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

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, May 23, 2022
6:00 PM
Christine Nuernberg Hall

AGENDA

1) Call to Order, Roll Call

2) Approval of the Meeting Minutes from April 25, 2022

3) Public Hearing / Consent

a) Arc Central LLC for Omri Ben Yaich. The applicant is seeking conditional use grant approval to allow for an accessory dwelling unit for the property located at 10564 W. Sunset Woods Lane.

b) Mequon Storage. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for two storage buildings for the property located at 6829-7033 W. Donges Bay Road.

4) Consent

a) James Schneider for Lewenauer. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the properties located at 2015 & 2049 W. Martin Way and 13804 N. Martin Way.

5) Public Hearing

1) Jeremy Wilmot for Cheddarhead Holdings-6, LLC. The applicant is seeking conditional use grant approval to allow for fast-food restaurant for the property located at 10990 N. Port Washington Road (Jersey Mike's Subs).

2) Jilly's Car Wash. The applicant is seeking conditional use grant and building and site plan approval to allow for car a wash facility for the property located at 10829 N. Port Washington Road.

6) Regular Business

a) Christ Alone Ev. Lutheran Church. The applicant is seeking minor request approval to allow for a temporary tent for the property located at 10001 N. Cedarburg Road.

b) Christian Pressley for Ilan Hang. The applicant is seeking building and site plan amendment approval to allow for a new building for the property located at 10328 N. Wauwatosa Road (Big Shots Sports).

c) Point Real Estate for Orchards of Mukwonago LLC. The applicant is seeking rezoning recommendation from R-3/C-2 (single-family) to R-3/C-2 with TDR-PUD (transfer of development rights-planned unit development) and concept plan approval to allow for a 17-lot, single-family residential cluster development for the property located on the north side of Donges Bay Road, approx. 800' west of Wauwatosa Road (Burr Oak Estates).

7) Announcements

The next meeting is Monday, June 27, 2022, at 6:00 p.m.

8) Adjourn

Dated: May 19, 2022 /s/ Andrew Nerbun, Chair

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

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

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

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PLANNING COMMISSION
Regular Meeting
Monday, April 25, 2022
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:
Chair Mayor Andrew Nerbun
Alderman Robert Strzelczyk
Commissioner Martin Choren
Commissioner Stephanie Hawley
Commissioner Rick Lemke
Commissioner Rebecca Schaefer
Commissioner John Stoker
Commissioner Dan Gentges - **Absent**
Commissioner James Schaefer - **Absent**
Alternate Greg Bach - **Excused**
Alternate Joe Goldberger – **Excused**

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

2) Approval of Meeting Minutes from March 21, 2022

Action
Ald. Strzelczyk made a motion to approve the meeting minutes from March 21, 2022. Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (7-0)

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

Attachment: PC_04.25.22_DRAFT (7348 : Meeting Minutes from April 25, 2022)

3) Consent/Public Hearing

a) Milwaukee Flower Company. The applicant is seeking conditional use grant approval to allow for a florist for the property located at 6100 W. Executive Drive, Suite A.

b) La Terre. The applicant is seeking conditional use grant approval to allow for a florist for the property located at 10650 N. Baehr Road, Suite C

Action
Commissioner Stoker made a motion to open a public hearing.
Commissioner Becky Schaefer seconded the motion.
A voice vote was taken; vote passed (7-0)

No public comment.

Action
Commissioner Stoker made a motion to close the public hearing.
Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (7-0)

Action
Commissioner Stoker made a motion to open a second public hearing.
Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (7-0)

No public comment.

Action
Commissioner Stoker made a motion to close the public hearing.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (7-0)

Action
Commissioner Stoker made a motion to approve both consent items.
Commissioner Lemke seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Stoker, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Nerbun, Strzelczyk, Choren, Hawley, Lemke, R. Schaefer, Stoker
ABSENT:	Gentges, J. Schaefer

DRAFT

Attachment: PC_04.25.22_DRAFT (7348 : Meeting Minutes from April 25, 2022)

4) Public Hearing

a) Trees for Less. The applicant is seeking conditional use grant approval to allow for a landscape contractor business for the property located at 11550 N. Wausaukee Road.

Action
Commissioner Stoker made a motion to open a public hearing.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (7-0)

No public comment.

Action
Commissioner Stoker made a motion to close the public hearing.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (7-0)

Asst. Dir. Zader stated that this request is for a conditional use grant (CUG) for a landscape contractor business. This was previously approved in 2016 and at the time there was a lengthy debate and several site compliant issues. Most of the issues have been addressed and cleaned up. The current request is required because the applicant did not go forward, and the previous approval had lapsed.

Asst. Dir. Zader showed a diagram of the site and discussed the issue of the placement of the mulch and the requirement to meet the 30-foot setback. One of the conditions is a more formalized storage area for the mulch. Staff is recommending that a condition of the CUG be that the mulch may only be sold to customers with deliveries to their homes, no allowance for retail, no allowance for pick up from customers and no allowance for the applicant to sell to other wholesalers or other landscape contractors.

Staff recommends approval of the CUG for the landscape contractor business including the storage plan as part of the condition of approval as well as the hours between 8:00 a.m.– 4:30 p.m. for all functions of the business. He reminded the Commission that there is a permitted nursery business on the site which is separate from the requested approval. Grinding of mulch is not permitted on site.

The applicant, Sam O'Malley, stated that he recently purchased the nursery from his father at the end of 2021. He hopes to build a house on the land as it has been part of his family since the 1940s. He explained that he has spoken to many of the neighbors, and he has most of their support for growing the business.

When questioned by the Commission, he explained that a large berm has been constructed as a noise deafening measure.

Public Feedback

Peg O'Malley - 11710 W. Mequon stated that in the past there was a misunderstanding about the

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operations of the mulch business. She appreciates that the berm has been built and she stated that there is no noise. She believes that is a wonderful community business and she is supportive of the requested approval. She believes that they should be able to sell Christmas trees as it would be a benefit to the community.

Staff explained that the Christmas tree business is typically approved as a temporary use. Ald. Strzelczyk stated he would like to include this as a permitted use as part of the approval.

Bill Grueber – 11702 W. Mequon Road stated they are neighbors, and they are completely supportive of the operations proposed at Trees for Less.

George Mladenov – 11500 N. Wasaukee Road stated they are the closest neighbor, and they have no issues with noise issues, and they are supportive of the requested approval.

Action
Commissioner Stoker made a motion to approve the CUG per staff recommended conditions and with the amendment that Christmas tree sales be allowed
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED WITH CONDITIONS [UNANIMOUS]**
MOVER:	John Stoker, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Nerbun, Strzelczyk, Choren, Hawley, Lemke, R. Schaefer, Stoker
ABSENT:	Gentges, J. Schaefer

5) Regular Business

a) Ascension Medical Office. The applicant is seeking PUD Amendment approval to allow for amended hours of operation for the medical office for an existing PUD for the property located at 12831 N. Port Washington Road.

Asst. Dir. Zader stated that the original approval for the medical office required a PUD. The Common Council added an additional requirement to limit the hours of operation. The applicant is requesting the hours of operation be extended to 7:00 a.m. to 7:00 p.m., versus the currently approved 8:00 a.m. to 6:00 p.m. Staff does not have any objections to the requested hours of operation. He explained that most of the medical facilities are permitted uses with no time frames noted. This site is surrounded by other businesses with longer hours of operation (Highland House, St. Mary's Hospital). The request requires a rezoning PUD amendment approval from Planning Commission as well as the Common Council.

There was a short discussion about potential impact of the surrounding neighbors, specifically the back portion of the parcel which is zoned residential. Staff stated that they do not believe there will be any negative impact from the requested changes.

The applicant stated that they are committed to being good neighbors as well as being receptive

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to their patient needs. The requested operating hours will be the same as the clinic across the street.

Action
Commissioner Lemke made a motion to approve the PUD amendment.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (7-0)

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

b) Lemel Homes for Gregory Devorkin. The applicant is seeking specimen tree approval to allow for the removal of 5 specimen trees for the property located at 13106 N. West Shoreland Drive.

Asst. Dir. Zader stated that the City Forester, Mike Gies, has been working with the applicant for quite some time to preserve as many specimen tress as possible on this site and the proposed house will not have a basement so there is no over dig.

Public Feedback

Dan Abendroth – 12960 NW Shoreland Drive stated that he does not oppose a structure being built on the site but believes that it can be built without sacrificing the specimen trees. He suggested that the footprint be reduced, or the structure be moved to the southwest corner so that no specimen tress would be affected. He encouraged the Commission to apply the Tree Preservation Policy as it is intended.

William Dredge – 13136 NW Shoreland Drive stated that plat map and the legend supplied are missing trees that he would like to see noted. He is concerned that the proposed house does not qualify to be on city water or city sewer. He believes a well and holding tank will possibly affect the tree roots.

Asst. Dir. Zader answered a question from the Commission that the size of the lot is .58 acres, and it is zoned 2-acre, which make the property non-conforming. The closest lot coverage to the size of the lot of an equitable zoning district would be the R-4 zoning district, which allows up to 20% lot coverage. The proposed plan shows about 12.9%, and 1,800 sq. ft. is the zoning code minimum.

The setback to the south is unique because the property to the south did a restriction amongst themselves that implemented a smaller setback for the south parcel and a larger setback for the proposed parcel (35 ft.).

City Forester, Mike Gies, stated the tree inventory noted 32 specimen trees. The original request

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from the builder was to remove 18 trees and they have agreed on 5 for requested removal. Staff has worked with the applicant to modify the house plan, including eliminating the basement, and the house placement to mitigate the impact on the specimen trees on site. He explained the effort is to preserve the two white oak legacy trees (both 36") on the south side of the house.

Although he has some concerns, he believes that with the correct modifications, and no basement dig, those trees should be able to be preserved. Additionally, tree protection for these trees is a required condition of approval. He stated that staff will keep an eye on this project to ensure the fencing is maintained during construction.

The Commission discussed the possibility of shifting the house building pad. It was explained that moving the house to the west would affect another area of trees. It could be moved slightly to the east. The sewer issue was also addressed and the impact from connecting to city sewer service versus a holding tank. The applicant stated that there is room on the site for the holding tank.

City Forester Gies stated he is supportive of the requested specimen tree removal based on the amount of time put in working with the applicant to save as many of the trees as possible. He believes the proposed plan is the best plan that this site will allow.

The applicant suggested moving the garage 10 feet closer to the road and it would provide another 10-foot buffer from one of the 36" trees. A modification to the front setback waiver would be required.

Action
Ald. Strzelczyk made a motion to table the item in order to review the revised plan before approval.

There was not a second motion made. Motion failed.

Action
Commissioner Stoker made a motion to approve with the amendment that the southern single portion of the garage will be moved 10-feet forward to the west. The intent is to remove only 4 trees instead of 5. A setback waiver will be required.
Commissioner Hawley seconded the motion.
A roll call vote was taken; vote passed (5-2) (No: Becky Schaefer, Ald. Strzelczyk)

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RESULT:	**APPROVED WITH CONDITIONS [5 TO 2]**
MOVER:	John Stoker, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Nerbun, Choren, Hawley, Lemke, Stoker
NAYS:	Strzelczyk, R. Schaefer
ABSENT:	Gentges, J. Schaefer

6) Announcements

The next meeting is Monday, May 23, 2022, at 6:00 p.m.

7) Adjourn

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

The meeting concluded at 7:00 p.m.

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: PC_04.25.22_DRAFT (7348 : Meeting Minutes from April 25, 2022)

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 23, 2022**

SUBJECT: **Arc Central LLC for Omri Ben Yaich. The applicant is seeking conditional use grant approval to allow for an accessory dwelling unit for the property located at 10564 W. Sunset Woods Lane.**

Applicant:	Arc Central LLC
Status of Applicant:	Agent
Requested:	Accessory Dwelling Unit
Existing Use:	Single Family Home
Existing Zoning:	R-2 (Residential 2 acre)
Existing Land Use Plan:	Rural Residential
Lot size:	1.18 acres
Location:	19564 W. Sunset Woods Lane
Tax Key Number:	#14-091-01-030.00
District:	#3

Background:
The applicant requests conditional use grant for an accessory dwelling unit in a single-family home located at 10564 W Sunset Woods Lane. The applicant is in the process of remodeling a portion of the house which currently includes an indoor pool. The accessory dwelling unit will occupy approximately 900 square feet of the dwelling and will be located on the second floor. This is the first application for an accessory dwelling unit since the code was revised for conditional use grants in the residential zoning districts.

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

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

The proposal is subject to the regulations of the Uniform Dwelling Code and will require inspections during the construction process. Staff does not believe there would be any public health or safety issues associated with the additional dwelling.

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

The subject site is located in the R-2 (Residential 2 acre) zoning district. Accessory Dwelling Units are conditional uses in the R-2 district. The adjacent uses are residential and also located in

the R-2 district. The proposed dwelling meets the R-2 district technical requirements as well as the following criteria for ADU's:

- The total living area of an accessory dwelling unit can be no larger than 40% (18% proposed).
- The accessory dwelling unit must have at least one common entrance with the primary dwelling unit.
- There shall not be separate direct entrances for each dwelling unit on the front of the building unless this prohibits handicapped access.

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

The additional dwelling will be located above the pool with access solely from the existing building. There will be no discernible difference from the exterior that the additional dwelling unit exists. Staff feels the use is harmonious with the surrounding area.

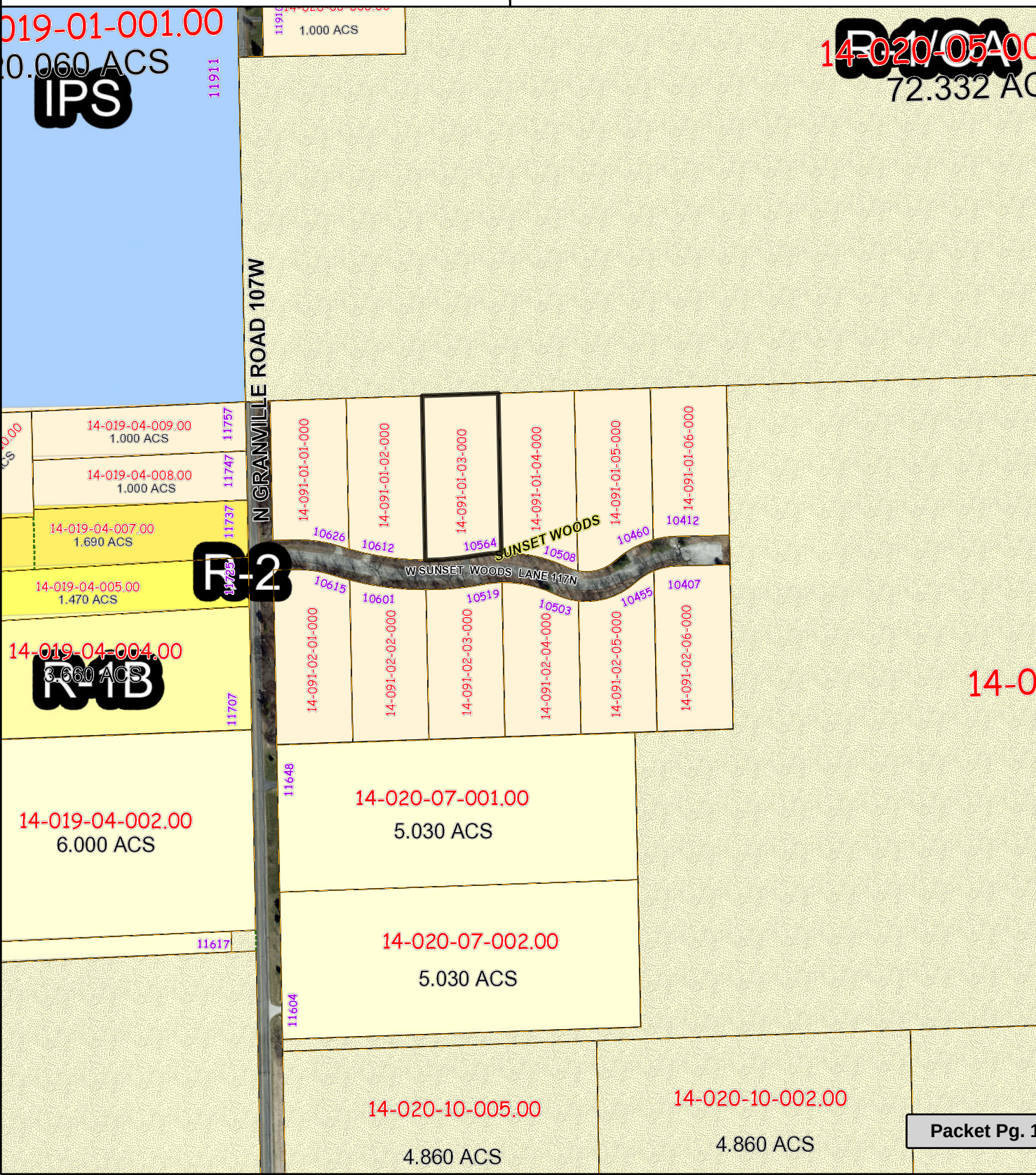
Staff Recommendation:
Planning staff recommends **approval** of the conditional use grant based on the following conditions:

1. The primary dwelling unit must be owner occupied at any time that a person other than the owner or a legal dependent of the owner occupies the accessory dwelling unit. A property shall be deemed to be owner occupied if an owner or in the case of an owner entity, the person who has voting control of the entity, is either registered to vote using that address or claims the property as the person's primary residence for the Wisconsin lottery and gaming credit.
2. The accessory dwelling unit may only be occupied by a family member, blood-relative, legal dependent, caretaker or paid servant of a resident of the primary dwelling unit.
3. The accessory dwelling unit may not have a separate postal address.

Attachments:
Packet Docs_Arc Central (PDF)

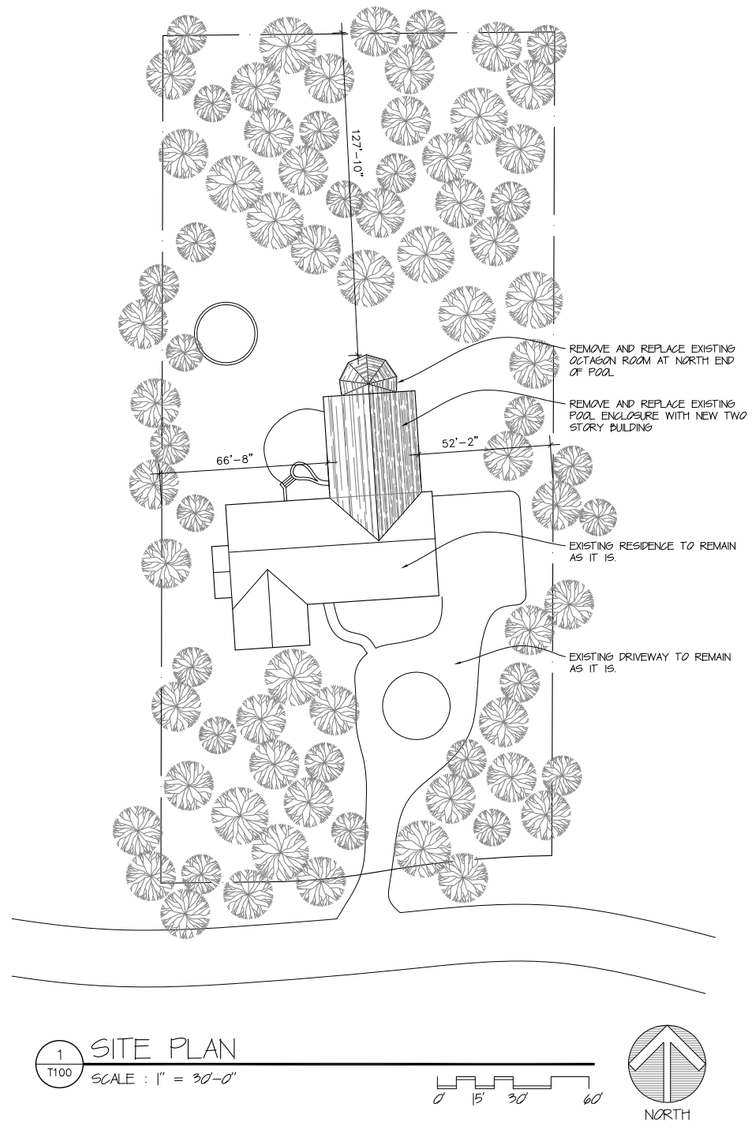
10564 W SUNSET WOODS LANE

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



Attachment: Packet Docs_Arc Central (7352 : Arc Central LLC for Omri Ben Yaich)

Residential Alterations for
OR HOLDINGS
10564 Sunset Lane, Mequon WI 53092



1 T100 SITE PLAN
SCALE : 1" = 30'-0"

DRAWING INDEX

COVER SHEET

T100 TITLE SHEET and SITE PLAN

ARCHITECTURAL

A101 1st & 2nd FLOOR PLANS
A102 KITCHEN PLAN AND ELEVATIONS
A103 ROOM FINISH AND DOOR SCHEDULE
A201 BUILDING ELEVATIONS
A202 BUILDING ELEVATIONS
A301 BUILDING SECTIONS & DETAILS
A302 BUILDING SECTIONS & DETAILS

STRUCTURAL

S101 SECOND FLOOR & ROOF FRAMING
S102 SHEAR WALL & ROOF DECK DETAILS

ELECTRICAL

E101 POWER & LIGHTING PLANS

WISCONSIN
JAMES F. LUCAS
A-7203
Wisconsin Rapids WI
ARCHITECT

ARC CENTRAL LLC
ARCHITECTURE CONSTRUCTION MANAGEMENT INTERIOR DESIGN
715.572.2698
arccentralllc@outlook.com

SITE PLAN & SHEET INDEX

PROPOSED ADDITION FOR OMRI BEN YAISCH RESIDENCE
10564 W SUNSET LANE

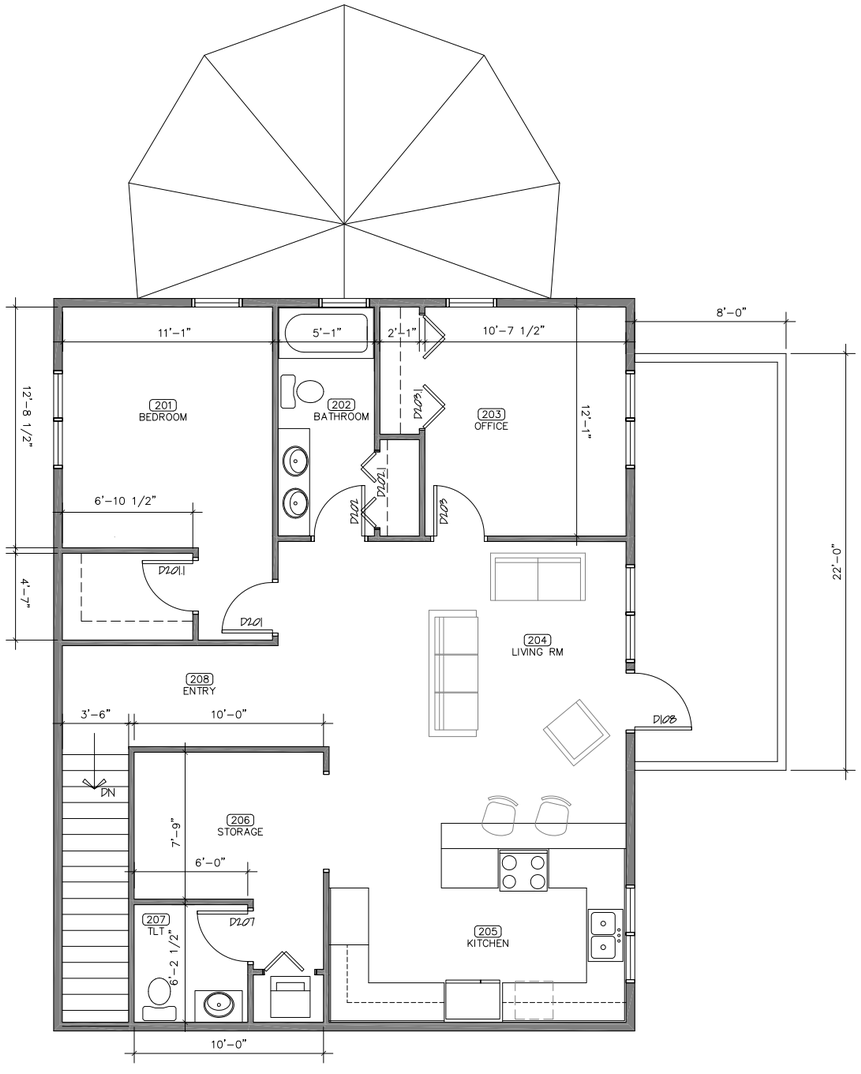
REVISIONS
Prelim 3.15.21
Con Docs 12.8.22
Approval 3.24.22
Rev. 1 4.25.22

DATE
July 21, 21
PROJECT NO.
21 050

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Attachment: Packet Docs_Arc Central (7352 : Arc Central LLC for Omri Ben Yaich)

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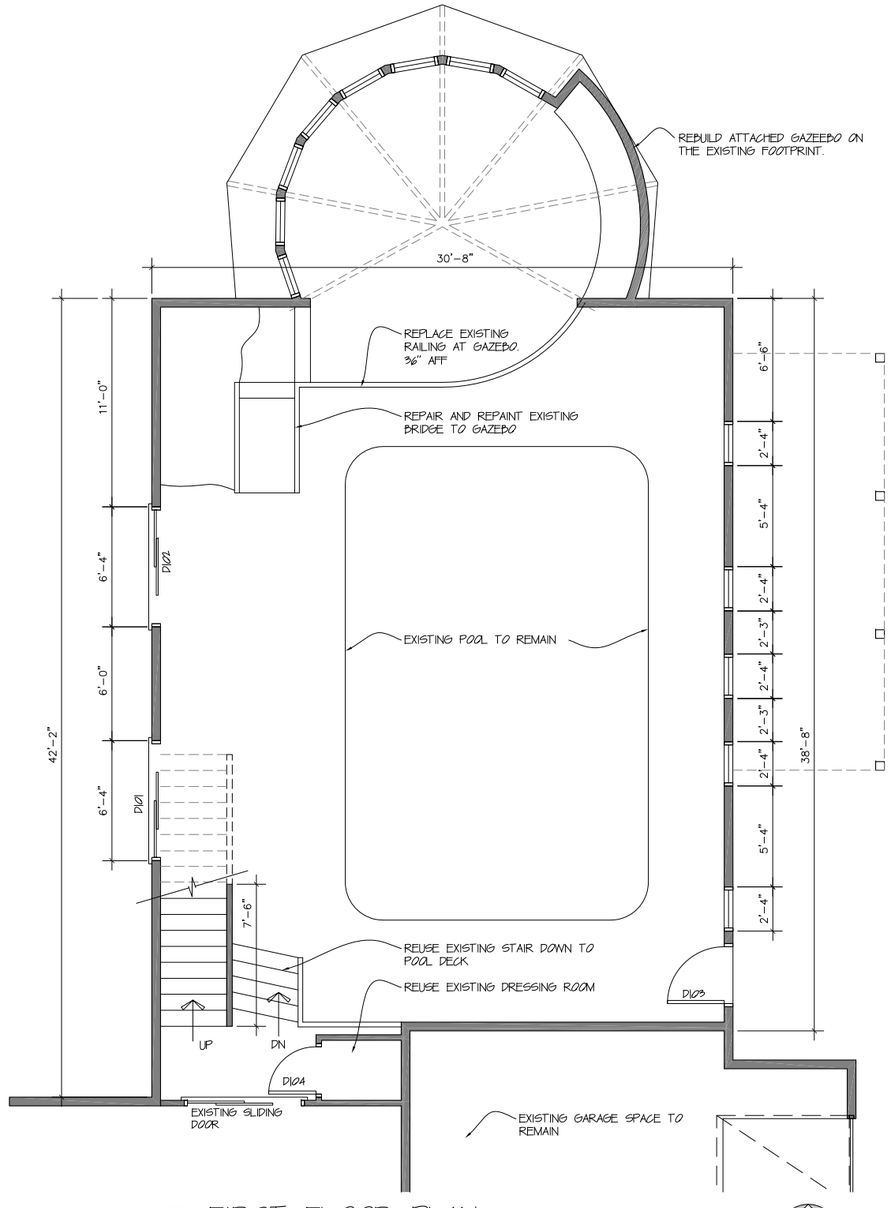
2 A101 SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

0' 2' 4' 8'

NORTH

UP DN



1 A101 FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

0' 2' 4' 8'

NORTH

SHEET NOTES:

REMOVE AND REPLACE ALL EXISTING WINDOWS.

REMOVE AND REPALCE ALL EXISTING SIDING, REPLACE AS SHOWN ON ELEVATION SHEETS.

NEW PARTITION

EXISITNG PARTITION TO REMAIN

TO BE DEMOLISHED

ARC CENTRAL LLC
ARCHITECTURE CONSTRUCTION MANAGEMENT INTERIOR DESIGN
715.572.2698
arccentralinc@outlook.com

FIRST & SECOND FLOOR PLANS

PROPOSED ADDITION
FOR
OMRI BEN YAISCH RESIDENCE
10564 W SUNSET LANE

REVISIONS
9.15.21
12.8.21
3.24.22
4.25.22

Prelim
Con Doc's
Approval
Rev. 1

DATE
July 21, 21

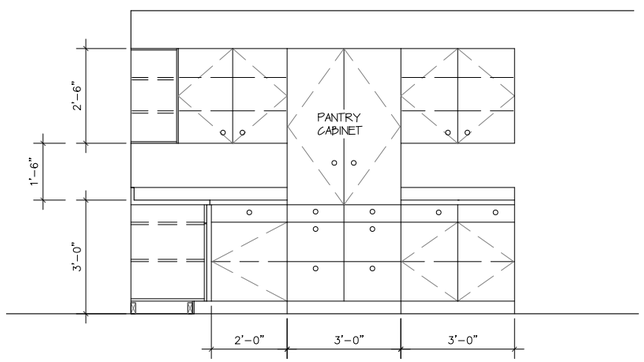
PROJECT NO.
21 050

A101

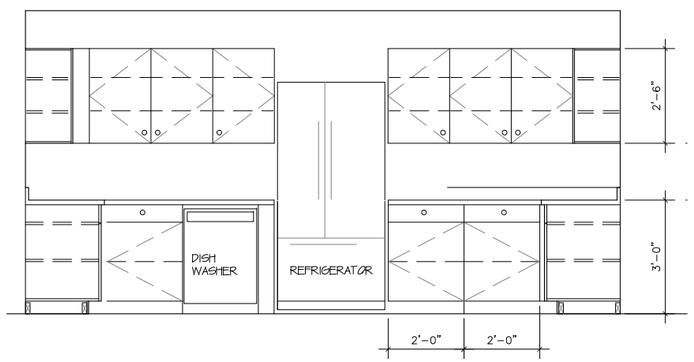
Attachment: Packet Docs_Arc Central (7352 : Arc Central LLC for Omri Ben Yaich)

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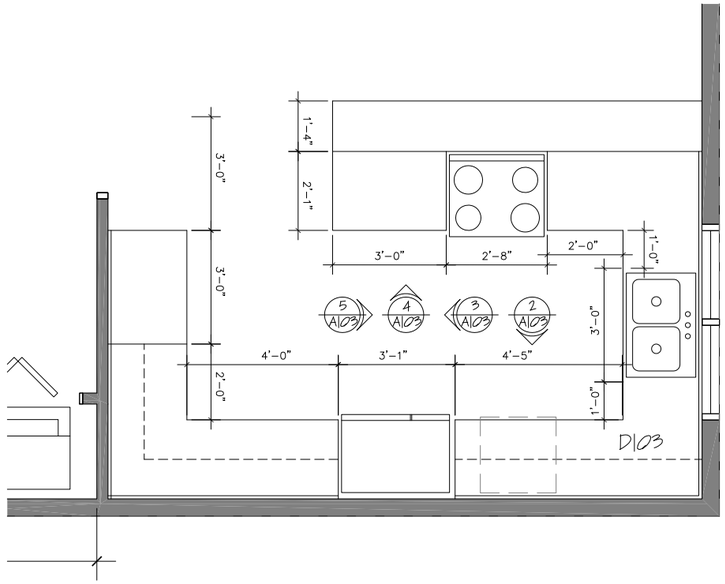
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3 A102 KITCHEN ELEVATION
SCALE : 1/2" = 1'-0"
0' 1' 2' 4'

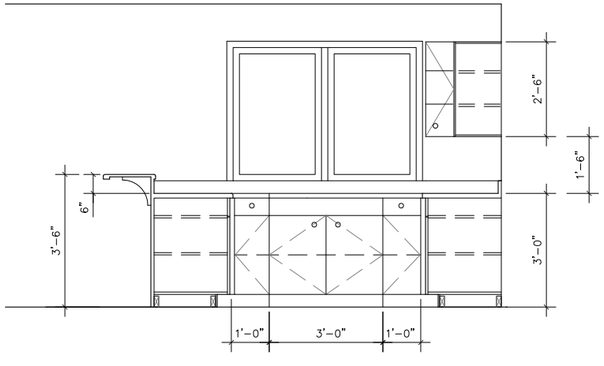


2 A102 KITCHEN ELEVATION
SCALE : 1/2" = 1'-0"
0' 1' 2' 4'

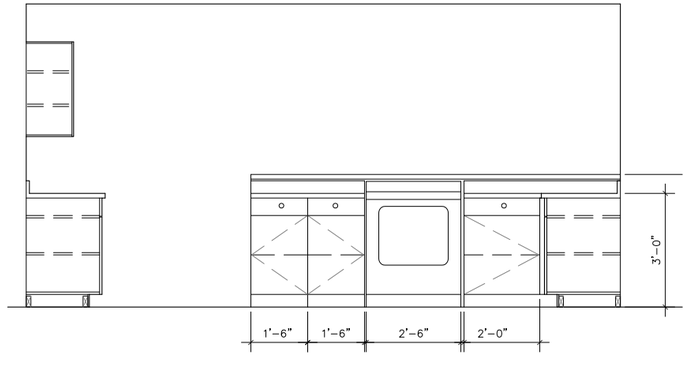


1 A102 KITCHEN PLAN
SCALE : 1/2" = 1'-0"
0' 1' 2' 4'

NORTH



5 A102 KITCHEN ELEVATION
SCALE : 1/2" = 1'-0"
0' 1' 2' 4'



4 A102 KITCHEN ELEVATION
SCALE : 1/2" = 1'-0"
0' 1' 2' 4'

SHEET NOTES:
REMOVE AND REPLACE ALL EXISTING WINDOWS.

REMOVE AND REPALCE ALL EXISTING SIDING, REPLACE AS SHOWN ON ELEVATION SHEETS.

ARC CENTRAL LLC
ARCHITECTURE CONSTRUCTION MANAGEMENT INTERIOR DESIGN
715.572.2698
arccentralllnc@outlook.com

KITCHEN PLAN & ELEVATIONS

PROPOSED ADDITION FOR OMRI BEN YAISCH RESIDENCE
10564 W SUNSET LANE

REVISIONS
Prelim 9.15.21
Con Doc's 12.8.21
Approval 3.24.22
Rev. 1 4.25.22

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July 21, 21

PROJECT NO.
21 050

A102

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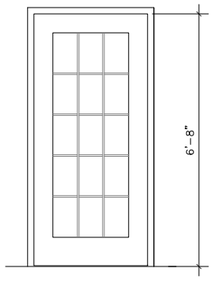
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ROOM FINISH SCHEDULE

RM NO	ROOM NAME	FLOOR MAT	FLOOR FIN	BASE MAT	BASE FIN	WALLS NORTH MAT	WALLS NORTH FIN	WALLS EAST MAT	WALLS EAST FIN	WALLS SOUTH MAT	WALLS SOUTH FIN	WALLS WEST MAT	WALLS WEST FIN	CEILING MAT	CEILING FIN	CEILING HEIGHT	NOTES
101	POOL ROOM	CONC	CT	GWB	WD	GWB	PT	GWB	PT	GWB	PT	GWB	PT	PINE	S&V	12'-0"	NOTES
102	POOL GAZEBO	CONC	CT	GWB	WD	GWB	PT	GWB	PT	GWB	PT	GWB	PT	PINE	S&V	SLOPED	
201	BEDROOM	WOOD	CPT	GWB	WD	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	8'-0"	
202	BATHROOM	WOOD	LVT	GWB	WD	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	8'-0"	
203	BEDROOM	WOOD	CPT	GWB	WD	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	8'-0"	
204	LIVING ROOM	WOOD	CPT	GWB	WD	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	8'-0"	
205	KITCHEN	WOOD	LVT	GWB	WD	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	8'-0"	
206	STORAGE	WOOD	LVT	GWB	WD	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	8'-0"	
207	TOILET	WOOD	LVT	GWB	WD	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	8'-0"	
208	ENTRY	WOOD	CPT	GWB	WD	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	8'-0"	

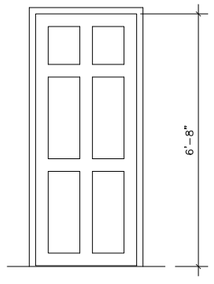
ABBREVIATIONS

AT	ACOUSTICAL TILE	PT	PAINT	WD	WOOD
CPT	CARPET	SHTV	SHEET VINYL	GWB	GYPSUM WALL BOARD
CMU	CONCRETE BLOCK	S&V	STAIN AND VARNISH	OSB	ORIENTED STRAND BOARD
C.T.	CERAMIC TILE	VSP	VENTED SOFFIT PANEL	W.R.	WOOD RAIL
CONC	CONCRETE	VCB	VINYL COVE BASE	MRDW	MOISTURE RESISTANT DRYWALL
ETR	EXISTING TO REMAIN	VCT	VINYL COMPOSITION TILE	LN PNL	STEEL LINER PANEL
EPX	EPOXY PAINT	VWC	VINYL WALL COVERING		



DOOR TYPE A

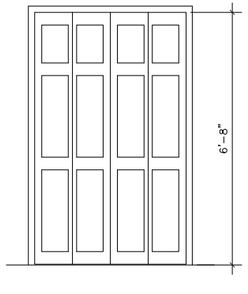
PRE-HUNG INSULTED FIBERGLASS ENTRY DOOR WITH FULL LIGHT



DOOR TYPE B

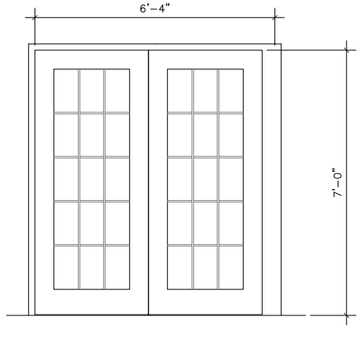
PRE-HUNG, RAISED 6 PANEL DOOR

SEE SCHEDULE FOR WIDTH



DOOR TYPE C

PRE-HUNG RAISED PANEL BI-FOLD DOOR



DOOR TYPE D

PRE-HUNG FIBERGLASS EXTERIOR PATIO DOORS WITH FULL LIGHT

DOOR SCHEDULE

DOOR NO	LOCATION	SIZE W x H x T	DOOR TYP	DOOR MAT.	FRAME TYP	FRAME MAT.	GLASS TYP	GLASS SIZE	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	NOTES
101	POOL PATIO	6'-0" x 6'-8"	D	FIB GL		FIB. GL		FULL				TEMPERED GLASS
102	POOL PATIO	6'-0" x 6'-8"	D	FIB GL		FIB. GL		FULL				TEMPERED GLASS
103	POOL ENTRY	3'-0" x 6'-8"	A	FIB GL		FIB. GL		FULL				TEMPERED GLASS
104	POOL CLOSET	2'-6" x 6'-8"	B	FIB GL		FIB. GL						
D201	BEDROOM	3'-0" x 6'-8"	B	WD		WD						
D201.1	CLOSET	2'-8" x 6'-8"	B	WD		WD						
D202	BATHROOM	3'-0" x 6'-8"	B	WD		WD						
D202.1	CLOSET	4'-0" x 6'-8"	C	WD		WD						
D203	BEDROOM	3'-0" x 6'-8"	B	WD		WD						
D203.1	CLOSET	4'-0" x 6'-8"	C	WD		WD						
D206	STORAGE	3'-0" x 6'-8"	B	WD		WD						
D207	TLT	3'-0" x 6'-8"	B	WD		WD						
D208	ENTRY DECK	3'-0" x 6'-8"	A	FIB GL		WD						
D208.1	ENTRY CLOSET	4'-0" x 6'-8"	C	WD		WD						

ABBREVIATIONS

ALUM	ALUMINUM	WD	WOOD
INSUL	INSULATED	FL	FULL LITE
HM	HOLLW METAL	TMP	TEMPERED

NOTES

ALL RATED DOORS SHALL HAVE CLOSERS

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ARCHITECTURE CONSTRUCTION MANAGEMENT INTERIOR DESIGN
715.572.2698
arccentralinc@outlook.com

ROOM FINISH & DOOR SCHEDULES

PROPOSED ADDITION FOR OMRI BEN YAISCH RESIDENCE
10564 W SUNSET LANE

REVISIONS
Prelim 9.15.21
Con Doc's 12.8.22
Approval 3.24.22
Rev. 1 4.25.22

DATE
July 21, 21

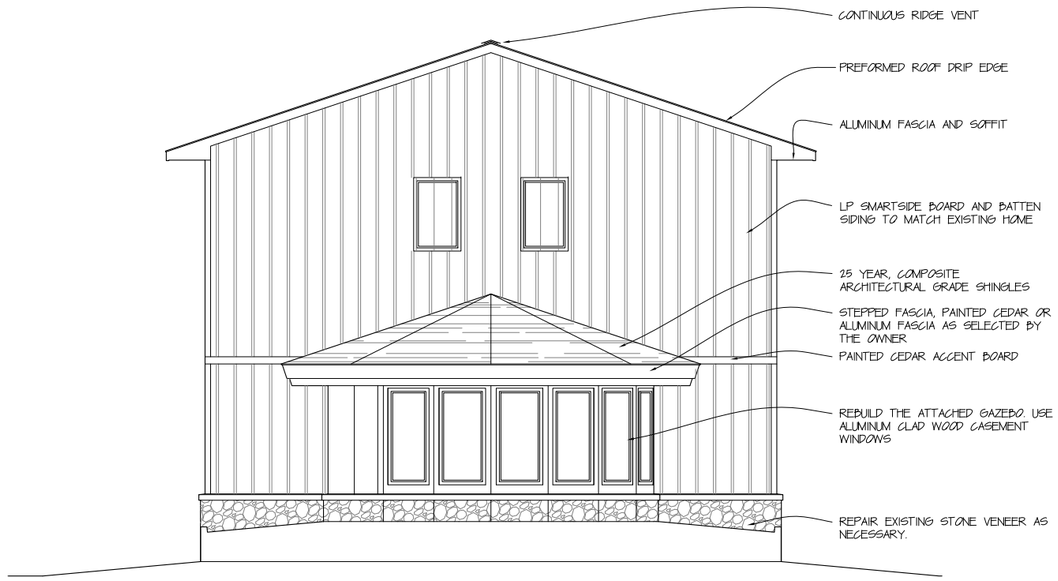
PROJECT NO.
21 050

A1.02

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1 A201 EXTERIOR BUILDING ELEVATION, north

SCALE : 1/4" = 1'-0"

0' 2' 4' 8'



2 A201 EXTERIOR BUILDING ELEVATION, east

SCALE : 1/4" = 1'-0"

0' 2' 4' 8'

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arccentralinc@outlook.com

EXTERIOR BUILDING ELEVATIONS

PROPOSED ADDITION FOR OMRI BEN YAISCH RESIDENCE
10564 W SUNSET LANE

REVISIONS
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Con Doc's 12.8.21
Approval 3.24.22
Rev. 1 4.25.22

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July 21, 21

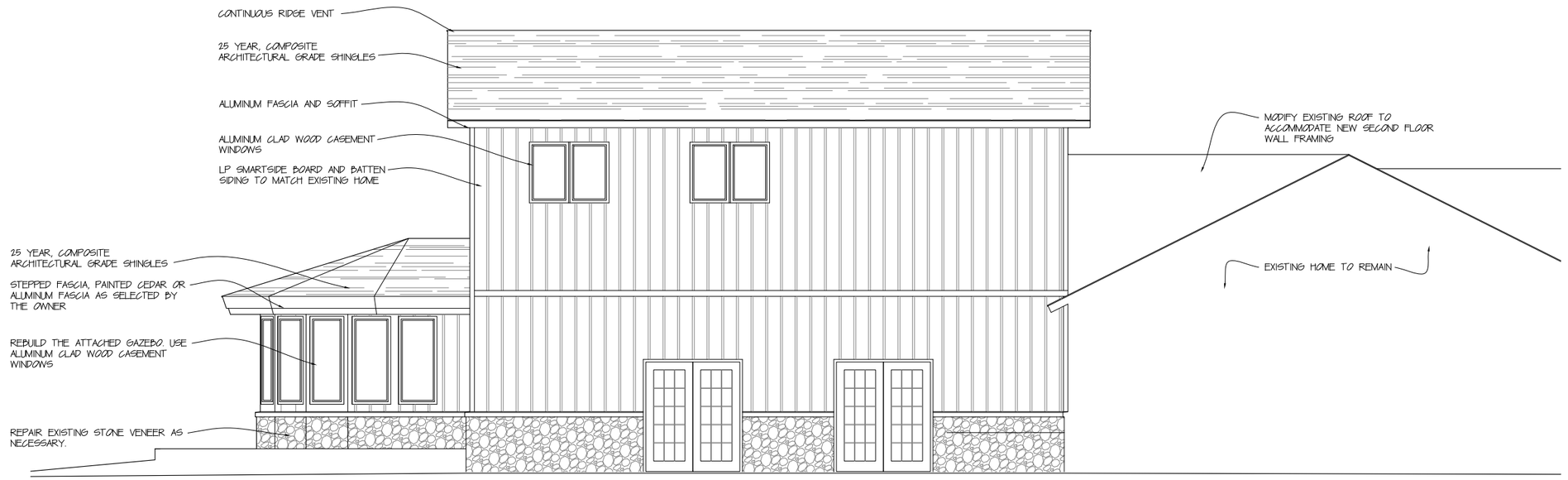
PROJECT NO.
21 050

A201

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1 A201 EXTERIOR BUILDING ELEVATION, west

SCALE : 1/4" = 1'-0"

0' 2' 4' 8'

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EXTERIOR BUILDING ELEVATIONS

PROPOSED ADDITION FOR OMRI BEN YAISCH RESIDENCE
10564 W SUNSET LANE

REVISIONS
Prelim 9.15.21
Con Doc's 12.8.22
Approval 3.24.22
Rev. 1 4.25.22

DATE
July 21, 21

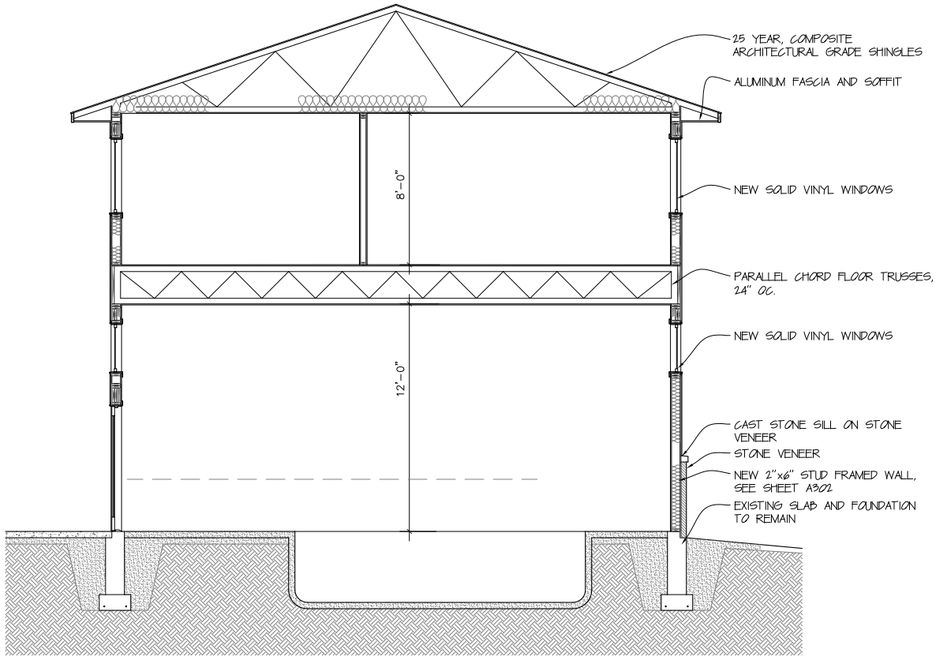
PROJECT NO.
21 050

A201

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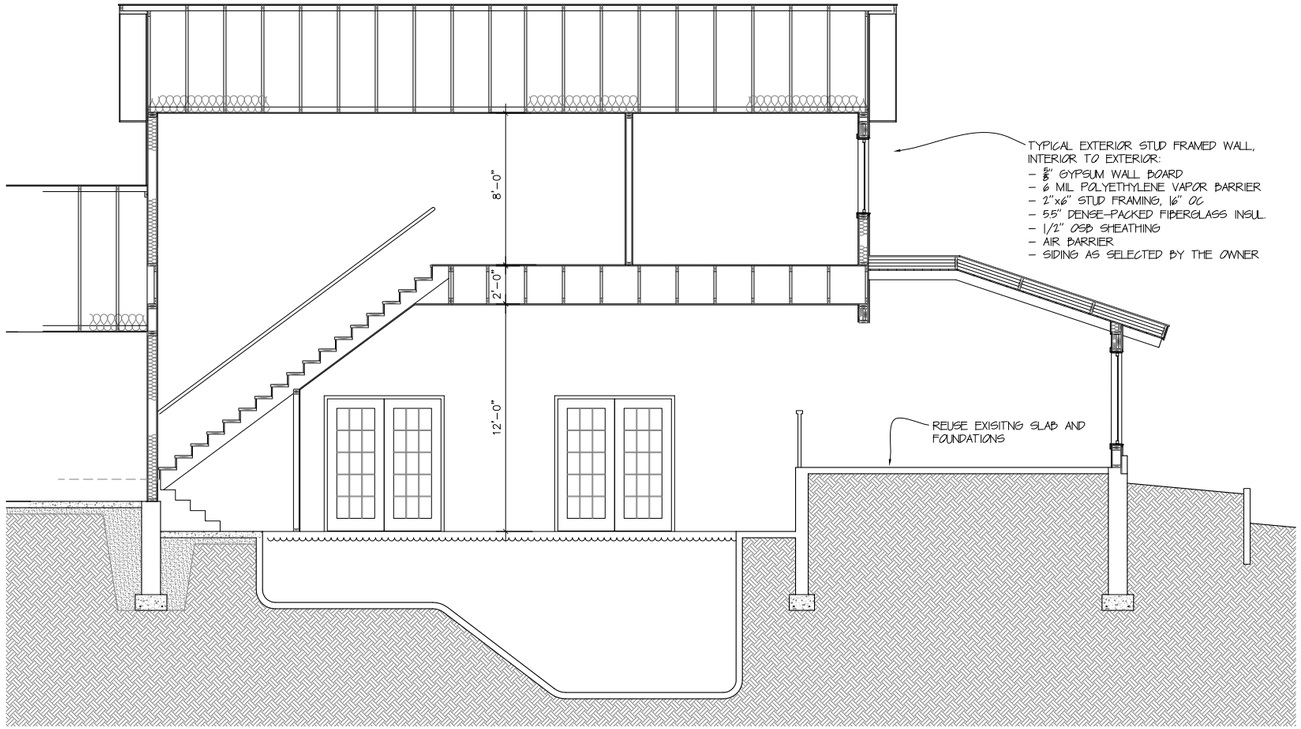
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1 A301 BUILDING SECTION

SCALE : 1/4" = 1'-0"

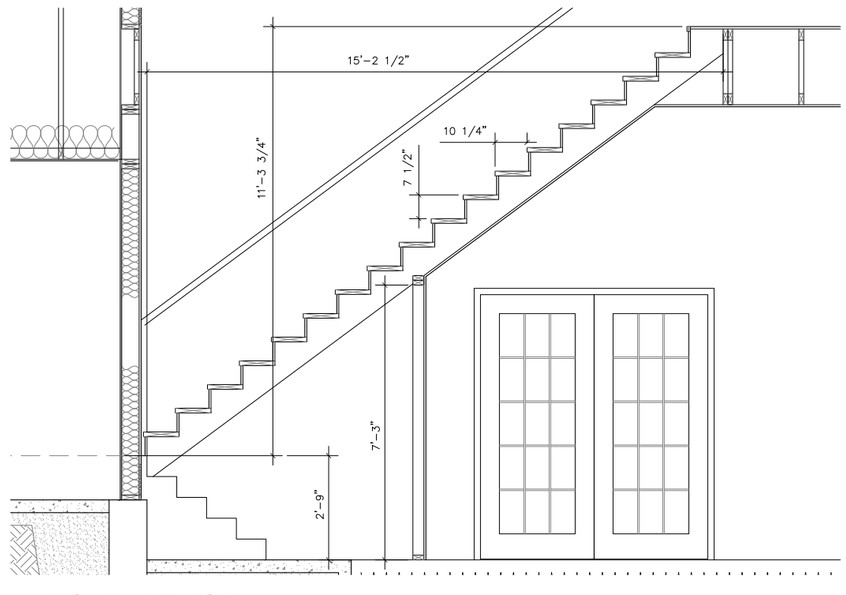
0' 2' 4' 8'



2 A301 BUILDING SECTION

SCALE : 1/4" = 1'-0"

0' 2' 4' 8'



3 A301 STAIR SECTION

SCALE : 1/4" = 1'-0"

0' 2' 4' 8'

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EXTERIOR BUILDING ELEVATIONS

PROPOSED ADDITION FOR OMRI BEN YAISCH RESIDENCE
10564 W SUNSET LANE

REVISIONS
9.15.21
12.8.21
3.24.22
4.25.22

Prelim
Con Doc's
Approval
Rev. 1

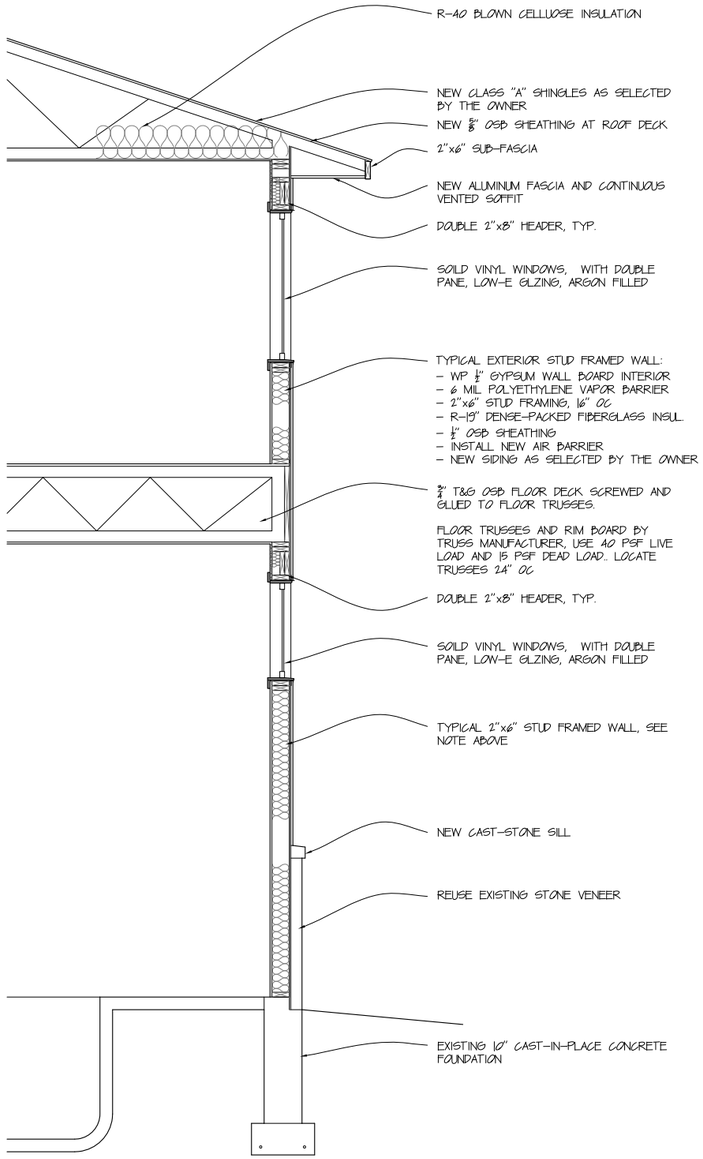
DATE
July 21, 21

PROJECT NO.
21 050

A301

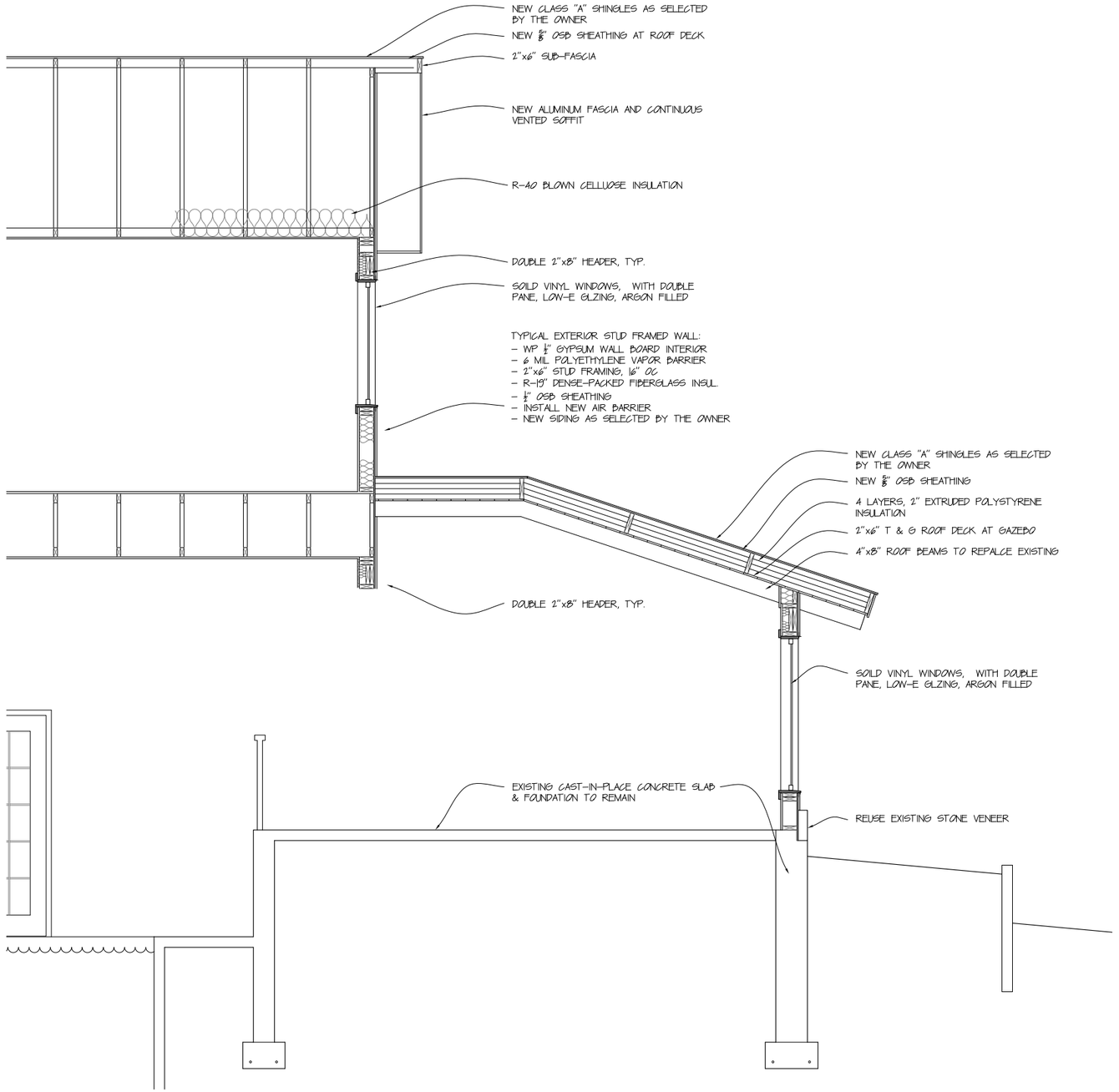
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1 A302 TYPICAL WALL SECTION

0' 1' 2' 4'



2 A302 BUILDING SECTION

SCALE : 1/4" = 1'-0"

0' 1' 2' 4'

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EXTERIOR BUILDING ELEVATIONS

PROPOSED ADDITION FOR OMRI BEN YAISCH RESIDENCE
10564 W SUNSET LANE

REVISIONS
Prelim 3.15.21
Con Docs 12.8.22
Approval 3.24.22
Rev. 1 4.25.22

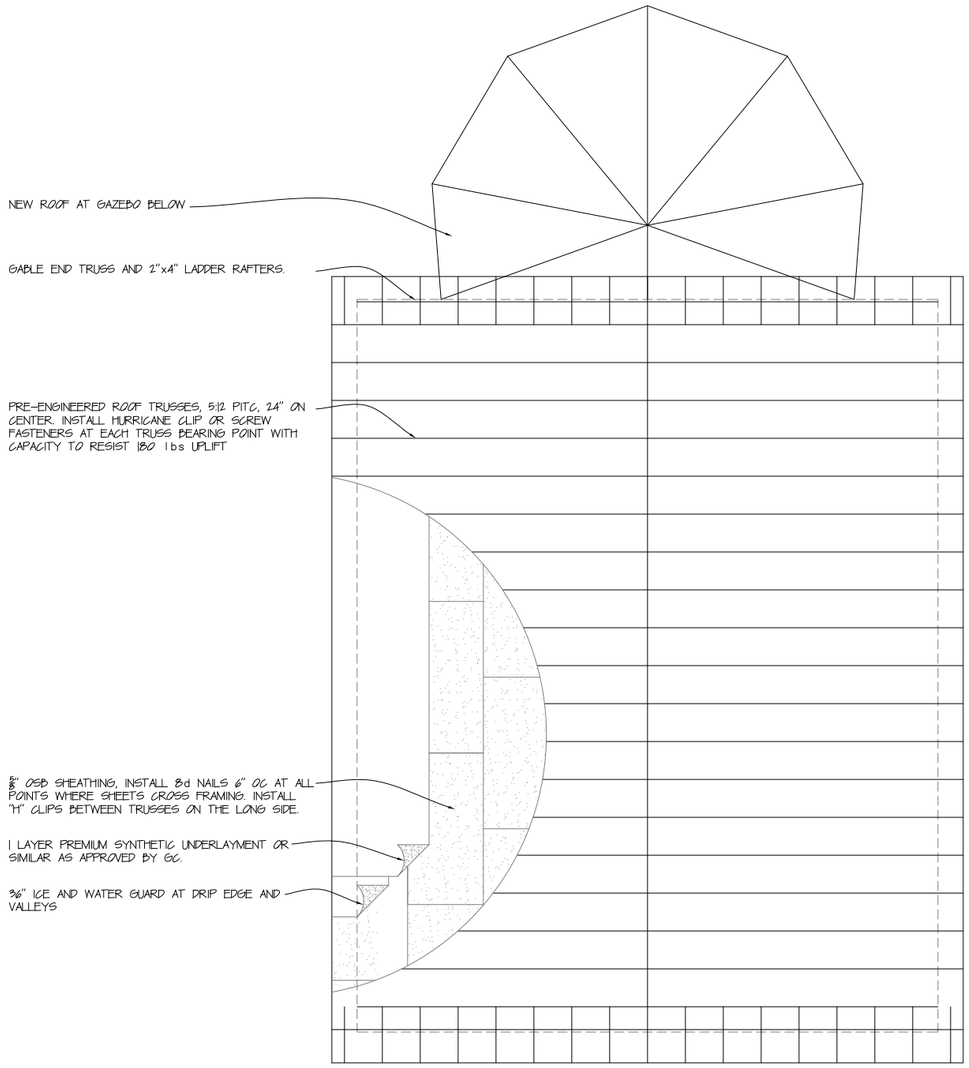
DATE
July 21, 21

PROJECT NO.
21 050

A302

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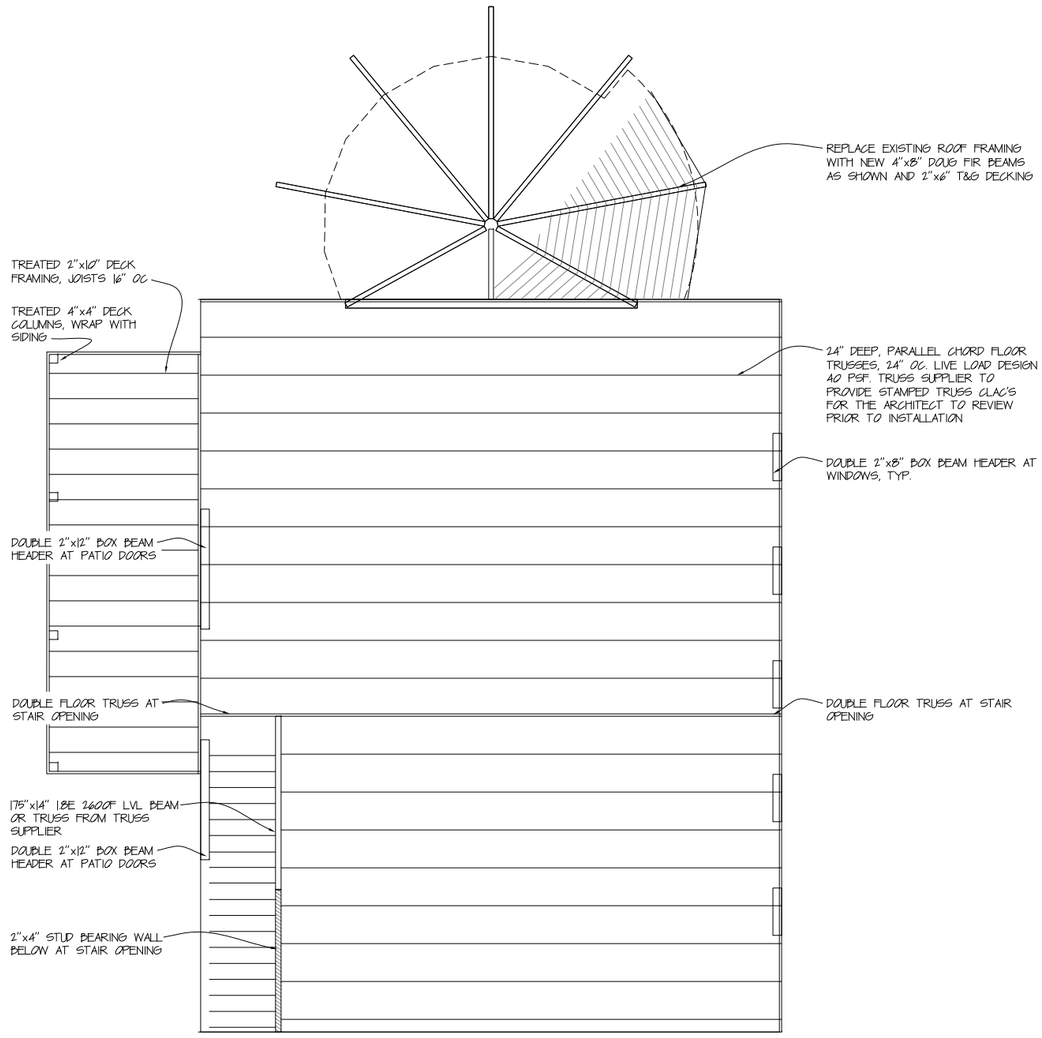


2 S101 ROOF FRAMING PLAN

SCALE : 1/4" = 1'-0"

0' 2' 4' 8'

NORTH



1 S101 SECOND FLOOR FRAMING

SCALE : 1/4" = 1'-0"

0' 2' 4' 8'

NORTH

TRUSS SUPPLIER SHALL PREPARE TRUSS COMPONENT SUBMITTAL INFORMATION FOR STATE APPROVAL TO INCLUDE CALCULATIONS AND DRAWINGS FOR SNOW LOADS AS FOLLOWS:

BUILDING IS LOCATED IN	OZAUKEE COUNTY		
GROUND SNOW LOAD	Pg =	30 PSF	
IMPORTANCE FACTOR	Is =	1.0	CATEGORY II
EXOSURE FACTOR	Ce =	1.2	EXPOSURE B
SLOPE FACTOR	Ps =	1.0	
THERMAL FACTOR	Ct =	1.0	HEATED STRUC
ROOF SNOW LOAD	___ = 0.7 x Pg x Ps x Ce x I x Ct		
ROOF SNOW LOAD	25.2 = 0.7 x 30 x 1 x 1.2 x 1 x 1		

LATERAL LOADS SHALL BE BASED ON WIND SPEED OF 90 MPH, 20 PSF LATERAL LOAD

TRUSS MANUFACTURER TO PREPARE AND PROVIDE STAMPED COPIES OF TRUSS PLANS AND ENGINEERED CALCULATIONS TO THE ARCHITECT FOR SUBMITTAL TO THE STATE PRIOR TO INSTALLATION OF THE TRUSSES.

TRUSS MANUFACTURER TO INCLUDE UNBALANCED AND SNOWDRIFT LOADS IN THEIR CALCULATIONS. NEW TRUSS SYSTEM SHALL BE DESIGNED ACCORDINGLY.

NEW PARTITION

EXISITNG PARTITION TO REMAIN

TO BE DEMOLISHED

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arccentralllc@outlook.com

FIRST FLOOR PLAN

PROPOSED ADDITION FOR OMRI BEN YAISCH RESIDENCE
10564 W SUNSET LANE

REVISIONS
9.15.21
1.28.22
3.24.22
4.25.22

Prelim.
Con Doc's
Approval
Rev. 1

DATE
July 21, 21

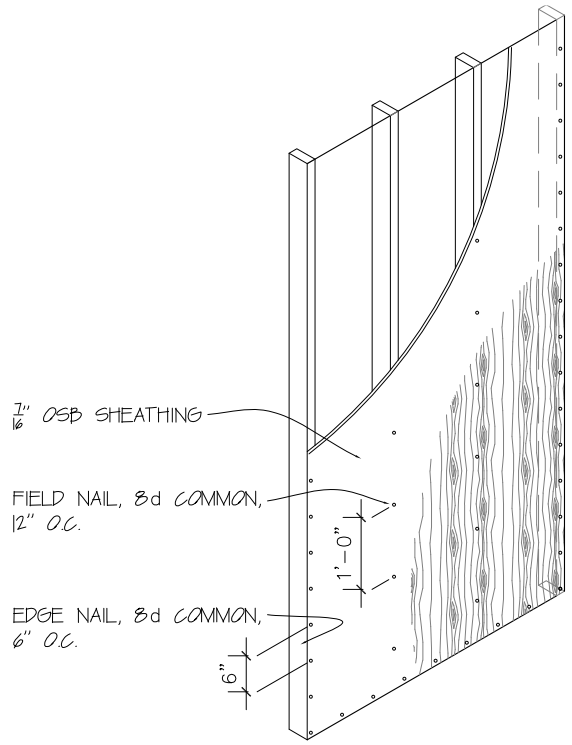
PROJECT NO.
21 050

S101

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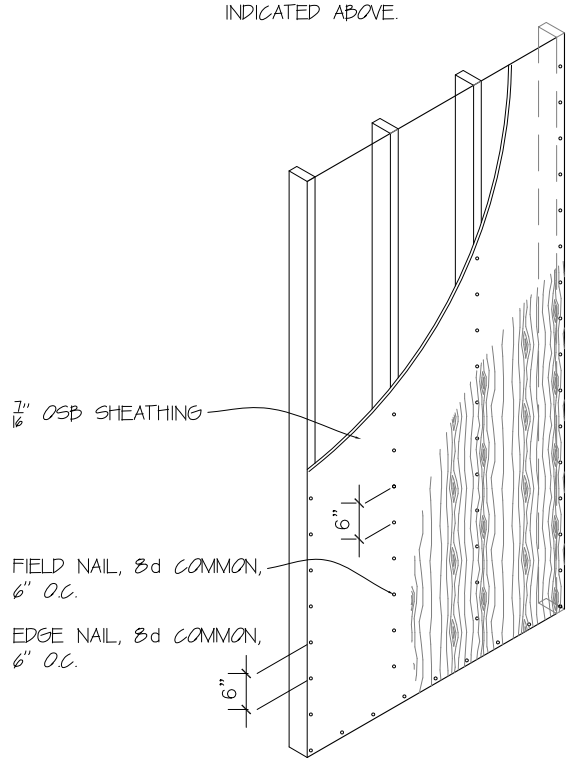
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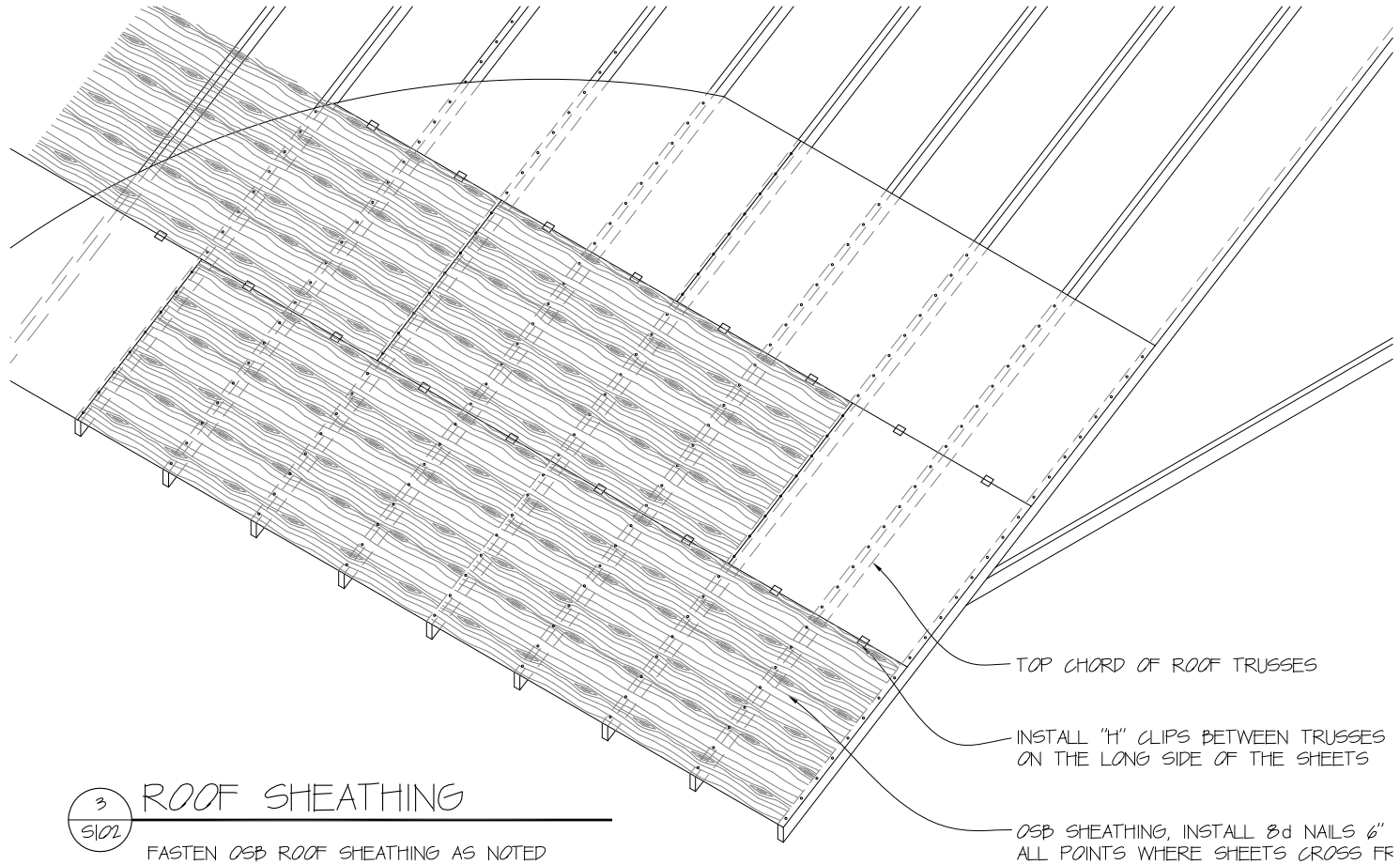
1 S102 TYPICAL WALL SHEATHING

TYPICAL SHEATHING –
FASTEN SHEATHING TO STUD FRAMING AS INDICATED ABOVE.



2 S102 SHEAR WALL SHEATHING

SHEAR WALL BRACING –
FASTEN SHEATHING TO STUD FRAMING WITH 8d NAILS 6" OC AT ALL POINTS WHERE SHEETS CROSS FRAMING. SHEAR WALL NAILING TO BE APPLIED WITHIN 8'-0" OF ALL BUILDING CORNERS.



3 S102 ROOF SHEATHING

FASTEN OSB ROOF SHEATHING AS NOTED

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SHEAR WALL & ROOF SHEATHING DETAILS

PROPOSED ADDITION FOR OMRI BEN YAISCH RESIDENCE
10564 W SUNSET LANE
MEQUON, WI 53092

REVISIONS
Prelim 31521
Con Docs 12822
Approval 32422
Rev. 1 41522

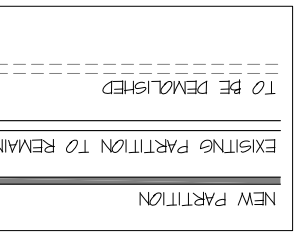
DATE
July 21, 21

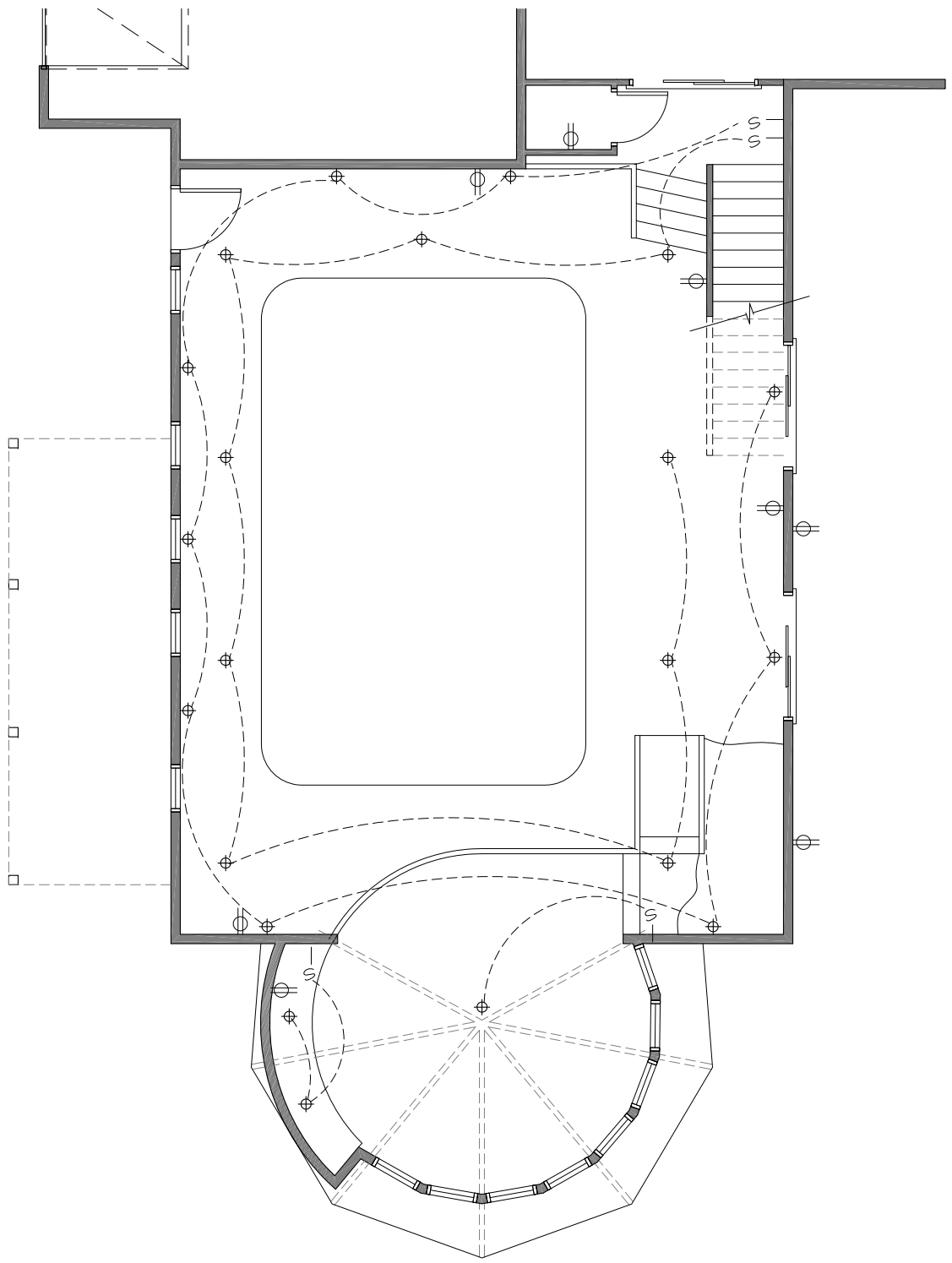
PROJECT NO.
21 050

S102

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S
S
S

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 23rd day of May, 2022 by and between Omri Ben Yaich, property owner 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 at 10564 W Sunset Woods Lane, Section 20, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

RETURN TO:

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

PARCEL NO.:
14-091-010-30.00

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 City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of an Accessory Dwelling Unit.

GRANTED by action of the Planning Commission of the City of Mequon this 23rd day of May 2022.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2022, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2022, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet Docs_Arc Central (7352 : Arc Central LLC for Omri Ben Yaich)

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 shall be void unless, pursuant to the building and Zoning Codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above.
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 City of Mequon shall be held 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.

Conditions on the Operations:

a. Hours of operation: N/A

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:

Private well

d. Provisions for sewage disposal:

Private disposal.

e. Other:

Any substantiated material problems with noise, traffic circulation, parking, unenclosed storage, lighting, maintenance, health, and safety, etc. will be the responsibility of the operator and / or owner to correct. Failure to correct the problem in a timely manner may result in the partial or complete revocation of this grant.

The primary dwelling unit must be owner occupied at any time that a person other than the owner or a legal dependent of the owner occupies the accessory dwelling unit. A property shall be deemed to be owner occupied if an owner or in the case of an owner entity, the person who has voting control of the entity, is either registered to vote using that address or claims the property as the person's primary residence for the Wisconsin lottery and gaming credit.

The accessory dwelling unit may only be occupied by a family member, blood relative, legal dependent, caretaker or paid servant of a resident of the primary dwelling unit.

The accessory dwelling unit may not have a separate postal address.

9. **Conditions of the structures:**

a. Site Plan: As attached Exhibit A

b. Landscaping Plan: N/A

c. Elevations: As attached Exhibit B

d. Floor Plan: As per attached Exhibit C

e. Exterior lighting of the building: N/A

f. Fence / Wall / Dumpster plan details: N/A

g. Sign location, size, and design (including lighting and landscaping): NA

h. Other:

OWNER(S):

Attachment: Packet Docs_Arc Central (7352 : Arc Central LLC for Omri Ben Yaich)

_____

___

By:_____

Acknowledgment

STATE OF WISCONSIN)
)SS
_____COUNTY)

Personally came before me, this _____ day of _____, 2022, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____

Notary Public

This document drafted by the City of Mequon.

Attachment: Packet Docs_Arc Central (7352 : Arc Central LLC for Omri Ben Yaich)

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 23, 2022**

SUBJECT: **Mequon Storage. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for two storage buildings for the property located at 6829-7033 W. Donges Bay Road.**

Applicant:	Chris Hitler
Status of Applicant:	Owner
Requested:	Conditional Use Grant Site Plan Amendment
Existing Use:	Storage Facility
Existing Zoning:	B-5 (Light Industrial) C-2 (Critical Environment)
Land Use Plan:	Institutional
Lot size:	9 acres
Location:	6911 / 6921 W. Donges Bay Road 7031 / 7033 W. Donges Bay Road
Tax Key Number:	#14-034-05-014.00
District:	#4

Background:
The applicant is requesting conditional use grant amendment and building site plan amendment for the expansion of Mequon Storage at located at 6911-7033 W Donges Bay Road. The Planning Commission approved the Conditional Use Amendment and Building Site Plan Amendment in 2014 (see attached minutes) but the applicant only completed two of the proposed four buildings and the approval is now expired. The current request is to complete the final two buildings.

Site Plan:
The applicant has submitted an updated plan that shows the two proposed buildings located 54 feet from the Donges Bay Road right of way. The code requires a 65-foot setback for buildings in the B-5 zoning district. The applicant received a setback waiver in 2014 to place the buildings at 54 feet because the existing wetland and wetland setback has significantly reduced the buildable area of the parcel. In addition, the building to the east is currently setback 35 feet from the property line while the building to the west is approximately 60 feet from the setback. This put the proposed building setback in the middle of the two existing buildings. The two storage buildings completed in 2014/2015 are located at the 54-foot setback. The wetland delineation for the site was updated by SEWRPC in 2021.

There is some remaining landscaping that will be completed with the two buildings that was approved as part of the plan in 2014. This is a recommended condition of approval.

Building Plan:
The building elevations are identical to what was approved in 2014. The north elevation of the two new buildings will be clad with a fiber cement product that emulates the look of stone and mortar. This will match the two existing buildings constructed in 2014/15. The remaining elevations will be constructed with metal wall panels and a standing seam metal roof. The overheard doors are completely located on the interior of the site. The building will contain the same wall packs that currently exist on the recently constructed buildings. They meet the full cutoff requirement of the lighting code.

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

1. **The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**
   The existing storage facility is enclosed by security fencing with a locked gate along Donges Bay Road. There was an additional access point added along Donges Bay Road to access the new units. This access point also has a locked security gate. Staff feels the additional units should not have an impact on health or safety of the surrounding neighborhood.

2. **The proposed use should not injure the value of adjoining or abutting property.**
   The parcels abutting the proposed use both contain single family dwellings. Since the zoning for the area is B-5 (Industrial) these dwellings as considered legal non-conforming uses. The parcel to the east appears to also contain a landscape contractor business as well. The parcel to the west is also owned by the applicant. Staff does not feel the proposed expansion will have a negative impact of the value of the surrounding properties.

3. **The proposed use shall be harmonious or compatible with the area in which it is located.**
   As stated previously, the area is zoned primarily light industrial. Staff believes that because of the industrial zoning, the area will continue to see redevelopment of the area from residential to industrial uses. The additional storage facilities will help stimulate the ongoing redevelopment of the area.

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

Access is provided through an existing driveway on West Donges Bay Road. No access modifications are proposed in association with the project.

Wetlands are present on the property. The wetlands were delineated by SEWRPC in 2021. The boundary and protective area setbacks are shown on the site plan. The developer shall submit the delineation report to the City and confirm the wetland quality, which establishes the required

protective area. The site plan shows impervious surface proposed within the wetland protective area setback and the net impact can be viewed on the Erosion Control Plan. Impervious surface may not be proposed within the wetland protective area per Section 58-675(i) of City ordinances, as the protective area must consist of natural, vegetated areas of land. If the building and site plan were revised to meet the wetland protective area, the east building would likely be eliminated and the longer building reduced in size.

The applicant requested a waiver of this requirement, in exchange for the installation of a no mow buffer within the reduced protective area, and a 3-foot mowed buffer around the building to protect the facility from tree roots. Historically, the Planning Commission has considered and staff have offered a no mow buffer in exchange for a reduced wetland protective area. To ensure equity in evaluating the requests, and to ensure compliance with NR151 which requires the City to administer the wetland protective area, staff will propose a text amendment to accommodate the requests. It will be included as a part of the planned stormwater ordinance update at the June Planning Commission meeting.

The proposed storage buildings do not require water or sewer service. The site is within the sewer service area. Connection is not required.

A storm water management report was approved by the City and MMSD in 2014. The phase being proposed was included in the approved storm water management report. A certification from a professional engineer will be required confirming that the site work conforms to all aspects of the approved storm water management plan.

As a condition of approval and issuance of the building permit, the city engineer will require a drainage financial guarantee in accordance with City ordinance 58-677(b). The applicant must 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).

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards. A haul bond may be required. The haul route and haul route bond are intended to protect City streets from the increase in the amount of hauled material.

The proposed structure will disturb a surface area of more than 4,000 square feet and is therefore subject to a City of Mequon Erosion Control Permit. The permit is required prior to the issuance of a building permit.

Staff Recommendation:

Staff recommends **approval** of the conditional use amendment and site plan amendment based on the following conditions:

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time

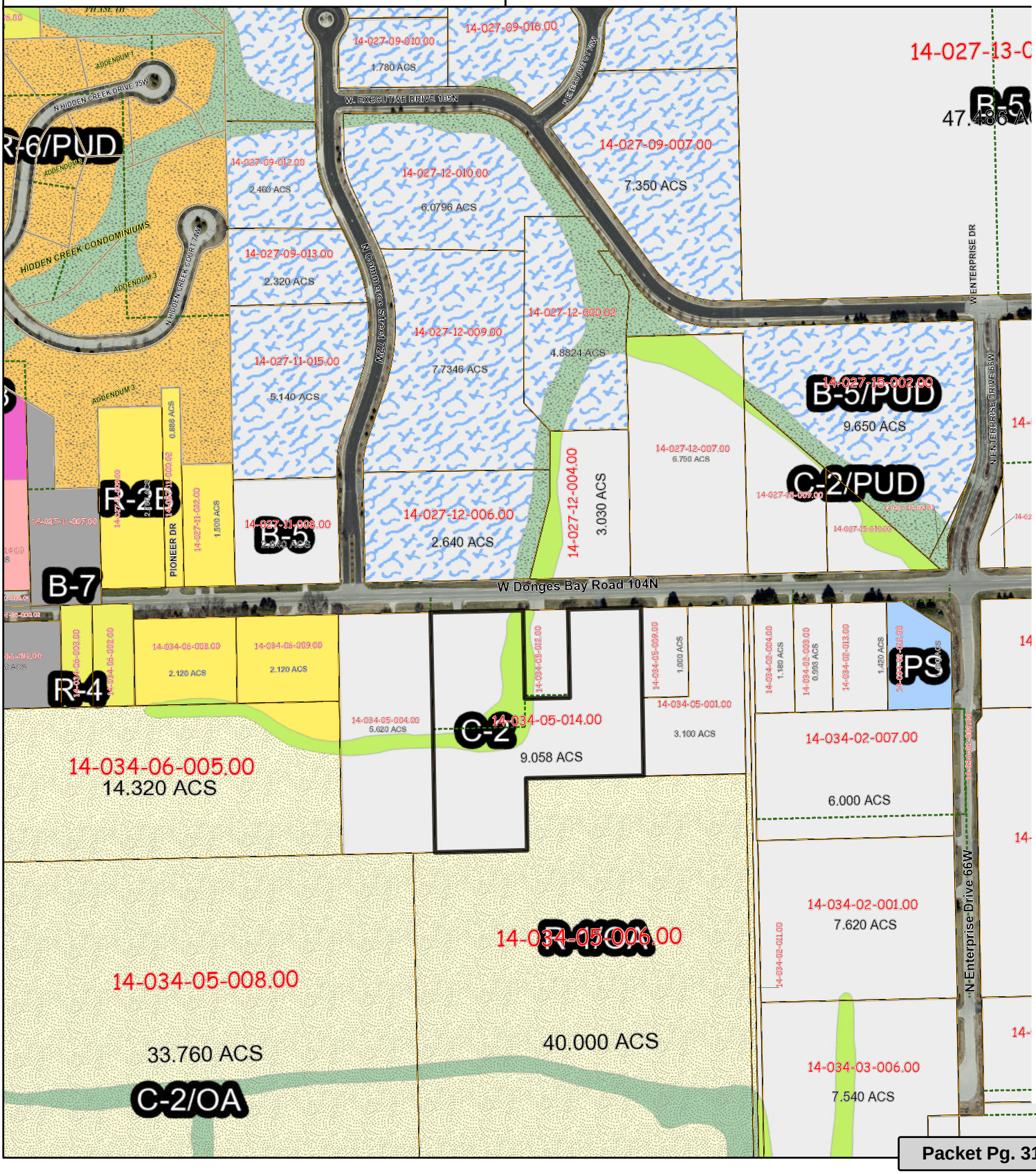
period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.

2. Staff review and approval of final site, landscaping, and grading plans
3. All building mounted fixtures shall be full cutoff.
4. All landscaping shown on the approved plan from 2014 shall be installed.
5. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
6. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
7. Compliance with the Tree Preservation Ordinance.
8. Engineering Division review and approval of the individual site, grading, drainage, and erosion control plans in conformance to City ordinances and the SSLD.
9. Planning Commission waiver of Section 58-675(i) allowing for a reduced wetland protective area, in exchange for a no mow buffer between the developed area and the wetland.
10. Certification from a professional engineer that the site improvements conform to the approved stormwater management plan.
11. As a condition of approval and issuance of the building permit, the city engineer will require a drainage financial guarantee in accordance with City ordinance 58-677(b). The applicant must 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).
12. Developer shall submit the wetland delineation report to the City. The wetland delineation report shall define the quality of the wetlands and the wetland protective areas shall be shown in accordance to that definition, as well as the no mow buffer, with the exception of 3’ around the buildings.
13. Application for and approval of a City Filling and Excavation Permit, if applicable.
14. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable.

Attachments:
Packet Docs_MequonStorage (PDF)

MEQUON STORAGE

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



Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

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DETAILS	PAGE
Development Summary	3
Site Plan	5
Renderings	7
Landscape Plan	12
Light Plan	15

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

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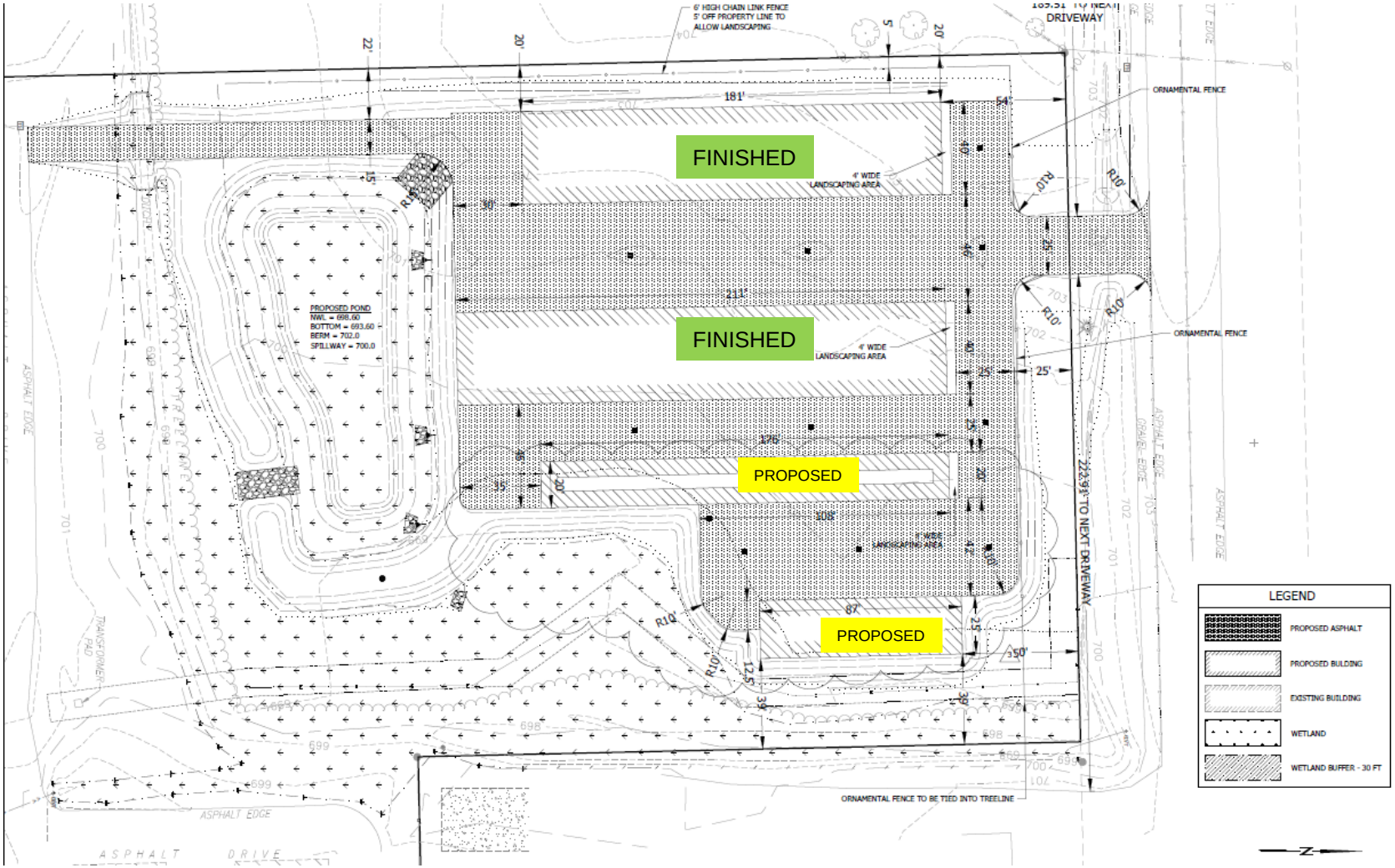
EXPANSION SUMMARY

- Requesting approval to construct two self storage buildings
- Original plans approved in 2014 but only completed two of four buildings
  - Already completed storm water management
  - New plans have slightly smaller building footprint
- Approximately 5,700 total square feet across the two buildings
  - 176’ X 20’
  - 87’ X 25’
- Conventional storage units

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

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SITE PLAN



Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

RENDERING (I)



Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

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RENDERING (II)



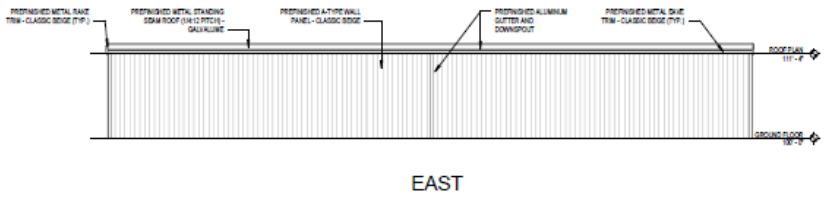
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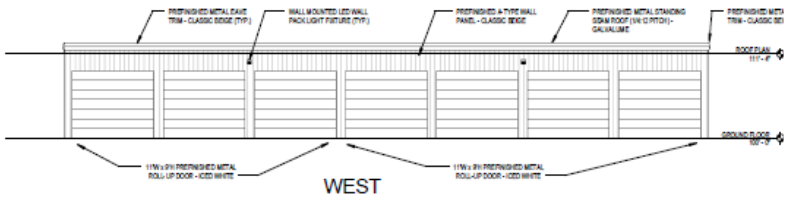
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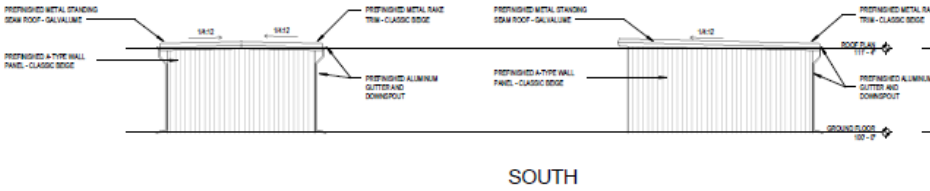


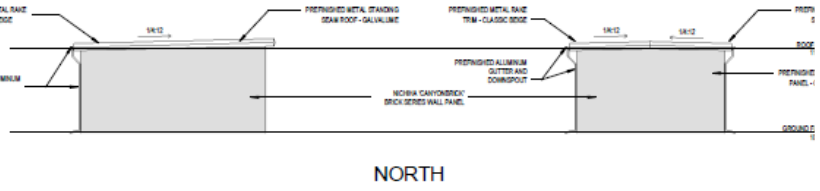
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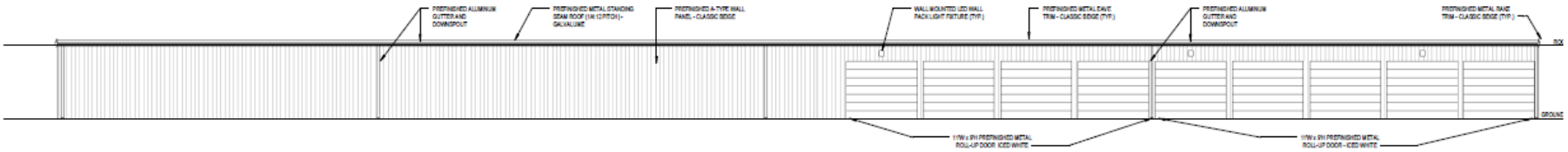
RENDERING (IV)

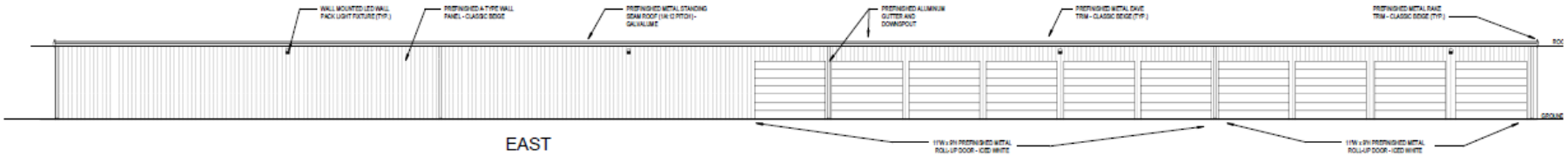












Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

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MEQUON STORAGE

LANDSCAPING PLAN

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

One Redwood Court
Racine, Wisconsin 53402
ph 262.639.9733
fx 262.639.9737
david@wdavidheller.com

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

LANDSCAPE PLAN (I)

Deciduous Tree Requirement:

Total Development Area:		126,700	SF
Minumum Required Greenspace:	40%	50,680	SF

Required Landscaping: ***per 1,000 SF of landscaped area(s)***

Trees:	1 per 1,000 SF	50.68	Trees
Shrubs:	2 per 1,000 SF	101.36	Shrubs

CODE REQUIREMENTS

SHADE TREES (DECIDUOUS)

ARM	Armstrong Red Maple
ABM-s	Autumn Blaze Maple (street tree)
ABM	Autumn Blaze Maple
RSM	Red Sunset Red Maple
SHL-s	Skyline Honeylocust (street tree)
SHL	Skyline Honeylocust
AGMH	Autumn Gold Maidenhair
KCT	Kentucky Coffee Tree
SWO-s	Swamp White Oak (street tree)
SWO	Swamp White Oak
BC	Bald Cypress

ORNAMENTAL TREES (DECIDUOUS)

CFP	Chanticleer Flowering Pear

EVERGREEN TREES

NS	Norway Spruce
BHS	Black Hills Spruce
EGA	Emerald Green Arborvitae

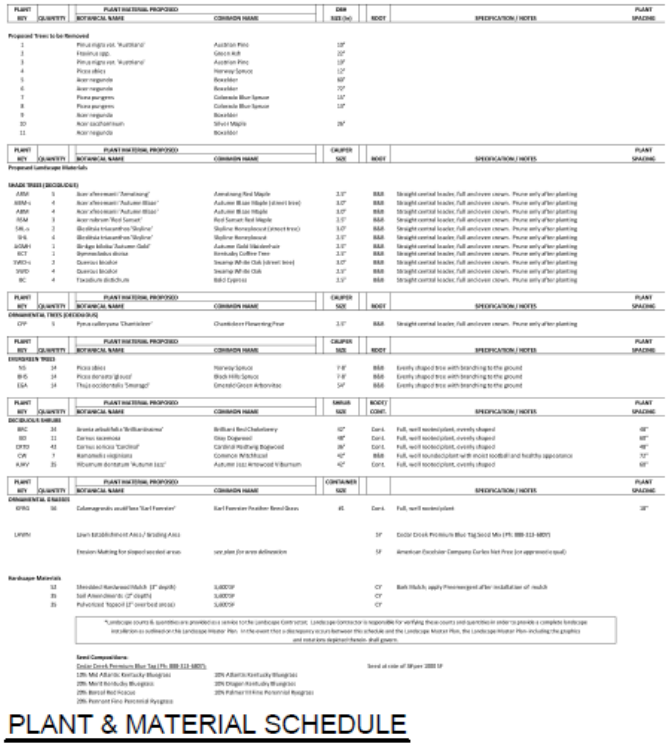
DECIDUOUS SHRUBS

BRC	Brilliant Red Chokeberry
GD	Gray Dogwood
CRTD	Cardinal Redtwig Dogwood
HC	Peking (Hedge) Cotoneaster
CW	Common Witchhazel
AJAV	Autumn Jazz Arrowood Viburnum

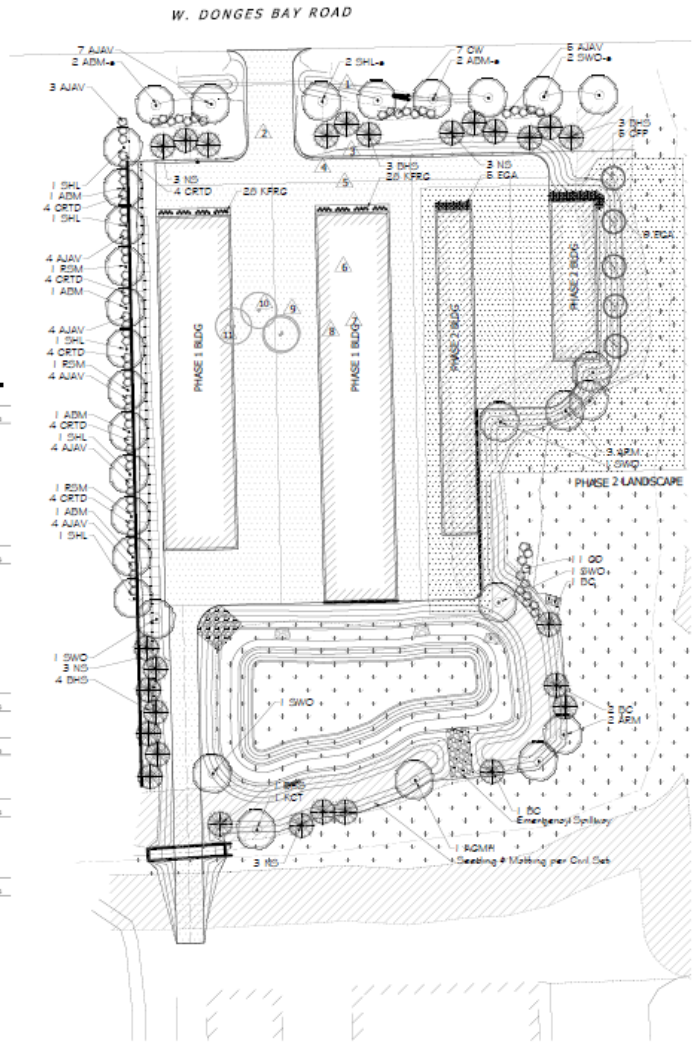
ORNAMENTAL GRASSES

KFRG	Karl Foerster Feather Reed Grass

PLANT KEY



PLANT & MATERIAL SCHEDULE



OVERALL LANDSCAPE PLAN

SCALE: 1"=30'0"

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph/262.903.3613
dhellerassoc@aol.com
www.wisclakes.com

ISSUED: DATE
FOR APPROVAL 06.20.14
FOR PERMIT
FOR BID
FOR CONST.

REVISIONS DATE

PROJECT: MEQUON STORAGE
6911 DONGES BAY ROAD
MEQUON, WI 53092

OWNER: INVESTMENT REAL ESTATE SPECIALIST & LLC
6911 W. DONGES BAY ROAD
MEQUON, WI53092

JOB NO. 14-06
DATE 03.14.22
FILE

OWNER APPROVAL

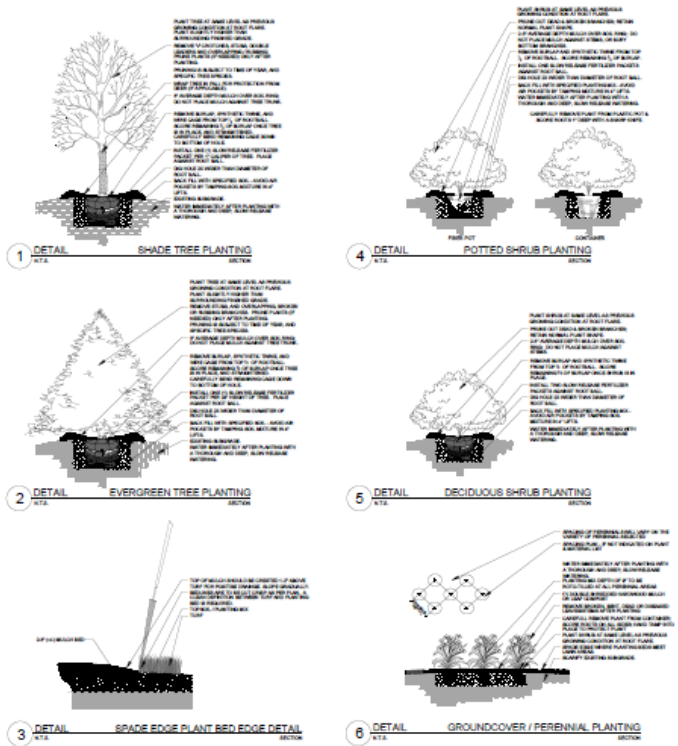
SHEET TITLE
LANDSCAPE PLAN

L1.0

Investmer
Real
Estate
Specialist

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

LANDSCAPE PLAN (II)



PLANT & HARDSCAPE DETAILS

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{2}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{1}{2}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4'-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $\frac{50}{50}$ mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diamter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Beglines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"

Per 100 SF of bed area:
- $\frac{2}{3}$ CY Peat Moss or Mushroom Compost
- $\frac{2}{3}$ CY blended/pulverized Topsoil
- 2 pounds starter fertilizer
- $\frac{1}{3}$ CY composted manure

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 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 mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
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david@davidhellar.com
www.wisvisible.com

ISSUED DATE
FOR APPROVAL 06.20.14
FOR PERMIT
FOR BID
FOR CONST

REVISIONS DATE

PROJECT
MEQUON STORAGE
6911 DONGES BAY ROAD
MEQUON, WI 53092

CLIENT
INVESTMENT REAL ESTATE SPECIALISTS, LLC
6911 W. DONGES BAY ROAD
MEQUON, WISCONSIN

JOB NO. 14-06
DATE 06.04.14
FILE

OWNER APPROVAL

SHEET TITLE
LANDSCAPE NOTES & DETAILS

SHEET NO. L1.1

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

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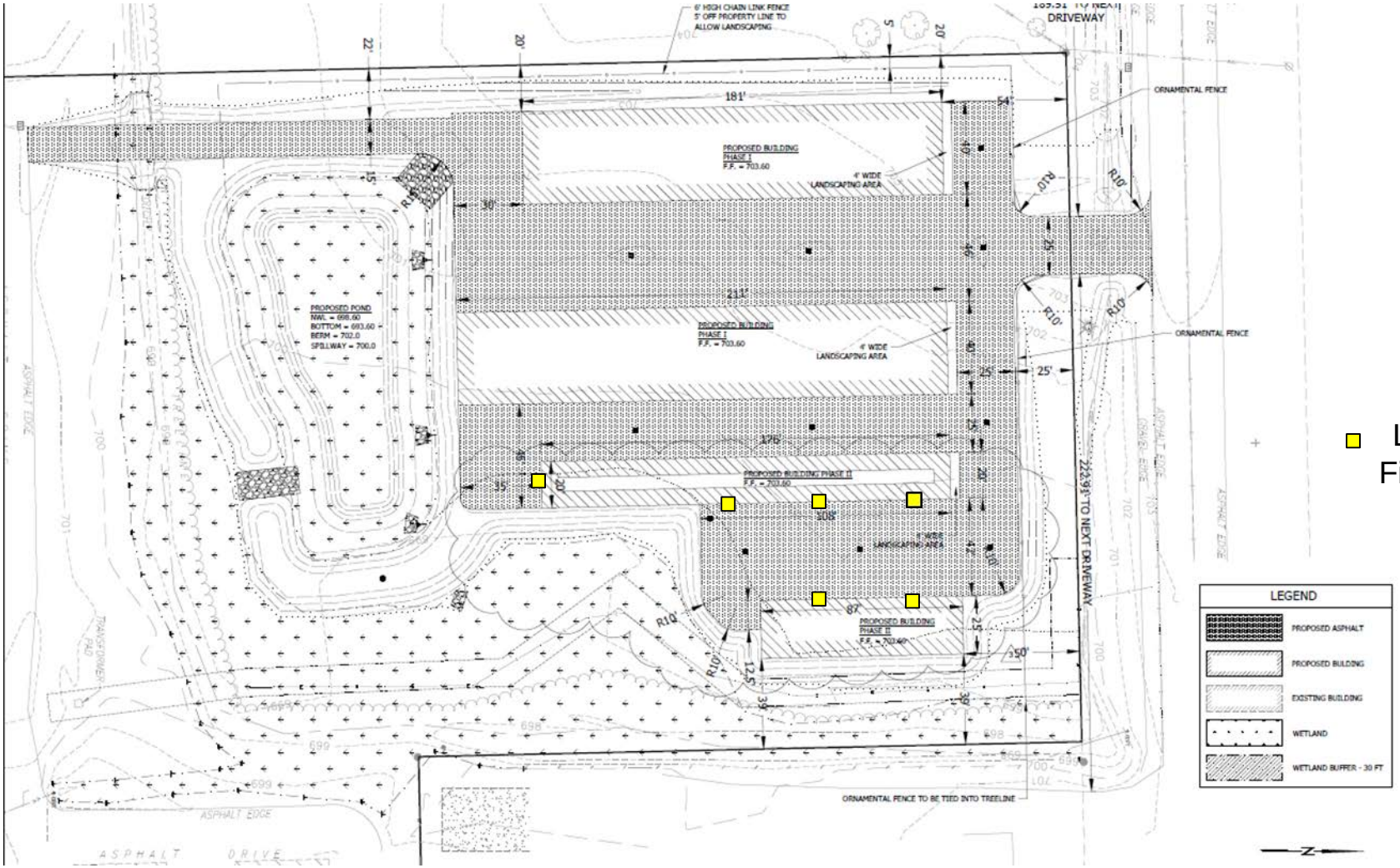
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MEQUON STORAGE

LIGHT PLAN

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

6 EXTERIOR LIGHTS ON NEW BUILDINGS



Lig
Fixtu

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

PHOTOMETRIC ANALYSIS (I)

Luminaire Schedule								
Symbol	**Qty**	**Label**	**Description**	**Arrangement**	**Lumens/Lamp**	**LLF**	**Lum. Watts**	**Total W**
	6	LMS-FWP45W27-50K-D-G2	45W FWP	SINGLE	N.A.	1.000	45.72	274.32

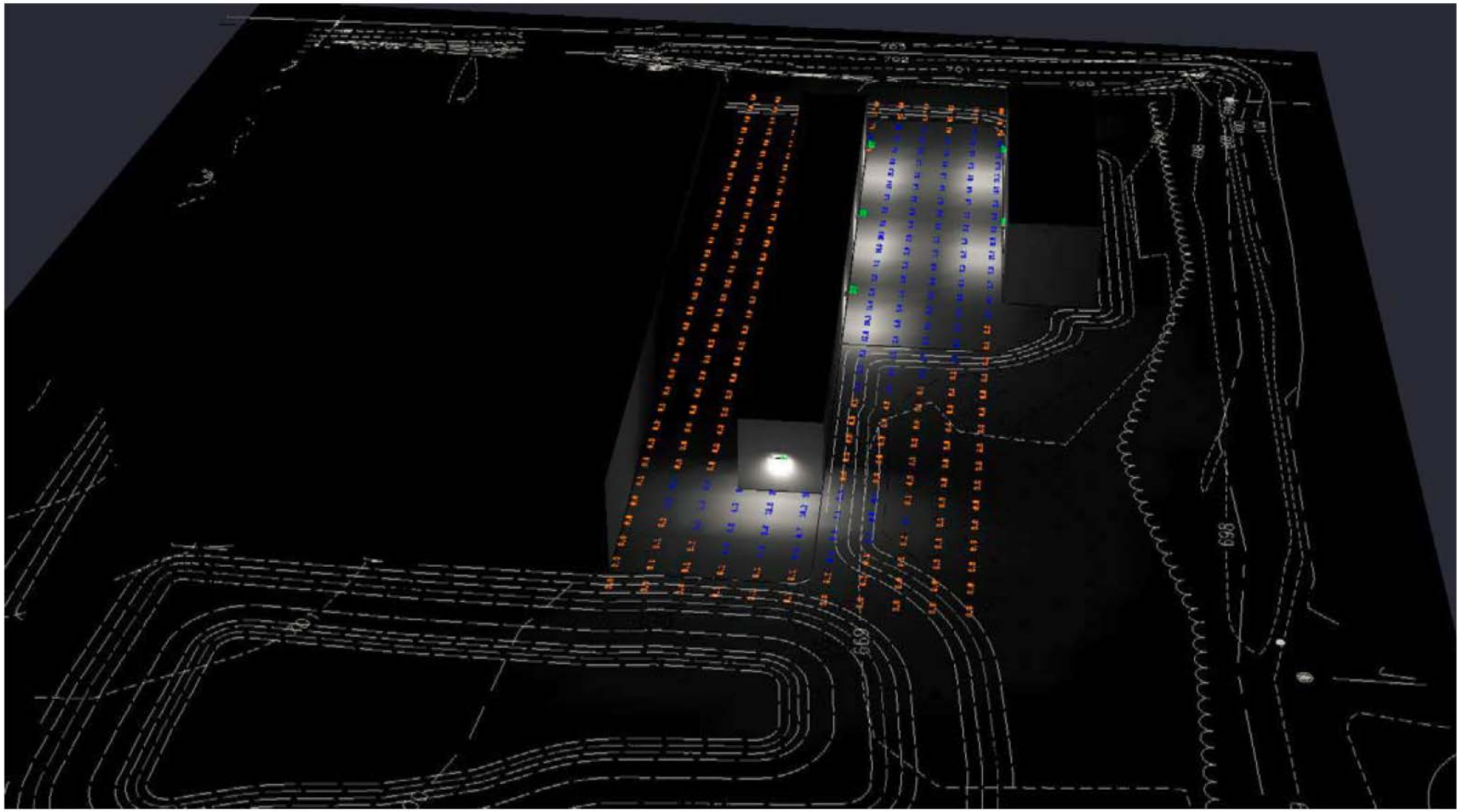
Luminaire Location Summary						
SeqNo	**Label**	**X**	**Y**	**Z**	**Orient**	**Tilt**
1	LMS-FWP45W27-50K-D-G2	-2.985	122.484	10	179.904	0
2	LMS-FWP45W27-50K-D-G2	76.105	113.281	10	270	0
3	LMS-FWP45W27-50K-D-G2	119.238	114.204	10	270	0
4	LMS-FWP45W27-50K-D-G2	163.098	115.189	10	270	0
5	LMS-FWP45W27-50K-D-G2	118.911	74.332	10	90.109	0
6	LMS-FWP45W27-50K-D-G2	164.537	75.52	10	90.109	0

Numeric Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/I**
CalcPts_1	Illuminance	Fc	1.56	31.6	0.0	N.A.	N.A.

Luminaire Tag Summary	
Tag	**Qty**
45W FWP	6

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

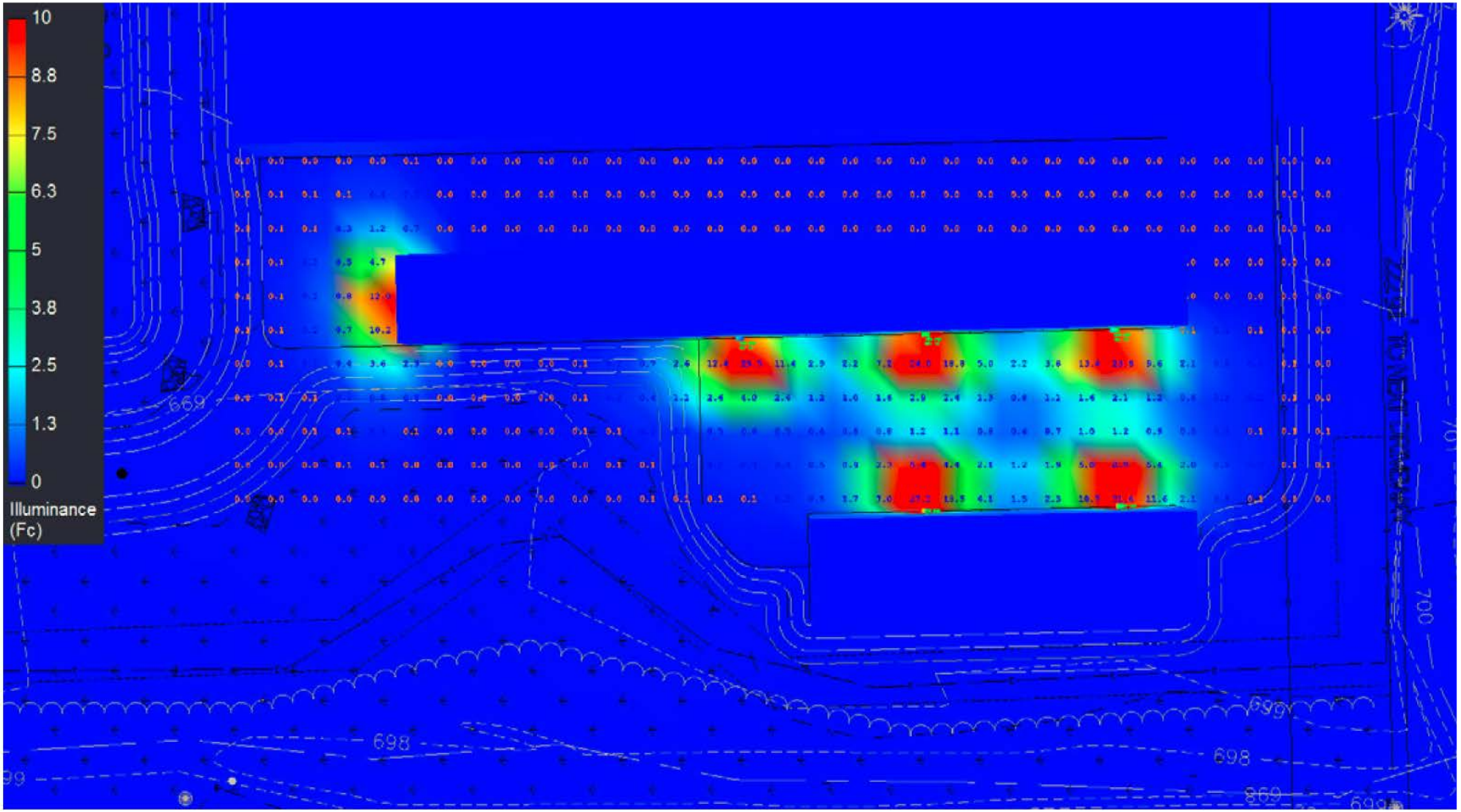
PHOTOMETRIC ANALYSIS (II)



Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

Chris Hitler
O: 262-236-0612
C:
www.ires-llc.com

PHOTOMETRIC ANALYSIS (III)



Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

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Estate
Specialists, LLC

MYSTORAGEHOME.COM

Chris Hitler
O: 262-236-0612
C:
www.ires-llc.com

PROPOSED EXTERIOR FIXTURE WITH FULL CUTOFF (I)





Features

- Lumileds LED, high luminous efficiency and long working life.
- High efficiency LED Driver, the wide range input voltage AC120-277V / 347 V.
- Die Cast aluminium cooling design,high quality and better cooling for LED Tj < 85℃. Excellent
- Optics design, greatly improve the light utilization and evenness.

Product Applications

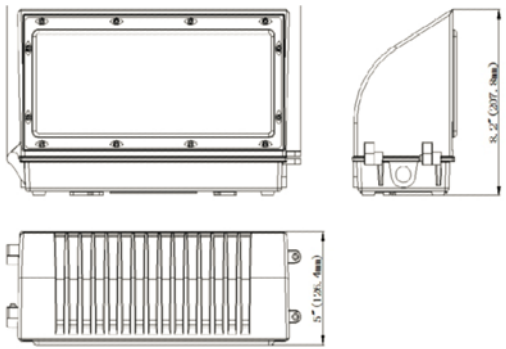
LMS LED Full Cutoff Wall Pack series can be widely used in indoor or outdoor lighting(Wet location),like mechanical or electronic processing workshops, storage warehouses, steel mills, gas stations, toll booth, waiting rooms, the platforms of railway station , indoor stadiums.

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

PROPOSED EXTERIOR FIXTURE WITH FULL CUTOFF (II)

Specifications

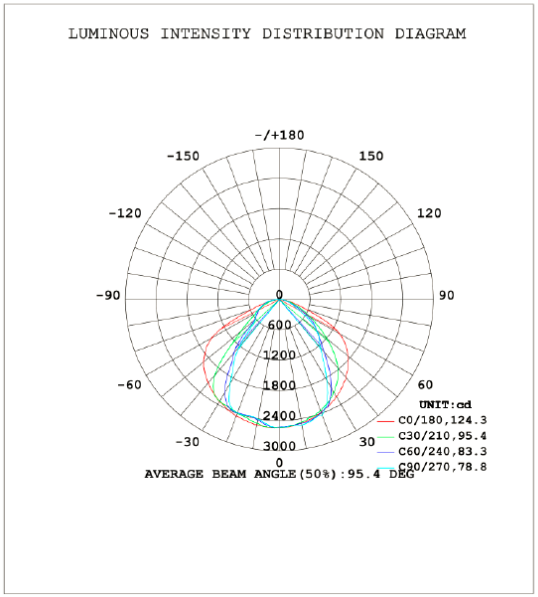
Unit : inch(mm)

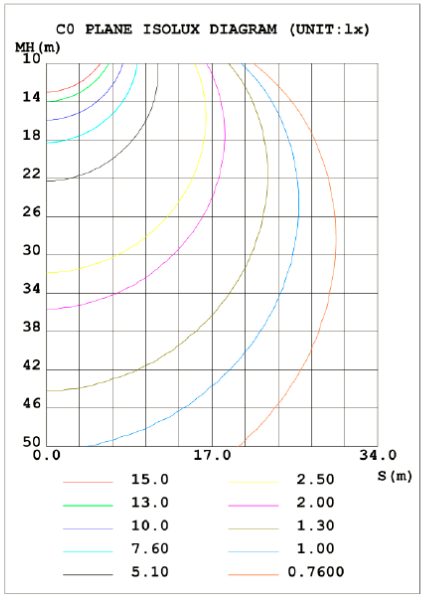


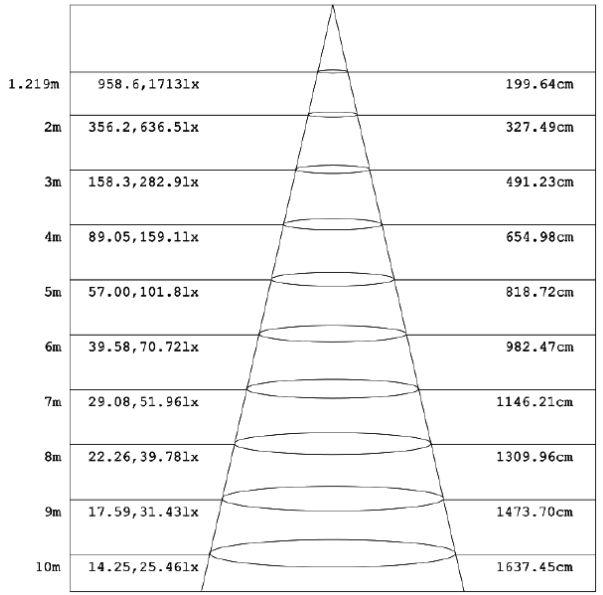
Structure Features

- Shell materials: Aluminum & PC.
- Finish: Dark Bronze/White
- Net weight : 2.9Kg (6.4 lbs)
- Product Size:354.8mm*207.8mm*126.4mm
- Carton Size:390mm*267mm*185mm

Photometry



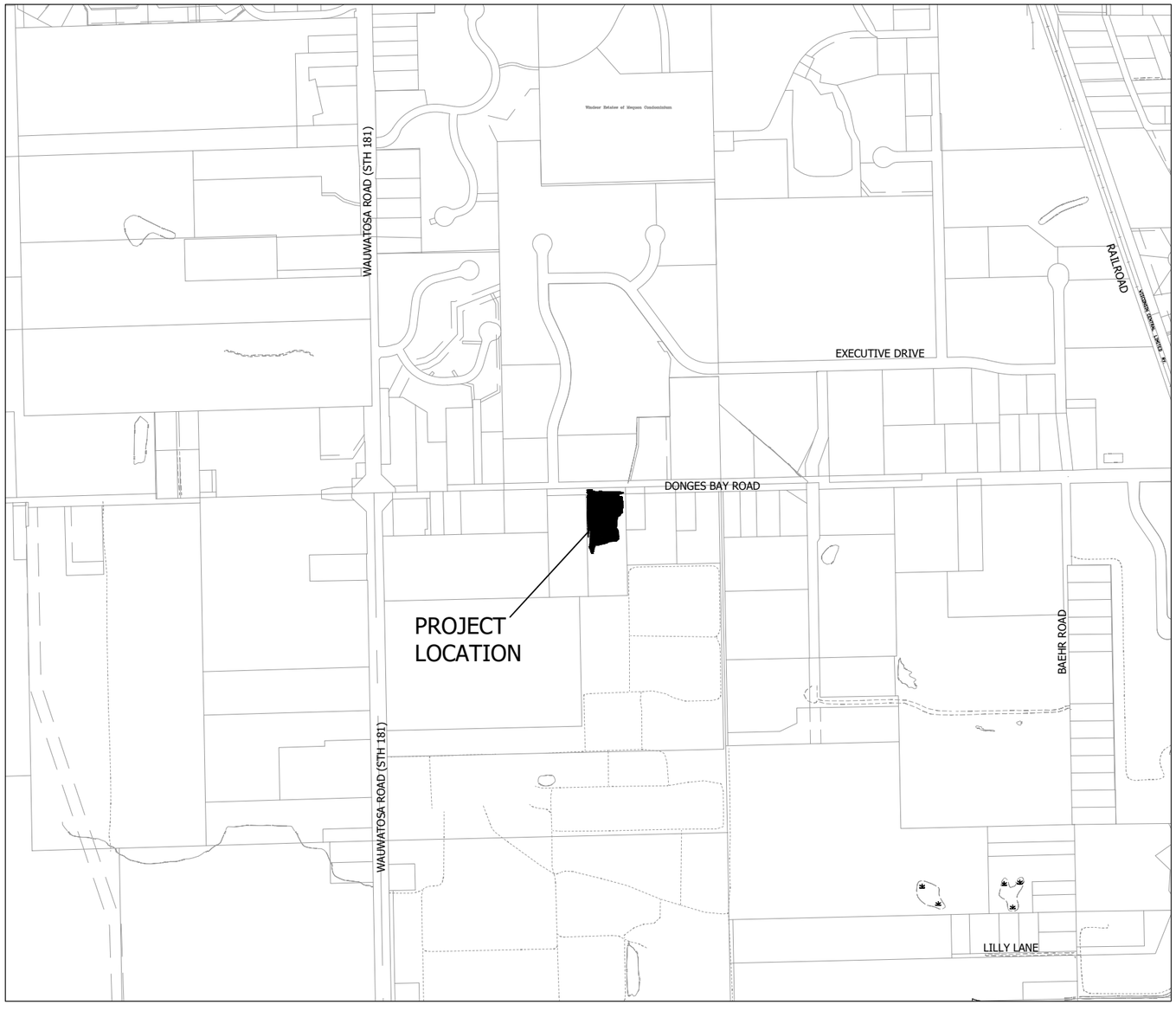




Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

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VICINITY MAP

0 500 1000
Horizontal Scale In Feet

MEQUON STORAGE

MEQUON, WI

Sheet List Table	
Sheet Number	Sheet Title
G0.01	TITLE SHEET
G0.02	LEGEND
C0.01	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.01	EROSION CONTROL PLANS
C3.01	GRADING PLAN
C5.01	STORM SEWER PLAN
C6.01	SITE PLAN
C8.01	COSNTRUCTION DETAILS
C8.02	CONSTRUCTION DETAILS

WISCONSIN
MATTHEW A. CLEMENTI
E-29864
FOND DU LAC
WI
PROFESSIONAL ENGINEER
12/1/21

Stantec
12075 N. Corporate Parkway, Suite 200

TITLE SHEET

MEQUON STORAGE
INVESTMENT REAL ESTATE SPECIALISTS, LLC

DATE OF ISSUAN	
SEPTEMBER 29, 2	
NO	REVISION
1	10/3
2	1/
3	12/
SURVEY	C
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193802391
SHEET NUMBER	

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

Plot Date: 02/03/2022 - 9:42am
Drawing Name: C:\1908\Active\193802391\CAD\Dwg\193802391 G001.dwg
Xrefs: Mequon_Contours_Parametric_Border

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EXISTING TOPOGRAPHIC SYMBOLS

- STORM SEWER APRON
- **BASKETBALL POST**
- BARRICADE PERMANENT
- BENCH
- BOOSTER STATION
- LO BUILDING LOWEST OPENING
- BCM BURIAL CONTROL MONUMENT
- BUSH DECIDUOUS
- CATCH BASIN BEEHIVE
- CURB BOX
- CATCH BASIN
- COLUMN
- CON CONTROL BOX SIGNAL
- CO CLEAN OUT (SEWER)
- CLVT CULVERT END
- DRINKING FOUNTAIN
- ENERGY DISSIPATER
- FLAG FLAG POLE
- FUEL PUMP
- GUY WIRE
- GRILL GRILL
- HANDICAP SPACE
- H HANDHOLE
- FIRE HYDRANT
- HYDRANT PVMNT MARKER (REFLECTOR)
- HYDRANT VALVE
- INLET (SMALL DIA.)
- CP LIFT STATION CONTROL PANEL
- DWO LIFT STATION DRY WELL
- LS LIFT STATION WET WELL
- LIGHT YARD
- LOOP DETECTOR
- MAIL MAIL BOX
- MAIL RELAY BOX
- AR MANHOLE-AIR RELEASE
- OH MANHOLE-HEAT
- G MANHOLE-GAS
- E MANHOLE-POWER
- SS MANHOLE-SANITARY SEWER
- S MANHOLE-STORM SEWER
- C MANHOLE-COMMUNICATIONS
- ? MANHOLE-UNKNOWN
- W MANHOLE-WATER
- METER POWER
- G-METER METER GAS
- OHWM ORDINARY HIGH WATER MARK
- CONTROL OUTLET CONTROL STRUCTURE
- PARKING METER
- PED PEDESTRIAN PUSH BUTTON
- E PEDESTAL POWER
- CTV PEDESTAL CATV
- C PEDESTAL COMMUNICATIONS
- PIV POST INDICATOR VALVE
- POLE-COMMUNICATIONS
- POLE-GUY
- POLE-LIGHT
- POLE-POWER
- POLE-UTILITY
- POLE-UTILITY SERVICE
- POST
- PROPANE TANK PROPANE TANK
- PICNIC TABLE
- SAMPLING WELL
- ROCK ROCK
- RR RR SIGNAL CONTROL BOX
- RR GATE RR CROSSING GATE
- RR SIGNAL
- G-REG REGULATION STATION GAS
- SATELLITE DISH
- SEP SEPTIC TANK
- SEPTIC VENT SEPTIC VENT
- SEPTIC SEPTIC DRAIN FIELD
- SIGN
- SOIL BORING
- G-PIPE STAND PIPE GAS
- SPIGOT WATER
- SPRINKLER SPRINKLER HEAD
- IVB SPRINKLER VALVE BOX
- STUMP
- G-SER SERVICE-GAS POINT ON LINE
- S-SER SERVICE-SANITARY SEWER POINT ON LINE
- ST-SER SERVICE-STORM SEWER POINT ON LINE
- W-SER SERVICE-WATER POINT ON LINE
- TELEPHONE BOOTH
- ELEC TOWER TRANSMISSION TOWER ELECTRIC
- TEST PIT LOC
- TRAN TRANSFORMER POWER
- TREE DEAD
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- TREE-FRUIT
- TRASH TRASH CAN
- TRAFFIC SIGNAL
- GAS VALVE GAS
- VALVE
- G-VENT VENT GAS
- WATER REDUCER
- WETLAND
- SAMPLING WELL WELL-MONITORING
- WELL WELL-WATER

SURVEY SYMBOLS

- AIR CONTROL AERIAL CONTROL POINT
- BS BACKSIGHT CONTROL POINT
- GPS CONTROL POINT
- JLM JUDICIAL LAND MONUMENT
- M MONUMENT COMPUTED
- MONUMENT IRON FOUND
- MONUMENT IRON SET
- R RESECTED POINT
- ROW MONUMENT
- R/W POST ROW MARKER POST
- SECTION CORNER
- TS TRAVERSE CONTROL POINT
- BM BENCH MARK LOCATION

PROPOSED TOPOGRAPHIC SYMBOLS

- BOLLARD
- SANITARY CLEANOUT
- MANHOLE
- SANITARY OR STORM LIFT STATION
- STORM SEWER BEEHIVE CATCH BASIN
- STORM SEWER CATCH BASIN
- STORM SEWER FLARED END SECTION
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER REDUCER
- VALVE
- RIP RAP
- DRAINAGE FLOW
- PEDESTRIAN RAMP

EXISTING PRIVATE UTILITY LINES

- CTV-D CTV-D CTV-D — CABLE TV QUALITY LEVEL D
- CTV-C CTV-C CTV-C — CABLE TV QUALITY LEVEL C
- CTV-B CTV-B CTV-B — CABLE TV QUALITY LEVEL B
- CTV-A CTV-A CTV-A — CABLE TV QUALITY LEVEL A
- FO-D FO-D FO-D — FIBER OPTIC QUALITY LEVEL D
- FO-C FO-C FO-C — FIBER OPTIC QUALITY LEVEL C
- FO-B FO-B FO-B — FIBER OPTIC QUALITY LEVEL B
- FO-A FO-A FO-A — FIBER OPTIC QUALITY LEVEL A
- E-D E-D E-D — POWER QUALITY LEVEL D
- E-C E-C E-C — POWER QUALITY LEVEL C
- E-B E-B E-B — POWER QUALITY LEVEL B
- E-A E-A E-A — POWER QUALITY LEVEL A
- G-D G-D G-D — GAS QUALITY LEVEL D
- G-C G-C G-C — GAS QUALITY LEVEL C
- G-B G-B G-B — GAS QUALITY LEVEL B
- G-A G-A G-A — GAS QUALITY LEVEL A
- C-D C-D C-D — COMMUNICATION QUALITY LEVEL D
- C-C C-C C-C — COMMUNICATION QUALITY LEVEL C
- C-B C-B C-B — COMMUNICATION QUALITY LEVEL B
- C-A C-A C-A — COMMUNICATION QUALITY LEVEL A
- OHP OHP OHP — OVERHEAD POWER
- OHC OHC OHC — OVERHEAD COMMUNICATION
- OHU OHU OHU — OVERHEAD UTILITIES

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE - BARBED WIRE
- FENCE - CHAIN LINK
- FENCE - DECORATIVE
- FENCE - STOCKADE
- FENCE - WOOD
- FENCE - ELECTRIC
- GUARD RAIL
- TREE LINE
- WETLAND

SURVEY LINES

- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- FLOOD PLAIN BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE

EXISTING UTILITY LINES

- FM FM FM — FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- WATER MAIN
- WATER SERVICE
- ABANDON LINE

PROPOSED UTILITY LINES

- FM FM FM — FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER DRAINTILE
- STORM SEWER
- WATER MAIN
- WATER SERVICE
- PIPE CASING

CONCRETE CURB AND GUTTER

- EXISTING
- PROPOSED
- FUTURE
- DEMOLITION

GRADING INFORMATION

- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- × 953.53 × STA:5+67.19 980.87 — PROPOSED SPOT ELEVATION
- 1:4 — RISE:RUN (SLOPE)

ABBREVIATIONS

AD	ALGEBRAIC DIFFERENCE
BV	BUTTERFLY VALVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
℄	CENTER LINE
CL.	CLASS
CMP	CORRUGATED METAL PIPE
C.O.	CHANGE ORDER
DIP	DUCTILE IRON PIPE
EL/ELEV	ELEVATION
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FES	FLARED END SECTION
F/F	FACE TO FACE
FM	FORCE MAIN
F.O.	FIELD ORDER
GV	GATE VALVE
HP	HIGH POINT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
LP	LOW POINT
MH	MANHOLE (SANITARY)
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
PC	POINT OF CURVE
PCC	COMPOUND CURVE
PI	POINT OF INTERSECTION
℄	PROPERTY LINE
PPVC	PERFORATED POLYVINYL CHLORIDE PIPE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SS	STORM SEWER STRUCTURE
STA	STATION
TCE	TEMPORARY CONSTRUCTION EASEMENT
TNH	TOP NUT HYDRANT
TYP	TYPICAL
VC	VERTICAL CURVE
WM	WATER MAIN

HATCH PATTERNS

- HEAVY DUTY ASPHALTIC
- SAND
- ASPHALTIC
- BEDROCK
- CONCRETE
- GROUND
- AGGREGATE

3.b.a

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LEGEND

MEQUON STORAGE
INVESTMENT REAL ESTATE SPECIALISTS, LLC

DATE OF ISSUAN	SEPTEMBER 29, 2
NO	REVISION
1	10/3
2	1/
3	12/
SURVEY	C
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193802391
SHEET NUMBER	

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

Plot Date: 12/06/2021 - 9:39pm
Drawing Name: V:\1938\active\193802391\CAD\Dwg\193802391 G002.dwg
User: bcarter

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SITE BENCHMARK: 703.89
SW FLANGE BOLT ON HYDRANT

STARTING BENCHMARK: 704.07
TOP OF 1" IRON PIPE

DONGES BAY ROAD

RIM=705.08
INV.=691.68 12" E.
INV.=691.78 12" W.

RIM=703.31
INV.=692.31 12" E.
INV.=692.36 12" W.

REMOVE CULVERT

12" C.M.P.'S

ASPHALT EDGE

GRAVEL EDGE

FOUND 1" IRON PIPE

FOUND 1/2" IRON ROD

DEMO BUILDING

BUILDING

REMOVE TREES

GRAVEL DRIVEWAY

TREELINE

CLEAR AND GRUB

3

WETLAND DELINEATED BY SEWRPC 8/15/13
DELINEATED BY SEWRPC 10/19/21

WETLAND BUFFER - 30 FT

N88°41'42"E 297.00'

N01°18'18"W 775.00'

N01°18'18"W 285.62'

N88°41'42"E 145.50'

FOUND 1" IRON PIPE

DITCH

ASPHALT DRIVE

ASPHALT EDGE

TRANSFORMER PAD

10' WIDE ELECTRIC UTILITY EASEMENT

BUILDING

BUILDING

REMOVAL LEGEND

- REMOVE STORM CULVERT
- PROJECT LIMITS
- TREE REMOVAL
- REMOVE CONCRETE
- EXISTING GRAVEL
- REMOVE TREES AND BRUSH
- WETLANDS DELINEATED BY SEWRPC 8/15/13 DELINEATED BY SEWRPC 10/19/21 (3)
- WETLAND BUFFER - 30 FT

N

0 30 60
Horizontal Scale In Feet

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EXISTING CONDITIONS AND DEMOLITION PLAN

MEQUON STORAGE
INVESTMENT REAL ESTATE SPECIALISTS, LLC

DATE OF ISSUAN
SEPTEMBER 29, 2

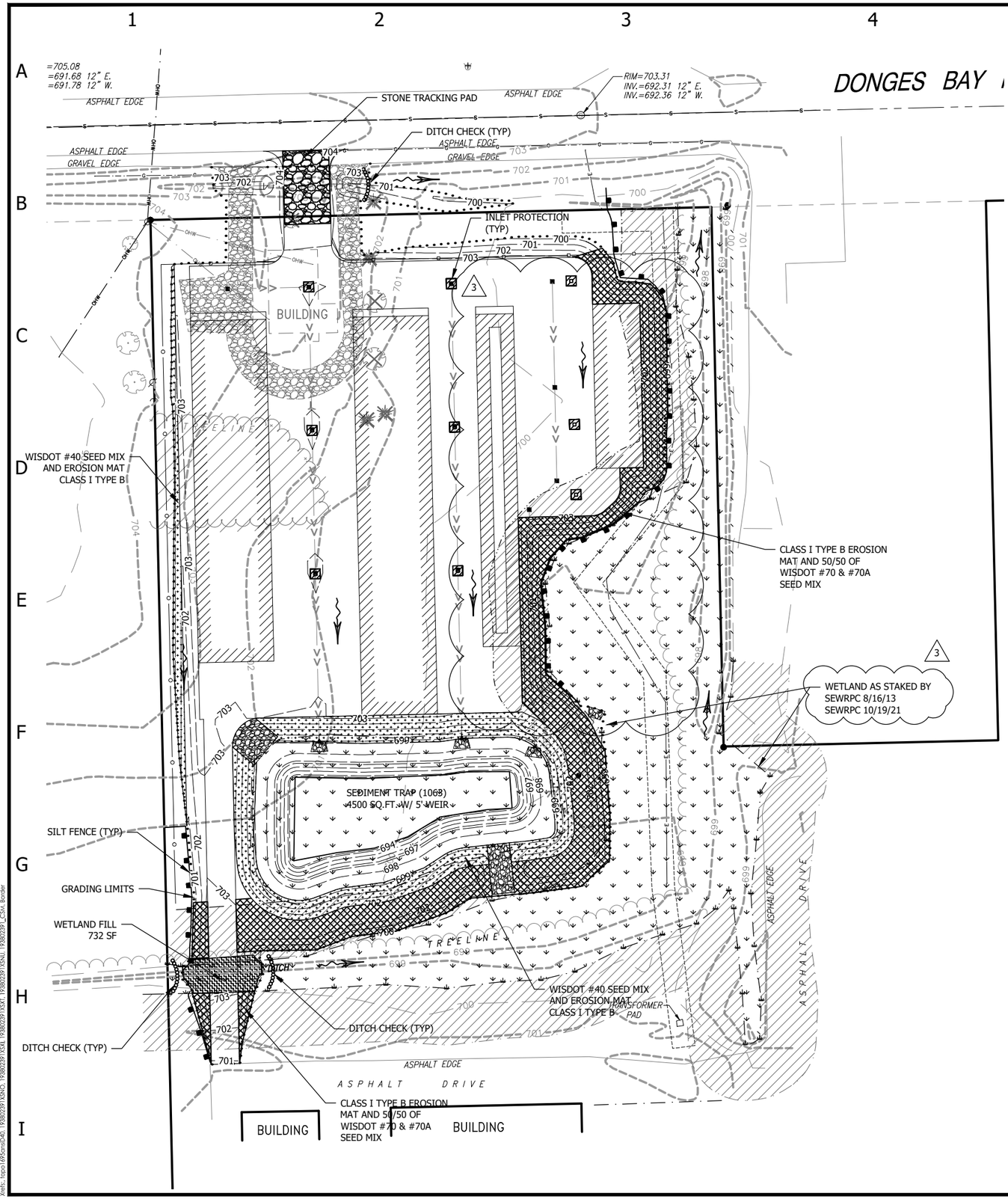
NO	REVISION	
1		10/3
2		1/
3		12/

SURVEY	C
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193802391
SHEET NUMBER	

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

Plot Date: 12/04/2021 - 9:39am
Drawing: ...\193802391 Mequon Storage\193802391\CAD\Dwg\193802391C001.dwg
Xrefs: 193802391XSV1 193802391XSV2 193802391XSV3 193802391XSV4 193802391XSV5 193802391XSX1 193802391XSX2 193802391XSX3 193802391XSX4 193802391XSX5 193802391XSX6 193802391XSX7 193802391XSX8 193802391XSX9 193802391XSX10 193802391XSX11 193802391XSX12 193802391XSX13 193802391XSX14 193802391XSX15 193802391XSX16 193802391XSX17 193802391XSX18 193802391XSX19 193802391XSX20 193802391XSX21 193802391XSX22 193802391XSX23 193802391XSX24 193802391XSX25 193802391XSX26 193802391XSX27 193802391XSX28 193802391XSX29 193802391XSX30 193802391XSX31 193802391XSX32 193802391XSX33 193802391XSX34 193802391XSX35 193802391XSX36 193802391XSX37 193802391XSX38 193802391XSX39 193802391XSX40

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EROSION CONTROL PLAN

GENERAL

1. The construction site is a vacant single family residence with some agricultural cropped areas. The project land disturbing activities will included construction of four (4) storage unit buildings, a private drive with a permitted wetland fill for a culvert over a navigable waterway, pavement and pond construction.
2. Contractor shall conform to all relevant federal, state, and local regulations; the conditions included in any permit; and to the conditions included in the project engineer's plans unless otherwise approved by the Wisconsin department of natural resources (WDNR) and project engineer.
3. Erosion control devices shall conform to the latest edition of the WDNR technical standards and WI DOT Product Acceptability List (PAL).
4. A copy of the erosion control plan and permits shall be kept onsite and available for inspection.
5. At no time may construction equipment or fill be placed in a waterway or wetland. The contractor shall not store any equipment or materials in any wetland, floodplain or floodway, except as approved by permit.
6. Public and private access roads shall be kept free of tracked sediment and at a minimum cleaned at the end of each workday (not by flushing). As well the contractor shall take minimization measurers for dust control to the maximum extent practical.
7. Bare soil areas, including soil stockpiles, left undisturbed for 7 days, shall be stabilized with: temporary or permanent seed and mulch (properly anchored by crimping, netting, or tackifier); hydromulch; tarp; or other approved method.
8. The use, storage and disposal of chemicals, cement and other compounds and materials used on the construction site shall be managed during the construction period to prevent their transport by runoff into waters of the state. All construction debris and litter shall be cleaned on a daily basis.
9. If the contractor determines that dewatering will be necessary, a dewatering plan following WDNR technical standard 1061 shall be submitted by the contractor to the WDNR and Town of Cedarburg for approval.
10. During the non-growing season (Oct. 15 - April 15), winter stabilization shall include seeding with permanent seed/or Winter Wheat and the use of mulch and tackifier (as an anchoring method) or a Class 1-type B erosion mat on all bare soil areas of the site.
    - Mulch shall consist of hay or straw free of diseased plant residue, noxious weeds, harmful chemical residues, heavy metals, hydrocarbons, and other known environmental toxicants.
    - Mulch shall cover a minimum of 80% of the soil surface and shall be ½ to 1 ½ inches thick.
    - If the conditions are too cold to apply tackifier, a mulch crimper or biodegradable netting shall be used as an alternate anchoring method.
11. If snow cover prevents the installation of these items; the condition of the site, including the amount of snow cover, will be noted on every erosion and sediment control inspection report. Once the snow is 2 inches or less on a majority of the site, the above mentioned winter stabilization methods shall be immediately employed.
12. All finish graded ditches and swales shall be planted, sodded or seeded and mulched or matted immediately after completion.
13. If any item in the erosion control plan requires modification, the contractor shall submit an erosion control plan revision to the project engineer and WDNR Stormwater Specialist to receive approval before proceeding.
14. All land disturbing activities shall be conducted in a logical sequence as to minimize the amount of bare soil exposed at any one time. Maintain existing vegetation as long as possible.
15. Any off site sediment deposits shall be cleaned-up and restored or stabilized within 24 hours of any off-site sediment deposition. All sediment shall be properly disposed of or removed off site in an upland location.

EROSION CONTROL INSTALLATION AND SEQUENCING

1. Tracking pad, silt fence, inlet protection, and sediment bale barrier checks shall be installed prior to any land disturbing construction activities.
2. Once the temporary erosion control devices have been installed, demolition, topsoil striping and stock piling and site and pond grading can begin.
3. The pond shall be utilized a sediment trap during construction. Flows shall be directed during construction to the pond.
4. Upon completion of construction and grading within a particular section, seed and mulch shall be immediately applied to any disturbed areas before proceeding to the next section.
5. Permanent stabilization shall occur after final grading; temporary stabilization (temporary seed and mulch) may be needed if substantial time occurs between grading and building completion and paving.

REMOVAL OF EROSION CONTROL MEASURES

1. Inlet Protection Devices shall be removed when all land disturbing construction activities have been completed and the site has reached final stabilization. Final stabilization is defined as an established uniform perennial vegetative cover with an overall site density of at least 70%.
2. Silt Fence shall be removed when all land disturbing construction activities have been completed and the area has reached final stabilization. Any soil disturbance that has occurred as a result of its removal shall be immediately stabilized.
3. Sediment Bale Barriers shall be left in place until site is >70% stabilized and the ditches are ready for final grading and seeding.
4. Tracking pad shall be removed when all land disturbing construction activities have been completed along its associated access road. Any soil disturbance that has occurred as a result its removal shall be immediately stabilized.

EROSION CONTROL INSPECTION AND MAINTENANCE

1. Inspect all erosion control measures prior to commencing grading activities. Erosion control measures shall be inspected weekly and within 24 hours of every ½ inch or greater rain event. Maintenance shall be in accordance with the WDNR technical standards and the engineer's plans and specifications and as deemed necessary by regulatory agencies. All maintenance and/or repairs shall be completed within 24 hours of notification by the erosion control inspector. The contractor shall maintain an erosion control log book on site noting inspection date and times, repairs necessary, and repairs made.
2. The contractor shall maintain the erosion control measures as follows:
   A. Tracking Pad - Maintenance shall take place by scraping or top-dressing with additional aggregate. A minimum 50 foot long and 12-inch thick pad consisting of a minimum of 3 inch clear washed stone shall be maintained. The width of the tracking pad shall extend the full distance of the egress point.
   B. Silt Fence - Sediment /debris/deposits shall be removed when they reach 50% of the height of the silt fence. Removed sediment shall be deposited in a suitable area and stabilized. Silt fence that is damaged or not performing as designed shall be repaired or replaced immediately.
   C. Inlet protection- Maintenance shall be conducted to keep inlets functioning without ponding water for prolong periods. Inlet fabric shall be replaced as needed, and in accordance with technical standards.
   D. Sediment Bale Barrier - Sediment /debris/deposits shall be removed when they reach 50% of the height of the sediment bale barrier. Removed sediment shall be deposited in a suitable area and stabilized. Sediment bale barriers that are not performing as designed shall be repaired or replaced immediately.

EROSION CONTROL LEGEND

- SILT FENCE (1056)
- RIP RAP
- INLET PROTECTION (1060)
- DITCH CHECK (1062)
- CLASS I TYPE B EROSION MAT AND 50/50 OF WISDOT #70 & #70A SEED MIX
- WETLAND
- WETLAND BUFFER - 30 FT.
- STONE TRACKING PAD (1057)
- WISDOT #40 SEED MIX AND EROSION MAT CLASS I TYPE B
- WETLAND FILL 732 SF
- DRAINAGE PATTERN

N

0 30 60
Horizontal Scale In Feet

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12075 N. Corporate Parkway, Suite 200

EROSION CONTROL PLANS
MEQUON STORAGE
INVESTMENT REAL ESTATE SPECIALISTS, LLC

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		SEPTEMBER 29, 2
1		10/3
2		11/
3		12/

SURVEY
DRAWN
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CHECKED
APPROVED
PROJ. NO. 193802391
SHEET NUMBER

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

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CONSTRUCT SWALE TO CAPTURE OFF-SITE DRAINAGE

GRADING LIMITS

HIGH PNT

LOW PNT

PHASE I BUILDING
F.F. = 703.60

EXISTING

PROPOSED POND
NWL = 698.60
BOTTOM = 693.60
BERM = 702.0
SPILLWAY = 700.0

PHASE I BUILDING
F.F. = 703.60

EXISTING

PROPOSED

PHASE II BUILDING F.F. = 703.60

PROPOSED

PHASE II BUILDING
F.F. = 703.60

GRADING LIMITS

SPILLWAY ELEVATION 700.0

TRANSFORMER PAD

ASPHALT EDGE

ASPHALT DRIVE

PROPOSED BUILDING

BUILDING FLOOR = 703.60

ASPHALT ELEVATION AT BUILDING 703.50

GRADING DETAIL
N.T.S

0 20 40
Horizontal Scale In Feet

LEGEND

- 800 — EXISTING MINOR CONTOUR
- 800 — EXISTING MAJOR CONTOUR
- 800 — PROPOSED MINOR CONTOUR
- 800 — PROPOSED MAJOR CONTOUR
- SURFACE DRAINAGE DIRECTION
- GRADING LIMITS
- WETLAND BUFFER - 30 FT
- WETLAND
- RIPRAP ON FILTER FABRIC (SEE DETAIL)

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GRADING PLAN

MEQUON STORAGE
INVESTMENT REAL ESTATE SPECIALISTS, LLC

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1	10/3
2	11/
3	12/1

DATE OF ISSUAN
SEPTEMBER 29, 2

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APPROVED

PROJ. NO. 193802391

SHEET NUMBER

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

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42.75'-65"X40" ARCH CONC PIPE 0.03%
W. INV.698.36
E. INV. 698.35

PROPOSED BUILDING
PHASE I

EXISTING

INLET 14
RIM 703.14
INV 700.50 12" E

43.01'-12" HDPE @ 0.68%

12" CSP (S)

10'-12" RCP @ 1.02%
W. INV.701.45
E. INV. 701.00

89.23'-12" HDPE @ 0.80%

76.00'-12" HDPE @ 0.67%

75.50'-12" HDPE @ 0.67%

FES-2
INV 698.48 12" N

INLET 7
RIM 702.90
INV 699.20 12" N
INV 699.20 12" S

INLET 6
RIM 702.90
INV 699.71 12" N
INV 699.71 12" S

INLET 5
RIM 702.90
INV 700.21 12" W
INV 700.21 12" S

PROPOSED POND
NWL = 698.60
BOTTOM = 693.60
BERM = 702.0
SPILLWAY = 700.0

PROPOSED BUILDING
PHASE I

EXISTING

89.29'-12" HDPE @ 0.67%

76.00'-12" HDPE @ 0.67%

75.51'-12" HDPE @ 0.67%

FES-3
INV 698.60 12" N

INLET 10
RIM 703.00
INV 699.20 12" N
INV 699.20 12" S

INLET 9
RIM 703.00
INV 699.71 12" N
INV 699.71 12" S

INLET 8
RIM 703.00
INV 700.21 12" S

FES-4
INV 698.60 12" N

PROPOSED BUILDING
PHASE II

PROPOSED

INV 696.60 12" NE

125.73'-12" HDPE @ 0.68%

21.14'-12" HDPE
@ 0.52%

49.57'-12" HDPE @ 0.67%

56.00'-12" HDPE @ 0.67%

INLET 11
RIM 703.10
INV 700.28 12" S

30.41'-12" RCP
@ 0.00%

INLET 13
RIM 703.10
INV 699.57 12" N
INV 699.57 12" SW

INLET 12
RIM 703.10
INV 699.90 12" N
INV 699.90 12" S

INLET 15
RIM 703.40
INV 699.46 12" NE
INV 699.46 12" S

31.57'-12" RCP
@ 0.16%

OUTLET CONTROL STRUCTURE
RIM 702.01
INV 696.60 12" SW
INV 698.60 12" N

INV 698.55 12" S

EXISTING STRUCTURE

PROPOSED

PROPOSED BUILDING
PHASE II

3

RIM=703.31
INV=692.31 12" E
INV.=692.36 12" W.

ASPHALT EDGE
GRAVEL EDGE
TRANSFORMER PAD
ASPHALT DRIVE

0 20 40
Horizontal Scale In Feet

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STORM SEWER PLAN
MEQUON STORAGE
INVESTMENT REAL ESTATE SPECIALISTS, LLC

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		SEPTEMBER 29, 2
1		10/
2		11/
3		12/

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PROJ. NO.	193802391
SHEET NUMBER	

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

Plot Date: 12/06/2021 - 5:39pm
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SITE PLAN

MEQUON STORAGE
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3	12/

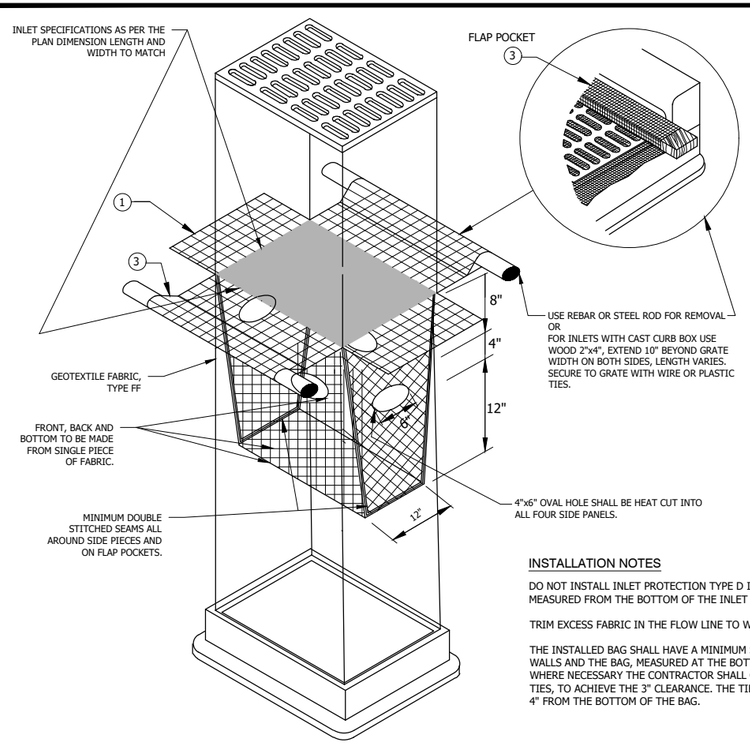
DATE OF ISSUAN
SEPTEMBER 29, 2

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PROJ. NO. 193802391
SHEET NUMBER

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Plot By: Thomas Wolf
Drawing No.: 193802391-LCAD-Dwg
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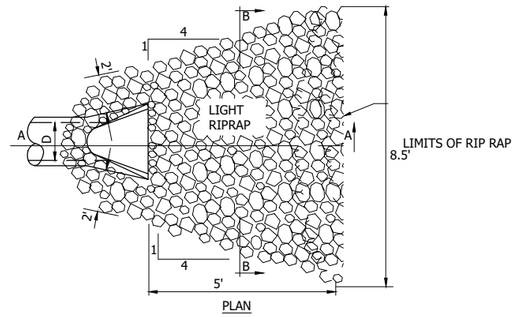
INSTALLATION NOTES

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

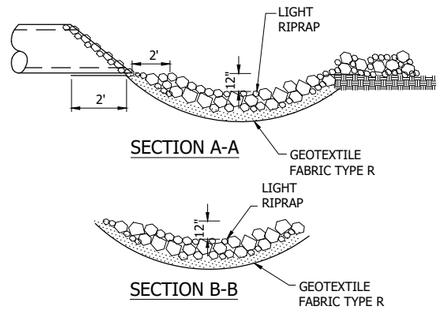
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE) 2



PLAN



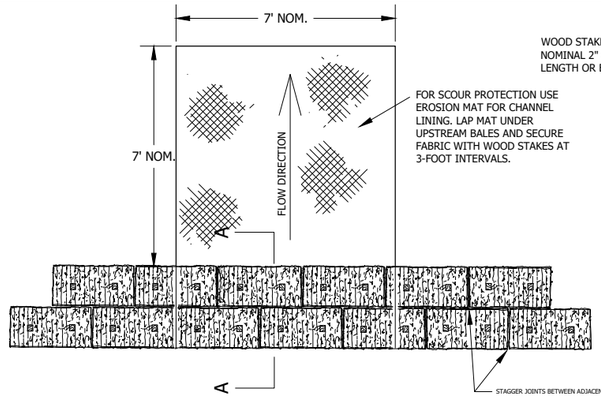
SECTION A-A

SECTION B-B

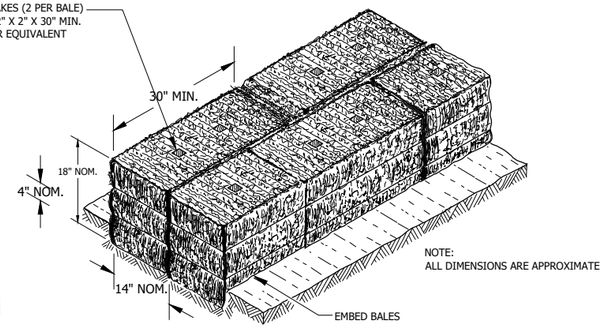
NOTES:
LIGHT RIPRAP IN ACCORDANCE WITH STANDARD SPECIFICATION FOR HIGHWAY & STRUCTURE CONSTRUCTION 606.2(2), MINIMUM DEPTH OF ONE FOOT.

GEOTEXTILE FABRIC IN ACCORDANCE WITH 645.3.6

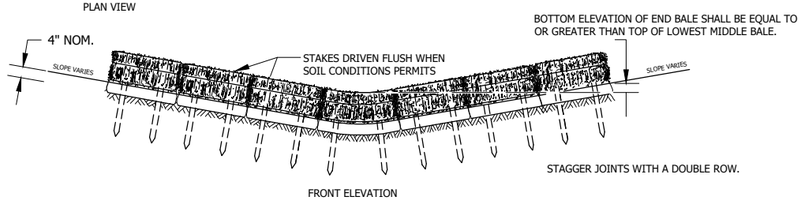
RIPRAP DETAIL



PLAN VIEW

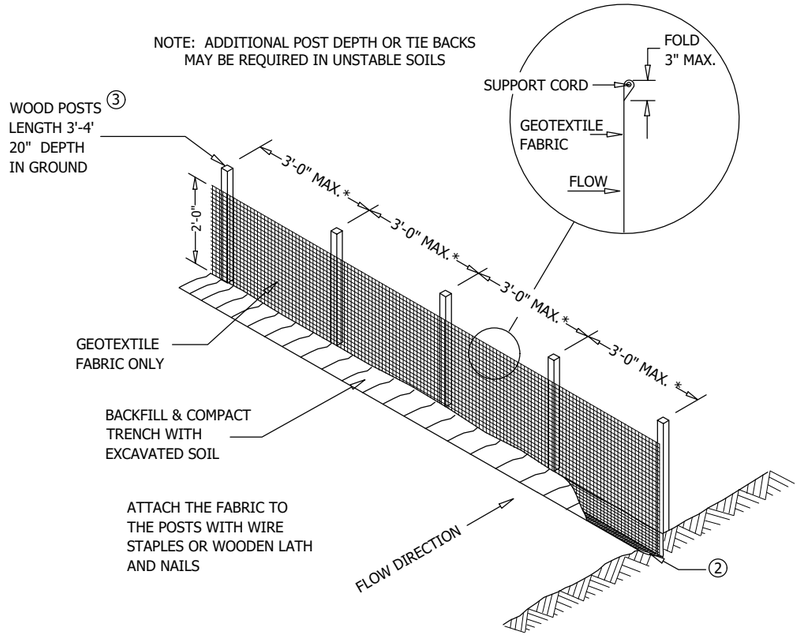


SECTION A-A



FRONT ELEVATION

SEDIMENT BALE BARRIER (1055)

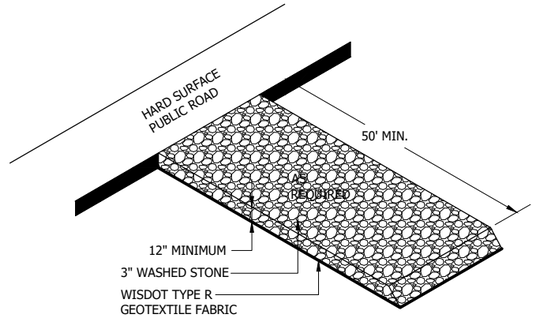


*NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

SILT FENCE

GENERAL NOTES

1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF $1\frac{1}{2}$" X $1\frac{1}{8}$" OF OAK OR HICKORY
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.



STONE TRACKING PAD (1057)
NOT TO SCALE

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CONSTRUCTION DETAILS
MEQUON STORAGE
INVESTMENT REAL ESTATE SPECIALISTS, LLC

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SEPTEMBER 29, 2

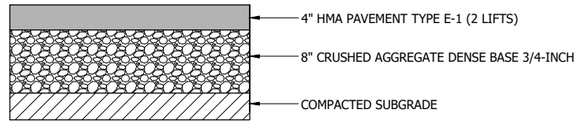
NO	REVISION	
1		10/3
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PROJ. NO. 193802391
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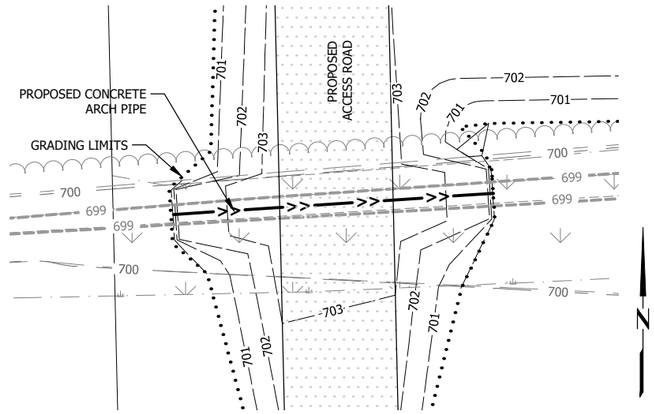
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Packet Pg. 56

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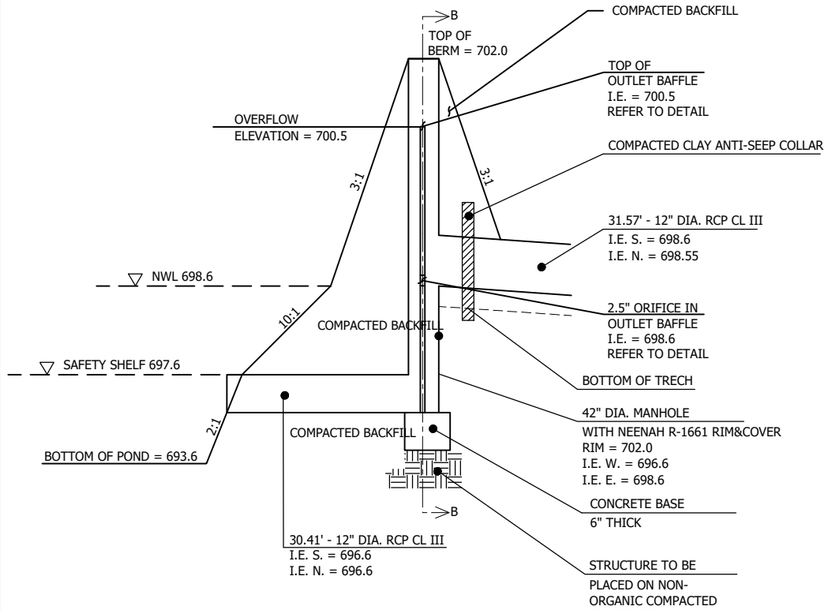
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ASPHALT SECTION
NOT TO SCALE



PROPOSED CULVERT
PLAN VIEW
1" = 20'



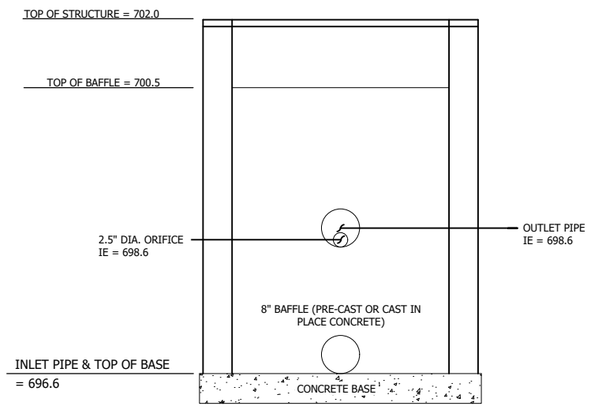
NOTES:

PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

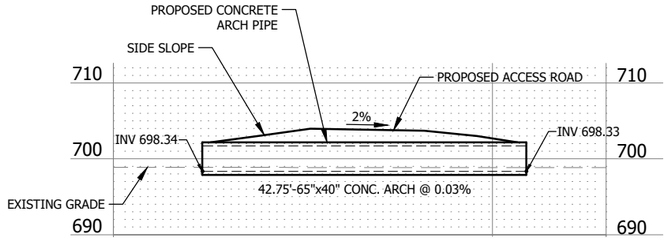
CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

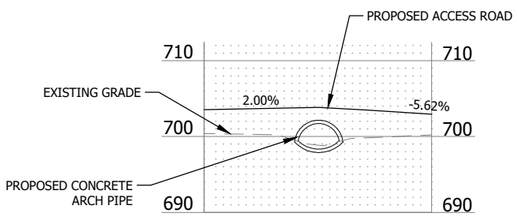
OUTLET CONTROL STRUCTURE
NOT TO SCALE



OUTLET CONTROL STRUCTURE
SECTION B-B
NOT TO SCALE



PROPOSED CULVERT
PROFILE VIEW - LOOKING NORTH
1" = 20'



PROPOSED CULVERT
SECTION VIEW - LOOKING EAST
1" = 20'

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CONSTRUCTION DETAILS
MEQUON STORAGE
INVESTMENT REAL ESTATE SPECIALISTS, LLC

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		SEPTEMBER 29, 2
1		10/3
2		1/
3		12/

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PROJ. NO.	193802391
SHEET NUMBER	

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Xrefs: 193802391XSNL, 193802391XSIT, tcxs1st5cmd14d, 193802391XSNO, 193802391_CSM_Border

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

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

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

Deciduous Tree Requirement:

Total Development Area:		126,700	SF
Minumum Required Greenspace:	40%	50,680	SF

Required Landscaping: ***per 1,000 SF of landscaped area(s)***

Trees:	1 per 1,000 SF	50.68	Trees
Shrubs:	2 per 1,000 SF	101.36	Shrubs

CODE REQUIREMENTS

SHADE TREES (DECIDUOUS)
- ARM Armstrong Red Maple
- ABM-s Autumn Blaze Maple (street tree)
- ABM Autumn Blaze Maple
- RSM Red Sunset Red Maple
- SHL-s Skyline Honeylocust (street tree)
- SHL Skyline Honeylocust
- AGMH Autumn Gold Maidenhair
- KCT Kentucky Coffee Tree
- SWO-s Swamp White Oak (street tree)
- SWO Swamp White Oak
- BC Bald Cypress

ORNAMENTAL TREES (DECIDUOUS)
- CFP Chanticleer Flowering Pear

EVERGREEN TREES
- NS Norway Spruce
- BHS Black Hills Spruce
- EGA Emerald Green Arborvitae

DECIDUOUS SHRUBS
- BRC Brilliant Red Chokeberry
- GD Gray Dogwood
- CRTD Cardinal Redtwig Dogwood
- HC Peking (Hedge) Cotoneaster
- CW Common Witchhazel
- AJAV Autumn Jazz Arrowood Viburnum

ORNAMENTAL GRASSES
- KFRG Karl Foerster Feather Reed Grass

PLANT KEY

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	DBH SIZE (in)	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Trees to be Removed							
1		Pinus nigra var. 'Austriana'	Austrian Pine	10"			
2		Fraxinus spp.	Green Ash	22"			
3		Pinus nigra var. 'Austriana'	Austrian Pine	10"			
4		Picea abies	Norway Spruce	12"			
5		Acer negundo	Boxelder	60"			
6		Acer negundo	Boxelder	72"			
7		Picea pungens	Colorado Blue Spruce	15"			
8		Picea pungens	Colorado Blue Spruce	13"			
9		Acer negundo	Boxelder				
10		Acer saccharinum	Silver Maple	26"			
11		Acer negundo	Boxelder				

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
ARM	5	Acer xfreemanii 'Armstrong'	Armstrong Red Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
ABM-s	4	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple (street tree)	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
ABM	4	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
RSM	3	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SHL-s	2	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust (street tree)	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
SHL	4	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
AGMH	1	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
KCT	1	Gymnocladus dioica	Kentucky Coffee Tree	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SWO-s	2	Quercus bicolor	Swamp White Oak (street tree)	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
SWO	4	Quercus bicolor	Swamp White Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
BC	4	Taxodium distichum	Bald Cypress	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
ORNAMENTAL TREES (DECIDUOUS)							
CFP	5	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
EVERGREEN TREES							
NS	14	Picea abies	Norway Spruce	7-8'	B&B	Evenly shaped tree with branching to the ground	
BHS	14	Picea densata 'glauca'	Black Hills Spruce	7-8'	B&B	Evenly shaped tree with branching to the ground	
EGA	14	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	54"	B&B	Evenly shaped tree with branching to the ground	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	SHRUB SIZE	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
DECIDUOUS SHRUBS							
BRC	24	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	42"	Cont.	Full, well rooted plant, evenly shaped	48"
GD	11	Cornus racemosa	Gray Dogwood	48"	Cont.	Full, well rooted plant, evenly shaped	60"
CRTD	42	Cornus sericea 'Cardinal'	Cardinal Redtwig Dogwood	36"	Cont.	Full, well rooted plant, evenly shaped	48"
CW	7	Hamamelis virginiana	Common Witchhazel	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	72"
AJAV	35	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowood Viburnum	42"	Cont.	Full, well rooted plant, evenly shaped	60"

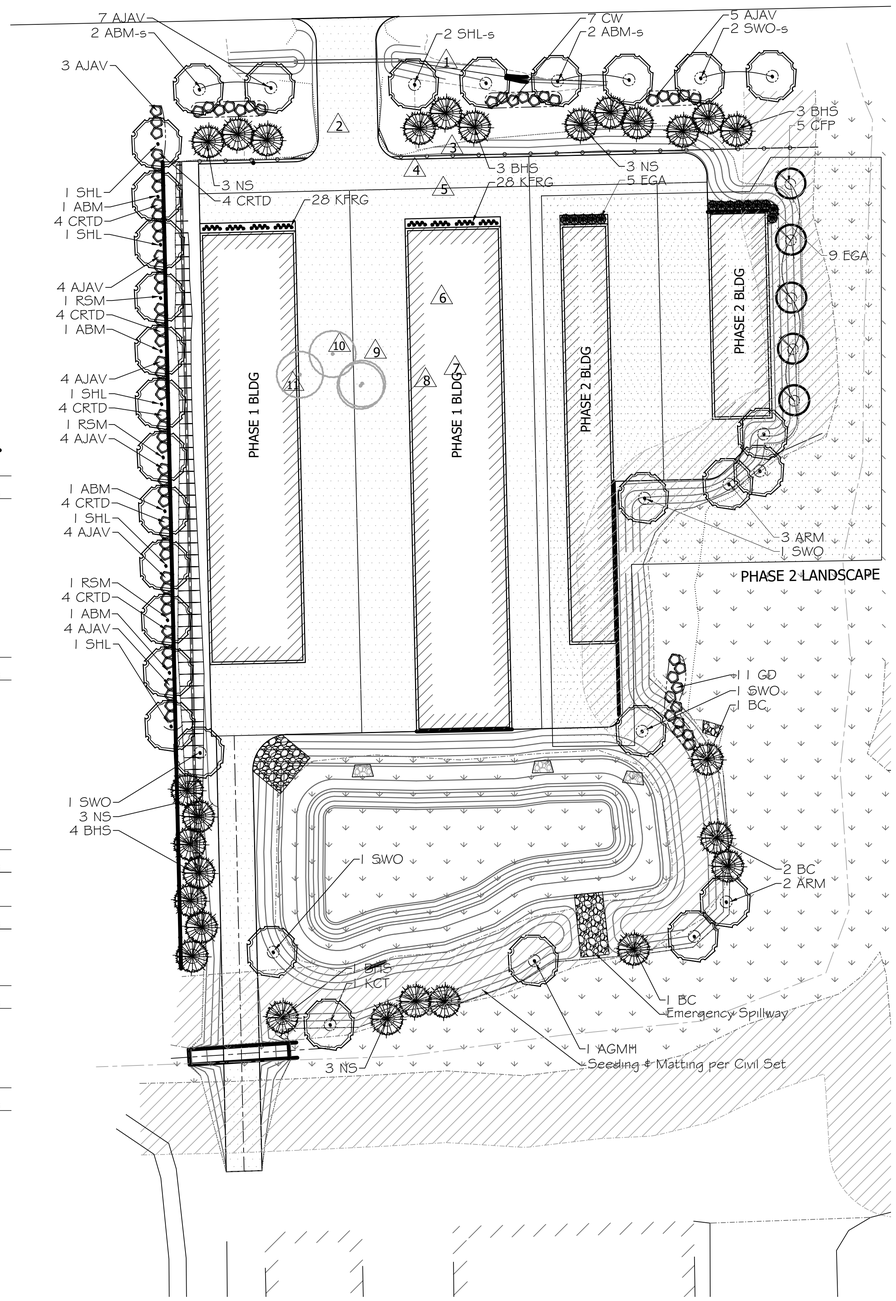
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
ORNAMENTAL GRASSES							
KFRG	56	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	18"
LAWN		Lawn Establishment Area / Grading Area			SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)	
		Erosion Matting for sloped seeded areas	*see plan for area delineation*		SF	American Excelsior Company Curlex Net Free (or approved equal)	
Hardscape Materials							
	52	Shredded Hardwood Mulch (3" depth)	*5,600 SF*		CY	Bark Mulch; apply Preemergent after installation of mulch	
	35	Soil Amendments (2" depth)	*5,600 SF*		CY		
	35	Pulverized Topsoil (2" over bed areas)	*5,600 SF*		CY		

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.

Seed Compositions:

Cedar Creek Premium Blue Tag (Ph: 888-313-6807): — Seed at rate of 3# per 1000 SF
- 10% Mid Atlantic Kentucky Bluegrass
- 10% Atlantis Kentucky Bluegrass
- 20% Merit Kentucky Bluegrass
- 10% Dragon Kentucky Bluegrass
- 20% Boreal Red Fescue
- 10% Palmer III Fine Perennial Ryegrass
- 20% Pennant Fine Perennial Ryegrass

PLANT & MATERIAL SCHEDULE



OVERALL LANDSCAPE PLAN

SCALE: 1"=30'0"

LICENSED LANDSCAPE ARCHITECT
W. DAVID HELLER
No. 438-014
STATE OF WISCONSIN

Plans Prepared By:
W. David Heller, ASLA
WI License Number: 438-014

C:\Users\W. David\Documents\ArchiCAD Library\19 4 Logo Text\WDH Signature\Signature.jpg

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

ISSUED	DATE
FOR APPROVAL	06.20.14
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
2	
3	

PROJECT:
MEQUON STORAGE
6911 DONGES BAY ROAD
MEQUON, WI 53092

CLIENT:
INVESTMENT REAL ESTATE SPECIALITS, LLC
6911B W. DONGES BAY ROAD
MEQUON, WI 53092

JOB NO. 14-056
DATE 03.14.22
FILE

OWNER APPROVAL

Signature

Date

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

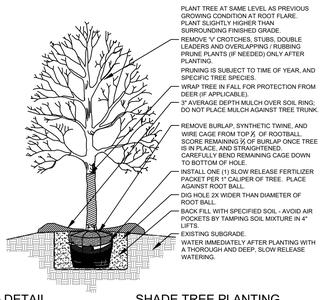
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Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

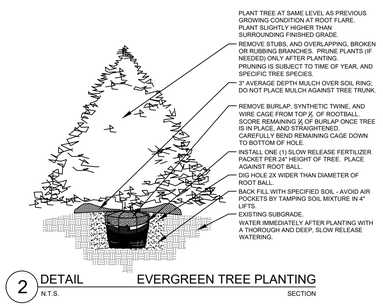
TO OBTAIN LOCATIONS OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

DIGGERS HOTLINE

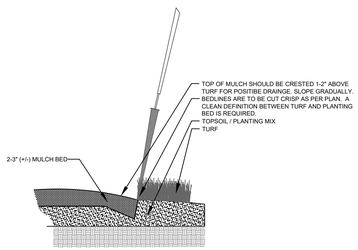
CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



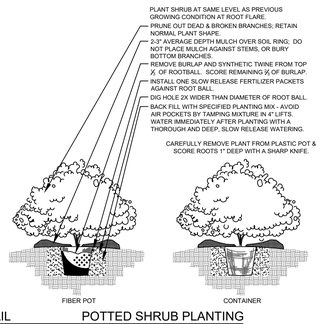
1 DETAIL SHADE TREE PLANTING
N.T.S. SECTION



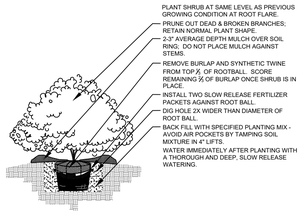
2 DETAIL EVERGREEN TREE PLANTING
N.T.S. SECTION



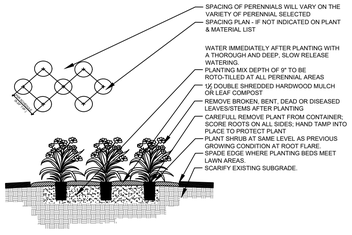
3 DETAIL SPADE EDGE PLANT BED EDGE DETAIL
N.T.S. SECTION



4 DETAIL POTTED SHRUB PLANTING
N.T.S. SECTION



5 DETAIL DECIDUOUS SHRUB PLANTING
N.T.S. SECTION



6 DETAIL GROUNDCOVER / PERENNIAL PLANTING
N.T.S. SECTION

PLANT & HARDSCAPE DETAILS

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topspoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $^{50}/_{50}$ mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertiilizer packets at the rater of 1 per 24" height/diamter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"

Per 100 SF of bed area:
¾ CY Peat Moss or Mushroom Compost
¾ CY blended/pulverized Topsoil
2 pounds starter fertilizer
¼ CY composted manure

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 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 mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

LICENSED LANDSCAPE ARCHITECT
W. DAVID HELLER
NO. 438-014
STATE OF WISCONSIN

Plans Prepared By:
W. David Heller, ASLA
WI License Number: 438-014

© Grenfell, David\Documents\AutoCad Library\H-A.sup Tech\SIG Signatures\Signature.jpg

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

ISSUED	DATE
FOR APPROVAL	06.20.14
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
2	
3	

PROJECT:
MEQUON STORAGE
6911 DONGES BAY ROAD
MEQUON, WI 53092

CLIENT:
INVESTMENT REAL ESTATE SPECIALITS, LLC
6911B W. DONGES BAY ROAD
MEQUON, WI 53092

JOB NO. 14-056
DATE 03.14.22
FILE

OWNER APPROVAL

Signature

Date

SHEET TITLE
LANDSCAPE NOTES & DETAILS

SHEET NUMBER
L1.1

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

RETURN TO:

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

PARCEL NO.:
140340501400

CONDITIONAL USE GRANT AMENDMENT

6911 W Donges Bay Road **Legal Description – See attached**

Following action by the Planning Commission of the City of Mequon approving an amendment of the Conditional Use Grant, these Articles of Agreement are made and entered into this 23rd day of May 2022, by and between Mequon Storage and the City of Mequon.

It is agreed upon by and between the parties hereto that the Conditional Use Grant for the use of property as a warehouse storage facility; the original Grant recorded as Document #655637 in Volume 1239 pages 804-808 on May 2, 2000 and subsequent amendment recorded as Document #0854504 on December 15, 2006 and subsequent amendment recorded as Document 878806 on February 28, 2008 be amended as follows:

1. Exhibit A-3 shall represent the elevation details of the expansion area.
2. Exhibit B-3 shall represent the general site plan of the expansion area.
3. Exhibit C-3 shall represent the landscaping plan of the expansion area.

GRANTED by action of the Planning Commission of the City of Mequon this 23rd day of May 2022.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

Conditional Use Grant

OWNER(S):

By:_____

Acknowledgment

STATE OF _____)
)SS
_____COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
Notary Public

Attachment: Packet Docs_MequonStorage (7351 : Mequon Storage)

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 23, 2022**

SUBJECT: **James Schneider for Lewenauer. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the properties located at 2015 & 2049 W. Martin Way and 13804 N. Martin Way.**

Applicant:	John Lewenauer
Status of Applicant:	Owner
Requested:	Final Land Division Approval
Existing Use:	Dwellings and vacant land
Existing Zoning:	R-1 Rural Residential (5 acre)
Lot size:	30.5 acres
Location:	2015 W. Martin Way 2049 W. Martin Way 13804 N. Martin Way
Tax Key Number:	#15-006-14-006.00, #15-006-09-019.00, #15-006-09-015.00
District:	#5

Background:
The applicant is requesting approval for a two-lot land division for the property located at 2015 and 2049 W Martin Way and 13804 N Martin Way. The land division would modify the existing three lot configuration into two lots; Lot 1 is 22.07 acres and contains a single-family home and Lot 2 is 8.54 acres and contains a single family home.

Zoning District Standards and Site Conditions:
The proposed certified survey map is consistent with the current zoning designation of R-1, requiring a five (5) acre minimum lot size and 300 minimum average lot width and depth.

Site Conditions:
Currently, there are three separate lots. Two of the lots include a single-family home and there is a vacant five-acre parcel between them. The CSM would subsume the vacant lot into both of the two existing lots. Since there is no development taking place as part of the land division, the applicant has not updated the wetland delineation. There is a restriction on the CSM that requires a new delineation if any new structures are proposed in the future.

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

Access is provided to the properties through an existing private driveway. No changes to access are proposed. Any additional access points require further approval.

Wetlands are present on site and are shown on the CSM. The proposed CSM notes that the wetland boundary is as shown on the previously recorded CSM. The protective area setback based upon that wetland delineation shall be shown on the proposed certified survey map. As noted above, the City will require an updated wetland delineation if new structures are proposed in the future.

The site is located outside the City's sewer service area. No structures are proposed as part of the CSM.

The CSM does not propose any increase in impervious surface. The subdivision has a storm water management plan approved in 2006. The existing pond and drainage easement shall be shown on the proposed CSM.

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

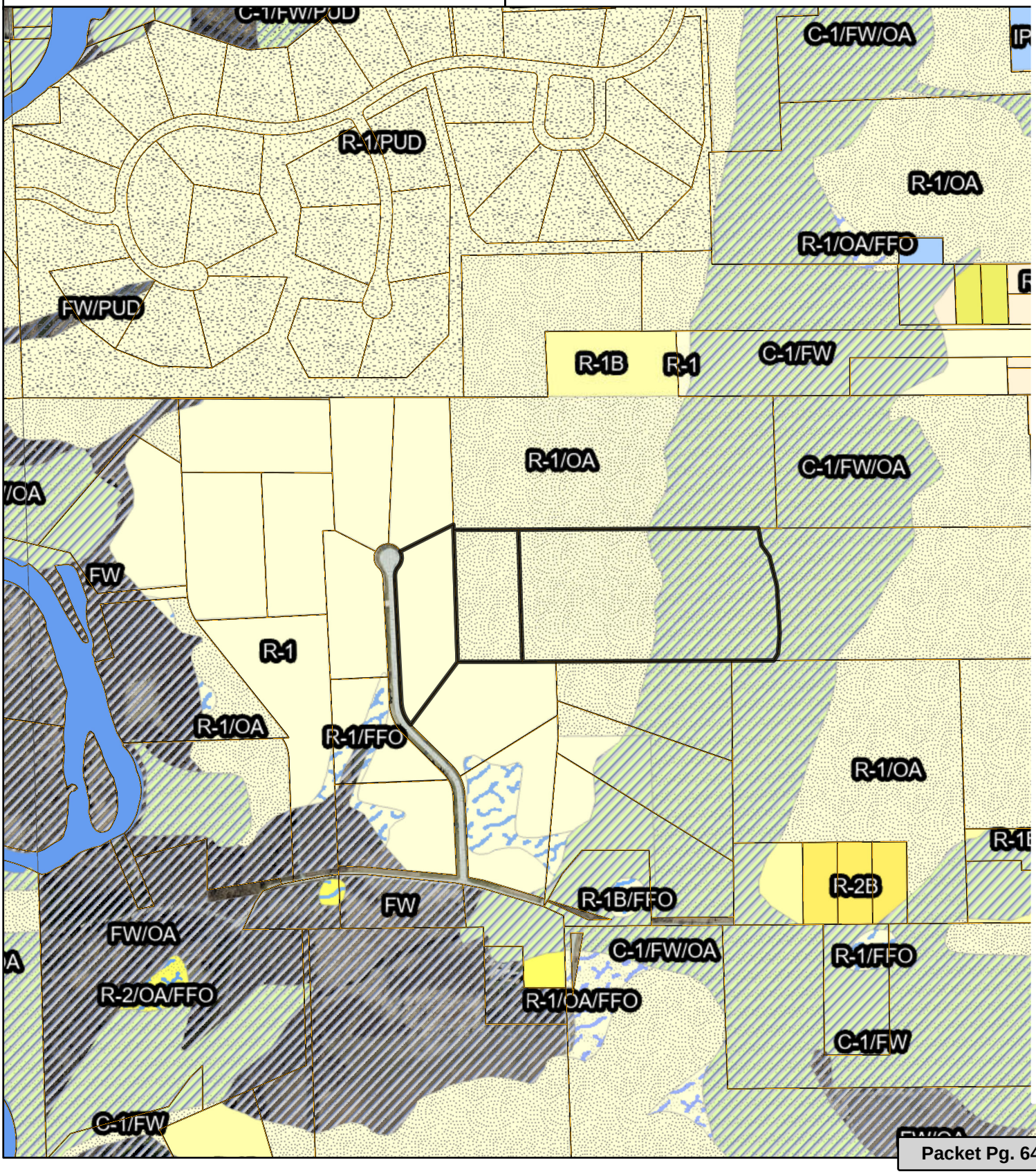
Staff Recommendation:
Planning staff recommends approval of the land division subject to the following conditions:

1. Final staff technical review and approval of CSM. The applicant shall make any technical corrections to the final CSM.
2. Compliance with the Tree Preservation Ordinance.
3. No certified survey map shall be offered for recording or recorded after 180 days from the date of approval by the Planning Commission.
4. The wetland protective area setback shall be shown on the certified survey map. The City will require an updated wetland delineation if impervious surface is proposed.
5. The existing pond and drainage easement shall be shown on the proposed CSM.
6. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).

Attachments:
Packet Docs_Lewenaur (PDF)

LEWENAUER

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



Attachment: Packet Docs_Lewenaur (7354 : James Schneider for Lewenauer)

CERTIFIED SURVEY MAP NO. _____

A RE-DIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 3163, LOT 1 OF CERTIFIED SURVEY MAP NO. 3615, AND LOT 1 OF CERTIFIED SURVEY MAP NO. 3916, BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 200 300 400 600

SCALE 1" = 200'

N

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

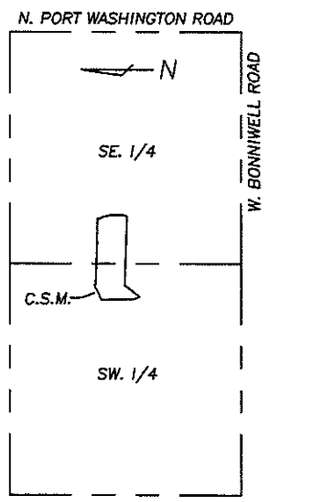
OWNER :
JOHN & LINDA LEWENAUER
2015 W. MARTIN WAY
MEQUON, WI 53092

13804 N. MARTIN WAY, LLC
13804 N. MARTIN WAY
MEQUON, WI 53092

RESTRICTION NOTE :

1. NO DEVELOPMENT OF ANY KIND, INCLUDING THE CONSTRUCTION OF A PERMANENT STRUCTURE, SHALL OCCUR EITHER OF THE LOTS IN THIS C.S.M. UNTIL PERFORMANCE OF A DELINEATION OF WETLAND BOUNDARIES ON THE PROPERTY, IF ANY, BY AN APPROVED WETLAND DELINEATION SPECIALIST AND APPROVAL OF SUCH DELINEATION BY THE APPROPRIATE REGULATORY AUTHORITIES.

JAMES G. SCHNEIDER S-2127 MEQUON WI 4-5-22 REGISTERED LAND SURVEYOR



LOCATION MAP

SW. 1/4 & SE. 1/4 SEC. 6-9-22
(SCALE 1"=2000')

WETLANDS
WETLANDS
75.0'
POND
100 YEAR FLOOD LINE ELEV. = 664.5
WETLAND LIMITS (PER C.S.M. 3615)
HOUSE #2015
LOT 1 C.S.M. NO. 2019
LOT 3 C.S.M. NO. 3579
N89°40'32"E 1040.25'
S89°37'57"W 1097.91'
477.87'
527.48'

LOT 2

961,517± SQ. FT.
22.073 acres

NW. CORNER OF THE SE. 1/4 OF SECTION 6-9-22 CONC. MON. WITH BRASS CAP

N1°44'20"W 2671.66' TOTAL
WEST LINE OF THE SE. 1/4 OF SECTION 6-9-22

S1°44'20"E 667.93'

N1°44'20"W 1335.96'

SW. CORNER OF THE SE. 1/4 OF SECTION 6-9-22 CONC. MON. WITH BRASS CAP

N89°47'08"E 496.26'
332.98'
169.71'
50' WIDE EASEMENT FOR INGRESS & EGRESS, UTILITY AND DRAINAGE (PER C.S.M. NO. 3615 & AFF. CORR. NO. 0853327)
BUILDING SETBACK LINE (TYP.)
332.80'
S89°40'56"W 495.92'
S1°45'11"E 668.25'
LOT 1 C.S.M. NO. 2019
PARCEL 2 C.S.M. NO. 3163

LEGEND

O -DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
● -DENOTES STEEL PIPE (FOUND)
▲ -DENOTES MAG NAIL (FOUND)

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE SE. 1/4 OF SECTION 6-9-22 WHICH BEARS N1°44'20"W)

163.28'
163.12'
40' WIDE EASEMENT FOR INGRESS & EGRESS, UTILITY AND DRAINAGE (PER C.S.M. NO. 3163)

LOT 1

372,197± SQ. FT.
8.544 acres

HOUSE #13804

S1°46'01"E 24.33'
N63°19'02"E 369.31'
S37°04'20"W 425.68'
LOT 1 C.S.M. NO. 3358
(PRIVATE ROAD) N. MARTIN WAY
N2°31'30"W 734.49'
150.11'
40.0'
LOT 2 C.S.M. NO. 3358
PARCEL 3 C.S.M. NO. 3162
PARCEL 2 C.S.M. NO. 3162

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 5 SHEETS

Attachment: Packet Docs_Lewenaur (7354 : James Schneider for Lewenauer)

CERTIFIED SURVEY MAP NO. _____

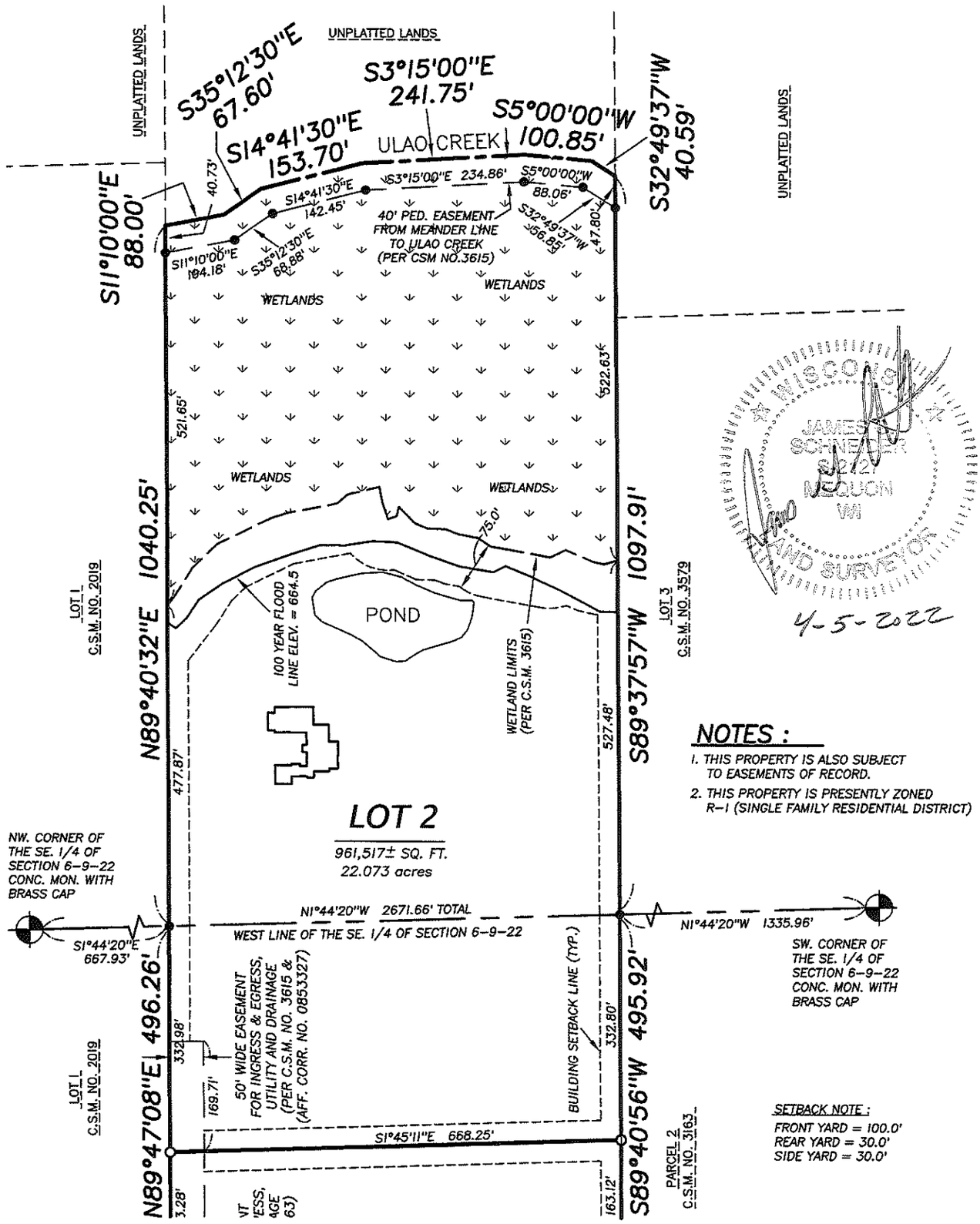
A RE-DIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 3163, LOT 1 OF CERTIFIED SURVEY MAP NO. 3615, AND LOT 1 OF CERTIFIED SURVEY MAP NO. 3916, BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

0 200 300 400 600

SCALE 1" = 200'

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

CURVE TABLE					
NO.	ARC	RADIUS	CHORD	BEARING	DELTA
A	150.11'	200.00	146.61'	N24°01'38"W	43°00'12"



NOTES :

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

SETBACK NOTE :
FRONT YARD = 100.0'
REAR YARD = 30.0'
SIDE YARD = 30.0'

JAMES G. SCHNEIDER S-2212 MEQUON WI LAND SURVEYOR
4-5-2022

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

Attachment: Packet Docs_Lewenaur (7354 : James Schneider for Lewenauer)

CERTIFIED SURVEY MAP NO. _____

A RE-DIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 3163, LOT 1 OF CERTIFIED SURVEY MAP NO. 3615, AND LOT 1 OF CERTIFIED SURVEY MAP NO. 3916, BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

A redivision of Parcel 3 of Certified Survey Map No. 3163, Lot 2, Lot 1 of Certified Survey Map No. 3615, and Lot 1 of Certified Survey Map No. 3916, being part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 6, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 6; thence N1°44'20"W along the West line of said Southeast 1/4 Section, 1335.96 feet to a point in the South line of Certified Survey Map (CSM) No. 3916, said point being the point of beginning of lands to be described; thence S89°40'56"W along the South line of CSM Nos. 3916 & 3615 and the South line of Parcel 3 of CSM No. 3163, 495.92 feet; thence S37°04'20"W along the South line of said Parcel 3, 425.68 feet to the Southwest corner of said Parcel 3; thence Northwesterly along the West line of said Parcel 3, being the arc of a curve to the right (having a radius of 200.00 feet, whose chord bears N24°01'38"W, 146.61 feet) 150.11 feet to a point of tangency; thence N2°31'30"W along the West line of said Parcel 3, 734.49 feet to the Northwest corner of said Parcel 3; thence N63°19'02"E along the North line of said Parcel 3, 366.31 feet to the Northeast corner of said Parcel 3; thence S1°46'01"E along the East line of said Parcel 3, 24.33 feet to a point in the North line Lot 1 of CSM No. 3615; thence N89°47'08"E along the North line of CSM Nos. 3615 & 3916, 496.26 feet; thence N89°40'32"E along the North line of CSM No. 3916, 1040.25 feet to the centerline of Ulao Creek; thence S11°10'00"E along said centerline, 88.00 feet; thence S35°12'30"E along said centerline, 67.60 feet; thence S14°41'30"E along said centerline, 153.70 feet; thence S3°15'00"E along said centerline , 241.75 feet; thence S5°00'00"W along said centerline, 100.85 feet; thence S32°49'37"W along said centerline, 40.59 feet to the Southeast corner of Lot 1 of CSM No. 3916; thence S89°37'57"W along the South line of said Lot 1, 1097.91 feet to the point of beginning.

Said lands containing 30.617 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of John B. Lewenauer & Linda D. Lewenauer, and 13804 N. Martin way, LLC, OWNERS of said lands.

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

That I have complied with, Chapter 236.34 of the Wisconsin Statutes and the requirements of the City of Mequon.

4-5-2022

James G. Schneider S-2127

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

This instrument was drafted by James G. Schneider

Attachment: Packet Docs_Lewenaur (7354 : James Schneider for Lewenauer)

CERTIFIED SURVEY MAP NO. _____

A RE-DIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 3163, LOT 1 OF CERTIFIED SURVEY MAP NO. 3615, AND LOT 1 OF CERTIFIED SURVEY MAP NO. 3916, BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

We, John B. Lewenauer and Linda D. Lewenauer, OWNERS, do hereby certify: THAT We have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped.

WITNESS the hand and seal of said OWNER on this _____ day of _____, 20___.

_____ _____
Witness John B. Lewenauer

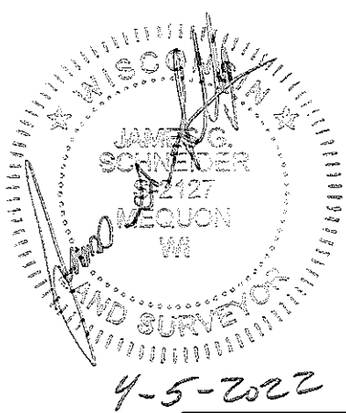
_____ _____
Witness Linda D. Lewenauer

STATE OF WISCONSIN)
OZAUKEE COUNTY)ss

PERSONALLY came before me on this _____ day of _____, 20___ the above named John B. Lewenauer and Linda D. Lewenauer to me known to be the persons who executed the foregoing certificate and acknowledged the same.

_____ My Commission expires _____
Notary Public

This instrument was drafted by James G. Schneider



Attachment: Packet Docs_Lewenaur (7354 : James Schneider for Lewenauer)

CERTIFIED SURVEY MAP NO. _____

A RE-DIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 3163, LOT 1 OF CERTIFIED SURVEY MAP NO. 3615, AND LOT 1 OF CERTIFIED SURVEY MAP NO. 3916, BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

I, Amalia L. Todryk (Manager) of 13804 N. Martin way, LLC, OWNER, do hereby certify: THAT, I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped.

WITNESS the hand and seal of said OWNER on this _____ day of _____, 20___.

_____ _____

Witness Amalia L. Todryk (Manager)

STATE OF WISCONSIN)
OZAUKEE COUNTY)ss

PERSONALLY came before me on this _____ day of _____, 20__ the above named Amalia L. Todryk (Manager) to me known to be the person who executed the foregoing certificate and acknowledged the same.

_____ My Commission expires _____

Notary Public

CITY OF MEQUON PLAN COMMISSION APPROVAL

APPROVED by the City of Mequon Plan Commission on this _____ day of _____ 20____.

_____ _____

Chairman Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

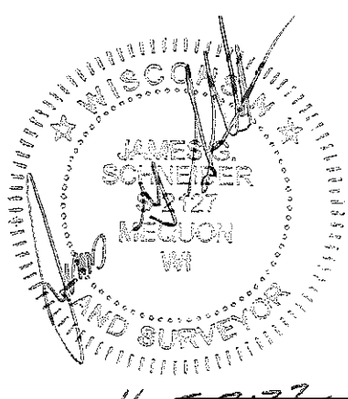
Be it resolved by the Common Council of the City of Mequon, Wisconsin, that this Certified Survey Map of a parcel of land in the Southwest 1/4 and Southeast 1/4 of Section 6, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin and the same is hereby adopted and approved.

Approved:_____ Adopted:_____

_____ _____

John Wirth, Mayor City Clerk

This instrument was drafted by James G. Schneider



Attachment: Packet Docs_Lewenaur (7354 : James Schneider for Lewenauer)

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 23, 2022**

SUBJECT: **Jeremy Wilmot for Cheddarhead Holdings-6, LLC. The applicant is seeking conditional use grant approval to allow for fast-food restaurant for the property located at 10990 N. Port Washington Road (Jersey Mike's Subs).**

Applicant:	Jeremy Wilcot
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Existing Use:	Shopping Center
Existing Zoning:	B-2 (Community Business)
Land Use Plan:	Community Commercial
Lot Area:	19.7 acres
Location:	10990 N. Port Washington Road
Tax Key Number:	#15-029-06-007.00
District:	#8

Background:
The applicant requests a conditional use grant to operate Jersey Mikes Subs in the Pavilions Shopping Center located at 10988 North Port Washington Road. The restaurant will occupy 1,491 square feet of the shopping center in the space previously occupied by Hong Anh restaurant. The parcel is zoned B-2 which allows restaurants as a conditional use.

Site Plan:
The proposed outdoor seating area, which has a capacity of up to 14 persons, is located on the south side of the building. The proposed patio is located adjacent to the building and will include a 3.5-foot-high metal fence around the perimeter. The fence will encroach into a portion of the existing walkway that is located along the south end of the building. In order to allow for adequate space for pedestrians to walk along the sidewalk, staff recommends the fence extend out to the west end of the building (see attached pictures). An exterior door will be installed on the south elevation of the building for access onto the patio.

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

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

State and city health departments regulate the restaurant. The use should not have a negative impact on the public health, safety, and general welfare.

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

Staff believes the proposed restaurant will continue to stimulate the economic viability of the shopping center and the city in general. The proposed hours of operation are 10:00 a.m. to 9:00 p.m. daily which is consistent with other food related businesses in the shopping center. The applicant states that the maximum number of employees at any given shift will not exceed ten. The proposed tenant space will have an interior seating capacity of 32 and an outdoor patio that can seat up to 14.

The original approval for the shopping center included a transportation analysis to determine traffic impacts and total parking demand. The analysis considered a variety of potential uses to direct developers and staff on site and parking designs. Because this analysis has been completed and because restaurant, service and retail uses operate at this site, staff does not believe introducing a new restaurant should create a negative impact on parking or traffic.

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

The subject site is located in the B-2 (Community Business) district. Restaurants are conditional uses in the B-2 district. Adjacent uses are also located in B-2 district and include restaurants, retail stores, a grocery store and offices. These B-2 uses, and associated activities are compatible with each other. Planning staff believes that if the conditions of approval listed below and within the attached conditional use grant document are met, the proposal should be harmonious with the surrounding uses.

4. Will be general conformity with the Land Use Plan, Transportation Plan, Environmental Plan, Park, and Recreation Plan or other officially adopted plan.

The Land Use Plan map designates the subject site as Community Commercial; the proposal is conforming and is appropriately located on Port Washington Road, the City's major commercial corridor.

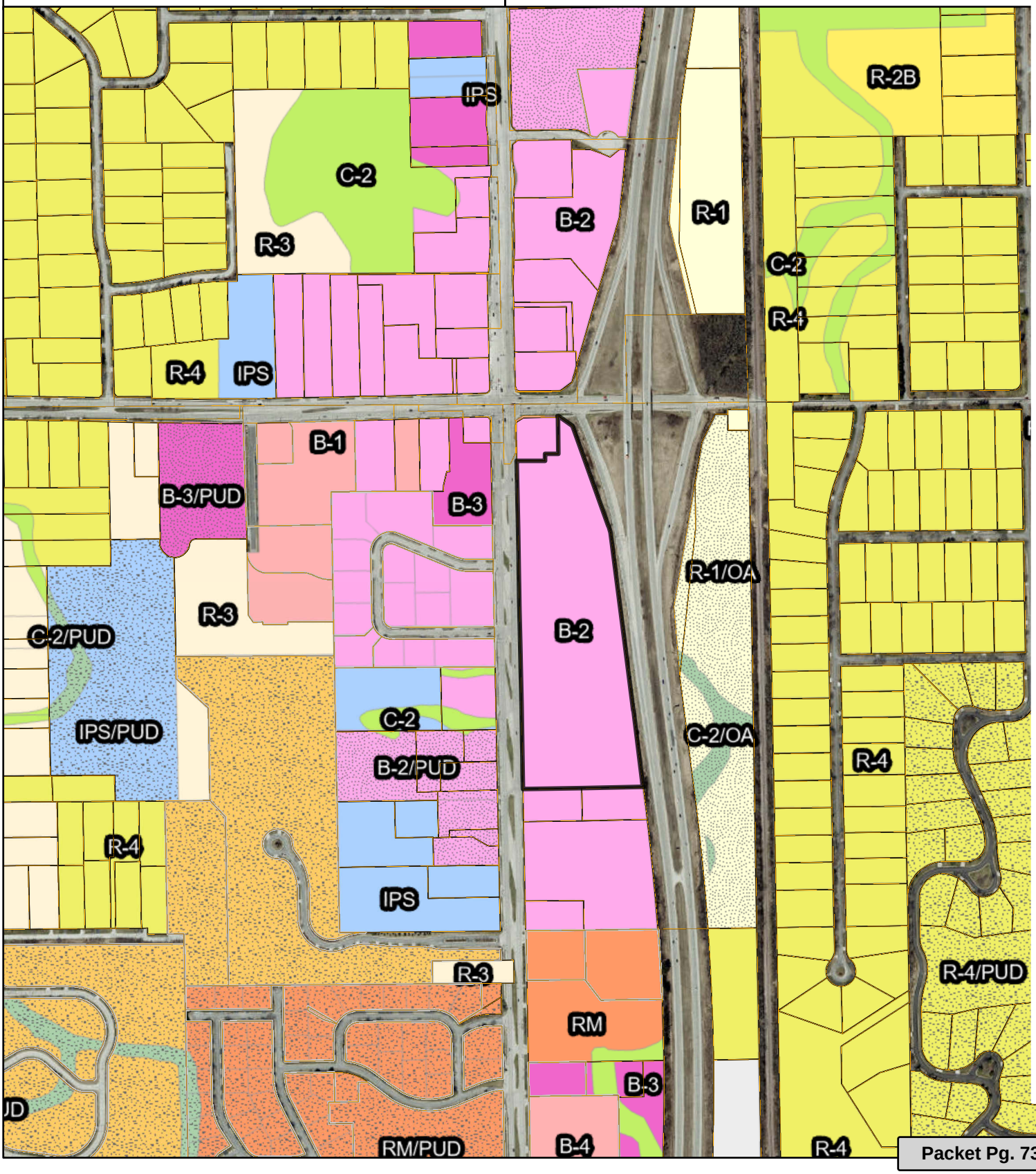
Staff Recommendation:
Since the proposal meets the Zoning Code and Land Use Plan, planning staff recommends **approval** of the conditional use grant based on the following condition(s):

1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Staff review and approval of final floor plans.
3. The patio fence shall only extend out to the west end of the building.
4. The door to the patio shall be the same material of the adjacent windows on the south elevation.
5. Any additional lighting of the patio will require staff review and approval.
6. Signage for the proposed use shall comply with the Master Sign Plan for the development.

Attachments:

JERSEY MIKES SUBS

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



Attachment: Packet Docs_JerseyMikes (7350 : Jeremy Wilmot for Cheddarhead Holdings-6, LLC)

DXU ARCHITECTS

April 21, 2022

TO: Jac Zader
Assistant Director of Community Development
11333 N. Cedarburg Road
Mequon, WI 53092
(262) 236-2904
JZader@ci.mequon.wi.us

FROM: Jeremy Wilmot, DxU

Re: Jersey Mike's – Mequon, WI

Mr. Zader,

This letter is to describe the proposed new Jersey Mike's location in Mequon, WI. Jersey Mike's is a fast-food chain restaurant that specializes in sub sandwiches. They will be occupying a tenant space at, 10930 N. Port Washington Rd., Mequon, WI. The tenant space is 1,491 square feet and will consist of a dining room, kitchen, prep room and two toilet rooms. We are also proposing an outdoor patio dining area when weather permits. The interior dining room will seat 32 and the patio area will allow for an additional 14. Jersey Mike's operating hours will be Monday through Sunday 10 am till 9 pm and they will employ 17 people on separate shifts. Jersey Mike's is excited to become a popular spot for lunch and diner in the Mequon area.

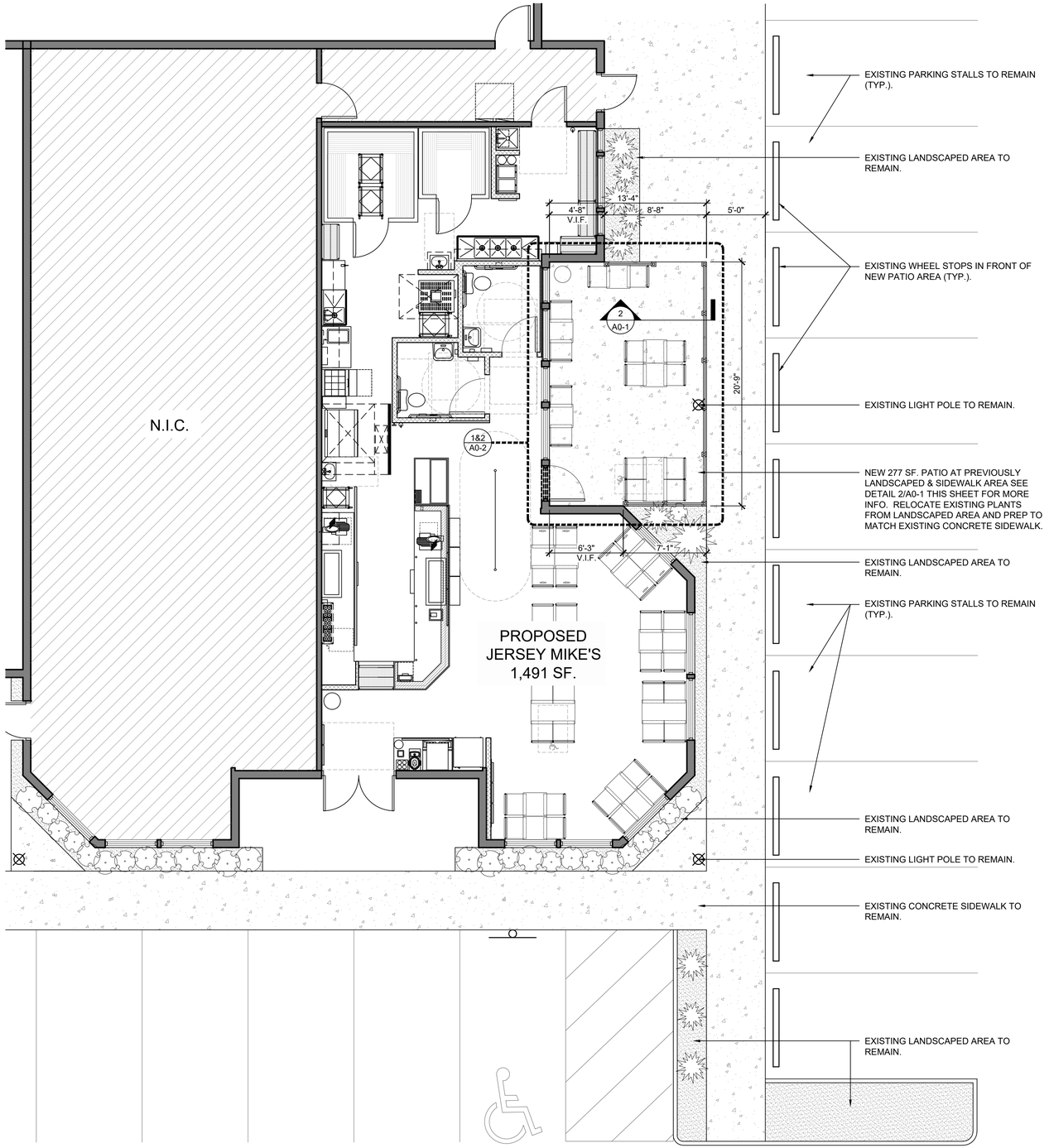
If you have any questions or comments on our planning commission review package, please reach out to me at any time. Thank you for your time and the Cities consideration of this proposed new restaurant.

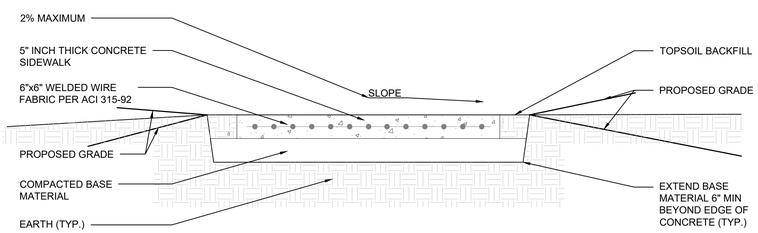
Jeremy Wilmot

Managing Principal
DXU ARCHITECTS

412 S. Wells Street, 2nd Floor, Chicago, IL 60607
O 312 955 0334 x 102 | F 312 955 0703
Mobile 630 815 4011
jwilmot@dxuarch.com | www.dxuarch.com
Find us on LinkedIn Follow us on Instagram

Attachment: Packet Docs_JerseyMikes (7350 : Jeremy Wilmot for Cheddarhead Holdings-6, LLC)





2 CONCRETE SIDEWALK
3/4" = 1'-0"

1 PROPOSE OUTDOOR SEATING
3/16" = 1'-0"

MUNICIPAL APPROVAL STAMP

CLIENT
Jersey Mikes Subs

PROJECT
JERSEY MIKES - MEQUON, WI
10930 N. PORT WASHINGTON RD.
MEQUON, WI 53092-5031

SEAL
WISCONSIN ERIC STYER 11696-5 LONG GROVE IL ARCHITECT

ARCHITECT
DxU ARCHITECTS
4721 S. 108th Street • Suite 1 • 68507
P 402.817.9393 • F 402.817.9394 • www.dxu.com

CONSULTANTS

PERMIT / BID ISSUE

Project Number: 22-096
Drawn By: KT Approved By: JW

No.	Issue	Date
-	ISSUE FOR PLANNING COMMISSION	04-22-2022

SHEET TITLE & NUMBER

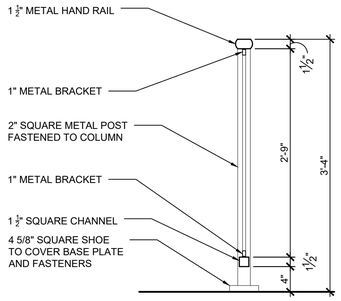
PROPOSED OUTDOOR SEATING

A0-1

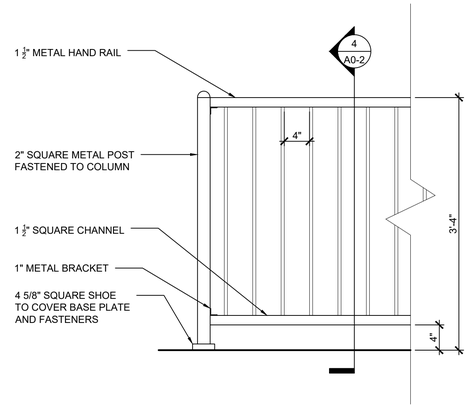
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PLOT DATE: 4/20/2023 10:32 AM PLOTTED BY: JEREMY WILMOT

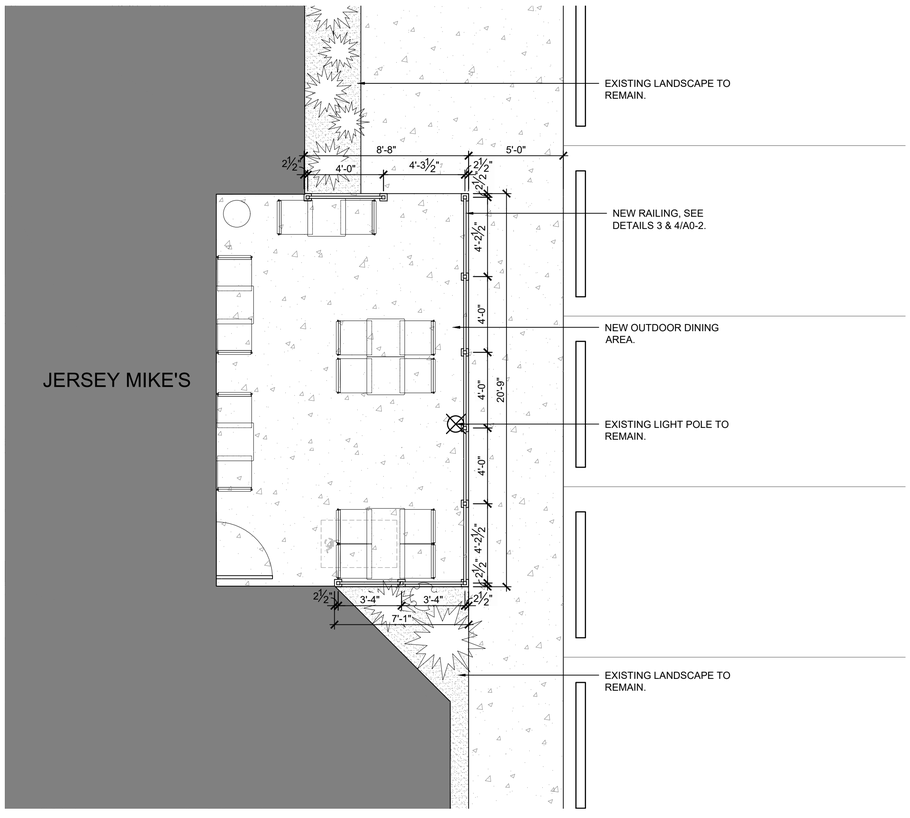
Attachment: Packet Docs_JerseyMikes (7350 : Jeremy Wilmot for Cheddarhead Holdings-6, LLC)



4 RAILING SECTION
1" = 1'-0"



3 RAILING ELEVATION
1" = 1'-0"



2 ENLARGED PATIO PLAN
1/4" = 1'-0"



1 ENLARGED PATIO PLAN (DEMOLLITION)
1/4" = 1'-0"

MUNICIPAL APPROVAL STAMP

CLIENT
Jersey Mikes Subs

PROJECT
JERSEY MIKES - MEQUON, WI
10930 N. PORT WASHINGTON RD.
MEQUON, WI 53092-5031

SEAL
WISCONSIN ERIC STYER 11696-5 LONG GROVE IL ARCHITECT

ARCHITECT
DXU ARCHITECTS
CONSULTANTS

PERMIT / BID ISSUE

Project Number: 22-096
Drawn By: KT
Approved By: JW

No.	Issue	Date
-	ISSUE FOR PLANNING COMMISSION	04-22-2022

SHEET TITLE & NUMBER

ENLARGED
PATIO PLAN
& PATIO DETAILS

A0-2

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© DxU LLC

Attachment: Packet Docs_JerseyMikes (7350 : Jeremy Wilmot for Cheddarhead Holdings-6, LLC)

PLOT DATE: 4/20/2022 10:34 AM PLOTTED BY: JEREMY WILMOT

BAUER Sign & Lighting COMPANY

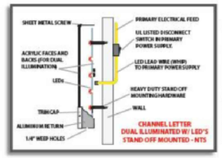
2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!

Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-784-6675

File	Jersey Mikes
Location	Mequon
Client	
Sales rep	Paul Butler
Date	cb 10/27/21
Revision	cb 01/21/22, cb 03/22/22



SIMULATED NIGHT VIEW





EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

SPECIFICATIONS

FABRICATE AND INSTALL 1 SET DUAL ILLUMINATED MODULE & CHANNEL LETTERS.

- ***FACES*** *TO BE 1/8" #7328 WHITE ACRYLIC (MODULE) AND 1/8" #2793 RED ACRYLIC (LETTERS)*
- ***RETURNS*** *TO BE .063 ALUM X 3" D AND BACKS TO BE 1/8" #7328 WHITE ACRYLIC*
- ***TRIMCAPS*** *TO BE 1" BRUSHED SILVER*
- ***RETURNS*** *TO BE PAINTED MP 62675 JEWELITE METALLIC SILVER*
- ***ILLUMINATED*** *WITH RED LEDs (LETTER FACES) AND WHITE LEDs (MODULE & HALO)*
- ***POWERED*** *WITH APPROPRIATE LOAD POWER SUPPLIES - MOUNTED BEHIND FASCIA WALL SURFACE*
- ***MOUNTING*** *TO BE TBD" STAND OFF MOUNTED*

TIMER CLOCK AND FINAL ELECTRICAL CONNECTION WILL BE PROVIDED BY JERSEY MIKE'S

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.

These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY

our products are certified by: Underwriters Laboratories, Inc.

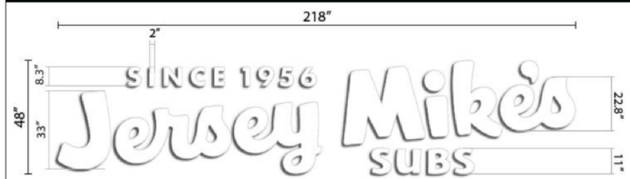
Scale: 3/8" - 1'

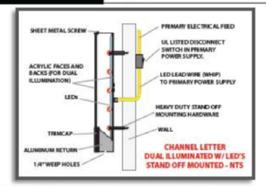
BAUER Sign & Lighting COMPANY

2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!

Web: www.bauersignusa.com
Phone: 262-784-0500
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File	Jersey Mikes
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Sales rep	Paul Butler
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Revision	cb 03/04/22, cb 03/22/22



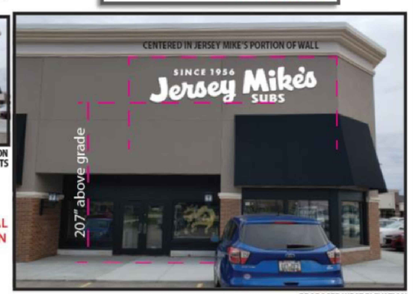




SIMULATED NIGHT VIEW



EXISTING WEST ELEVATION W/ SURVEY MEASURMENTS



PROPOSED WEST ELEVATION

SPECIFICATIONS

FABRICATE AND INSTALL 1 SET DUAL ILLUMINATED CHANNEL LETTERS, STAND OFF MOUNTED TO FASCIA.

- ***FACES*** *TO BE 1/8" #7328 WHITE ACRYLIC*
- ***RETURNS*** *TO BE .063 ALUM X 3" D AND BACKS TO BE 1/8" #7328 WHITE ACRYLIC*
- ***TRIMCAPS*** *TO BE 1" BRUSHED SILVER*
- ***RETURNS*** *TO BE PAINTED MP 62675 JEWELITE METALLIC SILVER*
- ***ILLUMINATED*** *WITH WHITE LEDs (DUAL - FACE AND HALO)*
- ***POWERED*** *WITH APPROPRIATE LOAD POWER SUPPLIES - MOUNTED BEHIND FASCIA WALL SURFACE*
- ***MOUNTING*** *TO BE TBD" STAND OFF MOUNTED TO FASCIA*

TIMER CLOCK AND FINAL ELECTRICAL CONNECTION WILL BE PROVIDED BY JERSEY MIKE'S

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.

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FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY

our products are certified by: Underwriters Laboratories, Inc.

Scale: 3/8" - 1'

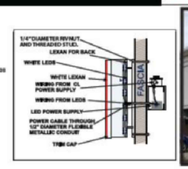
BAUER Sign & Lighting COMPANY

2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!

Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-784-6675

File	Jersey Mikes
Location	Mequon
Client	
Sales rep	Paul Butler
Date	cb 10/27/21
Revision	cb 03/22/22







EXISTING

Night View



PROPOSED

SPECIFICATIONS

FABRICATE AND INSTALL (1SET) DUAL ILLUMINATED LETTERS/RING ON AN OVAL BACKER.

- ***LETTER FACES*** *TO BE 1/8" WHITE LEXAN WITH 3M RED 3630-33 GRAPHICS*
- ***RETURNS*** *TO BE .063 ALUM X 3" D AND BACKS TO BE 1/8" WHITE LEXAN*
- ***TRIMCAPS*** *TO BE 1" WHITE*
- ***RETURNS*** *TO BE PAINTED WHITE*
- ***ILLUMINATED*** *WITH WHITE LEDs*
- ***BACKER*** *TO BE .125 ALUM X 3" D PAINTED WHITE AND MP 1990 (MATCHING 3M BLUE 3630-36)*
- ***TAGLINES & ®*** *TO BE FIRST SURFACE WHITE VINYL ON BACKER PANEL*
- ***POWERED*** *WITH APPROPRIATE LOAD POWER SUPPLIES - MOUNTED BEHIND FASCIA WALL SURFACE*
- ***MOUNTING*** *OF LETTERS: 2.5" STAND OFF MOUNTED TO BACKER, AND BACKER MOUNTED FLUSH TO FASCIA / INTERNAL FRAME*

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our products are certified by: Underwriters Laboratories, Inc.

Scale: 1/2" - 1'

MUNICIPAL APPROVAL STAMP

CLIENT

Jersey Mikes Subs

PROJECT

JERSEY MIKES - MEQUON, WI

10930 N. PORT WASHINGTON RD.
MEQUON, WI 53092-5031

SEAL

WISCONSIN ERIC STYER 11858-5 LONG GROVE IL ARCHITECT

ARCHITECT

DXU ARCHITECTS
411 S. Wells St. 2nd Floor • Chicago IL • 60607
P 312.283.0313 • F 414.431.1570

CONSULTANTS

PERMIT / BID ISSUE

Project Number: 22-096
Approved By: JW
Drawn By: KT

No.	Issue	Date
-	ISSUE FOR PLANNING COMISSION	04-22-2022

SHEET TITLE & NUMBER

SHEET TITLE

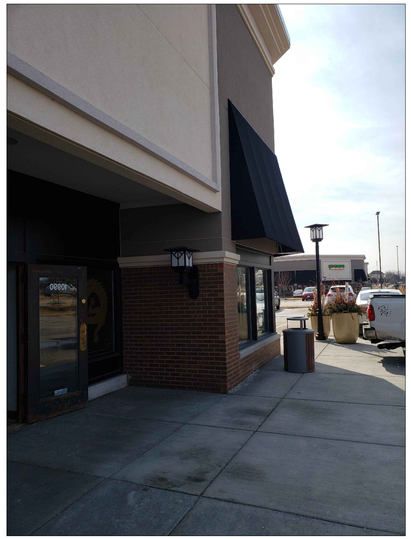
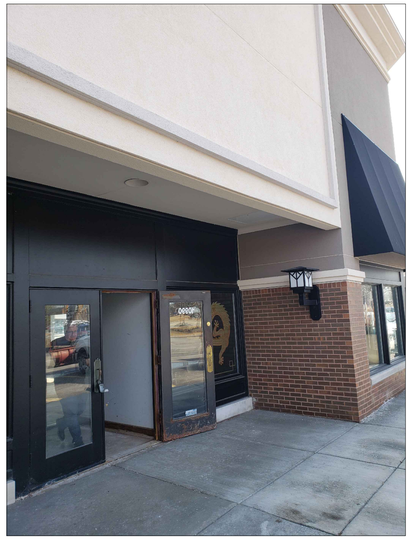
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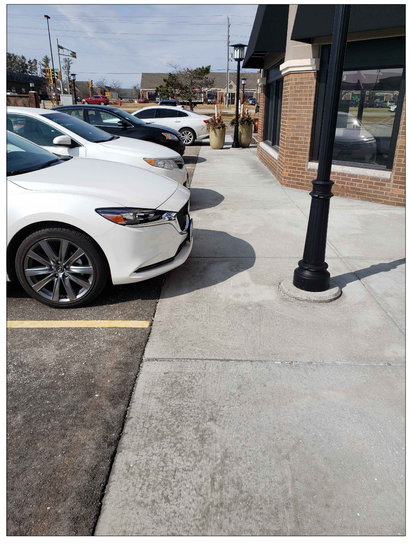
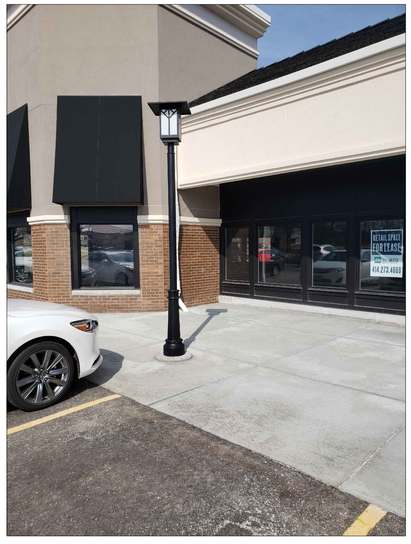
© DxU Design

PLOT DATE: 4/18/2022 1:24 PM PLOTTED BY: JEREMY WILMOT

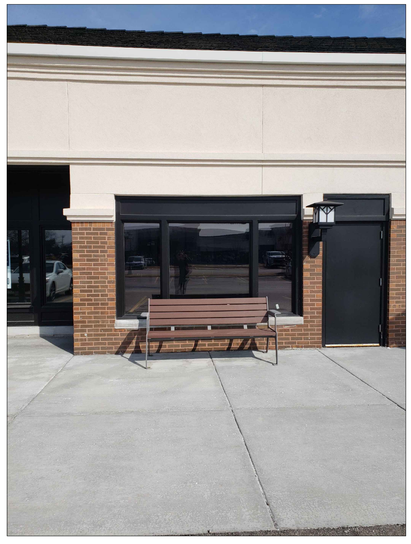
Attachment: Packet Docs_JerseyMikes (7350 : Jeremy Wilmot for Cheddarhead Holdings-6, LLC)







EXISTING EXTERIOR PHOTOS

N.T.S.

MUNICIPAL APPROVAL STAMP

CLIENT

Jersey Mikes Subs

PROJECT

JERSEY MIKES - MEQUON, WI

10930 N. PORT WASHINGTON RD.
MEQUON, WI 53092-5031

SEAL

WISCONSIN
ERIC STYER
11630-5
LONG GROVE
IL
ARCHITECT

ARCHITECT

DXU ARCHITECTS
P 312.894.3993 • 200 West • Chicago • IL • 60661
P 312.575.0154 • 44 • 44 • 15 • 5 • 6 • 6

CONSULTANTS

PERMIT / BID ISSUE

Project Number: 22-096
Drawn By: KT
Approved By: JW

No.	Issue	Date
-	ISSUE FOR PLANNING COMMISSION	04-22-2022

SHEET TITLE & NUMBER

EXISTING BUILDING PHOTOGRAPHS

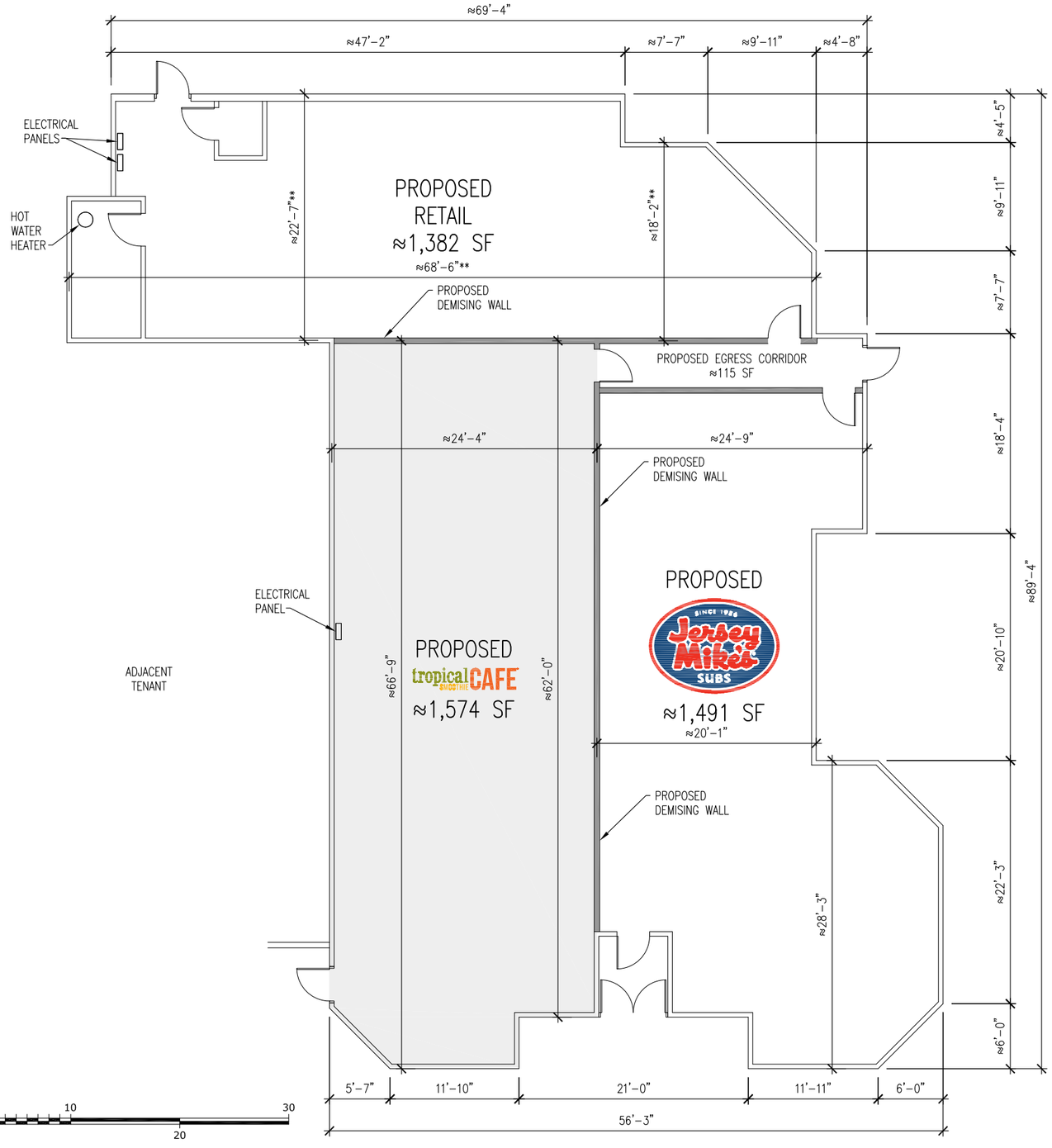
CD-A3

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Attachment: Packet Docs_JerseyMikes (7350 : Jeremy Wilmot for Cheddarhead Holdings-6, LLC)

PLOT DATE: 4/18/2022 2:09 PM PLOTTED BY: JEREMY WILMOT



NOT TO SCALE



SITE PLAN

"**" DIMENSIONS ON THIS PLAN ARE REFERENCED FROM THE FOLLOWING PLANS:

PROJECT: THE PAVILION AT MEQUON
ARCHITECT: BRADLEY REAL ESTATE
SHEET: SPACE 43
DATE: 7/97

DIMENSIONS ON THIS PLAN ARE REFERENCE FROM "MEQUON PAVILIONS-VACANCY SPACE DRAWING 43" CREATED BY BRIXMOR INTERN MIKE AN ON 7/23/15.

THIS DRAWING DOES NOT REPRESENT/REPLACE CONSTRUCTION DOCUMENTS. DIMENSIONS AND/OR AREAS ARE SUBJECT TO FIELD VERIFICATION.

NOTE:
ALL DOORS SHOWN ARE FOR GRAPHICAL PURPOSES ONLY AND MUST BE FIELD VERIFIED.

NOTE:
ALL INTERIOR COLUMN LOCATIONS (IF ANY) ARE UNKNOWN AND MUST BE FIELD VERIFIED PRIOR TO TENANT FINALIZING STORE LAYOUT.

NOTE:
THIS PLAN IS FOR REFERENCE ONLY, AND IS NOT A REPRESENTATION AS TO SIZE, DIMENSION, OR LOCATION OF ANY TENANT IN THE SHOPPING CENTER. ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THEIR USES AS SHOWN ON THIS PLAN ARE SUBJECT TO MODIFICATION AT THE LANDLORD'S DISCRETION.

4175–Mequon Pavilions–Redemise–Space 43–2021 08 24.dwg

BRIXMOR Property Group

MEQUON PAVILIONS - SPACE 43 CONCEPTUAL REDEMISE

BU NUM: 4175 | 24 AUGUST 2021 | SCALE: N.T.S. | DRN BY: KJR | OPTION 1

10930 N PORT WASHINGTON ROAD MEQUON, WI 53092

Attachment: Packet Docs_JerseyMikes (7350 : Jeremy Wilmot for Cheddarhead Holdings-6, LLC)



Attachment: Packet Docs_JerseyMikes (7350 : Jeremy Wilmot for Cheddarhead Holdings-6, LLC)



Attachment: Packet Docs_JerseyMikes (7350 : Jeremy Wilmot for Cheddarhead Holdings-6, LLC)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 23rd day of May, 2022 by and between Centro Bradley SPE 1, LLC owners of the property located at 10988 N Port Washington Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 29, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further

described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

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

PARCEL NO.:
15-029-06-007.00

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of restaurant (Jersey Mikes).

GRANTED by action of the Planning Commission of the City of Mequon this 23rd day of May 2022.

_____

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named _____, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet Docs_JerseyMikes (7350 : Jeremy Wilmot for Cheddarhead Holdings-6, LLC)

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: 10:00 a.m. to 9:00 p.m. daily

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

   c. Water supply requirements:

      Public

   d. Provisions for sewage disposal:

      Public

   e. Other:

   - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

   - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

10. **Conditions of the structures:**

a. Site Plan: per original site plan

b. Landscaping Plan: N/A.

c. Elevations: N/A

d. Sign: As on file with Community Development Department, City of Mequon

e. Floor Plan: Exhibit A

f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon

g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon

Attachment: Packet Docs_JerseyMikes (7350 : Jeremy Wilmot for Cheddarhead Holdings-6, LLC)

h. The building shall comply with the building code.

11. **Conditions on the site:**

a. Street access (number, location, design): Per original site plan.

b. Off-Street Parking (location and design including screening thereof): Per original site plan.

c. Outside storage of materials, products or refuse (location and screening thereof): Per original site plan.

d. Parking, exterior lighting of the site, location design and power: Per original site plan.

e. Other:

1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Staff review and approval of final floor plans.
3. The patio fence shall only extend out to the west end of the building.
4. The door to the patio shall be the same material of the adjacent windows on the south elevation.
5. Any additional lighting of the patio will require staff review and approval.
6. Signage for the proposed use shall comply with the Master Sign Plan for the development.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2012

Attachment: Packet Docs_JerseyMikes (7350 : Jeremy Wilmot for Cheddarhead Holdings-6, 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: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **May 23, 2022**

SUBJECT: **Jilly's Car Wash. The applicant is seeking conditional use grant and building and site plan approval to allow for car a wash facility for the property located at 10829 N. Port Washington Road.**

Applicant:	Briohn Builders
Status of Applicant:	Agents
Requested:	Building and Site Plan Conditional Use Grant
Existing Zoning:	B-2 (Community Commercial) PUD (Planned Unit Development)
Land Use Plan:	Community Commercial
Lot Area:	0.99 aces
Location:	10829 N. Port Washington Road
Tax Key Number:	#15-030-04-013.00
District:	#6

Background:
The applicant is requesting building and site plan and conditional use grant approval for a car wash located at 10829 N Port Washington Road. The new development is part of the approved PUD (Ord 2019-1550 and 2020-1563) that included a total of nine acres of land and five building sites including Landmark Credit Union.

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

District Regulations:	B-2:	Proposed Use:
Minimum Lot Area:	2 acres	**.99 acre***
Minimum Lot Width:	150 feet	**96 feet***
Open Space Ratio:	40%	**36.6%***
Maximum FAR:	30%	10%
Maximum Building Height:	42 feet	25 feet
Building Setback	95 feet	102 feet
Building North Side Yard Offset:	20 feet	54 feet
Building South Side Yard Offset	20 feet	23 feet
Building West Side Yard Offset:	20 feet	102 feet
Minimum Parking Setback:	25 feet	125 feet
Minimum Parking Offset North:	20 feet	30 feet
Minimum Parking Offset South:	20 feet	50 feet

Off-Street Parking:	4 stalls	5 stalls

* Approved by PUD Ordinance

Site Plan:
The site plan shows the building at the south end of the site with access off the existing private drive. Due the constrained size and configuration of the parcel, staff and the applicant have worked on several iterations of the plan over the last few months. Staff believes the current layout is the best configuration for building placement and vehicle traffic flow. The plan meets all criteria of the zoning code except for exceptions granted though the PUD. The open space is less than the 40% minimum on site due to the fact that the PUD requires the entire development to comply with the requirement. As the Commissioners may recall, there are two designated outlots that will not include any buildings or structures that is part of the PUD (see attached concept plan). These outlots can be used as part of the overall open space ratio.

The plan shows five parking stalls which are meant to accommodate employees of the business. According to the applicant there is a maximum of 4 employees on site at any given time. The plan also shows 10 spaces that will be used for vacuuming and cleaning vehicles after the wash. The entrance to the wash includes three separate pay stations that will provide stacking for up to nine vehicles. The zoning code does not address a stacking requirement for carwash facilities and staff has found on average five vehicles is a typical standard. In order to prevent vehicles from queuing onto the private drive during peak times, staff is recommending signage at the entrance into the car wash that states not to block driveway. Additional signage shall include one posted in the queuing lane regarding noise (Jilly's Glendale location provides a similar sign).

Building Design:
The building design includes pre-colored concrete brick and block, aluminum storefront windows with an asphalt shingled roof. All of the windows are translucent except for the ones located adjacent to the mechanical room and the upper transoms. These windows are satin etched that will look identical to the rest of the windows in the daylight but will not visual access into the site at night (see attached pictures). The applicant will have samples of the pre-colored concrete brick and block at the meeting and has submitted pictures from other locations (see attached). Staff has also shared the information with both architects on the Commission and they have no objection to the materials. The dumpster enclosure to the west incorporates the same design and materials.

The proposed exit door facing Port Washington Road is shown to be prefinished steel. Based on discussions with the applicant, they have agreed to use a beige vinyl roll up door with full vision panels in the three center sections (see attached catalog).

Lighting Plan:
The proposed lighting plan includes parking lot lights and wall packs. The parking lot lights are shown at 12 feet in height which complies with the lighting code. The dispersion plan shows the average parking lot illumination level at 3.5 foot-candle which slightly exceeds the light code. Staff will add as a condition of approval that the parking lot illumination do not exceed a 2.0 foot-candle average. The applicant shall submit documentation that the proposed wall packs and parking lot lights comply with full cutoff requirement in the code.

Landscape Plan:

The plan was submitted to the city's landscape architect consultant, Terry Higgins, for review and comment. Based on his comments, staff recommends the following changes:

- Two street trees added along Port Washington Road
- Street trees shall be a minimum of 3" caliper.
- Other deciduous trees shall be a minimum of 2.5" caliper
- Evergreens shall be a minimum of 7 feet in height.
- The parking lot shall comply with the 30% shading requirement.
- The south property line buffer shall be addressed.

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

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

State and City building codes will regulate the car wash use. The proposed use will connect to city sewer and public water as a condition of approval. The use should not endanger the public health, safety and general welfare.

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

A mix of zoning districts and uses are adjacent to the site and include B-2 (Commercial), IPS (Institutional) and R-6 (Single Family Attached). The residential uses are west of the proposed development and separated from the site by another parcel which currently contains a senior living facility. The closest dwelling is over 500 feet from the proposed building. Staff does not feel the proposed use will have an impact on the value of the adjoining or abutting properties.

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

The proposed carwash will be open 7:00 a.m. to 8:30 p.m. Monday thru Saturday and Sunday 8:00 a.m. to 7:00 p.m. The hours of operation are consistent with other uses in the area as well as other carwashes in Mequon. In order to mitigate any impact noise from the carwash, staff recommends a condition that noise levels shall not exceed 70 dBA at the property line. The Kwik Trip carwash on Cedarburg Road has a similar requirement. Based on these conditions, staff believes the use shall be harmonious and compatible with the surrounding area.

Engineering Report:

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

Access is proposed through a shared private driveway connecting to North Port Washington Road. Queuing vehicles should not be allowed to block the driveway. Signage should be added at the entrance that prevents vehicles from blocking driveway or queuing in the road.
The site is located within the City's sewer service area and connection to the public utility is required. There is currently sanitary sewer service and water service available on the site.

MMSD will require an updated sanitary sewer flow allocation. The document should be submitted to City engineering staff and is subject to MMSD review.

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

Storm water from the site is managed under the stormwater management plan implemented with the ICAP developments and approved by MMSD on August 24, 2020. The site's proposed stormwater facilities are subject to review by City staff. Stormwater improvements are subject to a drainage financial guarantee in accordance with City ordinance 58-677(b). Site improvements should be verified to conform with the original approved stormwater management plan by a professional engineer.

The proposed development will disturb a surface area of more than 4,000 square feet and is therefore subject to a City of Mequon Erosion Control Permit. The permit is required prior to the issuance of a building permit.

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards. A haul route and bond will be required if using City streets for hauling.

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

1. Compliance with Ord. 2019-1550 and 2020-1563
2. Hours shall be limited to 7:00 AM to 8:30 PM daily.
3. Noise levels from the carwash shall not exceed 70 dBA at the property line.
4. The sign plan shall include signage at the entrance into the car wash that states not to block private driveway and one is the queuing lane regarding noise. A final sign plan is subject to staff approval.
5. The carwash exit door shall match the color of the building and include three full vision center panels.
6. The lighting plan shall be updated to show a 2 FC average illumination of the parking lot. Supply documentation that all fixtures are full cutoff.
7. The landscaping plan shall be updated to mee the following requirements:
    - Two street trees added along Port Washington Road
    - Street trees shall be a minimum of 3" caliper.
    - Other deciduous trees shall be a minimum of 2.5" caliper
    - Evergreens shall be a minimum of 7 feet in height.
    - The parking lot shall comply with the 30% shading requirement.
    - The south property line buffer shall be addressed.
8. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 30 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
9. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.

10. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
11. Engineering Division review and approval of the individual grading, drainage, erosion control, water distribution and sanitary sewer plans in conformance to City ordinances and the SSLD.
12. Connection to public water and sanitary sewer.
13. Submittal of an updated sanitary sewer flow allocation document subject to MMSD review. A template will be provided to the developer.
14. 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).
15. Site improvements shall be verified by a professional engineer to conform with the approved stormwater management plan.
16. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable.
17. Application for and approval of a City Filling, Excavation, and Berms Permit. A haul route and bond will be required if using City streets for hauling.

Attachments:
Packet_Plan Set (PDF)
Public Feedback (PDF)

PROPOSED:

JILLY'S CAR WASH

PORT WASHINGTON ROAD
CITY OF MEQUON, WISCONSIN



SHEET INDEX

0 - GENERAL	
T1.1	TITLE SHEET
1 - CIVIL	
C5-1	EXISTING CONDITION SURVEY
C1.0	SITE DIMENSION AND PAVEMENT ID PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE EROSION CONTROL PLAN
C4.0	SITE UTILITY PLAN STORM SEWER
C4.1	SITE UTILITY PLAN SANITARY AND WATER SERVICE
2-LANDSCAPE	
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS
4 - ARCHITECTURAL	
A0.1	PROPOSED ARCHITECTURAL SITE PLAN
A1.1	PROPOSED FLOOR PLANS
A2.1	REFLECTED CEILING AND ROOF PLANS
A5.1	PROPOSED EXTERIOR ELEVATIONS
A5.2	EXTERIOR MATERIALS
A5.3	EXTERIOR 3D VIEWS
A5.4	EXTERIOR 3D VIEWS
A5.5	EXTERIOR EQUIPMENT
7 - ELECTRICAL	
E1.0	PHOTOMETRIC SITE PLAN
E1.1	LIGHT FIXTURE CUT SHEETS
E1.2	LIGHT FIXTURE CUT SHEETS
E1.3	LIGHT FIXTURE CUT SHEETS
E1.4	LIGHT FIXTURE CUT SHEETS

PLAN COMMISSION SUBMITTAL
APRIL 19, 2022

OWNER :

ALIBARI, LLC
JON ZIMMERMAN
4619 N. CRAMER
WHITEFISH BAY, WI 53211
414-305-9799 PHONE

GENERAL CONTRACTOR :

BRIOHN BUILDING CORPORATION
MIKE MIKSICH
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

ARCHITECT :

BRIOHN DESIGN GROUP LLC
CHRISTOPHER E. WENZLER, AIA
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

STRUCTURAL ENGINEER:

BRIOHN DESIGN GROUP LLC
KEVIN JANKOWSKI, PE
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

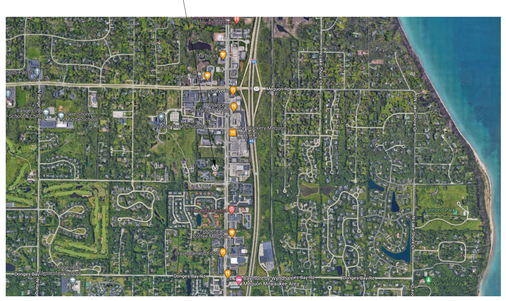
CIVIL ENGINEER:

JSD PROFESSIONAL SERVICES, INC.
RIZAL W. ISKANDARSJACH, P.E., P.L.S.
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
(262) 513-0666 PHONE

LANDSCAPE DESIGNER:

JSD PROFESSIONAL SERVICES, INC.
KEVIN BYRNE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
(262) 513-0666 PHONE

PROJECT LOCATION:



PROJECT BUILDING INFORMATION:

CODE:	SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015, IEBC 2015, IMC 2015 AND IFGC 2015) SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING		
OCCUPANCY:	PRIMARY	B	(OFFICE/BUSINESS)
	SECONDARY	S-1	(MODERATE HAZARD STORAGE)
CLASS OF CONSTRUCTION:	TYPE 5B		
SPRINKLER SYSTEM:	NONE PROPOSED		
FLOOR LEVELS:	1		
NUMBER OF STORIES	1		
BUILDING AREA:	4,292 SF (BLDG FOOTPRINT)		

NOTE:
ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS

PLAN NORTH

APPLICABLE TO ALL PLAN VIEWS

BRIOHN
DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

SHEET TITLE
TITLE SHEET

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

PROGRESS SET
NOT FOR CONSTRUCTION

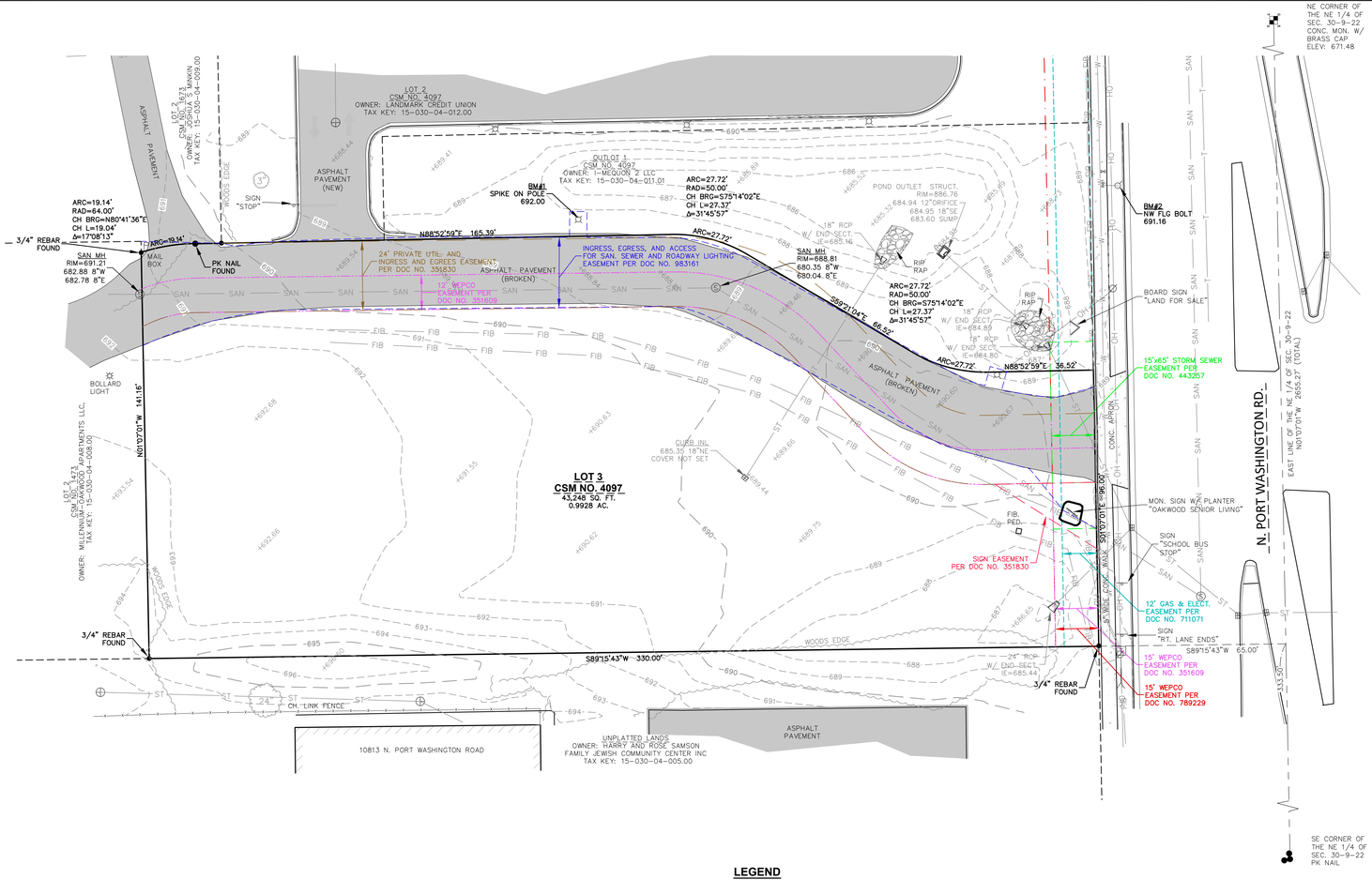
Revision

Date

JOB:	3400
DRAWN:	CW
CHECKED:	CW
DATE:	04-19-22

SHEET:
T1.1

Attachment: Packet, Plan Set (7349 : Jilly's Car Wash)



north

SCALE IN FEET

20' 0 20'

NOTES:

1. Bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone. The east line of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, was used as North 01°07'01" West.
2. Vertical Datum: National Geodetic Vertical Datum 1929
   Reference Benchmark: Northeast corner of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, Concrete monument w/ SEWRPC brass cap, Elevation=671.48
3. Site Benchmarks

   Benchmark #1: RR Spike on light pole north side of property
   Elevation=692.00

   Benchmark #2: NW flange bolt on hydrant located 85 feet north of site entrance
   Elevation=691.16
4. Field survey by JSD Professional Services, Inc on March 17, 2022.
5. Boundary based on Lot 3 of CSM No. 4097.

BOUNDARY DESCRIPTION:

Lot 3 of Certified Survey Map No. 4097, recorded in Ozaukee County Register of Deeds Office on July 1, 2020 as Document No. 196915, located in the South east 1/4 of the Northeast 1/4 of Section 30. Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Rizal W. Iskandarsjach, Professional Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter A-E7 of the Wisconsin Statutes for Minimum Standards for property survey, that this survey map is correct to the best of my knowledge and belief with the information provided.

_____ _____

Rizal W. Iskandarsjach, P.L.S. — Date
Professional Land Surveyor, S-2738
JSD Professional Services, Inc.
W238 N1610 Busse Road, Suite 100
Waukesha, WI 53188
262-513-0666

LEGEND

SANITARY SEWER MANHOLE	LIGHT POLE	SAN	SANITARY SEWER
STORM MANHOLE	MAIL BOX	W	WATER MAIN
CLEAN OUT	TELEPHONE PEDESTAL	ST	STORM SEWER
CATCH BASIN ROUND	ELECTRICAL MANHOLE	G	UNDERGROUND GAS
CATCH BASIN SQUARE	SIGN	E	UNDERGROUND ELECTRIC
CURB INLET	POWER POLE	T	UNDERGROUND TELEPHONE
FIRE HYDRANT	GUY WIRE	FIB	UNDERGROUND FIBER OPTICS
WATER VALVE		OH	OVERHEAD UTILITY
GAS VALVE			

DIGGERS HOTLINE

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

BRIOHN DESIGN GROUP

3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

PROJECT:
LOT 3 OF CSM NO. 4097

PROJECT LOCATION:
CITY OF MEQUON
OZAUKEE COUNTY
WISCONSIN

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Surveyed By:	JFA/RWI 03.17.2022
Drawn By:	RWI 03.27.2022
Approved By:	RKW 03.27.2022

SHEET TITLE:
EXISTING CONDITION SURVEY

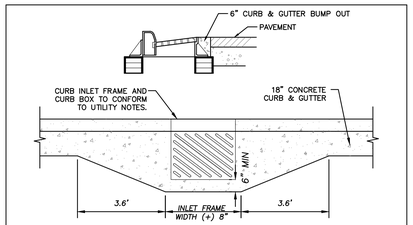
SHEET NUMBER:
CS-1

JSD PROJECT NO: 22-11402

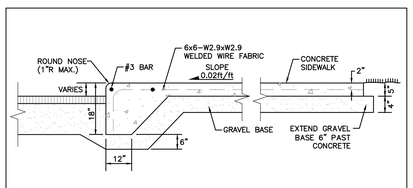
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

Attachment: Packet Plan Set (7349 : Jilly's Car Wash)

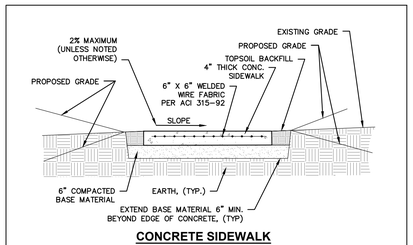
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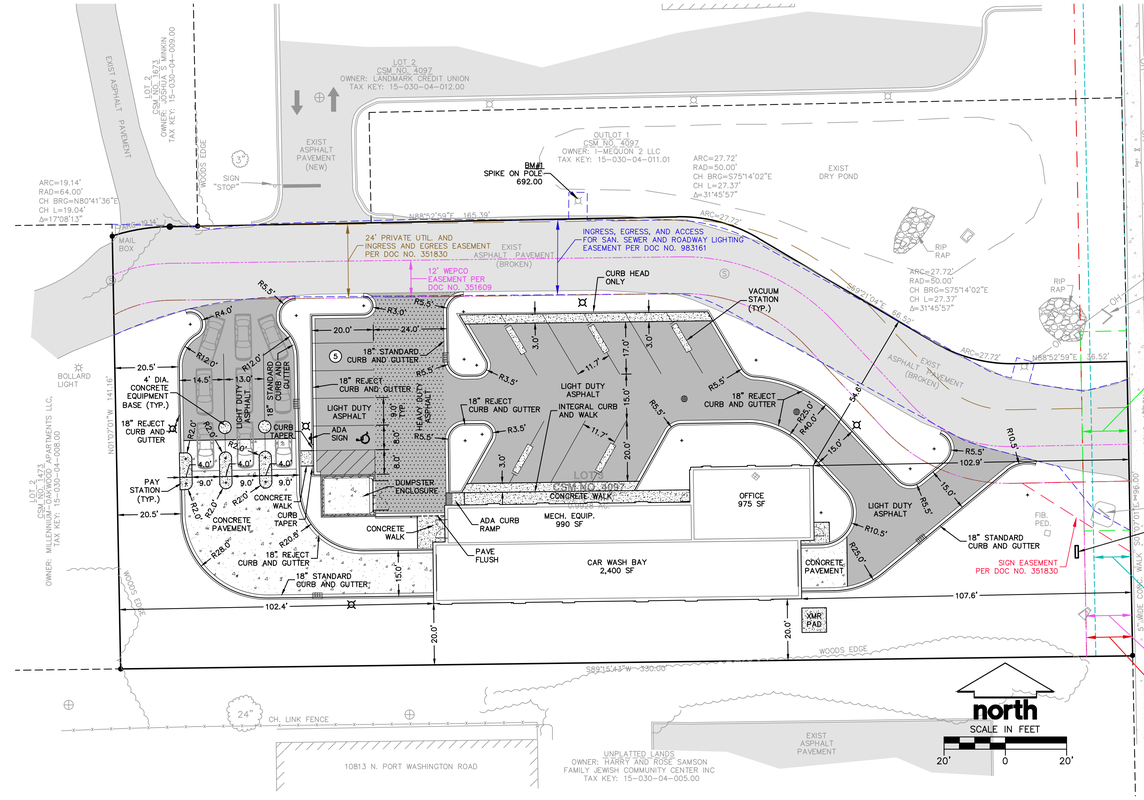
CURB INLET/CONCRETE CURB BUMP OUT
N.T.S.

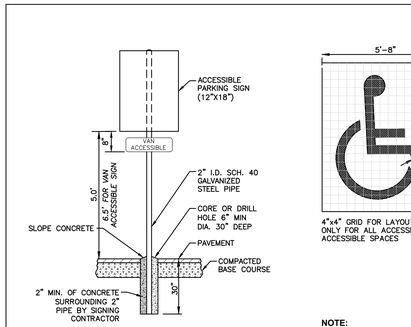


INTEGRAL CONCRETE CURB & WALK
N.T.S.



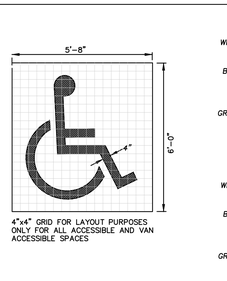
CONCRETE SIDEWALK
N.T.S.





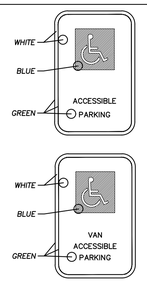
NOTE:
SIGNAGE DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

ACCESSIBLE PARKING SIGN AND POST INSTALLATION
N.T.S.



NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

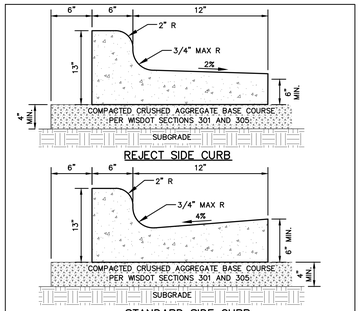
PAINTED SYMBOL
N.T.S.



NOTE:
SIGNAGE AND SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

SIGN DETAILS
N.T.S.

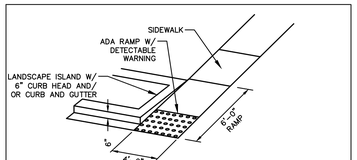
ADA PARKING
N.T.S.



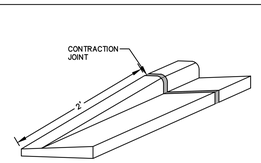
GENERAL NOTES:

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

18" STANDARD CURB & GUTTER
N.T.S.



ADA CURB RAMP
N.T.S.



TAPER CURB HEAD
N.T.S.

GENERAL NOTES AND SPECIFICATIONS

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD–OF–MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL 'GOOD HOUSEKEEPING.'
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE–ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE–ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

PAVING NOTES

1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF MEQUON ORDINANCES.
2. CONCRETE PAVING SPECIFICATIONS–

   CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

   CRUSHED AGGREGATE BASE COURSE – THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

   SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
3. ASPHALTIC CONCRETE PAVING SPECIFICATIONS–

   CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

   WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS AMOUNTS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (–1° C).

   GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

   CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

   BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

   SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

   ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

   SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

PAVEMENT STRIPING NOTES

1. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
4. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
5. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
6. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300–400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION – CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF MEQUON ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY _____, DATED _____, 20 ____.

**** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.**

MINIMUM PAVEMENT STRUCTURE

CONCRETE PAVEMENT (TRASH PAD)
7" CONCRETE W/ MESH REINFORCEMENT
6" CRUSHED AGGREGATE BASE COURSE (1–1/4" DENSE GRADED LIMESTONE)
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

HEAVY DUTY ASPHALT PAVEMENT
6" ASPHALTIC CONCRETE (2 LIFTS)
LOWER LAYER (4" BINDER, 4LT 58.28 S)
UPPER LAYER (2" SURFACE, 5LT 58.28 S)
13" CRUSHED AGGREGATE BASE COURSE (1–1/4" DENSE GRADED LIMESTONE)
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

LIGHT DUTY ASPHALT PAVEMENT
3.25" ASPHALTIC CONCRETE (2 LIFTS)
LOWER LAYER (1.75" BINDER, 4LT 58.28 S)
UPPER LAYER (1.5" SURFACE, 5LT 58.28 S)
8" CRUSHED AGGREGATE BASE COURSE (1–1/4" DENSE GRADED LIMESTONE)
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

CONCRETE SIDEWALK AND STOOPS
4" CONCRETE
6" CRUSHED AGGREGATE BASE COURSE
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

SHEET INDEX

C1.0	SITE DIMENSION AND PAVEMENT ID PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE EROSION CONTROL PLAN
C4.0	SITE UTILITY PLAN STORM SEWER
C4.1	SITE UTILITY PLAN SANITARY AND WATER SERVICE

LEGEND

S	SANITARY SEWER MANHOLE	SAN	SANITARY SEWER
ST	STORM MANHOLE	W	WATER MAIN
	CATCH BASIN ROUND	ST	STORM SEWER
	CATCH BASIN SQUARE	RD	ROOF DRAIN
	FIRE HYDRANT	G	UNDERGROUND GAS
	WATER VALVE	E	UNDERGROUND ELECTRIC
	GAS VALVE	T	UNDERGROUND TELEPHONE
	LIGHT POLE	FIB	UNDERGROUND FIBER OPTICS
T	TELEPHONE PEDESTAL	OH	OVERHEAD UTILITY
E	ELECTRICAL MANHOLE	SF	SILT FENCE
	SIGN		CONIFEROUS TREE
	POWER POLE		DECIDUOUS TREE
	GUY WIRE		

PRE–DEVELOPMENT:
PERVIOUS – 34,762 SF (80.0% GREEN SPACE)
IMPERVIOUS – 8,486 SF
POST–DEVELOPMENT:
PERVIOUS – 15,813 SF (36.6% GREEN SPACE)
IMPERVIOUS – 27,435 SF (4,325 SF BUILDING) 4 STALLS + 1 ADA STALLS

BRIOHN DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045–1950
(262) 790–9500 PHONE
(262) 790–9505 FAX

SHEET TITLE
SITE DIMENSION AND PAVEMENT ID PLAN

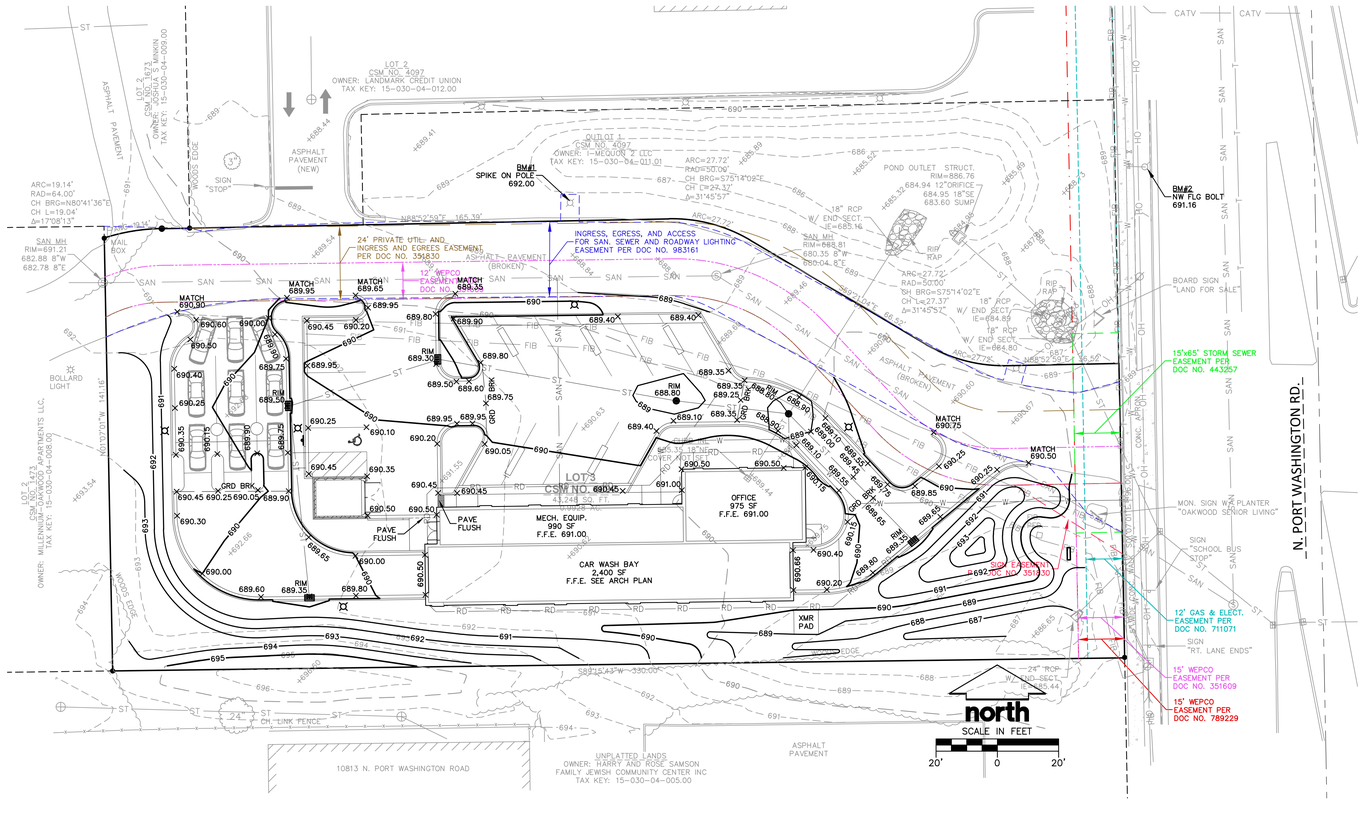
NEW BUILDING FOR:
JILLY'S CAR WASH
N. PORT WASHINGTON ROAD
CITY OF MEQUON, WI

JOB:	3400
DRAWN:	APM
CHECKED:	RWI
DATE:	04-19-2022
SHEET:	C1.0

DIGGERS HOTLINE
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Hearing Impaired TDD (800) 542–2289
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JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 22–11402
JSD PROJ. MGR.: RWI

Attachment: Packet Plan Set (7349 : Jilly's Car Wash)



GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO JSD PROFESSIONAL SERVICES, INC. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.

3. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
   - CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
   - THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.

4. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.

5. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY _____ AND DATED _____, 2022 FOR SITE COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.

6. IN THE EVENT THAT ANY MOISTURE–DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.

7. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.

8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.

9. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.

10. THE SITE SHALL BE COMPLETED TO WITHIN 0.10–FT (+/–) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.

11. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.

12. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

14. WORK WITHIN ANY ROADWAY RIGHT–OF–WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT–OF–WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT–OF–WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT–OF–WAY IN–KIND INCLUDING LANDSCAPING.

15. CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER THAT MEETS OR EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES DEFINITION OF 'FINAL STABILIZATION'.

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

LEGEND

S	SANITARY SEWER MANHOLE	SAN	SANITARY SEWER
ST	STORM MANHOLE	W	WATER MAIN
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SHEET TITLE
SITE GRADING PLAN

NEW BUILDING FOR:
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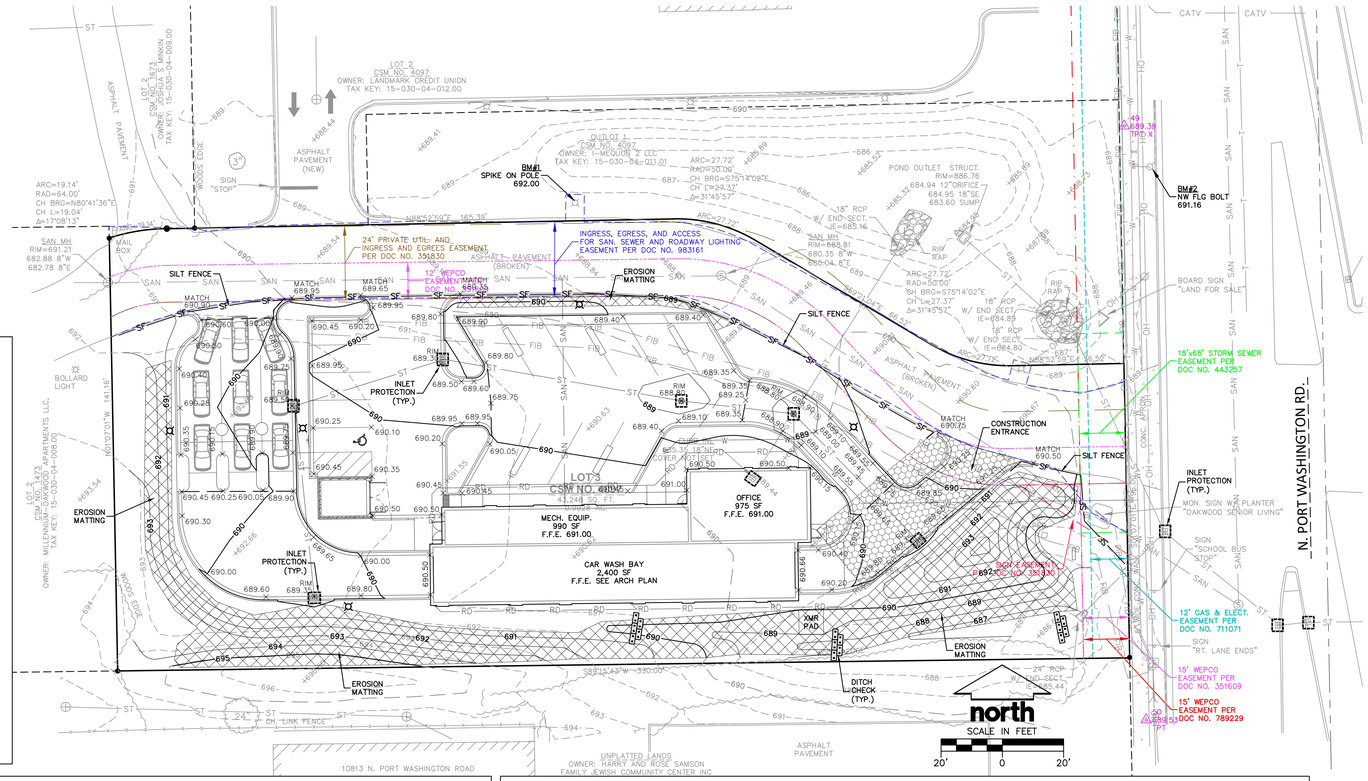
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SHEET:
C2.0

Attachment: Packet_Plan Set (7349 : Jilly's Car Wash)



EROSION AND SEDIMENT CONTROL NOTES:

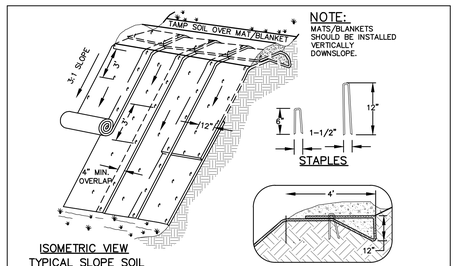
1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MEQUON ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. (JSD) OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY JSD/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
   - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
   - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
   - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
11. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
12. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
13. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR WHEN THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
14. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
15. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
16. ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
17. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
18. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
19. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH PART IV D.4. (a–f). OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
20. THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.
   - SILT FENCE – REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE–HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
   - CONSTRUCTION ENTRANCE – AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
   - DITCH CHECK (STRAW BALES) – RE–SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE–HALF THE HEIGHT OF THE BALE.
   - EROSION CONTROL MATTING – REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE–GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.
   - DIVERSION BERM/SWALE – REPLACE OR RE–COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.
   - INLET PROTECTION – CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE BAG BECOMES ONE–HALF FULL OF SEDIMENT.

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

- CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.
- DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
  - A. COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON–ERODIBLE MATERIAL.
  - B. ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
  - C. FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
  - D. PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
- STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

LEGEND

(S)	SANITARY SEWER MANHOLE	SAN	SANITARY SEWER
(ST)	STORM MANHOLE	W	WATER MAIN
	CATCH BASIN ROUND	ST	STORM SEWER
	CATCH BASIN SQUARE	RD	ROOF DRAIN
	FIRE HYDRANT	G	UNDERGROUND GAS
	WATER VALVE	E	UNDERGROUND ELECTRIC
	GAS VALVE	T	UNDERGROUND TELEPHONE
	LIGHT POLE	FIB	
T	TELEPHONE PEDESTAL	OH	OVERHEAD UTILITY
E	ELECTRICAL MANHOLE	SF	SILT FENCE
	SIGN		CONIFEROUS TREE
	POWER POLE		DECIDUOUS TREE
	GUY WIRE		



NOTE:
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.

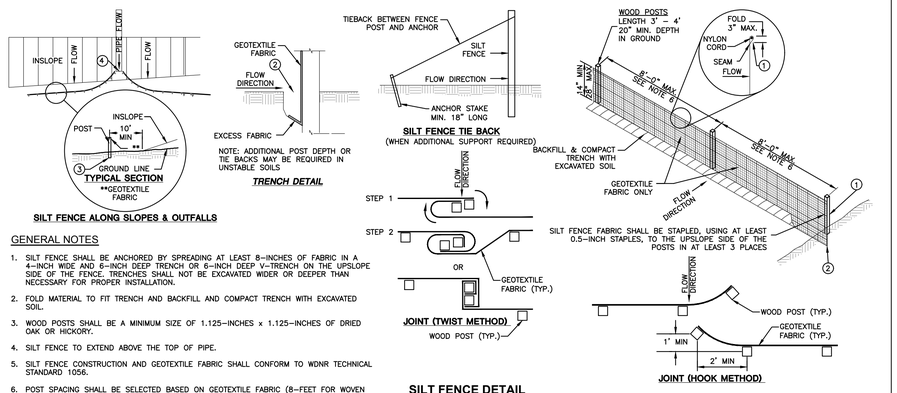
ISOMETRIC VIEW
TYPICAL SLOPE SOIL STABILIZATION

BERM

GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON–CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
5. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.

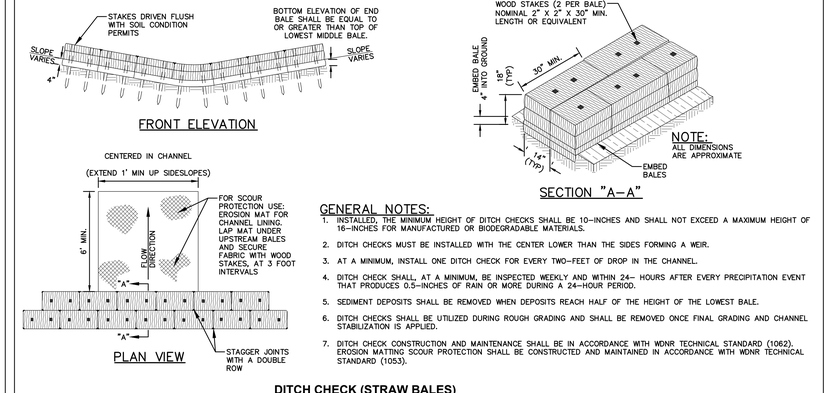
EROSION MATTING
N.T.S.



GENERAL NOTES

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8–INCHES OF FABRIC IN A 4–INCH WIDE AND 6–INCH DEEP TRENCH OR 6–INCH DEEP V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125–INCHES x 1.125–INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8–FEET FOR WOVEN & 3–FEET FOR NON–WOVEN)

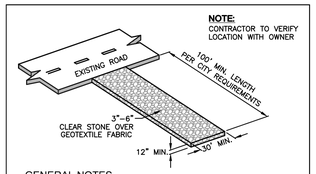
SILT FENCE DETAIL
N.T.S.



GENERAL NOTES:

1. INSTALLED, THE MINIMUM HEIGHT OF DITCH CHECKS SHALL BE 10–INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 16–INCHES FOR MANUFACTURED OR BIODEGRADABLE MATERIALS.
2. DITCH CHECKS MUST BE INSTALLED WITH THE CENTER LOWER THAN THE SIDES FORMING A WEIR.
3. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY TWO–FEET OF DROP IN THE CHANNEL.
4. DITCH CHECK SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24– HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5–INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
5. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH HALF OF THE HEIGHT OF THE LOWEST BALE.
6. DITCH CHECKS SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED.
7. DITCH CHECK CONSTRUCTION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1062). EROSION MATTING SCOUR PROTECTION SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1053).

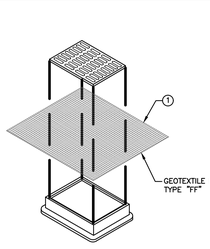
DITCH CHECK (STRAW BALES)
N.T.S.



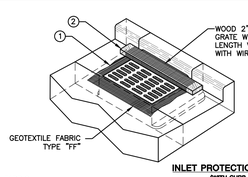
GENERAL NOTES

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6–INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3–INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12–INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH WisDOT TYPE "R" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 100–FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24–HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5–INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP–DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE
N.T.S.



INLET PROTECTION – TYPE "B"
(WITHOUT CURB BOX)



INLET PROTECTION, TYPE "C"
(WITH CURB BOX)

TYPE "B" INSTALLATION NOTES

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

GENERAL NOTES

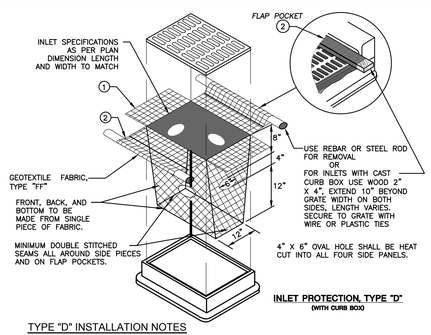
1. TYPE "FF" GEOTEXTILE FABRIC INLET PROTECTION SHALL BE SELECTED FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S PRODUCT ACCEPTABILITY (PAL) LIST. FABRIC INLET PROTECTION AND MANUFACTURED ALTERNATIVES SHALL BE IN COMPLIANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1060.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

INLET PROTECTION
N.T.S.



INLET PROTECTION, TYPE "D"
(WITH CURB BOX)

TYPE "D" INSTALLATION NOTES

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

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SHEET TITLE
SITE EROSION CONTROL PLAN

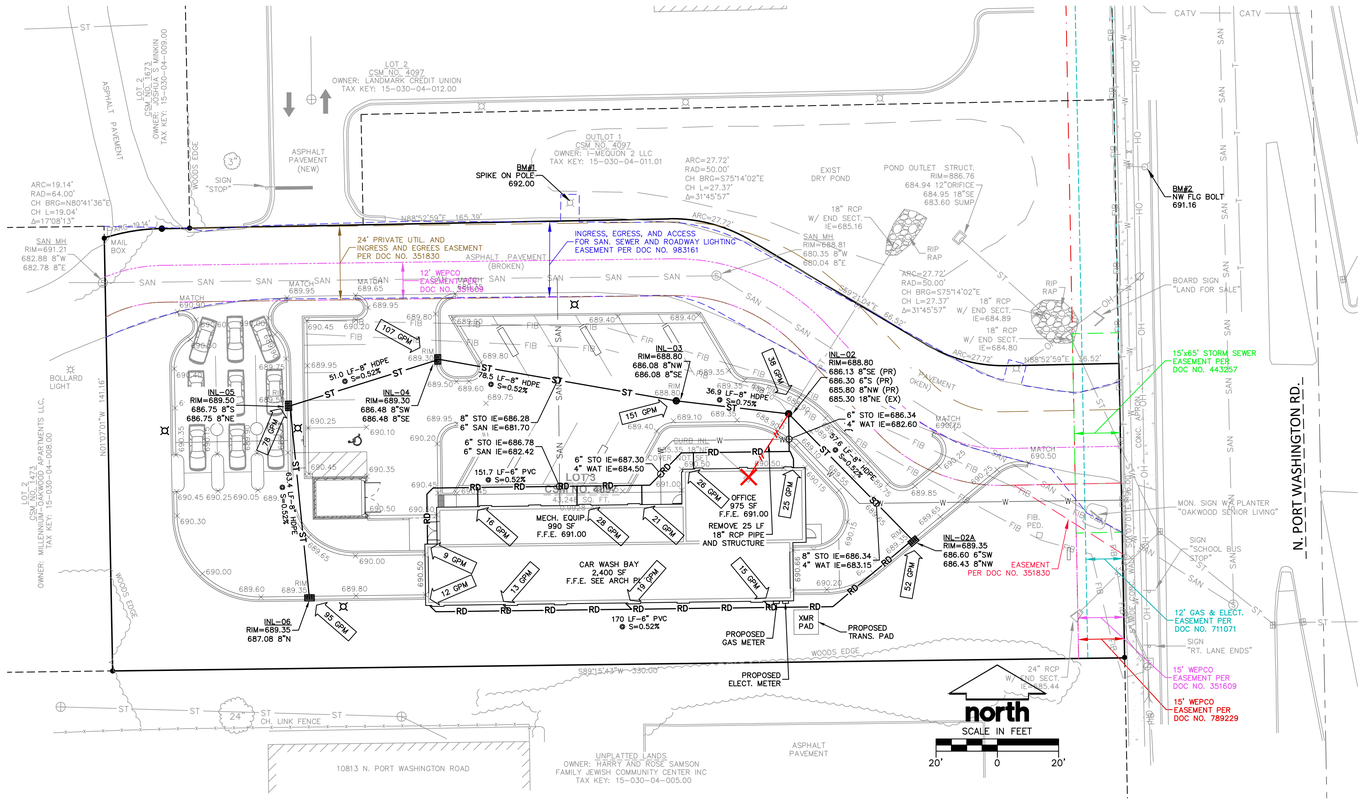
NEW BUILDING FOR:
JILLY'S CAR WASH
N. PORT WASHINGTON ROAD
CITY OF MEQUON, WI

JOB:	3400
DRAWN:	APM
CHECKED:	RWI
DATE:	04-19-2022
SHEET:	C3.0

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JSD PROJ. MGR.: RWI

Attachment: Packet Plan Set (7349 : Jilly's Car Wash)



UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF EAST TROY SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
4. TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AND VILLAGE OF EAST TROY REQUIREMENTS.
5. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
6. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
7. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
8. STORM SEWER SPECIFICATIONS –

   PIPE – REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS IV (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443; HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) – CLASS PS46 MEETING AASHTO M278, AS NOTED.

   INLETS/CATCH BASINS – INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-1580 WITH TYPE 'G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL.

   BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

   MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL .

   FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
9. WATER MAIN SPECIFICATIONS –

   PIPE – WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS".GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

   10-GAUGE TRACER WIRE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS AND ENCLOSED IN RISER BOX WITH "WATER" ON THE COVER.

   BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

   BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
10. SANITARY SEWER SPECIFICATIONS –

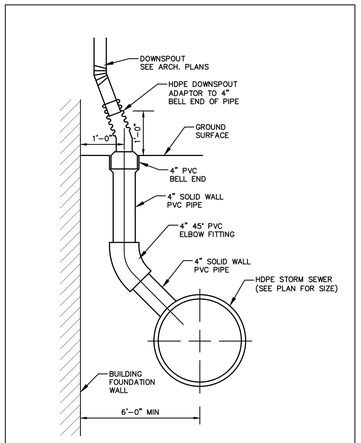
    PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

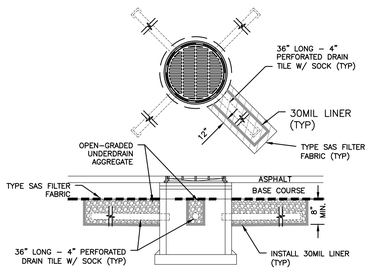
    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."
11. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
12. TRACER WIRE SHALL BE INSTALLED ALONG THE SANITARY SEWER SERVICE. THE TRACER WIRE SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
13. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
14. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF EAST TROY ENGINEERING DEPARTMENT (414-768-6541) 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.

LEGEND

SANITARY SEWER MANHOLE		SAN	SANITARY SEWER
STORM MANHOLE		W	WATER MAIN
CATCH BASIN ROUND		ST	STORM SEWER
CATCH BASIN SQUARE		RD	ROOF DRAIN
FIRE HYDRANT		G	UNDERGROUND GAS
WATER VALVE		E	UNDERGROUND ELECTRIC
GAS VALVE		T	UNDERGROUND TELEPHONE
LIGHT POLE		FIB	UNDERGROUND FIBER OPTICS
TELEPHONE PEDESTAL		OH	OVERHEAD UTILITY
ELECTRICAL MANHOLE		SF	SILT FENCE
SIGN			CONIFEROUS TREE
POWER POLE			DECIDUOUS TREE
GUY WIRE			

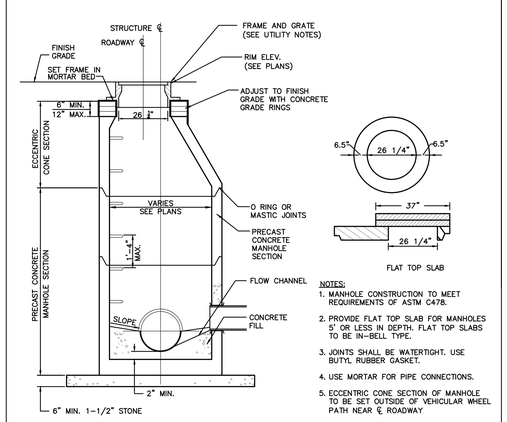


DOWNSPOUT DETAIL
N.T.S.



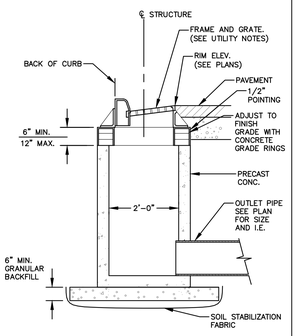
NOTE:
1. UNDERDRAINS SHALL BE INSTALLED ON ALL INLET/CATCH BASINS LOCATED WITHIN IMPERVIOUS PAVEMENTS.
2. UNDERDRAIN CONNECTIONS SHALL BE CORED ONSITE OR PRECAST.
3. UNDERDRAIN VERTICAL LOCATION MAY VARY DEPENDING ON STORM SEWER PIPE LOCATION.
4. ALTERNATIVE DESIGN MAY BE SUBSTITUTED IF SHOP DRAWINGS ARE SUBMITTED AND APPROVED BY JSD AND VILLAGE OF EAST TROY.

CATCH BASIN UNDERDRAIN DETAIL
N.T.S.



NOTES:
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY

STANDARD STORM INLET/MH DETAIL
N.T.S.



STORM CURB INLET DETAIL
N.T.S.

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SHEET TITLE
SITE UTILITY PLAN
STORM SEWER

NEW BUILDING FOR:
JILLY'S CAR WASH
N. PORT WASHINGTON ROAD
CITY OF MEQUON, WI

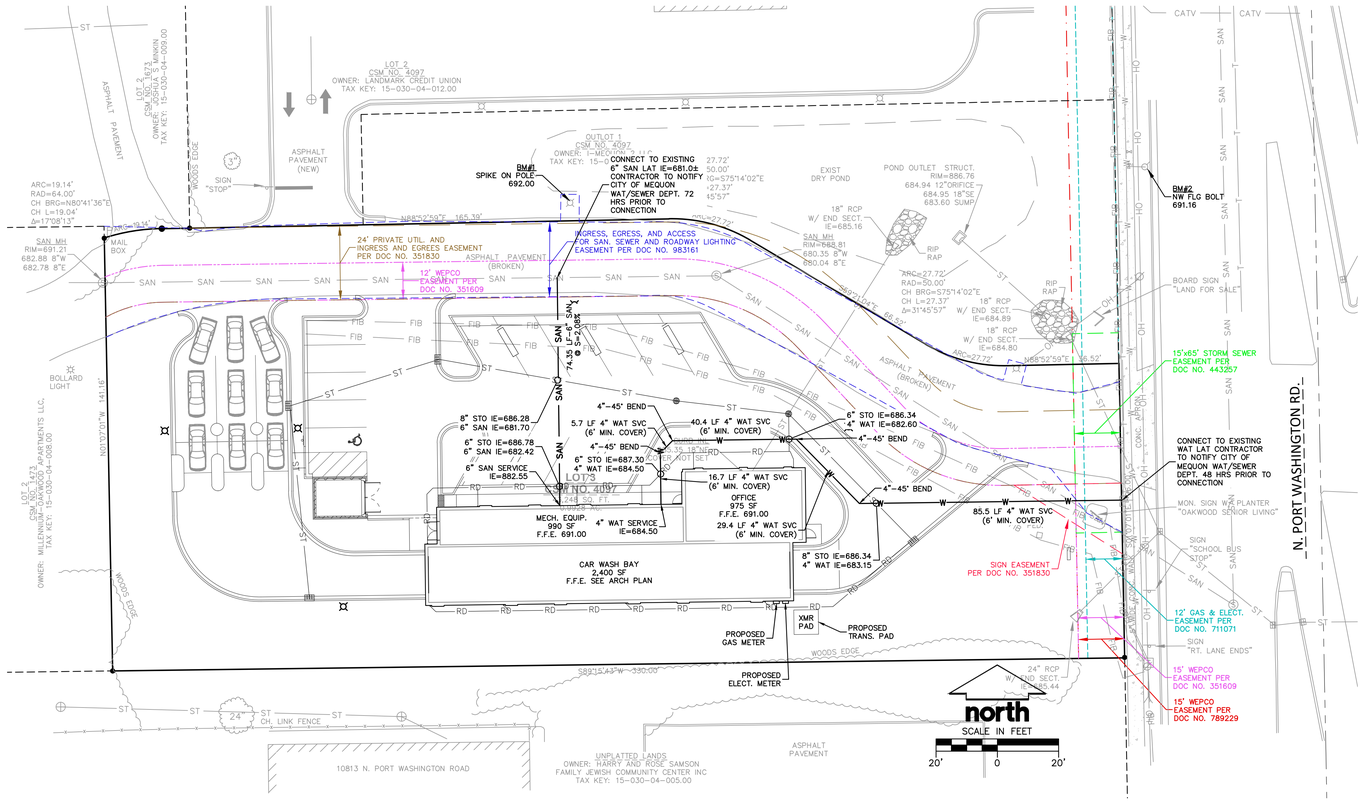
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DATE:	04-19-2022

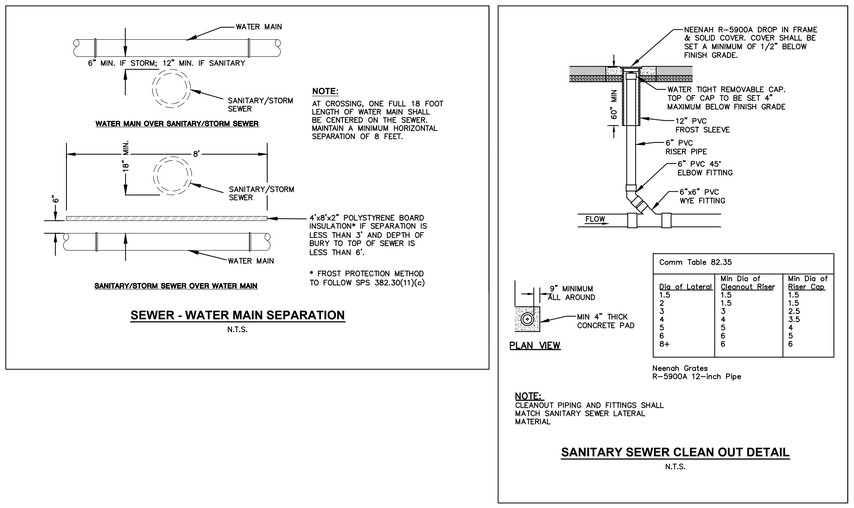
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JSD PROJ. MGR.: RWI

Attachment: Packet, Plan Set (7349 : Jilly's Car Wash)





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SHEET TITLE
SITE UTILITY PLAN
SANITARY AND
WATER SERVICE

NEW BUILDING FOR:
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CITY OF MEQUON, WI

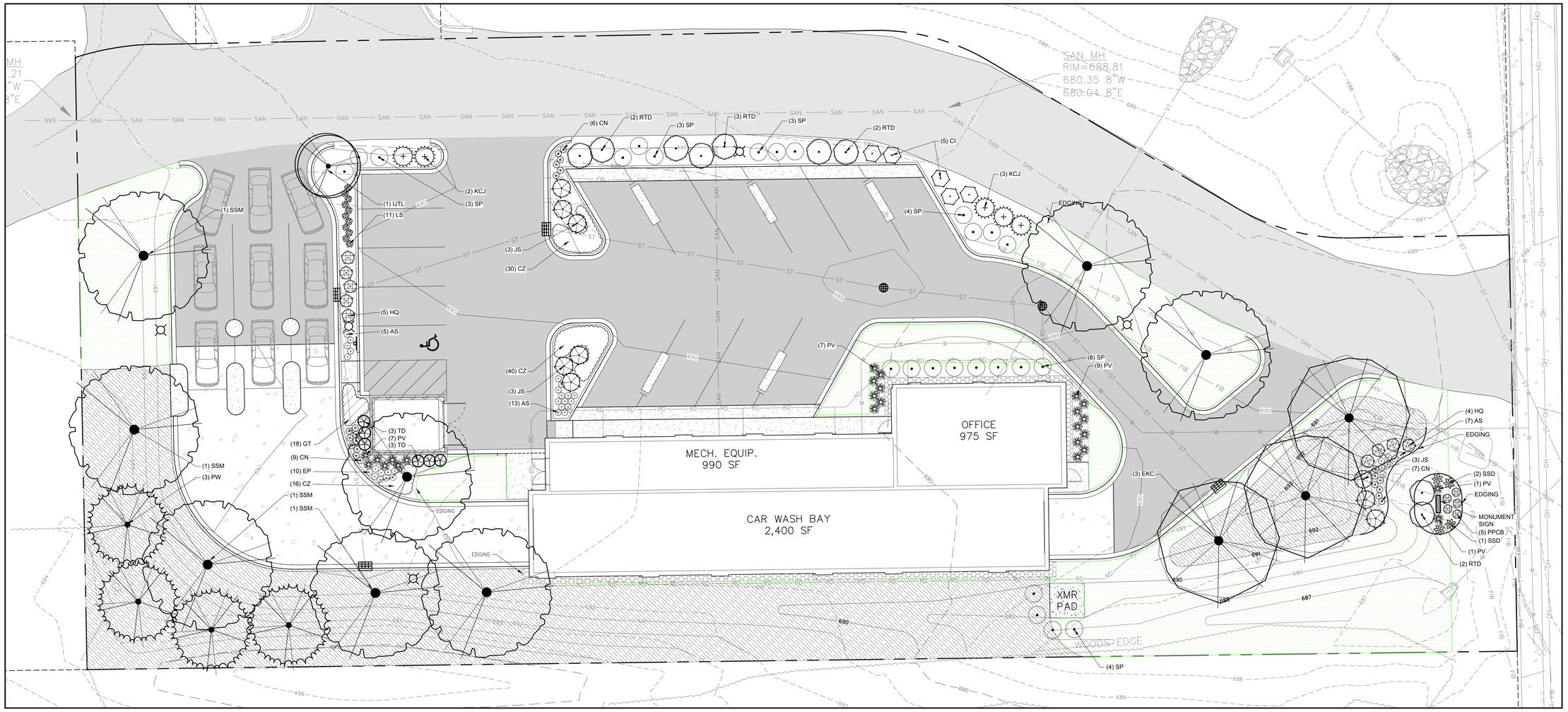
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Attachment: Packet_Plan Set (7349 : Jilly's Car Wash)



CUMMULATIVE PLANT SCHEDULE

DECIDUOUS TREES					
Code	Quantity	Botanical/Common	Root Condition	Size at Planting	Mature Ht
SSM	8	Acer miyabei `Morton` TM / State Street Miyabei Maple	B & B	2.5"Cal	40'
EKC	3	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	2.5"Cal	50'
EVERGREEN TREES					
Code	Quantity	Botanical/Common	Root Condition	Size at Planting	Mature Ht
PW	4	Pinus alba / White Pine	B & B	6` Tall	25`
LOW EVERGREEN TREES					
Code	Quantity	Botanical/Common	Root Condition	Size at Planting	Mature Ht
TD	6	Thuja plicata 'Derakt' / Sugar and Spice Western Red Cedar	B & B	5` Tall	5`
ORNAMENORNAMENTAL TREES					
Code	Quantity	Botanical/Common	Root Condition	Size at Planting	Mature Ht
IJTL	1	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2"Cal	15'
DECIDUOUS SHRUBS					
Code	Quantity	Botanical/Common	Root Condition	Size at Planting	Mature Ht
CI	2	Cornus sericea `Isanti` / Isanti Red Twig Dogwood	Cont.	#05/5 gal.	5'
HQ	9	Hydrangea paniculata `Little Quick Fire` / Little Quick Fire Hydrangea	Cont.	#05/5 gal.	5'
RTD	2	Cornus baileyi / Bailey`s Red-twig Dogwood	B & B	36" Ht.	6'
SP	25	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	Cont.	#05/5 gal.	5'
EVERGREEN SHRUBS					
Code	Quantity	Botanical/Common	Root Condition	Size at Planting	Mature Ht
JS	9	Juniperus sabina `Mini-Arcadia` / Mini Arcadia Juniper	Cont.	#05/5 gal.	24"
KCJ	5	Juniperus chinensis `Kallays Compact` / Kallay Compact Pfitzer Juniper	Cont.	#05/5 gal.	36"
PERENNIALS & GRASSES					
Code	Quantity	Botanical/Common	Root Condition	Size at Planting	Mature Ht
AS	25	Allium x `Summer Beauty` / Summer Beauty Allium	Cont.	#01/1 Gal.	24"
CN	22	Calamintha nepeta `Montrose White` / Montrose White Catmint	Cont.	#01/1 Gal.	24"
EP	10	Echinacea x `CBG Cone 2` TM / Pixie Meadowbrite Purple Coneflower	Cont.	#01/1 Gal.	24"
LS	11	Liatris spicata `Kobold` / Kobold Spike Gayfeather	Cont.	#01/1 Gal.	24"
PPCB	5	Heuchera micrantha 'Palace Purple' / Palace Purple Crevice Coralbell	Cont.	#01/1 Gal.	18"
PV	25	Panicum virgatum `Shenandoah` / Shenandoah Switch Grass	Cont.	#01/1 Gal.	24"
SSD	4	Hemerocallis x `Stella D`Oro` / Stella D`Oro Daylily	Cont.	#1	24"
GROUNDCOVERS					
Code	Quantity	Botanical/Common	Root Condition		Spacing
CZ	74	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed	Cont.	#01/1 Gal.	18" o.c.

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

LEGEND

(S)	SANITARY SEWER MANHOLE	SAN	SANITARY SEWER
(ST)	STORM MANHOLE	W	WATER MAIN
	CATCH BASIN ROUND	ST	STORM SEWER
	CATCH BASIN SQUARE	RD	ROOF DRAIN
	FIRE HYDRANT	G	UNDERGROUND GAS
	WATER VALVE	E	UNDERGROUND ELECTRIC
	GAS VALVE	T	UNDERGROUND TELEPHONE
	LIGHT POLE	FIB	UNDERGROUND FIBER OPTICS
T	TELEPHONE PEDESTAL	OH	OVERHEAD UTILITY
(E)	ELECTRICAL MANHOLE		NO MOW
	SIGN		KENTUCKY BLUEGRASS BLEND
	POWER POLE		STONE MULCH MAINTENANCE STRIP
	GUY WIRE		

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
PARKING LOT LANDSCAPING 10% OF INTERIOR PARKING AREA LANDSCAPED	830 SF 8,300 SF PARKING LOT x 10% = 830 SF	1,120 SF
PARKING LOT SHADING 30% OF PARKING AREA	4,165 SF 13,886 SF PAVEMENT x 30% = 4,165 SF	4,170 SF
DUMPSTER SCREENING	YES	YES

north

SCALE IN FEET
10' 0 10'

BRIOHN DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

SHEET TITLE
LANDSCAPE PLAN

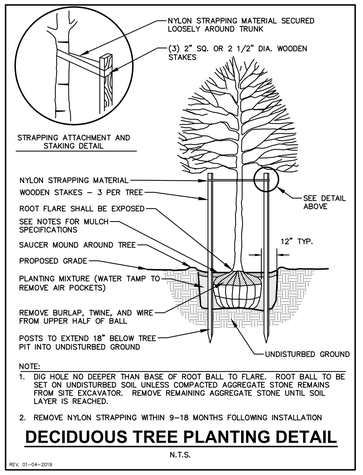
NEW BUILDING FOR:
JILLY'S CAR WASH
N. PORT WASHINGTON ROAD
CITY OF MEQUON, WI

JOB:	3400
DRAWN:	MJH
CHECKED:	KB
DATE:	04-19-2022
SHEET:	L1.0

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Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
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JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 22-11402
JSD PROJ. MGR.: RWI

Attachment: Packet_Plan Set (7349 : Jilly's Car Wash)

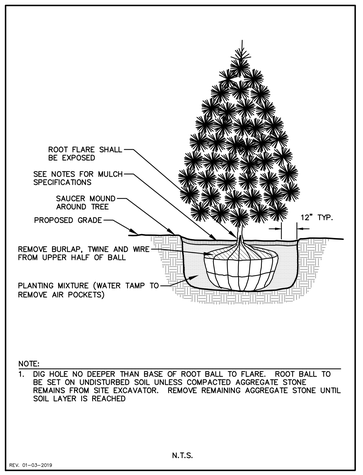


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

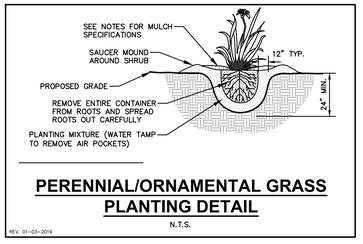
REV. 01-04-2019



NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

N.T.S.

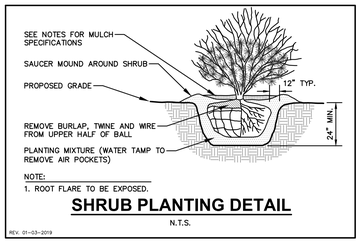
REV. 01-03-2019



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019



NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BAILED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.

3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.

5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.

2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.

3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.

4. MATERIALS – STONE MULCH: ALL MAINTENANCE STRIP AREAS LABELED ON PLAN SHALL RECEIVE #2 WASH DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED.

5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.

6. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

7. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

SEEDING NOTES

1. MATERIALS – "NO-MOW" SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.

2. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE

BRIOHN DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
LANDSCAPE NOTES AND DETAILS

NEW BUILDING FOR:
JILLY'S CAR WASH
N. PORT WASHINGTON ROAD
CITY OF MEQUON, WI

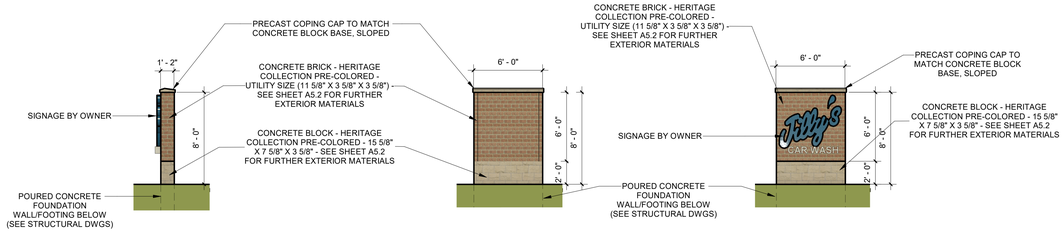
JOB:	3400
DRAWN:	MJH
CHECKED:	KB
DATE:	04-19-2022

SHEET:
L2.0

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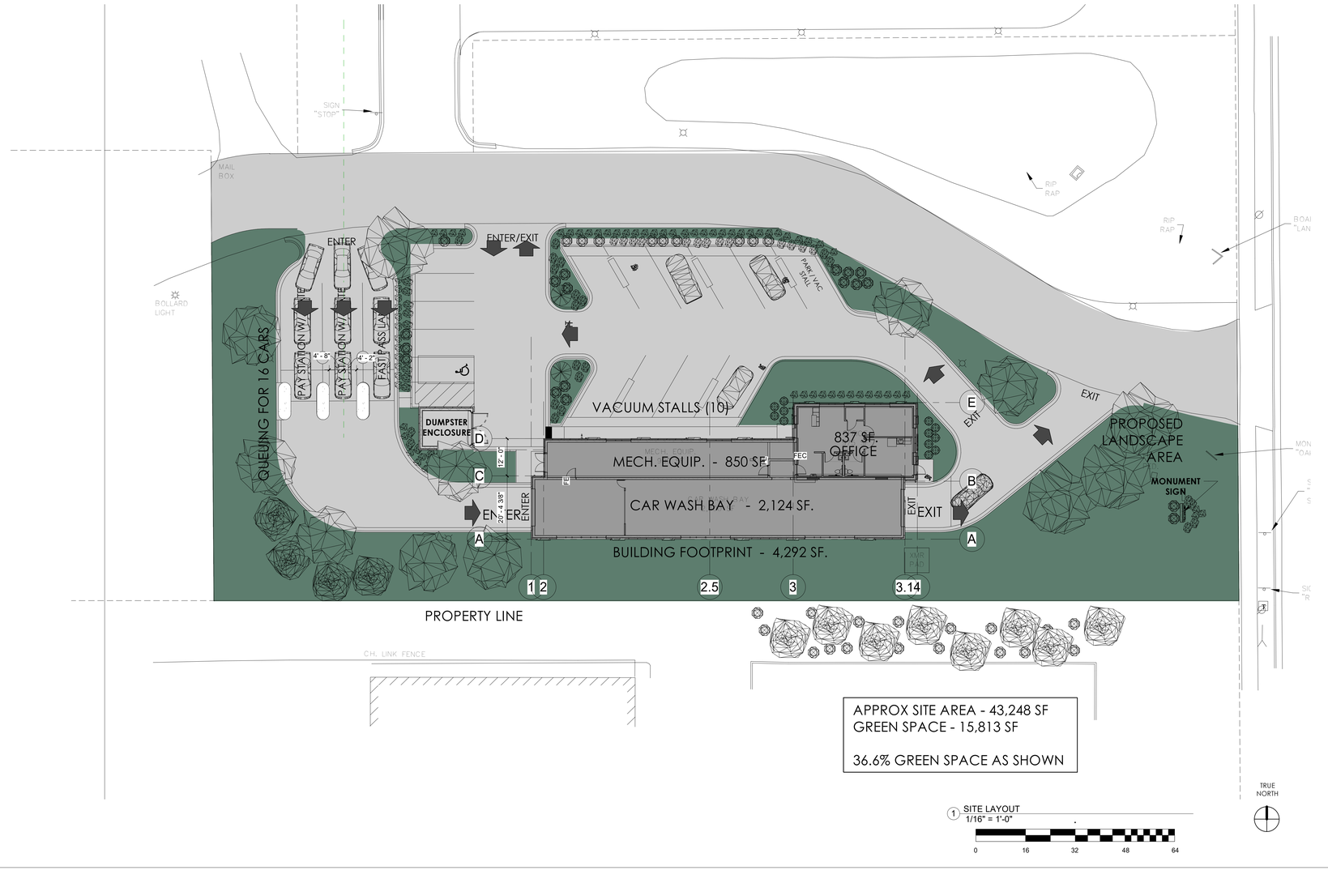
Attachment: Packet_Plan Set (7349 : Jilly's Car Wash)



4 MONUMENT SIGN (SIDE - NORTH) 3/16" = 1'-0" (SOUTH SIDE OPPOSITE)

3 MONUMENT SIGN (REAR - WEST) 3/16" = 1'-0"

2 MONUMENT SIGN (FRONT - EAST) 3/16" = 1'-0"



APPROX SITE AREA - 43,248 SF
GREEN SPACE - 15,813 SF

36.6% GREEN SPACE AS SHOWN

1 SITE LAYOUT 1/16" = 1'-0"

0 16 32 48 64

TRUE NORTH

BRIOHN
DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
PROPOSED ARCHITECTURAL SITE PLAN

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision
Date

JOB:	3400
DRAWN:	CW
CHECKED:	CW
DATE:	04-19-22

SHEET:
A0.1

Attachment: Packet_Plan Set (7349 : Jilly's Car Wash)

DUMPSTER ENCLOSURE KEYNOTES:

D1 6" THICK CONCRETE REINFORCED FLOOR SLAB ON COMPACTED GRAVEL BASE

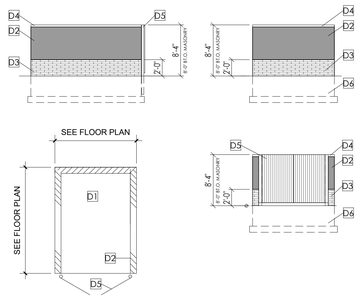
D2 ARCHITECTURAL CONCRETE BRICK, HERITAGE COLLECTION, 8" HIGH X 16" WIDE, SMOOTH. COLOR : T.B.D.

D3 ARCHITECTURAL CONCRETE BRICK, HERITAGE COLLECTION, 8" HIGH X 16" WIDE, SMOOTH. COLOR: T.B.D.

D4 PREFINISHED METAL COPING. (24 GA.) COLOR: TO MATCH WALL COLOR

D5 TREATED AND PAINTED WOOD 1X6 SLATS MOUNTED ON GALVANIZED STEEL FRAME, PAINTED. PROVIDE CONCRETE FILLED STEEL TUBES WITH CONCRETE CROWNED TOP, PAINTED..

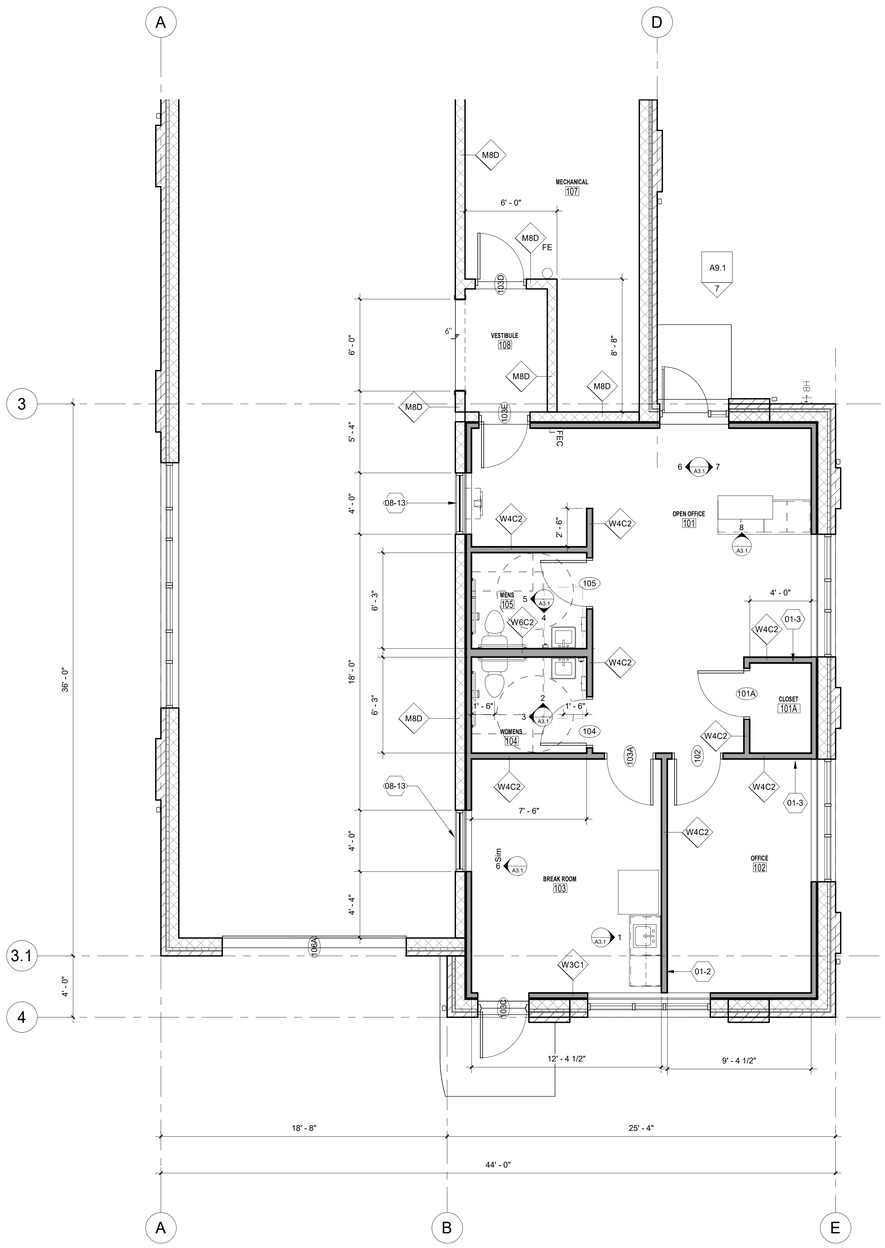
D6 REINFORCED POURED CONCRETE RETAINING/FOUNDATION WALL. REINFORCE BLOCK WALL W/ #5 BARS @ 48" O.C. FROM FOOTING TO TOP OF WALL IN FULLY GROUTED CELL. FOOTING TO BE 12"X36" POURED CONCRETE FOOTING REINFORCED W/ (2) #5 BARS CONT. TOP & BOTTOM AND #5 CROSS BARS AT 24" O.C. TOP & BOTTOM.



4 DUMPSTER ENCLOSURE
1" = 10'-0"

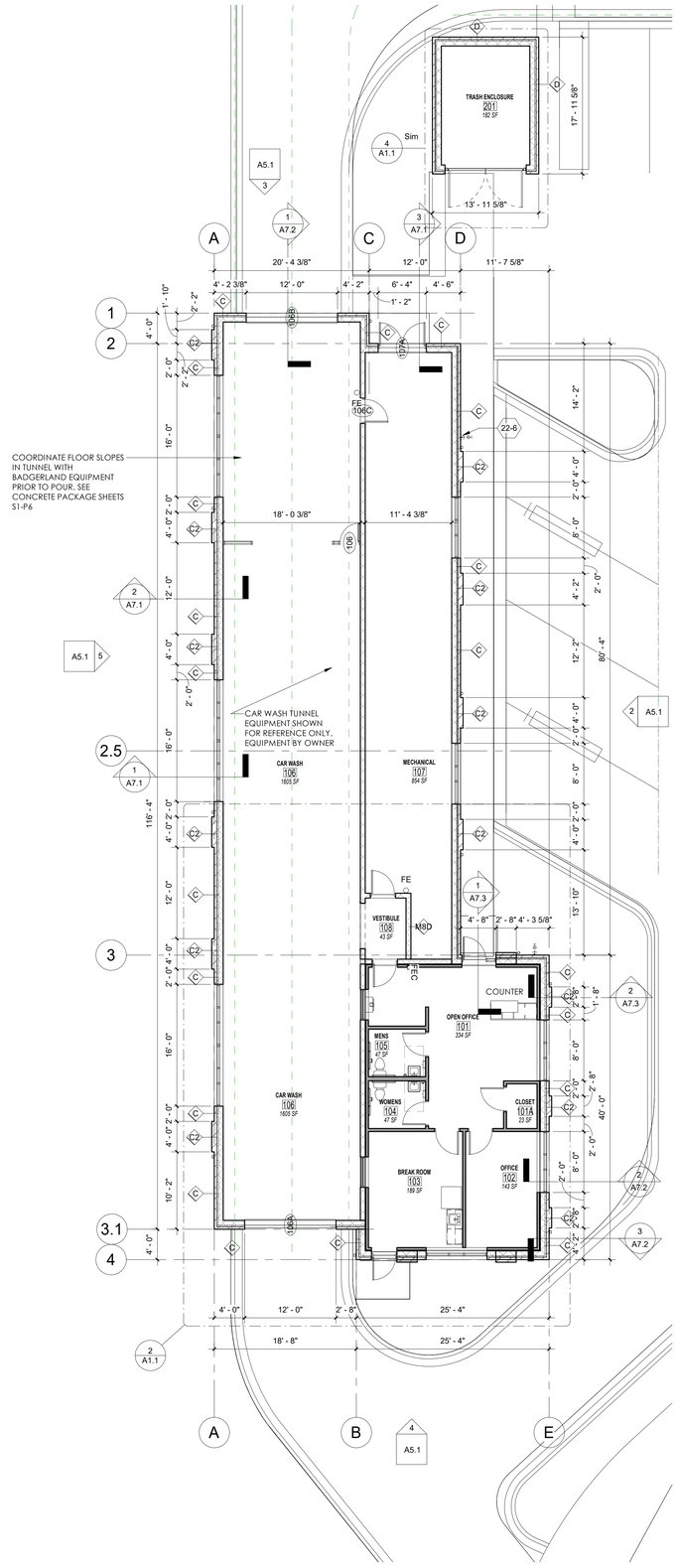
FLOOR PLAN LEGEND

ROOM	ROOM NAME		PARTITION TO BE DEMOLISHED
100	ROOM NUMBER		
(100)	DOOR NUMBER		DOOR AND FRAME TO BE REMOVED
A	PARTITION TYPE		
1	KEYNOTES		EXISTING PARTITION TO REMAIN
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER		EXISTING DOOR TO REMAIN
F.E.C.	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER		NEW CONSTRUCTION
	EXIT LIGHT		NEW DOOR & FRAME
	EXIT LIGHT (DIRECTIONAL)		
BL-1	BORROWED LIGHT TAG		
TP-1	TOILET ACCESSORY TAG		



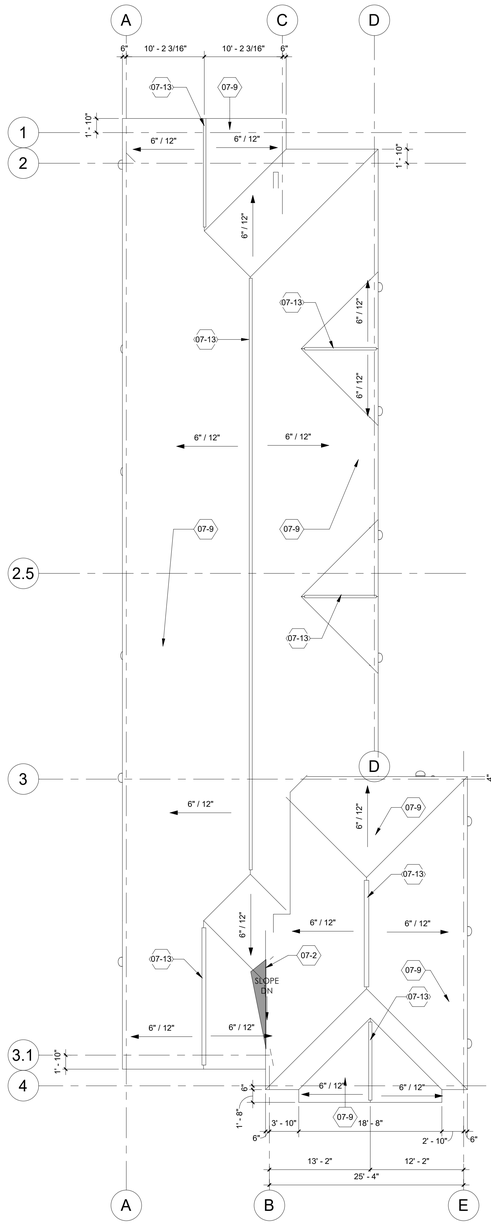
2 ENLARGED OFFICE FLOOR PLAN
1/4" = 1'-0"

0 4 8 12 16


TRASH ENCLOSURE
201
182 SF
17' - 11 5/8"
13' - 11 5/8"
Sim
4
A1.1
A5.1
3
1
A7.2
3
A7.1
A
C
D
20' - 4 3/8"
12' - 0"
11' - 7 5/8"
4' - 2 3/8"
4' - 2"
6' - 4"
4' - 6"
1' - 2"
1' - 10"
2' - 2"
4' - 0"
2' - 0"
16' - 0"
12' - 0"
4' - 0"
2' - 0"
116' - 4"
2' - 0"
2' - 0"
4' - 0"
2' - 0"
2' - 0"
4' - 0"
2' - 0"
10' - 2"
4' - 0"
1
2
2.5
3
3.1
4
C
C2
105
107
106
108
109
FE
106C
22-6
14' - 2"
18' - 0 3/8"
11' - 4 3/8"
2
A7.1
A5.1
5
CAR WASH TUNNEL EQUIPMENT SHOWN FOR REFERENCE ONLY. EQUIPMENT BY OWNER
CAR WASH
106
1605 SF
MECHANICAL
107
854 SF
2
A5.1
1
A7.1
FE
1
A7.3
4' - 8"
2' - 8"
4' - 3 5/8"
VESTIBULE
108
43 SF
M8D
13' - 10"
2
A7.3
COUNTER
OPEN OFFICE
101
334 SF
MENS
105
47 SF
WOMENS
104
47 SF
CLOSET
101A
23 SF
CAR WASH
106
1605 SF
BREAK ROOM
103
189 SF
OFFICE
102
143 SF
2
A7.2
3
A7.2
80' - 4"
40' - 0"
4' - 0"
2' - 0"
4' - 0"
2' - 0"
8' - 0"
2' - 8"
1' - 8"
4' - 0"
2' - 0"
4' - 0"
2' - 0"
4' - 0"
2' - 0

REFLECTED CELING PLAN LEGEND

- ROOM 100 — ROOM NAME / ROOM NUMBER
- 1 — PLAN NOTES
- E — EXIT LIGHT
- 2'X2' SUSPENDED ACOUSTICAL CEILING TILE SYSTEM
- GYPSUM BOARD CEILING SYSTEM
- PAINTED PRESSURE TREATED PLYWOOD FINISH
- CAR WASH LINER CEILING PANEL



GENERAL NOTES - RCP

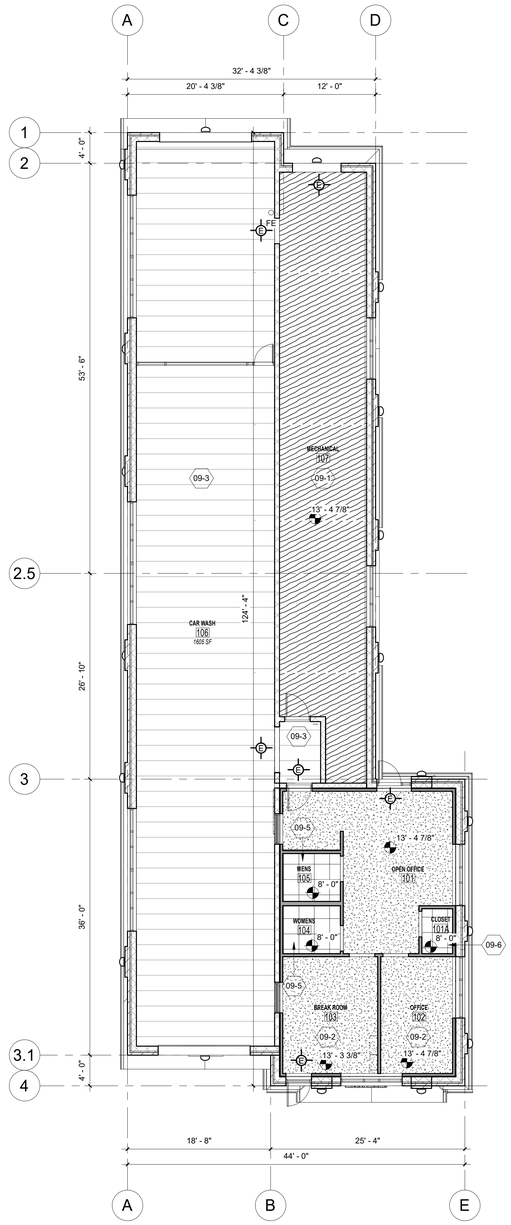
1	MINIMUM CEILING TILE WIDTH TO BE 4" AT WALLS AND AT CLOUDS
2	ALL TOILET ROOMS TO HAVE VINYL COATED ACOUSTICAL CEILING TILE
3	ALL CEILING TILE TO BE 2'-0"X2'-0" SET IN METAL GRIDS.

KEYNOTE LEGEND

VALUE	FLOOR PLAN CODED NOTES
07-2	SHADED AREA SHOWS CRICKET TO SLOPE TO ROOF OUTER EDGE
07-9	ROOF ASSEMBLY: SHINGLES (SEE EXTERIOR ELEVATIONS FOR MANUFACTURER AND COLOR) ON 30# FELT PAPER ON (3) OVERLAPPED LAYERS ICE & WATER SHIELD 6'-0" UP ROOF ON ALL SIDES INCLUDING EAVES AND ALL VALLEYS ON 5/8" PLYWOOD SHEATHING ON WOOD TRUSSES.
07-13	CONTINUOUS ROOF RIDGE VENT PER ROOF SHINGLE MANUFACTURER
09-1	PAINTED PRESSURE TREATED PLYWOOD CEILING FINISH ON 6 MIL VAPOR BARRIER MOUNTED TO BOTTOM CHORD OF ROOF TRUSS.
09-2	PAINTED GYPSUM BOARD CEILING FINISH MOUNTED TO BOTTOM CHORD OF ROOF TRUSS.
09-3	CAR WASH LINER PANEL CEILING FINISH (BY EQUIPMENT SUPPLIER) ON 6 MIL VAPOR BARRIER ON FULLY TAPED 5/8" PRESSURE TREATED PLYWOOD SHEATHING MOUNTED TO BOTTOM CHORD OF ROOF TRUSS.
09-5	2'-0" X 2'-0" VINYL FACED ACT CEILING THIS ROOM
09-6	2'-0" X 2'-0" LAY-IN ACOUSTICAL CEILING TILES WITHIN A 9/16" WHITE METAL SUSPENDED GRID

GENERAL NOTES - ROOF PLAN

1	SEE STRUCTURAL DWGS FOR FURTHER STRUCTURAL INFORMATION.
2	COORDINATE ROOF SCREEN SIZE WITH MECHANICAL UNITS. SEE STUCTURAL DRAWINGS FOR FURTHER INFORMATION.
3	SEE SHEET A4.2 FOR OTHER CANOPY AND TUBE SUN SHADES PLANS
4	PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLAN BY OTHERS FOR LOCATIONS.



2 ROOF PLAN
1/8" = 1'-0"

0 8 16 24 32

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

0 8 16 24 32

TRUE NORTH

PLAN NORTH

APPLICABLE TO ALL PLAN VIEWS

BRIOHN DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
REFLECTED CEILING AND ROOF PLANS

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

PROGRESS SET
NOT FOR CONSTRUCTION

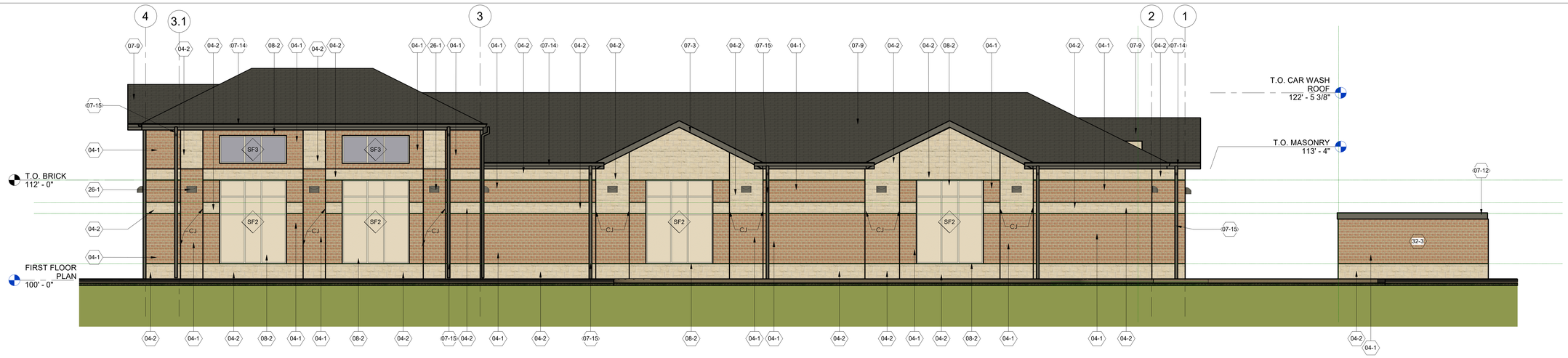
Revision

Date

JOB:	3400
DRAWN:	CJR
CHECKED:	CW
DATE:	04-19-22

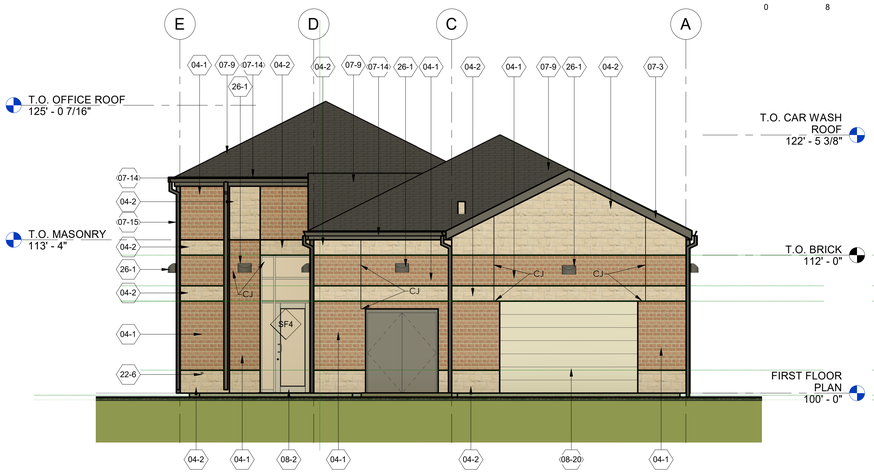
SHEET:
A2.1

Attachment: Packet Plan Set (7349 : Jilly's Car Wash)



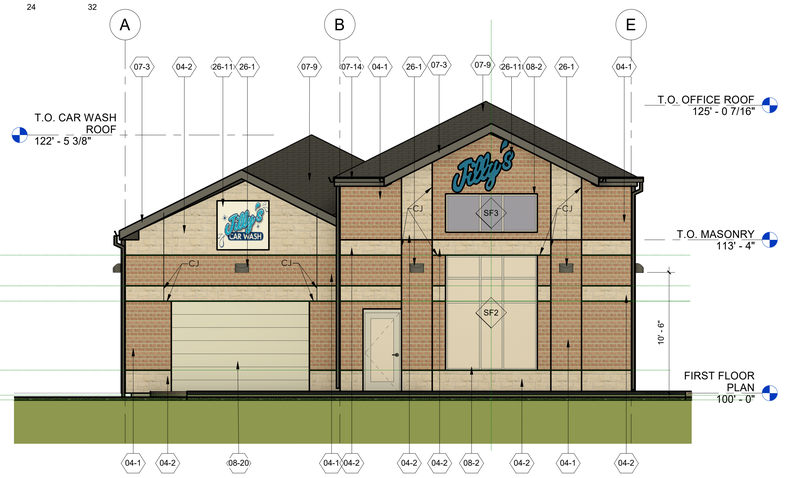
2 NORTH ELEVATION
3/16" = 1'-0"

0 8 16 24 32



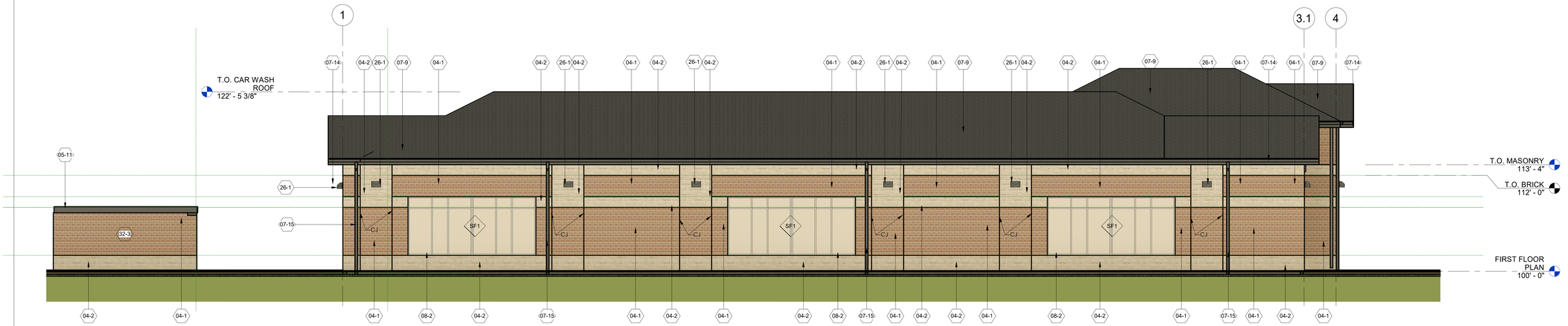
3 WEST ELEVATION
3/16" = 1'-0"

0 8 16 24 32



4 EAST ELEVATION
3/16" = 1'-0"

0 8 16 24 32



5 SOUTH ELEVATION
3/16" = 1'-0"

0 8 16 24 32

KEYNOTE LEGEND

VALUE	FLOOR PLAN CODED NOTES
04-1	CONCRETE BRICK - HERITAGE COLLECTION PRE-COLORED - UTILITY SIZE (11 5/8" X 3 5/8" X 3 5/8") - SEE SHEET A5.2 FOR FURTHER EXTERIOR MATERIALS
04-2	CONCRETE BLOCK - HERITAGE COLLECTION PRE-COLORED - 15 5/8" X 7 5/8" X 3 5/8" - SEE SHEET A5.2 FOR FURTHER EXTERIOR MATERIALS
05-11	PRE-FINISHED METAL 24 GA. GRAVEL STOP (COLOR TO BE 'CLEAR ANODIZED FINISH'), FASCIA AND RUBBER MEMBRANE FLASHING AND ROOFING.
07-3	PRE-FINISHED ALUMINUM FINISHED FASCIA
07-9	ROOF ASSEMBLY: SHINGLES (SEE EXTERIOR ELEVATIONS FOR MANUFACTURER AND COLOR) ON 30# FELT PAPER ON (3) OVERLAPPED LAYERS ICE & WATER SHIELD 6'-0" UP ROOF ON ALL SIDES INCLUDING EAVES AND ALL VALLEYS ON 5/8" PLYWOOD SHEATHING ON WOOD TRUSSES.
07-12	PRE-FINISHED METAL CAP/COPING ON SINGLE 2X PRESSURE TREATED WOOD BLOCKING. EXTEND RUBBER MEMBRANE FLASHING TO EXTEND UP AND OVER PT WOOD BLOCKING AND FULLY SEAL TO FACE OF PRE-CAST CONCRETE WALL PANEL.
07-14	PREFINISHED METAL GUTTER SYSTEM WITH END DAM FLASHING. COLOR TO MATCH FASCIA.
07-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT. COLOR TO MATCH FASCIA.
08-2	CLEAR ANODIZED ALUMINUM STOREFRONT WINDOWS (SEE STOREFRONT LEGEND SHEET A9.1)
08-20	INSULATED FACTORY PRE-FINISHED STEEL OVERHEAD DOOR AND FRAME
22-6	EXTERIOR FREEZE-PROOF HOSE BIB. REFER TO PLUMBING DRAWINGS. PROVIDE A THERMAL SEPARATION BETWEEN WALL AND PIPE. IF WITHIN INTERIOR FURRING WALL, PROVIDE ACCESS PANEL AT INTERIOR.
26-1	EXTERIOR WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
26-11	APPROVED SIGNAGE LOCATION. SIGNAGE BY OWNER.
32-3	MASONRY TRASH ENCLOSURE WITH DOUBLE GATES. SET BASE OF GATE HEIGHT BASED ON ACTUAL FIELD CONDITIONS. SEE DETAIL 4/A1.1 FOR FURTHER INFORMATION AND DETAILS.

BRIOHN
DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

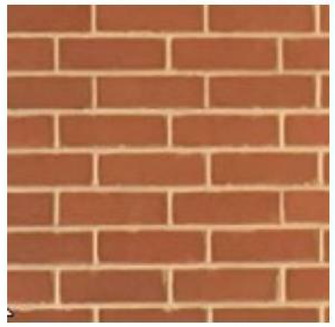
Revision
Date

PROGRESS SET
NOT FOR CONSTRUCTION

JOB:	3400
DRAWN:	CW
CHECKED:	DF
DATE:	04-19-22
SHEET:	A5.1

Attachment: Packet_Plan Set (7349 : Jilly's Car Wash)

CONCRETE BRICK - HERITAGE COLLECTION PRE-COLORED - UTILITY SIZE (11 5/8" x 3 5/8" x 3 5/8")



CONCRETE BLOCK - HERITAGE COLLECTION PRE-COLORED - 15 5/8" x 7 5/8" x 3 5/8"



CLEAR ANODIZED STOREFRONT WINDOW WITH THERMALLY BROKEN CLEAR ANODIZED FRAME AND 1" CLEAR AGC LOW E #3 GLASS (TEMPERED WHERE REQUIRED PER CODE)



E4 FASCIA - PRE FINISHED METAL



SOFFIT - PRE FINISHED ALUMINUM SOFFIT PANELS WITH CONTINUOUS VENTS (COLOR TO MATCH FASCIA)



PAINTED HOLLOW METAL SERVICE DOOR AND FRAME (COLOR TO MATCH ADJACENT MASONRY).



PREFINISHED METAL DOWNSPOUT AND GUTTER SYSTEM



EXTERIOR MOUNTED WALL SCONCE



GAF TIMBERLINE GAF TIMBERLINE NATURAL SHADOW ARCHITECTURAL ASPHALT SHINGLES



BRIOHN DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

SHEET TITLE
EXTERIOR MATERIALS

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

Date

JOB: 3400
DRAWN: OW
CHECKED: DF
DATE: 04-19-22
SHEET:
A5.2

Attachment: Packet Plan Set (7349 : Jilly's Car Wash)



VIEW LOOKING SOUTH WEST FROM NORTH EAST CORNER



VIEW LOOKING SOUTH EAST FROM NORTH WEST CORNER

BRIOHN
DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
EXTERIOR 3D VIEWS

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

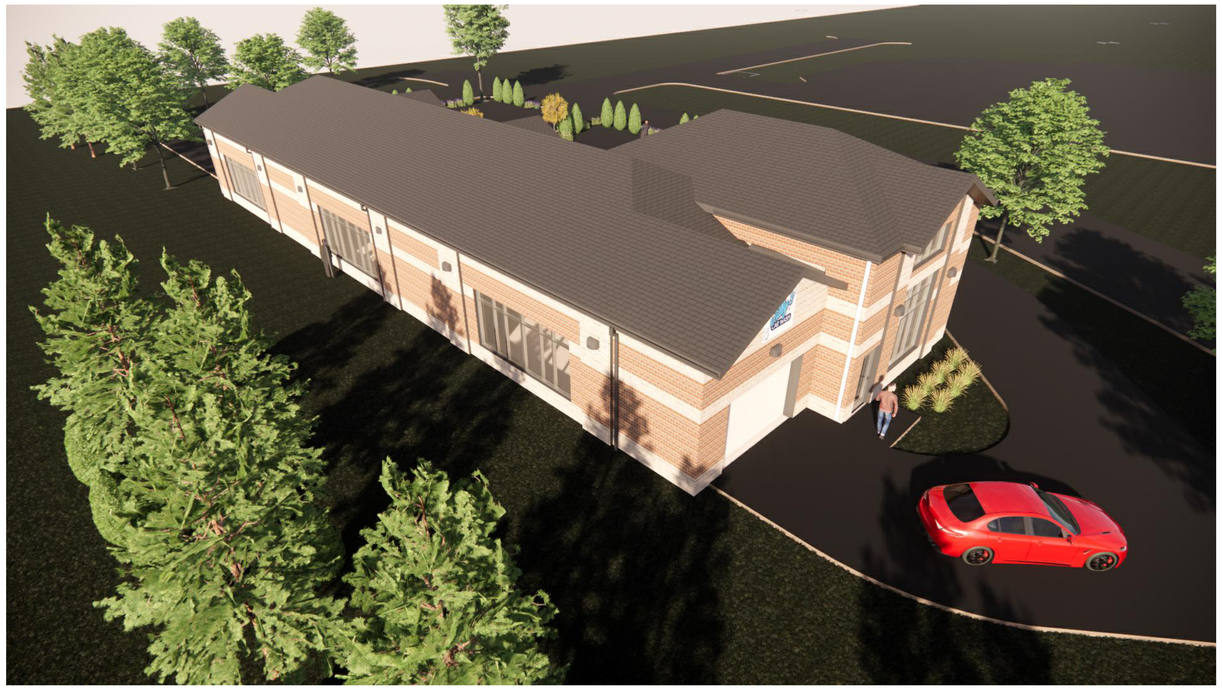
Date

JOB: 3400
DRAWN: CW
CHECKED: CW
DATE: 04-19-22
SHEET:
A5.3

Attachment: Packet Plan Set (7349 : Jilly's Car Wash)



VIEW LOOKING SOUTH WEST FROM NORTH EAST CORNER



VIEW LOOKING NORTH WEST FROM SOUTH EAST CORNER

BRIOHN
DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
EXTERIOR 3D VIEWS

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

Date

JOB:	3400
DRAWN:	Author
CHECKED:	Checker
DATE:	04-19-22

SHEET:
A5.4

Attachment: Packet Plan Set (7349 : Jilly's Car Wash)

AIRLIFT DOORS, INC.

Door Packages

XRS Extreme Roll Up Series

All *XRS* Extreme Roll Up Door Packages include these standard features:

- Breakaway design with automatic reset
- Fiber reinforced pultruded plastic track
- Complete weather seal including:
  - Heavy duty top rubber seal
  - Dual side brush seals
- 3 full vision panels standard, option for additional
- Individually replaceable sections
- Protective covers included
- Inside or Outside Mount
- All stainless steel hardware



Door sizes available up to 14' x 14'
for custom door sizes consult factory.

ROLL UP OUTER DOORS

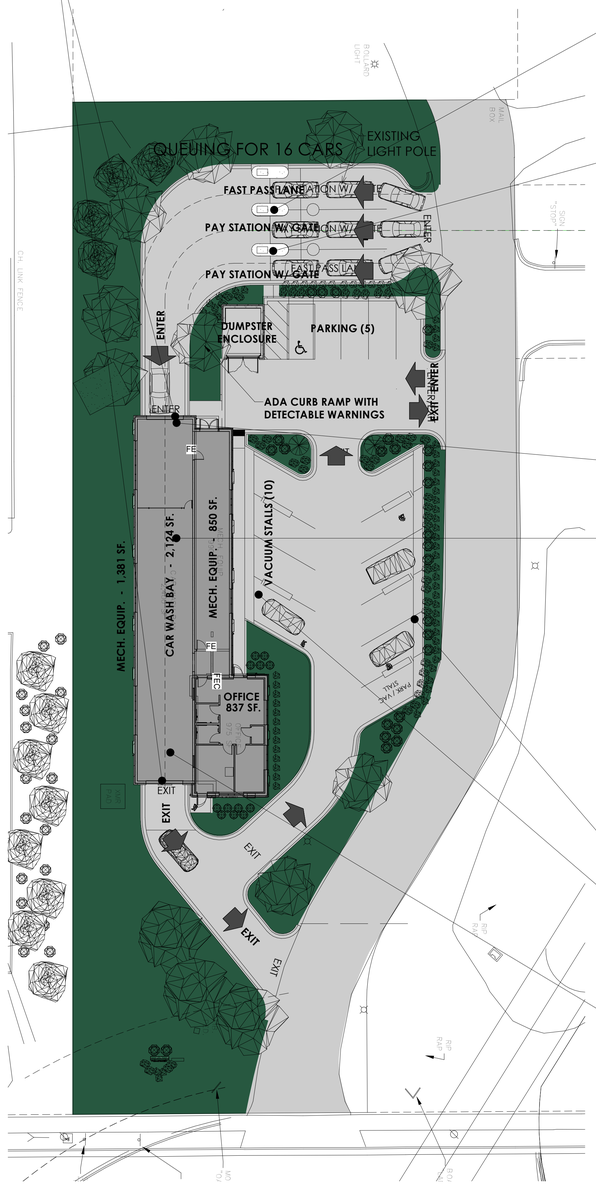




ENTRY SIGNAGE AND CANOPY



ENTRY SIGNAGE AND CANOPY





INSULATED OVERHEAD INNER DOOR (EACH END)



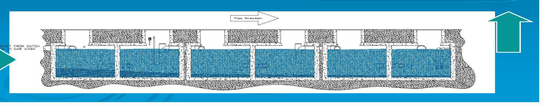
VACUUM AREA

Proper Tank Design for Underground Water Storage is Critical in the Reclamation Process

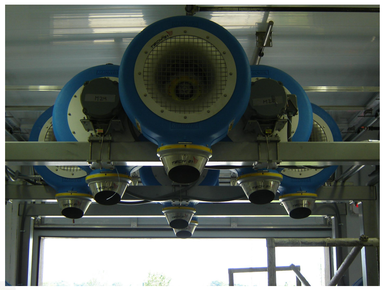
- A series of water storage tanks are installed underground to capture the reclaimed water.
- The water contains "solids" up to 150 microns
- Optimum wash quality water post water reclamation filtration is 5 microns.
- A poorly designed tanking system can potentially mean disaster for the carwash operator.







WATER FILTRATION SYSTEM



DOORJET Solaronics

Stainless Steel Controls Totally Enclosed

Gas Fired Heaters

STOPS OPEN-DOOR CHILLS

APPLICATIONS
- Car Washes
- Warehouses
- Manufacturers
- Auto Body Shops
- Distribution Centers
- Maintenance Facilities
- Marine Repair Facilities

DRYING SYSTEMS

BRIOHN DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE: EXTERIOR EQUIPMENT

PROPOSED:
JILLYS CAR WASH
PORT WASHINGTON RD.
MEQUON, WI

Revision

Date

PROGRESS SET
NOT FOR CONSTRUCTION

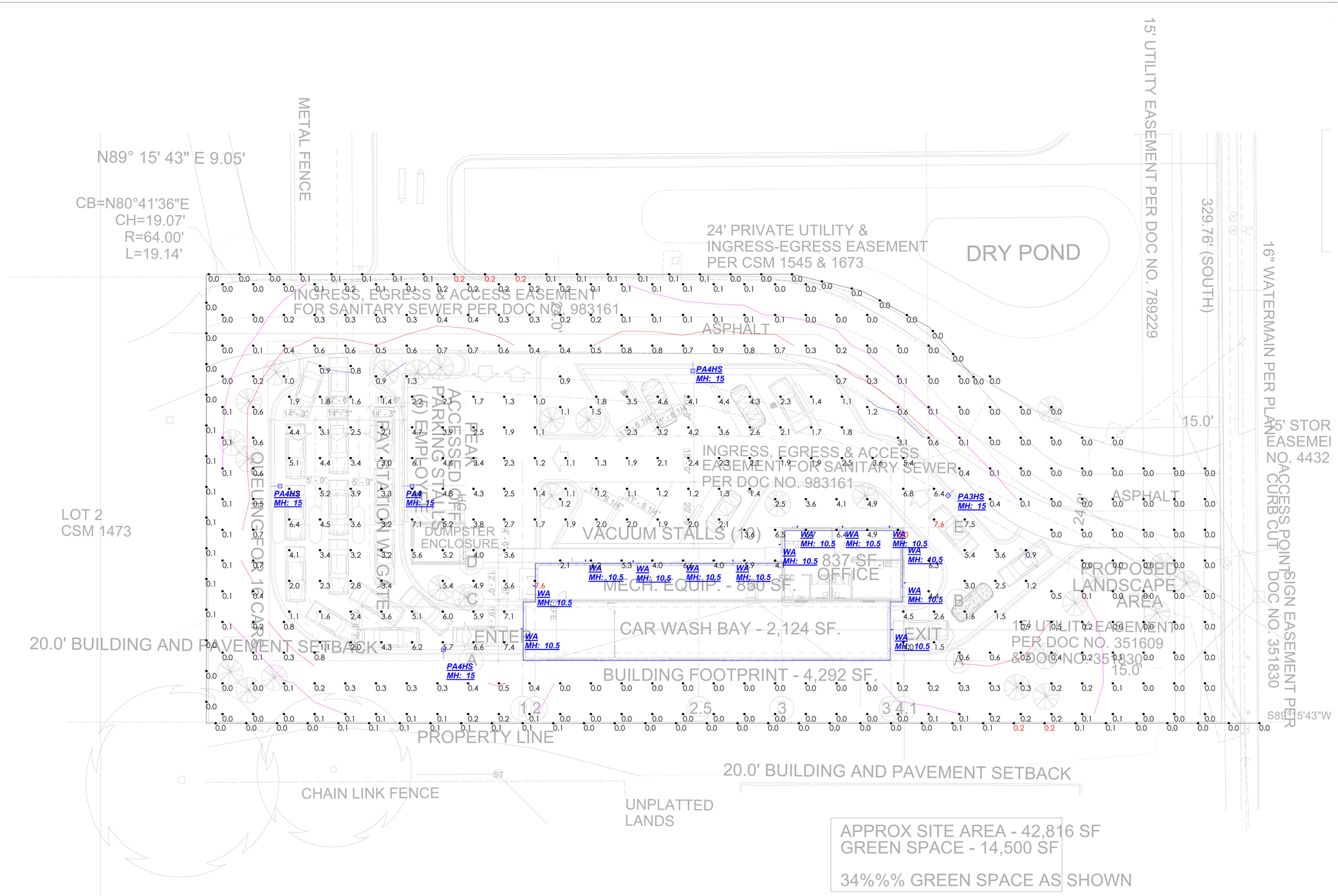
JOB:	3400
DRAWN:	CJR
CHECKED:	CW
DATE:	04-19-22

SHEET: A5.5

TRUE NORTH / PLAN NORTH

APPLICABLE TO ALL PLAN VIEWS

Attachment: Packet Plan Set (7349 : Jilly's Car Wash)



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.59	8.0	0.0	N.A.	N.A.
PARKING-DRIVE	Illuminance	Fc	3.25	7.6	0.8	4.06	9.50
PROPERTY LINE	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	1	PA3HS	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T3-BZ-HSS	Single	11975	96	0.900
	1	PA4	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T4-BZ	Single	13140	96	0.900
	3	PA4HS	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T4-BZ-HSS	Single	11933	96	0.900
	13	WA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR1B-W	Single	1397	12.2	0.900

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Miller Electrical Enterprises, Inc
State Licensed Electrical • Contractor & Designer • Free Estimates • Fully Bonded & Insured
262-662-1900

RLMA Project #:126402
Drawn By:MB
Date:4/11/2022
Scale:1"=15'-0"

PHOTOMETRIC SITE PLAN

JILLYS CARWASH
MEQUON, WI

Attachment: Packet_Plan Set (7349 : Jilly's Car Wash)

May 19, 2022

We the resident owners of Winding Hollow Condominiums, are adamantly against the approval of the request for a car wash facility located at 10829 N Port Washington Rood.

This type of business does not belong in close proximity to a residential area causing noise pollution, increased traffic and congestion, and safety concerns which can result in lower property values.

We hereby request the following conditions to consider for approval:

1) A noise pollution absorbing barrier on the north, south, and west sides of the property to be aesthetically appealing as to fit into the rustic nature of the property.

2) A limit of no more than 50 decibels, measured at the property line, with a compliance provision with fine for failure to comply.

3) Doors on the entrance and exit that remain closed when a car is not entering or exiting.

4) No constant running of power vacuums; vacuums to on when used and off when not being used.

5) No piped in music by the business owner.

6) No operational between the hours of 6pm and 10am weekdays and 4pm and 11am weekends.

7) Any and all safety considerations for the protection of citizens including the children of the Gan Ami Early Childhood Education center located directly to the south.

8) Any and all traffic considerations as at this point Port Washington Road narrows from three lanes to two as well traffic crossing Port Washington Road heading north. Additional any restrictions, with a compliance provision with fine for failure to comply, for queueing so that cars are not waiting on the service road or Port Washington Road for entrance, blocking traffic.

And any other reasonable restrictions that could be considered in granting a permit for this business must be considered and included.

Gary A. Balcerzak for the Winding Hollow Condominiums
1451 W Winding Hollow Ln.
Mequon, WI 53092
(414) 940-8996

Attachment: Public Feedback (7349 : Jilly's Car Wash)

We, the resident owners of Winding Hollow Condominiums, are adamantly against the approval of the request for a car wash facility located at 10829 N Port Washington Road.

This type of business does not belong in close proximity to a residential area causing noise pollution, increased traffic and congestion, and safety concerns which can result in lower property values.

Signature	Name (Print)	Address	Date
Gary A. Balcerzak	Gary A. Balcerzak	1451 W Winding Hollow Ln Mequon, WI 53092	5/16/22
Thomas Ewing	Thomas A. Ewing	1451 W. Winding Hollow Lane Mequon, WI 53092	5/16/22
Margaret E Sohm	Margaret E. Sohm	1471 W. Winding Hollow Lane Mequon, WI 53092	5/16/22
Larry O'Toole	Larry O'Toole	1481 W Winding Hollow Ln Mequon, WI 53092	5/16/22
Nancy O'Toole	Nancy O'Toole	1481 Winding Hollow Lane Mequon, WI 53092	5-16-22
Marlene Cory	Marlene Cory	1491 W. Winding Hollow Ln. Mequon, WI 53092	5-16-22
Robin J. Irwin	Robin J. Irwin	1501 W. Winding Hollow Ln. Mequon, WI 53092	5-16-22
[illegible]	Michael Distelhorst	143 W. Winding Hollow Ln Mequon, WI 53092	5/16/22
Linda Lorenz	Linda Lorenz	1431 W. Winding Hollow Mequon, WI 53092	5/16/2022
[illegible]	Lawrence Lawnsby	1441 W. Winding Hollow Ln Mequon, WI 53092	5/16/2022

Attachment: Public Feedback (7349 : Jilly's Car Wash)

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This type of business does not belong in close proximity to a residential area causing noise pollution, increased traffic and congestion, and safety concerns which can result in lower property values.

Signature	Name (Print)	Address	Date
Maris Bock	Maris Bock	Mequon, WI 53092	5-15-2022
Harvey Bock	Harvey Bock	1742 W. Sunnydale Lane	5/15/2022
Albert Washko	ALBERT WASHKO	1712 W Sunnydale Ln	5/16/2022
Judith Washko	Judith Washko	1712 W. Sunnydale Ln	5-16-22
Adeline Kohn	Adeline Kohn	1702 W. Sunnydale Lane	5-16-22
Bonnie Bellehumeur	Bonnie Bellehumeur	1732 W. Sunnydale ln	5/16/22
Joseph Lawrence	Joseph Lawrence	1732 W. Sunnydale ln	5/16/22
Dina Irwin	Dina Irwin	1501 W. Winding Hollow Ln	May 16, 2022
Evejoan Zucker	Evejoan Zucker	1526 W. Winding Hollow	May 17, 2022
James O. Young	JAMES O. YOUNG	1538 W. Winding Hollow Ln.	May 17, 2022

Attachment: Public Feedback (7349 : Jilly's Car Wash)

We, the resident owners of Winding Hollow Condominiums, are adamantly against the approval of the request for a car wash facility located at 10829 N Port Washington Road.

This type of business does not belong in close proximity to a residential area causing noise pollution, increased traffic and congestion, and safety concerns which can result in lower property values.

Signature	Name (Print)	Address		Date
Carolyn K Rater	CAROLYN K RATER	1530 W Winding Hollow Lane	Mequon, WI 53092	5/17/2022
Cornelius J. Rater	Cornelius J. Rater	1530 W. Winding Hollow Ln	Mequon, WI 53092	5/17/2022
Bonnie Mularski	Bonnie Mularski	1732 W. Sunnydale Ln.	Mequon, WI 53092	5/17/2022
M.J. Mularski	M.J. Mularski	1732 W. Sunnydale Ln.	Mequon, WI 53092	5/17/2022
Mary M. Lucci	Mary M. Lucci	1534 W. Winding Hollow Ln	Mequon, WI 53092	5/18/2022
Elaine W. Myers	ELAINE W. MYERS	1521 W. Winding Hollow Lane	Mequon, WI 53092	5/18/22
Howard N Myers	Howard N. Myers	1521 W. Winding Hollow Lane	Mequon, WI 53092	5/18/22
Barbara A Doerr	Barbara A. Doerr	1511 W. Window Hollow Ln	Mequon, WI 53092	5-18-22
Nancy Zettley	Nancy Zettley	1421 Winding Hollow Lane	Mequon, WI 53092	5-18-22
			Mequon, WI 53092	

Attachment: Public Feedback (7349 : Jilly's Car Wash)

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: **KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT**

DATE: **May 23, 2022**

SUBJECT: **Christ Alone Ev. Lutheran Church. The applicant is seeking minor request approval to allow for a temporary tent for the property located at 10001 N. Cedarburg Road.**

Applicant:	Christ Alone Ev. Lutheran Church
Status of Applicant:	Owner
Requested:	Minor Request – Temporary Use
Existing Use:	Institutional
Existing Zoning:	IPS
Lot size:	2.93 acres
Location:	10001 N. Cedarburg Road
Tax Key Number:	#14-071-00-090.01
District:	#4

Background:
Christ Alone Lutheran Church, located at 10001 N. Cedarburg Road, is seeking a temporary use approval for special events during summer, specifically May 25 – August 30, 2022. The City, through the COVID Proclamation, authorized similar events at this location in the past. Staff authorized the temporary use for summer 2022 with a few conditions, including that overflow parking should not occur in the open space, grass area. Christ Alone is appealing staff's condition related to the overflow parking.

Analysis:
The City Zoning Code and the City of Mequon Standard Specification for Land Development requires parking areas to be surfaced, graded for appropriate drainage and kept free of pollutants. In addition, parking areas must be arranged and marked to provide orderly and safe storage of vehicles. Over time, parking on grass can compact the soils resulting in the open space being considered impervious from a regulatory stormwater management standpoint and the oil, dirt and other pollutants negatively impact the open space.
There are other potential options for overflow parking. If the summer events that create peak attendance (200+ members) are infrequent, parking at River Barn Park may be available and rented, the cemetery across the street, which is owned by the applicant, may provide some additional capacity or the City of Mequon Police may authorize limited on-street parking. The special events that would generate overflow parking include the following:

- Sunday morning service outdoors 1x/month
- Annual church picnic 1x/summer

Other special events include a soccer camp occurring for 1 week, vacation bible camp also occurring for 1 week. It is not anticipated that these events will require overflow parking.

Future Considerations:
Staff did consult with the applicant and advised opportunities for efficient and cost effective measures for expanded parking for future summers. The church is considering some expanded building and site conditions and may take the opportunity to expand parking at this location.

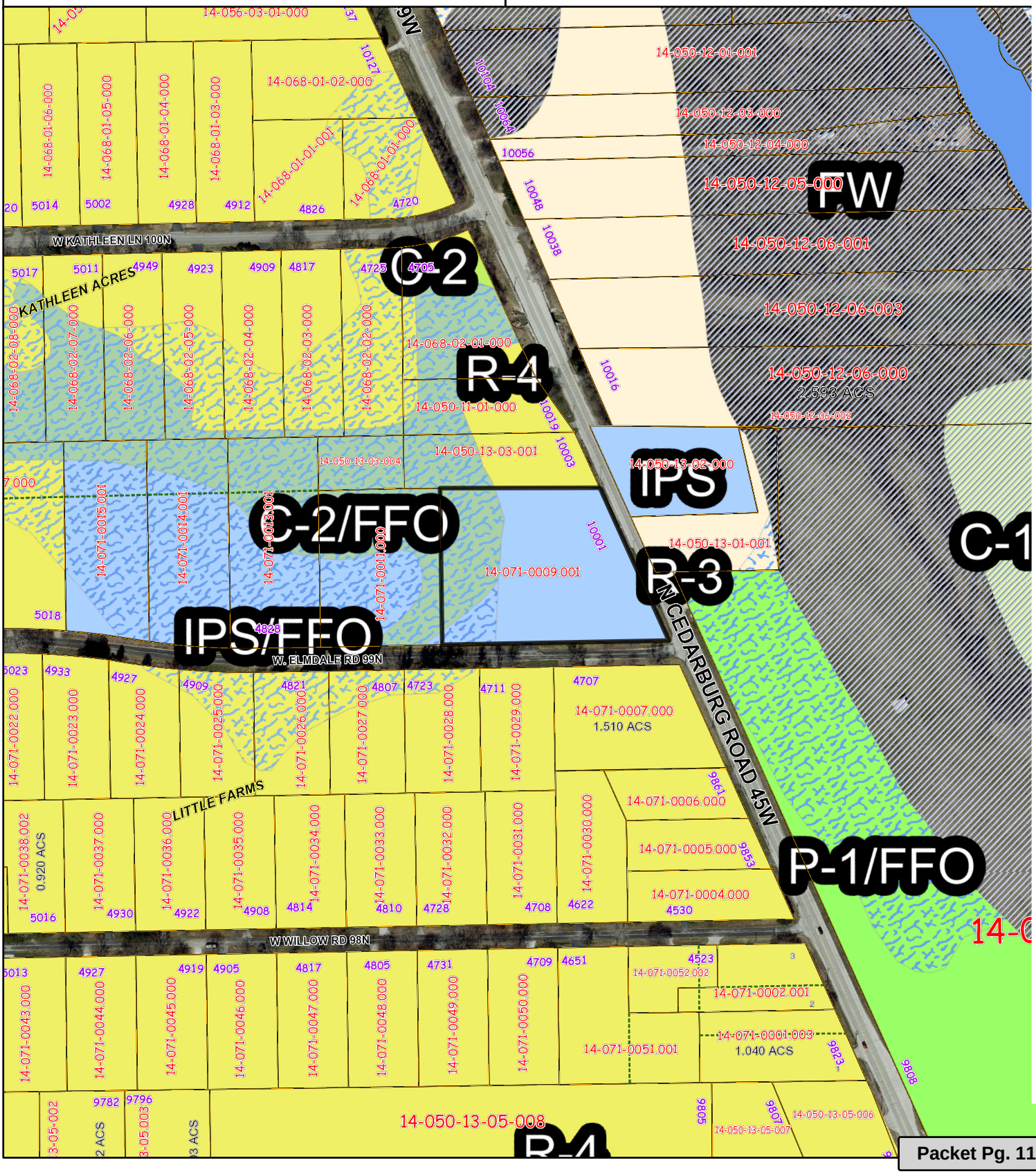
Recommendation:
Staff recommends the temporary use approval subject to the following conditions:

1. Overflow parking is prohibited in the open space, grass areas of the site.
2. Special event tent shall be in the open space, grass areas of the site so not to consume available parking spaces.
3. The tent requires a building permit.
4. Special events and the use of the tent shall not start before 8:00 am and shall not extend past 9 pm.
5. There shall be no amplified music past 8pm.
6. Portable toilets shall be located behind the building and adjacent to the asphalt drive. Toilets shall remain closer to the building than any distance to neighboring properties.

Attachments:
Map (PDF)
Narrative & Site Plan (PDF)

CHRIST ALONE

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



Attachment: Map (7353 : Christ Alone Ev. Lutheran Church)

Christ Alone
Evangelical Lutheran Church

247 S Main St.
Mequon, WI 53092

March 24, 2022

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

Dear Jac,

Per our conversation regarding your letter dated March 16, 2022, your Department has conditionally approved our request based on our agreeing to the following:

1) The tent is allowed to be up from 5/25/22 to 8/30/22
2) A building permit is required
3) The tent shall not be used for church services or other events before 8 AM
4) The portable toilets shall be located behind the building
5) Parking is prohibited on the lawn.

We have no issues with and agree to comply with items 1 – 4. Item number 5 is a concern because if we get a large number of members and guests for a church service or church event, we will run out of space on the pavement and will need to use our lawn for overflow only. The potential overflow would only occur on a Sunday.

If we are prohibited from utilizing our own lawn for parking, we will force members and guests to park on Elmdale Rd or Cedarburg Rd which will cause traffic flow concerns for our neighbors as well as danger to our members and guests.

I respectfully ask that we be given authorization as we had been granted last year to utilize our own property as an overflow for Sunday's only. We plan to notify all of our neighbors on Elmdale as we did last year being a good neighbor, making them aware that we plan to use the tent again and invite them to join us for any event they wish.

Thank you in advance for your consideration in reviewing and permitting our request.

Sincerely,

Geoffrey Grossman
Parish Administrator
262-242-4710
geoff_grossman@christalonewels.org

Attachment: Narrative & Site Plan (7353 : Christ Alone Ev. Lutheran Church)

CITY OF MEQUON

Dept. of Community Development
Attn: Jae Zader
11333 N Cedarburg Road
Mequon, WI 53092

SPECIAL EVENT / TENT EVENT APPLICATION

This application is for any business located in Mequon that is hosting a special event / tent event that utilizes outdoor space. Please complete the information below and return to the address & contact person listed above.

BUSINESS & EVENT CONTACT INFORMATION:	
Business Name:	Christ Alone Ev. Lutheran Church & School
Event Contact Person:	Geoff Grossman
Contact's Ph#:	262-242-4710 x 116
Contact's Email:	geoff.grossman@christalonewels.org
Business Address:	247 S. Main · Thiensville, WI 53092

ABOUT THE EVENT:	
Description:	*Briefly describe the premise of the event* we would like to provide outdoor church services, Vacation Bible School and other church related activities in a safe and socially distanced manner for our members and the community
Timeframe:	Dates: 05/25/2022 to 08/30/2022 Hours: _____(A.M./P.M.) to _____(A.M./P.M.)
Where: *A SITE PLAN shall be provided detailing where the event will be held*	*Describe the area of the property the event will utilize (i.e. 12 parking spaces will be blocked off for a 12x18 white tent)* A 30 x 60 Tent is planned to be set up in the back parking lot on the asphalt at our 10001 N Cedarburg Rd Mequon location. Roughly 16 parking spaces would be blocked with 56 spaces available on the asphalt and 45 on our front lawn. please see site plan.

Please note the following items regarding special event / tent event approvals:

1) No directional signage other than an approved banner is permitted.
2) Tents shall be removed within 24 hours after an event.
3) Parking shall not be permitted outside of dedicated parking spaces on-site without City approval.

SIGNATURE (DCD)

Attachment: Narrative & Site Plan (7353 : Christ Alone Ev. Lutheran Church)

Christ Alone Ev. Lutheran Church
10001 N Cedarburg Rd
Mequon, WI 53092
30x60 tent to be installed on the asphalt by Charnecke Tents of Rosholt, WI
Porta-Potty's
56 Available parking spaces
45 Overflow lawn parking spaces if necessary
Christ Alone Ev. Lutheran Church
10003
W Elmdale Rd
W Elmdale Rd
W Elmdale Rd
W Elmdale Rd
N Cedarburg Rd
57

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 23, 2022**

SUBJECT: **Christian Pressley for Ilan Hang. The applicant is seeking building and site plan amendment approval to allow for a new building for the property located at 10328 N. Wauwatosa Road (Big Shots Sports).**

Applicant:	Christian Pressley
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment
Existing Zoning:	R-1 (Residential 5 Acre) OA (Agricultural Overlay)
Land Use Plan:	Rural Residential
Lot size:	14.3 acres
Location:	10328 N. Wauwatosa Road
Tax Key Number:	#14-034-06-005.00
District:	#4

Background:
The applicant is requesting building and site plan amendment approval for a 4,300 square foot building for Big Shot Sports at 10328 N Wauwatosa Road. The proposed building will replace the existing clubhouse and will include five new indoor golf simulators. The building will be moved approximately 60 feet to the east which also require the relocation of the existing outdoor driving range line. Outdoor recreational facilities are conditional uses in the OA. The conditional use for the driving range was issued in 1985.

OA District Standards: The following table compares the proposed plan to the OA district standards:

District Regulations:	**OA:**	**Proposed:**
Minimum Lot Area:	10 acres	14.3 acres
Minimum Lot Width:	400 feet	500 feet
Building Size:	N/A	4,300 sq. ft.
Maximum Building Height:	42 feet	16 feet
Building East Side Offset	30 feet	> 1000 feet
Building South Side Offset	30 feet	171 feet
Building North Side Offset:	30 feet	127 feet
Building West Side Setback	100 feet	135 feet

Site Plan:
The plan shows the proposed building being located approximately 60 feet east of the current building. This will require the relocation of the existing tee line for the driving range. Based on the new location, the tee line will be approximately 300 yards from the east property line. This distance should be adequate to prevent a majority of golf balls from crossing into the adjacent property. There is also an existing tree line located at the property line that provides for a natural barrier between the parcels. No other changes to the site are being proposed. Staff has no issues with the changes to the site plan.

Building Design:
The proposed design of the 4,300 square foot building includes LP Smartside siding, aluminum trim, and brick at the two entryways. The siding is shown to be painted a dark grey with "chalk dust" brick which has tones of white and grey. While staff is supportive of the building, the colors are not compatible with the color of the existing barn. Staff recommends a condition of approval that the barn be painted to match the proposed building within one year of the date of occupancy.

The east elevation of the proposed building is shown with no windows and or other architectural details. According to the floor plan, the east elevation is located at the back side of the five golf simulators. In addition, the building is being constructed with ICF (insulated concrete forms) which adds to the cost and complexity of adding additional fenestration. While the elevation faces the interior of the site, staff feels an additional treatment is needed to soften the look of the building. Staff recommends that the applicant add pockets of landscaping adjacent to the building or vines on the building to break up the look of the wall. There also could be an opportunity to incorporate yardage markers on or adjacent to the building as part of the design. Staff recommends as a condition of approval an updated plan for submission to address the elevation.

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

There is no indication of wetlands on the property.

The property is outside of the sewer service area and currently uses a private onsite wastewater treatment system.

Water main runs along the east side of North Wauwatosa Road. According to the Mequon Water Connection Policy, connection to the water utility is not required because the property is outside the sewer service area. If the applicant is interested in connecting to public water infrastructure, Water Utility staff would support and assist with the application process.

The improvements will not add more than 5,000 square feet of impervious area and therefore is not subject to a green infrastructure plan or stormwater management plan. The applicant shall submit a calculation of total change in impervious surface with all improvements prior to building permit issuance.

Grading plans will be reviewed with the building permit application.

The proposed structure will disturb an area greater than 4,000 square feet and is therefore subject to a City of Mequon Erosion Control Permit. The permit is required prior to the issuance of a building permit.

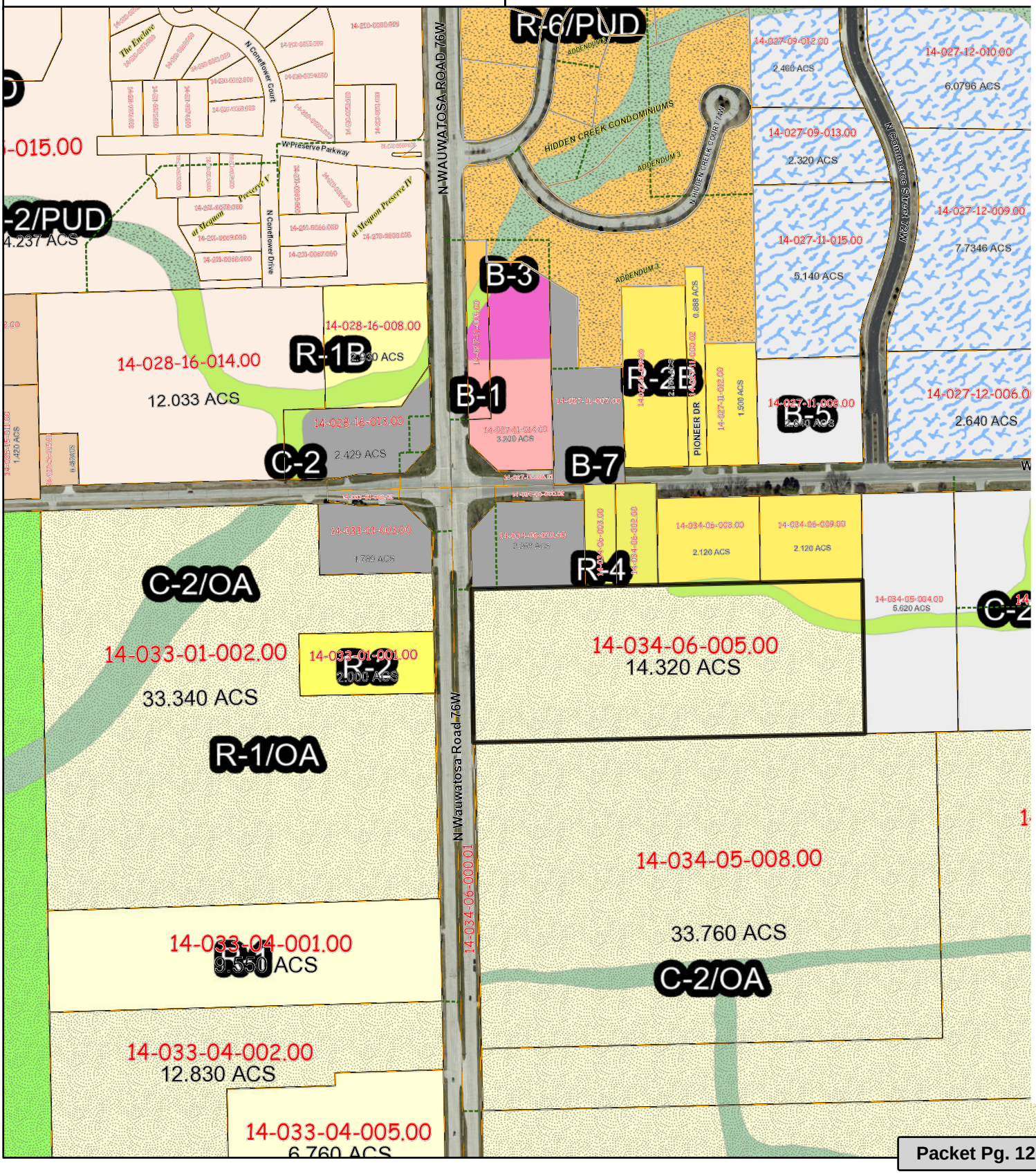
Staff Recommendation:
Planning staff recommends **approval** of the building and site plan based on the following condition(s):

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. The existing barn shall be painted to match the proposed building within one year of the date of occupancy.
3. The east elevation shall incorporate landscaping or other natural materials to soften the look of the wall. Staff review and approval of the plan is required.
4. All ground or roof-level mechanical equipment shall be well screened from public view with screening or landscaping.
5. The applicant shall submit a calculation of total change in impervious surface with all improvements prior to building permit issuance.
6. Application for and approval of a City erosion control permit, subject to applicable fees.
7. Any request for connection to public infrastructure is subject to the Mequon Water Utility Water Connection Policy.

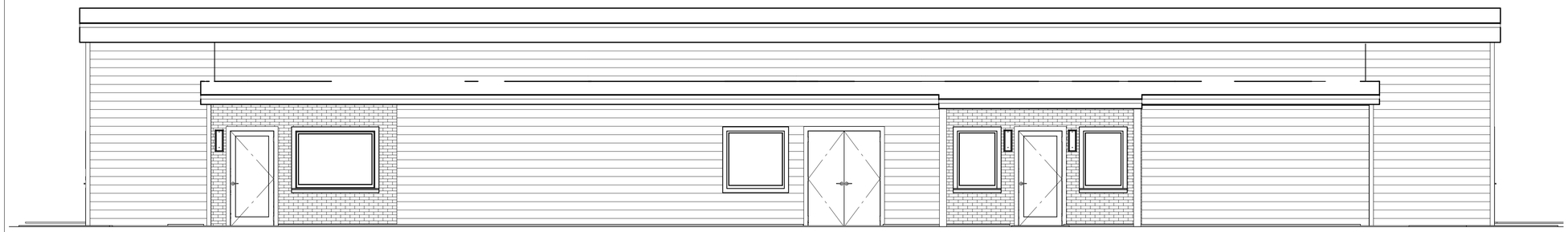
Attachments:
Packet Docs_BigShots (PDF)

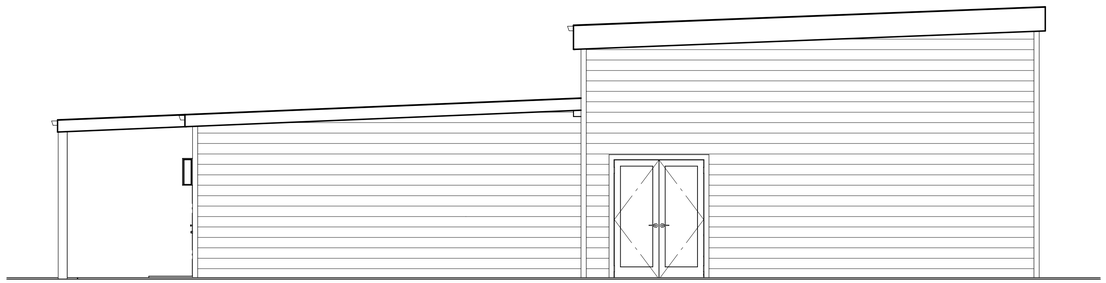
BIG SHOT SPORTS

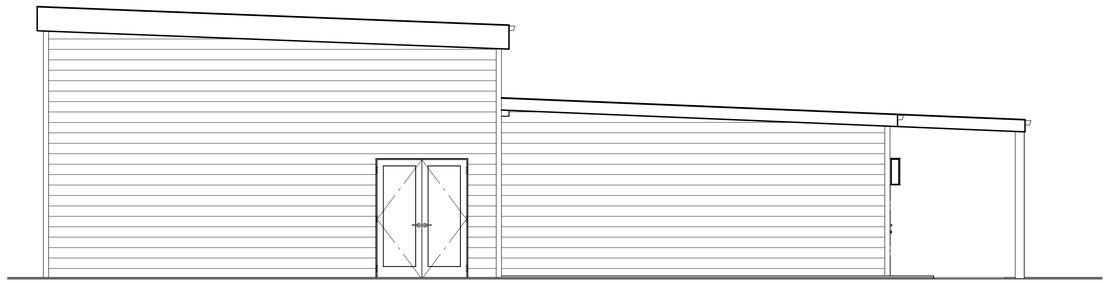
AC	Arrival Corridor	IPS	Institutional & Public Service
A-1	Agricultural Preserve	NC	Neighborhood Commercial
A-2	General Agricultural	OA	Agricultural Overlay
B-1	Neighborhood Business	PUD	Planned Unit Development Overlay
B-2	Community Business	P-1	Park & Recreation
B-3	Office & Service Business	R-1	Single-Family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

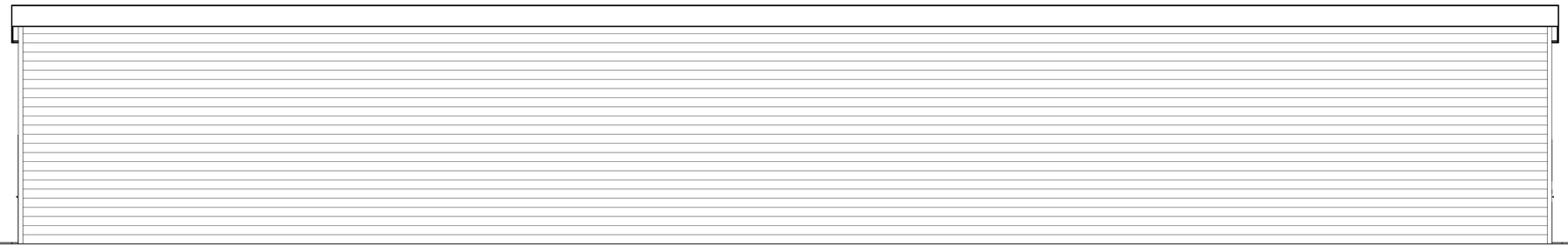


Attachment: Packet Docs_BigShots (7355 : Christian Pressley for Ilan Hang)







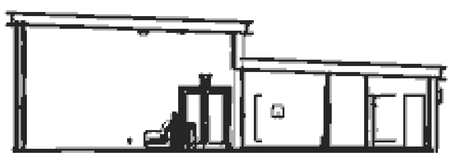


EXTERIOR







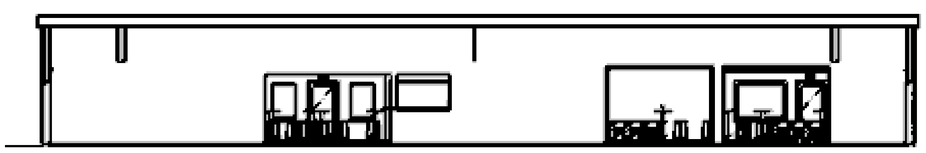












INTERIOR

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

ELEVATIONS

Pin High Golf Center
10328 Nawatosa Rd.
Mequon, WI.

DRAWINGS PROVIDED BY:
C.D. Pressley L.L.C.
103 South Mill St.
Saukville, WI. 53080

DATE:
5/4/2022

SCALE:
1/4 & 1/8

SHEET:
A-3

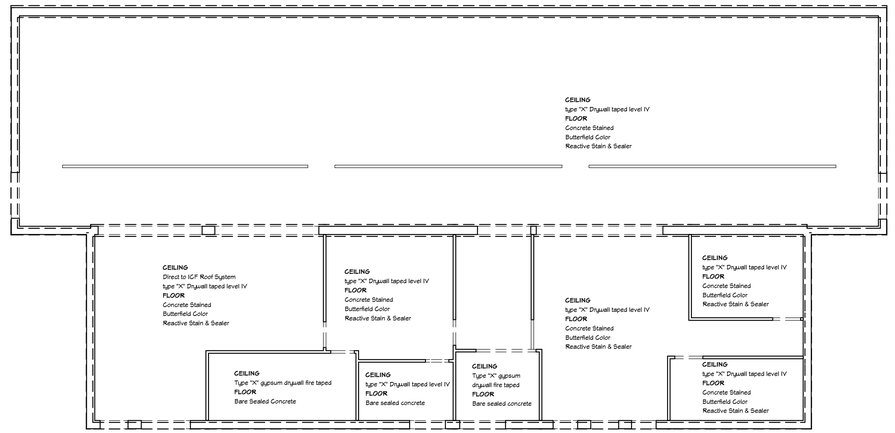
Attachment: Packet Docs_BigShots (7355 : Christian Pressley for Ilan Hang)

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	RO	EGRESS	DESCRIPTION	HEADER	GRIDS	MANUFACTURER	COMMENTS
	W02	4040FX	1	1	4040FX	49"X49"		FIXED GLASS	2X8X52" (2)		TUBELIGHT	EXTRA DARK BRONZE
	W03	5640FX	1	1	5640FX	61"X49"		FIXED GLASS	2X8X70" (2)		TUBELIGHT	EXTRA DARK BRONZE
	W04	2940FX	2	1	2940FX	34"X49"		FIXED GLASS	2X8X37" (2)		TUBELIGHT	EXTRA DARK BRONZE

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	SIZE	RO	DESCRIPTION	HEADER	MANUFACTURER	COMMENTS
	D01	3068	1	3068 L IN	38"X82 1/2"	HINGED-DOOR P04	2X8X41" (2)		
	D03	3068	1	3068 L EX	38"X83"	EXT. HINGED-GLASS PANEL	2X8X41" (2)	TUBELIGHT	EXTRA DARK BRONZE
	D04	3068	2	3068 R IN	38"X82 1/2"	HINGED-SLAB	2X8X41" (2)	LA FORGE	PAINTED BEHR PLATINUM
	D05	6068	2	6068 L/R EX	74"X82 1/2"	EXT. DOUBLE HINGED-GLASS PANEL	2X10XTT" (2)	TUBELIGHT	EXTRA DARK BRONZE
	D06	3068	1	3068 L EX	38"X83"	EXT. HINGED-GLASS PANEL	2X8X41" (2)	TUBELIGHT	EXTRA DARK BRONZE
	D07	5068	1	5068 L/R EX	62"X83"	EXT. DOUBLE HINGED-SLAB	2X8X65" (2)	LA FORGE	PAINTED TO MATCH STUCCO
	D08	3070	2	3070 R IN	38"X86 1/2"	1' X 3' LIGHTWEIGHT SWINGING DOOR WITH WINDOW	2X8X41" (2)	CHASE - ZORO.COM	POLISHED ALUMINUM



FINISHES

EXTERIOR

Siding - LP Smart Side 6" lap cedar grain

Field - "Tundra Gray" or color that best pleases Planning Commission

Trim - "Quarry Gray" or color that best pleases Planning Commission

Brick

Eldorado Stone, Tundra Brick, color "Chalk Dust"

Facia

Aluminum - heavy gauge - color dark bronze

OPTION to change to LP Smart Side trim to best please Planning Commission

Gutter

Aluminum color dark bronze match best possible to windows or color to best please Planning Commission

Window Frames

Aluminum color "TUBELIGHT" Dark Bronze or color to best please Planning Commission

INTERIOR

Walls

Sand texture - Painted color tbd - Behr "Platinum"

Ceilings

Sand texture - Painted color tbd - Behr "Platinum"

Baseboard

Vynil color tbd

Flooring

Either bare concrete sealed or

Butterfield Color acid reactive stain, color tbd then sealed.

Bathroom Stalls

Powder coated steel by Partitionking.com

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CEILING PLAN AND FLOOR FINISHES

Pin High Golf Center
10328 Nauwatosa Rd.
Mequon, WI.

DRAWINGS PROVIDED BY:
C.D. Pressley L.L.C.
103 South Mill St.
Saukville, WI. 53080

DATE: 5/4/2022

SCALE: 1/8

SHEET: A-4

Attachment: Packet Docs. BigShots (7355 : Christian Pressley for Ilan Hang)

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

PERSPECTIVE VIEWS

Pin High Golf Center
10328 Nawatosa Rd.
Mequon, WI.

DRAWINGS PROVIDED BY:
C.D. Pressley L.L.C.
103 South Mill St.
Saukville, WI. 53080

DATE:
5/4/2022

SCALE:
n/a

SHEET:

Attachment: Packet Docs_BigShots (7355 : Christian Pressley for Ian Hang)

BuildDeck - 10" Deck With 3" Concrete Cap

Span Length (Ft.)		8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
Qty. Rein. Steel Rqd.	Bar Size Designation	Live Load																			
2	#4	536	411	321	254	201	165	134	109	87	71	56	43	34	23	14	6	X	X	X	X
2	#5	850	659	522	412	316	245	192	151	119	94	74	56	42	30	20	13	5	X	X	X
2	#6	1214	894	650	486	370	286	224	177	140	111	88	69	53	40	29	19	12	5	X	X
2	#7	1510	1055	763	568	432	334	261	206	164	130	103	82	65	50	38	28	18	11	8	X

Assumptions:
- Concrete Design Yield Strength: F'c = 4000 psi
- Steel Yield Strength: Fy = 60 ksi
- Addtl. Applied Dead Ld. Incl.: DL = 15 psf
- Long Term Deflection: Def < L/480
- Stirrup Reinforcement in Beam: #3 rebar, 4 ft each end @ 5" O.C.
- Slab Reinforcement: 12" x 12" Grid #4 Steel

ALL TABLES PROVIDED FOR ESTIMATION PURPOSES ONLY. ALL DESIGNS MUST BE REVIEWED AND APPROVED BY THE PROJECT SPECIFIC ENGINEER OF RECORD.

Clubhouse Roof Construction

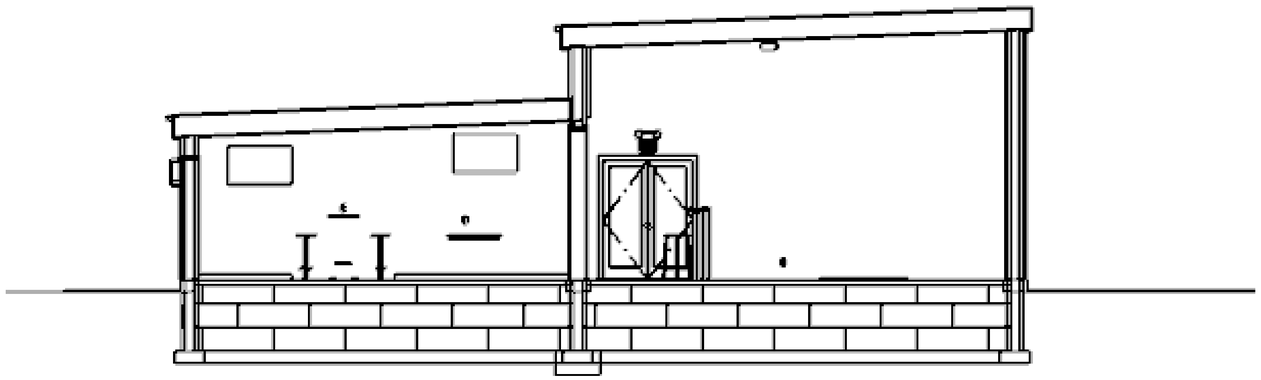
BuildDeck - 12" Deck With 4" Concrete Cap

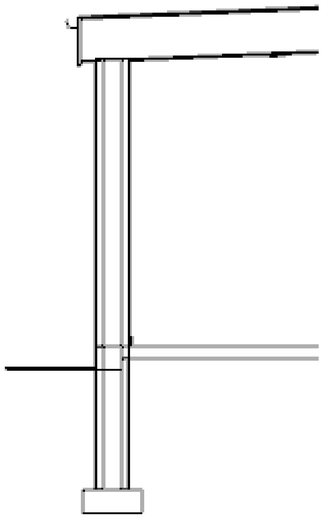
Span Length (Ft.)		8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
Qty. Rein. Steel Rqd.	Bar Size Designation	Live Load																							
2	#4	715	549	431	343	276	224	182	149	121	99	80	63	50	38	28	19	11	5	X	X	X	X	X	X
2	#5	1139	883	701	566	464	384	320	269	227	193	163	134	110	88	71	56	43	32	22	14	7	X	X	X
2	#6	1637	1277	1019	829	684	562	446	358	290	236	193	158	130	106	86	70	55	42	32	22	15	7	X	X
2	#7	2197	1720	1378	1110	850	663	525	421	341	278	228	187	154	127	104	85	68	54	43	32	24	15	8	2

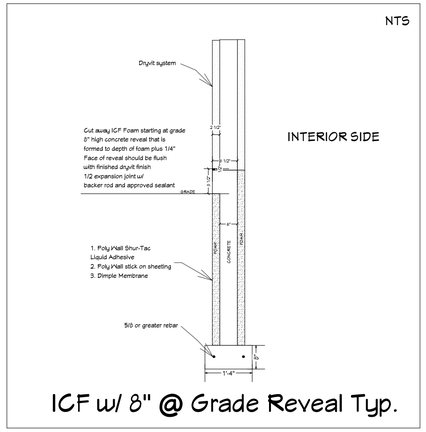
Assumptions:
- Concrete Design Yield Strength: F'c = 4000 psi
- Steel Yield Strength: Fy = 60 ksi
- Addtl. Applied Dead Ld. Incl.: DL = 15 psf
- Long Term Deflection: Def < L/480
- Stirrup Reinforcement in Beam: #3 rebar, 4 ft each end @ 5" O.C.
- Slab Reinforcement: 12" x 12" Grid #4 Steel

ALL TABLES PROVIDED FOR ESTIMATION PURPOSES ONLY. ALL DESIGNS MUST BE REVIEWED AND APPROVED BY THE PROJECT SPECIFIC ENGINEER OF RECORD.

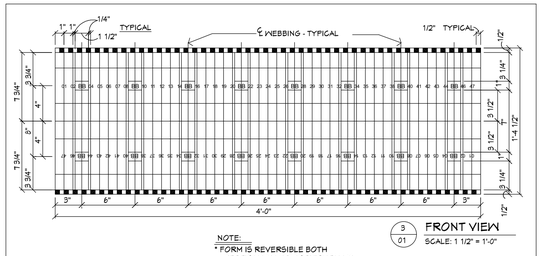
Driving Range Roof Construction





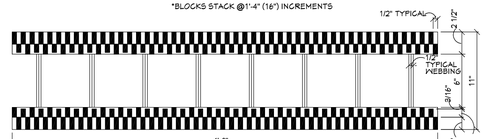


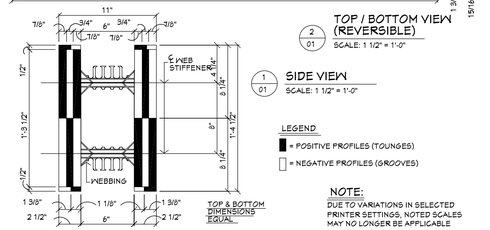
ICF w/ 8" @ Grade Reveal Typ.



3 / 01 FRONT VIEW
SCALE: 1 1/2" = 1'-0"

NOTE:
* FORM IS REVERSIBLE BOTH VERTICALLY AND HORIZONTALLY
*BLOCKS STACK @1'-4" (16") INCREMENTS





2 / 01 TOP / BOTTOM VIEW (REVERSIBLE)
SCALE: 1 1/2" = 1'-0"

1 / 01 SIDE VIEW
SCALE: 1 1/2" = 1'-0"

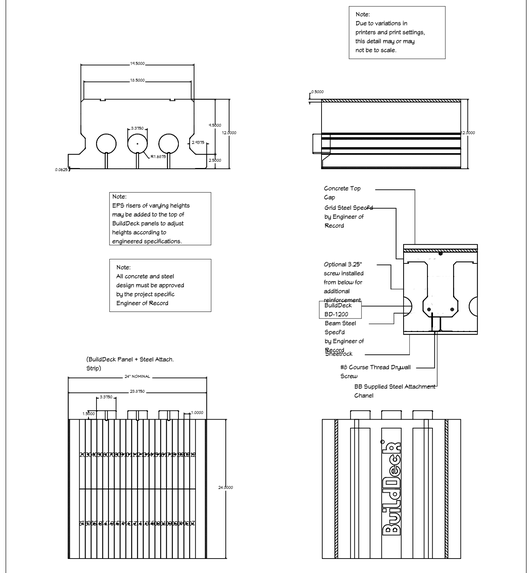
LEGEND
- ■ = POSITIVE PROFILES (TOUNGES)
- □ = NEGATIVE PROFILES (GROOVES)

NOTE:
DUE TO VARIATIONS IN SELECTED PRINTER SETTINGS, NOTED SCALES MAY NO LONGER BE APPLICABLE

BuildBlock BUILDING SYSTEMS, LLC
9701 N. Broadway Extension
Oklahoma City, Oklahoma 73114
www.buildblock.com
Office (405) 840-3386
Fax (405) 840-0625
Toll Free 1-866-222-2575

6" STRAIGHT BLOCK		
DATE / REVISION	3-12-07 / 2	DETAIL SHEET 01
SCALE	AS NOTED	
FILE NAME	BBDTL-01.AEG	

Construction shall be built in accordance with all applicable local and national building codes. All drawings are subject to change without notice.



BuildBlock BUILDING SYSTEMS, LLC
9701 N. Broadway Extension
Oklahoma City, Oklahoma 73114
www.buildblock.com
Office (405) 840-3386
Fax (405) 840-0625
Toll Free 1-866-222-2575

BUILDDECK 12" FLOOR PANEL		
DATE / REVISION	11-19-09	DETAIL SHEET 5F
SCALE	AS NOTED	
FILE NAME	BBdtl-5f	

Construction shall be built in accordance with all applicable local and national building codes. All drawings are subject to change without notice.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

ICF STRUCTURAL

Pin High Golf Center
10328 Wauwatosa Rd.
Mequon, WI.

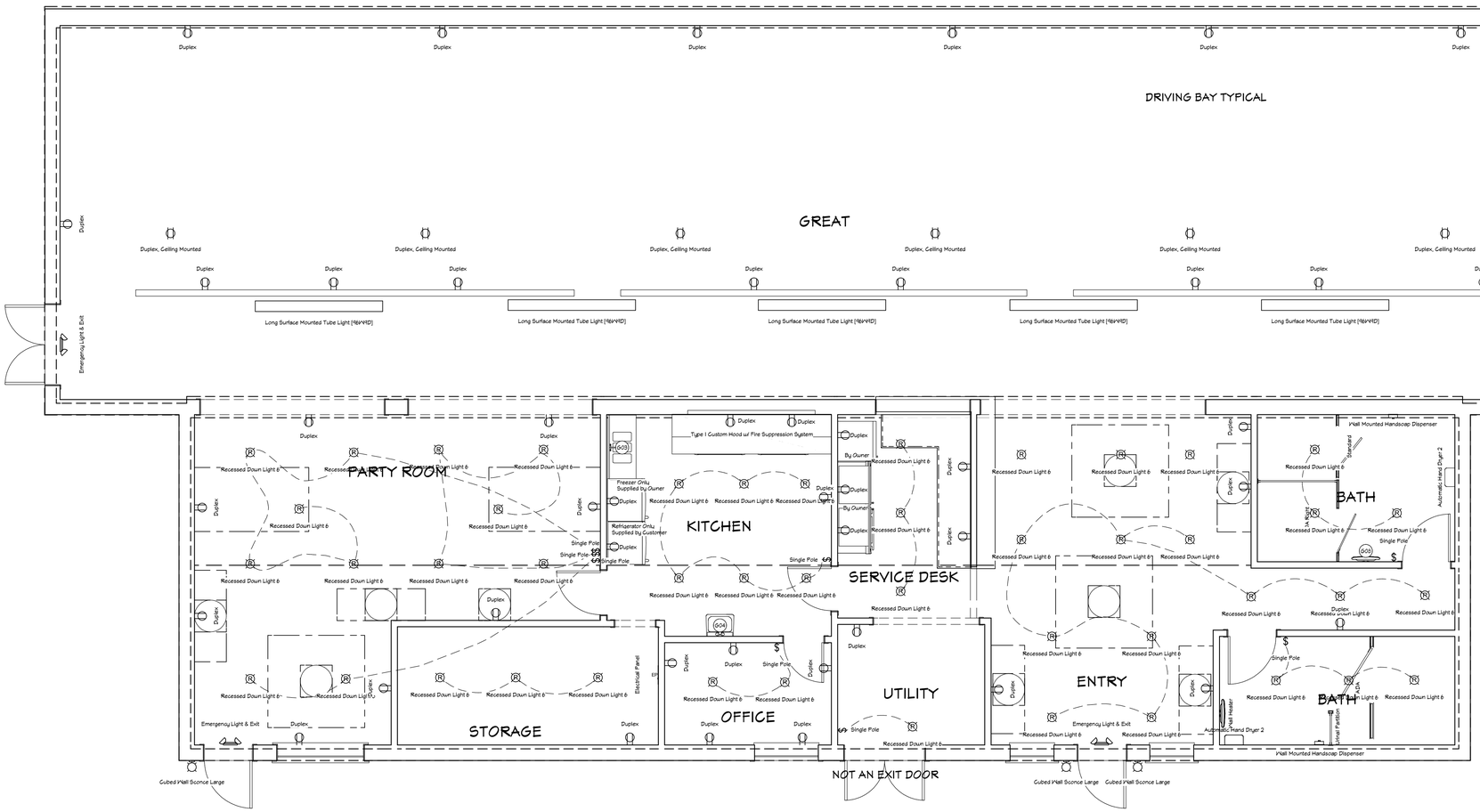
DRAWINGS PROVIDED BY:
C.D. Pressley L.L.C.
103 South Mill St.
Saukville, WI. 53080

DATE:
5/4/2022

SCALE:
n/a

SHEET:
S-1

Attachment: Packet Docs_BigShots (7355 : Christian Pressley for Ian Hang)



ELECTRICAL SCHEDULE			
2D SYMBOL	DESCRIPTION	COMMENTS	QTY
	LONG SURFACE MOUNTED TUBE LIGHT (48WHD)		5
	DUPLEX, CEILING MOUNTED		6
	GUBED WALL SCONCE LARGE		3
	DUPLEX		46
R	RECESSED DOWN LIGHT 6		46
$	SINGLE POLE		8
	EMERGENCY LIGHT & EXIT		4
EP	ELECTRICAL PANEL		1
	WALL HEATER 3		1
	AUTOMATIC HAND DRYER 2		1

ELECTRICAL NOTES

ELECTRICAL DESIGN BY BIDDING CONTRACTOR

1. New Underground service
2. See Build Block online tutorial as to ICF install of wires
3. Consult with Designer/GC about whether
   electrical to driving bays should be conduit
   or under ground.
4. Plate colors to be confirmed before ordering
5. Recessed lights to be LED 6" Natural Light
6. switches and outlets to be standard style
7. Ladies Bathroom vanity light to be provided by Owner
8. Hard Wired Exit Lights per code
9. Smoke and CO detectors per code
10. Existing Club House and business operations must not be interrupted
11. Electrician responsible for electrical termination of existing clubhouse at demolition

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

ELECTRICAL

Pin High Golf Center
10328 Nauwatosa Rd.
Mequon, WI.

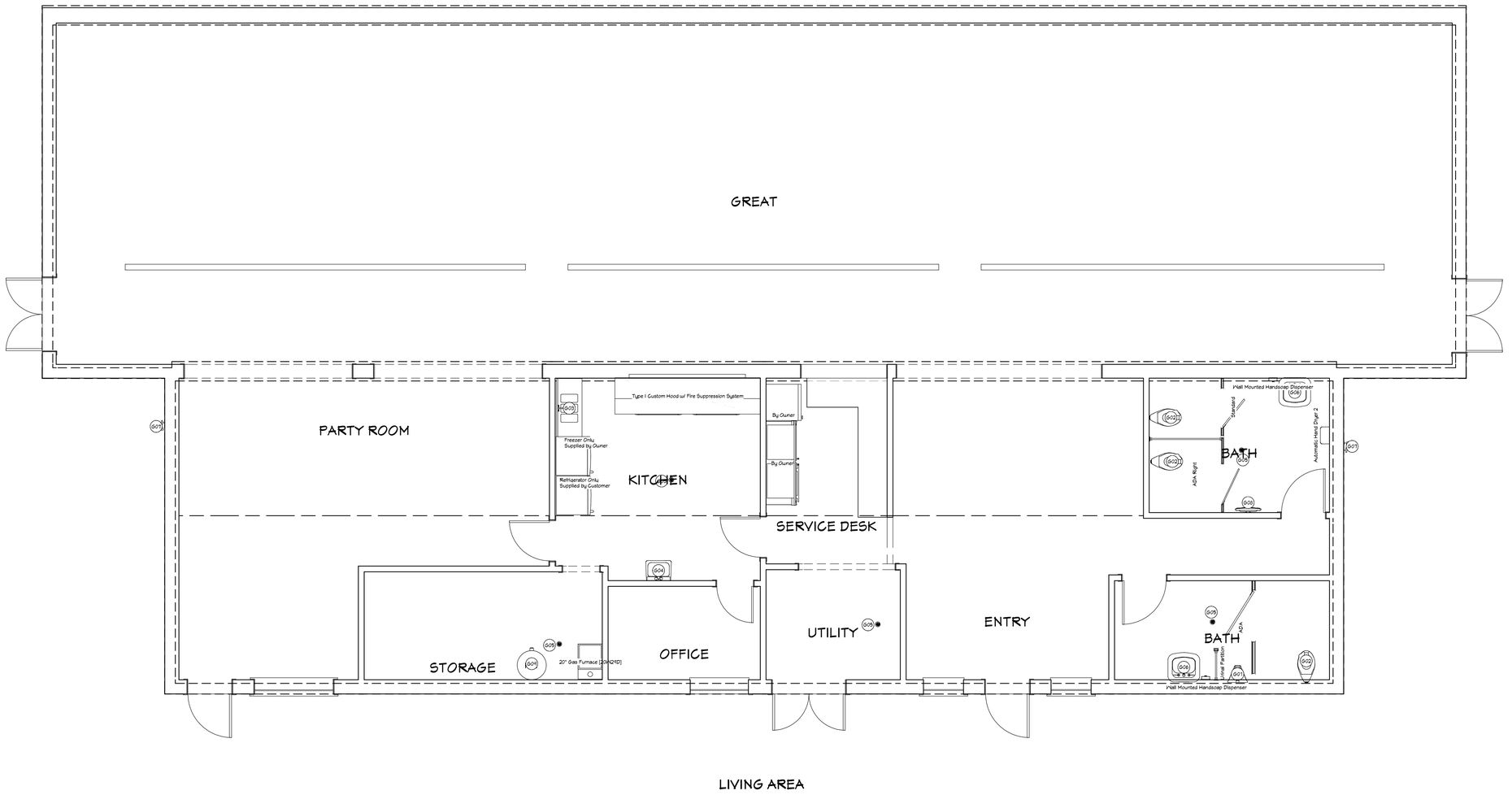
DRAWINGS PROVIDED BY:
C.D. Pressley L.L.C.
103 South Mill St.
Saukville, WI. 53080

DATE:
5/4/2022

SCALE:
1/4

SHEET:
E-1

Attachment: Packet Docs. BigShots (7355 : Christian Pressley for Ian Hang)



HVAC NOTES

HVAC to be BIDDER DESIGNED
Forced Air
High Efficiency
Exposed ducts
ICF foam can not be cut into for ducts
Suspension of Ducts must be coordinated with ICF contractor or Engineer

PLUMBING NOTES

1. Septic system by septic contractor
2. Grease Trap by
3. Fixtures to be determined by owner through plumber distributor, i.e. Fergusson. Plumber to give recommendations
4. No CPVC water lines
5. PEX w/ Stainless clamps only
6. All water lines routed in floor
7. Existing clubhouse must remain operational until new clubhouse is ready for occupancy permit.
8. Septic contractor responsible for transitioning septic lines from new building to old at time of demolition of old club house.

SEPTIC SYSTEM

Utilize existing holding tanks
(2) 2000 gallon tanks

Grease Trap

WELL SYSTEM

Existing well
New pressure tank w/ constant pressure

PLUMBING FIXTURE COUNT				
NUMBER	LABEL	QTY	FLOOR	DESCRIPTION
G01	URINAL (WALL)	1	1	URINAL (WALL)
G02	K-96058-L	3	1	K-96058-L HIGHCLIFF ULTRA ADA-HEIGHT FLUSHOMETER BOWL
G03	STAINLESS SINK SUPPLIED BY OWNER THREE BASIN W/ GREASE TRAP	1	1	UNDERBAR SINK
G04	HAND WASH STATION	1	1	RECTANGULAR SINK
G05	FLOOR DRAIN	5	1	FLOOR DRAIN
G06	ADA SINK	2	1	ADA SINK
G07	HOSE BIBB	2	1	HOSE BIBB
G08	WALL HEATER 3	1	1	WALL HEATER 3
G09	LARGE GAS WATER HEATER	1	1	LARGE GAS WATER HEATER
G10	GREASE TRAP	1	1	GREASE TRAP

HVAC Plan View

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

HVAC & PLUMBING

Pin High Golf Center
10328 Nauwatosa Rd.
Mequon, WI.

DRAWINGS PROVIDED BY:
C.D. Pressley L.L.C.
103 South Mill St.
Saukville, WI. 53080

DATE:
5/4/2022

SCALE:

SHEET:
M-1

Attachment: Packet Docs, BigShots (7355 : Christian Pressley for Ilan Hang)



Terrain is to remain as is with the exception of
Contractor to verify existing terrain level and set floor level of new structure 1' above surrounding grade
Sidewalk to surrounding grade will swale downward minimum 6", maximum 1'

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

SITE PLAN

Pin High Golf Center
10328 Wauwatosa Rd.
Mequon, WI.

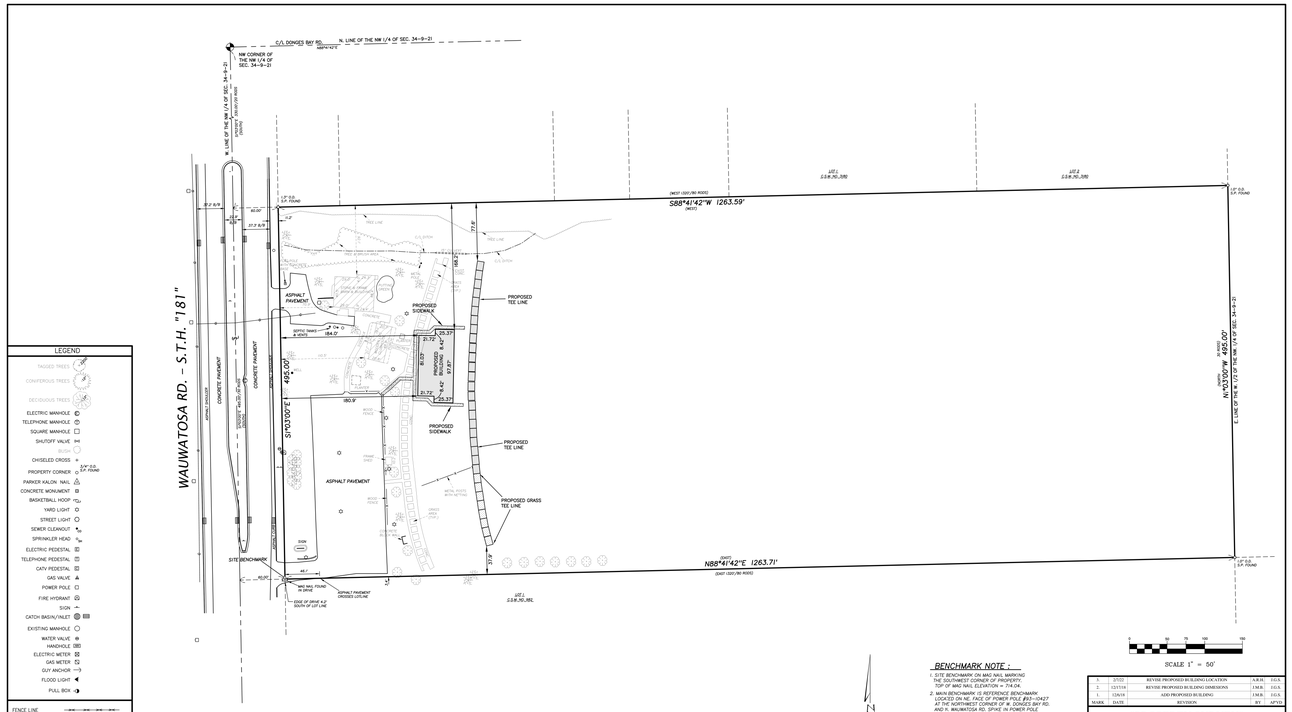
DRAWINGS PROVIDED BY:
C.D. Pressley L.L.C.
103 South Mill St.
Saukville, WI. 53080

DATE:
5/4/2022

SCALE:
1/32

SHEET:
P-1

Attachment: Packet Docs_BigShots (7355 : Christian Pressley for Ilan Hang)



LEGEND

TAGGED TREES
CONIFEROUS TREES
DECIDUOUS TREES
ELECTRIC MANHOLE
TELEPHONE MANHOLE
SQUARE MANHOLE
SHUTOFF VALVE
BUSH
CHISELED CROSS
PROPERTY CORNER
PARKER KALON NAIL
CONCRETE MONUMENT
BASKETBALL HOOP
YARD LIGHT
STREET LIGHT
SEWER CLEANOUT
SPRINKLER HEAD
ELECTRIC PEDESTAL
TELEPHONE PEDESTAL
CATV PEDESTAL
GAS VALVE
POWER POLE
FIRE HYDRANT
SIGN
CATCH BASIN/INLET
EXISTING MANHOLE
WATER VALVE
HANDHOLE
ELECTRIC METER
GAS METER
GUY ANCHOR
FLOOD LIGHT
PULL BOX

FENCE LINE
PROPERTY LINE
RIGHT-OF-WAY
EASEMENT LIMITS
BLDG. OFFSET LINE
C/L ROAD
RIVER/CREEK
DISTANCE PER PLAT ( )

UTILITIES

BURIED GAS — G —
BURIED ELEC. — ELEC —
BURIED TELEPHONE — TL —
OVERHEAD ELEC. — OHE —
OVERHEAD TELEPHONE — OHT —
SANITARY SEWER — SAN —
STORM SEWER — ST —
WATER — W —

LEGAL DESCRIPTION:

Commencing Twenty (20) rods South from the Northwest Corner of Section Thirty–four (34), Township Nine (9) North, Range Twenty–one (21) East and running from there South, Thirty (30) rods, and from there East, Eighty (80) rods, from there North, Thirty (30) rods, from there West, Eighty (80) rods, to the place of beginning, except the West 60 feet conveyed to Ozaukee County in Deed Recorded June 21, 1965 in Volume 167, Page 438 as Document No. 205206, in the City of Mequon, Ozaukee County, Wisconsin.

ALSO DESCRIBED AS:
The South 495.00 feet of the North 825.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, except the West 60.0 feet thereof.

Said parcel containing 625,502 sq.ft/14.36 acres of land, more or less.

SURVEY CERTIFICATE

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

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

9–26–2017
Date

James G. Schneider
Surveyor – S–2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

BENCHMARK NOTE :

1. SITE BENCHMARK ON MAG NAIL MARKING THE SOUTHWEST CORNER OF PROPERTY. TOP OF MAG NAIL ELEVATION = 714.04.
2. MAIN BENCHMARK IS REFERENCE BENCHMARK LOCATED ON NE. FACE OF POWER POLE #93–10427 AT THE NORTHWEST CORNER OF W. DONGES BAY RD. AND N. WAUWATOSA RD. SPIKE IN POWER POLE ELEVATION = 718.84.

NOTES :

1. ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD 27) WEST LINE OF THE NW. 1/4 OF SECTION 34–9–21, WHICH BEARS S1°03'00"E
2. ( ) DENOTES DIRECTION OR DISTANCE PER DEED

NSE

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

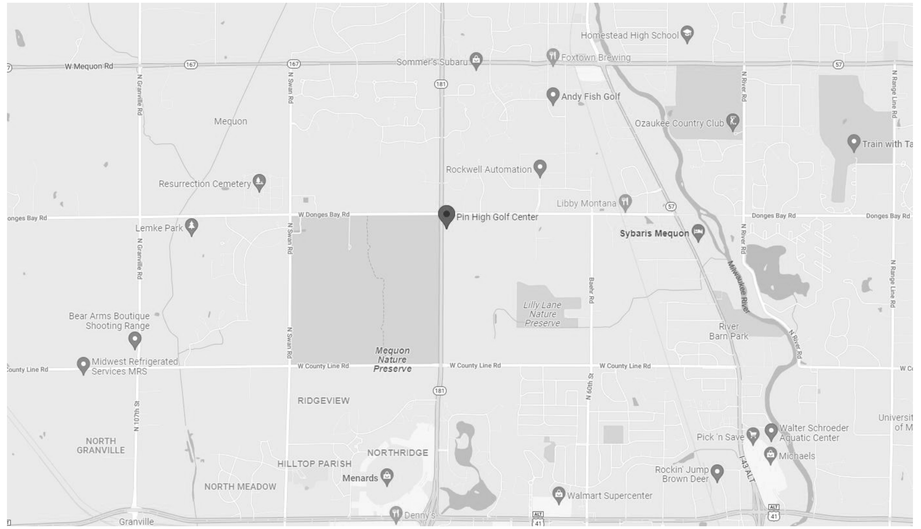
MARK	DATE	REVISION	BY	APVD
5.	3/7/22	REVISE PROPOSED BUILDING LOCATION	A.R.H.	D.G.S.
2.	12/17/14	REVISE PROPOSED BUILDING DIMENSIONS	J.M.B.	D.G.S.
1.	12/8/14	ADD PROPOSED BUILDING	J.M.B.	D.G.S.

"PROPERTY SURVEY"

for
I Lan Hang
Big Shots Sports, LLC

10328 N. Wauwatosa Rd.
Mequon, WI

FIELD CREW:	E.A.J. & S.W.S.	APPROVED:	
DATE:	SEPTEMBER 26, 2017	SVY.A No.	
DRW. BY:	A.R.H.		
CHKD. BY:	J.G.S.	Plat No.	LS-4209-17



VICINITY MAP

City of Mequon Zoning R 1/0 A

LAND SURVEY

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

PLOT SURVEY & VICINITY MAP

Pin High Golf Center
10328 Wauwatosa Rd.
Mequon, WI.

DRAWINGS PROVIDED BY:
C.D. Pressley L.L.C.
103 South Mill St.
Saukville, WI. 53080

DATE:
5/4/2022

SCALE:
N/A

SHEET:
G-4

Attachment: Packet Docs_BigShots (7355 : Christian Pressley for Ilan Hang)

PLUMBING FIXTURE COUNT				
NUMBER	LABEL	QTY	FLOOR	DESCRIPTION
G01	URINAL (WALL)	1	1	URINAL (WALL)
G02	K-96058-L	3	1	K-96058-L HIGHCLIFF ULTRA ADA-HEIGHT FLUSHOMETER BOWL
G03	STAINLESS SINK SUPPLIED BY OWNER THREE BASIN W/ GREASE TRAP	1	1	UNDERBAR SINK
G04	HAND WASH STATION	1	1	RECTANGULAR SINK
G05	FLOOR DRAIN	5	1	FLOOR DRAIN
G06	ADA SINK	2	1	ADA SINK
G07	HOSE BIBB	2	1	HOSE BIBB
G08	WALL HEATER 3	1	1	WALL HEATER 3
G09	LARGE GAS WATER HEATER	1	1	LARGE GAS WATER HEATER
G10	GREASE TRAP	1	1	GREASE TRAP

OCCUPANCY LOAD CALCULATION

FIRE NOTES

ILLUMINATED EXIT SIGNS SHALL BE PROVIDED THROUGHOUT THE BUILDING. ALL EXIT SIGNS SHALL HAVE BATTERY BACKUP.

THIS BUILDING SHALL BE PROVIDED WITH APPROVED BATTERY POWERED EMERGENCY LIGHTING TO ILLUMINATE ALL REQUIRED MEANS OF EGRESS.

DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

EMERGENCY LIGHTING UNITS ARE TO BE WIRED INTO THE NORMAL LIGHTING CIRCUIT AND ARRANGED AS TO PROVIDE THE REQUIRED ILLUMINATION AUTOMATICALLY IN THE EVENT OF ANY INTERRUPTION OF NORMAL LIGHTING SUCH AS ANY FAILURE OF PUBLIC UTILITY OR OUTSIDE ELECTRICAL POWER SUPPLY, OPENING OF A CIRCUIT BREAKER OR FUSE, OR ANY MANUAL ACTS INCLUDING ACCIDENTAL OPENING OF SWITCH CONTROLLING NORMAL LIGHTING FACILITIES.

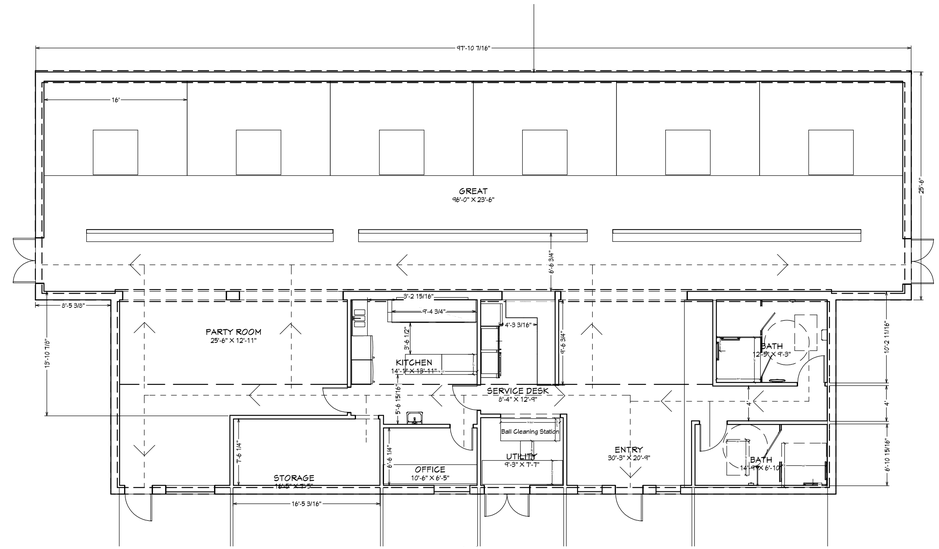
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSETS. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN A EMERGENCY. THE OPENING DEVICE SHALL BE READILY ACCESSIBLE TO ANYONE OUTSIDE THE DOOR.

THE ELEVATION OF THE FLOOR SURFACES ON BOTH SIDES OF A DOOR SHALL NOT VARY BY MORE THAN 1/2". THE ELEVATION SHALL BE MAINTAINED ON BOTH SIDES OF THE DOORWAY FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES IN EXCESS OF 1/4" SHALL BE BEVELED WITH A SLOPE OF NOT STEEPER THAN 1 IN 2.

A LATCH OR OTHER FASTENING DEVICE ON A DOOR SHALL BE PROVIDED WITH A RELEASING DEVICE HAVING AN OBVIOUS METHOD OF OPERATION AND THAT IS READILY OPERATED UNDER ALL LIGHTING CONDITIONS. THE RELEASING MECHANISM FOR ANY LATCH SHALL BE NOT LESS THAN 34", AND NOT MORE THAN 48" ABOVE FINISH FLOOR. DOORS SHALL BE OPERABLE WITH NOT MORE THAN ONE RELEASING OPERATION.

~~EVERY EXTERIOR AND INTERIOR WALL AND PARTITION SHALL BE FIRE STOPPED AT EACH FLOOR LEVEL, AT THE TOP STORY CEILING LEVEL, AND AT THE LEVEL OF SUPPORT FOR ROOFS.~~

PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS



LIFE SAFETY PLAN

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CODE ANALYSIS & LIFE SAFETY PLAN

Pin High Golf Center
10328 Nawatosa Rd.
Mequon, WI.

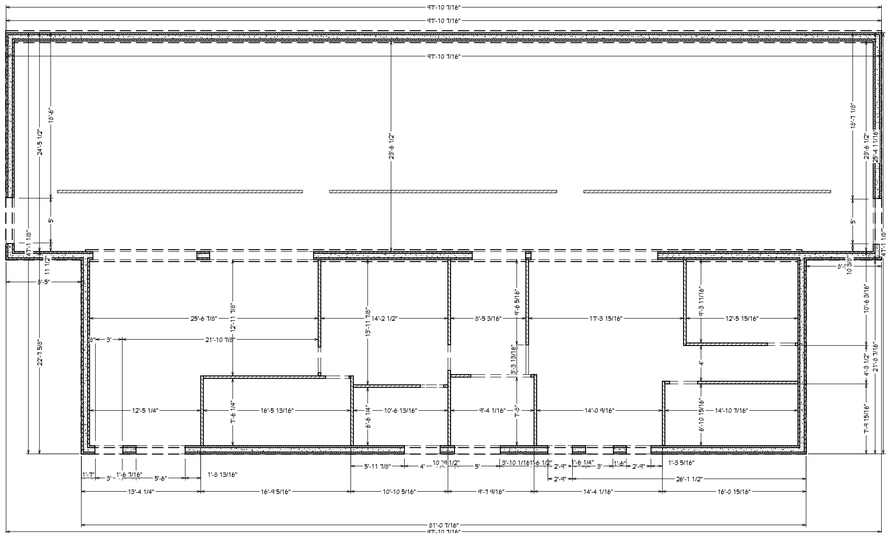
DRAWINGS PROVIDED BY:
C.D. Pressley L.L.C.
103 South Mill St.
Saukville, WI. 53080

DATE:
5/4/2022

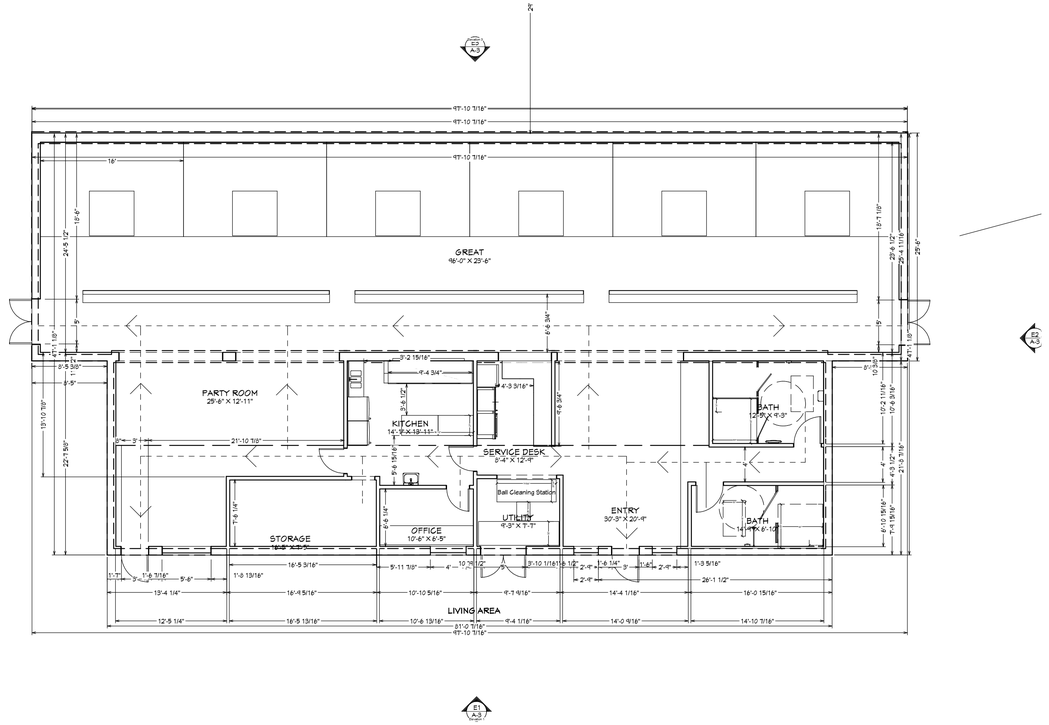
SCALE:

SHEET:
G-3

Attachment: Packet Docs. BigShots (7355 : Christian Pressley for Ilan Hang)



Framing, Floor Plan View



WALL SCHEDULE		
2D SYMBOL	WALL TYPE	CAVITY R-VALUE
	ICF FOUNDATION 6	0
	ICF 6, AGG- STUCCO	0
	ICF 6, AGG- STUCCO, DBL SIDED	0
	ICF-STUCCO	0
	STEEL INTERIOR-4 - 20 GA.- TYPE X	0

NOTES

All drywall type "x"
Interior partitions 20 gauge steel
All penetrations to be determined before ICF pour and pvc slip installed in foam.
NO BORING INTO ROOF STRUCTURE without consultation with ICF contractor as to where the I-beam is located. Can ONLY bore into deck of ICF decking system, NOT into the I-beam portion.

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

FLOOR PLAN

Pin High Golf Center
10328 Nauwatosa Rd.
Mequon, WI.

DRAWINGS PROVIDED BY:
C.D. Pressley L.L.C.
103 South Mill St.
Saukville, WI. 53080

DATE:
5/4/2022

SCALE:
1/8

SHEET:
A-2

Attachment: Packet Docs. BigShots (7355 : Christian Pressley for Ilan Hang)

Exisiting



Attachment: Packet Docs_BigShots (7355 : Christian Pressley for Ilan Hang)



6.b.a

Attachment:

Packet Pg. 133



6.b.a

Attachment:

Packet Pg. 134


6.b.a
Attachment:
Packet Pg. 135


6.b.a
Attachment:
Packet Pg. 136



Attachment: Packet Docs_BigShots (7355 : Christian Pressley for Ilan Hang)



Attachment: Packet Docs_BigShots (7355 : Christian Pressley for Ilan Hang)



Attachment: Packet Docs_BigShots (7355 : Christian Pressley for Ilan Hang)

358977

VOL 526 PAGE 110

14-234.06-057.00

CONDITIONAL USE GRANT

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to Immediately north of
Premises at 10146 N. Wauwatosa Road in Township 9 North, Range 21 East,
Ozaukee County, State of Wisconsin, further described as follows:

The south 495.00 feet of the north 825.00 feet of the northwest 1/4 of the Northwest 1/4 of Section 34, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin. Except the West 60.0' thereof.

RECORDED

APR 19 10 45 AM '85

Ronald A. Voigt

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statutes, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of golf driving range and putting practice.

GRANTED by action of the Planning Commission of the City of Mequon the 11 day of MARCH 19 85.

James N. Dollhausen
Planning Commission Secretary

Lynn W. Eley, Mayor
Mayor, Chairman

Original filed in the office of the Planning Commission of the City of Mequon.

THE CONDITIONS of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The Grant shall be void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within 12 months of the date of Planning Commission approval noted above.
3. This Grant is subject to amendment and termination in accordnace 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 operation 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.

Attachment: Packet Docs_BigShots (7355 : Christian Pressley for Ilan Hang)

6. **Conditions on the Operations**

a. Hours of operation: 9:00 A. M.-10:00 P. M. daily

b. Performance standards relating to noise, vibration, odor, smoke, dust, etc., other than applicable City Ordinances: As per City of Mequon Ordinances

c. Water supply requirements: Private well for clubhouse and watering of trees and course.

d. Provisions for sewage disposal: Holding tank , mound or septic system

e. Other: Any material problems associated with lighting shall be the responsibility of the owner to correct and may otherwise result in revocation of lighting privileges by the Planning Commission. Any objections or complaints due to lighting shall be received and reviewed by the Planning Commission for remedial action.

7. **Conditions of the Buildings** other than in accordance with the approved building plans.

a. Facade material of each building side: Refer to Building, site,operational plan

b. Entrances, Design and Location: As shown on building plan - Exhibit B

c. Signs attached to the Building Location, Size, Design (including lighting): To be approved by the City

d. Exterior Lighting of the Building: To be approved by the Planning Commission and as shown on the building, site and Operational plan.

e. Other:
None

8. **Conditions on the Site** other than in accordance with the approved site plan.

a. Street access (number, location, design): Refer to Building, Site and Operational Plan - Exhibit A

b. Off-Street Parking (location and design including screening thereof):
Refer to Building, Site and Operational Plan - Exhibit A

c. Loading and Service Area (location and design):
Refer to Building , site and operational plan

d. Outside Storage of Materials, Products or Refuse (location and screening thereof):
Refer to building, site and operational plan

e. Finished topography and building grades, retaining walls, storm water run-off:
As shown on the site plan - Exhibit A

f. Landscaping of the Site and Buildings (including plant types, size spacing):
As shown on Exhibit A.

g. Pedestrian walkways, terraces, malls (location and design): As shown on Exhibit A

h. Signs (free standing) location, size, design (including lighting) Subject to City approval To be approved by the City

i. Exterior Lighting of the Site, location design and power: Subject to Planning Commission approval.

j. Other:
None

Receipt of a true Copy of this instrument
on behalf of the petitioner acknowledged

the _____ day of _____ , 19 ____

_____

Attachment: Packet Docs_BigShots (7355 : Christian Pressley for Ilan Hang)

EXHIBIT A

VOL 526 PAGE 112

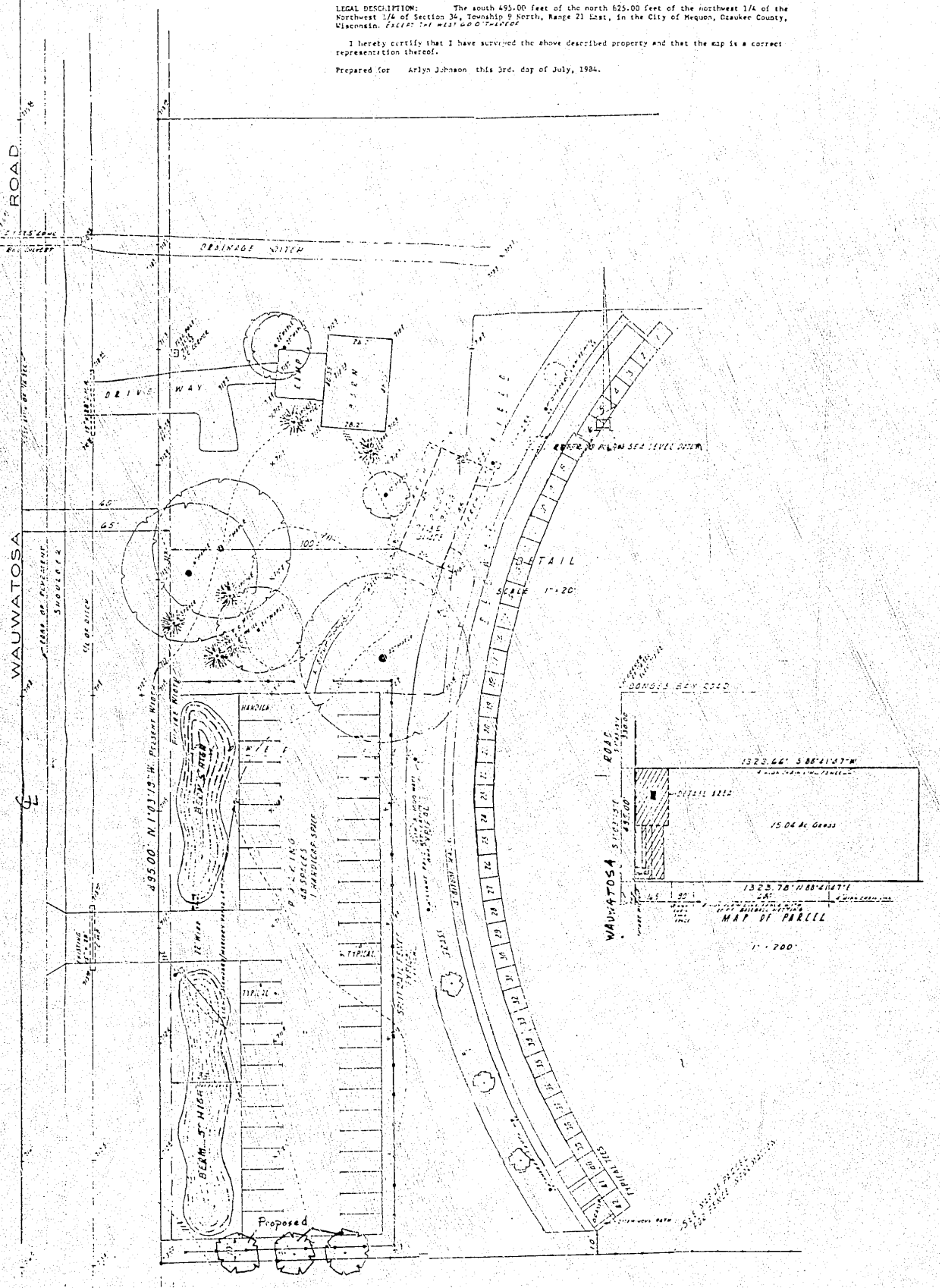
SITE PLAN

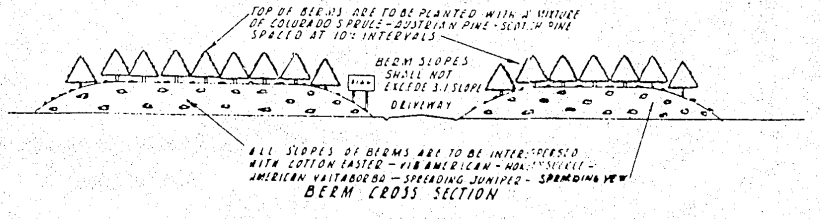
full set of plans available at Mequon Planning Dept.

LEGAL DESCRIPTION: The south 495.00 feet of the north 625.00 feet of the northwest 1/4 of the Northwest 1/4 of Section 34, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin. EXCEPT THE WEST 60.0 THEREOF

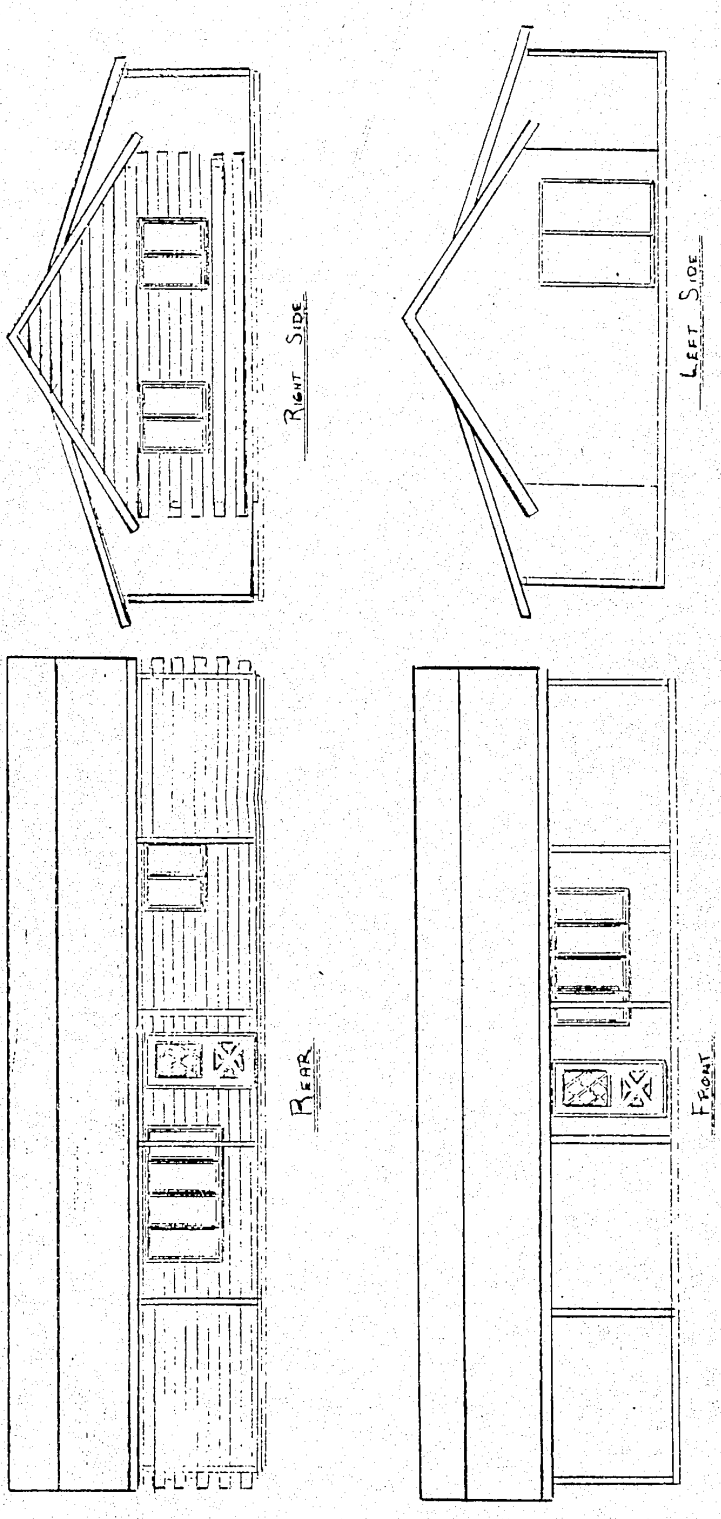
I hereby certify that I have surveyed the above described property and that the map is a correct representation thereof.

Prepared for Arlyn Johnson this 3rd. day of July, 1984.





Attachment: Packet Docs_BigShots (7355 : Christian Pressley for Ilan Hang)



Attachment: Packet Docs_BigShots (7355 : Christian Pressley for Ilan Hang)

STATE OF WISCONSIN)
) SS.
OZAUKEE COUNTY)

Personally came before me, this 10th day of April 1985, the above named Lynn W. Eley Mayor to me known to be the person who executed the foregoing instrument and acknowledged the same.

STATE OF WISCONSIN)
)SS.
OZAUKEE COUNTY)

Personally came before me, this 10th day of April, 1985, the above named James N. Dollhausen to me known to be the persons who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC
LOUISE RZENTKOWSKI
STATE OF WISCONSIN

Louise Rzentkowski
Notary Public, Ozaukee County, Wis.

My Commission (expires) ~~(is)~~ 6-4-87

Attachment: Packet Docs_BigShots (7355 : Christian Pressley for Ilan Hang)

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 23, 2022**

SUBJECT: **Point Real Estate for Orchards of Mukwonago LLC. The applicant is seeking rezoning recommendation from R-3/C-2 (single-family) to R-3/C-2 with TDR-PUD (transfer of development rights-planned unit development) and concept plan approval to allow for a 17-lot, single-family residential cluster development for the property located on the north side of Donges Bay Road, approx. 800' west of Wauwatosa Road (Burr Oak Estates).**

Applicant:	Point Real Estate
Status of Applicant:	Agent
Requested:	Rezoning Recommendation Concept Plan
Existing Zoning:	R-3 (Residential 1 Acre) C-2 (General Conservancy)
Proposed Zoning:	R-3 (Residential 1 Acre) C-2 (General Conservancy) TDR (Transfer of Development Rights) PUD (Planned Unit Development)
Existing Land Use Plan:	Residential 1-1.5 Acre
Lot size:	12 acres
Location:	Immediately west of 7626 W. Donges Bay Road
Tax Key Number:	#14-028-06-024.00
District:	#4

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

The applicant appeared at the February 28, 2022, Planning Commission meeting for a consultation (see attached minutes). The Commission felt that since the five TDR credits have already preserved 25 acres of land, smaller lots and less open space is warranted in this development.

Concept Plan:
The proposed concept plan was updated to include a number of suggestions made by staff and the Planning Commission at the February 28, 2022, meeting. The plan shows 17 lots on the 12-acre site for a density of 1.4 units/acre. The average lot size is 18,399 square feet with a minimum lot size of 14,817 square feet. The plan shows 24.9 percent of the site as preserved open space. The plan shows access from Donges Bay Road and Coneflower Court. The road connection avoids a large specimen tree on the north end of the subdivision. The plan shows a sidewalk on one side of the street that will connect with the sidewalk in the Enclave subdivision and to the asphalt trail between Lots 5 and 6.

The concept plan did not address the previous issue of a wider open space buffer at the west end of lots two and three. Staff recommends that the buffer match the 30-foot width of the rest of the open space perimeter in the development.

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

The developer is required to connect for access on the north side of the site at North Coneflower Drive and on West Donges Bay Road on the south side of the site. A crosswalk is shown on West Donges Bay Road which is desirable and should be connected to the off-road path on the south side of the road. The connection with West Donges Bay Road is subject to the Standard Specifications for Land Development requirements for acceleration-deceleration lanes and a bypass lane. The concept plan accurately represents the islands at the entrance and cul-de-sac within outlots.

Sidewalk is proposed through the site including connection to West Donges Bay Road, North Coneflower Drive, and to a trail to the gas main easement on the northwest corner of the site. The sidewalk at the North Coneflower Drive connection should be revised to avoid 90-degree turns.

Wetlands are shown on the site. The delineation report was submitted with the application. Documentation of concurrence by WDNR, and wetland protective areas should be submitted at time of preliminary plat. Incorporation of wetland protective areas will be required at the time of preliminary plat application.

Storm water management facilities are shown on the concept plan. A storm water management plan will be required and is subject to City and MMSD approval. The City requires a drainage financial guarantee in accordance with City ordinance Sec. 58-677 for storm water improvements.

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

If proposed grading includes fill or excavation greater than 1,000 cubic yards, an application for approval of the minor request should be included with the preliminary plat submittal.

The development will be served by municipal sanitary sewer and water. The site is within the City's sewer service area and is required to connect to the utility. The public sanitary sewer

design must adhere to the depth as sizes as identified in the master plan for the Central Growth area. The developer is required to extend the water main along the frontage of the property.

As a condition of the rezoning, City reserves the option to require a sanitary sewer lateral easement between proposed Lots 3 and 4 to allow access for 8000 West Donges Bay Road and between proposed Lots 4 and 5 to allow access for 8010 West Donges Bay Road to the property line.

More detailed items will be addressed at time of preliminary plat and staff review.

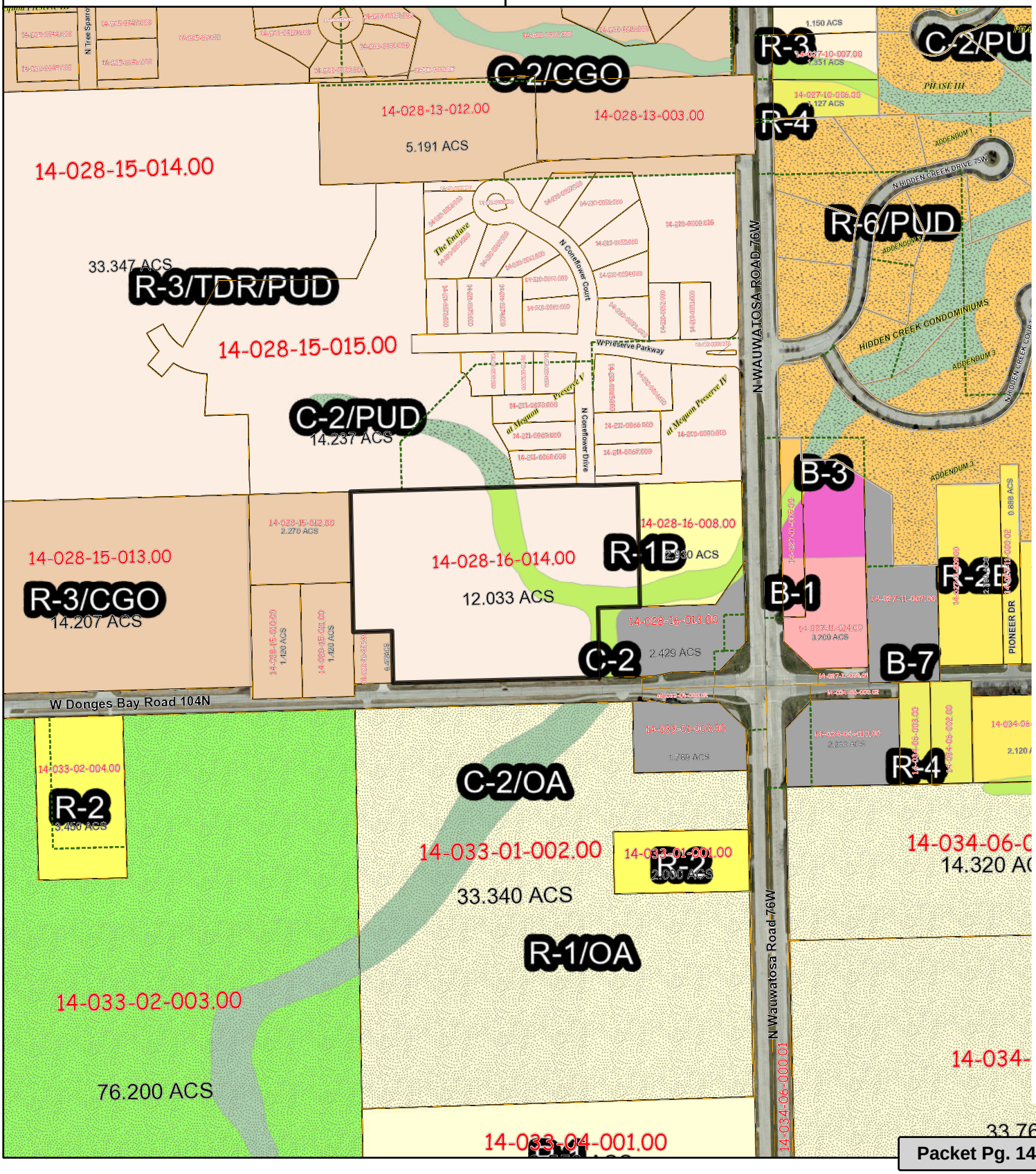
Staff Recommendation:
Staff recommends **approval** of the rezoning recommendation and concept plan subject to the following condition(s):

1. Common Council approval of the rezoning recommendation.
2. The preliminary plat approval will not go into effect until the relinquishment of 5 TDR credits to the City of Mequon takes place.
3. The open space buffer on the west side of Lots 2 and 3 shall be 30 feet.
4. An Open Space plan shall be approved by Planning Commission prior to Final Plat submittal.
5. Bike/Ped path shall be constructed in accordance with the DOT Bike Path Facilities Handbook.
6. Street trees are subject to the approval of the Tree Board and Planning Commission.
7. Street lighting, if proposed, is subject to the approval of the planning staff.
8. All residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures", unless deviations are approved by the Planning Commission, and are subject to the Architectural Review Board approval.
9. The road name Coneflower Court currently exists. The Preliminary Plat shall include an updated street name.
10. The development shall comply with preliminary plat, development agreement, and final plat requirements.
11. Extension of the sidewalk to crosswalk on West Donges Bay Road and connection to the path on the south side of West Donges Bay Road.
12. The sidewalk at the connection with North Coneflower Drive (north connection) should be revised to eliminate 90-degree turns.
13. The development shall connect to public water and sewer with appropriate road reparations where existing pavement is impacted.
14. Water main shall be extended along the frontage of the property. Upsized water main and a looped connection to the North Wauwatosa Road and West Donges Bay Road intersection is required. Construction and reimbursement terms for upsizing and the loop will be finalized through the development agreement and water services agreement at preliminary plat approval.
15. Sanitary sewer upsizing and minimum depth is required where the sanitary sewer system plan indicates. Construction and reimbursement terms for upsizing will be finalized through the development agreement at preliminary plat approval.
16. Sanitary sewer lateral easements between proposed Lots 3 and 4 and Lots 4 and 5 to the property line, as determined by City staff at the time of preliminary plat.

Attachments:
Packet Docs_BurrOaks (PDF)

BURR OAK ESTATES

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



Attachment: Packet Docs_BurrOaks (7356 : Point Real Estate for Orchards of Mukwonago LLC.)

Point
REAL ESTATE
HOMES • LAND • INVESTMENTS

Burr Oak Estates
Conceptual Plan Project Summary

General Summary

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

Conceptual Plan

The conceptual plan for Burr Oak Estates, which was revised per the February 28, 2022 Plan Commission review comments, includes the following highlights:

- 17 proposed lots designed as a cluster development, generally following the Central Growth Overlay District requirements.
- The open space north of Lots 5, 6 and 7 has been increased and open space has been added behind Lots 1, 2 and 3.
- N. Coneflower Drive will be extended from the Enclave to Donges Bay Road. A curve was added at the north road connection to swing N. Coneflower Drive to the west in order to avoid a large burr oak tree.
- Shifting N. Coneflower Drive also resulted in increasing the depth of Lots 12, 13 and 14. A 30' wide open space buffer easement was added to the rear of the lots.
- A cul-de-sac, with a landscaped island, will extend to the west of N. Coneflower Drive.
- A walking trail will be extended from the Enclave and connect to the sidewalk in W. Coneflower Drive allowing residents to access the trail along Donges Bay Road and the Mequon Nature Preserve.
- The wetlands and drainage channel bisecting the property will be located in commonly owned open space, except for the proposed road right of way crossing the ditch at an existing farm drive.
- A 30' wide outlot running parallel to Donges Bay Road is proposed for berming and neighborhood landscaping.
- The property will be served by municipal sanitary sewer and water, public roads, designed with an urban cross section, and two on-site stormwater ponds.

Attachment: Packet Docs_BurrOaks (7356 : Point Real Estate for Orchards of Mukwonago LLC.)

19000 W Bluemound Rd | Brookfield | WI | 53045 | Phone: (262) 424-5997 | Fax: (414) 908-9157
PointRE.com

Transfer of Development Rights Credits

The yield plan for the property shows that 12 lots are allowed to be developed under the underlying R-3 zoning district. The property was previously approved as a TDR "receiving site" around February 2014. The developer has an option to purchase five transfer of development rights credits and is planning to use them to realize the proposed layout. The site density will increase, however, all natural environmental features will be preserved. The increased density will provide housing for empty nesters, adults with no children and families with children and will add growth and vitality to the Town Center.

Lot Size and Open Space

The proposed lots range in size from 14,817 to 23,152 square feet arranged in a cluster type layout, with two block patterns, creating desirable lots with green space and unique character. The lots have all been designed to accommodate a minimum 60' by 60' building pad and the majority of the lots back up to open space. Lots 12 through 15 are proposed with an open space buffer and back up to a mature stand of pine trees on the adjacent property. Incorporating the TDR credits into the neighborhood design virtually eliminates their existence and results in 24.9% open space and 4 lots greater than a half acre, which deviates slightly from the CGO requirements.

Zoning

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

Municipal Services

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

Wetlands

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

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DEVELOPER INFORMATION

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

SITE DATA TABLE

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

- PROPERTY AREA: 524,141 SF (12.03 ACRES)
- PROPOSED # OF LOTS: 17
- TOTAL ROAD LENGTH: 1,430 LF

- MAXIMUM LOT SIZE: 23,152 SF (0.53 AC)
- MINIMUM LOT SIZE: 14,817 SF (0.34 AC)
- AVERAGE LOT SIZE: 18,399 SF (0.42 AC)

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

- OPEN SPACE ACREAGE: 130,404 SF (2.99 AC)
- OPEN SPACE %: 24.9%

NORTH

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

BURR OAK ESTATES- CONCEPT SITE PLAN

03/30/2022

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 221.00,

Attachment: Packet Docs. BurrOaks (7356 : Point Real Estate for Orchards of Mukwonago LLC.)



PROPOSED YIELD PLAN

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

12 LOTS (MINIMUM ONE ACRE LOT SIZE)

HIGHLANDS OF MEQUON- YIELD PLAN

02/07/2022

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 221.00

Attachment: Packet Docs. BurrOaks (7356 : Point Real Estate for Orchards of Mukwonago LLC.)

There were some questions from the Commission directed to staff clarifying the requirements regarding the sewer service system. There was some feedback that the proposed concept plan with less density is preferred.

Action
Ald. Strzelczyk made a motion to approve the 27-lot concept plan.
Commissioner Gentges seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Dan Gentges, Commissioner
AYES:	Wirth, Strzelczyk, Bach, Choren, Gentges, Hawley, Lemke, J. Schaefer, R. Schaefer
ABSENT:	Stoker

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

Asst. Dir. Zader stated this is a consultation for a proposed 17-lot subdivision. This is 5 lots over the current yield which would be attained through the purchase of five TDR credits which would help to defray the cost of sewer and water. The current request would require rezoning the parcel as a TDR receiving site with a PUD. The applicant is attempting to incorporate elements of the Central Growth Overlay (CGO) zoning district in the plan. With the added density of the TDR credits, not all provisions of the CGO will be met.

On the northeast portion of the site there is a large specimen tree that should be preserved and will result in a slight bend in the road as it transitions from The Enclave to the proposed development. Staff recommends combining lots 13 & 14 to provide more open space. The applicant would like to keep 17 lots and is seeking feedback from the Commission.

Staff prefers to have the open space percentage as close to the code requirements as possible and is willing to concede on the lot sizes due to the use of the TDR credits to help achieve this. There was discussion about buffering some of the lots, especially the lots along the north property line.

Mayor Wirth commented that he believes the TDR credits are a great program that is not being used as well as it could be. Some believes that some compromises should be made but the essence of the proposed development should be retained. He believes preserving open space and fewer lots is a worthwhile tradeoff.

Commission feedback was positive regarding the use of the 5 TDR credits, the proposal is an attractive product, there will not be traffic problems, buffering for future developments should be in place and the specimen tree should be preserved.

Attachment: Packet Docs_BurrOaks (7356 : Point Real Estate for Orchards of Mukwonago LLC.)