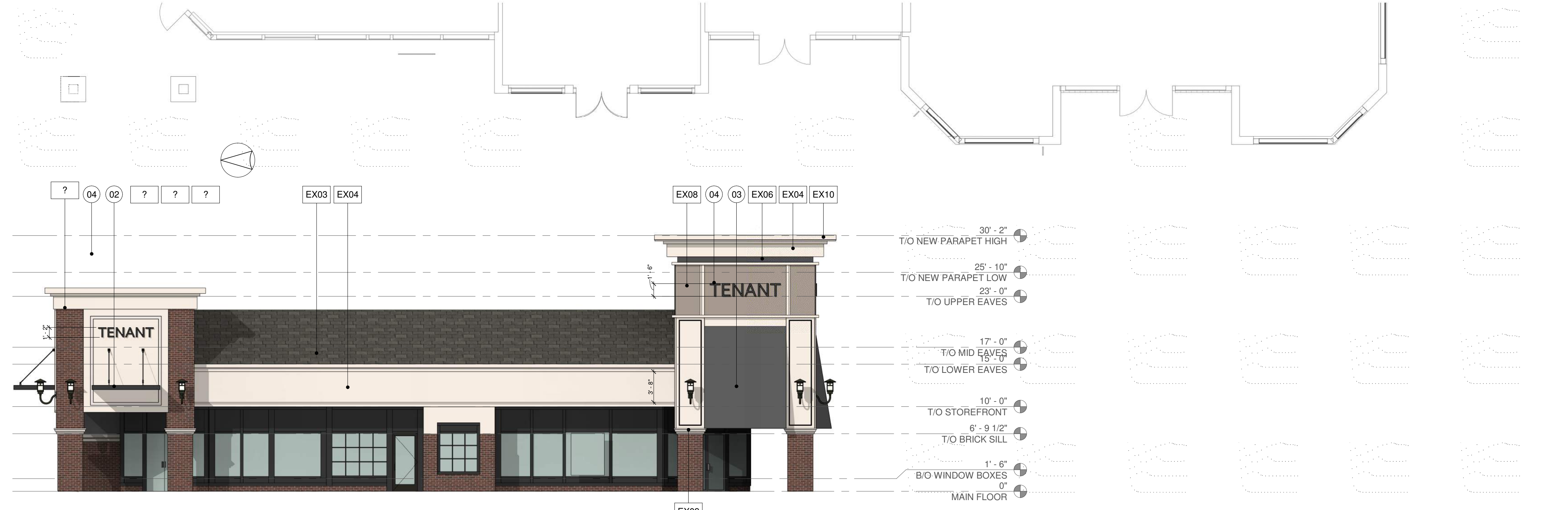
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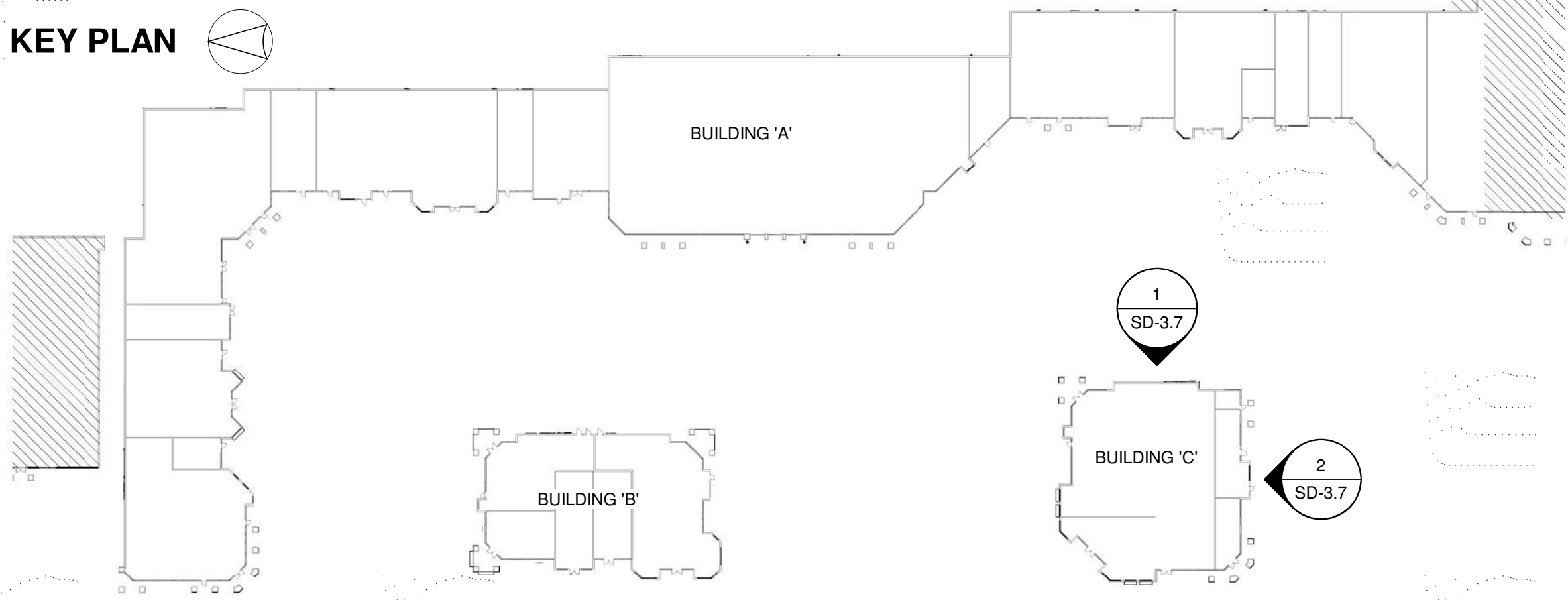




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EX10	Uniclad	PREFINISHED METAL COPING	Light Beige (Match EX04)

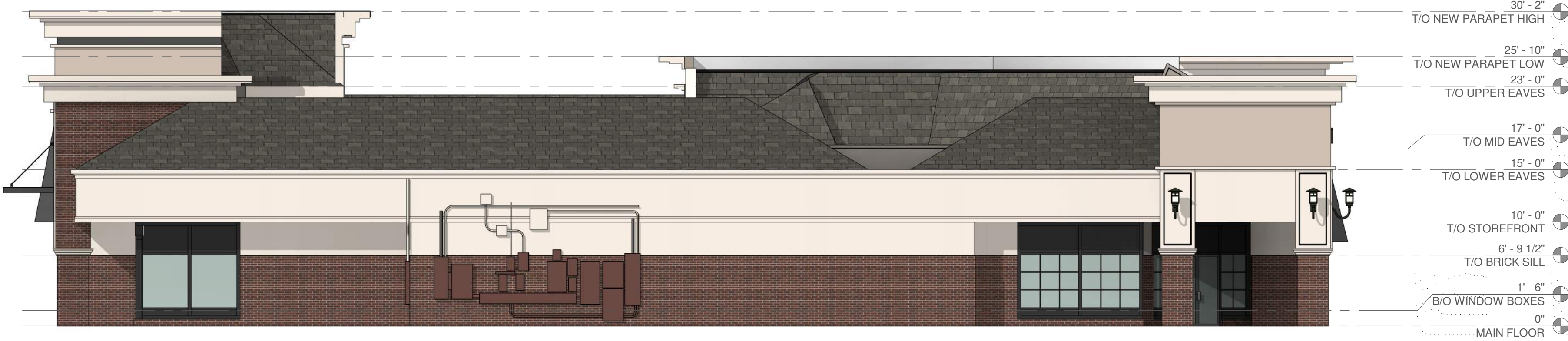
- FLOOR PLAN & ELEVATION KEYNOTES
- 01 NEW BRICK VENEER COLUMN ENCLOSURE
 - 02 NEW METAL CANOPY
 - 03 NEW FABRIC AWNING
 - 04 SIGNAGE BY TENANT

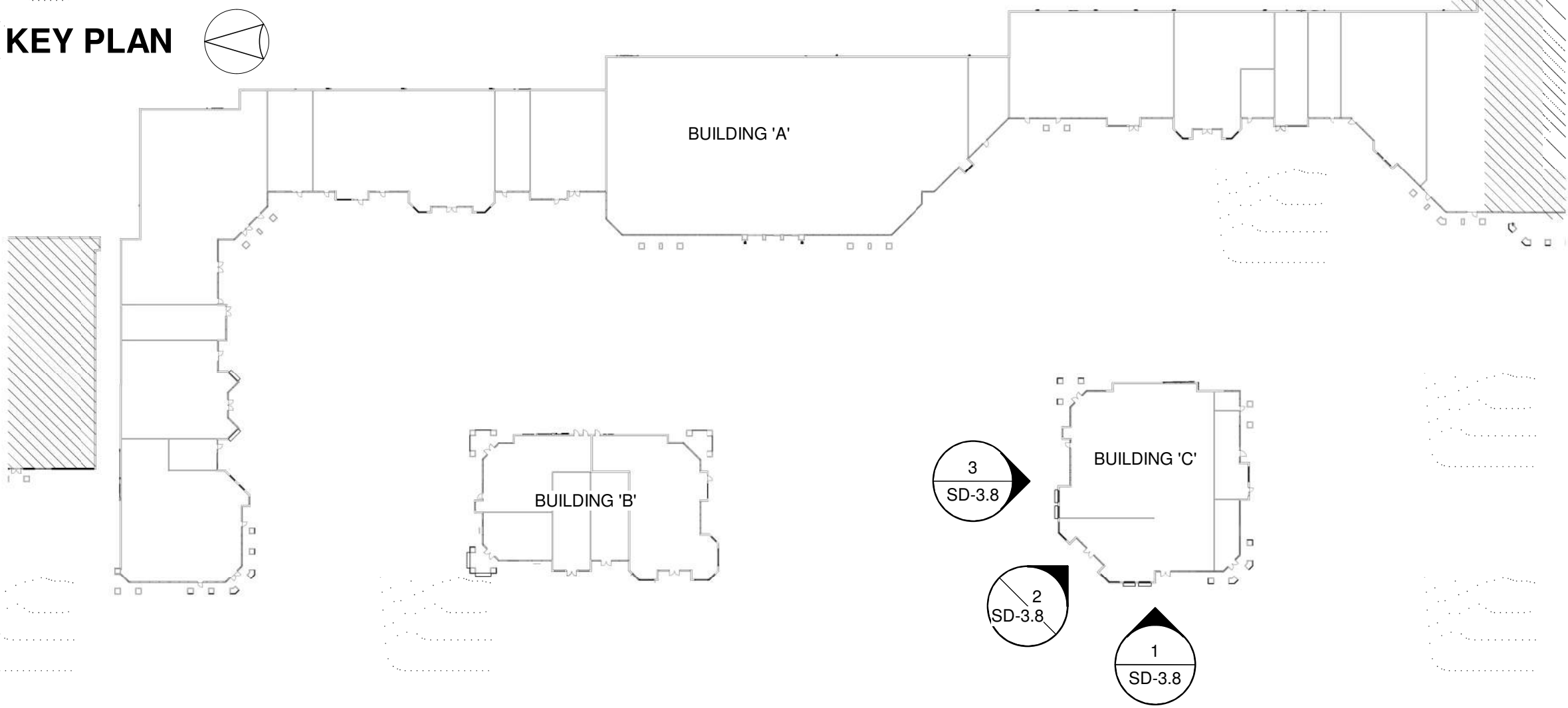




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EX08	Stocorp	EIFS	Dark Beige
EX09		EXISTING CONCRETE SILL PAINTED TO MATCH EX04	Light
EX10	Uniclad	PREFINISHED METAL COPING	Light Beige (Match EX04)

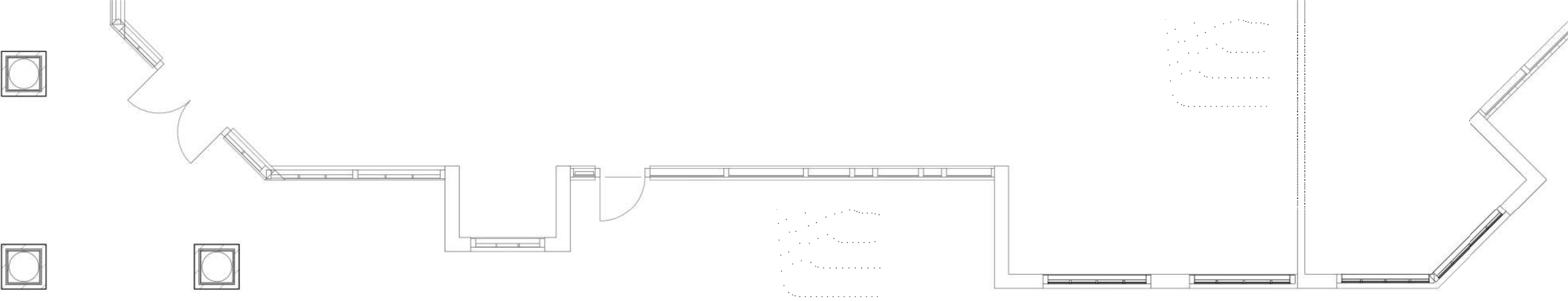
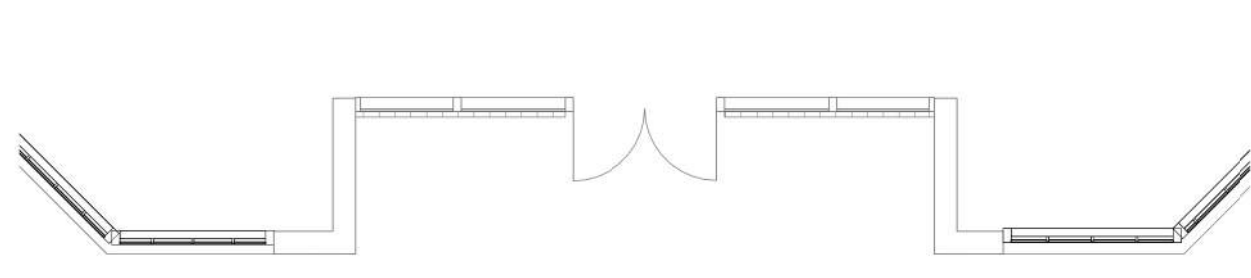
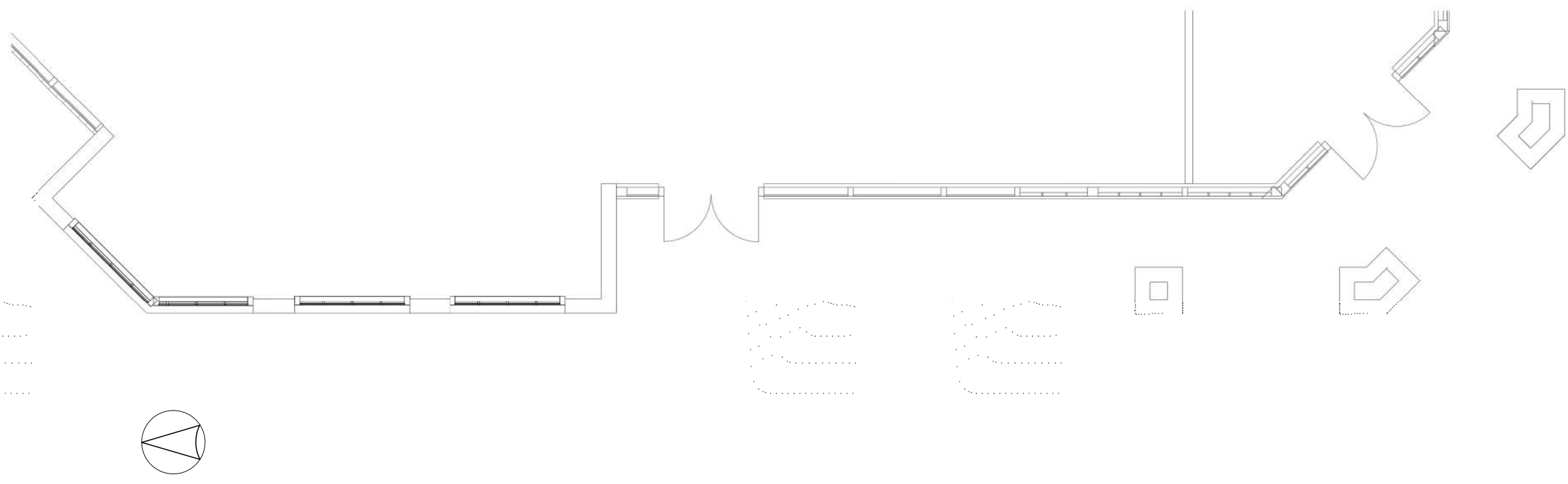
FLOOR PLAN & ELEVATION KEYNOTES	
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Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)



Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)



Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)

01/25/1
NORR
Packet Pg. 119



Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)



Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)



Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)



STOCORP EIFS SYSTEM



STOCORP EIFS SYSTEM - PAINTED
LIGHT BEIGE
(EX04)



STOCORP EIFS SYSTEM - PAINTED
LIGHT GRAY
(EX05)



STOCORP EIFS SYSTEM - PAINTED
DARK GRAY
(EX06)



STOCORP EIFS SYSTEM - PAINTED
MEDIUM BEIGE
(EX07)



STOCORP EIFS SYSTEM - PAINTED
MEDIUM BEIGE
(EX07)



NEW BRICK VENEER
TO MATCH EXISTING
(EX02)



PREFINISHED METAL COPING
LIGHT BEIGE (MATCH EX04)
(EX10)

Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)



Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)

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- WIDE VARIETY OF DESIGN OPTIONS
- MAINTENANCE FREE MATERIALS
- SHIPPED PRE-ASSEMBLED FOR EASY INSTALL

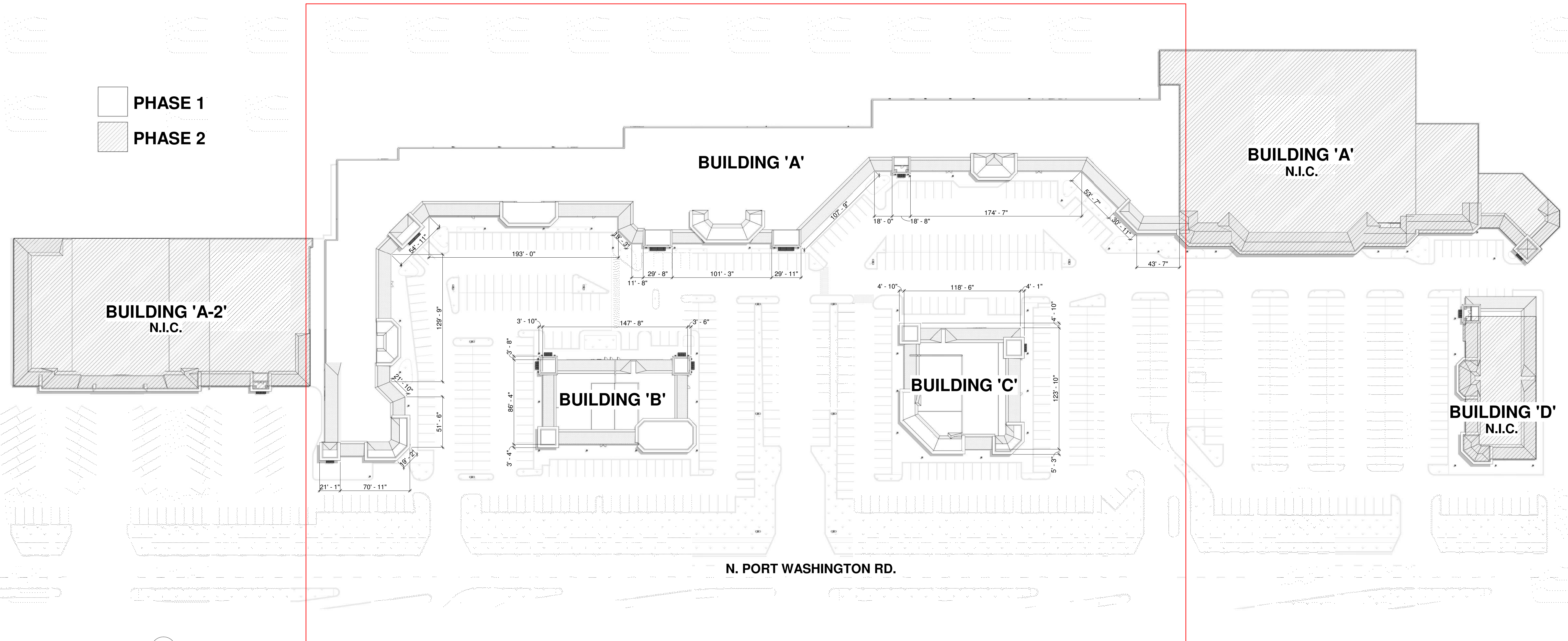
Distinctive, expertly fabricated gates and doors built to your specific requirements, budget and site, ToughGate uses professional grade materials for years of maintenance-free operation.

For stunning good looks, amazing longevity and extraordinary first impressions, choose ToughGate.

ToughGate®



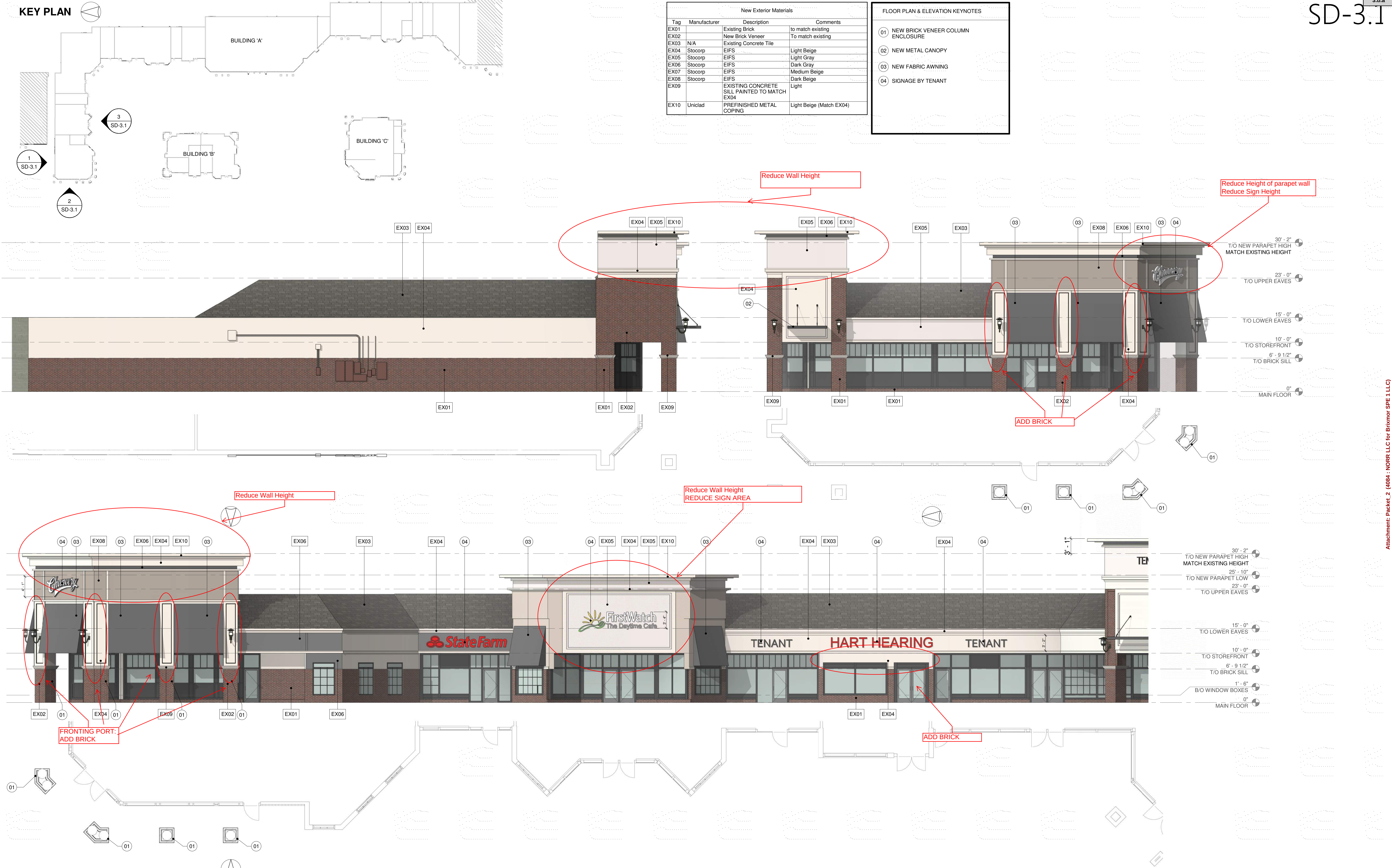
EXHIBIT A - STAFF RECOMMENDATIONS



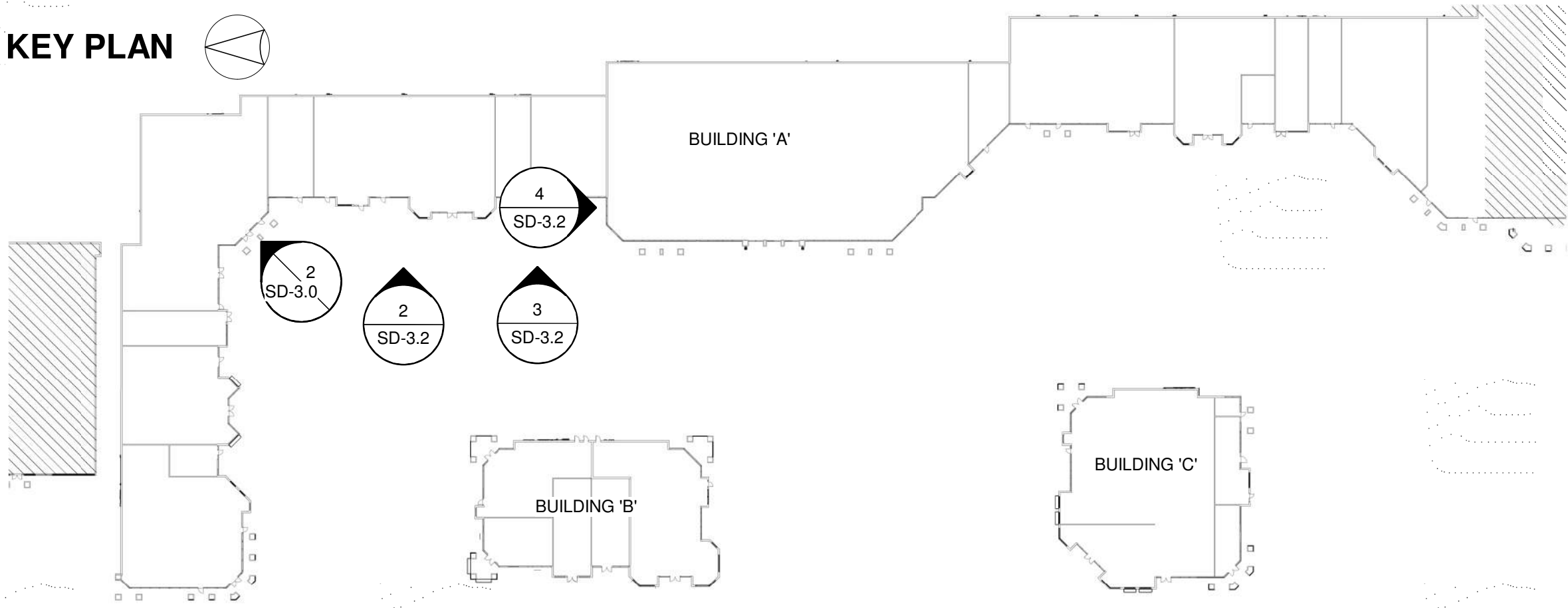
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New Exterior Materials			
Tag	Manufacturer	Description	Comments
EX01		Existing Brick	To match existing
EX02		New Brick Veneer	To match existing
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EX06	Stocorp	EIFS	Dark Gray
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EX08	Stocorp	EIFS	Dark Beige
EX09		EXISTING CONCRETE SILL PAINTED TO MATCH EX04	Light
EX10	Uniclad	PREFINISHED METAL COPING	Light Beige (Match EX04)

FLOOR PLAN & ELEVATION KEYNOTES	
01	NEW BRICK VENEER COLUMN ENCLOSURE
02	NEW METAL CANOPY
03	NEW FABRIC AWNING
04	SIGNAGE BY TENANT



Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)

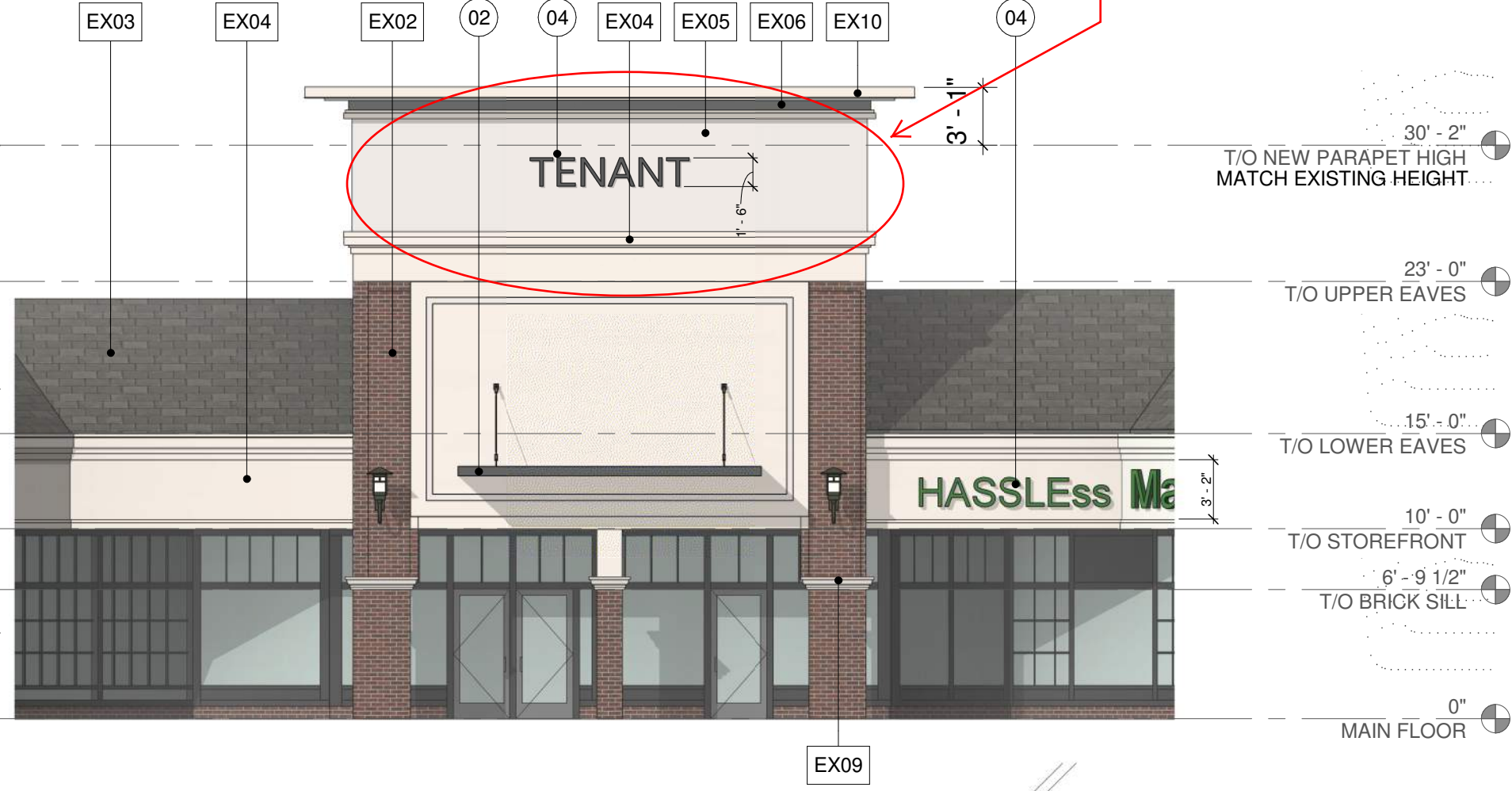


New Exterior Materials			
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FLOOR PLAN & ELEVATION KEYNOTES	
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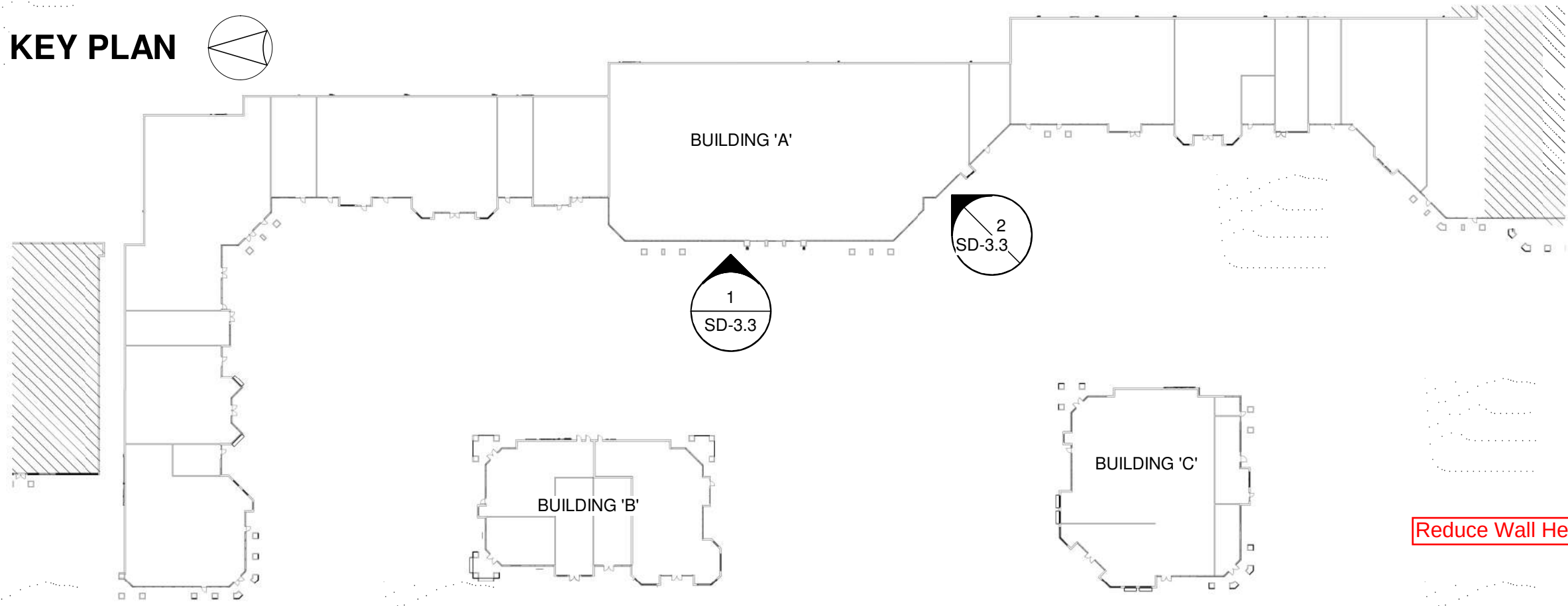
Reduce Wall Height
Reduce sign height

REDUCE SIGN AREA



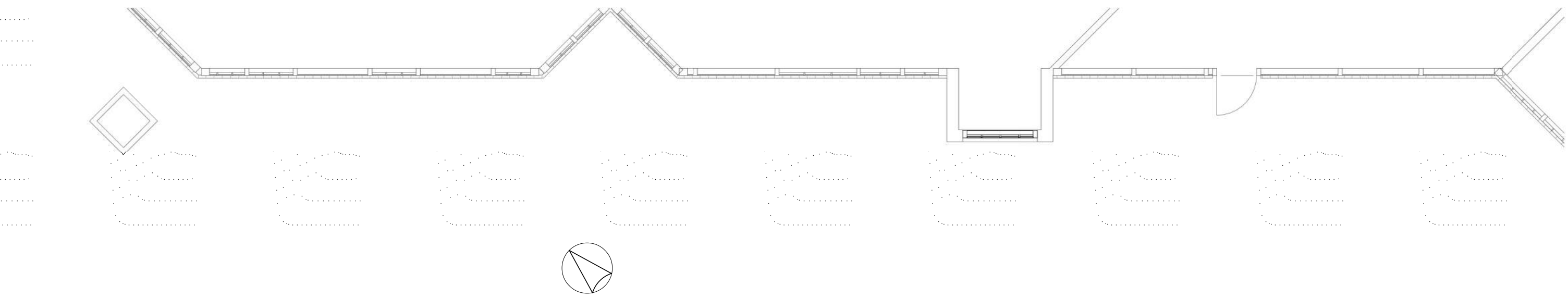
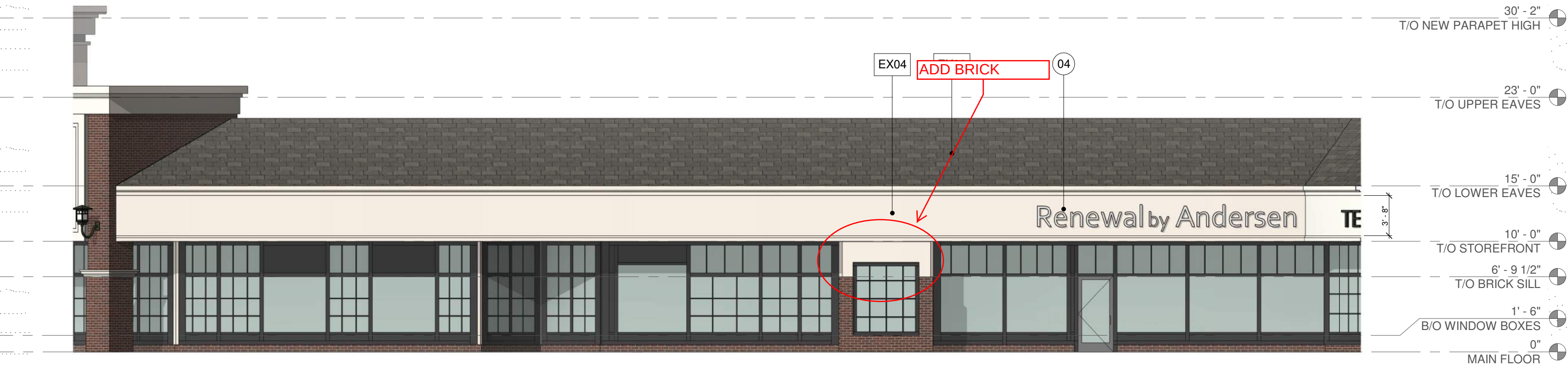
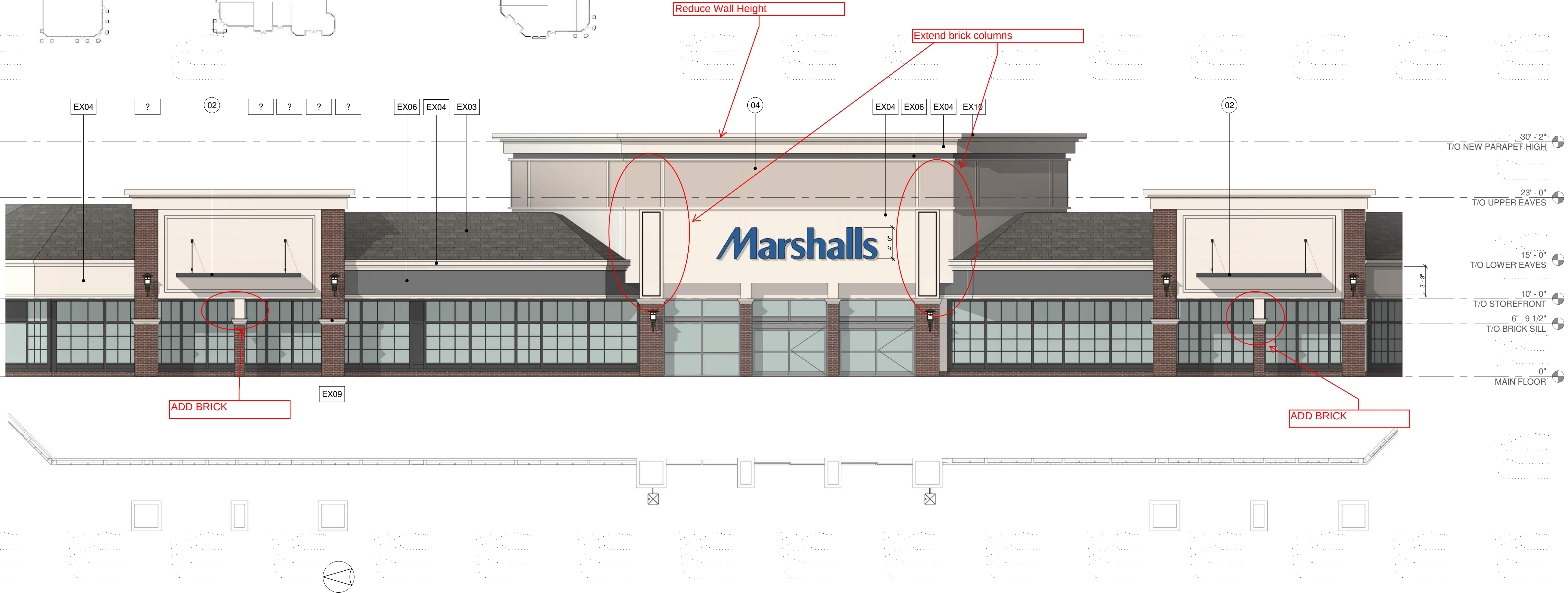
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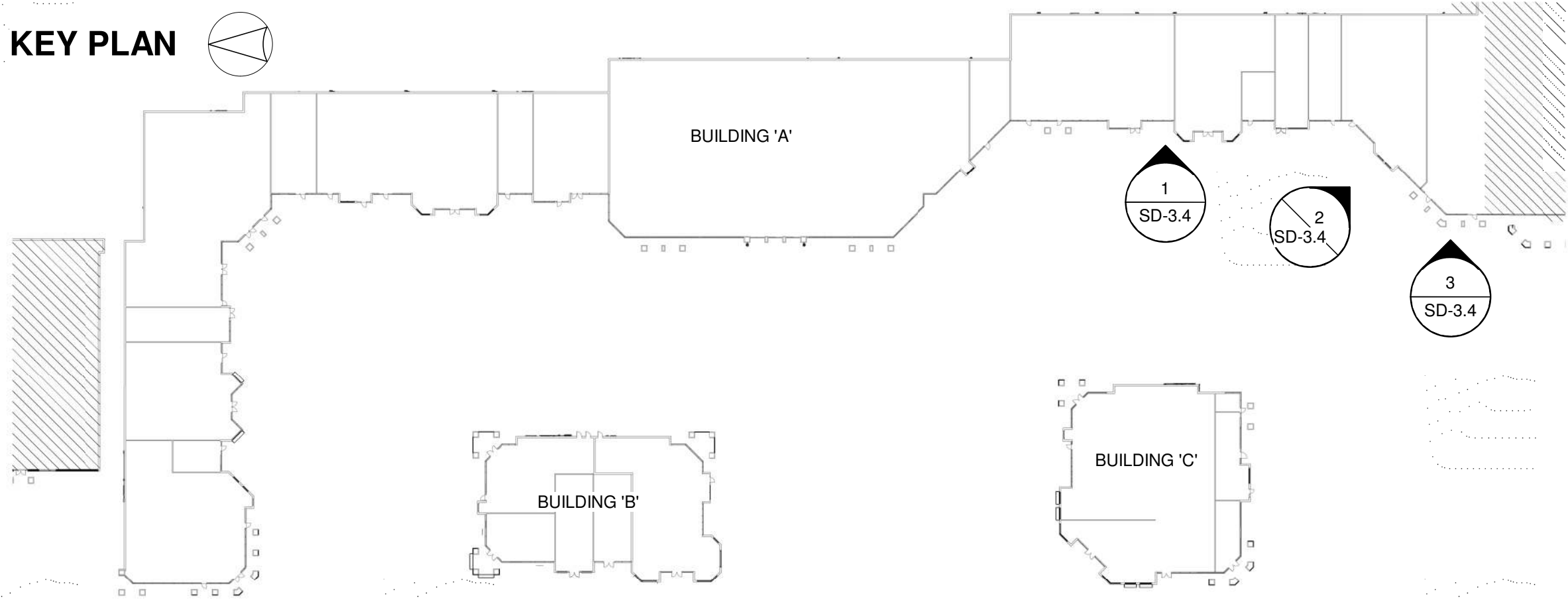
KEY PLAN



New Exterior Materials			
Tag	Manufacturer	Description	Comments
EX01		Existing Brick	to match existing
EX02		New Brick Veneer	To match existing
EX03	N/A	Existing Concrete Tile	
EX04	Stocorp	EIFS	Light Beige
EX05	Stocorp	EIFS	Light Gray
EX06	Stocorp	EIFS	Dark Gray
EX07	Stocorp	EIFS	Medium Beige
EX08	Stocorp	EIFS	Dark Beige
EX09		EXISTING CONCRETE SILL PAINTED TO MATCH EX04	Light
EX10	Uniclad	PREFINISHED METAL COPING	Light Beige (Match EX04)

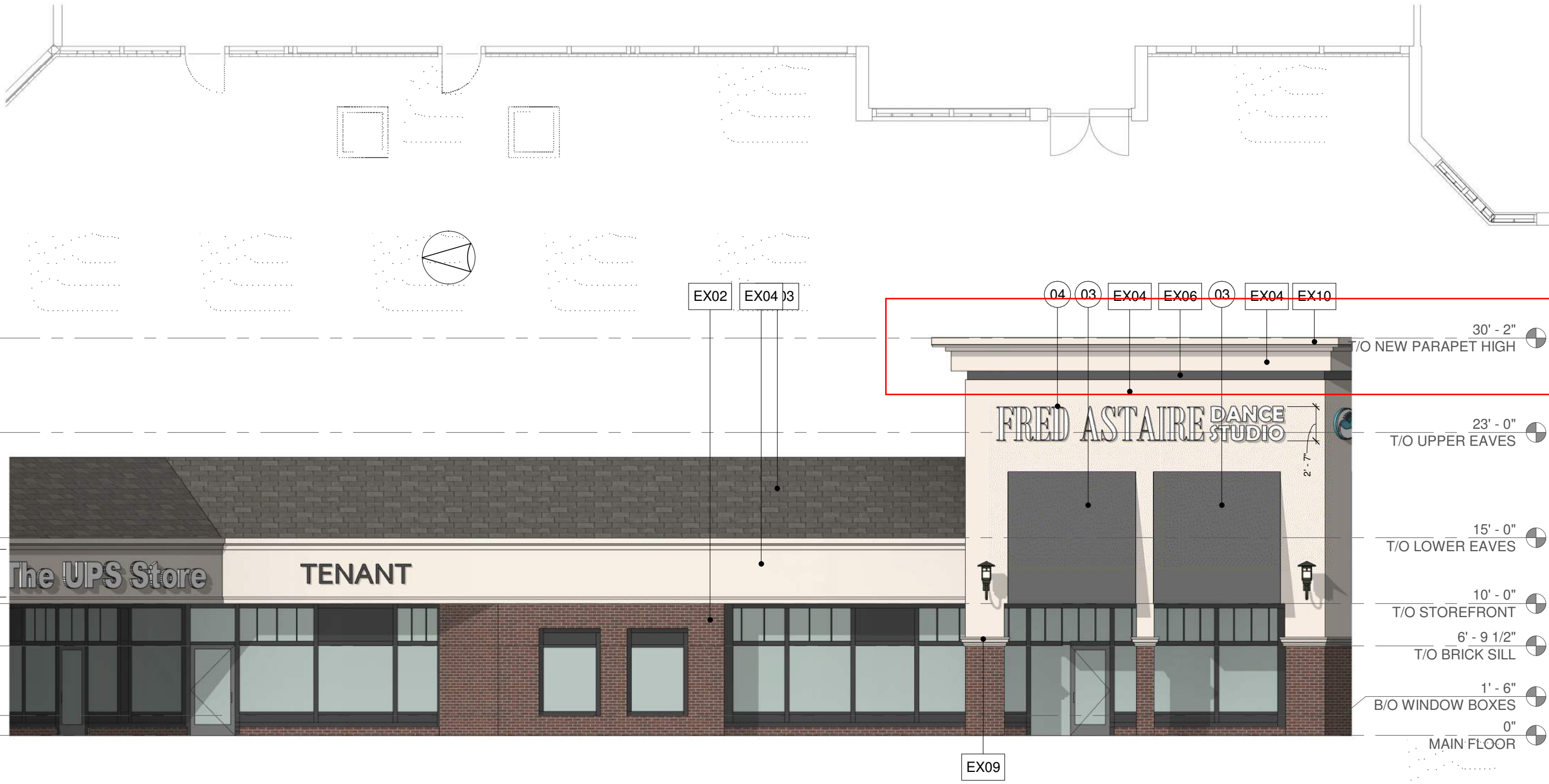
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02	NEW METAL CANOPY
03	NEW FABRIC AWNING
04	SIGNAGE BY TENANT

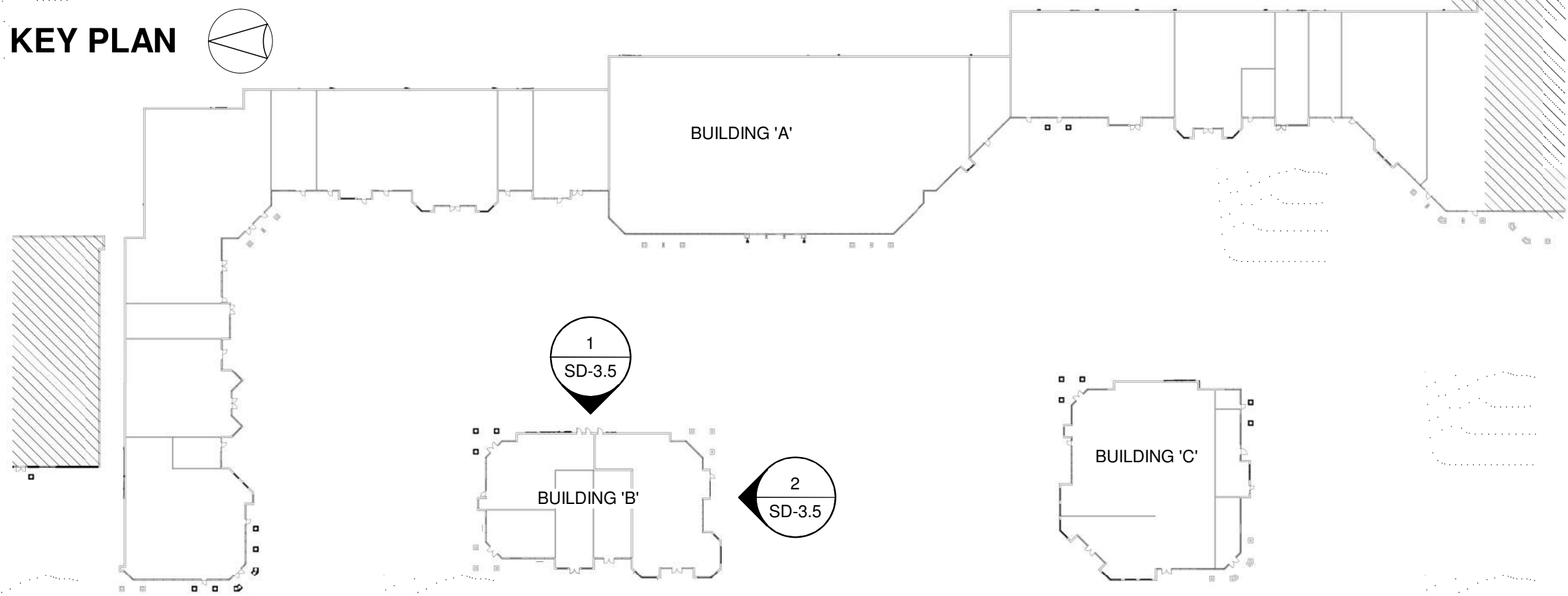




New Exterior Materials			
Tag	Manufacturer	Description	Comments
EX01		Existing Brick	to match existing
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EX03	N/A	Existing Concrete Tile	
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EX06	Stocorp	EIFS	Dark Gray
EX07	Stocorp	EIFS	Medium Beige
EX08	Stocorp	EIFS	Dark Beige
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EX10	Uniclad	PREFINISHED METAL COPING	Light Beige (Match EX04)

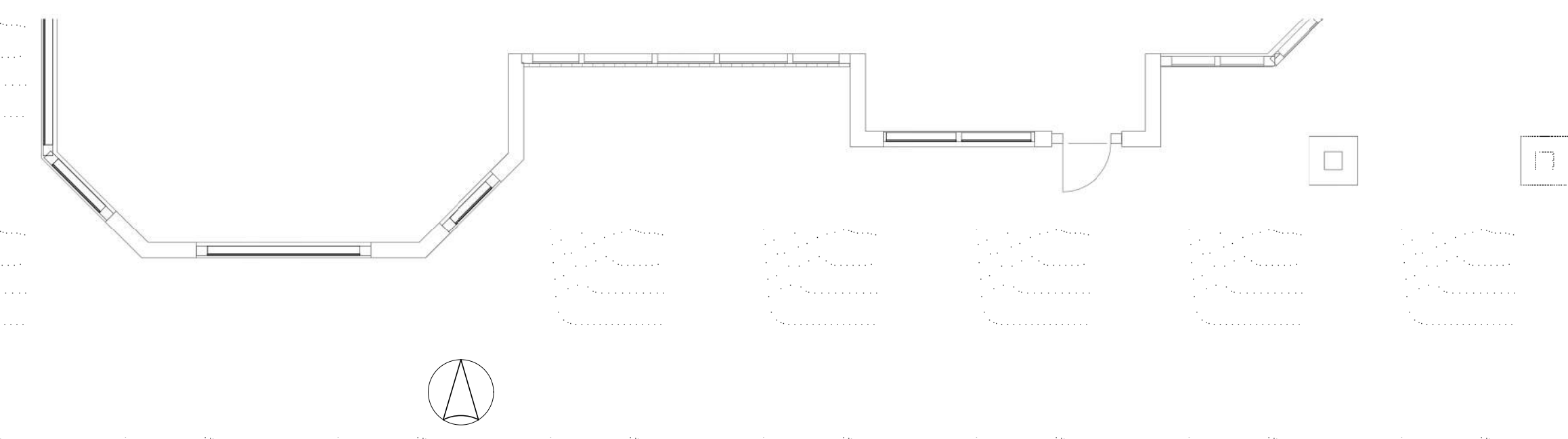
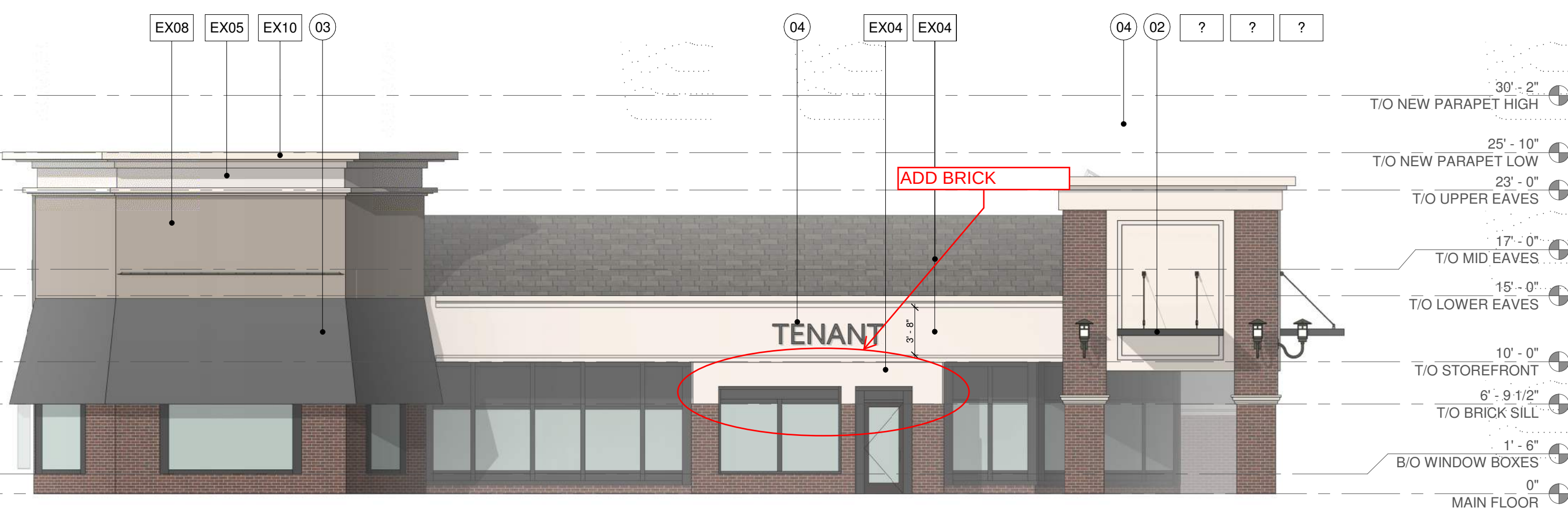
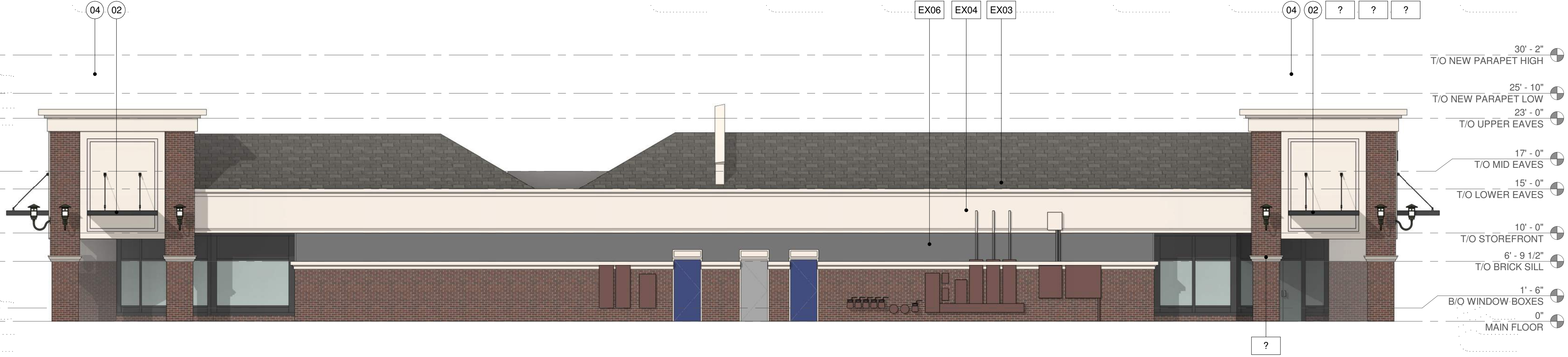
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03	NEW FABRIC AWNING
04	SIGNAGE BY TENANT

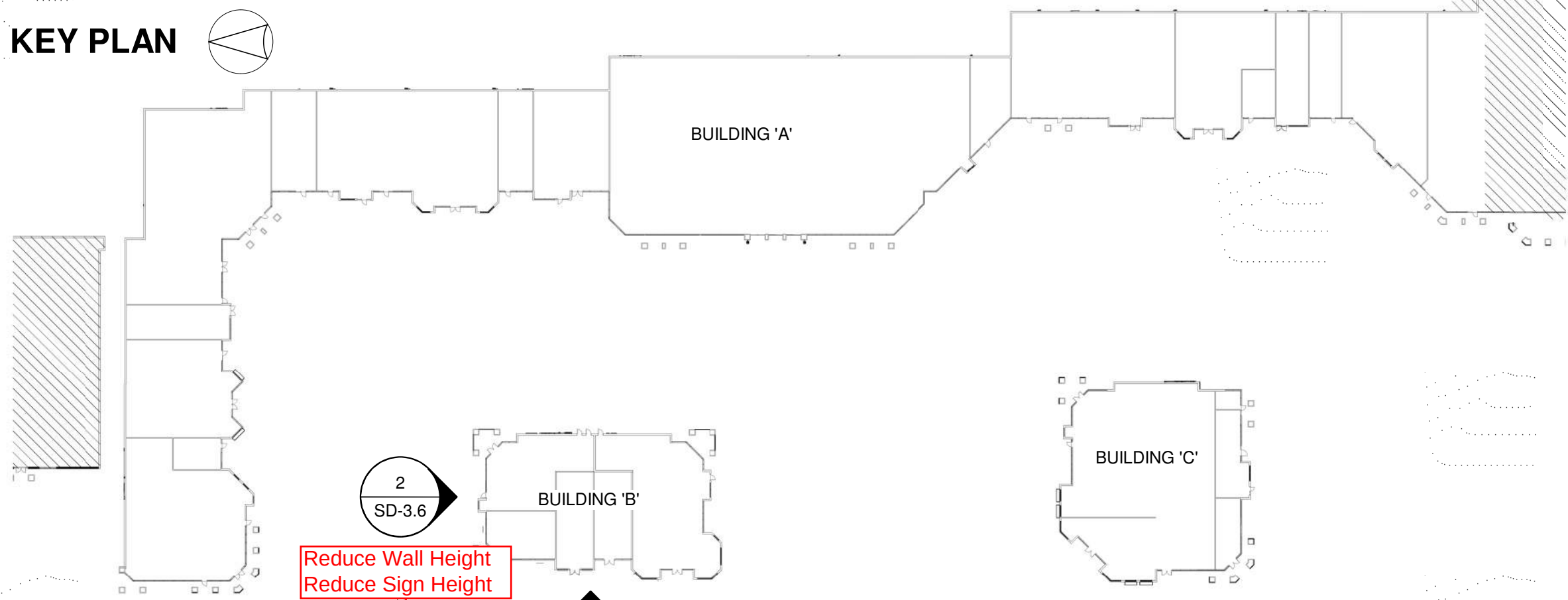




New Exterior Materials			
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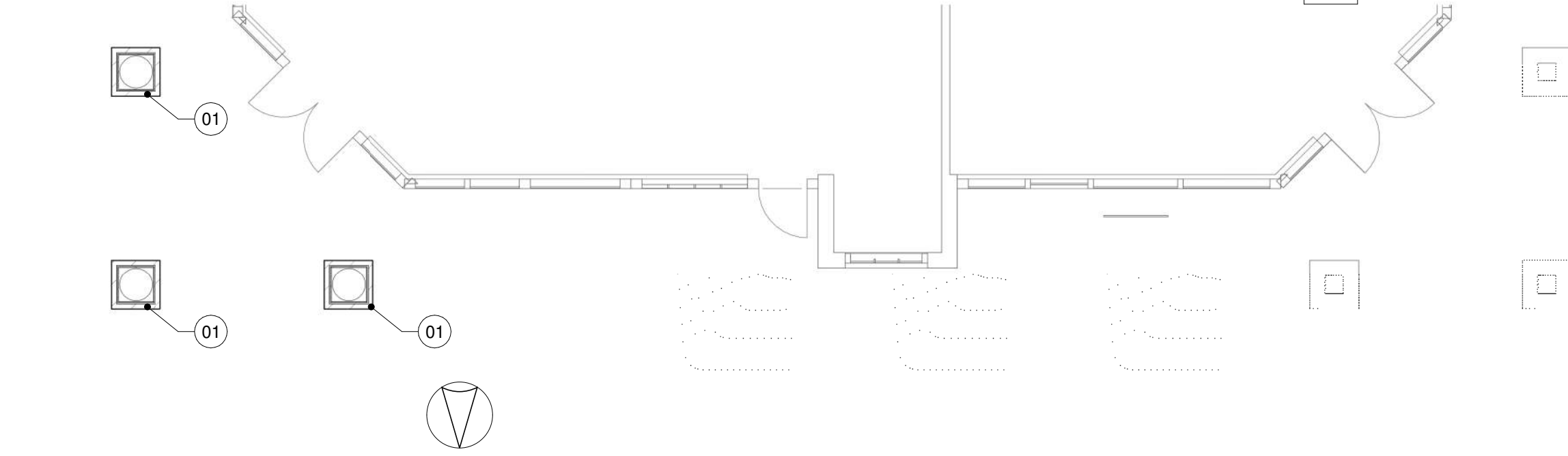
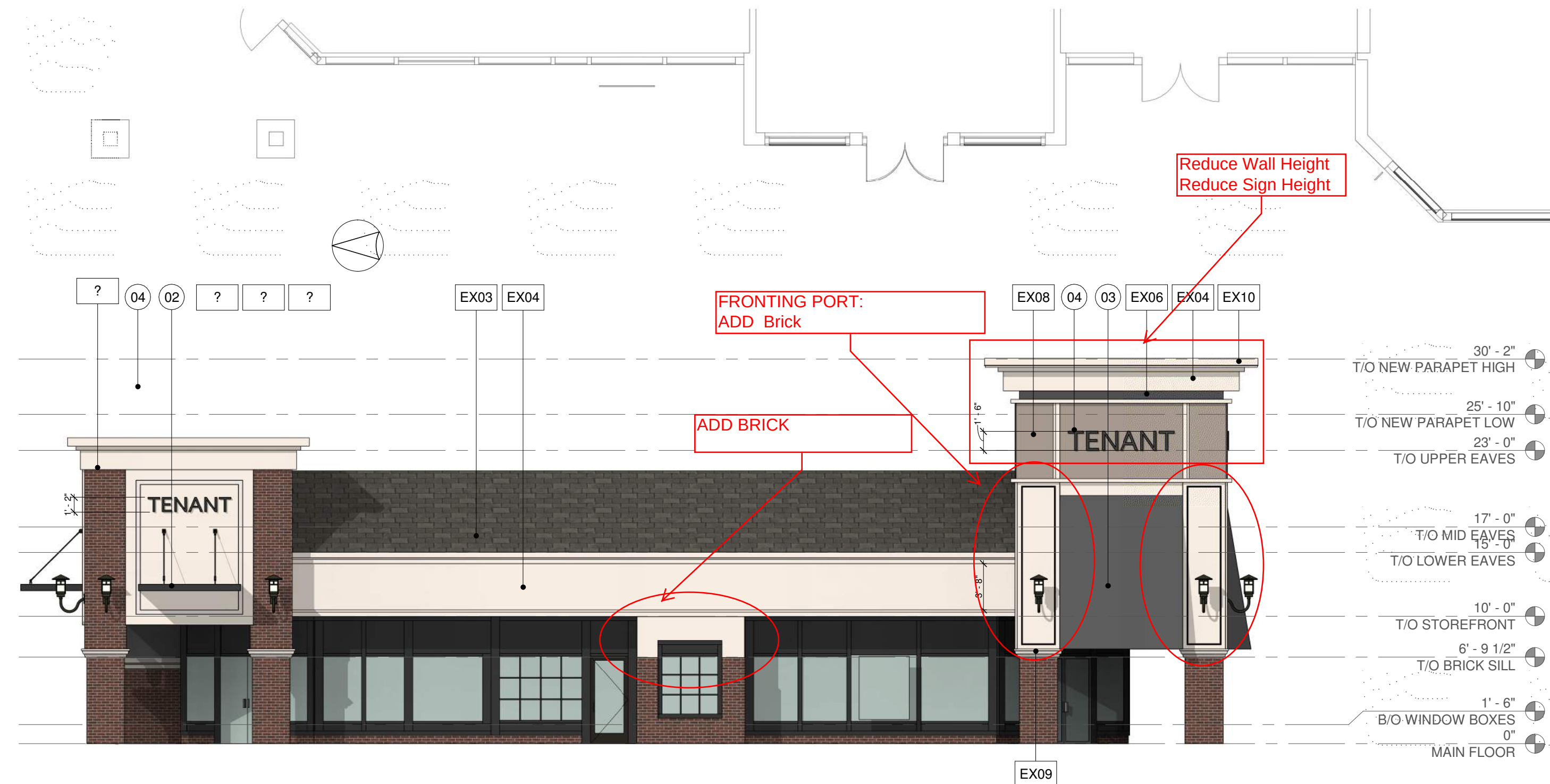
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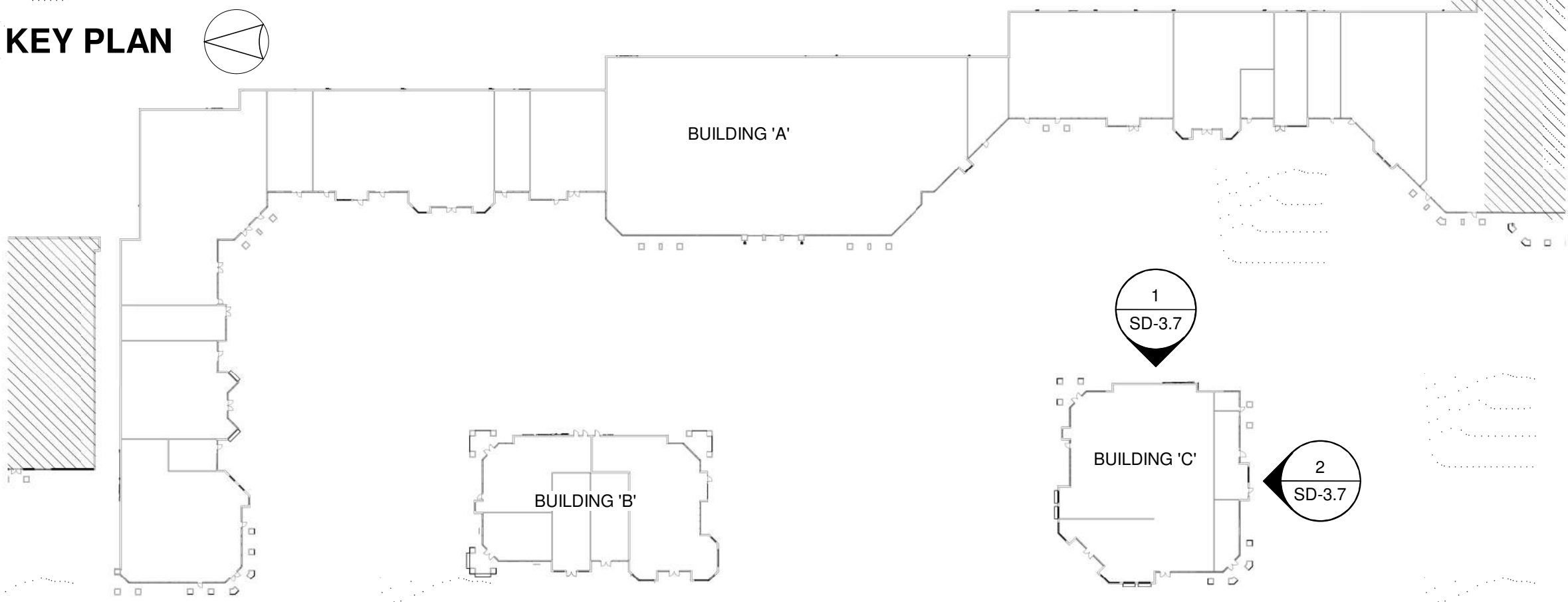




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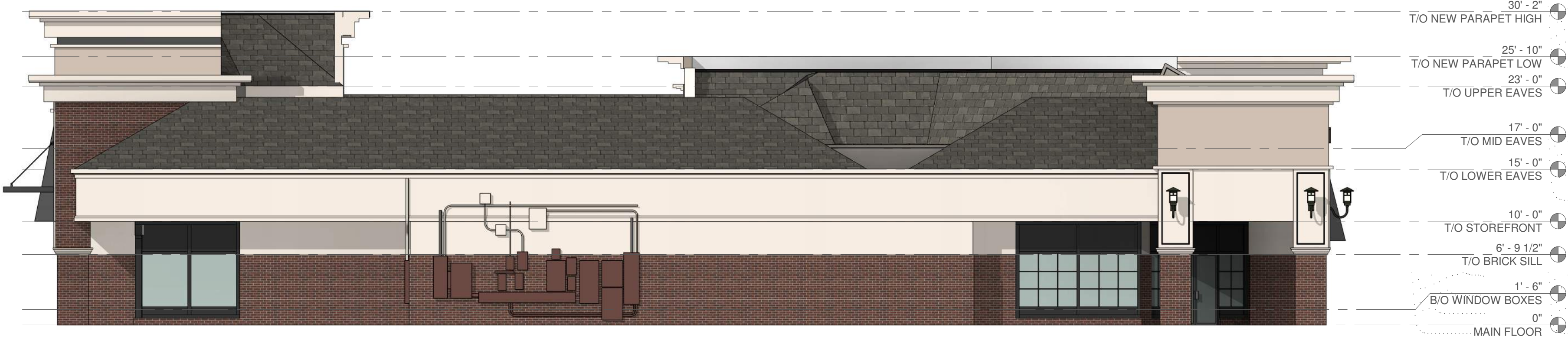
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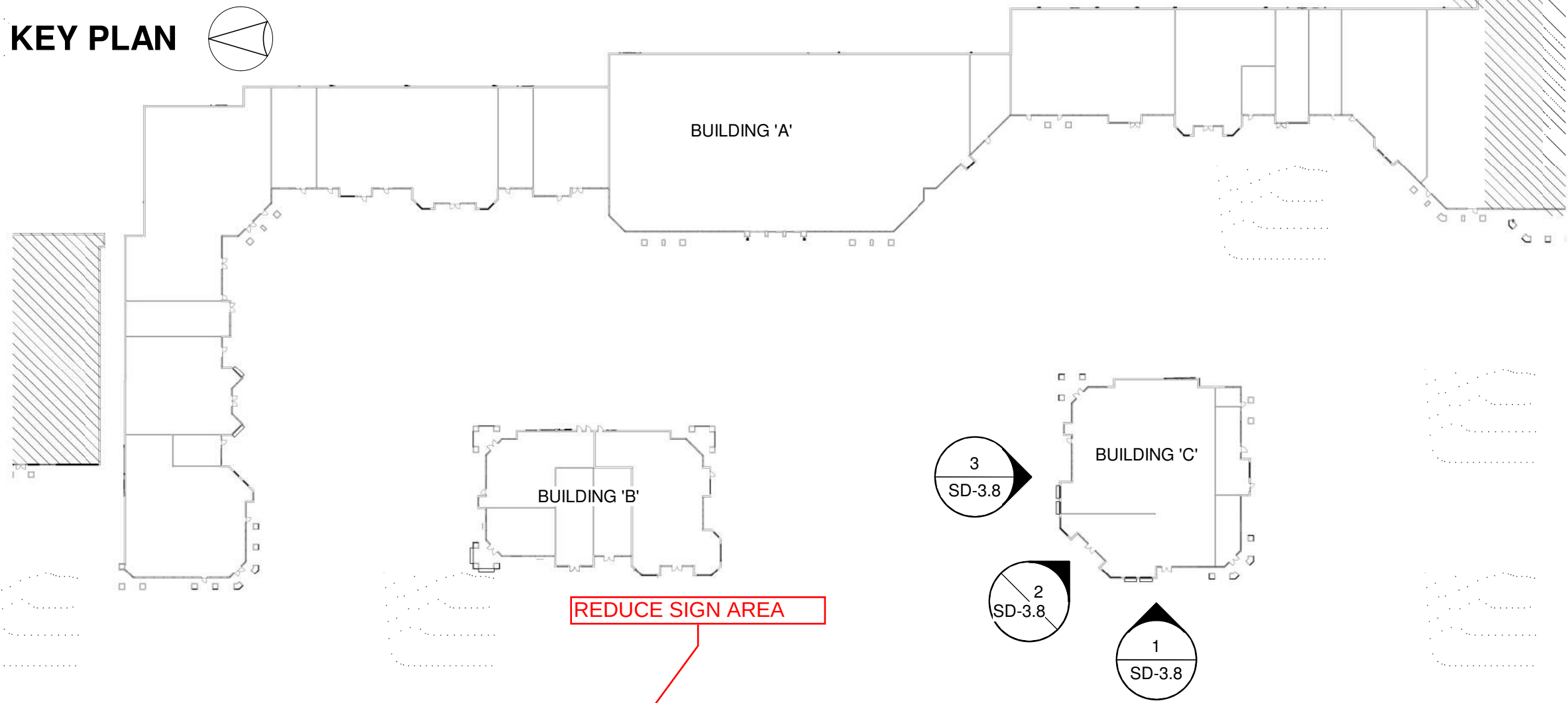
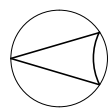




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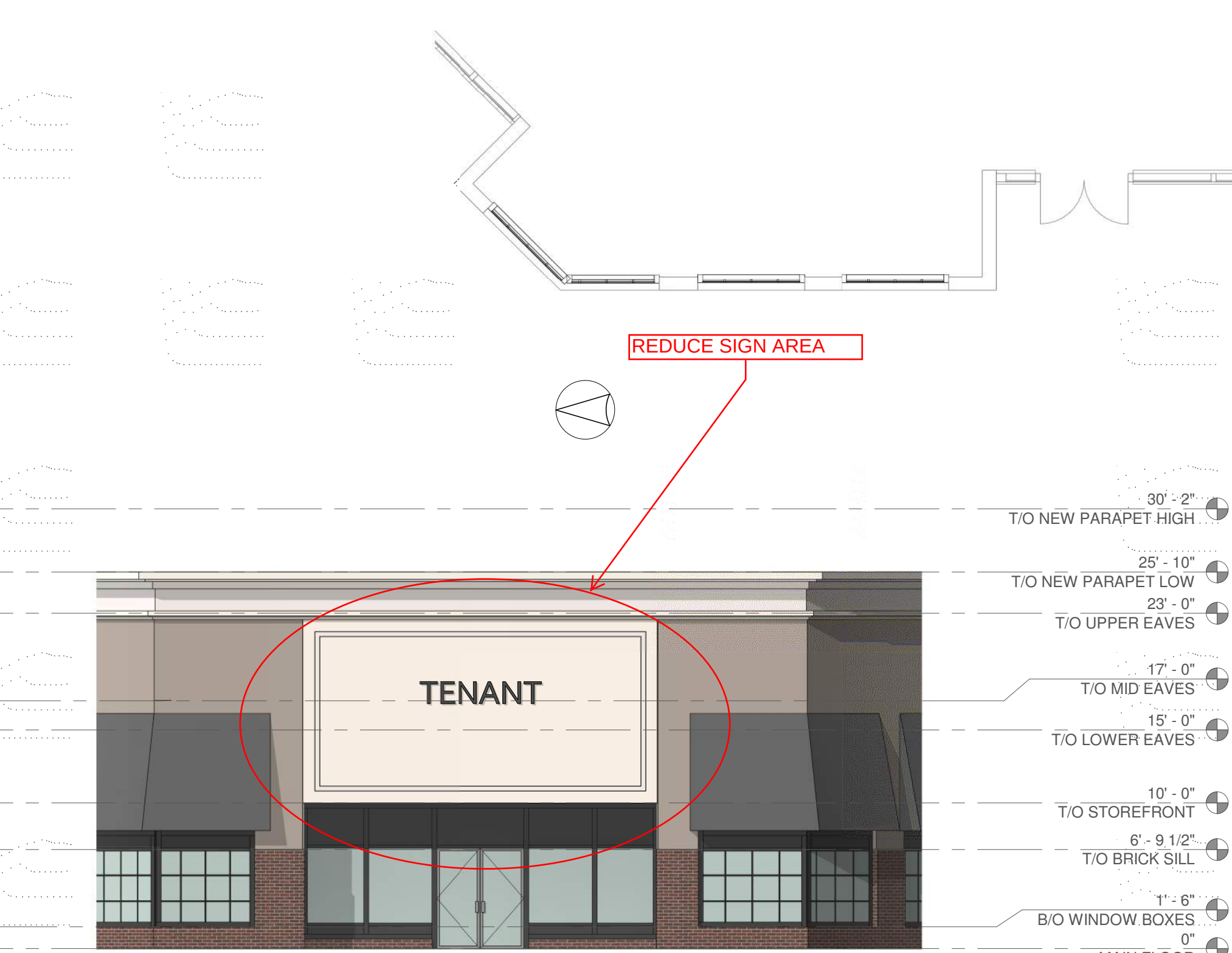


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FLOOR PLAN & ELEVATION KEYNOTES	
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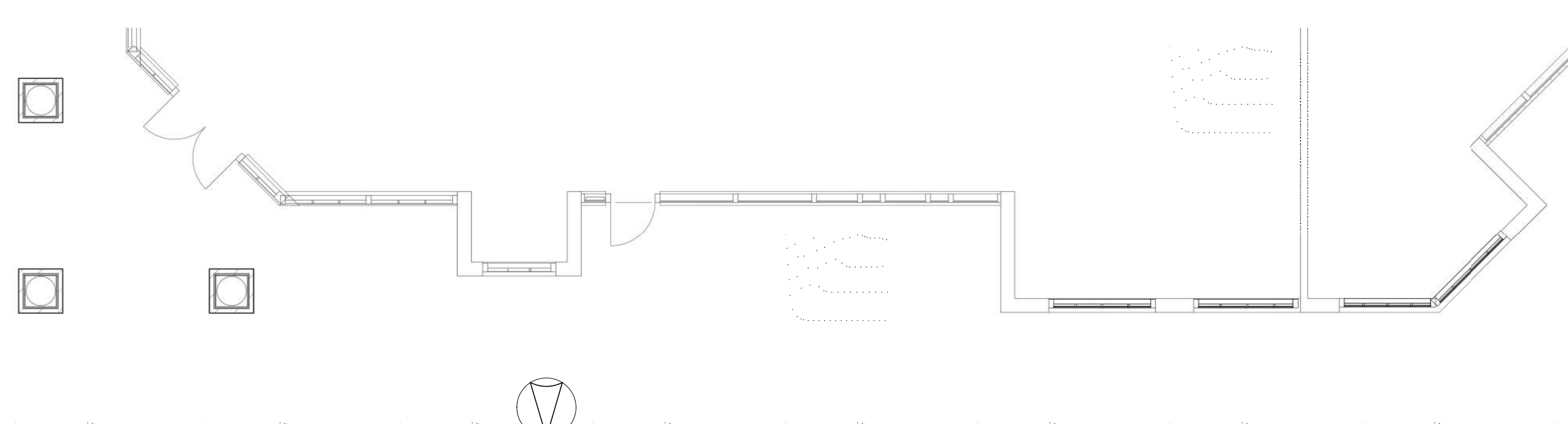
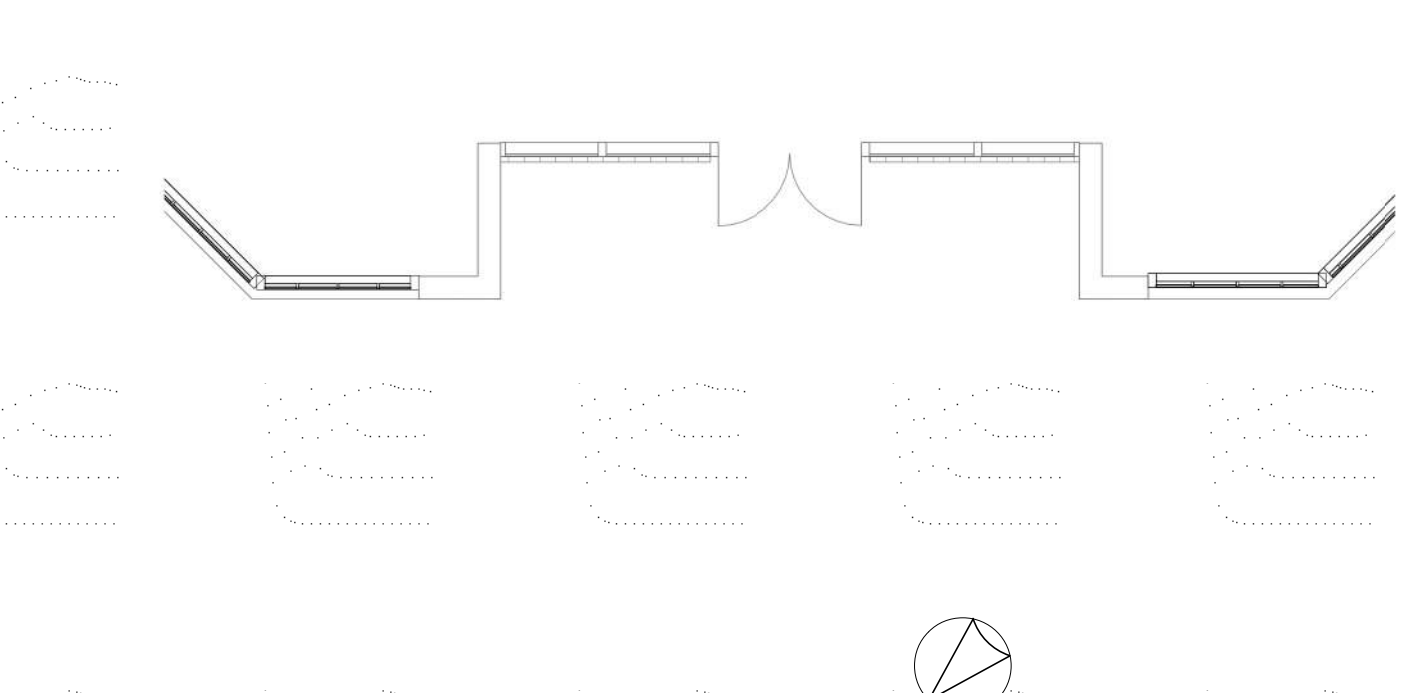
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- 25' - 10" T/O NEW PARAPET LOW
- 23' - 0" T/O UPPER EAVES
- 17' - 0" T/O MID EAVES
- 15' - 0" T/O LOWER EAVES
- 10' - 0" T/O STOREFRONT
- 6' - 9 1/2" T/O BRICK SILL
- 1' - 6" B/O WINDOW BOXES
- 0" MAIN FLOOR



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The Mequon Pavilions

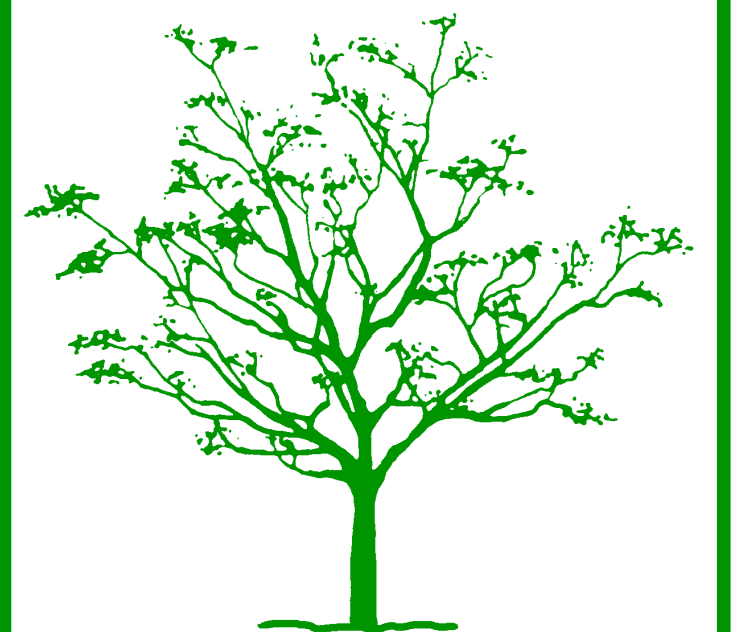
10930 North Port Washington Road
Mequon, Wisconsin

Designed By:
Michael Seaman, PLA

David J. Frank Design Group

Contents:

S1 - Existing Site Conditions Plan
S2 - Site Demo Plan
S3 - Proposed New Trees, Planting Beds, Containers &
& Existing Planting Beds To Be Upgraded
S4 - Bed Tier Site Plan
S5 - Proposed Amenities Site Plan
B1 - Planting Bed Plan North
B2 - Planting Bed Plan South
T1 - Tree Plan
T2 - Tree Plan
T3 - Tree Plan
T4 - Tree Plan
P1 - Proposed Bed Tier Plan
P2 - Proposed Bed Tier Plan
P3 - Proposed Bed Tier Plan
D1 - Details
D2 - Details
D3 - Perspectives
D4 - Perspectives
D5 - Perspectives
D6 - Perspectives





Landscape Development for
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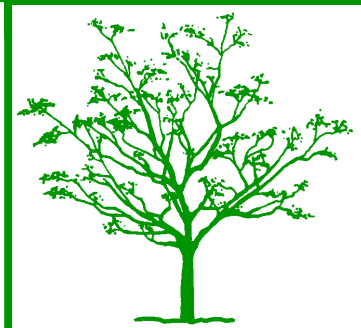
**David J. Frank
Design Group**

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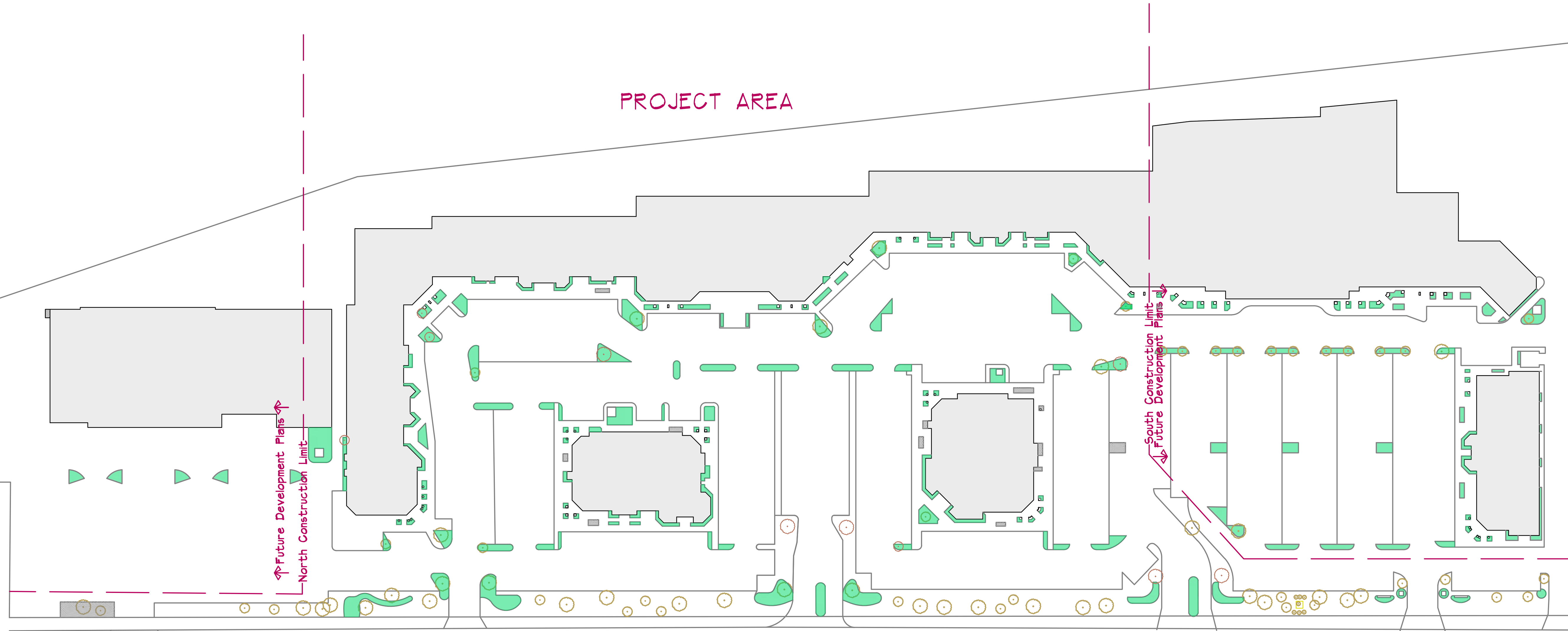
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2/27/19
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Mequon Pavilions

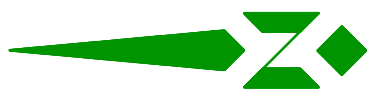


PROJECT AREA

Future Development Limit
North Construction Limit

South Construction Limit
Future Development Limit

Total Site Planting Bed Statistics
Total Existing Project Area Planting Beds: 14488sf
Total Existing Future Project Planting Beds: 4747sf



TO OBTAIN LOCATIONS OF
PARTICIPATING UNDERGROUND
UTILITIES BEFORE YOU
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TOLL FREE
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NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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Existing Site Conditions Plan

Scale: 1" = 60'-0"



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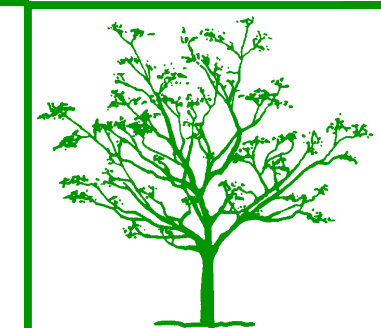
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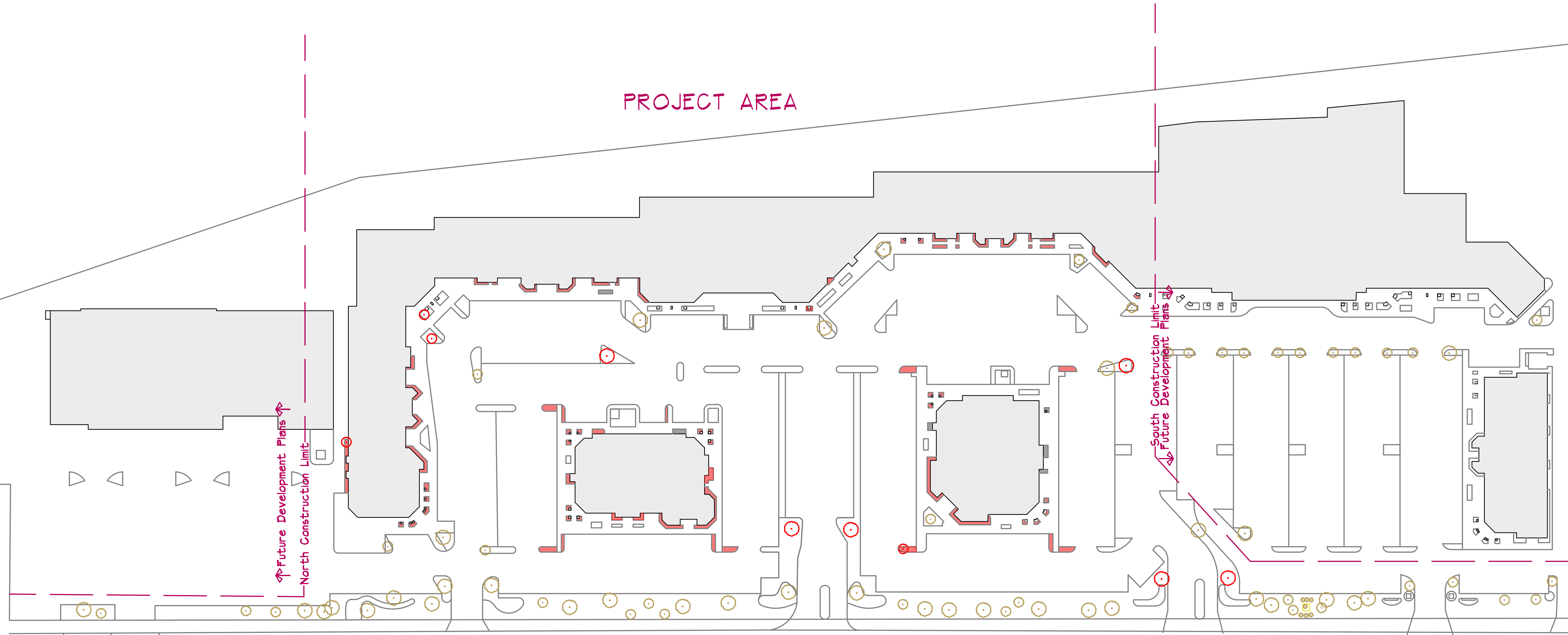
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Mequon Pavilions



PROJECT AREA

Key

	Proposed Tree To Be Removed - 10 Total
	Proposed Bed Removal - 4467sf



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MILW. AREA 259-1181

Demo Plan

Scale: 1" = 60'-0"



Landscape Development for
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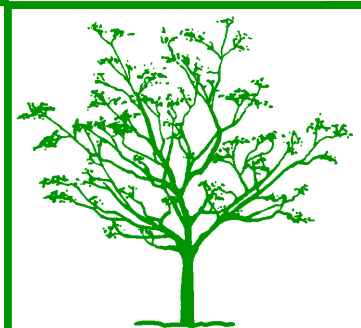
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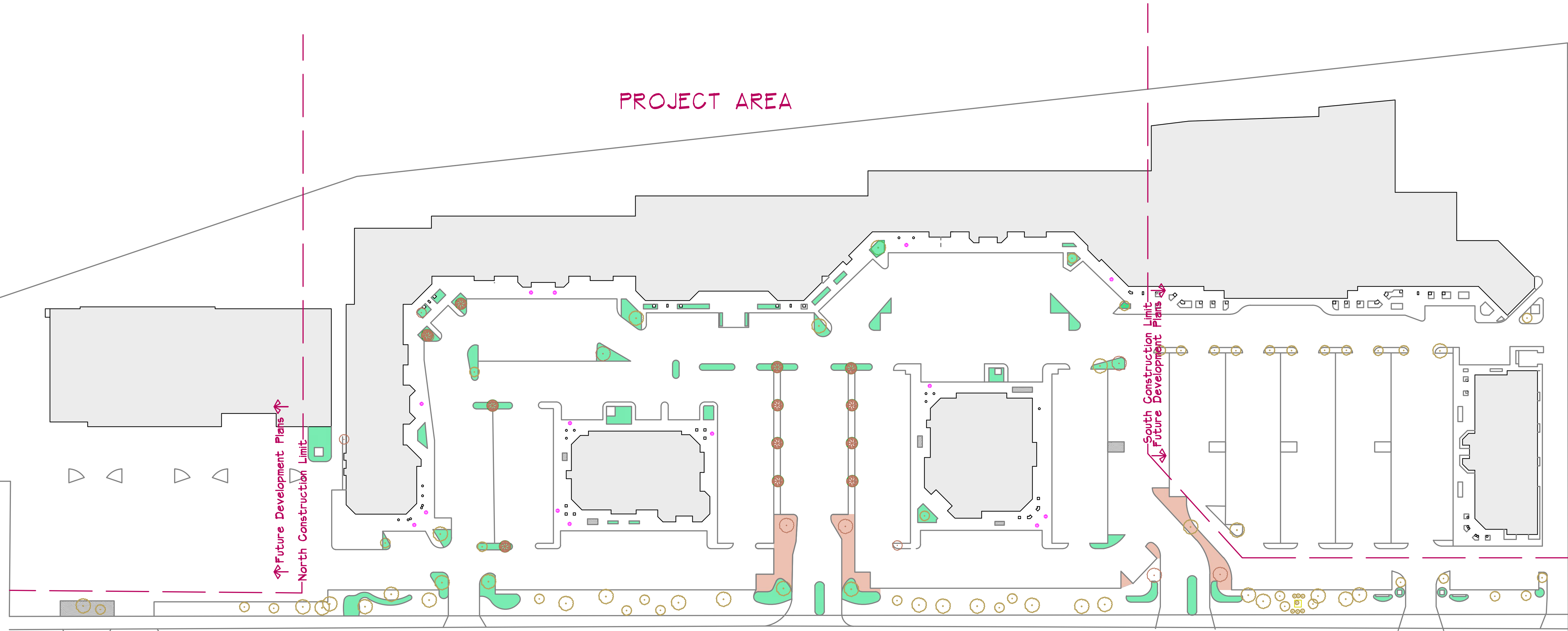
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2/18/19
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Mequon Pavilions



Trees
74 Existing Trees To Remain
10 Existing Trees To Be Removed
12 Proposed New Trees

Key	
	Proposed New Tree
	Proposed New Bed
	Proposed Planting Containers - 14

Planting Bed Areas
Project Area Existing Beds To Remain: 14488sf
Project Area Beds To Be Removed: 4467sf
Addition of Planting Bed Space: 5596sf
Project Area Total: 15617sf



TO OBTAIN LOCATIONS OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
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Proposed New Trees, Planting Beds, Containers & Existing Planting Beds To Be Upgraded

Scale: 1" = 60'-0"



Landscape Development for
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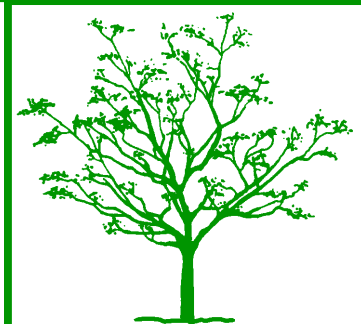
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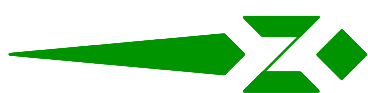
Key

- Tier 1 Planting Beds
9167sf Total
- Tier 2 Planting Beds
2491total
- Tier 3 Planting Beds
5220sf Total
- Tier 4 Planting Containers
- Tier 5 Lawn Areas

PROJECT AREA

Future Development Plans
North Construction Limit

South Construction Limit
Future Development Plans



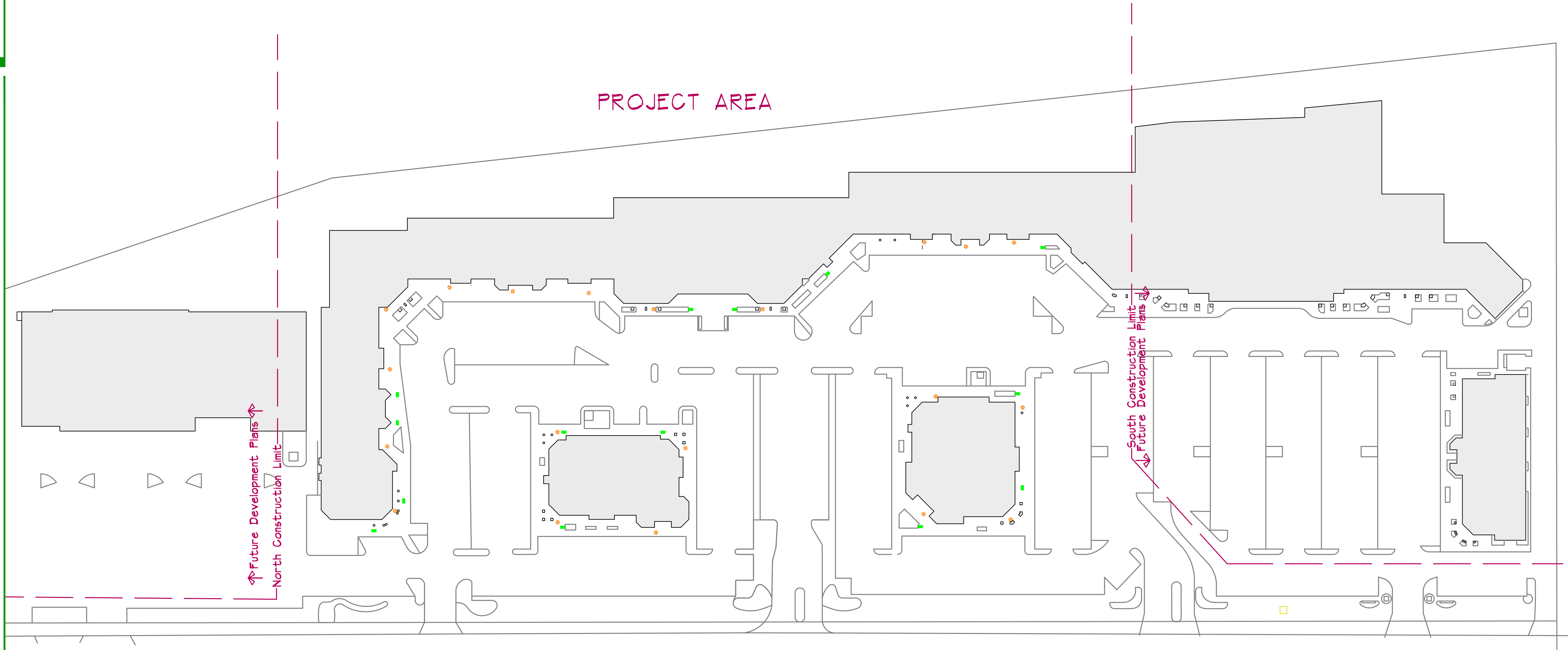
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Site - Tiered Bed Plan

Scale: 1" = 60'-0"



- Trash Receptacle - (20)
- Bench - (15)



TO OBTAIN LOCATIONS OF PARTICIPANTS (UNDERGROUND FACILITIES) BEFORE YOU DIG IN WISCONSIN

DIGGERS NOTICE

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Proposed Site Amenities Plan

Scale: No Scale



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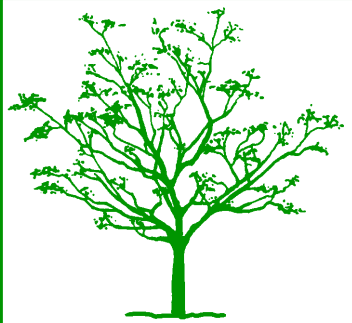
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Mequon Pavilions

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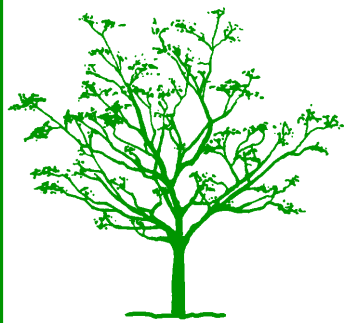
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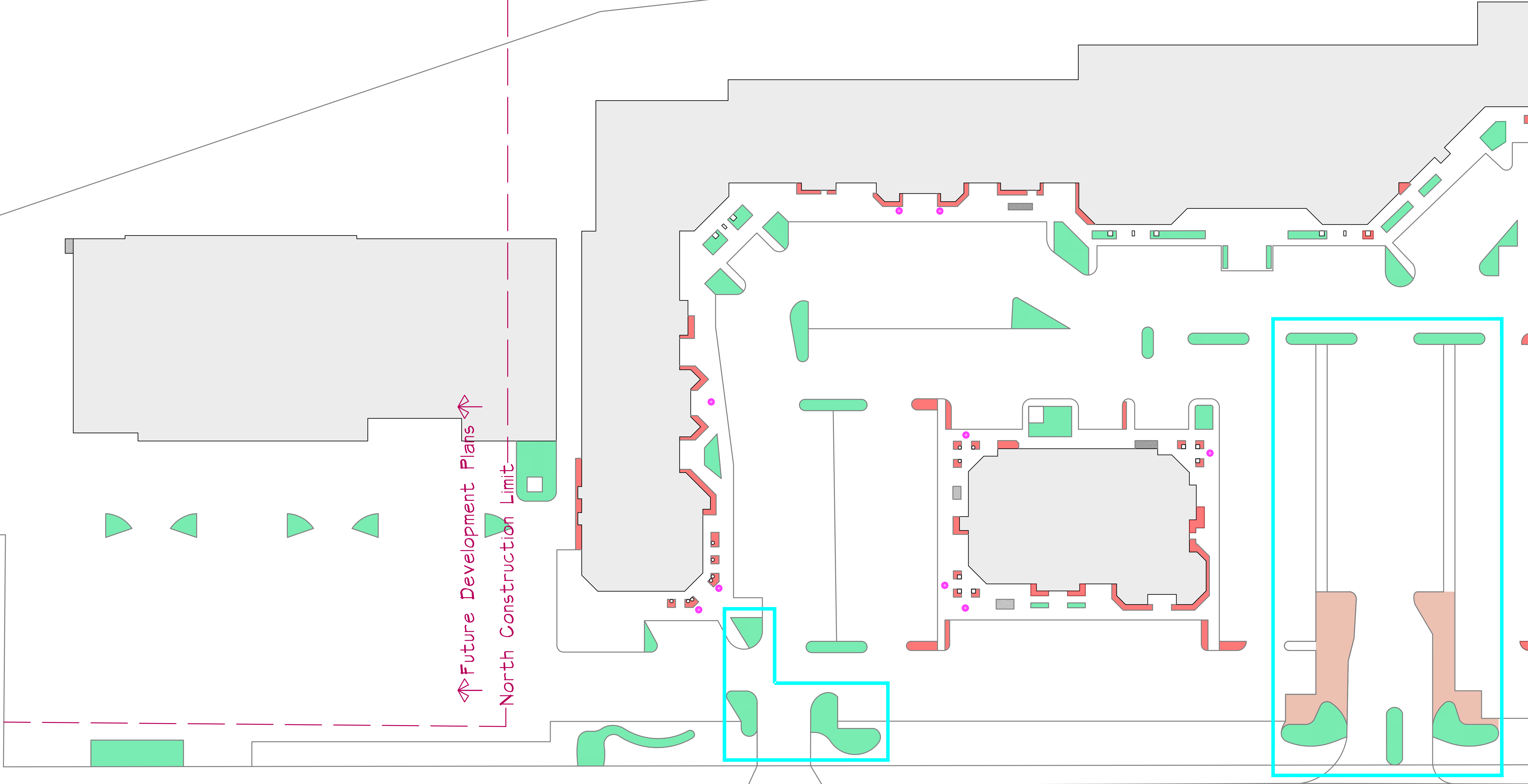
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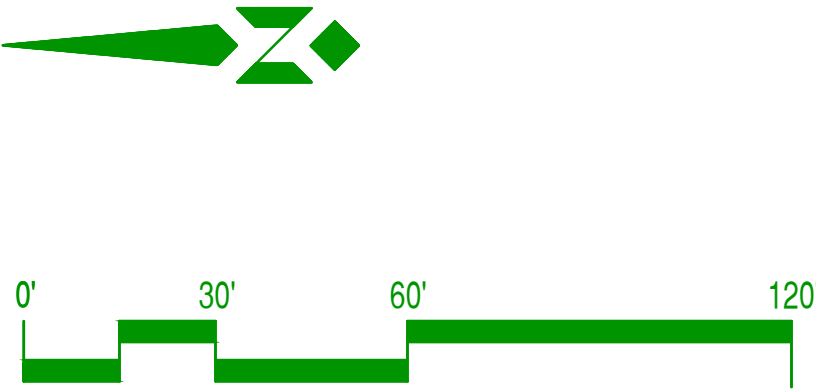


Mequon Pavilions

Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)



- Existing Planting Bed Locations
- Existing Planting Beds To Be Removed
- New Planting Bed Locations
- Planting Container
- Proposed Irrigated Areas



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Planting Beds - North
Scale: 1" = 30'-0"

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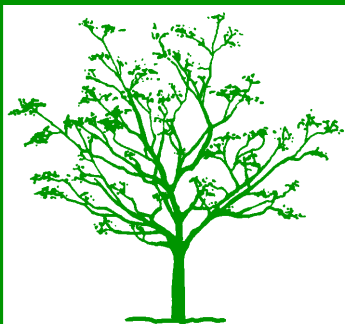
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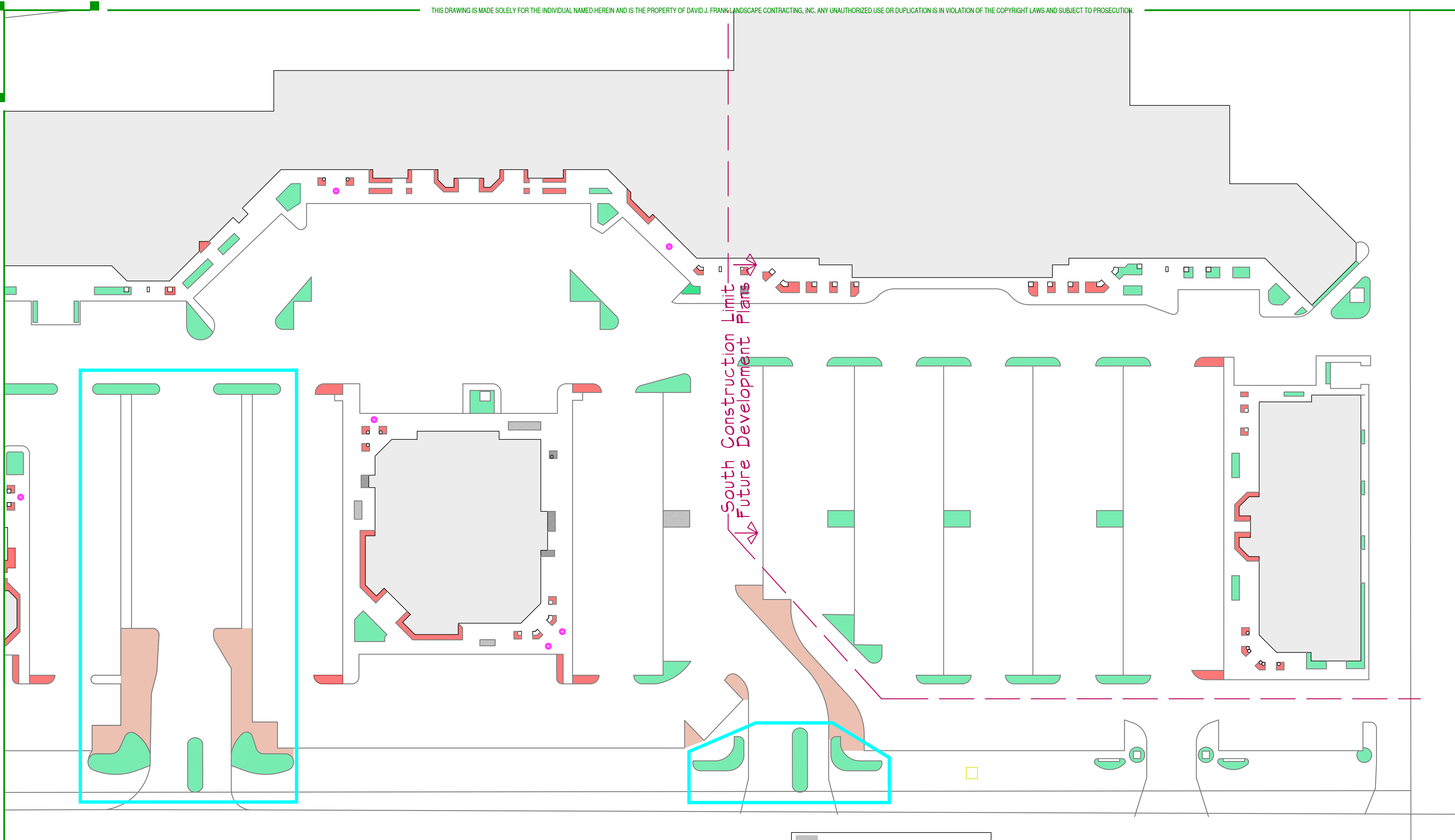
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Sheet B2

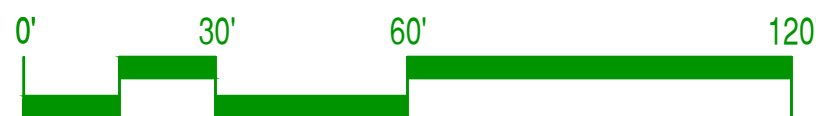
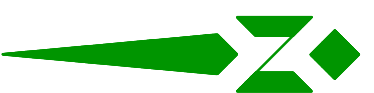
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Mequon Pavilions



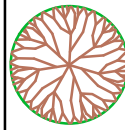
- Existing Planting Bed Locations
- Existing Planting Beds To Be Removed
- New Planting Bed Locations
- Planting Container
- Proposed Irrigated Areas



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Planting Beds - South

Scale: 1" = 30'-0"

Key	
	Proposed New Tree
EDOT	Existing Deciduous Ornamental Tree
EDST	Existing Deciduous Shade Tree
EET	Existing Evergreen tree



Landscape Development for
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10930 N Port Washington Road
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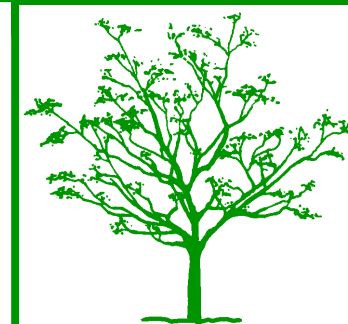
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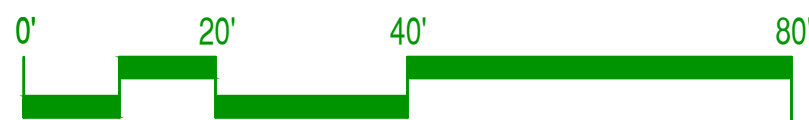


Mequon Pavilions

Future Development Plans
North Construction Limit

Tree Plan

Scale: 1" = 20'-0"



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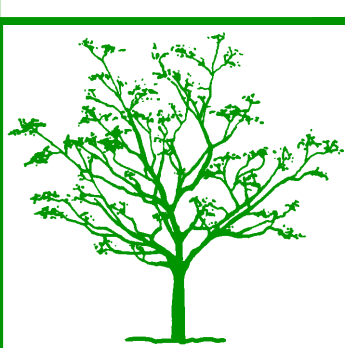
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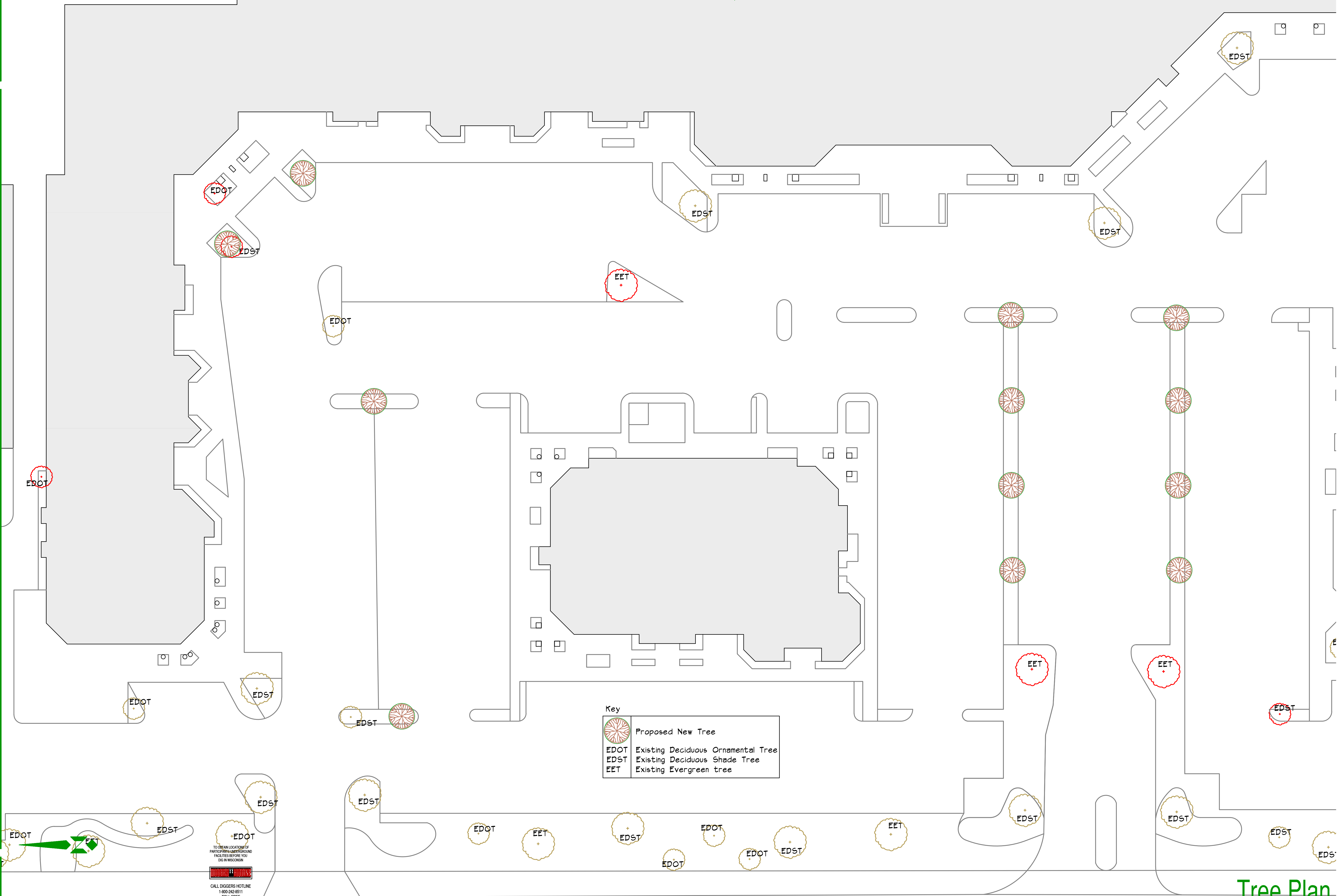
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Mequon Pavilions

Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)





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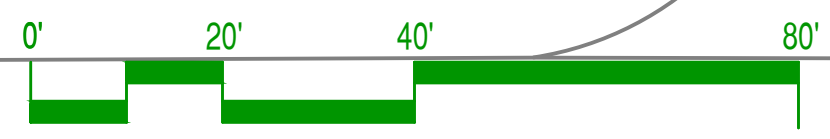
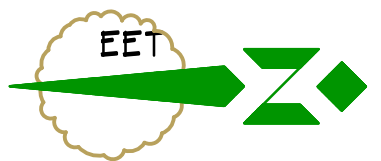
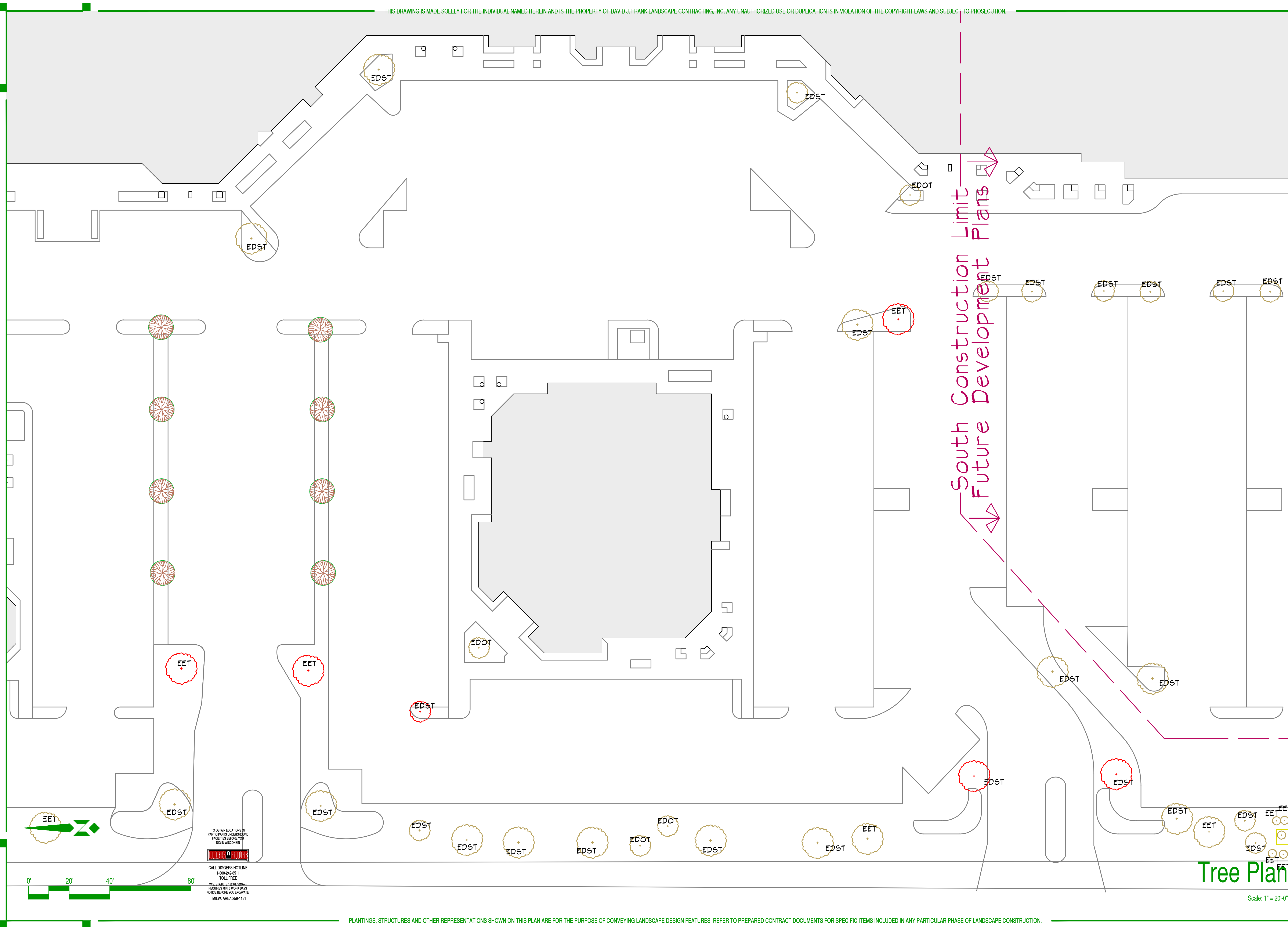
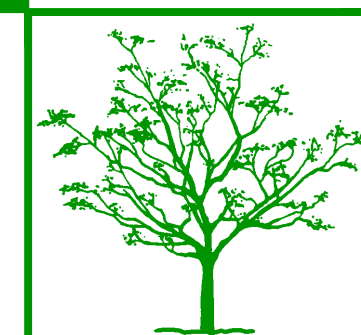
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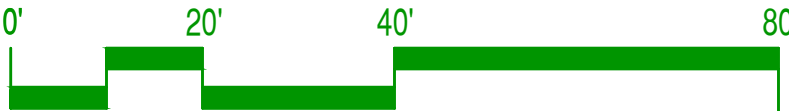
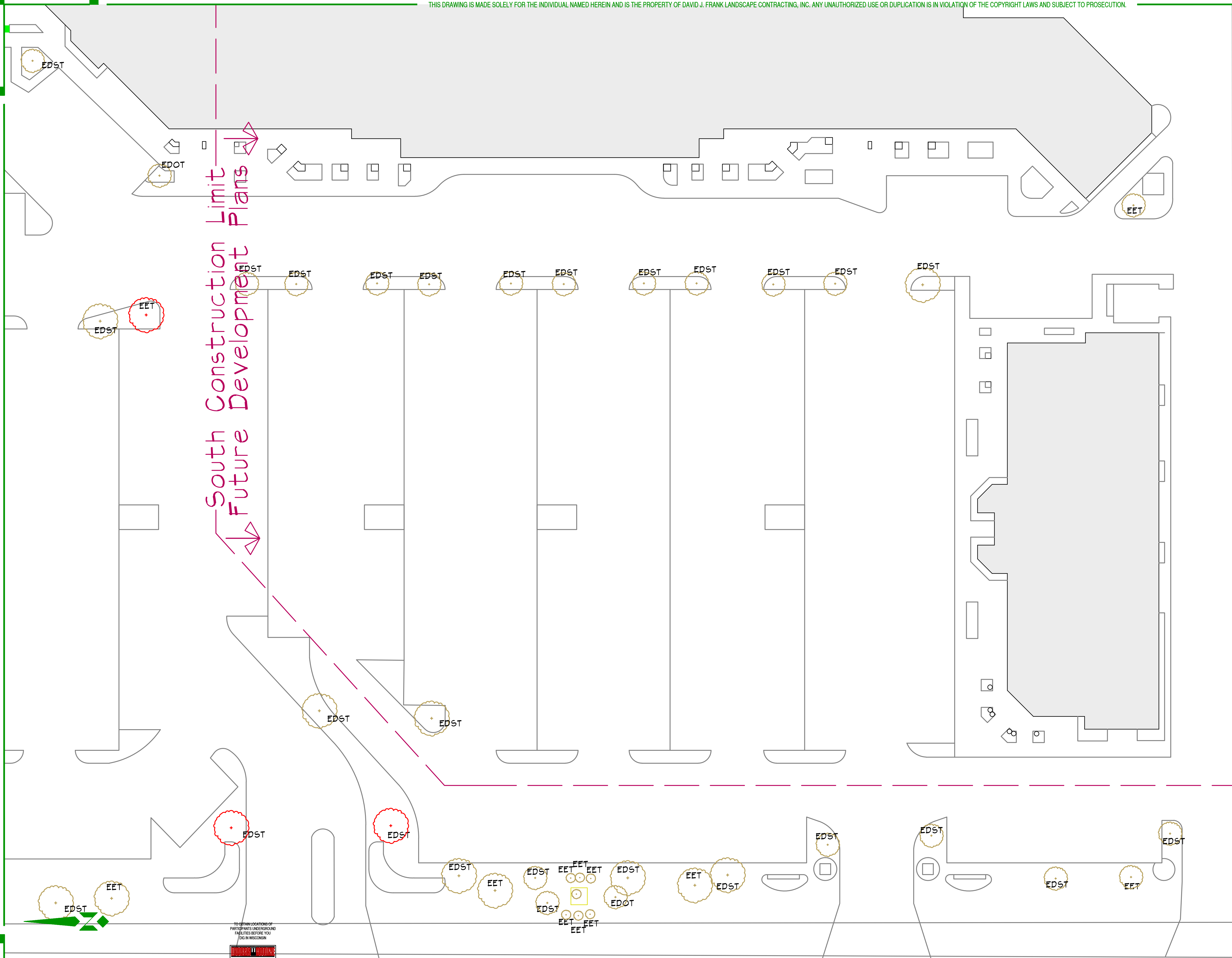
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Tree Plan

Scale: 1" = 20'-0"

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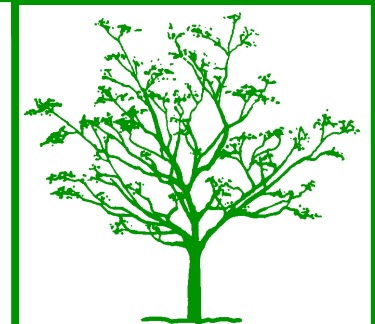
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Mequon Pavilions

Tree Plan

Scale: 1" = 20'-0"

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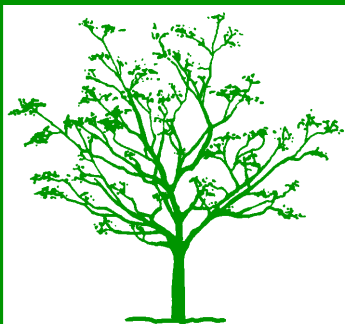
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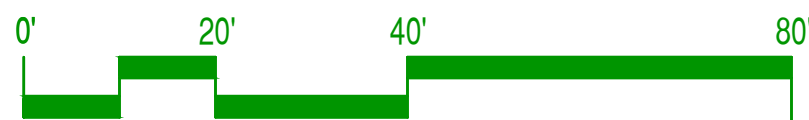
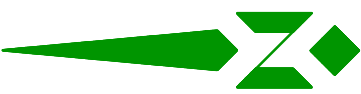


Mequon Pavilions

Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)

Key

- Tier 1 Planting Beds
- Tier 2 Planting Beds
- Tier 3 Planting Beds



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Tiered Bed Plan

Scale: 1" = 20'-0"



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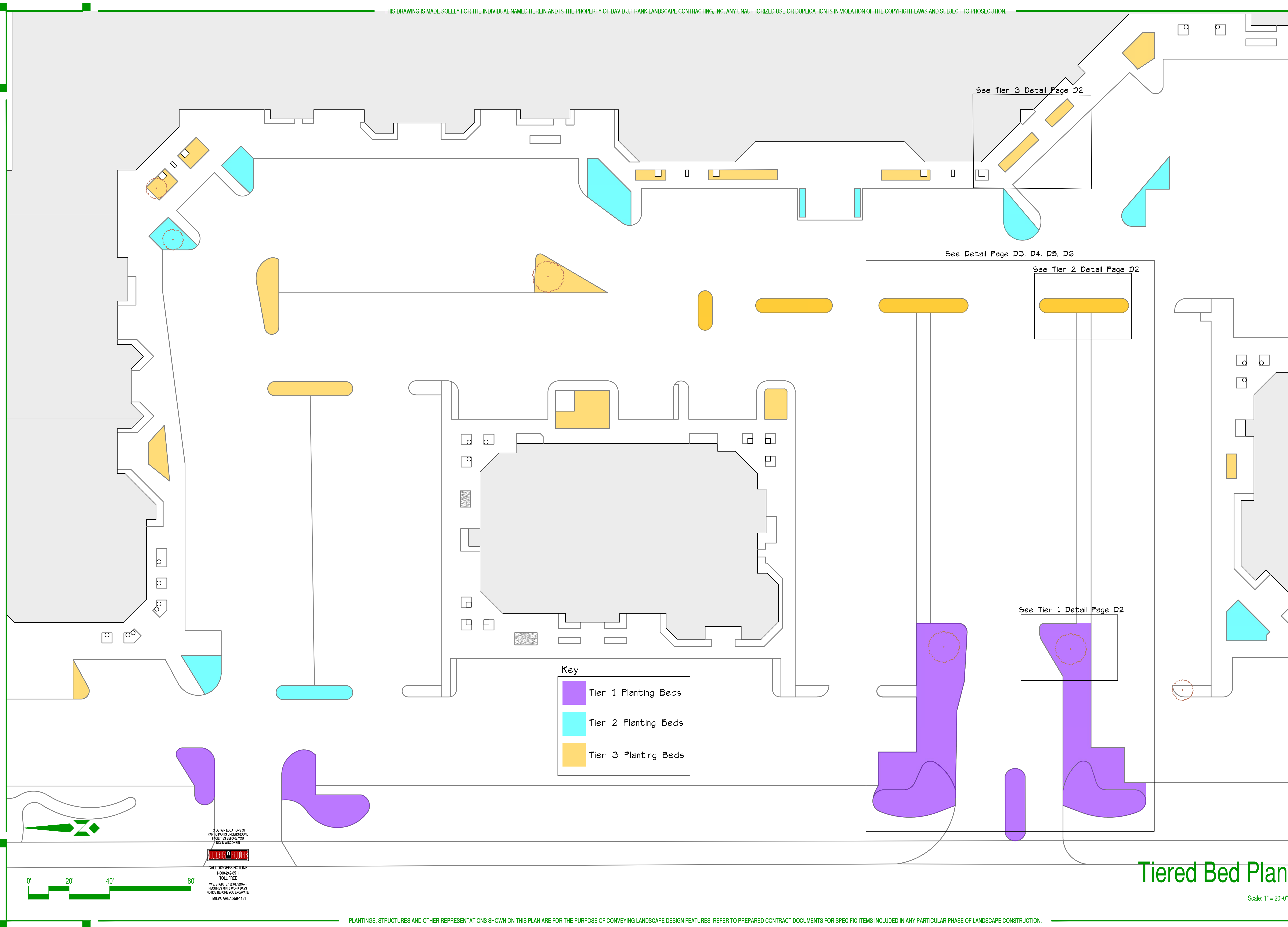
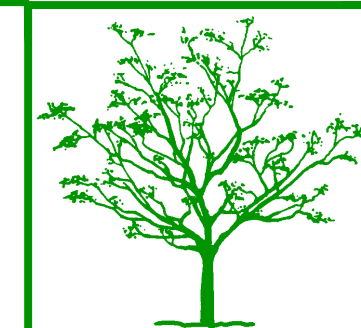
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Tiered Bed Plan

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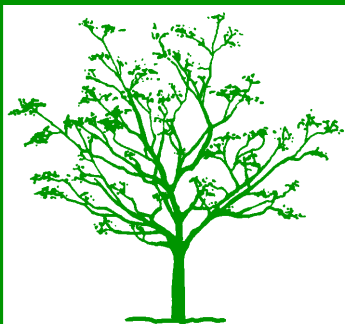
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Mequon Pavilions

Attachment: Packet 2 (4084 : NORR LLC for Brixmor SPE 1 LLC)

Key

- Tier 1 Planting Beds
- Tier 2 Planting Beds
- Tier 3 Planting Beds

South Construction Limit
Future Development Plans

Tiered Bed Plan

Scale: 1" = 20'-0"

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See Tier 3 Detail Page D2

See Detail Page D3, D4, D5, D6

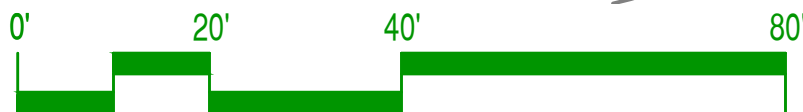
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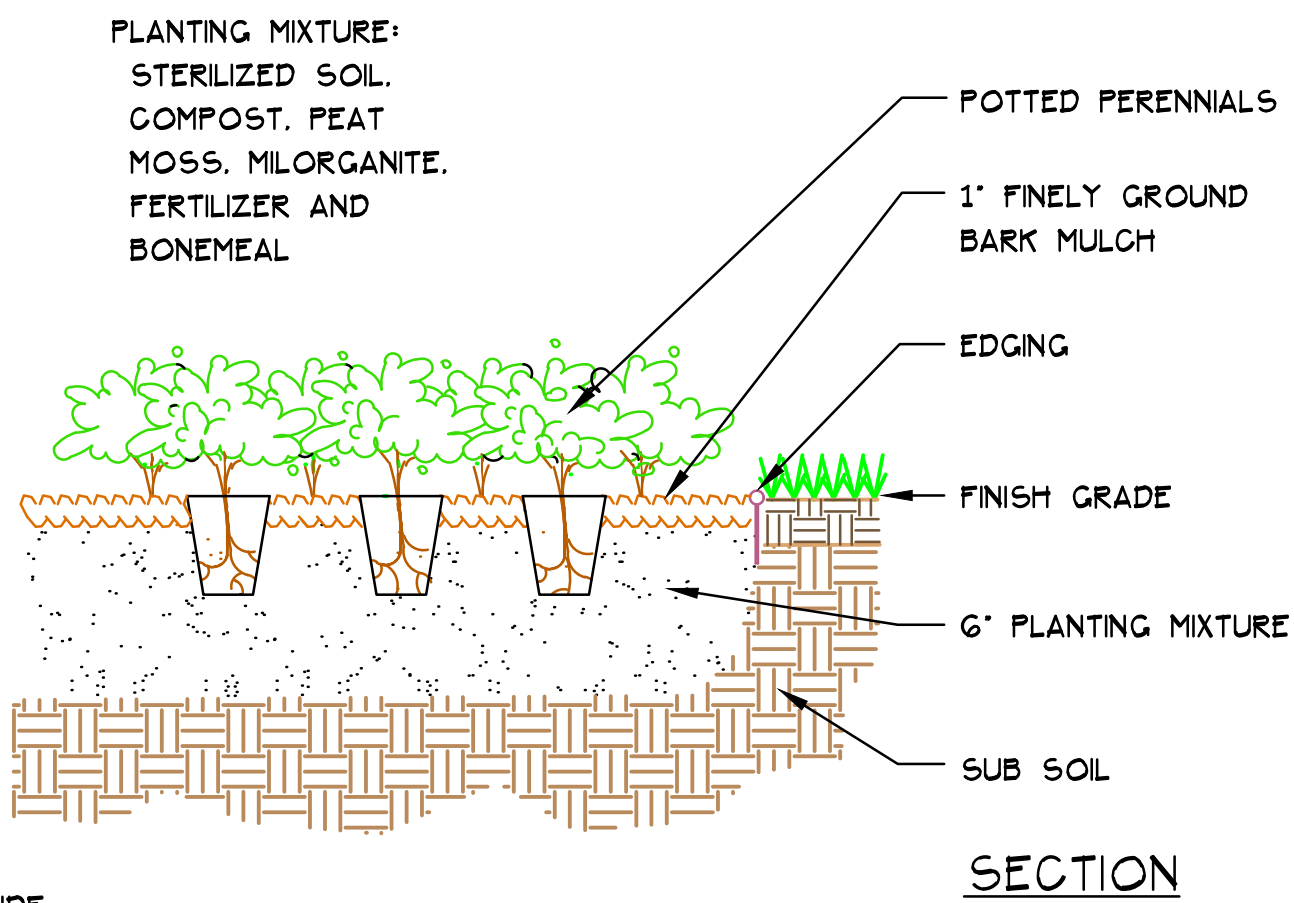
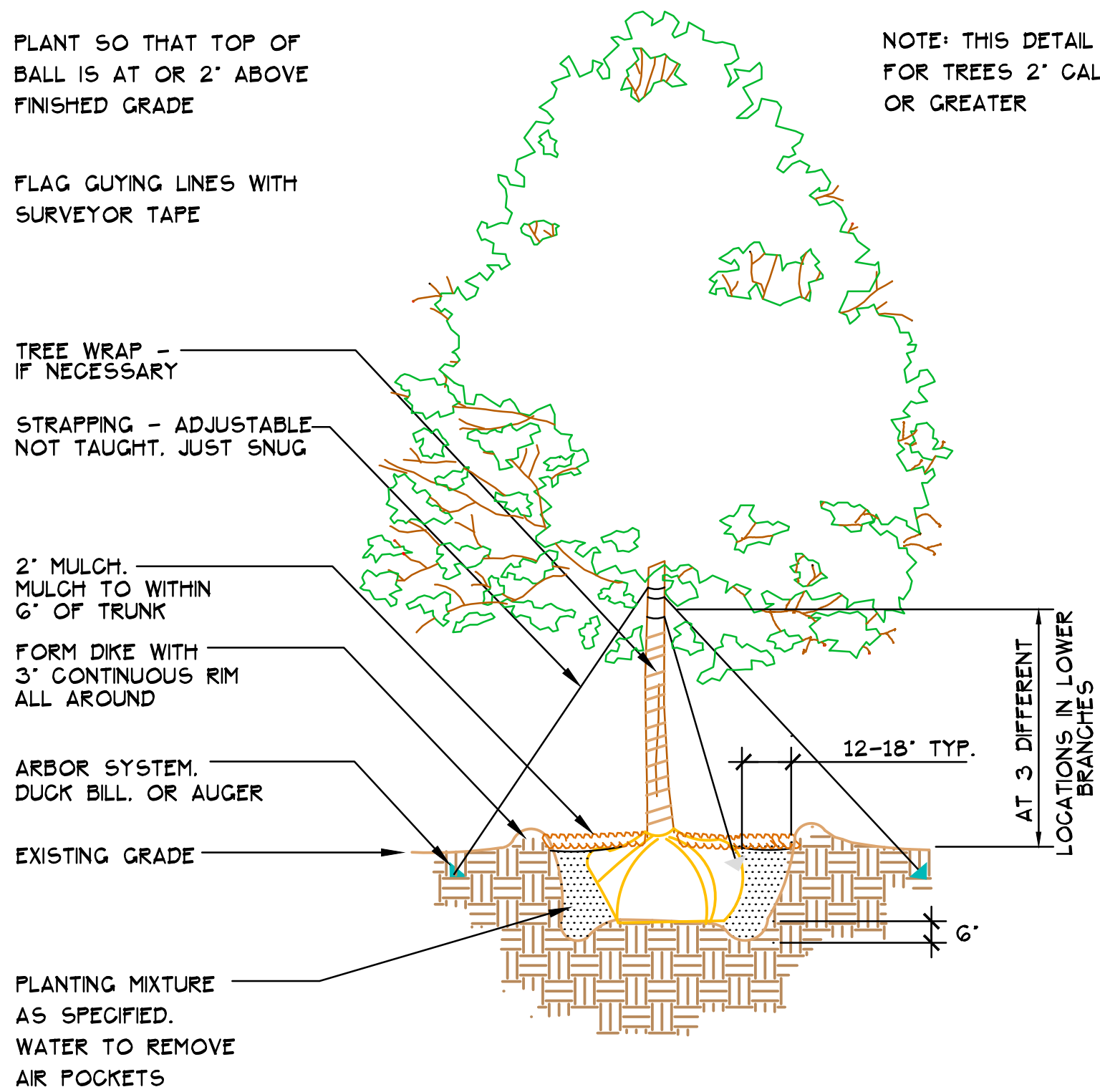
See Tier 1 Detail Page D2

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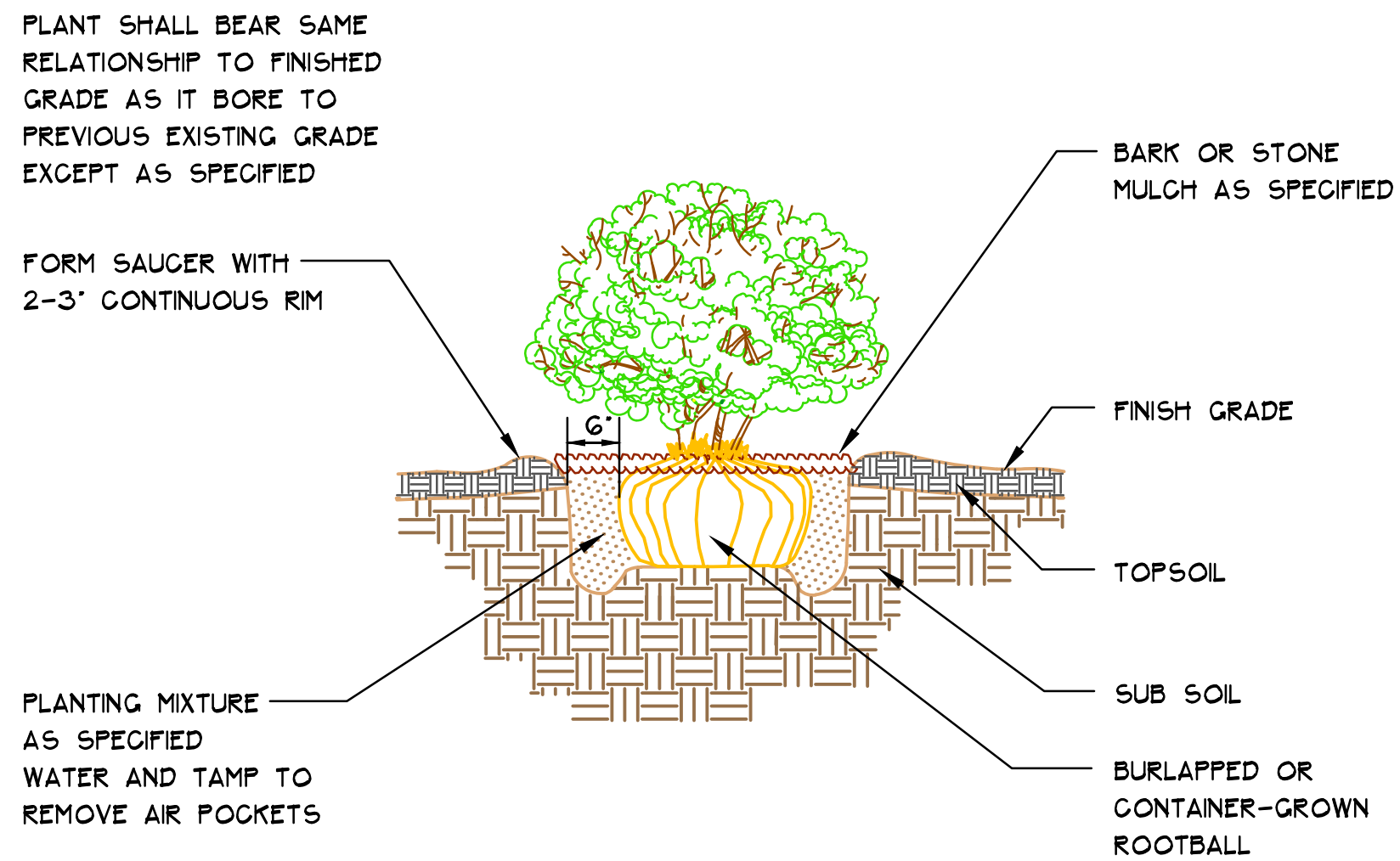
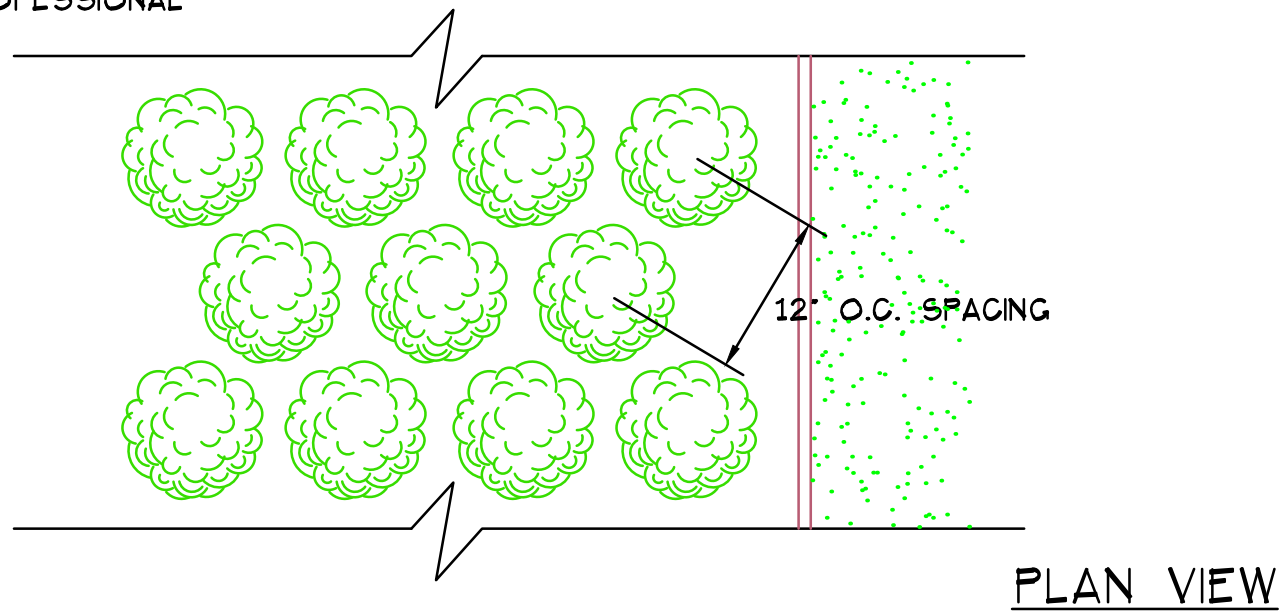


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**TREFLON HERBICIDE TO BE APPLIED BY LICENSED PROFESSIONAL



SHRUB PLANTING - DECIDUOUS

Scale: Not To Scale

TREE PLANTING - DECIDUOUS (WITH OR WITHOUT GUYING SYSTEM)

Scale: Not To Scale

PERENNIAL PLANTING

Scale: Not To Scale

Plant Key	Qty	Botanical Name	Common Name	Size	Root	Specifications
Deciduous Trees						
		Acer	Maple	3"	BB	Evenly Shaped Tree; Single Leader; Similar Height
		Betula	Birch	3"	BB	Evenly Shaped Tree; Single Leader; Similar Height
		Cercis	Redbud	3"	BB	Evenly Shaped Tree; Single Leader; Similar Height
		Gleditsia	Honeylocust	3"	BB	Evenly Shaped Tree; Single Leader; Similar Height
		Malus	Crabapples	3"	BB	Evenly Shaped Tree; Single Leader; Similar Height
		Quercus	Oak	3"	BB	Evenly Shaped Tree; Single Leader; Similar Height
		Ulmus	Elm	3"	BB	Evenly Shaped Tree; Single Leader; Similar Height
Evergreen Trees						
		Picea	Spruce	5'	BB	Evenly Shaped Tree; Single Leader; Branched to Ground
		Pinus	Pine	5'	BB	Evenly Shaped Tree; Single Leader; Branched to Ground
		Pseudotsuga	Fir	5'	BB	Evenly Shaped Tree; Single Leader; Branched to Ground
Deciduous Shrubs						
		Amelanchier	Serviceberry	48"	BB	Evenly Branched; Multi-Stem, Min. Three Branches
		Berberis	Barberry	18"	Cont.	Evenly Branched; Similar Height; Lush Growth
		Cornus	Dogwood	24"	Cont.	Evenly Branched; Similar Height; Lush Growth
		Diervilla	Diervilla	18"	Cont.	Evenly Branched; Similar Height; Lush Growth
		Euonymus	Burning Bush	36"	BB	Evenly Branched; Similar Height; Lush Growth
		Fothergilla	Dwarf Fothergilla	18"	Cont.	Evenly Branched; Similar Height; Lush Growth
		Hamelia	Witchhazel	36"	BB	Evenly Branched; Similar Height; Lush Growth
		Hydrangea	Hydrangea	18"	Cont.	Evenly Branched; Similar Height; Lush Growth
		Physocarpus	Ninebark	24"	Cont.	Evenly Branched; Similar Height; Lush Growth
		Rhus	Gro-low Sumac	18"	Cont.	Multi-Stem Evenly Sized; Similar Height
		Rosa	Shrub Rose	18"	Cont.	Evenly Branched; Similar Height; Lush Growth
		Spiraea	Spiraea	18"	Cont.	Evenly Branched; Similar Height; Lush Growth
		Syringa	Lilac	24"	Cont.	Evenly Branched; Similar Height; Lush Growth
		Viburnum	Viburnum	36"	BB	Evenly Branched; Similar Height; Lush Growth
Evergreen Shrubs						
		Juniper	Junipers	18"	Cont.	Full, Well Rooted, No Browning
		Taxus	Yews	18"	Cont.	Full, Well Rooted, No Browning
		Thuja	Arbovitae	48"	BB	Full, Well Rooted, No Browning
Perennials						
		Dianthus	Dianthus	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
		Hemerocallis	Daylily	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
		Heuchera	Corabells	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
		Hestia	Hestia	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
		Leucanthemum	Shasta Daisy	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
		Liatris	Blazing Star	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
		Nepeta	Catmint	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
		Rudbeckia	Black Eyed Susan	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
		Salvia	Salvia	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
		Sedum	Sedum	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass
		Variety	Ornamental Grasses	#1	Cont.	Full, Well Rooted Plant, Not Solid Root Mass

Notes:

- The contractor is required to notify Diggers Hotline (811 or 800-242-8511) to have site marked at least 2 business days prior to digging.
- Contractor is required to confirm all plant quantities shown on Plant & Material List and landscape planting symbols and list any inconsistencies/concerns to Landscape Architect.
- Plantings must comply with standards as defined in American Standard of Nursery Stock - Z60.1 ANSI. The Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, and diseased, improperly transported, installed incorrectly or damaged. Any potential plant substitutions that are "B Grade" or "Park Grade" plant material must be approved by Landscape Architect.
- Plantings must be planted as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any deviations to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation
- Plantings are to be watered comprehensively at the time of planting, through construction and upon completion of project as required.
- Topsoil ought to be placed to within 3" of finish grade by general / grading contractor during rough grading procedures. All parking lot islands if (applicable) to be backfilled with topsoil to a minimum depth of 18" and crown all planting islands and beds a minimum of 6" to allow proper drainage (unless otherwise specified).
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of shredded hardwood bark mulch.
- Mulching: perennial planting areas (groupings) shall receive a 3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch.
- Manual Edging: All planting beds will be bordered with a 3" deep spade edge using a flat landscape spade or a mechanical edger. A clean definition between landscape beds and lawn is required, Bed lines are to be cut crisp, smooth.
- Plant bed amendment composition: All perennial, groundcover and annual areas are required to receive a blend of soil amendments before installation consisting of mushroom compost.
- Seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Formulate the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Erosion control actions are to be used in swales and on slopes in excess of 1:3 and where applicable as seen in () Drawings. Means of installation may differ and are at the discretion of the Landscape Contractor on his/her responsibility to establish and warranty a smooth, uniform, quality turf.
- The Landscape Contractor is accountable for the watering and maintenance of all landscape areas for a period of 60 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed. Work also includes weeding, edging, mulching fertilizing, and trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is accountable to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative.



Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

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Design Group**

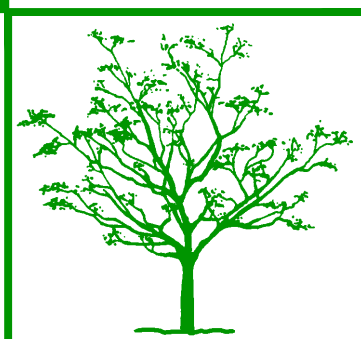
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Sheet D1

Date: 11/27/18

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Mequon Pavilions

Details



Landscape Development for
Mequon Pavilions
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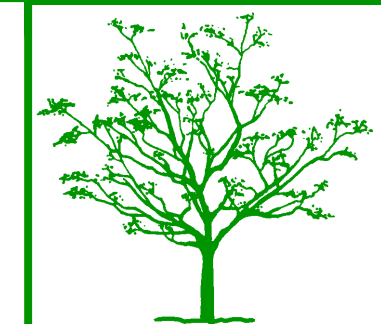
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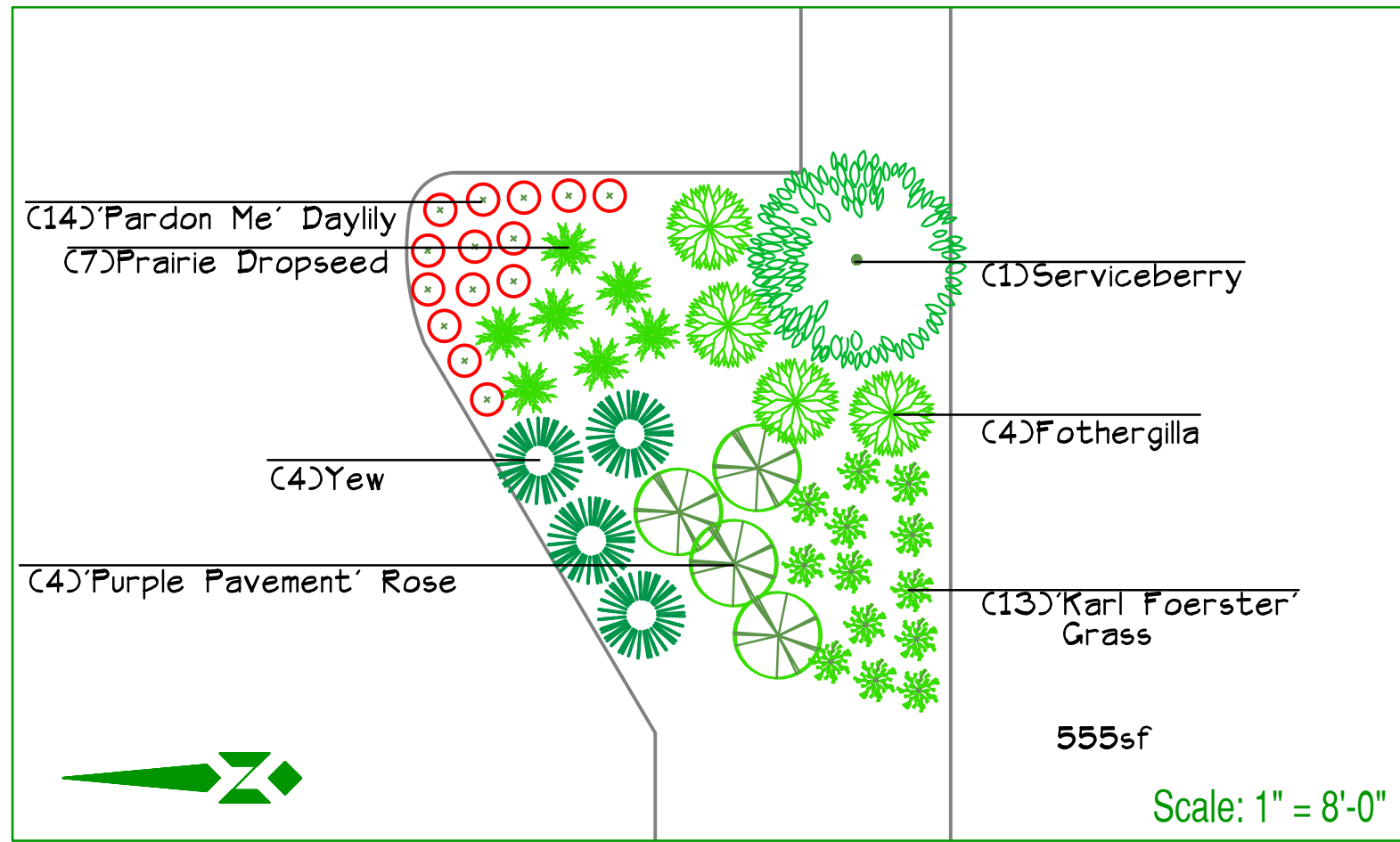
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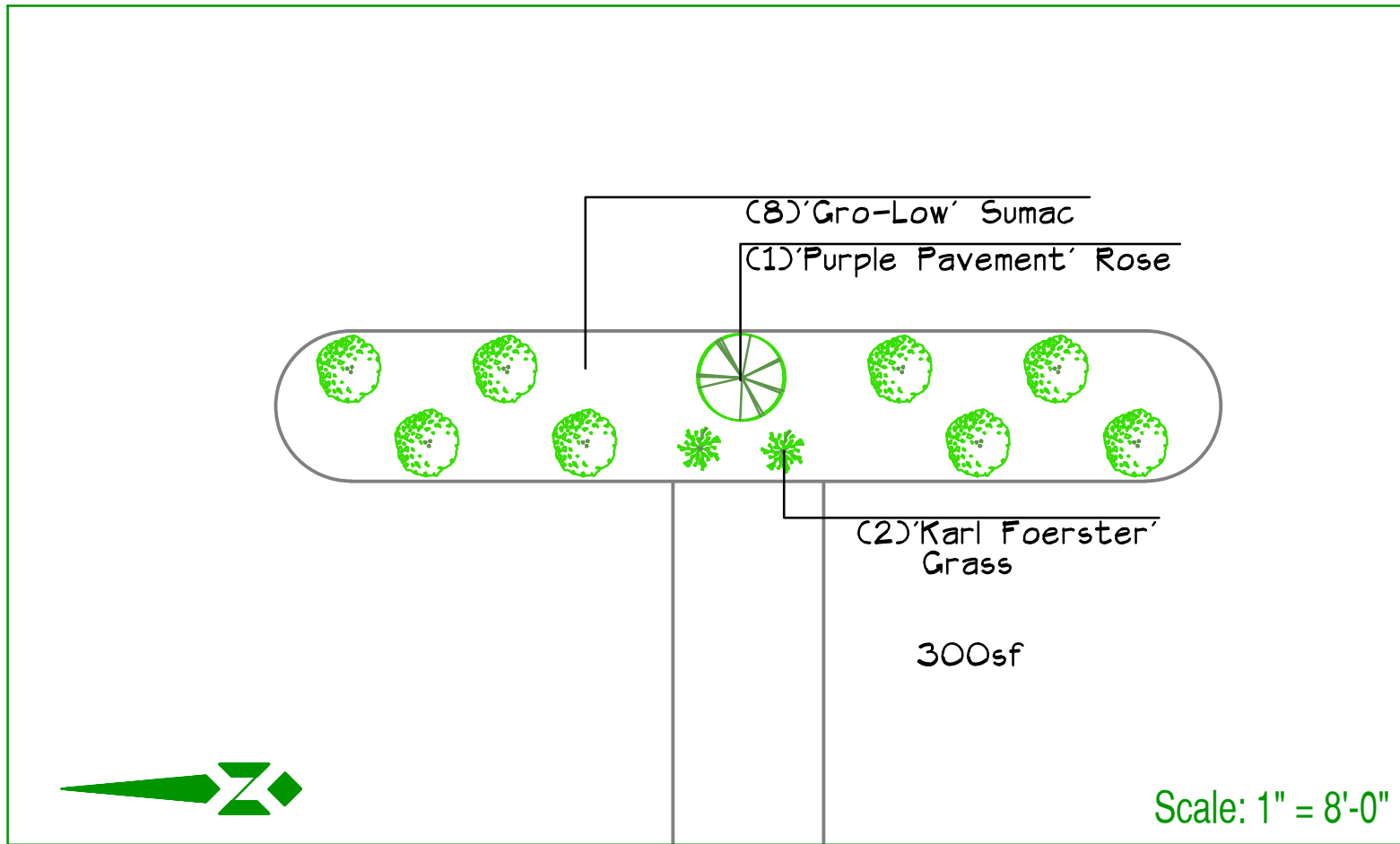


Mequon Pavilions

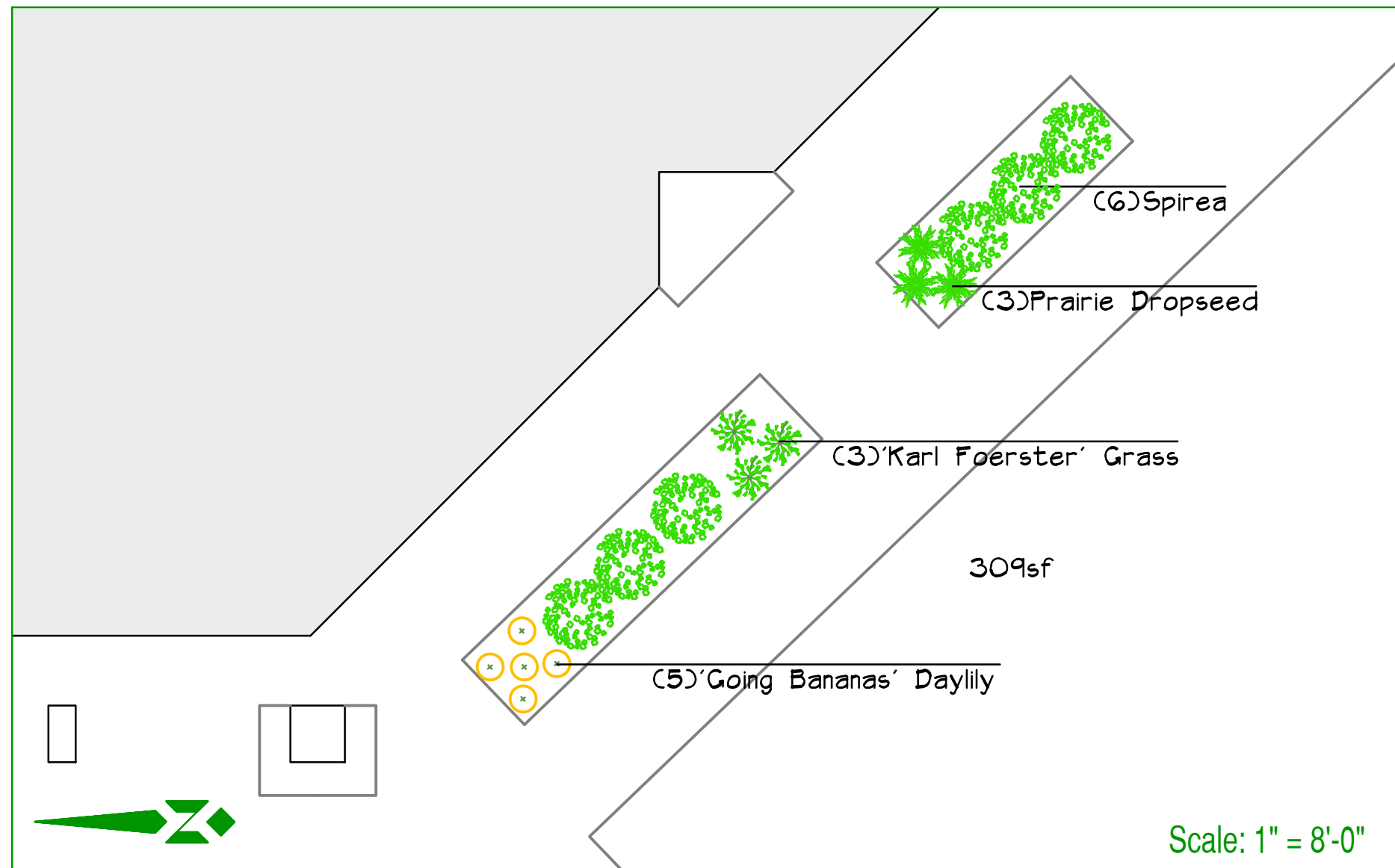
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TIER 2



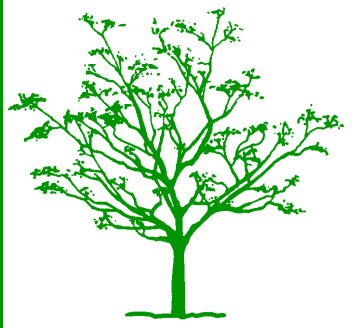
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Details

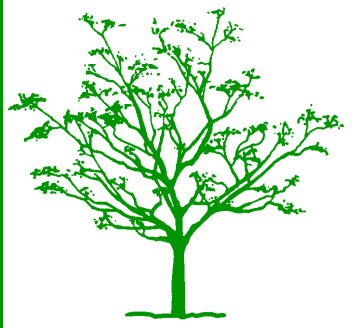


Perspectives





Perspectives





Perspectives



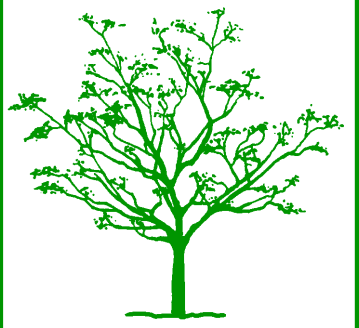
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Mequon Pavilions



Perspectives



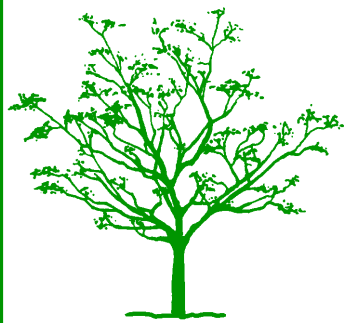
Landscape Development for
Mequon Pavilions
10930 N Port Washington Road
Mequon, Wisconsin 53092

**David J. Frank
Design Group**

N120 W21350 Freistadt Road
P.O. Box 70
Germanstown, WI 53022
U.S.A.
Tel: (262) 255-4888
Fax: (262) 628-4729
Email: mail@davidfrank.com
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Landscape
Development by
Michael Seaman,
PLA

Sheet D6
of
Date: 11/27/18
Revision:



Mequon Pavilions

May 03, 2019

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 the review of the landscape submittal for the existing development, the Mequon Pavilions. The Mequon Pavilions is located on the east side of Port Washington Rd. The existing development currently has seven (7) ingress/egress off PWR. This the first review of the plans dated 3/5/19. The Landscape plans were submitted by David J. Frank. The nature of this review will be to assess Mequon Pavillion Site Plan/Landscape Plan for completeness; address appropriateness of design for the site/location and how the plant palette addresses the Planning Commission's request for greater buffering/treatments.

➤ **General Overview:**

- ❖ This review pertains to the entire 20 sheet Landscape plan set, the sheets are Dated 3/5/2019.
- ❖ The plans are not currently sealed by a Wisconsin RLA, as required by code.
- ❖ The plan sheets S1 through S5 are drawn at a 1"= 60' scale; sheets B1 & B2 are drawn at 1"=30'; T1-T4 are drawn at 1"=20'; sheets P1-P3 are drawn at 1"=20' Sheets scale provides a single site plan sheet at a 1"=20' scale. The plan sheets are clean only because they contain little useful information. The plan set is not easily discernable because of the following reasons:
 - The plans fail to accurately represent the existing landscape plants numbers and intermittently, their location; nor does the plans provide a schedule or means to identify the Existing Landscape plants size & species. The plan requires a field verification and correction.
 - I am unsure why the Landscape plan denotes a North & South Construction limits; typically, this type of commercial development is addressed in entirety. A holistic planning approach allows:
 - Addressing adequacy of internal traffic movements/design across the development.
 - Incorporating proposed circulation layout improvements into the landscape design.
 - Addressing adequacy of snow storage within the site

- Readdressing placement of and, or expansion traffic/parking islands
- Need for improved pedestrian demarcation/circulation
- A landscape plan that fully addresses the revised layout
 - I would recommend the Planning Board request the site design be addressed in entirety. The proposal still can request the implementation be phased.
- As an existing commercial development, the plans are required to represent both Existing and Proposed site light locations. Please amend the Landscape plans to show the lighting.
- The plan proposes multiple tree and island removals on Sheets S1-S3, yet the proposed removals continue to be graphically represented through the subsequent plan sheets. To compound the issue, “proposed planters” are also represented as existing on the Demo Sheets. Please amend these graphic anomalies so the Planning Board can understand the visual impact of removing the foundation & pedestrian walk planters.
- As part of this review, a cursory site audit was performed. It was observed, several proposed trees are shown to be located where existing light standards are located.
- The plan set fails to assign a number or identifier symbol to each existing planter.
- The plans assign all planters a Tier 1, 2 or 3 designation. Each planter has a unique shape, size and plantable area. The submitted plans fail to provide a design for each of the unique islands. While the plan provides three “typical” planting details, the three provided details fail to address the array of island shapes and sizes. This submittal shall be amended to address each island/planter. Additionally, even the proposed typical planting details are spartan and lacks the appeal that should be associated with one of Mequon’s prominent commercial centers.
- The plan goes out of the way to draw attention to several new panting areas. Unfortunately, the “NEW” designated planting areas are Existing/in-place panting islands. Lastly, the plan fails to include a Landscape Design that supports how the existing/”New” planter has changed. If the drive and parking layout remains the same going forward, provide a planting plan to support those areas.
- The existing site has limited greenspace. This proposal seeks to remove a large percentage of the planters adjacent to the building footings and within the pedestrian walkway.
- The proposal draws attention to 14 removable above ground planters. This proposal fails to define what size, height, width or scale of plantings provided by the planters.
- During the cursory site inspection, a large number of tree stumps remain in the islands/planting areas. A strong indication that the majority of islands had two trees

per island. It is my opinion, many of the stumps are located in islands which are undersized and unable to provide sustainability to the required P-Lot island trees. Yet, this plan fails to propose the expansion of any of the existing interior Plot islands or vehicle movement patterns.

- The plan fails to meet the 30% plot shade coverage requirement. Again, the submitted plan does not propose to expand a single island.
- Sustainability: This plan increases the impervious area of this site and will increase the volume of runoff. This application has given no consideration to sustainable site practices. This application could include: a Green Roof, planned Bio-Swales, Ect.
- The plan provides an incomplete plant schedule. While the schedule provides the genus, it fails to provide specific species name or cultivar information. More importantly, the schedule fails to provide a symbol for each listed plant type, nor does the plan provide an identifying symbol for either existing or proposed plantings. The schedule fails to list grasses and other plants depicted in the tier1, tier2 & tier3 details. Further the plan should be amended to provide the total proposed quantities, as required; additionally, the plans should be amended to provide a schedule of the correct location of the existing trees and assign a symbol to identify the genus, species and caliper 16" above the top of rootball. See review below for schedule commentary.
- Proposed Plant sizes: **Recommended Revisions to the Planting Schedule, includes:**
 - 1) Please add planting notes.
 - 2) As required for the past several years – I would recommend the proposed plant sizes to be revised to the following size standards:
 - The plant schedule shall be amended to specify all:
 - Deciduous tree to have a 4 inch caliper @ 16" above the root ball
 - Conifer trees to have a minimum 7ft height above the rootball and have a full form, per the proposed code.
 - Per ANSI z 60.1, the plantings shall meet height equivalency consistent of the stated caliper. Planting instruction: Trees selected may meet caliper requirements, but failing to meet height requirements, or root ball size requirements will be rejected by the city for cause.
 - The plan needs to be amended to include the existing site lighting & sign locations. I would recommend the LA call 811 to have the existing lighting cables located. Standard electrical construction practices place the series cabling in the center of the planters which depict proposed trees. A new 4" caliper tree will have a 42" diam rootball and the width of the planters are a narrow 5-6' width. In either case, the buried cables will have to be moved to allow the proposed plantings. Hopefully, the plan has accounted for this issue.
 - The adjacent developments are commercial applications and no/minimum buffering is required.

Plant Schedule Comments:

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

- The plan fails to provide existing or proposed plant quantities. The plan must be amended for approval.
- Provide Existing plant schedule with identifying number, genus & species, caliper (16" above rootball); provide proposed schedule complete with:
 1. Symbol
 2. Genus/species/cultivar
 3. Root condition
 4. Size at planting
 5. Size of planting hole
 6. Reinforcement required
 7. Fertilizer packets
 8. Plant Quantities
- ◆ I cannot determine, or render an opinion if the species proposed have the ability to perform in the local soils; or, if they have the ability to survive the Heat Island affect the plants will be exposed.
- ◆ TURF: The Plan will require revisions to Turfed areas. The designer should provide the SYD sod quantity on the plan.

Typical 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
- **Street Frontage Zone:** (PWR Terrace & Islands)
 - PWR: Code requires 1 tree per each side of/30 feet of CL length; the Street Tree Density requirement is **not achieved** within the PW Rd terrace and the PW Rd Islands have not been addressed.
 (Plan fails to meet new code requirements; Enforcement is per staff & P&Z Board decision.)
- **Existing Parking Lot Interior Zone.**
 - A) Parking lot interior landscaping equals about 4% of the parking paved area. **Which fails to meet the intension of the landscape code requirements**
 - B) the interior islands planting area **fails to meet** a 9' planting width (BOC to BOC) requirement.
 - C) The overall landscaping **will-not** provide 30% shade over parking/ bituminous areas. (Plan fails to meet either the new code requirements or the exiting code requirements; Enforcement is per staff & P&Z Board decision.)

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May 3, 2019
Page 5

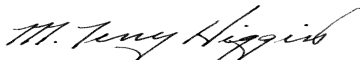
- **Parking Lot Periphery Buffer:** New code requires 1 tree per 25 linear feet of parking adjacent to ROW (not counting street trees). The existing planting design and layout provides adequate buffer.
- **Property Line Buffer:** Per proposed code requirements, this proposal fails to depict if it adequately address buffering. The adjacent developments are commercial/business and for the purposes of this review were considered complimentary uses. (PL buffering meets the new PL buffering landscape code requirements)
- **On-Lot Zone:** Required- 1 Tree & 2 shrubs per every 1000 SF of required open space. (N/A Requirements due to there being not a lot of open space)
- **Foundation Plantings:** The Plan eliminates all foundation plantings. The proposal draws attention to 14 removable above ground planters. This proposal fails to define what size, height, width or scale of plantings provided by the planters. I would recommend planters large enough to support a tree and multiple perennials simultaneously.

❖ ***Additional Landscape Observations:***

- The plan fails to address the high visibility of one of the city's busiest commercial centers located within the PWR gateway. While the parking lot buffer to the ROW meets the minimum planting requirement, the PWR frontage could receive additional perennial plantings and an expanded planting to fill the 1-2' horizon.
- Additionally, I would hope the site is scheduled for irrigation. No/ low maintenance plans traditionally fail to provide the visual "pop" a site within this corridor deserves.

Per the provided commentary above, this submittal requires a number of recommended revisions to address the issues cited. I would recommend staff requires a readdress of the issues before the plan's adequacy can be weighed.

Sincerely,



M. Terry Higgins, RLA.

Attachment: Packet_2 (4084 : NORR LLC for Brixmor SPE 1 LLC)



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 13, 2019
SUBJECT: Lakeside Development Company for the Residence at Foxtown. The application is seeking preliminary plat and development agreement approval for proposed 23 single family homes for the property located at 11050 N. Industrial Drive (Foxtown Venture).

Cancelled



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 13, 2019
SUBJECT: Ginny Storck. The applicant is seeking rezoning recommendation approval from R-1 (Rural Residential 5-acre minimum) to R-1B (Rural Residential 2.5 acre minimum) for the property located at 8601 W. Highland Road.

Applicant:	Ginny Storck
Status of Applicant:	Owner
Requested:	Rezoning Recommendation
Existing Use:	Single Family Home
Existing Zoning:	R-1 (5 Acre Residential)
Proposed Zoning:	R-1B (2.5 Acre Residential)
Lot size:	5 acres
Location:	8601 W. Highland Road
Tax Key:	14-016-05-007.00
District:	#3

Background:

The applicant is requesting a rezoning recommendation for a portion of the property located at 8601 W Highland Drive. The applicant is requesting to rezone the parcel from R-1 (Residential 5 Acre) to R-1B (Residential 2.5 Acre) due to ongoing litigation involving four parcels that share an existing driveway. To resolve the issue, the area of land (.6 acres) that includes the driveway would be transferred to an adjacent parcel (see attached map). This would result in the parcel at 8601 W Highland being less than five acres in size and nonconforming to the R-1 District standards.

Rezoning Recommendation:

In order to transfer a portion of the subject property to the adjacent neighbor and remain having a conforming lot size, a rezoning to R-1B is required. The minimum lot size in the R-1B zoning district is 2.5 acres. After the transferring of the land, the subject parcel will be 4.4 acres in size. The change in zoning would not provide for the opportunity to create any additional lots so there would be no discernable change to the existing development pattern. In addition, the parcel to the north of the subject parcel is currently zoned R-1B which eliminates any concern over spot zoning.

Staff Recommendation:

Planning staff recommends **approval** of the rezoning recommendation subject to the following conditions:

1. Common Council approval of the rezoning recommendation

Attachments:

Packet (PDF)

Storck Rezone Recommendation

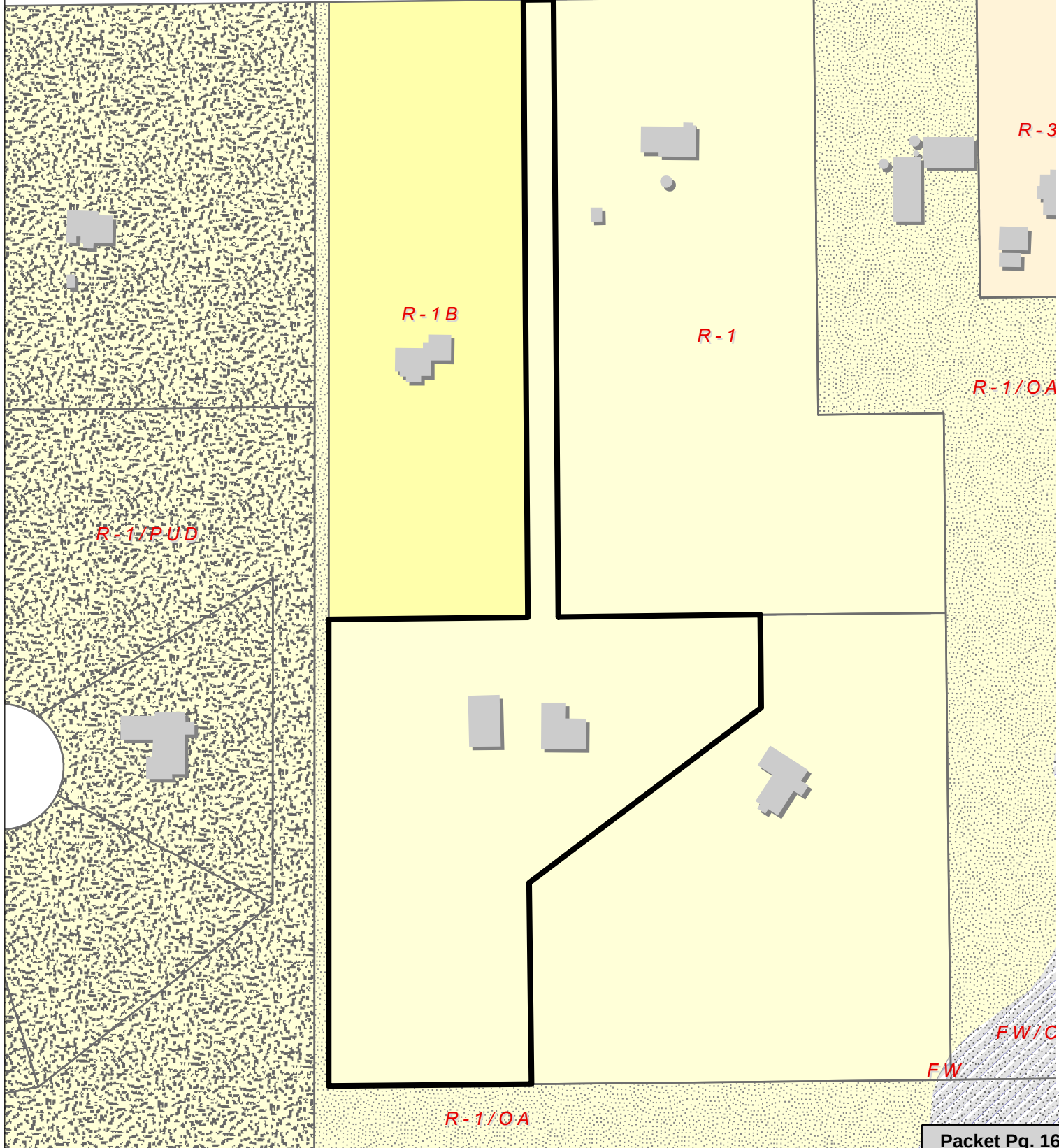
AC	Arrival Corridor
A-1	Agricultural Preserve
A-2	General Agricultural
B-1	Neighborhood Business
B-2	Community Business
B-3	Office & Service Business
B-4	Business Park
B-5	Light Industrial
B-6	Rural Industrial
B-7	Rural Business
C-1	Shoreland/Wetland Conservancy
C-2	General Conservancy
CGO	Central Growth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

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

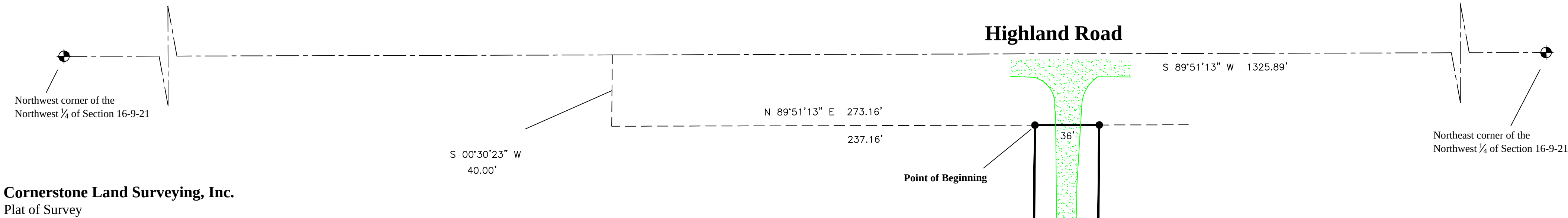
3.d.a

R-1/OA

HIGHLAND ROAD 128N



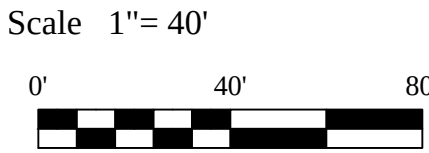
Attachment: Packet (4086 : Ginny Storck)



Cornerstone Land Surveying, Inc.
Plat of Survey

Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
(262) 424-5630

Address:
8601 West Highland Road
Mequon, WI 53097

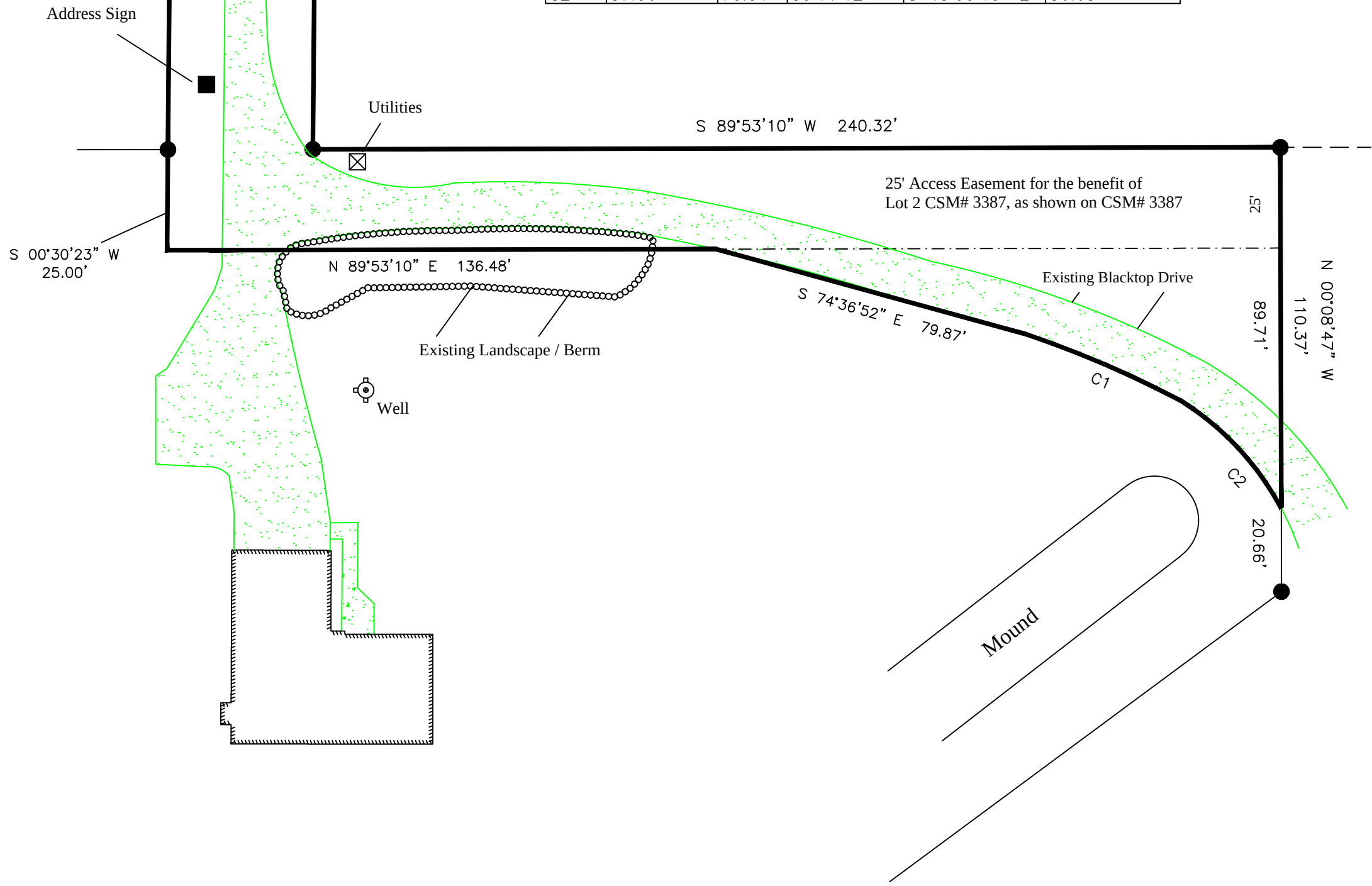


Legend:
● Denotes Iron Pipe Found

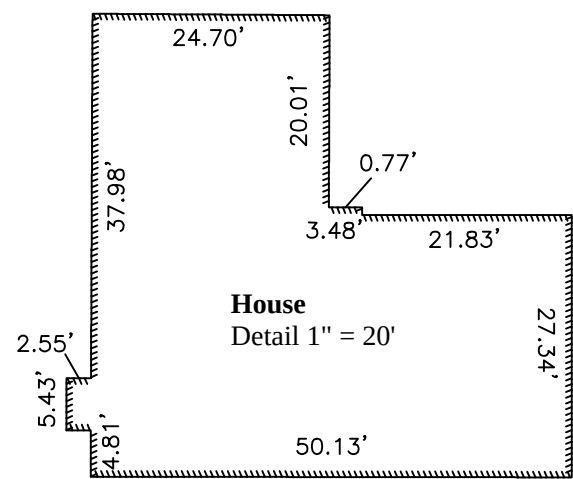
Description:
That part of Lot 1 of Certified Survey Map# 3387, being a redivision of Lot 3 Certified Survey Map# 2126, being a part of the Northeast 1/2 of the Northwest 1/4 of Section 16, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin; described as follows: Commencing at the Northwest corner of said Lot 2; thence S00°30'23"W along the West line of said Lot 2, 759.16 feet; thence N89°53'10"E, 136.48 feet; thence S74°36'52"E, 79.87 feet; thence Southeasterly along a 41.73 foot arc to the right, Radius = 260.23 feet, Chord = 41.69 feet, Chord Bearing = S66°45'21"E; thence Southeasterly along a 37.06 foot arc to the right, Radius = 70.34 feet, Chord = 36.63 feet, Chord Bearing = S43°00'19"E to a point on the East line of said Lot 2; thence N00°08'47"W along said East line, 89.71 feet to a Northeast corner of said Lot 2; thence S89°53'10"W along the North line of said Lot 2, 240.32 feet to a corner of said Lot 2; thence N00°30'23"E along the East line of said Lot 2, 734.17 feet to a Northeast corner of said Lot 2; thence S89°51'13"W along a North line of said Lot 2, 36.00 feet to the point of beginning of this description.

Legal Description Detail
Scale 1" = 30'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	41.73	260.23	9°11'18"	S 66°45'21" E	41.69
C2	37.06	70.34	30°11'12"	S 43°00'19" E	36.63



Lot 1
218017.8 Sq. Feet
5.0 Acres



Notes:
1) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
2) No Title Policy furnished therefore completeness of easements is not warranted.

Description:
All of Lot 2 of Certified Survey Map# 3387, being a redivision of Lot 3 Certified Survey Map# 2126, being a part of the Northeast 1/2 of the Northwest 1/4 of Section 16, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)
I, RICHARD SIMON, Surveyor, do hereby certify that I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.

Survey For: Katherine M. O'Malley
Reinhart Boerner Van Deuren s.c.
Dated this 15th day of November, 2017.

From: Brian C. Sajdak [<mailto:brian@wrslegal.net>]

Sent: Thursday, May 02, 2019 8:56 AM

To: Jac Zader

Subject: Storck Rezone Description

The subject property, 8601 W. Highland, is one of four adjoining parcels that access Highland Road through a shared driveway. The owners of those parcels are involved in litigation related to that driveway access. As part of the resolution of that litigation, the parties report that there is a proposed transfer of ownership to the lands where the driveway is located — from the subject property to one of the lots that abuts Highland. This resolution has been put on hold because the mortgage holder for the subject property has refused to sign off on the transfer as it results in the property becoming non-conforming because it would be less than the 5-acre minimum lot size required under the R-1 rural residential detached zoning district. To accommodate the resolution of the litigation, the owner has proposed rezoning the property to the R-1B rural residential detached zoning district, which is the same district as the adjoining property to the north.

--

Brian C. Sajdak
Wesolowski, Reidenbach & Sajdak, S.C.
11402 W. Church St.
Franklin, WI 53132
(414) 529-8900
(414) 529-2121 - Fax

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Attachment: Packet (4086 : Ginny Storck)