



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2904
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www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, June 10, 2019
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes from May 13, 2019.

2) Public Hearing

- a) Boulder Venture for Associated Bank and Panera Bread. The applicant is seeking conditional use grant for a restaurant and for modifications to one or more standard district regulations of the B-2 zoning district for a vacant parcel which is non-conforming to the district standards for minimum lot size and building and site plan approval for a 4,500 sq. ft. restaurant (Panera Bread) for the property located at 11249 N. Port Washington Road.

3) Consent Agenda

- a) Richard Weyker. The applicant is seeking certified survey map approval for a 2-lot land division for the property located at 11063 Oriole Lane.
- b) Pinnacle Engineering Group, LLC for Jim Forester. The applicant is seeking fill permit approval for 6.800 C.Y. of fill to construct a storm water pond for a future residential development for the property located at 11649 N. Port Washington Road.

4) Regular Business

- a) John Graham for Oldenburg Farm, LLC. The applicant is seeking preliminary plat and development agreement approval for a six-lot single-family subdivision, 5 acres per lot on 36 acres, for the property located at the northwest corner of Mequon Road and Farmdale Road.
- b) NORR LLC for Brixmor SPE I LLC. The applicant is seeking building and site plan and landscape plan approval for facade and site upgrades for the property located at 10906-11116 N. Port Washington Road (The Pavilions). REMOVE FROM TABLE.
- c) Lakeside Development for Residence at Foxtown. The applicant is seeking rezoning recommendation, preliminary plat and development agreement approval for 23 single-family homes for the property located at 11050 N. Industrial Drive (Foxtown Venture).

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

5) Policy

Renaming of Industrial Drive

6) Announcements

The next meeting is Monday July 22, 2019 at 6:00 p.m.

7) Adjourn

Dated: June 6, 2019

/s/ John Wirth, Chairman

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

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

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



11333 N. Cedarburg Rd
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www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: June 10, 2019
SUBJECT: PLANNING COMMISSION MEETING MINUTES from May 13, 2019.

Memorandum

Attached please find the City of Mequon Planning Commission Meeting Minutes of May 13, 2019 for your review.

Attachments:

PC Minutes 05.13.19 DRAFT (DOC)



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Department of Community Development
Taped and Televised

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

Minutes

1) Call to Order, Roll Call

Present:

Chairman John Wirth
Alderman Robert Strzelczyk
Commissioner Martin Choren
Commissioner Rick Lemke
Commissioner Brian Parrish
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Commissioner John Stoker
Alternate James Baka
Alternate Stephanie Hawley

a) Approval of Minutes

Mayor Wirth stated that he had sent an email to the Commission regarding a second Planning Commission each month and it was met with a tepid response. He has appointed two additional alternate members that will be officially appointed at the Common Council meeting tomorrow night. This will provide more Commissioners to enable a quorum for an additional monthly meeting to discuss policy issues. He stated that there are several issues he would like to address during these meetings: some state law changes that require changes to our ordinances as well as continued analysis of the permitted uses for conditional use grants, the sign code regarding various waivers, a conservation subdivision ordinance and general planning for the Port Washington Road corridor. There will be a subcommittee formed, chaired by Mayor Wirth, which will meet one additional Monday each month.

Action

Ald. Strzelczyk made a motion to approve the April 8, 2019 meeting minutes.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

Attachment: PC Minutes 05.13.19 DRAFT (4191 : Planning Commission Minutes from May 13, 2019)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Strzelczyk, Choren, Lemke, Parrish, J. Schaefer, R. Schaefer, Stoker

2) Public Hearing

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

The applicant was represented by: Stephen Perry Smith; Stephen Perry Smith Architects
Ben Mather, Architect, Stephen Perry Smith Architects
Greg Thompson; Thompson Project Management

Action

Commissioner Jim Schaefer made a motion to go into public hearing.
Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (8-0)

Action

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

Asst. Dir. Zader stated that this is a request for two buildings; referred to as E1 and E2 of the Foxtown Development. He explained that the only change from the proposed plan is that one of the buildings will have two floors of offices and the second building will only have one floor of offices and the other floor will be extended stay suites. At the time of the PUD approval it was proposed that both buildings would have extended stay suites on the top floors. One change from the PUD approval is the elevation of the buildings. It was shown at the time of the approval that the buildings were flat to the Industrial Drive sidewalk but due to drainage and grading issues at the site there is an elevation difference from the sidewalk to the building. Staff has worked with the applicant and agreed upon a solution of adding steps in the middle of the building and ramps on the ends. Although this is segregated from the sidewalk level, it still maintains a pedestrian feel and it does somewhat match the apartments across the way. There were a few additional sidewalk connections made since the approval of the PUD to ensure connectivity throughout the site. The parking area has a few additional spaces due to the bump outs on each end due to the protection of the underground parking. It does comply with all the district standards except for the rear setback.

The site has roughly 185 parking stalls. Due to the change in use of buildings E1 & E2, the applicant did update their traffic study done by TADI (included in the board packet). The study

states that overall, with all the shared parking amongst all the parcels, there are sufficient parking spaces.

The building design includes brick, stone, fiber cement, cedar shake and aluminum storefront windows. The only issue is that it is only 56% primary materials which does not meet the requirement of 80%. The applicant is using the same TC standard fixtures for the parking lot. Any additional lighting proposed will need to be approved at staff level. There were some changes to the landscaping plan which mostly include adding additional trees and adding some landscaping on some of the islands not shown on the plan. Trees may not be able to be planted, as recommended along the northern and southern access drives, as the underground parking extends under there and there is not a lot of cover for planting trees. Other alternative plantings will be considered to fill in that area.

This is a conditional use grant (CUG) because the building is over 2.5 stories in height. The applicant included a shadow study which shows very little impact on the public realm except for some shadowing on the interurban bike trail for a few hours during December. Staff does recommend approval subject to the conditions in the report.

The applicant stated that they do not have any objections to the staff report and appreciate the work done by staff. Mr. Smith stated they are happy with the change in elevation as it brings an enhancement to the building and is in harmony with the whole site. He explained that the use of cedar shake, the stone elements, the lighting elements and the signage will be carried out throughout the entire project and will help Foxtown create a sense of place. He stated that the parking study was updated and they are comfortable with everything and are looking to move forward.

The feedback from the Commission was that they like the materials used (red brick and the cedar shake), the renderings are very attractive and they are very supportive of the architecture. It was stated that the stone on the storefronts is very appealing and with the buildings set back it helps to soften the streetscape. Due to all the architectural features and additional elements in the stonework, the Commission supports the exception of the required 80% use of stone and brick.

There was discussion regarding the amount of available parking and the Commission's efforts to ensure the project has sufficient parking. It was discussed that tenants can change over the years and there should be the ability to accommodate different types of users. The applicant explained that the TADI report showed a peak time of use for about four hours from 10:00 am to 3:00 pm that requires overflow. Mr. Smith explained that the variety of users in the various buildings on the site creates a synergy of uses but not competing parking times. The offices close at the end of the day prior to heavy use of the restaurants and the offices are closed on the weekends. He stated that TADI concluded that there is not an issue and they feel confident with the results. He stated they will be mindful as they continue to lease up the buildings and they are conscientiously working together to not compromise the success of this project.

Staff stated that there is a master shared parking agreement amongst all of the Foxtown businesses regardless of ownership. If there is a tenant change with a significant change in required parking, the property owner would be required to do an updated TADI study to ensure there is sufficient parking available. Asst. Dir. Zader also commented that there will be times

where the parking is full outside a specific building and that patrons will need to park elsewhere on site, but this is the intent of TC to provide shared parking and the reason for all the pedestrian connections. There will be peak demand at different times for each user, but overall there is sufficient capacity in the Foxtown development to handle the peak time of all of the uses when looked at all together. For every new proposed user, the parking use is reviewed and a traffic study will be required to be conducted if needed. Mayor Wirth stated that he has asked staff to maintain permanent records of the parking for each user in the city to ensure it is being reviewed and is sufficient.

Mr. Smith explained that the elevation change is based on the utilities to obtain the proper drainage from the building and the site drainage as well as a water table issue, required the buildings to be elevated about 3 ½ - 4 feet above Industrial Drive. Mayor Wirth requested to change some of the language in the report to state conditions are subject to staff approval and if there is a disagreement the item will be brought back to the Planning Commission.

Asst. Eng. Henk stated that there has been discussion whether a traffic signal is warranted with this particular portion of the project. She explained that the original traffic study reviewed two different traffic volumes;

- 2019 buildout which included buildings A, B & C
- 2023 buildout which included E, F & D

The 2023 full buildout will trigger the traffic signals. Every time the applicant updates their plans, staff is reviewing if they have hit trigger to warrant to installation of the traffic signal. Provisions for a traffic signal are included in the Development Agreement.

Action

Ald. Strzelczyk made a motion to approve the item with the condition that any of the staff conditions are subject to staff approval and any disagreement would be brought back before the Commission.

Commissioner Stoker seconded the motion.

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

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Strzelczyk, Choren, Lemke, Parrish, J. Schaefer, R. Schaefer, Stoker

3) Regular Business

- a) Eric Vanden Heuvel. The applicant is seeking building and site plan approval for a proposed 2,400 sq. ft. building for a landscape contractor business for the property located north of 10122 N. Baehr Road.

Fred Schneeberg – 10060 N. Baehr Road is supportive of the item and does not wish to speak.

Planner Vang reminded the Commission that in January an amendment to the B-5 zoning district was made regarding permitting specialty trade contractors as a permitted use. The applicant is proposing a building on his site for a landscape contractor which would be considered a permitted use based upon the text amendment. Although this site is non-conforming to the B-5 district, the proposal does comply with all the requirements. There will be no outside storage as part of the operations.

The building will have metal panel siding and a metal panel roof. There will be a porch which faces Baehr Road. The overhead doors facing the south and east elevations will not be visible from the street. There is existing mature landscaping on site which will provide some screening. Staff recommends additional screening along Baehr Road, along the north property line screening the south overhead door so that it is not visible from Baehr Road.

Asst. Eng. Henk stated that the applicant has proposed a gravel parking lot. The ordinance requires all off-street parking be an asphalt or concrete surface. The applicant has indicated that the parking area is for service only to be used by his staff and parked equipment and will not be used by the public. Staff does support a gravel parking lot without the stripping or other regulations under that particular ordinance section. She stated that Planning Commission does have authority to grant a waiver to the parking lot requirements. Staff does approve the proposal subject to the conditions in the staff report.

The applicant, Eric Vanden Heuvel, stated he appreciates the help from staff and is agreeable to all the conditions.

There was a question for a Commissioner regarding the inconsistency in approving a gravel parking lot and a question regarding the proposed materials.

Asst. Eng. Henk stated that gravel driveways are allowed in various parts of the city especially in rural areas. The requirement for the pavement is under an off-street parking requirement and due to it being used for equipment parking and that there is not public access; a gravel driveway is acceptable. Planner Vang explained that there is not a section in the code that dictates the type of building materials required. The surrounding properties were reviewed and determined that the proposed materials were in harmony.

Mayor Wirth stated that an item on his list is to examine Baehr Road as it is an anomaly as it has many businesses and many residences. He explained that many uses there are not in compliance with the zoning and an overlay should be looked at for the area.

Asst. Dir. Zader stated it is a mixed use area. The neighboring Industrial Park has covenants that need to be followed regarding building materials for the buildings there. This area is unique and was evaluated in context of the Industrial Park as well as the neighboring residences.

There was discussion regarding landscape contractors formerly not allowed in the B-5 zoning district; they are now allowed as permitted use but outdoor storage was not deemed appropriate

and is not permitted as part of the use.

Action

Commissioner J. Schaefer made a motion to approve the item.

Ald. Strzelczyk seconded the motion.

A voice vote was taken; vote passed (7-1); (No: Parrish)

RESULT:	APPROVED [7 TO 1]
MOVER:	James Schaefer, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Wirth, Strzelczyk, Choren, Lemke, J. Schaefer, R. Schaefer, Stoker
NAYS:	Parrish

- b) NORR LLC for Brixmor SPE 1 LLC. The applicant is seeking building and site plan amendment and landscape plan amendment approval for facade and site upgrades for the property located at 10906-11116 N. Port Washington Road (The Pavilions).

Brixmor Property Group was represented by Mike Palella, Corinne Cecil, John Hendrickson and Joe Wight.

Planner Vang stated that the applicant is proposing Phase I improvements for the Mequon Pavilions. The applicant has the desire to complete improvements on the entire site however that depends on funding and a timeline has not been submitted. Phase I starts at The Chancery, includes the main building A which extends to Sendiks and includes the two building in the front of the site. Staff approves of the improvements overall but there are a few areas of concern. One issue is the proposed heights of the towers; there are three proposed heights; 26 feet, 30 feet (matches the existing height of the building) and 33 feet. The existing height refers to the roof ridge which is sloped away from the facade. The new façade at this height will have a more noticeable effect on the overall development. Staff recommends keeping all the parapet walls at roughly no greater than 26 feet in height (the height of The First Watch building).

Staff feels that some of the sign wall areas proposed are too large. The approved Master Sign Plan (MSP) regulates the size of the permitted size based on the length of the storefront area and the height of the sign band. The existing maximum sign band has a maximum height of 6 feet and the proposal shows sign bands up to 13 feet in height. Staff recommends the size of the sign band area be reduced to be more in scale with the text (the sign size that is permitted). Some of the proposed signs exceed the 20 foot height restriction; which is calculated from the base of the building wall to where the sign is placed. Staff will add as a condition of approval that no sign be placed above 20 feet from the base to wall. Another condition of approval is that sign band areas not exceed 9 feet in height as opposed to the 13 feet proposed.

Staff does not support increasing the overall height of the permitted signs. Staff added a condition that the Master Sign Plan be brought to the Planning Commission to address changes and inconsistencies due to the proposed changes to the facades.

Staff is also recommending additional brick be added in some areas as there are some areas that

brick was excluded. The applicant indicated to staff that this was done to allow for variation in the façade of the development. Staff does not agree that the inclusion of brick takes away from the variation due to varying heights as well as placement awnings. Exhibit A included in the packet highlights areas where staff recommends brick be included.

The color palette shows various shades of gray and beige. Staff supports the proposed dark gray awnings and canopies as it enhances and modernizes the building. The applicant indicated on plans to intent to paint the north and east elevation; however, plans were not submitted. At a minimum, staff wants the paint colors to match the street frontage side as well as the existing awnings to be replaced with proposed awnings on the west elevation.

Staff is supportive of the lighting plan as it is an upgrade to the entire site and the fixtures fit in with the treatments on the buildings. The landscaping plan submitted was missing details and a revised plan was submitted too late for review to be included in the board packet. There are concerns regarding the landscaping and how it is performing on site; the size and location of landscape beds as well as the maintenance of the beds. Staff would like the opportunity to work with the applicant to review the landscaping plan proposal and recommends tabling the landscaping tonight and bringing it back in June after they can meet.

In summary, staff recommends approval of the building and site plan amendment and tabling of the landscape plan.

Mark Haslam -10900 N. Port Washington Road– he is the owner of The Feed Bag which is located at the south property line of The Pavilions. He has a contract with Brixmor. He is supportive of the improvements but is concerned that there is not a timeline submitted regarding the improvements to the rest of the development. He stated that the south boulevard between The Pavilions and his property is neglected and needs attention. He has maintained the south side of the boulevard roadway by asphaltting, crack sealing and seal coating. The West side of the boulevard needs repair. He is also concerned about the dumpster which he feels needs an enclosure as it is unsightly and there is often garbage on the ground. He also said that the boulevard area should have a stop sign as many people drive the wrong way there and it is a dangerous area. He recommends arrows on the pavement or a wrong way sign. He has asked Brixmor to clean up their side of the boulevard but it has not yet happened.

Mike Palella, Director of Construction for Brixmor, explained that the plan for Phase I will address about half of the development (indicated in the red outline on their site plan included in the packet) as well as the area in front of Sendiks and to the south. They want to replace the lights there as they are outdated.

Mr. Hendrickson, President of the Central Region for Brixmor, stated they have owned the development for more than 20 years. A new management team was put in place three years ago. The team has secured \$4M from the parent company to invest into The Pavilions property and they are focused on doing it well and finishing the project. They appreciate the feedback and passion of their neighbor, The Feed Bag, and they also hope to be a good neighbor.

Corrine Cecil, Leasing Director, stated that 1 year ago there was roughly 40,000 sq. ft. of vacant

space at The Pavilions. Within the next two months there will only be one vacancy remaining. About 32,000 sq. ft. of leases have been signed in the past six months based on showing potential tenants the proposed plans and renderings. They needed to fix the vacancy issue first. The plan for Phase II is to focus on the anchors.

Mr. Palella stated that the height restrictions are the biggest problem for them because of the lack of visibility of their tenants from Port Washington Road. There are trees along the road and out lot buildings in front of the back tenants. The features on the proposed plan were created to draw attention from Port Washington Road. They are also trying to change the image of the development. They are very excited about the \$4M to be able to make improvements.

He stated that they have too many tiny planters up against the buildings that they cannot grow anything in them and have become blighted. The plan is to remove the planters and pave them over and to add significant landscaping to the islands. There will be new benches and garbage cans throughout the development. New asphalt will be placed and sidewalks will be repaired to ensure safety and address ADA issues. The tower features will be all similar but different to avoid the “cookie cutter” look and to add character. They lowered seven of the towers to the hip roof level. The roofs will be cleaned and stained (concrete roofs). They want this to be dramatic and they are excited about their new tenants and want to get the work done.

Feedback from the Commission is that they are pleased that there will be improvements made here as it has been needed for some time. The MSP should come back for approval. The signs should not be dramatically changed in size. They agree with staff that the bands should be lowered. Architecturally the lower heights are preferred. There was discussion that some other issues should be addressed such as the parking and traffic flow, the southern border of the property and the request for a timetable for all of the phases to be complete. The suggestion to table the entire item was made. The Commission is supportive of the investment being made but would like to revisit how the money is being spent on the development.

Asst. Dir. Zader stated he agrees that the entire site should be addressed. The entrance ways should be redone, the parking lot is a concern and the landscaping needs further conversation.

Mayor Wirth stated he generally likes the proposed plans; particularly the variation in the parapet and the height as the current development looks dated. He agrees that the parking needs attention and more attractive entranceways are a welcome suggestion. He likes the idea of phasing but he thinks the anchor tenants will not be addressed unless one of those tenants moves out. He supports the idea of the south end being addressed as it is a safety issue and it needs better signage and needs attention. He is excited there is attention on this development as he receives many comments and questions about the condition of this property.

Action

Commissioner Parrish made a motion to table this item.

Commissioner J. Schaefer seconded the motion.

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

RESULT: **TABLED [UNANIMOUS]**
MOVER: Brian Parrish, Commissioner
SECONDER: James Schaefer, Commissioner
AYES: Wirth, Strzelczyk, Choren, Lemke, Parrish, J. Schaefer, R. Schaefer, Stoker

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

Asst. Dir. Zader stated that there are four properties that share a common driveway and there has been litigation between the neighbors. The result is an agreement to swap land so that the driveway would be transferred to an adjacent parcel. In doing so there was concern that this would create a non-conforming lot, which is the reason for the request for the rezoning to R-1B zoning. The newly formed 4.4 acre parcel would be then be conforming under the R-1B zoning (2.5 acre minimum). The zoning change would not provide the opportunity for this parcel to be divided in the future and would maintain the existing development pattern. There is currently an easement shared by all four properties which will remain intact, it will be now be on a different parcel. Staff recommends approval subject to the conditions in the report.

Action

Ald. Strzelczyk made a motion to approve the item.
 Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Robert Strzelczyk, Alderman
SECONDER: John Stoker, Commissioner
AYES: Wirth, Strzelczyk, Choren, Lemke, Parrish, J. Schaefer, R. Schaefer, Stoker

4) Announcements

The next scheduled meeting is June 10, 2019 at 6:00 pm.

There is a tentatively scheduled special meeting on May 28, 2019 at 6:00 pm. The Commission will be notified with a draft agenda by Thursday morning to confirm the meeting.

5) Adjourn

Action

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

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: PC Minutes 05.13.19 DRAFT (4191 : Planning Commission Minutes from May 13, 2019)

TO: Planning Commission

FROM: PA PHOUALA VANG, PLANNER

DATE: June 11, 2019

SUBJECT: Boulder Venture for Associated Bank and Panera Bread. The applicant is seeking conditional use grant for a restaurant and for modifications to one or more standard district regulations of the B-2 zoning district for a vacant parcel which is non-conforming to the district standards for minimum lot size and building and site plan approval for a 4,500 sq. ft. restaurant (Panera Bread) for the property located at 11249 N. Port Washington Road.

Applicant:	Boulder Venture
Status of Applicant:	Agent
Requested:	Building and Site Plan Conditional Use Grant
Existing Use:	Vacant
Existing Zoning:	B-2 (Community Business)
Land Use Plan:	Community Commercial
Lot size:	1.668 acres
Location:	11249 N. Port Washington Road
Tax Key:	15-019-16-015.00
District:	#8

Background:

The applicant is requesting building and site plan and conditional use grant approval for the construction of a 4,500 square foot building on 1.668 acres located at 11249 N Port Washington Road. The property is owned by Associated Bank and is currently zoned B-2. The applicant is requesting conditional use grant approval to allow for a Panera restaurant and for waivers to the requirements of the B-2 district.

At this time, staff recommends the Planning Commission table action. Staff would like to present the proposal to the Planning Commission despite taking affirmative action in order to receive feedback on the site design, architecture and parking.

Analysis:*Proposed Architecture*

Staff has several concerns with the building design that was originally submitted for approval. Staff and Commissioner Jim Schaefer share general issues with the overall design including the flat roof, the lack of fenestration on the east elevation facing Port Washington, and the blank façade and screening on the north elevation which is visible to south bound traffic. Staff expressed these concerns to the applicant and their architect, and revised building plans (see attached Revised Plans Submitted 6.4.19) were submitted a day prior to staff's distribution of the Planning Commission packet. While staff believes the revised design is a step in the right direction, there are still issues to be addressed and the late resubmittal did not leave staff an

opportunity to evaluate the plans in a timeframe that is consistent with other reviews and proposals.

Parking

The proposed parking does not meet the requirement of the zoning code. The site plan shows a total of 49 parking stalls while the code requires 68 stalls for the proposed use. Staff requested a parking analysis to be submitted that shows the parking demand based on factors such peak time hours, employee work shifts and the proposed shared parking agreement with Associated Bank. In response to this request, staff received a letter of support from Panera (see letter attached dated June 3, 2019) which does not provide factual evidence to support the parking waiver. The applicant indicated that they will work to provide additional information in regards to the parking demand based on the restaurant's operation model. Until this information is provided, staff cannot make a determination on whether or not the proposed parking will meet the needs of the restaurant.

Additional Development Elements

While the building design and parking are the two major concerns, staff has other outstanding concerns and questions regarding the proposal. For one, the proposed building placement is much further back from Port Washington Road than the adjacent approved Associated Bank building and the Starbucks building. This does not achieve a gradual and consistent building line from the corner of Mequon and Port Washington Roads. Staff is concerned that if parking must be increased on site, this may affect other factors on site, such as the percentage of open space (proposal currently meets the 40% requirement), site layout and other site waivers which are being requested as part of the conditional use grant.

Given these unresolved development issues, staff does not recommend action for approval at this time. However, staff and the applicant request direction on the issues presented, and any others identified by the Commission, so that the applicant can return for building/site plan and conditional use grant approval in July.

Staff Comment:

Overall, staff is supportive of the redevelopment and use proposed. Staff encourages the applicant to address the issues identified in the report as part of their building/site plan and conditional use grant approval.

Staff recommendation:

Staff recommends tabling the building/site plan amendment and conditional use grant.

Attachments:

packet (PDF)

Parking Calculations (PDF)

Boulder Venture for Panera Bread

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



11249 North Port Washington Road

Project Narrative

Boulder Venture LLC plans to develop the existing 1.668 acre property into a new commercial development containing a state of the art retail building. The property is currently occupied by a single-tenant Associated Bank.

The project plan is to develop a single-story, 4,500 square foot facility for Panera Bread once Associated Bank relocates to their new facility at 11223 North Port Washington Road. The current bank branch will be demolished.

Panera Bread Operations

Panera Bread operates as a bakery café, fast-casual restaurant, with over 2,000 locations around the United States and Canada. Panera is committed to serving food that does not contain artificial preservatives, flavors or sweeteners and colors from artificial sources.

Panera offers a wide variety of pastries and baked goods, which are typically every morning by an on-staff baker. Aside from the bakery selections, Panera serves a regular menu for dine-in or takeout including, sandwiches, flatbreads, pastas, soups, salads, Panera Kids, smoothies, coffee drinks, and tea.

The proposed hours of operation for both the store and drive-thru of this location will be Monday through Saturday, 6:00 AM-10 PM, and Sunday, 7 AM-9 PM.

This location will employ about 12-15 employees per shift, with a total of 60-70 employees.

Product deliveries will occur daily overnight for dough deliveries (approx. 12:00-2:00am), and twice weekly for dry goods (during normal business hours).

Floor Area Ratio: The FAR for the project is proposed at 6.19% (4,500 / 72,658)

Greenspace: The site greenspace ratio is 41%. The interior greenspace ratio is 11%.

Parking Ratio: The parking ratio for the proposed new bank branch is 10.9 : 1,000 (49/4.5)

Access: The property currently has a full access drive that aligns with the median opening. The project plan is to utilize this drive and provide cross easement access to the future Associated Bank. A cross access easement will be established.

Storm-water: Storm-water for the development will be managed in a new bio retention basin.

Ownership Structure: The property is currently owned by Associated Bank. Boulder Venture will acquire the property once Associated Bank opens in their new building. Boulder Venture will own the Panera Bread.

Requested Variances: Based upon the B-2 zoning, the developer is requesting the following variances:

Parking:

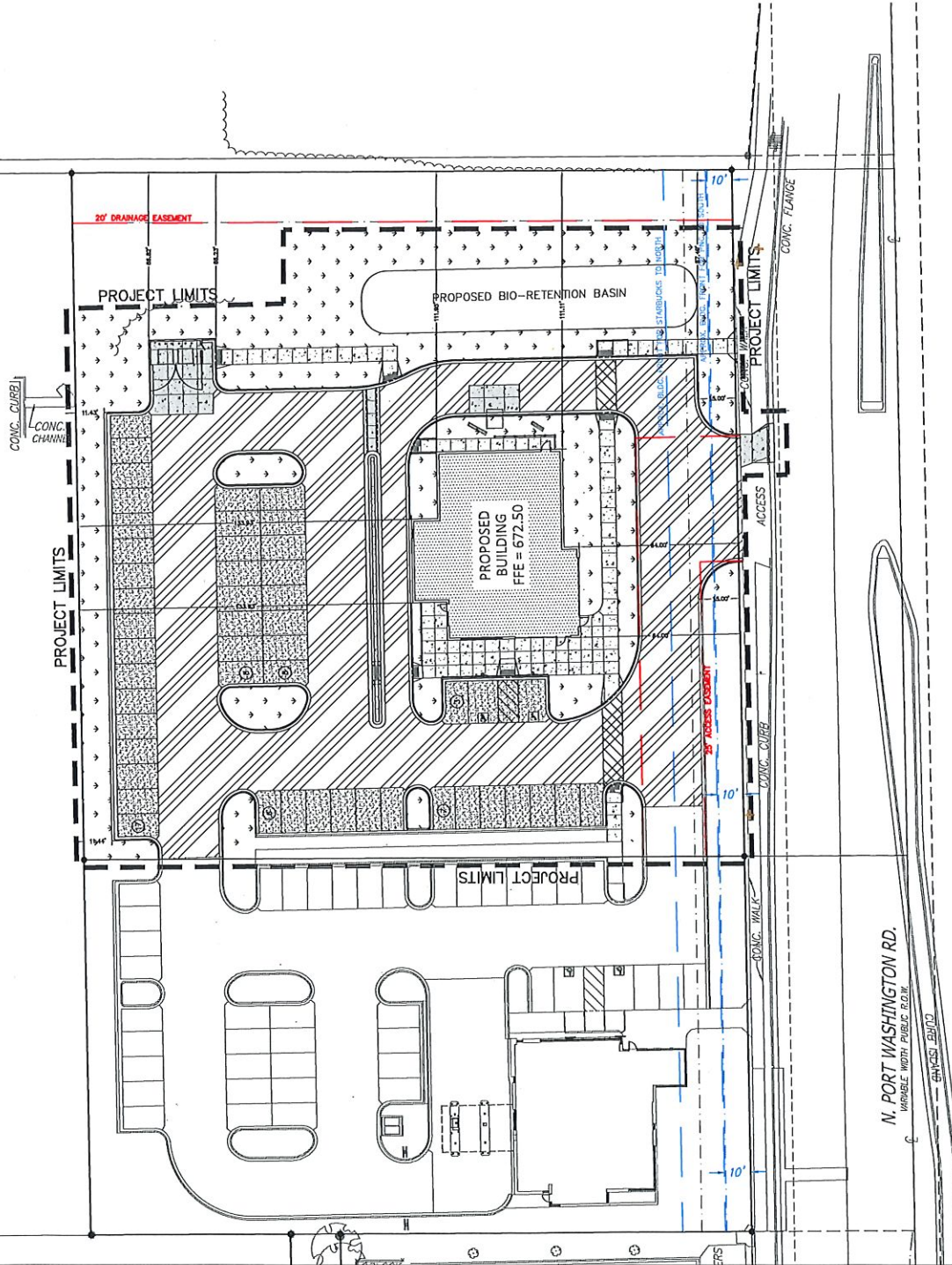
- 49 total parking stalls (47 regular and 2 ADA)
 - Zoning Ordinance: 67 parking stalls **(Waiver Required)**

Setbacks:

- Street to Parking/Drive: 15.00'
 - Zoning Ordinance: 25.00' **(Waiver Required)**
- Side/Rear to Parking/Drive: 11.43'
 - Zoning Ordinance: 20.00' **(Waiver Required)**

Conditional Use Grant: Based upon the B-2 zoning, developer is requesting a conditional use grant to allow for the operation of a restaurant as part of the planned development.

Construction Plan: The work is expected to begin in the spring of 2020, and be completed by the fall of 2020.





KAPUI & ASSOCIATES, INC.
1001 KAPUI AVENUE, SUITE 200
HAWAII, HI 96813
PH: (808) 551-1234
WWW.KAPUI-ENGINEERING.COM

Bakery-Cafe:

#1550

SYSTEM: 54
Project Title:

NORR

225 N. Kalia Rd. (1st Floor) (Hawaii, U.S.A.)
1310 KALIA RD. (1ST FLOOR) HAWAII, U.S.A.



Professional Seal:

Bakery Cafe #1550
N. PORT WASHINGTON RD
MEQUON, WI 53092



No.	Description	Rev.
1	ENTIREMENT DOCUMENTS	Rev. 1.1
2		
3		
4		
5		
6		
7		
8		
9		
10		

**SITE LANDSCAPE
PLAN**

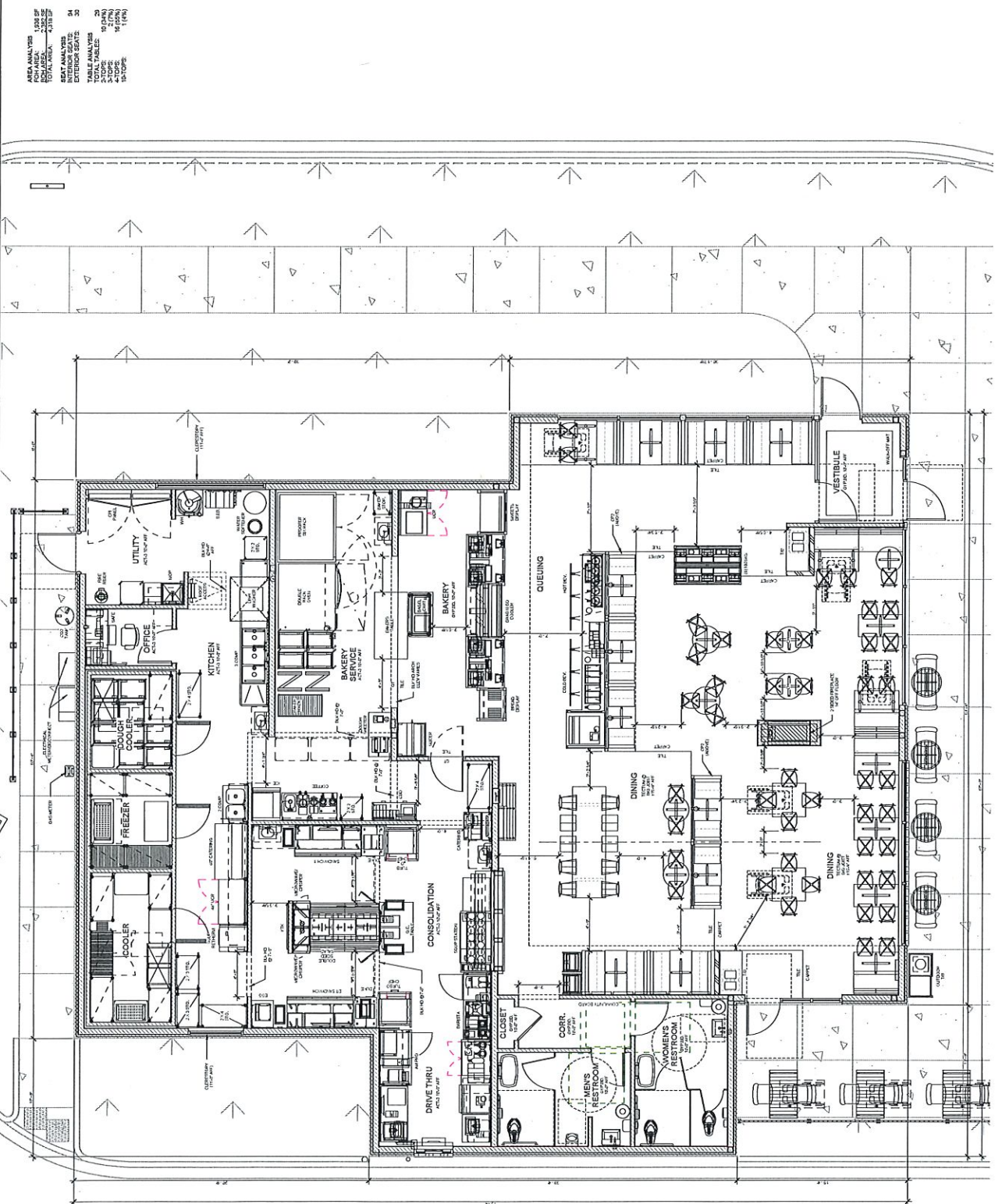
Scale: 1" = 20'
0 10 20 40

DIGGERS HOTLINE
Dial 800 or (800)242-8511
www.diggershotline.com

Project Name: Bakery-Cafe #1550
Drawing No: L101
Date: 05/13/10
Drawn By: [Signature]
Checked By: [Signature]
Reviewed By: [Signature]

2.a.a

Attachment: packet (4140 : Boulder Venture for Associated Bank and Panera Bread)



AREA ANALYSIS

1. TOTAL AREA	4,238 SF
2. TOTAL AREA	4,238 SF
3. TOTAL AREA	4,238 SF
4. TOTAL AREA	4,238 SF
5. TOTAL AREA	4,238 SF
6. TOTAL AREA	4,238 SF
7. TOTAL AREA	4,238 SF
8. TOTAL AREA	4,238 SF
9. TOTAL AREA	4,238 SF
10. TOTAL AREA	4,238 SF

Bakery-Cafe:

#1550

SYSTEM: CA

Project Name:

NORR

255 S. 1st St. Suite 200 Denver, CO 80202

TEL: 303.733.1100

FAX: 303.733.1101

WWW.NORR.COM

Professional Seal

Engineering Consultant

Professional Seal

Engineering Consultant

Bakery Cafe #1550
N. PORT WASHINGTON RD
& MEQUON RD
MEQUON, WI 53092

Panera Bread

OWNER: P. J. HORN, INC. ALL RIGHTS RESERVED.
THIS DOCUMENT IS THE PROPERTY OF P. J. HORN, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF P. J. HORN, INC.

No.	Description	Date
1	ENTIREMENT DOCUMENTS	10/10/10
2		
3		
4		
5		
6		
7		
8		
9		
10		

ARCHITECTURAL PLAN

Project Number: **A103**

Client Name: **MEQUON, WI**

Owner Name: **MEQUON, WI**

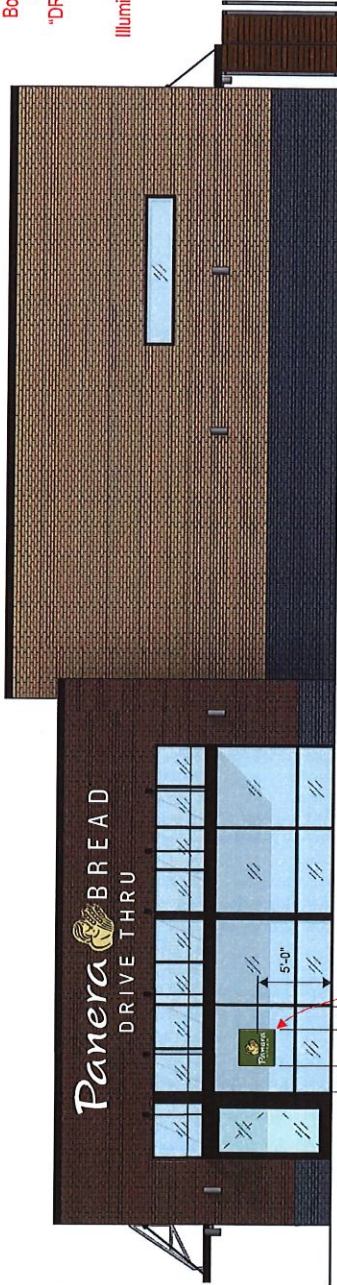
Scale: **1/4" = 1'-0"**

Sheet: **2.a.a**

1 OPS PLAN
1/4" = 1'-0"

1917
 SINCE
 MANDVILLE SIGN
 676 GEORGE WASHINGTON HIGHWAY
 LINCOLN, RI 02865-4255
 401-334-9100
 401-334-7799
 www.mandvillesign.com
 APPROVALS
 Engineering
 Sales
 Estimating
 Production
 Quality Control
 REVISIONS
 NO. BY DESCRIPTION DATE
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 All electrical signs shall comply with the National
 Electric Code (Article 600) and be manufactured
 according to Underwriters Laboratories U.L. 48
 standards and labeled accordingly.
 50527
 Panera
 BREAD
 CUSTOMER
 1550
 N. Port Washington Rd.
 & Mequon Rd.
 Mequon, WI 53092
 LOCATION
 PROJECT MANAGER
 JIM M
 05/10/19
 DATE
 50527.1
 DRAWING NAME

CODE ALLOWANCES:
 1 Sign per business
 A second sign on as second
 street facing elevation is allowed
 2.5% of wall area NTE 60 SF
 Box signs/cabinets prohibited
 Measure single polygon
 "DRIVE THRU" counts towards
 wall sign aggregate
 Window signs:
 Illumination prohibited 25% of each
 window



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

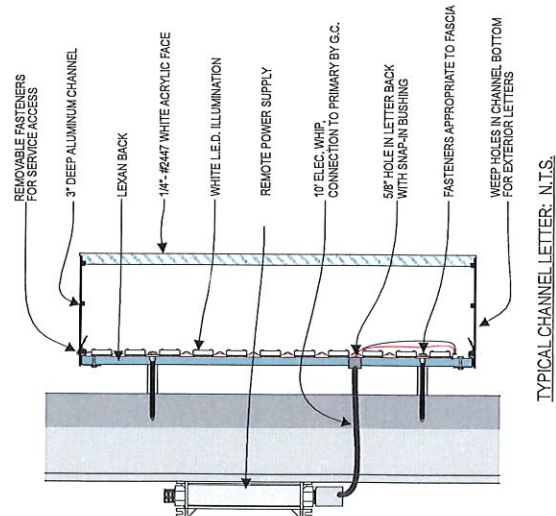
FIRST SURFACE
 VINYL DECAL: SEE DRAWING
 50527.12 FOR DETAILS



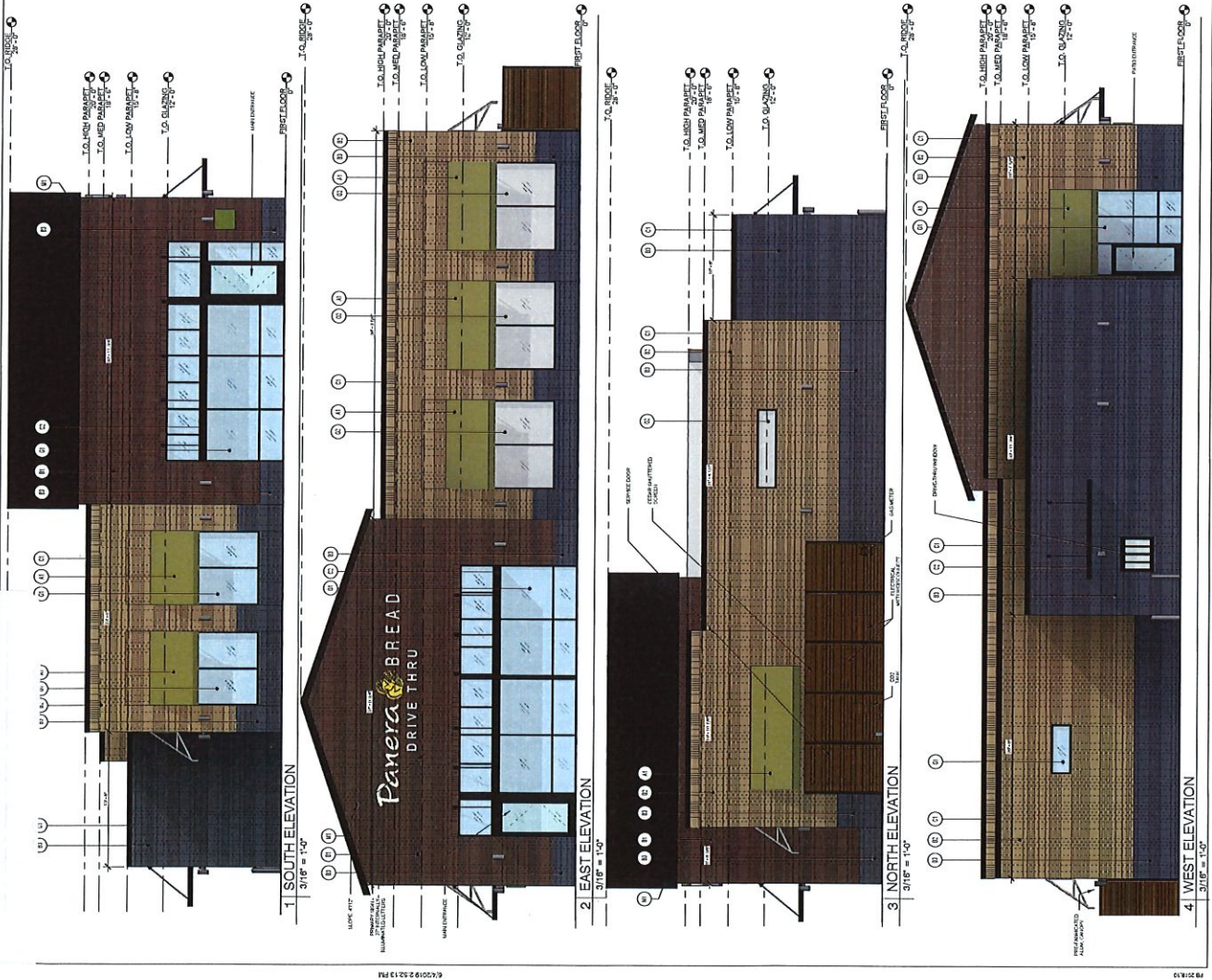
SCALE: 3/8"=1'-0"

INTERNALLY ILLUMINATED/HALO LIT CHANNEL LETTERS:

- PANERA BREAD/DRIVE THRU
- 2447 WHITE FACES WITH 3" DEEP CHANNELS
PAINTED TO BLACK
- CLEAR LEXAN BACKS
- 6500 WHITE LED LIGHTING
- TRIMLESS DESIGN
- INTERNALLY ILLUMINATED/HALO LIT MB LOGO WITH
PANTONE 7403 CP TRANSLUCENT BACKGROUND
WITH PMS 476 CP DETAILS
- MB CHANNELS PAINTED TO MATCH PANTONE 476 CP
- ALL LETTERS TO BE PINNED OFF WALL 1"
- REMOTE POWER SUPPLIES



TYPICAL CHANNEL LETTER: N.T.S.



Bakery-Cafe
#1550

SYSTEM: CA
Project Name:

NORR

255 LAKE 151 (Lake 151 Drive), L.A. 90045
(310) 441-1111 (Toll-Free) (800) 441-1111

Project Engineer: [Signature]
Professional Seal: [Seal]

Project No.: 06.2.19

Bakery Cafe #1550
& MEQUON RD
N. PORT WASHINGTON RD
MEQUON, WI 53092

Panera Bread

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No.	Description	Date
1	REVISIONS	
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	

COLOR EXTERIOR ELEVATIONS

Project Number: A202
Sheet: 001
Scale: 1/8" = 1'-0"
Date: 06.2.19
By: [Signature]



June 3, 2019

Ref.: Panera Bread – Mequon, WI

Curt Smith
Boulder Ventures
311 E. Chicago Street, Suite 210
Milwaukee, WI 53202

Dear Mr. Smith:

This letter is to verify Panera Bread's support regarding the proposed site plan for the new Panera project on North Port Washington Road. The Panera Bread current business structure includes patron options for dining-in, carryout, drive-thru, Rapid Pick Up (from online or mobile orders) delivery and catering. Due to the diversity of options available to our customers we have seen a decreased demand for dine-in parking. The engineered plans prepared by Kapur & Associates, Inc, dated 5/13/2019 adhere to our corporate standards for shared parking and drive-thru stacking.

If you have any questions, please do not hesitate to contact me at 314-984-2609.

Sincerely,

A handwritten signature in blue ink, appearing to read 'BB', followed by a long horizontal stroke.

Brian Barnard
Senior Development Project Manager

Panera, LLC
3630 S. Geyer Rd, Suite 100
Sunset Hills, MO 63127
(314) 984-1000 | Fax (314) 909-3370

Attachment: packet (4140 : Boulder Venture for Associated Bank and Panera Bread)

June 1st, 2019

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

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape submittal for the Café 1550/Panera Bread Site plan, a proposal for a commercial development located on Port Washington Rd (PWR). This is the first review of the landscape plan dated 05/13/19. The landscape plans were submitted by Kapur & Assoc. Engineering.

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

General Overview: Dated 05/13/19 the plan sheet is titled: L101 & L102, Landscape Plans.

- ❖ The plan is NOT sealed or signed by a WIRLA, as required by code. Provide.
- ❖ The overall proposed Landscape sheet is at 20 scale. The plan sheet is clean and the information is discernable.
 - The plan provided a complete plant schedules, with: common name, scientific name, size specified and the total quantities, as required. Please see enclosed notes below regarding the proposed plant sizes. Amend Plant Schedule per notes below.
 - The plan indicates there are not any ROW (terrace or center islands) Street trees. The plan fails to propose the inclusion of ROW trees. While the plans indicate there are overhead Electric, that has not precluded the planting of street trees in the Terrace in 1000's of cities throughout North America. This proposal fails to provide any ROW Island Plantings. Direction by City Staff/Planning Board.
 - In the case of both proposed Amelanchier plants listed in the schedule; the City of Mequon does distinguish between large shrubs and small trees. Unless judiciously used, upright, multi-trunk, large shrubs (small trees) fail to have a long-life expectancy when confronted with repetitive snow loading (plowed P-lots, or when adjacent to a regional collector roadway due to snow plow/snow throw). The best observed example of this, was at Homestead HS, where 4" caliper trees (proposed plot Island plantings) were substituted with 7' multi-trunk tall shrubs. Out of the 100+ small trees/large multi-trunked shrubs planted, zero survived one winter of snow loading. In the case of Homestead HS, the plants failed to provide sustainability in Islands that were 9-12' wide (BOC-BOC). While these graceful plants have a role to play in the landscape, it is my opinion thriving adjacent to a roadway or within a plot

SCG9@wi.rr.com • Mequon, Wisconsin

Attachment: packet (4140 : Boulder Venture for Associated Bank and Panera Bread)

island, is not one of them. Revise the plans, substitute the large shrub/small trees species with medium /large canopy trees. The revised plantings should meet the caliper requirements and will contribute to meeting the 30% shade requirements. The required proposed caliper size is below the standards enforced on other Industrial Drive corridor applications. (see size comments below, Amend plans accordingly.)

- The plan provides minimal planting notes, directions or standards to the landscape contractor. Notes help define the designer's intent, as well as, protect the owner from defective work and, or which contractor(s) have responsibility for what construction areas.
- ❖ The submittal specifies seed TURF, but it fails to provide a seeding plan with: the rate of application of the interim turf/erosion control seeding mix. Plans should be amended, to indicate: 1. Sod/seeding area SYD. Currently seeding is proposed, amend plans to specify: 1.type of seed mix, 2. rate of application, 3. fertilizer type, 4. fertilizer application rates, 5. number of total proposed applications <seed & fertilizer>, Define which contractor is responsible for fine grading and define the performance level of the finished surface prior to seeding. 6. The City of Mequon applies a performance criterion for approving TURF acceptance. 7. The OWNER accepts multiple seeding may be required to meet the performance requirements of turf. 8. Failure to meet the TURF performance criteria is grounds for withholding permit of occupancy, or bonding requirements. 9. Failure to implement seeding without enough time to establish a turf that meets the performance criteria, is the OWNER's responsibility. The City has the right to require the execution of fine grading and turf implementation until the performance standards are met. 10. The OWNER may wish to apply SOD if fine grading is not complete to enable the seed turf establishment.

❖ *Landscape Schedule Review:*

➤ Outline of the proposed plant types and quantities:

- Three deciduous Tree Species, (Total proposed deciduous trees – 15)
- One Coniferous Tree Species, (Total proposed conifer trees –7)
- Eight Deciduous Shrub Species, (Total proposed decid. shrubs –74)
- Three Coniferous Shrub Species, (Total proposed conifer shrubs --35)
- Four Perennials, Bulbs/corms, plants & MIX 1= is a mix of 3" plugs to form a groundcover (Total proposed groundcovers/perennials)
- Four Decorative Grass species
- Zero vines

Plant Schedule Comments:

- ◆ The Proposal is adjacent to the Port Washington Road Corridor; the proposed commercial site use has one ingress/egresses off PWR. PWR is one of Mequon's regional collectors and part of the City of Mequon's designated "Gateway" roadways. Since 2012, the P&Z board has requested additional density landscape treatments and larger scale plantings, especially in terrace treatments and site planting areas adjacent to the PWR ROW.
- ◆ For sites adjacent to the PWRd Gateway Corridor, a minimum 4" caliper precedent has been previously established and enforced, for Deciduous Trees. In addition, since 2012, all proposed deciduous trees have been required to have a minimum of 3.5" caliper @ 16" (throughout the site) above the top of root ball. The City of Mequon will reject any poorly formed, undersized plant "for cause". Most often, nursery trees with a stated "range of caliper" (ex: 3"-3.5") caliper, fails to meet the 3.5" caliper requirement when field measured. It is the contractor's responsibility to measure and

ensure all stock brought on sight meets the City of Mequon stated requirements. Multi stemmed Trees will have an equivalent diam root ball, height and a sum of leaders shall have a greater sum diameter area. Per ansi Z60.1, a 3.5" caliper large shrub w/ multi-trunk shall have a minimum height of 12-18 feet at planting. *Revise plant schedule to reflect the minimum plant sizes.*

- ◆ The species proposed have the ability to perform in the local soils.
- ◆ Again, another proposal that has a large majority of small trees/large shrubs in the Plot Islands. Of the two "Medium Height/Canopy" deciduous tree species this design proposed (seven total), only two "Medium" trees are in Plot planter islands. The majority trees shown inside the islands are small trees, or large multi-trunked shrubs. Of all the 23 proposed deciduous trees, only 30% are a medium height/canopy trees; 91% of the trees in the plot islands are small height/canopy trees. When considering this and considering the lack of required density, it is clear why this proposal does not meet the 30% shade requirement. It is this reviewer's opinion, the total % of small trees should not exceed 35% of total deciduous species.
- ◆ The 3.5-4' wide planter along the East entrance is a line of Upright Yews (conifer). This would provide a nice screen /hedge. Unfortunately, Yews are highly susceptible to winter burn and then do not adapt well to salt throw (like what occurs when sandwiched between a Plot and PWRd). Additionally, this is another plant that does not fare well when confronted with snow loading. Considering this and the previous comments concerning the nine (9) Amelanchier shrub/trees along PWRd, the entrance of this commercial development may not be very visually appealing in a few short years. I would suggest a revision of design.
- ◆ There are multiple areas where the planting plans are in conflict with the interior pedestrian/sidewalk system: Walk at North of site to Refuse Center; northern walk to PWR Terrace, provide appropriate separation (6') from sidewalk.
- ◆ The plan shows a proposed Bio-detention/retention basin. The plan provides an outline of a mix perennial layout for the basin. The detail & plan notes seem to indicate this area will have a hard wood mulch cover. While I do not have the advantage of grading, I suspect the hard wood mulch will not stay in place. Please provide additional information. If a true Retention Basin/Storm water collector, I would recommend the plan to be amended, and show an installed the erosion matt that will reduce soil suspension and support the plantings until they are fully established.
- ◆ The plan labels turf areas, but it fails to provide the total SY of turf. Please add to plans. If SOD is NIOT proposed, please ensure the rate of application of the interim turf/erosion control seeding mix. Plans should be amended, to indicate: 1. Sedge/seeding area SYD. 2.type of seed mix, 3. rate of application, 4. fertilizer type, 5. fertilizer application rates, 6. number of total proposed applications <seed & fertilizer>, Define which contractor is responsible for fine grading and define the performance level of the finished surface prior to seeding. 7. The City of Mequon applies a performance criterion for approving TURF acceptance. 8. The OWNER accepts multiple seeding may be required to meet the performance requirements of turf. 9. Failure to meet the ground cover performance requirements, may result in failure to secure a building occupancy permit.
- ◆ The proposed plant palettes are commonly reused throughout Ozaukee Co. None of the proposed plants are listed in the 2017 Wisconsin NCRS Invasive prohibited or regulated lists.

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

- 1) Please add planting notes.
- 2) As required for the past several years – I would recommend the proposed plant sizes to be revised to the following size standards:
 - The plant schedule shall be amended to specify all:

- All Deciduous trees shall have a minimum 3.5-inch caliper @ 16" above the root ball
- The Conifer tree shall have a minimum 7ft height (to the top lateral branch, not to the top of the central leader) above the rootball.
- Per ANSI z 60.1, the plantings shall meet height equivalency consistent of the stated caliper. Planting instruction: Trees selected may meet caliper requirements, but failing to meet height requirements, or root ball size requirements will be rejected by the city for cause.
- The plant schedule quantiles match the graphic representation of the proposed layout.

➤ **Zone Review/Comments:**

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

- **Street (ROW) Frontage Zone:**

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

- PWRd ROW & the PWR Islands: **Fails to meet Code intent; no plantings proposed. Address per City staff directives.**

- **Parking Lot:**

Proposed Parking Lot Interior Zone.

- A) The parking/interior drives fails to meet a 25' setback/buffer.
- B) There are limited proposed interior landscape islands: 91% of the interior Plot islands have a "low/small canopy" deciduous tree. Revise the concentration of small trees/ low canopy trees.
- C) The south P-lot perimeter is not addressed. Add Trees, shrubs, perennials, ornamental grasses in this area.
- D) As provided, the plan fails to meet the interior P-lot 30% shade requirement.

Fails to meet Code intent; no plantings proposed. Address per City staff directives.

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

Property Line Buffer: the plan fails address much of the northern PL edge. I am unsure why the north side of the parcel < which all turf & Detention Basin> has no trees proposed? The plan fails to meet the code along this section of the PL. I believe a minimum of 8 trees are required along this segment of PL. - **Plan fails to meet new code requirements, but comes close to meeting the proposed code; - Enforcement is per staff & P&Z Board decision.**

Building Foundation Plantings –

The proposed palette should provide seasonal color, texture and variety through all four seasons. **Plan meets the new code requirements.**

- **Loading Dock:** N/A. None shown on plans.

- **Trash Enclosure:** The Refuse/Recycle bin is shown on site. The proposed refuse bin, is not fully addressed on the east side. There is plenty of space to provide a couple of the HY Taxus. **Plan fails to meet new code requirements, but comes close to meeting the proposed code; - Enforcement is per staff & P&Z Board decision.**
- **Detention/Retention Basin Buffer:** See comments regarding Bio-swale/Rain Garden design. Plan fails to address/ provide the 30% of the perimeter with a 20' wide buffer that includes: Conifer/Deciduous trees and shrubs. The perennial cover will address the needs perennials and ornamental grasses. **Plan fails to meet new code requirements, but comes close to meeting the proposed code; - Enforcement is per staff & P&Z Board decision.**
- **Additional Landscape Observations:**

It is this reviewer's opinion, the Planning Commission/City Staff should require: 1) revise the deciduous tree sizes to the defined minimum, 2) readdress/ expand the buffering and planting (minimally) along the N PL, 3) Revise the Interior Plot small tree concentration, not to exceed 35% of the trees. 4) readdress plans, as cited by the planting notes & revised requirements, 5) provide a buffer, 30 % around the detention basin.

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

This concludes the landscape review of the Café 1550/Panera Bread submittal. I hope City of Mequon planning staff and the commission finds the information presented and recommendations useful.

Sincerely,



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

PARKING CALCULATION FOR PANERA BREAD

ZONING CODE	
Use	Restaurant, fast food/carryout
Parking Requirement	1 space per 75 square feet of gross floor area plus one space per two employees for the work shift with largest number of employees. Sufficient space shall be provided for a minimum of five waiting vehicles at each drive-thru.

PROPOSED RESTAURANT	
Gross floor space	4,500 SF
Max. employees on one shift	15 employees

PARKING CALCULATION	
Parking Required	68 stalls
Parking Proposed	49 stalls
Code Requirement	Deficient by 19 stalls



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: June 10, 2019
SUBJECT: Richard Weyker. The applicant is seeking certified survey map approval for a 2-lot land division for the property located at 11063 Oriole Lane.

Applicant:	Richard Weyker
Status of Applicant:	Owner
Requested:	Final Land Division Approval
Existing Use:	Residential
Existing Zoning:	R-3 (1 acre Residential)
Lot size:	3.52 acres
Location:	11063 N. Oriole Lane
Tax Key:	#15-030-05-003.00
District:	#6

Background:

The applicant is requesting approval for a two-lot division of property located at 11063 N Oriole Lane. The land division would create two lots; Lot 1 is 1.84 acres and Lot 2 is 1.671 acres.

Zoning District Standards and Site Conditions:

The proposed certified survey map is consistent with the current zoning designation of R-3, requiring a one (1) acre minimum lot size and 150 minimum average lot width and depth.

Site Conditions:

Proposed Lot 1 and Lot 2 are vacant. Access to Lot 1 is provided through an existing access easement off Oriole Lane. A shared access agreement is required to allow access to Lot 2 from the private roadway. As a condition of approval, a shared access agreement shall be approved by the City Attorney prior to recording of the CSM. The City Forester, Mike Gies, inspected the site and noted specimen trees located on the perimeter of the lots. Staff recommends a condition of approval that a note on the CSM will state that the removal of any specimen tree requires Planning Commission approval.

Engineering Report:

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

The site is located within the City's sewer service area and connection to the public sewer utility is required. There is currently sanitary sewer service available at the north property line. Public water main does not extend to the existing parcel. Assuming no extension of the public water main is being considered, the applicant shall request a deferral for connection to the water utility for the newly created lot. Upon receipt, the Water Utility Commission will review and take action on the deferral request.

Wetlands and floodplain appear to be present on site. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources (WDNR) is required. The CSM shall show the wetland delineation and setbacks.

Other Technical Corrections:

Engineering will provide a full technical review of the CSM.

Staff Recommendation:

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

1. The applicant shall make any technical corrections to the final CSM.
2. Final staff review and approval of CSM.
3. Compliance with the Tree Preservation Ordinance.
4. The removal of any specimen tree requires Planning Commission approval.
5. A shared access agreement shall be reviewed and approved by the City Attorney prior to recording of the CSM. The shared access shall be described on the face of the CSM.
6. Applicant shall provide the wetland delineation report and add the wetland boundary to the face of the CSM, including applicable setbacks.
7. Connection to the public sanitary sewer is required.
8. Approval of a Water Deferral Agreement by the Water Utility Commission.
9. 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).
10. If the wetland delineation creates any technical issues, a revised CSM may be required and may require Planning Commission approval.

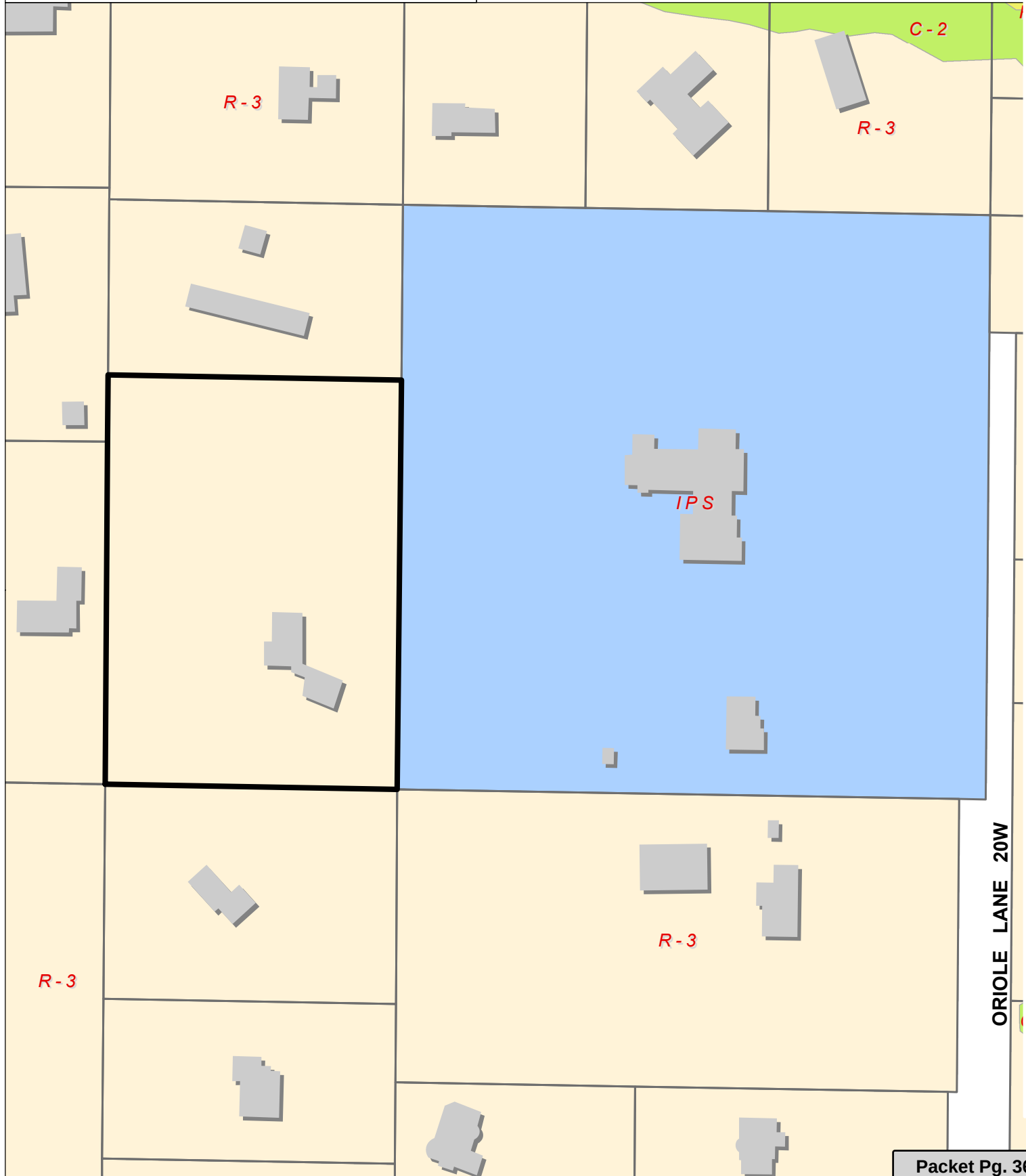
Attachments:

Packet (PDF)

Weyker CSM

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

3.a.a



Attachment: Packet (4141 : Richard Weyker)

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



SCALE 1" = 100'



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

NW CORNER OF
THE NW 1/4 OF
SECTION 30-9-22
CONC. MON. WITH
BRASS CAP

NORTH LINE OF THE NW 1/4
OF SECTION 30-9-22

S89°31'20"W 661.90'

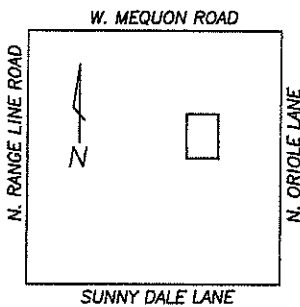
NE CORNER OF
THE NW 1/4 OF
SECTION 30-9-22
CONC. MON. WITH
BRASS CAP

OWNERS:

NANCY WEYKER
417 RIVERVIEW DRIVE
THIENSVILLE, WI 53092

NOTES:

1. CURRENT ZONING:
R-3 (SUBURBAN RESIDENTIAL DETACHED DISTRICT)
2. THIS PROPERTY IS ALSO SUBJECT
TO EASEMENTS OF RECORD.
3. SEE SHEET 2 FOR DETAILED
WETLAND INFORMATION.



LOCATION MAP

NORTHWEST 1/4 SEC. 30-9-21
(SCALE 1"=2000')

RIGHT TO USE OF EXISTING DRIVEWAY
PER DOC. NO. 157720 AND CORRECTED
BY AFFIDAVIT DOC. NO. 170241

N. ORIOLE LANE

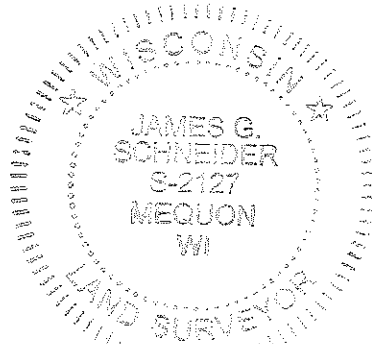
LEGEND

○—DENOTES 1.315"X18" STEEL PIPE WEIGHING
1.13 LBS. PER LINEAL FOOT (SET)

●—DENOTES STEEL PIPE (FOUND)

()—DENOTES ALSO RECORDED AS

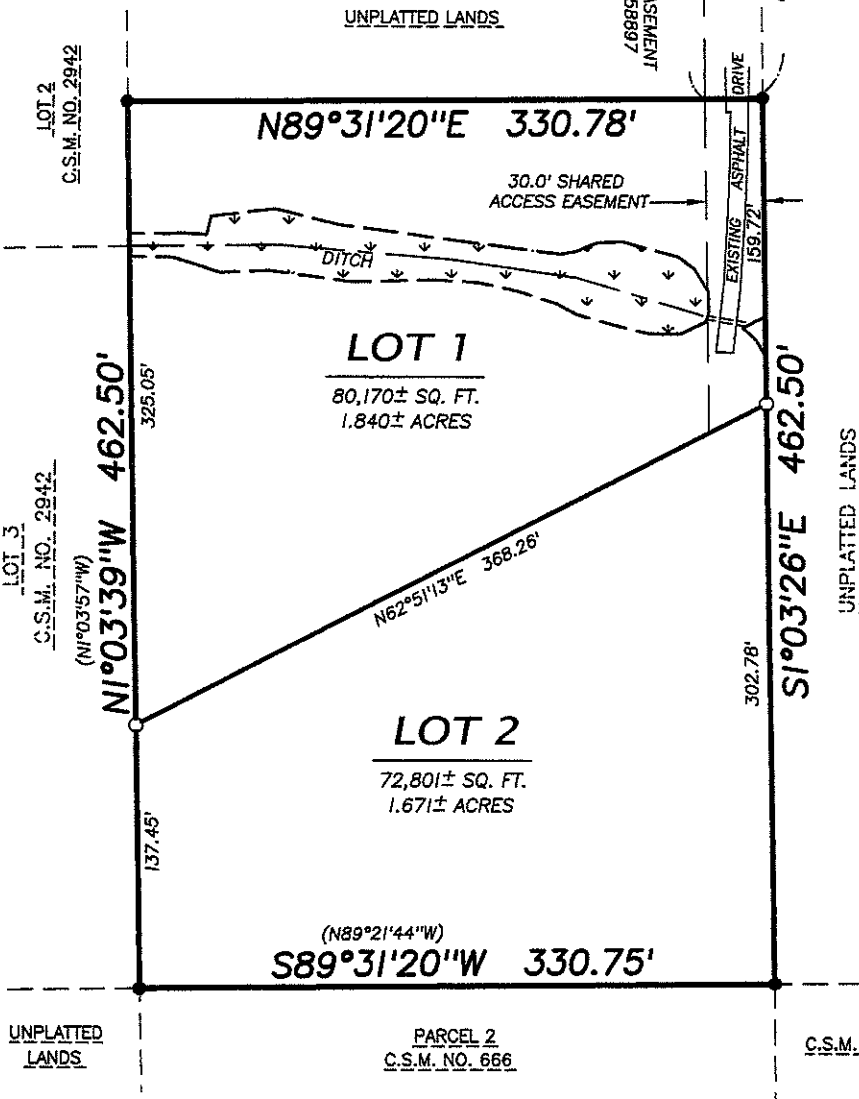
ALL BEARINGS REFERENCED TO GRID
NORTH OF THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE
(NORTH LINE OF THE NW 1/4 OF SECTION
30-9-22 WHICH BEARS S89°31'20"W)



5-13-2019

SETBACK NOTE:

FRONT YARD = 50.0'
REAR YARD = 20.0'
SIDE YARD = 20.0'



CERTIFIED SURVEY MAP NO. _____

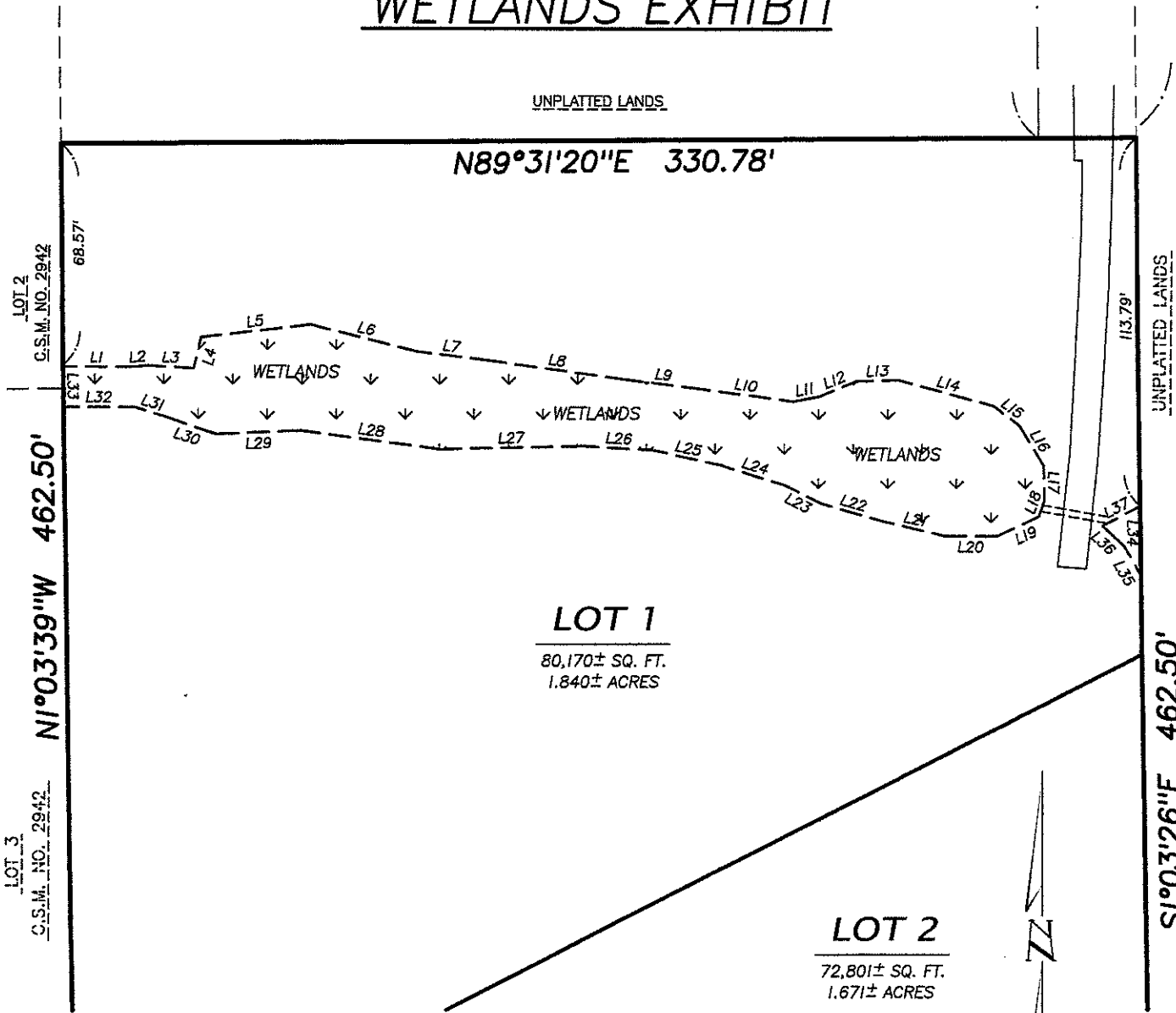
PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



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

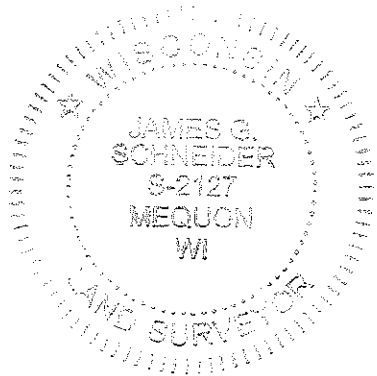
SCALE 1" = 50'

WETLANDS EXHIBIT



WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L1	20.66	S89°33'05"E
L2	5.20	N84°11'07"E
L3	14.33	S86°32'34"E
L4	9.89	N13°51'53"E
L5	33.81	N83°24'38"E
L6	34.05	S76°02'46"E
L7	20.46	S82°58'56"E
L8	44.95	S82°04'50"E
L9	21.01	S83°00'07"E
L10	30.18	S82°26'38"E
L11	8.16	N79°25'26"E
L12	12.42	N67°24'47"E
L13	12.89	N88°38'07"E
L14	30.23	S74°54'11"E
L15	10.20	S53°14'25"E
L16	14.18	S31°24'13"E
L17	10.94	S01°45'15"E
L18	5.14	S19°05'12"W
L19	14.29	S64°23'33"W

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L20	16.17	S89°58'56"W
L21	20.07	N76°32'33"W
L22	19.42	N73°43'17"W
L23	12.28	N62°50'40"W
L24	21.03	N72°32'56"W
L25	21.16	N77°27'00"W
L26	21.29	N86°38'20"W
L27	44.47	S88°46'10"W
L28	43.02	N82°26'59"W
L29	26.09	S87°35'10"W
L30	16.62	N71°39'04"W
L31	9.72	N72°34'45"W
L32	21.94	N89°54'42"W
L33	12.29	N01°03'39"W
L34	21.63	S01°03'26"E
L35	10.40	N30°04'44"W
L36	9.34	N46°32'22"W
L37	13.15	N61°51'25"E



5-13-2019

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN
9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

Part of the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 9 North, Range 22 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 30; thence S89°31'20"W along the North line of said 1/4 Section, 661.90 feet; thence S1°03'25"E and parallel to the East line of said 1/4 Section, 868.72 feet to the point of beginning of lands to be described; thence continuing S1°03'25"E and parallel to the East line of said 1/4 Section, 462.50 feet to the Northeast corner of Parcel 2 of Certified Survey Map No. 666; thence S89°31'20"W along the North line of said Parcel 2, 330.75 feet to the Northwest corner of said Parcel 2, said point lying in the East line of Certified Survey Map No. 2942; thence N1°03'39"W along the East line of Certified Survey Map No. 2942, 462.50 feet; thence N89°31'20"E, 330.78 feet to the point of beginning.

Said lands containing 3.512 acres of land, more or less.

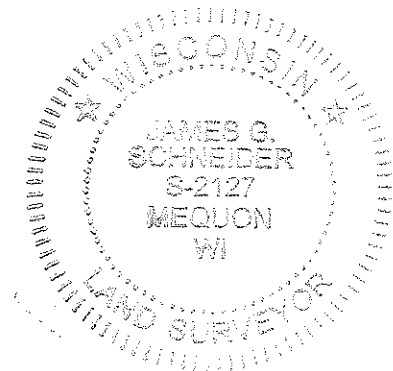
That I have made such survey, land division, and plat at the direction of Nancy Weyker, OWNER of said lands.

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

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

James G. Schneider S-2127

5-13-2019



This instrument was drafted by James G. Schneider

Sheet 3 of 5 Sheets

Attachment: Packet (4141 : Richard Weyker)

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN
9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN.

OWNER'S CERTIFICATE

I, Nancy Weyker, OWNER, do hereby certify: THAT, I have caused the lands described
in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and
mapped.

Witness

Nancy Weyker

WITNESS the hand and seal of said OWNERS on this ____ day of _____
20__.

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

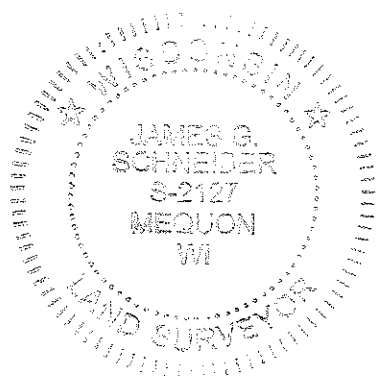
PERSONALLY came before me on this _____ day of _____, 20____
Nancy Weyker, to me known to be the person who executed the foregoing certificate
and acknowledged the same.

Notary Public

My Commission expires _____

This instrument was drafted by James G. Schneider

Sheet 4 of 5 Sheets



5-13-2019

Attachment: Packet (4141 : Richard Weyker)

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN
9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN.

CITY OF MEQUON PLAN COMMISSION APPROVAL

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

Chairman

Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

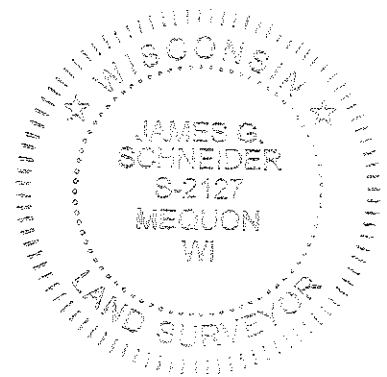
Be it resolved by the Common Council of the City of Mequon, Wisconsin, that this
Certified Survey Map of a parcel of land in the Northwest 1/4 of Section 30, Town 9
North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin and the same
is hereby adopted and approved.

Approved: _____

Adopted: _____

John Wirth, Mayor

City Clerk



This instrument was drafted by James G. Schneider

5-13-2019

Sheet 5 of 5 Sheets



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: BRIDGET HENK, ASSISTANT CITY ENGINEER
DATE: June 10, 2019
SUBJECT: Pinnacle Engineering Group, LLC for Jim Forester. The applicant is seeking fill permit approval for 6.800 C.Y. of fill to construct a storm water pond for a future residential development for the property located at 11649 N. Port Washington Road.

Applicant:	Pinnacle Engineering Group, LLC Jim Forester
Status of Applicant:	Agent
Requested:	Minor Request – Fill Permit
Existing Use:	Office
Existing Zoning:	R-6 (Suburban Residential Attached) B-3 (Office and Service) PUD (Planned Unit Development) LTD (Limited Use Overlay)
Land Use Plan:	Residential Plex Office
Lot size:	5.98 acres
Location:	11649 N. Port Washington Road
Tax Key:	#15-019-04-011.00
District:	#2

Background:

The applicant requests approval of a Filling and Excavating Permit to haul off material from the proposed residential condominium development and associated pond located at 1649 N Port Washington Road.

The Filling and Excavating Permit application noted 6,800 cubic yards to be excavated and removed from the site. Planning Commission approval is required when the total fill or excavation exceeds 1,000 cubic yards.

Engineering Report

The Building and Site plan approval for this project did not include a grading plan or an estimate of fill to be removed as part of the project. Since the excavation amount exceeds 1,000 cubic yards, Planning Commission approval is required.

The City of Mequon Engineering Division has reviewed the grading, drainage, and utility plans for conformance with the City of Mequon Standard Specifications. In addition, the stormwater management plan was approved by MMSD. The proposed excavation is in alignment with the proposed plans.

Staff Recommendation:

Staff recommends Planning Commission approval of the issuance of a Fill Permit with conditions based upon the following:

1. Submittal of a \$5,000.00 road bond and proposed haul route. The haul route is to be reviewed and approved by the Engineering Division. Staff will inspect the haul route prior to and after the filling project and any road repairs staff suspects resulted from the fill transport trucks will be repaired as a condition of the fill permit. Release of the road bond is subject to City's standard Surface Condition Ratings (SCR) evaluation.
2. Permittee must notify the Engineering Division before starting any land disturbing activity and again not more than five days after project completion.
3. Work must be complete on or before a date specified by the City. Requests for extensions must be made in writing.
4. Permittee shall keep a copy of the permit on site at all times.
5. The City or the Wisconsin Department of Natural Resources (WDNR) may revoke the permit for non-compliance.
6. The City Engineer reserves the right to stop work, amend or alter construction measures.

Attachments:

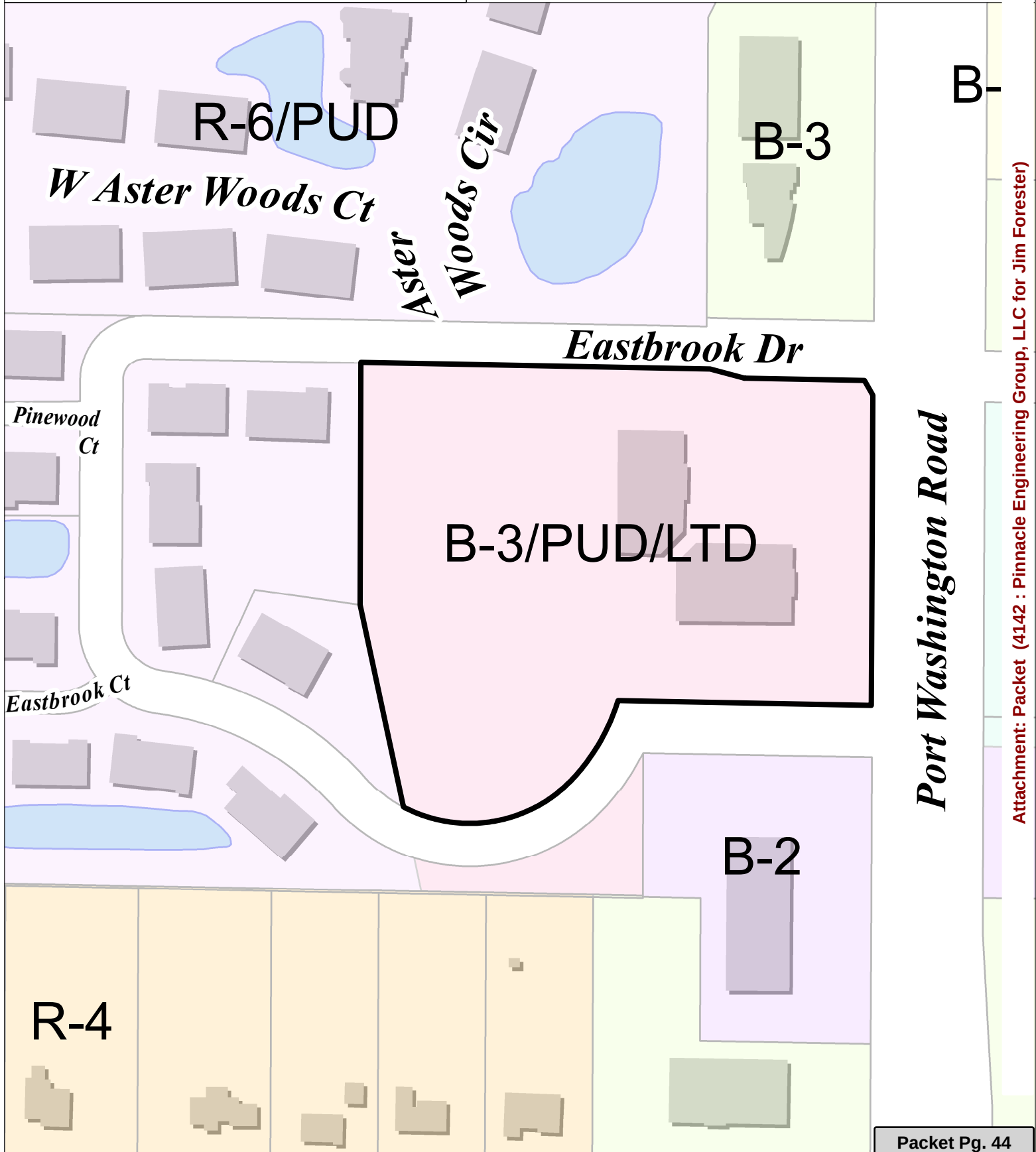
Packet (PDF)

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

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

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

3.b.a



Attachment: Packet (4142 : Pinnacle Engineering Group, LLC for Jim Forester)



11333 N. Cedarburg Road, 60W
Mequon, Wisconsin 53092

3.b.a

Permit No. _____
Date Filed _____
Exp. Date _____
Fees Paid _____
Permit Closed _____

Engineering Division
Permit Application for Filling, Excavating and Berms

PLEASE PRINT CLEARLY

Agent / Contact Name: Jim Forester Phone #: 262-292-9552

Property Owner Name: 1520 LLC Phone #: same as above

Agent Or Owner Contact Address: 1405 Capitol Drive
Pewaukee, WI 53072

Location Or Address Of Work Site: 11649 North Port Washington Road

Or: Description NE and SE 1/4 Section 19 T9n, R 22 E

Tax Key No. _____

Subdivision _____ Lot _____ Block _____

Estimated Date Of Completion: September 2019

Reason For Fill/Removal/Excavation Construct a storm water pond for a future residential developmen

Name Of Contact Other Than Applicant: _____ Phone #: _____

FEE COMPUTATION

\$60.00 – 0 – 250 C.Y.

\$120.00 -- 250 C.Y. -- 1,000 C.Y. Total Fee \$ _____

Total Cubic Yards To Be Deposited/Removed/Excavated 6,800 C.Y.*

*Over 1000 cubic yards and Berms greater than 4 1/2 feet in height requires Planning Commission approval. Separate application to the next available Planning Commission meeting is necessary. When Planning Commission review is required, the Filling, Excavating and Berm Permit fee is waived. Planning Commission review fees would be required.

SIGNED: _____

DATE: 4/25/19

Department of Community Development Approval _____
Engineering Division Approval _____

Date _____
Date _____

WEST EASTBROOK DRIVE

WEST EASTBROOK DRIVE



GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927). The east line of the Northeast 1/4 of Section 19, Township 9 North, Range 22 East has a bearing of N00°01'50"E as shown on Certified Survey Map No. 1969.

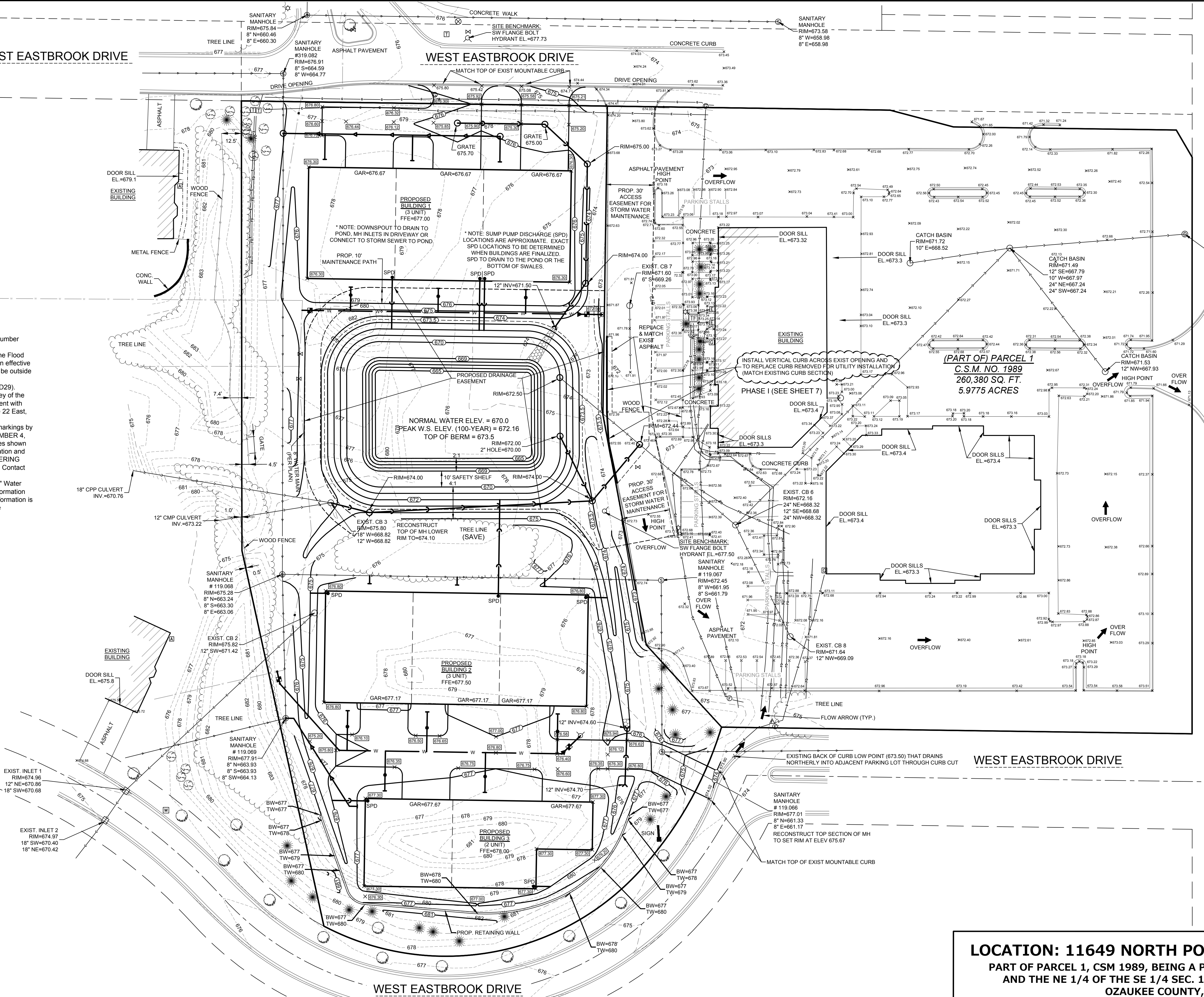
NORTH PORT WASHINGTON ROAD
COUNTY TRUNK HIGHWAY "W"

GENERAL NOTES

1. Survey prepared for: 1520 LLC
2. Field work completed on DECEMBER 7, 2017.
3. Boundary based on Knight Barry Title Group Commitment File Number 865852 dated February 9, 2017.
4. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55089C0256F with an effective date of DECEMBER 4, 2007. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
5. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the east corner of Section 19, Town 9 North, Range 22 East, Elevation = 671.93.
6. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20174806369 with a clear date of DECEMBER 4, 2017. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
7. Underground 8" Water Main was NOT marked in the field. The 8" Water Main information as graphically shown is based, in part, upon information furnished by the municipality and utility companies. While this information is believed to be reliable, its accuracy and completeness cannot be guaranteed nor certified to.

LEGEND OF SYMBOLS & ABBREVIATIONS

	SANITARY MANHOLE		FIBER OPTIC MARKER
	STORM MANHOLE		FIBER OPTIC MANHOLE
	STORM INLET		TELEPHONE PEDESTAL
	CLEANOUT		TELEPHONE MANHOLE
	CATCH BASIN		TELEPHONE MARKER
	LATERAL		TRANSFORMER
	UNKNOWN MANHOLE		ELECTRIC METER
	WELL		ELECTRIC MANHOLE
	HYDRANT		CABLE TV RISERS/BOX
	WATER VALVE		CABLE TV MANHOLE
	DOWN SPOUT		GAS VALVE
	SPRINKLER VALVE		GAS METER
	WATER SHUT OFF		GAS MARKER
	STANDPIPE		AIR CONDITIONING UNIT
	WATER MANHOLE		VENT
	FLOOD LIGHT		DIRECTIONAL ARROW
	LIGHT POLE		DUMPESTER
	TRAFFIC SIGNAL		HANDICAP STALL
	UTILITY POLE		SPOT ELEVATION
	GUY WIRE		
	SIGN	CL.	=CENTERLINE
	MAIL BOX	CONC.	=CONCRETE
	FLAG POLE	EL.	=ELEVATION
	BASKETBALL HOOP	INV.	=INVERT
	BOLLARD	MON.	=MONUMENT
	CROSS CUT	P.O.B.	=POINT OF BEGINNING
	IRON PIPE	P.O.C.	=POINT OF COMMENCEMENT
	IRON REBAR/ROD	R.O.W.	=RIGHT OF WAY
	MAG NAIL	SEC.	=SECTION
	SECTION MONUMENT	SQ. FT.	=SQUARE FEET
	BENCH MARK	W.	=WITH
	CONIFER TREE	(R)	=RECORDED AS
	DECIDUOUS TREE		
	BUSH		
	WETLAND SYMBOL		
	SANITARY SEWER		
	STORM SEWER		
	WATER MAIN		
	FIBER OPTIC LINE		
	TELEPHONE LINE		
	ELECTRIC LINE		
	OVERHEAD WIRES		
	CABLE TELEVISION		
	GAS MAIN		
	WETLANDS		
	TREE LINE		
	NO ACCESS		



LOCATION: 11649 NORTH PORT WASHINGTON ROAD

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

REVISIONS

1	City Comments	08/29/18	
2	City Comments	10/18/18	
3	City Comments	11/26/18	

SHEET

5
of
12

PEG JOB No. 1163.00
PEG PH. ASZ
DATE 05/11/18
SCALE 1"=30'

© COPYRIGHT 2017

MASTER GRADING PLAN

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

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

CHICAGO | MILWAUKEE | NATIONWIDE

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: June 10, 2019
SUBJECT: John Graham for Oldenburg Farm, LLC. The applicant is seeking preliminary plat and development agreement approval for a six-lot single-family subdivision, 5 acres per lot on 36 acres, for the property located at the northwest corner of Mequon Road and Farmdale Road.

Applicant:	John O. Graham
Status of Applicant:	Agent
Requested:	Preliminary Plat Development Agreement
Existing Use:	Vacant
Existing Zoning:	R-1 (5 Acre Residential) OA (Agricultural Overlay)
Land Use Plan:	Residential 5 Acre
Lot size:	35.68 acres
Location:	Northwest Corner of Farmdale and Mequon Roads
Tax Key:	14-020-12-000.00
District:	#3

Background:

The applicant is requesting preliminary plat, development agreement for a 6 lot subdivision development on 36.99 acres of land located at the northwest corner of Farmdale and Mequon Roads. The plan proposes lots ranging from 5.1 acres to 6.1 acres in size served by a private road.

Proposed Preliminary Plat:

The preliminary plat shows a six lot development with all six lots being served by a private road off Farmdale Road which terminates in a cul de sac. When reviewing any new development, staff evaluates whether there is an opportunity to connect the development to an adjacent parcel. In this case, there is no opportunity to connect to the north due to evidence of wetlands. There is an opportunity to connect to the west. Since a private road is proposed, staff will not recommend connecting to the west at this time. At any time in which the development requests changing the private road to a public road, staff will revisit connectivity to the west.

The proposed lots meet the R-1 district requirements of five (5) acre minimum lot size and 300 minimum average lot width and depth. The plan shows three outlots at the northeast and southeast corners of the development that will contain any required storm water facilities. The plat also shows cross access easement around the perimeter of the development for the purpose of a pedestrian walking path. A cross access easement will be required for the perimeter easement and the private road. Existing wood fences and a shed on the property will be removed. The applicant indicated that the existing trees along Farmdale and Mequon Road will remain and

that additional landscaping, including potential a berm, will be proposed along the street frontages and within the outlots. The applicant shall submit a landscape plan for Planning Commission approval. The preliminary plat shows 36,481 square feet being dedicated to right-of-way for Farmdale Road.

Site Conditions:

The City Forester, Mike Gies, has visited the site and has no concerns with the proposed development. The site does contain wetlands. See Engineering comments below regarding the wetlands on site

Development Agreement:

Please see attached draft development agreement authored by Planning and Engineering staff to address the necessary improvements for the development. The development agreement provides the opportunity to construct one (1) model dwelling final plat approval with the understanding that the unit cannot be sold or title transferred until the associated plat is recorded.

Engineering Report:

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

The applicant has indicated on the Preliminary plat that the subdivision name is "Farmdale." The name should be revised since there is a Farmdale Road in the City of Mequon and having street and subdivision with the same name could cause confusion.

Access to the proposed subdivision is provided through a proposed private roadway connecting to Farmdale Road. The developer is proposing a six-lot subdivision with all of the lots having driveway access to the private roadway. The maximum number of lots on a private driveway is 4. The private roadway is required to be built in conformance with the Standard Specifications for Land Development including, but not limited to the installation of:

- An acceleration and deceleration lane
- A bypass lane
- An entrance island. The island shall be an outlot.
- A cul-de-sac island. The island shall be an outlot.
- A City standard 75-foot cul-de-sac

The applicant has indicated that there will be shared walking paths within the subdivision. Public pedestrian access easements shall be provided for the paths.

The site is located outside the City's sewer service area. A soil evaluation report for the usage of septic or mound systems is required. Per Ordinance 58-632 (d) 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.

Fire cisterns are required for fire protection of the site per the Standard Specifications for Land Development. The Fire Chief has indicated that a fee in lieu of the installation of a fire cistern(s) would be acceptable. This type of fee has been accepted by the City in the past, the requirements of which are outlined in the Development Agreement.

Wetlands appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that wetlands are potentially present. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources is required.

A Filling and Excavation permit is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards and would not require Planning Commission review. An erosion control permit is required by the City of Mequon prior to the issuance of a building permit.

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

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

The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

Staff Recommendation:

Planning staff recommends approval of the preliminary plat and development agreement subject to the following condition(s):

1. All buildings shall maintain a minimum building setback of 100' from the public road right-of-way 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).
2. The development shall comply with preliminary plat, development agreement, and final plat requirements.
3. 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.
4. Street trees are subject to the approval of the Tree Board and Planning Commission.
5. Street lighting, if proposed, is subject to the approval of the Planning Commission.
6. Landscape plan is required and subject to the approval of the Planning Commission.
7. Entryway signage and landscaping is subject to the approval of staff.
8. Final legal documents are subject to City Attorney review and approval prior to recording of final plat.
9. Adjust the subdivision name to be unique.
10. Engineering Division review and approval of grading, drainage, roadway, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
11. The final road design shall be subject to the review and approval of Engineering and the Fire Departments.
12. Acceleration/deceleration lanes are required to be installed on Farmdale Road
13. A bypass lane is required to be installed on Farmdale Road.
14. The cul-de-sac and entrance islands shall be located in outlots.
15. City review and approval of a shared access easement for the private road.
16. City review and approval of public pedestrian access easement(s).
17. Applicant shall provide a soil evaluation report verifying that each of the 6 lots may be served via approved private onsite wastewater system.
18. Fire Department approval of the number and location of fire cisterns. Alternatively, a fee in lieu of fire cistern(s) could be accommodated through the Development Agreement.
19. Applicant shall provide the wetland delineation report and add the wetland boundary to the face of the Preliminary Plat, including applicable setbacks.
20. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
21. Application for and approval of a City Filling and Excavation Permit.

22. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
23. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:

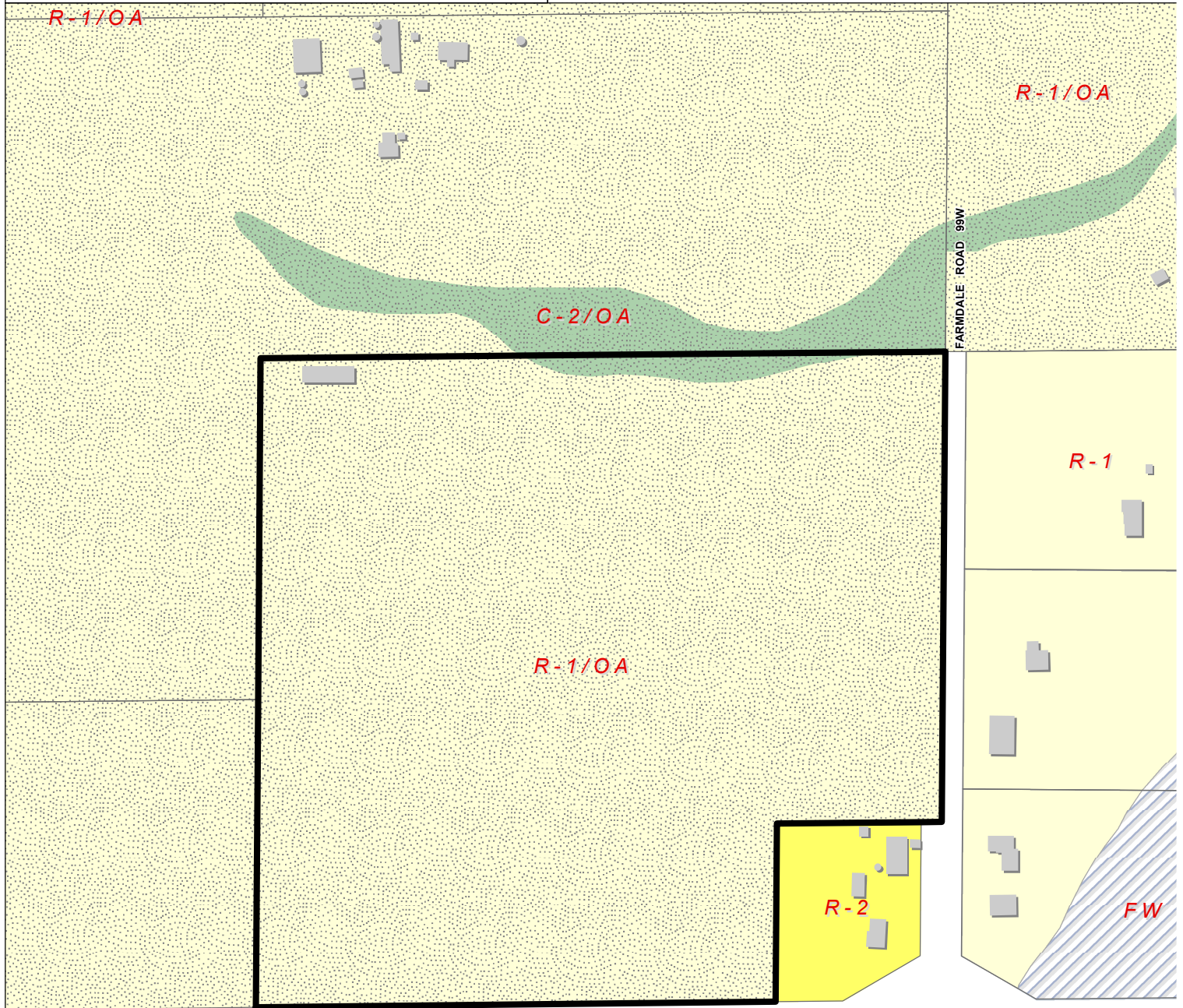
Packet (PDF)

John Graham for Oldenburg Farm, LLC

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

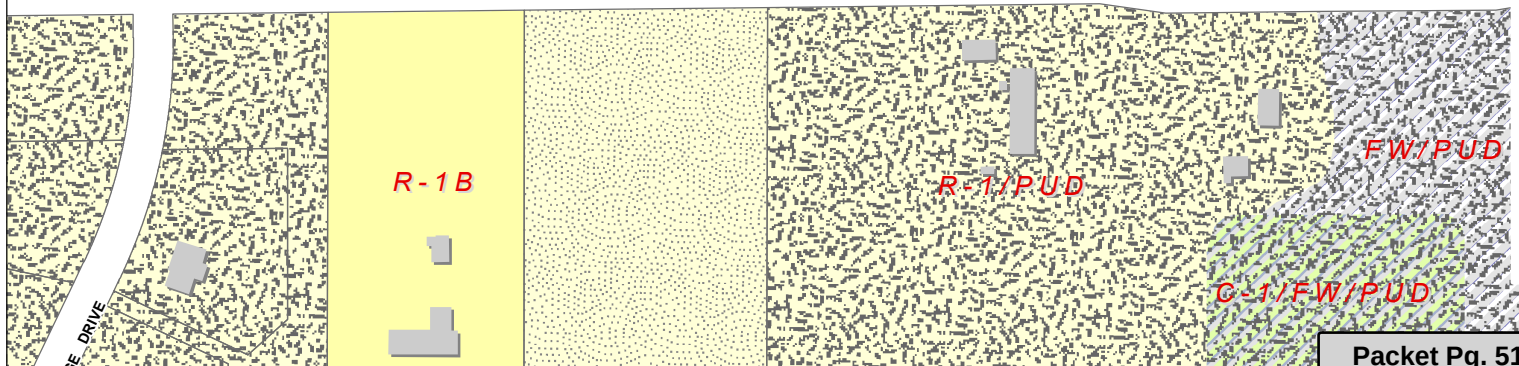
LTD	Limited Use
OA	Agricultural Overlay
PUD	Planned Unit Development Overlay
P-1	Park & Recreation
R-1	Single-Family Residential (5 Ac. Min.)
R-1B	Single-Family Residential (2.5 Ac. Min.)
R-2	Single-Family Residential (2.0 Ac. Min.)
R-2B	Single-Family Residential (1.5 Ac. Min.)
R-3	Single-Family Residential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

4.a.a



MEQUON ROAD 112N

167



Attachment: Packet (4143 : John Graham for Oldenburg Farm, LLC.)

Advisors LLC

Innovative Real Estate Solutions

tel 262 938 4405
www.AdvisorsRE.com

11501 N Port Washington Rd,
Suite 222,
Mequon, WI 53092

Serving Wisconsin, Illinois, Iowa,
Minnesota, Florida, Texas and
Arizona

June 4th, 2019

Plan Commissioners
City of Mequon
Mequon, Wisconsin

Commissioners,

You are about to review the Package for the development of a 37 acre site at the Northwest Corner of Mequon Road and Farmdale Road. The property is currently zoned Agriculture/5 acre residential. Advisors LLC and The Victory Companies Inc. have jointly contracted to purchase this property from Oldenburg Farm LLC.

Per the in-place zoning we are proposing the develop 6 residential single family 5 acre lots meeting the requirements of the current zoning. We have planned the development maintaining the character of the site with minimal grading only to accommodate the private road and new homes. We will maintain all of the existing perimeter 4 board fencing removing only the internal fencing that currently divides the property East to West.

The development will maintain the rural character of the land including a walking and possible equestrian trails around the entire site. Front entrance and private street will meet current city standards.

It is anticipated that the Lots will sell in the \$250 to \$299,000 price range with house lot packages from \$750,000. Victory Homes is anticipated to be the exclusive builder on this property. With the limited access to buildable lots in Mequon we believe this product will be well received in the market.

Representatives of the Development team will be available at the Plan Commission Meeting on June 10th to answer any questions.

Sincerely

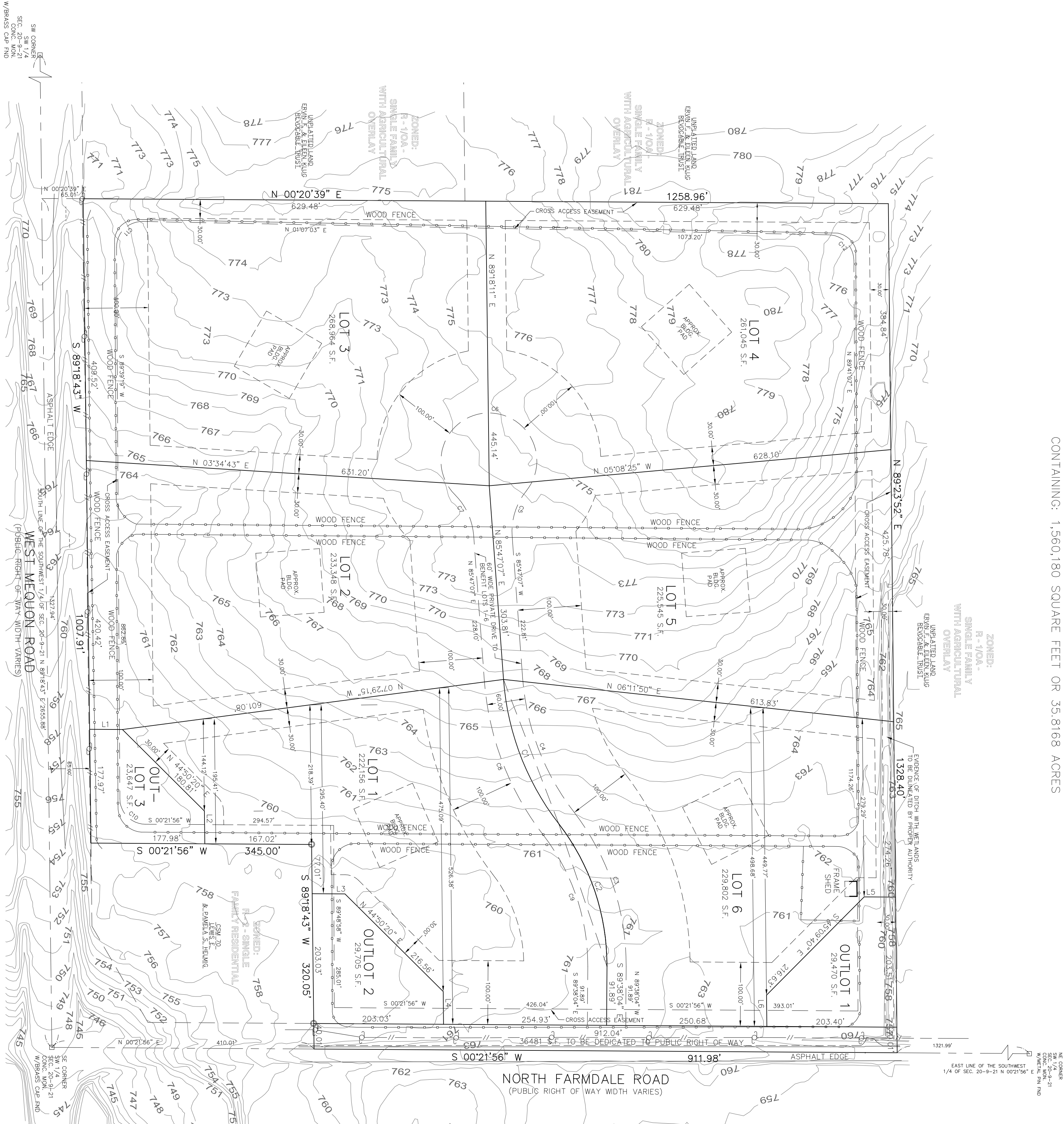
John O. Graham
Representative Development Principal

John O. Graham, Principal
J G Ventures LLC
Advisors LLC
11501 N. Port Washington Rd,
Mequon, WI 53092
jgraham@advisorsre.com
414-870-1701

Attachment: Packet (4143 : John Graham for Oldenburg Farm, LLC.)

PRELIMINARY PLAT OF
FARMDALE

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 9
NORTH, RANGE 21 EAST, IN THE TOWN OF MEQUON, OZAUKEE COUNTY, WISCONSIN.
CONTAINING: 1,560,160 SQUARE FEET OR 35.8168 ACRES



LINE	BEARING	LENGTH
L1	N 002°25' E	51.29'
L2	N 89°18'43' E	51.29'
L3	N 002°15'6\"	51.29'
L4	N 89°18'43' E	51.29'
L5	N 002°15'6\"	49.10'
L6	N 89°18'43' E	48.91'

CURVE	ARC	RADIUS	CURV BEARING	CURV LENGTH	CURV TABLE	TANGENT IN	TANGENT OUT
C1	245.17'	420.00'	N 89°18'43' E	245.17'	163°47'5\"	N 89°18'43' E	N 52°20'24' E
C2	250.25'	362.00'	S 71°21'10\" W	255.41'	190°0'46\"	S 89°38'04\" E	S 52°20'24' W
C3	250.16'	392.00'	S 71°21'10\" W	255.41'	190°0'46\"	S 89°38'04\" E	S 52°20'24' W
C4	227.65'	390.00'	S 69°03'46\" W	224.44'	163°47'5\"	S 52°20'24' W	S 51°02'17' W
C5	75.36'	100.00'	S 72°37'35\" W	73.99'	43°10'46\"	S 89°47'07\" W	S 51°02'17' W
C6	345.60'	76.00'	S 03°02'56\" E	111.45'	264°0'23\"	N 51°04'17\" W	N 44°56'21\" E
C7	250.25'	362.00'	S 71°21'10\" W	255.41'	190°0'46\"	S 89°38'04\" E	S 52°20'24' W
C8	250.16'	392.00'	S 71°21'10\" W	255.41'	190°0'46\"	S 89°38'04\" E	S 52°20'24' W
C9	220.34'	332.00'	S 45°00'38\" W	56.22'	89°17'23\"	44°38'42\" S	S 89°39'19\" W
C10	63.34'	40.00'	S 45°00'38\" W	56.22'	89°17'23\"	44°38'42\" S	S 89°39'19\" W
C11	63.85'	40.00'	N 44°38'49\" W	57.29'	91°27'44\"	45°43'52\"	S 89°39'19\" W
C12	61.83'	40.00'	N 45°24'05\" E	55.86'	88°34'03\"	44°17'01\" S	N 01°07'03\" E



THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY, RLS S-2545

CAPITOL SURVEY ENTERPRISES
220 REGENT CT. STE. 210
BROOKFIELD, WI 53005
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

ALL BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WCS), OZAUKEE COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NA08&2011), IN WHICH THE EAST LINE OF 20-9-21 BEARS N 002°15'6\" E.

HORIZONTAL DATUM PLANE
VERTICAL DATUM PLANE
NORTH AMERICAN VERTICAL DATUM OF 1988 (NA08&2011), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WCSORS & GSD0 12A).

NOTE: SETBACKS SUBJECT TO APPROVAL BY THE CITY OF BROOKFIELD PLANNING & ZONING COMMISSION.

SEE SHEET 3 FOR CURVE TABLE AND EASEMENT NOTES.

DEVELOPER / OWNER
(OWNER NAME)
(OWNER ADDRESS)
(OWNER CONTACT INFO.)
(OWNER CONTACT)
(OWNER CONTACT)

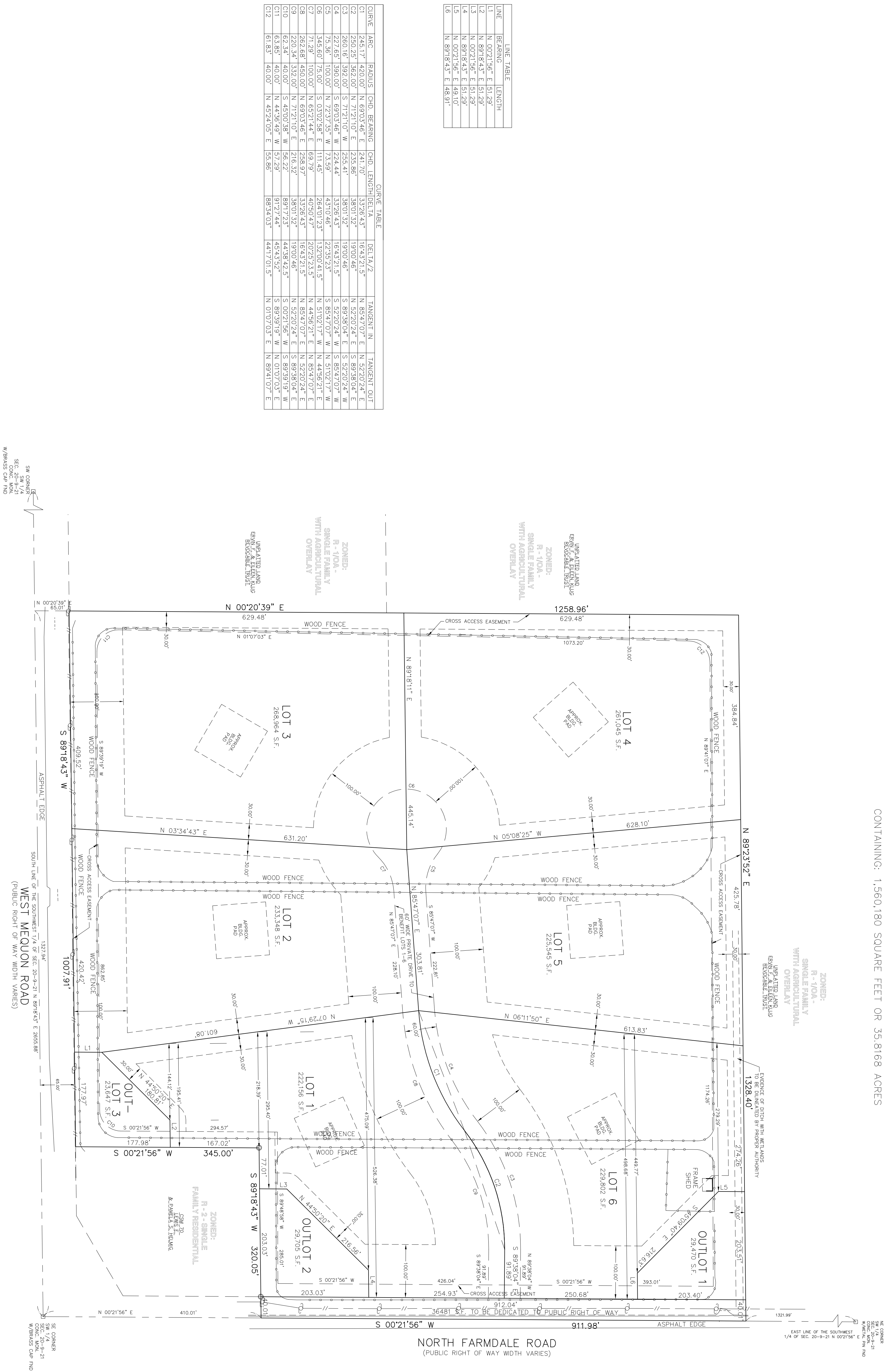
SEE SHEET 3 FOR CURVE TABLE AND EASEMENT NOTES.

PRELIMINARY PLAT OF
FARMDALE

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CONTAINING: 1,560,160 SQUARE FEET OR 35.8168 ACRES

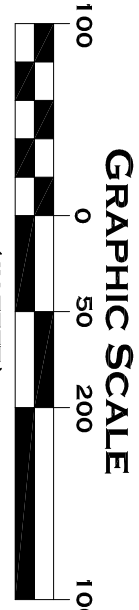
CSE

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LINE	BEARING	LENGTH
L1	N 00°21'56" E	51.29'
L2	N 89°18'43" E	51.29'
L3	N 00°21'56" E	51.29'
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L5	N 00°21'56" E	49.10'
L6	N 89°18'43" E	48.91'

CURVE	ARC	RADIUS	CURV BEARING	CHORD LENGTH	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	245.17'	420.00'	N 89°18'43" E	245.17'	164.471.5°	N 89°18'43" E	N 52°20'24" E
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C8	220.24'	480.00'	N 69°03'46" E	228.97'	164.471.5°	N 89°38'04" E	N 52°20'24" E
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TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: June 10, 2019
SUBJECT: NORR LLC for Brixmor SPE I LLC. The applicant is seeking building and site plan and landscape plan approval for facade and site upgrades for the property located at 10906-11116 N. Port Washington Road (The Pavilions). REMOVE FROM TABLE.

Applicant: NORR LLC for Brixmor SPE 1 LLC

Status of Applicant: Agent

Requested: Building and Site Plan Amendment
Landscape Plan Amendment
Master Sign Plan Amendment

Existing Use: Shopping Center

Existing Zoning: B-2 (Community Business)

Land Use Plan: Community Commercial

Lot size: 19.7 acres

Location: 10906-11116 N. Port Washington Road

Tax Key: #15-029-06-007.00

District: #8

Background:

The applicant is requesting building and site plan amendment, landscape plan amendment and Master Sign Plan amendment approval for the Pavilions Shopping Center located at 10906-11116 N Port Washington Road. The owner, Brixmor SPE 1 LLC, is in the process of making several upgrades to the building, site and landscaping. The applicant has indicated that based on the funding that has been allocated for the site; the upgrades and this approval will be focused on the areas noted as Phase I (See site plan – SD-1.0). The desire is to eventually improve the entire site; however, the timeline for future improvements has not been determined at this time. The item was tabled at the May 13, 2019 Planning Commission meeting.

Building Plan Amendment:

The proposed elevations are similar to the previous submittal, except the plans show a reduction in the height for some of the parapet walls. The maximum overall height is 30'-2", which is the height of the existing roof ridge. There are only three locations at this height; all on Building A which is the main structure furthest away from Port Washington Road. The locations with the 30'-2" height include the northeast corner tenant & Fred Astaire/Aurora Pharmacy endcaps and the centrally located Marshalls. The proposed height meets the requirements of the B-2 district.

During a meeting with the applicant, Commission Jim Schaefer and Commission Marty Choren expressed concerns regarding the massing proposed for Chancery. Since that meeting, the

applicant has revised the plans to show a reduction of two feet in height for an overall height of 28'-2" for main parapet wall at Chancery.

The rest of the proposed improvements are the same as shown at the May meeting, including new parapet walls which give the development a contemporary look. Sections of EIFS on the parapet walls will be recessed as a designated area for sign placement. The plan shows sections of the façade to be replaced with EIFS and new brick veneer proposed for sections of the façade and select columns.

As previously shown, the plan proposes a new color palette which uses shades of beige and dark gray interchangeably along south and west elevations along with various applications of brick. The storefront doors and window trim will be painted a dark gray. The existing concrete roof tile will be cleaned and stained a dark gray to match the doors and window trim. New dark gray fabric awnings are proposed to replace existing awnings which currently are various colors, sizes and designs. New metal canopies are proposed over entrances. Staff supports the new awnings and canopy and believes the use of one style and color of awning provides uniformity to the site and modernizes the development. The plan shows the north and east elevations to be painted beige/mauve and new fabric awnings to match the proposed awnings on the street facing elevations. Staff believes the proposed building colors and treatments will enhance the appearance of the shopping center and supports the building plan amendment.

Site Plan:

Based on the comments and concerns expressed by Commissioners at the last meeting, staff met with the applicant and offered recommendations for improvements to the site. Staff provided the applicant with options to remove the rows of parking that back up to the main entrance drive, reconfiguring the irregular entrance north of Sendik's and/or increasing the size of parking lot islands. The applicant indicated that they are unable to commit to any changes to the site at this time due to the limited allocated funds and without further analysis of lease agreements and parking counts. No changes are proposed to the configuration of the site.

The site plan shows sidewalk to be replaced and landscape beds adjacent to the building to be removed and paved as part of Phase I renovations. Staff will add as a condition of approval that the removal of landscape beds shall be approved with the landscape plan amendment, and that site plan approval does not include the removal of any landscape beds.

The plan shows locations of new trash receptacles and benches for the entire site. The site plan indicates that three trash enclosure gates will be updated. Staff will add a condition of approval that the southernmost dumpster enclosure, facing the south neighboring property, also be addressed and updated per concerns of the neighboring business owner. Staff review and approval of final dumpster enclosure gates, benches and trash receptacles details is required.

At the last meeting, the business owner to the south expressed several concerns regarding the conditions of the south entrance. Since the last meeting, stop signs and pavement markings have been installed per the neighboring property's request to address conflict areas in the rear. To address additional concerns, staff recommends the following:

1. Southern dumpster enclosure/gates, facing south property, shall be updated.
2. Do not enter/wrong way signs could be installed if there are continued wrong way drivers.

Lighting Plan:

Although the building improvements are focused on Phase I, the lighting plan shows the replacement of all sidewalk light posts and fixtures on site. The plan shows new wall mounted façade fixtures and new fixtures on the stone piers along Port Washington Road. The applicant has indicated that no changes are proposed for the parking lot lighting. Staff will add a condition of approval that all fixtures shall be full cutoff. A revised photometric plan shall be submitted to show an average parking lot lighting of two footcandles and uniformity ratio of 12:1.

Master Sign Plan Amendment:

The application is requesting an amendment to the Master Sign Plan. The changes to the plans are the ones highlighted in the attached Master Sign Plan document. The amendment does not increase the allowable size of signage. It does amend the language so that the proposed façade changes to the building are reflected in the plan.

For example, the existing building design has maximum sign band areas of 6 feet in height, which allows for a maximum letter height of 42" for single-line text or 21" for multiple lines of text. The proposed changes to the building now show sign band areas which exceed 6 feet in height. The amendment to the Master Sign Plan language states that even with a sign band that exceeds 6 feet in height, which applies to the new tower elements, the maximum height of letters permitted will still be 42" for single line text or 21" for multiple lines of text.

Many of the signs will meet the 20 foot height placement requirement. For the tower elements which have sign bands above 23 feet in height, the Master Sign Plan amendment allows for signs to be centered within these tower elements, with the top of the letter not exceed 27 feet in height. This increased height placement applies to three tenant spaces.

The Master Sign Plan amendment will permit logos which meet the same width and height requirements of letters. The logos can be up to a maximum of 20% of the allowable square footage of the sign or 12 square feet, whichever is less. Staff will work with the applicant to clarify this language in the plan and to revise Exhibit A of the Master Sign Plan to better label and define the sign band area.

Landscape Plan Amendment:

The original submittal of the landscape plan showed removal of approximately 4,467 square foot of existing landscape beds along the building facade. During various meetings with the applicant, staff expressed concerns about the removal of landscape beds without replacing or expanding existing beds on site. Revised plans were submitted the Monday before the Planning Commission meeting, which did not allow staff enough time to conduct a thorough review of the proposal. Staff recommends tabling the landscape plan amendment until the July 23, 2019 meeting. In order to ensure there is enough funding allocated for landscaping from the amount that has been awarded to the project, staff will add a condition of approval that a letter of credit equal to the amount of the landscaping installation is required prior to the issuance of building permits for the façade improvements.

Recommendation:

Staff recommends tabling the landscape plan amendment.

Staff recommends approval of the building/site plan amendment and Master Sign Plan Amendment based on the following condition(s):

1. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan(s) 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.
2. Staff approval of final Master Sign Plan. The applicant shall submit such plan(s) 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.
 3. Staff approval of final dumpster enclosures, benches, trash receptacles and planter details. The applicant shall submit such plan(s) 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.
 4. Parking lot lighting shall maintain a two footcandle average and uniformity ratio of 12:1.
 5. All proposed light fixtures shall be full cutoff.
 6. No sign shall be placed above 20 feet in height from the base of the building wall. For the three towers with sign bands above 23', signs are permitted to be placed at a height not to exceed 27 feet.
 7. Since the landscape plan amendment is not approved at this time, a letter of credit equal to the 100% of the cost of landscape installation is required prior to the issuance of building permits for the building façade improvements.
 8. The removal of landscape beds shall be approved with the landscape plan amendment. Site plan amendment approval does not allow for the removal of any landscape beds.
 9. Southern dumpster enclosure/gates, facing south property, shall be updated.
 10. Planning Commission approval of any future phase is required.

Attachments:

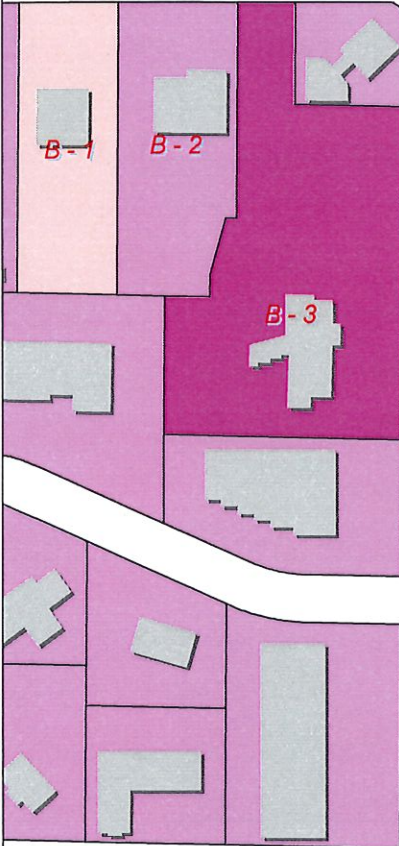
Scanned Packet (PDF)

NORR LLC for Brixmor SPE 1 LLC

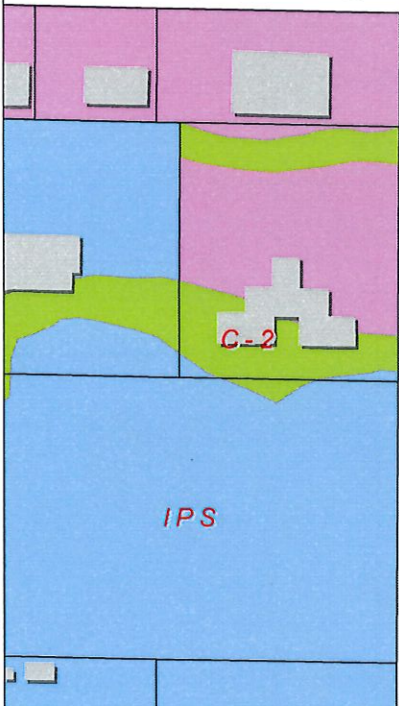
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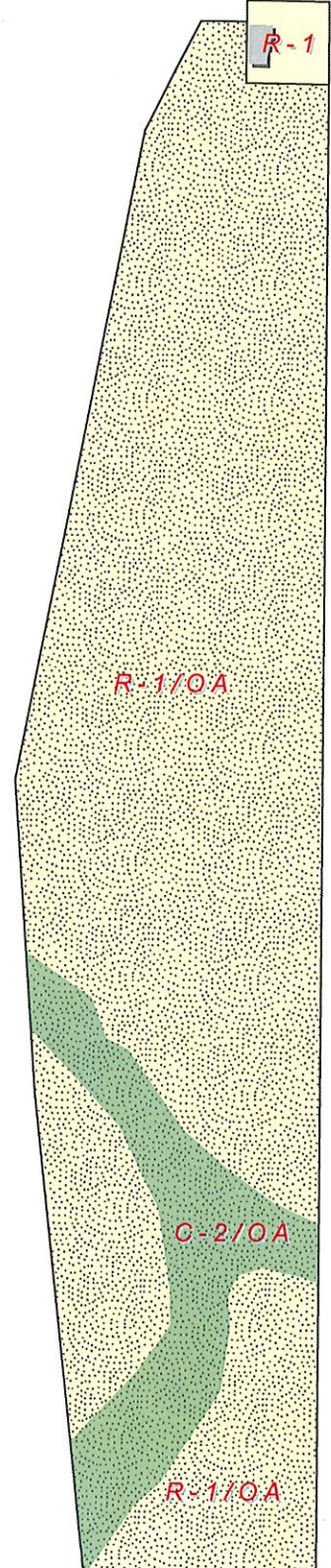
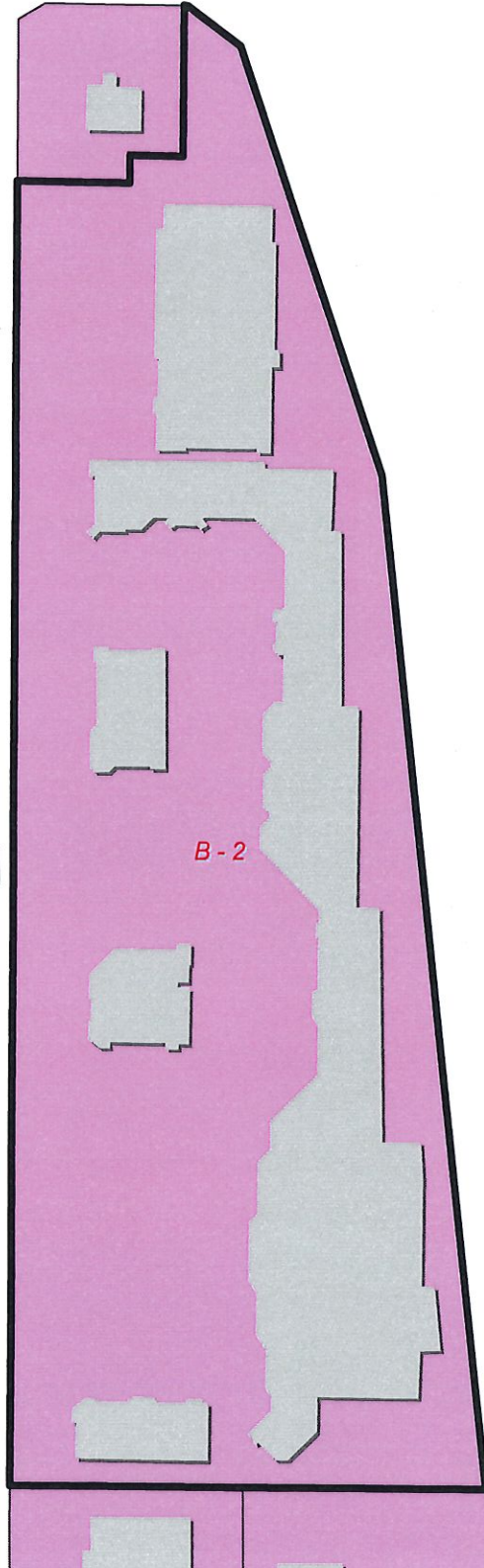
MEQUON ROAD 112N



TOWNE SQUARE ROAD 110N



PORT WASHINGTON ROAD 13W



UNION PACIFIC RAILROAD

Attachment: Scanned Packet (4198 : NORR LLC for Brixmor SPE 1 LLC)

SITE PLAN APPROVAL PACKAGE

10930 N. PORT WASHINGTON RD., MEQUON, WI, 53092
05/09/2019

MEQUON PAVILION - FACADE IMPROVEMENT

**SITE PLAN
LIGHTING PHOTOMETRICS:**

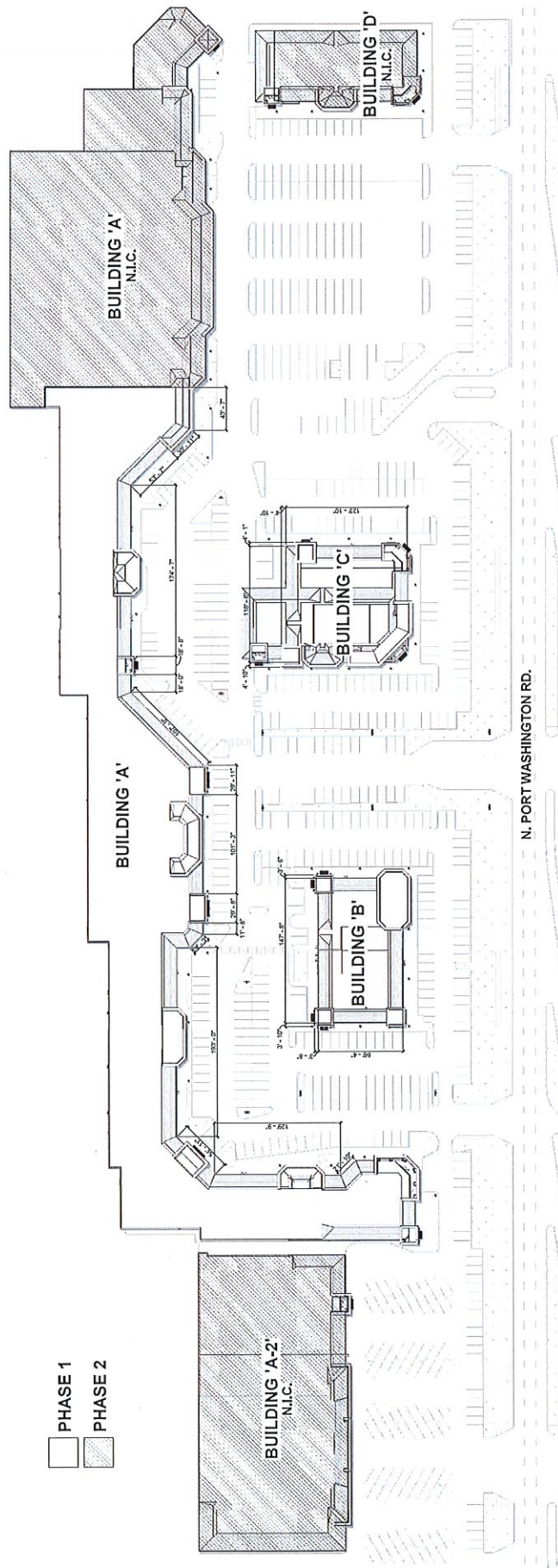
- SITE LIGHTING PHOTOMETRIC PLAN \$1,200
- SITE LIGHTING PLAN \$1,200
- LUMINAIRE SCHEDULE \$2,240
- PROJECT NOTES & DETAILS \$2,280
- SPECIFICATION SHEETS \$1,300

ARCHITECTURAL:

- | | |
|---|--------|
| • SITE PLAN | SD-1.0 |
| • ELEVATION PLAN | SD-1.0 |
| • ELEVATION FACADE TYPES | SD-3.0 |
| • EXTERIOR ELEVATIONS - BUILDING A | SD-3.1 |
| • EXTERIOR ELEVATIONS - BUILDING B | SD-3.2 |
| • EXTERIOR ELEVATIONS - BUILDING C | SD-3.3 |
| • EXTERIOR ELEVATIONS - BUILDING D | SD-3.4 |
| • EXTERIOR ELEVATIONS - BUILDING E | SD-3.5 |
| • EXTERIOR ELEVATIONS - BUILDING F | SD-3.6 |
| • EXTERIOR ELEVATIONS - BUILDING G | SD-3.7 |
| • EXTERIOR ELEVATIONS - BUILDING H | SD-3.8 |
| • EXTERIOR ELEVATIONS - NORTHGOUTH | SD-3.9 |
| • PERSPECTIVE - OVERALL AVAL | SD-4.0 |
| • PERSPECTIVE - FROM N. PORT WASHINGTON | SD-4.1 |
| • PERSPECTIVE - CORNER ENTRY | SD-4.2 |
| • PERSPECTIVE - CORNER ENTRY | SD-4.3 |
| • PERSPECTIVE - ARIAL 2 | SD-4.4 |
| • PERSPECTIVE - ARIAL 3 | SD-4.5 |
| • PERSPECTIVE - GROUND VIEW 1 | SD-4.6 |
| • PERSPECTIVE - GROUND VIEW 2 | SD-4.7 |
| • EXISTING MAPS | SD-4.7 |

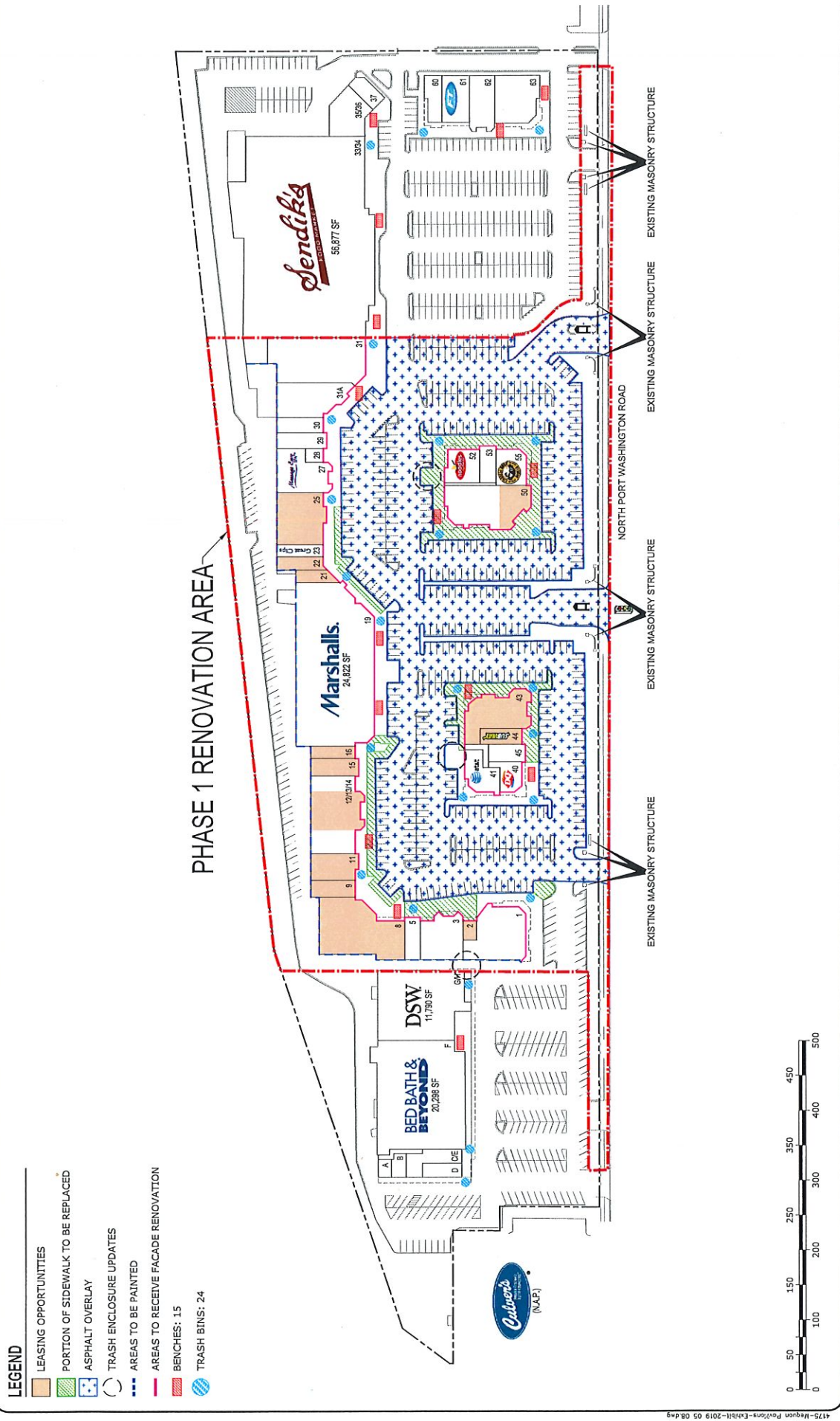
LANDSCAPING:

- | | |
|-----|-------------------------------|
| 01 | EXISTING SITE CONDITIONS PLAN |
| 02 | PROPOSED SITE CONDITIONS PLAN |
| 03 | PROPOSED BED TIER PLAN |
| 04 | PROPOSED BED TIER PLAN |
| 05 | PROPOSED BED TIER PLAN |
| 06 | PROPOSED BED TIER PLAN |
| 07 | PROPOSED BED TIER PLAN |
| 08 | PROPOSED BED TIER PLAN |
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| 100 | PROPOSED BED TIER PLAN |



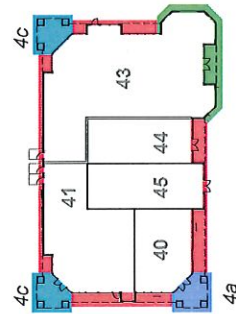
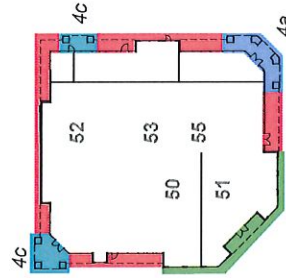
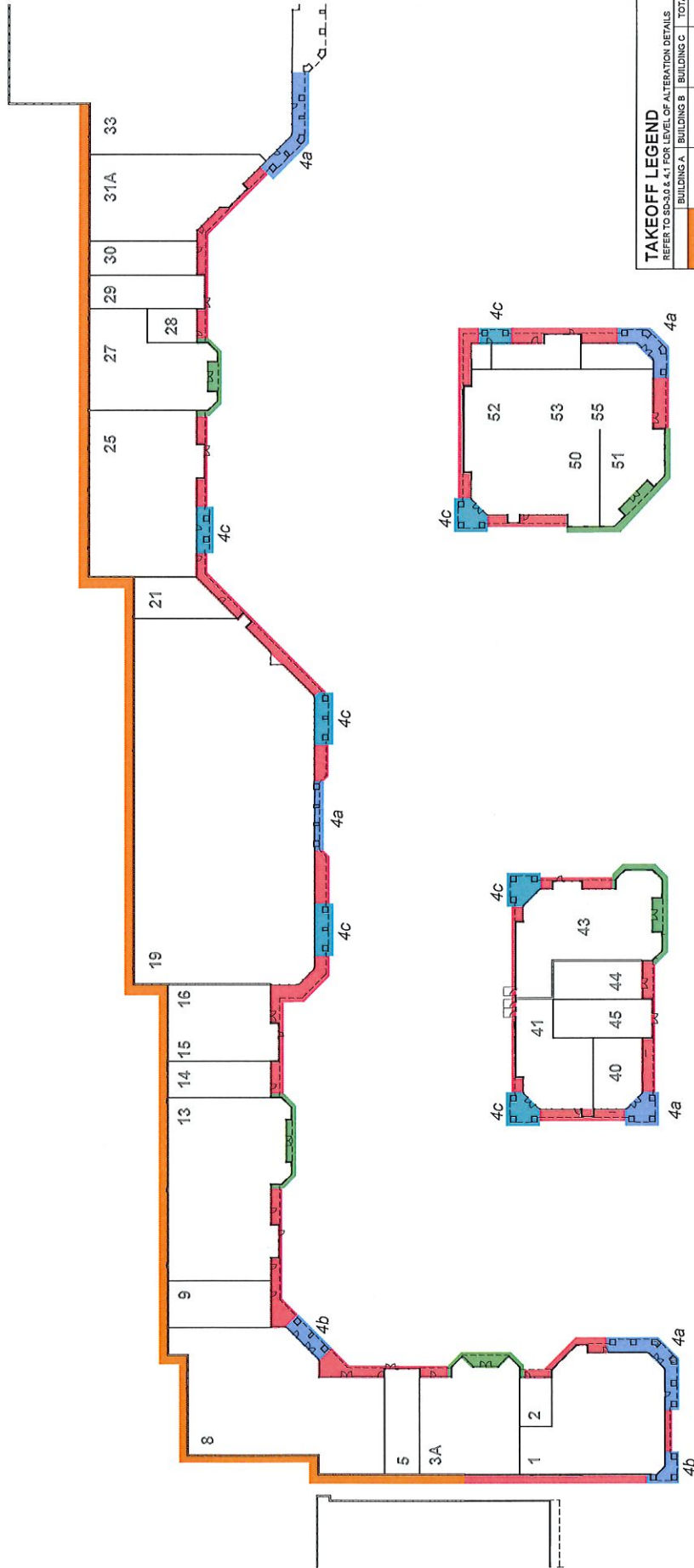
MEQUON PAVILION | SITE PLAN

Attachment: Scanned Packet (4198 : NORR LLC for Brixmor SPE 1 LLC)



MEQUON PAVILIONS - PROPOSED SITE EXHIBIT

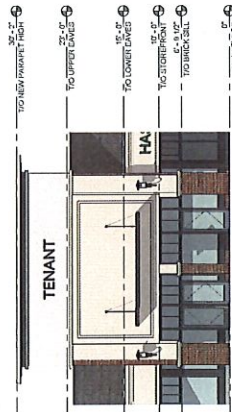
BRIXMOR
Property Group



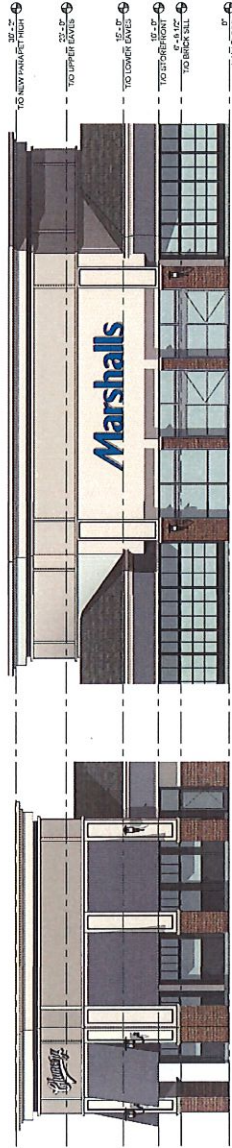
TAKEOFF LEGEND				
REFER TO SD-3.0 & 4.1 FOR LEVEL OF ALTERATION DETAILS				
	BUILDING A	BUILDING B	BUILDING C	TOTAL
LEVEL 1	1,088 LF	-	-	1,088 LF
LEVEL 2	837 LF	308 LF	289 LF	1,412 LF
LEVEL 3	158 LF	88 LF	105 LF	353 LF
LEVEL 4a	200 LF	41 LF	97 LF	338 LF
LEVEL 4b	71 LF	-	-	71 LF
LEVEL 4c	115 LF	84 LF	21 LF	220 LF

MEQUON PAVILION | TAKEOFF PLAN

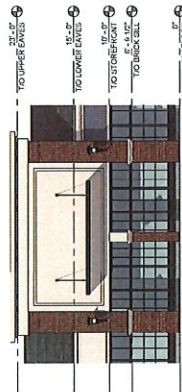
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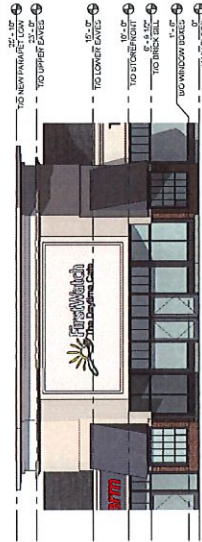
LEVEL 4a



LEVEL 4b



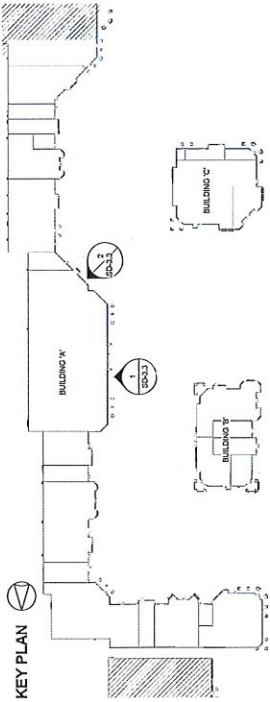
LEVEL 4c



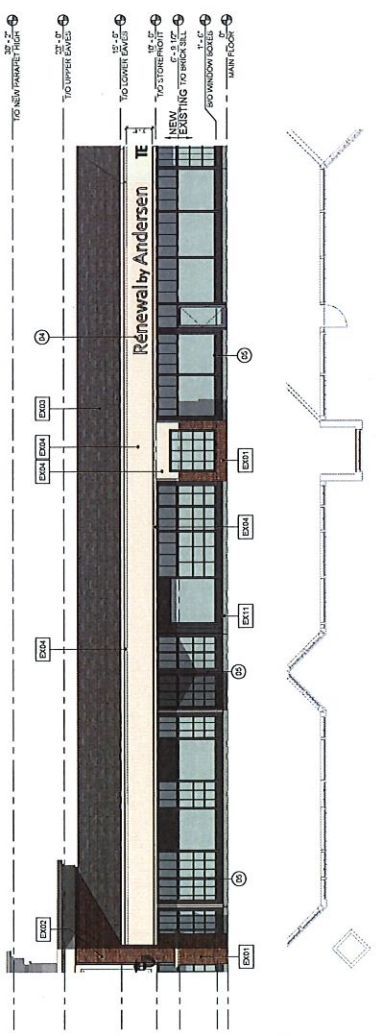
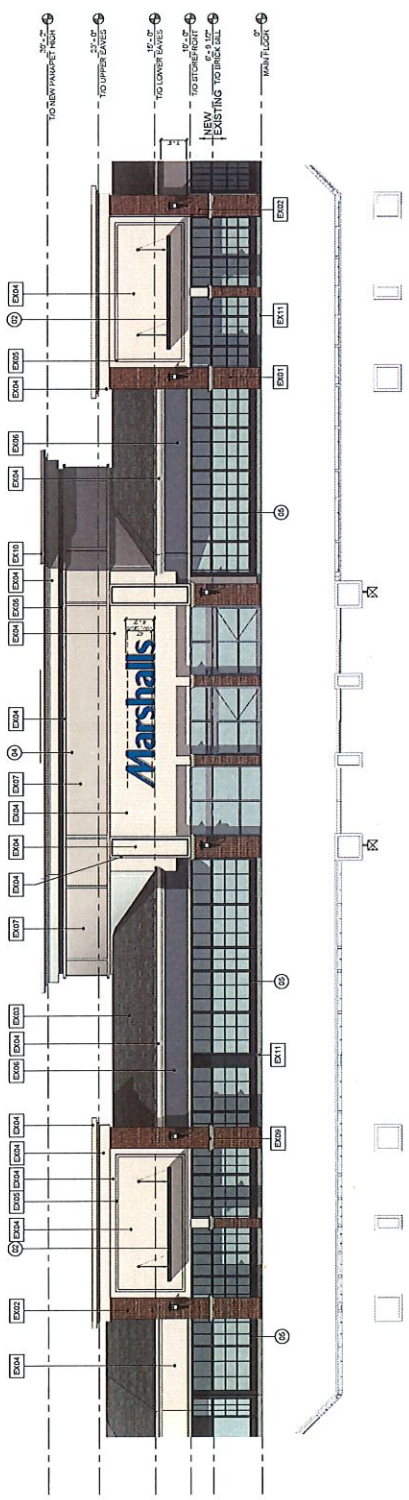
LEVEL 3

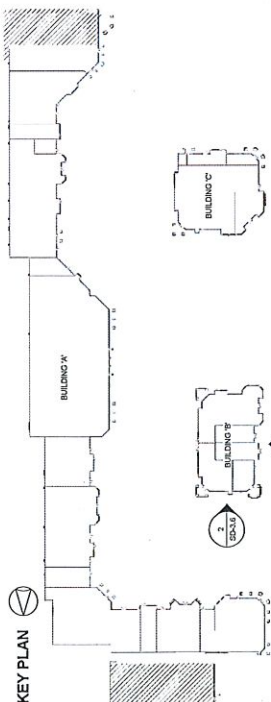
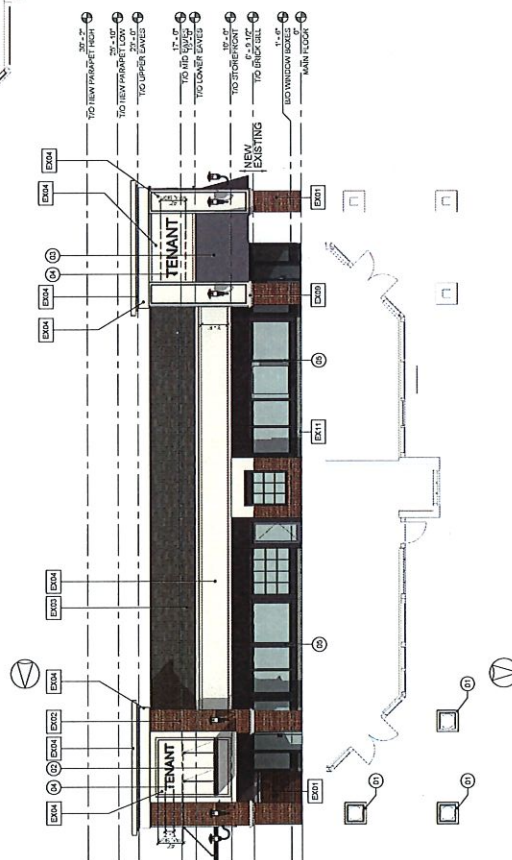
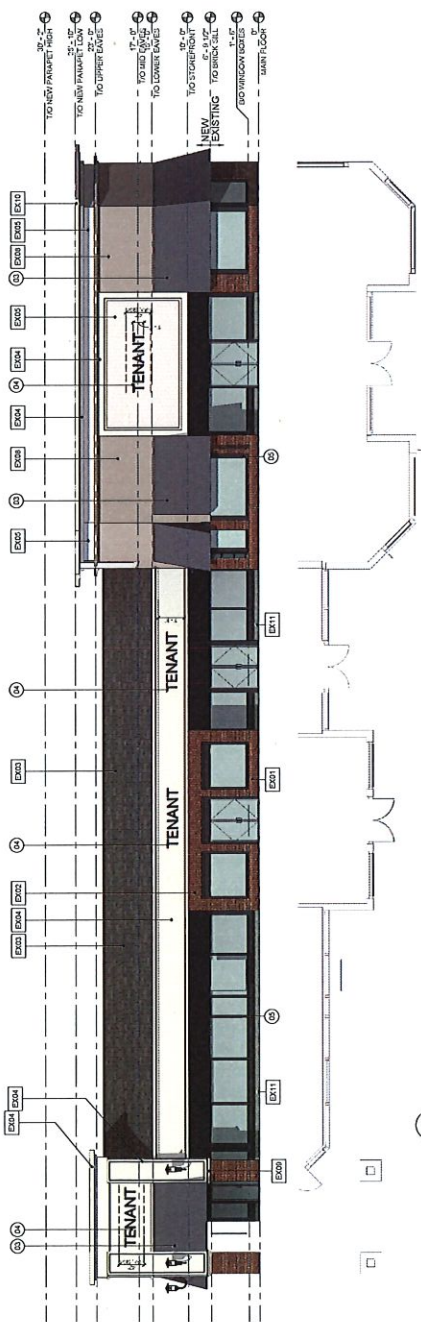


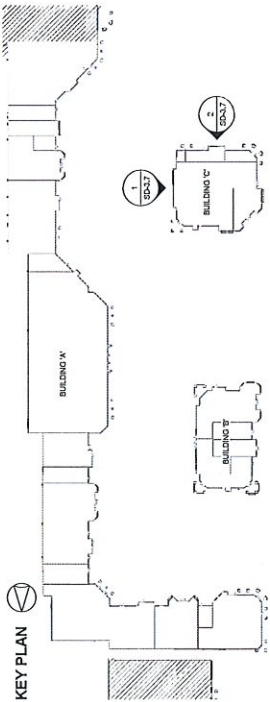
LEVEL 2



New Exterior Materials		Comments
EX1	Marble	See Schedule
EX2	Existing Brick	To match existing
EX3	Dark Grey	To match existing
EX4	Dark Grey	To match existing
EX5	Dark Grey	To match existing
EX6	Dark Grey	To match existing
EX7	Dark Grey	To match existing
EX8	Dark Grey	To match existing
EX9	Dark Grey	To match existing
EX10	Dark Grey	To match existing
EX11	Dark Grey	To match existing
EX12	Dark Grey	To match existing
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EX99	Dark Grey	To match existing
EX100	Dark Grey	To match existing

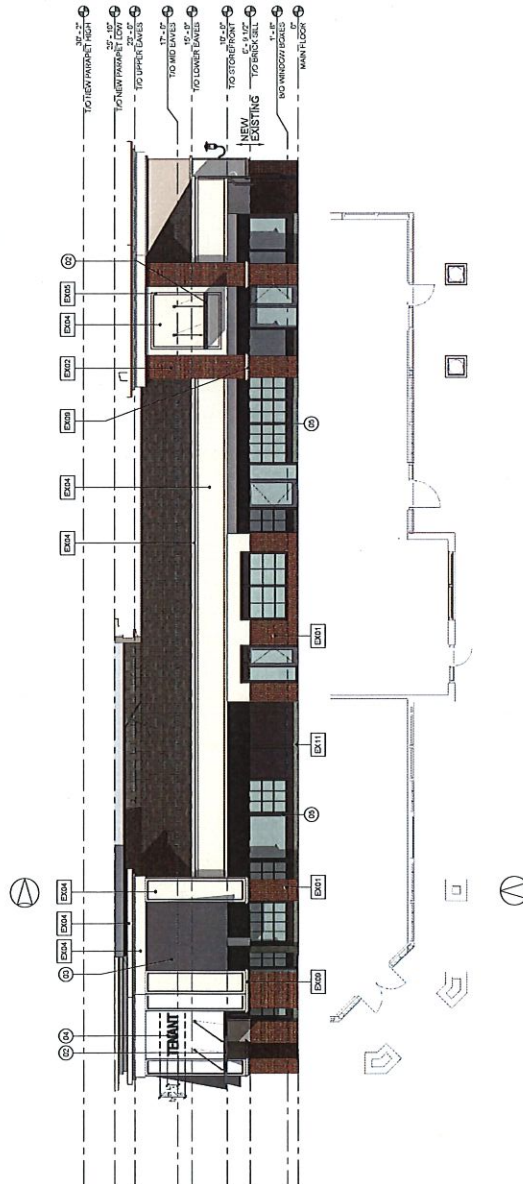
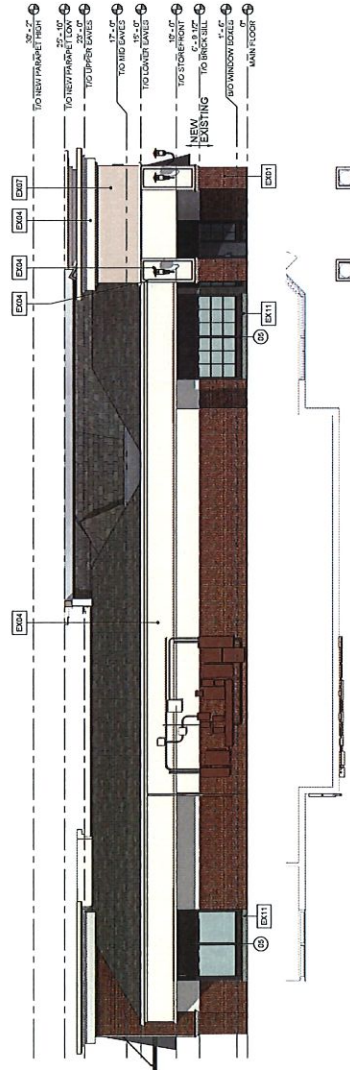


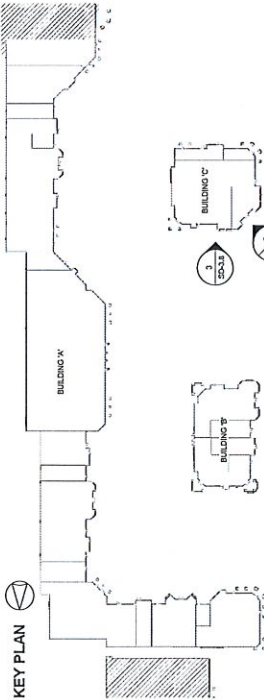
[illegible]



New Exterior Materials		Comments
EX1	Dark Slat	TO MATCH EXISTING
EX2	New Brick Veneer	TO MATCH EXISTING
EX3	Dark Slat	TO MATCH EXISTING
EX4	Dark Slat	TO MATCH EXISTING
EX5	Dark Slat	TO MATCH EXISTING
EX6	Dark Slat	TO MATCH EXISTING
EX7	Dark Slat	TO MATCH EXISTING
EX8	Dark Slat	TO MATCH EXISTING
EX9	Dark Slat	TO MATCH EXISTING
EX10	Dark Slat	TO MATCH EXISTING
EX11	Dark Slat	TO MATCH EXISTING

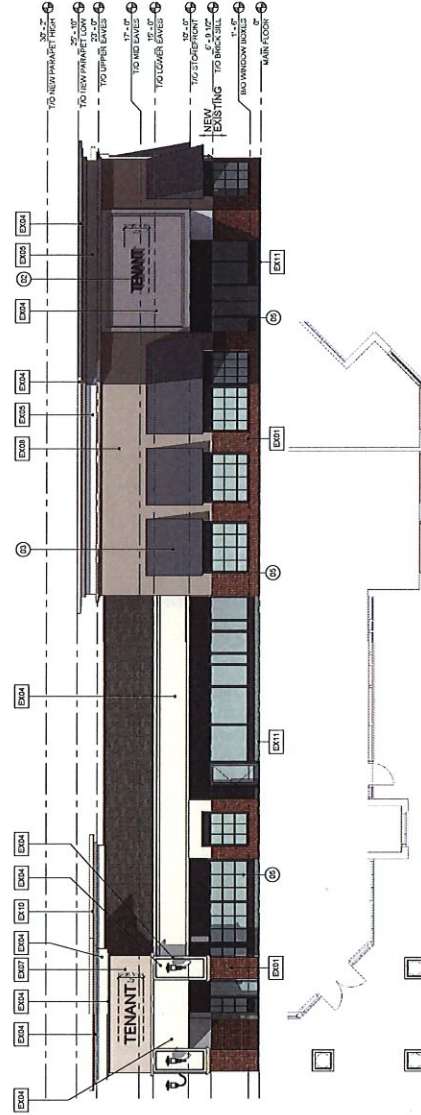
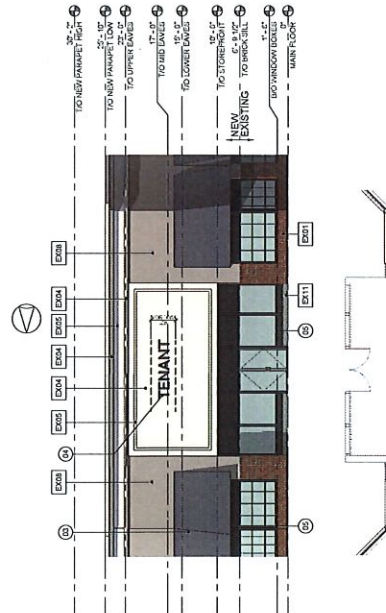
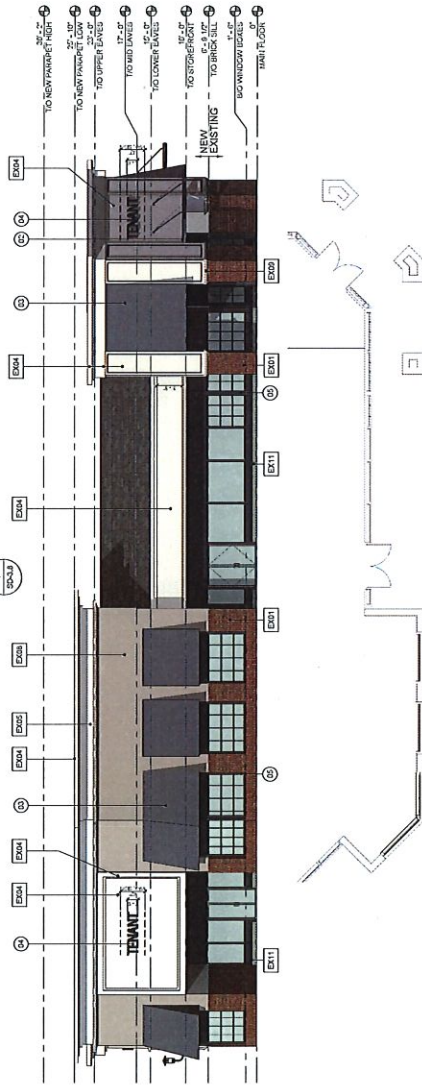
FLOOR PLAN & ELEVATION REMARKS	
(1)	NEW BRICK VENEER COLUMN
(2)	ENCLOSURE
(3)	NEW METAL CANOPY
(4)	NEW FABRIC AWNING. FINISH TO MATCH EXISTING
(5)	WOOD MULLIONS TO BE PAINTED
(6)	WOOD MULLIONS TO BE PAINTED
(7)	WOOD MULLIONS TO BE PAINTED
(8)	WOOD MULLIONS TO BE PAINTED
(9)	WOOD MULLIONS TO BE PAINTED
(10)	WOOD MULLIONS TO BE PAINTED
(11)	WOOD MULLIONS TO BE PAINTED

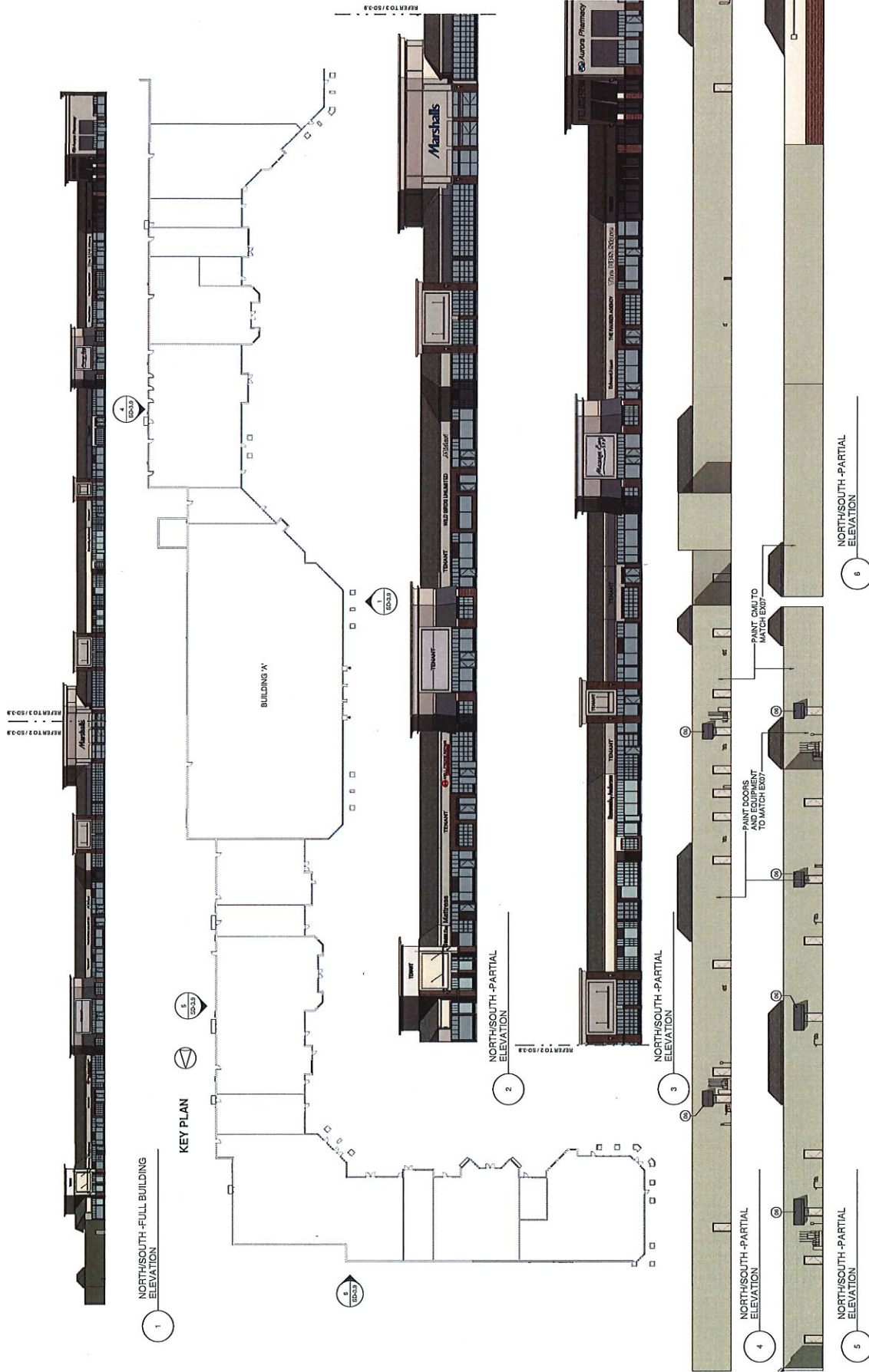


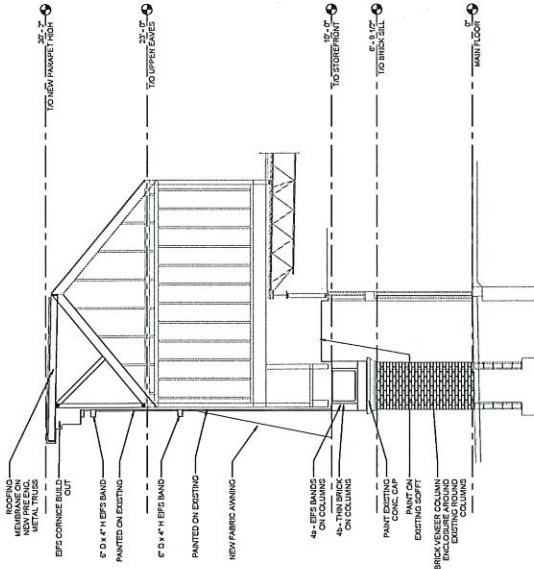


FLOOR PLAN & ELEVATION KEYNOTES		
1	NEW BRICK VENER COLUMN ENCLOSURE	
2	NEW METAL CANOPY	
3	NEW FABRIC AWNING FINISH TO MATCH SWISS	
4	AWNING BY TENANT	
5	WOOD MILLWORK TO BE PAINTED TO MATCH EXISTING VILLAGE PRICING BLACK SWISS	

New Exterior Materials		
Item	Description	Comments
EX01	BRICK VENER	TO MATCH EXISTING
EX02	NEW METAL CANOPY	TO MATCH EXISTING
EX03	NEW FABRIC AWNING	TO MATCH EXISTING
EX04	NEW FABRIC AWNING FINISH	TO MATCH EXISTING
EX05	NEW FABRIC AWNING FINISH	TO MATCH EXISTING
EX06	NEW FABRIC AWNING FINISH	TO MATCH EXISTING
EX07	NEW FABRIC AWNING FINISH	TO MATCH EXISTING
EX08	NEW FABRIC AWNING FINISH	TO MATCH EXISTING
EX09	NEW FABRIC AWNING FINISH	TO MATCH EXISTING
EX10	NEW FABRIC AWNING FINISH	TO MATCH EXISTING
EX11	NEW FABRIC AWNING FINISH	TO MATCH EXISTING







LEVEL 4a & 4b

Typical Section Through High Roof

Re: Section B - D1 in existing drawings

LEVEL 3

Typical Section Through Mid Roof

Re: Section A - D2 in existing drawings

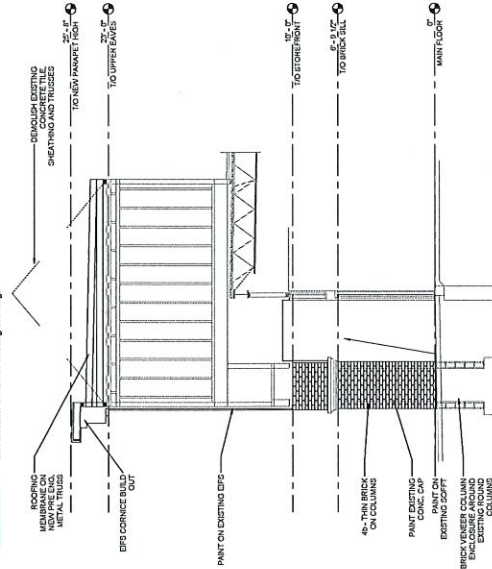
LEVEL 2

Typical Section Through Low Roof

Re: Section A - D1 in existing drawings

LEVEL 1

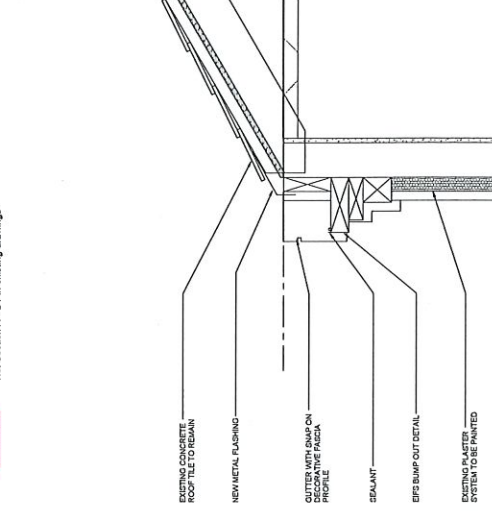
Paint existing CMU



LEVEL 4c

Typical Section Through High Roof - Lower Tower

Re: Section B - D1 in existing drawings



2

Low Roof - Eaves Trough Detail

2



MEQUON PAVILION | PERSPECTIVE - OVERALL AERIAL

SCALE



01/25/19
NORR

4.b.a

MEQUON PAVILION | PERSPECTIVE - FROM N. PORT WASHINGTON
SCALE:

SEMI-FACADE IMPROVEMENT
XMOR



01/25/19
NORR

4.b.a

MEQUON PAVILION | PERSPECTIVE - CORNER ENTRY

SCALE:

SEMI-FACADE IMPROVEMENT
XMOR



01/25/19
NORR

4.b.a

MEQUON PAVILION | PERSPECTIVE - AERIAL 1
SCALE:

SEMI-FACED IMPROVEMENT
XMOR



01/25/19
NORR

4.b.a

MEQUON PAVILION | PERSPECTIVE - AERIAL 2
SCALE:

SEMI-FACED IMPROVEMENT
XMOR

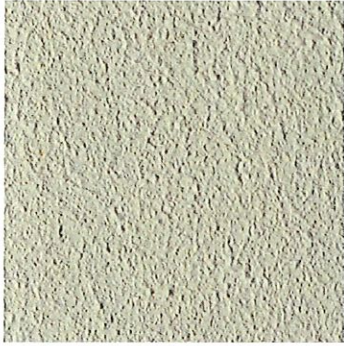


07/25/19
NORR

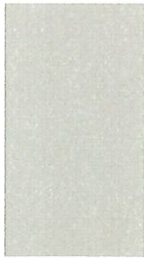
4.b.a

MEQUON PAVILION | PERSPECTIVE - GROUND VIEW 1
SCALE:

SEASON-FACADE IMPROVEMENT
XMOR



STOCORP EIFS SYSTEM



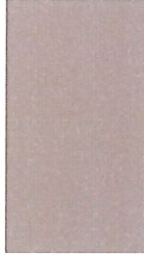
STOCORP EIFS SYSTEM - PAINTED
Painted Sherwin Williams Kestrel White -
SW 7516
(EX04)



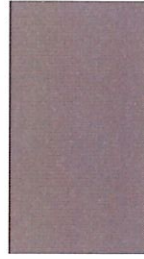
STOCORP EIFS SYSTEM - Painted
Sherwin Williams Grayish - SW 6001
(EX05)



STOCORP EIFS SYSTEM - Painted
Sherwin Williams Iron Ore - SW 7069
(EX06)



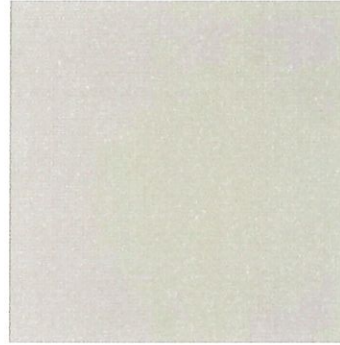
STOCORP EIFS SYSTEM - Painted
Sherwin Williams Chelsea Mauve -
SW 0002
(EX07)



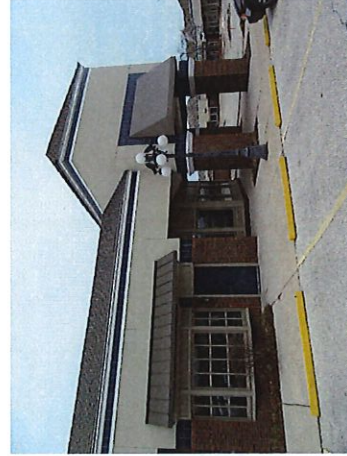
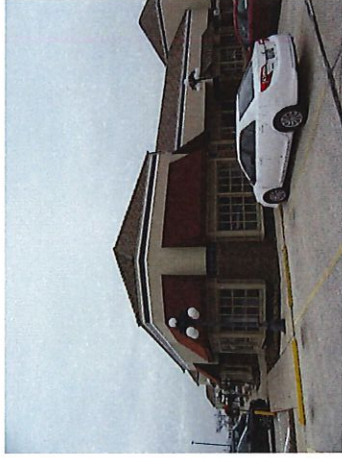
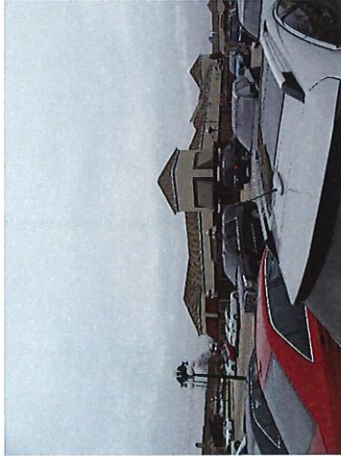
STOCORP EIFS SYSTEM - Painted
Sherwin Williams Spalding Gray -
SW 6074
(EX08)



NEW BRICK VENEER
TO MATCH EXISTING
(EX02)



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



03/27/19
NORR

4.b.a

MEQUON PAVILION | EXISTING IMAGES
SCALE:

LOW-FACE IMPROVEMENT
XMOR

MEQUON PAVILION TENANT SIGN CRITERIA

INTRODUCTION

This sign criteria is to provide the guidelines necessary to achieve a visually comprehensive, aesthetically balanced signage environment, consistent with the design objectives of the entire shopping center.

GENERAL

All tenants are required to install one (1) sign on their sign fascia as herein specified before Tenant opens for business at the shopping center.

The purpose of this Sign Criteria is to inform tenants of the framework within which the Landlord will review and approve all tenant signs to be erected in the Shopping Center. Specific limits or requirements are stated herein. Landlord expressly reserves the right to require modifications to signs prior to Landlord approval and may modify these sign criteria at any time, at Landlord's sole discretion.

A copy of the sign permit and certificate of insurance of the sign installation company designating Landlord as additional insured must be provided to Landlord prior to the installation of any sign. Landlord retains the right to approve the sign installation company. All costs associated with re-fabrication or re-installation of Tenant's sign and fascia repair caused, in whole or in part, by failure to follow Landlord guidelines shall be the sole responsibility of the Tenant.

FASCIA SIGNS

1. NUMBER OF SIGNS:

- A) Only one (1) sign is permitted per store, except as further described.
- B) When a store is at the intersection of two outside storefront walls, Landlord will permit one sign on each fascia.
- C) One (1) sign per tenant is allowed on the building facade facing interstate 43 pending space availability.

2. LOCATION OF SIGNS:

Identification confined to Tenant's leased frontage within the neutral strips separating two tenants. All signs to be located on building fascia as determined and approved by Landlord and governing local municipality.

3. MOUNTING OF SIGNS:

- A) All signs shall be constructed and mounted in conformance with applicable codes and so that all fasteners, hangers, brackets, transformers, light leaks, conduit, cabinets, and wiring will be concealed from public view.
- B) All fasteners will be of non-corrosive material such as aluminum, stainless steel, or cadmium plated so as not to stain the fascia. All holes and fasteners will be fully filled and covered with silicone caulk to aid in rust prevention and prevent water penetration through the fascia. The proper number and size of fasteners are to be used to support each raceway mounted sign. Care is to be taken during installation to minimize damage

to the fascia and other adjacent materials and surfaces.

4. MOUNTING HIEGHT OF SIGNS :

- A) The typical condition: Any sign band or tower elements below 23'-0", the top of the sign should not exceed 20'-0" (See Exhibit A)
- B) The largest condition: For tower elements taller than 23'-0" signage will be allowed to be mounted centered within the element; however, the top of any letter will not exceed 27'-0" in height. (See Exhibit A)

5. SIZE OF SIGN:

Except as otherwise specifically limited herein, the size of the sign and letters shall not exceed the following limits:

- A) Maximum Length of sign: 80% of storefront width
 - For Tower elements 80% of sign band width is allowed
- B) Maximum height of letters: For a sign band of 4' or less maximum letter height of 30" for single line of text or 15" for multiple lines of text, For a sign band of 4' to 5' maximum letter height of 36" for single line of text or 18" for multiple lines of text, For a sign band of 5' to 6' maximum letter height of 42" for single line of text or 21" for multiple lines of text. For a sign band above 6' (located on the tower elements) maximum letter height of 42" for single line of text or 21" for multiple lines of text.
- C) Minimum Height of letters: Vertical dimensions to be at least 15" in height
- D) Depth of letters: 6" from back of letter to the letter face
- E) Depth and width of raceway: 2"x6" with secondary wiring; 7"x7" with transformer
- F) Length of raceway: Maximum length is not to exceed length of text
- G) Trade Insignia/Logo: Maximum height and width shall follow the same restraints of the letters and be 20% of the total allowable sign with a max of 12sq.ft.

5. SIGNTEXT:

Text shall be limited to store name or Tenant's trade name.

Limited product, service or goods sold if important to identifying the business

6. TYPES OF SIGNS PERMITTED:

- A) Individual letters mounted on raceway or directly attached to the building facade.
- B) Connected Script letters without background, customarily used at Tenant's other places of business mounted on a raceway or directly attached to the building facade.
- C) Channel Box signs that describe Tenant's product, service or goods sold as

long as the size and location properly coordinate with the main tenant sign. May be used only as a supplement to the main tenant sign. Approval granted at Landlord and City of Mequon discretion.

- D) Signs that are part of a merchant's national branding campaign and remains in accordance with section 1.
 - E) Hanging neon sign displayed from within the tenant space that promote tenant services or specific products up to 300 square inches or 50 percent of window area whichever is less. An open sign is also allowed in addition to the service or product sign as long as the total size of the two signs combined does not exceed the 300 square inch or 50 percent of window area limitation.
 - F) Special event banners such as "Coming Soon "or "Grand opening" in accordance with City of Mequon requirements.
7. MATERIALS AND COLORS OF SIGN LETTERS:
- A) Letter faces to be a minimum of 1/8" acrylic for center conformity and overall appearance.
 - B) Letters to be made of a minimum of .063 aluminum backs and returns with a painted finish to be specified by Landlord, trimmed with 1" trim around the acrylic edge. All aluminum surfaces inside letters will be painted.
 - C) Raceway made of galvanized sheet metal a minimum of .063, color to match fascia wall color.
8. TYPES OF ILLUMINATIONS:
- A) All signs on canopy fascia must be lighted. Letters must be internally illuminated neon or LED (with translucent faces and with light sources completely concealed). Illumination levels shall comply with City of Mequon light code.
 - B) Remote transformers will be mounted behind fascia wall surface.
 - C) Front lighting of signs not permitted
9. ELECTRICAL INFORMATION:
- A) Electrical service, wiring, and time clock to be furnished and installed by Tenant at Tenant's cost.
 - B) All electrical service charges to be paid for by the Tenant.
 - C) All components and their installation to comply with all applicable ordinances and codes.
 - D) All signs must be UL approved.
 - E) All electrical work must be performed by a licensed electrician.
10. SPECIFIC PROHIBITIONS
- A) Interior and exterior flashing, rotating, audible and/or moving signs
 - B) Light leaks of any kind; exposed lamps or tubing.

- C) Portable signs located within one (1) mile of Shopping Center.
- D) Visible sign company names or permits.
- E) Decals on door or show window glass (unless required by code or approved by Landlord).
- F) Painted lettering.
- G) All temporary signs or banners that are attached on any part of the building.

11. DRAWING SUBMISSION FOR APPROVAL PROCESS:

Three complete sets of sign construction drawings must be submitted to the Landlord for approval BEFORE fabrication. Tenant's sign drawings must include the following:

- A) Elevation view of sign (drawn to accurate scale) with dimensions of height of letters and length of sign.
- B) Notations of the specific manufacturer, sizes and colors of the lens and letter materials and the neon tubing and transformers.
- C) Cross-section view through sign letter and raceway showing materials and the dimensioned projection of the face of the letter from the face of the raceway and the size of raceway.
- D) Scale drawing of location of sign on fascia.

The Landlord shall review and initial sign drawings submitted by submitted by Tenant and will return two (2) sets to Tenant, indicating Landlord's approval provided such drawings conform to the criteria specified herein. Landlord shall not be responsible for the cost of signs fabricated, ordered or constructed that do not conform to such sign criteria not specifically approved in writing by Landlord.

12. STOREFRONT SIGNS OR LETTERING:

- A) No signs or lettering shall be painted on or attached to the glass of storefronts, windows, or doors, except as herein specified.
 - 1) Neat lettering, consisting of letters not exceeding 2" in height, may be placed on the inside of the window adjacent to the front door for the purpose of identification, address and information such as store hours and emergency telephone numbers.
 - 2) Lettering shall be confined to an area not exceeding 25% of window area.
- B) No signs such as billboards, sales, specials, etc., can be attached to interior or exterior face of storefront, windows or doors except as approved by landlord and city in writing.
- C) Any storefront decorations or decals that are part of a national branding campaign will be allowed but must be approved by landlord

13. LOADING DOOR SIGNS:

At Tenant's rear service door, Tenant shall at Tenant's expense provide vinyl lettering in accordance with local codes and stating Tenant's name and address only, size and color of lettering to be approved by Landlord. Tenant shall not permit anyone to place or otherwise create any additional signage at, on, or around the rear service door. Any violation of this prohibition, corrective measures and/or fines shall be Tenant's sole responsibility and expense.

14. MISCELLANEOUS SIGNS:

- A) Any and all signs which, in Landlord's opinion, are not covered by the requirements set forth above shall be reviewed on their individual merits and would require separate landlord and city approval.
- B) There shall be no exterior freestanding or pylon sign other than those which Landlord may elect to have erected to properly display the name of the Shopping Center.
- C) Tenant is required to obtain all Landlord approvals in writing; oral approvals are insufficient and do not satisfy approval requirements herein.
- D) In no event shall Landlord's approval of any sign be deemed or construed as a warranty or guaranty by Landlord that such sign shall satisfy or be approved by any applicable governmental agency or authority; Tenant hereby acknowledges that it shall be solely responsible for obtaining any and all governmental approvals at its sole costs and expense.
- E) Tenant shall comply with both governmental and Landlord requirements pertaining to Tenant's sign. In the event of a conflict, Tenant shall present Landlord with proof of such conflicting requirements and request Landlord consent to deviate from those items of Landlord's criteria that make compliance with both impossible. Tenant shall be solely responsible to obtain Landlord's consent in accordance with these sign criteria.

15. WALL SIGNS FACING 1-43

- A) One sign per tenant is permitted.
- B) The total square area of wall signage per building is limited to 65% of linear feet of building wall.
- C) The signs will consist of an aluminum extruded cabinet painted white with a blue top and base.
- D) The sign cabinet will be no more than 2' 6".
- E) The panels will be routed blue aluminum faces with lettering being backed with standard flat white acrylic.
- F) The signs will be internally illuminated.
- G) The signs will not extend out more than 14 inches from the building.
- H) The display area on the main building will be the area between the blue tile accent and the top of the wall. On the north building it will be the standing seam facade area or the area above the blue accent.

16. PYLON SIGNS

The shopping center will be allowed up to but no more than six (6) pylon signs to display the shopping center and tenant DBAs. The locations of the pylon signs will be at four (4) locations along Port Washington Road, one (1) location along Mequon Road and one (1) located at the back of the center along

Interstate 43. The potential locations for the pylons located on Port Washington Road are shown on the site plan exhibit, the pylon along Mequon Road will remain in the current location and the pylon along Interstate 43 will be per city requirements.

Each sign will be allowed a maximum tenant display area of 100 square feet per side.

The shopping center name will be displayed at the top of the signs located along Port Washington Road.

There will be a minimum of four (4) tenant identification panels per side on each sign and a maximum of eight (8) panels per side for the pylon signs located along Port Washington Road.

There will be a minimum of three (3) tenant identification panels per side and a maximum of six (6) panels per side for the pylon sign located along Mequon Road.

There will be a minimum of two (2) tenant identification panels per side and a maximum of four (4) panels per side for the pylon sign located along interstate 43.

The tenant panels will have a routed blue aluminum face with white acrylic backing.

All Pylon signs will be internally illuminated with florescence or other industry standard lighting.

17. LEASING SIGNS

The shopping center will be allowed up to two (2) leasing signs; the locations are marked on the site plan Exhibit.

The signs will have a maximum display area of twenty (20) square feet

The signs design will allow for the display of the corporate name and logo along with a phone number in a color scheme that represents corporate or company colors.

Ground lights will be used to illuminate the signs

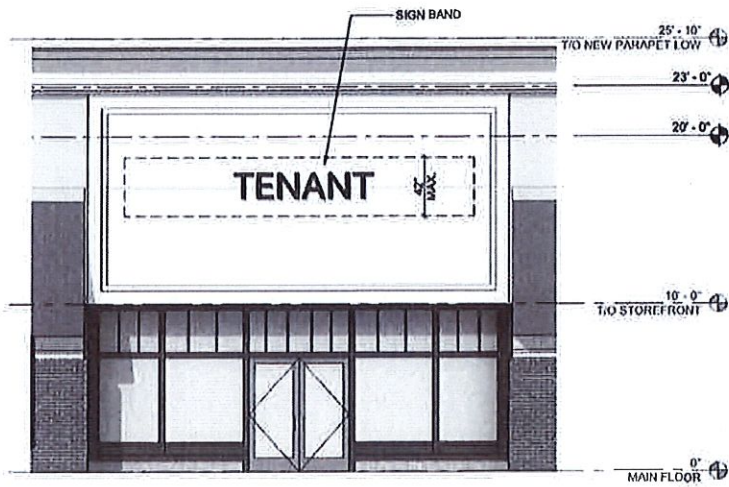
18. WELCOME AND THANK YOU SIGNS

The shopping center will have the option to place box signs on the brick columns at the entrance ways that would state "Welcome to Mequon Pavilions" or "Thank you for shopping at Mequon Pavilions". Potential locations are marked on the site plan exhibit.

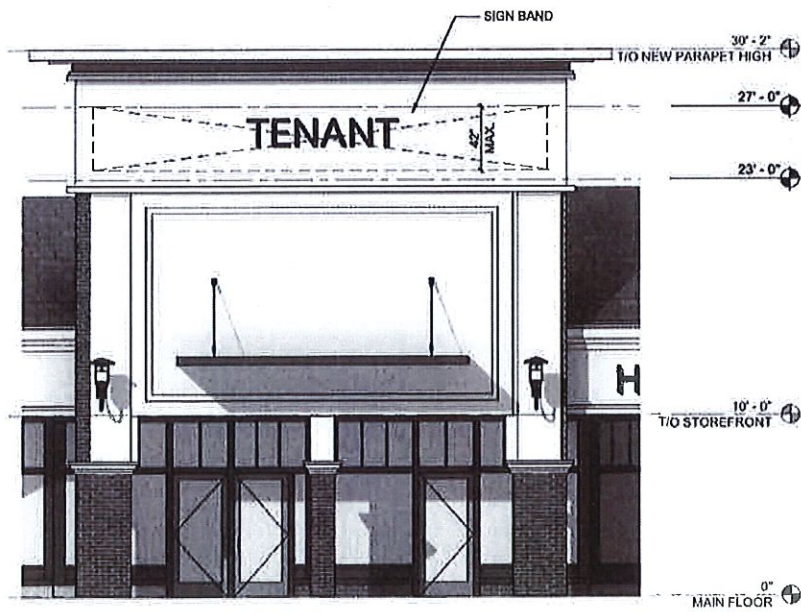
The signs would be a maximum width no longer than the width of the column and would be square in size.

The signs would have a depth of no more than four (4) inches. The signs would be a maximum of 2'-0" by 2'-0".

The signs would be internally illuminate

Exhibit A

TYP. CONDITION



LARGEST CONDITION

On-Site Lighting & Survey, LLC

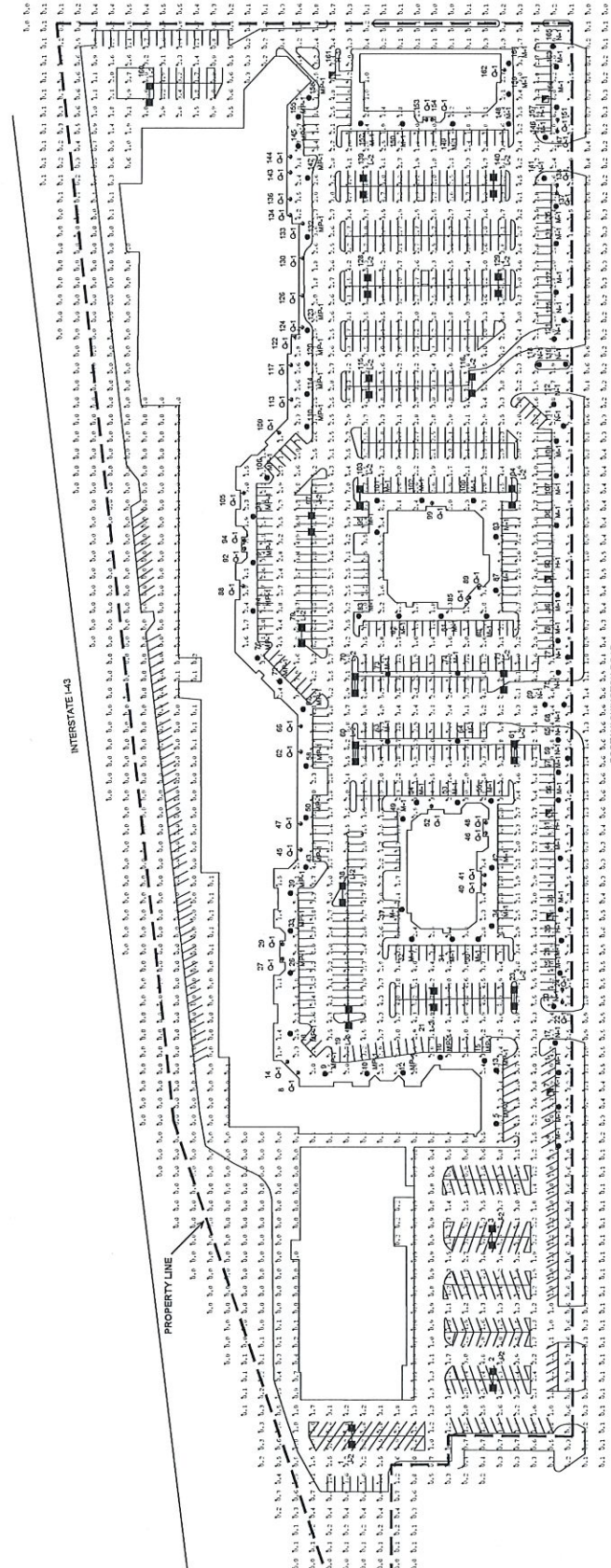
1311 HIGHWAY 25 NORTH
SUITE 200
BRYAN, TEXAS 77803
PH: 512.661.5446
FAX: 512.661.5448



MEQUON PAVILIONS

1608 N. PORT WASHINGTON ROAD
MEQUON, WI 53090

PROJECT NAME	MEQUON PAVILIONS
PROJECT #	BU4175
DATE	03.29.2019
REVISION	2
CLIENT	GCHERTS
DESIGNER	J. MACKAY
SCALE	SL200



1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 40'

GENERAL NOTE

LUMINAIRE SCHEDULES LOCATED ON PAGE SL240

Calculation Summary

Label	Avg	Min	Max	Angle	MaxMin	# Fix
Base Of Building	0.43	4.6	0.0	N/A	N/A	254
Guest Parking Areas	2.69	6.5	0.3	8.87	21.57	1000
Site - Within Property Lines	1.99	7.4	0.0	N/A	N/A	1610

MEQUON PAVILIONS PHOTOMETRIC PLAN
ON-SITE LIGHTING & SURVEY, LLC
1311 HIGHWAY 25 NORTH, SUITE 200, BRYAN, TEXAS 77803
PH: 512.661.5446, FAX: 512.661.5448
www.on-sitelighting.com

On-Site Lighting
A Division of



1 SITE LIGHTING PLAN
SCALE: 1"= 60'

GENERAL NOTE

LUMINAIRE SCHEDULES LOCATED ON PAGE SL240

On-Site Lighting & Survey, LLC

1111 HIGHWAY 22 NORTH
SUITE 220
BUFFALO, WI 53003
PH: 262.444.5448
PAUL@OSL-SURV.COM



MEQUON PAVILIONS

1608 N. FORT WASHINGTON ROAD
MEQUON, WI 53002

Luminaire Schedule

Symbol	Qty	Label	Arranged	TLL	LLF	Description	BUG Rating
	5	H-1	SINGLE	N.A.	0.73	Exist (2018 Upgrade) Fixt 285W LED T3 30'-0" Mtg Ht (5000K/728 LED's/32878 Lumens/700mA)	B3-U0-G4
	4	J-2	BACK-BACK	N.A.	0.73	Exist (2018 Upgrade) Fixt 285W LED TSW 30'-0" Mtg Ht (5000K/728 LED's/33700 Lumens/700mA)	B5-U0-G4
	1	K-1	SINGLE	N.A.	0.73	Exist (2018 Upgrade) Fixt 285W LED T3 31'-0" Mtg Ht (5000K/728 LED's/32878 Lumens/700mA)	B3-U0-G4
	18	L-2	BACK-BACK	N.A.	0.73	Exist (2018 Upgrade) Fixt 285W LED TSW 31'-0" Mtg Ht (5000K/728 LED's/33700 Lumens/700mA)	B5-U0-G4
	49	M-1	SINGLE	N.A.	0.90	New Fixt 50W LED T5 9'-0" Mtg Ht (4500K/26 LED's/2410 Lumens/350mA) Sternberg Prairie Lantern PT-1290LED-XX-3ARC-45-TS-MDL03-CSA (Used IES #1220LED-1RND45TS-MDL03-CSA)	B2-U1-G1
	30	MP-1	SINGLE	N.A.	0.90	New Pole & Fixt 50W LED T5 9'-0" Mtg Ht (4500K/26 LED's/2410 Lumens/350mA) Sternberg Prairie Lantern PT-1290LED-XX-3ARC-45-TS-MDL03-CSA (Used IES #1220LED-1RND45TS-MDL03-CSA)	B2-U1-G1
	17	N-1	SINGLE	N.A.	0.90	New Fixt 50W LED T5 4'-0" To 7'-0" Mtg Ht Pedestal Mt (4500K/26 LED's/2410 Lumens/350mA) Sternberg Prairie Lantern PT-1290LED-XX-3ARC-45-TS-MDL03-CSA (Used IES #1220LED-1RND45TS-MDL03-CSA)	B2-U1-G1
	41	Q-1	SINGLE	N.A.	0.90	New Fixt 32W LED T3 4'-0" To 7'-0" Mtg Ht Wall Mt (4500K/26 LED's/1615 Lumens/350mA) Sternberg Prairie II Lantern 1W-0690LED-1RND-45-T3-MDL05-CSA (Used IES #0630LED-1RND45T3-MDL03-CSA)	B1-U1-G1

LUMINAIRE SCHEDULE

BU4175

03.29.2019

2

C. CHRYN

J. MACKAY

SL240



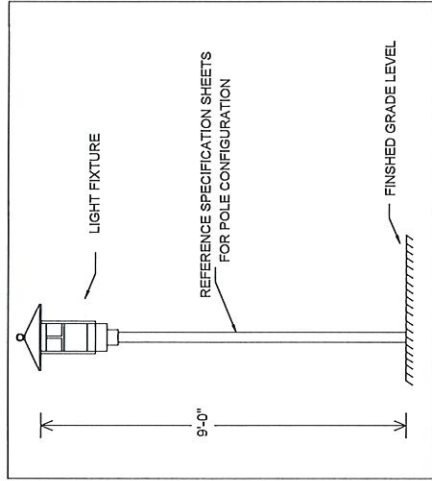
On-Site Lighting & Survey, LLC

1111 HIGHWAY 22 NORTH
SUITE 200
BUTTE, MT 59713
PH: (406) 464-6348
FAX: (406) 464-9448

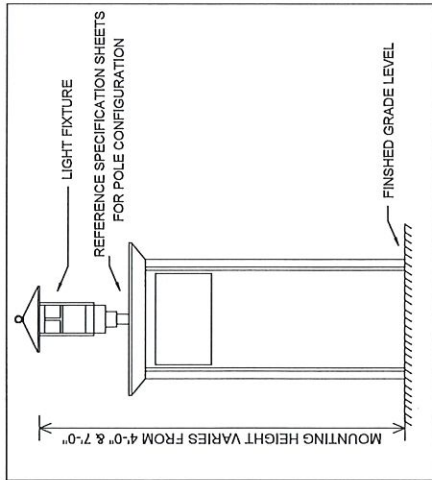


MEQUON PAVILIONS

10000 N. FIRST WASHINGTON ROAD
MEQUON, WI 53092



2 POLE DETAIL TYPE M-1, MP-1
SCALE: NTS



1 POLE DETAIL TYPE N-1
SCALE: NTS

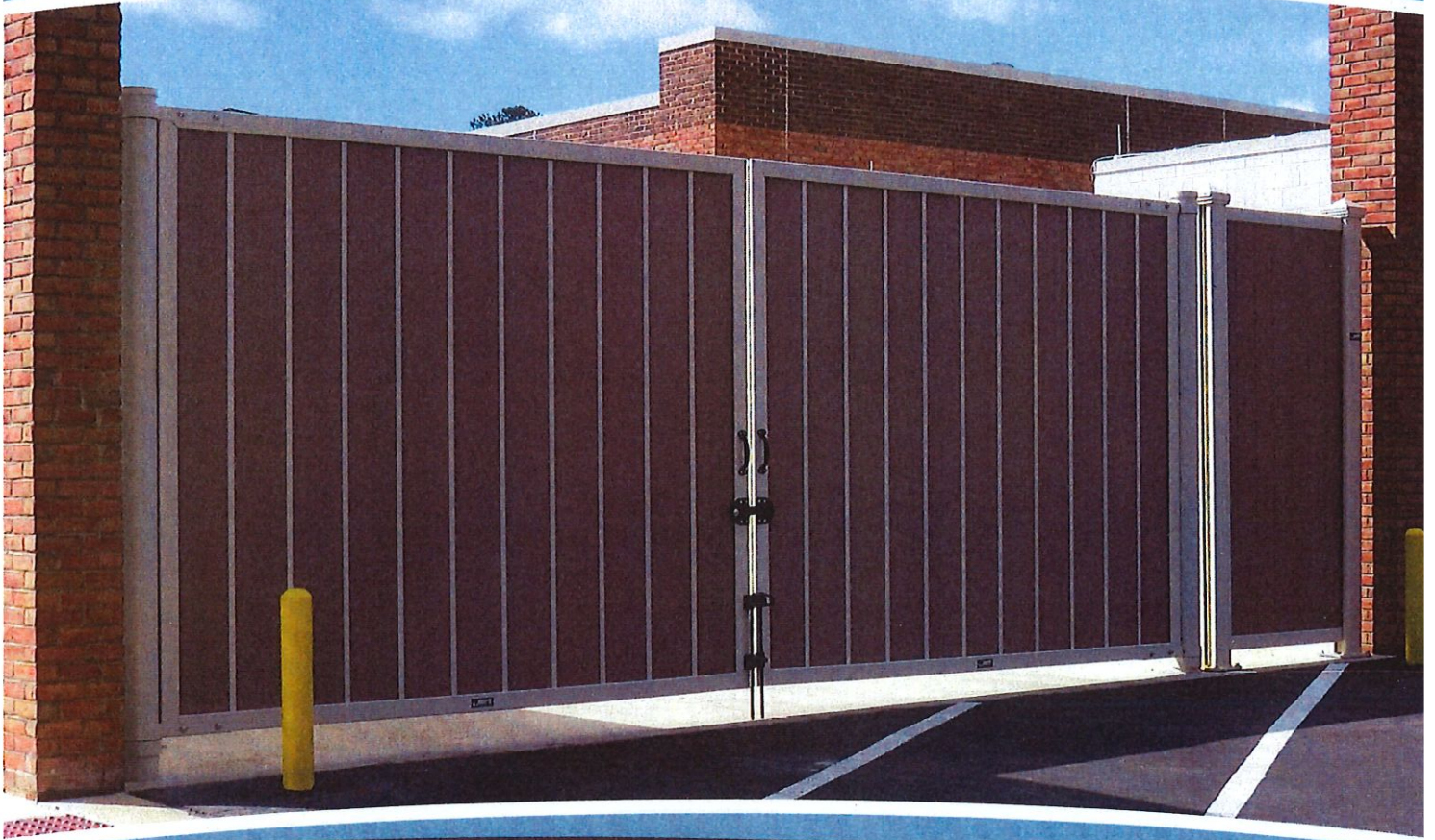
PROJECT NOTES & DETAILS

PROJECT #	BU4175
DATE	03.29.2019
REVISIONS	2
APP	G. CHRYN
CAD	J. MACKEY
SHEET	SL280

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[illegible][illegible][illegible]

TOUGH. SMART. VERSATILE.

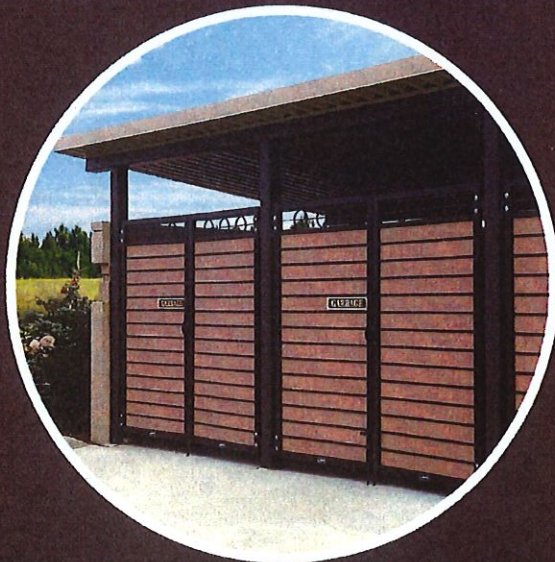


- WIDE VARIETY OF DESIGN OPTIONS
- MAINTENANCE FREE MATERIALS
- SHIPPED PRE-ASSEMBLED FOR EASY INSTALL

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

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

ToughGate®



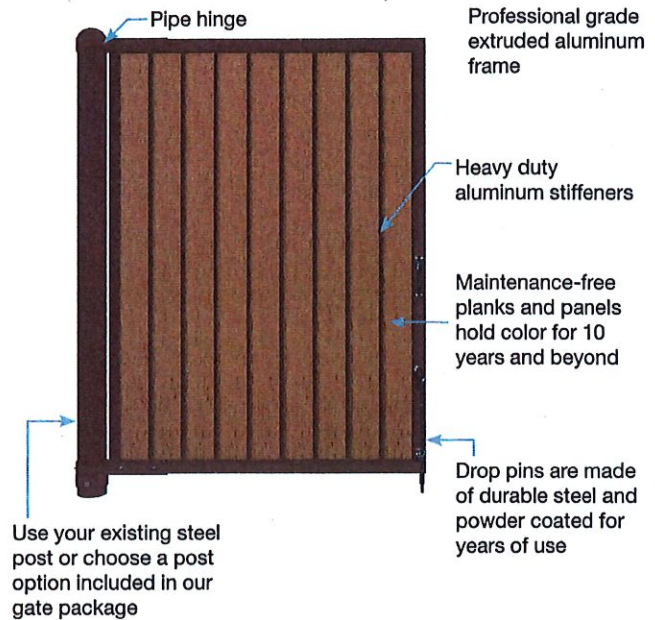
ToughGate®

ToughGate's innovative design makes field assembly fast and easy. All of our gates are shipped pre-assembled directly to your project site, accompanied by all required installation hardware. Our complete installation guides provide a clearly-defined process from start to finish.

Gates are available in heights of up to 14 ft* and widths of up to 10 ft** to accommodate almost any opening dimension.

* Maximum height determined by infill material and style selected.

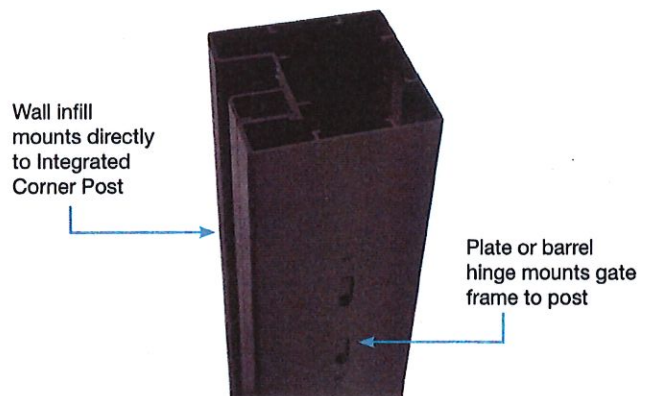
** Wider gates available with additional support structure such as runner wheels or track mounting.



INTEGRATED CORNER POST

When used in conjunction with our Covrit enclosures, our unique Integrated Corner Post supports both the gate and wall panel, eliminating the need for separate gate posts.

Contact us to see if this option can work for your project.



CUSTOM DESIGNS

Don't see a style or color that fits our plan? No problem. We can color match many of our gate options or allow you to create a fully custom design. Print your image directly onto the gate or laser cut an intricate design into your gate. Have another idea? Let us know. We love a challenge.

cityscapes
architectural innovations

(877) 727-3367 CITYSCAPESINC.COM
Envisor | Covrit | ToughGate | NatureScreen | Planx

ToughGate®

GATE STYLES

WOODGRAIN TEXTURED PVC



Madison



Mission



Redondo



Sequoia



Muir Woods



Augusta

1-SIDED WOOD GRAIN



Acacia



Brownstone



Kona



Morado



Silver Oak



Slate Gray

2-SIDED WOOD GRAIN



Ashwood



Beechwood



Cedar



Chestnut



Olivewood



Sequoia



Slate

MILLED PVC OR ABS



Canby



Flagstaff



Avon



Richland



Potomac



7.2 Rib ABS

STANDARD COLORS

Acrylicap panels are available in 13 standard colors. Need a custom color? Provide a Sherwin Williams or PMS code and we can color match.



Alabaster



Almond



Cypress Moss



Dark Bronze



Forrest Green



Khaki



Mansard Brown



Oyster



Putty



Ranchero Red



Sagebrush



Shadow Gray



Slate Gray



Custom Color

METAL SERIES



7.2 Rib Metal



Perforated Metal



Custom Print

SAMPLE COLORS



Igloo White



Winter White



Light Stone



Ash Gray



Polar White



Sandstone



Almond



Brownstone



Regal Gray

Metal Series panels are available in 9 standard colors. Custom colors are available and will result in additional lead time. **Contact a project manager for details.**

ToughGate®

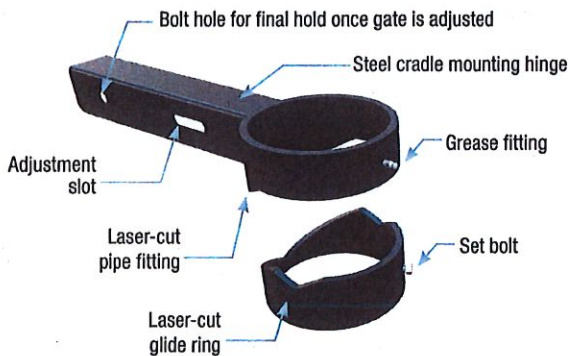
HINGE OPTIONS

Choose from our fully adjustable hinge options. We recommend installation using our Hold-Open Pipe hinge which offers a convenient and enhanced safety feature to "hold open" your gate; reducing injuries as well as damage to your property. Alternative hinge options to retrofit to your existing post or wall are shown below.

HOLD-OPEN PIPE HINGE

(for use on round Schedule 40 posts)

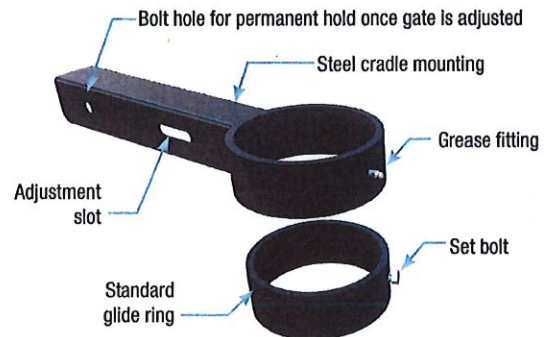
- Laser-cut pipe fitting and glide ring join to provide a 100° hold-open gate position
- Pre-welded steel construction
- Adjustable cradle
- Standard grade fittings
- 2-component paint finish



ADJUSTABLE PIPE HINGE

(for use on round Schedule 40 posts)

- Pre-welded steel construction
- Adjustable cradle
- Standard grade fittings
- 2-component paint finish



BARREL HINGE

(retrofit for square post)

- Adjustable steel plate mounts hinge to door frame
- Field welding required to mount hinge post
- 2-component paint finish

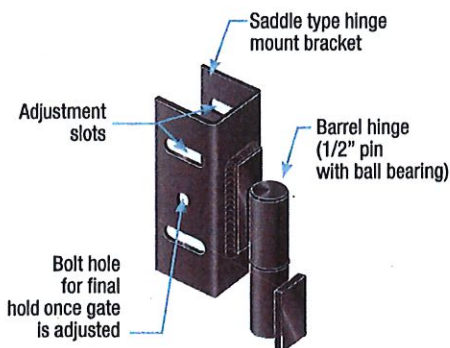
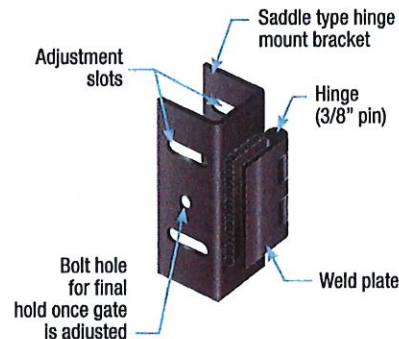


PLATE HINGE

(retrofit for square post or wall mount)

- Adjustable steel plate mounts hinge to door frame
- Field welding required to mount hinge post
- 2-component paint finish





Benches | Trash Receptacles | Picnic Tables | Bike Racks

Rendezvous Contour Bench and Trash Receptacles



L1360



L1383CT



L1383BT

- 20-year limited structural warranty
- Bench Seat/Receptacle Base: 7-year Fusion Advantage finish warranty
- Steel slats are protected by the patented Fusion Advantage finish that won't rust, fade, peel, chip, crack, mold or mildew
- Bench Frame/Receptacle Lids: 3-year Powder-Coated finish warranty against rusting, peeling, chipping, cracking, mold and mildew; 7-year warranty against fading
- Fade-resistant, powder-coated steel bench ends feature state-of-the-art primer proven to prevent rusting
- Bench includes predrilled holes for easy surface mounting
- Receptacles include top, reusable plastic liner and adjustable rubber feet
- Color options shown on page 12

Product #	Description	Dimensions	Weight	Price*
L1360	Rendezvous 6' Contour Bench	33"H x 28"W x 76"L	183 lbs.	\$ 970
L1383CT	40 Gallon Trash Receptacle w/ Contour Top	34"H x 28"Dia.	92 lbs.	\$ 740
L1383BT	40 Gallon Trash Receptacle w/ Bonnet Top	43"H x 28"Dia.	101 lbs.	\$ 805

* Price does not include freight See page 13 for details

Pricing intended only for Brixmor Property Group and is considered privileged and confidential information

To order, contact Lauren McDonald at (314) 755-1252 or lauren.mcdonald@upbeat.com.

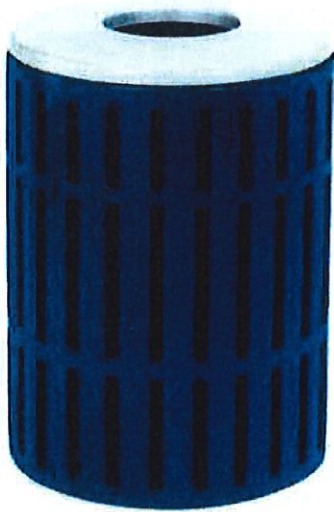
BRIXMOR
Property Group

Attachment: Scanned Packet (4198 : NORR LLC for Brixmor SPE 1 LLC)

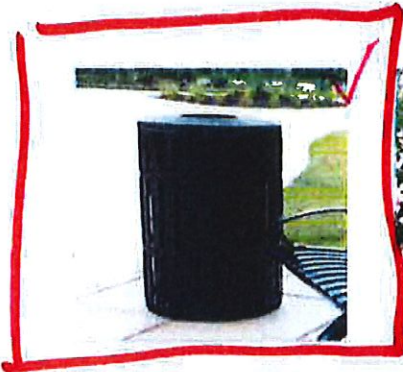


Benches Trash Receptacles Picnic Tables Bike Racks

Latitude Trash Receptacle



L1439



- 20-year limited structural warranty
- Receptacle Base: 7-year Fusion Advantage finish warranty
- Steel slat construction protected by the patented Fusion Advantage finish that won't rust, fade, peel, chip, crack, mold or mildew
- Receptacle Lid: 3-year Powder-Coated finish warranty against rusting, peeling, chipping, cracking, mold and mildew; 7-year warranty against fading
- Fade-resistant, powder-coated steel tops feature state-of-the-art primer proven to prevent rusting
- Includes top, reusable plastic liner and adjustable rubber feet
- Color options shown on page 12

Product #	Description	Dimensions	Weight	Price*
<u>L1439</u>	40 Gallon Receptacle	34"H x 24"Dia.	105 lbs.	\$ 560

* Price does not include freight See page 13 for details

Pricing intended only for Brixmor Property Group and is considered privileged and confidential information

To order, contact Lauren McDonald at (314) 755-1252 or lauren.mcdonald@upbeat.com.

BRIXMOR
Property Group

Attachment: Scanned Packet (4198 : NORR LLC for Brixmor SPE 1 LLC)

Inspection Department
11333 N. Cedarburg Road 60W
Mequon, WI 53092-1930
Phone: 262-242-3100



Inspections

Page 1 of 3

Address: 8955 Highlander Drive W.

Printed: 6/6/2019

Applicant: Tim O'Brien Homes Inc.

Permit Number: B31975-S

Inspection Date: 10/15/2018
Inspection Number: Footing
Inspection Type: Bldg. - Footing

Inspector: Ken Staehler
Status: Approved
Passed? ☒

Required Steps:

Comments:

Inspection Date: 10/25/2018
Inspection Number: FDN
Inspection Type: Bldg-Foundation/backfill

Inspector: Ken Staehler
Status: Approved
Passed? ☒

Required Steps:

Comments:

Inspection Date: 2/19/2019
Inspection Number: Basement floor
Inspection Type: Bldg.-Basement floor

Inspector: Ken Staehler
Status: Approved
Passed? ☒

Required Steps:

Comments:

Inspection Date: 2/27/2019
Inspection Number: Rough
Inspection Type: Bldg.-Rough

Inspector: Ken Staehler
Status: Denied OK to proceed
Passed? ☐

Required Steps:

Comments: 8955 W Highlander Dr
 Roughs. B,E,H.
 Ken S
 2/27/19

Electrical and HVAC approved
 Building failed, but ok to insulate
 See below

Truss Tg08 missing brace
 Truss Tg09 missing brace
 Carry point loads at all PS locations noted on plan Paperwork on notched joist

Sent from my iPad

Inspection Date: 3/26/2019
Inspection Number: Insulation Reinsp
Inspection Type: Bldg.- Ins

Inspector: Ken Staehler
Status: Approved
Passed? ☒

Required Steps:

Comments: Bob's issues addressed. ok But.....

Sean:

See bold italic items below. I would recommend you slow down your rockers, because they want to drywall that basement bathroom too. If memory serves, that bathroom was not there on 2/27.

Please address the issues bolded below and either call me for another visit, or send me pics.

Call with questions.

Ken

8955 W Highlander Dr
 Roughs. B,E,H.
 Ken S
 2/27/19
 3/26/19

Electrical and HVAC approved
 Building failed, but ok to insulate
 See below

Truss Tg08 missing brace ok per Sean, 3/26
 Truss Tg09 missing brace ok per Sean, 3/26
 **Carry point loads at all PS locations noted on plan
 **Paperwork on notched i joist flange in basement

3/26/19

**Firestop dropped bathroom ceiling in basement

Bob's insulation issues have been addressed.

Sent from my iPad

Inspection Date: 3/22/2019
Inspection Number: Insulation
Inspection Type: Bldg.- Ins

Inspector: Temp
Status: Failed
Passed? ☐

Required Steps:

Comments: Failed: No insulation at the washer box and patch missing insulation in maser bedroom. Inspected by Bob Blankenheim

Inspection Date: 4/25/2019
Inspection Number: Deck footings
Inspection Type: Bldg. - Footing

Inspector: Ken Staehler
Status: Approved
Passed? ☒

Required Steps:

Attachment: Scanned Packet (4198 : NORR LLC for Brixmor SPE 1 LLC)

Comments:

4.b.a

Inspection Date: 6/3/2019
Inspection Number: Final
Inspection Type: Bldg.-Final

Inspector: Ken Staehler
Status: Failed
Passed? ☐

Required Steps:

Comments: 8955 W Highlander
Finals.
B,E,H.
Ken S
6/3/19

1. Caulk holes where low volt cables pass through ceilings ok 6/5/19
2. Remove smoke detector dust covers ok 6/5/19
3. Furnace venting question. 35 feet with 5 elbows and two 45 degree elbows. Max shown with 2 inch pipe is 55 feet. ok 6/5/19
4. Provide Mua calcs and paperwork to city. ok 6/5/19

Inspection Date: 6/5/2019
Inspection Number: Re final
Inspection Type: Bldg.-Final

Inspector: Ken Staehler
Status: Approved
Passed? ☒

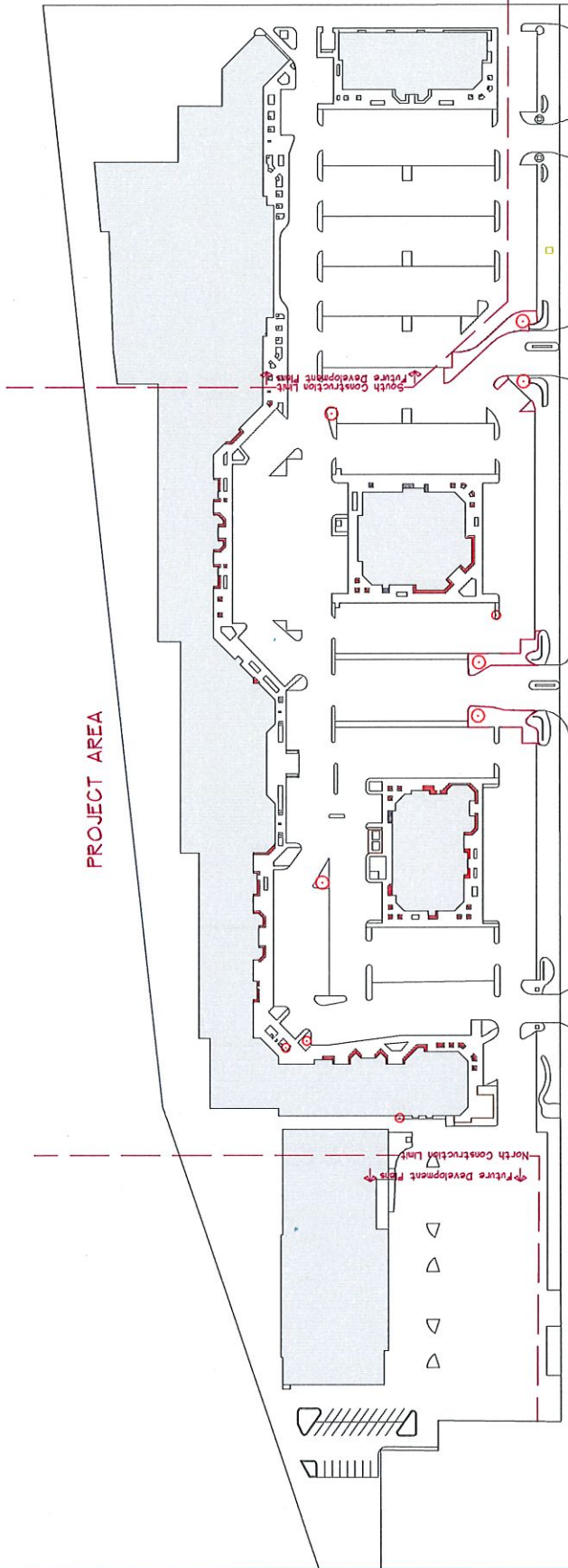
Required Steps:

Comments:

Other Fields:

Attachment: Scanned Packet (4198 : NORR LLC for Brixmor SPE 1 LLC)

PLAN RESUBMITTED 6.3.19



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

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Consulting in Landscape Architecture
Tel: 212-691-1234
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Landscape
Development by
Daniel Frank, P.A.

Drawn By
Sheet 1
Date 11/17/18
Revised 11/17/18
14



Demo Plan
Scale: 1" = 100'

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

David J. Frank
Design Group
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10018
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Fax: 212.254.1112
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Development by
Michael S. Frank, Inc.
New York City, New York
10018

Drawn By
Sheet 2
14
Date: 10/17/12
Scale: 1" = 40'-0"

Site Landscape Plan

Scale: 1" = 40'-0"

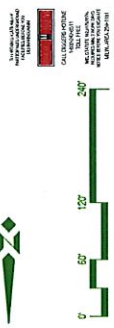


Planting Bed Areas
1. Existing Bed To Be Removed
2. Project Area Beds To Be Removed
3. Addition of Planting Bed Space
Project Area Total: 14514sf

Key

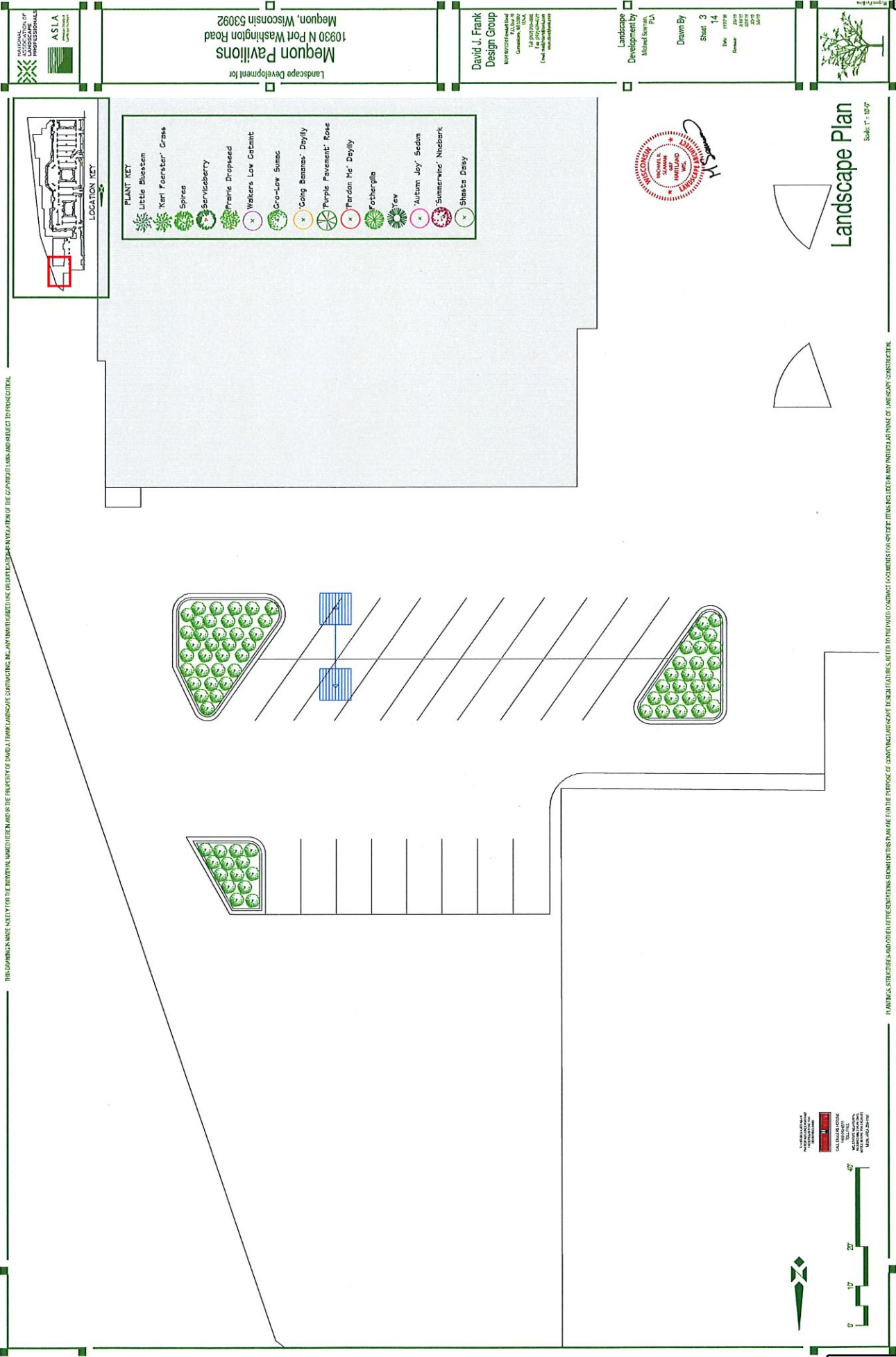
Existing Trees To Be Removed
10 Existing Trees To Be Removed
12 Proposed New Trees

Proposed New Tree
Existing Tree
Proposed Irrigated Areas



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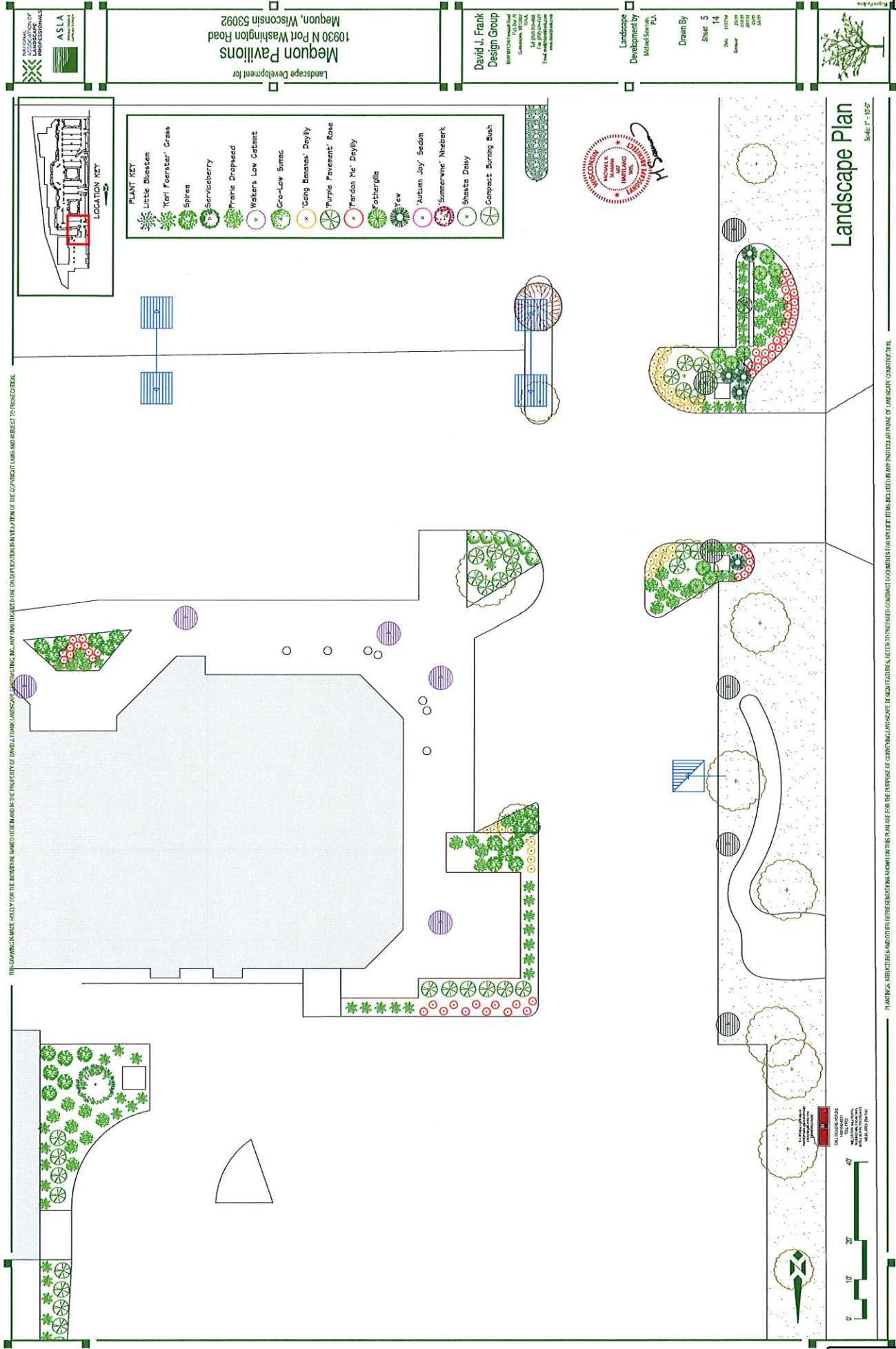
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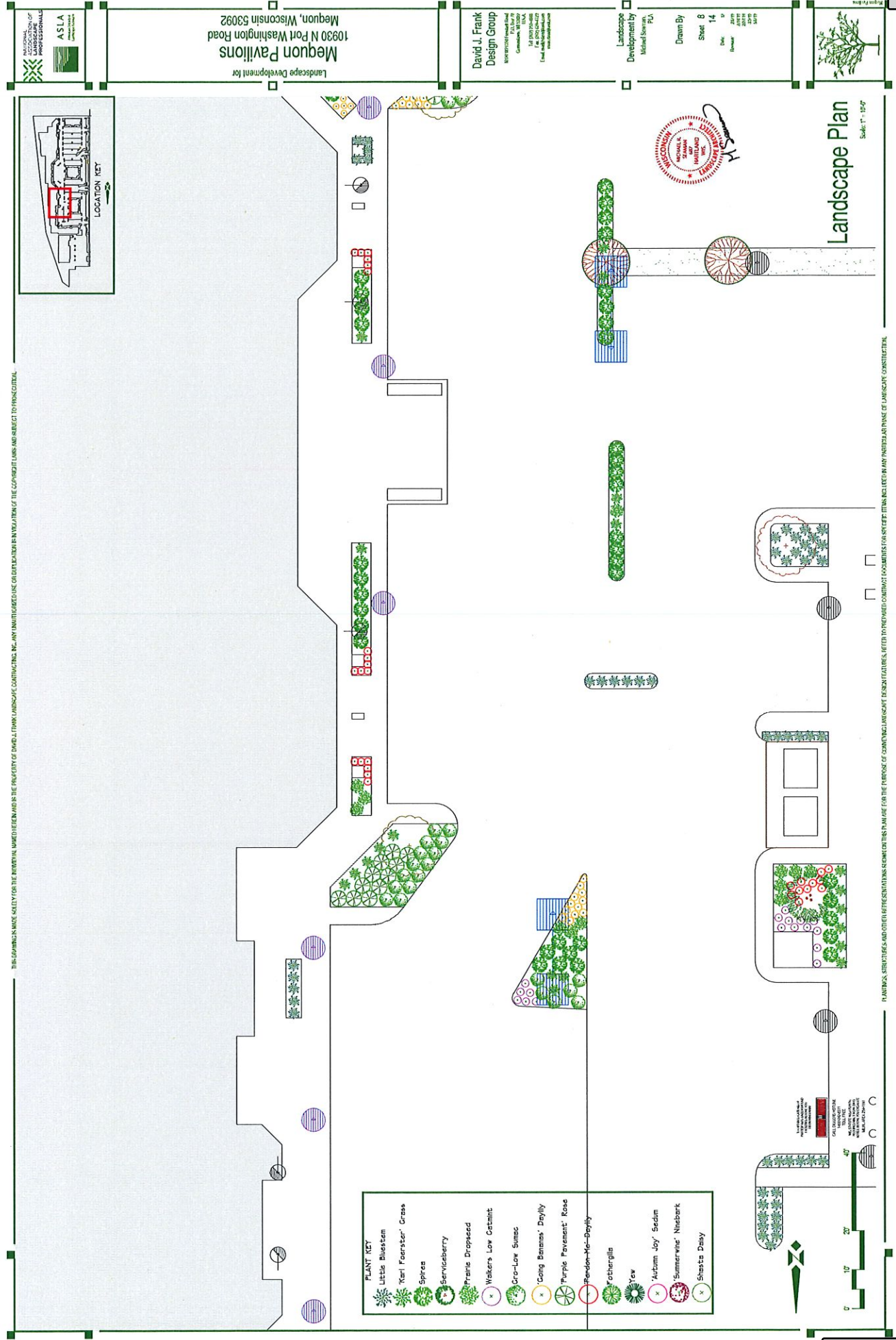




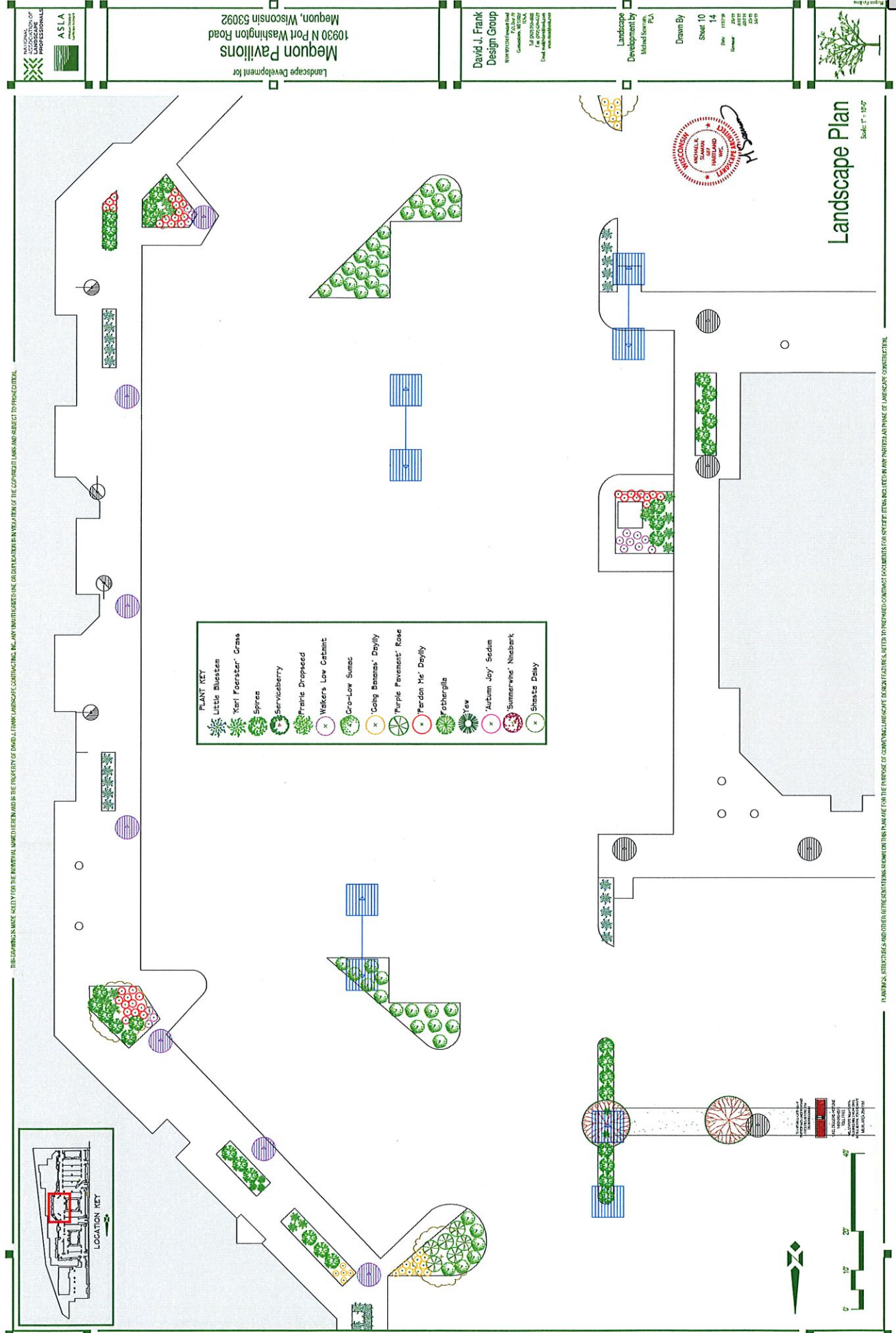




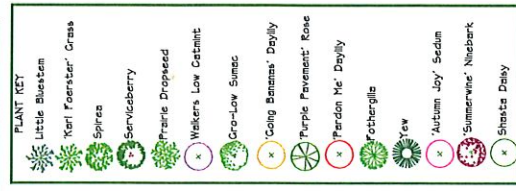


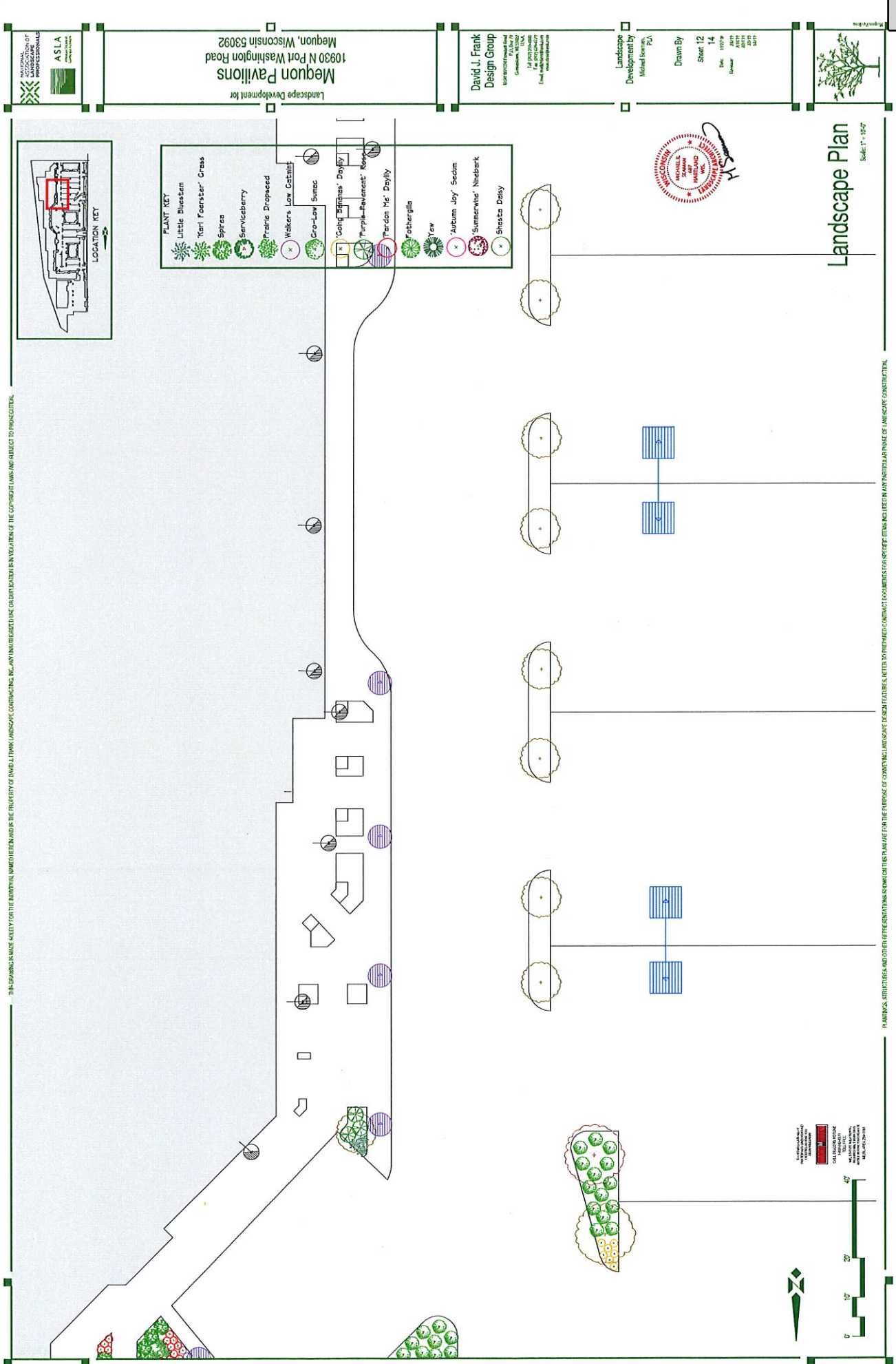




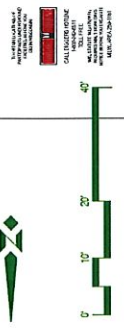


Scale 1° = 100 ft

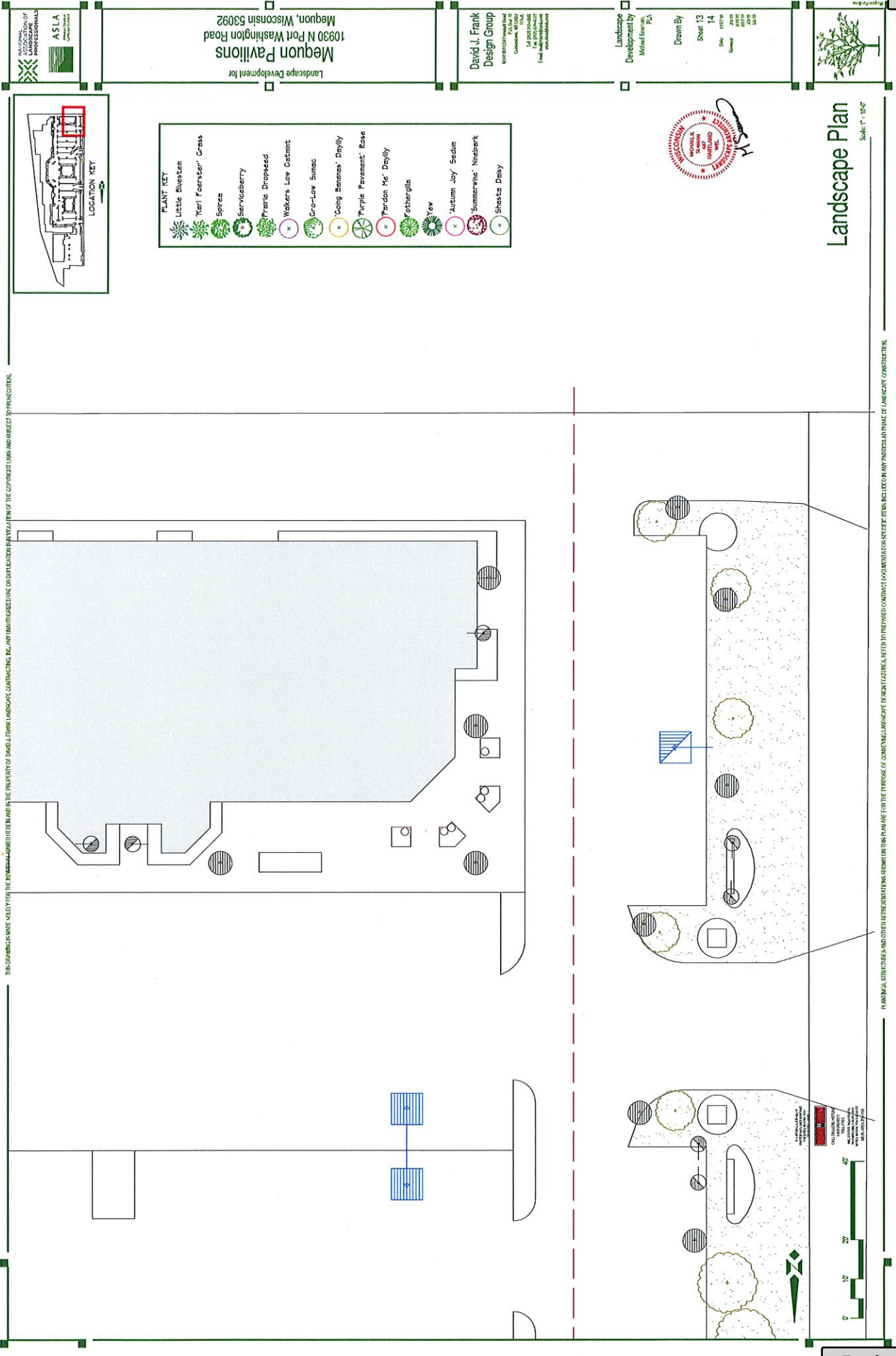




Landscape Plan



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June 02nd, 2019

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

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is the review of the landscape submittal for the existing development, the Mequon Pavilions. The Mequon Pavilions is located on the east side of Port Washington Rd. The existing development currently has seven (7) ingress/egress off PWR. This is the second review of the Mequon Pavilion landscape submittal. The first review of the resubmitted landscape plans dated 5/6/19.

The resubmitted landscape plans were submitted by David J. Frank. The nature of this review will be to assess Mequon Pavilion Site Plan/Landscape Plan for completeness; address appropriateness of the proposed landscape design for a commercial site and lastly, how the design addresses the Planning Commission's request for greater buffering/treatments.

➤ *General Overview:*

- ❖ This review pertains to the revised 12 sheet Landscape plan set; the sheets are Dated 5/6/2019.
- ❖ The plans are currently sealed by a Wisconsin RLA, as required by code.
- ❖ The plan sheets 1 of 12 through 2 of 12 are drawn at a 1" = 60' scale; sheets 3 of 12 through 11 of 12 are drawn at 1" = 10'; 12 of 12 is a details and notes sheet with no standard scale. The plan sheets are clean and the provided graphics are easily discernable.
 - The resubmitted landscape plans fail to provide the size and species of the existing plants. This is required.
 - I am unsure why the Landscape plan only addresses the middle of the Mequon Pavilion development. Typically, this type of commercial development is addressed in entirety. The owner has the ability to break the entire development into phases of work.
 - This plan has not amended the existing internal traffic movements/design across the development.
 - The Landscape proposal does not seek to amend the shape, the incorporation of curb and gutter or expand existing Plot islands.
 - Addressing adequacy of snow storage within the site
 - Need for improved pedestrian demarcation/circulation

SCG9@wi.rr.com • Mequon, Wisconsin

Attachment: Scanned Packet (4198 : NORR LLC for Brixmor SPE 1 LLC)

- A landscape plan that fully addresses the revised layout
 - I would recommend the Planning Board request the site design be addressed in entirety. The proposal still can request the implementation be phased.
- This submittal is part of the City of Mequon Gateway District.
- The plan includes a series of existing light symbols. Unfortunately, the light symbols used fail to provide any sense of the actual scale/location/size of the concrete footing. Amend the landscape plans to include the correct size & location of the lighting footing.
- As part of this review, a comprehensive site audit was performed. The field notations have been included, as part of this review. The site audit is organized by A) Parking Lot Islands and B) Pedestrian Walk Islands. The parking lot (P-lot) islands include the following type information:
 - Width of planter @ widest point (back of curb to back of curb) BOC/BOC.
 - Infrastructure in planting area, including:
 - Fire Hydrant
 - Concrete Light Base
 - Light Standard
 - Electrical ground box
 - Electrical Transformer
 - Tree Stumps
 - Existing Tree Information
 - Curb Condition (broken/damaged/missing)
- Again, the plan fails to assign a number or identifier symbol to each existing parking lot & pedestrian walk planter. By failing to provide a means to create a clear dialogue, it will increase the amount of time to convey directions and complete the review. Ultimately, this failure increases the costs associated with completing the review.
- The existing site has limited greenspace. Unfortunately, this proposal seeks to remove a large percentage of the planters adjacent to the building footings and within the pedestrian walkway.
- The previous proposal indicated the submittal included 14 above ground planters. Are they no longer included in this submittal? The previous review only requested for the plans to define what size, height, width or scale of plantings provided by the planters.
- During a second, intensive field assessment and site inspection, a large number of tree stumps remain in the existing islands/planting areas. These stumps represent once required landscaping. While the owner provided tree removal, they failed to provide replacement trees.

- Consistency of landscape proposal: the existing P-lot island planters parallel to Sendiks (along the southern end of the Mequon Pavilions), all islands have two trees per the terminus P-lot islands. Unless there is a physical impediment (hydrant/Light base) It is my opinion, each P-lot terminus island should have 2 trees provided.
- It is my opinion, many of the Plot islands are too narrow to provide a sustainable P-lot planter island environment. The existing (less than 9' clear from BOC/BOC) planter island were severely undersized and unable to sustain the Parking lot Trees. The lack of sustainability is a self-evident story told by the high number of stumps remaining in the undersized (width) planters. (see the 06/02/19 field inspection notes, enclosed) Yet, the revised submission fails to propose the expansion of any interior P-lot islands.
- Please see the enclosed field inspection notes. There are a number of existing P-lot islands that provide 4', or less wide, planting areas. Of the 31 existing interior P-lot islands 17 (all terminus islands) provide less than 9' clear space BOC/BOC. 54% of the existing Interior P-lot islands do not provide sustainable clear space. Of the 17 existing terminus P-lot islands with less than 9' of clear space, only two islands have sustained a tree (that are not recent replacements, see front of Sendik's).
- Additionally, the plan fails to incorporate any revisions of vehicle movement patterns, or ADA parking compliance, or parking stripping.
- Per sheet 2 of 12, the proposed area of review has 74 existing trees. Per the site audit, notes two of the existing P-lot island trees are severely damaged (90% bark missing at bottom 1 foot of trunk area) These trees shall be added to the removal plan and replacement trees added.
- The existing plan fails to meet the 30% P-lot shade coverage requirement. The proposed plan fails to propose new interior p-lot islands, or expand the existing islands.
- Sustainability: This plan increases the impervious area of this site and will increase the volume of rain runoff.
- Refuse Centers – There are multiple reuse bins on-site. None are depicted on the plan. All of the Refuse Bins are fenced. None of the Refuse Bins have landscape treatments /buffers to help visually soften the impact on the commercial use.
- The plan fails to adequately address the PRW ROW/PL planters, considering this development is a part of the PWR/Mequon RD Gateway. This commercial development is highly visible and one of the city's busiest commercial centers located on the PWR gateway. While the parking lot buffer for the ROW meets the minimum planting/buffer requirement, the PWR frontage should be addressed with additional perennial plantings and an expanded planting proposal to fill the 1-3' horizon.

Plant Schedule Comments:

- Proposed Plant sizes: **Recommended Revisions to the Planting Schedule, includes:**
 - 1) Please revise the plan with the following information:
 - a) As required for the past several years – I would recommend the proposed plant sizes to be revised to the following size standards:
 - The plant schedule shall be amended to specify all:
 - Deciduous trees shall have a minimum 3.5-inch caliper @ 16" above the root ball; the City of Mequon does not differentiate between Canopy and Ornamental deciduous trees for caliper requirements.
 - Conifer trees to have a minimum 7ft height from top of rootball to the top lateral branch. Conifers shall have a full form, per the proposed code.
 - City of Mequon retains the right to reject any tree for cause.
 - Per ANSI z 60.1, the plantings shall meet height equivalency consistent of the stated caliper. Planting instruction: Trees selected may meet caliper requirements, but failing to meet height requirements, or root ball size requirements will be rejected by the city for cause.
 - Either amend the plant schedule to include the existing trees, or provide a separate Existing Tree schedule with identifying number, genus & species, caliper (16" above rootball); provide proposed schedule complete with:
- ♦ TURF: The Plan will require revisions to Turfed areas. The designer should provide the SYD sod quantity on the plan. Amend plan.

Typical Planting Zone Comments:

- The submittal is organized and provides the following: 1. Street Frontage Zone; 2. Parking Lot Interior Zone; 3. Parking Lot Periphery Buffer; 4. Property Line Buffer Yard; 5. On-Lot Zone; 6. Open Space Zone; 7. Detention Basin; 8. Loading Dock Buffer
- **Street Frontage Zone:** (PWR Terrace & Islands)
 - PWR: Code requires 1 tree per each side of/30 feet of CL length; the Street Tree Density requirement is not addressed in the plans. Unfortunately, the plan fails to provide any graphic information of the PRW ROW terrace or the street tree treatment within the ROW. Additionally, the plan fails to address the PW Rd Islands. The City of Mequon has been requiring this information and planting treatments since 2012.
 (Plan fails to meet new code requirements; Enforcement is per staff & P&Z Board decision.)
- **Existing Parking Lot Interior Zone.**
 - A) Parking lot Interior landscaping equals about 4% of the parking paved area. **Which fails to meet the intension of the landscape code requirements.**
 - B) the interior islands planting area **fails to meet** a 9' planting width (BOC to BOC) requirement.
 - C) The overall landscaping **will-not** provide 30% shade over parking/ bituminous areas.

D) Again, the proposal is suggesting 66% of the proposed P-lot Island trees to be small trees with low canopy profiles. While apple trees have their place in the landscape, they have limited success in P-lot islands and a very limited survival rate in islands with less than 9' width in large commercial p-lot.

E) A large percentage of the terminus islands only have one tree, as opposed to two. The planting treatments should be consistent across the development. (See Sendiks Islands) Provide minimally two trees (where not impeded by infrastructure). Two trees where previously provided, See stumps information in the field audit notes. The issue is, the plan fails to meet the 30% shade requirement. To meet that requirement, the plan will need to expand existing islands to support multiple trees. AND, the plan should have additional islands proposed.

Plan fails to meet either the new code requirements or the exiting code requirements; Enforcement is per staff & P&Z Board decision.

- **Parking Lot Periphery Buffer:** New code requires 1 tree per 25 linear feet of parking adjacent to ROW (not counting street trees). The existing planting design and layout provides adequate buffer. (Parking Lot buffering meets the new buffering landscape code requirements)
- **Property Line Buffer:** The adjacent developments are commercial/business and for the purposes of this review were considered complimentary uses. (PL buffering meets the new PL buffering landscape code requirements)
- **On-Lot Zone:** Required- 1 Tree & 2 shrubs per every 1000 SF of required open space. (N/A Requirements due to there being not a lot of open space)
- **Foundation Plantings:** The existing foundation planters vary greatly in size, but if they were readdressed/planted to compacity, they would help soften the visual mass of the buildings. The propose Landscape Code requires foundation planters. Everything about this proposal is about shifting this site to a low or no maintenance approach. This plan proposes to eliminate the majority of foundation plantings; this is a major commercial hub in Mequon and I find that approach contrary to the aesthetics this development.
 Also, the previous proposal indicated there were 14 (removable) above ground planters. This proposal fails to define if planters are being proposed. I yes, provide definition of planter size, height, width and define construction material. If planters are being provided, define the type and scale of plantings proposed. I would recommend planters large enough to support a tree and multiple perennials simultaneously. **Plan fails to meet either the new code requirements; Enforcement is per staff & P&Z Board decision.**
- **Refuse Centers –** There are multiple reuse bins on-site. None are depicted on the plan. All of the Refuse Bins are fenced. None of the Refuse Bins have landscape treatments /buffers to help visually soften the impact on the commercial use. **Plan technically meets the screening requirement; Additional treatment requirements per City Staff & P&Z Board decision.**

❖ *Summary of Landscape Observations:*

- The plan needs to be amended to include the following:
 - The entire Mequon Pavilions Development should be addressed in this application. The proposal can propose work to be completed in phases, but it is important that the landscape and buffering requirements are consistent across the entirety of the Mequon Pavilion development;
 - Provide the Port Washington Road ROW survey information; including the center planting terraces;
 - The designer needs to provide an identifying symbol & schedule for every existing Tree on site, with: genus/species, with caliper @ 16" above ground of every existing tree;
 - Designer needs to provide a field audit of the existing trees (to be retained) several of the trees are severely damaged and should be removed and replaced;
 - The plan currently fails to meet the 30% shade coverage requirement. I would recommend the following plan amendments:
 - Add a number of interior P-lot islands,
 - Expand the size of any existing Terminus Islands with less than 9' clearance BOC/BOC,
 - Provide minimally 2 trees per each Terminus Island,
 - Revise plant schedule size of all proposed deciduous trees to minimally 3.5" caliper; Conifer Trees, minimal 7' height.
 - The City of Mequon Staff/P&Z must provide direction if it is acceptable for the foundation planters to be removed. Although, the City of Mequon has required foundation planters in all commercial applications since 2012.
- The plan fails to adequately address the PRW ROW/PL planters considering this development is a part of the PWR/Mequon RD Gateway. This site is high visibility and of one of the city's busiest commercial centers located within the PWR gateway. While the parking lot buffer to the ROW meets the minimum planting requirement, the PWR frontage should be addressed with additional perennial plantings and an expanded planting proposal to fill the 1-3' horizon.
- Additionally, I would hope the site is scheduled for irrigation across the length of the PRW ROW/PL planters. No/ low maintenance plans traditionally fail to provide the visual "pop" a site within this corridor deserves.

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

Mequon Pavilions - Landscape Review 2019.29.14-002
June 2nd, 2019
Page 7

Sincerely,

A handwritten signature in cursive script, appearing to read "M. Terry Higgins".

M. Terry Higgins, RLA.

Attachment: Scanned Packet (4198 : NORR LLC for Brixmor SPE 1 LLC)



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
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Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: June 10, 2019
SUBJECT: Lakeside Development for Residence at Foxtown. The applicant is seeking rezoning recommendation, preliminary plat and development agreement approval for 23 single-family homes for the property located at 11050 N. Industrial Drive (Foxtown Venture).

Applicant:	Lakeside Development
Status of Applicant:	Owner
Requested:	Rezoning Recommendation Preliminary Plat Development Agreement
Existing Use:	Vacant
Existing Zoning:	TC (Town Center) PUD (Planned Unit Development)
Lot size:	3.55 acres
Location:	Immediately east of 11050 N. Industrial Drive
Tax Keys:	#14-027-01-001.00 & #14-027-01-018.00
District:	#6

Background:

The applicant is requesting preliminary plat and development agreement approval for a 23-lot subdivision development on 3.55 acres of lands located to the east of 11050 N Industrial Drive. The applicant is also requesting a rezoning recommendation to modify the setbacks that were approved as part of the PUD amendment. The Common Council approved the Foxtown mixed use PUD on January 9, 2018. It was amended on February 12, 2019 to add two additional units and modify the approved building setbacks.

Preliminary Plat:

The preliminary plat shows 23 single family lots served by a private road off Industrial Drive. The plat is consistent with the approved PUD concept plan. The subdivision includes on street parking stalls and sidewalks that will connect the development to other sites that are part of the Foxtown Development. Planning and Engineering staff have reviewed the plat and are recommending a few minor changes (see Engineering Report).

Development Agreement:

Please see attached draft development agreement authored by Planning and Engineering staff to address the necessary improvements for the development. The development agreement provides the opportunity to construct two (2) model dwellings prior to final plat approval with the understanding that the unit can't be sold or title transferred until the associated plat is recorded.

Rezoning Request:

The concept plan was amended in February of 2019 to allow for a zero offset on the west property line and an 8.5 foot offset to the east property line. The Uniform Dwelling Code requires that any single family dwelling within three feet of a property line meet certain fire rating standards. This requirement would significantly increase the cost of construction and limit the amount windows on the west elevation. The applicant is requesting to modify the offset requirements to allow for a three foot offset on the west and a 5.5 foot offset on the east. This change would not impact the spacing between buildings which would remain at 8.5 feet. The applicant is also requesting a reduction in the rear yard offset from five feet to three feet. This would allow for more green space between the detached garages and the primary dwelling. Staff has no objection to the proposed modifications.

Engineering Report:

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

Access is provided to Industrial Drive through two shared access easements. Both easements go through Site E to the west and to the North and have already been recorded.

The site is located within the City's sewer service area and connection to the public utility is required. Both sanitary sewer and watermain will be required to be extended to serve the single family lots. Each building is required to have a separate lateral.

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

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

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

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

Staff Recommendation:

Planning staff recommends approval of the rezoning recommendation, preliminary plat, and development agreement subject to the following condition(s):

1. Common Council approval of the Development Agreement.
2. Common Council approval of the Rezoning Recommendation.
3. The west offset shall be three foot minimum, the east offset shall be 5.5 foot minimum and the rear offset shall be 3 foot minimum.
4. The development shall comply with preliminary plat, development agreement, and final plat requirements.

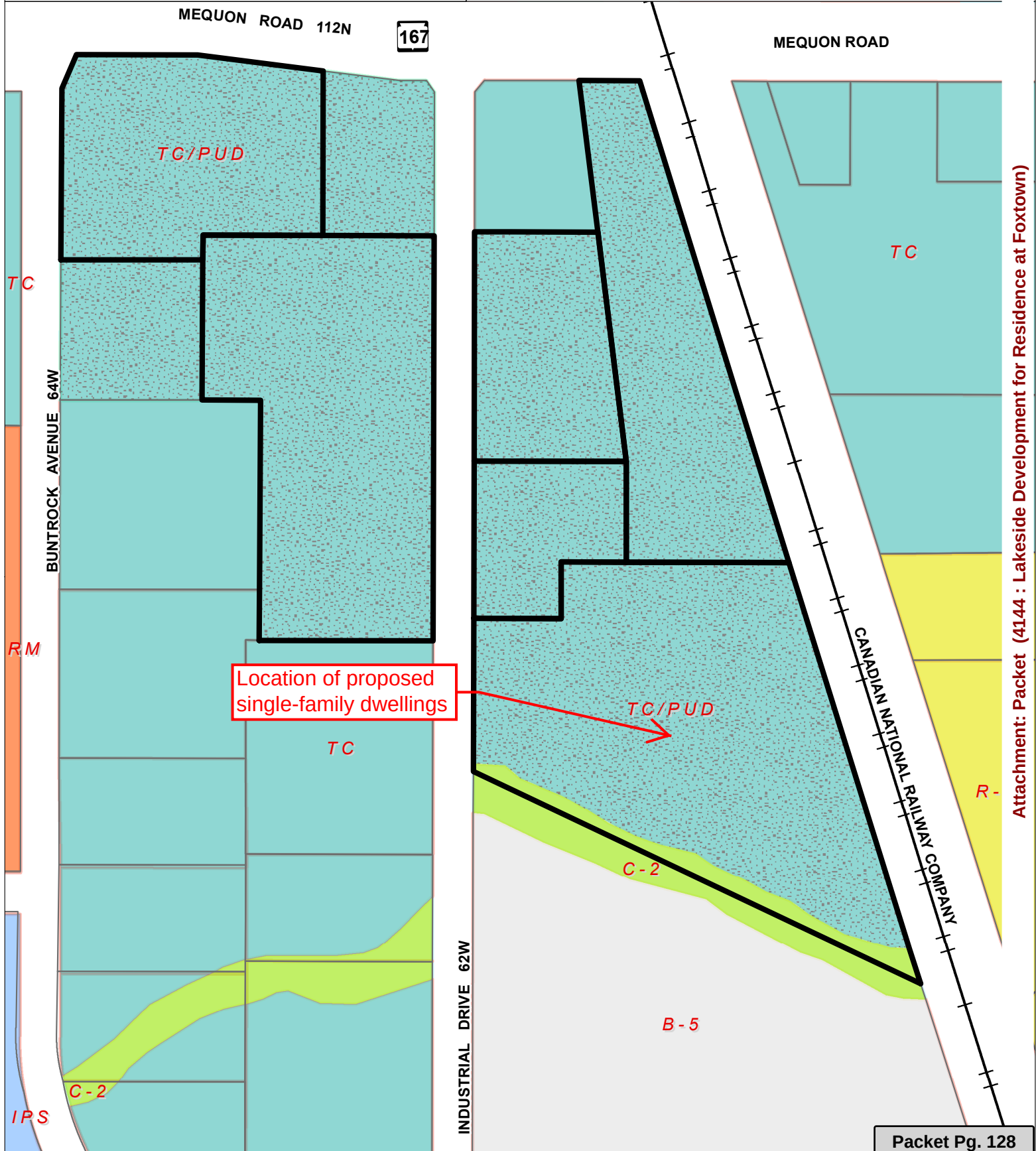
5. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
6. Street trees are subject to the approval of the Tree Board and Planning Commission.
7. Street lighting is subject to the approval of the Planning Commission and shall be owned and maintained by the Homeowner's Association.
8. Entryway signage and landscaping is subject to the approval of staff.
9. The applicant shall submit an electronic file for the proposed preliminary plat in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate System South Zone (NAD 83).
10. Final legal documents are subject to City Attorney review and approval prior to recording of final plat.
11. Engineering Division review and approval of the individual grading, drainage, erosion control, water distribution and sanitary sewer plans in conformance to City ordinances and the Standard Specifications for Land Development.
12. Extension of the sanitary sewer and watermain is required.
13. Each building shall have separate sewer and water laterals connecting to the public system.
14. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
15. Application for and approval of a City Filling and Excavating Permit.
16. The applicant shall provide documentation of the proposed haul route and road bond to ensure that any damage attributed to construction traffic prior to occupancy.
17. Adherence to the approved stormwater management plan. A technical memo comparing the site plan to the approved SWMP is required prior to building permit. If modifications to the SWMP are required, they shall be obtained prior to the approval of the building permit.
18. City of Mequon right-of-way permit for any utility or construction within the right-of-way.
19. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:
 Packet (PDF)

Residence at Foxtown

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





The finest in architecture & construction management

Narrative for The Residence at Foxtown

May 13, 2019

Lakeside Development Company will contribute to the Foxtown development with a “Pocket Neighborhood” of twenty-three single-family homes. Pocket neighborhoods are small groups of houses near a shared open space, which in this instance are the amenities of the Foxtown development. They may take the form of a garden courtyard, a pedestrian street, a series of joined backyards or an alley. These clusters form at a sub-block scale in a semi-private zone of ownership. Think of them as a neighborhood within a neighborhood. The key idea is that a relatively small number of nearby neighbors socialize together. At its core, this is more than just aesthetics or style; it’s about design that cultivates healthy lifestyle. A neighborhood might contain several hundred households, but when it comes to pocket neighborhoods, the optimum size is around 8 to 12 households per block or cluster. If a cluster has fewer than 4 households it loses the sense of being a cluster and lacks the diversity and activity of a larger group. When the number of households in a cluster grows beyond 12 or 16 some neighbors are too far away to be neighborly and group decision-making becomes more unwieldy. The front porch is a particular “layer of personal space” that needs highlighting. It is perhaps the key element in fostering neighborly connections. Its placement, size and relation to the interior and the public space is both an art and a science. Beyond being amenities for residents, these common facilities foster relationships among neighbors and strengthen their sense of community – considered by some as essential ingredients for creating community. Lakeside has visited various developments that have characteristics of a pocket neighborhood in Illinois such as Basecamp in Old Irving Park, Sauganash Glen in Sauganash and School Street in Libertyville.

Lakeside’s single-family homes will offer both first-floor master suites as well as second-floor master suite options. They will have detached 2-car garages which form an outdoor living space between home and garage. This arrangement offers more space as well as the opportunity for privacy not possible between the homes. Perspective buyers will have the option to incorporate a connection between home and garage if they wish.

This submittal shows a 3 ft. west setback (currently zoned as 0), a 5 ft. east setback (currently zoned as 8.5 ft.) and a 3 ft. garage setback (currently zoned as 5 ft.) Lakeside requests that the zoning for these 3 items be changed. The change to the east-west setbacks is necessary to avoid aesthetically unpleasing fire-rated construction (triggered by state code when less than 3 ft. from the property line). This change basically shifts all of the houses over 3 feet and keeps a minimum of 8.5 feet between the houses which maintains the original intent of the setbacks. The 3 ft. setback at the garages is necessary to have enough lot depth for first-floor master floor plans and allow for a larger yard / patio. This 3 ft. setback still allows 5.5 ft. between the garage and the curb which is an adequately sized approach.

- A**

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

OKTOBERFEST AND FESTIVAL EXPANSION
INTO WEST PARKING AREA

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

OPEN FALL 2018
- B**

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

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

SHARED PARKING WITH
SPECTRUM

OPEN SPRING 2019
- C**

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

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

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

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

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

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

OPEN AIR PAVILION/BEER GARDEN

OPEN SUMMER 2019



- E1**

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

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

OPEN SUMMER 2020
- E2**

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

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

OPEN SUMMER 2021
- E3**

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

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

OPEN SUMMER 2022
- F**

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

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

OPEN AIR PAVILION "POCKET PARK"

OPEN 2020 3 YEAR PHASES COMPLETION

FOXTOWN MASTERPLAN

MEQUON, WISCONSIN

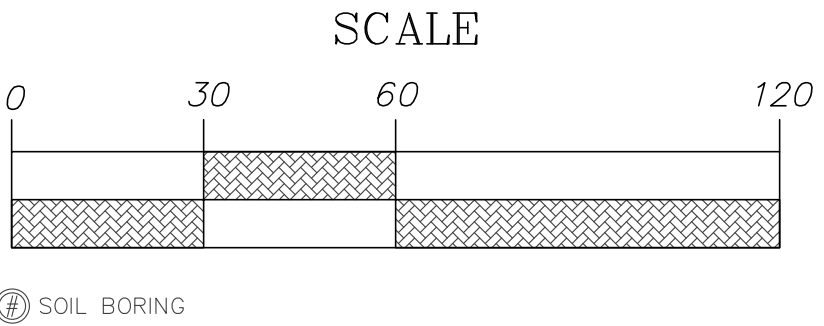


JUNE 12, 2017

PRELIMINARY PLAT
THE RESIDENCE AT FOXTOWN

LOT 2 OF CERTIFIED SURVEY MAP 4049 RECORDED AS DOCUMENT No. 1074319 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

OWNER: FT 2, LLC
524 TECHNOLOGY WAY
SAUKVILLE, WI



BEARINGS ARE REFERENCED TO THE WISCONSIN
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
THE NORTH LINE OF NE 1/4 OF SECTION
27-9-21 BEARS NORTH 88°38'32" EAST,
AS PUBLISHED BY SEWRPC

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, FT 2, LLC:

LOT 2 OF CERTIFIED SURVEY MAP 4049 RECORDED AS DOCUMENT NO.1074319 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

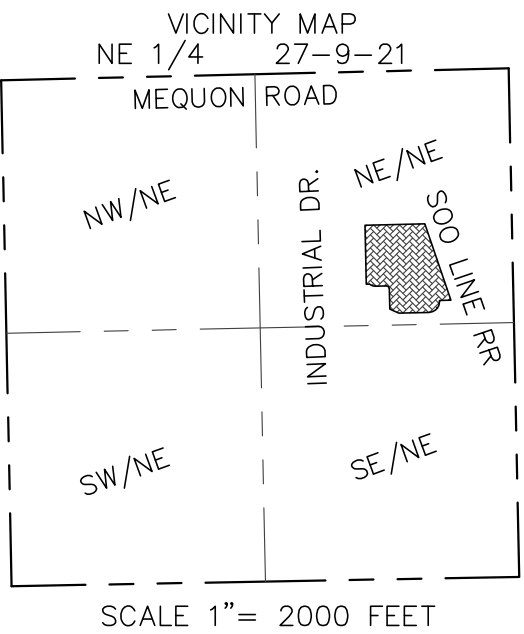
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27;
THENCE SOUTH 88°38'32" WEST, 922.33 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4;
THENCE SOUTH 01°21'28" EAST, 883.44 FEET, ALONG THE EAST LINE OF INDUSTRIAL DRIVE;
THENCE NORTH 88°38'32" EAST, 3.00 FEET, ALONG SAID EAST LINE;
THENCE SOUTH 01°21'28" EAST, 222.87 FEET, ALONG SAID EAST LINE;
THENCE NORTH 88°38'32" EAST, 151.94 FEET, ALONG THE SOUTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 4049 TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 01°21'28" WEST, 306.87 FEET, ALONG THE EAST LINE OF SAID LOT 1;
THENCE NORTH 88°38'32" EAST 311.69, ALONG THE NORTH LINE OF SAID LOT 2 TO THE WEST LINE OF THE SOO LINE RAILROAD RIGHT-OF-WAY;
THENCE SOUTH 18°51'28" EAST, 420.22 FEET, ALONG SAID WEST LINE;
THENCE SOUTH 88°38'32" WEST, 59.23 FEET, ALONG THE NORTH LINE OF OUTLOT 2 OF SAID CERTIFIED SURVEY MAP 4049;
THENCE SOUTH 01°21'28" EAST, 6.67 FEET, ALONG THE NORTH LINE OF SAID OUTLOT 2;
THENCE ALONG THE NORTHWEST LINE OF SAID OUTLOT 2 BEING THE ARC OF A CURVE BEARING TO THE RIGHT 85.61 FEET, WITH A RADIUS OF 54.50 FEET, AND A CHORD BEARING AND LENGTH OF SOUTH 43°38'32" WEST, 77.17 FEET;
THENCE SOUTH 88°38'32" WEST, 158.69 FEET, ALONG THE WEST LINE OF SAID OUTLOT 2;
THENCE NORTH 66°06'28" WEST, 51.76 FEET, ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP 656;
THENCE NORTH 01°21'28" WEST, 106.53 FEET, ALONG THE EAST LINE OF OUTLOT 1 OF SAID CERTIFIED SURVEY MAP 4049;
THENCE ALONG THE NORTHEAST LINE OF SAID OUTLOT 1 BEING THE ARC OF A CURVE BEARING TO THE LEFT 23.46 FEET, WITH A RADIUS OF 15.00 FEET, AND A CHORD BEARING AND LENGTH OF NORTH 46°33'36" WEST, 21.14 FEET;
THENCE SOUTH 88°38'32" WEST, 58.50 FEET, ALONG THE NORTH LINE OF SAID OUTLOT 1;
THENCE ALONG THE NORTH LINE OF SAID OUTLOT 1 BEING THE ARC OF A CURVE BEARING TO THE RIGHT 32.83 FEET, WITH A RADIUS OF 44.50 FEET, AND A CHORD BEARING AND LENGTH OF NORTH 70°13'27" WEST, 32.09 FEET;
HENCE SOUTH 88°38'32" WEST, 15.39 FEET ALONG THE NORTH LINE OF SAID OUTLOT 1 TO THE POINT OF BEGINNING.

CONTAINING 154,965 SQUARE FEET / 3.5575 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE PLAT PREPARED IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE CITY OF MEQUON LAND DIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495

18 ON-STREET
PARKING STALLS



QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

REVISED: 5/28/19
REVISED: 5/10/19
REVISED: 4/24/19
REVISED: 4/22/19
DATE: 4/12/19

NW CORNER OF THE NE 1/4
OF SECTION 27-9-21,
ALUMINUM CAP IN CONCRETE.

NORTH LINE OF THE NE 1/4
OF SECTION 27-9-21
NORTH 88°38'32" EAST 2643.02'

NE CORNER OF THE NE 1/4
OF SECTION 27-9-21,
ALUMINUM CAP IN CONCRETE.



12'

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
A	85.61'	54.50'	S 43°38'32" W	77.07'
B	23.46'	15.00'	N 46°33'36" W	21.14'
C	32.83'	44.50'	N 70°13'27" W	32.09'

INDUSTRIAL DRIVE

SOO LINE RAILROAD COMPANY

FOR
PUBLIC
SPACE

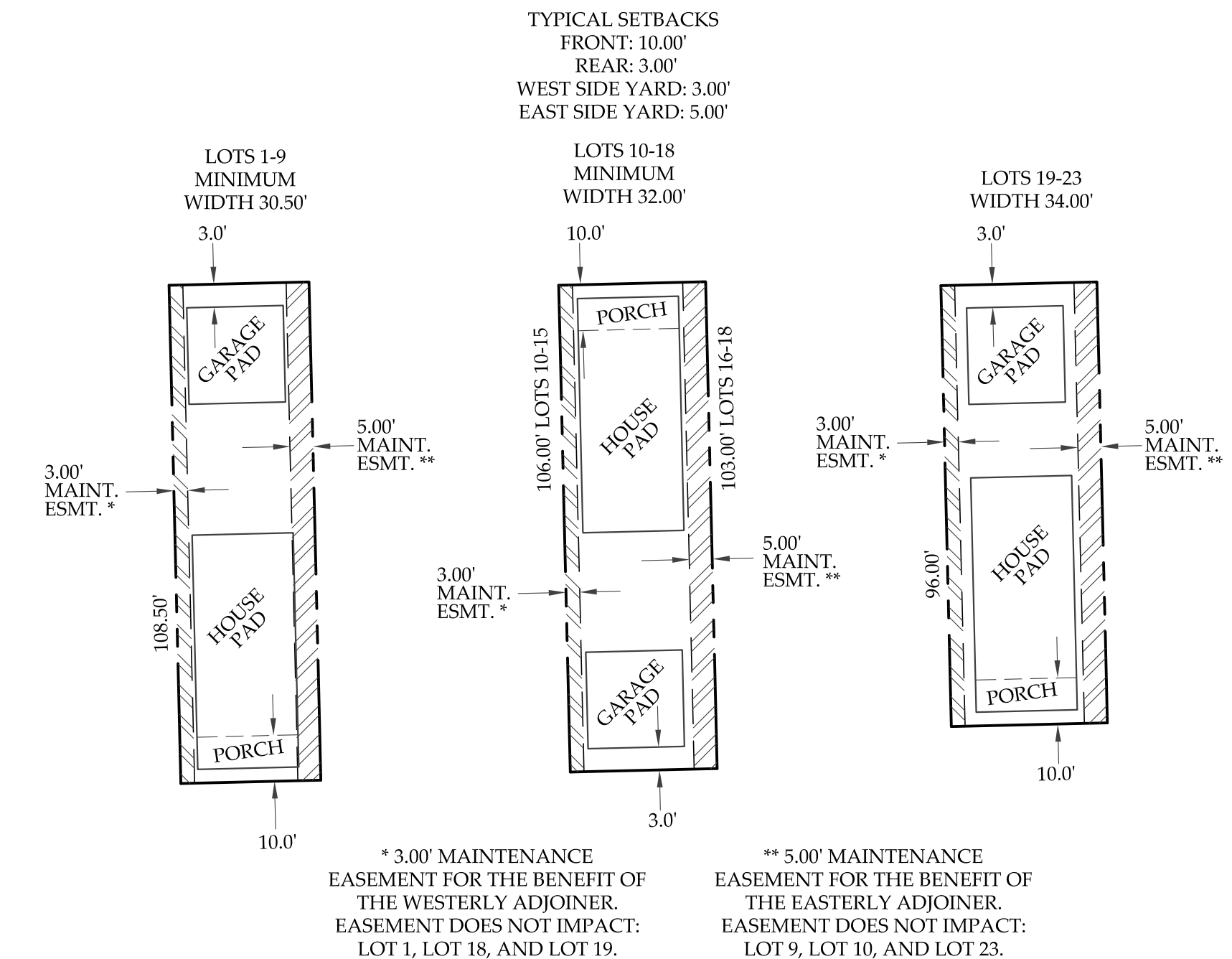
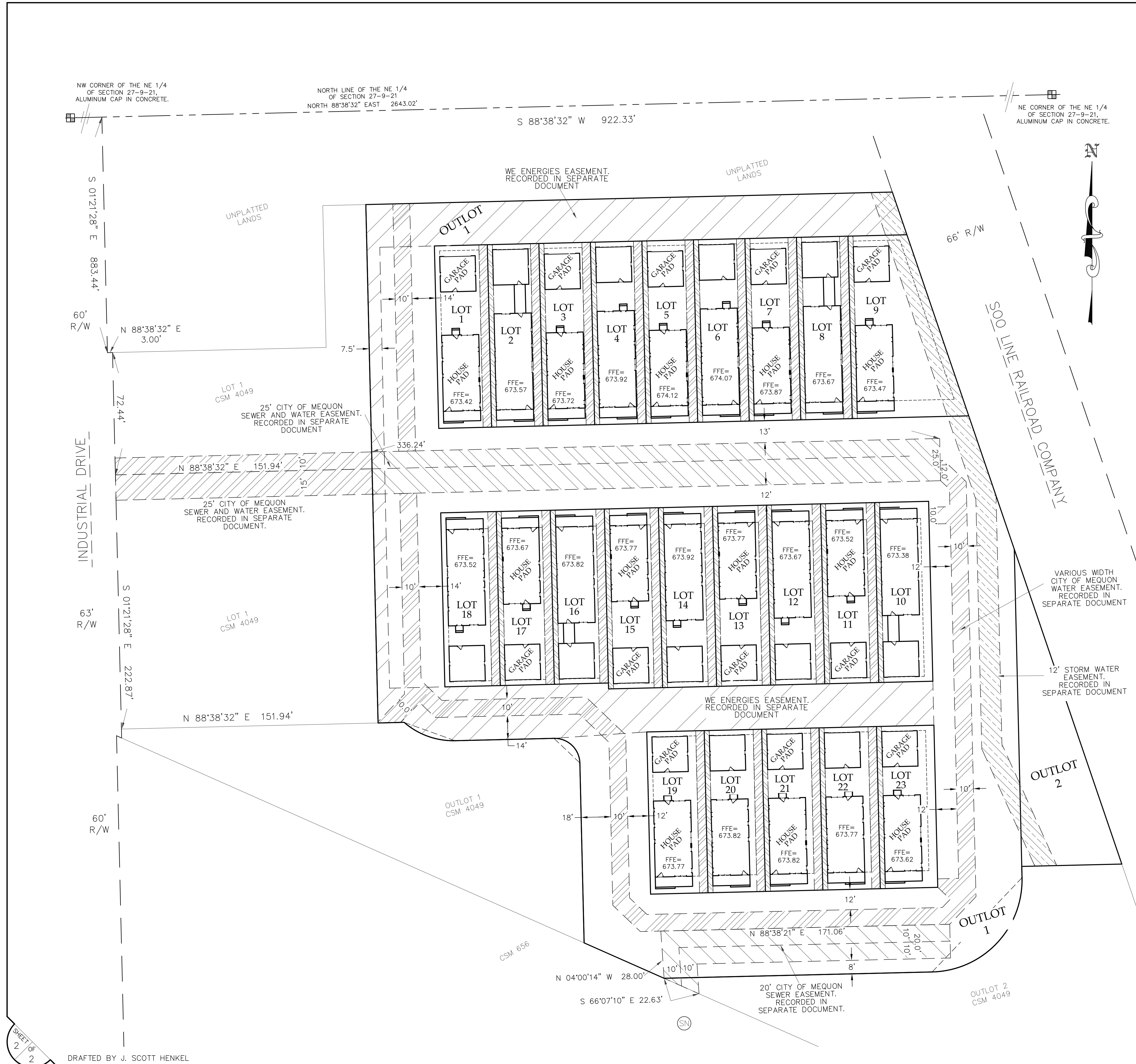
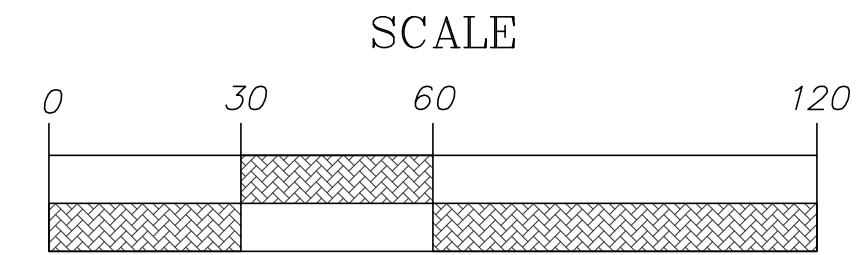
OUTLOT 2
5563 SQ. FT.
0.1277 ACRES

PRELIMINARY PLAT THE RESIDENCE AT FOXTOWN

LOT 2 OF CERTIFIED SURVEY MAP 4049 RECORDED AS DOCUMENT No. 1074319 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

OWNER: FT 2, LLC
524 TECHNOLOGY WAY
SAUKVILLE, WI

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE NORTH LINE OF NE 1/4 OF SECTION 27-9-21 BEARS NORTH 88°38'32" EAST, AS PUBLISHED BY SEWRPC



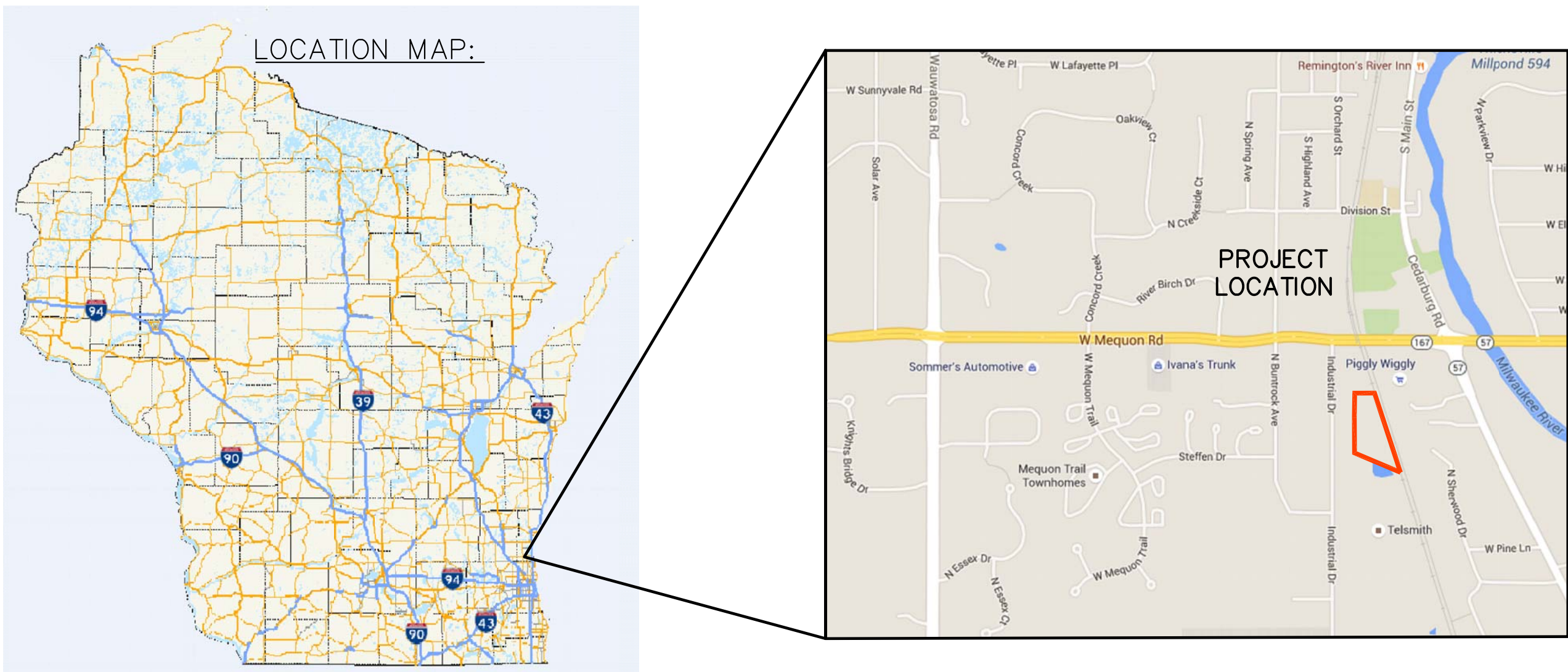
DATE: 5/28/19
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DATE: 4/24/19
DATE: 4/22/19

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THE RESIDENCE AT FOXTOWN

GRADING, STREETS & UTILITY CONSTRUCTION

CITY OF MEQUON, WISCONSIN

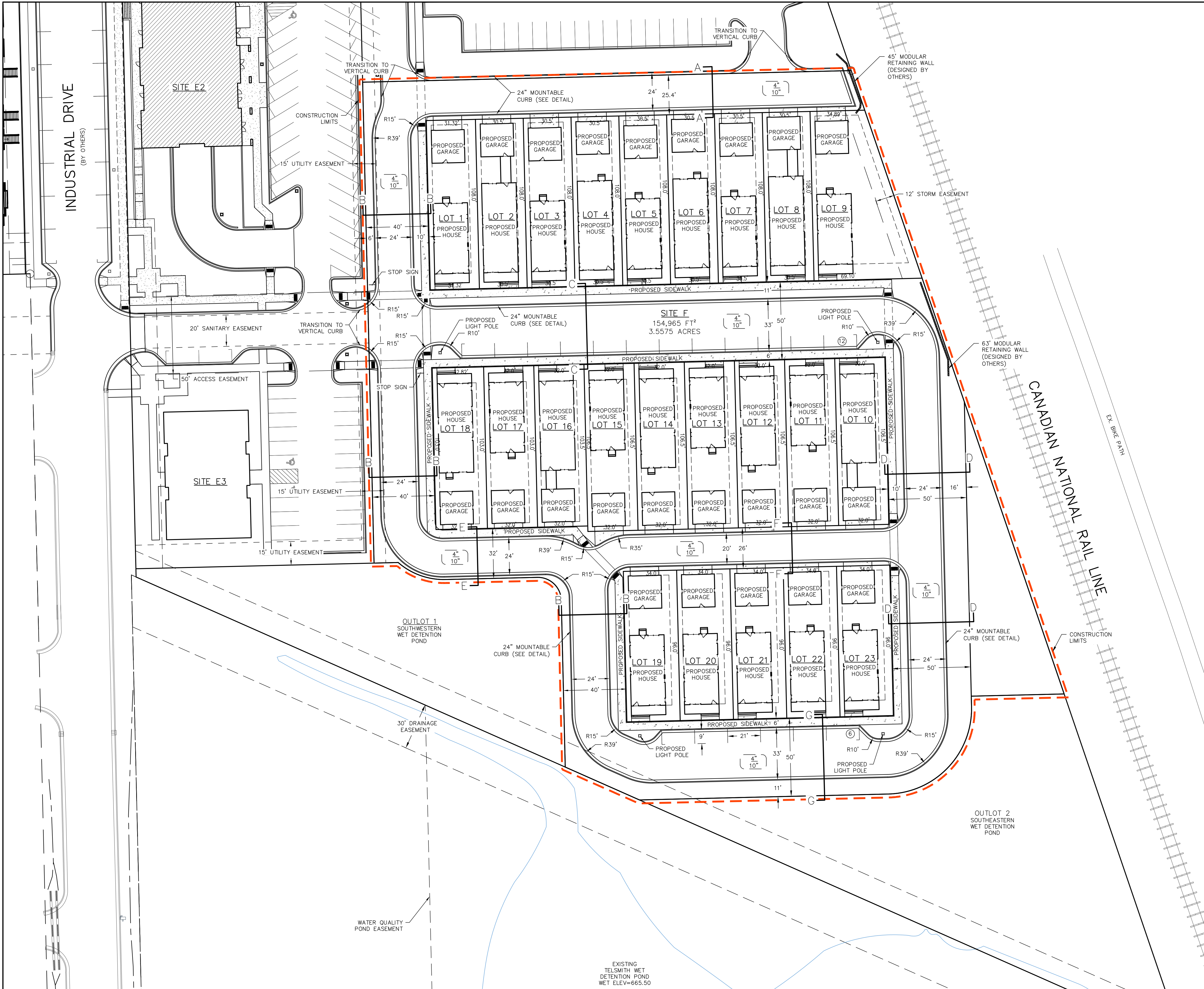


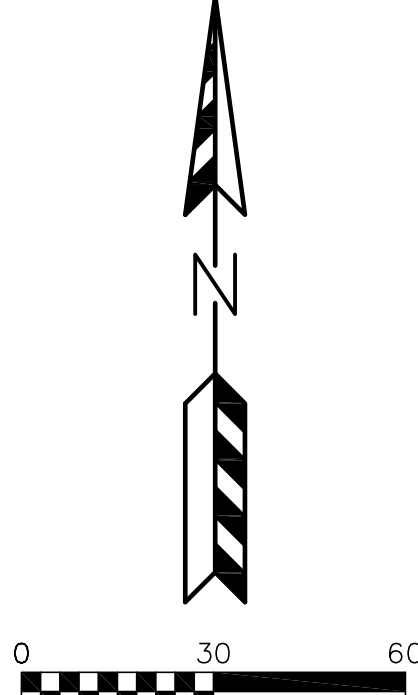
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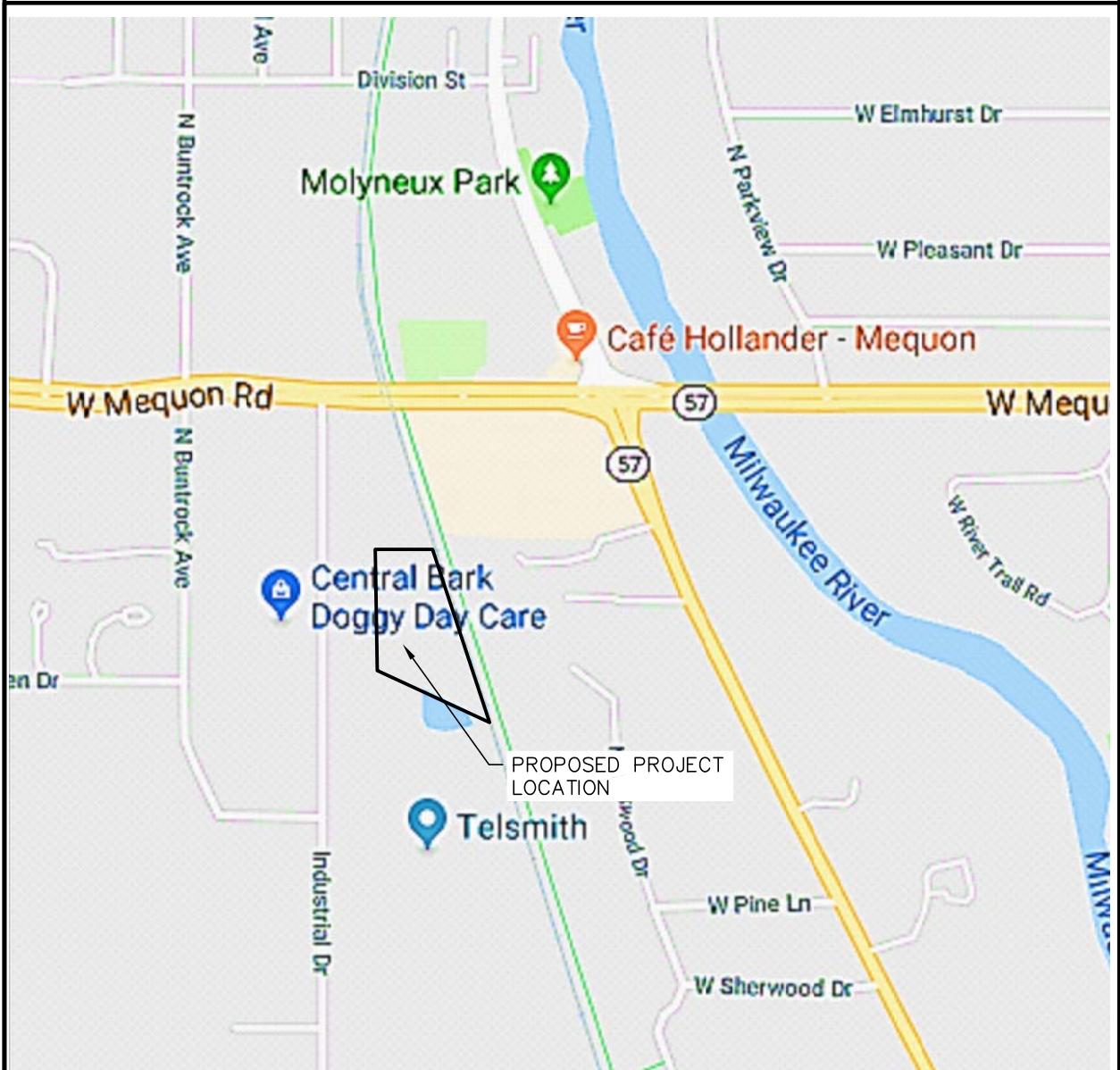
CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C-100	COVER
C-101	PROPOSED SITE PLAN
C-102	GRADING AND EROSION CONTROL
C-103	UTILITY PLAN
C-104	LANDSCAPING PLAN
C-105	DETAILS PLAN
C-106	STREET CROSS SECTIONS DETAILS

PROJECT CONTACTS:	BENCHMARK:
OWNER: LAKESIDE DEVELOPMENT COMPANY 1500 W. MARKET ST., STE. 200 MEQUON, WI 53092 (262)241-2300 CIVIL: QUAM ENGINEERING, LLC ATTN: KEVIN PARISH 122 WISCONSIN STREET, SUITE A WEST BEND, WI 53095 (262)338-6641 DIGGERSHOTLINE Dial 811 or (800)242-8511 www.DiggersHotline.com	<u>SITE BENCHMARK:</u> E SIDE OF N. INDUSTRIAL DRIVE ±270' N OF W INDUSTRIAL DRIVE CENTER LINE MAG NAIL IN CURB. ELEV=681.14 <u>SECTION CORNER:</u> NE CORNER OF NE 1/4 SEC. 27, T9N, R21E. CONC. MON. WITH BRASS CAP ELEV=674.77 <u>NOTES:</u> THE CONTRACTOR SHALL REFER TO THE CITY OF MEQUON STANDARD SPECIFICATIONS FOR LAND DEVELOPMENT, WATER SPECIFICATIONS, WISDOT, AND STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.







LOCATION MAP

PAVING LEGEND

	4" ASPHALT PAVEMENT
	1 3/4" (4LT58-28S)
	2 1/4" (3LT58-28S)
	10" BASE COURSE
	CONCRETE SIDEWALK
	4" CRUSHED AGGREGATE BASE COURSE
	4" CONCRETE
	HANDICAPPED RAMP W/ DETECTABLE WARNING
	PROPOSED TYPICAL CROSS SECTION (SEE DETAILS)

SITE INFORMATION BLOCK FOR F

Legal Description:	CSM 4049 LOT 2
Site acreage (total):	3.4298 ACRES
Zoning:	TC/PUD
Number of Surface Parking Stalls:	18
TOTAL IMPERVIOUS AREA:	55,420 SQFT 35.8%
PERVIOUS AREA:	99,545 SQFT 64.2%
TOTAL SITE AREA:	154,965 SQFT 100.0%

ALL STRIPPING FOR PARKING STALLS AND SHALL BE 4" WIDE AND WHITE.

THE RESIDENCE AT FOXTOWN
PROPOSED SITE PLAN
DATED: MAY 28, 2019

C-101

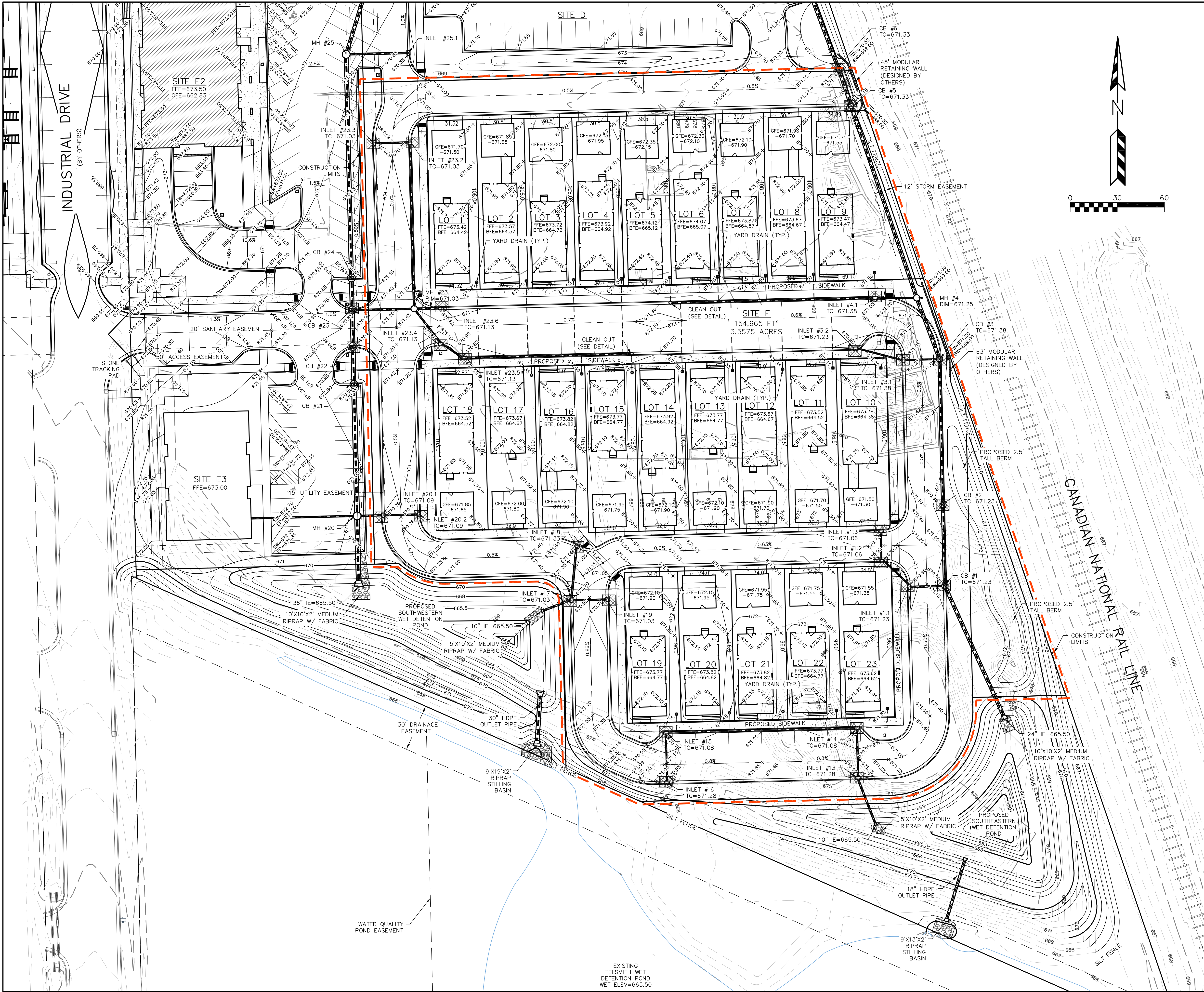
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(262) 338-6641

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095



EROSION NOTES:

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

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

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

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

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

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

BASED ON THE HIGH GROUNDWATER TABLE ON THIS SITE DEWATERING IS ANTICIPATED DURING CONSTRUCTION. DEWATERING SHOULD BE PERFORMED PER THE DNR STANDARDS. WATER IS NOT TO BE DISCHARGED TO "WATERS OF THE STATE" OR ANY SANITARY SYSTEM. SEDIMENT SHOULD BE REDUCED IN ANY RUNOFF WATER.

TIME SCHEDULE:

JULY 1 - 15, 2019	INSTALL INITIAL EROSION CONTROL DEVICES.
JULY 15, 2019 - JULY 1, 2020	CONSTRUCT BUILDING, PARKING LOT, AND UTILITIES
JULY 1 - 15, 2020	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING WITH PROPER DRAINAGE PRIOR TO SEEDING. FERTILIZER SHALL BE APPLIED ONCE AT THE RATE OF FOUR (4) POUNDS PER 1,000 FT². NITROGEN, NOT LESS THAN 18% PHOSPHORIC ACID, NOT LESS THAN 12% POTASH, NOT LESS THAN 6%.

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

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TURF PERFORMANCE CRITERIA REQUIRED BY THE CITY OF MEQUON.

GENERAL: THE TOTAL GENERAL AREA TO BE SEEDDED IS 4500 YD². INTERIM TURF/EROSION CONTROL SEEDING MIX SHALL BE WIS. DOT 40 MIX @ 2 LBS/1000 FT². FINAL SEEDING SHALL BE 50/50 SEED MIX, TURF-TYPE KENTUCKY BLUEGRASS & PERENNIAL RYEGRASS MIX, @ 3-4 LBS/1000 FT². 2 APPLICATIONS OF SEED, ONE INITIALLY AND OVER SEEDED AS NEEDED.

OWNER:

LAKESIDE DEVELOPMENT COMPANY
1500 W. MARKET ST., STE. 200
MEQUON, WI 53092

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: KEVIN PARISH
122 WISCONSIN STREET
WEST BEND, WI 53095

LEGEND:

- 669 — EXISTING MINOR CONTOUR.
- 670 — EXISTING MAJOR CONTOUR.
- 669 — PROPOSED MINOR CONTOUR.
- 670 — PROPOSED MAJOR CONTOUR.
- 669.00 — EXISTING SPOT ELEVATION
- 669.00 — PROPOSED SPOT ELEVATION
- TW=670.00 — PROPOSED TOP OF WALL ELEVATION
- BW=669.00 — PROPOSED BOTTOM OF WALL ELEVATION
- FFE=674.00 — FIRST FLOOR ELEVATION
- BFE=665.00 — BASEMENT FLOOR ELEVATION
- GFE=672.00 — GARAGE FLOOR ELEVATION
- [Symbol] — INSTALL WDOT TYPE D INLET PROTECTION.

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

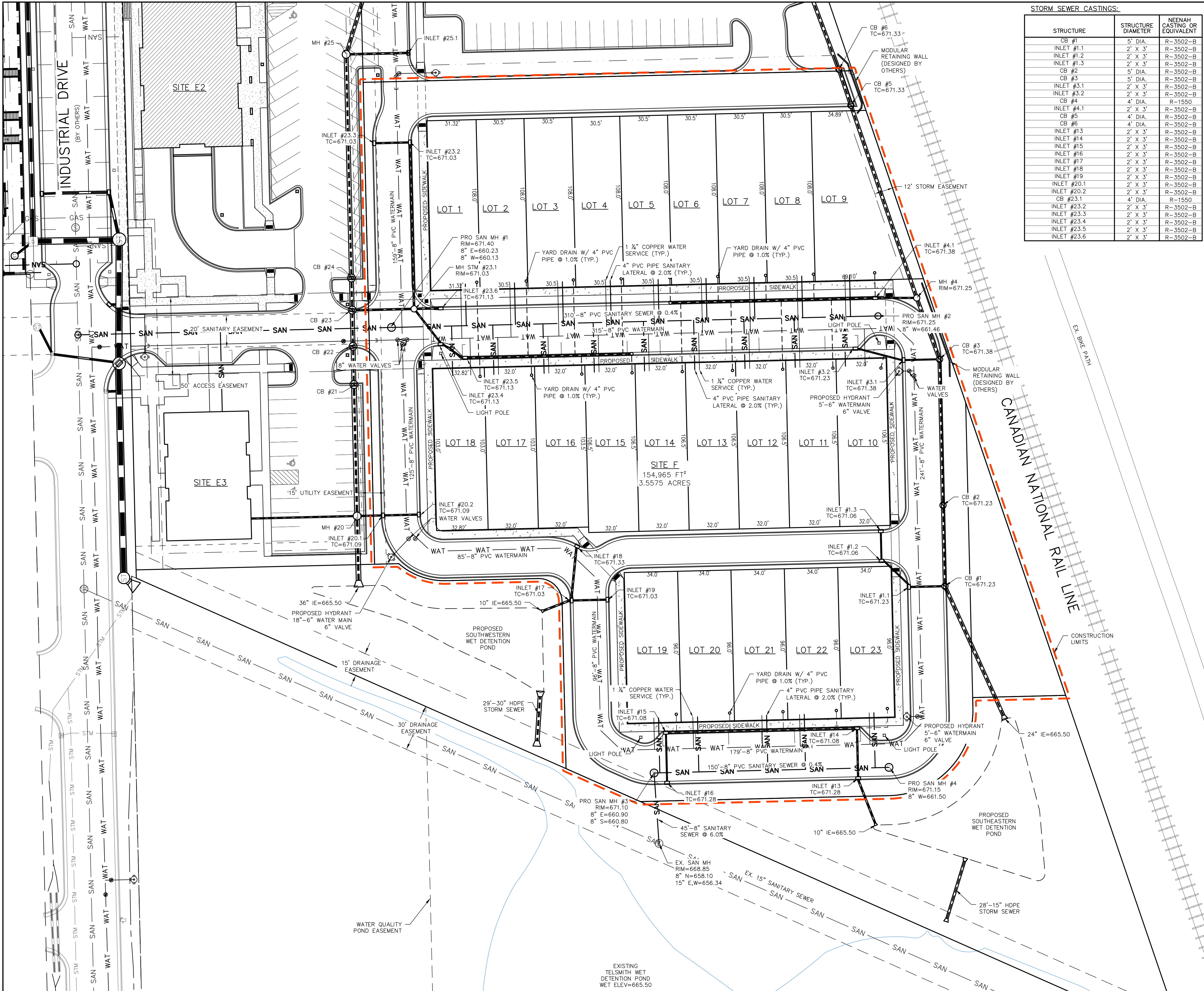
THE RESIDENCE AT FOXTOWN
GRADING AND EROSION CONTROL PLAN
DATED: MAY 28, 2019

C-102

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

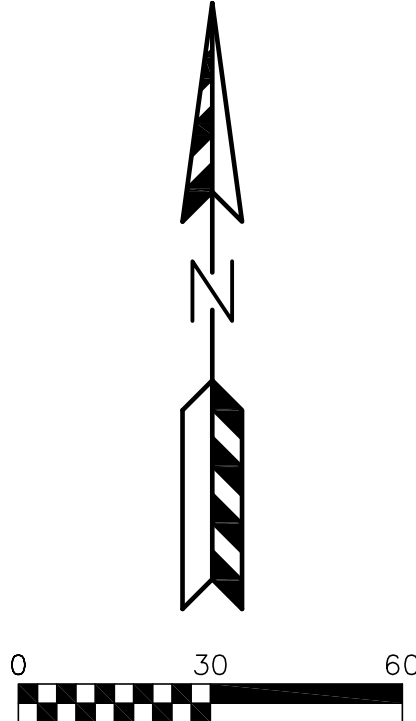


122 Wisconsin Street; West Bend, Wisconsin 53095
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STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
CB #1	5' DIA.	R-3502-B
INLET #1.1	2' X 3'	R-3502-B
INLET #1.2	2' X 3'	R-3502-B
INLET #1.3	2' X 3'	R-3502-B
CB #2	5' DIA.	R-3502-B
CB #3	5' DIA.	R-3502-B
INLET #3.1	2' X 3'	R-3502-B
INLET #3.2	2' X 3'	R-3502-B
CB #4	4' DIA.	R-1550
INLET #4.1	2' X 3'	R-3502-B
CB #5	4' DIA.	R-3502-B
CB #6	4' DIA.	R-3502-B
INLET #13	2' X 3'	R-3502-B
INLET #14	2' X 3'	R-3502-B
INLET #15	2' X 3'	R-3502-B
INLET #16	2' X 3'	R-3502-B
INLET #17	2' X 3'	R-3502-B
INLET #18	2' X 3'	R-3502-B
INLET #19	2' X 3'	R-3502-B
INLET #20.1	2' X 3'	R-3502-B
INLET #20.2	2' X 3'	R-3502-B
CB #23.1	4' DIA.	R-1550
INLET #23.2	2' X 3'	R-3502-B
INLET #23.3	2' X 3'	R-3502-B
INLET #23.4	2' X 3'	R-3502-B
INLET #23.5	2' X 3'	R-3502-B
INLET #23.6	2' X 3'	R-3502-B



UTILITY NOTES:

- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MEQUON, WISCONSIN DSPS STANDARDS, AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN THE STATE OF WISCONSIN.
- THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
- ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
- THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT IN PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR.
- THE CONTRACTOR SHALL CONTACT THE CITY OF MEQUON PRIOR TO TAPPING THE WATER MAIN.
- BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITIES CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
- SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS APPROVED BY THE CITY ENGINEER.
- WATER MAIN SHALL BE COPPER TYPE "K" PRESCRIBED IN ANSI/AWWA C900-89 SECTION A.2 FOR "COPPER WATER TUBING" AND TO ASTM, DESIGNATION B42 AND B88-99, AND CURRENT REVISIONS THERE OF UNLESS INDICATED OTHERWISE.
- ALL STORM SEWER, CONNECTING INLETS OR MANHOLES, SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
- ALL LAST PIPE SECTIONS CONNECTING END SECTIONS TO INLETS OR MANHOLES SHALL CONSIST OF REINFORCED CONCRETE PIPE AND REINFORCED CONCRETE END SECTIONS.
- CATCH BASINS AND STORM MANHOLES SHALL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MEQUON STANDARD SPECIFICATIONS OR APPROVED EQUAL. CATCH BASIN FRAME AND GRATES ARE LISTED IN THE TABLE BELOW OR APPROVED EQUAL.
- A FULL TIME INSPECTOR SHALL BE LOCATED AT THE JOB SITE DURING CONSTRUCTION OF THE SANITARY SEWERS AND LATERALS. CONTRACTORS SHALL NOTIFY THE CITY AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION.

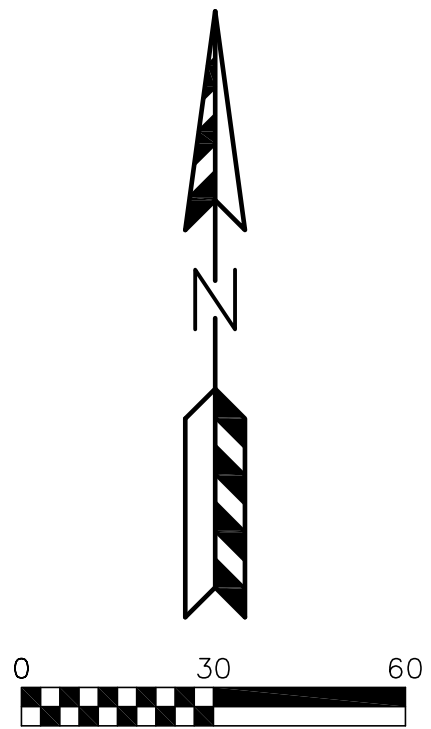
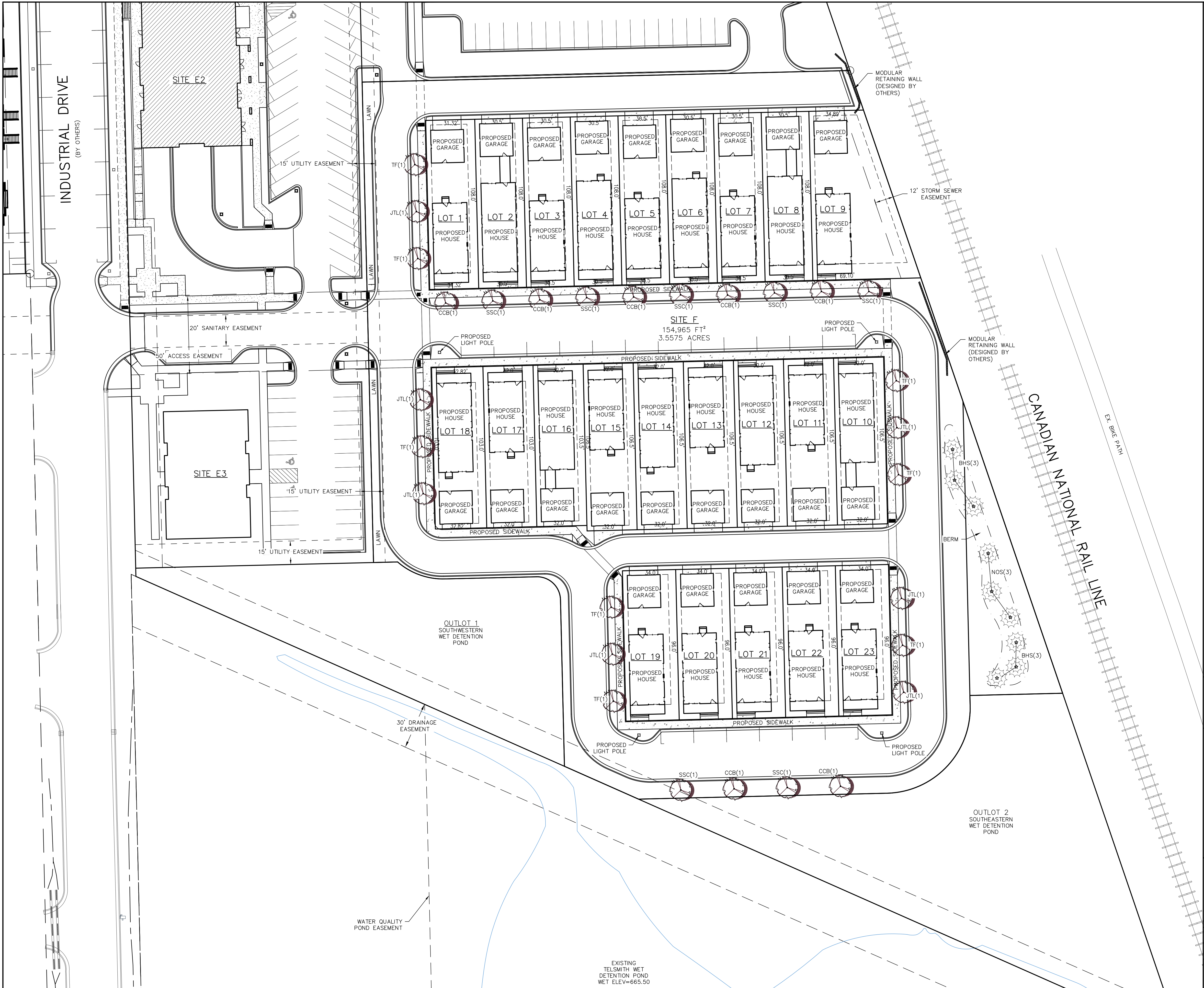
Storm Sewer for The Residence at Foxtown									
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE (in)	SLOPE (%)	LENGTH (ft)	UPSTREAM ELEVATION	DOWNSTREAM ELEVATION	RIMWC ELEVATION	INLET ELEVATION	INLET ELEVATION
Inlet #23.6	CB #23.1	10	3.00%	16	668.14	667.66	671.13		
Inlet #23.5	Inlet #23.4	10	1.00%	19	668.13	667.94	671.13		
Inlet #23.4	CB #23.1	10	1.00%	28	667.94	667.66	671.13		
Inlet #23.3	Inlet #23.2	10	0.50%	24	668.31	668.19	671.03		
Inlet #23.2	CB #23.1	10	0.50%	105	668.19	667.66	671.03		
CB #23.1	CB #23	12	1.00%	40	667.66	667.26	671.03		
Inlet #20.2	Inlet #20.1	10	0.50%	24	668.13	668.01	671.09		
Inlet #20.1	CB #20	10	1.00%	17	667.91	667.74	671.09		
Inlet #19	Inlet #17	10	3.00%	23	666.89	666.20	671.03		
Inlet #17	SW Pond	10	3.00%	20	666.10	665.50	671.03		
Inlet #16	Inlet #15	10	0.50%	32	667.82	667.66	671.13		
Inlet #15	Inlet #14	10	1.00%	122	667.56	666.34	671.28		
Inlet #14	Inlet #13	10	1.00%	32	666.24	665.92	671.28		
Inlet #13	SE Pond	10	1.00%	32	665.82	665.50	671.13		
Inlet #6	CB #5	24	0.12%	24	666.41	666.38	671.33		
CB #5	CB #4	24	0.14%	129	666.38	666.20	671.33		
Inlet #4.1	CB #4	10	1.00%	25	666.45	666.20	671.38		
CB #4	CB #3	24	0.20%	41	666.20	666.12	671.25		
Inlet #3.2	Inlet #3.1	10	3.00%	32	667.80	666.84	671.23		
Inlet #3.1	CB #3	10	3.00%	24	666.84	666.12	671.38		
CB #3	CB #2	24	0.22%	93	666.12	665.92	671.38		
CB #2	CB #1	24	0.23%	52	665.92	665.80	671.23		
Inlet #1.3	Inlet #1.2	10	2.00%	19	667.59	667.21	671.06		
Inlet #1.2	Inlet #1.1	10	3.00%	24	667.21	666.49	671.06		
Inlet #1.1	CB #1	10	3.00%	23	666.49	665.80	671.23		
CB #1	SE Pond	24	0.32%	93	665.80	665.50	671.23		

THE RESIDENCE AT FOXTOWN
UTILITY PLAN
DATED: MAY 28, 2019

C-103

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

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PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
DECIDUOUS STREET TREES				
TF	29		TURKISH FILBERT (CORYLUS COLUMA)	BB
SSC	8	1 1/2" - 2"	SPRING SNOW CRABAPPLE (MALUS)	BB
CCB	7	1 1/2" - 2"	CORNELIAN CHERRY DOGWOOD (CORNUS MAS)	BB
JTL	7	1 1/2" - 2"	JAPANESE TREE LILAC (SYRINGA RETICULATA)	BB
EVERGREEN TREES				
BHS	9	7'	BLACK HILLS SPRUCE	BB
NOS	3	7'	NORWAY SPRUCE(PICEA/ABIES)	BB

NOTES:

- 1) DECIDUOUS TREES SPECIFIED AS 3 1/2" SHALL BE AS SUCH 16" ABOVE THE ROOT BALL.
- 2) TREES 1 1/2" IN DIAMETER ARE ORNAMENTAL.
- 3) EVERGREEN TREES SHALL BE 7' TALL FROM ROOT BALL TO TOP LATERAL BRANCH.
- 4) LAWN AREAS SEEDED (MADISON PARKS SEED MIX), FERTILIZED AND MULCHED WITH STRAW

ROAD FRONTAGE = 773FT/30FT =26 TREES: TREES PROVIDED = 29

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING WITH PROPER DRAINAGE PRIOR TO SEEDING. FERTILIZER SHALL BE APPLIED ONCE AT THE RATE OF FOUR (4.1) POUNDS PER 1,000 FT². NITROGEN, NOT LESS THAN 18%; PHOSPHORIC ACID, NOT LESS THAN 12%; POTASH, NOT LESS THAN 6%.

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

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TURF PERFORMANCE CRITERIA REQUIRED BY THE CITY OF MEQUON.

GENERAL: THE TOTAL GENERAL AREA TO BE SEEDED IS 4500 YD². INTERIM TURF/EROSION CONTROL SEEDING MIX SHALL BE WIS. DOT 40 MIX @ 2 LBS/1000 FT² FINAL SEEDING SHALL BE. 50/50 SEED MIX, TURF-TYPE KENTUCKY BLUEGRASS, & PERENNIAL RYEGRASS MIX, @ 3-4 LBS/1000 FT² 2 APPLICATIONS OF SEED, ONE INITIALLY AND OVER SEEDED AS NEEDED.

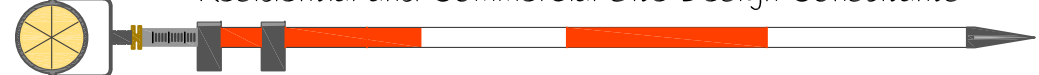
LIGHTING NOTES:

SEE DETAIL ON PAGE C-105 FOR LIGHTING FIXTURES AND INSTALLATION.

THE RESIDENCE AT FOXTOWN
LANDSCAPE PLAN
DATED: MAY 28, 2019

C-104

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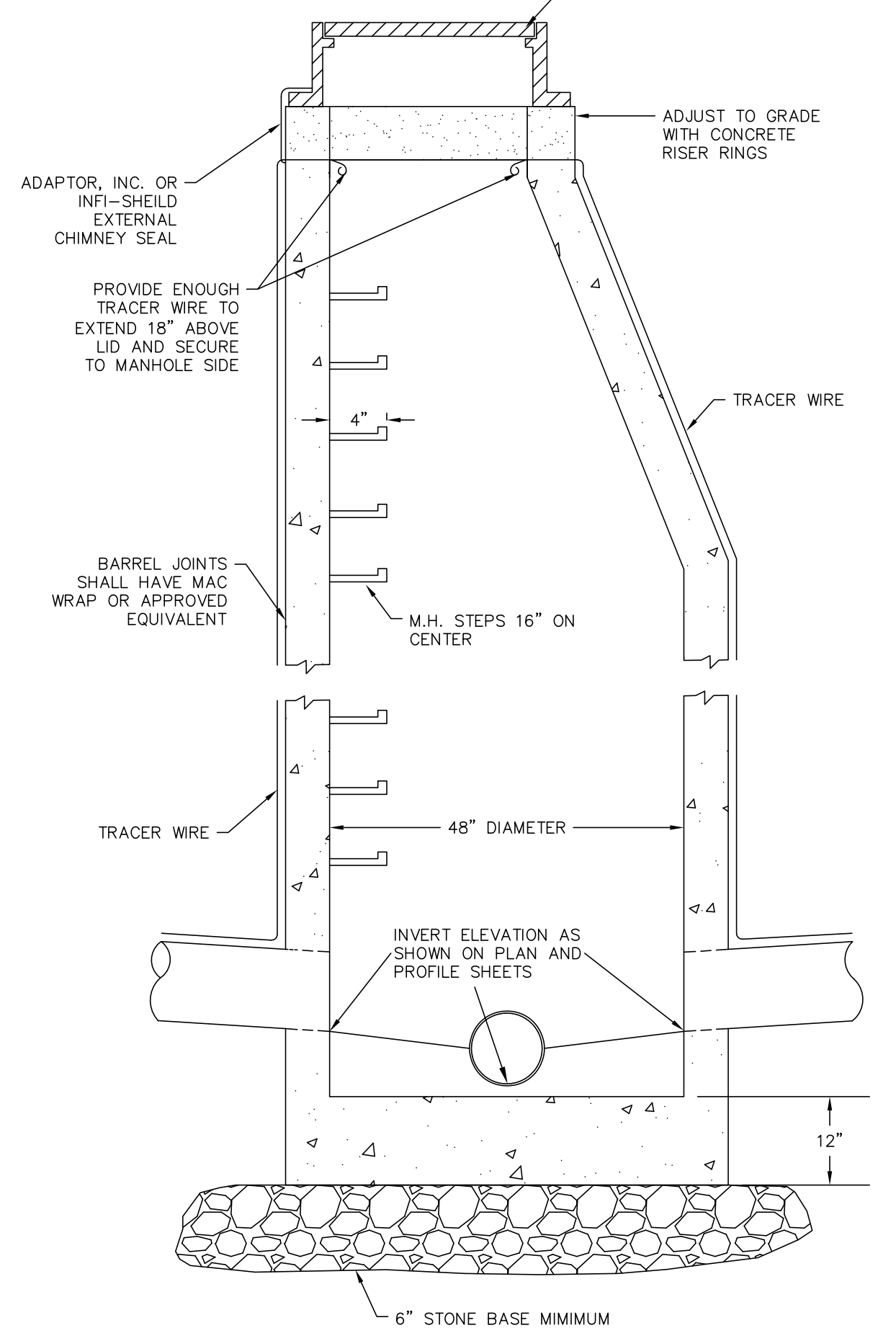
(262) 338-6641

WI 53095

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095

NOTES:

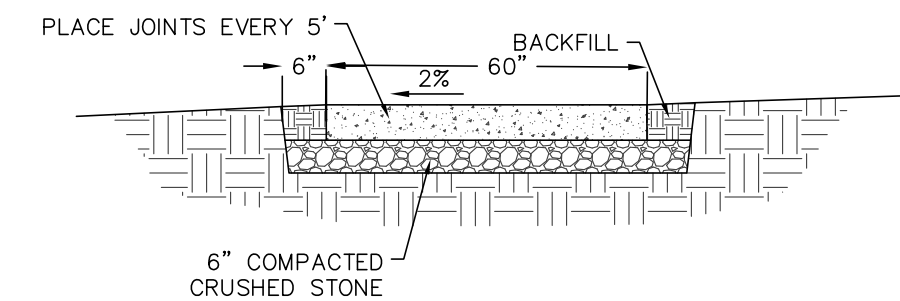
1. AFTER CURB AND GUTTER IS INSTALLED, MANHOLE CASTING AND VALVE BOXES ARE TO BE SET AT BINDER GRADE.
2. THE PAVING CONTRACTOR SHALL ADJUST THE CASTINGS TO FINISHED GRADE BEFORE PAVING SURFACE COURSE.



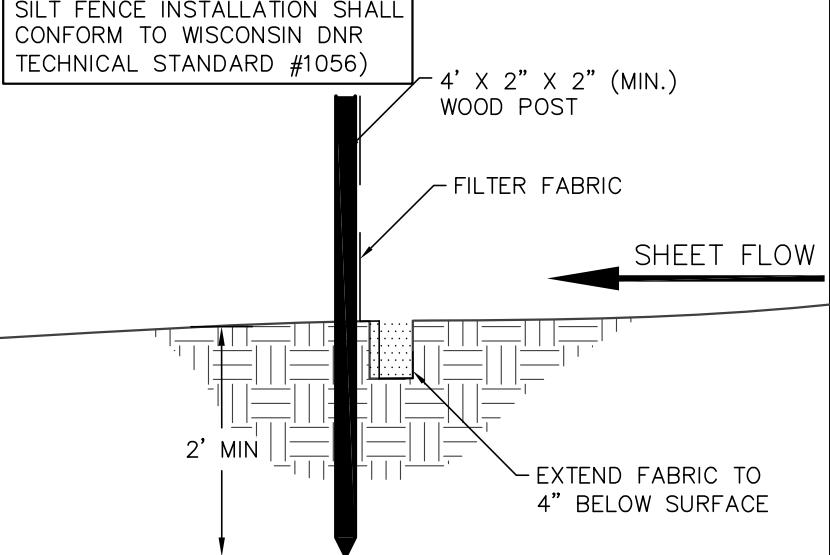
SANITARY MANHOLE DETAIL

NOTES:

1. CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 602, 710, AND 716 OF THE STATE SPECIFICATIONS.
2. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED 5 FEET WIDE AND 5 INCHES THICK AND TO THE LINE AND GRADE SHOWN ON THE PLANS UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER. CONCRETE SIDEWALKS THROUGH DRIVEWAYS SHALL BE 7 INCHES THICK THROUGHOUT THE DRIVEWAY OPENING. SIDEWALK PANELS CONTAINING A DETECTABLE WARNING FIELD SHALL BE A MINIMUM OF 7' THICK POURED CONCRETE.
3. ONE HALF INCH (1/2") THICK NON-EXTRUDING EXPANSION JOINT MATERIAL EXTENDING THE FULL DEPTH OF ANY ADJACENT CONCRETE SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER. EXPANSION JOINTS SHALL ALSO BE INSTALLED IN A UNIFORMLY SPACED MANOR WITH SPACING NOT TO EXCEED 75 FEET. EXPANSION JOINT MATERIAL SHALL ALSO BE INSTALLED AT ALL LOCATIONS WHERE THE SIDEWALK ABUTS A CURB, BUILDING, UTILITY STRUCTURE, OR ANY OTHER STRUCTURE.
4. ALL SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.

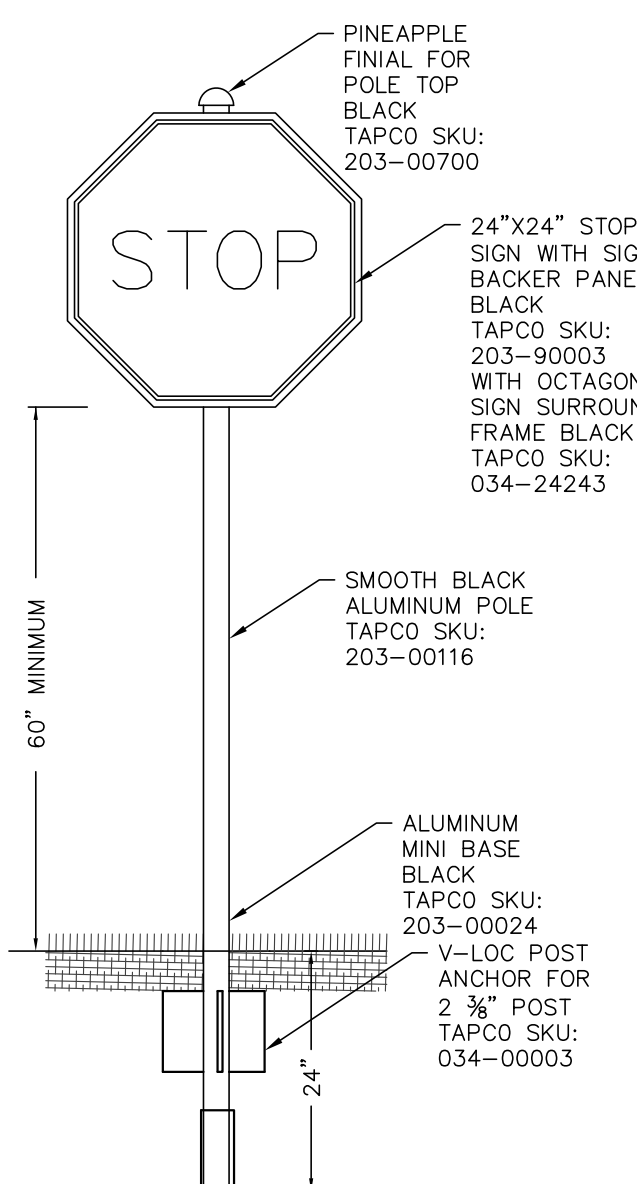


5" CONCRETE SIDEWALK DETAIL

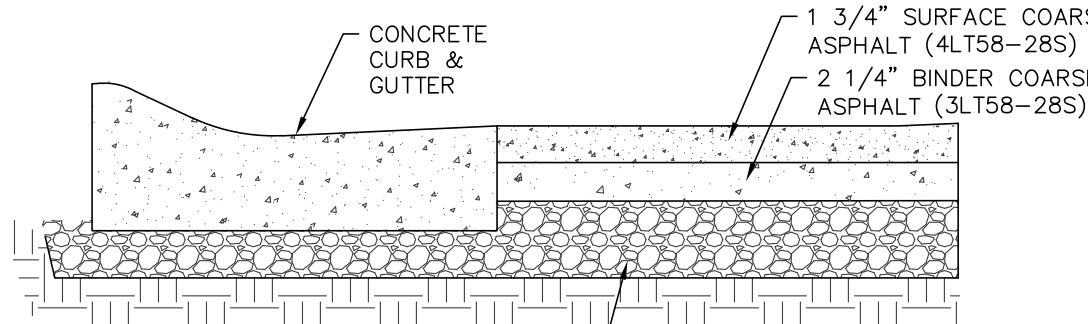


SILT FENCE CONSTRUCTION (SHEET FLOW)

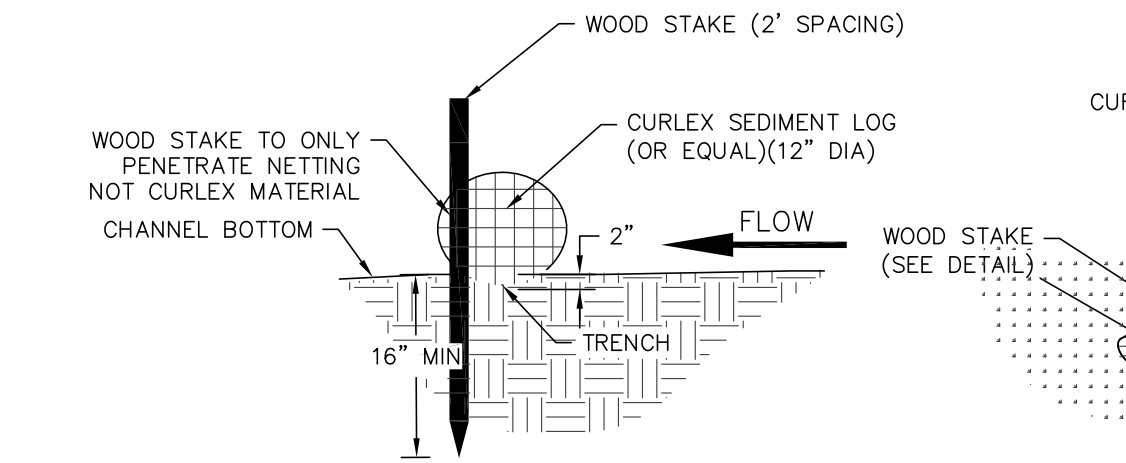
GENERAL NOTES:
- SIGN PROVIDED BY HARDWARE SUPPLIER & INSTALLED BY CONTRACTOR
- CONTRACTOR TO DRILL HOLES IN STEEL POST FOR SIGN ATTACHMENT



STOP SIGN DETAIL



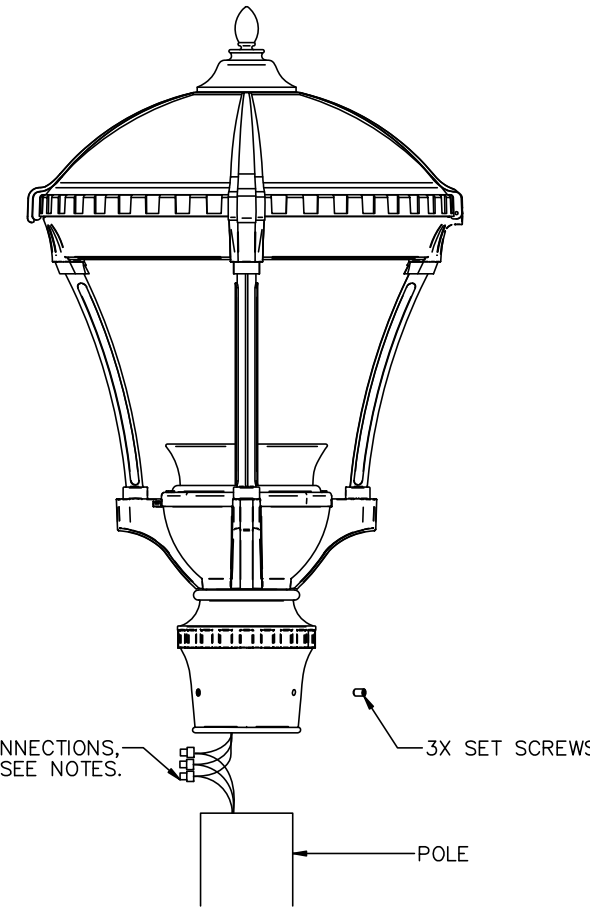
ASPHALT PAVEMENT DETAIL



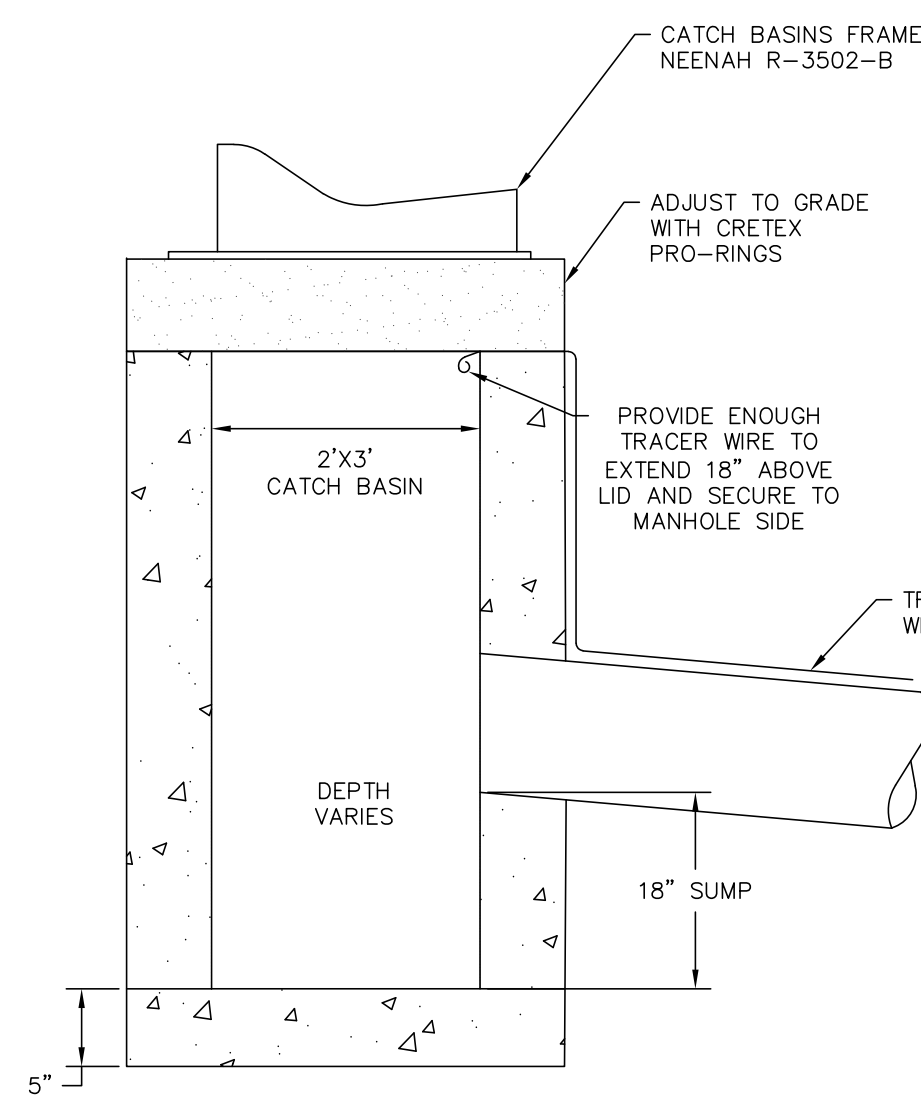
SPACING BETWEEN CURLEX SEDIMENT LOGS				
CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5

SEDIMENT LOG DETAIL

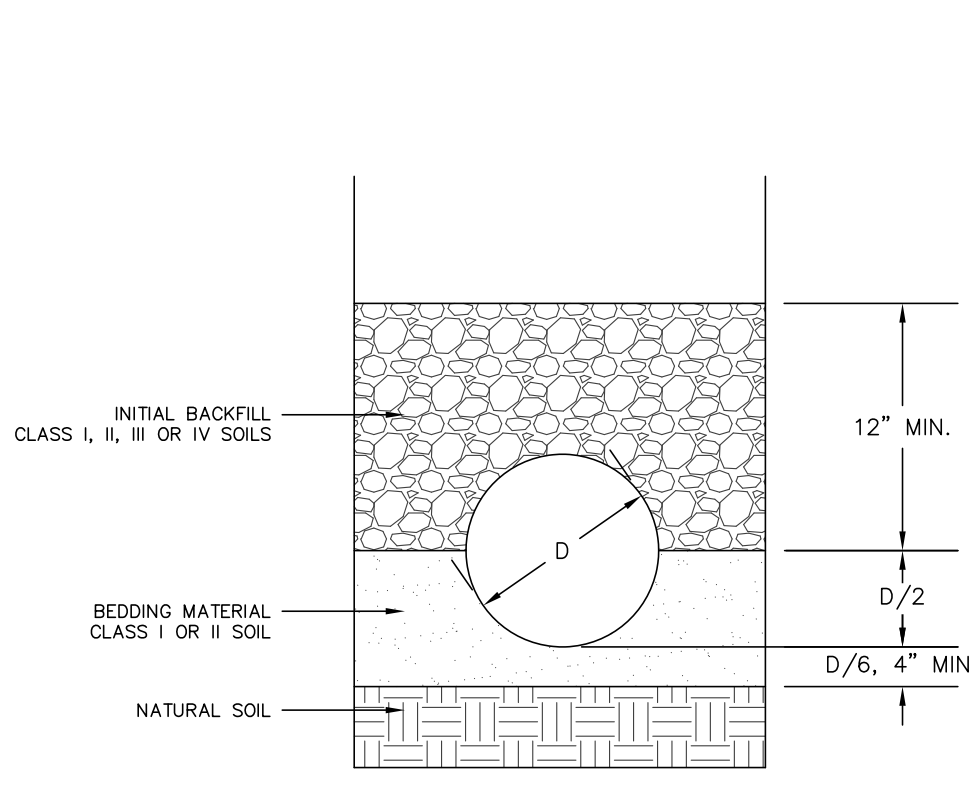
- PRODUCT NUMBER FOR ORDERING IS:
PROV-13-60LED-SIND-MAT-MTB
- INSTALLATION
1. BE SURE POWER IS OFF.
 2. MAKE WIRE CONNECTIONS FROM FIXTURE TO INCOMING POWER. WHITE TO COMMON, BLACK TO HOT, AND GREEN TO GROUND. NOTE: ASSEMBLY MUST BE GROUNDED TO THE INCOMING EQUIPMENT'S GROUND SUPPLY.
 3. PLACE FIXTURE ON TOP OF POLE AND SECURE IN PLACE WITH (3) 5/16-18 SET SCREWS.
 4. OPEN DOME AND BE SURE THERE IS NO PACKING MATERIAL IN THE TOP OF THE FIXTURE.
 5. INSTALLATION COMPLETE.



LIGHTING DETAIL

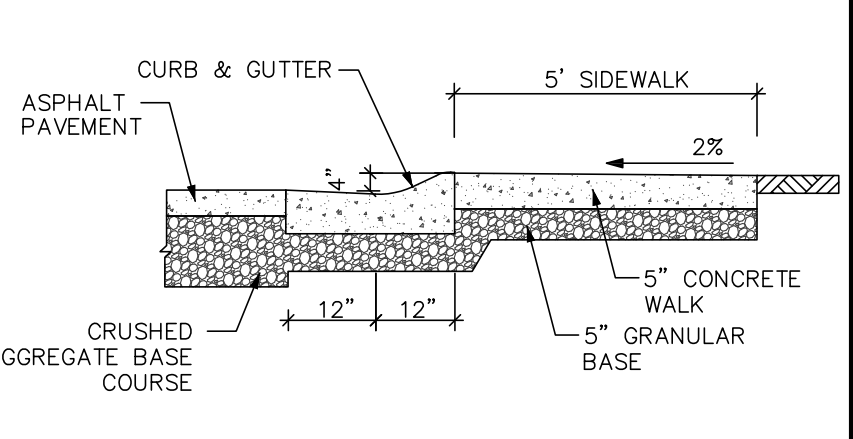


STORM CATCH BASIN DETAIL

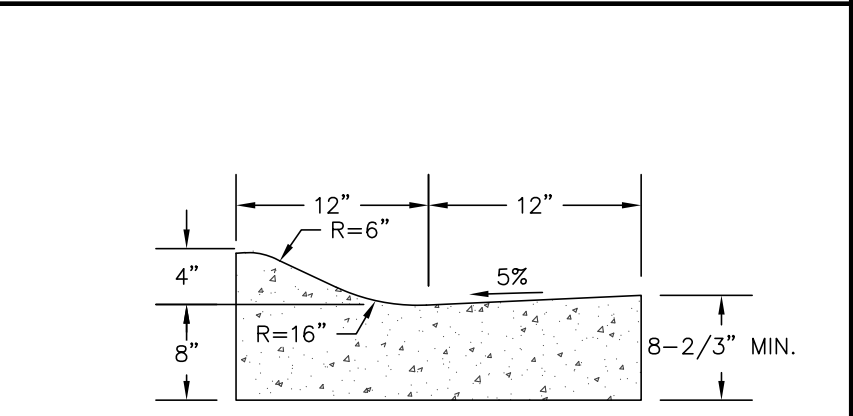


SANITARY CLASS B BEDDING DETAIL

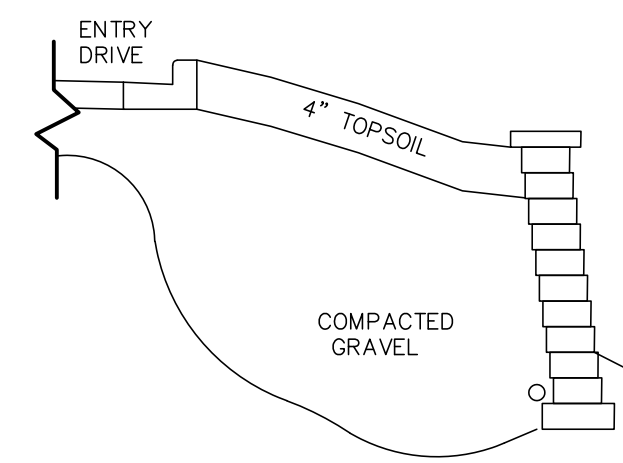
SPECIAL NOTES:
- SEGMENTAL WALL PLANS AND SECTIONS ON THIS SHEET ARE FOR BIDDING PURPOSES ONLY.
- REFER TO THE GEOTECHNICAL REPORT FOR SOILS CONDITIONS IN THE LOCATION OF THE PROPOSED WALL.
- REFER TO GRADING PLAN FOR TOP OF WALL AND BASE OF WALL ELEVATIONS.
- REFER TO WRITTEN SPECIFICATIONS FOR PERFORMANCE STANDARDS DESIRED.
- RETAIN THE SERVICES OF A REGISTERED PROFESSIONAL ENGINEER TO DEVELOP RECOMMENDATIONS AND CREATE CONSTRUCTION DRAWINGS FOR THE SEGMENTAL WALL.
- THE PROFESSIONAL ENGINEER MUST EVALUATE FINAL WALL DESIGN TO ADDRESS INTERNAL AND EXTERNAL DRAINAGE AS WELL AS LIVE AND DEAD LOADS OF THE ADJACENT DRIVEWAY AND PARKING.
- REFER TO THE WALL MANUFACTURER FOR CONDITIONS RELATED TO THE WALL MATERIAL.
- WALL CONSTRUCTION DRAWINGS SHALL BE STAMPED AND SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- COORDINATE CONSTRUCTION OF THE ENGINEERED SEGMENTAL WALL WITH OTHER TRADES.



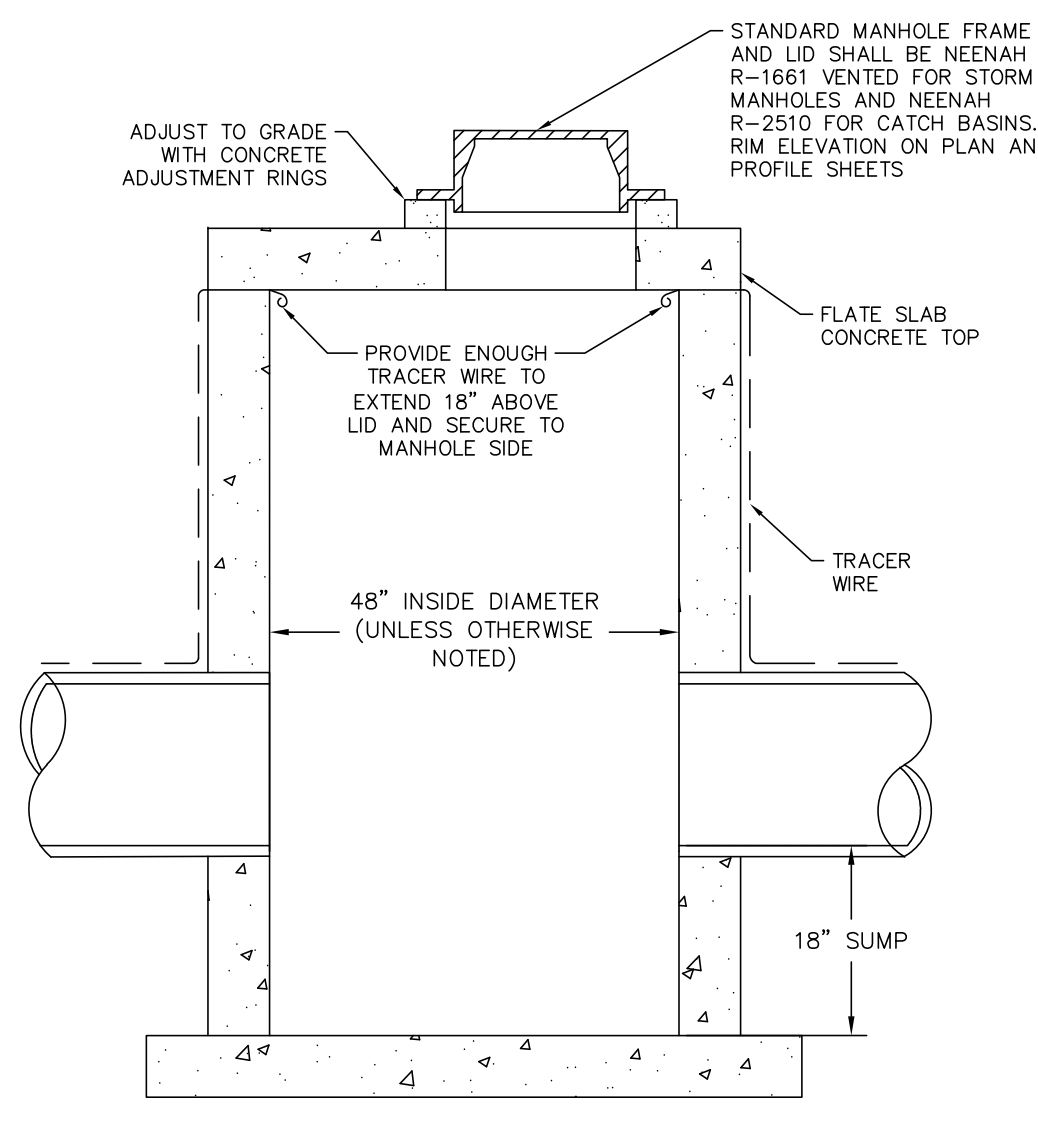
SIDEWALK WITH CURB DETAIL



TYPICAL MOUNTABLE CURB SECTION DETAIL



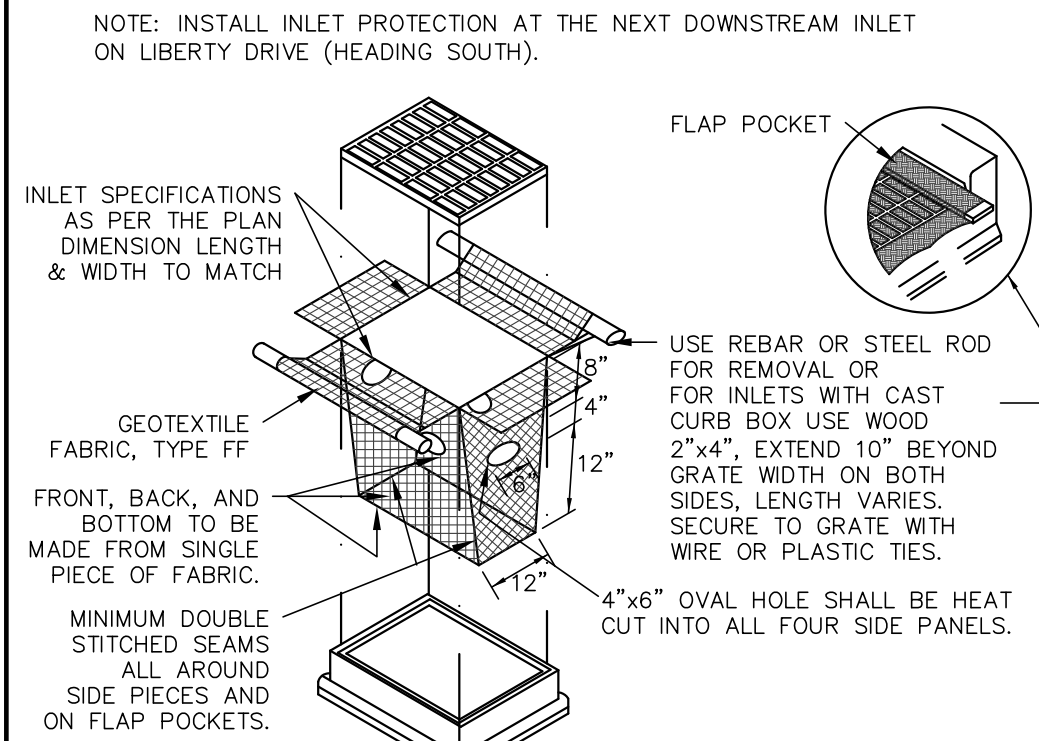
MODULAR RETAINING WALL DETAIL



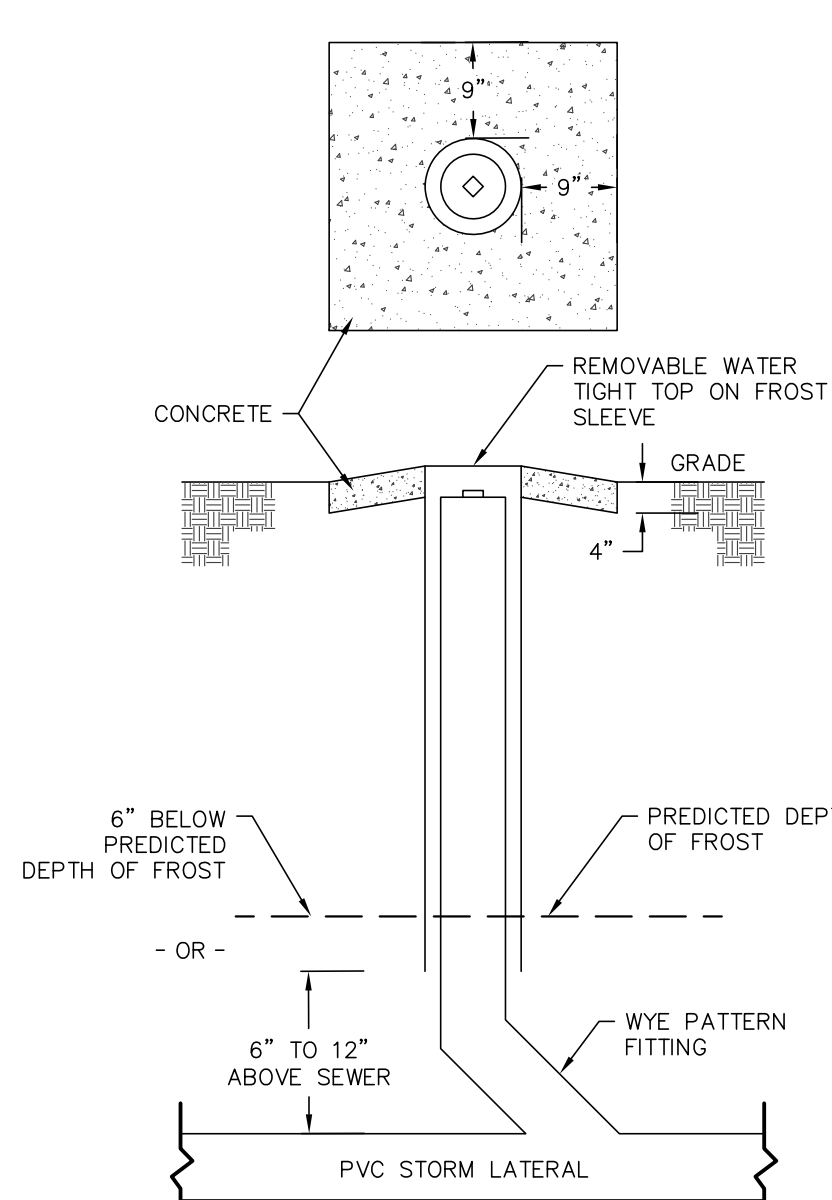
STORM MANHOLE DETAIL

UNIFORM SOIL GROUPS FOR PIPE INSTALLATION ¹		
SOIL CLASS	DEFINITION	USCS SYMBOLS
CLASS I ²	CRUSHED ROCK - 100% PASSING 1-1/2 IN. (38 MM) SIEVE - < 15% PASSING #4 SIEVE - < 25% PASSING 3/8 IN. (9.5 MM) SIEVE - < 12% PASSING #200 SIEVE	
CLASS II ²	CLEAN, COARSE GRAINED SOILS - ANY SOIL BEGINNING WITH ONE OF THESE SYMBOLS (CAN CONTAIN UP TO 12% FINES) - UNIFORM FINES SANDS (SP) WITH MORE THAN 50% PASSING A #100 SIEVE SHOULD BE TREATED AS CLASS III MATERIAL	GW, GP, SW, SP
CLASS III	COARSE GRAINED SOILS WITH FINES - ANY SOIL BEGINNING WITH ONE OF THESE SYMBOLS - SANDY OR GRAVELLY FINE GRAINED SOILS - ANY SOIL BEGINNING WITH ONE OF THESE SYMBOLS, WITH < 30% RETAINED ON A #200 SIEVE	GM, GC, SM, SC
CLASS IV	FINE-GRAINED SOILS - ANY SOIL BEGINNING WITH ONE OF THESE SYMBOLS, WITH < 30% RETAINED ON A #200 SIEVE	ML, CL
CLASS V ⁴	FINE-GRAINED SOILS, ORGANIC SOILS - HIGH COMPRESSIBILITY SILTS AND CLAYS, ORGANIC SOIL	MH, CH, OL, OH, PT

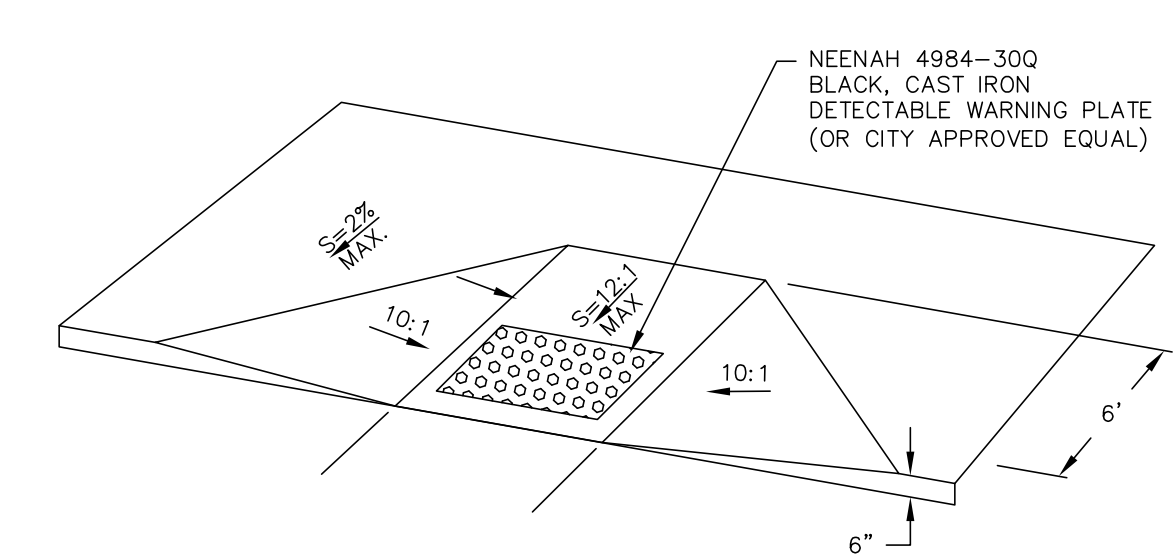
¹ SOIL CLASSIFICATION DESCRIPTIONS AND SYMBOLS ARE IN ACCORDANCE WITH ASTM D2487 AND ASTM D2488.
² FOR CLASS I, ALL PARTICULATE FACES SHALL BE FRACTURED.
³ MATERIALS SUCH AS BROKEN CORAL, SHELLS, BAG, AND RECYCLED CONCRETE (WITH LESS THAN 12% PASSING A #200 SIEVE) SHOULD BE TREATED AS CLASS II SOILS.
⁴ CLASS V SOIL IS NOT SUITABLE FOR USE AS A BEDDING OR INITIAL BACKFILL MATERIAL.



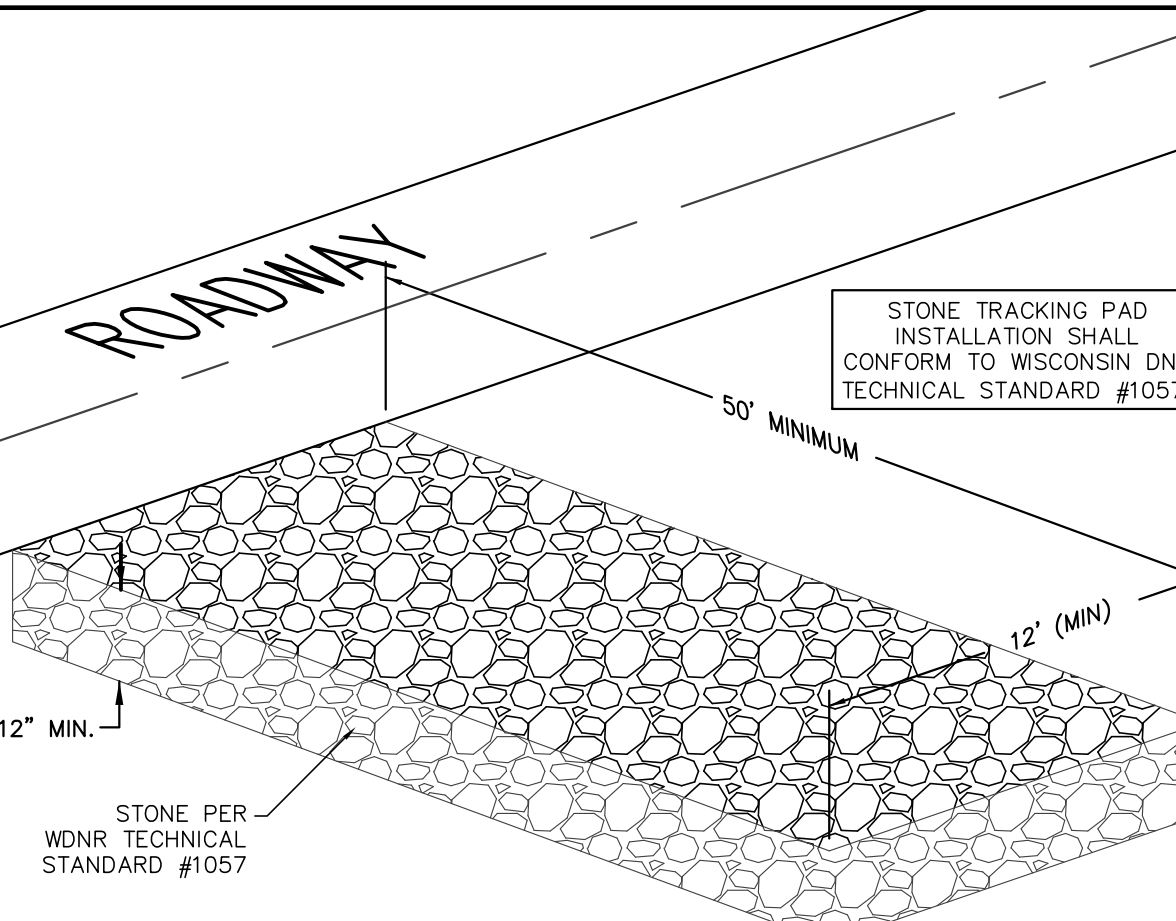
TYPE D INLET PROTECTION DETAIL



STORM CLEAN OUT DETAIL



HANDICAP RAMP DETAIL



STONE TRACKING PAD DETAIL

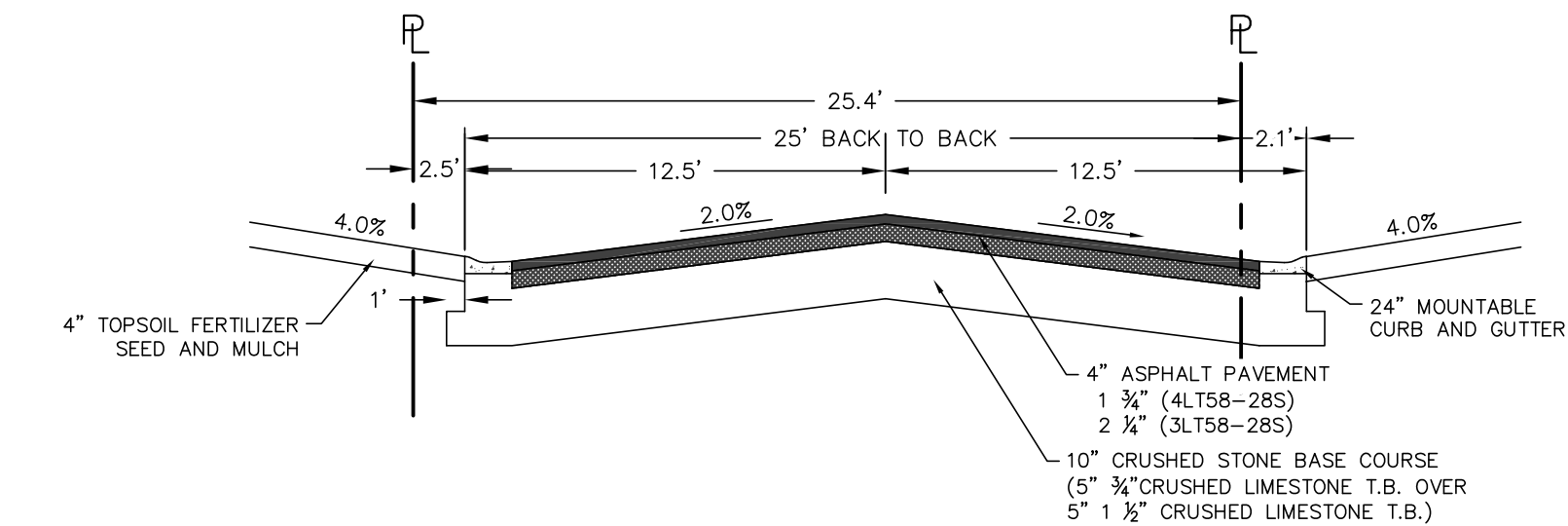
THE RESIDENCE AT FOXTOWN
CONSTRUCTION DETAILS
DATED: MAY 28, 2019

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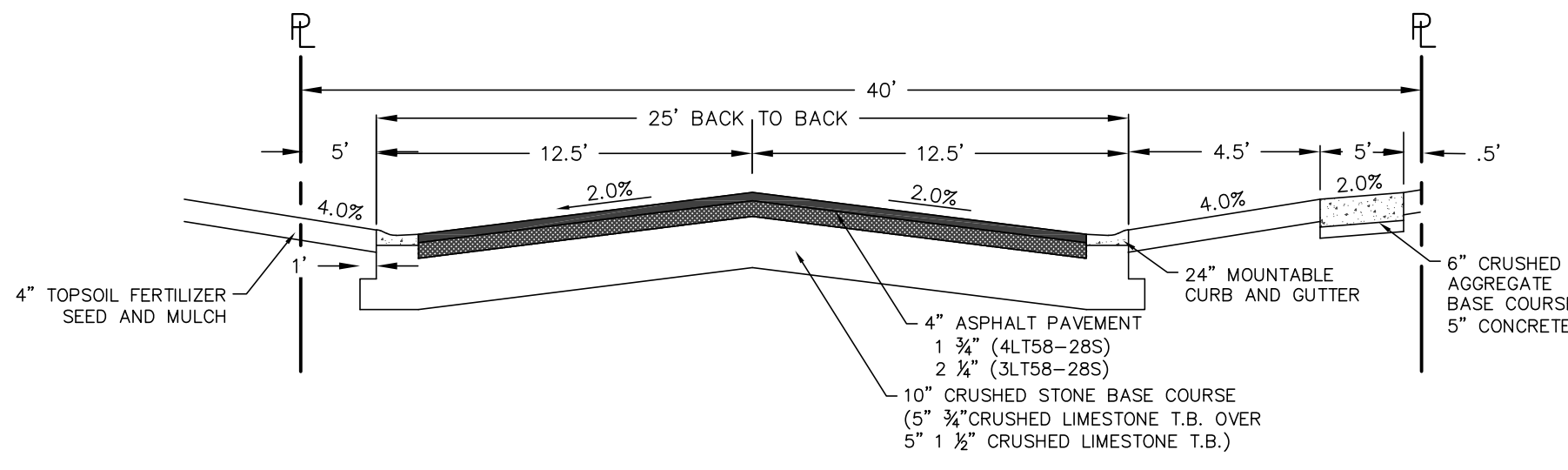
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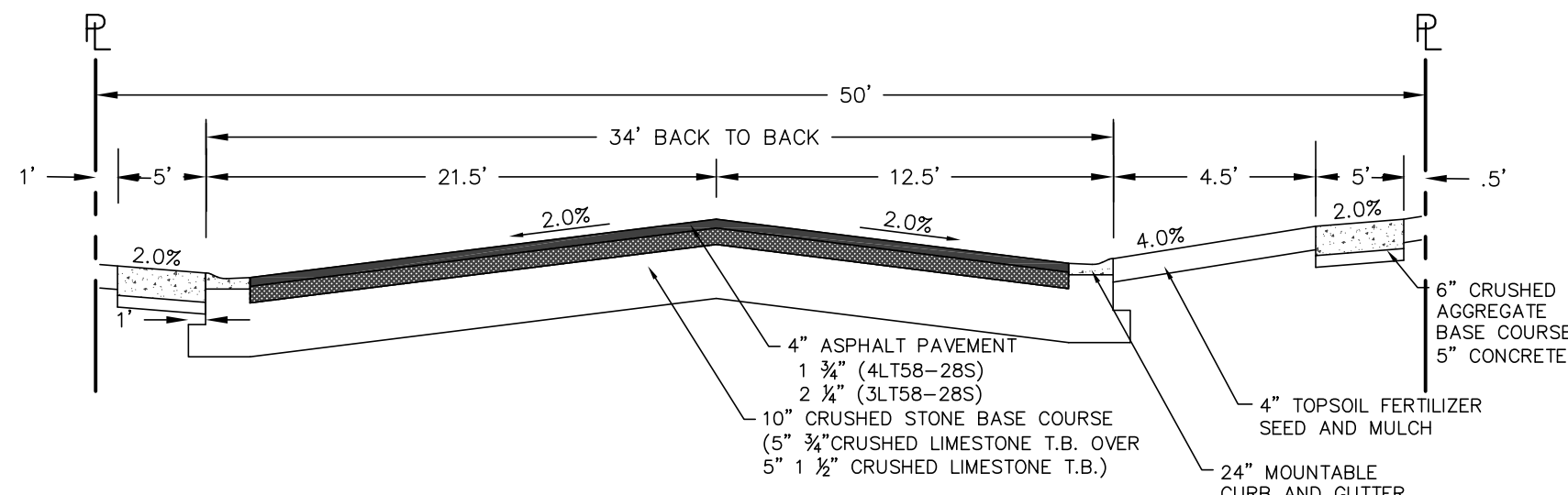
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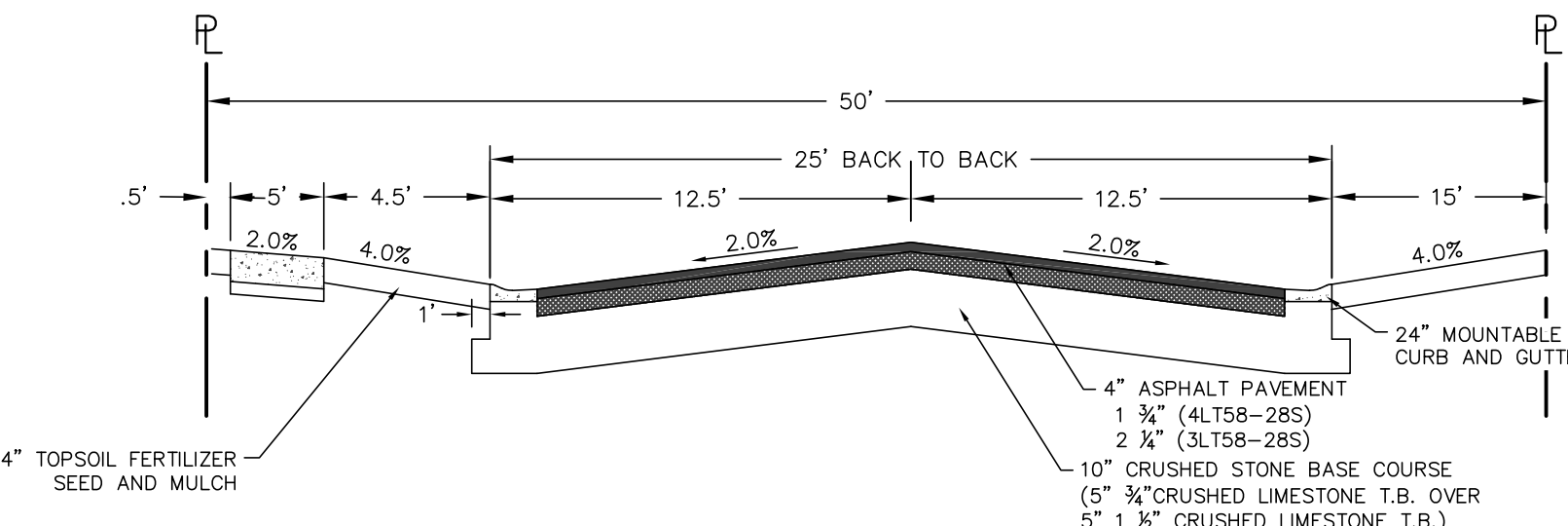
STREET CROSS-SECTION A-A



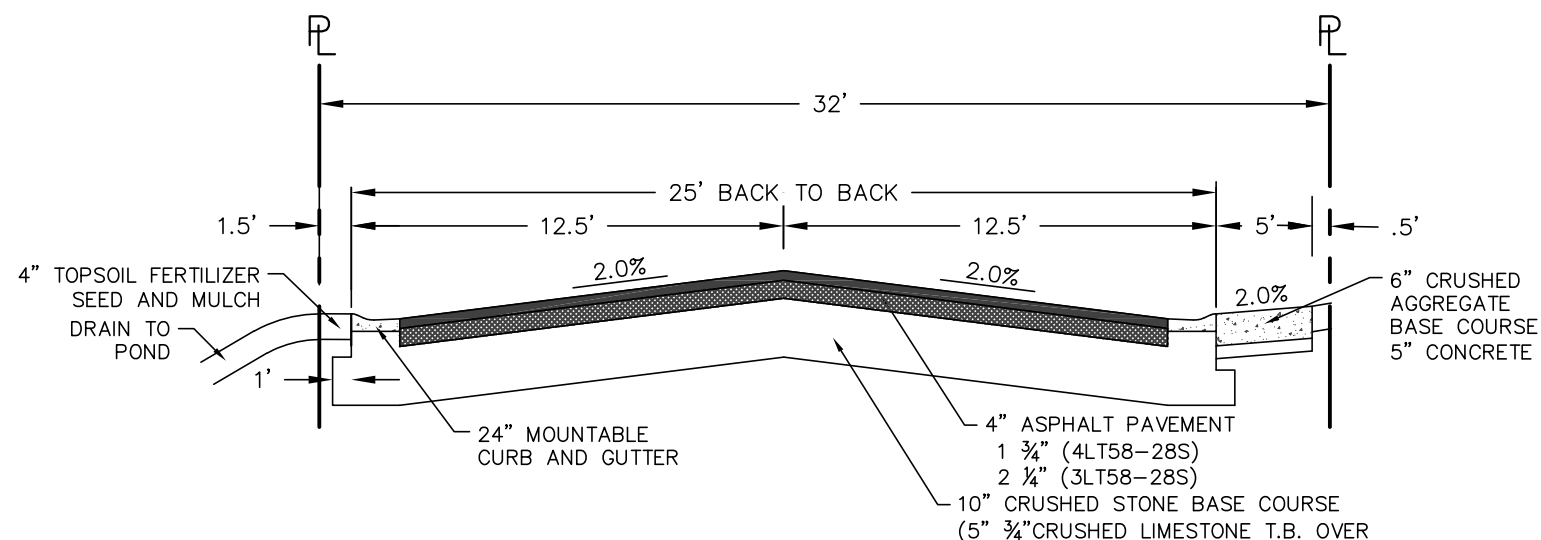
STREET CROSS-SECTION B-B



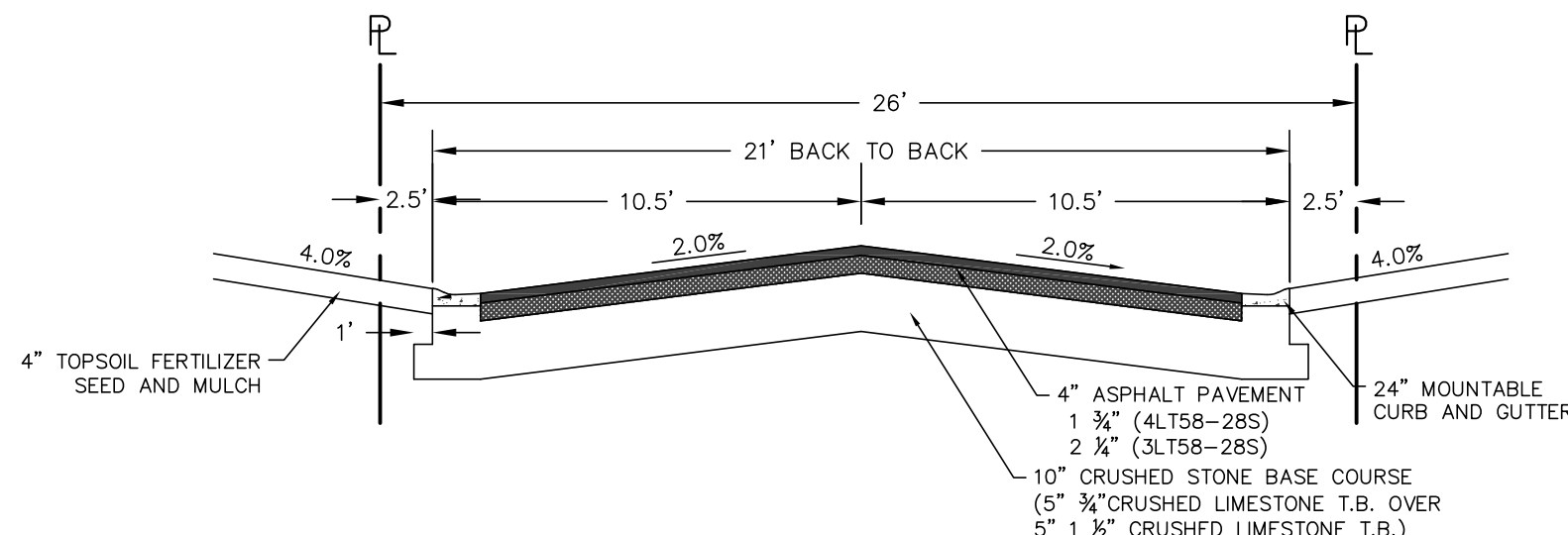
STREET CROSS-SECTION C-C



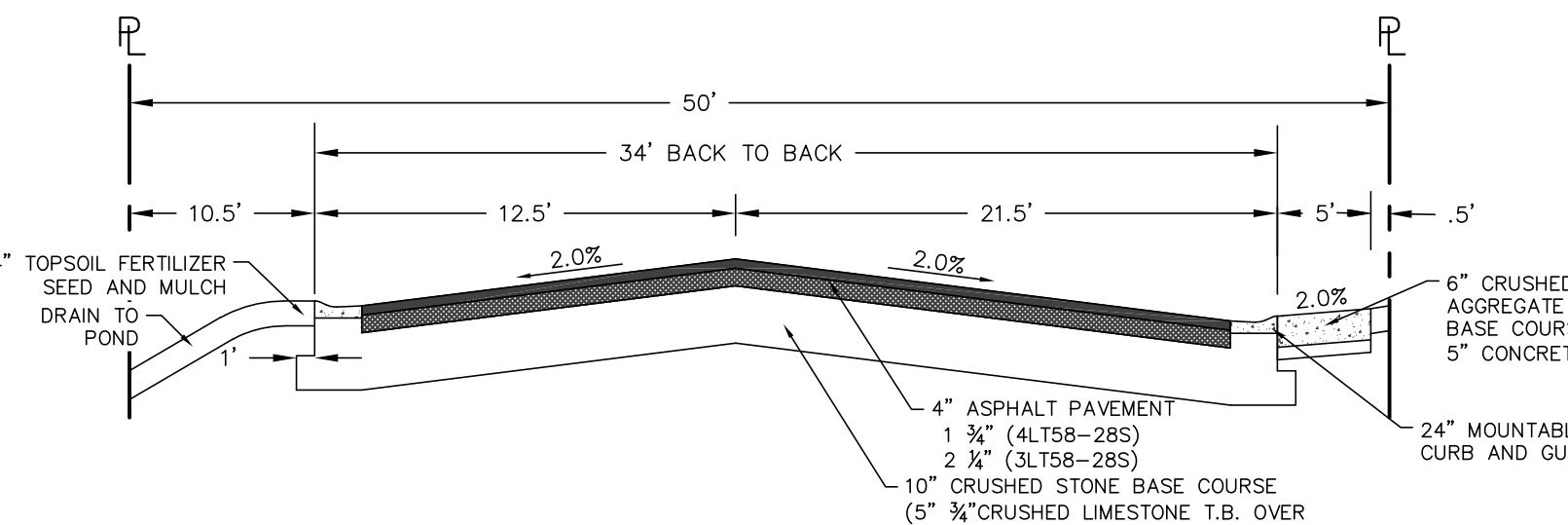
STREET CROSS-SECTION D-D



STREET CROSS-SECTION E-E



STREET CROSS-SECTION F-F



STREET CROSS-SECTION G-G

THE RESIDENCE AT FOXTOWN
STREET CROSS SECTION DETAILS
DATED: MAY 28, 2019

C-106

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CONCEPTUAL FRONT ELEVATION STREETSCAPE



CONCEPTUAL GARAGE ELEVATION STREETSCAPE

REVISIONS	

FOXTOWN STREETSCAPE

Lakeside Development Company
The finest in architecture & construction management
1500 W. Market Street Mequon, Wisconsin 53092
Tel: (262) 241-2300 Fax (262) 241-2310
www.lakesidedevelopment.com

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DATE:	MAY 9, 2019
JOB:	1621
DRAWN BY:	MAN
CHECKED BY:	TAR
CONCEPT	

STREETSCAPE

DEVELOPMENT AGREEMENT

The Residence at Foxtown

Articles of agreement made and entered into this ____ day of _____, 2019, by and between _____, hereinafter called the Developer, and the City of Mequon, a municipal corporation of Ozaukee County, Wisconsin, hereinafter called the City.

WITNESSETH:

WHEREAS, the Developer desires to improve and develop certain lands located in:

See Exhibit A

And as described on attached Exhibit A (the "Development"), and for that purpose requires the installation of certain public improvements; and

WHEREAS, the City Engineer's report, attached hereto as Exhibit B, identifying the public improvements and other terms and conditions necessary to this Development (the "Improvements"), and

WHEREAS, Section 236.13(2) of the Wisconsin Statutes and Sections 58-634(c) and 58-637 of the Mequon Code of Ordinances provide that as a condition of approval, the City shall require that the Developer make and install or have made and installed, any improvements reasonably necessary; and

WHEREAS, the Public Works schedule and budget of the City does not include installation of the said improvements for the said Development, and normally there would be a considerable delay in the installation of said improvements unless the instant agreement were entered into; and

WHEREAS, the City believes that the orderly, planned development of said lands will best promote the health, safety and general welfare of the community.

NOW, THEREFORE, in consideration of the payment of One Dollar (\$1.00) and other good and valuable consideration to each in hand paid by the other, receipt of which is hereby acknowledged, and in consideration of the various approvals granted by the City, and in obedience to the conditions imposed upon said approvals, and the mutual covenants herein contained, the parties agree:

1. The area to be improved shall consist of that area designated in Exhibit A in the proposed development plan granted preliminary plat approval by the Planning Commission.
2. Preliminary plat approval was granted by the Planning Commission on _____.
3. The Improvements shall be as described on Exhibit B.
4. The Developer will, at its expense, have plans and specifications prepared for the aforesaid Improvements and such plans and specifications shall be submitted to the City Engineer for approval. The plans and specifications to be submitted are indicated in Exhibit B.
5. The Developer will contract for and have constructed, at its expense, all of the Improvements. The City, as a condition of final certification by the City Engineer, and approval and acceptance of dedication of the Improvements by the City, will require that copies of lien waivers from all contractors and/or material suppliers performing work or supplying materials for the installation of the Improvements be filed with the City.

6. The Developer will pay for all reasonable costs incurred by the City, or its consultant in the review of the engineering plans, landscaping plans, inspection of the construction and/or installation of the Improvements, installation of street signs, review of record drawings for City files, and any other costs that may be incurred by the City in the installation of the Improvements for this Development. The Developer will pay the costs above enumerated within thirty (30) days after being billed by the City. Billing will be made periodically and/or monthly as the improvements are completed and as costs are incurred. Full cost will include labor, equipment, materials, engineering, inspection and overhead costs incidental to said work. Past due amounts on invoices generated by the City are subject to a one and one-half (1.5) percent per month charge, computed from the date of the original invoice.
7. All dedicated Improvements shall be warranted against defects due to faulty materials or workmanship which appear within one (1) year from the date of acceptance of dedication by the City, and Developer shall assign to the City applicable contractor warranties for the Improvements. If any defect should appear during this warranty period, the City shall first seek to enforce any applicable contractor warranty; however, Developer hereby guarantees the Improvements and shall indemnify the City to the extent of any default or failure of any contractor to honor the warranty. Each repair or replacement performed pursuant to this paragraph shall be guaranteed for one (1) year from the completion thereof.
8. Upon verification by the City Engineer that all of the Improvements have been satisfactorily constructed, installed or escrowed in accordance with City of Mequon Zoning Code, inspected and found to be in compliance with City requirements and with the following conditions as described below, and that all other requirements of this agreement have been complied with, Final Plat approval will be granted by the Common Council.
 - A. The City Engineer shall only recommend Final Plat approval to the Planning Commission and Common Council upon certification that:
 - i. All of the Improvements have been satisfactorily constructed or installed, completed and approved.
 - ii. In the event that installation of the final asphalt surface course, street trees, open space landscaping and/or minimal site restoration as contemplated in Developer's plans approved by the City cannot be completed due to weather conditions at the time in which Developer wishes to obtain Final Plat approval, the City may, in its sole discretion, accept from Developer a Letter of credit in form approved by the City Attorney and in an amount determined by the City Engineer to provide appropriate security to ensure installation is completed within 14 months from Final Plat approval.
 - B. The Department of Community Development shall schedule Final Plat recommendation before the Planning Commission and Common Council only upon certification by the City Engineer that all the improvements have been constructed, installed and approved.
9. The following special provisions shall apply:
 - A. Easements are to be provided with the plat for the use of WE Energies, phone, Cable T.V. and other utilities for provision of services to the Residential Development. The Developer shall provide proof of payment in full for installation of the utilities prior to Final Plat approval.
 - B. Underground utility installations shall be made without any street pavement removal, unless otherwise specifically approved by the City Engineer.
 - C. A building permit may be issued for 2 principal structures prior to the Final Plat being approved and recorded. The building permit for the model home shall not be issued until the binder course is installed. The Developer agrees and understands that the transfer of title to

any lot/residence in this development may not occur until after final certification by the City Engineer that the terms of this agreement have been complied with and the final subdivision plat is approved and recorded.

- D. Subject to ¶5 above, the title to the sanitary sewer system, water main, and all other Improvements and the land on which they stand, unless located within a dedicated public easement, shall be dedicated and given in fee simple by the Developer to the City upon recording the Final Plat, as provided by State Statutes, and without recourse, and free and clear of all encumbrances and with access provided from a dedicated street, where necessary. Title to the fire protection and water supply facilities shall be given to the City of Mequon.
 - E. The Improvements shall be constructed in strict accordance with the requirements of the City and the City Engineer or his/her authorized representative, or as directed by said City Engineer; and shall be under and subject to constant inspection by the City Engineer or representative.
 - F. The Developer agrees that it shall be fully responsible for the Improvements for the Development and appurtenances thereto during the period of the construction of the Improvements, and until certification by the City Engineer, approval of the Improvements, and acceptance of dedication by the City, any damage as may occur to these facilities during this period shall be replaced or repaired by the Developer.
 - G. Excess topsoil shall only be removed from the Development by means of end-loading (no screening allowed on site) and trucking from the site. The Developer shall not disrupt topsoil where it is unnecessary, and the final arbiter of necessity shall be the City.
 - H. The covenants, conditions and restrictions recorded against the property described on Exhibit A shall prohibit future property owners from removing any berms, landscaping or amenities installed on this Development as a condition of landscaping, open space, grading or drainage plans, and from placement of landscape features, berms or plantings which disrupt flow of run-off in drainage ways or courses approved as a condition of the grading and drainage plans, without express written consent from the City Engineer and by action of the Planning Commission.
 - I. The Developer, its successors and assigns along with individual future lot owners are hereby notified that "impact" fees will be assessed by the City against the Developer and/or lot owners, pursuant to the requirements of Sections 58-138 et seq. of the Mequon Code of Ordinances, which payment is due prior to obtaining a building permit. The parties understand and acknowledge at this time that the City retains full right and authority to amend and modify its impact fee ordinance, the methodology by which impact fees are calculated or the numerical component values of the impact fee calculation in the future, such that the resultant impact fee amounts in effect from time to time may differ from the impact fee assessment which is currently in effect as of the date of this agreement, and that such modifications and amendments are not susceptible of determination at this time.
- 10. The Developer shall not be released or discharged from the obligations assumed under this agreement until final inspection and verification of all the Improvements has been made by the City Engineer in writing, and the Improvements have been approved and their dedication accepted by the City.
 - 11. The Developer hereby agrees that the costs and value of said improvements will become an integral value of the abutting lots and that no future lot assessment will be made on behalf of the Developer.
 - 12. Provisions of this agreement which may specify design criteria for the construction of required improvements are subject to change by the City Engineer, upon written notice to Developer and based on changes in applicable codes or regulations, for the purpose of reflecting the most up-to-date design

standards for required improvements. The design standards in effect at the preliminary approval shall apply to all improvements for a period of two years.

13. Developer shall indemnify, defend, and hold the City and its officers harmless from, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultants, and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the City by, under, pursuant to, or in connection with the Subdivision Plat or this Agreement including, but not limited to street rights of way, of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of dedication of all Improvements. Without limiting the generality of the foregoing, the indemnification by Developer shall include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air or any other receptor. The City agrees that it will immediately notify Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in or on the real property. The City also agrees that following notification to Developer that contamination may exist, the City shall make all reasonable accommodations to allow Developer to examine the real property and conduct such clean-up operations as may be required by appropriate local, state, or federal agencies to comply with applicable laws.
14. Execution of this agreement shall be accepted by the City as adequate provision for improvements within the meaning of Section 236.13(2) of the Wisconsin Statutes.
15. This agreement shall be binding upon the heirs, successors, executors and assigns of the parties hereto.
16. If the final plat conforms substantially to the preliminary plat as approved, including any conditions of that approval and to local plans and ordinances adopted as authorized by law, it is entitled to approval. If the final plat is not submitted within 24 months of satisfaction of the last required condition of approval of the preliminary plat, any approving authority may refuse to approve the final plat. The final plat may, if permitted by the approving authority, constitute only that portion of the approved preliminary plat, which the Developer proposes to record at that time. The Preliminary Plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the Final Plat which will be subject to further consideration by the Planning Commission at the time of its submission.
17. It is understood that this Development Agreement may need to be amended to cover changes to the standards regarding landscaping, stewardship plans, stormwater management, grading and/or other plans.
18. In accordance with section 58-635(3)(e), if the Developer fails to commence construction within two (2) years of development agreement approval, then the development agreement shall become null and void.

CITY OF MEQUON**OWNER**

The Residence at Foxtown

By _____
John Wirth, Mayor

By: _____

By: _____

By _____
Caroline Fochs, City ClerkSTATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2019, the above named Mayor and City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

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

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

Personally came before me, this ____ day of _____, 2019, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Waukesha County, Wisconsin
My Commission (expires) (is) _____

Approved by: _____
City Attorney

Attachment: Packet (4144 : Lakeside Development for Residence at Foxtown)

EXHIBIT A
DEVELOPMENT AGREEMENT

The Residence at Foxtown

DESCRIPTION OF AREA INCORPORATED IN THE SAID DEVELOPMENT:

Attachment: Packet (4144 : Lakeside Development for Residence at Foxtown)

EXHIBIT B
CITY OF MEQUON
WISCONSIN
* * * * *

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TERMS AND CONDITIONS INCORPORATED INTO DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF MEQUON AND THE RESIDENCE AT FOXTOWN

The proposed development plans granted concept approval and preliminary plat approval by the Planning Commission have been reviewed by the Engineering Division and this report is hereby submitted in accordance with the procedural requirements established by the Common Council.

Notwithstanding anything herein to the contrary, the parties acknowledge that the Developer intends to complete the improvements necessary to provide access prior to construction of principal structures, and other improvements may be constructed and obligations may be performed by Developer, as indicated below, by requiring its lot purchasers to so perform in the lot purchasers' contracts or declaration of restrictions.

The following public works improvements and conditions are necessary:

1. Sanitary Sewer System

- a. Installation of a sanitary sewer system designed to meet the ultimate needs of this development, in accordance with the City's sanitary sewer system plan. Installation of one sewer lateral from the sanitary sewer main to the limits of the sanitary sewer utility easement or, road right-of-way.
- b. Sanitary sewer plans/profile shall conform to the City's Standard Specifications for Land Development, Standard Specifications for Sewer and Water Construction in Wisconsin and additional requirements of the Milwaukee Metropolitan Sewerage District (MMSD) shall apply.
- c. The City shall approve all sanitary sewer lateral locations.
- d. Connection to the existing sanitary sewer shall be done in accordance with the City's specifications.
- e. The lateral locations shall not deviate from the approved plan unless approved by the City.
- f. The public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.

2. Water Supply System

- a. Installation of a water supply and distribution system for the proposed Development with mains, hydrants, valves and laterals for each building. The plans, specifications and installation shall be in accordance with the City Standard Specifications for Land Development, latest edition.
- b. The City shall review and approve all water main plans to be installed in a City road right-of-way or easement.

- c. Connection to the City of Mequon water system shall be in accordance with the City of Mequon Standard Specifications for Land Development, latest edition and be subject to a Water Services Agreement.
- d. The City will determine the lateral locations to avoid removal of any specimen trees; the City shall approve all lateral locations.
- e. The public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.
- f. Easements shall be provided to adjacent single family lots for access for potential future connection.
- g. The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2500 gpm, which may require 12" pipe for the dead end main.
- h. Dead end mains must be terminated with a public hydrant and phasing plans and construction to be approved through a Water Services Agreement.

3. Fire Protection Water Supply

- a. The water for fire protection will be supplied to the Development water system through the City of Mequon Water System.
- b. All fire hydrant locations shall be approved by the City's Fire Chief.

4. Grading and Drainage Plan

- a. The Developer shall submit a master site grading plan. The Developer shall grade the site in conformance with the approved grading and drainage plan. The future owners/builders who construct the principal building shall be responsible for siting the principal building, rough and fine grading the building pad to comply with the master grading plan.
- b. The Master Grading/Drainage/Storm Sewer and Erosion Control Plans shall comply with the requirements of the City's Standard Specifications for Land Development, latest edition.
- c. Grading and drainage plan showing 2' contours for both existing and proposed grades, City approved building pad grades, culverts or storm sewers. Cross-section and profiles of all drainage ways and erosion protection as required, must be indicated on the plans and detailed.
- d. Site grading plan showing only minimum setback and offset dimensions, and City approved building grades.
- e. Erosion Control Plan for land disturbing activities showing existing contours at least 200' into adjacent parcels. This plan will show location and dimension of all construction site management measures to control erosion and sedimentation.
- f. Rough grade as necessary to establish lot grades in accordance with future building grades, top-soiling, seeding and mulching as required, to all exposed ground surfaces to prevent erosion.
- g. The grading plan shall include minimum elevations for proposed top of principal building foundation wall based on proposed building envelopes shown on the approved specimen tree plan and City approved finished yard grades.
- h. Grading and filling shall be kept to a minimum, including in individual building envelopes.

- i. The Developer is responsible for top-soiling, seeding and mulching, as required to all exposed ground surfaces to prevent erosion, including disturbance by utility contractors.
- j. Wetland fill requires the approval of the WNDR.

5. Storm Drainage System

- a. Drainage System Plan showing all tributary areas to the proposed subdivision drainage system and downstream analysis. Included on the system plan should be all proposed and existing drainage structures in the drainage system area.
- b. Drainage easements must be shown by dimension and detailed cross-section.
- c. Installation and construction of a complete storm drainage system, including culverts, storm sewer, and open ditches as required to adequately drain the surface water from and through the Development. Erosion protection and minimum velocity design shall be provided for in the storm drainage system design. All areas adjacent to existing and proposed roadways shall be restored to conform with the approved roadway cross-section.
- d. The storm water facilities shall be installed before the impervious surface.
- e. Additional considerations will be required on all ditch slopes exceeding five percent (5%). All roadside ditches or drainage easements shall have a minimum one percent (1%) slope. Areas less than one percent (1%) will require further analysis.
- f. The Development will be required to provide on-site stormwater detention and demonstrate to the City Engineer that the Development shall comply with the City's stormwater ordinance and MMSD Chapter 13 rules and regulations.
- g. The Developer shall submit hydrologic calculations for the 2, 10 and 100 year development conditions.
- h. The Developer shall provide hydraulic calculations showing pond discharge rates under proposed conditions. Under proposed conditions, the stormwater management must demonstrate that the 2, 10 and 100 year discharge rate will be less than pre-settlement conditions.
- i. All sump pump discharge pipes shall discharge to a roadside ditch, storm sewer or other location approved by the City. For roadways with an urban section a sump pump collection system shall be required in accordance with the City's Standard Specifications for Land development, latest edition.
- j. Submittal, at the time of architectural review and approval, of a sump pump discharge and roof drainage plan in accordance with Storm Water Management Plan approved by the City Engineer.
- k. If the storm sewer design includes underground piping, a set of utility plans showing all plan and profile views of sanitary water and storm sewer shall be used and kept current during all phases of construction.
- l. Stormwater Best Management Practices Maintenance Agreement:

The Developer shall design and construct storm water facilities, including detention and/or retention pond(s), in accordance with the approved storm water drainage plan such that they are adequate to accommodate expected surface water flow within and through the

Development, in accordance with applicable City ordinances, Chapter 13 of the Milwaukee Metropolitan Sewerage District rules, and the regulations of WDNR, as may be applicable. Thereafter, it shall be the responsibility of the Developer and/or its successors and assigns, as provided below, that such storm water facilities shall be maintained to meet or exceed the standards to which they were constructed, such that in the future, they continue to accommodate the maximum potential volumes of flow through and within the development, and meet applicable performance standards for storage and release.

Accordingly, the following requirements are applicable to this Development and conditions of approval of the preliminary plat and the development agreement, pertaining to detention basin/pond maintenance.

- i. All stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be maintained and cared for by the Developer and subsequently, at such time as the Developer passes control of the stormwater elements of the Development and responsibility for maintenance thereof to the Homeowners Association they shall be maintained in accordance with this Section 5.g.
- ii. In order that the perpetual care and maintenance of all stormwater drainage and storage facilities shall be provided for, the Developer shall create or cause to be created an entity (the Homeownerd Association) with a perpetual existence under the laws of the State of Wisconsin for the express purpose, *inter alia*, of assuming all responsibility in connection with the perpetual maintenance of the stormwater facilities. Developer shall provide by contract, declaration of covenants, deed provision, or otherwise that all lot owners in the development, including Developer, shall be members of the Association solely by virtue of being a lot owner, and shall be jointly responsible for its obligations, which obligations shall be assessable as against such members. If, as contemplated by the parties, any portions of the Development in or on which is located stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be conveyed to other assigns and/or successors in interest, then Developer shall provide by contract, declaration of covenants, deed provision, or otherwise that such other assigns and/or successors in interest shall assume all responsibility in connection with the perpetual maintenance of those stormwater facilities. The Developer shall have no further responsibility for such maintenance, only after arms length sale of the lot by the Developer, conveyance of outlots and/or common areas to the Homeowners Association or other good faith grantees, and acceptance of dedication of the Improvements by the City.
- iii. The following minimum standards for future care and maintenance of the stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be adhered to by Developer and Developer's assigns and successors in interest:
 - A. Provide normal and customary cleaning and maintenance to the detention basin(s), and pond(s) located in this Development including, but not be limited to, weed and algae control, dam stabilization, emergency overflow, outlet structure (including trash rack), dredging and biological control.
 - B. As necessary, dredging of the storm water facilities shall require permits and approvals under Section 30.20 Wisconsin Statutes, to remove materials from the bed of a pond ultimately connected to a navigable waterway from the Wisconsin Department of Natural Resources (WDNR).
 - C. Make chemical treatments as necessary, in keeping with the regulatory requirement(s) that the application of EPA/State Registered Chemicals to detention basins/ponds or lakes is regulated by the WDNR. With few exceptions, a permit must be filed with, and approved by the WDNR, prior to chemical treatment. In certain circumstances, a representative of the WDNR

will monitor or supervise the chemical treatment. Contact the WDNR for additional information.

- D. The detention basin(s)/pond(s) shall be certified by a licensed professional engineer or land surveyor as a condition of Final Plat approval. To assure compliance with the approved plans, the Developer shall be responsible to recertify the detention basin(s)/pond(s) as a condition of transferring ownership to the Homeowners Association, but in no event shall such recertification occur later than two years after the approval of the Final Plat.
- E. The detention basin(s), pond(s) certification shall be submitted with an as-built record drawing.
- F. The detention basin(s)/pond(s) shall be inspected in compliance with the Inspection Report Form supplied by the City. Any deficiencies shall be corrected immediately. A copy of the report form, including but not limited to photographs or diagrams of the deficiency and corrections with the certification shall be provided to the Homeowners Association, and any other assigns and successors in interest of Developer, and shall be promptly submitted to the City Engineer for review and approval. Specific areas shall include, but not be limited to:
 - Bio-retention facility
 - Pond containment berms are stable and free of animal burrowings
 - Detention storage volume
 - Erosion
 - Vegetative cover
 - Sediment accumulation
 - Trash rack/culvert functions
 - Outlet flow
 - High water level
 - Water surface elevation at time of survey
 - Normal pond water level
 - Emergency overflow
- iv. To guarantee performance of all of the foregoing obligations concerning the private stormwater drainage and storage facilities, including detention basin(s)/pond(s), the developer shall, in accordance with City ordinance 58-677(b), 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).
- v. Not less than ninety days prior to the final expiration of the Developer's LOC obligations, or at such time as the Developer shall convey the outlot(s) or common area(a) in or on which are located the stormwater drainage and storage facilities, including detention basin(s)/pond(s), to the Homeowners Association or other assigns or successors in interest, whichever is later, the Developer shall have the detention basin(s)/pond(s) recertified in accordance with d. and e. above.
- vi. At any time in the future, if, in the opinion of the City, either the Developer (in keeping with the limitations upon its responsibility as expressed herein), the Homeowners Association, or any other assigns or successors in interest, shall fail to maintain the

stormwater drainage and storage facilities, including detention basin(s)/pond(s), the City, at its option, may give the Developer, the Homeowners Association or other assigns or successors in interest, as may be interested, written notice requiring any or all of them within thirty (30) days thereafter, to cure the failure and to maintain and to provide the required care. If the notified party fails to comply with the demands of the notice, the City shall have the right, but not the obligation, to perform the work necessary to correct the deficiency, and to charge the cost thereof, including administrative charges, to the Developer, and/or to the Homeowners Association, and/or other assigns and successors in interest, by drawing upon the LOC, and/or by imposing such charge as a special charge for services pursuant to §66.0627, Wisconsin Statutes, and if not promptly paid by the party to whom the charges were invoiced, as a lien and special tax on the property(ies).

- vii. The City Engineer has the authority to stop work, amend, or alter remediation measures to the detention basin/ponds. Failure to comply will result in the issuance of a municipal citation by a forfeiture as prescribed by law, or may be addressed in an action for injunction, mandatory injunction, or any combination of remedies. Each day a violation exists shall constitute a separate offense.
- viii. Upon 75% (or fewer) of the lots within this Development being sold, a Homeowners Association shall be created.
- ix. This agreement and all of its covenants are and shall be covenants running with the land, and shall encumber the Development, and shall be binding on the heirs, personal representatives, successors and assigns of the parties hereto. This agreement shall be recorded with the Ozaukee County Register of Deeds office. The Development covenants and restrictions shall include this language and not by reference.

6. Erosion and Run-off Control

- a. Installation and construction of improvements in the proposed Development shall be done in conformance with the City in cooperation with the Ozaukee County Land Conservation Guidelines (SCS) and Department of Natural Resources "Wisconsin Construction Site Best Management Practice Handbook," latest edition, requirements, with respect to erosion and sedimentation control. Temporary stormwater quality measures during construction activities shall include, as a minimum, the installation of silt fence and temporary sediment basins.
- b. The Developer shall install the drainage system, including roads (unpaved, but with gravel surface), first. The swale and ditches shall be sodded or planted with fast growing grasses immediately after grade certification by the City or designated agent. The City may request temporary mulching if ground is exposed for more than 7 days. Straw, hay bales, check dams or silt fences shall be placed in the drainage system as sediment traps in accordance with established Best Management practices. The City will decide what situation is appropriate for sod and will determine the sediment trap method to be used.
- c. The Developer may not commence land disturbing activities until all erosion control measures are installed and approved by the City. An erosion control permit must be approved which requires the Developer to construct in conformance with the City's erosion control ordinance.
- d. Excavated soil shall not be allowed to be piled near the drainage system. A topsoil stockpile area shall be identified and used, complete with appropriate erosion control measures.
- e. The surface of exposed bare soils shall be protected by mulches or by temporary annual grasses, or erosion matting.
- f. The Developer will periodically inspect and maintain any measures utilized above. All erosion control devices shall be inspected after each rain event.

7. Streets

- a. The road design standards shall be subject to the review and approval by the City Engineer and Fire Chief. The roads, whether public or private, shall be constructed in compliance with the City Standard Specifications for Land Development, latest edition, unless otherwise approved by the City.
- b. Private access roads/driveways shall be approved by the City Engineer and Fire Chief.
- c. Construction of a twelve (12) inch road base consisting of twelve (12) inches of one and one-quarter inch (1 1/4") crushed stone base course for all new streets. The initial surface shall consist of three inches (2.5") of bituminous binder course. The roads shall be constructed to the City's typical cross-section and in accordance with the City's standard specifications for land development.
- d. In developments with sanitary sewer the final one and one-half inch (1 1/2") asphalt surface course shall be applied following the construction of the binder course.
- e. All cross connections are required to be constructed in each phase, with a temporary turnaround constructed until the adjacent property develops. The developer or Homeowners Association shall remove and restore the temporary turnaround at the time the connection is constructed.
- f. The roadside sidewalk shall be installed at the time of roadway construction, prior to final plat and shall be maintained by the homeowner association. This maintenance will include snow and ice removal.
- g. The Developer shall provide to the City a performance bond, Letter of Credit or Cash Bond, in a form approved by the City Attorney subject to prior review and approval by the City, to provide security for compensation to the City for wear and tear and accelerated deterioration of City streets as a result of infrastructure improvement associated with the hauling of stone and asphalt attributable to the approved Development.

Prior to commencement of any construction activity, the Developer shall establish with the City a performance bond, Letter of Credit or Cash Bond, in a form approved by the City Attorney, for road damage, in the amount equal to \$1,000 per residential lot in the proposed Development. Should the proposed development be approved as a phased Development, the performance bond and evaluation process shall be established prior to commencement of each phase of Development. Prior to the commencement of any construction activity, the following provisions shall be complied with:

- i. The Developer shall meet with City Engineering and Public Works staff to identify and agree to a specific "haul" route for all construction equipment and material supplies associated with the Development. The Developer shall agree to confine the movement of its construction equipment to the approved route unless approved otherwise by the City Engineer or Public Works Director.
- ii. Prior to commencement of construction, the City shall videotape and perform a road evaluation of the agreed to haul route. This evaluation, known as a service condition rating or SCR, shall be used as the base line for establishing the level of damage that occurs as a result of the Development.
- iii. The haul route is likely to include Industrial Drive which is slated to be under construction during the same timeframe as The Residence at Foxtown. Additional haul route videos will be taken at various points of the Industrial Drive construction. These videos will replace the pre-construction evaluation. Alternative routes should

be considered during construction to avoid damage to a new roadway. Alternative routes shall be reviewed and approved by City Engineering and Public Works staff.

- iv. At the conclusion of the construction activity and prior to the recording of the final plat, the City will again videotape and perform a post development SCR of the Developer's "haul" route.
- v. Prior to the City acceptance of the Improvements, the Developer will repair the road or pay to the City for the Dollar amount for the estimated repairs.

The road account and road evaluation is only applicable to that portion of the approved haul route that lies within the corporate limits of the City.

- h. Should the money in the account be inadequate to defray the cost of surfacing to include inspection, shouldering, road failures, base repairs and defects and utility adjustments, the Developer shall make up any shortage of funds.

8. Landscaping and Open Spaces

- a. A street tree plan shall be subject to the review and approval of the Tree Board and Planning Commission. The species and installation of street trees shall conform to the street tree ordinance.
- b. Landscape plans for the open space and detention pond buffering shall be designed by a licensed landscape architect and shall be reviewed and approved by City staff. The City may have a licensed landscape architect review the submitted landscape plans. All amenities located in this phase of the development shall be constructed prior to Final Plat approval.
- c. Signage and entryway landscape plans shall be reviewed and approved by City staff.
- d. A letter of credit issued by a local bank on the US Chamber of Commerce model form or reasonable equivalent, and subject to prior review and approval by the City Attorney, equal to 25% of the landscape and street trees contract cost to insure that all private open space landscaping that dies within three (3) years of installation will be replaced by the Developer.
- e. A performance bond equal to 25 percent of the installation costs of the street trees is required to ensure that all street trees that die within the first 14 months will be replaced by the developer.
- f. Any required pedestrian paths or sidewalks shall be installed and shall be maintained by the developer or Homeowners Association. Pedestrian and bike path plans and sidewalks shall address the public use of the paths and maintenance and shall be subject to the review and approval of the City Engineering Department. A ten (10) foot wide pedestrian and bike path easement shall provide for public access. An eight (8) foot wide path shall be designed and constructed in accordance with the Department of Transportation (DOT) Bike Path Facilities Handbook.

9. Miscellaneous

- a. The Developer shall be responsible for maintaining and repairing all damage done to City streets as a result of excessive hauling operations and Development construction pursuant to section 7(f) above.
- b. The Developer shall be responsible for the material and installation of street name signs and regulatory/public safety signs (speed limit, stop sign, etc).

- c. All construction shall conform to the “Standard and Specifications for Development Construction in the City of Mequon,” latest edition.
- d. Wetland Boundaries shall be identified and marked in the field and verified by the Wisconsin Department of Natural Resources. The wetlands and setbacks shall be identified on the plat. Wetland boundary markers shall be maintained and setbacks observed during all phases of land disturbance and construction.
- e. The City Engineer may make changes to the approved plans and specifications for any of the improvements covered under this agreement which are necessary to correct oversights, omissions, and errors to compensate for changing site conditions, or to complete fully the work in accordance with sound engineering practice. The Developer shall perform the work as changed entirely at its expense without any claim for reimbursement.
- f. Submittal and Planning Commission approval of the maintenance agreement and street tree landscape plan, if applicable.
- g. Submittal of underground utility easements.
- h. All sanitary, drainage, water and other utility easements must be shown on the plat. All sanitary, water and drainage easements must be prepared separately for each lot or parcel and recorded at the Developer’s expense. These documents shall be required at the time of final plat approval and approved by the City.
- i. Submittal of proposed driveway culvert size plan where applicable.
- j. Developer shall be responsible for the cost of installation street lighting, as shall be approved by the City. The City Public Works Department shall arrange for the installation permit and coordinate the installation. Developer shall pay for labor and materials within 30 days after being invoiced. After acceptance of dedication of the Improvements by the City, the City shall assume responsibility for the monthly energy costs and future maintenance for the street lighting.

10. Special Provisions

- a. The development process shall strictly conform to the conditions of approval of the Preliminary Plat and other approvals, and as set forth in the Development Agreement. Request for final plat approval is subject to Engineering Department certification that all improvements required to be installed have been completed and approved, and as to the Improvements, approval and acceptance of their dedication by the City.

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EXHIBIT C

CITY OF MEQUON
WISCONSIN

ENGINEERING DEPARTMENT
DEVELOPMENT AGREEMENTThe Residence at Foxtown

As a condition of final plat approval, the Developer, in accordance with the requirements of Section 58-640 of the Mequon Code of Ordinances will make payment in full of the following sewer connection charge: \$4,600 (23 lots @ \$200 per lot). This charge will only be applied if the Development is required to install a public sanitary sewerage system.

In addition, the Developer shall provide a lot pipe guarantee. The Developer shall provide a financial guarantee in the amount of \$2,300 which is equivalent to \$100 per lot. The financial guarantee is subject to release upon receipt by the City of a lot pipe certification stamped and signed by a professional land surveyor, registered in the State of Wisconsin.

Attachment: Packet (4144 : Lakeside Development for Residence at Foxtown)



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: June 10, 2019
SUBJECT: ICAP Development for Jewish Home and Care Center, Inc. The applicant is seeking concept plan, specimen tree removal and rezoning recommendation approval from IPS (Institutional and Public Service) to B-2/PUD (Commercial Business/Planned Unit Development) to redevelop the site for multiple commercial uses for the property located at 10865-10911 N. Port Washington Road and parcel to the south. REMOVE FROM TABLE.

Applicant:	ICAP Development
Status of Applicant:	Offer to Purchase
Requested:	Rezoning Recommendation Concept Plan Specimen Tree Removal
Existing Use:	Vacant
Existing Zoning:	IPS (Institutional Public Service)
Existing Land Use Plan:	B-2 (Community Business) PUD (Planned Unit Development)
Lot size:	8.9 acres
Location:	10865-10911 N Port Washington Road and parcel to the south
Tax Key:	#15-030-04-010.00
District:	#5

Background:

The applicant is requesting a rezoning recommendation, concept plan and specimen tree removal approval for a commercial development on 8.9 acres of land located at 10865 & 10911 N Port Washington Road. The site, which is the former home of the Jewish Home Center, is currently zoned IPS (Institutional) and has been vacant for over 10 years. The applicant is requesting a change to B-2 (Community Commercial) with a PUD (Planned Unit Overlay). The concept plan shows a commercial development with the potential for five separate tenant spaces. The item was tabled at the February 11, 2018 meeting and the March 11, 2018 meeting.

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

Is the proposed rezoning consistent with existing and surrounding Land Use Designations?

The Land Use Plan Map designates the site as Institutional. Other land use designations in the area include Office, Institutional, and Community Commercial. The general area on the west side of Port Washington Road is primarily Institutional in nature. A number of years ago, the City of Mequon designated this area as Institutional after it was determined that there was a high demand for such uses in the city and very little available inventory for development. A change to the B-2 zoning district would be the most appropriate zoning designation due to the proximity of other B-2 zoning to the north and to the east.

Is there a Public Interest? The parcel has been vacant since 2005 when the Milwaukee Jewish Home was razed. Staff believes that it is unlikely that the parcel would develop under the current

zoning with the use restrictions in place. The change to B-2 would accelerate development of the parcel and provide vitality to this section of the Port Washington Road commercial corridor. Since there is residential to the west (Winding Hollow), restriction in the PUD would limit retail and restaurant uses to the front of the site along Port Washington Road.

Are there reasonable uses under existing zoning? There are a number of uses that are reasonable for the site under the IPS zoning district. However, the use restriction placed upon the parcel eliminates a majority of these uses from being allowed on the parcel. The current owner of the site is requiring a use restriction covenant that eliminates a number of the permitted uses found in the IPS district including assisted living, memory care and skilled nursing homes. Based on this use restriction, it is unlikely that the site would be developed under the remaining uses allowed in the IPS District. Staff has met with a number of developers regarding the site over the last several years and the only use that has been contemplated for the site that complies with the IPS district and would not be impacted by the deed restriction is senior housing. While staff feels senior housing is viable for the site, previous requests included buildings in excess of two stories and densities beyond what has typically been allowed in Mequon.

Has there been a change in character or trend in development in area of proposal?

The Port Washington Road corridor in this area remains a mix of commercial, institutional, and office uses. The change of zoning to B-2 would be consistent with the character of the surrounding area.

Concept Site Plan

The concept plan shows a total of five buildings located on the site with 242 total parking spaces and four storm water detention facilities. Overall, the parking supply is just under five per 1000 based on the proposed building square footage. As part of the building and site plan approval process, parking will be evaluated based on the proposed tenants for each building. There are three separate access points shown to Port Washington Road which is under the jurisdiction of Ozaukee County. Based on correspondence with the county, preliminary approval has been conditionally approved based on the results of a pending traffic study. The northernmost drive aisle no longer connects to the rear parking lot due to the reconfiguration of the building at the west end.

The applicant has modified the plan to avoid the specimen trees at the west end of the site and a portion of the trees at the northeast portion of the site. In order to avoid the specimen trees, building two has changed back to the original plan showing the prominent façade of the building perpendicular to Port Washington Road. Staff supports the decision to preserve as many specimen trees on the site as possible and supports the change to the building provided that the east elevation of the building is designed as the primary entrance.

The applicant has stated that letters of intent have been received for several of the users they are able to make them public at this time. The applicant has also submitted a preliminary plan to show what a future potential land division would look like. The proposed lots show property lines running through parking areas and storm water facilities which will require offset waivers at the time of site plan approval. Since the overall development includes shared parking and storm water facilities, staff believes that the offset waivers are justified. At this time, staff does not support any other waivers to the code.

The plan does not state whether it complies with FAR or greenspace requirements. Based on the overall parcel size, staff does not recommend any deviation from the code requirements. As a condition of approval, staff will require that the entire development comply with open space and FAR requirements.

Site Conditions:

The site contains several small isolated wetlands. The applicant has requested approval from the DNR to fill all of the wetlands on site. On January 31, 2019 the DNR approved the filling of all wetlands on the site.

As the Commissioners may recall, there are two general areas that contain a grouping of specimen trees. The area located at the western end of the site which is now being shown as green space and the trees will remain undisturbed. The other area is located in the footprint of the northern most building adjacent to the existing wetlands. The updated plan has been modified to preserve a number of trees in this area and the applicant is now requesting eight total trees for removal. The City Forester, Mike Gies, prepared a new report based on the updated plan (see attached report). The report recommends removal of seven specimen trees in the front area with a total dimension of 110.5". There is an 19" swamp white oak that the applicant is requesting removal of that is isolated from the rest of the trees (see site plan).. The City Forester does not recommend removal of this tree.

Engineering Report:

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

Port Washington Road is the jurisdiction of Ozaukee County, approval of the alignment and access points is subject to Ozaukee County approval. Access to the site is proposed to be at three existing access locations. The center access point aligns with an existing median opening. The change in usage may warrant a reconfiguration of the median opening on Port Washington Road. A traffic study is being planned to evaluate the traffic impacts of the development.

The parking lot orientation on the northwest corner of the site indicates several dead end drive aisles. The drive aisles through the parking lot should be connected.

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

Wetlands appear to be present on site. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources is required. The wetland fill approval from the WDNR has been received.

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

A Filling and Excavation permit is required for any export or import of materials.

The site proposes an increase in impervious surface in excess of one half acre and site disturbance of greater than an acre and therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

Staff Recommendation:

Planning staff recommends approval of the rezoning request, concept plan and specimen tree removal based on the following conditions:

1. Common Council approval of the rezoning.
2. The following uses shall be prohibited on the parcel unless it is located in a building within 300 feet of Port Washington Road:
 - Fast food or sit down restaurants
 - Auto sales or service uses
 - Retail trade establishments
3. The site shall comply with all technical standards of the code other than the side yard building offset and parking offset between parcels in the development.
4. All building located adjacent to Port Washington Road shall be required to have the primary entrance on the east façade.

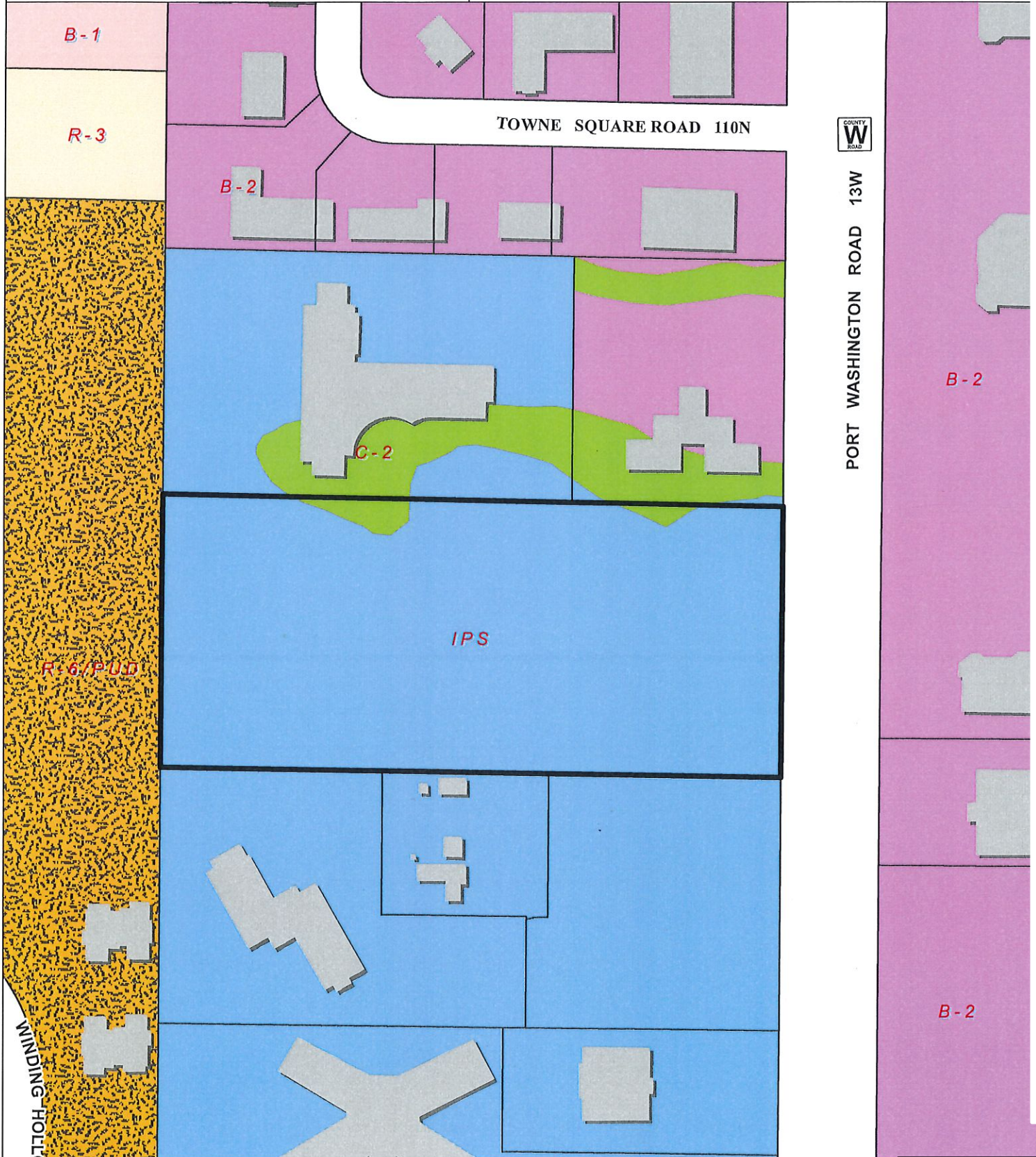
5. The applicant shall provide 110,5” of replacement trees on the property or in a city park or pay \$11,050 to the City of Mequon for urban forest projects.
6. Tree protection fencing shall be installed in accordance with City Forester’s recommendation.
7. City Attorney review and approval of a shared parking agreement.
8. A sidewalk shall be provided to connect Building A to the rear parking lot.
9. The building located on the south end of the development shall be located behind the parking lot and setback approximately the same distance as the building to the south on the adjacent parcel.
10. Engineering Division review and approval of grading, drainage, sanitary sewer, watermain, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
11. The drive aisles in the northwest parking area shall be connected to each other.
12. Connection to public water and sanitary sewer.
13. Applicant shall provide the wetland delineation report.
14. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
15. Application for and approval of a City Filling and Excavation Permit.
16. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
17. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:
Packet (PDF)

ICAP for Jewish Home and Care Center, Inc.

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

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



Attachment: Packet (4145 : ICAP Development for Jewish Home and Care Center, Inc.)



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262/512/1297
Fax: 262/242-9655

www.ci.mequon.wi.us

Forestry Division

To: Mequon Planning Commission
From: Mike Gies, Parks and Forestry Superintendent
Date: June 4, 2019
Subject: 10911-10865 N. Port Washington Road: Removal of Specimen Trees

Background: At the February Planning Commission meeting, instruction was given to ICAP Development to reconsider its proposal that impacted (15) specimen trees located at 10865 and 10911 North Port Washington Road. Direction was given to work with staff on a less impactful solution that preserved highest quality within the refuge. The applicant is now requesting removal of seven (7) specimen trees located on Lots 10911-10865 N. Port Washington Road. The (7) trees proposed for removal have verifying degrees of defect that would inhibit long term health. The applicant has broken the two tree corridors into an east and a west corridor, with the proposed removal of the trees with defect in the eastern corridor that had previously been impacted by prior construction on site.

Analysis: The applicant is requesting that (7) of the trees within the described woodlot would be removed as part of the proposed building and improvements. The following is a list of trees present on site and considered within this memo; the seven recommended for removal are listed in below in red:

- | | |
|-------------------------------------|--|
| • Shagbark Hickory (15" diameter) | <i>current status: not recommended for removal</i> |
| • Bur Oak (22.5" diameter) | <i>current status: not recommended for removal</i> |
| • Ironwood (10" diameter) | <i>current status: not recommended for removal</i> |
| • Ironwood (10" diameter) | <i>current status: not recommended for removal</i> |
| • Shagbark Hickory (8" diameter) | <i>current status: not recommended for removal</i> |
| • Shagbark Hickory (23" diameter) | <i>current status: not recommended for removal</i> |
| • Ironwood (7.5" diameter) | <i>current status: recommended for removal</i> |
| • Ironwood (10" diameter) | <i>current status: recommended for removal</i> |
| • Ironwood (9" diameter) | <i>current status: recommended for removal</i> |
| • Shagbark Hickory (18" diameter) | <i>current status: recommended for removal</i> |
| • American Linden (24" diameter) | <i>current status: recommended for removal</i> |
| • American Linden (2-stem 16"-12") | <i>current status: recommended for removal</i> |
| • Ironwood (2-stem 8"- 6") | <i>current status: recommended for removal</i> |
| • Swamp White Oak (19" diameter) | <i>current status: not recommended for removal</i> |

*Swamp White Oak- located on the south property line of 10911 N. Port Washington Rd., also proposed for removal.

Recommendation: Staff has worked in conjunction with both ICAP Development and they're Consulting Arborist: Jim Uhrinak on a comprehensive plan that effectively preserves the highest quality trees with in the proposed development. The area proposed for preservation consists of

trees and soil structure that have been preserved and maintained to its original integrity and topography through past construction. Staff recommends the Planning Commission respectfully considers the removal of the (7) trees listed for removal in the eastern corridor due to preexisting defects. Staff also requests approval of the preservation of the approximately 80' (east to west) x 115' (north to south) west corridor; that includes the (6) remaining specimen trees as well as many American Linden just under specimen size requirements. As part of this recommendation the single (19") Swamp White Oak outside of the preservation corridor, approximately 120' south of the western corridor will also be preserved on site.

Should the Planning Commission support the removal of the (7) specimen trees the total DBH would equal (110.5) inches. According to the ordinance, the applicant would be required to replace 75% of the total diameter on top of the existing landscape requirements for the development. This would equal (83) inches of replacement trees. This would be approximately (42) - 2" trees, selected or approved by the Parks and Forestry Superintendent. In lieu of planting, the ordinance allows the applicant to donate \$11,050 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the \$11,050 would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is complete and approved by the Parks and Forestry Superintendent. Tree planting associated with the City of Mequon landscape requirements for the site will not apply to replacement requirements for specimen removal.

Should there be consideration to remove more trees in conjunction with any future improvements it is necessary to bring that consideration forward to Planning Commission at a future date prior to the work being completed.

Tree Protection Requirement:

The following is required prior to any site clearing or building activities. To protect and preserve the trees/corridor as identified on the development plan or by the Planning Commission, the owner/developer/contractor shall install snow fencing around the full perimeter of the approximately 80'x 115' preservation corridor. Fencing shall be installed by hand to further limit impacts on existing vegetation within the corridor. The owner/developer is responsible for weekly inspections of fencing to insure the fence is properly maintained. **NO** equipment, storage, washout, grading, or vehicular traffic shall be permitted within the preservation zone. Additionally, signs shall be posted stating the Tree Protection Zone and any silt fence install shall be outside of the snow fencing protection zone. Penalties associated with violations of the protection zone will be given to both the violating contractor and the developer. Penalties will also be assessed if protection fencing is not adequately maintained throughout construction. The protection zone will be inspected by the City Parks and Forestry Superintendent prior to the commencement of construction and throughout construction to insure compliance.

Thank You,

Mike Gies

Mequon Parks and Forestry Superintendent

05/10/19

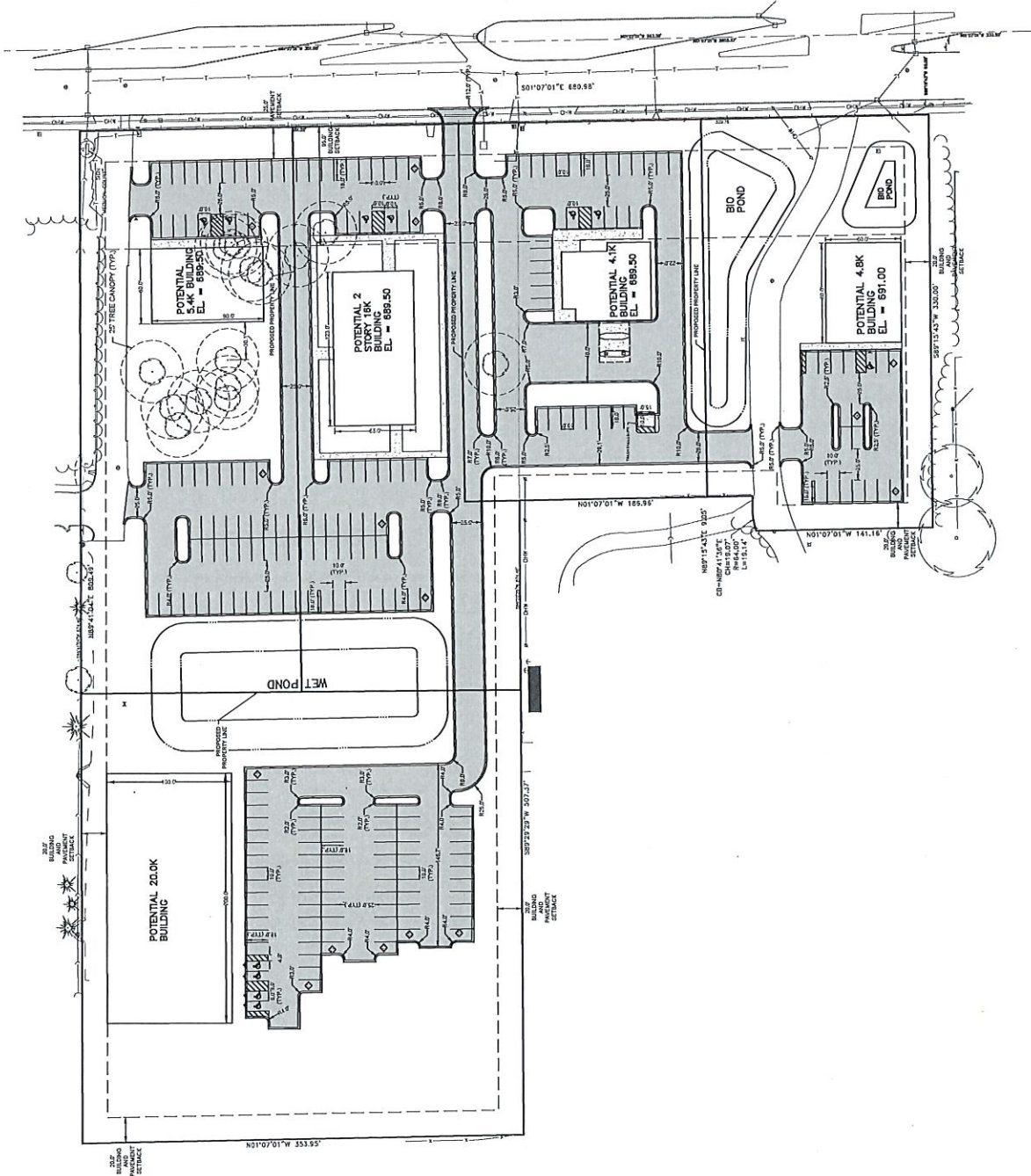
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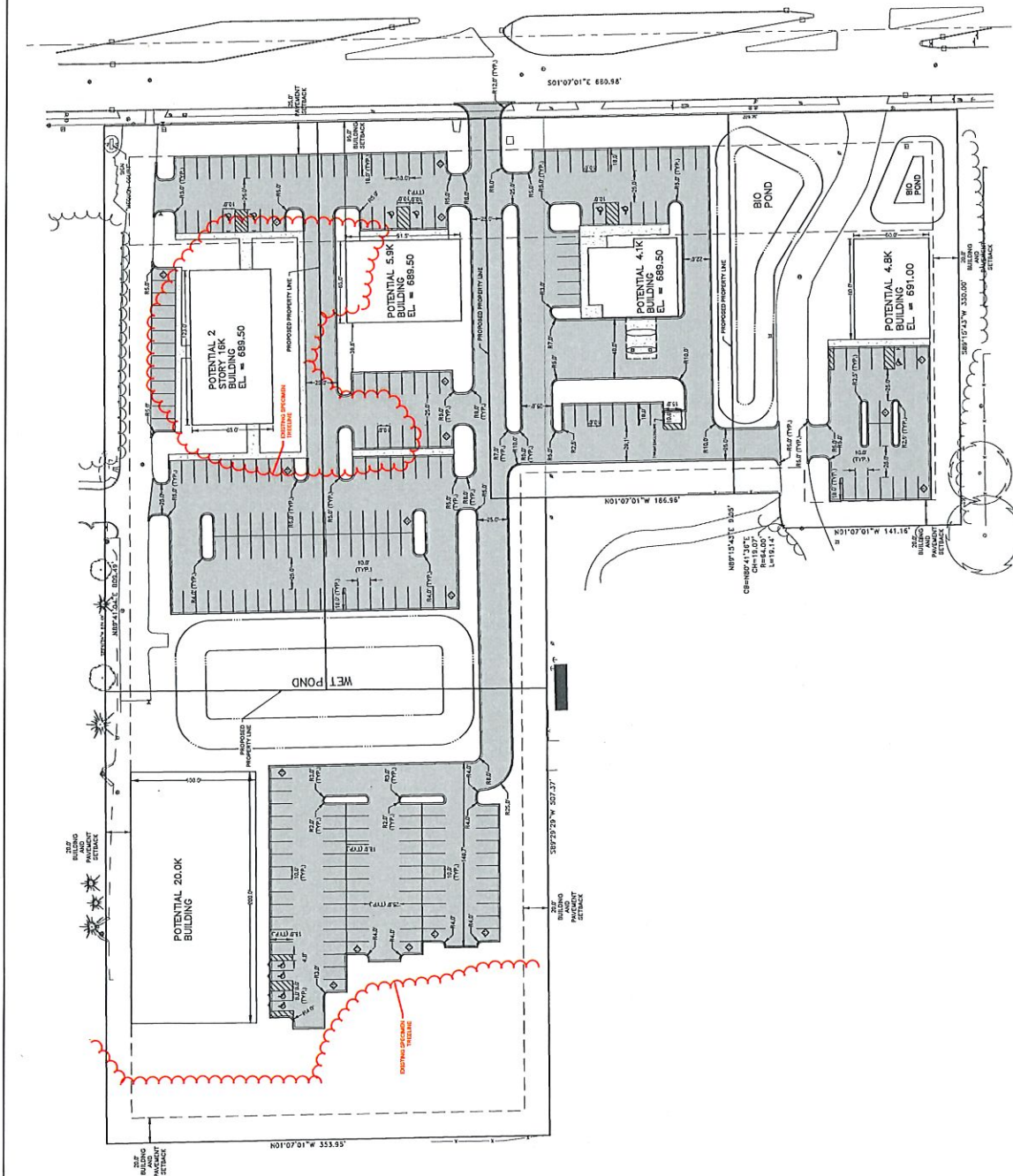
PLAN | DESIGN | DELIVER

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

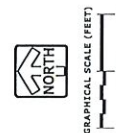
PINNACLE ENGINEERING GROUP

ICAP MEQUON





LEGEND	
	ASPH/FLT PAVEMENT
	CONCRETE DRIVEWAY
	PARKING SPACE (FOR INFORMATION ONLY, NOT TO BE PAINTED)



SITE PLAN		ICAP - MEQUON		10865-10911 N. PORT WASHINGTON RD		SITE PLAN	
SHEET	C-4	PLAN DESIGN / DELIVER	PINNACLE ENGINEERING GROUP	DATE	03/11/2019	REVISIONS	1. REV. ARCHITECTURAL LINES 03/20/19
SCALE	1"=50'	PROJECT NO.	10865-10911 N. PORT WASHINGTON RD	DATE	03/11/2019	REVISIONS	2. REV. TO SITE PLAN 03/20/19
DATE	03/11/2019	PROJECT NO.	10865-10911 N. PORT WASHINGTON RD	DATE	03/11/2019	REVISIONS	
BY	WJS	PROJECT NO.	10865-10911 N. PORT WASHINGTON RD	DATE	03/11/2019	REVISIONS	
CHKD BY	WJS	PROJECT NO.	10865-10911 N. PORT WASHINGTON RD	DATE	03/11/2019	REVISIONS	
APP'D BY	WJS	PROJECT NO.	10865-10911 N. PORT WASHINGTON RD	DATE	03/11/2019	REVISIONS	
DATE	03/11/2019	PROJECT NO.	10865-10911 N. PORT WASHINGTON RD	DATE	03/11/2019	REVISIONS	

Packet Pg. 166



May 13, 2019

Kimberly Tollefson
 Director of Community Development
 City of Mequon
 11333 N. Cedarburg Road
 Mequon, WI 53092

SUBJECT: REVISED Conceptual Development Plan and Rezone Request Submittal
 10865-10911 North Port Washington Road

Project Location:

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

Project Description:

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

Request:

ICAP is seeking a Plan Commission recommendation for the request to rezone the Property to B-2/PUD, contingent upon ICAP closing on the purchase of the Property. ICAP is also seeking a Plan Commission recommendation for the removal of 7 trees identified on the Specimen Tree Survey, dated 2/14/19, on the condition that they do not meet the minimum criteria for Specimen Trees. ICAP is also seeking the removal of one Specimen Tree, in accordance with the policies set forth for removal in the City of Mequon Policy Manual for Tree Protection and Preservation.

Specimen Trees:

In response to the Specimen Tree Survey provided to ICAP on 2/14/2019 by the Mequon City Forrester, the Property owner invited a 3rd party consultant to visit the property and evaluate the health of the identified trees. A copy of the consultant's report, dated 3/27/2019, is attached to this submittal.

The report segregates the trees into two groups; east and west (See Exhibit A). The eastern group of 7 trees shows signs of root rot, decay, and fungal growth, as well as standing, but dead trees. The source of the degradation of these trees was likely the demolition of the previous structure and parking around 2006. There is a sharp grade change within 5' of this eastern stand of trees where excavation likely occurred and removed the shallow root systems of these trees, rendering them potentially hazardous as they continue to decay.

Per the City of Mequon Policy Manual for Tree Protection and Preservation, Specimen Trees are to be in fair or better condition, which is defined in Section 6 (b) as:

Attachment: Packet (4145 : ICAP Development for Jewish Home and Care Center, Inc.)



1. The tree must have a life expectancy of greater than fifteen (15) years.
2. The tree must have a relatively sound and solid trunk with no extensive decay or cavity, and less than 20% radial trunk die-back.
3. The tree must not have more than one (1) major and several minor dead limbs (deciduous only).
4. The tree must not have any major insect or pathological problems.

Based on the findings of this report, ICAP does not believe that the eastern grouping of trees meets the minimum criteria to be considered Specimen Trees, and requests that these 7 trees be removed from the Specimen Tree Survey dated 2/14/2019. While we do not believe these 7 trees meet the minimum requirements of a Specimen Tree, ICAP would propose following the replacement requirements for Specimen Trees, as identified in the City of Mequon Policy Manual for Tree Protection and Preservation.

The remaining 8 trees identified in the Specimen Tree Survey dated 2/14/2019 exist a stand of 7 trees to the north and one outlier, 220' to the south of this stand (See Exhibit B). ICAP proposes following the process for protection of Specimen Trees, as identified in the City of Mequon Policy Manual for Tree Protection and Preservation for the 7 Specimen Tree Stand.

ICAP request permission to remove the 1 outlying Specimen Tree, following the process for removal of Specimen Trees, as identified in the City of Mequon Policy Manual for Tree Protection and Preservation. This outlier interferes with both the access road off of Port Washington Road, as well as the rear located drive through for the building to the south.

Zoning & Use:

The Property is currently zoned IPS (institutional and public service district). ICAP is seeking a rezone to B-2/PUD, which we believe would be complementary to the surrounding properties to the north and east along Port Washington Road. ICAP is requesting a PUD overlay to accommodate design flexibility for both the community and the development.

While ICAP cannot commit to specific users for the site at this time, Letters of Intent have been received for users that fall under the Allowed and Conditional Uses of the B-2 zoning district. The requirements of these potential users would include the following:

- Single-story and two-story buildings.
- Single and multi-tenant occupancies.
- Drive-thru services.
- Uses that include:
 - o General offices.
 - o Finance, insurance and real estate services including, but not limited to, banks, insurance offices, savings and loan associations and security brokers.
 - o Health care facilities including, but not limited to, dental clinics, medical clinics, chiropractic clinics and health clubs.
 - o Restaurants and nightclubs.
 - o Automobile service facilities including, but not limited to, gasoline sale and automotive repair.
 - o Motels and hotels.

While not all of these users can be accommodated on the Property, the list is an expression of the diversity of users being considered, and the impetus for requesting a B-2 rezoning.



ICAP is requesting a PUD overlay to allow for additional community input on the types of uses that are ultimately approved as well as developer flexibility for potential conflicts with setback requirements on the individual sites within the Property.

Access and Traffic:

The Property currently has 3 access points to Port Washington Road. Our Conceptual Development Plan maintains the access points at the north and south of the Property and would relocate the access point near the middle of the property to align with the median openings in Port Washington Road. ICAP has sought preliminary review from Ozaukee County for a full access point along Port Washington Road at this location and will perform a traffic study to support our request.

The Property will have reciprocal access amongst occupants to allow vehicles and pedestrians to move about the development without the need to exit to Port Washington Road and re-enter.

The parking lots and access roads on the Property have been designed to allow for queuing of traffic exiting to Port Washington Road, and the prospective drive thru locations have been positioned to allow for queuing on the parcels, not the access roads.

Utilities/Storm Water Management:

Sanitary sewer and water lines are available in the northern access road, and sizes appear appropriate for use by the development. ICAP intends to work with City Engineering on capacity of the existing utilities and demand needs of the eventual users.

All storm water will be collected on-site and released via existing outflow locations to the north and south of the Property per City and MMSD regulations and requirements. Please see the attached Stormwater Memo for further information relating to this matter.

Project Operation:

The Project will be subdivided into separate parcels based on user needs. All parcels within the Project will be subject to a perpetual Reciprocal Easement and Maintenance Agreement which will grant cross access easements and create operation/maintenance obligations between each parcel within the Property. Initially, ICAP will own all parcels within the Project. The Reciprocal Easement and Maintenance Agreement will allow for ownership transfers to occur without impacting the overall operation and cohesiveness of a unified mixed-use project.

Schedule:

ICAP desires to commence construction of the project in Summer 2019. Following Conceptual Development Plan and Rezoning approval, ICAP will secure user commitments for the Project and submit user site plans in compliance with the Conceptual Development Plan.

The following documents are included with this submittal:

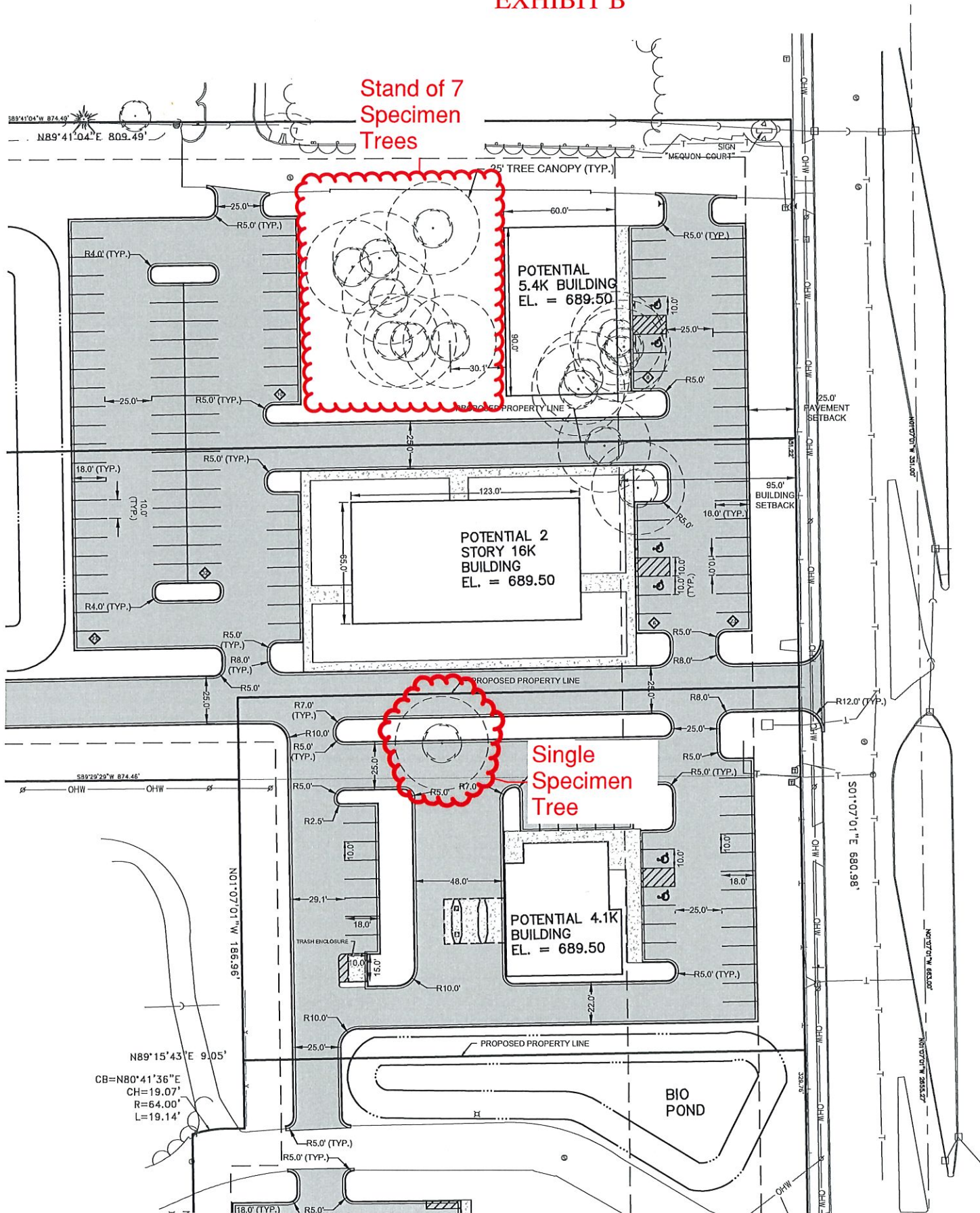
- Planning Commission Application
- Rezoning Petition Application Fee
- Stormwater Memo
- Conceptual Development Plan Set

Respectfully Submitted,

 A blue ink signature of Jerad Protaskey, written in a cursive style.

Jerad Protaskey
ICAP Development LLC

EXHIBIT B



Mr. Michael Sattell, President
Ovation Communities - dba Jewish Home and Care Center
1414 North Prospect Avenue
Milwaukee, WI 53202

Dear Mr. Sattell:

March 27, 2019

On behalf of Ovation Communities you asked me to examine and offer my professional opinion on seventeen trees marked with flagging tape under the Mequon tree standards at 10865 and 10911 North Port Washington Road, Mequon, WI.

The Mequon Tree Protection standards allude to the protection of "old growth forest" which is a misuse of the term for many construction and development sites. I understand the intent of this standard is to protect remnants of the original forest and native tree species of the area. This emphasis is commendable because it is the best way to retain a taste of the original forest character of this area which is at high risk under most modern development proposals.

My professional bias is tree friendly and the following independent opinions are based on my training, experience, and site inspection and do not represent a specific assignment outcome by Ovation or their agents.

From my perspective the seventeen marked trees can be considered as two groups occupying two separate areas. One of these groups very well satisfies the intent of the Mequon ordinance, the other does not.

The eastern group of seven marked trees, and presumably eleven trunks, is in a north-south alignment paralleling Port Washington Road. What these mature trees have in common is that the eastern portions of their original root systems were sheared away some time ago by heavy equipment excavation. In some places this excavation is on the order of three feet deep.

Contrary to the cover illustration of the Mequon tree protection document, on these soils typically 90 percent of a tree's roots are located within the top twelve inches of soil and extend radially. What this means is that as much as 45 percent of some of the root systems of the eastern trees have been previously destroyed. This excavation came within thirty-six inches of some tree bases, possibly severing large woody roots within the zone of rapid taper. It appears that this damage may have resulted in the initiation of a root rot process which has already killed some mature trees and caused the top dieback of others.

The first tree of this set at the south is a 23 inch diameter basswood with an eleven foot vertical trunk seam which probably extends inward toward the pith. At the south base of

this tree I observed a yellow fungal mat lapping up on the tree base. This fungal expression could be more fully investigated when the soil has thawed.

The next tree north is a mature shagbark hickory with a basal injury that could be probed for decay when the soil has thawed. The first major fork of this tree has an open decay pocket and it is possible that decay from this pocket will coalesce with the basal decay. Hickory wood is hard but is not decay resistant. Therefore this tree has a potential internal decay column in combination with a structurally-poor first fork. The bigger concern for this tree is that it stands next to a row of six standing but dead and decaying hickory trees. This is not at all a common condition and may indicate that the dead trees are casualties of root rot decay in the soil that will eventually impair the only remaining live tree.

Due north of the seven hickories is a multiple-stem, native basswood which are stump sprouts from a preexisting parent tree. One of these stems is completely dead and three of the largest living stems have centrally decayed bases. Basswood hollows higher in the tree would be of less concern, but basal decay is a setup for tree failure resulting in a hazard condition incompatible with human safety. In addition this set of trees, as root spouts, have the structure of a pastry pull apart - some of these stems are very likely to pull away and fall due to the poor basal support.

The remaining four flagged trees in this eastern group are mature understory ironwood, members of the birch family. A fifth member of their cohort has suffered significant top die back, possibly in conjunction with the root loss described in paragraph four, above.

My conclusion regarding this eastern group of trees is that the greater number of them have defects that will eventually render them hazardous within a build out, and all of them may be subject to a progressive root rot condition initiated by earlier excavation. For these reasons this group of trees does not have good prospects for the long-term on a commercial site.

The second group of seven marked trees to the west are in an entirely different situation. All seven of these trees can be considered mature and show no conspicuous signs of defect. These three species are natural companions. In addition, most of the land surface beneath them seems to be original soil and original topography. It appears that this group of trees and the site that they are growing on are the sort of feature anticipated by the Mequon Tree Ordinance.

In lieu of trying to protect the doubtful east set of trees it would make more sense to apply greater effort to protecting the west set of trees which show the original forest potential of Mequon. Because the excavated waterway to the south of the two hickories has already severed their roots, it make sense to specify a rectangular block of land perhaps 80 feet wide east-west beginning at the north drive and extending to perhaps five

feet south of the waterway. This block of soil could be large enough for the survival of the flagged trees and could show a glimpse of the original forest of Mequon.

In order for this to work as a sustainable tree refuge, a substantial tree protection fence would need to be established prior to site excavation or construction with trespass penalties sufficiently strong to discourage any vehicular entry from any subcontractor. In addition, site grading should insure that salt-laden runoff is directed away from rather than toward this area. Likewise, no snow should be deposited on this area by snow plowing once the drives and parking areas are established.

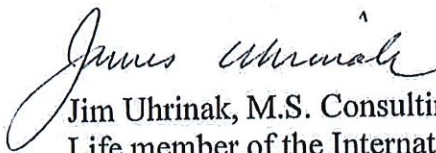
The large oak within this area may be an infrequently occurring native hybrid white oak cross bur oak, or *Quercus x bebbiana*, based on leaf morphology and trunk appearance. As this type can be long lived, the tree reserve area should be managed with a five-hundred year perspective. Construction materials or debris should not be stored within the tree protection area and no limey wash water such as is generated by cement trucks and masons should be allowed to touch the area.

In summary, my recommendation for the west group of flagged trees is to expend the measures necessary for these trees to live out long lives within a space managed as a tender natural area. This would be best addressed in a short management plan that would include appropriate tree protection and restoration with native understory plants and no artificial landscape development.

On the other hand, the eastern set of trees will present tree hazards in the future and is unlikely to be manageable for long term protection.

I welcome the opportunity to talk with Mequon representatives about any of these ideas.

Sincerely,



Jim Uhrinak, M.S. Consulting Arborist
Life member of the International Oak Society

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James S. Uhrinak, M.S. Consulting Arborist

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My commercial tree work since 1963 has focused on general tree care, forest restoration, the protection of rare natural areas and cultural landscape destinations, as well as landscape evaluation, tree inspection and tree appraisal.

Green Tree - Tree Care and Consulting, proprietor 35 years

Milwaukee Audubon Society - Conservation Chair

Niagara Escarpment Resource Network Steering Committee

University level and professional conference presentations on tree biology, tree care, forestry applications, land conservation, land restoration and cultural landscape issues.

Current Projects

- Glendale Natural Heritage Committee Indian Prairie Project.
- Riveredge Nature Center, Newburg, WI, Lands Consultant.
- Kolterman American Indian effigy mound site restoration at Horicon National Wildlife Refuge, project lead for 15 years.
- Continental scale landscape interpretation of traditional Mandan Indian accounts, authorship and research for 16 years.
- Bear Island anthropogenic oak savanna restoration, Chippewa National Forest, Minnesota, land restorationist for 15 years.
- Spirit Lake Preserve, Mequon, WI, conservancy plan writer.
- Original Lake Forest of Milwaukee County, book in progress.
- 30th Annual Penokee Mountains 3-Day Forest Field Trip in Michigan and Wisconsin, field trip leader.

Co-author

Diane Fox and Jim Uhrinak, 2017, "Lynx Paw Petroform Alignments to Red Ochre Exposure Below Wisconsin's Niagara Escarpment," *AIRA* 43:29-45.

Diane Fox and Jim Uhrinak, 2016, "Lynx Paw Petroform: A Connection to Great Lynx and Underground /Underwater Panther American Indian Traditions," *American Indian Rock Art* 42:33-40.

Related Assignments

Mountain lion tracker for Animal Planet as credited in *Urban Predator: Lion on the Loose* 2016, the year I received a mountain lion track training certificate from Dr. James Halfpenny's Track Education Center.

Forest land management planning Consultant for Matt Smith at Schlitz Audubon Nature Center, Bayside, Wisconsin.

Coordinator for the Society for Ecological Restoration's International conference field trip to the Horicon Basin.

Signature projects

Woodland Shores Natural Area is the type-site for the lake forest of Milwaukee and Ozaukee Counties and gained conservancy protection based on my forest and coastal land narrative, conservancy standards, and site inventory interpretations.

Niagara Escarpment Cultural/Physiographic Divide Units of Wisconsin's Niagara Escarpment, co-authored and vetted with Eric Fowle of East Central Wisconsin Regional Planning.

As Menomonee Valley Redevelopment Design Charette and National Design Competition Ecological Consultant for the City of Milwaukee. Also served as restoration consultant and trainer for the WDNR Hank Aaron State Trail.

Emerald ash borer. For 23 years, since 1995, have consulted with the Oak Creek Municipal Forestry Department regarding ash tree management, have taught workshops, and contributed to statewide professional field days and demonstrations at Oak Creek, the actual ground-zero for emerald ash borer in Wisconsin. Through work with Wisconsin University Extension I authored a

conservancy advisory for ash management based on the threat of emerald ash borer in Wisconsin. Presented for professional land managers on emerald ash borer readiness at Schlitz Audubon Nature Center and worked on their ash management planning.

Red Banks. Recovered traditional tribal oak savanna and escarpment-related lands at Red Banks, Brown County, WI for the Ho-Chunk Nation. Presented my work at the European Review of Native American Studies Workshop in Turin, Italy; for the Baird Creek Foundation, Green Bay, and hosted a Red Banks Savanna field trip for the Natural Resources Foundation. My contributions are documented in *The Nicolet Corrigenda: New France Revisited* by Dr. Nancy Lurie and Patrick Jung 2009.

Educational credentials and certifications

M.S. Educational Psychology, University of Wisconsin

B.S. Wildlife Ecology, University of Minnesota

Certified Lutheran Lay Minister, Concordia University

American Society of Consulting Arborists (ASCA) - membership

Inaugural Consulting Academy, ASCA

New Tree Biology with Alex Shigo, Chief Forest Scientist, USFS

Wisconsin Certified Pesticide Applicator

International Oak Society - Life member

Retired certifications

Certified Forester, Society of American Foresters

Certified Arborist, International Society of Arboriculture

Specimen Tree Survey**10911-10865 Port Washington Road****2-14-19****Northeast property corner (tree sizes at Diameter Breast Height)****Trees are marked with green flagging ribbon**

1- 15" Shagbark Hickory

1- 22.5" Bur Oak

1- 7.5" Ironwood

1- 10" Ironwood

1- 10" Ironwood

1- 8" Shagbark Hickory

1- 23" Shagbark Hickory

1- 10" Ironwood

1- 9" Ironwood

1- 18" Shagbark Hickory

1- 24" American Linden

1- Multi-stemmed American Linden 16" and 12" stems

1- Multi-stemmed Ironwood 8" and 6" stems

1- 7" Ironwood

Wooded area also includes 35 American Linden between 14-18"DBH

1- 19" Swamp White Oak (south of main wooden area)

PARKING CALCULATION FOR ICAP

ZONING CODE	
Use	TBD/Retail, entertainment and customer service establishments
Parking Requirement	TBD/One space per 200 square feet of gross leasable area plus one per employee

PROPOSED BUILDINGS	
Building 1 gross floor space	4,800 SF
Building 2 gross floor space	4,100 SF
Building 3 gross floor space	16,000 SF
Building 4 gross floor space	5,400 SF
Building 5 gross floor space	20,000 SF

PARKING CALCULATION	
Parking Required	TBD/252+ stalls
Parking Proposed	242 stalls, just under 5 per 1000 SF
Code Requirement	TBD per proposed users/Deficient based on general retail/entertainment/customer service establishment users.

TO: Planning Commission
FROM: KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: June 10, 2019
SUBJECT: Renaming of Industrial Drive.

To: Planning Commission
From: Kim Tollefson, Director of Community Development
Date: June 10, 2019
Subject: Renaming of Industrial Drive

Background:

The City of Mequon is considering new names for the portion of Industrial Drive located within the Town Center. This is one of several remaining objectives as part of the master planning for the neighborhood. The portion of this public road to be renamed is generally bound by Mequon Road to the north and West Industrial Drive to the south (see map). The public road serving the Mequon Business Park, and located south of West Industrial Drive (W. Industrial Drive runs east/west at the south end of Buntrock Avenue), will remain named as Industrial Drive. Three existing businesses located on the west side of Industrial Drive will be impacted by a street name change.

Chapter 70, STREETS, SIDEWALKS AND OTHER PUBLIC PLACES of the City of Mequon Code of Ordinance, Sec. 70-1(e) states the following:

Sec. 70-1(e) Responsibility and authority for naming streets.

The planning commission shall have responsibility and authority for naming streets. The planning commission, if it sees fit, may hold public hearings at which interested residents and property owners may express their views concerning the naming or renaming of a street or streets

Long Term, Memorable Vision:

Town Centers, Lifestyle Centers or Town Squares are all generic names used countless times across the United States to represent a more walkable, multi-use, usually open environment that is a well-organized, branded space in which people gather to socialize, shop, eat and linger. Typically, the neighborhood includes residential and civic uses to build and solidify strong community connections. While this described character is the objective and certainly fits Mequon's evolving and revitalized neighborhood; a more creative, branded name is preferred by the Community Development Department.

The name, for planning purposes, was fine and perhaps has now taken too great of roots however; the next phase of implementation could be leveraged to rename and rebrand, if initiated now. As mentioned above, the use of Town Center is somewhat generic. In addition, neither the City of Mequon nor the Village of Thiensville are towns and recently, during the design process for the gateway feature, the signage was intentionally void of the term Town Center. If the Planning Commission supports a renaming effort, then staff recommends not using Town Center Road for the renaming of this public street and staff will pursue rebranding efforts with the Common Council.

Staff is seeking guidance and any new ideas for naming this road. The road will serve as the address to both commercial and residential uses and the north/south road serving Spur 16, as one enters the site north from Mequon Road.

Some names contemplated this far include the following:

- **Town Center Road:** chosen for neighborhood reference
- **North South Road:** chosen for directional focus

- **Middle Point Road:** chosen for its synonyms
Synonyms: midpoint, core, center, halfway, centermost, headquarters, nub, where it's at
- **Locus Road:** chosen for its synonyms
Synonyms: emplacement, locale, base, core, heart, hub, nexus, place, point, venue, where, a thing of great activity or importance
- **Old School Bus Road:** chosen for a previous business operation

Planning staff will return to the Planning Commission in July for final action on the new public road name.

Attachments:

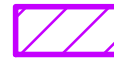
Industrial Drive (PDF)

Discussion Item: Renaming of Industrial Drive

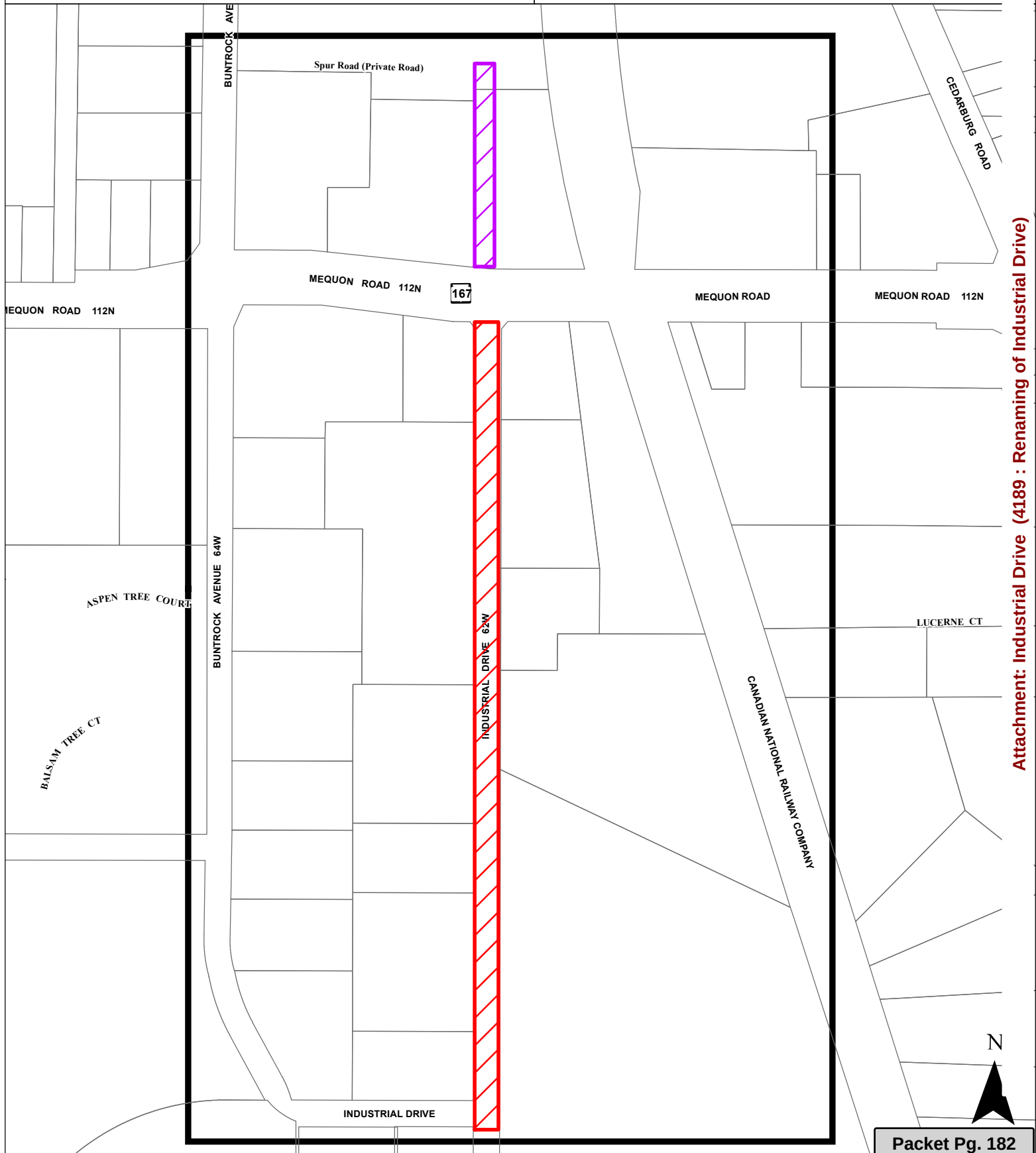
LEGEND



Public Road Portion



Private Road Portion



Attachment: Industrial Drive (4189 : Renaming of Industrial Drive)