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 24, 2021
6:00 PM
Christine Nuernberg Hall/Go To Meeting Platform
Agenda

ELECTRONIC MEETING NOTICE: Pursuant to the current recommendation of the CDC, various regulatory agencies and the WEDC, and to provide safe access to the meeting to those people unwilling or unable to attend in-person because of COVID-19, this meeting will be held virtually through the GoToMeeting platform and in-person with each member accessing the meeting in the manner they choose. Citizens wishing to attend the meeting are encouraged to watch the live broadcast of the meeting on the City's YouTube Account , YouTubeLink on the City's Agenda Management website City of Mequon. Citizens may also join the meeting online or by phone. Please go to https://global.gotomeeting.com/join/116424117 to join the meeting online or call into the meeting by dialing 1.877.309.2073 and enter access code 116-424-117. You may also attend the meeting in person at the address listed above.

WRITTEN PUBLIC COMMENTS may be made in writing in advance of the meeting. Written comments should be directed to the Department of Community Development at least 2 hours prior to the meeting by email at DCD1@ci.mequon.wi.us addressed to the intended committee. Written public comment may also be deposited in the drop box at City Hall on 11333 N. Cedarburg Road, Mequon at least 2 hours prior to the meeting. Comments received timely will be forwarded to all members of the body for their consideration.

VERBAL PUBLIC COMMENTS and PUBLIC HEARING APPEARANCES will be accepted only from members of the public who register in advance if attending remotely. Registration shall be made by sending an email to Planner Pa Phouala Vang at DCD1@ci.mequon.wi.us or by leaving a message at 262.236.2904 no later than 2 hours prior to the meeting. Those attending in person should register at the meeting.

Reasonable accommodations will be made for those citizens who are unable to attend the meeting in the methods identified above upon at least 2 hours' notice. Notice can be given to the City Clerk's Office at 262-236-2914.

1) Call to Order, Roll Call

a) Approval of Meeting Minutes from May 3, 2021

2) Public Hearing/Regular Business

a) ICAP Development. The applicant is seeking conditional use grant and building and site plan approval for an approximately 5,000 sq. ft. multi-tenant retail building with a 2,500 sq. ft. fast-food restaurant for the property located at 10911 N. Port Washington Road.

3) Public Hearing/ Consent Agenda

1) **Mequon Lawn & Garden.** The applicant is seeking conditional use grant approval to allow for an outdoor power equipment store, including the servicing, repair and sales of new and used outdoor power equipment (equipment containing small engines or motors) and related parts, supplies, attachments and accessories for the property located at 6809 W. Donges Bay Road.

2) Curt & Tammy Trau. The applicant is seeking conditional use grant approval to allow for a 1,278 sq. ft. detached guest house for the property located at 13071 N. West Shoreland Drive

4) Consent Agenda

1) Pinnacle Engineering Group for Lakeshore Estates. The applicant is seeking preliminary plat and landscape approval to allow for a 9-lot subdivision for the property located at the southwest corner of Lakeshore Drive and Pioneer Road.

2) Chaput Land Survey for Kellner Krug, LLC. The applicant is seeking certified survey map approval for a 3-lot land division the property located at the northeast corner of Green Bay Road and Highland Road.

3) Wisconsin Lutheran Seminary. The applicant is seeking building and site plan amendment approval for a 2,137 sq. ft. proposed single-family faculty residence on the seminary's 79-acre property located at 11831 N. Seminary Drive.

5) Regular Business

a) Charles Zens. The applicant is seeking rezoning recommendation approval to the zoning designation from R-2B, R-1B, FW to R-2B, R-4, FW for 9961 N. Baehr Road and R-4 to R-1B for 9931 N. Baehr Road.

b) Beautiful Savior Lutheran Church. The applicant is seeking sign waiver approval for a free-standing sign that exceeds 6 feet in height for the property located east of 11149 N. Crestline.

c) Lisa Frommelt for La Marie Beauty. The applicant is seeking minor request approval for window coverings for a medical spa located at Mequon Town Center 1 located at 6036 W. Mequon Road.

d) Neumann Development. The applicant is seeking a consultation of conceptual plan and zoning for a proposed single-family residential development on an approximately 40-acre site located at the northwest corner of Highland Road and Port Washington Road.

6) Announcements

The next meeting is Monday, June 28, 2021 at 6:00 p.m.

7) Adjourn

Dated: May 21, 2021 /s/ John Wirth, Chair

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

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

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

City of Mequon

See Agenda Packet for
Login and Complete Packet Details
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 3, 2021
6:00 PM
Virtual Meeting

Minutes

1) Call to Order, Roll Call

Present:
Chair John Wirth
Alderman Robert Strzelczyk
Commissioner Martin Choren
Alternate Dan Gentges
Commissioner Rick Lemke
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Commissioner John Stoker
Alternate Gregg Bach

Mayor Wirth called the meeting to order at 6:00 p.m. and he stated that this may be the last virtual meeting as the next meeting will be a hybrid meeting.

He stated the four protocols of process for the virtual meeting.

a) Approval of Minutes from March 22, 2021

Action
Commissioner Stoker made a motion to approve the minutes from March 22, 2021.
Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (8-0)

2) Public Hearing/Consent

a) Fresh Coast Dance, LLC. The applicant is seeking conditional use grant approval for a proposed 9,170 sq. ft. dance studio in a multi-tenant building for the property located at 7170 W. Donges Bay Road.

Attachment: PC_05.03.21_DRAFT (6260 : Meeting Minutes from May 3, 2021)

Action
Commissioner Bach made a motion to open a Public Hearing.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

Action
Commissioner Stoker made a motion to closes the Public Hearing.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0)

b) Thompson Project Management for Foxtown Brewery. The applicant is seeking conditional use grant approval to allow for a distillery within Foxtown Brewing for the property located at 6411 W. Mequon Road.

Action
Commissioner Jim Schaefer made a motion to open a Public Hearing.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

Action
Commissioner Gentges made a motion to close the Public Hearing.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

3) Consent Agenda

a) Wallace and Jane Rieger Trust. The applicant is seeking minor request approval to allow for an accessory structure over 1,000 sq. ft. (6,720 sq. ft.) for agricultural storage for the property located at 12300 N. Wasaukee Road.

Action
Ald. Strzelczyk made a motion to approve the 3 items on the Consent Agenda.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

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

DRAFT

Attachment: PC_05.03.21_DRAFT (6260 : Meeting Minutes from May 3, 2021)

4) Policy

1) Chapter 58 of the Zoning Code as it relates to Conservation Subdivisions in the R-1 Zoning district and Conditional Uses in Residential zones.

Mayor Wirth stated that the rewrite of Chapter 58 of the Zoning Code would accomplish three things:

1. Creates a Conservation Subdivision Ordinance in the R-1 district.
2. Clarifies conditional uses and restructures the residential code to eliminate repeated language; making it easier to follow.
3. Easier to amend in the future.

Asst. Dir. Zader stated that there have been changes to the conditional uses and the conservation subdivisions in the past, and this combines everything into one major change to the code. The majority of the changes were made to the definitions section as well as to the agriculture overlay section.

The conditional use section has been reviewed previously by both the Commission and the Policy Subcommittee. Changes are being made due to state law changes made in 2017. Uses were deemed permitted uses (In home daycares), move the use to the OA district (microbreweries and wineries) and some were removed from the list making them prohibited (churches, public administration buildings). Specific conditions were added to some certain uses (guest houses/dwelling units).

Uses that are now deemed nonconforming (list on page 74 of the packet) will be rezoned to institutional zoning which will match most of the other churches and schools within the city.

Many of the changes to the conservation subdivisions were discussed at the previous meeting. There is one item that was still not resolved regarding the road connections. Following is the proposed solution:

- At least 2 connections to a neighboring property.

RESULT:	**APPROVED [9 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Wirth, Strzelczyk, Bach, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker

5) Announcements

The next meeting is Monday, May 24, 2021 at 6:00 p.m.

DRAFT

Attachment: PC_05.03.21_DRAFT (6260 : Meeting Minutes from May 3, 2021)

6) Adjourn

Action

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

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: PC_05.03.21_DRAFT (6260 : Meeting Minutes from May 3, 2021)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **May 24, 2021**

SUBJECT: **ICAP Development. The applicant is seeking conditional use grant and building and site plan approval for an approximately 5,000 sq. ft. multi-tenant retail building with a 2,500 sq. ft. fast-food restaurant for the property located at 10911 N. Port Washington Road.**

Applicant:	ICAP Development
Status of Applicant:	Owner
Requested:	Building and Site Plan Approval Conditional Use Grant
Existing Zoning:	B-2 (Community Commercial) PUD (Planned Unit Development)
Land Use Plan:	Community Commercial
Lot size:	.79 acres
Location:	10911 N. Port Washington Road
Tax Key:	#14-034-05-011.00
District:	#4

Background: The applicant is requesting building and site plan approval for a multi-tenant building located at 10911 N Port Washington Road. The new development is part of the approved PUD (Ord 2019-1550 and 2020-1563) that includes a total of nine acres of land and five building sites including Landmark Credit Union. The request also includes a conditional use grant for a 2,500 square foot fast food restaurant (Arby's) which will be one of the two tenants in the building.

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	**.79 acre***
Minimum Lot Width:	150 feet	144 feet
Open Space Ratio:	40%	**19.84%***
Maximum FAR:	30%	12%
Maximum Building Height:	42 feet	28 feet
Building Setback	95 feet	155 feet
Building North Side Yard Offset:	20 feet	30 feet
Building South Side Yard Offset	20 feet	34 feet
Building West Side Yard Offset:	20 feet	65 feet
Minimum Parking Setback:	25 feet	25 feet
Minimum Parking Offset North:	20 feet	**15 feet***

Minimum Parking Offset South:	20 feet	22 feet
Off-Street Parking:	63 stalls	**46 stalls**

* Approved by PUD Ordinance

Compliance with PUD concept plan:
The PUD concept plan (see attached) shows three buildings along Port Washington Road with a uniform setback and a similar parking layout. The proposed building location for this parcel is currently shown further back with an extra row of parking. The applicant states that the change in the plan is needed due to pedestrian conflicts with the drive thru lane and truck delivery issues. Staff does not support the proposed location of the building as presented by the applicant. The rationale for locating the building further back is driven by the proposed use of a fast-food restaurant with a drive thru at the expense of a coordinated site plan. The PUD allows the applicant and the city to modify certain code standards and allow for shared services in order to achieve a cohesive and orderly development. Staff believes the building and parking area should be in accordance with the concept, coordinated plan and the item shall be tabled or denied at this time. The following portion of the report is a review of the proposed site if the Commission is supportive of the building location.

Site Plan:
The site plan shows the building between the recently approved Landmark Credit Union and multi-tenant commercial building (see over all site plan). The plan complies with all requirements of the code and the PUD except for the number of parking stalls. Based on the use of a fast-food restaurant and commercial tenant in the vacant space, a total of 63 stalls are required by the zoning code. The site plan shows a total of 46 stall being provided. The owner of the proposed restaurant has over 60 other Arby's restaurants in the Midwest and states that a building of this size would require 25 spaces to meet maximum demand. In the past, staff has relied on data provided by the applicant where there is established parking history of similar uses on similar sized sites. This was the case for other fast-food restaurants in Mequon, such as Taco Bell and Jimmy Johns, which provided data that showed parking demand was much lower than the parking requirements of the city. Staff is supportive of the proposed parking quantity for the Arby's tenant space. Since the user of the other tenant space is still unknown, staff will review the parking requirements for the proposed tenant space at the time of building permit.

The proposed drive thru menu board in located at the rear of the building with a stacking capacity of ten vehicles which exceeds the code requirement of five.

Building Design:
The building design includes brick veneer, fiber cement panels, EIFS, aluminum storefront windows with steel framed canopies. The building design is similar to what was approved for the multi-tenant retail building to the north. The length of the north and south elevations of the building is much longer when compared to recently approved building to the north. Staff believes that additional windows are warranted on both elevations. Since the rear of the south elevation is adjacent to the proposed kitchen area, staff would support and opaque treatment on this elevation.

Lighting Plan:
The proposed lighting plan includes parking lot lights and wall packs and decorative wall sconces. All the proposed fixtures are classified as dark skies friendly in accordance with the lighting code. The parking lot lights are shown at 18.5 feet in height which matches the height

and style of the adjacent sites. The dispersion plan shows the average parking lot illumination level at 1.5 foot-candle which complies with the lighting code.

Landscape Plan:
The plan was submitted to the city's landscape architect consultant, Terry Higgins, for review and comment. The applicant has updated the landscape plan, based on his comments. Staff does not recommend any changes to the plan.

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 health departments regulate restaurants. The proposed service is similar in nature to the existing services being offered within the Port Washington commercial corridor including McDonalds, Cousins, Culvers and Jimmy John's Subs. 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 owned by the developer that is currently vacant. The closest dwelling is over 700 feet from the proposed building. Staff does not believe 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 use is similar in nature to other multi-tenant buildings along the Port Washington Road commercial corridor (East Towne Square, Newport Square). The proposed restaurant and drive thru will be open 10:00 a.m. to 10:00 p.m. daily. In order to mitigate any impact noise from the drive thru speaker, staff is recommending the incorporation of an automatic volume control system after 9:00 p.m. This system will automatically reduce the speaker volume after 9:00 p.m. The Taco Bell on Port Washington Road has a similar requirement for its speaker system which limited the volume to 36dBA at a distance of 16 feet.

Engineering Report:
Kristen Lundeen, Director of Public Works/City Engineer, has reviewed the application and has the following comments:

Access to the site is provided via an existing private driveway established with the PUD. Port Washington Road is under the jurisdiction of Ozaukee County and any access modifications, including change in use, require approval of Ozaukee County. Prior to the issuance of a building permit, the applicant shall provide a copy of the access permit or verification from Ozaukee County that no further approvals are required.

No wetlands appear to be present on site. The site proposes more than 4,000 square feet of disturbance, therefore a City of Mequon Erosion Control Permit is required. The PUD included

a regional stormwater management plan. It appears as though the western curbing for the parking lot may impact the constructed stormwater facility. Prior to the issuance of a building permit, the design engineer shall provide a technical memo outlining that the proposed site meets the design of the approved stormwater management plan.

The site is located within the sewer service area, therefore connection to the public sanitary sewer and water utility is required. Utility connection and construction shall conform to the civil plans approved for the overall PUD.

Staff Recommendation:
Staff recommends **tabling** the item based on the location of the building in relation to the building to the north and south.

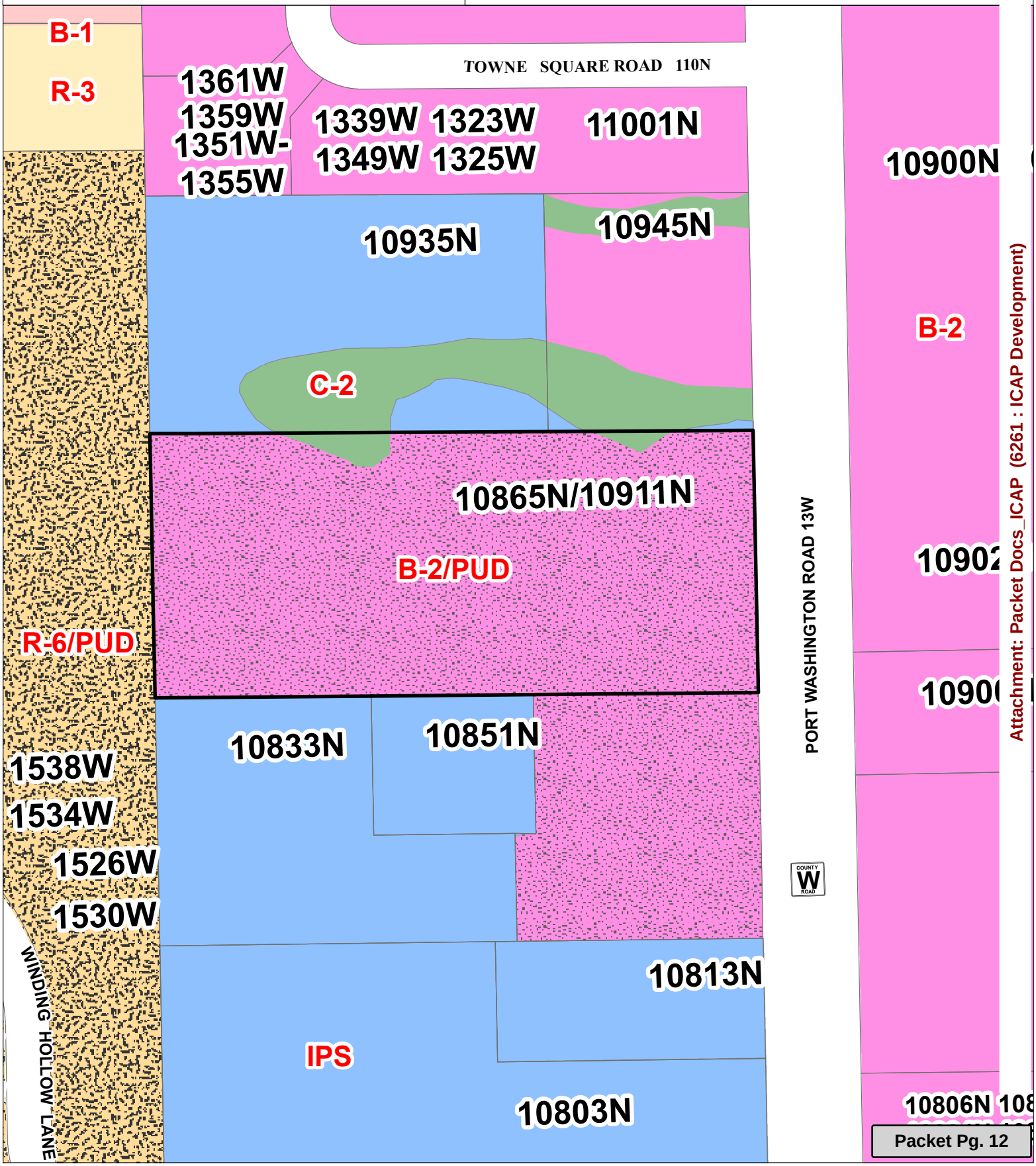
Alternative Recommendation based on Planning Commission Support of Proposed Building Placement:
Should Planning Commission **approve** of the conditional use and building and site plan it shall be subject to the following conditions:

1. Compliance with Ord. 2019-1550 and 2020-1563
2. Staff review and approval of the dumpster enclosure. Design shall be consistent with proposed building.
3. Hours shall be limited to 10:00 AM to 10:00 PM daily.
4. Decibel limits of the speaker shall be limited to 36 dBA at 16 feet after 9:00 P.M.
5. 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.
6. Compliance with the Tree Ordinance and Street Tree requirements.
7. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
8. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
9. Prior to the issuance of a building permit, the applicant shall provide a copy of the access permit or verification from Ozaukee County that no further approvals are required.
10. Review and approval of the final civil plans.
11. Submittal of a permit application and issuance of a City of Mequon Erosion Control Permit.
12. The design engineer shall provide a technical memo outlining that the proposed site meets the design of the approved stormwater management plan.
13. Utility connection and construction for public sanitary sewer and water shall conform to the civil plans approved for the overall PUD.
14. City ordinance 58-677(b) requires that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:
Packet Docs_ICAP (PDF)

ICAP

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



Attachment: Packet Docs_ICAP (6261 : ICAP Development)

April 19, 2021- Revised 5.18.21

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

SUBJECT: Building Site Plan Approval, Conditional Use Grant, Boundary Line Adjustment
10911 North Port Washington Road

Project Location:

The land commonly known as 10911 North Port Washington Road (the "Property"), which was part of the 8.9 acres rezoned to B-2/PUD per Ordinance 2019-1550. A Legal Description is included on the survey provided with this submittal.

Project Description:

In accordance with Ordinance 2019-1550, ICAP Development ("ICAP") is proposing to develop the Property as a muti-tenant retail building consisting of roughly 5,000SF with an endcap drive thru and associated parking.

Request:

ICAP is seeking Building and Site Plan Approval for the Property, along with the associated Boundary Line adjustments to the CSM to accommodate delivery vehicles. ICAP is also seeking a Conditional Use Grant for a 2,500 SF restaurant user.

Schedule:

ICAP desires to commence construction in the summer of 2021.

Site Plan Set Backs:

In response to comments by Planning Staff, we have included an overall development site plan, including the site proposed to the Plan Commission, as well as a site plan titled "Mequon Outlot Concept Plan B" ("Plan B"). Plan B shows the building set back 95' from Port Washington Rd., which aligns with the building to the north. The Landmark Credit Union building to the south is set back approximately 100'. Plan B was determined to be inferior by both ICAP and the Proposed Business for the following reasons:

- Costumer parking is on both the east and west sides of the building, presenting multiple issues:
  - Pedestrian/vehicular conflicts with costumers and the drive thru lane
  - A long walk for costumers to the east side entrance, or a 2nd entrance on the west side
    - A 2nd entry point creates layout issues inside, as well as a safety issue with multiple points of public entry into the space.
- Small truck deliveries are unable to negotiate turns on the property
- Vehicles exit the drive thru with conflict presented with traffic on north/south access drive of the development
- Vehicles exit the drive thru with conflict presented on the east/west access drive and queuing to exit onto Port Washington Rd.

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

The site plan presented to the Plan Commission is set back 155' from Port Washington Road. This site plan is preferred by both ICAP and the Proposed Business for the following reasons:

- Costumer parking is entirely on the east side of the building.
- Parking on the west side of the building will be for employees, reducing pedestrian/vehicle conflict.
- Small truck deliveries can make all of the turns onsite.
- Drive thru traffic will exit without conflict to the property access drives and with more space for queuing to exit to Port Washington Road.
- Drive thru queuing increases without conflict to the north/south access drive.

Parking Variance:

Per the Zoning Ordinance, parking stalls are to be 10' wide. We have reduced stalls to 9' wide in order to accommodate an additional landscaping island in the parking field, per Planning Staff recommendation.

Per the Zoning Ordinance, the 2,500sf space for the Proposed Business requires parking as follows:

- 1 space per 75sf= 33.3 Spaces
- 1 space per 2 employees= 1.5-4.5 spaces
- Total 35-38 spaces.

Per the Business Operator, their request is 1 space per table top (20), plus employee parking, for a total of 25 spaces. ICAP has provided 46 parking spaces, or 9.2 per 1,000sf of total building area, and is requesting a variance to the Zoning Ordinance.

Documents:

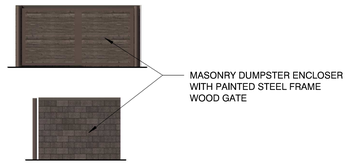
The following documents are included with this submittal:

- Planning Commission Application dated 3/22/21
- REVISED Civil, Landscape, Lighting Plans Dated 4/19/21
- REVISED Architectural Plans Dated 4/16/21
- Concept Plan B
- Overall Development Site Plan
- Boundary Line Adjustments
- Business Operation Plan for the Conditional Use request
- Interior Floor Plan for Proposed Business
- Menu Board Cut Sheets for Proposed Business
- Comments to Landscaping review dated 4/15/21

Respectfully Submitted,

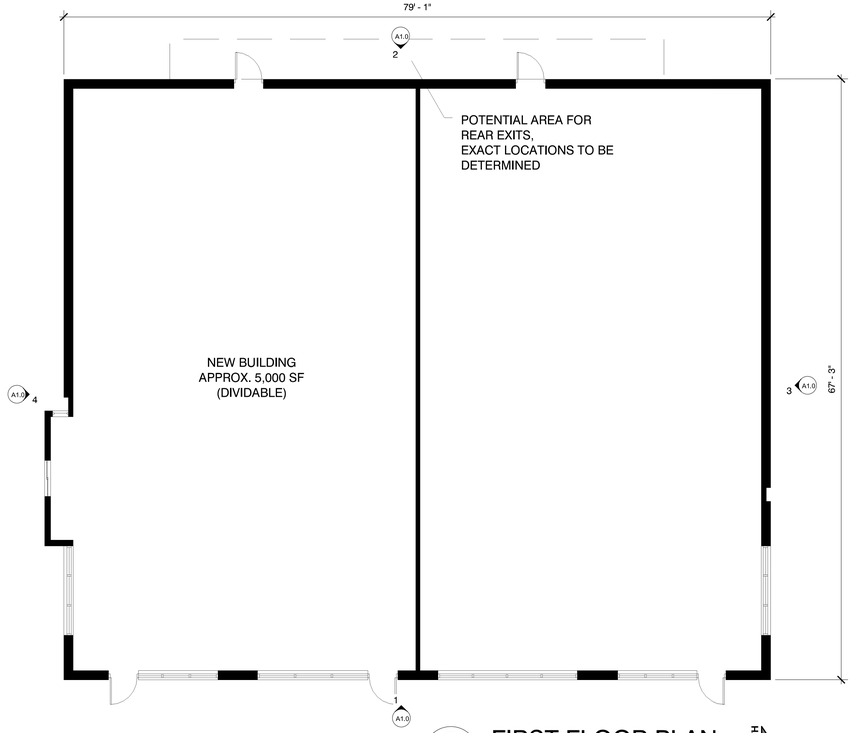
Jerad Protaskey
ICAP Development LLC

Attachment: Packet Docs_ICAP (6261 : ICAP Development)



MASONRY DUMPSTER ENCLOSER
WITH PAINTED STEEL FRAME
WOOD GATE

6 DUMPSTER ENCLOSURE
A1.0 — 1/8" = 1'-0" *SEE CIVIL PLANS FOR LOCATION

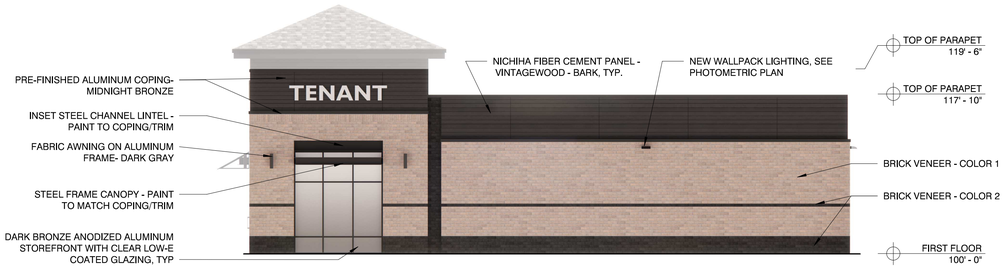


5 FIRST FLOOR PLAN
A1.0 — 1/8" = 1'-0"

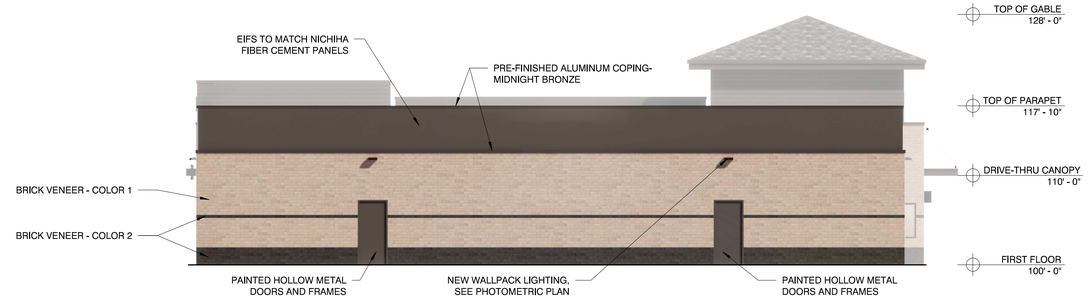
NORTH



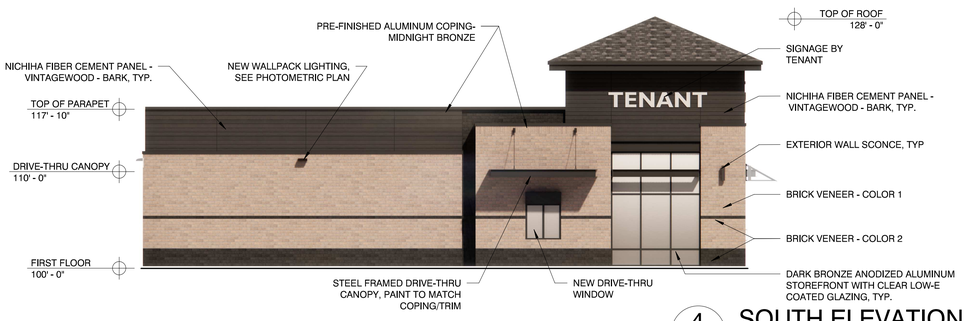
PERSPECTIVE VIEW - VIEW FROM SOUTHEAST



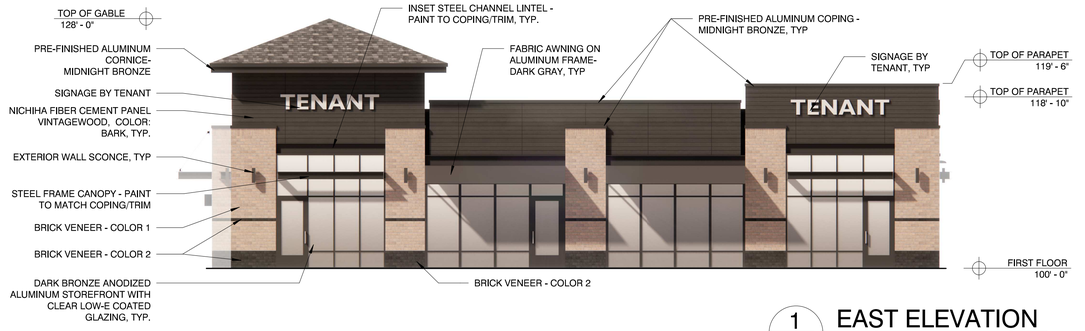
3 NORTH ELEVATION
A1.0 A1.0 — 1/8" = 1'-0"



2 WEST ELEVATION
A1.0 A1.0 — 1/8" = 1'-0"



4 SOUTH ELEVATION
A1.0 A1.0 — 1/8" = 1'-0"



1 EAST ELEVATION
A1.0 A1.0 — 1/8" = 1'-0"

in. studio architecture
833 E. Michigan St. | Suite 540 | Milwaukee, WI 53202
ph. 414.278.6804 | www.instudioarch.com

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

REVISIONS

NO.	REV. DATE	DESCRIPTION

PROJECT INFO
Original Issue Date: 4/16/2021
Project No.: 20.031
Drawn By: RP/BR/CK

SHEET TITLE
FLOOR PLAN, ELEVATIONS AND PERSPECTIVE VIEW

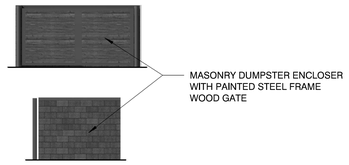
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PLAN COMMISSION SUBMITTAL

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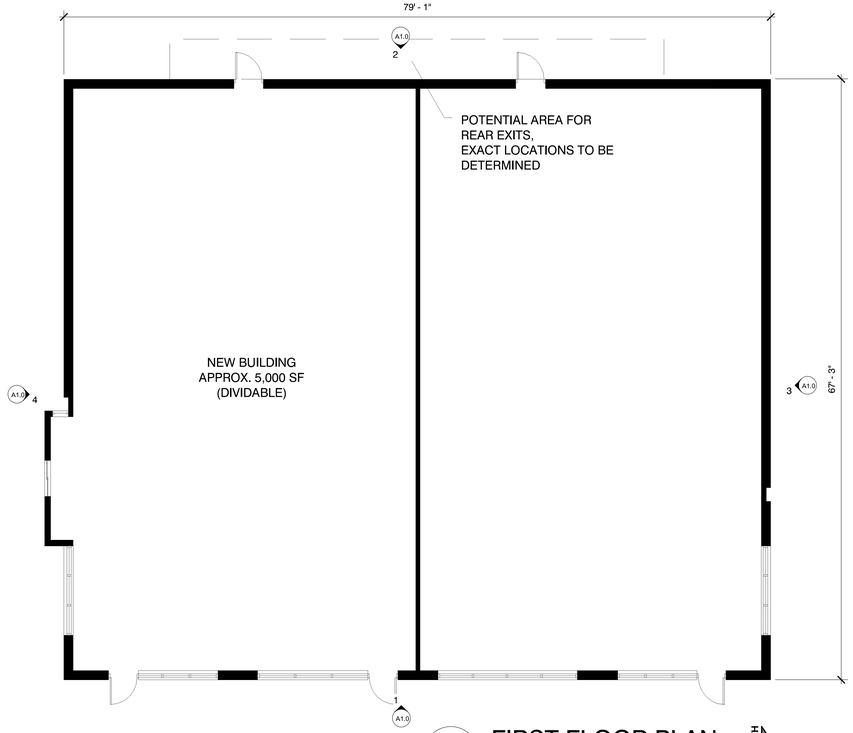
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Attachment: Packet Docs_ICAP (6261 : ICAP Development)



MASONRY DUMPSTER ENCLOSER
WITH PAINTED STEEL FRAME
WOOD GATE

6 DUMPSTER ENCLOSURE
A1.0
1/8" = 1'-0" *SEE CIVIL PLANS FOR LOCATION

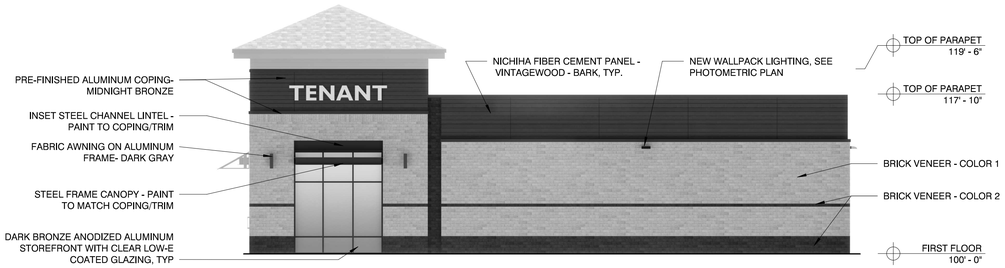


5 FIRST FLOOR PLAN
A1.0
1/8" = 1'-0"

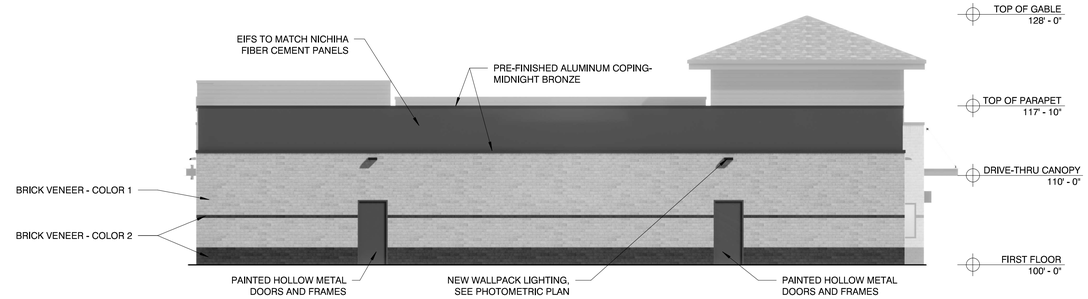
NORTH



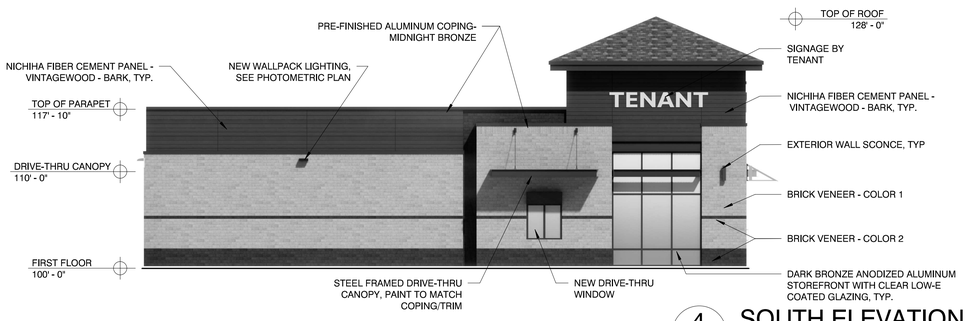
PERSPECTIVE VIEW - VIEW FROM SOUTHEAST



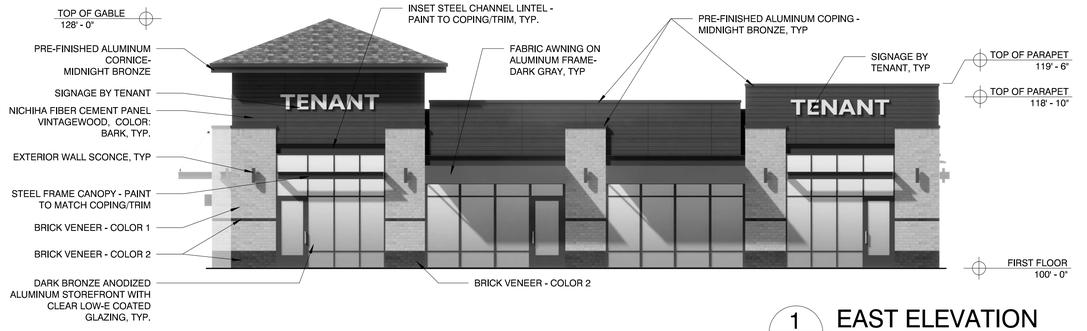
3 NORTH ELEVATION
A1.0 A1.0
1/8" = 1'-0"



2 WEST ELEVATION
A1.0 A1.0
1/8" = 1'-0"



4 SOUTH ELEVATION
A1.0 A1.0
1/8" = 1'-0"



1 EAST ELEVATION
A1.0 A1.0
1/8" = 1'-0"

in. studio architecture
833 E. Michigan St. | Suite 540 | Milwaukee, WI 53202
ph. 414.278.6804 | www.instudioarch.com

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

REVISIONS

NO.	REV. DATE	DESCRIPTION

PROJECT INFO
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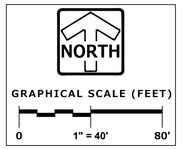
PLAN COMMISSION SUBMITTAL

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ICAP MEQUON - COLORED SITE PLAN

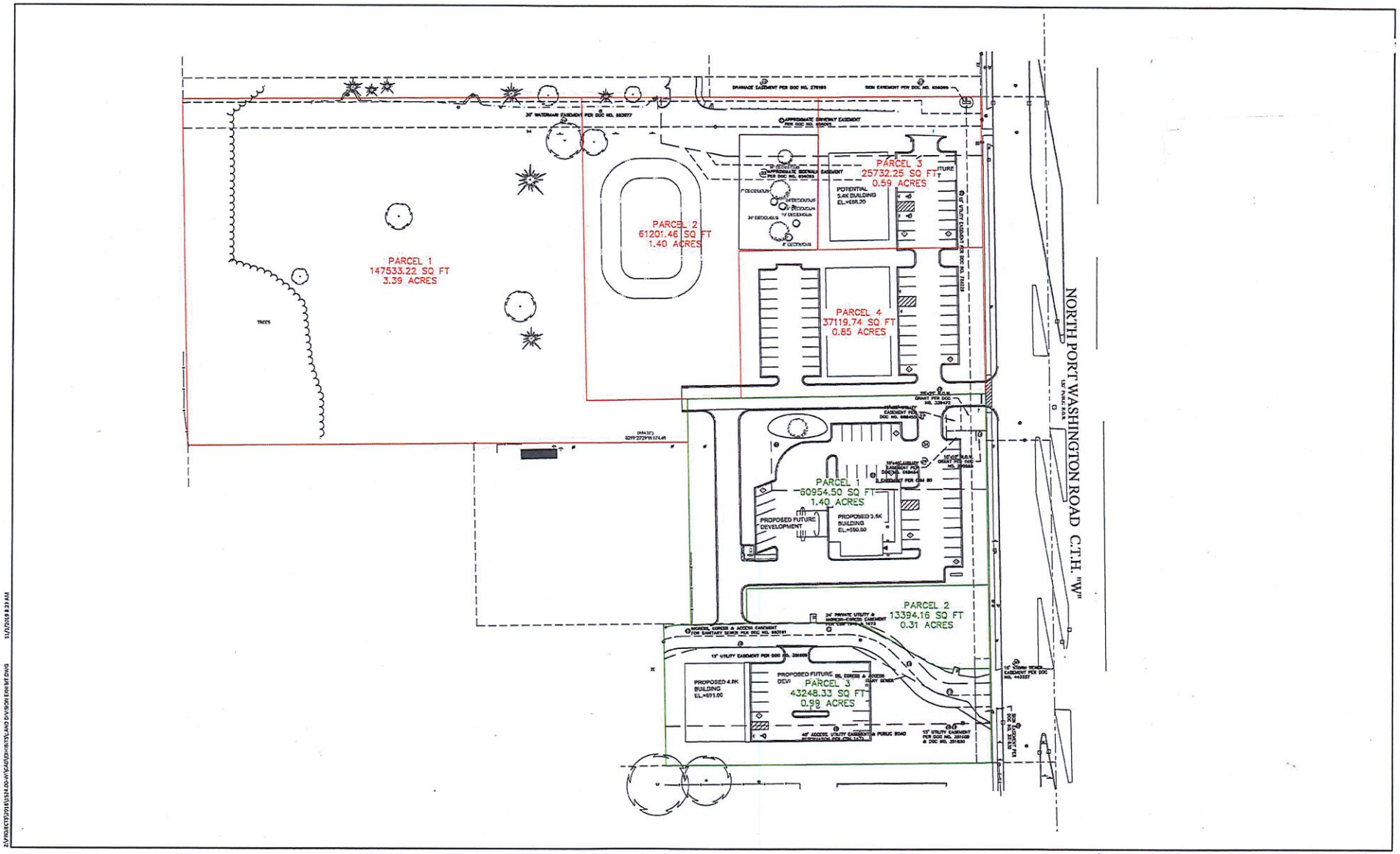
03/28/21

PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 1524.20

Concept Plan



ICAP MEQUON -

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

11/01/19

PEGJOB# 1524.00

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POND
= 682.00

7" DECIDUOUS
24"DECIDUOUS
9" DECIDUOUS
10" DECIDUOUS
24" DECIDUOUS
8" DECIDUOUS

FUTURE 5.4K
BUILDING

EXISTING PROPERTY
LINES TO BE ADJUSTED

DO NOT ENTER

25.0' PAVEMENT SETBACK

95.0' BUILDING SETBACK

65.0'

TENANT B
2,500 SF

77.0'

TENANT A
2,500 SF

36.0'

26.0'

25.0'

25.0'

EXISTING PROPERTY
LINES TO BE ADJUSTED

EXISTING
PROPERTY LINE

4.50')
29"W 874.46

S01° 07' 01" E

LEGEND

- PROPOSED PARKING STALLS: 37
- GREEN SPACE: 18.76%
- IMPERVIOUS SPACE: 81.24%

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

Z:\PROJECTS\2018\1524.20-WI\CAD\CONCEPT\ARBYS\2021-02-01 1524.20 CONCEPT B.DWG 2/8/2021 9:33 AM

MEQUON OUTLOT CONCEPT PLAN B

02/08/21

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

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ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

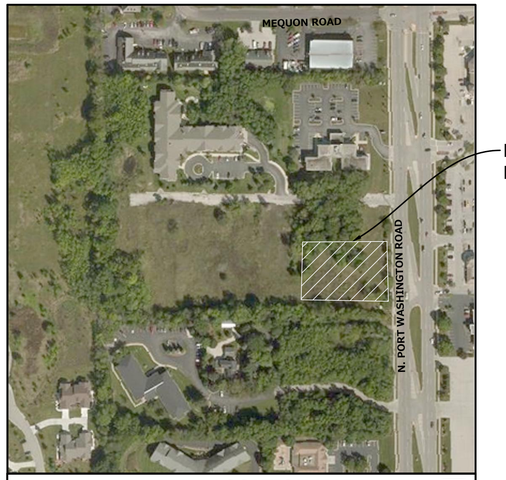
MEQUON MULTI TENANT BUILDING

N PORT WASHINGTON RD, MEQUON, WI

PLANS PREPARED
FOR

ICAP DEVELOPMENT

833 E MICHIGAN ST, SUITE 510
MILWAUKEE, WI 53202



LOCATION MAP
SCALE: 1" = 200'

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER AREA DRAIN		
STORM SEWER INLET (ROUND CASTING)		
STORM SEWER INLET (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN		
UTILITY CROSSING		
LIGHTING		
ELECTRICAL CABLE		
OVERHEAD WIRES		
CAUTION EXISTING UTILITIES NEARBY		CAUTION
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
STREET SIGN		
GAS MAIN		
TELEPHONE LINE		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

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

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A PRELIMINARY GEOTECHNICAL REPORT HAS BEEN PREPARED BY TERRACON DATED 02-05-2019 FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

STATE PLAN COORDINATE REFERENCE:
1. NE. CORNER OF THE NE. ¼ OF SECTION 30,T9, R22E BRASS CAP MONUMENT

INDEX OF SHEETS

C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	SITE DIMENSIONAL & PAVING PLAN
C-4	GRADING & EROSION CONTROL PLAN
C-5	SPOT GRADE PLAN
C-6	UTILITY PLAN
C-7	CONSTRUCTION DETAILS

GOVERNMENT CONTACTS

ASSISTANT CITY ENGINEER:
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CITY OF MEQUON
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MEQUON, WI 53092
MAIN: (262) 236-2957
bhenk@ci.mequon.wi.us

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PINNACLE ENGINEERING GROUP
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BROOKFIELD, WI 53186
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E-MAIL: mseid@pinnacle-engr.com

SURVEYOR:
STEPHAN G. SOUTHWELL, P.L.S.
RA SMITH
16745 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
MAIN: (262) 781-1000
E-MAIL: steve.southwell@rasmith.com

APPLICANT/OWNER:
JERAD PROTASKEY
ICAP DEVELOPMENT
833 E MICHIGAN ST, SUITE 510
MILWAUKEE, WI 53202
E-MAIL: jerad.protaskey@icap-dev.com

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

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

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

FOR REVIEW ONLY
Not for Construction or Permit
Attachment: Packet Docs_ICAP (6261 : ICAP Development)

REVIEWED: MTS
DESIGNED: AAS
DRAFTED: AAS

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

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

MEQUON MULTI TENANT BUILDING
N PORT WASHINGTON RD, MEQUON, WI

COVER SHEET

REVISIONS

1	REVISED PC SUBMITTAL	04/19/21	

PEG JOB No. 1524.20-WI
PEG PM MTS
START DATE 03/08/21
SCALE N.T.S

SHEET
C-1
C-7

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GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

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

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. A FILLING BERMS PERMIT IS REQUIRED FOR MATERIAL HAUL OFF, OR HAUL ON. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WITTING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MAY BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

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

SPECIFICATIONS FOR PAVING

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 ½ INCH DIAMETER LIMESTONE UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
4. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
5. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO THE SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATION WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

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

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

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

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

DEMOLITION NOTES

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

END REVIEW ONLY

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

GENERAL NOTES

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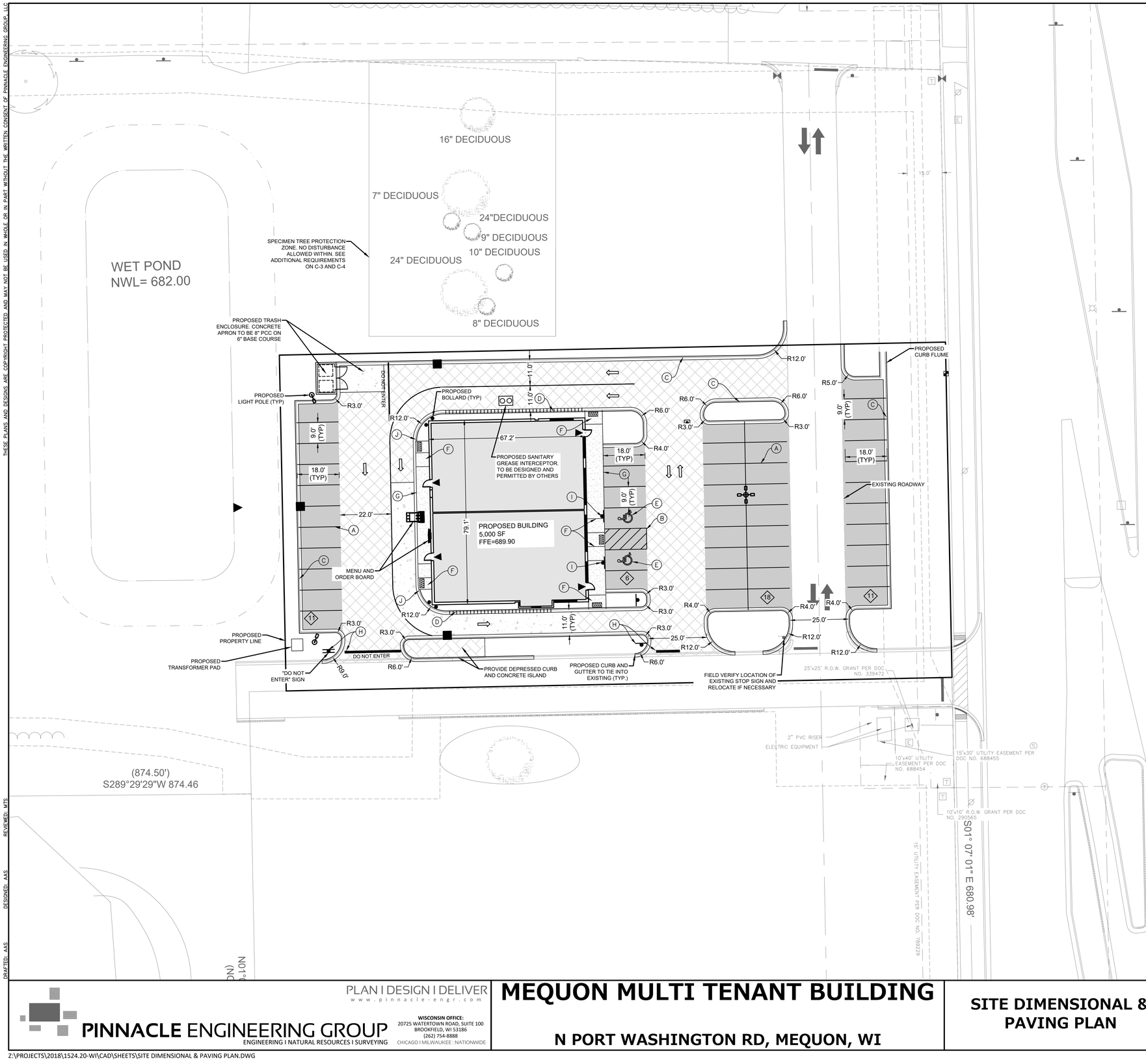
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LEGEND

LIGHT DUTY PAVEMENT
- 8" - 1 ¼" CRUSHED AGGREGATE TB
- 3 ½" HMA PAVEMENT (2 LIFTS)
  2" BINDER COURSE (3 LT 58-28-S)
  1 ½" SURFACE COURSE (5 LT 58-28-S)

HEAVY DUTY PAVEMENT
- 12" - 1 ¼" CRUSHED AGGREGATE TB
- 4 ½" HMA PAVEMENT (2 LIFTS)
  3" BINDER COURSE (3 LT 58-28-S)
  1 ½" SURFACE COURSE (5 LT 58-28-S)

CONCRETE SIDEWALK
- 5" CONCRETE SIDEWALK WITH 6 x 6 W2.9 x W2.9 W.W.M.
- 6" MIN. - 1 ¼" CRUSHED AGGREGATE TB

CONCRETE PAVEMENT
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 6" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)

MAN DOOR

(A) 4" SOLID WHITE STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) 18" CURB & GUTTER (SEE DETAIL)
(D) 18" REVERSE PITCH CURB & GUTTER (SEE DETAIL)
(E) ADA STALL INSIGNIA
(F) ADA COMPLIANT RAMP. DEPRESS AND TAPER CURB HEAD. INSTALL TRUNCATED DOMES AT SIDEWALK.
(G) INTEGRAL CURB AND GUTTER (SEE DETAIL)
(H) STOP BAR STRIPING WITH STOP SIGN
(I) ADA SIGNAGE W/ BOLLARD (SEE DETAIL)
(J) TAPER CURB HEAD (SEE DETAIL)
(18) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

SITE DATA

SITE AREA:	0.95 AC
DISTURBANCE LIMITS:	0.79 AC
BUILDING AREA:	5,000 SF
PROPOSED CAR PARKING SPACES:	44 SPACES (2 A.D.A.)
TOTAL IMPERVIOUS AREA:	0.76 AC
GREEN SPACE (%)	19.84%

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

SPECIMEN TREE PROTECTION REQUIREMENTS

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

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

END REVIEW ONLY
Attachment: Packet Docs_JCAP (6261 : JCAP Development)

REVIEWED: MTS
DESIGNED: AAS
DRAFTED: AAS

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WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

MEQUON MULTI TENANT BUILDING

N PORT WASHINGTON RD, MEQUON, WI

SITE DIMENSIONAL & PAVING PLAN

REVISIONS

1	REVISED PC SUBMITTAL	04/19/21	

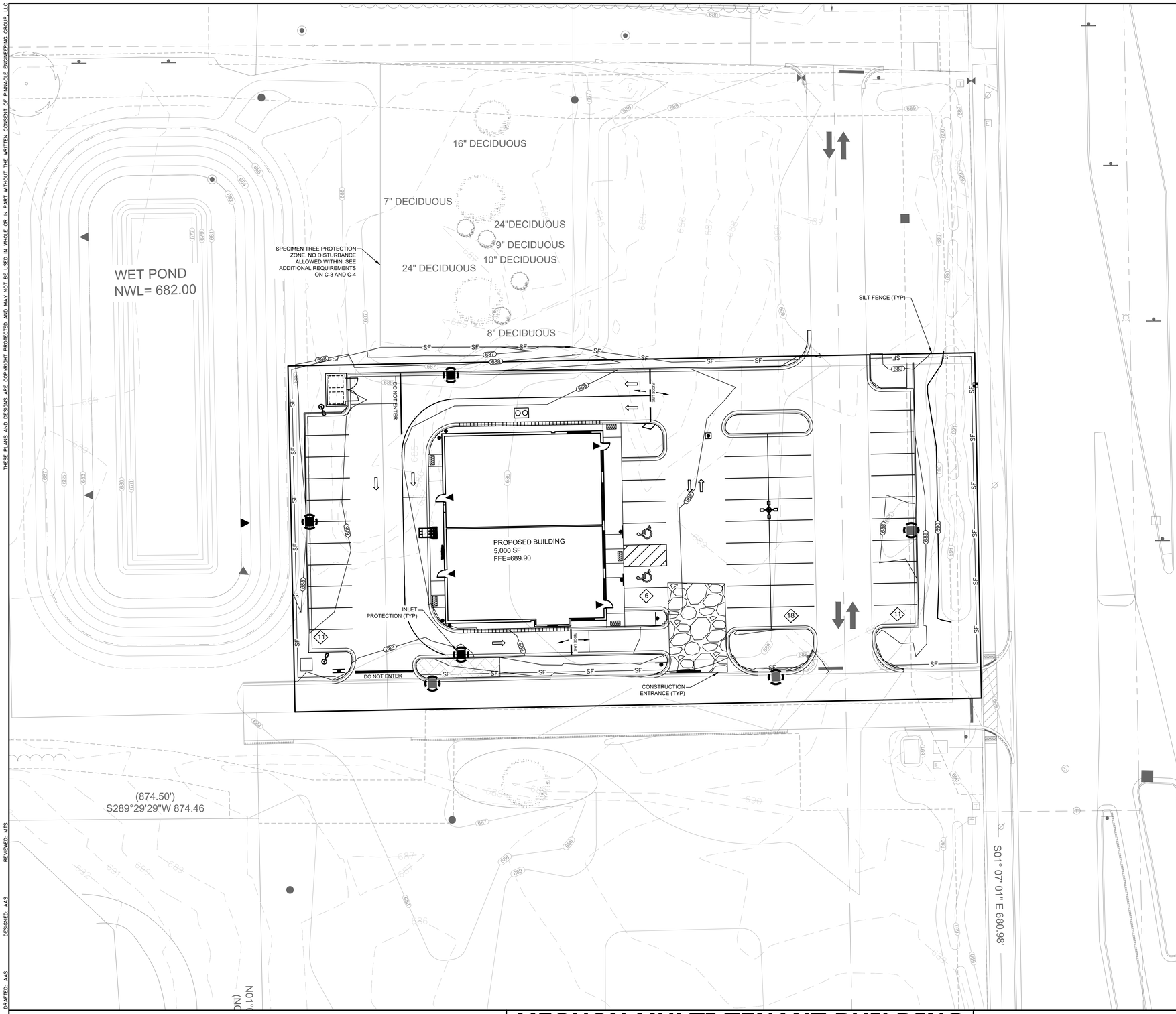
PEG JOB NO. 1524.20
PEG PM MTS
START DATE 03/08/21
SCALE 1"=20'

SHEET
C-3
C-7

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Z:\PROJECTS\2018\1524.20-WI\CAD\SHEETS\SITE DIMENSIONAL & PAVING PLAN.DWG

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LEGEND

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

CONSTRUCTION SITE SEQENCING

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

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

NOTE :

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

SPECIMEN TREE PROTECTION REQUIREMENTS

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

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

REVIEWED: MTS
DESIGNED: AAS
DRAFTED: AAS

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MEQUON MULTI TENANT BUILDING

N PORT WASHINGTON RD, MEQUON, WI

GRADING & EROSION CONTROL PLAN

REVISIONS

1	REVISED PC SUBMITTAL	04/19/21			

PEG JOB No.: 1524.20
PEG PM: MTS
START DATE: 03/08/21
SCALE: 1"=20'

SHEET
C-4
C-7

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Attachment: Packet Docs_ICAP (6261 : ICAP Development)

GRADING & EROSION CONTROL PLAN

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LEGEND

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

16" DECIDUOUS
7" DECIDUOUS
24"DECIDUOUS
9" DECIDUOUS
10" DECIDUOUS
24" DECIDUOUS
8" DECIDUOUS

WET POND
NWL= 682.00

PROPOSED BUILDING
5,000 SF
FFE=689.90

DO NOT ENTER

PROPOSED CURB FLUME

(874.50')
S289°29'29"W 874.46

S01° 07' 01"E 680.98'

N01°

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

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SPOT GRADE PLAN

REVISIONS

1	REVISED PC SUBMITTAL	04/19/21			

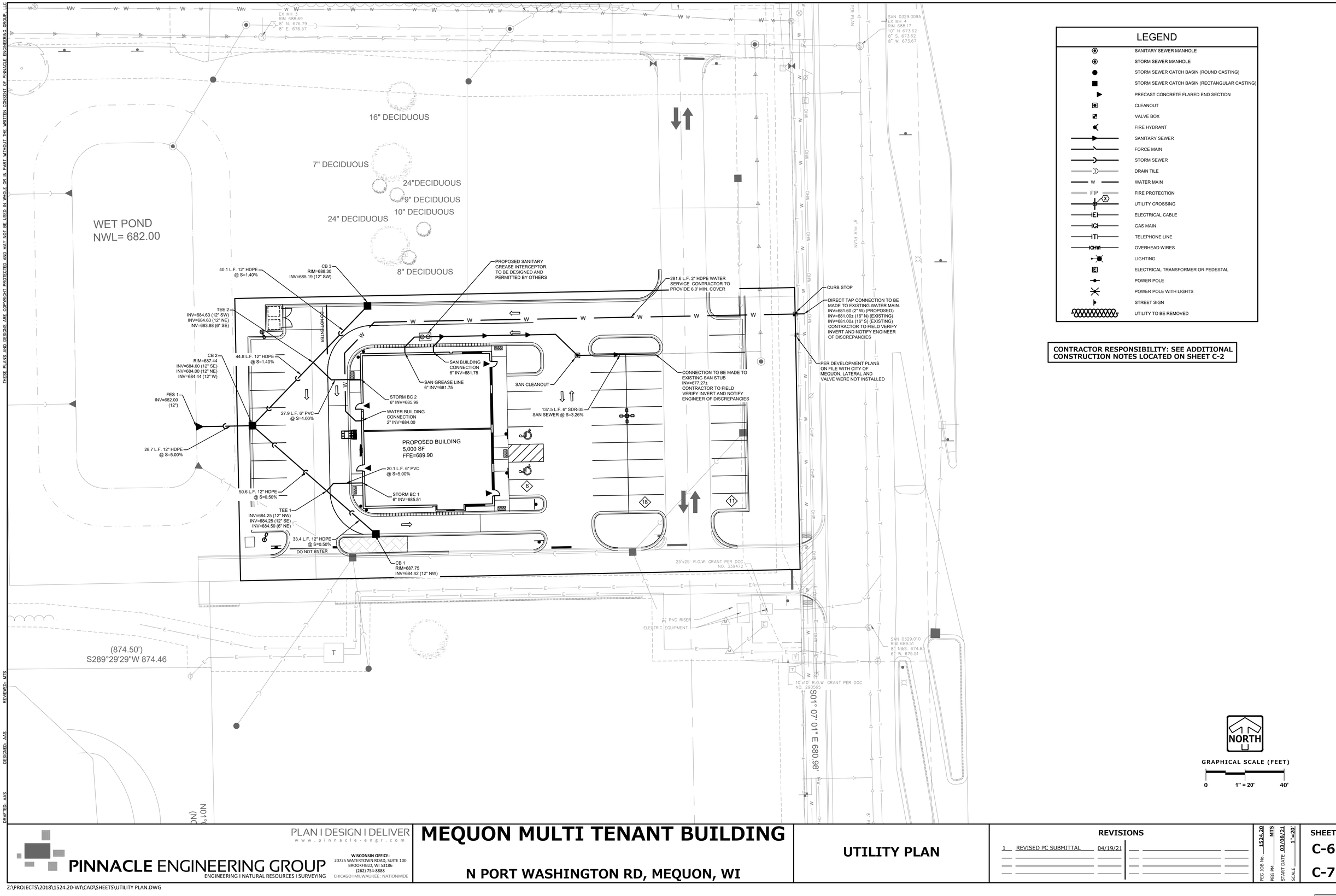
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PEG PM MTS
START DATE 03/08/21
SCALE 1"=20'

SHEET
C-5
C-7

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LEGEND

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

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

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

END REVIEW ONLY

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

UTILITY PLAN

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MEQUON MULTI TENANT BUILDING

N PORT WASHINGTON RD, MEQUON, WI

REVISIONS

1	REVISED PC SUBMITTAL	04/19/21	

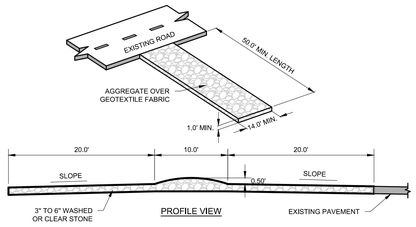
PEG JOB No. 1524.20
PEG PM MTS
START DATE 03/08/21
SCALE 1" = 20'

SHEET
C-6
C-7

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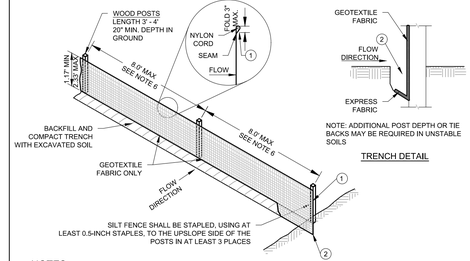


NOTES:

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

CONSTRUCTION ENTRANCE

#1070W6 - 10-05-12

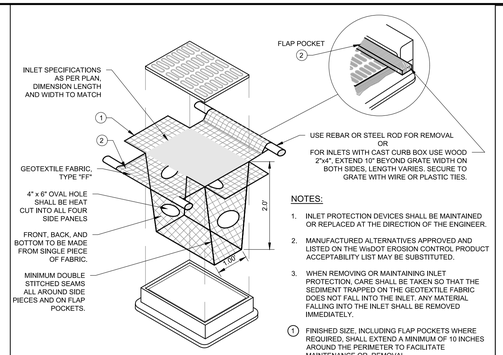


NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 4-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.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE

#1070W6 - 10-05-12



NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. 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 POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

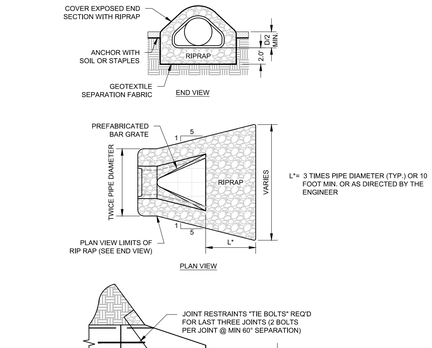
(2) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

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.

TYPE D INLET PROTECTION

#1035 - 06-05-13

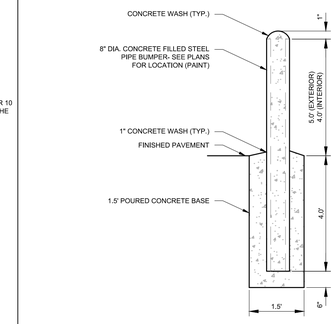


NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

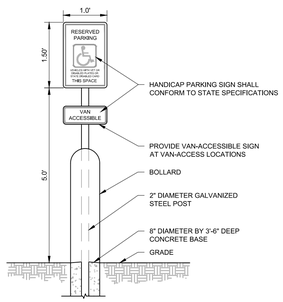
RIP RAP AT END SECTIONS

#1048L - 10/29/12



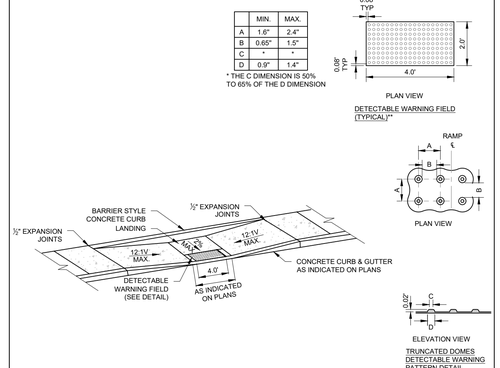
BOLLARD

#607 - 10-11-12



ADA SIGN

#707 10-11-12

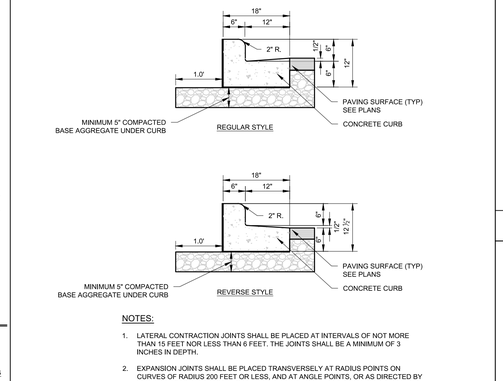


	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION

TYPICAL ACCESSIBLE RAMP - SPLIT

#704 - 6/2/133

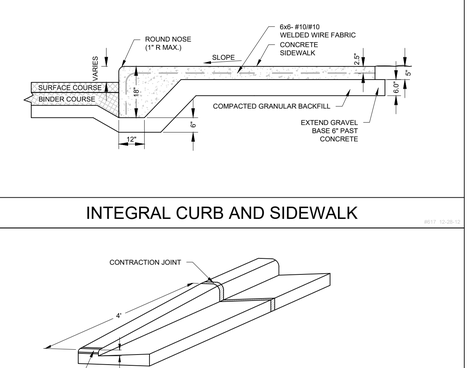


NOTES:

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

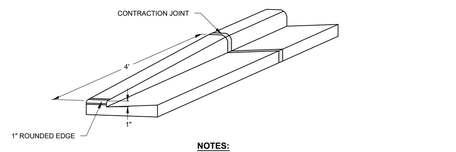
18" VERTICAL FACE CURB

#603-VR 10-27-11



INTEGRAL CURB AND SIDEWALK

#617 12-28-12

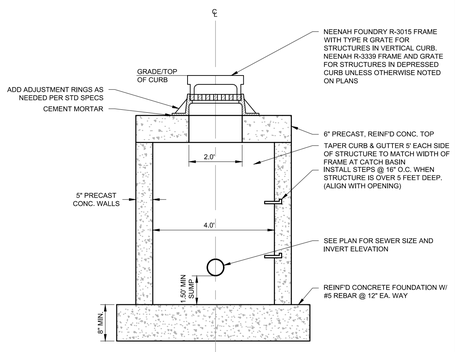


NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

TAPER CURB HEAD

#623 10-11-12

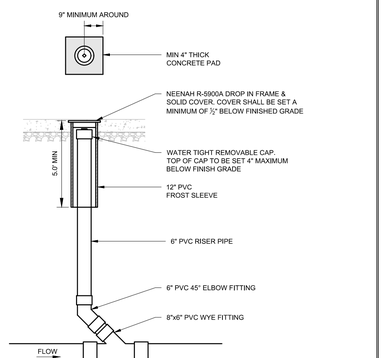


NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURES TO BE 4' DIA. OR AS INDICATED ON THE PLANS.

CATCH BASIN - CURB

#505 10-10-12

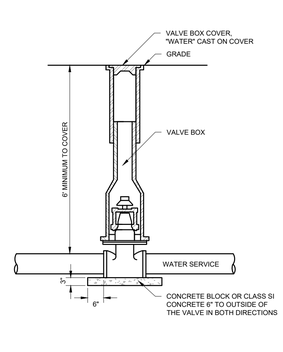


NOTES:

1. CLEANOUT PIPING AND FITTINGS SHALL MATCH SANITARY SEWER LATERAL MATERIAL.

SANITARY SEWER CLEANOUT IN PAVEMENT

#606 10-10-12

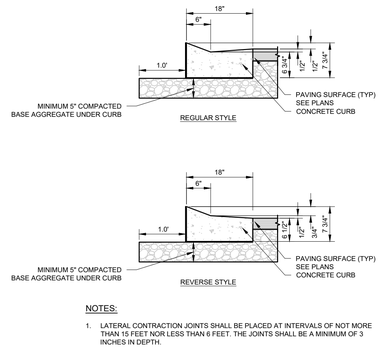


NOTES:

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

SERVICE VALVE

#506 10-10-12



NOTES:

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

18" DEPRESSED CURB

#603-VR 10-14-12

DRAFTED: AAS
DESIGNED: AAS
REVIEWED: MTS

PLAN | DESIGN | DELIVER
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MEQUON MULTI TENANT BUILDING

N PORT WASHINGTON RD, MEQUON, WI

CONSTRUCTION DETAILS

REVISIONS

1	REVISED PC SUBMITTAL	04/19/21			

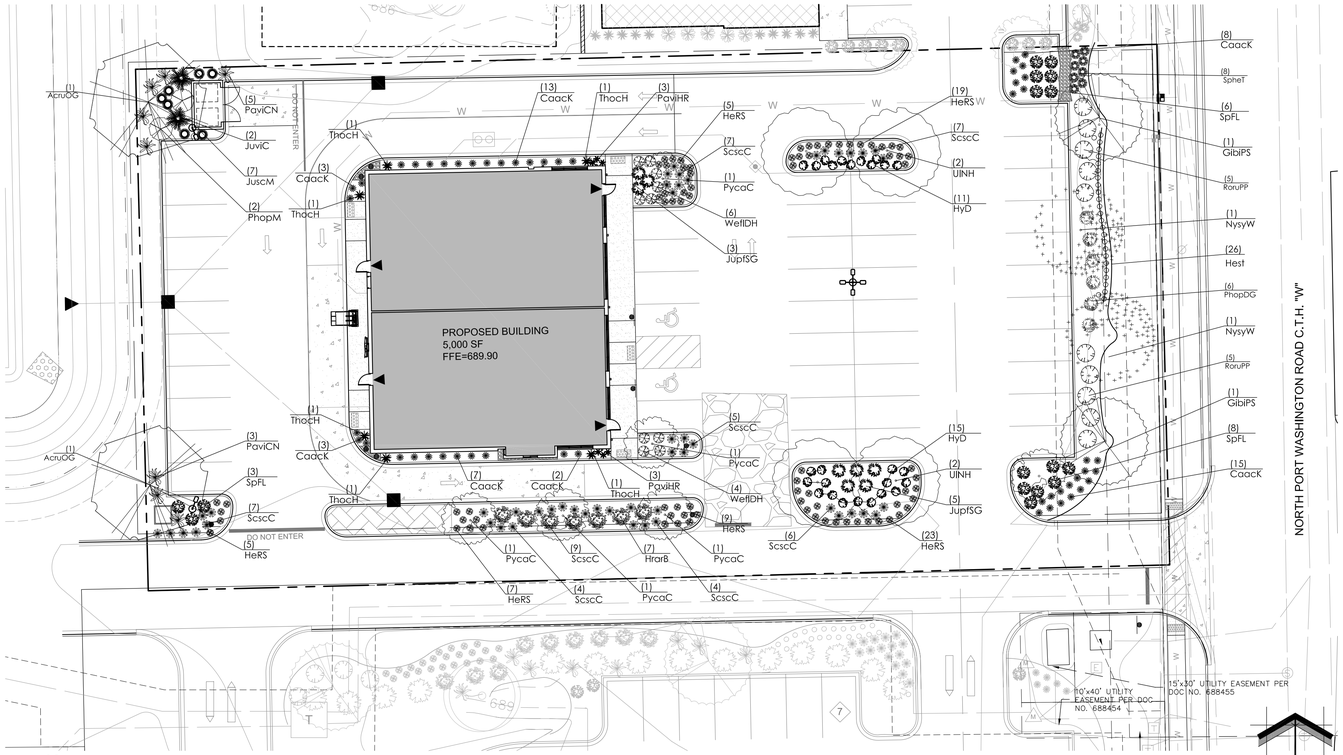
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START DATE 03/08/21
SCALE N.T.S.

SHEET C-7 C-7

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FOR REVIEW ONLY
CONSTRUCTION DETAILS
Attachment: Packet Docs_ICAP (6261 : ICAP Development)

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1 PROPOSED LANDSCAPE PLAN

Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	AcruOG		Acer rubrum 'October Glory'	October Glory Red Maple	3"-Cal - B&B	1
2	GibiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3"-Cal - B&B	1, 8
2	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	3"-Cal - B&B	1
6	PycaC		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	3"-DBH - B&B	1
4	UlNH		Ulmus 'New Horizon'	New Horizon Elm	3"-Cal - B&B	1

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	JuviC		Juniperus virginana 'Cupressifolia'	Hillspire Juniper	7' - B&B	5
7	JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	7' - B&B	5

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	HrarB		Hydrangea arborescens NCHA4'	Incredibal Blush Smooth Hydrangea	18" - 24"- Cont	6
26	HyD		Hypericum 'Deppe'	Sunny Boulevard St. John's Wort	18" - Cont	6
6	PhopDG		Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	18" - Cont	6
2	PhopM		Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	18" - 24"- Cont	6
10	RoruPP		Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	18" - Cont	6
16	SpFL		Spiraea x 'Fire Light'	Fire Light Spirea	18" - Cont	6
10	WeflDH		Weigela florida 'Dark Horse'	Dark Horse Weigela	18" - Cont	6

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	JupSG		Juniperus x pfizeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	6
6	ThocH		Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	30" - 36" - B&B	6

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
51	CaacK		Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	1-Gal - Cont	7
8	PaviCN		Panicum virgatum 'Cloud Nine'	Cloud Nine Tall Switch Grass	1-Gal - Cont	7
6	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	7
49	ScscC		Schizachyrium scoparium 'Carousel'	Carousel Little Blue Stem	1-Gal - Cont	7
8	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	7

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
80	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2" pot	7
26	Hest		Hemerocallis x Stella D' Oro	Stella D' Oro Daylily	4 1/2" pot	7

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
4. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding ships and fill hole with topsoil and sow turf grass seed as required.
5. Evenly shaped upright tree with full branching to the ground.
6. Full, well rooted plant, evenly shaped.
7. Full, well rooted plant.
8. Male only

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	B-2 / PUD
LOT AREA	41,188 SQ. FT. 0.95 Acres
SITE BUILDING AREA	5,000 SQ. FT.
TOTAL IMPERVIOUS	
TOTAL GREENSPACE	
SITE LANDSCAPE PERCENTAGE	
TOTAL PARKING STALLS	44 STALLS

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

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

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

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

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

(F) LANDSCAPING STANDARDS.

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

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

(4) ALL LANDSCAPING MATERIAL LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE TWO FEET OR LESS IN HEIGHT OR HAVE A CLEARANCE OF EIGHT FEET BENEATH THE LOWEST BRANCH OR PROJECTION.

SECTION 84-6. - REMOVAL OF TREES AND REPLACEMENT

LANDSCAPE PLAN GENERAL NOTES

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

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

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

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800)-242-8511 (262) 432-7910 (877) 500-9592 www.Diggersholline.com OR

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Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

MEQUON MULTI-TENANT BUILDING

N. Port Washington Road
Mequon, WI

Issuance and Revisions:

Date	Number	Description
03/19/21		Plan Commission Submittal
04/15/21		Revisions based on Site Changes / Staff Comments

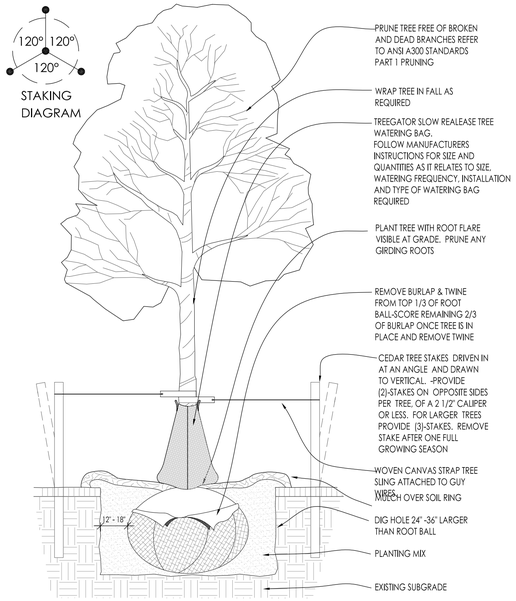
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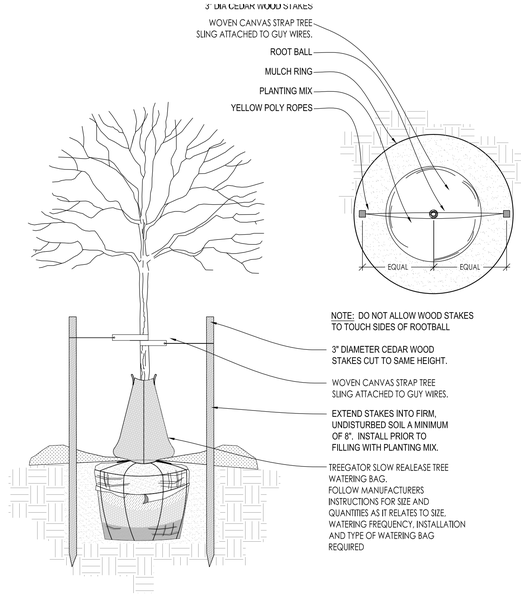
PROPOSED LANDSCAPE PLAN, GENERAL NOTES, AND PLANT MATERIAL TABLE

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Drawn By:	MCD
Job Number:	L21-031
Sheet Number:	LSP1.1



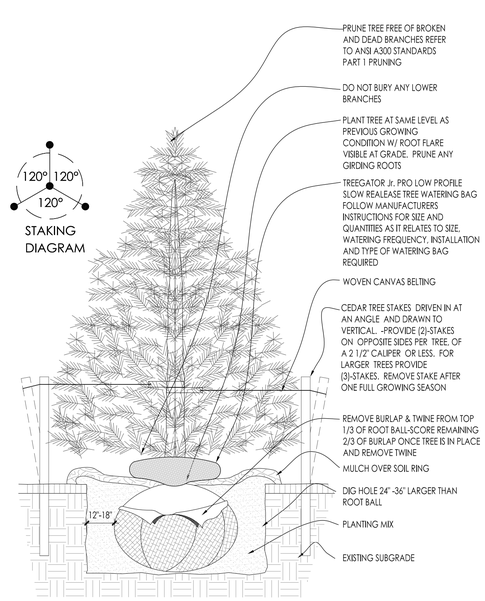
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



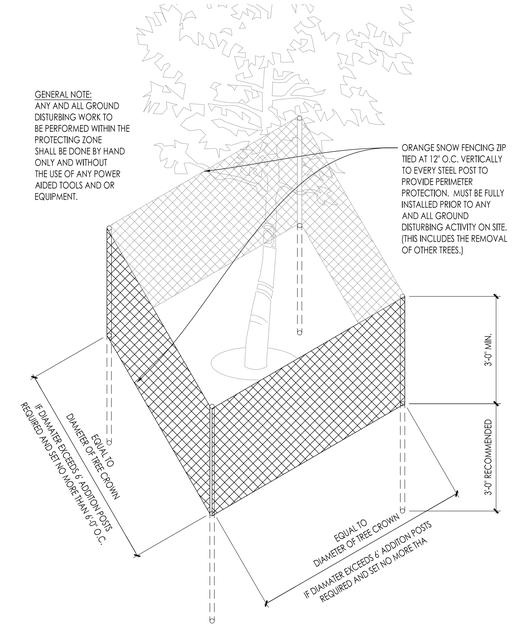
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



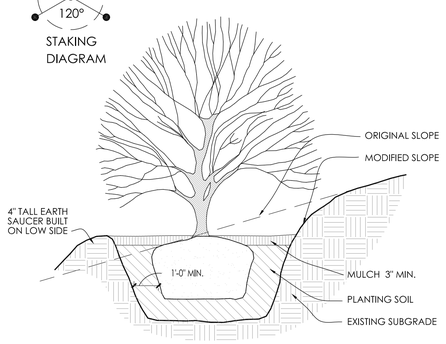
3 CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL

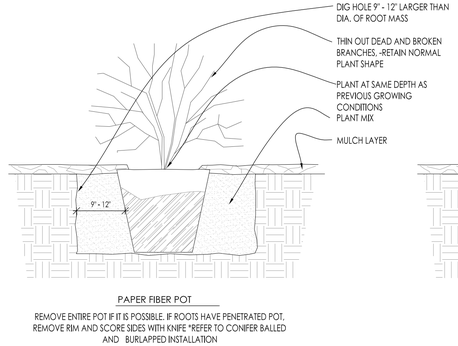
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5 SLOPE PLANTING DETAIL

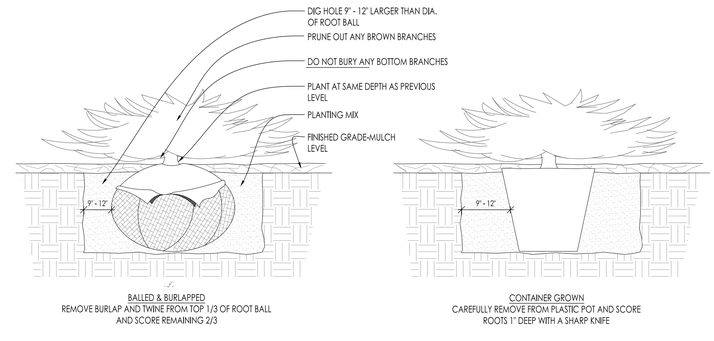
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REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



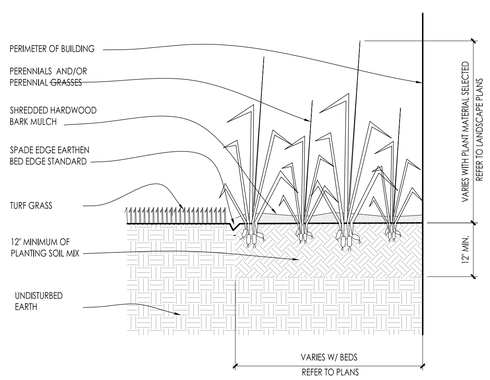
6 DECIDUOUS SHRUB PLANTING DETAIL

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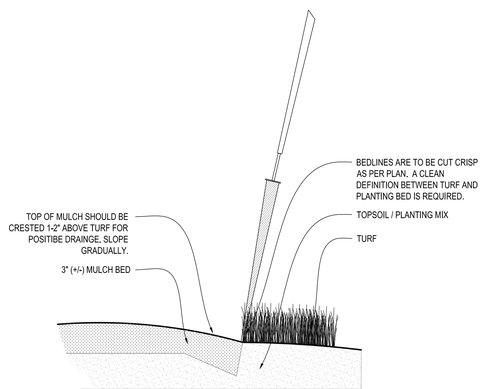
7 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NONE



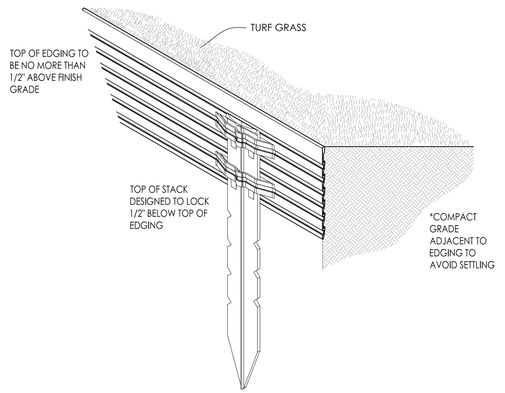
8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



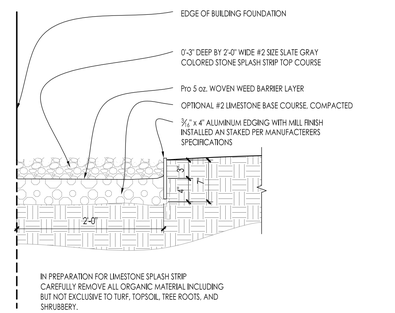
9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL

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



11 COMPACTED GRAVEL SPLASH STRIP

SCALE: 1" = 1'-0"

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

Project:

MEQUON MULTI-TENANT BUILDING

N. Port Washington Road
Mequon, WI

Issuance and Revisions:

Date	Number	Description
03/19/21		Plan Commission Submittal
04/15/21		Revisions based on Site Changes / Staff Comments

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Attachment: Packet Docs_ICAP (6261 : ICAP Development)

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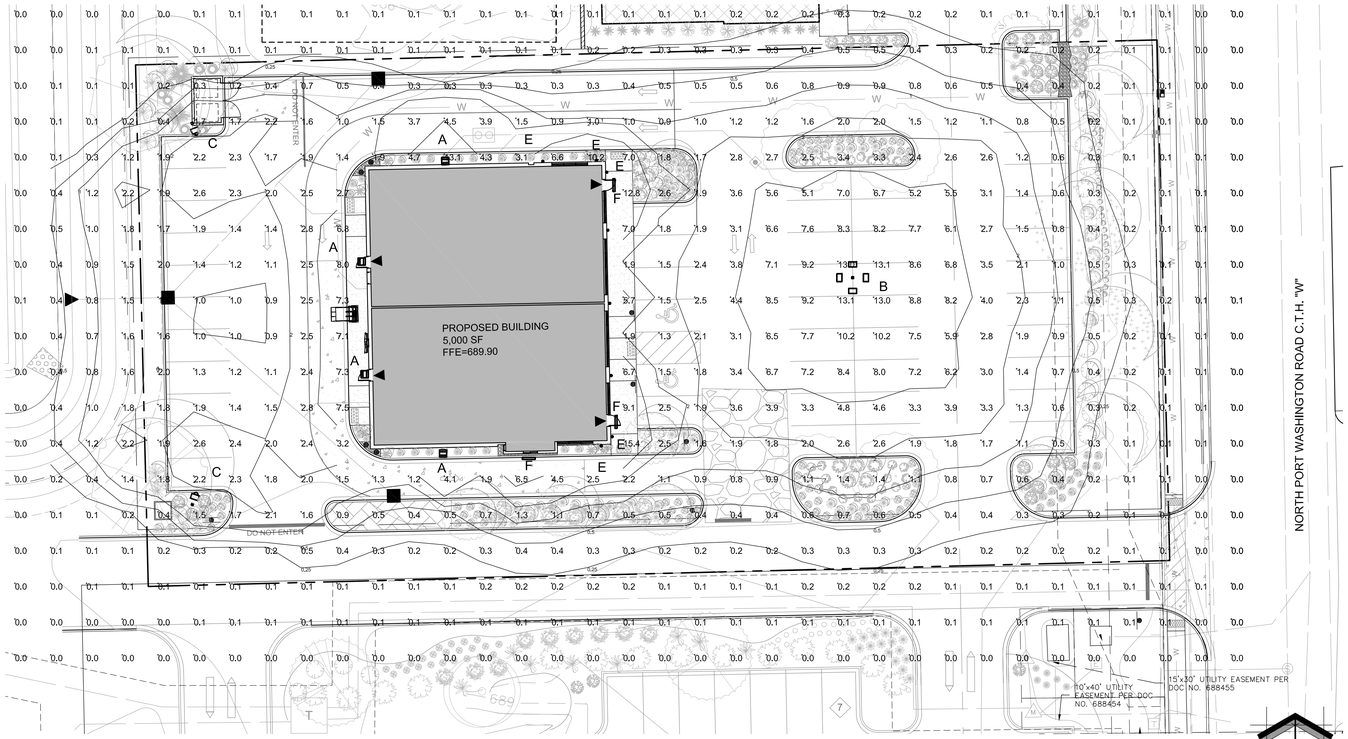
Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

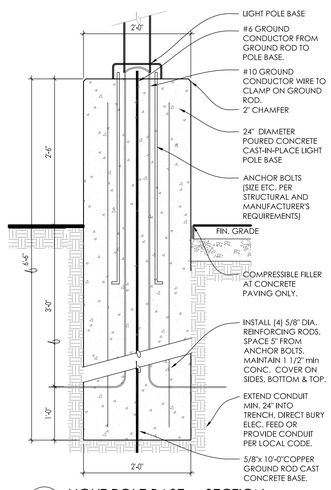
Date of Drawing:	04/15/21
Scale:	As Noted
Drawn By:	MCD
Job Number:	L21-031

Sheet Number:

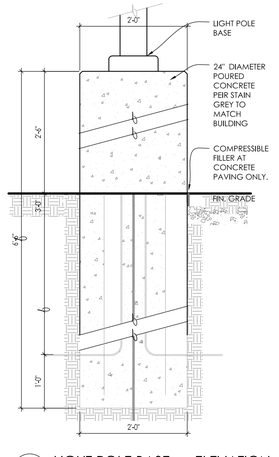
LSP1.2



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN



2 LIGHT POLE BASE - SECTION
SCALE: 3/4"=1'-0"



3 LIGHT POLE BASE - ELEVATION
SCALE: 3/4"=1'-0"

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

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	4	XSPW-A-0-3-M -C-UL-CS	Cree XSPW Series Wallpack Luminaire, Type III Medium, 3000K, CCT C Input Power Designator, Dark Sky Compliant, dark bronz factory Finish, U.L. listed for Wet Locations	4 type MDA LEDs	XSPWAx3FC-U_RESTL-2014--0018.IES	Absolute	1.00	42.7
NEW LOCATION	B	1	OSQ A NM 4ME U 40K-UL-CS w/OSQ DA-CS, CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium K Input Power Designator, 4000K	CONFIGURED FROM Eight type MDA 4000K LEDs	OSQ A xx 4ME-K OSQ-40K_CONFIGURED.ies	Absolute	1.00	520
NEW LOCATION	C	2	OSQ A NM 4ME B 40K-UL-CS w/OSQ BLSMF-DA-CS, CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium w/ Backlight Shield, B Input Power Designator, 4000K	CONFIGURED FROM Eight type MDA 4000K LEDs	OSQ A xx 4ME B w- OSQ-BLSMF 40K_CONFIGURED.ies	Absolute	1.00	86
	E	8	FCCSQ400-10-WM -UNV-940-30L-BRED -25-ET-CV	4" 35W LED Down-Light	1- 4000K LED Module	FCCSQ400-10-WM -UNV-940-30L-BRED -2.ies	Absolute	1.00	35
	F	3	FMLCCLS 48IN 40K 90CRI	Catenary 4' , Selectable CCT	LED	FMLCCLS_48IN_40K_90CRI.ies	Absolute	1.00	41.5

STATISTICS

1.5 fc 13.3 fc

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max
Calc Zone #6	+	1.5 fc	15.4 fc	0.0 fc	N / A	N / A	-1.0	2.2	0.0:1

LUMINAIRE NOTES

1. FIXTURE "B" ONE LOCATION. NEW POLE MOUNTED FIXTURES (QUAD HEAD AND TENONS) ARE TO BE INSTALLED ON A 16'-0" (FIELED VERIFY to match adjacent development poles) SQUARE ALUMINUM POLE w/ dark bronze finish and are to be INSTALLED ON A NEW 2'-6" POURED CONCRETE LIGHT POLE BASE FOUNDATION.
2. FIXTURE "B" TWO NEW LOCATIONS, NEW POLE MOUNTED FIXTURES (SINGLE HEAD AND TENON) ARE TO BE INSTALLED ON A 16'-0" (FIELED VERIFY to match adjacent development poles) SQUARE ALUMINUM POLE w/ dark bronze finish ANDare to be INSTALLED ON A NEW 2'-6" POURED CONCRETE LIGHT POLE BASE FOUNDATION.
3. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISH IS TO MATCH EXISTING W/ OPTIONAL PHOTOCELL CONTROL.
4. ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
5. ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3-0" FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE, UNLESS NOTED OTHERWISE.
5. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
6. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
7. PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) ARE TO HAVE A SILVER FINISH w/ OPTIONAL PHOTOCELL CONTROL.
8. ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTUAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS. FOR PURPOSES OF CALCULATING THE SITE LIGHTING AND PHOTOMETRIC OUTPUT ALL BUILDING MOUNTED FLOOD LIGHTS WERE PLACED AT 22'-0" ABOVE FINISHED FLOOR ELEVATION

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

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

PHOTOMETRIC GENERAL NOTES:

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

EXISTING CONDITIONS GENERAL NOTES:

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

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

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800)-242-8511, (262) 432-7910 (877) 500-9592 www.Diggersholline.com OR

811 Know what's below. Call before you dig.

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Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

MEQUON MULTI-TENANT BUILDING

N. Port Washington Road
Mequon, WI

Issuance and Revisions:

Date	Number	Description
03/19/21		Plan Commission Submittal
04/15/21		Revisions based on Site Changes / Staff Comments

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Sheet Title:

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

Date of Drawing:	04/15/21
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L21-031

Sheet Number:

PHO1.1

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Attachment: Packet Docs, ICAP (6261 : ICAP Development)

OSQ™ LED Area/Flood Luminaire – Medium

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-4" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** 26.5 lbs. [12kg]

ELECTRICAL SYSTEM

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

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 , Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to www.designlights.org/QPL for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA-Approved when ordered with 3000K CCT. Please refer to http://darkskyorg/lsa/lsa-products/for most current information

Electrical Data*

Input Power Designator	System Watts 120-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
B	86	0.73	0.43	0.37	0.32	0.25	0.19
K	120	1.09	0.65	0.56	0.49	0.36	0.28

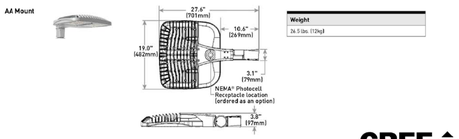
* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%

Recommended OSQ Series Lumen Maintenance Factors (LMF)†

Ambient	Optic	Initial LMF	25K hr Projected‡ LMF	50K hr Projected‡ LMF	75K hr Projected‡ LMF	100K hr Calculated‡ LMF
5° C (41°F)	Asymmetric	1.04	0.99	0.93	0.89	0.84
	Symmetric	1.05	1.00	0.96*	0.92*	0.88*
10° C (50°F)	Asymmetric	1.03	0.98	0.93	0.88	0.83
	Symmetric	1.04	0.99	0.95*	0.91*	0.87*
15° C (59°F)	Asymmetric	1.02	0.97	0.92	0.87	0.82
	Symmetric	1.02	0.98	0.94*	0.90*	0.87*
20° C (68°F)	Asymmetric	1.01	0.96	0.91	0.86	0.82
	Symmetric	1.01	0.96	0.92*	0.88*	0.85*
25° C (77°F)	Asymmetric	1.00	0.95	0.91	0.86	0.82
	Symmetric	1.00	0.95	0.91*	0.88*	0.84*

† Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
*In accordance with IESNA TM-21-11, Projected values represent interpolated values tested at time durations that are within the constraints of the current IESNA LM-80-08 time test duration (6 hours) for the device under testing (DUT) or, the packaged LED chip.
‡In accordance with IESNA TM-21-11, Calculated values represent time durations that exceed the times (up) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) or, the packaged LED chip.

AA Mount



Weight
26.5 lbs. [12kg]

US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

1 OSQ SERIES LED AREA/FLOOD

OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' input power designator is a suitable upgrade for HID applications up to 400 Watt.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

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

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

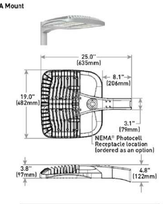
CRI: Minimum 70 CRI (3000K & 5700K; 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

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

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

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

DA Mount



Weight
24.5 lbs. [12kg]

Accessories

Field-Installed	
Backlight Shield OSQ-BLSMF – Front facing optics OSQ-BLSMR – Rotated optics	**Hand-Held Remote** XA-SENSREM – For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.
Example: **Mount:** OSQ-AA5S1 + **Luminaire:** OSQ-A-NM-3ME-B-40K-UL-SV

Mount (Luminaire must be ordered separately)

OSQ-

OSQ-AA Adjustable Arm **OSQ-DA** Direct Arm	**Color Options:**	**SV** Silver **BK** Black	**BZ** Bronze **WH** White

Luminaire (Mount must be ordered separately)

OSQ	A	NM							
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options	
OSQ	A	NM No Mount	**Asymmetric** 1M1* Type II Medium 1M3* Type III Medium **Symmetric** 5ME Type II Medium 5SH Type III Medium WDN Wide Down 15D 15° Flood 25D 25° Flood 40D 40° Flood 60D 60° Flood	B 84W K 120W	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	DIM 0-10V Dimming – Control by others – Refer to Dimming spec sheet for details – Can't exceed wattage of specified input power designator F Fuse – Fuse code dictates fusing, use time delay fuse ML Multi-Level – Refer to ML spec sheet for details – High: 100%, Low: 36% – Available with UL voltage only – Intended for downlight applications at 0° tilt PML Programmable Multi-Level, 20-50' Mounting Height – Refer to PML spec sheet for details – Available with UL voltage only – Intended for downlight applications at 0° tilt	PML2 Programmable Multi-Level, 10-30' Mounting Height – Refer to PML spec sheet for details – Available with UL voltage only – Intended for downlight applications at 0° tilt OS Field Adjustable Output – Refer to Field Adjustable Output spec sheet for details R NEMA® Photocell Receptacle – Intended for downlight applications with maximum 45° tilt – 3-pin receptacle per ANSI C136.10 – Photocell and shorting cap by others RL Retain Low – LED and optic are rotated to the left RR Retain Right – LED and optic are rotated to the right

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

Rev. Date: V11 09/27/2016

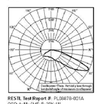
US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

OSQ™ LED Area/Flood Luminaire – Medium

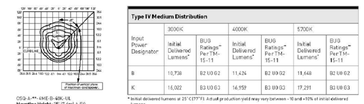
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/ra/osq-series

4ME



RES/5, Test Report #: PL26878-B01A
OSQ-A-**-4ME-B-30K-UL
Initial Delivered Lumens: 18,330



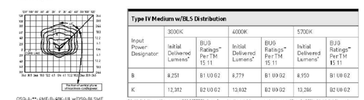
OSQ-A-**-4ME-B-40K-UL
Mounting Height: 25' (7.6m) ø, F0.
Initial Delivered Lumens: 17,424
Initial FC at grade

Type IV Medium Distribution	3000K		4000K		5700K	
Input Power Designator	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	11,758	B2 U0 G2	11,426	B2 U0 G2	10,648	B2 U0 G2
K	16,002	B3 U0 G3	14,959	B3 U0 G3	17,291	B3 U0 G3

* Initial delivered lumens at 25° C (77° F). A cut off production yield may vary between -10 and +15% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Standards/TM-15-11RatingSystemUpdate.pdf. IdeA refer to tm15



OSTA, Test Report #: PL27612-B01A
OSQ-A-**-4ME-B-57K-UL w/OSA BLSLF
Initial Delivered Lumens: 22,793



OSQ-A-**-4ME-B-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) ø, F0.
Initial Delivered Lumens: 8,779
Initial FC at grade

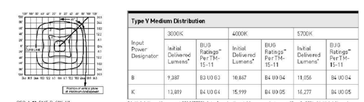
Type IV Medium w/TBLS Distribution	3000K		4000K		5700K	
Input Power Designator	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	8,255	B1 U0 G2	8,279	B1 U0 G2	8,193	B1 U0 G2
K	12,382	B2 U0 G2	12,932	B2 U0 G2	13,286	B2 U0 G2

* Initial delivered lumens at 25° C (77° F). A cut off production yield may vary between -10 and +15% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Standards/TM-15-11RatingSystemUpdate.pdf. IdeA refer to tm15

5ME



OSTA, Test Report #: PL26102-B01C
OSQ-A-**-5ME-B-30K-UL
Initial Delivered Lumens: 9,304



OSQ-A-**-5ME-B-40K-UL
Mounting Height: 25' (7.6m) ø, F0.
Initial Delivered Lumens: 19,867
Initial FC at grade

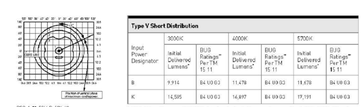
Type V Medium Distribution	3000K		4000K		5700K	
Input Power Designator	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	9,387	B3 U0 G3	10,867	B4 U0 G4	10,156	B4 U0 G4
K	13,819	B4 U0 G4	15,199	B4 U0 G5	16,277	B4 U0 G5

* Initial delivered lumens at 25° C (77° F). A cut off production yield may vary between -10 and +15% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Standards/TM-15-11RatingSystemUpdate.pdf. IdeA refer to tm15

5SH



OSTA, Test Report #: PL26102-B01B
OSQ-A-**-5SH-B-30K-UL
Initial Delivered Lumens: 9,205



OSQ-A-**-5SH-B-40K-UL
Mounting Height: 25' (7.6m) ø, F0.
Initial Delivered Lumens: 17,273
Initial FC at grade

Type V Short Distribution	3000K		4000K		5700K	
Input Power Designator	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	9,916	B4 U0 G3	11,478	B4 U0 G3	10,678	B4 U0 G3
K	14,595	B4 U0 G4	16,897	B4 U0 G3	17,191	B4 U0 G3

* Initial delivered lumens at 25° C (77° F). A cut off production yield may vary between -10 and +15% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Standards/TM-15-11RatingSystemUpdate.pdf. IdeA refer to tm15

US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

PS Series

Crown-Weld® Square Straight Steel Poles

Product Description

Non-tapered square steel poles are supplied with a welded base with cover, four galvanized anchor bolts, masonite mounting template and pole cap (except tenon mount). Each anchor bolt is provided with two washers and two nuts. Steel pole base has slotted holes. Per National Electrical Code requirements, pole is standard with a 2" x 4" hand hole, located 18" above the bottom of pole base. A #10-32 stainless steel ground stud with grounding lug is located inside the pole, opposite the hand hole. A hand hole cover is supplied but shipped separately. In addition, 4' x 27' and 4' x 30' poles include an internal 5/16" steel reinforced sleeve welded inside the bottom 24" of the pole, as well as a reinforcement welded around the hand hole for added strength. The hand hole location on reinforced poles is 12" above the bottom of the pole base.

CONSTRUCTION & MATERIALS

- Square, non-tapered pole of structural steel tubing (ASTM A 500) with a minimum yield of 46,00 p.s.i.
- Welded to a formed carbon steel base plate with a minimum yield strength of 36,800 p.s.i.
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion

REGULATORY & VOLUNTARY QUALIFICATIONS

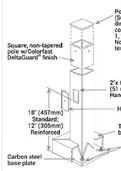
- National Electrical Code Requirements
- UL Listed (cULus) for steel and ground bonding
- CSA Certified in Canada for ground bonding and structural strength

LIMITED WARRANTY*

- 7 years on pole/7 years on Colorfast DeltaGuard® finish

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





Accessories

Field-Installed	
GFI-Outlet Accessory – 120V PSGFI – Mount Inside PSGFIEXT – Mount Outside RECEPTBK – Black Finish	RECEPTWH – White Finish RECEPTSV – Silver Finish

Ordering Information

Example: PSS910C18K

Product			Mounting Configuration	Color Options
PSS910C 10' x 3" x 0.120" **PSS910C** 10' x 3" x 0.120" **PSS12GC** 20' x 3" x 0.120" **PSS12GC** 20' x 4" x 0.120" **PSS14GC** 14' x 4" x 0.120" **PSS14GC** 12' x 4" x 0.120"	**PSS915C** 15' x 4" x 0.135" **PSS915C** 15' x 4" x 0.135" **PSS20GC** 20' x 4" x 0.135" **PSS20GC** 20' x 4" x 0.135" **PSS22GC** 22' x 4" x 0.188"	**PSS222C** 25' x 4" x 0.135" **PSS825** 25' x 4" x 0.188" **PSS27S** 27' x 4" x 0.135" **PSS830** 30' x 4" x 0.135"	**PSS330W** 30' x 4" x 0.188" **PSS335** 30' x 4" x 0.188" **PSS335S** 30' x 5" x 0.188" **PSS395** 30' x 4" x 0.188"	1 Single 2 Tenon @ 180° 3 Tenon @ 90° 5 Trunnion 6 Quad 7 Tower	**BK** Black **BZ** Bronze **SV** Silver **WH** White

*Direct-insert pole configuration. Kit for Elec-Slip™ high factor luminaires.
†Order tenon separately separately. Refer to Bracket and Tenons spec sheet for additional information

UL LISTED CSA

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Rev. Date: V1 12/14/2015

2 PS SERIES SQUARE STEEL POLE

Brackets and Tenons

Product Specifications

FINISH

- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available

LIMITED WARRANTY*

- 7 years on tenons/7 years on Colorfast DeltaGuard® finish

*See www.cree.com/lighting/products/warranty for warranty terms



PB Series

Square Internal Mount Vertical Steel Tenons (for use with Adjustable Arm & Horizontal/Vertical Tenon Mounts)

The square base of the PB Series steel brackets is designed to insert into square, wax tapered steel or aluminum poles ranging in size from 3" (76mm) to 6" (152mm) square with a maximum wall thickness of 0.188" (5mm). Square PB tenons are supplied with end caps to enclose the wiring chamber. Tenon base secures to pole with four 5/16" (8mm) hex head stainless steel black oxide bolts. Vertical tenons measure 2-3/8" (60mm) O.D. x 3.75" (95mm) tall and are made of steel tubing. Luminaires mounted to these tenons can be adjusted both vertically and horizontally.

PB	-				
Product	-	Mounting Configurations	Pole Size (O.D.)	Color Options	
PB	-	1A Single 2A 180° Tenon 3A 180° Triple 4A/3G3 Quad (Available in 4" & 5" only) 4A/180 180° Quad (Available in 4" & 5" only)	3 3" (76mm) 4 4" (102mm) 5 5" (127mm) 6 6" (152mm)	BK Black BZ Bronze SV Silver WH White	Single 180° Double 180° Triple 90° Quad 180° Quad

Round External Mount Vertical Tenons (for use with Adjustable Arm & Horizontal/Vertical Tenon Mounts)

The round base of the PB Series steel brackets is designed to mount over a steel or aluminum 2-3/8" (60mm) O.D. round pole or tenon. All are supplied with end caps to enclose the wiring chamber. Tenon base secures to pole with eight stainless steel allen head screws. Vertical tenons measure 2-3/8" (60mm) O.D. x 3.75" (95mm) tall and are made of steel tubing. Luminaires mounted to these tenons can be adjusted both vertically and horizontally.

PB	-				
Product	-	Mounting Configurations	Pole Size (O.D.)	Color Options	
PB	-	2R 180° Tenon 3R 180° Triple 4R 180° Quad	2.375 2.375" (60mm) Extra thickness for other pole sizes	BK Black BZ Bronze SV Silver WH White	180° Twin 180° Triple 180° Quad

Rev. Date: V4 06/15/2015

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3 PB SERIES SQUARE STEEL POLE BRACKET

FC OUTDOOR LIGHTING

Date: Approved:
Type:
Fixture:
Project:

FCCSQ400 Down Only, Standard Drivers

4" Square wall, pendant or surface mount down cylinder outdoor



Made in USA with domestic & globally sourced components

FEATURES

QUICK SHIP PRODUCT

- Up to 3000 lm, Up to 100 LPW
- Numerous mounting capabilities
- Clear anti-glare tempered glass lens (IK09)
- Multiple color finishes with AAMA 2605 option (10 yr. paint warranty)
- 0-10V 1% Dimming (Standard)
- 1.5G Vibration Tested
- 90 CRI with 2 SDCM

PERFORMANCE

Beam Spread: 10° | 25° | 50° | 72° | 90°
CCT Options: 2700K | 3000K | 3500K | 4000K
CRI: 90 CRI
Consistency: 2 SDCM (Fixture to Fixture)
Lumens: 500-3000 lm
Lifetime: > 70,000 hours / L70 or better

PHYSICAL

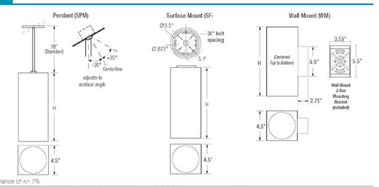
Mounting: Mounts directly to standard recessed junction box with wall mount or twist-lock canopy. Additional hole allow unit to be attached directly to mounting surface.
Ingress Protection: Continuous silicone gasket to seal out contaminants, IP65 rated for dry, damp or wet locations
Finish: Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification. AAMA 2605 optional w/ 10 yr. paint warranty.
Warranty: 5-Year limited warranty (refer to website for details)
Housing: Heavy-walled, extruded aluminum housing with high pressure die-cast lens ring and cap with stainless steel hardware.
Lens: IK09 impact compliant, clear anti-glare tempered glass
Vibration Resistance: Compliant with 1.5G ANSI C136.31, Seismic rated A6-156
Weight: 8-12 lbs (Depending on Length)
Operating Temperature: -22°F to 122°F (-30°C to 50°C)

ELECTRICAL

Voltage: Universal 120-277V AC standard, 347V optional
Power Supply: Integral Class II, electronic high-power factor >90%, THD < 20%, FCC Title 47 Part 15 Class A, ElecSID & Lutron optional
Power Consumption: Up to 3000 lm @ 35W
Dimming: Standard: 0-10V 1% Dimming, Optional: ELV, TRIAC, dim to off, DMX, DALI
Certification: CEC Title 24 - JA8 Compliant (93 CRI Only)
Standards: cETLus Listed, CE, NOM, and RoHS Compliant. Wet location listed for wall or ceiling mount IP65 ingress protection. 1.5G (ANSI C136.31) Vibration resistance rated. IK09 (IEC6226) impact resistance rated. IESNA LM79 Photometric testing by NVLAP accredited test lab. IESNA LM80 LED testing by NVLAP accredited test lab. IESNA TM21 Luminaire lumen depreciation projection to >70,000hrs.

PHYSICAL DIMENSIONS

Fixture	Length (H)
FCCSQ400-10	10" Height
FCCSQ400-12	12" Height
FCCSQ400-14	14" Height
FCCSQ400-16	16" Height
FCCSQ400-18	18" Height
FCCSQ400-20	20" Height



**All stated specifications have a tolerance of +/- 7%

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting, Inc. reserves the right to change/obsolete/add/delete specifications without notice. Product cancellation governed by FC Lighting, Inc. terms and conditions

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MS Commercial Lighting Manufacturer Since 1982

BB-DH-4221

1

4 FC OUTDOOR LIGHTING FCCSQ400 DOWNLIGHT SCONCE

XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Rev. Date: Version 4 V4 02/25/2020

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and med-rag single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ systems in multiple distributions.
Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

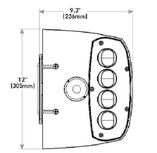
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (3000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

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





Multi-Level Sensor location (ordered as an option)

Accessories

Field-Installed	
Canopy Plates XSW-PLTS** – 12" (305mm) Square XSW-PLTS** – 16" (356mm) Square – Covers holes left by incumbent wall packs	**Hand-Held Remote** XA-SENSREM – For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

Lumen Package	Weight
7L, 4L, 6L	11.6 lbs. (5.3kg)
8L,	11.4 lbs. (5.4kg)

Ordering Information

Example: XSPW-B-WM-21ME-2L-30K-UL-BK

XSPW	B	WM							
Product	Version	Mounting	Optic	Lumen Package*	CCT	Voltage	Color Options	Options	
XSPW	B	WM Wall	2ME Type II Medium 3ME Type III Medium 4ME Type IV Medium	2L 2,400 lumens 4L 4,200 lumens 6L 6,100 lumens 8L 8,475 lumens	30K 3000K 40K 4000K 50K 5000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	ML Multi-Level – Refer to ML spec sheet for details – Available with UL, all tops only R Button Photocell – Not available with ML or PML options – Available with UL and 3A voltages only PML Programmable Multi-Level – Refer to PML spec sheet for details – Available with UL voltage only	

*Lumen Package selection codes identify approximate light output only. Actual lumens output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

CREE LIGHTING TECHNOLOGY

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

5 XPS SERIES EXTERIOR LED WALL PACK

LITHONIA LIGHTING®

Catalog Number
Notes
Type

Decorative Indoor

FEATURES & SPECIFICATIONS

INTENDED USE

Provides an LED lighting platform to deliver general ambient lighting for surface-mount ceiling applications. Light engine delivers long life and excellent color to ensure a quality, low-maintenance light installation. Ideal for use in kitchens, offices, hallways, corridors, foyers, bedrooms, closets, utility work areas and more.

CONSTRUCTION

The Catenary is constructed of an acrylic diffuser flanked by decorative steel end caps in either a brushed nickel or bronze finish. The diffuser provides even illumination and softens the appearance of the LEDs for improved aesthetics.

OPTICS

The Catenary has a selectable color temperature switch for 3000K, 4000K, and 5000K. The 4000K produces 2000 lumens at 4000K (See Lighting Facts labels for others), both at 50,000 hours life.

The extruded acrylic diffuser minimizes LED image and provides high-angle brightness control.

ELECTRICAL

Long-life LEDs, coupled with a high-efficiency driver, provide extended service life. Standard input = 42 watts, 90 lumens per watt. Fixture is rated to deliver L70 performance at 50,000 hours and operates at 120 volts, 60Hz.

Works with most standard incandescent dimmers (see list of approved dimmers).

LISTINGS

CSA Listed to US and Canadian safety standards. Listed for damp locations. ENERGY STAR® certified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support-terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Catenary
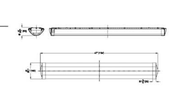
Linear Flush Mount with Selectable Color Temperature

LINEAR LED



Specifications

48"
Width: 6.4 (16.3)
Length: 47 (119.4)
Depth: 3.3 (8.3)
Weight: 5.95 (2.7kg)



All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION For shortest lead times, configure product using **bolded options.** **Example:** FMLCCLS 48IN 30K40K50K 90CRI BN

Series	Length	Color temperature	CRI	Finish
FMLCCLS LED Linear Catenary	48IN 4' Nominal	30K40K50K	90CRI >90	BN Brushed nickel BZ Bronze

DECORATIVE INDOOR FMLCCLS

6 LITHONIA LIGHTING CATENARY LINEAR FLUSH MOUNT LUMINAIRE

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

Project:

MEQUON MULTI-TENANT BUILDING

N. Port Washington Road
Mequon, WI

Issuance and Revisions:

Date	Number	Description
03/19/21		Plan Commission Submittal
04/15/21		Revisions based on Site Changes / Staff Comments

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Sheet Title:

PROPOSED LIGHT FIXTURES

Date of Drawing:	04/15/21
Scale:	NONE
Drawn By:	MCD
Job Number:	L21-031
Sheet Number:	PH01.2

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-
Attachment: Packet Docs_ICAP (6261 : ICAP Development)

BUSINESS PLAN

Carisch, Inc. DBA Arby's
681 E Lake St #262, Wayzata, MN 55391

March 16, 2021

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

Executive Summary

The Ownership

The company is structured as a corporation.

The Management

Fred Stauber - President
Mark Gregory - CFO
Justin Hart - Dir. of Operations.

The Goals and Objectives

Operate an Arby's Restaurant in Mequon.

The Product

Prepare, cook, and serve food consisting mostly of sandwiches, fried products, and non-alcoholic beverages. Food served for inside seating as well as a drive thru. Business hours will be from 10 am until 10 pm daily.

The Target Market

Families, Workers, and Visitors to the area will be served delicious food in a clean friendly environment.

Pricing Strategy

Check average will be approximately $10.00.

The Competitors

Competitors will be other restaurants operating in the trade area.

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

Business Plan - Carisch, Inc. DBA Arby's

The Company

Business Sector
The company currently operates in the food and accommodation services sector.

Company Goals and Objectives
Operate an Arby's Restaurant in Mequon.

Company Ownership Structure
The company is structured as a corporation.

Ownership Background
George Carisch (shareholder):
Operating 61 Arby's in 7 states including 21 in the Milwaukee DMA.

Company Management Structure
Fred Stauber - President
Mark Gregory - CFO
Justin Hart - Dir. of Operations.

Organizational Timeline
Opening planned for fall of 2021.

Company Assets
Currently 61 Arby's Restaurants located in 8 States.

The Product

The Product
Prepare, cook, and serve food consisting mostly of sandwiches, fried products, and non-alcoholic beverages. Food served for inside seating as well as a drive thru. Business hours will be from 10 am

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

until 10 pm daily.

Marketing Plan

The Target Market

Families, Workers, and Visitors to the area will be served delicious food in a clean friendly environment.

Established Customers

Currently have 20,000 guests served in other locations.

Pricing

Check average will be approximately $10.00.

Advertising

_____

_____

_____

_____

Competitor Analysis

The Competitors

Competitors will be other restaurants operating in the trade area.

Operations

Staffing

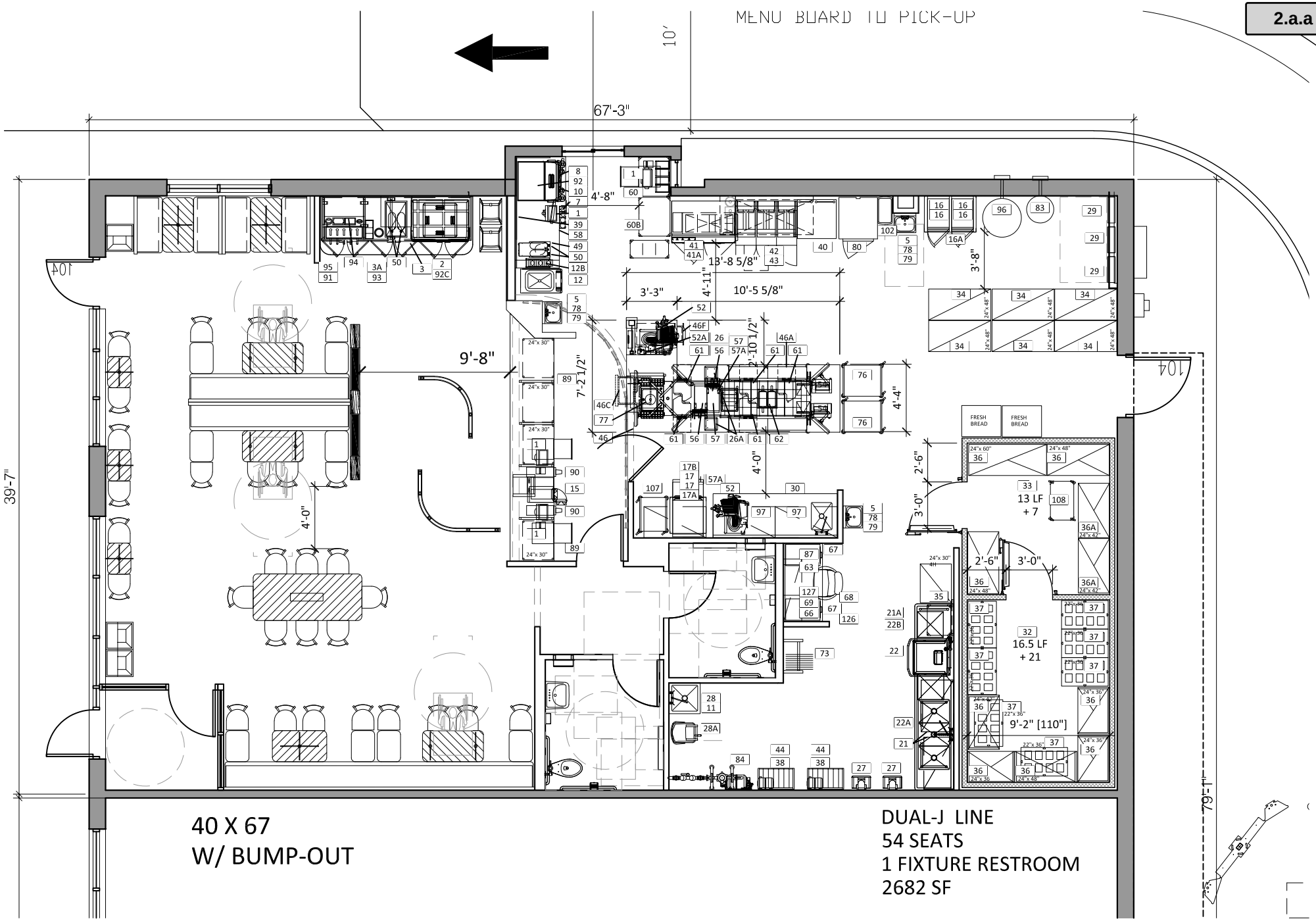
3 - 9 employees will be working at any given time. The restaurant will employ approximately 25-30 people.

Suppliers

A semi delivery of food and supplies will deliver once a week. Smaller box trucks will deliver approximately 4 times a week.

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

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ICAP MEQUON DEVELOPMENT
10865-10911 N. PORT WASHINGTON ROAD
MEQUON, WI

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

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

MAIN MENU BOARD, WING, TOPPER & BOTTOMER

Side wings, toppers and bottomers are an efficient way to add space to the menu board.

Side wings and toppers can be used tp help separate daypart items, limited time offers (LTO's), combos or specials from the main menu.

Topper

With **LED** lighting
Part # 9AR-0193
$495.00



3-Door Main Menu Board

With **LED** lighting
Part # 9AR-0194 - $2,750.00

Wing

With **LED** lighting
Part # 9AR-0196
$740.00

(Includes mounting bracket kit & 2 full panels)

Bottomer

With **LED** lighting
Part # 9AR-0195 - $495.00

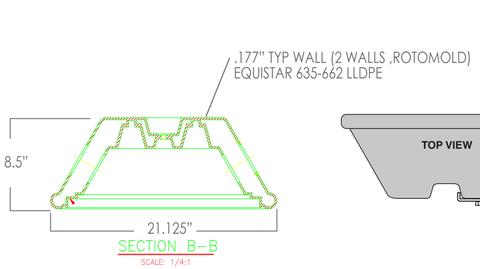
We Don't use

THE HOWARD COMPANY

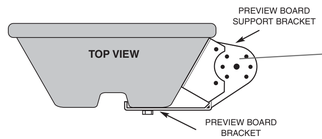
Refer to page 9 for simple ordering

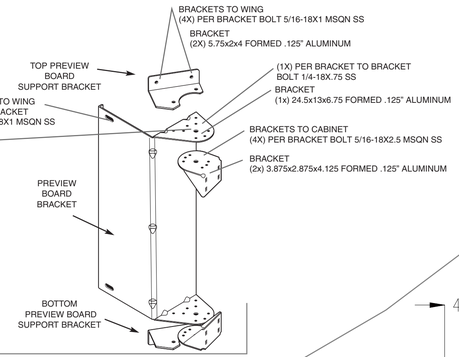
Attachment: Packet Docs_ICAP (6261 : ICAP Development)

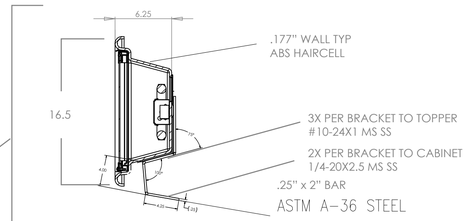
ECN NUMBERS	REVISIONS			
	REV.	DESCRIPTION	DATE	APPROVED



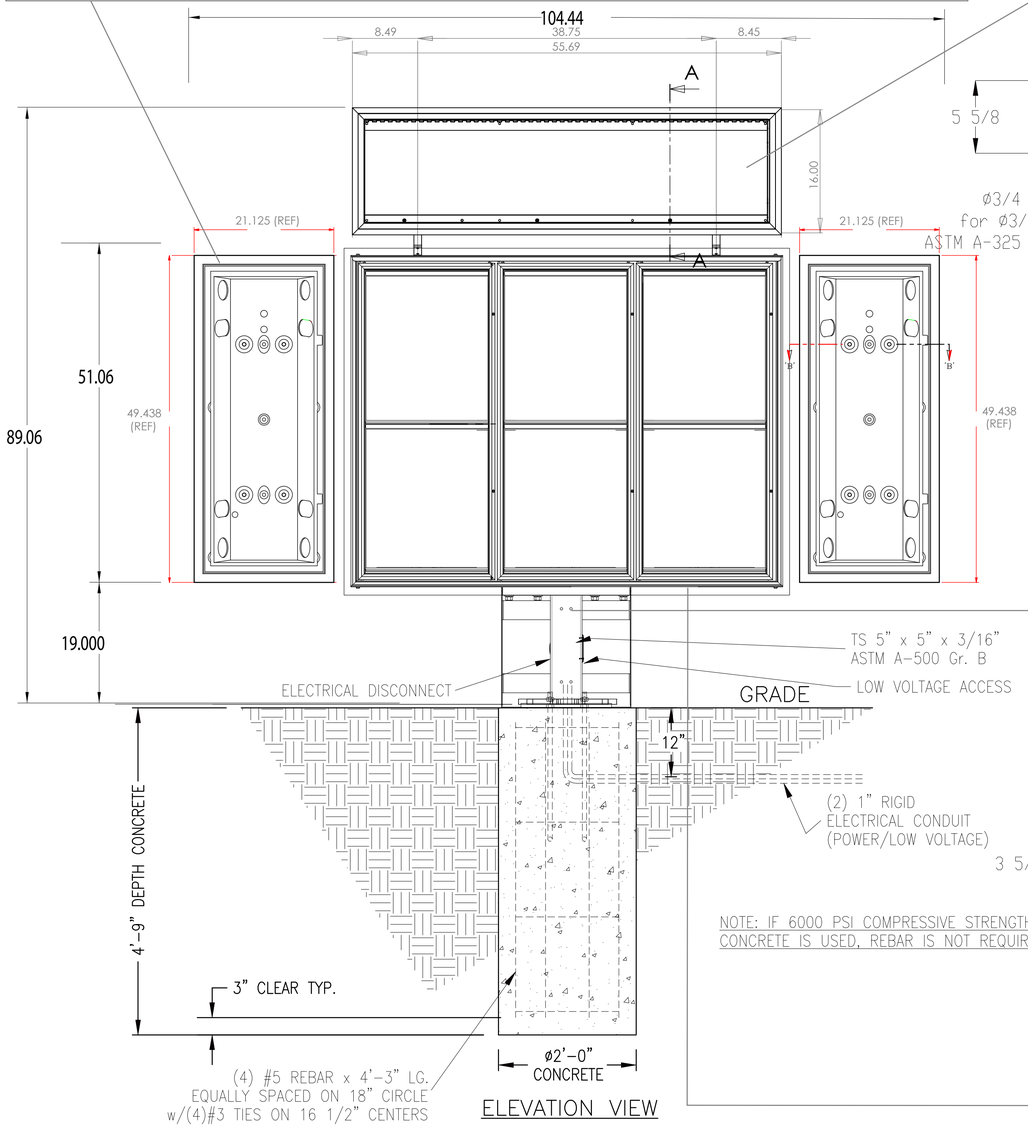
SECTION B–B
SCALE: 1/4:1



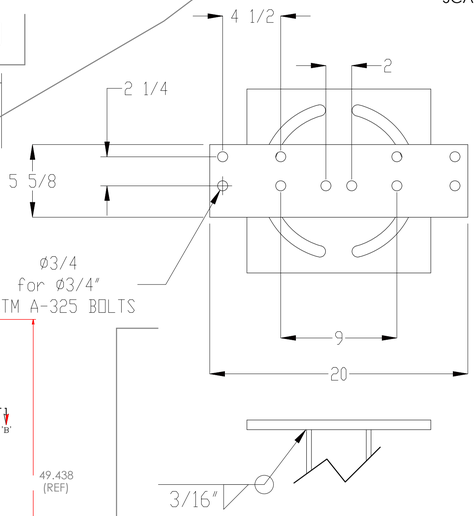




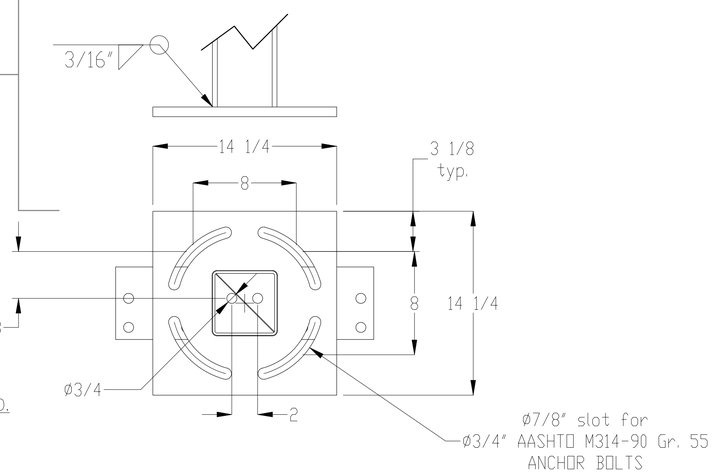
SECTION A-A
SCALE 1 : 5



ELEVATION VIEW

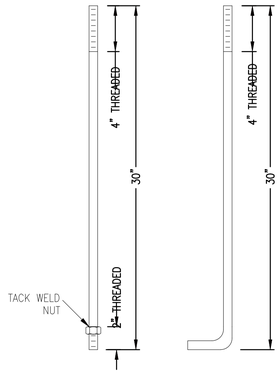


TOP PLATE DETAIL
1.375" ASTM A–36 STEEL



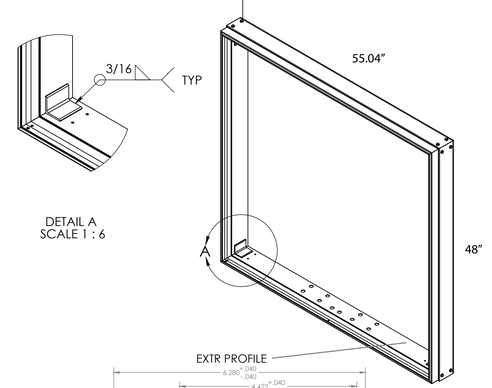
NOTE: IF 6000 PSI COMPRESSIVE STRENGTH CONCRETE IS USED, REBAR IS NOT REQUIRED.

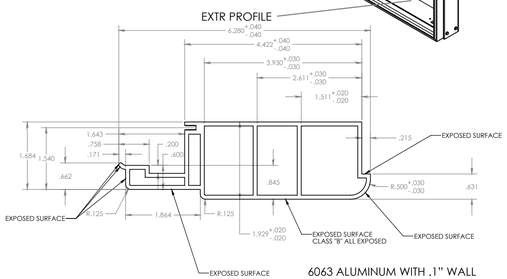
BASE PLATE DETAIL
.625" ASTM A–36 STEEL



ANCHOR BOLT DETAIL
ø3/4" AASHTO M314–90 Gr. 2 STEEL
CAN USE EITHER STYLE ANCHOR BOLT

FOUNDATION DESIGN NOTES:
1. Concrete shall have a minimum compressive strength of 3000 PSI at 28 days.
2. Reinforcing steel shall be ASTM A–615 grade 60.
3. Caisson footing designed using a soil bearing force of 400 PSF per foot Lateral. If this soil condition does not exist, it is the Erector's responsibility to have a new base designed for the existing soil conditions by a Licensed Structural Engineer.
4. Anchor bolts shall be AASHTO specification M314–90 Gr. 2.





6063 ALUMINUM WITH .1" WALL

MFG NOTES:
1. PART TO BE FREE OF SCRATCHES AND DEFECTS
2. PART TO BE FREE OF BURRS AND SHARP EDGES
3. TOLERANCES ON CHAIN DIMENSIONS NOT ACCUMULATIVE

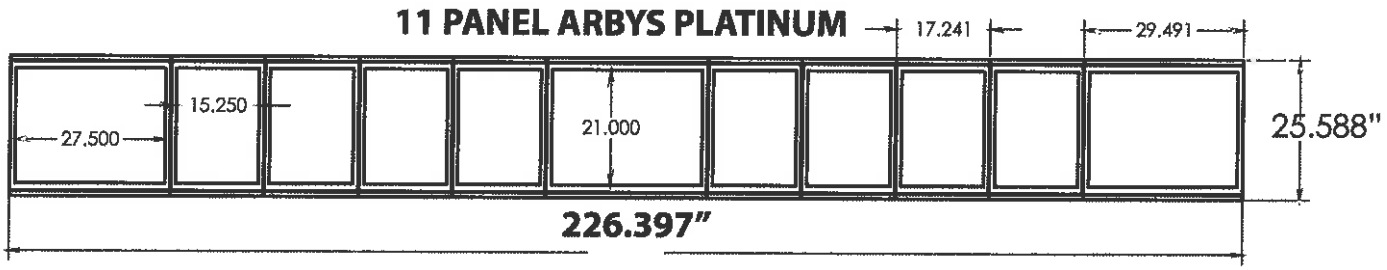
THIS DRAWING IS THE PROPERTY OF THE HOWARD CO. INC.
IT IS NOT TO BE COPIED OR REPRODUCED IN ANY FORM OR
ANY OTHER THAN OUR PERSONNEL WITHOUT WRITTEN CONSENT

TITLE:	ASSY,CDTC,3-DOOR WITH WINGS AND TOPPER, ARBYS
MATERIAL:	SEE PART DRAWINGS
FINISH:	

DO NOT SCALE DRAWING
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES AND TOLERANCES ARE...
2 PL DEC. ± 0.030 | 3 PL DEC. ± 0.015 | FRACT. ± 1/16 | ANGLES ± 1°

DRAWN BY:	DATE:	PROJECT NUMBER:	DATE:	SCALE:	1:12
CHECKED BY:	DATE:	PRODUCTION:	DATE:	RELEASE DATE:	-
CLIENT/CUSTOMER:		REV. LEVEL: B	PART #	SH. OF	1 1
FILE SAVE NAME:					







Flex Frame opening
15.25" w x 21" h

Baby size graphic:
15.75" w x 21.8125" h



Flex Frame opening
27.5" w x 21" h

Picture size graphic:
28" w x 21.5" h

Baby Panel Platinum

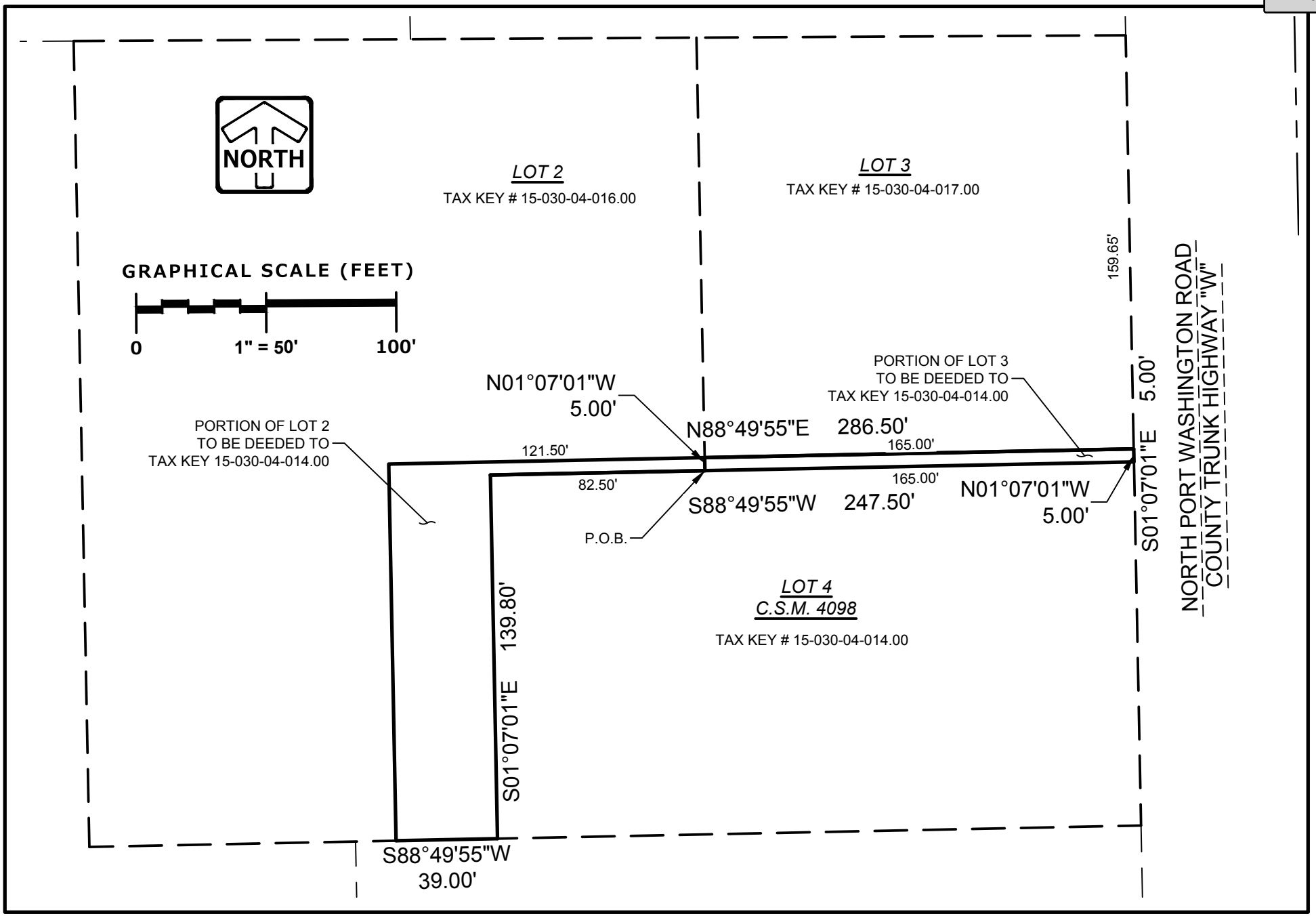
Overall Size:	17.24" x 25.59" X 1.539"
32" of LEDs	PER IN CH SPECS: .018 amps .44 watts 24 volts
PLATINUM BABY :	.58 AMPS 13.9 WATTS

Picture Panel Platinum

Overall Size:	29.49"x 25.59" x 1.539"
56" of LEDs	PER IN CH SPECS: .018 amps .44 watts 24 volts
PLATINUM PICTURE :	1.0 AMPS 22.9 WATTS

HOWARD
Results At The Point-Of-Purchase
THE HOWARD COMPANY, INC.
1375 North Barker Road
Brookfield, WI 53045
Customer Service Support: 866-317-7767 Fax: 877-782-6515

Attachment: Packet Docs_ICAP (6261 : ICAP Development)



LOT LINE ADJUSTMENT

SHEET 1 of 3

03/19/2021

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186
WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

PEG JOB #

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

EXISTING LEGAL DESCRIPTIONS:

TAX PARCEL 15-030-04-014.00:
Lot 4 of Certified Survey Map No 4098 as recorded in the Register of Deeds office for Ozaukee County as Document No. 1096987, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin

TAX PARCEL 15-030-04-016.00:
Lot 2 of Certified Survey Map No 4098 as recorded in the Register of Deeds office for Ozaukee County as Document No. 1096987, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin

TAX PARCEL 15-030-04-017.00:
Lot 3 of Certified Survey Map No 4098 as recorded in the Register of Deeds office for Ozaukee County as Document No. 1096987, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin

LEGAL DESCRIPTIONS OF LANDS TO BE TRANSFERRED TO TAX KEY 15-030-04-014.00:

FROM TAX PARCEL 15-030-04-016.00:
That part of Lot 2 of Certified Survey Map No 4098 as recorded in the Register of Deeds office for Ozaukee County as Document No. 1096987, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin described as follows:

Beginning at the southwest corner of Lot 3 of said Certified Survey Map No 4098; Thence South 88°49'55" West along the south line of said Lot 2, 82.50 feet; Thence South 01°07'01" East along the east line of said Lot 2, 139.80 feet to the southeast corner of said Lot 2; Thence South 88°49'55" West along the south line of said Lot 2, 39.00 feet; Thence North 01°07'01" West, 144.80 feet; Thence North 88°49'55" East, 121.50 feet to the east line of said Lot 2; Thence South 01°07'01" East along said east line, 5.00 feet to the Point of Beginning.

Said lands containing 6,060 sq ft (0.1391 Acres)

FROM TAX PARCEL 15-030-04-017.00:
That part of Lot 3 of Certified Survey Map No 4098 as recorded in the Register of Deeds office for Ozaukee County as Document No. 1096987, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin described as follows:

Beginning at the southwest corner of Lot 3 of said Certified Survey Map No 4098; Thence North 01°07'01" West along the west line of said Lot 3, 5.00 feet; Thence North 88°49'55" East, 165.00 feet to the east line of said Lot 3; Thence South 01°07'01" East along said east line, 5.00 feet to the southeast corner of said Lot 3; Thence South 88°49'55" West along the south line of said Lot 3, 165.00 feet to the Point of Beginning.

Said Lands Containing 825 sq ft (0.0189 Acres)

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

PROPOSED LEGAL DESCRIPTIONS:

TAX PARCEL 15-030-04-014.00:

Lot 4 of Certified Survey Map No 4098 as recorded in the Register of Deeds office for Ozaukee County as Document No. 1096987, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin

ALSO, That part of Lot 2 and Lot 3 of Certified Survey Map No 4098 as recorded in the Register of Deeds office for Ozaukee County as Document No. 1096987, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County Wisconsin described as follows:

Beginning at the southwest corner of Lot 3 of said Certified Survey Map No 4098; Thence South 88°49'55" West along the south line of said Lot 2, 82.50 feet; Thence South 01°07'01" East along the east line of said Lot 2, 139.80 feet to the southeast corner of said Lot 2; Thence South 88°49'55" West along the south line of said Lot 2, 39.00 feet; Thence North 01°07'01" West, 144.80 feet; Thence North 88°49'55" East, 286.50 feet to the east line of said Lot 3; Thence South 01°07'01" East along said east line, 5.00 feet to the southeast corner of said Lot 3; Thence South 88°49'55" West, 165.00 feet to the Point of Beginning.

Said Lands Containing 41,484 sq ft (0.9523 Acres)

TAX PARCEL 15-030-04-016.00:

Lot 2 of Certified Survey Map No 4098 as recorded in the Register of Deeds office for Ozaukee County as Document No. 1096987, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin

EXCEPTING THEREFROM: That part of Lot 2 of Certified Survey Map No 4098 as recorded in the Register of Deeds office for Ozaukee County as Document No. 1096987, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County Wisconsin described as follows:

Beginning at the southwest corner of Lot 3 of said Certified Survey Map No 4098; Thence South 88°49'55" West along the south line of said Lot 2, 82.50 feet; Thence South 01°07'01" East along the east line of said Lot 2, 139.80 feet to the southeast corner of said Lot 2; Thence South 88°49'55" West along the south line of said Lot 2, 39.00 feet; Thence North 01°07'01" West, 144.80 feet; Thence North 88°49'55" East, 121.50 feet to the east line of said Lot 2; Thence South 01°07'01" East along said east line, 5.00 feet to the Point of Beginning.

Said lands containing 56,166 sq ft (1.2864 Acres)

TAX PARCEL 15-030-04-017.00:

Lot 3 of Certified Survey Map No 4098 as recorded in the Register of Deeds office for Ozaukee County as Document No. 1096987, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin

EXCEPTING THEREFROM: That part of Lot 3 of Certified Survey Map No 4098 as recorded in the Register of Deeds office for Ozaukee County as Document No. 1096987, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin described as follows:

Beginning at the southwest corner of Lot 3 of said Certified Survey Map No 4098; Thence North 01°07'01" West along the west line of said Lot 3, 5.00 feet; Thence North 88°49'55" East, 165.00 feet to the east line of said Lot 3; Thence South 01°07'01" East along said east line, 5.00 feet to the southeast corner of said Lot 3; Thence South 88°49'55" West along the south line of said Lot 3, 165.00 feet to the Point of Beginning.

Said Lands Containing 26,437 sq ft (0.6070 Acres)

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

INSITE LANDSCAPE DESIGN

Landscape Architecture and
Master Planning Design Services

April 15th, 2021

Ms. Kim Tollefson
City of Mequon Director Community Development
11333 N. Cedarburg Road
Mequon, WI 53092-1930

RE: Response Memorandum to Landscape plan review dated April 3rd, 2021

Project No.: L21-031 Mequon Multi-Tenant Building

Dear Ms. Tollefson:

The following revisions to the landscape and lighting/photometric plans are as follows based on comments received dated the April 3rd, 2021 memorandum:

General

The proposed Landscape plan submitted has the same or similar plant list for both projects immediately north submitted February 7th, 2020 by InSite and immediately South for the Landmark Credit Union. Both plans and plant lists were approved by the plan commission and the independent plan reviewer as well as two other developments along the corridor nearby. The resubmitted plan and been modified as the site have been revised. Parking lot islands were revised and added. As a result, the plant material within those islands have been modified and added. The street yard buffer has been verified along North Port Washington Road is the same rhythm, scale and plant palate as both previously mentioned developments adjacent.

Additional plant material has been added to increase the diversification of the plant material along corridor. But bear in mind that there are utility easements that parallel and cross the street yard buffer that limit/restrict tree placement.

Planting size comments:
Deciduous Trees

1. There were/are not and multi-stem trees specified on the plan. This comment does not apply. General note #2 specifies that all planting tables shall comply with the standards as described in the American Standard of Nursery Stock ANSI Z160.1 2014.
2. There are no ornamental trees. Note one does not apply.

   Sec. 58-564. - Landscaping, screening, berming and ponds.
   Street trees. The developer shall provide for the planting or retention of street trees on both sides of all new roadways and, where deemed appropriate by the planning commission for aesthetic purposes, along existing roadways adjacent to the development. "*Such trees shall have an average trunk dimension of three inches at a point six inches above the grade.* "…

11525 W. North Avenue Suite 1b Wauwatosa, WI 53226
(414) 476-1204
Email: mdavis@insitedesigninc.com
www.insitedesigninc.com

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

Coniferous Trees

1. Size of 7'-0" is specified and is as required. General note #2 specifies that all planting tables shall comply with the standards as described in the American Standard of Nursery Stock ANSI Z160.1 2014.

Street Frontage Zone:

Street trees along North Port Washington Road are spaced at approximately 30'-0" on center.

There is no interior road/drive along the northern boundary. The location of the building and foundation plantings from the development immediately north, submitted February 7th, 2020 by InSite, does not allow for trees to be planted in this location and additionally the curb is approximately 3'-6" the northern boundary. Tree placement that close to the back of curb is not recommended.

The interior road/drive along the southern boundary has three mid-sized ornamental trees spaced at or less than 30'-0" O.C. and the tree is selected based on the size of the back of curb – back of curb greenspace.

Parking lot Zone:

Site changes by the developer include interior parking lot islands have being added and the sizes of the proposed have been increased. Due to this site change. Tree species has been changed to provide parking lot shading and additional understory plant material has been added.

Refuse & Recycle Enclosure:

The refuse/recycle enclosure is not part of the landscape design scope. Refer to architectural drawings for further information for verification of height and façade treatment.

Additional space has been given by the site redesign and as a result additional plant material has been added to buffer the enclosure.

If you should have any further questions or comments, please feel free to contact me directly.

Respectfully,

Michael C. Davis

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this _____ day of _____, by and between _____ owners of the property located at 10911 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 ___, 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.:
_____

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 fast food restaurant with drive-thru.

GRANTED by action of the Planning Commission of the City of Mequon this ____ day of _____2021.

_____
Dan Abendroth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2021, the above named John Wirth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2021, 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_ICAP (6261 : ICAP Development)

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 AM to 10:00 PM 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.

- Decibel limits of the speaker shall be limited to 36 dBA at 16 feet after 9:00 P.M.

10. **Conditions of the structures:**

a. Site Plan: As per attached Exhibit A

b. Landscaping Plan: As per attached Exhibit B.

c. Elevations: As per attached Exhibit C.

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

e. Floor Plan: As on file with Community Development Department, City of Mequon

f. Exterior lighting of the site and building: As per Exhibit D

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

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

h. The building shall comply with the building code.

11. **Conditions on the site:**

a. Street access (number, location, design): As per attached Exhibit A

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

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

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

Any changes subject to Planning Commission approval.

e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2021, 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 _____, 2021

DRAFTED BY:

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

Attachment: Packet Docs_ICAP (6261 : ICAP Development)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **May 24, 2021**

SUBJECT: **Mequon Lawn & Garden. The applicant is seeking conditional use grant approval to allow for an outdoor power equipment store, including the servicing, repair and sales of new and used outdoor power equipment (equipment containing small engines or motors) and related parts, supplies, attachments and accessories for the property located at 6809 W. Donges Bay Road.**

Applicant:	Mequon Lawn & Garden
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Existing Zoning:	B-5 (Light Industrial)
Land Use Plan:	Industrial
Lot size:	3.12 acres
Location:	6809 W. Donges Bay Road
Tax Key:	#14-034-05-001.00
District:	#4

Background:
The applicant is requesting conditional use grant approval for an outdoor power equipment store at 6809 W Donges Bay. Mequon Lawn and Garden is seeking approval to operate out of the 7,500 square foot front building at the Donges Bay Mini storage property. The retail and service areas take up approximately half of the building and the remainder of the building will be used for equipment storage and unloading. The site is zoned B-5 (Light Industrial). On May 11, 2021, Common Council approved a text amendment to allow for outdoor power equipment stores, including the servicing, repair and sales of new and used outdoor power equipment (equipment containing small engines or motors) and related parts, supplies, attachments and accessories as a conditional use in the B-5 zoning district.

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 proposed use should not endanger the surrounding area; activities will take place within the building and will always be monitored by staff. A total of three full time and one part time staff member will be on site during normal business hours. The business will have a service truck and trailer for equipment pickup and delivery.

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

The Land Use Plan designates the site as Industrial. The property is zoned B-5 Light Industrial. All adjacent properties are zoned B-5 as well. The applicant indicated that there will be an outdoor display area in the greenspace just north of the building and adjacent to the public road. The applicant is proposing to display 3-4 lawn mowers on the front lawn during posted business hours. A condition is added that the display equipment shall be brought inside each day at the close of business. Staff recommends the outdoor display area be limited to the lawn area immediately adjacent to the building and not exceed 300 square feet. The site plan shall be revised to show the outdoor display area for review and approval by staff. The site plan also shows outdoor equipment and dumpster storage in the existing fenced areas west of the building.

The landscaping on site, while dated, is in decent condition. A condition of approval will be added that the landscaping around the north parking stall, in front of the building and around the monument sign shall be properly trimmed. The applicant has indicated that he will be replacing the monument sign. Landscaping around the base of the monument sign shall be replaced when a new sign permit is issued.

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

Staff believes the proposed use and activities should be harmonious with the surrounding uses.

Hours:
The proposed hours of operation are Monday-Friday from 8:00 AM – 5:30 PM and Saturday from 8:00 AM - 2:00 PM. In order to accommodate for changes to the hours of operation for the business, and in keeping with previous Planning Commission approvals, staff recommends that the hours of operation for the conditional use be permitted between 8:00 AM – 6:00 PM, daily.

Parking:
Parking requirement is calculated based on a retail and customer service establishment (one space per 200 square feet of gross leasable space and one space per employee). This results in a requirement of a total of 42 stalls. The site plan shows accommodation of 12 stalls. Based on the floor plan, the retail and service area take up half of the building (approximately 3,000 square feet) which would require 19 stalls. The remaining 4,500 square feet of building space will be utilized for storage and unloading. The applicant's previous location on Port Washington Road, a retail space of approximately 1,000 square feet, shared a total of 14 parking spaces with the gas station.

Per the applicant, all spots have never been utilized, even on weekends when there is higher customer traffic. The applicant also indicated that much of the equipment that is currently displayed outdoor at their current location will be stored indoor in the new, larger space. The applicant does not believe that the increase in square footage will necessarily increase customer demand.

Based on existing conditions, there is an opportunity to add parking four parking stalls in the rear of the building (see Exhibit A). Staff recommends adding four stalls in the rear, increasing the parking supply to 16 stalls. Based on the anticipated parking demand, staff believes the 16 stalls will sufficiently meet the parking demand for the proposed use.

An outdoor power equipment store can be considered compatible with the Land Use Plan designation and expected industrial uses in the area. Planning Commission recommended approval of the text amendment to allow for this type of use in the B-5 light industrial district and Common Council approved the text amendment on May 11, 2021.

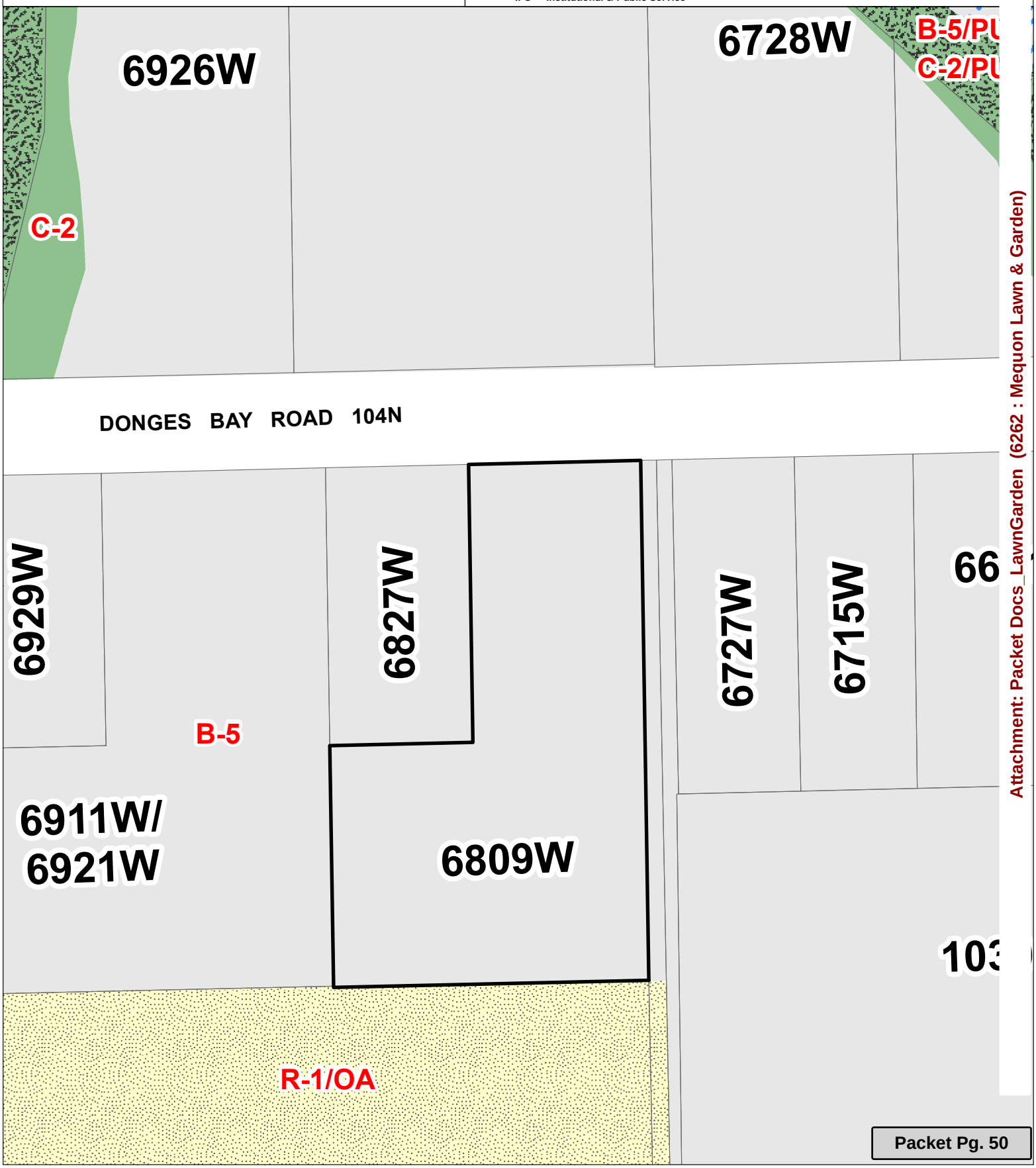
Planning staff recommends **approval** of the conditional use grant based on the following condition(s):

1. The applicant shall submit final floor plans within 60 days of Planning Commission action. Such final floor 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. Outdoor display area is limited to 300 square foot and to the area immediately adjacent to the building. The display area shall be shown on a revised site plan for review and approval by staff prior to recording of the conditional use grant.
3. Outdoor display items shall be permitted only during hours of operation and shall be brought inside each day at the close of business.
4. Any new signage will require sign permit approval and may be subject to Planning Commission approval.
5. The permitted hours of operation shall be from daily from 8:00 AM – 6:00 PM.
6. The landscaping around the north parking stall, in front of the building and around the monument sign shall be properly trimmed within 1 year of the date of recording of the conditional use grant.
7. Landscaping around the base of the monument sign shall be replaced when a new sign permit is issued.
8. Four parking stalls shall be shown on a revised site plan for review and approval by staff prior to recording of the conditional use grant.
9. Four parking stalls shall be constructed in the rear of the site no later than 90 days from the date of recording of the conditional use grant.

Attachments:
Packet Docs_LawnGarden (PDF)

Mequon Lawn & Garden

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



Attachment: Packet Docs_LawnGarden (6262 : Mequon Lawn & Garden)

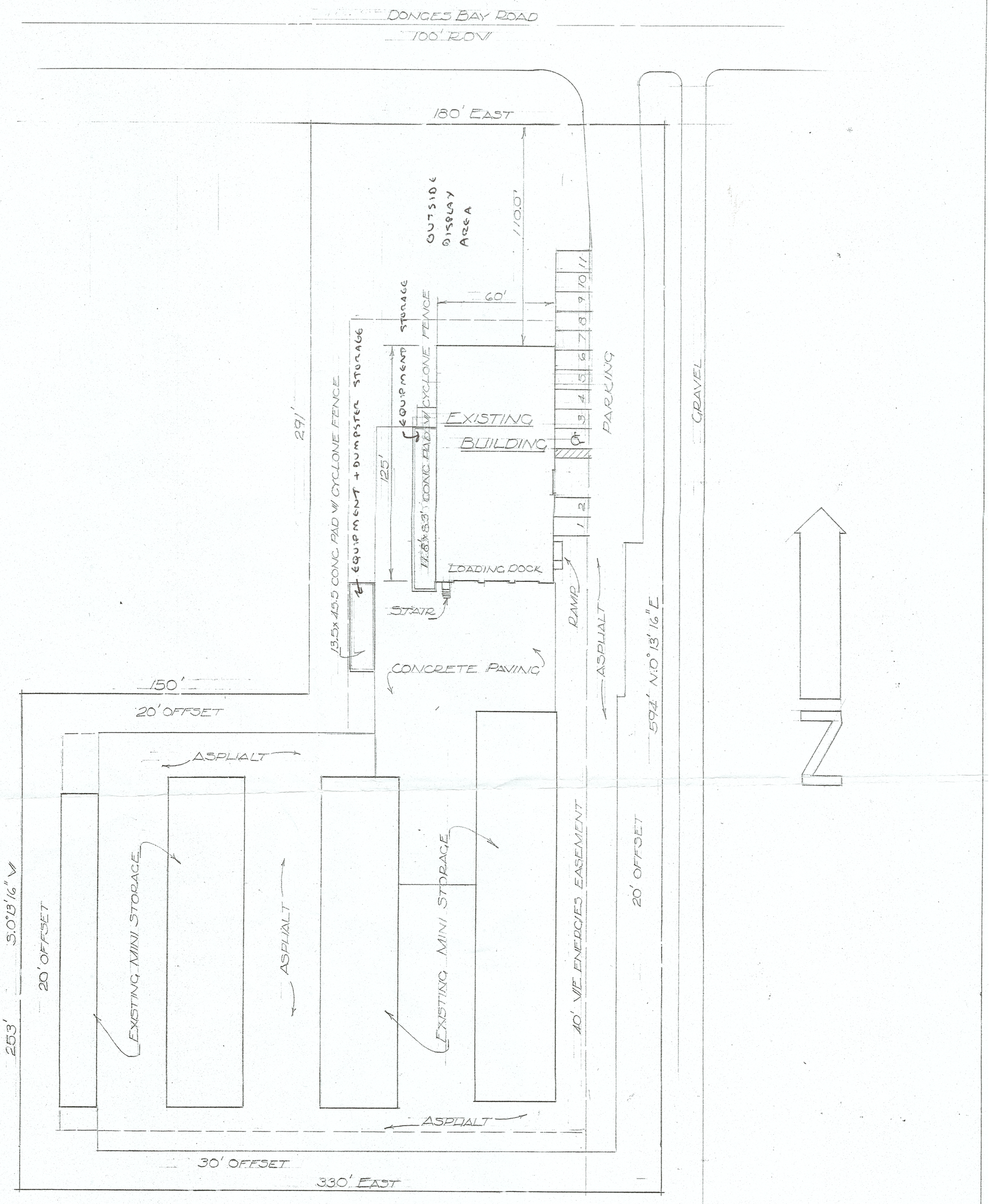
Pa Phouala and Jac,

I am applying for a conditional use grant for Mequon Lawn & Garden to relocate and lease property at 6809 w Donges Bay Rd. The building is 7,500 sq ft and I am looking to take occupancy July 2021. Our business sells, rents and services various brands of outdoor power equipment. We have a service truck and trail for equipment pickup and delivery. Our hours of operation are Monday-Friday 8:00-5:30 and Saturday 8:00-2:00 closed on Sunday. We currently employ 3 full time employees and 1 part time employee. I will be leasing the building at 6809 w Donges Bay Rd and am not looking to make any changes to the building. I would like to request the ability to display 3-4 lawn mowers outside on the front lawn during posted business hours. Also propane tank filling may be added at a future date with proper permits. After occupancy the sign will be updated though the proper procedure and permits. If any further information is needed please email me or call me at 262-241-4120.

Thanks

Heath Rausch
Mequon Lawn & Garden

Attachment: Packet Docs_LawnGarden (6262 : Mequon Lawn & Garden)

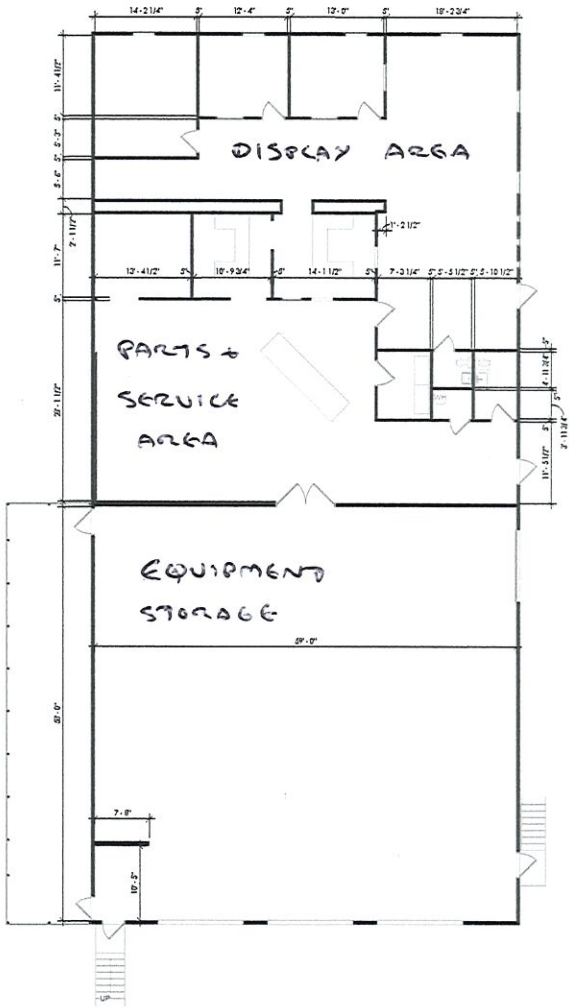


SITE PLAN

SCALE 1" = 40'

6809 W. DONGES BAY RD
MEQUON WI

Attachment: Packet Docs_LawnGarden (6262 : Mequon Lawn & Garden)



1 CONSTRUCTION PLAN - 1ST FLOOR
SCALE 1/8" = 1'-0"

ISSUANCE DATE: 03/09/2021

Investment Real Estate Specialists, LLC

MEQUON STORAGE

6809 W. DONGES BAY ROAD

STEPHEN PERRY SMITH ARCHITECTS, INC.

Attachment: Packet Docs_LawnGarden (6262 : Mequon Lawn & Garden)

EXHIBIT A – Staff Recommendation





Attachment: Packet Docs_LawnGarden (6262 : Mequon Lawn & Garden)



Attachment: Packet Docs_LawnGarden (6262 : Mequon Lawn & Garden)

PARKING CALCULATION FOR MEQUON LAWN & GARDEN

PARKING REQUIREMENT	
Use	Mequon Lawn & Garden
Parking Requirement	*One space per 200 square feet of gross leasable space and one space per employee*

PROPOSED OUTDOOR POWER EQUIPMENT STORE	
Total square footage	7,500 square feet (3,000 feet retail and service area)
Max. employees on one shift	4 employees
Parking Required	42 stalls

PARKING CALCULATION	
Parking Required Per Code based on full 7,500 SF	**42 stalls**
Parking Required Based on Partial SF (3,000 SF)	**19 stalls**
Parking Required per Applicant	**14 stalls**
Parking on Site	**12 stalls**
Code Compliance	Staff recommends construction of 4 stalls in the rear for a total of **16 stalls on site**. A parking waiver is required.

Attachment: Packet Docs_LawnGarden (6262 : Mequon Lawn & Garden)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 24th day of May, 2021 by and between Donges Bay Mini Storage, LLC, owner of the property located at 6809 W Donges Bay 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 34, Range 21 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.:
140340500100

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 outdoor power equipment store.

GRANTED by action of the Planning Commission of the City of Mequon this 24th day of May 2021.

_____
John Wirth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2021, the above named John Wirth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2021, 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_LawnGarden (6262 : Mequon Lawn & Garden)

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: Monday-Sunday 8:00 AM –6:00 PM. Hours and days may vary depending on client demand.

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

   c. Water supply requirements:

      Public

   d. Provisions for sewage disposal:

      Public

   e. Other:

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

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

10. **Conditions of the Structures:**

   a. Site Plan: Exhibit B
   b. Landscaping Plan: N/A
   c. Elevations: As on file with Community Development Department, City of Mequon
   d. Signs: As on file with Community Development Department, City of Mequon
   e. Floor Plan: Exhibit C
   f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
   g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
   h. The building shall comply with the building code.

Attachment: Packet Docs_LawnGarden (6262 : Mequon Lawn & Garden)

11. **Conditions on the site:**

a. Street access (number, location, design): As per attached Exhibit A

b. Off-Street Parking (location and design including screening thereof): As on file with Community Development Department, City of Mequon

c. Outside storage of materials, products or refuse (location and screening thereof): As on file with Community Development Department, City of Mequon

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

e. Other:

1. The applicant shall submit final floor plans within 60 days of Planning Commission action. Such final floor 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. Outdoor display area is limited to 300 square foot and to the area immediately adjacent to the building. The display area shall be shown on a revised site plan for review and approval by staff prior to recording of the conditional use grant.
3. Outdoor display items shall be permitted only during hours of operation and shall be brought inside each day at the close of business.
4. Any new signage will require sign permit approval and may be subject to Planning Commission approval.
5. The permitted hours of operation shall be from daily from 8:00 AM – 6:00 PM.
6. The landscaping around the north parking stall, in front of the building and around the monument sign shall be properly trimmed within 1 year of the date of recording of the conditional use grant.
7. Landscaping around the base of the monument sign shall be replaced when a new sign permit is issued.
8. Four parking stalls shall be shown on a revised site plan for review and approval by staff prior to recording of the conditional use grant.
9. Four parking stalls shall be constructed in the rear of the site no later than 90 days from the date of recording of the conditional use grant.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2021, 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 _____, 2021

Document drafted by: The City of Mequon, Wisconsin

Attachment: Packet Docs_LawnGarden (6262 : Mequon Lawn & Garden)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **May 24, 2021**

SUBJECT: **Curt & Tammy Trau. The applicant is seeking conditional use grant approval to allow for a 1,278 sq. ft. detached guest house for the property located at 13071 N. West Shoreland Drive**

Applicant:	Curt & Tammy Trau
Status of Applicant:	Owner
Requested:	Conditional Use Grant
Existing Use:	R-1 (Suburban Residential) OA (Agricultural Overlay) C-2 (General Conservancy)
Land Use Plan:	Residential 5-Acres
Lot size:	20.73 acres
Location:	13071 N. West Shoreland Drive
Tax Key:	#14-012-03-002.00
District:	#1

Background:
The applicant requests a conditional use grant for a 1,278 square foot guesthouse at 13071 N West Shoreland Drive. The 20.7-acre property is zoned R-1 (5 acre minimum)/OA (agricultural overlay). Guesthouses are allowed as a conditional use in the R-1 zoning district. Guesthouse is defined living quarters being within a detached accessory building which is located on the same lot with the principal residential structure and is intended for use by temporary guests of the residents and shall have no kitchen facilities and not be rented or otherwise used a separate dwelling.

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.

There are no public health or safety issues with the building. The proposed guesthouse has a living space and two bathrooms. No kitchen is proposed which meets the zoning requirements for a detached guesthouse. The guesthouse will not be rented or otherwise used as a separate dwelling.

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

The use of the property for income generation is prohibited per the Zoning Code. The proposed use should not have any impact on the value of surrounding properties since it currently exists as a single-family dwelling.

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

The parcel is zoned R-1/OA and is 20.7 acres. The proposed guest house meets the lot coverage and setback and offset requirements of the R-1 zoning district. A condition of approval requires any future land division to comply with the lot coverage and setback and offset requirements or the removal of the guest house if necessary to comply.

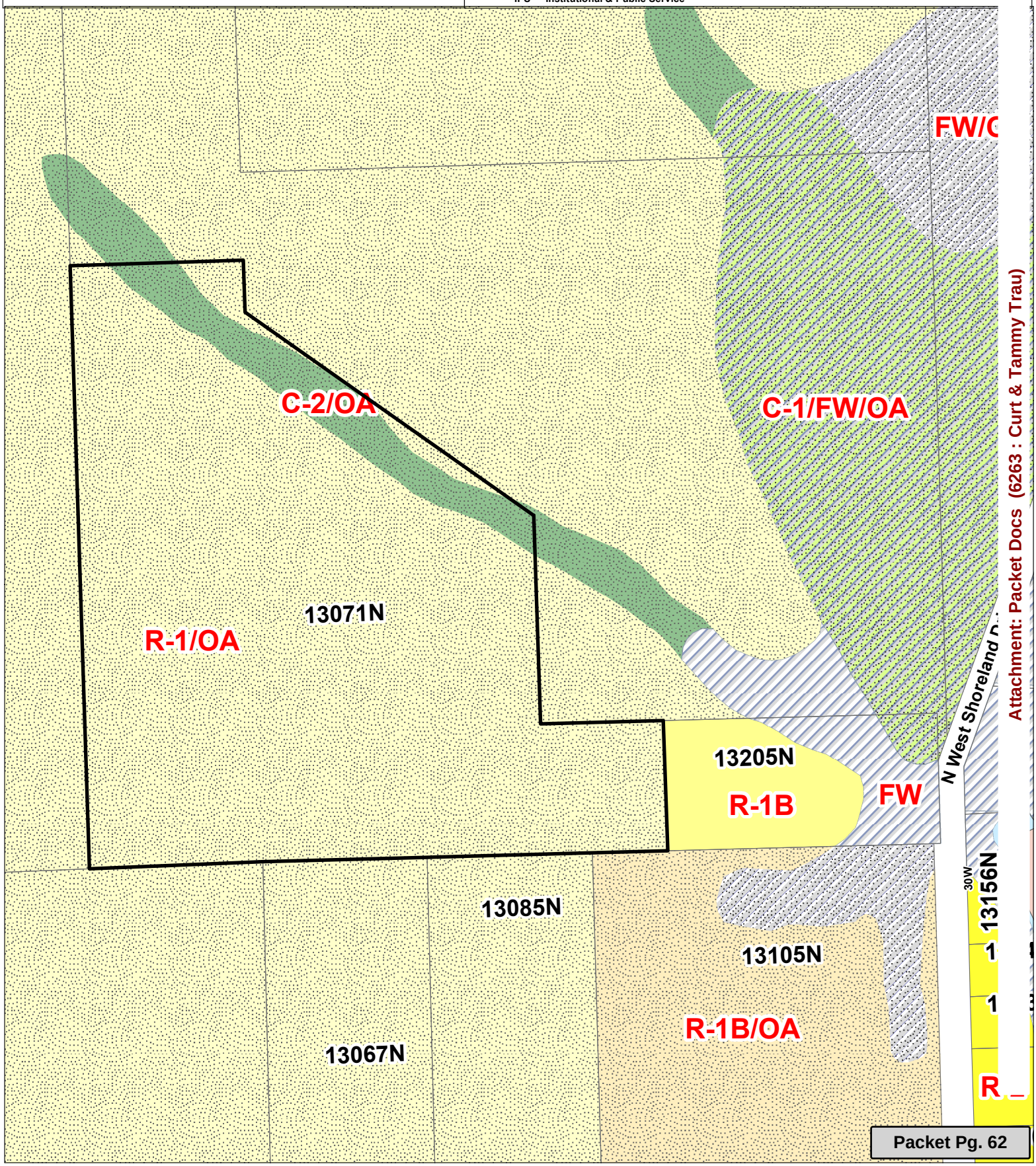
Staff Recommendation:
Planning staff recommends **approval** of the conditional use grant based on the following condition(s):

1. The applicant shall submit final floor plans within 60 days of Planning Commission action. Such final floor 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. Any changes to the terms of this Conditional Use Permit shall require the approval of the Planning Commission.
3. The guesthouse shall be located on the same lot with the principal residential structure. Furthermore, the guesthouse is intended for use by temporary guests of the residents and shall have no kitchen facilities and not be rented or otherwise used as a separate dwelling.
4. Any future land division shall comply with the lot coverage and setback and offset requirements of the R-1 zoning district or the removal of the guesthouse is required.

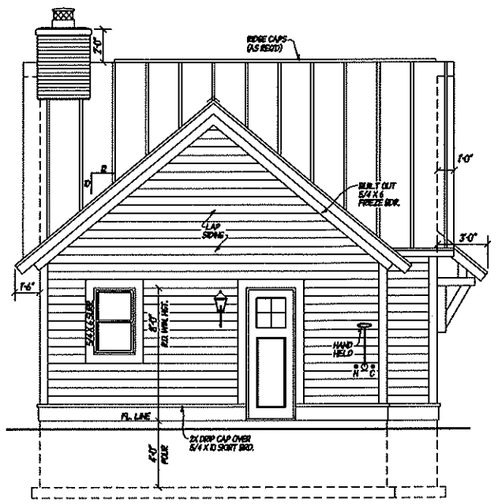
Attachments:
Packet Docs (PDF)

Curt & Tammy Trau

AC	Arrival Corridor
A-1	Agricultural Preserve
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B-3	Office & Service Business
B-4	Business Park
B-5	Light Industrial
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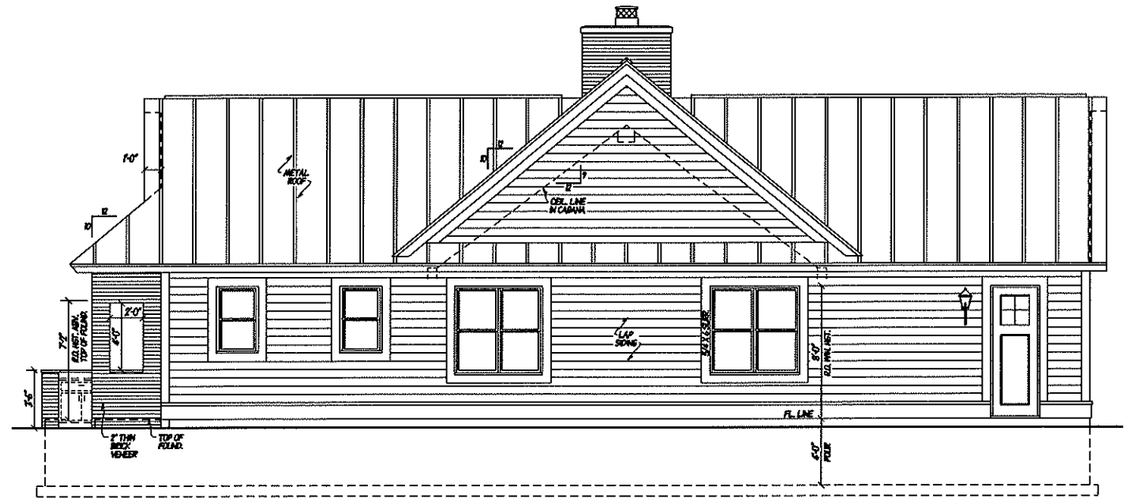


Attachment: Packet Docs (6263 : Curt & Tammy Trau)



LEFT ELEVATION

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



REAR ELEVATION

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

NOTE:

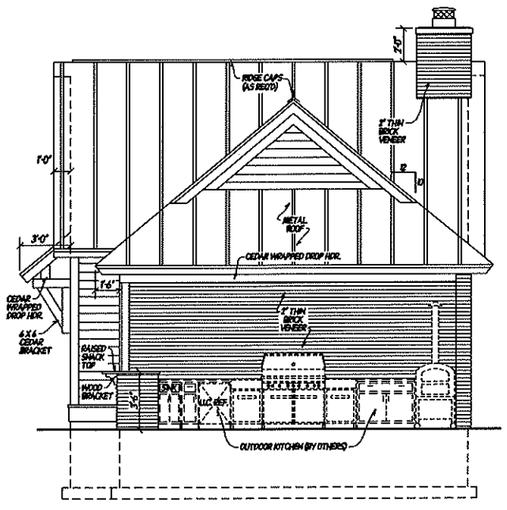
- ALL EXTERIOR DETAILS & MATERIALS TO MATCH EXIST. HOUSE ON SITE

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- ALL LAP SIDING TO BE CEMENT BRD., 6" TO WEATHER, W/ 5/4 X 6 CONR. BRDS.
- ALL TRIM BRDS. TO BE COMPOSITE
- ALL ROOFS TO BE METAL
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE 1/2 T1-11.
- OWNER TO SUPPLY ALL EXT. LT. FIXTURES

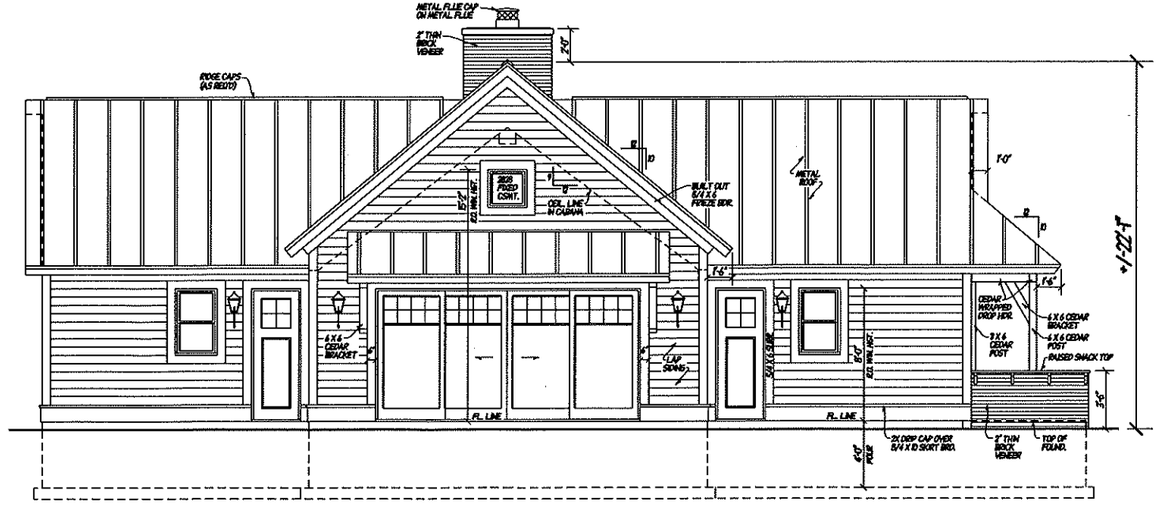
CONC. FTG. DEPTH NOTE:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.



RIGHT ELEVATION

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



FRONT ELEVATION

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

BUILDER
GM BUILDING & REMODELING
(BEES HVAC)
PHONE: (262) 894-4553

OWNER & PROJECT LOCATION
MR. & MRS. CURT & TAMMY TRAU
6001 NW SHORELAND DR.
WEGGEL, WI 53177

COMPLETION DATE: FINAL-1 12/1/20 (ADS-55)
REVISIONS: FINAL-2 4-7-21 (ADS-65)

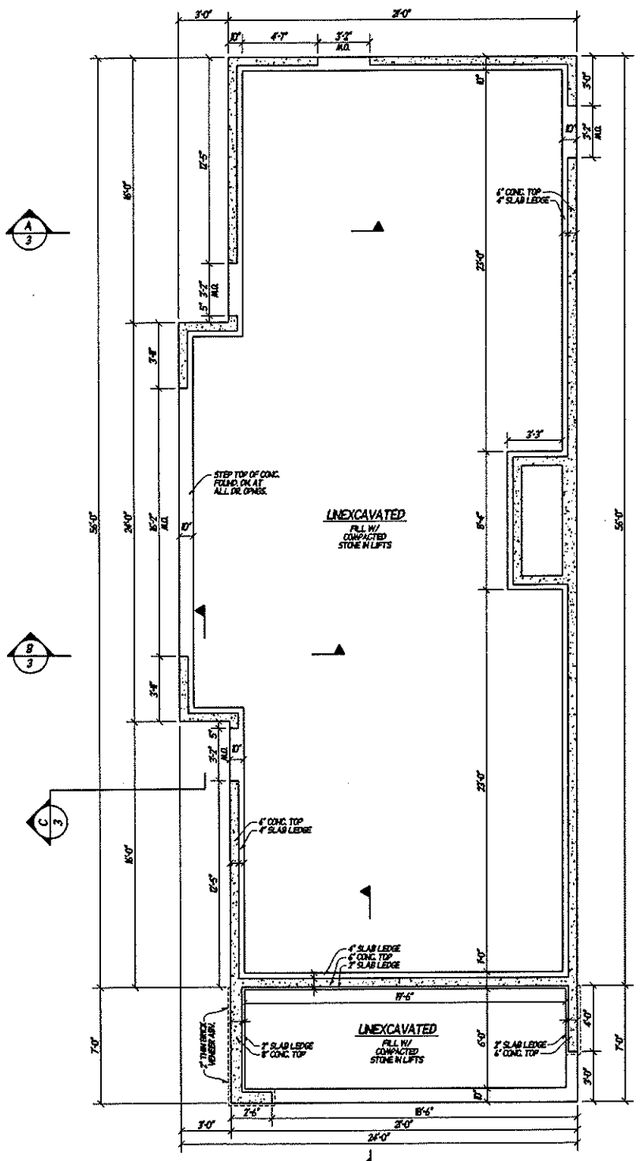
DESIGNED BY: R. TOM
DRAWN BY: ALW.
CHECKED: R. TOM

ARCHITECTURAL DEVELOPMENT SERVICES INC.
ADS
www.architecturaldevelopmentservices.com
1561 NORTH SUNNY SLOPE RD. STE 259
BROOKFIELD, WI. 53005
(262) 787 - 1701

JOB NUMBER
162520-D

SHEET NO.
1 OF 3

Attachment: Packet Docs (6263 : Curt & Tammy Trau)



FOUNDATION PLAN

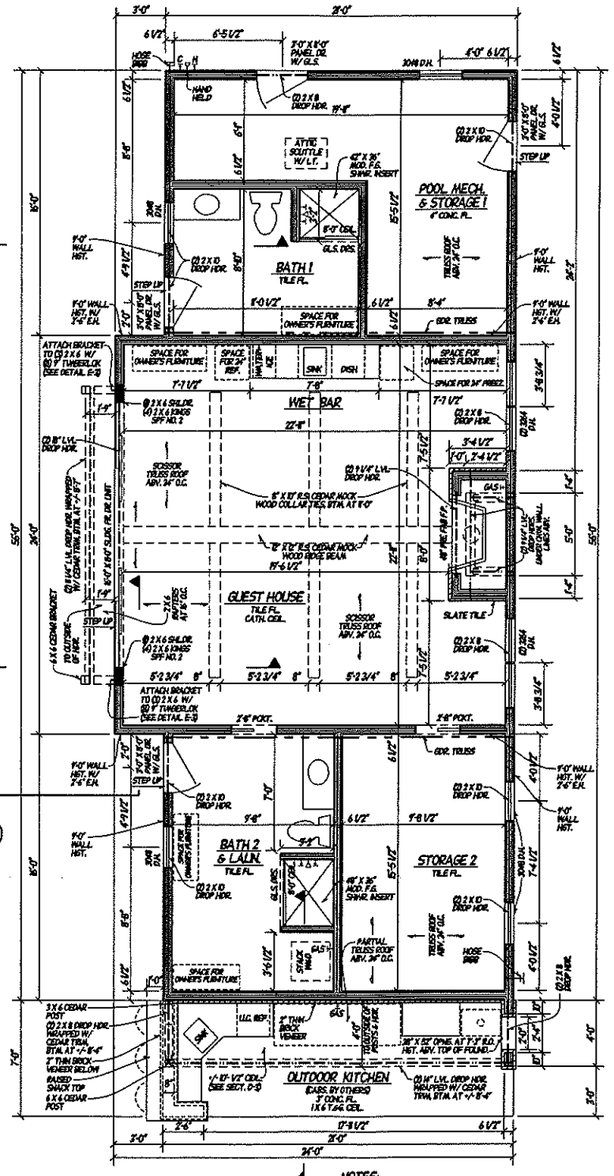
SCALE: 1/4"=1'-0"

NOTES:

- 4'-0" POURED CONC. FOUND. WALLS W/ STEEL REBAR.

CONC. FTG. DEPTH NOTE:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.



FIRST FLOOR PLAN

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

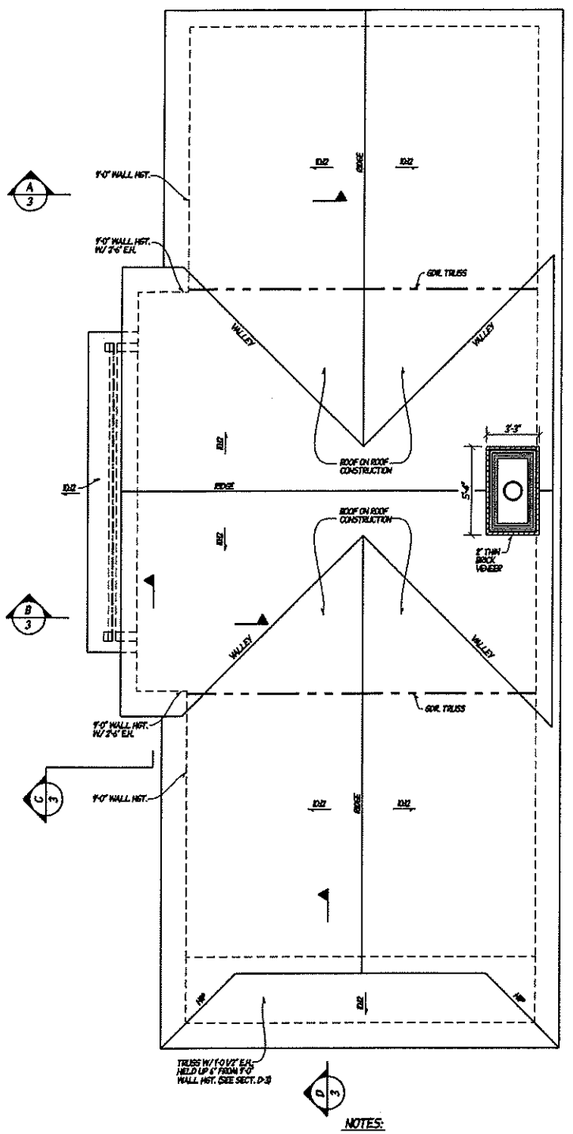
FINISHED LIVING AREA:	863 SQ.FT.
POOL MECH & STORAGE 1:	128 SQ.FT.
STORAGE 2:	164 SQ.FT.
OUTDOOR KITCHEN:	141 SQ.FT.
BUILDING FOOTPRINT:	1395 SQ.FT.

INTERIOR NOTES:

- INTERIOR TRIM TO BE 1 X 4 ROUGH SAWN CEDAR (UNFINISHED)
- ALL TILE FLOORS TO HAVE TILE BASE USING SAME TILE AS FLOOR (NO BULL NOSE FINISH)
- CABINETS TO BE STAINED ALDER W/ FLAT PANEL DRS.

NOTES:

- 9'-0" FIRST FL. WALL HGT.
- WIN. NOTES:
  - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES). 8'-0" R.O. WIN. HGT., EXCEPT WHERE NOTED.
  - ALL WIN. & DR. R.O. HGT'S. ARE +/-. VERIFY ACTUAL R.O. HGT'S. W/ WIN. & DR. MANUF., ADJ. AS REQUIRED SO WIN. & DR. R.O. HGT'S. MATCH.
- ALL INT. DOORS TO BE 8'-0" TALL FLAT 2 PANEL ALDER
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- ALL FINISHED LIVING AREAS TO HAVE 4" CONC. FL. W/ WIRE MESH & HYDRONIC
- OWNER TO SUPPLY ALL APPLIANCES
- OWNER TO SUPPLY ALL EXT. LT. FIXTURES



ROOF PLAN

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

NOTES:

- 9'-0" FIRST FL. WALL HGT., EXCEPT WHERE NOTED.
- TRUSS ROOF AT 24" O.C. W/ METAL TIE DOWNS. ENTIRE HOUSE FINAL DESIGN AND LAYOUT BY TRUSS MANUFACTURER.
- 18" ENERGY HEEL ON ALL TRUSSES, EXCEPT WHERE NOTED.
- ALL ROOF PITCHES AS NOTED ON PLAN.
- INSTALL RIDGE VENTS AS REQ'D.
- INSTALL ICE & WATER SHIELD MEMBRANE AT ALL VALLEYS & DRIP EDGES.
- ALL ROOFS TO BE METAL

BUILDER
GM BUILDING & REMODELING
GREG MAMACI
PHONE: (262) 894-4683

OWNER & PROJECT LOCATION
MR. & MRS. CURT & TAMMY TRAU
6011 HWY SHORELAND DR.
MEQUON, WI 53097

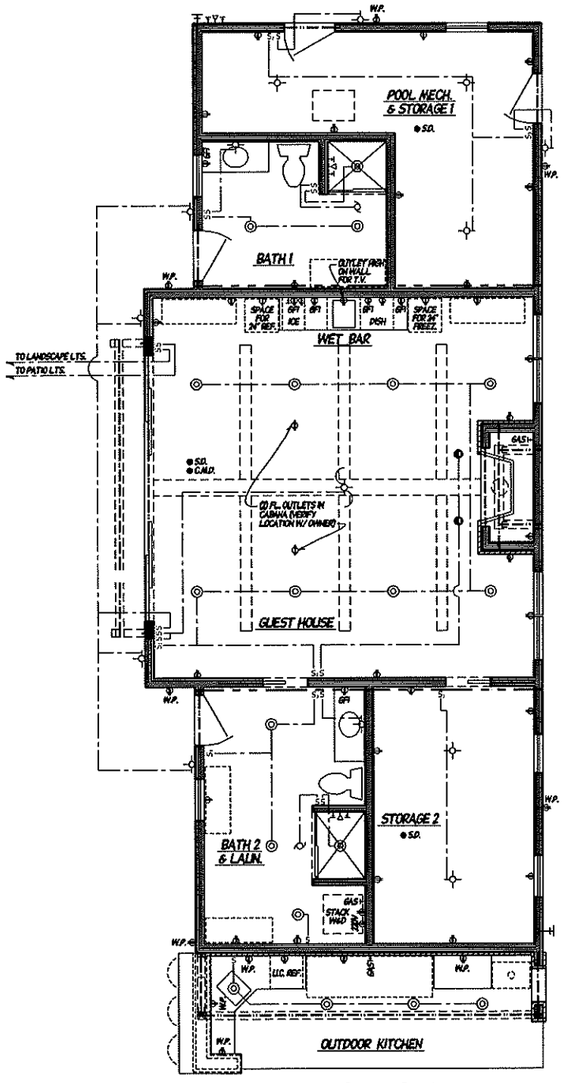
ADS ARCHITECTURAL DEVELOPMENT SERVICES INC.
159 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
www.architecturaldevelopmentservices.com
(262) 797 - 1701

DESIGNED BY	E. TOM
DRAWN BY	ALJV
CHECKED	E. TOM
COMPLETION DATE	FINAL-1 07/20 (ADS-F5)
REVISIONS	FINAL-2 4-7-8 (ADS-F5)

JOB NUMBER
162520-D

SHEET NO.
2 OF 3

Attachment: Packet Docs (6263 : Curt & Tammy Trau)



ELECTRICAL FIRST FLOOR PLAN

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

S	STANDARD SWITCH
S3	3 - WAY SWITCH
S4	4 - WAY SWITCH
⏚	STANDARD OUTLET
⏚ 220	220 VOLT OUTLET
⏚ GFI	GFCI PROTECTED OUTLET
⏚ W.P.	WEATHER PROTECTED OUTLET
●	SPECIAL APPLIANCE CONNECTION
●DISP.	SINK DISPOSAL
●S.D.	SMOKE DETECTOR
●C.M.D.	CARBON MONOXIDE DETECTOR
	HANGING / CEIL. MOUNTED LIGHT FIXTURE
	WALL SCONCE
	RECESSED CAN LIGHT

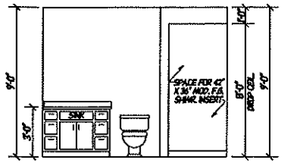
	EYEBALL LIGHT
	LIGHT UNDER UPPER CABINET
	PENDANT LIGHT
	CHANDELIER
	PADDLE FAN W/ LIGHT
	PADDLE FAN
	VENT FAN (DUCT OUT)
	LT. W/ VENT FAN (DUCT OUT)
TO U.C. LTS.	TO LIGHTS UNDER UPPER CABINETS
TO OUTLETS	TO ALL OUTLETS IN ROOM. TOP OUTLET SWITCHED ONLY

ELECTRICAL DISCLAIMER:

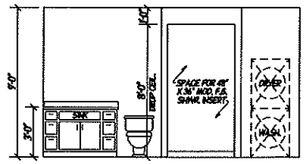
ELECTRICAL PLAN IS FOR PRELIMINARY DESIGN PURPOSES ONLY. ELECTRICAL CONTRACTOR IS TO REVIEW & MAKE MODIFICATIONS AS REQUIRED FOR ELECTRICAL CODE COMPLIANCE.

ALL ELECTRICAL TO BE VERIFIED IN FIELD WITH OWNERS PRIOR TO INSTALLATION

OWNER TO SUPPLY ALL EXT. L.T. FIXTURES



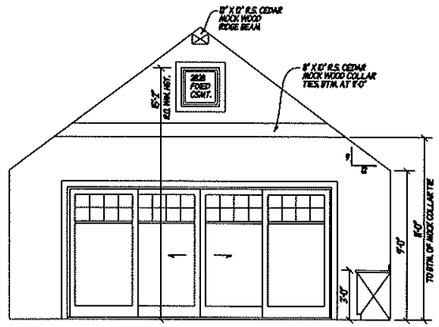
BATH 1



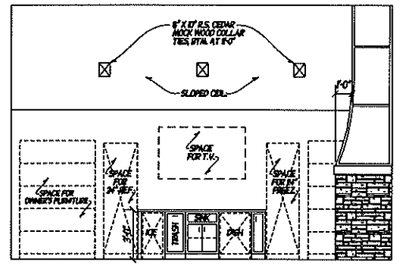
BATH 2

INTERIOR NOTES:

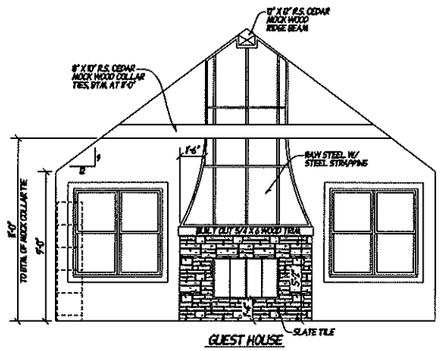
- INTERIOR TRIM TO BE 1 X 4 ROUGH SAWN CEDAR (UNFINISHED)
- ALL TILE FLOORS TO HAVE TILE BASE USING SAME TILE AS FLOOR (NO BULL NOSE FINISH)
- CABINETS TO BE STAINED ALDER W/ FLAT PANEL DRS.
- ALL INT. DOORS TO BE 6'-0" TALL FLAT 2 PANEL ALDER



GUEST HOUSE



WET BAR



GUEST HOUSE

CABINET DETAILS & WALL ELEVATIONS

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

NOTE:

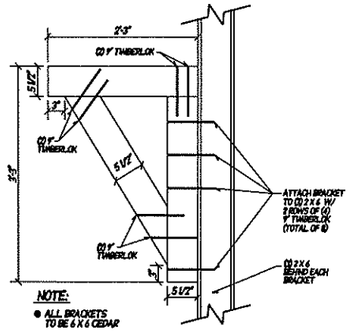
- ALL EXTERIOR DETAILS & MATERIALS TO MATCH EXIST. HOUSE ON SITE

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- ALL LAP SIDING TO BE CEMENT BRD., 6" TO WEATHER, W/ 5/4 X 6 CONC BRDS.
- ALL TRIM BRDS. TO BE COMPOSITE
- ALL ROOFS TO BE METAL.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL EXTERIOR CEILINGS TO BE 5/8 T+G.
- OWNER TO SUPPLY ALL EXT. L.T. FIXTURES

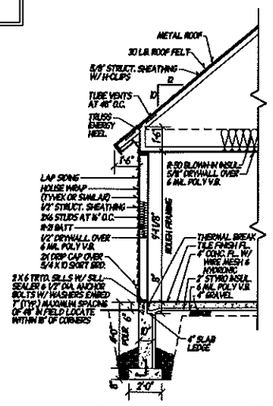
CONC. FTG. DEPTH NOTE:

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.



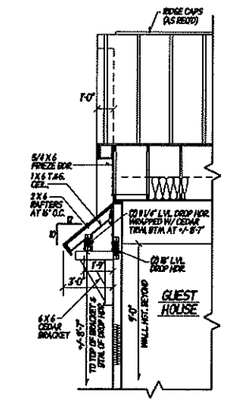
SECTION E 3

SCALE: 1"=1'-0"



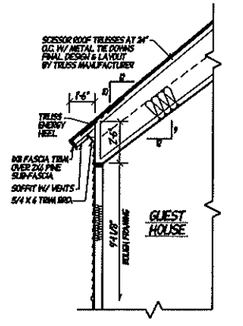
SECTION A 3

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



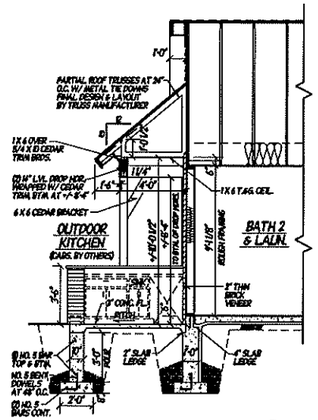
SECTION B 3

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



SECTION C 3

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



SECTION D 3

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

BUILDER
GM BUILDING & REMODELING
REED MAHLKO
PHONE (920) 884-4455

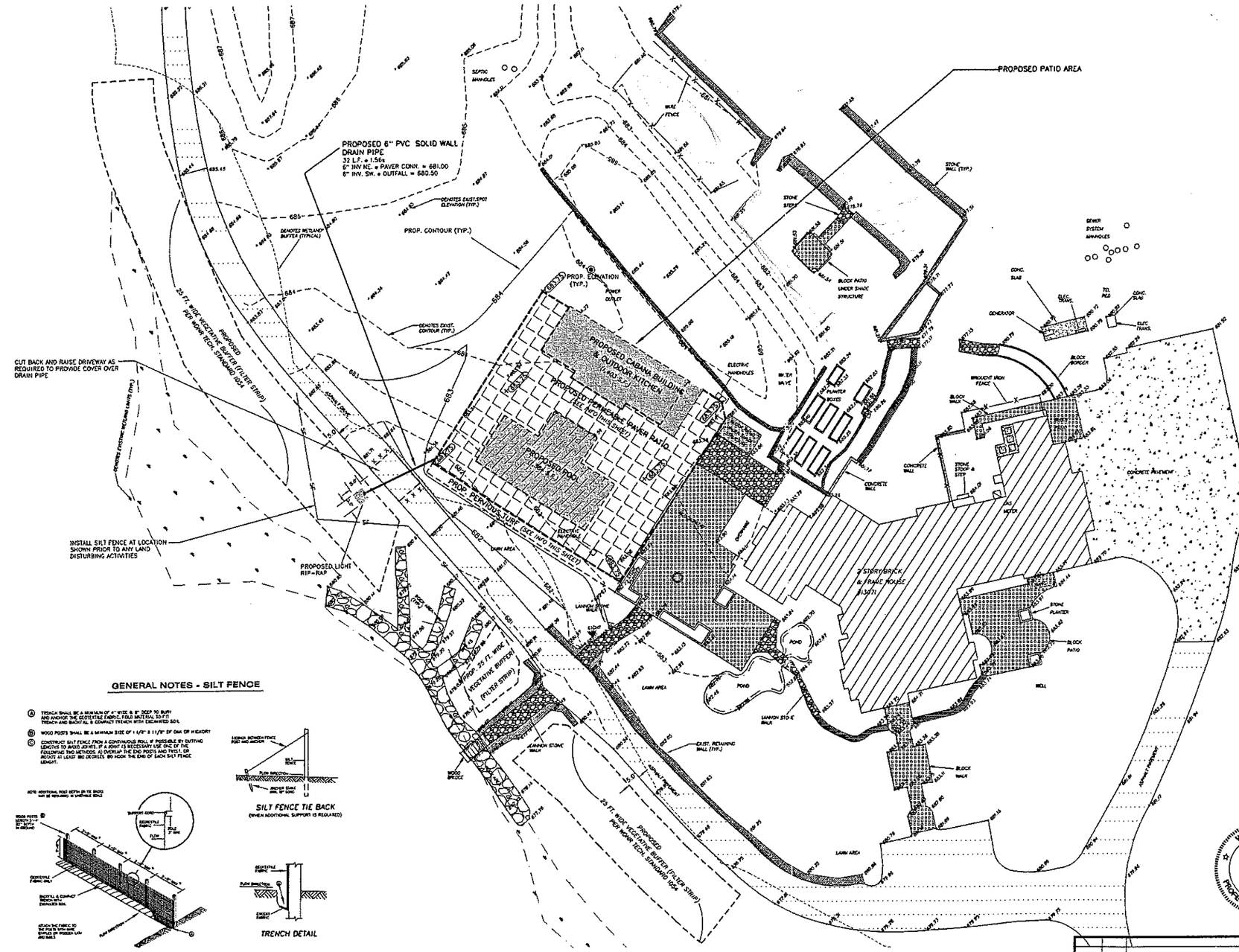
OWNER & PROJECT LOCATION:
MR. & MRS. CURT & TAMMY TRAU
EXIT 147 SHORELAND DR.
MEDEON, WI 53597

ARCHITECTURAL DEVELOPMENT SERVICES INC.
ADS
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787 - 1701
www.architecturaldevelopmentservices.com

DESIGNED BY	B. TOM
COMPLETION DATE	FINAL1 07/20 (MDS#)
REVISIONS	FINAL2 4-22 (MDS#)
DRAWN BY	ALV.
CHECKED	B. TOM
JOB NUMBER	162520-D
SHEET NO.	3 OF 3

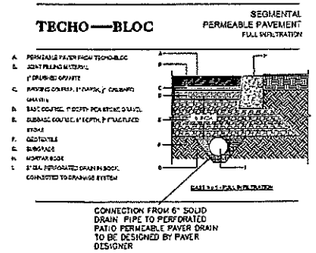
THESE CODE EXCEPTIONS ARE AS MENTIONED ON THE PLANS, NOTES, DETAILS, SCHEDULES, ETC. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY BEAR THE SEAL OF THE STATE OF WISCONSIN. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY BEAR THE SEAL OF THE STATE OF WISCONSIN. ANY USE OF THESE PLANS FOR CONSTRUCTION WITHOUT THE SEAL OF THE STATE OF WISCONSIN IS A VIOLATION OF THE LAW. ALL RIGHTS RESERVED. COPYRIGHT © 2020 ADS

Attachment: Packet Docs (6263 : Curt & Tammy Trau)



PROPOSED PERMEABLE PAVER PATIO:

- "BLU 60" PATIO SLAB BY TECHNO-BLOC (SEE BELOW)
- PAVER DRAINAGE TO BE DESIGNED & SPECIFIED BY OTHERS



PROPOSED PERVIOUS TURF:

- "NATURAL 74" BY PERFECT TURF W/ PERFORATIONS 2"x4" ON CENTER
- TO BE DESIGNED & SPECIFIED BY OTHERS

PROPOSED PATIO IMPERVIOUS CALCULATIONS

- POOL = 1,384 S.F. NEW IMPERVIOUS
- CABANA/KITCHEN = 1,403 S.F. NEW IMPERVIOUS
- PERMEABLE PAVER PATIO = 4,605 S.F. NEW NON-IMPERVIOUS
- PERVIOUS TURF 405 S.F. NEW NON-IMPERVIOUS

2,787 S.F. OF NEW IMPERVIOUS AREA, THEREFORE GREEN INFRASTRUCTURE PLAN IS NOT REQUIRED.

SCALE 1" = 20'

DIGGERS HOTLINE
Call 811 or Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com
Know what's below. Call before you dig.

CERTAIN UNDERGROUND STRUCTURES HAVE BEEN LOCATED ON THE DRAWING. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND STRUCTURES, WHETHER SHOWN ON THE DRAWING OR NOT.

JAMES W. HENSEL E-20631 GREENDALE, WI PROFESSIONAL ENGINEER

MARK	DATE	REVISION	BY	APVD

NSE NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11532 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-3337
www.northshoreengineering.biz

CITY OF MEQUON
OZAUKEE COUNTY WISCONSIN

TRAU RESIDENCE
Proposed Drainage for New Patio Area
13071 N. Shoreland Dr.

DESIGNED: J.W.H.	DRAWN: J.M.B.	CHECKED: J.W.H.	SHEET C1
DATE: 03/12/2021	SCALE: 1"=20'		1
APPROVED:	PROJECT: LS-2612		

Attachment: Packet Docs (6263 : Curt & Tammy Trau)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 24th day of May, 2021 by and between Tammy J Trau Living Trust, owner of the property located at 13071 N West Shoreland Drive, 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 12, Range 21 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.:
140120300200

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 guest house.

GRANTED by action of the Planning Commission of the City of Mequon this 24th day of May 2021.

_____
John Wirth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2021, the above named John Wirth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2021, 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 (6263 : Curt & Tammy Trau)

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: Monday-Sunday 8:00 AM –6:00 PM. Hours and days may vary depending on client demand.

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

   c. Water supply requirements:

      Public

   d. Provisions for sewage disposal:

      Public

   e. Other:

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

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

10. **Conditions of the Structures:**

   a. Site Plan: Exhibit B
   b. Landscaping Plan: N/A
   c. Elevations: As on file with Community Development Department, City of Mequon
   d. Signs: As on file with Community Development Department, City of Mequon
   e. Floor Plan: Exhibit C
   f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
   g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
   h. The building shall comply with the building code.

Attachment: Packet Docs (6263 : Curt & Tammy Trau)

11. **Conditions on the site:**

a. Street access (number, location, design): As per attached Exhibit A

b. Off-Street Parking (location and design including screening thereof): As on file with Community Development Department, City of Mequon

c. Outside storage of materials, products or refuse (location and screening thereof): As on file with Community Development Department, City of Mequon

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

e. Other:

1. The applicant shall submit final floor plans within 60 days of Planning Commission action. Such final floor 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. Any changes to the terms of this Conditional Use Permit shall require the approval of the Planning Commission.
3. The guesthouse shall be located on the same lot with the principal residential structure. Furthermore, the guesthouse is intended for use by temporary guests of the residents and shall have no kitchen facilities and not be rented or otherwise used as a separate dwelling.
4. Any future land division shall comply with the lot coverage and setback and offset requirements of the R-1 zoning district or the removal of the guesthouse is required.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2021, 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 _____, 2021

Document drafted by: The City of Mequon, Wisconsin

Attachment: Packet Docs (6263 : Curt & Tammy Trau)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **May 24, 2021**

SUBJECT: **Pinnacle Engineering Group for Lakeshore Estates. The applicant is seeking preliminary plat and landscape approval to allow for a 9-lot subdivision for the property located at the southwest corner of Lakeshore Drive and Pioneer Road.**

Applicant:	Pinnacle Engineering Group Anthony Zanon
Status of Applicant:	Agent
Requested:	Preliminary Plat
Existing Use:	Vacant
Existing Zoning:	R-1 (5-Acre minimum) OA (Agricultural Overlay)
Existing Land Use Plan:	Residential 5 Acre
Lot size:	72.63 acres
Location:	Southwest corner Pioneer Road and Lake Shore Drive
Tax Key:	#15-005-05-000.00
District;	#5

Background:
The applicant is requesting preliminary plat approval for a 9-lot subdivision development on 72.63 acres of land located southwest of Pioneer Road and Lake Shore Drive. The plat proposes lots ranging from 5.02 to 28.09 acres to be served by private driveways. The lots are consistent with the Land Use Plan designation of 5-acre minimum residential. The property is zoned R-1/OA. The Planning Commission approved a preliminary plat for Lakeshore Estates on January 25, 2021. The only change from the January 25, 2021 approval is that proposed Lot 8 has been combined with previously shown Outlot 1. Per staff discussion with the City Attorney, the preliminary plat was revised and resubmitted for Planning Commission approval.

Preliminary Plat:
The preliminary plat shows a 9-lot development. The only change from the previous approval is that proposed Lot 8 (previously 5 acres) has been combined with previously shown Outlot 1 (23 acres). The preliminary plat now shows a proposed Lot 8 of 28 acres and no Outlot. Lot 8 and Outlot 1 have been combined due to an interested buyer who wishes to maintain the agricultural overlay zoning (OA).

The lots meet the R-1 zoning district requirements which require a 5-acre minimum lot size and 300 feet average minimum lot length and average lot depth requirement. The lots will be served by individual driveways off Pioneer Road and shared driveways off Lake Shore Drive. One lot has proposed access off Shady Lane. City Attorney review and approval of shared driveway easements will be required for the proposed shared driveways.

When reviewing new development proposals, staff evaluates whether there is an opportunity to connect the development to an adjacent parcel. In this case, there is an existing subdivision to the south. However, no new road is proposed for the subdivision so there is no opportunity to connect.

Landscape Plan
Staff recommends a 50-foot landscape easement along Pioneer Road and Lake Shore Drive. Staff previously recommended a cluster of 2-3 trees within the landscape easement for areas that are outside of the wetlands. The proposed landscape plans show a total of 37 trees in clusters along Lake Shore Drive and Pioneer Road. City Attorney review and approval of a landscape easement document is required. A minimum 3" caliper for all proposed deciduous trees is required.

Site Conditions:
City Forester, Mike Gies, visited the site and has no concerns with the proposed development. Proposed Lot 8 has a diverse habitat which includes several specimen trees. A tree preservation easement for this area on Lot 8 is required along with the necessary documentation to be recorded with the Register of Deeds. The site does contain several wetlands. See Engineering comments below regarding the wetlands on site.

Engineering Report:
Kristen Lundeen, Director of Public Works/City Engineer, has reviewed the application and has the following comments:

The proposed preliminary plat includes the dedication of right-of-way along Pioneer Road to Ozaukee County and along Lake Shore Drive to the City of Mequon. Dedication of both is a condition of approval.

Due to the constraints of the land from the wetlands and floodplain, adhering to the proposed driveway location and configuration is imperative. The preliminary plat and subsequently the final plat shall be required to add a note indicating that driveway construction shall adhere to the location and configuration as shown on the final plat, unless otherwise approved by the City Engineer. As two of the driveways access Pioneer Road, which is under the jurisdiction of Ozaukee County, the preliminary and final plat shall also include a note stating that the driveway locations for Lots 8 and 9 are subject to the approval of Ozaukee County.

The existing driveways on Shady Lane are not shown on the preliminary plat. Therefore staff is unable to determine if the proposed driveway location meets the City's minimum separation requirements. The preliminary plat includes a note indicating that the driveway for Lot 1 shall be located to maximize the separation between the driveways for 13940 and 13943 Shady Lane.

Wetlands appear to be present on site and are generally shown on the preliminary plat, but not confirmed with a wetland delineation nor concurred by the WDNR. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources is required prior to final plat. The survey from the wetland delineation, the name of the delineator, the date of delineation, the date of WDNR concurrence and the protective area setback shall be shown on the final plat.

The site is not located within the City's sewer service area, and therefore is not required to connect to public sewer or water. Soil evaluation reports were provided with the application indicating that all of the lots can support mound systems. The building area for Lot 1 is shown within one pocket of buildable area, but the soil boring for the private onsite wastewater

treatment system (POWTS) is shown in a separate location which would require crossing a wetland. To ensure that Lot 1 can be served, prior to final plat the applicant shall obtain POWTS permit for Lot 1, including any applicable wetland fill permitting from the WDNR. Private wells will be required and are regulated by the WDNR.

The land division itself does not propose an increase in impervious surface. However, the combination of home and driveway construction will likely trigger the MMSD requirement for green infrastructure. The developer may consider establishing regional stormwater facilities for the site to address the stormwater requirements. Alternatively, the individual lot owners will be required to provide the green infrastructure with individual home construction prior to the issuance of a building permit. If green infrastructure is required, the buildings permit is also conditioned upon receipt of a stormwater maintenance and easement agreement and a drainage financial guarantee.

There is significant offsite drainage that flows through the center of the site, this drainage is no longer protected within an outlot. If the existing drainageway is not included within the protective area setback required along the wetlands, a separate drainage protection easement area should be recorded.

Since the previous submittal, notes were added to address a number of the conditions of approval.

Staff Recommendation:
Planning staff recommends **approval** of the preliminary plat subject to the following condition(s):

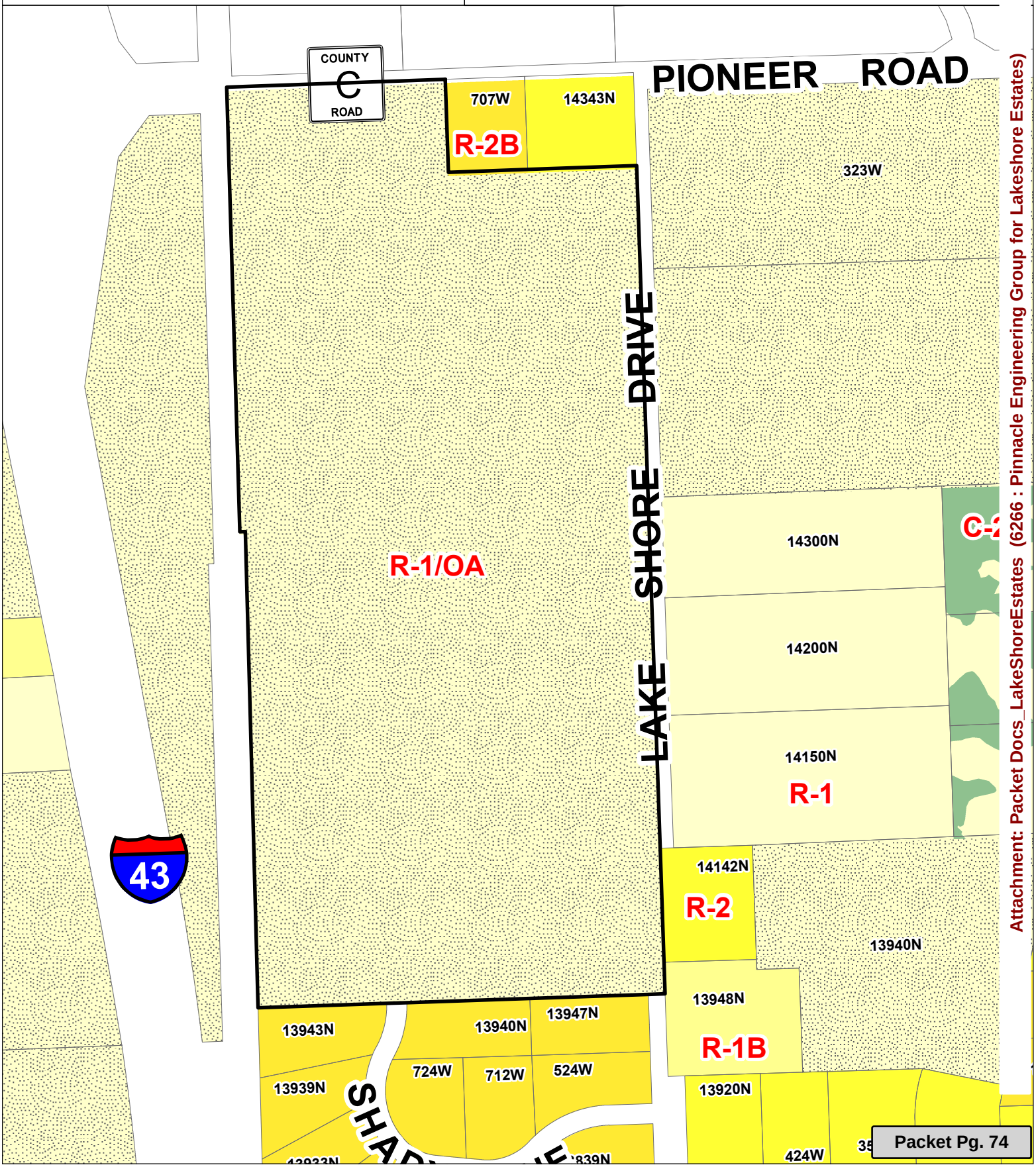
1. Any changes to the preliminary plat related to modifications of the proposed wetland boundary which impact the buildability of the lots will require Planning Commission approval.
2. All buildings shall maintain a minimum building setback of 100’ from the ultimate road right-of-way of any public street, road or highway and a minimum 30’ offset from the side and rear property lines, with increased offsets on lots adjacent to wetlands as required by the Department of Natural Resources (DNR).
3. The development shall comply with preliminary plat and final plat requirements.
4. Architectural design of residential buildings shall comply with the Architectural Board’s publication entitled “Guidelines for Residential Structures” and are subject to the Architectural Review Board.
5. Street lighting, if proposed, is subject to the approval of the Planning Commission and shall be owned and maintained by the Homeowner’s Association.
6. Entryway signage and landscaping is subject to the approval of staff.
7. City Attorney review and approval of shared driveway easements for shared driveways.
8. A tree preservation easement on Lot 8 shall be identified on the plat. The Tree Preservation Easement on Lot 8 should reference a separate easement document to be recorded with the Register of Deeds. City Attorney review and approval of easement is required.
9. Minimum 3” caliper for all proposed deciduous trees shall be installed.
10. A 50-foot landscape easement along Pioneer Road and Lake Shore Drive. The landscape easement should reference a separate easement document to be recorded with the Register of Deeds. City Attorney review and approval of easement is required.
11. The preliminary and final plat document shall include a note that driveway construction shall adhere to the location and configuration as shown on the final plat, unless otherwise approved by the City Engineer.

12. The preliminary and final plat document shall include a note that the driveway locations for Lots 8 and 9 are subject to the approval of Ozaukee County.
13. The preliminary and final plat shall include a note indicating that the driveway for Lot 1 shall be located to maximize the separation between the driveways for 13940 and 13943 Shady Lane.
14. Dedication of right-of-way on Pioneer Road to Ozaukee County and along Lake Shore Drive for the City of Mequon is required at time of final plat.
15. Prior to final plat approval, a POWTS permit for Lot 1, and any applicable wetland fill permitting from the WDNR shall be provided.
16. The applicant shall submit an electronic file for the proposed preliminary plat, updated with the final wetland delineation and protective area designations, in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate System South Zone (NAD 83).
17. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any.
18. Applicant shall provide the wetland delineation report with concurrence by the WDNR and show the survey from the wetland delineation, the name of the delineator, the date of delineation, the date of WDNR concurrence and the protective area setback on the final plat. Per City ordinance, the final plat shall further restrict the protective areas setbacks to natural, vegetated areas of land. If the combination of wetland area and protective setback renders a lot unbuildable, the final plat shall be adjusted to conform with City ordinances.
19. Applicant or individual home builders shall provide wetland fill approval from the WDNR, if filling of the wetlands is proposed.
20. For home/driveway construction that exceeds 5,000 square feet, each individual lot will be required to provide green infrastructure meeting MMSD requirements. Alternatively, the developer could plan for a regional stormwater facility that meets City ordinances and MMSD Chapter 30.
21. If a regional stormwater facility is proposed, then legal documents requiring the Homeowners Association to maintain wetland buffers and stormwater facilities are required and subject to review and approval by City Attorney (none proposed).
22. For home/driveway construction which triggers the MMSD requirement for green infrastructure, each property owner will also be required to provide a stormwater maintenance and easement agreement for the green infrastructure.
23. For home/driveway construction which triggers the MMSD requirement for green infrastructure, each property owner will also be required to provide a drainage financial guarantee. City ordinance 58-677(b) requires 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).
24. If the existing drainageway is not included within the protective area setback required along the wetlands, then a separate drainage protection easement area shall be reviewed and approved by the City Attorney and recorded against each lot.
25. Final legal documents are subject to City Attorney review and approval prior to recording of final plat.

Attachments:
Packet Docs_LakeShoreEstates (PDF)

Lakeshore Estates

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



Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

PINNACLE ENGINEERING GROUP

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MEMORANDUM

To: City of Mequon Plan Commission
Re: Preliminary Plat
Lakeshore Estates
Date: April 19, 2021

This memorandum was prepared to explain why the preliminary plat for Lakeshore Estates is being resubmitted. The preliminary plat was conditionally approved at the January 25, 2021 Plan Commission meeting. Since that time, the developer has a party that is interested in purchasing proposed Lot 8 and proposed Outlot 1 and would like to maintain the agricultural overlay on the properties. To maintain the agricultural overlay, there is a minimum 10-acre lot size requirement. To meet that size requirement, Lot 8 and Outlot 1 will be combined to make one lot that is 28-acres in size. After consulting with City Community Development staff and the City Attorney, it was their opinion that the preliminary plat would need to be revised and resubmitted to show this one large lot versus making this change at the final plat submittal.

In addition to resubmitting the preliminary plat, the overall landscape plan has also been submitted for review. The landscape plan includes proposed trees along North Lake Shore Drive and Pioneer Road to supplement the trees that currently exist along the right-of-ways of these roads.

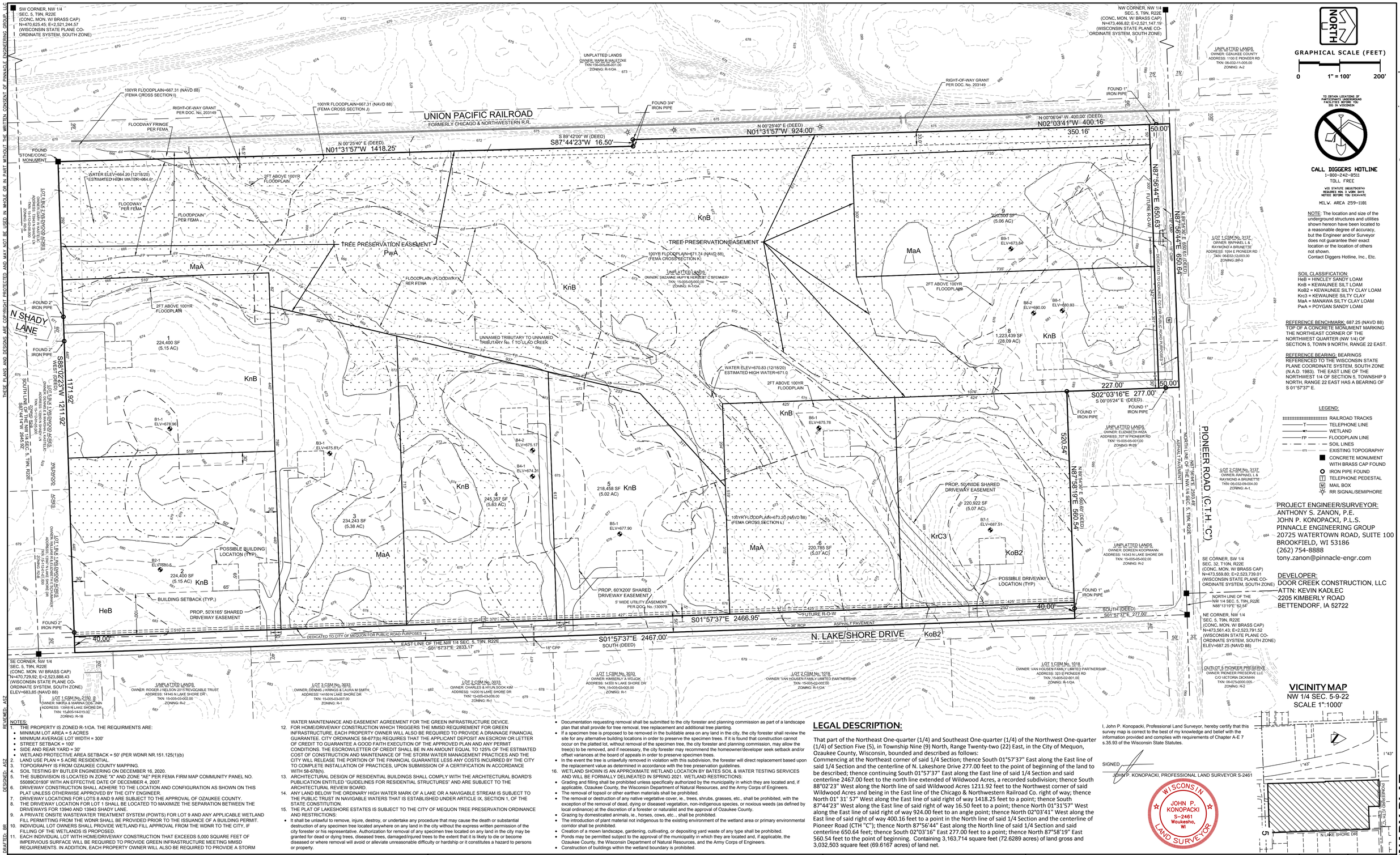
The City preliminary plat review comments dated January 27, 2021 in regard to first submittal have been addressed as noted on the attached letter.

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

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Attachment: Packet Docs. LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

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GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDER ROAD FACILITIES IN WISCONSIN, DIAL 811 IN WISCONSIN.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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

MILW. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

SOIL CLASSIFICATION:
HeB = HINCLEY SANDY LOAM
KnB = KEWAUNEE SILT LOAM
KoB2 = KEWAUNEE SILTY CLAY LOAM
KrC3 = KEWAUNEE SILTY CLAY
MaA = MANAWA SILTY CLAY LOAM
PwA = POYGAN SANDY LOAM

REFERENCE BENCHMARK: 687.25 (NAVD 88) TOP OF A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST.

REFERENCE BEARING: BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (N.A.D. 1983). THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 22 EAST HAS A BEARING OF S 01°57'37" E.

LEGEND:
- RAILROAD TRACKS
- T TELEPHONE LINE
- WETLAND
- FP FLOODPLAIN LINE
- SOIL LINES
- 675 EXISTING TOPOGRAPHY
- CONCRETE MONUMENT WITH BRASS CAP FOUND
- IRON PIPE FOUND
- T TELEPHONE PEDESTAL
- MB MAIL BOX
- RR SIGNAL/SEMIPHORE

PROJECT ENGINEER/SURVEYOR:
ANTHONY S. ZANON, P.E.
JOHN P. KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
tony.zanon@pinnacle-engr.com

DEVELOPER:
DOOR CREEK CONSTRUCTION, LLC
ATTN: KEVIN KADLEC
2205 KIMBERLY ROAD
BETTENDORF, IA 52722

SE CORNER, SW 1/4 SEC. 32, T10N, R22E (CONC, MON. W/ BRASS CAP) N=473,559.80; E=2,523,739.01 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

NORTH LINE OF THE NW 1/4 SEC. 5, T9N, R22E N88°13'19"E 62.54'

NE CORNER, NW 1/4 SEC. 5, T9N, R22E (CONC, MON. W/ BRASS CAP) N=473,561.43; E=2,523,791.52 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE) ELEV=687.25 (NAVD 88)

SE CORNER, NW 1/4 SEC. 5, T9N, R22E (CONC, MON. W/ BRASS CAP) N=470,729.92; E=2,523,888.43 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE) ELEV=683.85 (NAVD 88)

VICINITY MAP
NW 1/4 SEC. 5-9-22
SCALE 1":1000'

NOTES:
1. THE PROPERTY IS ZONED R-1/OA. THE REQUIRMENTS ARE:
   - MINIMUM LOT AREA = 5 ACRES
   - MINIMUM AVERAGE LOT WIDTH = 300'
   - STREET SETBACK = 100'
   - SIDE AND REAR YARD = 30'
   - WETLAND PROTECTIVE AREA SETBACK = 50' (PER WDNR NR.151.125(1)(b)
2. LAND USE PLAN = 5 ACRE RESIDENTIAL.
3. TOPOGRAPHY IS FROM OZAUKEE COUNTY MAPPING.
4. SOIL TESTING BY BUTLER ENGINEERING ON DECEMBER 16, 2020.
5. THE SUBDIVISION IS LOCATED IN ZONE "X" AND ZONE "AE" PER FEMA FIRM MAP COMMUNITY PANEL NO. 55089C0193F WITH AN EFFECTIVE DATE OF DECEMBER 4, 2007.
6. DRIVEWAY CONSTRUCTION SHALL ADHERE TO THE LOCATION AND CONFIGURATION AS SHOWN ON THIS PLAT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
7. DRIVEWAY LOCATIONS FOR LOTS 8 AND 9 ARE SUBJECT TO THE APPROVAL OF OZAUKEE COUNTY.
8. THE DRIVEWAY LOCATION FOR LOT 1 SHALL BE LOCATED TO MAXIMIZE THE SEPARATION BETWEEN THE DRIVEWAYS FOR 13940 AND 13943 SHADY LANE.
9. A PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) FOR LOT 9 AND ANY APPLICABLE WETLAND FILL PERMITTING FROM THE WDNR SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. INDIVIDUAL LOT OWNERS SHALL PROVIDE WETLAND FILL APPROVAL FROM THE WDNR TO THE CITY, IF FILLING OF THE WETLANDS IS PROPOSED.
11. EACH INDIVIDUAL LOT WITH HOME/DRIVEWAY CONSTRUCTION THAT EXCEEDS 5,000 SQUARE FEET OF IMPERVIOUS SURFACE WILL BE REQUIRED TO PROVIDE GREEN INFRASTRUCTURE MEETING MMSD REQUIREMENTS. IN ADDITION, EACH PROPERTY OWNER WILL ALSO BE REQUIRED TO PROVIDE A STORM WATER MAINTENANCE AND EASEMENT AGREEMENT FOR THE GREEN INFRASTRUCTURE DEVICE.
12. FOR HOME/DRIVEWAY CONSTRUCTION WHICH TRIGGERS THE MMSD REQUIREMENT FOR GREEN INFRASTRUCTURE, EACH PROPERTY OWNER WILL ALSO BE REQUIRED TO PROVIDE A DRAINAGE FINANCIAL GUARANTEE. CITY ORDINANCE 58-677(b) REQUIRES THAT THE APPLICANT DEPOSIT AN ESCROW OR LETTER OF CREDIT TO GUARANTEE A GOOD FAITH EXECUTION OF THE APPROVED 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).
13. ARCHITECTURAL DESIGN OF RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE ARCHITECTURAL BOARD'S PUBLICATION ENTITLED "GUIDELINES FOR RESIDENTIAL STRUCTURES" AND ARE SUBJECT TO THE ARCHITECTURAL REVIEW BOARD.
14. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
15. THE PLAT OF LAKESHORE ESTATES IS SUBJECT TO THE CITY OF MEQUON TREE PRESERVATION ORDINANCE AND RESTRICTIONS:
   - It shall be unlawful to remove, injure, destroy, or undertake any procedure that may cause the death or substantial destruction of any specimen tree located anywhere on any land in the city without the express written permission of the city forester or his representative. Authorization for removal of any specimen tree located on any land in the city may be granted for dead or dying trees, diseased trees, damaged/injured trees to the extent that it is likely to die or become diseased or where removal will avoid or alleviate unreasonable difficulty or hardship or it constitutes a hazard to persons or property.
   - Documentation requesting removal shall be submitted to the city forester and planning commission as part of a landscape plan that shall provide for tree removal, tree replacement and additional tree planting.
   - If a specimen tree is proposed to be removed in the buildable area on any land in the city, the city forester shall review the site for any alternative building locations in order to preserve the specimen trees. If it is found that construction cannot occur on the platted lot, without removal of the specimen tree, the city forester and planning commission, may allow the tree(s) to be removed, and if necessary, the city forester may recommend the homeowner/developer seek setback and/or offset variances at the board of appeals in order to preserve specimen trees.
   - In the event the tree is unlawfully removed in violation with this subdivision, the forester will direct replacement based upon the replacement value as determined in accordance with the tree preservation guidelines.
16. WETLAND SHOWN IS AN APPROXIMATE WETLAND LOCATION BY BATES SOIL & WATER TESTING SERVICES AND WILL BE FORMALLY DELINEATED IN SPRING 2021. WETLAND RESTRICTIONS:
   - Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Ozaukee County, the Wisconsin Department of Natural Resources, and the Army Corps of Engineers.
   - The removal of topsoil or other earthen materials shall be prohibited.
   - The removal or destruction of any native vegetative cover, ie., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, dying or diseased vegetation, non-indigenous species, or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of Ozaukee County.
   - Grazing by domesticated animals, ie., horses, cows, etc., shall be prohibited.
   - The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited.
   - Creation of a mown landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited.
   - Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Ozaukee County, the Wisconsin Department of Natural Resources, and the Army Corps of Engineers.
   - Construction of buildings within the wetland boundary is prohibited.

LEGAL DESCRIPTION:

That part of the Northeast One-quarter (1/4) and Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Five (5), in Township Nine (9) North, Range Twenty-two (22) East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:
Commencing at the Northeast corner of said 1/4 Section; thence South 01°57'37" East along the East line of said 1/4 Section and the centerline of N. Lakeshore Drive 277.00 feet to the point of beginning of the land to be described; thence continuing South 01°57'37" East along the East line of said 1/4 Section and said centerline 2467.00 feet to the north line extended of Wildwood Acres, a recorded subdivision; thence South 88°02'23" West along the North line of said Wildwood Acres 1211.92 feet to the Northwest corner of said Wildwood Acres and being in the East line of the Chicago & Northwestern Railroad Co. right of way; thence North 01° 31' 57" West along the East line of said right of way 1418.25 feet to a point; thence South 87°44'23" West along the East line of said right of way 16.50 feet to a point; thence North 01°31'57" West along the East line of said right of way 924.00 feet to an angle point; thence North 02°03'41" West along the East line of said right of way 400.16 feet to a point in the North line of said 1/4 Section and the centerline of Pioneer Road (CTH "C"); thence North 87°58'19" East along the North line of said 1/4 Section and said centerline 650.64 feet; thence South 02°03'16" East 277.00 feet to a point; thence North 87°58'19" East 560.54 feet to the point of beginning. Containing 3,163,714 square feet (72.6289 acres) of land gross and 3,032,503 square feet (69.6167 acres) of land net.

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR

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ENGINEERING | NATURAL RESOURCES | SURVEYING
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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

LAKESHORE ESTATES
NE 1/4 & SE 1/4 OF THE NW 1/4 SECTION 5, T9N, R22E
CITY OF MEQUON, OZAUKEE CO., WISCONSIN

PRELIMINARY PLAT

REVISIONS

1	COMBINE LOT 8 / OUTLOT 1	04/19/21			

PEG JOB No 2170.00-WI | ASZ
PEG PM
START DATE 12-18-20
SCALE 1" = 100'

SHEET C-1 C-1

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

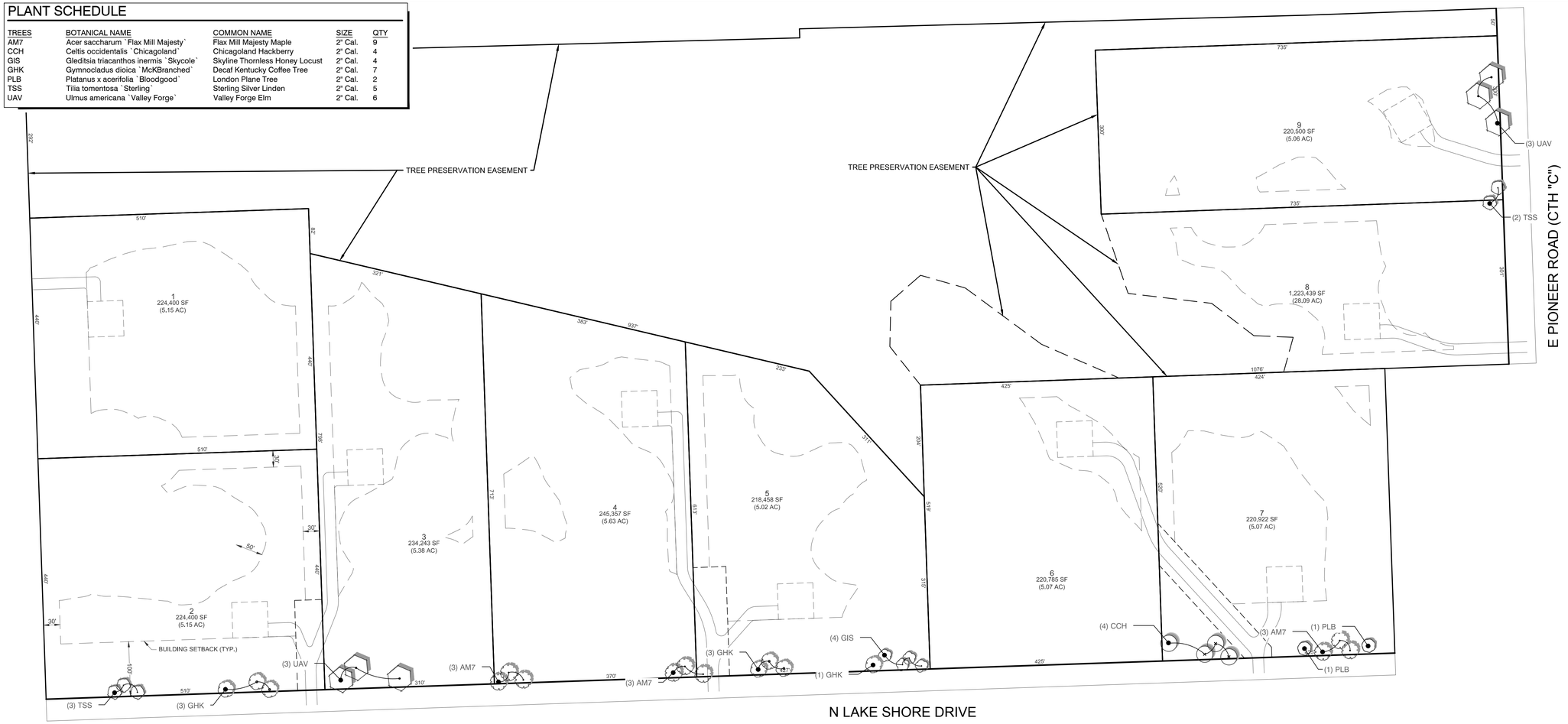
© COPYRIGHT 2016

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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AM7	Acer saccharum `Flax Mill Majesty`	Flax Mill Majesty Maple	2" Cal.	9
CCH	Celtis occidentalis `Chicagoland`	Chicagoland Hackberry	2" Cal.	4
GIS	Gleditsia triacanthos inermis `Skycole`	Skyline Thornless Honey Locust	2" Cal.	4
GHK	Gymnocladus dioica `McKBranched`	Decaf Kentucky Coffee Tree	2" Cal.	7
PLB	Platanus x acerifolia `Bloodgood`	London Plane Tree	2" Cal.	2
TSS	Tilia tomentosa `Sterling`	Sterling Silver Linden	2" Cal.	5
UAV	Ulmus americana `Valley Forge`	Valley Forge Elm	2" Cal.	6

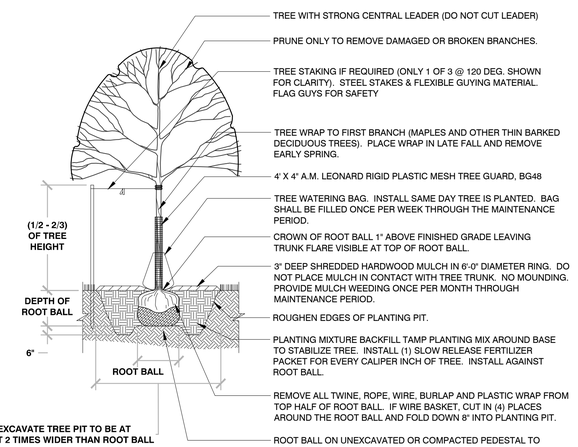


GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. TREES SHALL BE PLANTED USING A PREPARED PLANTING SOIL MIXTURE. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THAT PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE SOIL.
15. WHILE PLANTING TREES, BACKFILL ⅔ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
18. ALL TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
19. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
20. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
21. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
22. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
23. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
24. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
25. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
26. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.



1 TREE PLANTING

1/4" = 1'-0" 329343-01

REVIEWED: ASZ
DESIGNED: DJB
DRAFTED: DJB

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

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE I NATIONWIDE

LAKESHORE ESTATES

NE 1/4 & SE 1/4 OF THE NW 1/4 SECTION 5, T9N, R22E
CITY OF MEQUON, OZAUKEE CO., WISCONSIN

OVERALL LANDSCAPE PLAN

REVISIONS

1	COMBINE LOT 8 / OUTLOT 1	4-19-21	

PEG JOB No. 2170.00-WI
PEG PM: ASZ
START DATE: 12-18-20
SCALE: 1" = 100'

SHEET L-1

L-1

© COPYRIGHT 2016

OVERALL LANDSCAPE PLAN

Z:\PROJECTS\2020\2170.00-WI\CAD\SHEETS\2170.00-WI LANDSCAPE.DWG

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

SHARED DRIVEWAY EASEMENT AGREEMENT

Document Number

Title of Document

THIS SHARED DRIVEWAY EASEMENT AGREEMENT (the "Agreement") is entered into by and between _____ ("Grantor") and _____ ("Grantee") this ____ day of _____, 2021.

R E C I T A L S:

A. Grantor is the owner of certain real property located in Ozaukee County, Wisconsin, as described on the attached Exhibit A and referred to in this Agreement as "Grantor Parcel".

B. Grantee is the owner of certain real property located in Ozaukee County, Wisconsin, as described on the attached Exhibit B and referred to in this Agreement as "Grantee Parcel".

C. Grantor Parcel and Grantee Parcel are immediately adjacent to each other.

D. Grantor wishes to grant Grantee the easements contained and defined herein.

Recording Area

Name and Return Address

Grantor Parcel Identification Number (PIN)

Grantee Parcel Identification Number (PIN)

NOW, THEREFORE, in consideration of the recitals and the mutual promises set forth in this Agreement, the parties hereto agree as follows:

1. Driveway Easement. Grantor hereby grants a non-exclusive, perpetual easement to Grantee, and its respective successors and assigns, for pedestrian and vehicular ingress and egress on and over the Driveway Easement Area, as depicted on Exhibit C, located on the Grantor Parcel ("Driveway Easement").

2. Permitted Users. The owner of the Grantor Parcel, the owner of the Grantee Parcel, their agents, tenants, invitees, contractors and subcontractors are the permitted users of the Driveway Easement ("Permitted Users").

3. Initial Construction Costs. Either the owner of Grantor Parcel or the owner of Grantee Parcel ("Constructing Party") may construct a driveway on and across the Driveway Easement Area to service the Constructing Party's Parcel. Upon the other party ("Non-Constructing Party") commencing construction of any building or driveway on the Non-Constructing Party's Parcel, the Non-Constructing Party shall pay to the Constructing Party one-half (1/2) of the portion of documented costs incurred in the construction of the driveway that are allocable to the driveway that was constructed on and over the Driveway Easement Area ("Driveway Cost"). The Driveway Cost shall be calculated by multiplying (a) the quotient of dividing the surface area of the Driveway Easement Area by the total area of the Constructing Party's driveway, and (b) the total documented costs incurred in the construction of the driveway.

4. Maintenance of Driveway Easement.

a. Initial Maintenance Costs. Prior to the Non-Constructing Party constructing any building or driveway on its Parcel, the Constructing Party shall bear all expenses of maintaining the Driveway Easement Area. Upon the Non-Constructing party constructing a building or driveway on its Parcel, the cost of maintenance shall be borne evenly by the parties, as set forth herein.

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

b. Shared Responsibility. The owner of the Grantor Parcel and the owner of the Grantee Parcel shall share equally in the cost of maintenance of the Driveway Easement Area, except for damages or repairs caused by the negligence or misuse by either party, or their respective agents or invitees, for which the party causing such damages shall be wholly responsible for the cost of repair, maintenance, or replacement of the area damaged by such party. Unless the parties agree otherwise, all maintenance, repair, and removal shall be performed by the owner of the Grantor Parcel, and the owner of the Grantee Parcel shall promptly pay its share of the expenses of maintenance incurred by the owner of the Grantor Parcel within thirty (30) days of receiving a bill from the owner of the Grantor Parcel.

c. Failure to Meet Financial Obligation. If either party fails to meet their financial obligations pursuant to this Agreement, the other party owner may pay the defaulting party's obligations and have an immediate right to reimbursement from the defaulting party for all sums paid with interest at the rate of twelve percent (12%) per annum on the unpaid amount plus all reasonable attorneys' fees and costs incurred in any suit or action associated with the collection of the unpaid amount by the defaulting party.

d. Definition. The term "maintaining" or "maintenance" as used in this Agreement includes, but is not limited to, the repair, replacement, or improvement of the pavement or paved area of any easement area in a smooth and even condition. Any additional maintenance or improvements deemed necessary or advisable, but not included within the definition of "maintaining" specified herein, shall not be undertaken under this Agreement except with the express written consent of the owners of both Grantor Parcel and Grantee Parcel.

5. Temporary Driveway Construction Easement. Whenever any maintenance, repair, replacement or improvement is necessary or agreed upon by the parties, the owner of Grantor Parcel hereby grants the owner of the Grantee Parcel a temporary construction easement over those portions of the Driveway Easement Area and areas immediately adjacent thereto ("Temporary Driveway Construction Easement") reasonably necessary for such maintenance, replacement or improvement. The Temporary Driveway Construction Easement shall expire upon the completion of the construction work on the Driveway Easement Area. Repairs and maintenance shall be performed at such times and in such a manner as are mutually agreeable to the parties.

6. Obstructions. Unless otherwise provided herein, neither party shall place, plant, install, or construct any structure, improvement, fixture, object, or vegetation on or over any portion of the Driveway Easement Area or otherwise cause any parking, storage, or other activity that restricts, obstructs, or otherwise interferes with the party's rights to use the Driveway Easement Area without the prior written consent of both parties.

7. Equal Rights of Use. The owners of Grantor Parcel and Grantee Parcel and the Permitted Users of this Agreement shall have equal rights of pedestrian and vehicular ingress, egress and access over the Driveway Easement Area and shall take no action to prevent the other party's enjoyment of such rights.

8. Binding Effect. This Agreement shall inure to the benefit of and be binding upon Grantor and Grantee and their respective heirs, transferees, successors in interest and assigns. Except as provided in this Agreement, the rights and obligations hereunder shall run with the land and with the title to the respective Parcels. Wherever the terms Grantor and Grantee are used in this Agreement, they are deemed to include their successors and assigns, including successors in interest to their respective Parcels.

9. Covenants Running with the Land. All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be mutually enforceable by the owner of the Grantor Parcel and/or the owner of the Grantee Parcel. The easements granted under this Agreement are appurtenant to the Grantor Parcel and the Grantee Parcel and may not be transferred separately from, or severed from title of each respective Parcel.

10. Indemnification. Each party to this Agreement shall defend, indemnify and hold the other party harmless from and against all claims, liabilities and expenses (including reasonable attorneys' fees) relating to loss of life, personal injury, or loss or damage of property brought because of any injuries or damages received or

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

sustained by any person, persons, or property on account of or arising out of the use of the Driveway Easement by either party or its agents, contractors, subcontractors, or invitees.

11. Insurance. Each party shall maintain in effect at all times during the term of this Agreement a policy of personal liability insurance naming the other party as an additional insured, to insure against injury to property, person, or loss of life arising out of the party or its Permitted Users' use or maintenance of the Driveway Easement Area with limits of coverage that are at levels customarily maintained by residential properties in the community in which the Driveway Easement Area is located. Each party shall furnish the other with a copy of the insurance policy endorsement or wording showing that the other party has been added as an additional insured. Insurance required of the parties under this Agreement shall be written by companies duly qualified to do business in the State of Wisconsin and shall be satisfactory in all respects in all respects to the other party and the holder of any mortgage against the other party's Parcel.

12. Term/No Termination. This Agreement shall commence upon the date first written above and shall continue in perpetuity except as provided herein.

13. Conveyance. Upon a party's conveyance of its interest in its Parcel, the transferring party shall be relieved of any further liability under this Agreement arising on and after the date of transfer and the transferee shall be deemed to have assumed all obligations of the transferor arising on and after the date of transfer.

14. Extensions and Renewals. It is hereby agreed that the easements and conditions set forth in this Agreement are to be extended beyond the applicable time period set forth in Section 893.33 of the Wisconsin Statutes. Any party hereto, any successor or assign of any party hereto and/or any subsequent owner of Grantor Parcel or owner of Grantee Parcel may, from time to time, record the proper instrument for the purpose of extending the easements and conditions stated herein beyond the statutory period so that such easements and conditions are not terminated.

15. Miscellaneous.

a. Rights and Enforcement. The parties hereto shall have the right to enforce their rights under this Agreement in any manner provided by law or in equity, including without limitation, suit for damages or injunctive relief. If any party hereto must enforce or defend its rights hereunder by employing an attorney(s), the reasonable attorneys' fees and costs incurred by the prevailing party in any litigation or arbitration shall be reimbursed by the non-prevailing party.

b. Governing Law. This Agreement shall be subject to and governed by the laws of the State of Wisconsin. Any litigation arising in connection with this Agreement shall be conducted in the Circuit Court for Ozaukee County, Wisconsin.

c. Notices. All notices, approvals, consents or requests given or made pursuant to this Agreement shall be made in writing and shall be deemed given upon receipt by personal delivery; or two (2) days after mailing United States certified mail, return receipt requested, with postage prepaid; or one (1) day after deposit with a recognized overnight carrier, charges prepaid. Notices shall be addressed to the addresses as designated in writing by the parties from time to time.

d. Severability. If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

e. Waiver. No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the party so waiving. No waiver by any party shall operate or be

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

construed as a waiver in respect of any failure, breach, or default not expressly identified by such written waiver, whether of a similar or different character, and whether occurring before or after that waiver. No failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

f. Amendments or Further Agreement to be in Writing. This Agreement may be amended only by written agreement between the owner of the Grantor Parcel and the owner of Grantee Parcel at the time of amendment.

g. Recording. This Agreement shall be recorded with the Ozaukee County Register of Deeds.

h. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute on in the same instrument.

EXECUTED as of the date first written above.

[*Signature Pages to Easement Agreement Follow*]

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

GRANTOR

_____
Print:

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 2021 the above-named, _____ to me known to be the person who executed the foregoing document in such capacity.

_____
Notary Public, State of Wisconsin
My commission: _____

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

GRANTEE

_____

Print:_____

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 2021 the above-named, _____ to me known to be the person who executed the foregoing document in such capacity.

_____
Notary Public, State of Wisconsin
My commission: _____

This document drafted by:

Attorney Philip J. Remmers
CRAMER, MULTHAUF & HAMMES, LLP
1601 East Racine Avenue • Suite 200
P.O. Box 558
Waukesha, WI 53187
(262)-542-4278

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

EXHIBIT A

“Grantor Parcel” Legal Description

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

EXHIBIT B

“Grantee Parcel” Legal Description

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

EXHIBIT C

“Driveway Easement Area” Legal Description or Depiction

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

"GRANTOR PARCEL" LEGAL DESCRIPTION:

Lot 2 of Lakeshore Estates, as recorded in the Register of Deeds office for Ozaukee County as Document No. _____, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

"GRANTEE PARCEL" LEGAL DESCRIPTION:

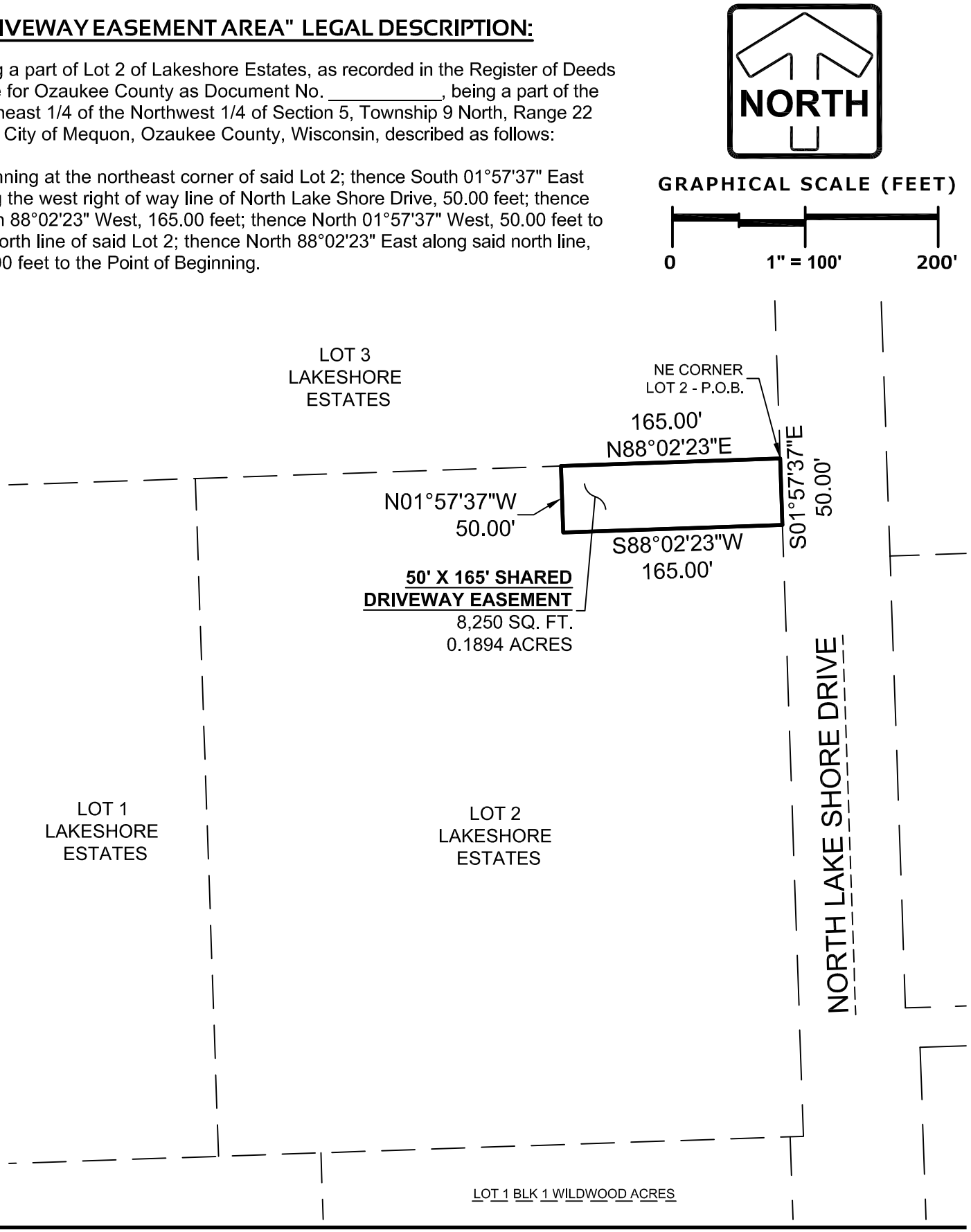
Lot 3 of Lakeshore Estates, as recorded in the Register of Deeds office for Ozaukee County as Document No. _____, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

"DRIVEWAY EASEMENT AREA" LEGAL DESCRIPTION:

Being a part of Lot 2 of Lakeshore Estates, as recorded in the Register of Deeds office for Ozaukee County as Document No. _____, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin, described as follows:

Beginning at the northeast corner of said Lot 2; thence South 01°57'37" East along the west right of way line of North Lake Shore Drive, 50.00 feet; thence South 88°02'23" West, 165.00 feet; thence North 01°57'37" West, 50.00 feet to the north line of said Lot 2; thence North 88°02'23" East along said north line, 165.00 feet to the Point of Beginning.



Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

"GRANTOR PARCEL" LEGAL DESCRIPTION:

Lot 5 of Lakeshore Estates, as recorded in the Register of Deeds office for Ozaukee County as Document No. _____, being a part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

"GRANTEE PARCEL" LEGAL DESCRIPTION:

Lot 4 of Lakeshore Estates, as recorded in the Register of Deeds office for Ozaukee County as Document No. _____, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

"DRIVEWAY EASEMENT AREA" LEGAL DESCRIPTION:

Being a part of Lot 5 of Lakeshore Estates, as recorded in the Register of Deeds office for Ozaukee County as Document No. _____, being a part of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin, described as follows:

Beginning at the southeast corner of said Lot 5; thence South 88°02'23" West along the south line of said Lot 5, 200.00 feet; thence North 01°57'37" West, 60.00 feet; thence North 88°02'23" East, 200.00 feet to the west right of way line of North Lake Shore Drive; thence South 01°57'37" East along said west right of way line, 60.00 feet to the Point of Beginning.

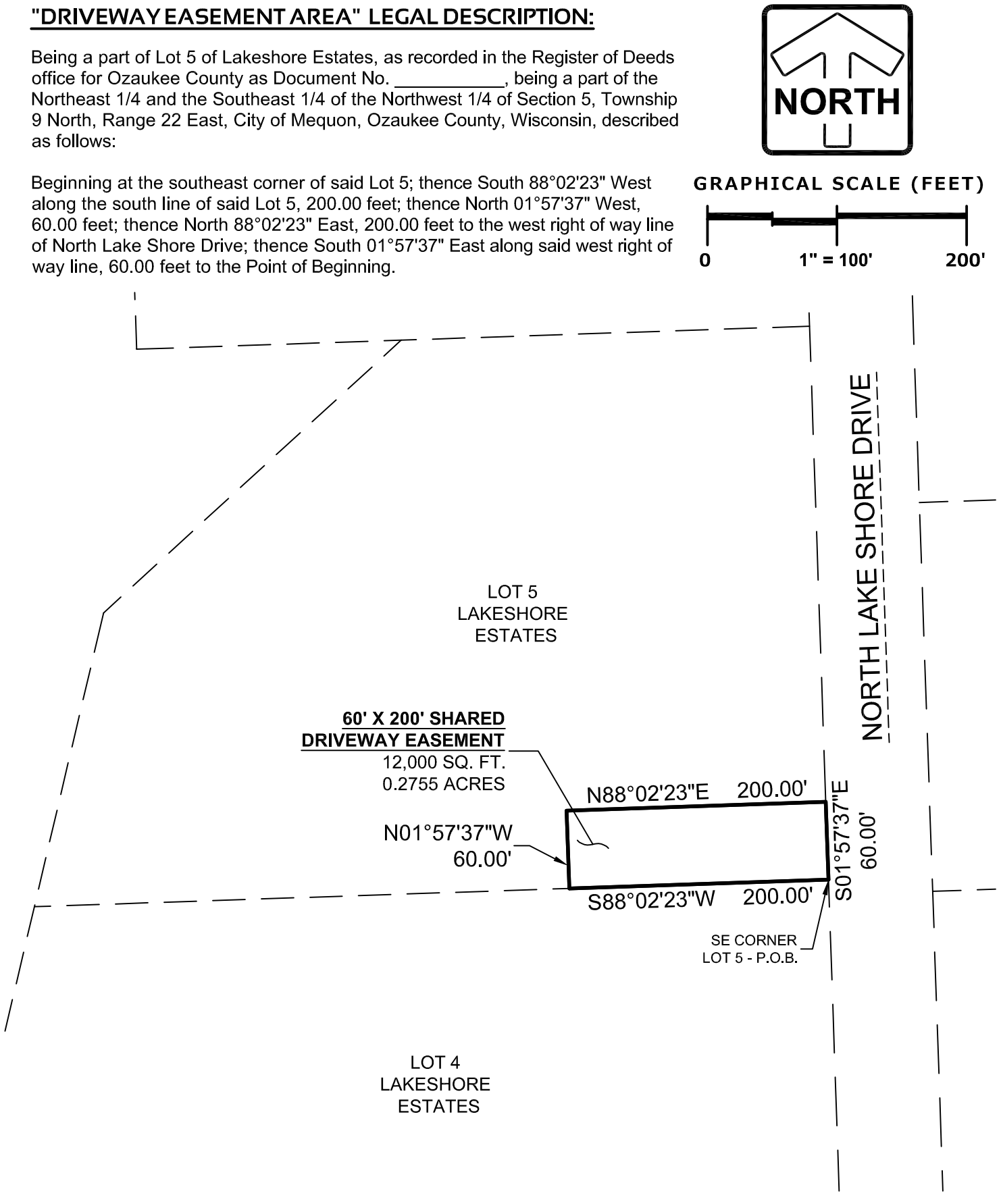


EXHIBIT C

04/15/20

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186
WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

"GRANTOR PARCEL" LEGAL DESCRIPTION:

Lot 7 of Lakeshore Estates, as recorded in the Register of Deeds office for Ozaukee County as Document No. _____, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

"GRANTEE PARCEL" LEGAL DESCRIPTION:

Lot 6 of Lakeshore Estates, as recorded in the Register of Deeds office for Ozaukee County as Document No. _____, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

"DRIVEWAY EASEMENT AREA" LEGAL DESCRIPTION:

Being a part of Lot 7 of Lakeshore Estates, as recorded in the Register of Deeds office for Ozaukee County as Document No. _____, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin, described as follows:

Commencing at the southeast corner of said Lot 7; thence South 88°02'23" West along the south line of said Lot 7, 175.00 feet to the Point of Beginning;

Thence continuing South 88°02'23" West along said south line, 76.83 feet; thence North 47°26'19" East, 307.32 feet; thence North 88°02'23" East, 18.50 feet to the west right of way line of North Lake Shore Drive; thence South 01°57'37" East along said west right of way line, 50.00 feet; thence South 47°26'19" West, 230.49 feet to the Point of Beginning.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

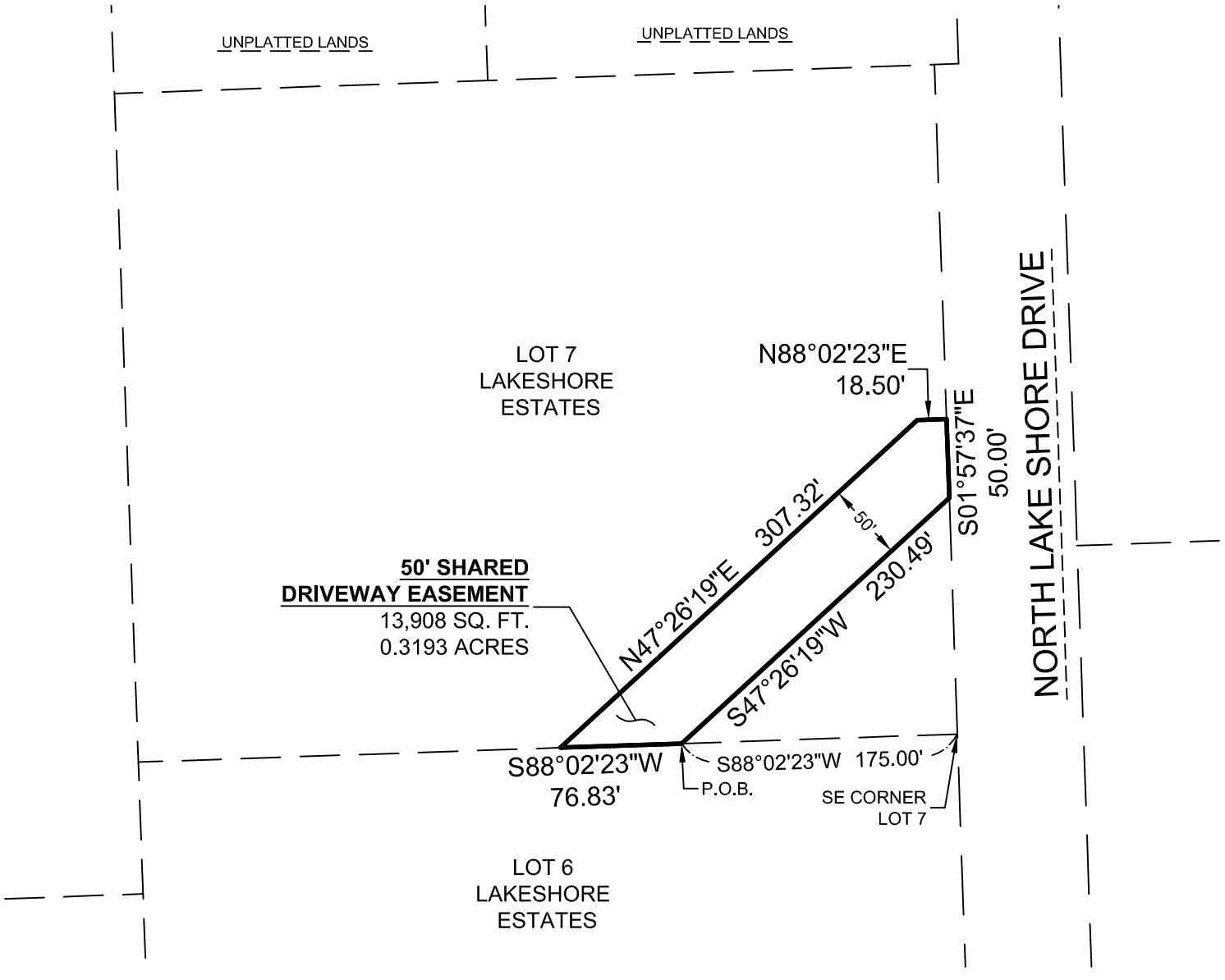


EXHIBIT C

04/15/20

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186
WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

Attachment: Packet Docs_LakeShoreEstates (6266 : Pinnacle Engineering Group for Lakeshore Estates)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **May 24, 2021**

SUBJECT: **Chaput Land Survey for Kellner Krug, LLC. The applicant is seeking certified survey map approval for a 3-lot land division the property located at the northeast corner of Green Bay Road and Highland Road.**

Applicant:	Chaput Land Survey
Status of Applicant:	Agent
Requested:	Final Land Division Approval
Existing Use:	Residential
Existing Zoning:	R-1 (Rural Residential 5 Acres) OA (Agricultural Overlay)
Lot size:	183.8 acres
Location:	4550 W. Highland Road & 4650 W. Highland Road
Tax Keyes:	#14-011-09-008.00 & #14-011-14-004.00
District:	#1

Background:
The applicant is requesting approval for a three-lot certified survey map for property at 4508, 4550 and 4650 W Highland. The certified survey map (CSM) would create three parcels out of two existing lots as follows; Lot 1 is 167.1 acres; Lot 2 is 6.66 acres; Lot 3 is 10 acres.

R-1 Rural Residential District Standards:
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:
Proposed Lot 1 is vacant. Proposed Lot 2 and Lot 3 have existing single-family structures. The City Forester, Mike Gies, inspected the site for specimen trees and has no issues with the proposed land division. The site has several wetlands. See Engineering section below regarding wetlands on site.

Engineering Report:
Kristen Lundeen, City Engineer, has reviewed the application and has the following comments:

Access for Lots 2 and 3 are provided through existing access easements. The document number for those easements should be included on the CSM and copies of the easement declaration documents submitted to the City for review and approval of any necessary modifications. Any proposed home on Lot 1 will be restricted from access directly on Highland Road and should use the existing Ingress/Egress easement for the site and be included in the declaration documents.

Wetlands appear to be present on site. Some of the wetland were delineated and are shown with setbacks on the CSM. A copy of the wetland delineation report with concurrence by the Wisconsin Department of Natural Resources (WDNR) is required. Lot 1 includes wetlands that were not delineated. Due to the size of the parcel, staff is not concerned that the wetland delineation would impact the buildable area for the parcel. However, if a home is proposed on Lot 1, a wetland delineation will be required to verify sufficient setback from the wetlands.

The site is located outside the City's sewer service area. Lots 2 and 3 have existing homes already served by private onsite wastewater treatment systems and private wells. No soil evaluation reports were provided for Lot 1 and are required prior to recording of the land division. City of Mequon Code of Ordinances 58-632(d) indicates that no parcel of land may be divided where public sanitary sewer is unavailable or where soil conditions preclude the installation of approved septic or mound systems unless the divided parcel(s) are deed restricted to uses which do not require a sewage disposal facility.

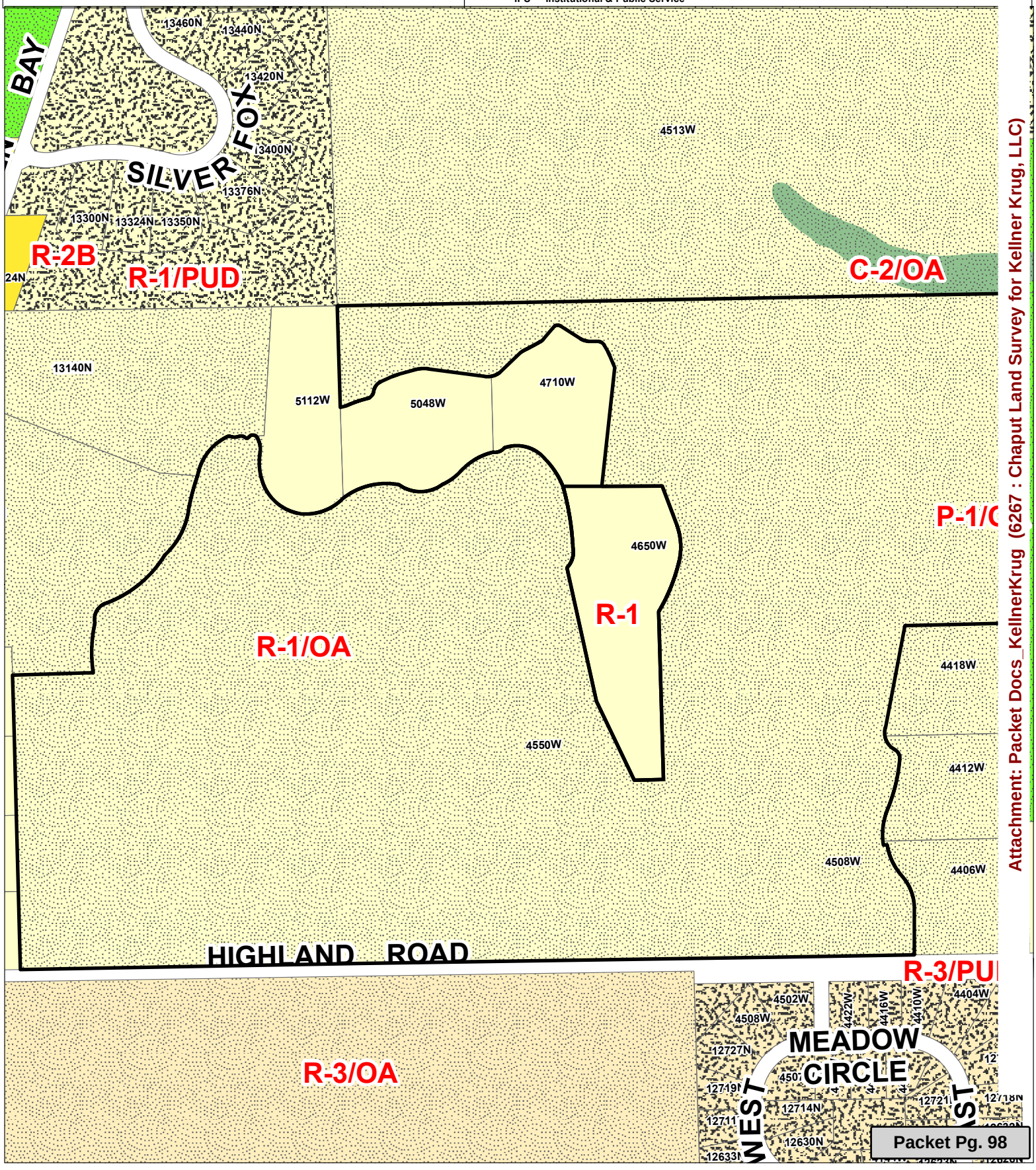
Staff Recommendation:
Planning staff recommends **approval** of the land division subject to the following conditions:

1. Final staff review and approval of CSM.
2. The applicant shall make any technical corrections to the final CSM.
3. Compliance with the Tree Preservation Ordinance.
4. Resolution of the label "Access Easement" on Sheet 1 and "Ingress/Egress Easement" on subsequent sheets.
5. Include the document number for the previously recorded easements on the CSM, as well as copies of the easement declaration documents for the file.
6. Any proposed home on Lot 1 is restricted from access directly on Highland Road and shall use the existing Ingress/Egress easement for the site, and be included in the declaration documents. If modifications to the existing Ingress/Egress easement are required, modifications are subject to City Attorney approval.
7. Applicant shall provide a copy of the wetland delineation report and WDNR concurrence.
8. 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).
9. Applicant shall provide a soil evaluation report verifying that Lot 1 may be served via approved private onsite wastewater system prior to recording.
10. The date of WDNR concurrence of the wetland delineation must be included on Sheet 3.
11. Any home proposed on Lot 1 requires a wetland delineation to verify sufficient setback from the wetlands prior to the issuance of a building permit.

Attachments:
Packet Docs_KellnerKrug (PDF)

Kellner-Krug, LLC

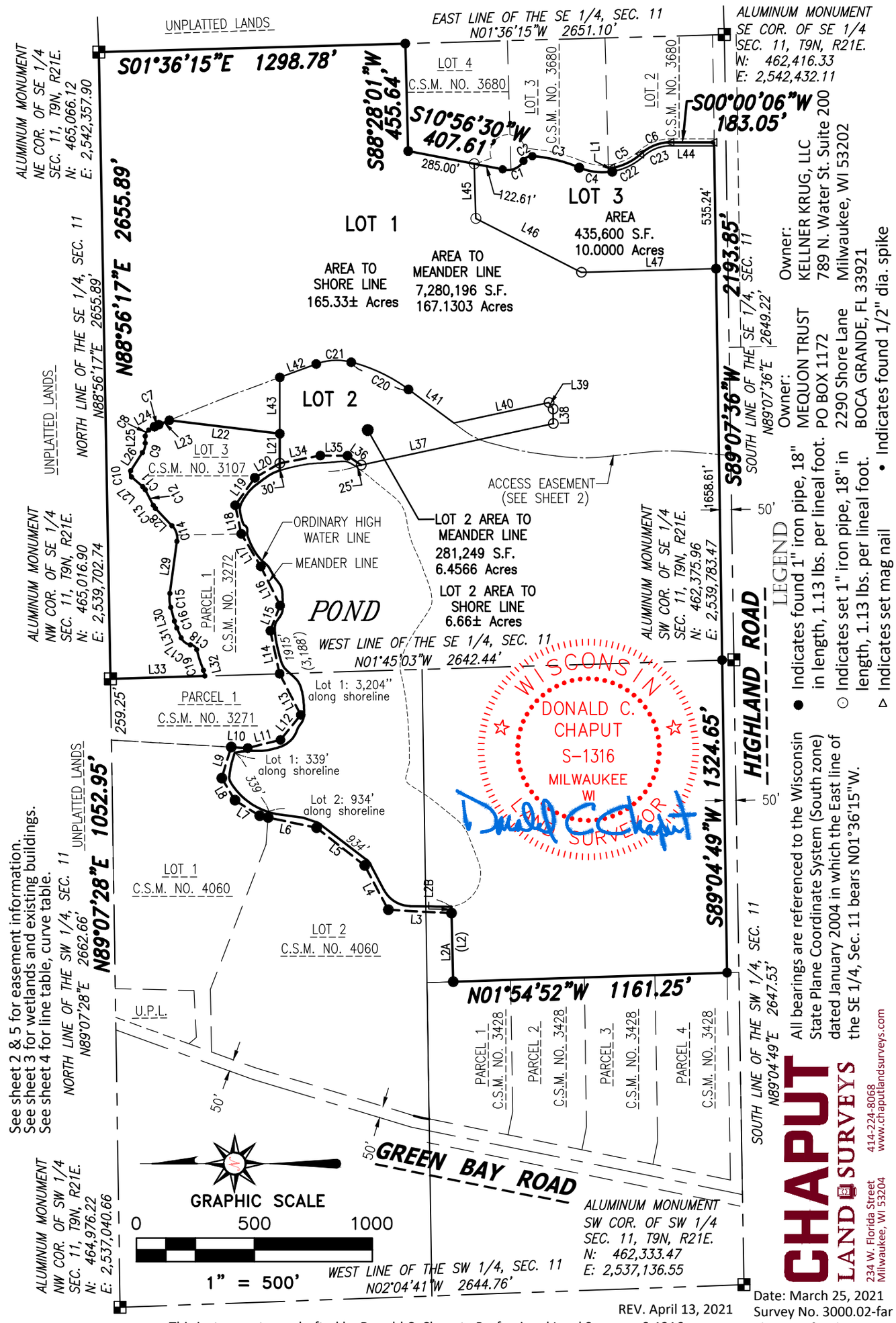
AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family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



Attachment: Packet Docs_KellnerKrug (6267 : Chaput Land Survey for Kellner Krug, LLC)

CERTIFIED SURVEY MAP NO._____

A Redivision of Lot 3 of Certified Survey Map No. 4060 and Lot 2 of Certified Survey Map No. 3107, being a part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 all in Section 11, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.



REV. April 13, 2021

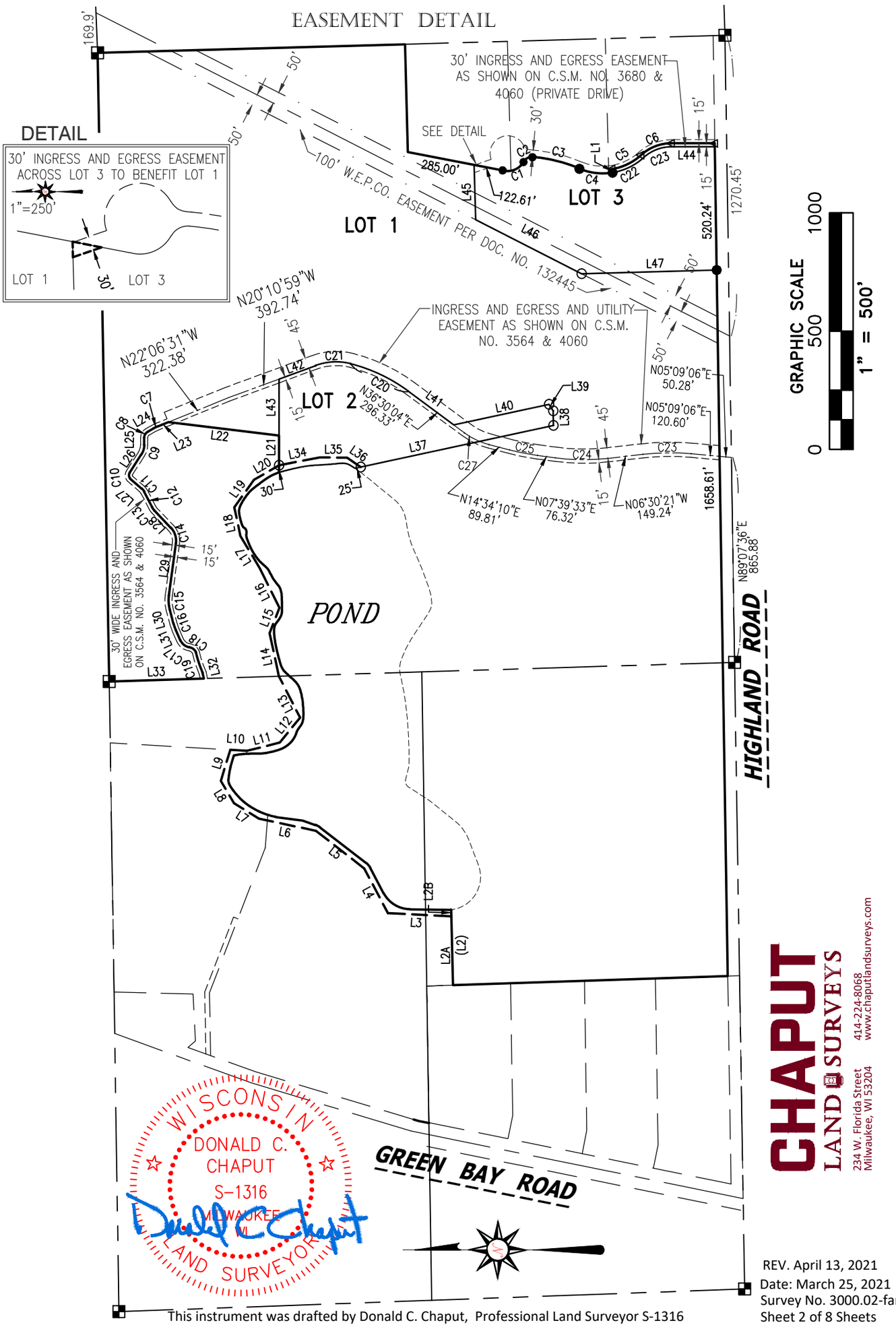
Date: March 25, 2021
Survey No. 3000.02-far
Sheet 1 of 8 Sheets

This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

Attachment: Packet Docs_KellnerKrug (6267 : Chaput Land Survey for Kellner Krug, LLC)

CERTIFIED SURVEY MAP NO._____

A Redivision of Lot 3 of Certified Survey Map No. 4060 and Lot 2 of Certified Survey Map No. 3107, being a part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 all in Section 11, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.



WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

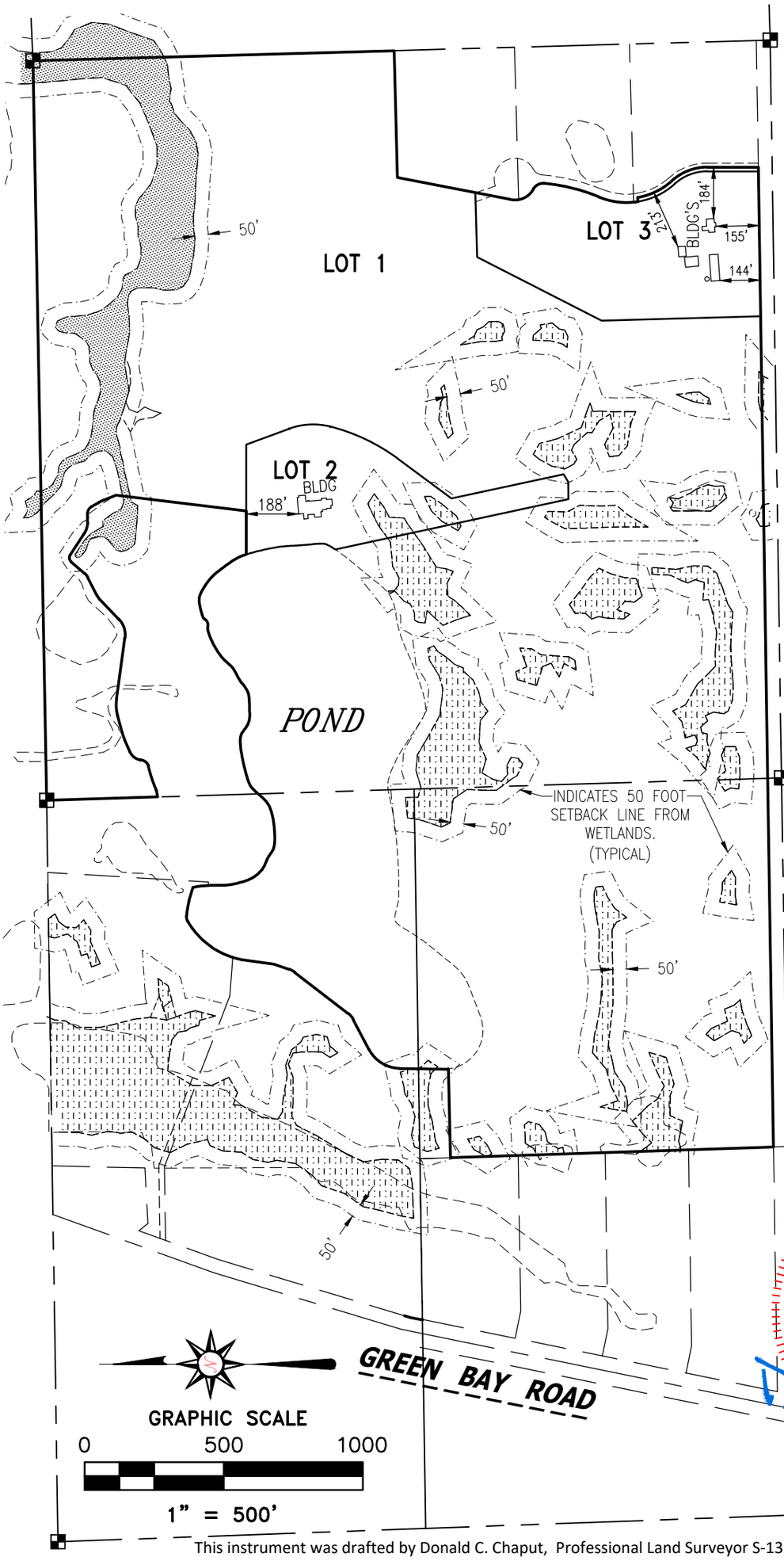
This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

REV. April 13, 2021
Date: March 25, 2021
Survey No. 3000.02-fai
Sheet 2 of 8 Sheets

Attachment: Packet Docs_KellnerKrug (6267 : Chaput Land Survey for Kellner Krug, LLC)

CERTIFIED SURVEY MAP NO._____

A Redivision of Lot 3 of Certified Survey Map No. 4060 and Lot 2 of Certified Survey Map No. 3107, being a part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 all in Section 11, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.



Indicates wetlands per Wisconsin Department of Natural Resorces Wetlands Inventory Mapping.

Indicates wetlands delineated by Stantec - October 2018

CHAPUT LAND SURVEYS
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Milwaukee, WI 53204
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WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

REV. April 13, 2021
Date: March 25, 2021
Survey No. 3000.02-far
Sheet 3 of 8 Sheets

This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

Attachment: Packet Docs_KellnerKrug (6267 : Chaput Land Survey for Kellner Krug, LLC)

CERTIFIED SURVEY MAP NO._____

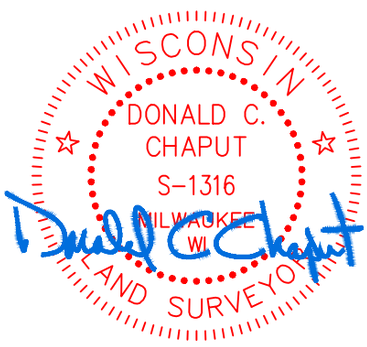
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LINE TABLE

LINE	BEARING	DIST.
L1	N88°23'48"E	15.14'
L2	N88°35'01"E	318.02'
L2A	N88°35'01"E	290.92'
L2B	N88°35'01"E	27.10'
L3	N03°00'00"E	268.04'
L4	N62°00'00"E	213.00'
L5	N38°00'00"E	259.00'
L6	N12°00'00"E	246.54'
L7	N32°00'00"E	123.24'
L8	N59°00'00"E	109.55'
L9	S73°00'00"E	137.69'
L10	S03°20'21"W	70.54'
L11	S14°04'19"E	143.26'
L12	S50°58'38"E	135.83'
L13	N62°50'09"E	196.09'
L14	N77°44'15"E	186.22'
L15	S68°49'42"E	114.85'
L16	N63°44'31"E	184.92'
L17	N59°03'04"E	160.54'
L18	N77°59'40"E	124.04'
L19	S54°23'06"E	142.79'
L20	S30°08'02"E	122.54'
L21	EAST	125.51'
L22	N06°54'31"E	471.35'
L23	N22°06'31"W	48.73'
L24	N29°44'15"W	27.84'
L25	N89°34'31"W	30.12'
L26	N57°07'52"W	91.55'
L27	S40°55'42"W	62.88'
L28	S46°23'59"W	101.13'
L29	N82°15'05"W	222.53'
L30	S75°00'53"W	60.85'
L31	S66°16'31"W	45.87'
L32	S77°05'55"W	24.59'
L33	N01°45'03"W	399.70'
L34	S10°51'16"E	174.71'
L35	S00°25'02"W	115.17'
L36	S34°30'55"W	69.96'
L37	S12°10'24"E	833.05'
L38	N89°07'37"E	61.54'
L39	N58°13'16"E	32.60'
L40	N12°10'24"W	412.26'
L41	N36°30'04"E	239.44'
L42	N20°10'59"W	164.31'
L43	WEST	238.50'
L44	S00°00'06"W	183.28'
L45	S88°23'48"W	231.68'
L46	S27°02'12"W	502.16'
L47	S01°36'18"E	571.35'

CURVE DATA

CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA
C1	102.49'	75.00'	S22°02'50.5"E	94.70'	78°18'01"
C2	46.30'	40.00'	S28°02'27.5"E	43.75'	66°18'47"
C3	204.29'	668.40'	S13°52'17"W	203.49'	17°30'42"
C4	142.52'	256.75'	S06°43'28.5"W	140.70'	31°48'19"
C5	137.24'	241.75'	S25°54'38"E	135.41'	32°31'36"
C6	140.60'	191.00'	S21°05'10"E	137.44'	42°10'32"
C7	19.97'	150.00'	N25°55'23"W	19.96'	7°37'44"
C8	31.33'	30.00'	N59°39'23"W	29.93'	59°50'16"
C9	42.47'	75.00'	N73°21'11.5"W	41.90'	32°26'39"
C10	28.60'	20.00'	S81°53'55"W	26.23'	81°56'26"
C11	17.11'	50.00'	S50°43'52"W	17.03'	19°36'20"
C12	74.35'	1000.00'	S62°39'49.5"W	74.33'	4°15'35"
C13	16.05'	50.00'	S55°35'48"W	15.98'	18°23'38"
C14	71.70'	80.00'	S72°04'27"W	69.32'	51°20'56"
C15	59.52'	150.00'	S86°22'54"W	59.13'	22°44'02"
C16	30.51'	200.00'	S70°38'42"W	30.48'	8°44'22"
C17	50.71'	50.00'	S37°13'13.5"W	48.56'	58°06'35"
C18	35.63'	35.00'	S37°19'59.5"W	34.12'	58°20'07"
C19	92.48'	500.00'	S71°47'59"W	92.35'	10°35'52"
C20	270.32'	700.00'	N25°26'17.5"E	268.64'	22°07'33"
C21	150.79'	250.00'	N02°54'14"W	148.51'	34°33'30"
C22	147.87'	256.75'	S25°40'27"E	145.84'	32°59'58"
C23	129.55'	176.00'	S21°05'10"E	126.65'	42°10'32"
C24	203.46'	1000.00'	N00°40'37.5"W	203.11'	11°39'27"
C25	222.50'	900.00'	S00°34'36"W	221.94'	14°09'54"
C26	120.61'	1000.00'	S11°06'51.5"W	120.53'	6°54'37"
C27	114.83'	300.00'	S25°32'07"W	114.13'	21°55'54"



CHAPUT
LAND SURVEYS
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REV. April 13, 2021
Date: March 25, 2021
Survey No. 3000.02-far
Sheet 4 of 8 Sheets

Attachment: Packet Docs_KellnerKrug (6267 : Chaput Land Survey for Kellner Krug, LLC)

CERTIFIED SURVEY MAP NO._____

A Redivision of Lot 3 of Certified Survey Map No. 4060 and Lot 2 of Certified Survey Map No. 3107, being a part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 all in Section 11, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
OZAUKEE}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a Redivision of Lot 3 of Certified Survey Map No. 4060 and Lot 2 of Certified Survey Map No. 3107, being a part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 all in Section 11, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of said Section 11, thence South 01°36'15" East along the East line of the Southeast 1/4 of said Section 1298.78 feet to a point on the East line of Lot 3 of Certified Survey Map No. 4060; thence South 88°28'01" West along said East line 455.64 feet to a point; thence South 10°56'30" West along said East line; thence Southeasterly 102.49 feet along said East line and arc of a curve, whose center lies to the East, whose radius is 75.00 feet and whose chord bears South 22°02'51" East 94.70 feet to a point of reverse curve; thence Southeasterly 46.30 feet along said East line and arc of a curve, whose center lies to the West, whose radius is 40.00 feet and whose chord bears South 28°02'27" East 43.75 feet to a point of compound curve; thence Southwesterly 204.29 feet along said East line and arc of a curve, whose center lies to the West, whose radius is 668.40 feet and whose chord bears South 13°52'17" West 203.49 feet to a point of reverse curve; thence Southwesterly 142.52 feet along said East line and arc of a curve, whose center lies to the East, whose radius is 256.75 feet and whose chord bears South 06°43'29" West 140.70 feet to a point; thence North 88°23'48" East along said East line 15.14 feet to a point on the West line of Lot 2 of Certified Survey Map No. 3680; thence Southeasterly 137.24 feet along said East line and arc of a curve, whose center lies to the East, whose radius is 241.75 feet and whose chord bears South 25°54'38" East 135.41 feet to a point of reverse curve; thence Southeasterly 140.60 feet along said East line and arc of a curve, whose center lies to the West, whose radius is 191.00 feet and whose chord bears South 21°05'10" East 137.44 feet to a point; thence South 00°00'06" West along said East line 183.05 feet to a point on the North line of Highland Road; thence South 89°07'36" West along said North line 2193.85 feet to a point; thence South 89°04'49" West along said North line 1324.65 feet to a point on the West line of said Lot 3; thence North 01°54'52" West along said West line 1161.25 feet to a point; thence North 88°35'01" East along said West line 290.92 feet to a point on a meander corner as described in said Lot 3, being 27 feet more or less South 88°35'01" West from the shore of the pond; thence North 03°00'00" East 268.04 feet along said meander line to a point; thence North 62°00'00" East 213.00 feet along said meander line to a point; thence North 38°00'00" East 259.00 feet along said meander line to a point; thence North 12°00'00" East 246.54 feet along said meander line to a point; thence North 32°00'00" East 123.24 feet along said meander line to a point; thence North 59°00'00" East 109.55 feet along said meander line to a point; thence South 73°00'00" East 137.69 feet along said meander line to a point; thence South 03°20'21" West 70.54 feet along said meander line to a point; thence South 14°04'19" East 143.26 feet along said meander line to a point; thence South 50°58'38" East 135.83 feet along said meander line to a point; thence North 62°50'09" East 196.09 feet along said meander line to a point; thence North 77°44'15" East along said meander line 186.22 feet to a point; thence South 68°49'42" East along said meander line 114.85 feet to a point; thence North 63°44'31" East along said meander line 184.92 feet to a point; thence North 59°03'04" East along said meander line 160.54 feet to a point; thence North 77°59'40" East along said meander line 124.04 feet to a point; thence South 54°23'06" East along said meander line 142.79 feet to a point; thence South 30°08'02" East along said meander line 122.54 feet to a point on a meander corner as described in said Lot 3, being 30 feet more or less West from the shore of the pond; thence East along the North line of said Lot 3 a distance of 125.51 feet to a point; thence North 06°54'31" East along said North line 471.35 feet to a point; thence North 22°06'31" West along said North line 48.73 feet to a point; thence Northwesterly 19.97 feet along said North line and arc of a curve, whose center lies to the West, whose radius is 150.00 feet and whose chord bears North 25°55'23" West 19.96 feet to a point; thence North 29°44'15" West along said North line 27.84 feet to a point; thence Northwesterly 31.33 feet along said North line and arc of a curve, whose center lies to the South, whose radius is 30.00 feet and whose chord bears North 59°39'23" West 29.93 feet to a point; thence North 89°34'31" West along said North line 30.12 feet to a point; thence Northwesterly 42.47 feet along said North line and arc of a curve, whose center lies to the North, whose radius is 75.00 feet and whose chord bears North 73°21'12" West 41.90 feet to a point; thence North 57°07'52" West along said North line 91.55 feet to a point; thence Southwesterly 28.60 feet along said North line and arc of a curve, whose center lies to the South, whose radius is 20.00 feet and whose chord bears South 81°53'55" West 26.23 feet to a point; thence South 40°55'42" West along said North line 62.88 feet to a point; thence Southwesterly 17.11 feet along said North line and arc of a curve, whose center lies to the Northwest, whose radius is 50.00 feet and whose chord bears South 50°43'52" West 17.03 feet to a point of compound curve; thence Northeasterly 74.35 feet along said North line and arc of a curve, whose center lies to the Northwest, whose radius is 1000.00 feet and whose chord bears South 62°39'49" West 74.33 feet to a point of reverse curve; thence Southwesterly 16.05 feet along said North line and arc of a curve, whose center lies to the Southeast, whose radius is 50.00 feet and whose chord bears South 55°35'48" West 15.98 feet to a point; thence South 46°23'59" West along said North line 101.13 feet to a point; thence Southwesterly 71.70 feet along said North line and arc of a curve, whose center lies to the Northwest, whose radius is 80.00 feet and whose chord bears South 72°04'27" West 69.32 feet to a point; thence North 82°15'05" West along said North line 222.53 feet to a point; thence Southwesterly 59.52 feet along said North line and arc of a curve, whose center lies to the South, whose radius is 150.00 feet and whose chord bears South 86°22'54" West 59.13 feet to a point; thence South 75°00'53" West along said North line 60.85 feet to a point; thence Southwesterly 30.51 feet along said North line and arc of a curve, whose center lies to the South, whose radius is 200.00 feet and whose chord bears South 70°38'42" West 30.48 feet to a point; thence South 66°16'31" West along said North line 45.87 feet to a point; thence Southwesterly 50.71 feet along said North line and arc of a curve, whose center lies to the Southeast, whose radius is 50.00 feet and whose chord bears South 37°13'13" West 48.56 feet to a point of reverse curve; thence Southwesterly 35.63 feet along said North line and arc of a curve, whose center lies to the Northwest, whose radius is 35.00 feet and whose chord bears South 37°19'59" West 34.12 feet to a point of reverse curve; thence Southwesterly 92.48 feet along said North line and arc of a curve, whose center lies to the Southeast, whose radius is 500.00 feet and whose chord bears South 71°47'59" West 92.35 feet to a point; thence South 77°05'55" West along said North line 24.59 feet to a point on the West line of said Lot 3; thence North 01°45'03" West along said East line 399.70 feet to a point on the North line of the Southeast 1/4 of Section 11; thence North 88°56'17" East along said North line 2655.89 feet to the point of beginning. Excepting therefrom all land lying between the above mentioned meander line and the ordinary high water line.

Said lands as described contains 7,927,485 S.F. or 181.99 Acres to the shoreline.

THAT I have made the survey, land division and map by the direction of KELLNER KRUG, LLC, owner.
THAT I have made the survey, land division and map by the direction of Mequon Trust, owner.

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 fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, and the City of Mequon Code in surveying, dividing and mapping the same.

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316
Date: March 25, 2021

CHAPUT LAND SURVEYS
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REV. April 13, 2021

Survey No. 3000.02-far
Sheet 5 of 8 Sheets

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CORPORATE OWNER'S CERTIFICATE

KELLNER KRUG LLC., a Limited Liability Company, duly organized and existing under and by the virtue of the laws of the State of Wisconsin as owner, by its members, certifies that KELLNER KRUG LLC. is the owner of the lands shown heron and further certifies that said Limited Liability Company caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the City of Mequon ordinance regulating the platting of land and the Ozaukee County ordinance regulating the platting of land, and Chapter 236.34 of the Wisconsin Statutes.

IN Witness whereof KELLNER-KRUG L.L.C. has caused these presents to be signed by TED D. KELLNER, its MANAGING MEMBER this _____ day of _____, 2021.

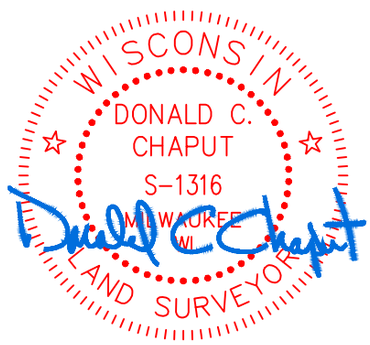
_____
TED D. KELLNER, MANAGING MEMBER

STATE OF WISCONSIN}
:SS
COUNTY}

Personally came before me this ___ day of _____,2021, the above named TED D. KELLNER, managing member for KELLNER KRUG LLC. known as the person who executed the foregoing instrument as such officers, by its authority.

_____,
Notary Public, State of Wisconsin
My commission expires._____
My commission is permanent.

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Sheet 6 of 8 Sheets

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OWNERS'S CERTIFICATE

Mequon Trust, as owner, hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Section 236.34 of the Wisconsin Statutes and the Land Division Ordinance of the City of Mequon in surveying, dividing and mapping the same.

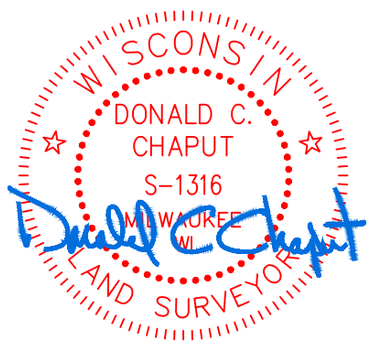
_____
,Managing Member

STATE OF }
:SS
COUNTY}

Personally came before me this ____ day of _____,2021, the above named _____, to me known as the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of
My commission expires._____
My commission is permanent.

Attachment: Packet Docs_KellnerKrug (6267 : Chaput Land Survey for Kellner Krug, LLC)



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Sheet 7 of 8 Sheets

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PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Mequon on this _____ day of _____ , 2021.

_____
JOHN WIRTH, CHAIRPERSON

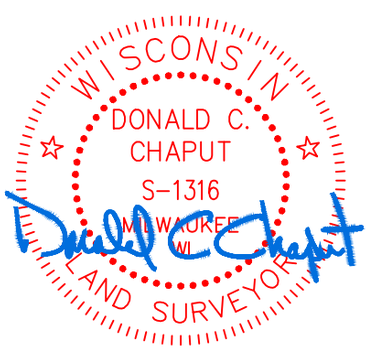
_____
SECRETARY

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of Mequon in accordance with the Resolution adopted on, this ___ day of _____, 2021.

_____
CAROLINE FOCHS, CITY CLERK

_____
JOHN WIRTH, MAYOR



This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

REV. April 13, 2021
Date: March 25, 2021
Survey No. 3000.02-far
Sheet 8 of 8 Sheets

Attachment: Packet Docs_KellnerKrug (6267 : Chaput Land Survey for Kellner Krug, LLC)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **May 24, 2021**

SUBJECT: **Wisconsin Lutheran Seminary. The applicant is seeking building and site plan amendment approval for a 2,137 sq. ft. proposed single-family faculty residence on the seminary's 79-acre property located at 11813 N. Seminary Drive.**

Applicant:	Wisconsin Lutheran Seminary
Status of Applicant:	Owner
Requested:	Building Site Plan Amendment
Existing Use:	IPS (Institutional Public Service) C-1 (Wetland -Shoreland Conservancy) C-2 (General Conservancy)
Existing Land Use Plan:	Institutional Critical Environmental
Lot size:	78.89 Acres
Location:	11640-11660 N. Buntrock Avenue
Tax Key:	#14-022-02-000.00
District:	#3

Background:
The applicant requests building and site plan amendment approval for a new single-family residence on Wisconsin Lutheran Seminary's property at 11640-11660 N Buntrock Avenue. The property is zoned IPS (Institutional and Public Service). Churches, temples and other places of worship are permitted uses in the IPS district.

Typically, single-family resident homes are approved at Architectural Review Board. However, since the site is zoned IPS and the dwelling is accessory to the use of the seminary, approval by Planning Commission is required.

Staff was unable to determine when and how the seminary and existing single-family homes were approved. According to orthographic photos from 1941, the main seminary building, private road and few single-family dwellings existed at that time. Between 1950-1980, additional single-family homes were constructed on the main seminary property. Staff does not have any records or approval of these. According to the records that staff did find, the property was previously zoned R-2 residential. Based on the previous zoning, the faculty homes could have been approved at Architectural Review Board instead of Planning Commission. At some point, the property was rezoned from R-2 to the current IPS zoning.

Staff did find a 2001 approval from Planning Commission to construct two single-family dwellings on the piece of the property to the southeast that is separated from the main property by Buntrock Avenue. In 2006, Planning Commission approved a storage shed for one the single-

family dwelling units. Since that time, no approvals have come forward for Planning Commission review and approval.

Site Plan:
The seminary site contains one main building, an auditorium/gymnasium and 17 single-family dwellings as part of their overall campus. According to the applicant, all seminary faculty must live on campus. The applicant is proposing one additional 2,137 square feet single-family dwelling is to accommodate an additional faculty member. The proposed house will have access off the existing private road (North Luther Lane) accessed from Buntrock Avenue. Staff supports the plan as proposed.

Building Plan:
The proposed 2,137 square foot building is shown to be approximately 25' feet in height and meets the height requirement. The proposed exterior materials include LP Smartside, cultured stone veneer, LP shake siding on the gables and aluminum soffit and fascia.

Engineering Report:
Kristen Lundeen, Director of Public Works/City Engineer, has reviewed the application and has the following comments:

Access for the proposed home is provided on North Luther Lane, which is a private roadway.

There does not appear to be wetlands on site and the erosion control will be addressed with the building permit.

The proposed home is located along a public water main and connection to the public utility is required. Wisconsin Lutheran Seminary has a private sanitary sewer system, which ultimately discharges into the public system. Sanitary connection to the system is required.

Calculations for the total increase in impervious surface were not provided with the application. If the increase in impervious surface exceeds 5,000 square feet, an MMSD green infrastructure plan is required prior to the issuance of a building permit, with corresponding maintenance agreement and drainage financial guarantee.

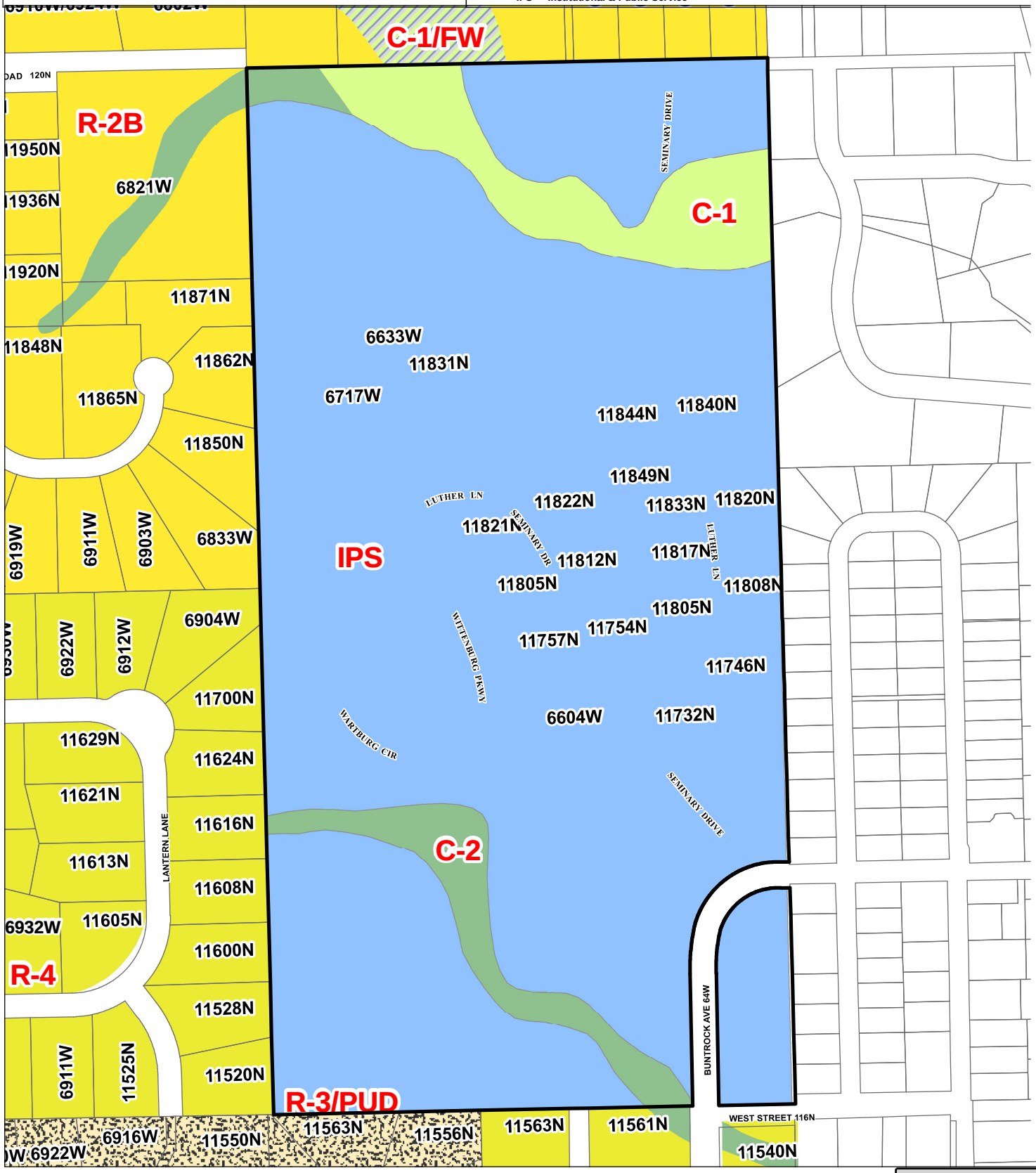
Staff Recommendation:
Planning staff recommends **approval** of the building and site plan amendment subject to the following condition(s):

1. The applicant shall submit final floor plans within 60 days of Planning Commission action. Such final floor 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. Connection to public water and sanitary sewer.
3. If the increase in impervious surface exceeds 5,000 square feet, an MMSD green infrastructure plan is required prior to the issuance of a building permit, with corresponding maintenance agreement and drainage financial guarantee.

Attachments:
Packet Docs_Seminary (PDF)

WI Lutheran Seminary

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



Attachment: Packet Docs_Seminary (6268 : Wisconsin Lutheran Seminary)

WISCONSIN LUTHERAN SEMINARY

Preparing pastors for the worldwide mission of WELS

April 16, 2021

To whom it may concern,

Wisconsin Lutheran Seminary is seeking approval to build a single-family residence on the seminary's 80-acre property at the intersection of Seminary Drive and Luther Lane. Currently, the seminary has 17 faculty residences. The policy of the seminary is that all faculty live on campus and the plan is to call an additional faculty member which would require us to have an 18th faculty residence. Our goal is to have the home built and ready to move in by December.

If you have any questions regarding this project, please give me a call at 262-242-8103 or email at brian.treichel@wisluthsem.org.

Sincerely,

Brian Treichel

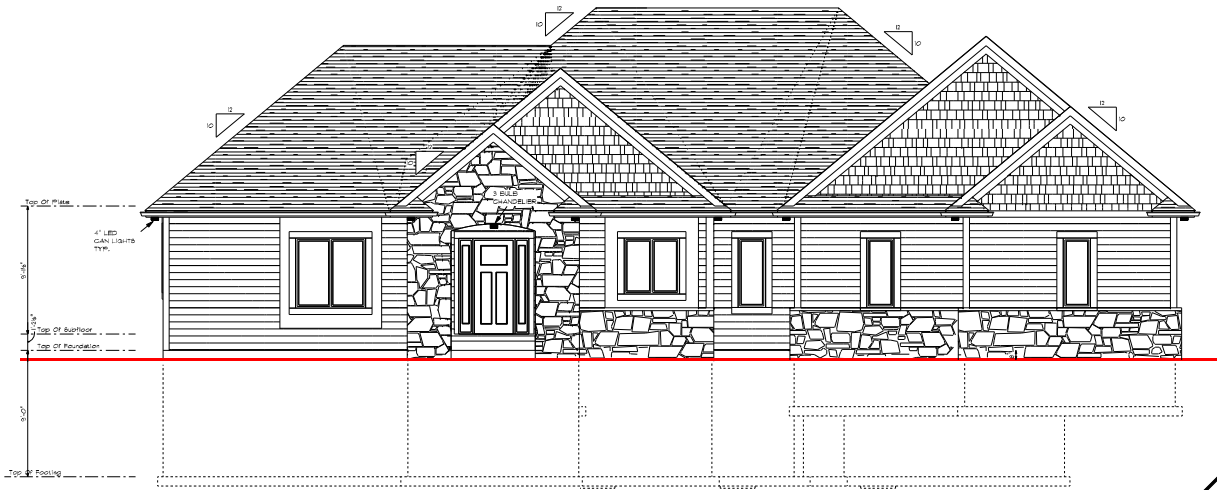
Brian Treichel
Business Manager

11831 N Seminary Dr • Mequon WI 53092 • wls.wels.net • 262.242.8100

Attachment: Packet Docs_Seminary (6268 : Wisconsin Lutheran Seminary)



REAR ELEVATION



GENERAL NOTES:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THE PLANS AND CHECKING THEM FOR ACCURACY, THE OWNER/CONTRACTORS FOR THIS PROJECT MUST CHECK AND VERIFY ALL DETAILS, FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. ZUERN BUILDING PRODUCTS WILL NOT BE HELD LIABLE FOR THIS PROJECT.

OWNER/CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

ALL STRUCTURAL NOTATIONS ARE FOR REFERENCE ONLY AND ARE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY ALL STRUCTURAL ENGINEERING TO MEET ALL STATE AND LOCAL CODES AND IS APPROVED BY THE STATE INSPECTOR AND STRUCTURAL ENGINEER

ALL EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY OR STUD.

ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.

WINDOW SIZES ARE FOR REFERENCE ONLY. OWNER/CONTRACTOR TO VERIFY MANUFACTURER AND SIZE TO MEET ALL CODE REQUIREMENTS: INCLUDING EGRESS, LIGHT AND VENTILATION.

THESE PLANS AND DESIGN ARE COPYRIGHT PROTECTED AND MAY NOT BE USED WITHOUT WRITTEN CONSENT OF ZUERN BUILDING PRODUCTS

I UNDERSTAND THIS HOME IS HAND BUILT AND SLIGHT VARIATIONS IN DIMENSIONS MAY OCCUR.

I FULLY UNDERSTAND AND ACCEPT THESE FINAL HOME PLANS AND SPECIFICATIONS.

HOMEOWNER/BUILDER _____ *DATE* _____

BUILDER/CONTRACTOR _____ *DATE* _____

DW'G BY: GNF
DATE 04/08/21
REVISED
DATE 04/21/21

WISCONSIN LUTHERAN SEMINARY

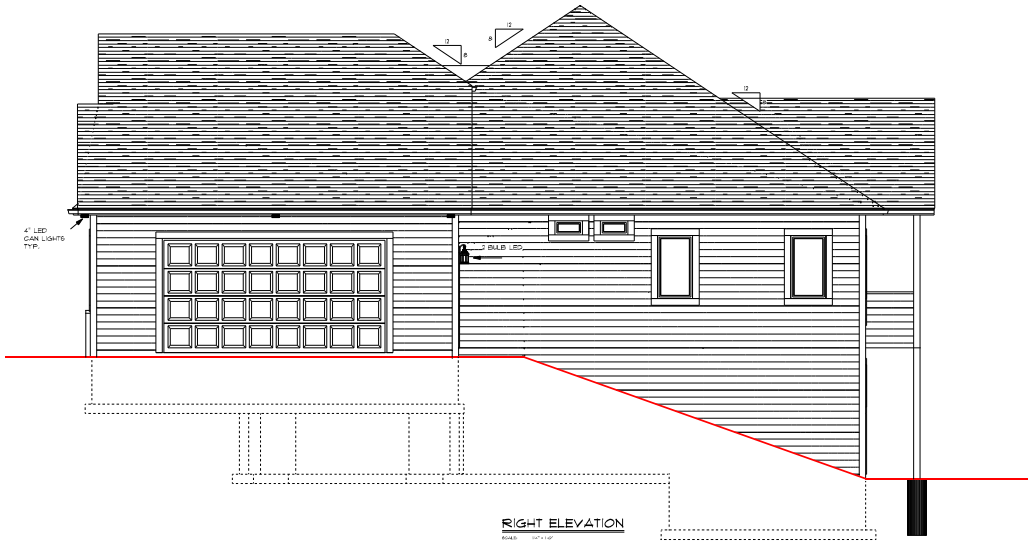
OWNER:

ZUERN BUILDING PRODUCTS & DESIGN CENTER

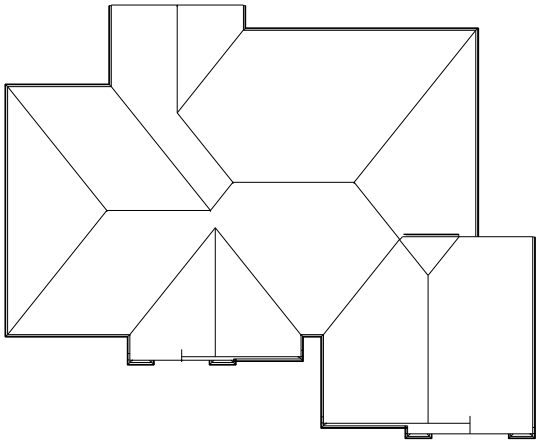
DRAWING NUMBER
1 OF 5

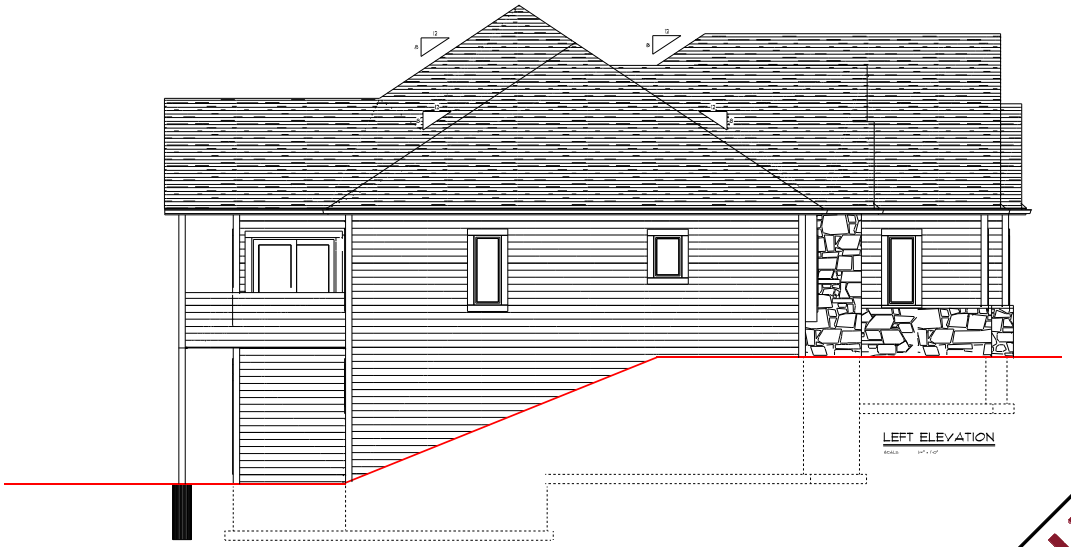
JOB # 6268

Wednesday, April 21, 2021 03:02 PM



RIGHT ELEVATION





LEFT ELEVATION

DW'G BY:
GNF
DATE 04/08/21
REVISED
DATE 04/21/21

WISCONSIN LUTHERAN SEMINARY

OWNER:

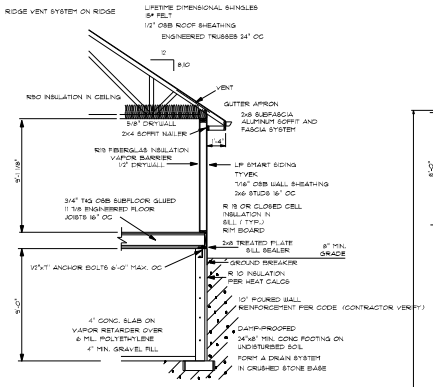
ZUERN
BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER
2 OF 5

JOB # 4098

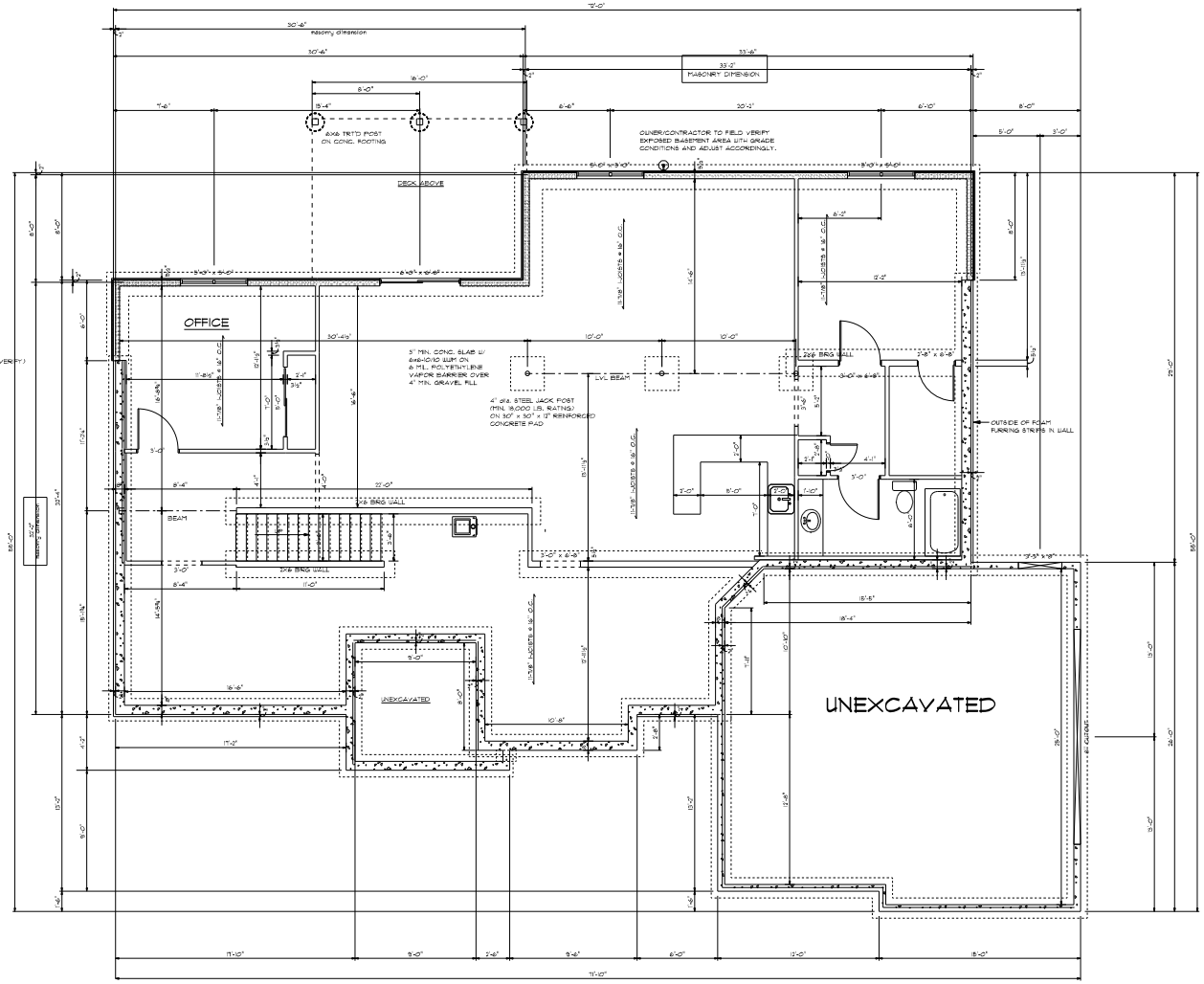
Packet Pg. 112

4.3.a



TYPICAL SECTION

SCALE 1/4" = 1'-0"



FOUNDATION PLAN

DW'G BY:
GNF
DATE 04/08/21
REVISED
DATE 04/21/21

OWNER:

WISCONSIN LUTHERAN SEMINARY

ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER
3 OF 5
JOB # 4008

4:03 PM
5-April-2021

Packet Pg. 113

4.3.a

Attachment: Packet Docs_Seminary (6268 : Wisconsin Lutheran Seminary)

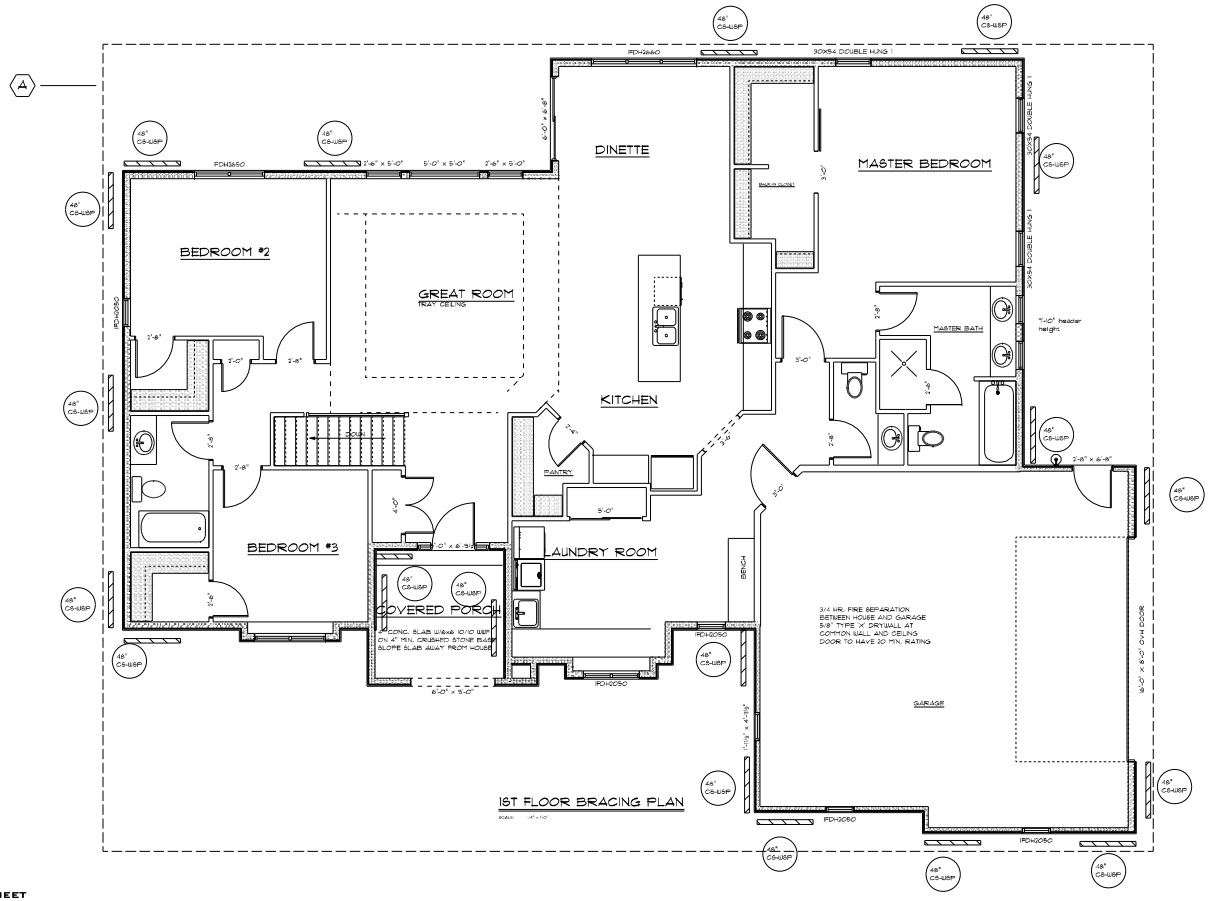


TABLE FROM WALL BRACING COMPLIANCE WORKSHEET

RECTANGLE: A WALL HT.= 9'-0"	ROOF PITCH=11/12 PITCH	MAX OPENING HT.= 6'-8"	WIND EXP.=B
WALLS SUPPORTING:	INTERMITTENT METHOD (LIB,	CONTINUOUS METHOD (CS-	PF METHOD (SEE FIGURE
	DWB, WSP,SFB,GB,	WSP, CS-SFB) AND TOTAL	321.25-A). INDICATE
	PG'S) AND # OF PANELS PER	LENTH REQUIRED PER TABLE	NUMBER OF PF PANEL 1.6-
	TABLE 321.25-1	321.25-J 13.7' L 11.7' S	24" WIDE PROVIDED. 4-20"
	MIN. PANEL WIDTH (TABLE	MIN. PANEL WIDTH (TABLE	MIN. PF WIDTH (FIG.
	321.25-G=	321.25-H)= 32"	321.25-A)= 20"
	LONG SIDE SHORT SIDE	LONG SIDE 73'-0" SHORT SIDE 55'-0"	LONG SIDE SHORT SIDE
ROOF AND CEILING ONLY X			

L= LONG SIDE OF RECTANGE
S= SHORT SIDE OF RECTANGE

NOTE:

ENTIRE STRUCTURE IS TO BE CONTINUOUSLY SHEATHED. PLEASE NOTE STRUCTURAL PANEL LOCATIONS MEETS MINIMUM CODE REQUIREMENTS.

ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER, AND BE FASTENED TO COMMON BLOCKING OF A MIN. OF 1 1/2" THICKNESS

DW'G BY: GNF
DATE 04/08/21
REVISED
DATE 04/21/21

WISCONSIN LUTHERAN SEMINARY

OWNER:

ZUERN BUILDING PRODUCTS & DESIGN CENTER

DRAWING NUMBER: 5 OF 5

JOB # 4099

Attachment: Packet Docs_Seminary (6268 : Wisconsin Lutheran Seminary)

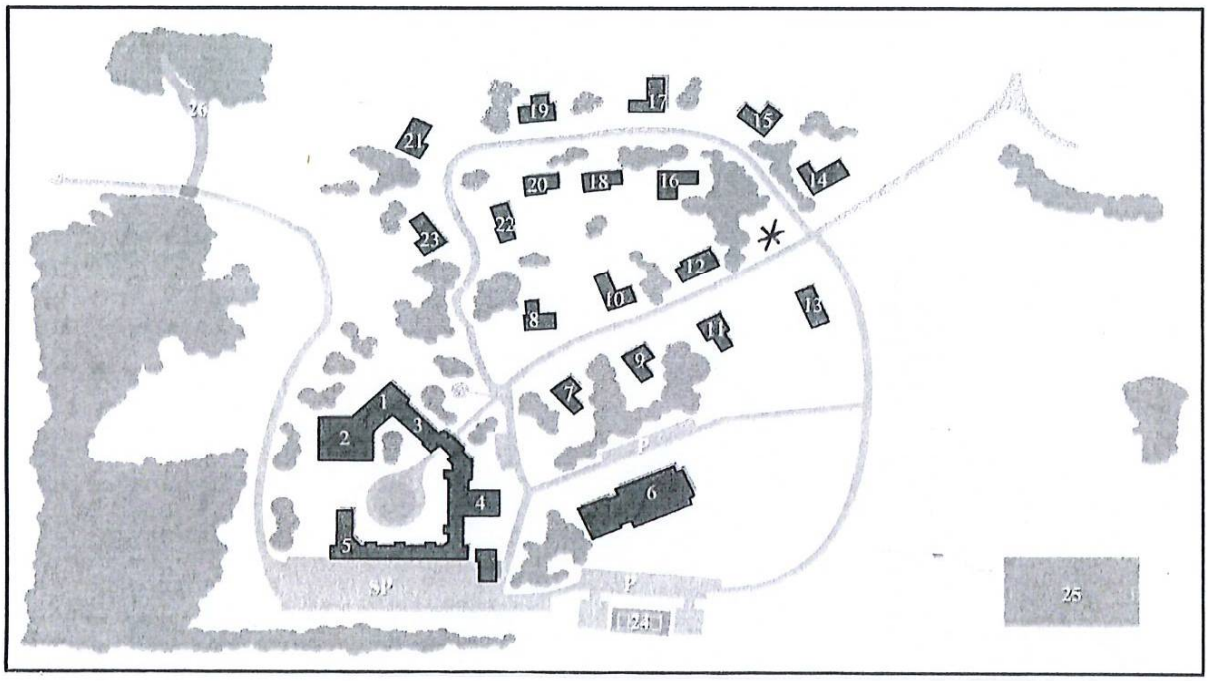
MAPS

AREA MAP

* New Home

LINK TO AREA MAP

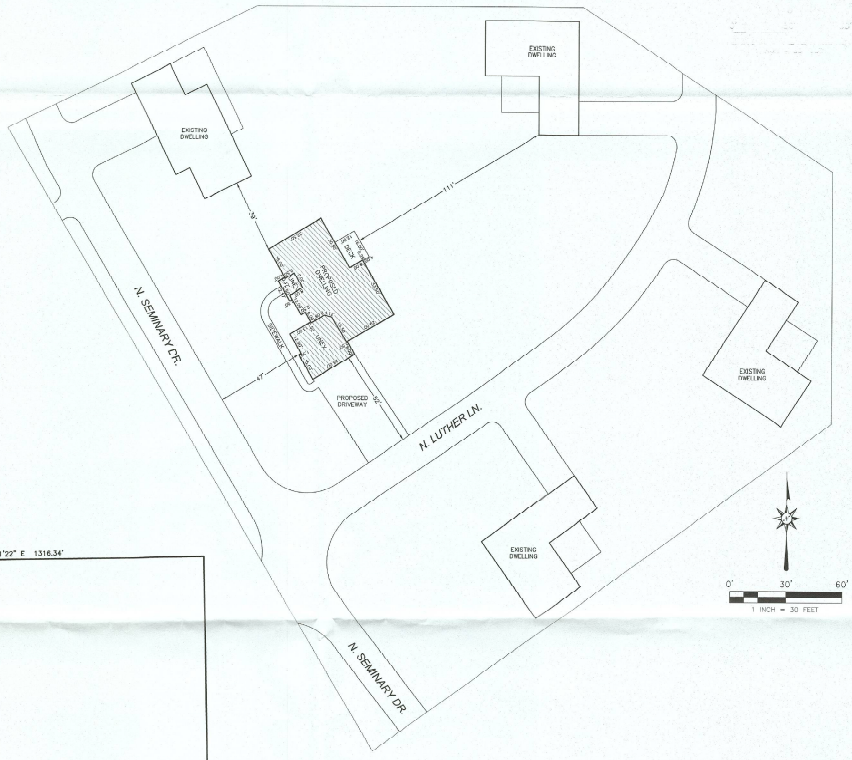
CAMPUS MAP

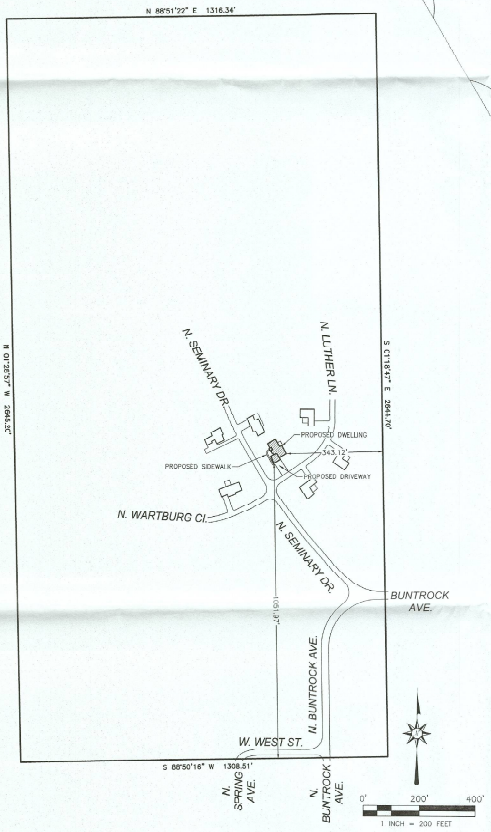


Attachment: Packet Docs_Seminary (6268 : Wisconsin Lutheran Seminary)

SITE PLAN

UNPLATTED LANDS BEING THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.





*** THIS MAP IS TO BE USED FOR PRELIMINARY *** PLANNING PURPOSES ONLY

SEAL	CLIENT: MKL CONSTRUCTION	LOCATION: 11831 N SEMINARY DRIVE CITY OF MEQUON OZAUKEE CO, WISCONSIN	REV.
	PROJECT: WIS. LUTHERAN SEMINARY		REV.
	LAYOUT: PLAT OF SURVEY		REV.
	DRAWING: 21091_SURVEY.DWG	DRAWN BY: JIL CHECKED BY: MTO	REV.
			REV.

SHEET: 1 OF 1 | JOB NO: 21091 | DATE: 04/15/2021 | SCALE: VARIES

LandTech SURVEYING
LAND SURVEYING & LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7595

Attachment: Packet Docs_Seminary (6268 : Wisconsin Lutheran Seminary)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **May 24, 2021**

SUBJECT: **Charles Zens. The applicant is seeking rezoning recommendation approval to the zoning designation from R-2B, R-1B, FW to R-2B, R-4, FW for 9961 N. Baehr Road and R-4 to R-1B for 9931 N. Baehr Road.**

Applicant:	Charles Zens
Status of Applicant:	Owner
Requested:	Rezoning
Existing Zoning:	R-1B (2.5 acre minimum) R-2B (1.5 acre minimum) FW (Floodway) R-4 (.75-acre minimum)
Proposed Zoning:	R-2B (1.5 acre minimum) FW (Floodway) R-4 (.75-acre minimum)
Existing Land Use Plan:	Residential 1-1.5 Acre Critical Environmental
Lot size:	.75 acre and 6.4 acres
Location:	9931 and 9961 N. Baehr Road
Tax Keyes:	#14-034-13-002.00 & #14-034-13-018.00
District:	#4

Background:
The applicant is seeking rezoning recommendation for the property located at 9961 N Baehr Road and 9931 N Baehr Road. The rezoning affects two existing lots that are modified in parcel size and layout through a recorded boundary line adjustment. Ultimately, the applicant is requesting a rezoning and reconfiguring two lots through a boundary line adjustment (see Exhibit A). The applicant owns both properties.

9961 N. Baehr Road:
The north property, 9961 N Baehr Road, currently has a single-family dwelling and barn on the property and is 6.4 acres in size. The purpose for the rezoning request is to separate the single-family dwelling from the barn through a boundary line adjustment. This property is intended to include the single-family dwelling and accessory detached structures and result in a .75-acre lot. Currently, this lot is 6.4-acres and split-zoned R-1B, R-2B and FW, which requires a larger lot size than .75 acres.

9931 N. Baehr Road:
The south property, 9931 N Baehr Road, is currently zoned R-4 and is .75 acre but is intended to result in a 6.4-acre parcel. After the boundary line adjustment, the property is intended to include

the single-family dwelling, accessory dwellings and the barn. This property is proposed to be rezoned to R-2B to have consistent zoning for the entire new parcel acreage.

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

Is the proposed rezoning consistent with existing and Surrounding Land Use Designations?
The parcels have a Land Use Plan designation of 1-1.5 acres. A Land Use Plan Amendment is not requested. Adjacent properties have Land Use Plan designations that include Residential 1-1.5 Acres, Industrial, and Critical Environmental. The parcels in the surrounding area include the following:

Direction/Use	Zoning	Lot Size(s)
North	R-2B	1.55 acres
East	B-5	10.94 acres
South	R-3	1 acre
West	C-1, R-2B	1.03 acres
Proposed rezone - 9931 N Baehr Road	**R-4**	**.74 acre**
Proposed rezone -9961 N Baehr Road	**R-2B, FW**	**6.4 acres**

Based on the surrounding land uses, which are a mix of industrial, single-family residential and general conservancy, staff believes the rezoning to R-4 (3/4 acre) and R-2B (1.5 acres) is consistent with the current uses and current lot sizes in the area.

The property line for both parcels currently extend to the centerline of Baehr Road. The right-of-way has not been dedicated and the boundary survey shows proposed lot sizes that include the Baehr Road right-of-way. Even with the right-of-way included the property at 9961 N Baehr Road does not meet the proposed R-4 minimum lot size. As a condition of the rezoning request, the boundary line adjustment shall create conforming parcels not including the acreage of the ultimate road right-of-way. In addition, dedication of right-of-way along Baehr Road is recommended.

Are there reasonable uses under existing zoning?
Both properties allow single-family dwellings and accessory uses as permitted. The use of the properties conforms and do not change under this application.

Is there a Public Interest?
The applicant is interested in associating the single-family dwelling to the south with the barn. There is no a public interest. The rezoning to R-2B for the new 6.4-acre lot has the potential for further division. However, much of the property is in the floodway so the entire 6.4 acre is not divisible.

Has there been a change in character or trend in development in area of proposal?
There has not been a change in character in the area. The area remains a mix of residential and industrial uses with a various lot size. Staff has responded to inquiries for development in the area ranging from industrial to varying types of residential uses. In each case, the feasibility of public sewer and water extension is of interest. This specific rezoning will not change the character of the area.

Staff Recommendation:
Planning staff recommends **approval** of the rezoning, subject to the following conditions:

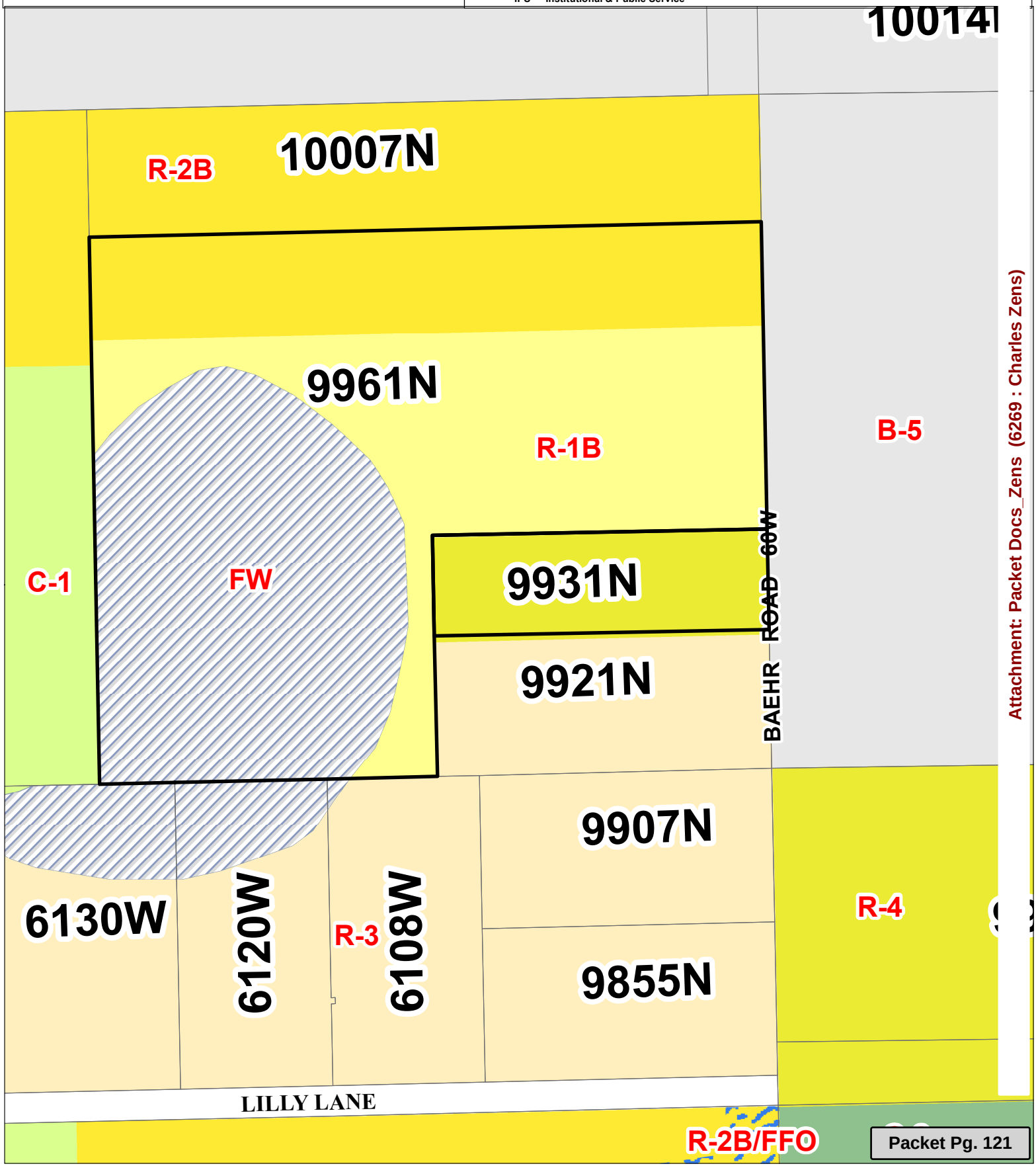
1. Common Council approval of the rezoning.

2. Any boundary line adjustment shall create lots that meet all zoning district requirements.
3. The right-of-way along Baehr Road shall be dedicated to the City.
4. The R-4 property (9961 N Baehr Road) shall be a minimum of ¾-acre in size after the road area is dedicated.

Attachments:
Packet Docs_Zens (PDF)

Charles Zens

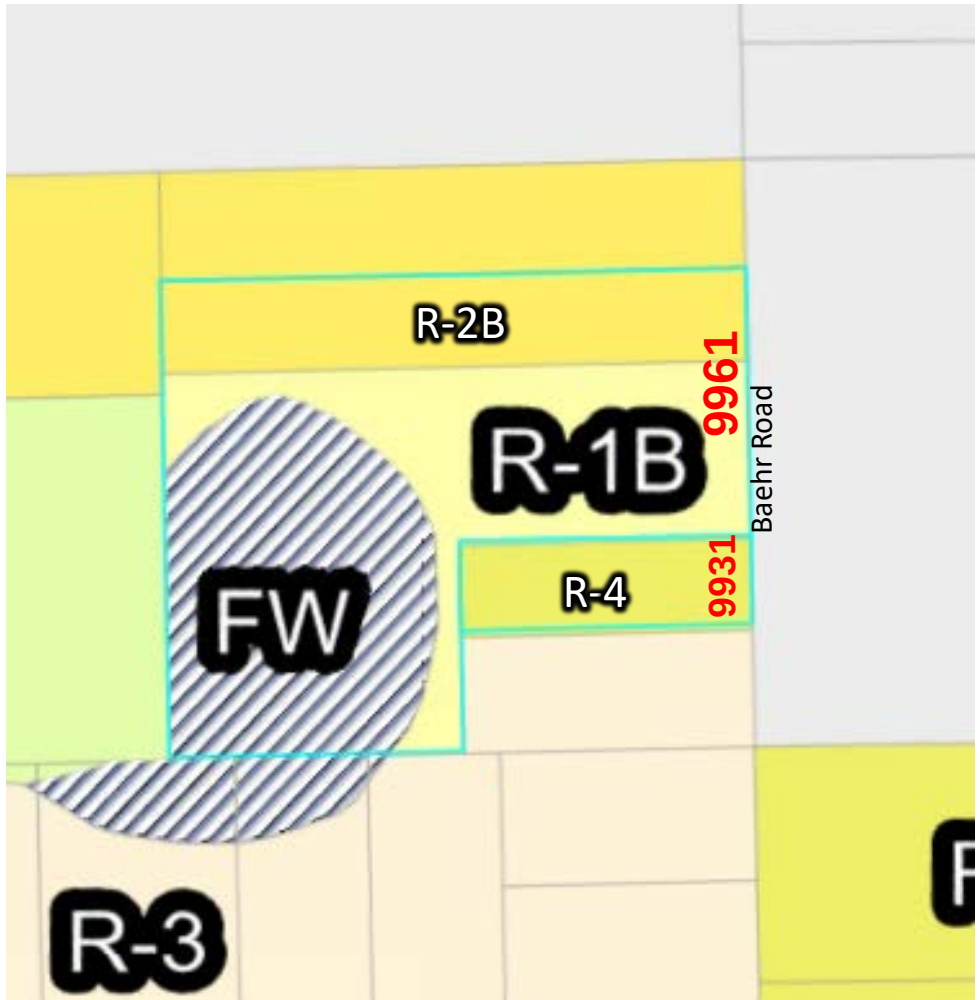
AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
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C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
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FFO	Flood Fringe Overlay	TC	Town Center
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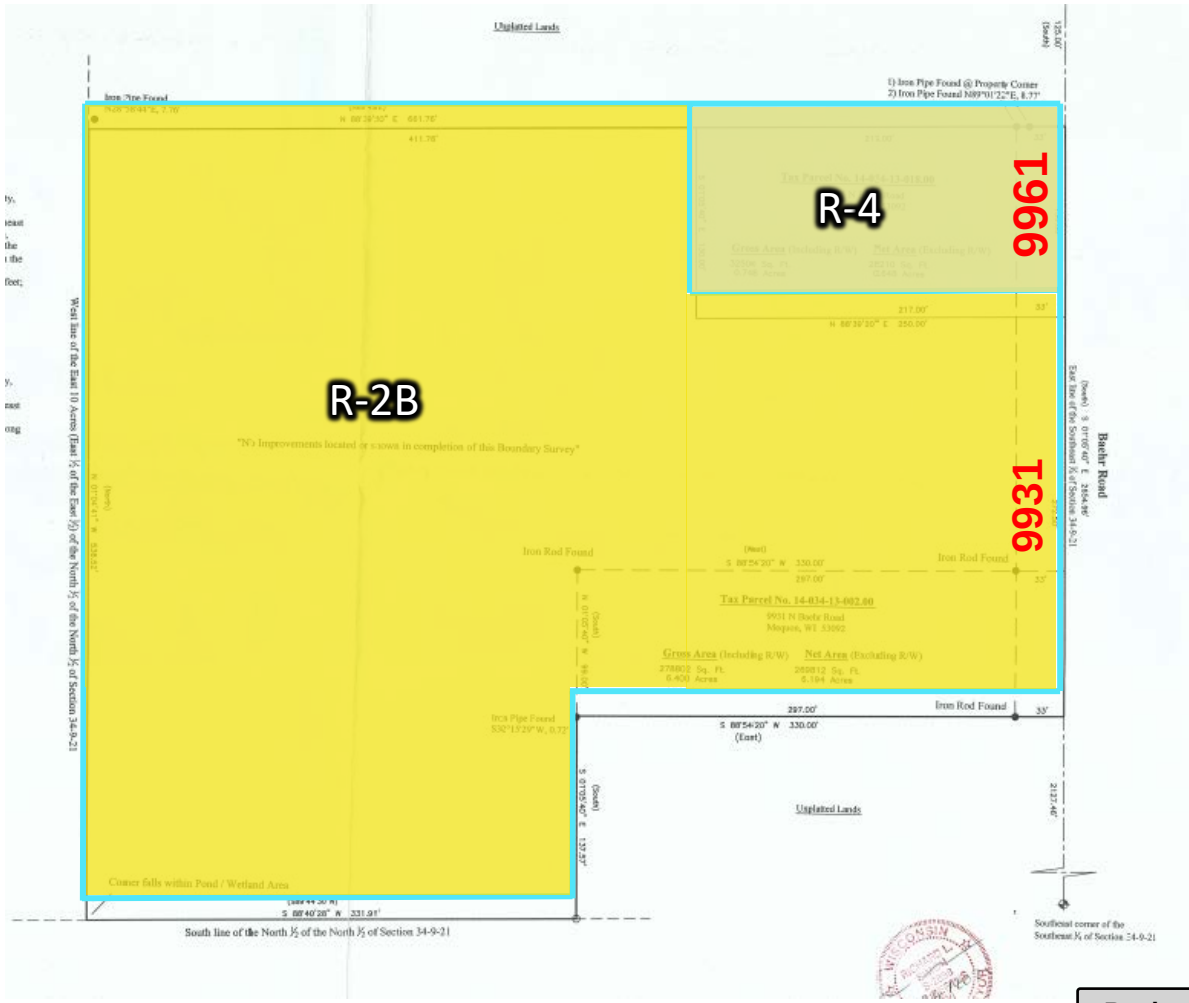
Attachment: Packet Docs_Zens (6269 : Charles Zens)

EXHIBIT A

CURRENT ZONING AND LOT CONFIGURATION



PROPOSED ZONING AND LOT CONFIGURATION



Attachment: Packet Docs_Zens (6269 : Charles Zens)

Cornerstone Land Surveying, Inc.

Boundary Survey

Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rich@cornerstonelandsurvey.com
(262) 424-5630

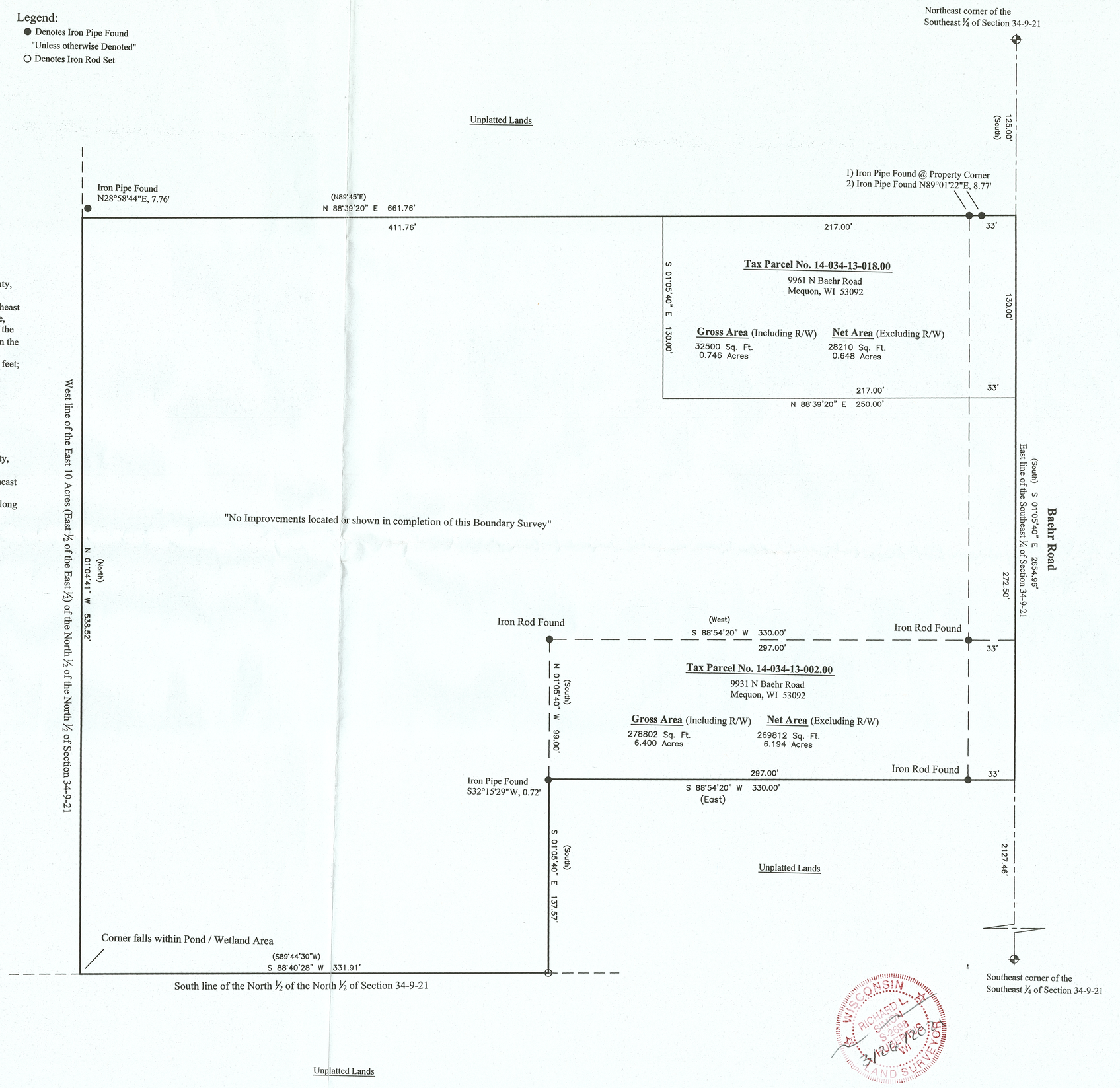
Scale 1"= 50'

0' 50' 100'

Legend:
- ● Denotes Iron Pipe Found "Unless otherwise Denoted"
- ○ Denotes Iron Rod Set

Description: New Description Tax Parcel No. 14-034-13-002.00
That part of the Southeast ¼ of Section 34, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin: Described as follows:
Commencing at the Northeast corner of said Southeast ¼; thence S01°05'40"E along the East line of said Southeast ¼, 255.00 feet to the point of beginning of this description; thence continuing S01°05'40"E along said East line, 272.50 feet; thence S88°54'20"W, 330.00 feet; thence S01°05'40"E, 137.57 feet to a point on the South line of the North ½ of the North ½ of said Section 34; thence S88°40'28"W along said South line, 331.91 feet to a point on the West line of the East 10 Acres (East ½ of the East ½) of the North ½ of the North ½ of said Section 34; thence N01°04'41W along said West line, 538.52 feet; thence N88°39'20"E, 411.76 feet; thence S01°05'40"E, 130.00 feet; thence N88°38'20"E, 250.00 feet to the point of beginning of this description.

Description: New Description Tax Parcel No. 14-034-13-018.00
That part of the Southeast ¼ of Section 34, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin: Described as follows:
Commencing at the Northeast corner of said Southeast ¼; thence S01°05'40"E along the East line of said Southeast ¼, 125.00 feet to the point of beginning of this description; thence S88°39'20"W, 250.00 feet; thence thence S01°05'40"E, 130.00 feet; thence N88°39'20"E, 250.00 feet to a point on said East line; thence N01°05'40"W along said East line, 130.00 feet to the point of beginning of this description.



Unplatted Lands

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

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

WISCONSIN RICHARD L. SIMON S-2603 MEQUON WI LAND SURVEYOR 3/26/21

Survey For: Charles Zens
Dated this 26th day of March, 2021.

Attachment: Packet Docs_Zens (6269 : Charles Zens)

From: czens <czens@freightrunners.com>
Sent: Monday, May 17, 2021 9:31 PM
To: Jac Zader <JZader@ci.mequon.wi.us>
Subject: Re: property line

Hello Jac
Thank you for reaching out to the parks department with my request to straighten the property line. I have had that property already surveyed once and the yellow line in your map does not actually represent where the stakes that are located on the prior survey the I had done when I purchased the property. I am sure that it was just a rough guesstimate on where that property line did actually run. Secondly I just want to reiterate our discussion today and make sure that we are all under the same understanding. I will have the surveyor move the property line away from the center of the road by 30 feet. I will also get a legal description for the road right-away so we can get that quick claim deed accomplished. He will also move the north property line to the west over 30 feet to accommodate the 3/4 of an acre limitation. Please let me know if I've missed anything.
Chip

Sent from my iPhone

Attachment: Packet Docs_Zens (6269 : Charles Zens)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **May 24, 2021**

SUBJECT: **Beautiful Savior Lutheran Church. The applicant is seeking sign waiver approval for a free-standing sign that exceeds 6 feet in height for the property located east of 11149 N. Crestline.**

Applicant:	Beautiful Savior Lutheran Church
Status of Applicant:	Owner
Requested:	Sign Waiver
Existing Zoning:	R-3 (Single-Family Residential 1-Acre)
Land Use Plan:	Residential 1-1.5 Acres
Lot size:	1.03 Acres
Location:	East of 11149 N. Crestline
Tax Key:	#14-025-05-002.00
District:	#2

Background:
The applicant is requesting a sign waiver to allow for a 15-foot-tall freestanding sign for the cemetery located east of 11149 N Crestline Road. The sign code allows for one auxiliary sign for religious uses not to exceed 50 square feet in size or 6 feet in height.

The site is not eligible for a primary monument sign because it does not have a principal building. The property is permitted an auxiliary freestanding sign which is permitted for religious sites. The cemetery currently does not have any signage. The applicant is requesting approval for a freestanding sign that exceeds the 6 feet height allowed by code.

Sign Waiver:
The applicant is proposing a 15-foot-tall, steel gate and archway with aluminum lettering signage on the archway. The applicant indicated that the proposed archway needs to be high enough to allow for passage of equipment and vehicles into the site. The site currently has a fence around the perimeter of the property. They also indicated that placing the sign at the proposed height will minimize potential damage to the sign. In addition, the proposed sign provides greater visibility and identification of the site. Staff recommended to the applicant the option to place the signage on the gates instead of the archway. The applicant stated that since the gate will need to be opened during funeral ceremonies, the signage would not be visible from Mequon Road when the gate is open.

Staff does not believe there is a hardship that would warrant the request for the 15-foot-tall sign. Several properties along Mequon Road have monument signs that meet the height requirement while providing sufficient identification of uses and aiding in orientation. For example, the Lumen Christi cemetery on Mequon Road has a gated sign which meets the requirements of the

sign code (see Exhibit A). Staff believes there are alternate ways to design the sign to meet the requirements of the sign code and does not find a hardship for the proposed 15-foot-tall sign.

Setback Waiver:
The 15-foot arched freestanding sign also requires a setback waiver. The code requires a 10-foot setback from right-of-way, driveway, and property lines. The property line currently extends into the Mequon Road right-of-way, and the proposed sign does not meet the 10-foot setback requirement from the right-of-way. The proposed sign is approximately 5 feet from the right-of-way.

The code requires waivers to the sign code to be granted based on site-specific hardships such as topographic aberrations and visual encumbrances. Staff supports the setback waiver since placing the sign at the required 10-foot setback would mean the sign is set back further into the site than existing, adjacent burial plots. The proposed location also lines up with the existing fence that surrounds the perimeter of the property and existing burial sites.

Staff Recommendation:

Planning staff recommends **approval** of the setback waiver based on the following conditions:

1. The sign shall be setback five feet from the ultimate road right-of-way.

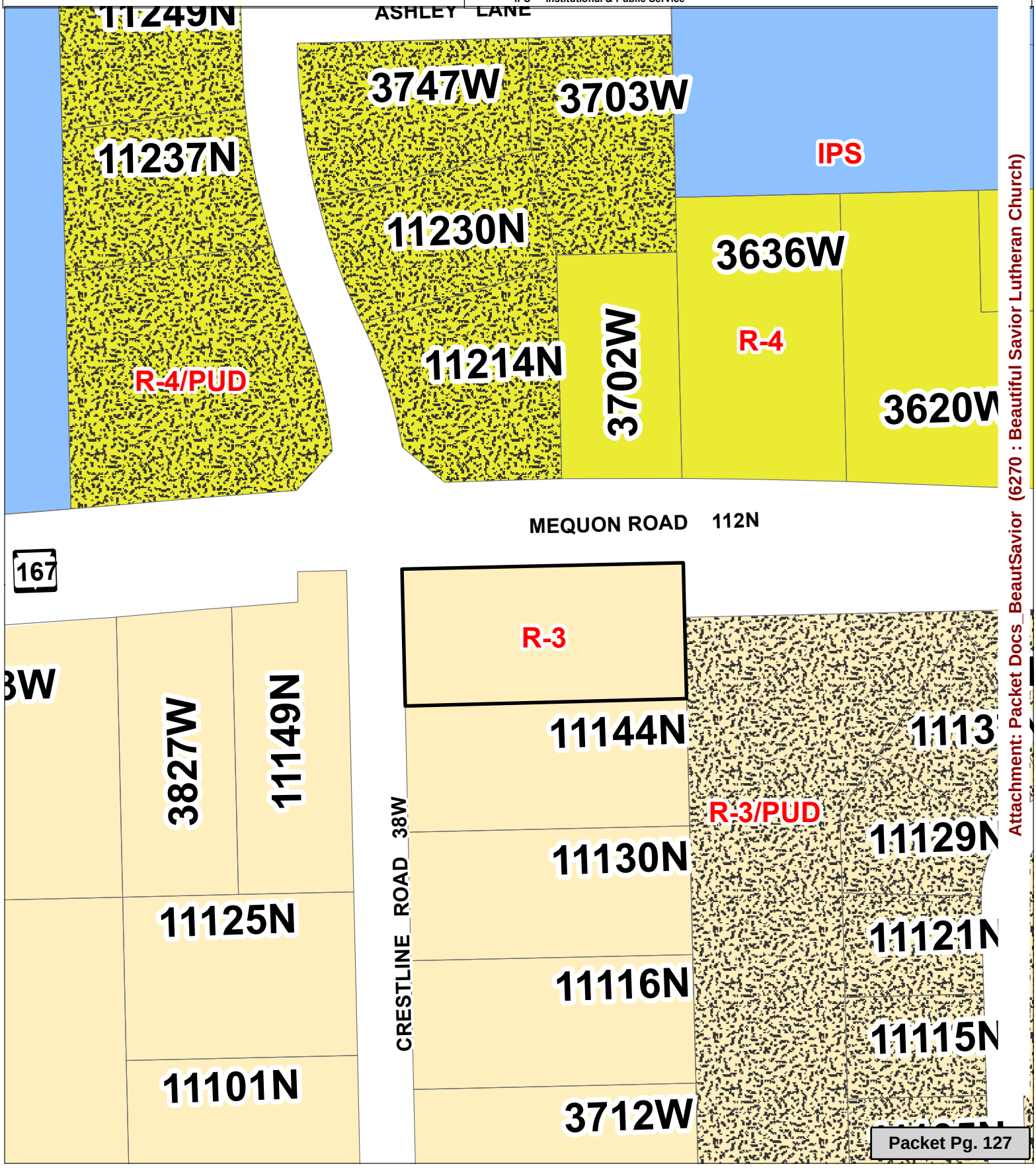
Planning staff recommends **denial** of the sign waiver based on the following conditions:

1. Lack of site-specific hardship.

Attachments:
Packet Docs_BeautSavior (PDF)

Beautiful Savior Lutheran Church

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



Attachment: Packet Docs_BeautSavior (6270 : Beautiful Savior Lutheran Church)

To: Beautiful Savior Cemetery Board/Mequon Plan Commission
For: Variance/ Waiver Narrative for Mequon Plan Commission

We appreciate the opportunity to improve the esthetics, public safety and security of the Beautiful Savior Lutheran Church Cemetery. We request your approval to proceed with plans to place a custom designed gate and arch containing our name on the north elevation. We thank Derge Ornamental Iron Works for their efforts in designing an attractive functional structure.

The current generic chain link gate is rusted and broken. A functional gate will naturally add a layer of security. No identifying signs or markers, beside the gravestones themselves are present.

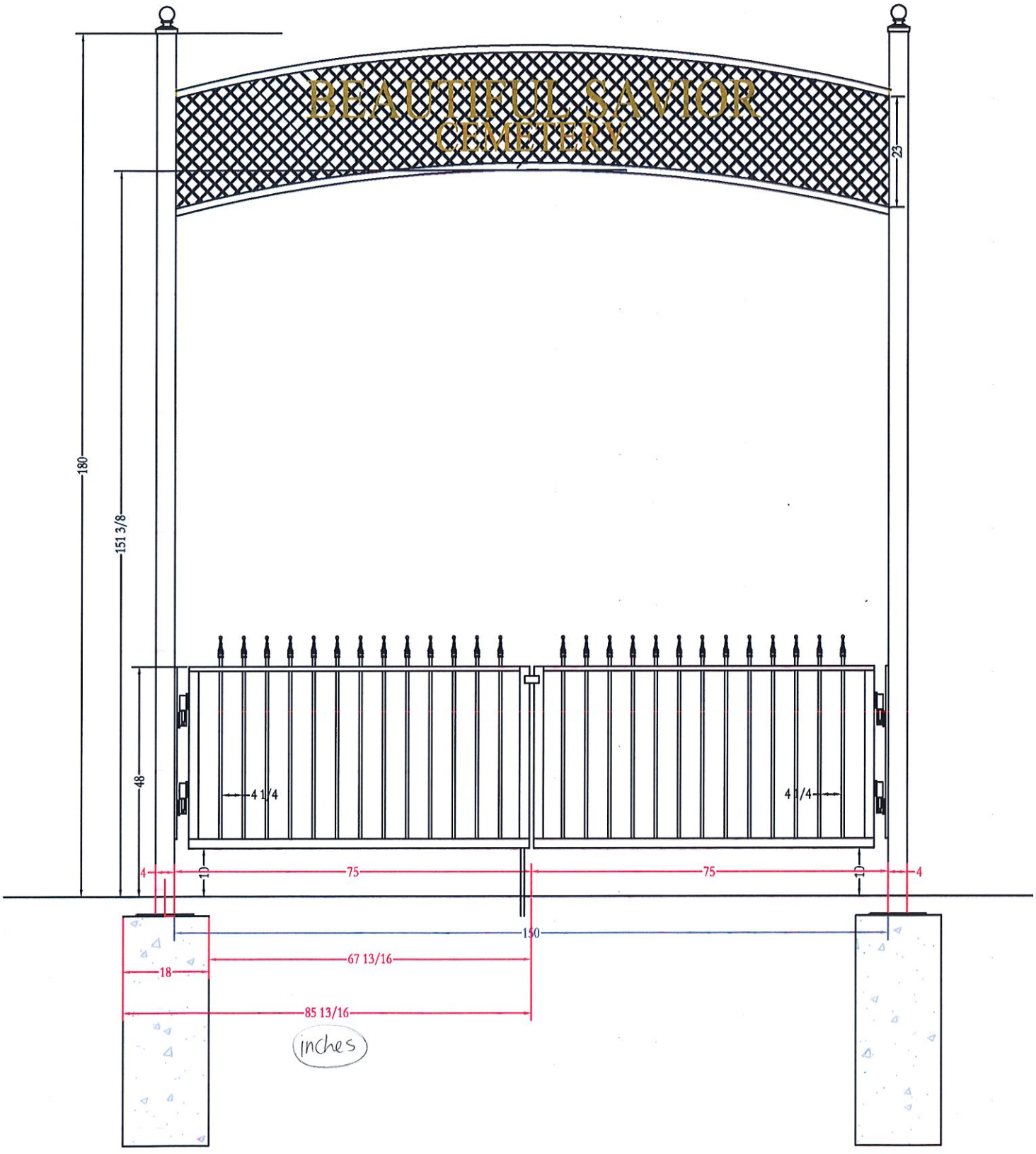
We decided on the arch/gate entry for several reasons. First, we wanted a design that would be harmonious with the area and functional. We found that though our design is unique, the gate/ arch with name design is common for area cemeteries. The arch will not move, so it needs to be high enough to allow passage of equipment and vehicles. The Mequon Road elevation is the most visible, but with the traffic comes potential for damage to the lettering from road debris, snow plows and snow controls chemicals. Placement of the lettering at the height of the arch will minimize the effect of the roadway elements, preserving its beauty.

Second, we needed a way for visitors to locate the cemetery when the funeral ceremonies were taking place as well as during non funeral times. During the funeral ceremonies, the gate will need to be open, so any marking on the gate would not be visible from Mequon Road. This becomes important for both Beautiful Savior Lutheran Church, which is a quarter mile away from the cemetery, and St. Boniface Episcopal Church, which is across the street from the Beautiful Savior Lutheran Church Cemetery. Clear identification benefits safety of visitors to funerals for both churches.

We understand that our other option is to place a sign at a size of 50 square feet at a level of not higher than 6 feet. This type of sign, given the vegetation, fence and other visual elements, would need to be more prominent than the lettering on the arch. We would prefer a more attractive, subtle design, which blends while providing the functionality desired. The arch/gate we propose will be the best fit for this space.

Thank you for considering this project.

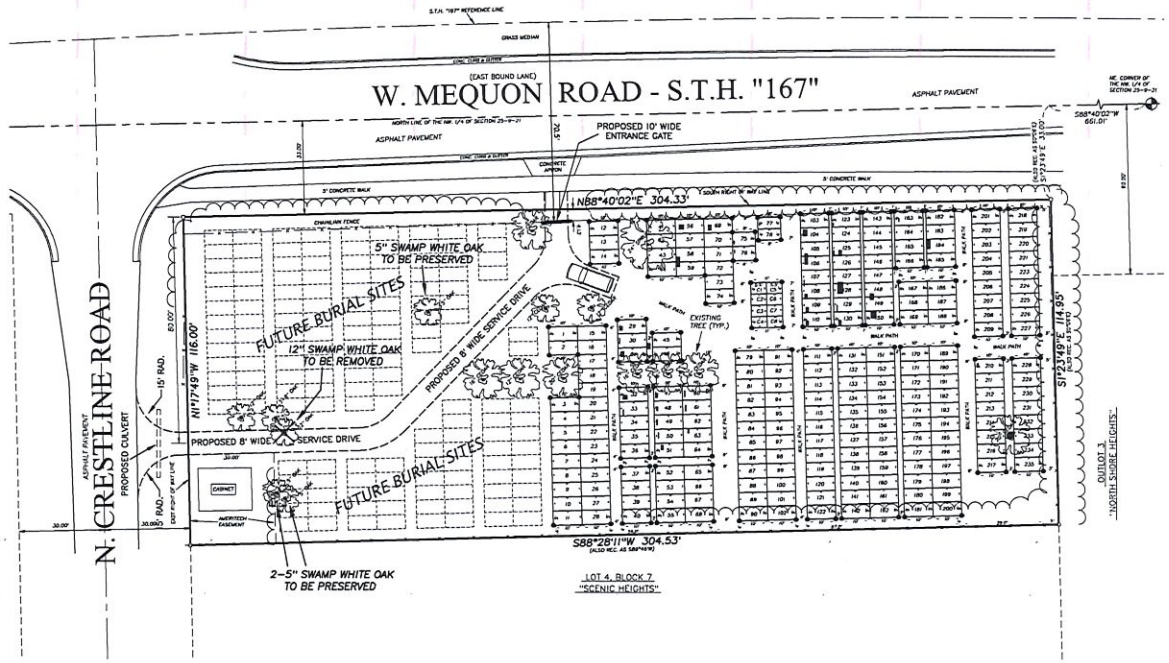
Attachment: Packet Docs_BeautSavior (6270 : Beautiful Savior Lutheran Church)



Attachment: Packet Docs_BeautSavior (6270 : Beautiful Savior Lutheran Church)

"BEAUTIFUL SAVIOR LUTHERAN CHURCH CEMETERY"

ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF OF SECTION 25, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

LEGAL DESRIPTION:

All that part of Northeast 1/4 of the Northwest 1/4 of Section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin bounded and described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 25; thence S88°40'02"W along the North line of said Northwest 1/4 Section, 661.01 feet to a point in the Northerly extension of the East line of "Scenic Heights" a recorded subdivision; thence S1°23'49"E (also recorded as S0°06'E) along said East extension line, 33.00 feet to a point in the South right of way line of W. Mequon Road (S.T.H.-"167"), said point also being the point of beginning of lands to be described; thence continuing S1°23'49"E (also recorded as S0°06'E) along said East extension line, 114.95 feet to the Northeast corner of Lot 4, Block 7 of "Scenic Heights"; thence S88°28'11"W (also recorded as S89°46'W) along the North line of said Lot 4, 304.53 feet to a point in the East right of way line of Crestline Road, said point also being the Northwest corner of said Lot 4; thence N1°17'49"W along said East right of way line, 116.00 feet to a point in the South right of way line of W. Mequon Road (S.T.H.-"167"); thence N88°40'02"E along said South right of way line, 304.33 feet to the point of beginning.

Said Parcel containing 0.807 acres of land, more or less.

Future Site Improvements

Description

1. ENTRANCE ENHANCEMENTS
2. SERVICE DRIVEWAY INSTALLATION
3. SITE CLEAN-UP AND BUCKTHORN REMOVAL
4. FENCE REPLACEMENT AND ENHANCEMENTS

TREE REMOVAL NOTE :

PER DISCUSSION AND APPROVAL BY THE CITY FORESTRY DEPARTMENT, THE 3-5" SWAMP WHITE OAK TREES AS SHOWN ON THIS PLAN, SHALL BE PRESERVED AS IN-LIKE KIND REPLACEMENT TREES FOR THE REMOVAL OF THE 12" SWAMP WHITE OAK THAT LIES WITHIN THE PROPOSED SERVICE DRIVE.

811 Know what's below. Call before you dig.

MARK	DATE	REVISION	BY	APVD
3	4-16-21	ADD PROPOSED NEW ENTRANCE GATE	KS	JWH
2	10-07-20	REVISIONS PER DISCUSSION WITH THE CITY FORESTER	KS	JWH
1	9-24-20	ADD STOCKPILE AREA	KS	JWH

"SITE PLAN"

FOR
BEAUTIFUL SAVIOR LUTHERAN CHURCH CEMETERY

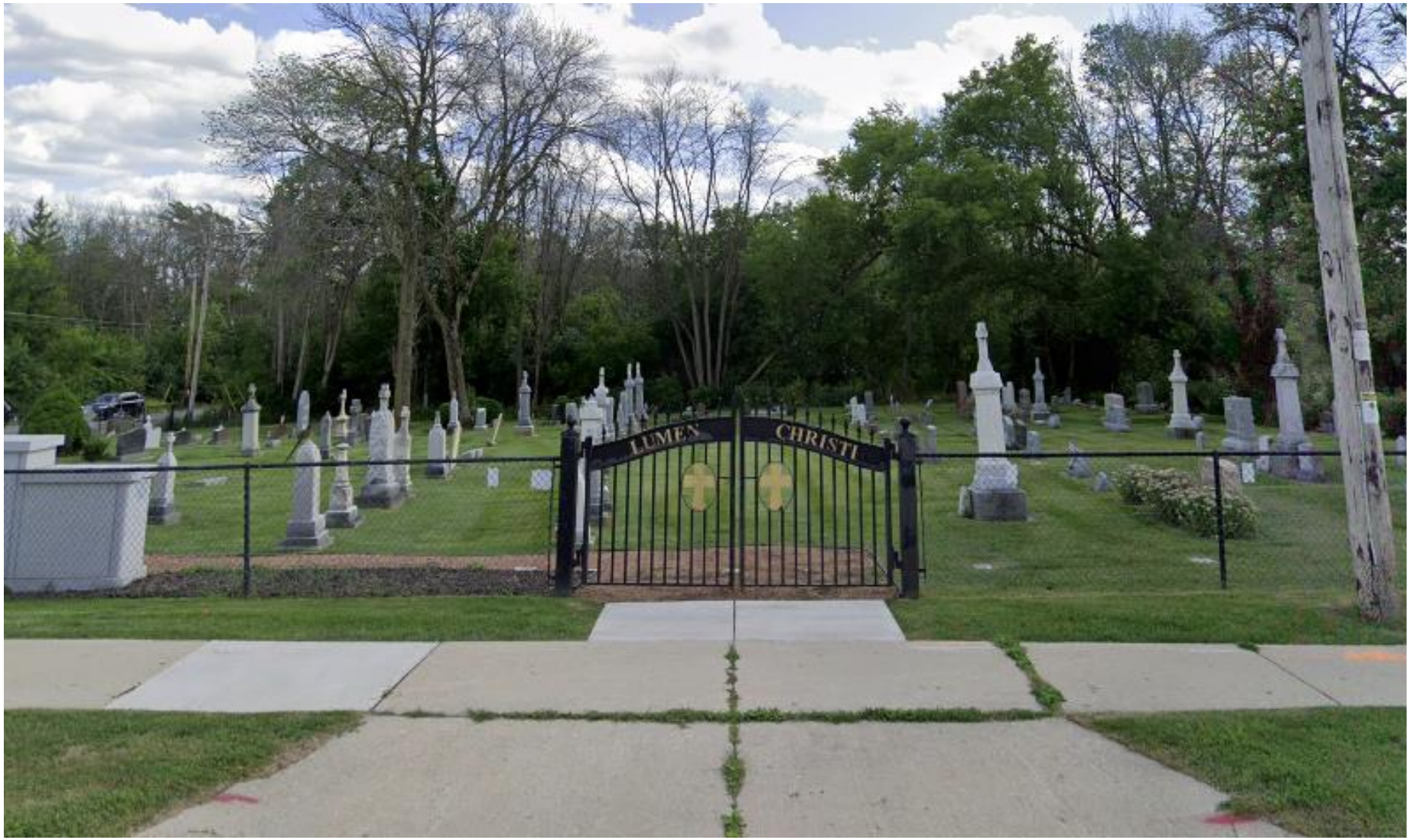
Southeast corner of
W. Mequon Road & Crestline Road
Mequon, WI.

FIELD CREW:	B.A.J. & S.P.Z.	APPROVED:	
DATE:	FEBRUARY 4, 2020	WCA No:	
DWN. BY:	J.G.S.		
CHKD. BY:	J.W.H.	Plot No:	LS-3744-20-SITE_PLAN

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

Attachment: Packet Docs_BeautSavior (6270 : Beautiful Savior Lutheran Church)

EXHIBIT A



Attachment: Packet Docs_BeautSavior (6270 : Beautiful Savior Lutheran Church)



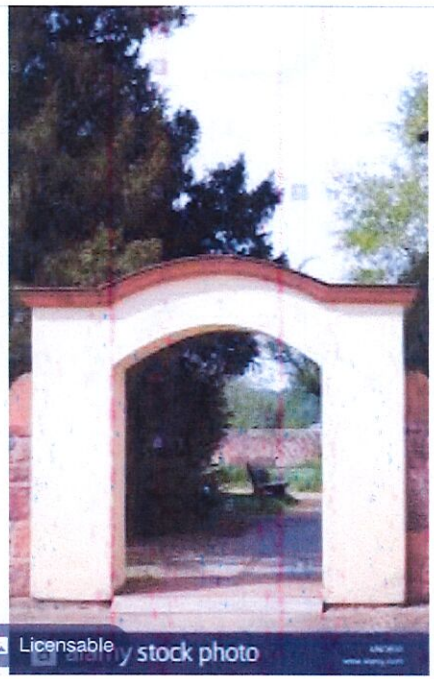
Iron Halloween Cemetery Gate ...
wayfair.com · Out of stock



1000+ images about metal archways on ...
pinterest.com



Custom Handmade Entrance Security Gate ...
arusticgarden.com



entrance gate with round arch ...
alamy.com



Custom Handmade Entrance Security Gate ...
arusticgarden.com



Elmwood Cemetery Gates - Wikipedia
en.wikipedia.org



Arch With Gates To The Cemetery Stock ...
dreamstime.com



McClellan Gate - Wikipedia
en.wikipedia.org



Gates, Victoria cemetery ...
pinterest.com



Main Sousa Gate ...
congressionalcemetery.org



Related searches



cemetery entrance signs



metal cemetery signs



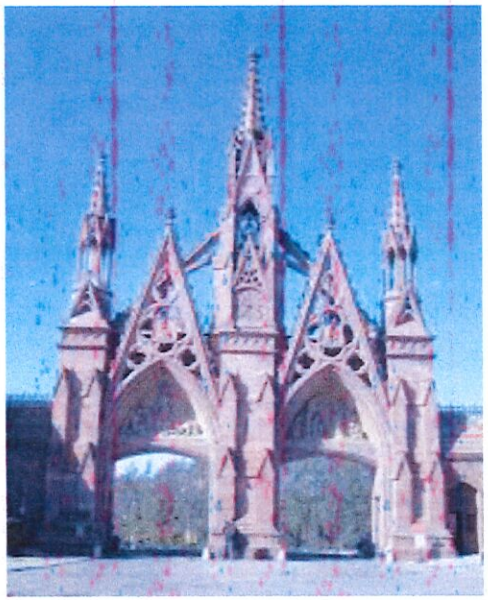
cemetery gate



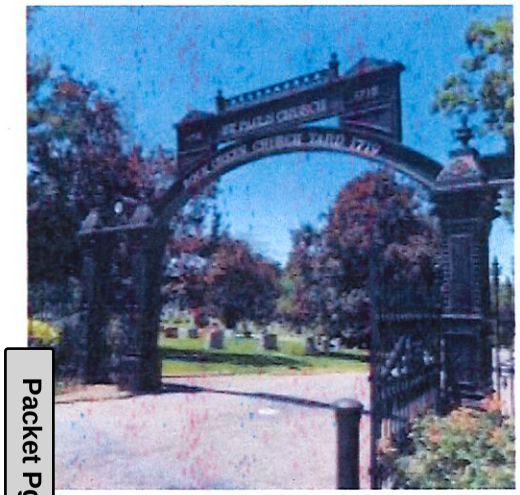
Licensable



Entrance gates at Belfast City Cemetery ...
flickr.com



Green-Wood Cemetery - Wikipedia
en.wikipedia.org



ock Creek Cemetery | Adventures in DC

Related searches



entrance arch



old cemetery sign



gothic creepy cemetery gates



cemetery sign clipart



Riverside Cemetery
threeriversmi.org

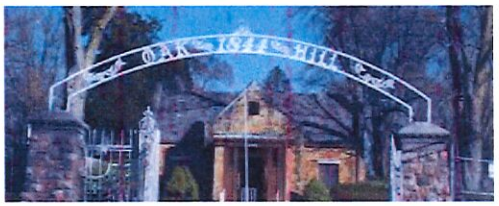


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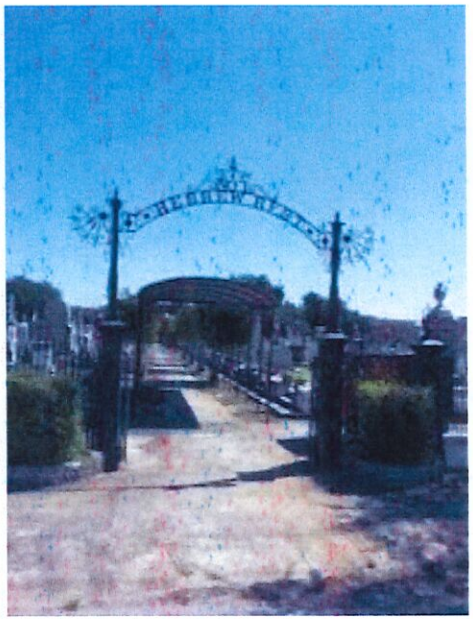
Heaven Cemetery Main Entrance 2007.JPG ...



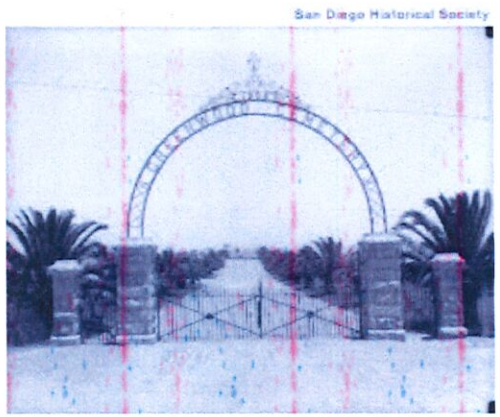
Mound Grove Cemetery: Old Entrance ...
graveyards.com



Battle Creek's Oak Hill Cemetery: Where ...
secondwavemedia.com



Jewish Cemetery: The entrance gate of ...
tripadvisor.com



Entrance gate to Greenwood Cemetery ...
calisphere.org

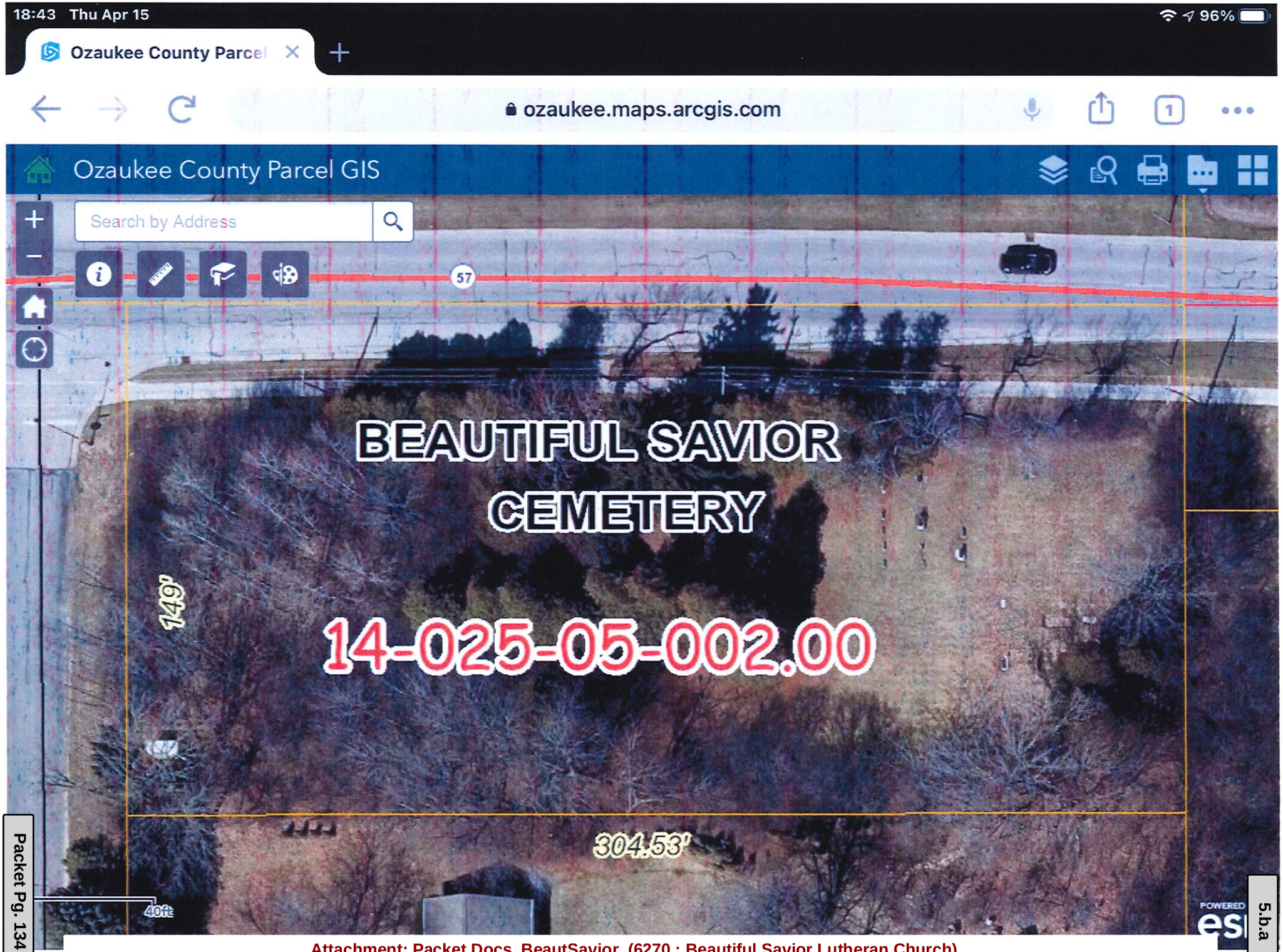


Daytime Cemetery Tours ...
newbernnow.com



McClellan Gate - Arlington National ...
arlingtonnationalcemeteryconcierge.com




18:43 Thu Apr 15
96%
Ozaukee County Parcel
ozaukee.maps.arcgis.com
Ozaukee County Parcel GIS
Search by Address
57
BEAUTIFUL SAVIOR
CEMETERY
14-025-05-002.00
149'
304.53'
40ft
POWERED

May 21, 2021

Good morning,

My husband and I are not able to participate in the meeting on Monday regarding the proposed Beautiful Savior Lutheran Cemetery sign but would like you to know that we don't approve of it.

The proposed sign is out of character with Mequon standards. We would approve a cemetery gate like the Lumen Christi gate sign on Mequon and Range Line road.

Thank you,

Dave and Gayle Johnson

Attachment: Packet Docs_BeautSavior (6270 : Beautiful Savior Lutheran Church)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **May 24, 2021**

SUBJECT: **Lisa Frommelt for La Marie Beauty. The applicant is seeking minor request approval for window coverings for a medical spa located at Mequon Town Center 1 located at 6036 W. Mequon Road.**

Applicant:	Lisa Frommelt
Status of Applicant:	Lessee
Requested:	Minor Request – Window Coverage Exception
Existing Zoning:	Town Center (TC)
Land Use Plan:	Town Center (TC)
Lot size:	3 Acres
Location:	11315 N. Cedarburg Road
Tax Key:	#14-050-02-050.03
District:	#2

Background: The applicant is requesting an exception to section 58-301(L)(2)(e)(3) of the zoning code to allow for the use of a vinyl opaque film at the La Marie tenant space at 6036 W Mequon Road in the Mequon Town Center. The Common Council adopted Ordinance 2016-1479 which allows the Planning Commission to approve window area obstructions not specified in section 58-301(L)(2) for first floor windows for certain uses upon finding that strict compliance is impractical under the circumstances if the proposal includes amenities that address the adverse effects, if any, of the exception (see below).

(2) Window area. Required window areas have the following purpose:

a. Contribute to the overall building composition.
b. Enhance curb appeal and neighborhood value.
c. Promote natural surveillance.
d. Reduce energy consumption through the use of passive solar design.
e. Display business products and services

Required window areas shall remain transparent with windows that allow two-way views into first floor occupant spaces, working areas, lobbies or pedestrian entrances, as applicable, except for the following permitted window area obstructions.

1. *Window area obstructions.* The following are permitted window area obstructions:
   i. *Permitted window signage.* Window signage is a permitted window area obstruction and shall comply with the following design standards:
   - Window signage shall be limited to 33 percent of each individual window area in the occupant's space.
   - Window signage shall not obstruct more than 30 percent of the window area measured between four and eight feet in height above the adjacent walkway level.

- The front of the signage shall face the adjacent walkway.
- Window signage shall be consistent with and relate to the products, services and brand elements of the occupant's use.

ii. *Window shelving.* Window shelving located within four feet from the surface of the window is a permitted window area obstruction and shall comply with the following design standards:

- Window shelving units shall be limited to 33 percent of the use's aggregate window area as defined in section 58-301(l)(2).
- Window shelving units and product display shall not obstruct more than 30 percent of the window area measured between four and eight feet in height above the adjacent walkway level.
- Window shelving units shall be set back eight inches from the surface of the window.
- The front of the shelving units and products displayed on shelving shall face the adjacent walkway.

iii. *Enclosed window displays.* Enclosed window displays have a full background and sides that completely separate the interior of the store from the display window. Enclosed window displays are permitted window area obstructions and shall comply with the following design standards:

- Enclosed window displays shall be limited to 33 percent of the use's aggregate window area as defined in section 58-301(l)(2).
- Only one window pane per use shall be permitted as an enclosed window display.
- Enclosed window displays shall be internally lit during evening business operating hours. Lighting is subject to the approval of the department of community development.
- Enclosed window displays shall have a minimum depth of three feet.
- Enclosed window displays shall be designed to relate to the scale of the window area and be consistent with and relate to the products, services and the brand elements of the associated occupant's use.
- Displays shall change:
- At a minimum, seasonally, unless approved by the department of community development.
- When products or display elements begin to fade or deteriorate in appearance.
- Enclosed window displays shall be maintained in a clean, clutter free manner.
- All mechanical equipment shall be disguised from public view.

2. *Prohibited window area obstructions.* The following window area obstructions and obstructions similar to the following as determined by the planning commission, are prohibited:

- Protective grilles
- Window bars
- Metal or similar material roll down screens or gates reflective, dark tinted or frosted glass
- Materials not otherwise permitted in this section that block visibility through windows into first floor occupant spaces along streets, walkways, plazas or parking areas.
- Backs of signs or backs of shelving units

3. *Exceptions to window area obstructions.* The planning commission may approve window area obstructions of types and amounts not specified in section 58-

301(1)(2)a. for first floor windows for the following uses upon finding that strict compliance is impractical under the circumstances and the proposal includes amenities that address the adverse effects, if any, of the exception:

- Medical and institutional uses
- Specialty food retailers
- Theatres
- Parking garages
- Others as approved by planning commission

Window Coverage Exception:
The applicant is requesting the use of vinyl opaque film on the lower 60" on one window on the south elevation of the tenant space located in the south building of the Mequon Town Center (see attached drawing). The applicant states that strict compliance with the ordinance is impracticable because of privacy concerns related to its use as a medical spa and the treatment room being located adjacent to the front windows. The applicant originally applied for a building permit in January of this year. As part of the review process, planning staff discussed the issue with the owner and at the time the owner stated there would be no covering of the window (see attached correspondence). The building permit for the tenant space was issued on February 12, 2021 and the project is nearing completion per the approved plans (see attached).

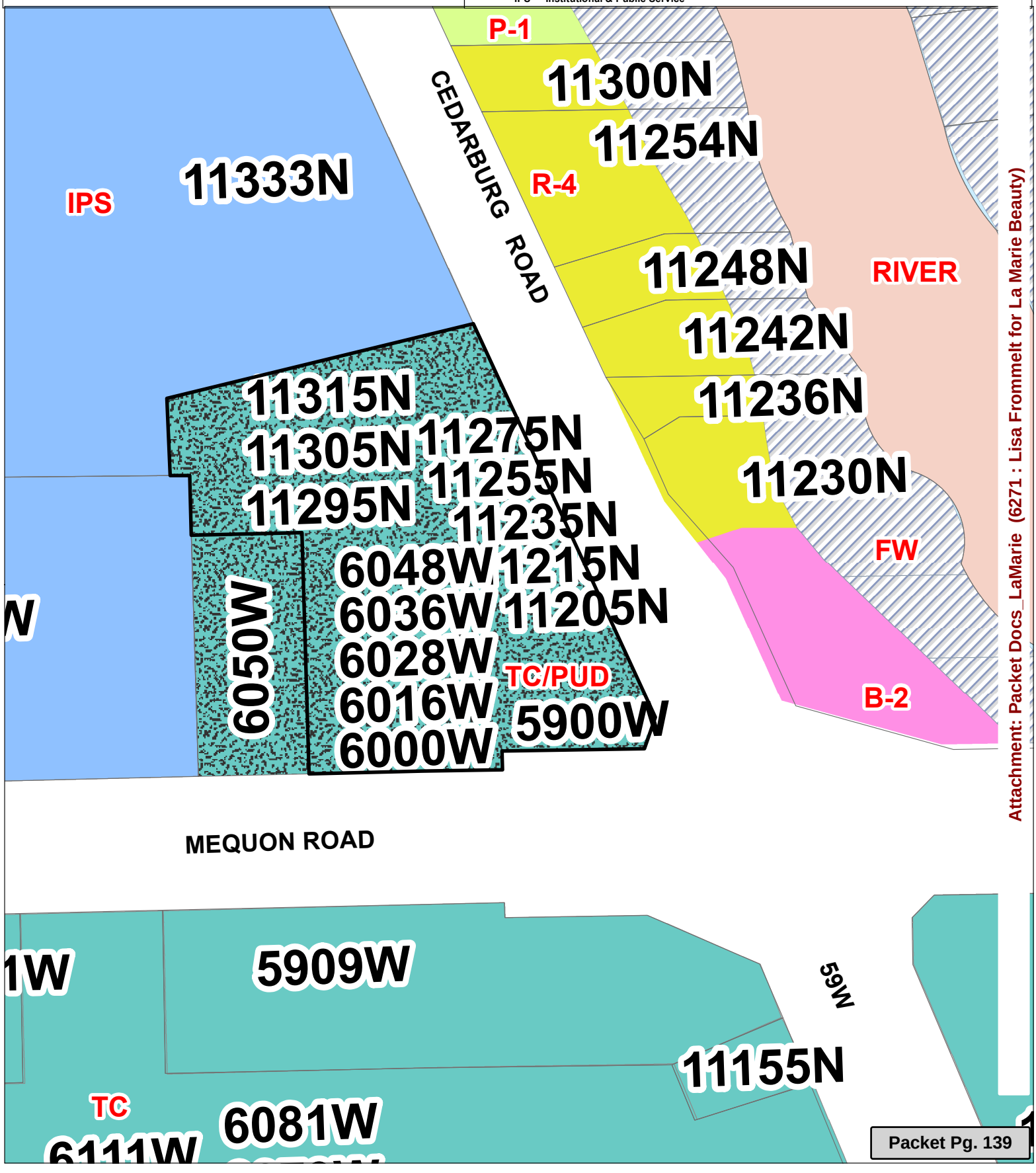
Staff does not recommend the window coverage exception. If the issue would have been presented to staff prior to construction, staff would have required the floor plan be modified to avoid having the treatment room adjacent to the window. Based on the submitted floor plan under the permit, there is a viable option to locate the tenant space behind the reception area away from the windows.

Staff Recommendation: Planning staff recommends **denial** of the window display exception.

Attachments:
Packet Docs_LaMarie(PDF)

La Marie Beauty

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
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CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		



Attachment: Packet Docs_LaMarie (6271 : Lisa Frommelt for La Marie Beauty)

Date: April 15, 2021

Dear Planning Commission:

My name is Lisa Frommelt and I am the owner of La Marie Beauty, a medical spa located at 6036 W. Mequon Road.

I am writing today to seek your approval for the installation of window frosting on the exterior windows of my store. I am requesting window frosting because it will provide the store with a level of privacy that is standard in our field, and will provide our clients with the privacy they desire. It is the goal of our business to provide clients with a certain level of comfort and security during their appointments, and to maintain the highest level of professionalism.

In the medical spa industry, it is expected for operators to provide clients with a certain amount of privacy for their appointments. One of the treatment rooms shares a window with the exterior of the building, and this causes major concerns when clients and injectors are having intimate discussions and providing treatments that would be inappropriate for others to see.

The interior of La Marie Beauty was specifically designed with frosted glass to create privacy for our clients while also being aesthetically appealing. We are asking to continue the frosted glass to the exterior windows of the building, similar to the way other businesses have done. The window frost that would be applied is removable for future tenants, and would be placed as proposed in the outlines below.

Please reach out to me if you have any questions or need additional information. I appreciate your thought on this request, as maintaining an industry standard of privacy this is an important part of my business.

Lisa Frommelt, RN
Founder of La Marie Beauty I Aesthetic Nurse Injector

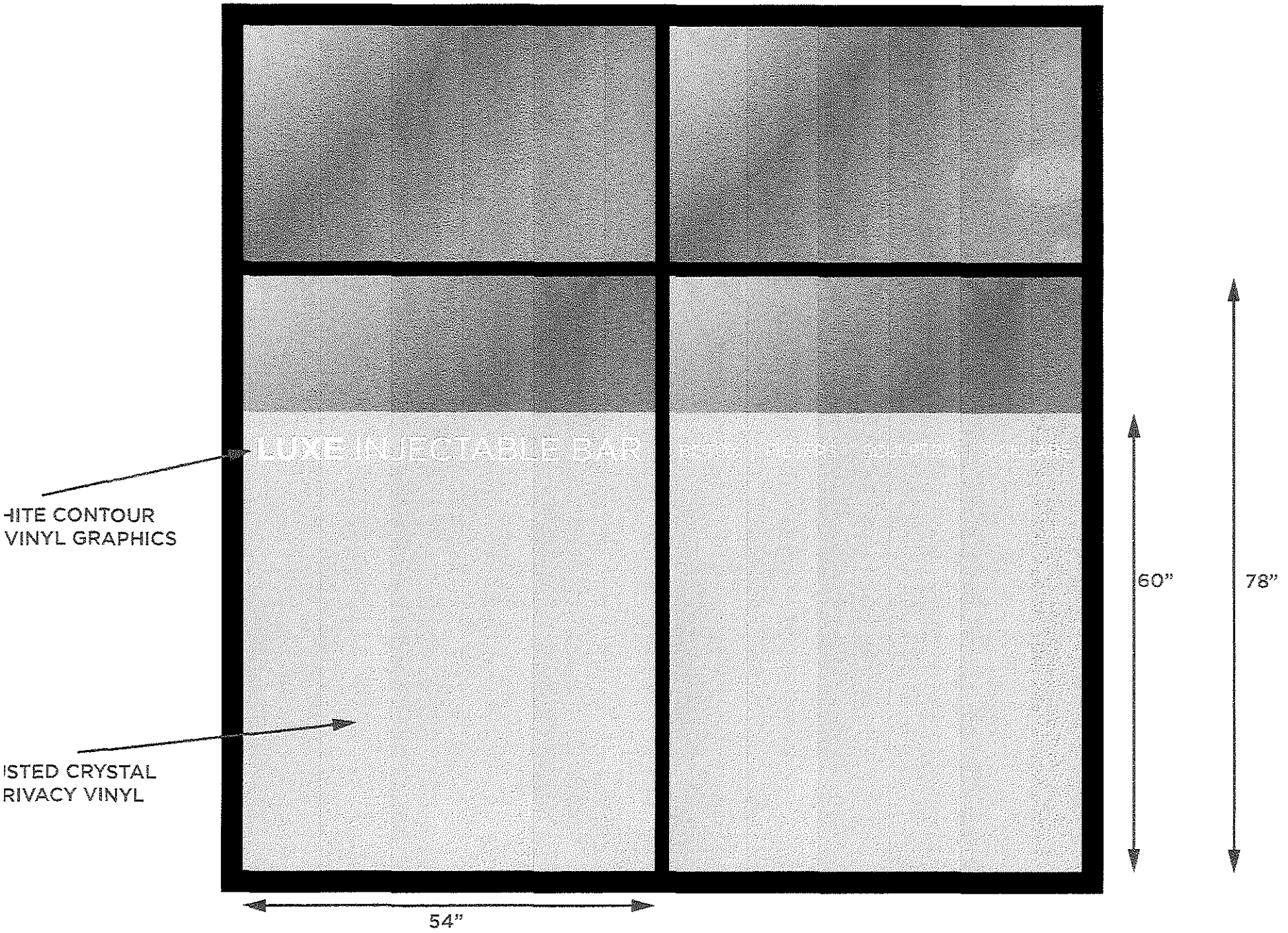
Attachment: Packet Docs_LaMarie (6271 : Lisa Frommelt for La Marie Beauty)

Proposed film on left windows only.









Attachment: Packet Docs_LaMarie (6271 : Lisa Frommelt for La Marie Beauty)



Attachment: Packet Docs_LaMarie (6271 : Lisa Frommelt for La Marie Beauty)

TENANT ALTERATIONS FOR:

LA MARIE BEAUTY - MEDSPA

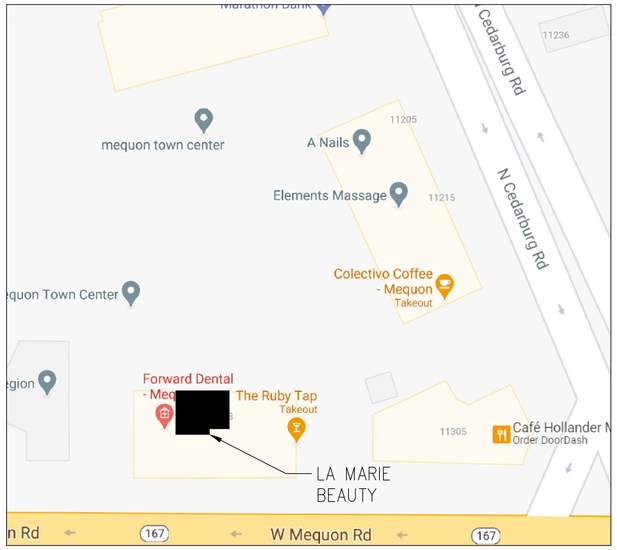
MEQUON TOWN CENTER
6036 W MEQUON ROAD
MEQUON, WISCONSIN 53092

INDEX OF DRAWINGS:

T1.01 TITLE SHEET/KEY PLAN
A1.01 LIFE SAFETY PLAN/DIMENSION PLAN/FLOOR PLAN
A1.02 FINISH PLAN/RCP & POWER PLAN/INTERIOR ELEVATIONS/ ADA ELEVATIONS
A1.03 SPECIFICATIONS

PROJECT INFORMATION:

NEW INTERIOR CONSTRUCTION:	TENANT SPACE ALTERATION FOR A MEDSPA
APPLICABLE BUILDING CODES:	IBC 2015; 2010 ACCESSIBILITY CODE; NFPA 13; IECC 2015 ENERGY CODE
OCCUPANCY CLASSIFICATION:	GROUP "B" BUSINESS
SPRINKLER INFORMATION:	FULLY SPRINKLERED – EXISTING (EXISTING LAYOUT TO BE MODIFIED BY DESIGN–BUILD SUBCONTRACTOR IF NECESSARY)
NUMBER OF STORIES:	ONE STORY
TENANT SPACE:	726 S.F.
OCCUPANCY LOADS:	OCCUPANCY LOAD = 100SF/OCCUPANT ACTUAL NUMBER OF OCCUPANTS ALLOWED = 7
MAX COMMON PATH OF EGRESS TRAVEL:	300' FOR B OCCUPANCY IN SPRINKLERED BUILDING



KEY PLAN NTS

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION
2. ALL WORK OF THE GENERAL CONTRACTOR SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND COMPLY WITH ALL GOVERNING LAWS, CODES, ORDINANCES, RULES AND REGULATIONS OF THE CITY, COUNTY, STATE, AND FEDERAL JURISDICTION INCLUDING REQUIREMENTS OF THE STATE OF WISCONSIN.
3. THE GENERAL CONTRACTOR SHALL REPORT IMMEDIATELY ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS, TO THE ARCHITECT.
4. PRIOR TO COMMENCEMENT OF WORK, THE GENERAL CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE OF THE WORK AND VERIFY GRADE ELEVATIONS, UTILITIES, AND OTHER EXISTING CONDITIONS WHETHER OR NOT SHOWN ON THE DRAWINGS, LOCATE ALL GENERAL SITE REFERENCE DATA FOR PROPERTY LINES AND GRADE ELEVATIONS AND DO THAT WORK WHICH IS NECESSARY TO PREVENT THEIR DISLOCATION AND DESTRUCTION.
5. GENERAL CONTRACTOR SHALL CLEAR THE CONTRACT WORK AREA ONLY. PROTECT EXISTING UTILITIES, TREES, AND/ OR NATURAL VEGETATION WHICH IS REQUIRED TO REMAIN.
6. NO DEBRIS, EARTH MATERIAL, CLEARED VEGETATION, OR WASTE MATERIALS SHALL BE DEPOSITED ON ANY OTHER PROPERTY OR ADJACENT TENANT/COMMON SPACES WITHOUT FIRST OBTAINING THE REQUIRED PERMITS AND/ OR APPROVALS, THIS INCLUDES THE INTRUSION OF SUCH MATERIAL INTO THE CITY STREET AND DRAINAGE SYSTEMS; CLEAN ANY DEBRIS LEFT IN THE STREET AS A RESULT OF OPERATIONS IMMEDIATELY.
7. BARRICADE AND POST WARNING SIGNS AND LIGHTS ADJACENT TO OPEN DEPRESSIONS AND HOLES OCCURRING AS PART OF THE WORK.
8. MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES
9. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, NEIGHBORS, AND OTHER WORK BEING PERFORMED ON OR NEAR THE SITE
10. DO NOT SCALE DRAWINGS
11. VERIFY ALL ROUGH-IN DIMENSIONS FOR ALL BUILT-IN EQUIPMENT PRIOR TO PERFORMING WORK. NO CHANGE ORDERS WILL BE APPROVED FOR GENERAL CONTRACTOR'S FAILURE TO DO SO
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING, OR PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK.
13. PROJECTED COMPLETION DATE OF CONSTRUCTION TO BE JANUARY 31, 2021
14. REFER TO LMF GROUP SPECIFICATION SCHEDULES ON SHEET A1.03 FOR FINISHES, CASEWORK AND LIGHTING DETAILS

ARCHITECT:

VAN CLEAVE
ARCHITECTURE + DESIGN LLC
4421 N. Oakland Ave. #200 Milwaukee, WI 53211
www.vancleavearchitecture.com
414.204.8917
suzie@vancleavearchitecture.com

WISCONSIN
SUZANNE K VAN CLEAVE
11617-5
WHITEFISH BAY WI
12-15-20
ARCHITECT

ARCHITECT'S CERTIFICATION:

I certify that these drawings were prepared by myself or under my direct supervision and to the best of my professional knowledge, conform to the latest State of Wisconsin Dept. of Safety and Professional Services Requirements.

Suzanne K. Van Cleave
Date: 12-15-20

License # 11617-5
Ex. Date: 7-31-22

INTERIOR DESIGNER:

LMF GROUP
P:(414)-249-4881
424 W Walnut St
Milwaukee, WI 53212
Contact Info:
Lyn Falk
lfalk@lmfgrp.com

Heather Dryfka
hdryfka@lmfgrp.com

LMF GROUP is a division of Retailworks, Inc.

OWNER:

LISA FROMMELT
P: (414)-585-0539
151 E Wilson, Ste 1009
Madison WI, 53703

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vancleavearchitecture.com

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LMF group

LA MARIE BEAUTY
6036 W Mequon Rd
Mequon, Wisconsin 53092

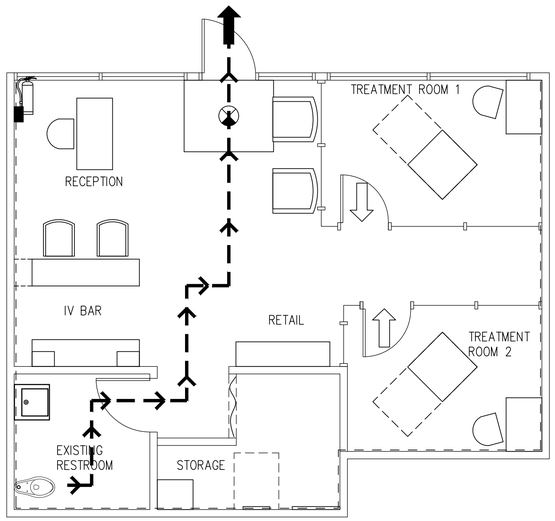
TENANT IMPROVEMENTS FOR:

12-15-2020	PERMIT
11-24-2020	ISSUE FOR BID

Sheet Number:

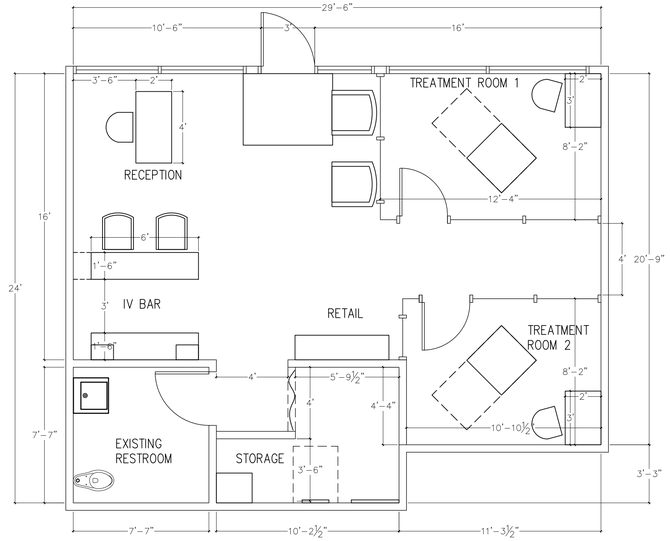
T1.01

5.c.a
Attachment: Packet Docs_LaMarie (6271 : Lisa Frommelt for La Marie Beauty)
Packet Pg. 146



N

LIFE SAFETY PLAN SCALE: 1/4" = 1'0"



N

DIMENSION PLAN SCALE: 1/4" = 1'0"

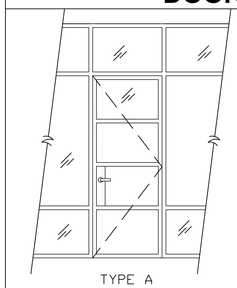
LIFE SAFETY LEGEND

SYMBOL	DESCRIPTION
▬	FIRE ALARM–EXISTING ALARM IS LOCATED ABOVE DROP CEILING; LANDLORD TO RE–LOCATE AS SHOWN
⊗	EXIT SIGNS (1)
⇨	MEANS OF EGRESS (FROM ROOMS OR FLOOR)
➡	MEANS OF EGRESS (EXIT DISCHARGE)
– – – – – – – –	1–HR MIN .FIRE RATED WALL PER BUILDING SPECS
→	PATH OF TRAVEL
	FIRE EXTINGUISHERS (RELOCATE EXISTING) (75'–0" MAX. TRAVEL DISTANCE)

WALL TYPES

SYMBOL	DESCRIPTION
A	NEW INTERIOR NONBEARING WALL– 3 5/8" 16GA METAL STUDS @ 16"OC; 5/8" GYPSUM WALLBOARD EACH SIDE; 10'–8"H
B	EXISTING INTERIOR NONBEARING WALL TO REMAIN
C	NEW 9'H INTERIOR ALUMINUM STOREFRONT SYSTEM – KAWNEER TRIFAB 400; 1 3/4" X 4" FRAME WITH CENTER GLAZING, BUTT GLASS AT CORNERS; CLEAR GLASS IN STANDARD BLACK #29 FINISH; SHOP DRAWINGS TO BE APPROVED BY LMF GROUP

DOOR TYPES



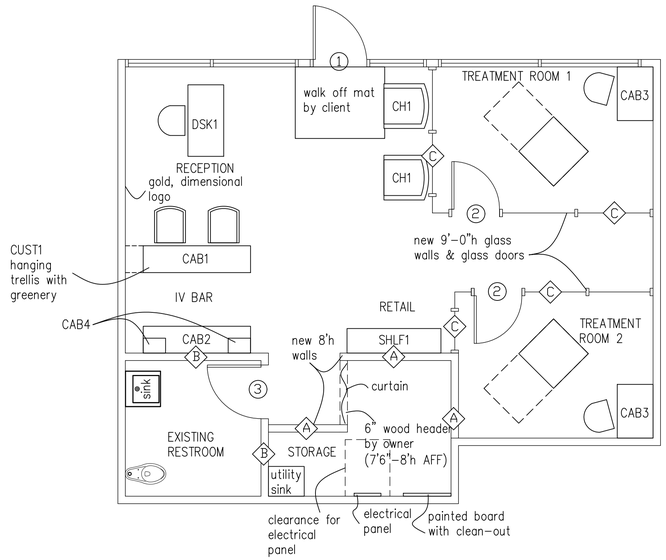
TYPE A

DOOR / WINDOW SCHEDULE

SYMBOL	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	HARD-WARE	REMARKS
①	3'–0"	8'–0"	EXG	GLS/ ALUM STOREFRONT	EXG	EXG	
②	2'–8"	7'–0"	A	ALUM STOREFRONT SYSTEM	STD BLACK	1	2'–8"X 2'–0" TRANSOM
③	3'–0"	7'–0"	EXG	EXISTING	EXISTING	EXG	

HARDWARE TYPE

1	SARGENT ADVENTURA SERIES "MI" LEVER PASSAGE SET; "CO" ROSE; BLACK SUEDE FINISH W/ FLOOR–MOUNTED STOPS



N

FLOOR PLAN SCALE: 1/4" = 1'0"

Sign details can be found on the sign design guidelines document

VAN CLEAVE
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vancleavearchitecture.com

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LMF group

LA MARIE BEAUTY
6036 W Mequon Rd
Mequon, Wisconsin 53092

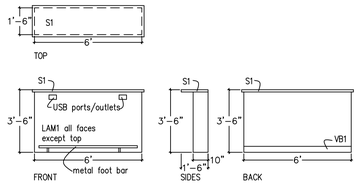
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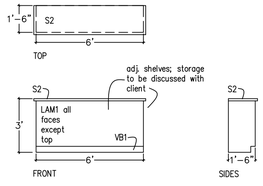
12-15-20	PERMIT
11-24-20	ISSUE FOR BID

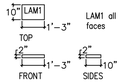
Sheet Number:

A1.01

Attachment: Packet Docs. LaMarie (6271 : Lisa Frommelt for La Marie Beauty)







NOT USED
(SUPPLIED BY CLIENT)

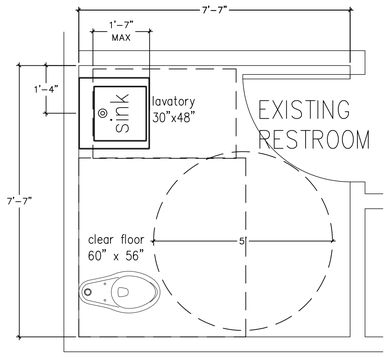
1 A1.02 IV/Juice Bar Front Counter (CAB1) SCALE: 1/4" = 1'0"
DETAIL

2 A1.02 IV/Juice Bar Back Counter (CAB2) SCALE: 1/4" = 1'0"
DETAIL

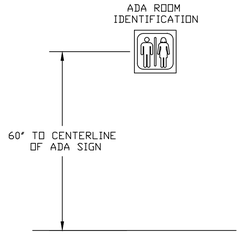
3 A1.02 Employee Desks (CAB3) SCALE: 1/4" = 1'0"
DETAIL

4 A1.02 Floating Shelves (CAB4) SCALE: 1/4" = 1'0"
DETAIL

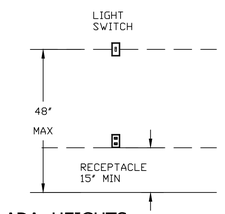
Millwork Notes:
All millwork shown here to be provided and installed by GC



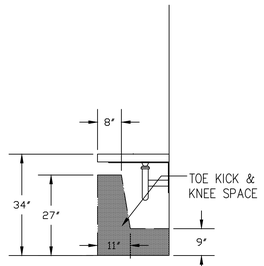
ENLARGED BATHROOM PLAN
Scale: 1/2" = 1'-0"



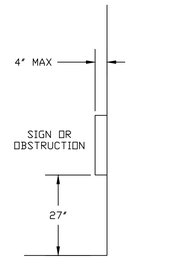
TOILET RM DOOR SIGN
Scale: 1/2" = 1'-0"



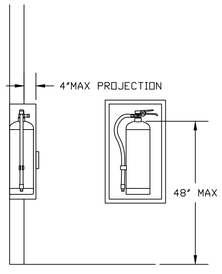
ADA HEIGHTS
Scale: 1/2" = 1'-0"



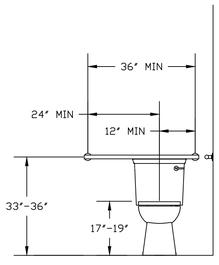
TYPICAL LAVATORY
Scale: 1/2" = 1'-0"



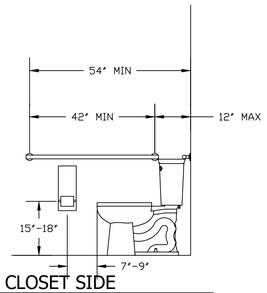
PROTRUDING OBJECTS
Scale: 1/2" = 1'-0"



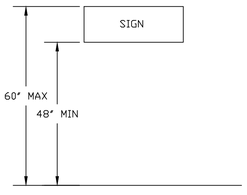
FIRE EXTINGUISHER
Scale: 1/2" = 1'-0"



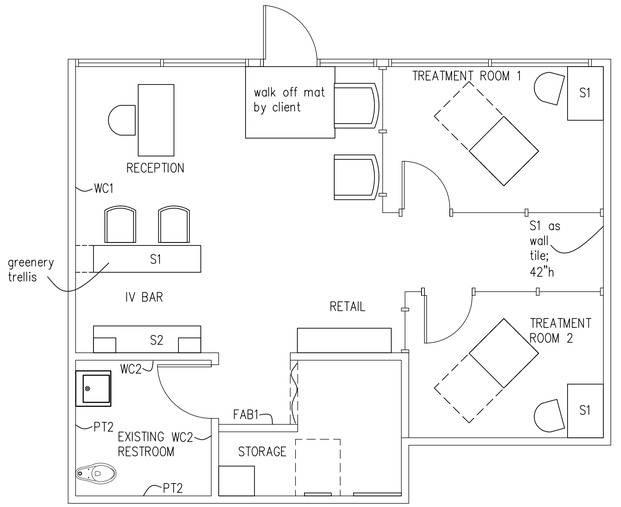
WATER CLOSET FRONT
Scale: 1/2" = 1'-0"



WATER CLOSET SIDE
Scale: 1/2" = 1'-0"



SIGN HEIGHTS
Scale: 1/2" = 1'-0"



N

FINISH PLAN SCALE: 1/4" = 1'0"

Finish Notes:
Floor remaining the same
Paint existing wood base PT2
2x2 ACT ceiling to remain
All walls PT1 unless noted otherwise

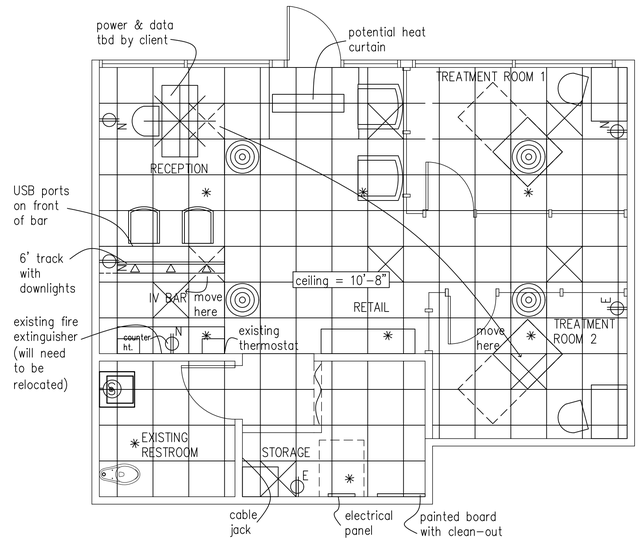
KEY:
LAM = Laminate
FAB = Fabric
PT = Paint
S = Surface
TIL = Tile
VB = Vinyl Base
WC = Wallcovering

PT1 Extra White SW7006 (white)
PT2 French Moire SW9056 (blue)

FAB1 TBD
LAM1 Wilsonart Asian Sand (not shown)

S1 Raw marble/stone provided by client
S2 Mystera Carrara

WC1 Flat Vernacular; Feldspar, Shell Pink
WC2 Astek; Koko Head, Pinnacle



N

RCP & POWER PLAN SCALE: 1/4" = 1'0"

RCP Notes:
Existing ACT and grid to remain

LIGHTING KEY:

(x1) 48" Modern Forms Stacked Chandelier 55N47

(x1) Wall sconce, existing

LED flat light panel, existing

Track with downlights 6 linear feet

Existing sprinkler head

Existing vent

Power/Data Key:

Existing duplex receptacle

New duplex receptacle

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LMF group

LA MARIE BEAUTY
6036 W Mequon Rd
Mequon, Wisconsin 53092

TENANT IMPROVEMENTS FOR:

12-15-20	PERMIT
11-24-20	ISSUE TO BID

Sheet Number:

A1.02

5.c.a
Attachment: Packet Docs_LaMarie (6271 : Lisa Frommelt for La Marie Beauty)
Packet Pg. 148

La Marie Beauty

Client Contact Info: Lisa Frommelt	NOTE: PRICES ARE ESTIMATES ONLY - TAXES, AND SHIPPING & HANDLING ARE NOT INCLUDED UNLESS NOTED OTHERWISE
La Marie Beauty	Contractors/installers to take field measurements & verify sizes on site before materials are ordered.
Mequon, WI	LMF Group Design Team: Lyn Falk, Heather Dryfka, Holley Bakich
Date: 11/19/2020	LMF Group - a division of Retailworks, Inc. 424 W. Walnut St., Milwaukee, WI 53212; Phone: 414.249.4881

Lighting

ITEM	QTY	MFR	MODEL/ COLOR/ MATERIAL	SIZE/ DETAILS	LOCATION ON PLAN	MATERIAL UNIT COST	LEAD TIME	PARTY RESPONSIBLE FOR ORDER &/OR INSTALL	REMARKS	VENDOR NAME, CONTACT, PHONE#, EMAIL
Pendant - decorative	1	Lamps Plus	Modern Forms Stacked Chandelier; 55N47	48" diameter x 10.5" high' 6" canopy	See A1.02 (above reception desk)	$999		GC/Electrician	Electrician & client to determine final hanging height on site; apptox 9' AFF	https://www.lampsplus.com/products/modern-forms-stacked-48-inch-wide-black-8-light-led-chandelier__55n47.html
Track lighting track	6 linear feet	TBD by GC/Electrician	Black		See A1.02 (IV/juice bar)			GC/Electrician	Electrician & client to determine final hanging height on site; approx 8' AFF	
Trackheads & lamps	3	TBD by GC/Electrician	Black	3000k; 2000+ lumens	See A1.02 (IV/juice bar)			GC/Electrician	RW to review & approve spec for lamps & heads	

La Marie Beauty

Client Contact Info: Lisa Frommelt	NOTE: PRICES ARE ESTIMATES ONLY - TAXES, AND SHIPPING & HANDLING ARE NOT INCLUDED UNLESS NOTED OTHERWISE
La Marie Beauty	Contractors/installers to take field measurements & verify sizes on site before materials are ordered. Quantities listed below are for budget purposes ONLY.
Mequon, WI	LMF Group Design Team: Lyn Falk, Heather Dryfka, Holley Bakich
Date: 12/15/2020	LMF Group 424 W. Walnut St., Milwaukee, WI 53212; Phone: 414.249.4881

Finishes

CODE	ITEM	MFR	PATTERN/ COLOR/ MATERIAL	SIZE/DETAILS/ PATTERN REPEAT	QUANTITY	LOCATION ON PLAN	MATERIAL UNIT COST	LEAD TIME	PARTY RESPONSIBLE FOR ORDER &/OR INSTALL	REMARKS	VENDOR NAME, CONTACT, PHONE#, EMAIL
Walls & Cabinetry											
LAM1	Laminate	Wilsonart	Asian Sand 7952k-18; linearity finish	Sheet sizes: 3'x8'; 4'x8'; 5'x10'; 5'x12'	TBD by fabricator	See sheet set, detail pages A1.02			Cabinetmaker		Shpresa Tairi (414) 630-8414 shpresa@alpineplywood.com
PT1	Paint	Sherwin-Williams	Extra White SW7006		TBD by installer	See sheet set, page A1.02			GC	Interior; eggshell or satin finish	Source from a local supplier
PT2	Paint	Sherwin-Williams	French Moire SW9056			See sheet set, page A1.02			GC	Interior; eggshell or satin finish; paint for trim	Source from a local supplier
S1	Marble	Provided by Client	Marble Slab	Varies	TBD by Client	See sheet set, page A1.02 (desks in treatment rooms & wall tile)			Client to deliver to cabinetmaker for install where applicable	This is a raw material provided by the client that will need to be cut and finished	By client
S2	Solid surface	Mystera	Carrara MSS-827		TBD by installer	See sheet set, pages A1.02 (IV/juice bar counter)			GC		Roger Struthers (952) 240-6318 roger@theblackburnco.com
WC1	Wall covering	Flat Vernacular	Feldspar; Shell Pink colorway	Type II vinyl, 27"wide, no match 60" vertical repeat, 27" horizontal repeat	TBD by installer	See sheet set, page A1.02 (behind reception)	$691.20/roll		LMF Group to order, GC to install	6 roll minimum order required. Material for Mequon and Madison will need to be ordered at the same time	Jon Salamon (347) 457-6227 jon@flatvernacular.com
WC2	Wall covering	Astek	Koko Head Collection; Pinnacle colorway	Type II vinyl, 52"wide, straight repeat match; 26.1" vertical repeat	TBD by installer	See sheet set, page A1.02 (north & east walls in bathroom)	$6.50/sf		LMF Group to order, GC to install		Caitlin McWhirt; caitlin@astek.com
FAB1	Curtain	TBD	Grey velvet, spec TBD		TBD by fabricator	See sheet set, page A1.02 (back storage room)			LMF Group or client to order, GC to install		

La Marie Beauty

Client Contact Info: Lisa Frommelt	NOTE: PRICES ARE ESTIMATES ONLY - TAXES, AND SHIPPING & HANDLING ARE NOT INCLUDED UNLESS NOTED OTHERWISE
La Marie Beauty	Contractors/installers to take field measurements & verify sizes on site before materials are ordered.
Mequon, WI	LMF Group Design Team: Lyn Falk, Heather Dryfka, Holley Bakich
Date: 12/15/2020	LMF Group - a division of Retailworks, Inc. 424 W. Walnut St., Milwaukee, WI 53212; Phone: 414.249.4881

Furniture/Fixtures/Accessories

CODE	ITEM	MFR	DESCRIPTION	SIZE/DETAILS	QUANTITY	LOCATION	UNIT COST	LEAD TIME	PARTY RESPONSIBLE FOR ORDER &/OR INSTALL	REMARKS	VENDOR NAME, CONTACT, PHONE#, EMAIL
Casework											
CAB1	Bar counter	Custom	Bar counter with LAM1 faces and S1 top	See sheet A1.02	1	IV/juice bar			GC/Cabinetmaker	USB ports	
CAB2	Back bar storage cabinet	Custom	Storage cabinet with LAM1 faces and S1 top	See sheet A1.02	1	IV/juice bar			GC/Cabinetmaker		
CAB3	Desks	Custom	Metal legs and S1 top	See sheet A1.02	2	Treatment rooms			Client to purchase, order & install	Desks by Client. Client will deliver tops to site for GC to install on top of desks	
CAB4	Floating Shelves	Custom	LAM1; 30" long x 10" deep	See sheet A1.02	4	IV/juice bar			GC/Cabinetmaker		
CUST1	IV bar trellis	RW	Metal trellis hung from ceiling with artifical greenery	24" wide x7' long	1	IV/juice bar			LMF Group	Cost includes LMF Group to install, GC will need to install 10 hooks into ceiling with cabling before install	
Furniture											
DSK1	Desk	TBD	Reception desk		1	Reception; See sheet A1.01			Client to pick out, order, & install	Pick out per staff preference/LMF Group to consult on color & finishes if desired	
CH1	Chair	TBD			2	Lounge; See sheet A1.01			Client to pick out, order, & install		
SHLF1	Shelf	Four Hands	Vito bookshelf, distressed iron and brass feet; IRCK-308	63"w x 16.5"d x 71"h	1	Retail; See sheet A1.01	$780.00/each		LMF Group to order, client to install		

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LMF group

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6036 W Mequon Rd
Mequon, Wisconsin 53092

TENANT IMPROVEMENTS FOR:

12-15-20	PERMIT
11-24-20	ISSUE TO BID

Sheet Number:

A1.03

Attachment: Packet Docs_LaMarie (6271 : Lisa Frommelt for La Marie Beauty)

Pa Phouala Vang

From: lisa frommelt <lisa@lamariebeauty.co>
Sent: Monday, February 8, 2021 6:11 PM
To: Pa Phouala Vang
Cc: Suzie Van Cleave; Michael Komlo; Lyn Falk
Subject: Building permit

Pa

Please release the building permit as soon as possible. I will not put any frosted vinyl on the window. I will not be submitting the paperwork for the frosted vinyl as we will not be moving forward with this. It is my understanding that all paperwork has been submitted as needed. Please confirm the building permit release and I will have MSI pick this up.

Lisa

--
Lisa Frommelt, RN
Founder of La Marie Beauty | Aesthetic Nurse Injector

23 S. Pinckney St. Madison, WI 53703 | 608.467.2488
249 N. Water St. Milwaukee, WI | 414.585.0539

Attachment: Packet Docs_LaMarie (6271 : Lisa Frommelt for La Marie Beauty)

City of Mequon

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

www.ci.mequon.wi.us **Department of Community Development**

TO: **Planning Commission**

FROM: **JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT**

DATE: **May 24, 2021**

SUBJECT: **Neumann Development. The applicant is seeking a consultation of conceptual plan and zoning for a proposed single-family residential development on an approximately 40-acre site located at the northwest corner of Highland Road and Port Washington Road.**

Applicant:	Neumann Development Inc.
Status of Applicant:	Offer to Purchase
Requested:	Consultation
Existing Zoning:	R-2B (Single Family 1.5 Acre)
Existing Land Use Plan:	Residential 1-1.5 Acre
Lot size:	32.72 Acres
Location:	1310 W. Highland Road
Tax Key:	#15-007-16-000.00
District:	#5

Background:
The applicant is requesting consultation for a 60-lot development on 32.72 acres at 1310 W Highland Road. The site is currently zoned R-1B (Single Family 1.5 Acre). The plan would require a zoning change to R-5 (Single Family .5 Acre). As the Commissioners may recall, the parcel was recently divided to allow for the development of the medical office building on the southeast corner of Port Washington Road and Highland Drive. The parcel is located within the Ulao Creek neighborhood study area.

Planning Commission (PC) Policy Subcommittee Recommendation:
The PC Policy Subcommittee has approved four new zoning districts for the Ulao Creek area. The subject parcel was identified as being unique in the area since it is the only parcel with access to public sewer and water. In March 2021, the Subcommittee considered any necessary changes to the zoning based on the subject site access to public sewer and water and based on this applicant's interest in single-family development. It was determined that the subject parcel would remain classified residential with a density as low as one lot per half acre (2 dwelling units/acre) provided half of the lots are greater than 21,780 square feet and no lot is smaller than 15,000 square feet. The zoning category also requires 30% common open space as part of a cluster design.

Concept Plan:
The proposed concept plan shows 60 lots on the 32.72-acre site for a density of 1.84 units/acre. The average lot size is 12,385 square feet with a minimum lot size of 10,000 square feet. The plan shows 35 percent of the site as preserved open space. The plan shows access from Port Washington Road and Highland Drive. Access to Port Washington Road is under the jurisdiction of Ozaukee County. While the plan exceeds the density and open space

requirements of the proposed zoning district, it does not comply with the average or minimum lot size requirements or the 85-foot lot width. The Subcommittee was aware at the time of discussing the requirements for the zoning district that it would be difficult to achieve maximum density on site while complying with all other district standards. The applicant states that a reduction in the number of lots below 60 would make the project economically infeasible based on their project proforma.

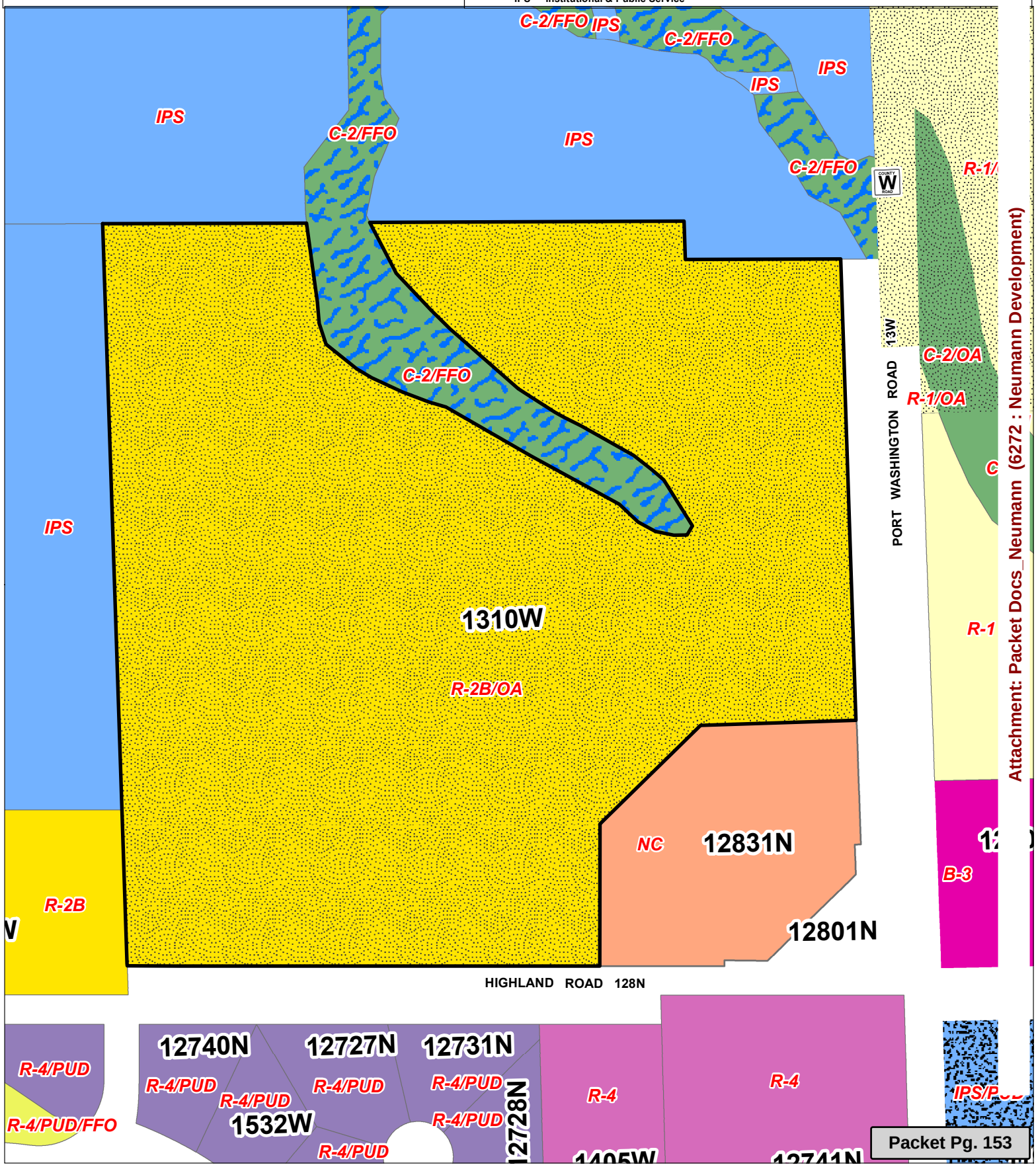
Staff Comment:
The PC Subcommittee has spent a great deal of time studying and formulating land use policy for the Ulao Creek neighborhood. The Subcommittee and staff are encouraged there is a market for residential development at this site. Staff believes it is too early in the process to allow for exceptions to the criteria established by the Subcommittee and subsequent policy work related to the area including an open space plan and design standard. Staff encourages the applicant to further refine the plan to meet all criteria of the proposed zoning district.

Additionally, staff notes that further development within this sewer shed would require installation with a restriction due to existing capacity constraints. While the Sewer Utility is executing a work plan, until systemic improvements are addressed, development would be required to restrict discharge into the public sanitary sewer system, as required for the Ascension Medical Office Building.

Attachments:
Packet Docs_Neumann (PDF)

Neumann Development

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



Attachment: Packet Docs_Neumann (6272 : Neumann Development)

NEUMANN DEVELOPMENTS, INC.

Narrative in Support of an Amendment to the Official City Zoning Map

Neumann Developments, Inc. is proposing a single-family residential development on an approximately 40-acre site located at the northwest corner of Port Washington Road and Highland Road. The materials presented herewith are in support of a zoning designation suitable for the project.

Enclosed is a conceptual site plan that utilizes a cluster design with approximately ½ acre lots. The general characteristics of the proposed development are as follows:

- Total Area: 39.99 Acres
- Net Area: 32.72 Acres
- Number of Single-Family Lots: 60 Lots
- Proposed Density: 1.84 Units/Acre

Currently zoned as R4-OA single-family suburban residential, Neumann Developments, Inc. is seeking an amendment to the zoning map that permits 1.84 units per acre. This density allows for economically feasible design with numerous benefits to both future residents and the City of Mequon:

- Facilitates growth needs for the City given the finite availability of future lands for development.
- Effectively transitions uses from the surrounding school, medical office and hospital by clustering homes to preserve a green space buffer while connecting with the residential uses of the adjacent area.
- Promotes efficient development and relatively low municipal, state, governmental, and utility costs.
- Provides connectivity and accessibility while encouraging passive uses of green space via trails and sidewalks.
- Supplies attainable housing options appealing to a wider range of future home buyers.
- Balances individual property rights with community interests.
- Stabilizes and protects property values.

The site is identified and designed for public infrastructure and services. Proposed public streets and utilities would meet the minimum standards and administrative regulations of the City. Stormwater facilities and common green space would be located within designated outlots with shared ownership by future residents.

NEUMANN DEVELOPMENTS, INC. * N27 W24025 PAUL CT. SUITE 100 * PEWAUKEE, WI 53072
262-542-9200 * FAX: 262-349-9324 * NEUMANNDEVELOPMENTS.COM

Attachment: Packet Docs_Neumann (6272 : Neumann Development)

NEUMANN
DEVELOPMENTS, INC.

The request for a zoning map amendment is consistent with the objectives, goals, and policies of the City's Land Use Plan and appropriate for the Port Washington Road/Interstate 43 corridor. Changes in zoning will make the development viable, and the project will prove to be a great addition to the City of Mequon.

Thank you for your time and consideration.

Sincerely,

Ryan Fritsch

Ryan Fritsch
Neumann Developments, Inc.

Attachment: Packet Docs_Neumann (6272 : Neumann Development)

NEUMANN DEVELOPMENTS, INC. * N27 W24025 PAUL CT. SUITE 100 * PEWAUKEE, WI 53072
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CSM Lot 2 Area = 32.720 Acres
Total Area of individual lots = 17.06 Acres
Open Space = 15.66 Acres
% Open Space = 47.86%

Total Lots = 60
Average lot size = 12,385 SF
Minimum lot size = 10,000 SF

WETLANDS SHOWN WITHIN THE PROJECT LIMITS WERE DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING ON 8/18/2017 AND FIELD SURVEYED BY TRIO ENGINEERING ON 9/8/2017

IPS Institutional and Public Service District
15-007-13-000.00
Ascension Columbia St. Mary's

15-007-18-000.00

Missing Links Golf Course
15-008-10-004.00
20.32 AC

N89°59'30"W 2661.03

U.C.

ORIOLE LANE ELEMENTARY SCHOOL

WETLANDS SHOWN WITHIN THE PROJECT LIMITS WERE DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING ON 8/18/2017 AND FIELD SURVEYED BY TRIO ENGINEERING ON 9/8/2017

15-007-15-000.00
Oriole Lane Elementary
IPS Institutional and Public Service District

INDICATES A WETLAND BOUNDARY (PER SEWRPC RECORDS)

886.00

319.93'

631.00'

15-008-11-005.00
15.31 AC
R-1 Rural Residential Detached District

Port Washington Road (CTH W)

65' R.O.W.

15-007-15-001.00

INDICATES A PRIMARY ENVIRONMENTAL CORRIDOR (PER SEWRPC RECORDS)

River Forest Park
15-119-00-00-080
OUTLOT 4

762.11'
312.03'
160.00'
82.24'

N Maplecrest Ln

Highland Road

R-2 Rural Residential Detached District

Highland House
15-018-01-00-200

Newcastle Place
15-017-06-000.00

Office Medical
15-008-11-004.00
2.27 AC
B-3 Office and Service Business District

258.00'
142.00'
94.41'
170.00'
183.37'
201.15'

SITE DATA SUMMARY

PARCEL AREA:	39.988 acres
- Right-of-Way:	*- 3.34 acres*
TOTAL AREA:	36.648 acres
- Wetland (per Meyer 8-18-17):	- 1.14 acres
NET AREA:	35.508 acres

Proposed Development:

Description		Area
LOT 1		3.560 acres
OL 1	Corner Element	0.368
LOT 2	Future Development	32.720 acres
- Storm Water Drainage Easement		0.6 acres
Sub-Total Area		36.648 acres
Dedicated Right-of-Way		*+3.34 acres*
TOTAL AREA		39.988 acres

- NET AREA = 35.51 AC
- 60 SINGLE FAMILY LOTS
  - 32.72 AC (1.84 UN/AC)
- STREET LENGTH
  NORTH = 1,330'
  SOUTH = 1,700'
  TOTAL = 3,030'
  (50.5 LF/LOT)

0 50 100 200

Scale: 1" = 100' (22"X34")
Scale: 1" = 200' (11"X17")

FUTURE SITE PLAN

HIGHLAND INVESTMENTS (STRIGENZ)
City of Mequon, Wisconsin

60 LOTS
3,030 LF (50.5 LF/LOT)

Date: Mar

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Attachment: Packet Docs_Neumann (6272 : Neumann Development)