City of Mequon

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

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, June 11, 2018
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

a) Approval of Minutes from April 9, 2018

2) Consent/Public Hearing

a) North Shore Dance Studio. The applicant is seeking conditional use grant approval for a dance studio for the property located at 10433 N. Baehr Road.

3) Consent/Regular Business

a) Crossroads Presbyterian Church. The applicant is seeking rezoning recommendation approval to rezone from IPS (Institutional and Public Service Zoning) to R-3 (Residential Detached Zoning) for the property located at 6125 W. Chapel Hill Road.

4) Public Hearing

a) Lumen Christi Church. The applicant is seeking conditional use grant and rezoning recommendation approval to rezone from R-3 (Residential Single Family Detached Zoning) to IPS (Institutional and Public Service Zoning) to allow for expansion of the current cemetery for the property located at 2723 W. Mequon Road.

b) P2 Development Co., LLC for Foxtown Commons. The applicant is seeking conditional use grant and building and site plan approval for a proposed 96 unit apartment building for the property located at 11127 N. Industrial Drive.

5) Regular Business

a) Concord Development Company for Hold Holdings, LLC. The applicant is seeking building plan and master sign plan approval to allow for exterior improvements and additional signage to the adjoining buildings located at 10500 & 10520 N. Port Washington Road.

b) Lakeside Development. The applicant is seeking rezoning recommendation approval to add a 2.58 acre parcel located at 6907 W. Mequon Road to the Mequon Reserve PUD located at 6929-6941 W. Mequon Road.

c) Ascension Columbia St. Mary's Hospital Ozaukee. The applicant is seeking master sign plan amendment approval to update the hospital campus signage for the property located at 13111 N. Port Washington Road.

d) Fox Town Brewing Co., Inc. The applicant is seeking building and site plan approval for a proposed restaurant for the property located immediately east of 6411 W. Mequon Road (Argentos).

e) Spur 16. The applicant is seeking building and site plan approval to allow for a mixed use development located at 6300 W. Mequon Road.

6) Announcements

The next meeting is Monday, July 23, 2018 at 6:00 pm

7) Adjourn

Dated: June 7, 2018 /s/ Dan Abendroth, 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

City of Mequon

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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 12, 2018**

SUBJECT: **PLANNING COMMISSION MEETING MINUTES from April 9, 2018**

Memorandum

Attached please find the City of Mequon Planning Commission Meeting Minutes of April 9, 2018 for your review.

Attachments:
05.14.18_PC Minutes_DRAFT (DOC)

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Department of Community Development
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PLANNING COMMISSION
Regular Meeting
Monday, May 14, 2018
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:
Chairman Dan Abendroth
Alderman Robert Strzelczyk
Commissioner Brian Parrish
Commissioner John Stoker
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Commissioner Rick Lemke
Alternate James Baka

a) Approval of Minutes from April 9, 2018

Action
Commissioner Parrish made a motion to approve the April 9, 2018 minutes.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed 8-0

b) PLANNING COMMISSION MEETING MINUTES

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

2) Consent/Public Hearing

Action
Commissioner Parrish made a motion to open a public hearing.
Ald. Strzelczyk seconded the motion.

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A voice vote was taken; vote passed 8-0

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

a) Brain and Carly Borchert. The applicant is seeking conditional use grant approval for a guest house for the property located at 8110 W. Bonniwell Road.

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

3) Consent/Regular Business

a) Ranch Court, LLC. The applicant is seeking landscape plan approval for the approved single-family residential development located at 2100 W. Ranch Court.

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

b) Edge Consulting Engineers, Inc. for Ozaukee County. The applicant is seeking building and site plan amendment to allow for construction of a 160' tall communications tower to replace an existing 152' tall tower for the property located at 6333 W. Bonniwell Road (Mee-Kwon Park).

Action
Ald. Strzelczyk made a motion to approve the consent items.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed 8-0

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

4) Regular Business

a) Shawn Kison for Kapco Park. The applicant is seeking site plan amendment approval to allow for extended hours for the baseball park located on Concordia University campus.

Chuck Reymolds – 13340 N. Northwood Lane is opposed to the proposed changes at Kapco Park. He stated that at the June 8, 2016 Common Council meeting the neighbors left disappointed but they were consoled by the seven conditions placed on the baseball facility.
Condition #7 states that there are to be lights and sound level checks at least once a year per Planning Commission's approval. He explained that the results from three years were included in the packet for tonight's meeting but he questions why there were only three years' worth of results, where the formal testing document is and why there is not a formal report. He requested formal copies of test results from all of the years of operations. He was in communication with city staff regarding these issues.

He is opposed to any changes to the hours of use as he feels that the applicant does not adhere to the current conditions.

He is concerned about the 'No Right Hand Turn' sign on Lakeshore Drive as he feels that it is ignored and not monitored and that it should be enforced. He would like a 'No Left Hand Turn' sign installed onto Highland Road.

Asst. Dir. Zader stated the request is from the Lakeshore Chinooks for a change to eliminate the condition that no new 9th innings can start after 9 pm and no extra innings after 11 pm. They would like the opportunity to start 9th innings after 9 pm if necessary which sometimes occurs due to a rain delay. They would also like to add the wording; "that no new 9th inning can start after midnight and all lights to be off by 12:15 am." This would be allowed for up to 5 events per year. The applicant supplied light detail from the past six years which shows that 75% of the time the lights are off prior to 11 pm. The request stems from rain delays and the difficulty in rescheduling games as their schedule does not allow for much change or added games.

Asst. Dir. Zader explained monitoring was done for the first three years of operations but after 2014 staff felt that due to everything remaining in compliance and no complaints received that the code enforcement office check for compliance only. Asst. Dir. Zader explained that the Public Announcement system is required not to exceed 65 decimals but there is no regulation regarding crowd noise. He stated that there is no lighting trespass onto the neighboring properties and he does not expect any change as the lights are static.

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Staff will take readings prior to the Common Council meeting in June. Staff added a condition to the report that after 11 pm the PA system is only allowed to be used for player introductions and that no music or other announcements are to be made. Staff does recommend approval based on the conditions in the report.

The applicant, Shawn Kison, explained that it is a rare occurrence, 1 or 2 times a year, in which a game needs to go late and that it is almost impossible to reschedule games based on the team's schedule (they play 72 games in 76 days). He stated that most times only another inning or two is needed to be played to complete the game. They agree with the PA system being limited to player introductions only after 11 pm. He stated that there are sound checks done by Concordia.

Commissioner Stoker asked if the PA system is adjusted based on the crowd.

Mr. Kison answered no that it remains at a consistent level.

Ald. Strzelczyk asked if the crowd noise is monitored.

Asst. Dir. Zader answered that crowd noise cannot be controlled and only the PA system is checked.

Ald. Strzelczyk stated that he is conflicted on this issue as he loves Kapco Park and feels that it is a great asset to the community but feels that the IPS use in a residential neighborhood causes concern. He would like to find a balance and is interested in the feedback from the Commission. He does agree that the traffic is an issue and would like to include a condition that the Chinooks have someone directing traffic after a certain point in the game each night. He would also like to encourage an independent 3rd party inspector to conduct sound testing every year with the cost covered by the Chinooks. He supports staff and the effort put forth but feels that continued testing be handled independently and wants to ensure that the appropriate checks are being conducted.

Commissioner Becky Schaefer stated that every time Concordia is on the agenda there is negative feedback from the residents even though she does feel that Concordia is a great asset to the community. She feels that a broader issue needs to be addressed going forward regarding residential neighborhoods abutting other zoning districts which allow other uses that impact residential neighborhoods. She feels that what was approved in 2009 should stand and that the conditional use grant is harming the general welfare of the neighbors as the noise is distributive. She will deny this request in its entirety.

Commissioner Lemke stated he would like to find a way to allow the Chinooks to finish the few games that are in question and that the main issue is the noise. He proposes a stricter condition that the PA system is limited to player introductions after 10 pm and that the PA is turned off completely at 11 pm.

Commissioner Parrish seconds Commission Lemke's suggestion. He feels that Concordia is one of the best assets in the community. He would like to find a compromise that

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works. He asked the applicant about letters from residents that music is blasting at non-game times. He suggests that Concordia do some good will work with the neighbors as there are always complaints when Concordia is on the agenda.

Mr. Kison answered that there may be music before games during batting practice but he is unaware of other times. He stated that do offer neighboring residents tickets on fireworks night.

Commissioner Stoker asked the applicant about his feelings regarding the PA system being turned off at 10 pm.

Mr. Kison answered that there announcements that need to be made regarding pitching but has no issue with no PA after 11 pm. He stated that the games typically last about 3 hours.

Action

Commissioner Stoker made a motion based on staff recommendations and the condition that there is no PA system at all after 11 pm.
Commissioner Parrish seconded the motion.

Mayor Abendroth added that this is a very minor request and only affects 1-2 games a year. There is feedback that residents are grieved by the sound and that allows the Commission the opportunity to make a condition regarding the sound issue. He stated that monitoring the sound is staff's responsibility but agrees that a 3rd party sound engineer should be hired to monitor the sound twice a season. He asked that this be added to the motion. Regarding the traffic, the no turn sign is a city sign and should be enforced by the city. A request to place a no turn sign onto Highland Road can be made. He stated that this is a city enforcement issue but it does not need to be part of this approval.

Ald. Strzelczyk disagrees with the Mayor and feels that the applicant should use volunteer event staff to help control the traffic if they feel it is an issue. He does not feel that city resources of police staff be used for this issue.

He would like to add an amendment to the motion that parking direction by the 7th inning be in place until the majority of vehicles have exited. Additionally, no game should last until midnight and no extra inning can begin after 10:30 pm unless it is a weather delay.

Commissioner Stoker stated that he accepts the friendly amendment made by the Mayor of the condition of the 3rd party sound engineering twice a year, but he does not accept the amendment made by Ald. Strzelczyk regarding the traffic condition or the "only weather delay" condition. He does not feel comfortable putting restraints on late games especially if the sound is going to be off.

Commissioner Baka asked if the city tested sound beyond the confines of Concordia.

Asst. Dir. Zader answered yes as the conditions are to the property line.

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Mayor Abendroth stated that this traffic issue is not limited just to the baseball games but traffic turning there all the time. He suggested that if the police can have more of a presence there on going that it will help.

Commissioner Lemke stated that he feels strongly about controlling the noise per resident complaints and would like to make a friendly amendment that after 10 pm only player introductions be made and no sound at all after 11 pm.

Commissioner Parrish seconded the friendly amendment made by Mayor Abendroth and accepted by Commissioner Stoker.

Commissioner Becky Schaefer made a motion to request that the lights also be checked for zero impact on the neighbors.

Asst. Dir. Zader stated that there should be no issue but the lights will be checked, it is a straight forward test to conduct.

Mayor Abendroth supports the friendly amendment from Commissioner Lemke for only player introductions after 10 pm and no sound after 11 pm for regular season games.

Commissioner Stoker stated that he accepts this amendment except for during the playoff season.

Action (amendment to the main motion)
Commissioner Lemke made a friendly amendment that only player introductions can be made after 10 pm and no sound at all after 11 pm.
Commissioner Becky Schaefer seconded the motion.
A voice vote was taken; vote passed 7-1 (No: Parrish)

Ald. Strzelczyk asked who would pay for the 3rd party sound engineer.

Action (main motion with amendment)
Commissioner Stoker made an amendment to his motion: based on staff recommendations and the condition that there are only player introductions after 10 pm, no PA system at all after 11 pm during the regular season and that the applicant pay for the 3rd party sound engineer twice a year. There can be entertainment until 11 pm during playoff games.
Commissioner Parrish seconded the motion.
A voice vote was taken; vote passed 7-1 (No: J. Schaefer)

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RESULT:	**APPROVED WITH CONDITIONS [7 TO 1]**
MOVER:	John Stoker, Commissioner
SECONDER:	Brian Parrish, Commissioner
AYES:	Abendroth, Strzelczyk, Parrish, Stoker, R. Schaefer, Lemke, Baka
NAYS:	J. Schaefer
ABSENT:	Choren, Hawley
EXCUSED:	Wirth

b) John Mikkelson for Granville Estates. The applicant is seeking preliminary plat and development agreement approval for a proposed 7-lot development for 40 acre property located immediately south of 14013 N. Granville Road (Granville Estates).

Ed Soleski – 13616 N. Granville Road is opposed to this proposed development. He has concerns regarding how this will affect the water table as he has a swallow well. He wants to know who is responsible if the water table is affected. He did speak to the applicant, Mr. Mikkelson, who stated that the water table should not be affected. He also wants to know how the power is being brought to the subdivision as he wants to make sure it is not directly located in his backyard. He is also worried about the drainage. He asked about the proposed widen road and is concerned it will impact specimen trees on his property.

Asst. Dir. Zader stated that this proposal is for a 7-lot subdivision immediately south of 14013 N. Granville Road. The lot sizes will range from 5 – 8 acres. Access will be gained from Granville Road which is a public road. Lots 3 and 5 do not have direct access onto the court; access will be gained from a private easement on lots 2 and 6; respectively. It does comply with the 5- acre code zoning district as well as the 300 foot average lot width in the code. There are storm water ponds shown on lots 6 and 7 which will need to have easements with the city in case the ponds are not being maintained. The southeast corner shows a wetland complex and the delineation for that complex is beyond 5 years old and will require updated wetland delineation prior to signing off on the preliminary plat. The plan shows 100 foot landscape preservation along Granville Road. The applicant wants to show a more rural landscape along that road and wants to ensure that the owners of lots 1 and 7 do not do anything that would be inconsistent with the rural character of the subdivision. The City Forester has walked the site and there are no specimen trees impacted by the development. The applicant does not wish to connect to the large 70 acre parcel to the west.

Asst. Eng. Bridget Henk stated that all wells are under the entire jurisdiction of the DNR and the city is not involved with any part of the well approval process. The power to the subdivision is done entirely by We Energies and is done through easements. The poles will be placed either in the right of way or through an easement on a property, which the owner has control over allowing on their property or not. Regarding the culvert, the pre settlement conditions of run off must be matched in the post development condition. The applicant does need to do storm water management and it will ensure that there is no additional runoff from this property after development and no increase volume to the culvert. The widening of the road will include acceleration and deceleration lane and bike

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bypass lane which will all be within the city right of way. The lanes do not extent past lot 1 or lot 7. She stated that staff is requesting that the driveway locations be shown on the plat.

Asst. Dir. Zader stated that the development agreement will go on to the Common Council which dictates all the design and construction requirements as well as the permission to build one spec home prior to getting final plat approval. Staff does recommend approval based on the conditions in the report.

The applicant, John Mikkelson, stated that the proposed development is located in a high ground water area and he believes that he will be on a different aquaphor than Mr. Soleski and his development should not affect him. Their plans purposefully show easements on the cul du sac so that there will only be two driveways there. He stated that they agreed to add the island and acceleration/deceleration lanes but he does not feel that there is a need for a bypass lane. He would like to discuss this as he does not feel that the traffic there indicates it is not needed.

Mayor Abendroth stated that he Mr. Mikkelson does a great job on his developments and they should not be any issues for Mr. Soleski. He feels that there is no need for the bypass lane.

Commissioner Stoker asked staff about the reason for requiring the bypass lane.

Asst. Eng. Henk answered that staff is in favor of the applicant supplying some traffic counts. The last traffic study done is from 2010 and is not valid. She stated that in the morning and evening rush there are significant cars in that area. When the City Forester removes brush and trees from that area they need to provide traffic control along that area. Staff is supportive of evaluating this on a traffic count basis so that there is consistency throughout all developments.

Commissioner Parrish is supportive of amending the report conditions to not include the bypass lane.

Action
Commissioner Stoker made a motion to approve based on staff conditions except to exclude the requirement for a bypass lane.
Commissioner Jim Schaefer seconded the motion.

Ald. Strzelczyk agreed that the bypass does not seem necessary there. He asked that staff share any information that may come forward relating to the wells from the DNR. He feels that storm water ponds often times yield better results than the previous development state. He stated that he does not feel that the new development will affect Mr. Soleski's water table but his concerns have been documented. He feels comfortable voting in favor of this development.

Mr. Robert Gierach – 10232 W. Bonniwell Road is opposed and read the letter that he

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wrote to the Commissioners. He is concerned about the runoff affecting the soil type, utilities and road requirements.

Mr. Mikkelson stated that North Shore Engineering did a report on site and off site and confirmed the storm water ponds are in the correct locations to capture the water and drawings will be supplied to Bridget for review.
A voice vote was taken; vote passed 8-0

RESULT:	**APPROVED WITH CONDITIONS [UNANIMOUS]**
MOVER:	John Stoker, Commissioner
SECONDER:	James Schaefer, Commissioner
AYES:	Abendroth, Strzelczyk, Parrish, Stoker, R. Schaefer, J. Schaefer, Lemke, Baka
ABSENT:	Choren, Hawley
EXCUSED:	Wirth

5) Policy

a) **ORDINANCE 2018-1520** - An Ordinance Amending Chapter 58 of the Mequon Municipal Code as it Relates to Filling, Excavating and Berms.

Action
Mayor Abendroth made a motion to remove this item from table.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed 8-0

Asst. Eng. Henk stated that this is the same policy that was before the Commission last month and the main item of discussion is whether 1,000 C.Y of fill is the appropriate amount to bring to the Commission for review of grading, filling and excavation plans. Between last month's meeting and this month were whether other municipalities require Planning Commission approval at those levels and what the benefits of bringing a fill permit to the Commission for a 1,000 C.Y. The primary benefit is the notification to the neighbors that a development is happening. For example, when Highlander Estates was before the Commission for fill and excavating approval and then did not need to come back for another approval. When a single family home comes forward with a 1,000 C.Y. of fill there is no other mechanism to notify to the neighbors that there will be a project nearby. This covered anytime there is movement from the project development.

Commissioner Parrish stated that he favors the simplified process except when there is a subdivision with a preapproved grading plan as he is concerned that neighbors would change the grading.

Asst. Eng. Henk stated that when plans that deviate from the master grading plan must get a letter from all of the adjacent lots as well as the HOA and developer approving that additional elevation change for any level of deviation to the master plan.

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Commissioner Stoker stated that he does feel that there is any need for this for a subdivision with an approved master grading plan unless there is a change to the masterplan. He feels that as long as the master grading plan is met, he feels it is not necessary.

Asst. Eng. Henk clarified that as long as the approved master grading plan is being matched, the fill permit does not need to come to Planning Commission no matter how much fill. She explained that single family lots that do not have an approved grading plan will still need to come to Planning Commission.

Commissioner Stoker stated he is very pleased with the change regarding the developments but still feels that the process for approval is a deterrent for potential buyers for some lots and that 1,000 C.Y. is a very small amount for some lots.

Commissioner Becky Schaefer asked for clarification of what exactly needs to be approved. She stated that she would like to be notified as a single family home owner.

Asst. Eng. Henk explained that language from the ordinance is being put into the Standard Specifications; it is the detailed language of what the contractors are required to do. The enforcement language is remaining in the ordinance. She stated that the notification cards will continue to be sent for all new developments for their master grading plan but not specifically for a fill permit.

Commissioner Stoker confirmed that all new subdivisions will require a master grading plan going forward so this applies mostly to the remaining lots that exist. He will support this change even though he does feel that 1,000 C.Y. is a very small amount to require this process and the fees associated with it.

Asst. Eng. Henk stated that there are closeout procedures for after the fill is placed and engineering staff is doing site visits to ensure what is being said is being done is in fact being done. Most of the closeout procedures are visual but higher amounts do require some spot survey that shows that the drainage is not impeded and that the plan was generally followed. Most developments are already doing something similar to this, especially on the commercial side; it just allows staff to have the enforcement and to close the fill permits.

Action
Mayor Abendroth made a motion to approve this item..
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed 8-0

RESULT:	**Approved [Unanimous]**
MOVED BY:	Mayor Abendroth
SECONDED BY:	Alderman Strzelczyk

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AYES:	Abendroth, Strzelczyk, Parrish, R. Schaefer, J. Schaefer, Lemke, Baka
ABSENT:	Choren, Hawley
EXCUSED:	Wirth
RECUSED:	Stoker

6) Announcements

The next meeting is June 11, 2018 at 6:00 pm.

7) Adjourn

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

Respectfully Submitted,

Jac Zader

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City of Mequon

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

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **June 11, 2018**

SUBJECT: **North Shore Dance Studio. The applicant is seeking conditional use grant approval for a dance studio for the property located at 10433 N. Baehr Road.**

Applicant:	Clement T. and Carol A. Hinterstocker
Status of Applicant:	Owner
Requested:	Conditional Use Grant
Existing Use:	Vacant
Existing Zoning:	B-5 (Light Industrial)
Land Use Plan:	Business Park
Lot size:	1.5 acres
Location:	10433 N. Baehr Road
Tax Key:	14-027-16-012.00
District:	#4

Background:
The applicant is requesting a Conditional Use Grant for a dance studio to be located in the Mequon Business Park at 10433 N Baehr Road. North Shore Dance Studio is currently located in the River Centre Shopping Center. The applicant has indicated they have outgrown their current space and have purchased the property in the Mequon Business Park. The clients of the studio include dancers ages 2-8 years old, middle school and high school students. The site is zoned B-5 (Light Industrial), which categorizes dance studios as a conditional use.

Site Plan:
The main entrance to the facility is on the east side of the building. No new changes to the site are proposed other than striping of the parking lot. There will be a total of 20 parking spaces on site. The applicant has indicated that the busiest hours are weekdays from 4:30 – 6:30 PM when the young dancers (approximately 25-35 students) are on site. Most parents drop off their child, but some parents with younger children choose to stay on the premise. There will be between 4-6 staff members on site during the studio hours on Monday-Thursday. There are three staff members on site during Saturday studio hours. Since the zoning code does not have a parking requirement that relates to this specific use, an industry standard of one parking spot per three students and one per staff member during the business hours was used to calculate the parking requirements. The proposed parking meets the industry standard requirement. The site plan show a seasonal airlock proposed for the entryway. Staff will add as a condition of approval that details be submitted for staff review and approval.

Floor Plan:
The building is 7,500 square feet. The building will have five studios and a reception area, office, restrooms, reception area, common area and small merchandise space.

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

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

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

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

The Land Use Plan designates the site as Business Park. The site is zoned B-5. Adjacent properties are zoned B-5. A dance studio can be considered compatible with the Land Use Plan designation and with other industrial uses in the area. The Planning Commission has approved other similar uses (Athletic Performance, Rockstar Fitness, Moro Performance, Splash! Swim + Fitness) in areas that have a mixture of industrial, commercial and office uses.

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

The proposed activities of the dance studio fit the character of the surrounding area. The dance studio hours are from 3:00 PM – 10:00 PM on Monday-Thursday with staff office hours in the morning. On Saturdays, the studio hours are 8:30 AM – 2:00 PM. There are no formal office/studio hours on Friday and Sunday. Planning staff believes the proposed use and activities should be harmonious with the surrounding uses.

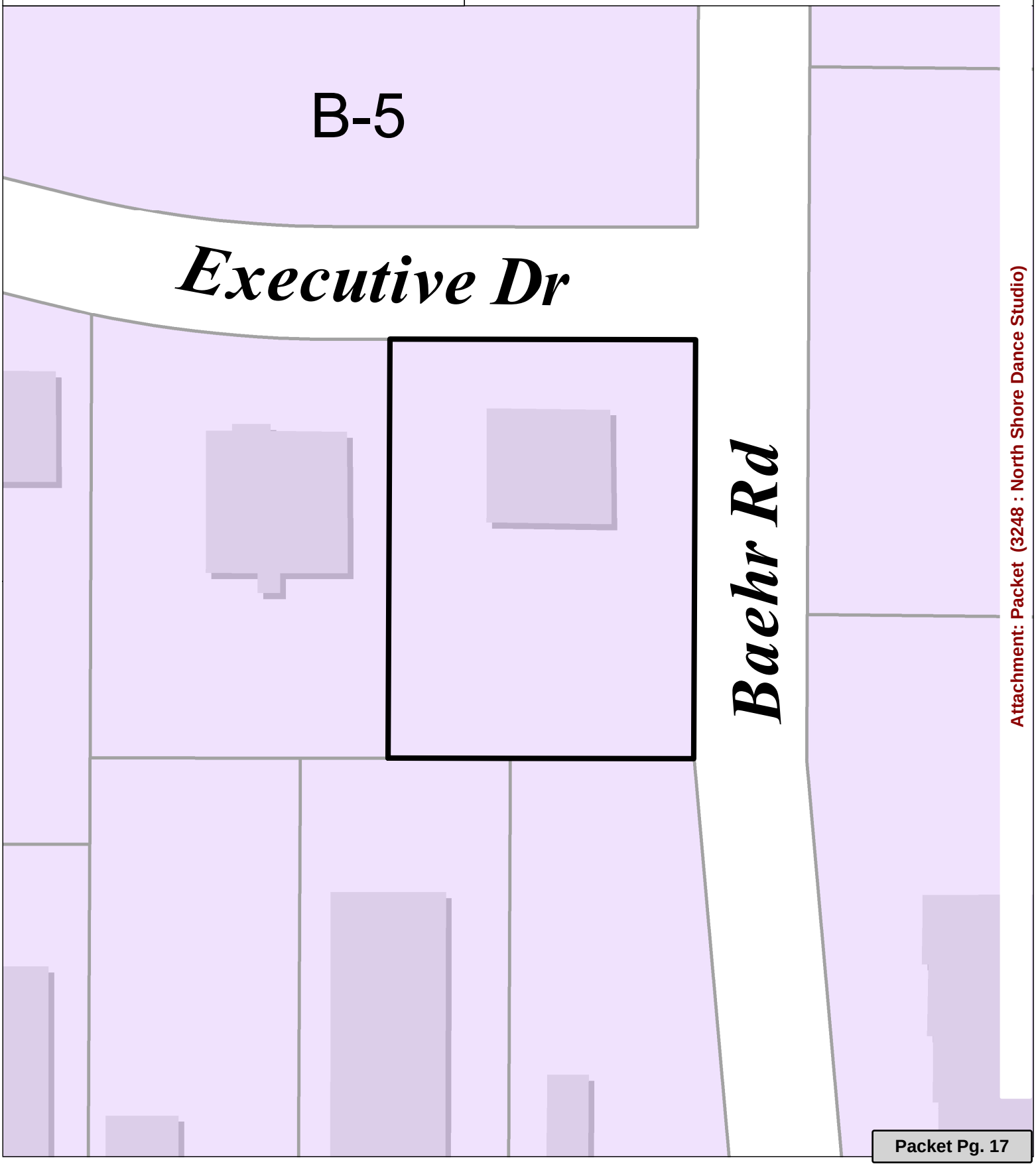
Staff Recommendation:
Staff recommends **approval** of the conditional use grant based on the following condition(s):

1. Staff review and approval of final floor plans.
2. Any new signage will require sign permit approval.
3. Staff review and approval of airlock.
4. Hours of operation from 8:00 AM to 10:00 PM Monday – Saturday and Sundays as needed.

Attachments:
Packet (PDF)

North Shore Dance Studio

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 (3248 : North Shore Dance Studio)

BUSINESS PLAN FOR

NORTH SHORE DANCE STUDIO LLC

Attachment: Packet (3248 : North Shore Dance Studio)

April 2018

Past

North Shore Dance Studio was founded in 1986 and was purchased by Katie Holtzen in 2006. From that point in time, until 2011, the studio was located at 6081 West Mequon Road. Over the last three decades, NSDS has been a staple and home to many in the North Shore Community and at large, providing dance excellence to thousands of families over the years. In 2012, the studio was forced to find a new, larger home to accommodate the growing enrollment and its continued success.

Present

The studio is currently located at 6075 West Mequon Road I,n the River Centre Shopping Center. With business hours Monday-Thursday as well as Saturday, the doors are always welcoming clients in. Typically, the office and dance studio hours are from 3:00pm until 10:00 at night, while Saturdays we are open from 8:30 am until 2:00pm. Generally, our busiest hours are from 4:30-6:30pm, at which time our younger dancers, ages 2-8 years old are on site.

Our middle school, and high school students typically arrive at the studio around 6:30pm. Most dancers stay for approximately 1 hour a night, while our more competitive dancers participate on average, 4 days a week for up to 3 hours. The majority of the families will drop their child off for their class, but some parents with younger children choose to stay on the premises. Beginning at 7:30pm the majority of our students are high school students whose parents either drop them off or they drive themselves.

At this time there are 4 dance studios in approximately 6,000 square feet. There are also two dressing rooms, an office, store, several storage areas as well as 2 bathrooms. We have yet again outgrown our space and have been on the "house hunt" for the past 3 seasons.

Monday Office/Studio Hours	3:00-9:30	4 staff members	Young/Old on site
Tuesday Office/Studio Hours	12:00-10:00	5 staff members	Young/Old on site
Wednesday Office/Studio Hours	9:30am-10:00	5 staff members	Young/Old on site
Thursday Office/Studio Hours	11:30-10:00	6 staff members	Young/Old on site
Friday (No formal office/studio hours)	4:00-8:00	1 staff member	Young Dancers
Saturday Office/Studio Hours	8:30-2:00	3 staff members	Young/Old on site
Sunday (No formal office/studio hours)	Times vary	1 staff member	Young Dancers

*Young/Old on site means that there all ages 2-18 years old in the dance studio during the business hours

Attachment: Packet (3248 : North Shore Dance Studio)

April 2018

Present Continued

In March of 2018, I made an offer, which was accepted, to purchase and secured the building at 10433 Baehr Road in The Mequon Business Park. It is my hope and intentthis will become the new and permanent home of North Shore Dance Studio. I am currently in the process of site and floor plans designed by Rory Palubiski at Fein Design Architecture as well as starting the bidding process with 3 local building companies regarding the specific financing needed. Bill Harrigan with Byline Bank located in Brookfield, WI, has officially approved $1,000,035.00 for this project. Yoni Zvi of EDG18 has been representing me as my broker for past few years.

Future

Ideally, I would like to open my doors for business on January 7th, 2019 at the new and improved studio. The building is roughly 7,500 square feet and will house 5 separate dance studios, a large lobby/waiting area, 3 ADA restrooms, an office and reception area, a store for dance apparel, shoes, and merchandise, several closets for storage, as well as a common area for the dancers. I anticipate my enrollment will continue to grow with the improvements that will be made for my business. There will be 1-2 employees during our daytime office hours and roughly 4 employees during the 4:30-8:00pm hours. I am assuming that most of my clients will be dropping their children/dancers off, but am mindful that there will still be some families during the 4:30-6:30pm time slot who will choose to stay on site for the duration of the class.

North Shore Dance Studio will continue to provide excellent dance education and instruction for many decades to come. With the ever changing dance world, we will constantly be training our current staff as well as hiring new staff to continue to train stimulate and challenge the youth of the North Shore Community. It is our goal to welcome many more new families over the years and proudly welcome them into our new and improved facility-a place that kids and parents alike can call their "2nd home!"

North Shore Dance Studio LLC
6075 West Mequon Road Mequon, Wisconsin 53092
262-242-4077
www.northshore-dancestudio.com

Katie Holtzen-Owner
16560 Hillsdale Drive Brookfield, WI 53005
414-699-1953
northshoredancestudio@hotmail.com

NEW LOCATION
10433 Baehr Road Mequon, Wisconsin 53092

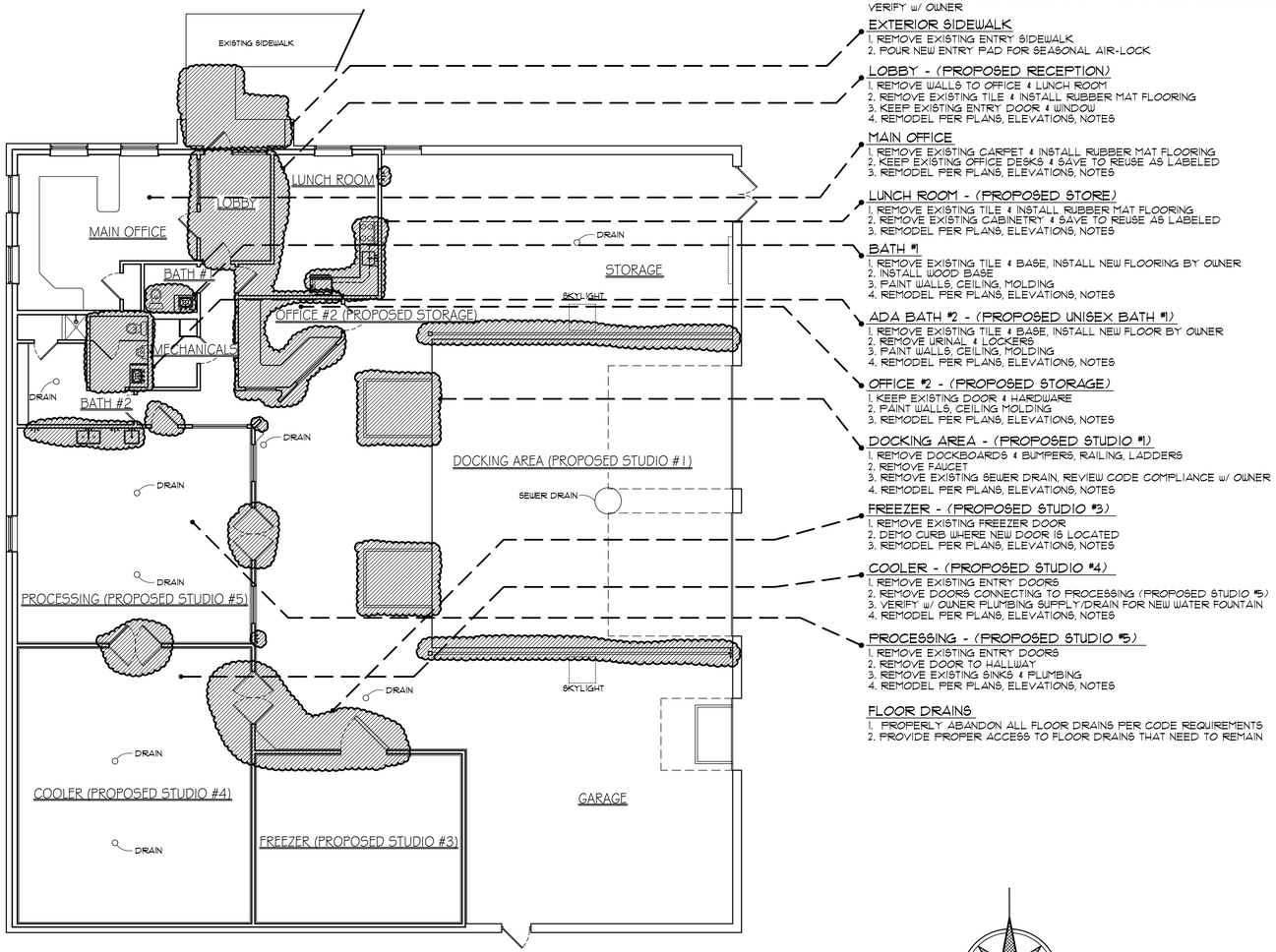
Attachment: Packet (3248 : North Shore Dance Studio)

PROPOSED COMMERCIAL BUILDING RENOVATION FOR

NORTH SHORE DANCE STUDIO, LLC

SHEET INDEX

PAGE ONE	EXISTING & DEMOLITION FLOOR PLAN PROPOSED FLOOR PLAN		PAGE TWO	ENLARGED - (1/4" = 1'-0" SCALE) PROPOSED FLOOR PLAN - PARTIAL		PAGE THREE	ENLARGED - (1/4" = 1'-0" SCALE) PROPOSED FLOOR PLAN - PARTIAL		PAGE FOUR	ADA BATH & FOUNTAIN DETAILS PROPOSED FLOOR PLAN - ELECTRICAL		PAGE FIVE	PROPOSED SITE PLAN IMPROVEMENTS REVISED PARKING SPACES



DEMO NOTES

GENERAL NOTES
1. KEEP RELEVANT INDUSTRIAL EQUIPMENT & MECHANICALS FOR RESALE PURPOSES VERIFY w/ OWNER

EXTERIOR SIDEWALK
1. REMOVE EXISTING ENTRY SIDEWALK
2. POUR NEW ENTRY PAD FOR SEASONAL AIR-LOCK

LOBBY - (PROPOSED RECEPTION)
1. REMOVE WALLS TO OFFICE & LUNCH ROOM
2. REMOVE EXISTING TILE & INSTALL RUBBER MAT FLOORING
3. KEEP EXISTING ENTRY DOOR & WINDOW
4. REMODEL PER PLANS, ELEVATIONS, NOTES

MAIN OFFICE
1. REMOVE EXISTING CARPET & INSTALL RUBBER MAT FLOORING
2. KEEEP EXISTING OFFICE DESKS & SAVE TO REUSE AS LABELED
3. REMODEL PER PLANS, ELEVATIONS, NOTES

LUNCH ROOM - (PROPOSED STORE)
1. REMOVE EXISTING TILE & INSTALL RUBBER MAT FLOORING
2. REMOVE EXISTING CABINETRY & SAVE TO REUSE AS LABELED
3. REMODEL PER PLANS, ELEVATIONS, NOTES

BATH #1
1. REMOVE EXISTING TILE & BASE, INSTALL NEW FLOORING BY OWNER
2. INSTALL WOOD BASE
3. PAINT WALLS, CEILING, MOLDING
4. REMODEL PER PLANS, ELEVATIONS, NOTES

ADA BATH #2 - (PROPOSED UNISEX BATH #1)
1. REMOVE EXISTING TILE & BASE, INSTALL NEW FLOOR BY OWNER
2. REMOVE URINAL & LOCKERS
3. PAINT WALLS, CEILING, MOLDING
4. REMODEL PER PLANS, ELEVATIONS, NOTES

OFFICE #2 - (PROPOSED STORAGE)
1. KEEP EXISTING DOOR & HARDWARE
2. PAINT WALLS, CEILING, MOLDING
3. REMODEL PER PLANS, ELEVATIONS, NOTES

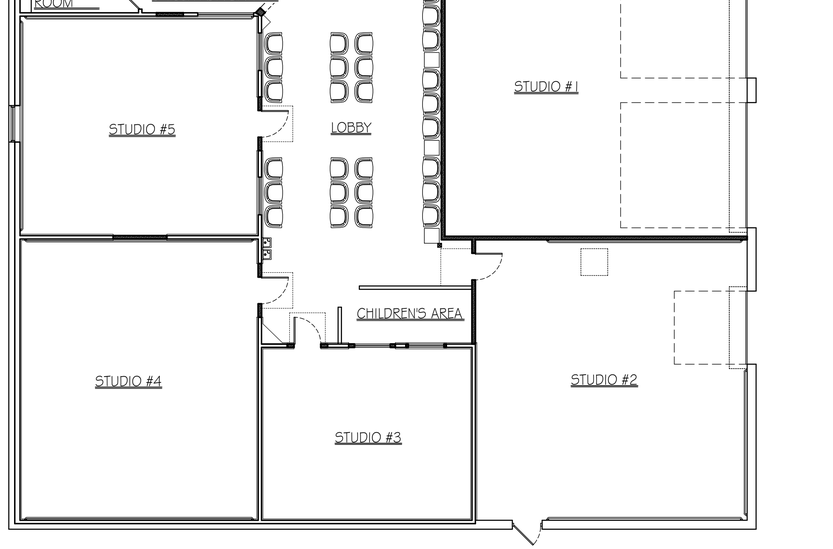
DOCKING AREA - (PROPOSED STUDIO #1)
1. REMOVE DOCKBOARDS & BUMPERS, RAILING, LADDERS
2. REMOVE FAUCET
3. REMOVE EXISTING SEWER DRAIN, REVIEW CODE COMPLIANCE w/ OWNER
4. REMODEL PER PLANS, ELEVATIONS, NOTES

FREEZER - (PROPOSED STUDIO #3)
1. REMOVE EXISTING FREEZER DOOR
2. DEMO CURB WHERE NEW DOOR IS LOCATED
3. REMODEL PER PLANS, ELEVATIONS, NOTES

COOLER - (PROPOSED STUDIO #4)
1. REMOVE EXISTING ENTRY DOORS
2. REMOVE DOORS CONNECTING TO PROCESSING (PROPOSED STUDIO #5)
3. VERIFY w/ OWNER PLUMBING SUPPLY/DRAIN FOR NEW WATER FOUNTAIN
4. REMODEL PER PLANS, ELEVATIONS, NOTES

PROCESSING - (PROPOSED STUDIO #5)
1. REMOVE EXISTING ENTRY DOORS
2. REMOVE DOOR TO HALLWAY
3. REMOVE EXISTING SINKS & PLUMBING
4. REMODEL PER PLANS, ELEVATIONS, NOTES

FLOOR DRAINS
1. PROPERLY ABANDON ALL FLOOR DRAINS PER CODE REQUIREMENTS
2. PROVIDE PROPER ACCESS TO FLOOR DRAINS THAT NEED TO REMAIN



NORTH

PROPOSED DEMO PLAN

EXISTING FLOOR PLAN — SCALE - 1/8" = 1'-0"

PROPOSED FLOOR PLAN

SEE PAGES TWO (2) and THREE (3) FOR ENLARGED 1/4" SCALED DRAWINGS

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

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CATIE
cell : (262) 483 - 4342

proposed construction drawings for :

NORTH SHORE DANCE STUDIO

10433 NORTH BAEHR ROAD
MEQUON, WISCONSIN

sheet contents
DEMO PLAN & EXISTING PLAN and PROPOSED FLOOR PLAN

date :
05. 10. 2018
revisions :

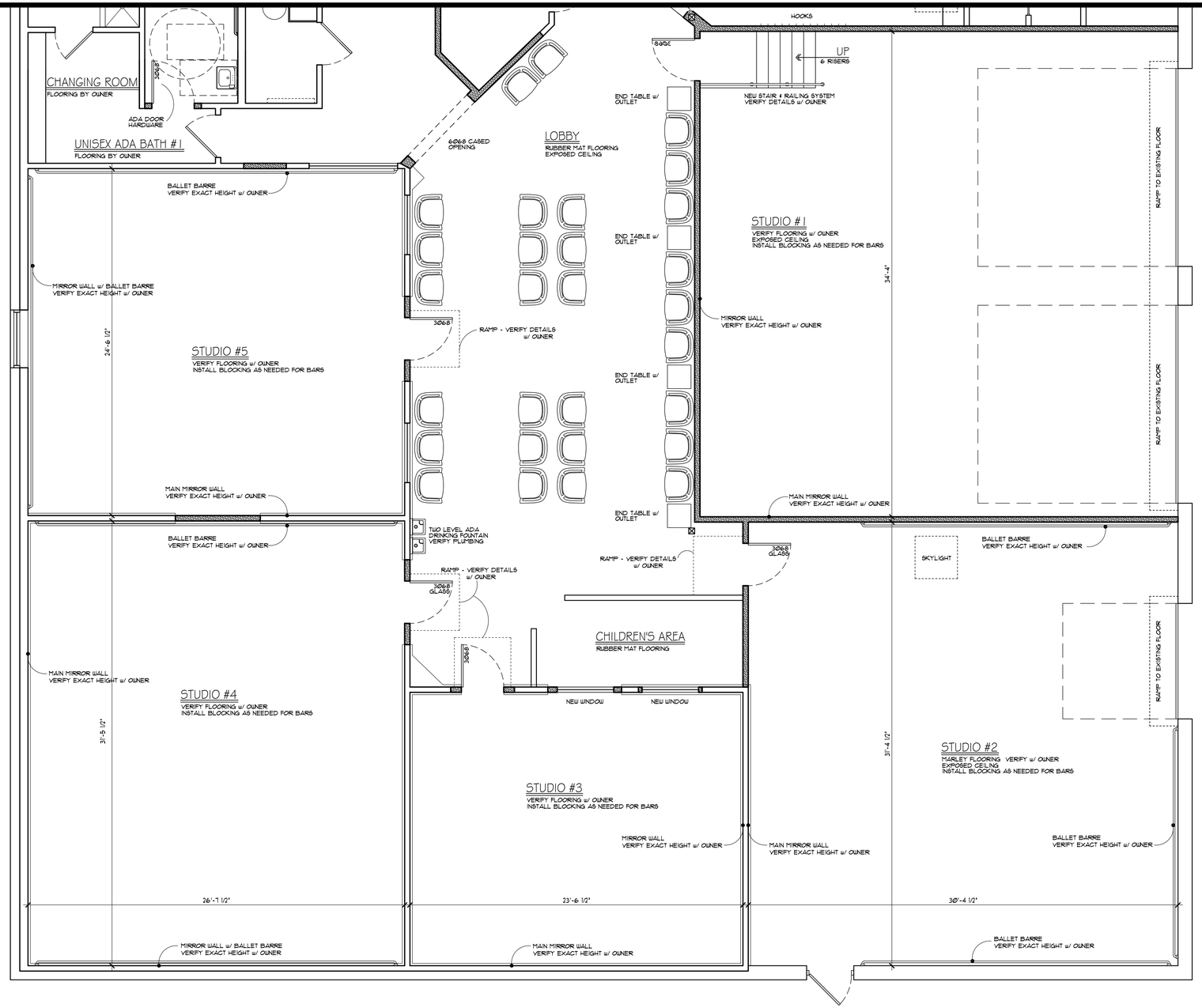
project number
1812

sheet number
1 of 5

Attachment: Packet (3248 : North Shore Dance Studio)

NOTE:
SEE PAGE THREE (3)

NOTE:
SEE PAGE THREE (3)



NOTE:
PROVIDE SPRINKLER HEADS AS REQUIRED PER CODE TO PROVIDE ADEQUATE COVERAGE IN NEWLY PARTITIONED SPACES - FIELD VERIFY

NOTE:
VERIFY EXISTING CONSTRUCTION OF WALLS FOR ENGINEER TO DETERMINE ADEQUACY OF MIRROR & GRAB BAR SUPPORT

NOTE:
DIMENSIONS MAY NOT BE EXACT
ALL CONTRACTORS AND SUPPLIERS TO FIELD VERIFY ANY AND ALL MEASUREMENTS PRIOR TO CONSTRUCTION AND / OR FABRICATION
CONTRACTORS AND SUPPLIERS TO MAINTAIN DESIGN INTENT

NORTH

PROPOSED FLOOR PLAN - partial of eastern footprint

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

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MEQUON, WISCONSIN

sheet contents
PROPOSED FLOOR PLAN PARTIAL

date :
05. 10. 2018
revisions :

project number
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2 of 5

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Attachment: Packet (3248 : North Shore Dance Studio)

NOTE:
PROVIDE SPRINKLER HEADS AS REQUIRED PER CODE TO PROVIDE ADEQUATE COVERAGE IN NEWLY PARTITIONED SPACES - FIELD VERIFY

NOTE:
VERIFY EXISTING CONSTRUCTION OF WALLS FOR ENGINEER TO DETERMINE ADEQUACY OF MIRROR & GRAB BAR SUPPORT

NOTE:
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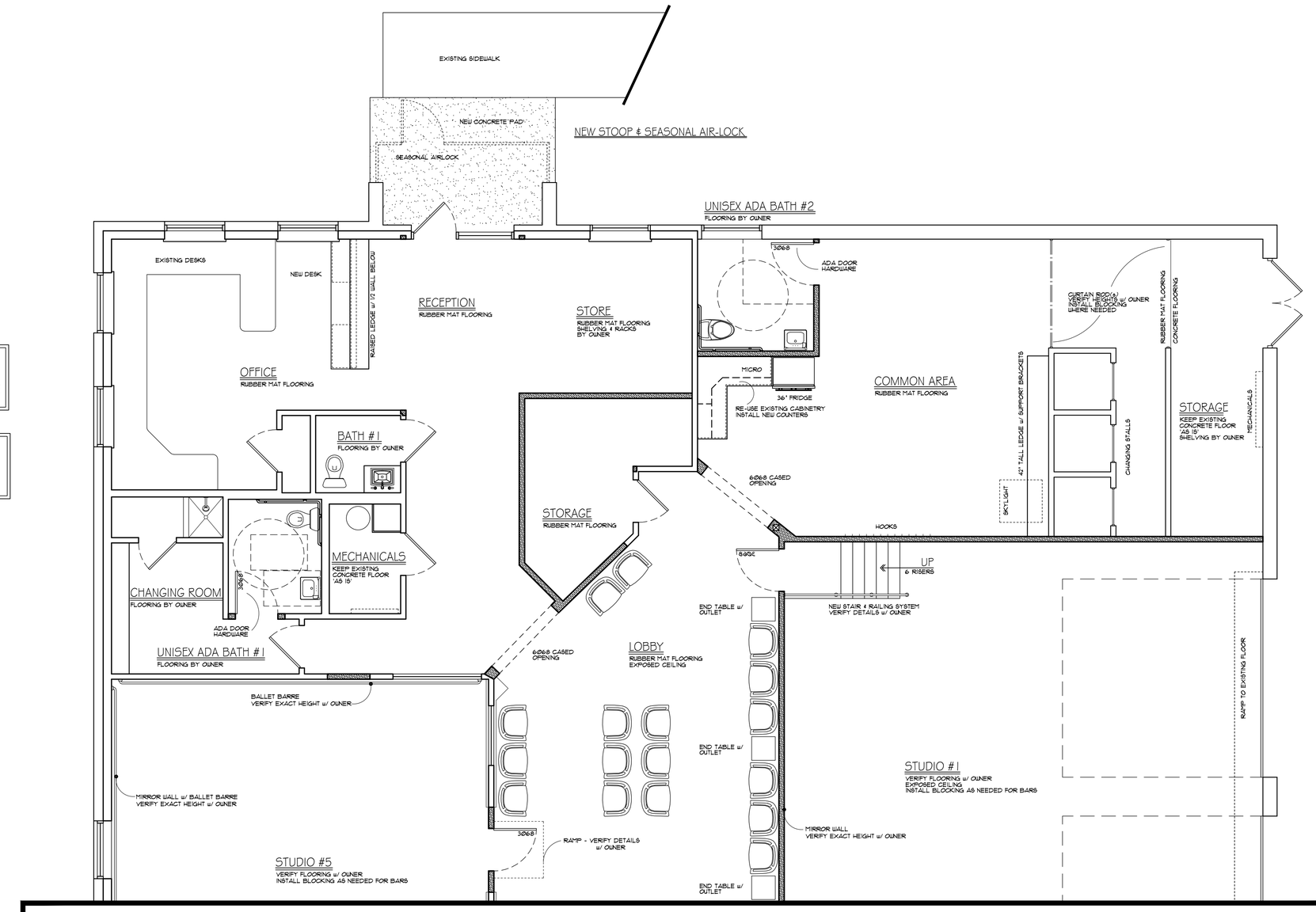
CONTRACTORS AND SUPPLIERS TO MAINTAIN DESIGN INTENT



NOTE:
SEE PAGE TWO (2)

NOTE:
SEE PAGE TWO (2)

NORTH

PROPOSED FLOOR PLAN - partial of western footprint

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

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10433 NORTH BAEHR ROAD
MEQUON, WISCONSIN

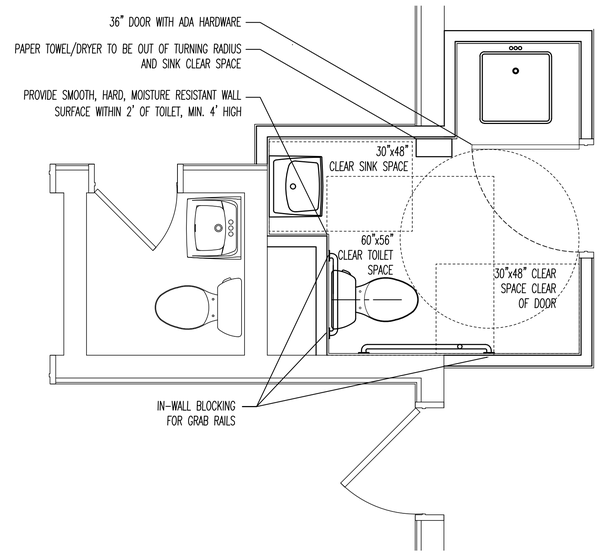
sheet contents
PROPOSED
FLOOR PLAN
PARTIAL

date :
05. 10. 2018
revisions :

project number
1812

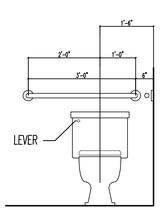
sheet number
3 of 5

Attachment: Packet (3248 : North Shore Dance Studio)



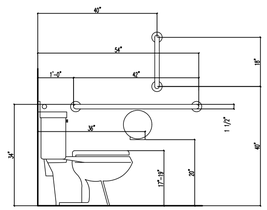
ADA BATHROOM PLAN EXAMPLE

SCALE: 1" = 1'-0"



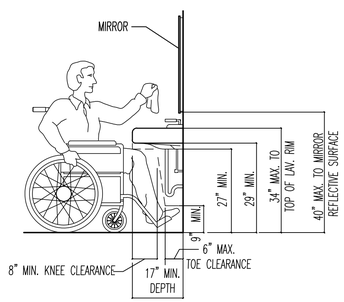
ADA FRONT ELEVATION

SCALE: 2" = 1'-0"



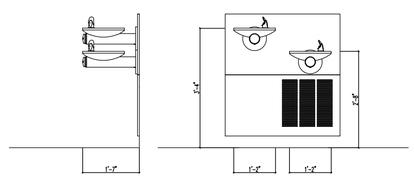
ADA SIDE ELEVATION

SCALE: 2" = 1'-0"



ADA LAVATORY CLEARANCE

SCALE: 2" = 1'-0"



ADA TWO LEVEL WATER FOUNTAIN

SCALE: 2" = 1'-0"

ADA REQUIREMENT DETAILS & NOTES

LEGEND	
R	RECESSED CAN
D	DIRECTIONAL RECESSED CAN
	LIGHT FIXTURE
	OUTLET (verify GFI / switched)
$	SWITCH (verify dimmer)
FL	BATH EXHAUST FAN w/ LIGHT & TIMER
SD	SMOKE / CO-2 DETECTOR
EXIT	EXIT SIGN - FIRE CODE EGRESS

NOTE:
ALL MAIN LIGHT FIXTURE SWITCHES TO ACCOMMODATE DIMMERS (OWNER TO VERIFY EXACT SWITCH LOCATIONS)

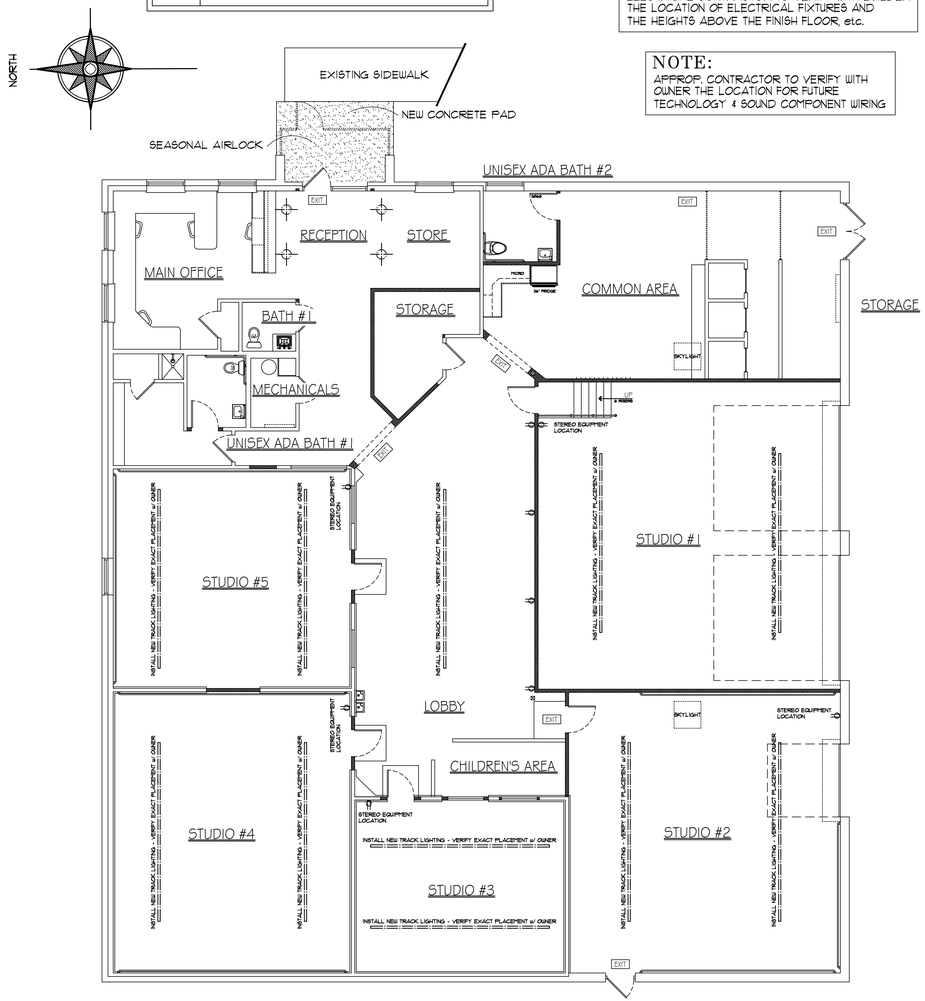
NOTE:
OWNER TO VERIFY WITH ELECTRICAL CONTRACTOR FOR PROPER SWITCHING & LIGHTING FOR ALL LIGHT FIXTURES - CONFIRM WITH DESIGNER

NOTE:
OUTLETS SHOWN ON PLAN ARE FOR REFERENCE ONLY ELECTRICIAN TO PROVIDE OUTLETS PER CODE & DISCUSS ADDITIONAL OUTLET LOCATIONS WITH OWNER

NOTE:
SMOKE & CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER IRC/COMM 21.09 & 21.091 & COMM 28
FIELD VERIFY LOCATION(S) AND AMOUNT NEEDED

NOTE:
ELECTRICAL CONTRACTOR TO VERIFY WITH BUILDER THE LOCATION OF ELECTRICAL FIXTURES AND THE HEIGHTS ABOVE THE FINISH FLOOR, etc.

NOTE:
APPROP. CONTRACTOR TO VERIFY WITH OWNER THE LOCATION FOR FUTURE TECHNOLOGY & SOUND COMPONENT WIRING



PROPOSED ELECTRICAL PLAN

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

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MEQUON, WISCONSIN

sheet contents
ADA DETAILS and NOTES
ELECTRICAL FLOOR PLAN

date :
05. 10. 2018
revisions :

project number
1812

sheet number
4 of 5

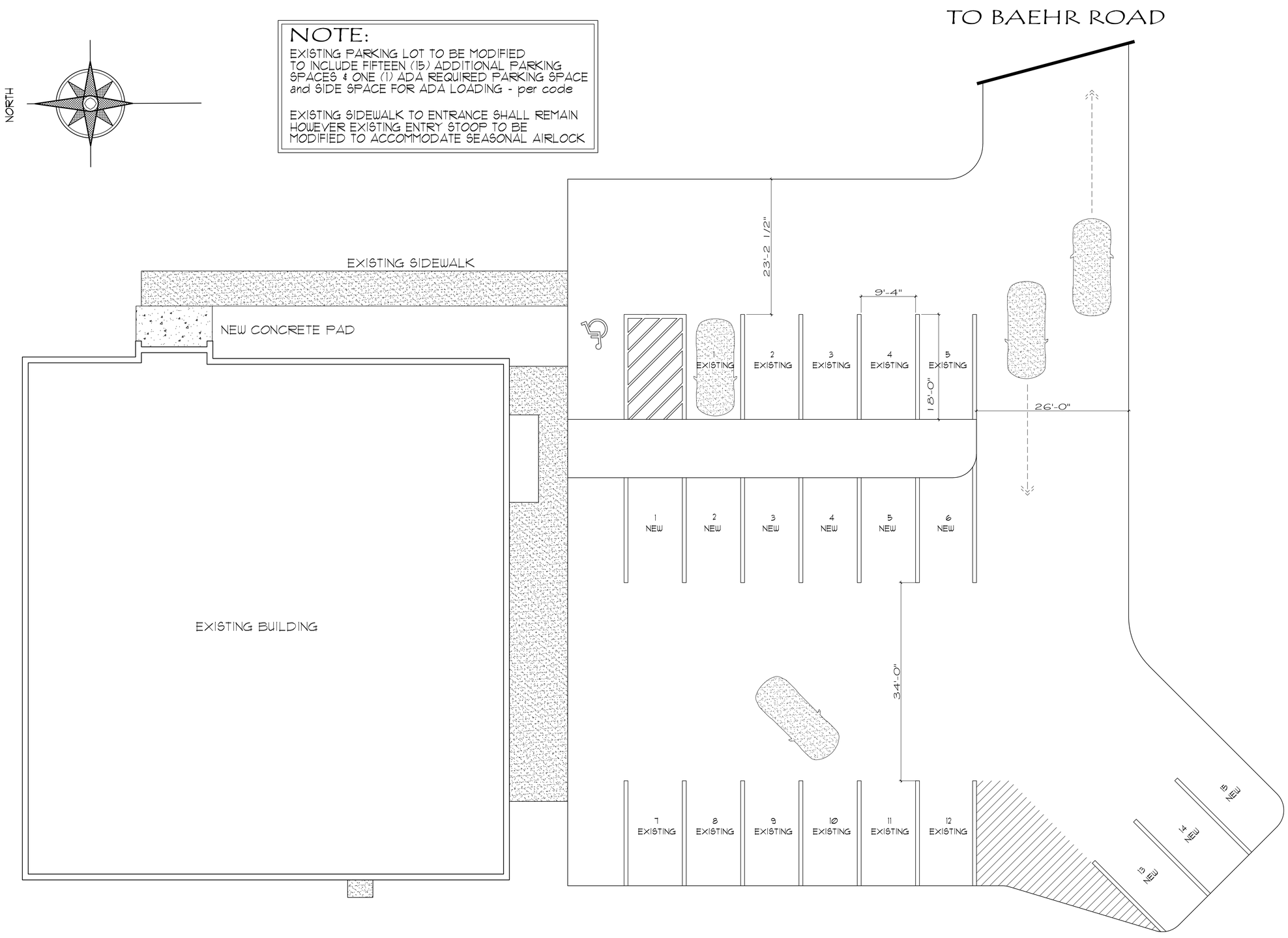
Attachment: Packet (3248 : North Shore Dance Studio)

NORTH

NOTE:

EXISTING PARKING LOT TO BE MODIFIED TO INCLUDE FIFTEEN (15) ADDITIONAL PARKING SPACES & ONE (1) ADA REQUIRED PARKING SPACE and SIDE SPACE FOR ADA LOADING - per code

EXISTING SIDEWALK TO ENTRANCE SHALL REMAIN HOWEVER EXISTING ENTRY STOOP TO BE MODIFIED TO ACCOMMODATE SEASONAL AIRLOCK



SITE PLAN

20 PARKING SPOTS - 1 ADA

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

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10433 NORTH BAEHR ROAD
MEQUON, WISCONSIN

sheet contents
REVISED
SITE PLAN
FOR PARKING

date :
05. 10. 2018
revisions :

project number
1812

sheet number
5 of 5

Attachment: Packet (3248 : North Shore Dance Studio)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 11th day of June, 2018 by and between Clement T. and Carol A. Hinterstocker, owner of the property located at 10433 N Baehr Road, and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 27, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further

described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

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

PARCEL NO.:
140271601200

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

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

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

GRANTED by action of the Planning Commission of the City of Mequon this 11th day of June 2018.

_____

Dan Abendroth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2018, the above named Dan Abendroth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2018, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet (3248 : North Shore Dance Studio)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.

2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.

3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.

4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.

5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.

6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.

7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.

8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.

9. **Conditions on the Operations:**

   a. Hours of operation: Monday-Saturday 9:00 AM –10:00 PM. Sundays as needed. Hours and days may vary depending on client demand.

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

   c. Water supply requirements:

      Public

   d. Provisions for sewage disposal:

      Public

   e. Other:

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

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

10. **Conditions of the Structures:**

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

Attachment: Packet (3248 : North Shore Dance Studio)

11. **Conditions on the site:**

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

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

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

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

e. Other: N/A

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2018, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2017

Document drafted by: The City of Mequon, Wisconsin

Attachment: Packet (3248 : North Shore Dance Studio)

City of Mequon

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

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

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **June 11, 2018**

SUBJECT: **Crossroads Presbyterian Church. The applicant is seeking rezoning recommendation approval to rezone from IPS (Institutional and Public Service Zoning) to R-3 (Residential Detached Zoning) for the property located at 6125 W. Chapel Hill Road.**

Applicant:	Crossroads Presbyterian Church Jim Lippe
Status of Applicant:	Agent
Requested:	Rezoning Recommendation Land Use Plan Amendment
Existing Zoning:	IPS (Institutional and Public Service)
Existing Land Use:	Institutional
Proposed Zoning:	R-3 (Suburban Residential Detached)
Proposed Land Use:	Residential 1 – 1.5 acres
Lot size:	1.01 acres
Location:	6125 W. Chapel Hill Road
Tax Key:	#14-052-01-020.00
District:	#1

Background:
The applicant is seeking a rezoning recommendation and land use plan amendment for the property located 6125 W Chapel Hill Road. The parcel contains a single-family residential structure. The current zoning of the property is IPS (Institutional and Public Service) and the current land use is Institutional. The property received CSM approval from the Planning Commission in October 2017 to re-divide two existing parcels. The subject parcel, Lot 1, is 1 acre and contains the single-family residential and Lot 2 is 13.172 acres and contains Crossroads Presbyterian Church. The applicant intends to rezone Lot 1 to R-3 (Suburban Residential Detached) and amend the Land Use Plan to Residential 1-1.5 acres with the intention of selling the single-family residential property. The approval of the rezoning will take effect upon the recording of the approved CSM.

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. The proposed R-3 zoning classification would allow for residential. Other land use designations in the area include Residential 5 acre minimum, Institutional and Park. The properties to the north and west are residential.

- **Is there a Public Interest?** There is a public interest in utilizing existing properties in Mequon. Staff believes the rezoning to R-3 will provide a greater opportunity for the parcel to be sold as a single-family residential property.

- **Are there reasonable uses under existing zoning?**
  There are limited uses in the IPS district that are reasonable for the site. Permitted uses include public or private schools, colleges and universities, churches, temples and other places of worship, public libraries, public administrative offices and public service buildings, public utility offices and child day care facilities, business offices and services and financial, insurance and real estate offices and services. Since the site has an existing single-family home, these uses are not reasonable. These uses could also have a negative impact on the residents to the west.

- **Has there been a change in character or trend in development in area of proposal?**
  While there has not been a change in character in the area, the area remains a mix of residential, institutional and park uses. The rezoning will not change the character of the area.

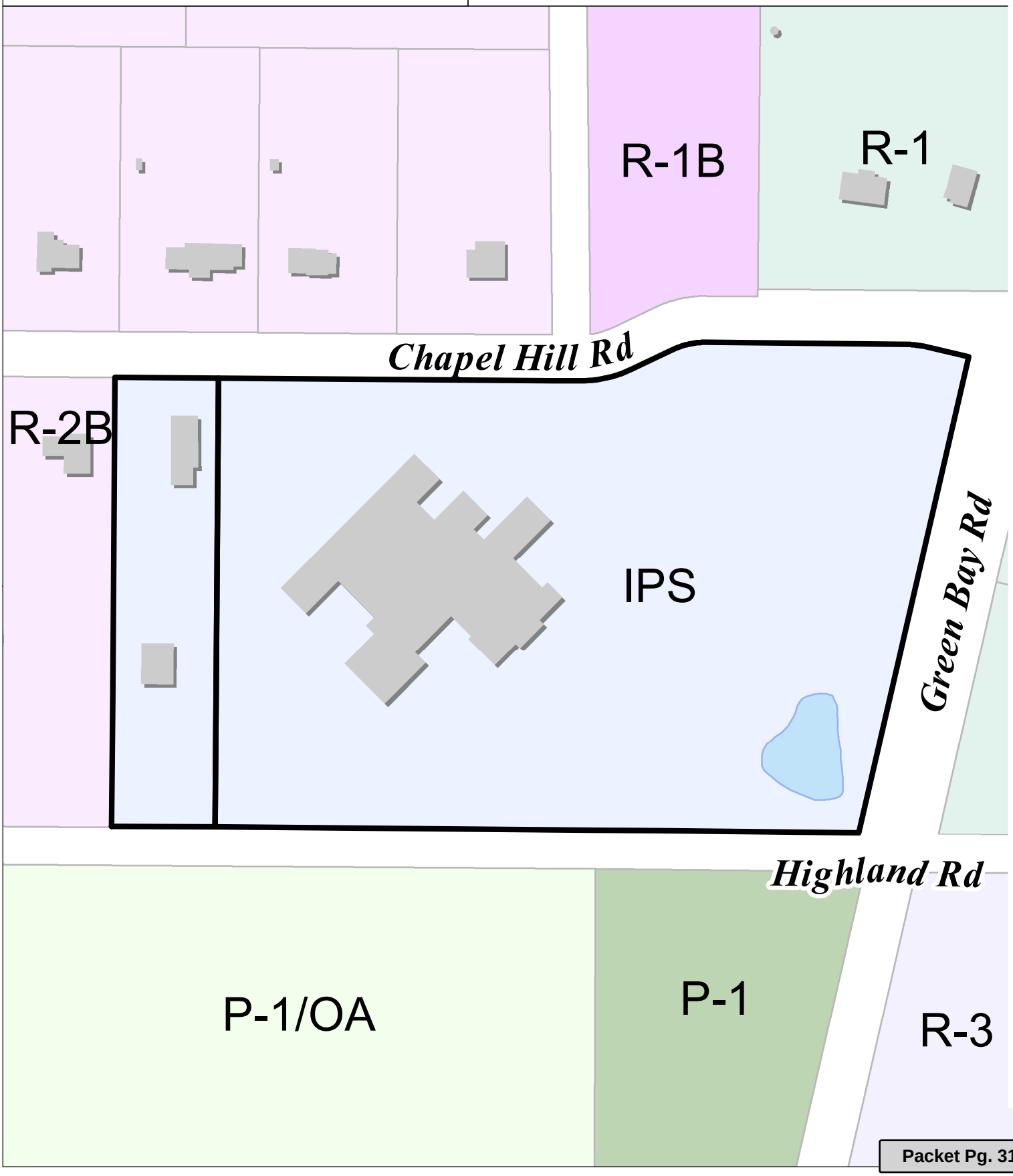
Staff Recommendation:
Planning staff recommends **approval** of the rezoning to from IPS to R-3 and Land Use Plan Map amendment from Institutional to Residential 1-1.5 acres based on the following conditions:

1. Common Council action on the rezoning and Land Use Plan amendment.
2. The entire property is subject to the City of Mequon Tree Preservation Ordinance.
3. Compliance with all requirements of the R-3 District.
4. The rezoning takes effect upon recording of the approved CSM.

Attachments:
Packet (PDF)

Crossroads Presbyterian Church

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

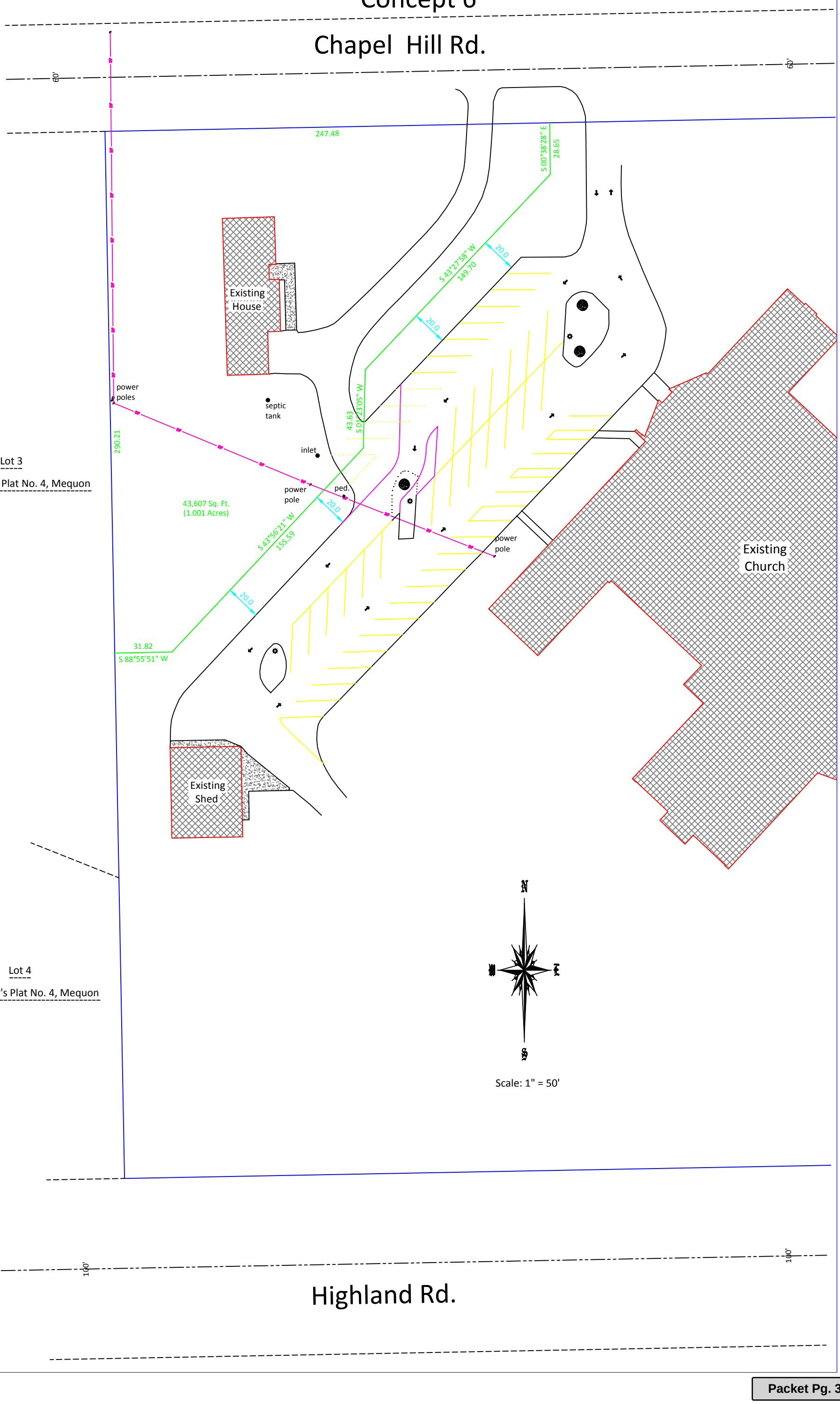


Attachment: Packet (3251 : Crossroads Presbyterian Church)

May 9, 2018

Crossroads Presbyterian Church

Concept 6



Attachment: Packet (3251 : Crossroads Presbyterian Church)

City of Mequon

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

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

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **June 11, 2018**

SUBJECT: **Lumen Christi Church. The applicant is seeking conditional use grant and rezoning recommendation approval to rezone from R-3 (Residential Single Family Detached Zoning) to IPS (Institutional and Public Service Zoning) to allow for expansion of the current cemetery for the property located at 2723 W. Mequon Road.**

Applicant:	Lumen Christi Congregation Jane Bartlett
Status of Applicant:	Agent
Requested Action:	Rezoning Recommendation Land Use Plan Amendment Conditional Use Grant
Existing Zoning:	R-3 (Suburban Residential Detached) C-2 (General Conservancy)
Existing Land Use:	Residential 1 – 1.5 acres
Proposed Zoning:	IPS (Institutional and Public Service) C-2 (General Conservancy)
Proposed Land Use:	Institutional
Lot size:	.75 acres
Location:	2723 W. Mequon Road
Tax Key:	#14-025-01-002.00
District:	#6

Background:
The applicant is seeking a rezoning recommendation, land use plan amendment and conditional use grant approval for the property located 2723 W Mequon Road. The current zoning of the property is R-3 (Suburban Residential Detached) and C-2 (General Conservancy). The current land use is Residential 1 – 1.5 acres. The applicant is requesting to rezone the property to IPS (Institutional and Public Service) and amend the Land Use Plan to Institutional. Lumen Christi Congregation has a cemetery immediately east of the subject property at 2721 W Mequon Road. The existing single-family residential structure on the subject property will be razed to allow for an expansion of the cemetery. Cemeteries are considered a conditional use in the IPS institutional and public service district. Conditional use grant approval is contingent on approval of the rezoning by Common Council.

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 Residential 1 – 1.5 acres. Other land use designations in the area include Residential 1 – 1.5 acres, Institutional and Critical Environmental. The properties to the west and south are residential and properties to the north and east are institutional.

- **Is there a Public Interest?**
  There is a public interest in providing services to the community.

- **Are there reasonable uses under existing zoning?**
  There are uses in the R-3 district that are reasonable for the site. Permitted uses include single-family detached dwellings, community living arrangements for eight or fewer person and long-term rental of a single family detached dwelling. The site has an existing single-family home that will be razed. Although there are reasonable uses for the property under the R-3 zoning, the lot itself is non-conforming to current standards (lot width and size). The location of the existing house does not meet setback requirement or offset requirements.

- **Has there been a change in character or trend in development in area of proposal?**
  There has not been a change in character in the area. The area remains a mix of residential and institutional uses. The rezoning will not change the character of the area.

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

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

The proposed use should not endanger the surrounding area; all of the activities will take place within the site. The applicant has indicated that the neighbor to the west has an existing well. Wisconsin State Statues requires fifty feet between a well and the nearest or future grave site in cemeteries. The applicant has indicated that the new cemetery will meet this requirement.

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

The Land Use Plan designates the site as Residential 1-1.5 acres. The proposed Land Use Plan Amendment designates the property as Institutional. Adjacent properties are zoned R-3 and IPS. The value of the existing house on the property next to the existing cemetery is similar in value to the property to the west at 2737 W Mequon Road. This provides some indication that the location next to the cemetery does not significantly impact the value of single-family dwelling. A cemetery can be considered compatible with the Land Use Plan Amendment designation and other institutional users in the area.

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

The proposed use fits the character of the surrounding area. The current area has a cemetery use adjacent to a single-family residential use. The proposed use expands the cemetery but creates the same circumstance with a cemetery adjacent to a single-family residential property. Planning staff believes the proposed use should be harmonious with the surrounding uses because it maintains the same land use pattern as what currently exists. Staff recommends a condition of approval that any service on the property shall occur within the hours of 8:00 AM – 7:00 PM.

Concept Plan
The concept plan shows a total of 337 plots for the cemetery. Access to the new cemetery will be gained off the existing driveway off Mequon Road. A proposed gravel driveway/turnaround is shown on the plan. Currently, the property shares the existing driveway with the neighbor to the west. The applicant has indicated that the existing driveway is a double cut opening to accommodate the two properties. Lumen Christi has previously reached out to the neighbor regarding the proposal. Any change in use and any changes to access off Mequon Road may require WisDOT approval. The existing cemetery to the east is accessed from Range Line Road. The applicant has indicated that there is no clear path from this access point to the proposed cemetery. Berms are proposed on south half of the east property line and along a portion of the west property line that include a mix of black hills spruce and Colorado blue spruce. A red oak is proposed to the north of the driveway entrance. The City Forester has inspected the site and found no specimen trees on the property.

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

A Certified Survey Map (CSM) combining the parcels and dedicating the public right-of-way along Mequon Road and Range Line Road will be required. The CSM approval process will require a separate application for Planning Commission review.

Mequon Road is under the jurisdiction of WisDOT. The access to the site is through a shared driveway with the single family property to the west. With the change in use, proof of WisDOT approval is required. A shared access agreement between both owners will be required. The access easement shall be shown on the CSM.
Wetlands appear to be present at the southeast corner of the site. A wetland delineation is required.

Staff Recommendation:
Planning staff recommends **approval** of the rezoning from R-3 to IPS and Land Use Plan Map amendment from Residential 1- 1.5 acres to Institutional and approval of the Conditional Use Grant based on the following conditions:

1. Common Council action on the rezoning and Land Use Plan amendment.
2. The entire property is subject to the City of Mequon Tree Preservation Ordinance.
3. Compliance with all requirements of the IPS District.
4. Compliance with all WisDOT requirements and proof of WisDOT approval of the driveway given the change in use.
5. Any service on the property shall occur within the hours of 8:00 AM – 7:00 PM.
6. Submittal of a wetland delineation.
7. A shared access agreement between both property owners for the driveway access on Mequon Road.
8. A Certified Survey Map (CSM) combining the parcels and dedicating the public right-of-way along Mequon Road and Range Line Road shall be submitted for approval before recording of the Conditional Use Grant.

Attachments:
Packet (PDF)

Lumen Christi Church

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
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FW	Floodway	TDR	Transfer of Development Rights
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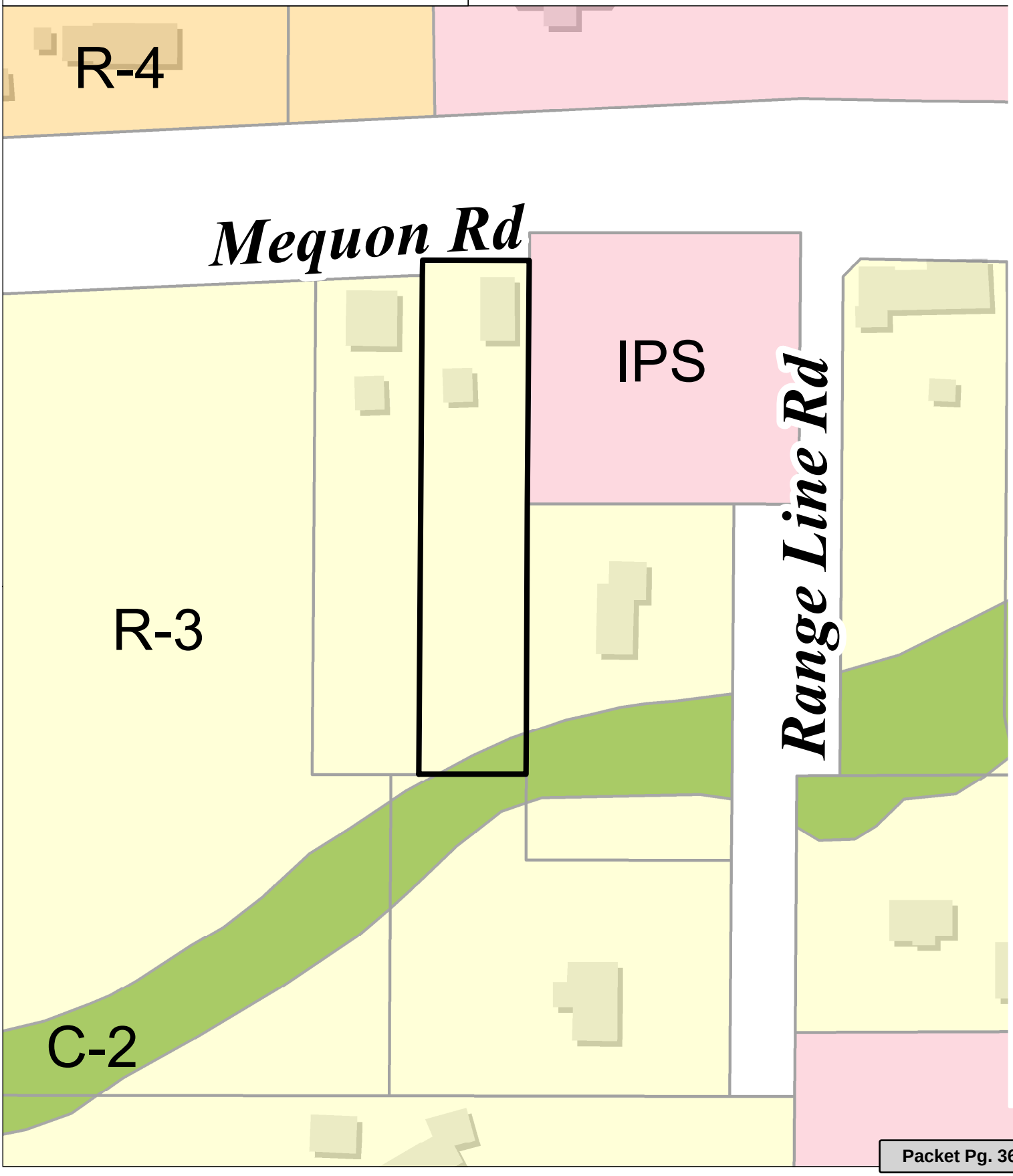


Attachment: Packet (3249 : Lumen Christi Church)

LUMEN CHRISTI
CATHOLIC CHURCH

May 10, 2018

City of Mequon Planning Commission
11333 N. Cedarburg Road
Mequon, WI 53092-1930

Re: 2723 W. Mequon Road

Dear Planning Commission,

Please accept this letter as Lumen Christi Congregation's "Business Operation Plan" in support of its application to the Planning Commission for rezoning, conditional use permit and site plan approval. We would like to be considered for the agenda on June 11th, 2018.

Lumen Christi Congregation is a Catholic Parish consisting of approximately 2,400 member families. The Parish has a cemetery at 2721 West Mequon Road, immediately across Mequon Road from our church. We recently acquired the home and land at 2723 West Mequon Road which is immediately to the west of our existing cemetery. Our sole purpose in purchasing this property was and is to use it for an expansion of our cemetery. We understand this necessitates both a rezoning and a conditional use permit for the property. We will soon be seeking a demolition permit to demolish the existing home and garage on the property.

Enclosed is a preliminary, proposed layout for the cemetery expansion. This plan shows the additional plots which would be made available to our parishioners, a proposed enhancement of the existing driveway and the construction of landscape berms to provide some privacy for the two neighboring homes.

We trust this letter is sufficient to support the application. Please let us know if any further information is needed.

Sincerely,

Daniel J. Sanders

Rev. Daniel J. Sanders
Pastor

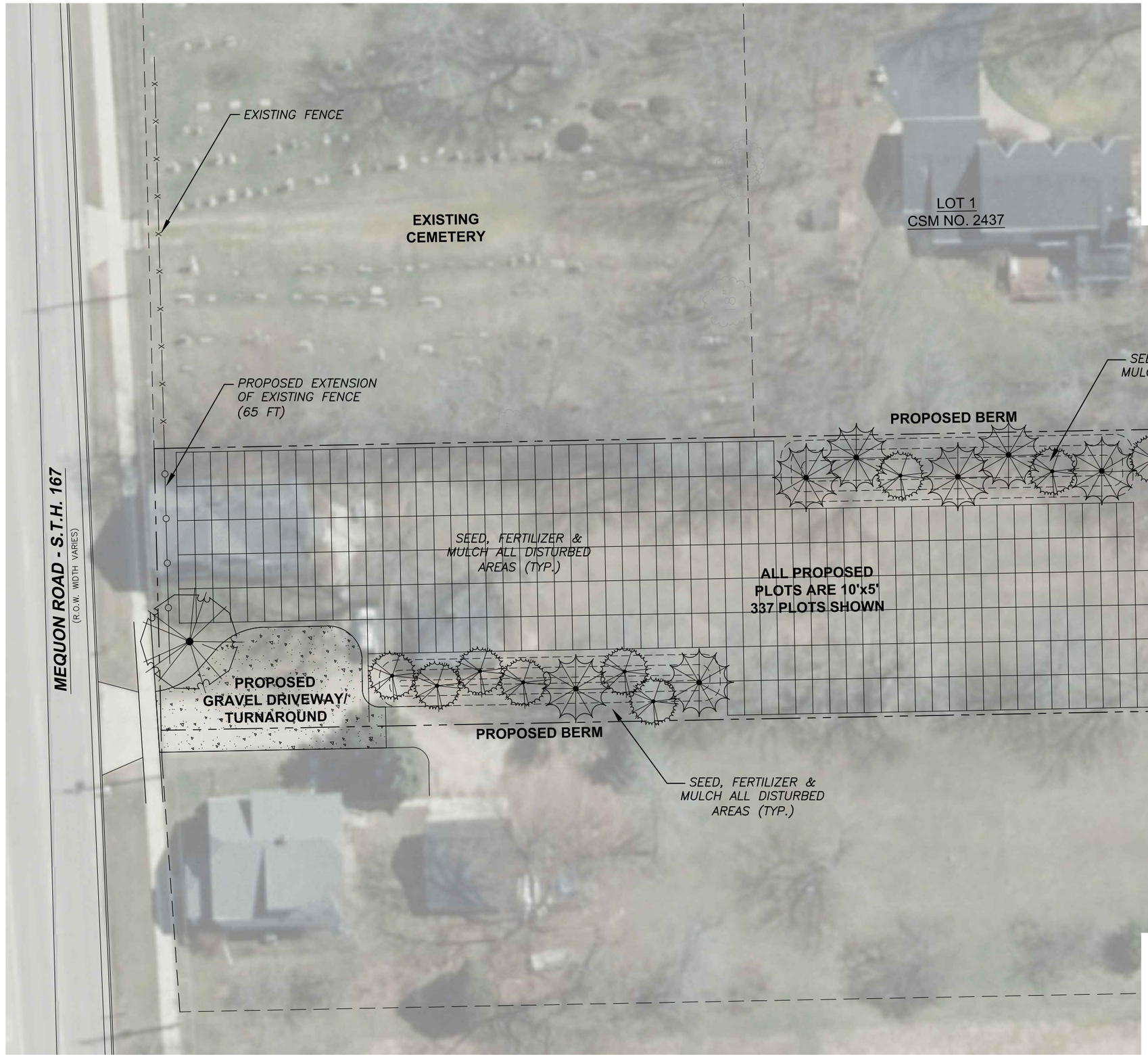
2750 West Mequon Road
Mequon, Wisconsin 53092
262-242-7967
www.lumenchristiparish.org

Attachment: Packet (3249 : Lumen Christi Church)

Legal Description of 2723 West Mequon Road, Mequon, Wisconsin

Commencing at the Northwest corner of the St .Jacobus buring grounds; thence West, 5 rods = 82.5 feet; thence South 24 rods= 396.00 feet; thence East, 5 rods = 82.5 feet; thence North 24 rods = 396 feet to the place of beginning, City of Mequon, Ozaukee County, Wisconsin.

Attachment: Packet (3249 : Lumen Christi Church)



LEGEND

- PROPERTY LINE
- EXISTING FENCE
- PROPOSED FENCE
- EDGE OF GRAVEL
- PROPOSED GRAVEL DRIVEWAY

GENERAL NOTES

1. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MEQUON STANDARD CONSTRUCTION SPECIFICATIONS AND SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
2. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
3. CONTRACTOR RESPONSIBLE FOR OBTAINING PERMITS FOR WORK IN MUNICIPAL OR STATES RIGHT OF WAY

PLANT SCHEDULE

DECIDUOUS TREES	COMMON NAME	BOTANICAL NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	Red Oak	Quercus rubra	B & B	3"Cal	1
EVERGREEN TREES	**COMMON NAME**	**BOTANICAL NAME**	**ROOT CONDITION**	**SIZE AT PLANTING**	**QTY**
	Black Hills Spruce	Picea glauca densata	B & B	7ft tall min.	9
	Colorado Blue Spruce	Picea pungens 'Glauca'	B & B	7ft tall min.	7

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

CREATE THE VISION TELL THE ST

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MILWAUKEE REGIONAL OFFIC
N238 W1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
LUMEN CHRISTI CONGREGATION

CLIENT ADDRESS:
11300 N ST. JAMES LN.
MEQUON, WI 53092

PROJECT:
PROPOSED CEMETERY
2723 W. MEQUON RD.
MEQUON, WI 53092

PROJECT LOCATION:
TAX PARCEL ID
14-025-01-002.00

north

0 15 30
SCALE: 1"=30'

Design:n:Drawn: KJS
Approved: KJY - MAS

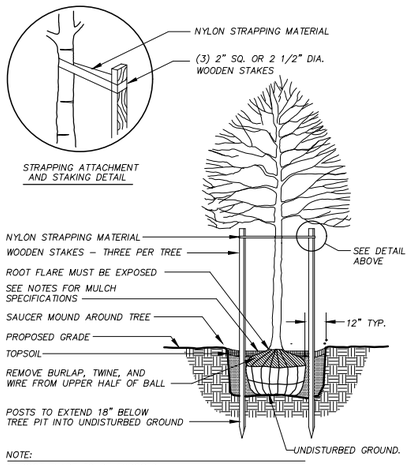
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJ

Attachment: Packet (3249 : Lumen Christi Church)

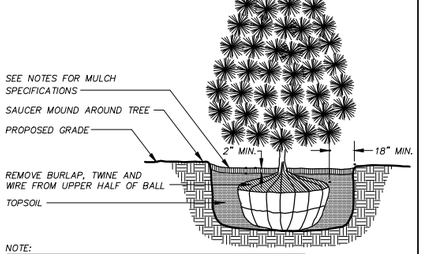
File: I:\2013\135842E\DWG\135842E — SITE.dwg Layout: L1.0 User: kschmidt Plotted: Jun 05, 2018 - 3:00pm Xref's: 135842E Mequon Cemetery



NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.
3. ROOT BALL TO BE SET ON UNDISTURBED GROUND.

DECIDUOUS TREE PLANTING DETAIL

N.T.S.



NOTE:
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EVERGREEN TREE PLANTING DETAIL

N.T.S.

PLANT SCHEDULE

DECIDUOUS TREES	COMMON NAME	BOTANICAL NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
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EVERGREEN TREES	**COMMON NAME**	**BOTANICAL NAME**	**ROOT CONDITION**	**SIZE AT PLANTING**	**QTY**
	Black Hills Spruce	Picea glauca densata	B & B	7ft tall min.	9
	Colorado Blue Spruce	Picea pungens `Glauca`	B & B	7ft tall min.	7

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

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

3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

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

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

LANDSCAPE MATERIAL NOTES

1. MATERIALS – SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
   A. PLANTING AREAS = 24"
   B. TREE PITS = SEE DETAILS

2. PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENTDO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.

3. MATERIALS – SHREDDED HARDWOOD BARK MULCH TREE RINGS: ALL TREES SHOWN ON PLAN SHALL RECEIVE A MINIMUM 5 FT DIAMETER TREE RING COMPOSED OF CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH AT A DEPTH OF 3 INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.

4. MATERIALS – SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE SEED TO BE SPREAD BY HAND BROADCAST METHOD OR APPROPRIATE SPREADER EQUIPMENT WITH EARTH CARPET'S 'MADISON PARKS' OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.

2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.

4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

JSD Professional Services, Inc
Engineers • Surveyors • Planners
CREATE THE VISION TELL THE ST
MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU
MILWAUKEE REGIONAL OFFIC
N238 W1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
LUMEN CHRISTI CONGREGATION

CLIENT ADDRESS:
11300 N ST. JAMES LN.
MEQUON, WI 53092

PROJECT:
PROPOSED CEMETERY
2723 W. MEQUON RD.
MEQUON, WI 53092

PROJECT LOCATION:
TAX PARCEL ID
14-025-01-002.00

north
0 15 30
SCALE: 1"=30'

Design/Drawn: KJS
Approved: KJY - MAS

SHEET TITLE:
LANDSCAPE DETAILS NOTES

SHEET NUMBER:
L2.0

JSD PROJ

Attachment: Packet (3249 : Lumen Christi Church)

File: I:\2013\135842E\DWG\135842E - SITE.dwg Layout: L2.0 User: kschmidt Plotted: Jun 05, 2018 - 1:57pm Xref's: 135842E Mequon Cemetery
PLANS

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 11th day of June, 2018 by and between Lumen Christi Congregating, owner of the property located at 2723 W Mequon Road, and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 25, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

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

PARCEL NO.:
140250100200

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

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

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

GRANTED by action of the Planning Commission of the City of Mequon this 11th day of June 2018.

_____

Dan Abendroth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2018, the above named Dan Abendroth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2018, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet (3249 : Lumen Christi Church)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.

2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.

3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.

4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.

5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.

6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.

7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.

8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.

9. **Conditions on the Operations:**

   a. Hours of operation: Any service on the property shall occur within the hours of 8:00 AM – 7:00 PM.

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

   c. Water supply requirements:

      N/A

   d. Provisions for sewage disposal:

      N/A

   e. Other:

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

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

10. **Conditions of the Structures:**

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

Attachment: Packet (3249 : Lumen Christi Church)

11. **Conditions on the site:**

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

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

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

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

e. Other:

1. Common Council action on the rezoning and Land Use Plan amendment.
2. The entire property is subject to the City of Mequon Tree Preservation Ordinance.
3. Compliance with all requirements of the IPS District.
4. Compliance with all WisDOT requirements.
5. Any service on the property shall occur within the hours of 8:00 AM – 7:00 PM.
6. Submittal of a wetland delineation.
7. A shared access agreement for the driveway access on Mequon Road.
8. A CSM shall be submitted for approval before recording of the Conditional Use Grant.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2018, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

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

Document drafted by: The City of Mequon, Wisconsin

Attachment: Packet (3249 : Lumen Christi Church)

City of Mequon

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

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

TO: **Planning Commission**

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

DATE: **June 11, 2018**

SUBJECT: **P2 Development Co., LLC for Foxtown Commons. The applicant is seeking conditional use grant and building and site plan approval for a proposed 96 unit apartment building for the property located at 11127 N. Industrial Drive.**

Applicant:	P2 Development Co.
Status of Applicant:	Agent
Requested:	Conditional Use Grant Building and Site Plan
Existing Zoning:	TC (Town Center)
Existing Land Use Plan:	TC (Town Center)
Lot size:	4 acres
Location:	11127 N. Industrial Drive
Tax Key:	#14-027-01-013.00
District:	#6

Background:
The applicant requests conditional use and building and site plan approval for the Foxtown Commons apartment building located at 1127 N Industrial Drive. The 96 unit apartment with indoor pool was approved as part of the mixed use PUD on January 9, 2018.

Compliance with PUD:
The proposed plan is substantially compliant with the approved concept plan and PUD Ordinance. There are 96 residential units proposed with an average size of 1,274 square feet. The tenant mix includes 36 one bedroom, 27 two bedroom and 33 three bedroom apartments. The following waivers to the code were approved as part of the PUD:

- 33% of the units are allowed to be less than 1,000 square feet
- No unit shall be less than 800 square feet.

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

District Regulations:	**TC:**	**Proposed Use:**
Minimum Lot Area:	.5 acres	4 acres
Building East Side Setback:	10 feet max	16 feet

Building North Side Offset:	10 feet	48 feet
Building West Side Offset:	10 feet	66 feet
Building South Side Offset:	10 feet	25 feet
Minimum Parking Offset West:	10 feet	48 feet
Minimum Parking Offset South:	10 feet	40 feet
Minimum Parking Offset North:	10 feet	160 feet
Total Parking Stalls:	207 stalls	229 stalls
Frontage Percentage	70%	83%
FAR Ratio	100%	82.5%

Site Plan:
The proposed site plan shows the apartment building along Industrial Drive at the center of the site with access to the parking via a shared driveway at the north end. The plan meets all of the TC zoning district requirements except the maximum 10 foot building setback. The building is shown to be setback 16 feet from the property line with the exterior stairs abutting the 10 foot setback. The applicant felt that the keeping the building at the increase setback would provide flexibility and help mitigate any grading issues between the building elevation and Industrial Drive. Staff supports the proposed setback. As the plan shows, the cross section of Industrial Drive is being modified to include on street parking and sidewalks. The plan also includes two small storm water detention ponds to the rear of the site that are required as part of the overall storm water management plan.

The plan calls for two retaining walls at the rear of the site along the parking drive aisle and adjacent to the sidewalk leading to the brewery site. Staff will require as a condition of approval final approval of the retaining wall design.

Building Design:
The proposed building plan includes brick, stone, fiber cement lap and shake siding, aluminum windows and asphalt dimensional shingles. The building design is similar to what was shown at the time of the PUD and in the video that was produced. According to the plan, the amount of masonry just exceeds 50% of the building. While this is less than the 80% requirement in the code, it does exceed the amount of masonry on MTC 1, Artesa, and Spur 16 apartments. The applicant did a nice job in creating an urban streetscape pattern along the roadway by incorporating individual walk up stairways and porched along Industrial Road. The high degree of articulation of the east façade also helps control the scale and mass of the three story building. Staff has been working with the applicant over the last several months and feels there has been significant progress with the building design. Staff feels there are still some details related to the building design and is recommending the following be addressed as a condition of approval:

- Less color options for the siding
- A revised color palette with more earth tone colors
- Modifications to the stone and brick locations and transitions between building materials
- Enhancements to the front stairways with landscaping, walls or solid base materials

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

Lighting Plan:
The proposed lighting plan shows 20 foot parking pole lights to the rear of the site and 15 foot pole lights along the shared driveway on the north side. The lights are listed as dark sky friendly in accordance with the lighting code. The lights along the shared driveway are the same decorative fixtures that were approved for the brewery as well as other town center developments. According to the dispersion plan, the parking lot has 2.9 foot-candle average which exceeds the code requirement of a 2 foot-candle average. As a condition on approval, staff will require the applicant to reduce the lighting output to comply with this requirement. The applicant did provide any building lighting at this time. As a condition of approval, staff will require and approval any additional lighting. The plan also does not include lighting along Industrial Drive. As a condition of approval, staff will require approval of a development agreement that will address proposed improvements along Industrial Drive. Final design of the improvements in the Industrial Road right of way will require further evaluation and may be modified as part of the development agreement process.

Landscape Plan:
The plan was submitted to the city's landscape architect consultant, Terry Higgins, for review and comment. Staff did not receive comments back prior to creation of this report. As a condition of approval, final staff review and approval of the landscaping plan is required.

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

Access is provided through a shared driveway along the north side of the site. The driveway is shared with the parcel north of the development. A shared access agreement is required. Improvements are shown on the plan for Industrial Drive; however, the Industrial Drive Improvements were not reviewed for conformance to City requirements.

The developer will be required to execute a Development Agreement. Based upon the review of the site plan, conditions of the Development Agreement would include, but are not limited to the following:

- Install streetscape elements along Industrial Drive
- Install public improvements including but not limited to: curb and gutter, sidewalk, pavement, and watermain
- Maintenance of the sidewalk and landscaping constructed in the public right of way (ROW) including snow and ice removal.

The proposed land uses will generate more traffic than the current uses, and thus a Traffic Impact Analysis (TIA) was required for the site. The developer commissioned the TIA, and provided the City with the report. Any proposed modifications required as a result of the projected increase of traffic will be the responsibility of the developer to construct. The TIA indicated that the following are required for the Industrial Drive Improvements:

- At the access drive to Site B and C, single eastbound shared turn lane and stop sign control at Industrial Drive.
- Infrastructure planning for a future traffic signal at Industrial Drive.

The site is located within the City's sewer service area and connection to the public utility is required. The watermain shall be extended from Mequon Road to the southern property line. There is currently sanitary sewer main through the site that is proposed to be rerouted as part of the development. The existing sanitary sewer easement will be required to be vacated and a new sanitary sewer easement dedicated. The sewer shall be in a 20-foot wide exclusive easement along the south property line.

The agent has submitted a grading plan as part of their proposed site plan submittal. A Filling and Excavation permit is required.

The PUD and previous Planning Commission conditional approvals required a shared stormwater management plan. The stormwater runoff drains from north to south and discharges into the storm sewer on Industrial Drive. The SWMP has been approved by the City of Mequon, and MMSD. A shared stormwater maintenance and easement agreement is required.

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.

Staff Recommendation: Planning staff recommends **approval** of the building and site plan and certified survey map subject to the following conditions:

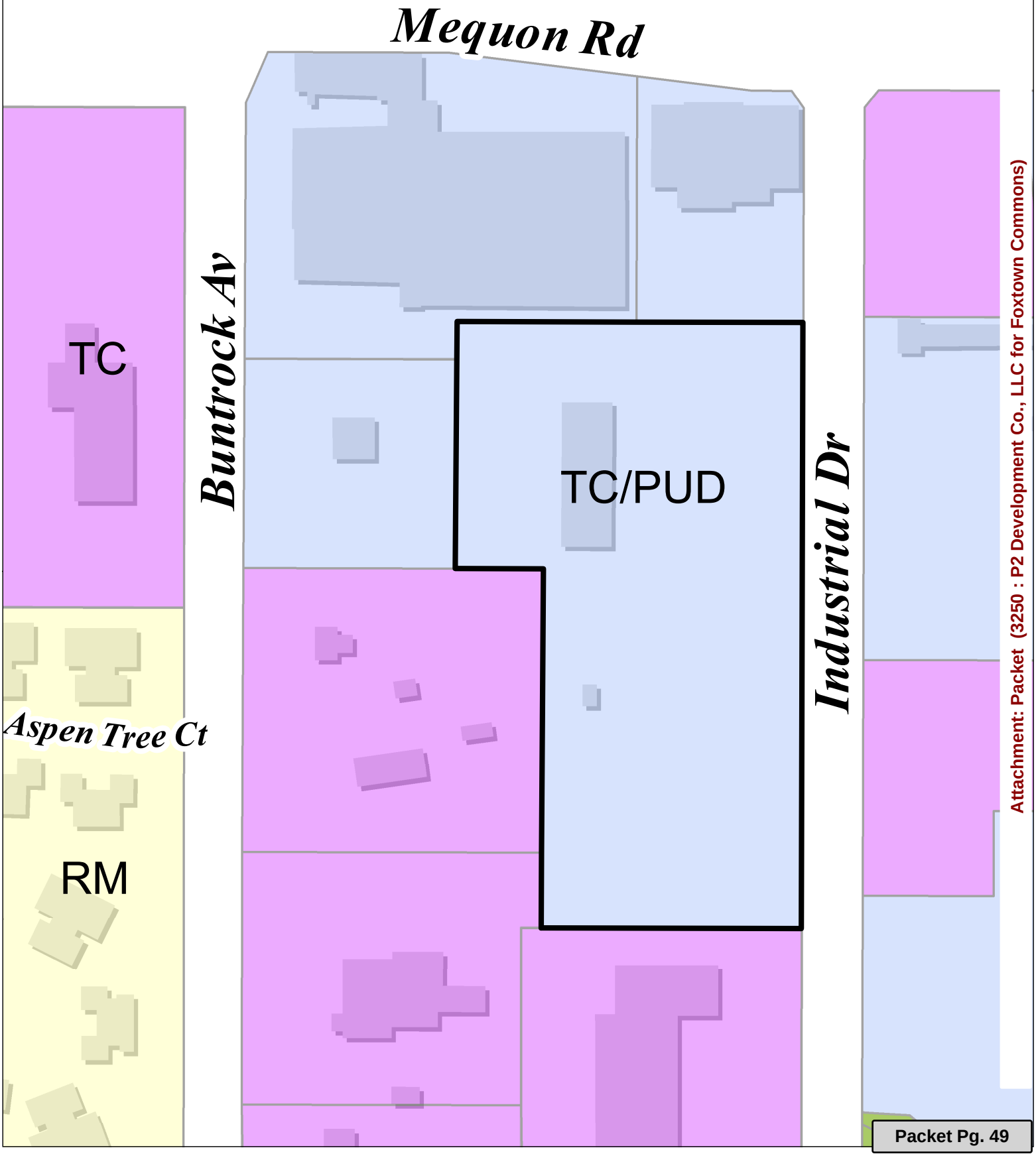
1. All requirements of the PUD (Ord#2017-1512) remain in effect.
2. Final staff review and approval of site, landscaping, elevations, floor plans, dumpster screening and lighting plans prior to the issuance of permits.
3. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
4. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
5. Final design of Industrial Drive and associated improvements in and adjacent to the right of way shall be approved in conjunction with the development agreement.
6. Planning Commission and Common Council approval of a development agreement for all improvements in the public right of way.
7. Staff review and approval of retaining wall design.
8. Staff review and approval of final color selection and material transitions.
9. The lighting plan shall be updated to show a 2.0 foot-candle average for the parking lot.
10. The landscaping plan shall be updated to include changes recommended by the Landscape Consultant upon review.
11. Shared access and maintenance easements shall be required for all interior private driveways and pedestrian access.
12. 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.
13. Connection to the public water and sanitary sewer utilities, including execution of a Water Services Agreement.
14. Execution of a shared Storm Water Facilities Maintenance and Easement Agreement.

15. Application for and approval of a City Filling and Excavating Permit.
16. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
17. City of Mequon right-of-way permit for any utility or construction within the right-of-way.
18. The existing sanitary sewer easement will be required to be vacated and a new sanitary sewer easement dedicated. The sewer shall be in a 20-foot wide exclusive easement along the south property line.
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).
20. Execution of a Developers Agreement with the following conditions, in addition to the standard requirements:
    a) Install streetscape elements along Industrial Drive
    b) Install public improvements including but not limited to: curb and gutter, sidewalk, pavement, and watermain.
    c) Maintenance of the sidewalk and landscaping constructed in the public right of way (ROW) including snow and ice removal.
21. Implementation of the TIA requirements related to Industrial Drive.

Attachments:
Packet (PDF)

P2 Development Co.,LLC for Foxtown Commons

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 (3250 : P2 Development Co., LLC for Foxtown Commons)

PLAN COMMISSION DOCUMENTS FOR:

P2 DEVELOPMENT COMPANY, LLC

FOXTOWN COMMONS

INDUSTRIAL DRIVE
MEQUON, WISCONSIN

OWNER
P2 DEVELOPMENT COMPANY LLC

524 TECHNOLOGY WAY
SAUKVILLE, WI 53080
PHONE:

PROJECT CONTACT: ROBERT BACH
DIRECT PHONE: (414) 573-1147
EMAIL ADDRESS: Rober3Bach@aol.com

CIVIL
QUAM ENGINEERING, LLC

1519 EAST WASHINGTON STREET, SUITE A
WEST BEND, WI 53095
PHONE: (262) 338-6641

PROJECT CONTACT: KEVIN PARISH
DIRECT PHONE:
EMAIL ADDRESS: kparish@quamengineering.com

ARCHITECTURAL
JAKnetter ARCHITECTS

N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188
PHONE: (262) 513-9800

PROJECT CONTACT: JAY KNETTER, AIA
DIRECT PHONE: (262) 278-4383
EMAIL ADDRESS: jayk@jaknetter.com

NATHAN ZYWICKI, ASSOC AIA
(262) 278-4865
nathanz@jaknetter.com

SHEET INDEX

GENERAL	
TS100	COVER
CIVIL	
C102	PROPOSED SITE PLAN
C103	PROPOSED GRADING PLAN
C104	PROPOSED UTILITY PLAN
C105	LANDSCAPE PLAN
ARCHITECTURAL SITE	
AS101	OVERALL SITE PLAN
AS220	COLOR SITE PLAN
AS240	SITE SHADOW STUDY
ARCHITECTURAL	
A100	OVERALL BASEMENT FLOOR PLAN
A101	OVERALL FIRST FLOOR PLAN
A102	OVERALL SECOND FLOOR PLAN
A103	OVERALL THIRD FLOOR PLAN
A109	OVERALL ROOF PLAN
A200	OVERALL BUILDING ELEVATIONS
A210	ENLARGED BUILDING ELEVATIONS
A211	ENLARGED BUILDING ELEVATIONS
A220	OVERALL COLOR ELEVATIONS
A240	EXTERIOR RENDERING
A241	BUILDING PERSPECTIVES
A242	BUILDING PERSPECTIVE
A243	BUILDING PERSPECTIVE
A244	BUILDING PERSPECTIVE
A245	BUILDING PERSPECTIVE
A400	UNIT FLOOR PLANS

ISSUANCES:

PLAN COMMISSION DRAWING SUBMITTAL (DEVELOPMENT)	24 OCTOBER 2017
PLAN COMMISSION DRAWING SUBMITTAL-REVIEW COMMENTS (DEVELOPMENT)	10 NOVEMBER 2017
PLAN COMMISSION DOCUMENTS (BUILDING)	**14 MAY 2018**

JAK architecture + interior design
Architects
N16 W232 ... WAUKESHA ... office 262 ... KE DRIVE, SUITE 300 ... www.jaknetter.com ... fax 262 513 9815

PROJECT ... ON:

P2 DEV ... T COMPANY LLC

FOXT ... OMMONS

INDUS ... DRIVE,
MEQU ... I

DRAWING

PLAN ... ISSION
SUBM

REVISIONS

#	DA	DESCRIPTION

23 MA

PROJECT ... | PROJECT MANAGER

16023 | NZ/JK

COVE

TS . 00

© JAKnetter Architects

Attachment: Packet (3250 : P2 Development Co., LLC for Foxtown Commons)

COLOR SITE PLAN
Scale: 1"=20'-0"

JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

P2 DEVELOPMENT COMPANY LLC

FOXTOWN COMMONS

INDUSTRIAL DRIVE
MEQUON, WI

DRAWING ISSUANCE:

PLAN COMMISISON SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

23 MAY 2018

PROJECT NUMBER	PROJECT MANAGER
16023-00	NZ/JK

COLOR SITE PLAN

AS220

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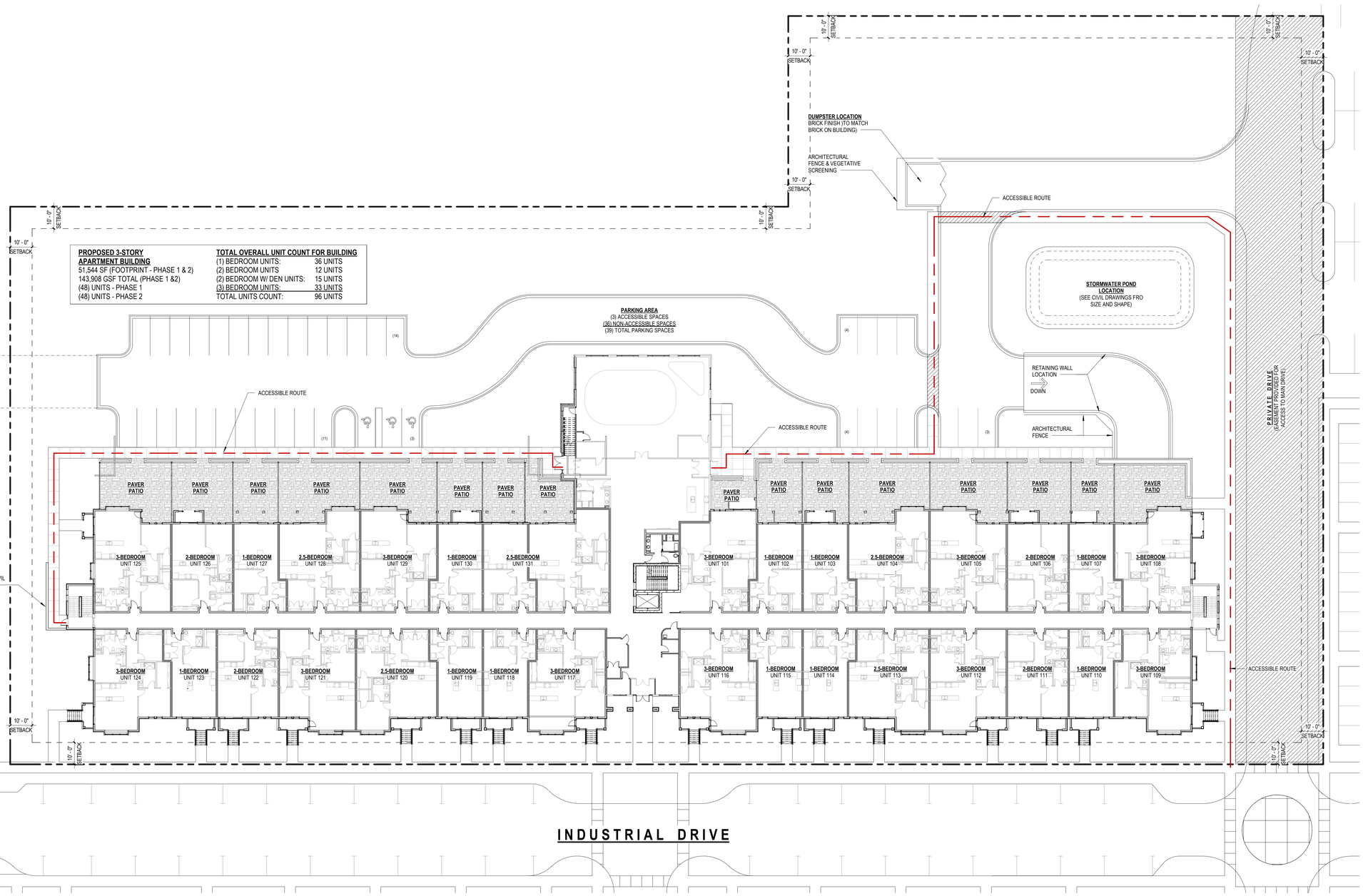

35 ARCHITECTURAL SITE PLAN
1" = 20'-0"

JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

P2 DEVELOPMENT COMPANY LLC

FOXTOWN COMMONS

INDUSTRIAL DRIVE,
MEQUON, WI

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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PROJECT NUMBER	PROJECT MANAGER
16023-00	NZ/JK

OVERALL SITE PLAN

AS101

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EXTERIOR MATERIAL SCHEDULE

MATERIAL (MASONRY)	MANUFACTURER	SIZE	COLOR
BRICK	BORAL BRICKS	MODULAR	MANHATTAN
LANNON STONE	DUTCH QUALITY STONE	VARIES	PRESTIGE WEATHER LEDGE
STONE SILL	HERITAGE CAST STONE	8"	SNOWCAP
BRICK BAND	BORAL BRICKS	MODULAR (SOLDIER)	MANHATTAN

MATERIAL (NON-MASONRY)	MANUFACTURER	SIZE	COLOR
FIBER CEMENT SIDING 1	JAMES HARDIE	8" LAP	'ROCKWOOD RED | SW2802
FIBER CEMENT SIDING 2	JAMES HARDIE	8" LAP	'AVOCADO' | SW2861
FIBER CEMENT SIDING 3	JAMES HARDIE	8" LAP	'DOWNING SLATE' | SW 2819
FIBER CEMENT SHAKE	JAMES HARDIE	VARIES	'SANDERLING | SW7513
FIBER CEMENT TRIM BOARD	JAMES HARDIE	6" JAMBS / HEAD / CORNERS 8" SILL	'SANDERLING' | SW7513

MATERIAL (NON-MASONRY)	MANUFACTURER	SIZE	COLOR
ALUMINUM STOREFRONT	KAWNEER	2"(w) x 4"(d) FRONT GLAZED	DARK BRONZE ANODIZED
LOW-E GLASS	PPG	(2) LAYERS OF .25" GLASS W/ LOW-E COATING	BRONZE
ASPHALT DIMENSIONAL SHINGLES	CERTAINTEED		LANDMARK SERIES 'CHARCOAL BLACK'

MASONRY CALCULATIONS (PER ELEVATION)

NORTH ELEVATION	OVERALL WALL AREA:	3,813 SF
	MASONRY WALL AREA (SF):	2,078 SF
	MASONRY WALL AREA (%):	54%
SOUTH ELEVATION	OVERALL WALL AREA:	4,043 SF
	MASONRY WALL AREA (SF):	1,973 SF
	MASONRY WALL AREA (%):	49%
EAST ELEVATION	OVERALL WALL AREA:	15,172 SF
	MASONRY WALL AREA (SF):	7,532 SF
	MASONRY WALL AREA (%):	49.6%
WEST ELEVATION	OVERALL WALL AREA:	11,884 SF
	MASONRY WALL AREA (SF):	5,796 SF
	MASONRY WALL AREA (%):	48.8%

15 OVERALL ELEVATION - NORTH
1/16" = 1'-0"

19 OVERALL ELEVATION - SOUTH
1/16" = 1'-0"

27 OVERALL ELEVATION - EAST
1/16" = 1'-0"

34 OVERALL ELEVATION - WEST
1/16" = 1'-0"

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office 262 ... | fax 262 513 9815

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EXTERIOR MATERIAL SCHEDULE

MATERIAL (MASONRY)	MANUFACTURER	SIZE	COLOR
BRICK	BORAL BRICKS	MODULAR	MANHATTAN
LANNON STONE	DUTCH QUALITY STONE	VARIES	PRESTIGE WEATHER LEDGE
STONE SILL	HERITAGE CAST STONE	8"	SNOWCAP
BRICK BAND	BORAL BRICKS	MODULAR (SOLDIER)	MANHATTAN

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20 ENLARGED ELEVATION - EAST - PHASE 1
1/8" = 1'-0"

35 ENLARGED ELEVATION - EAST - PHASE 2
1/8" = 1'-0"

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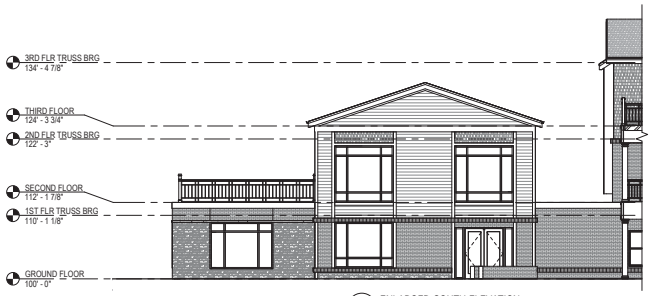
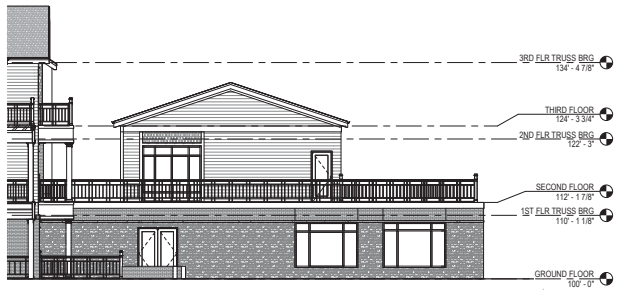
25 ENLARGED ELEVATION - EAST - ENTRY
1/8" = 1'-0"

27 ENLARGED ELEVATION - WEST - ENTRY
1/8" = 1'-0"



32 ENLARGED SOUTH ELEVATION
1/8" = 1'-0"



34 ENLARGED NORTH ELEVATION
1/8" = 1'-0"

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EXTERIOR MATERIAL SCHEDULE

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	MASONRY WALL AREA (%):	48.8%

17 NORTH COLOR ELEVATION
1/16" = 1'-0"

20 SOUTH COLOR ELEVATION
1/16" = 1'-0"

27 EAST COLOR ELEVATION
1/16" = 1'-0"

35 WEST COLOR ELEVATION
1/16" = 1'-0"

JAK architecture + interior design
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OVERALL COLOR ELEVATIONS

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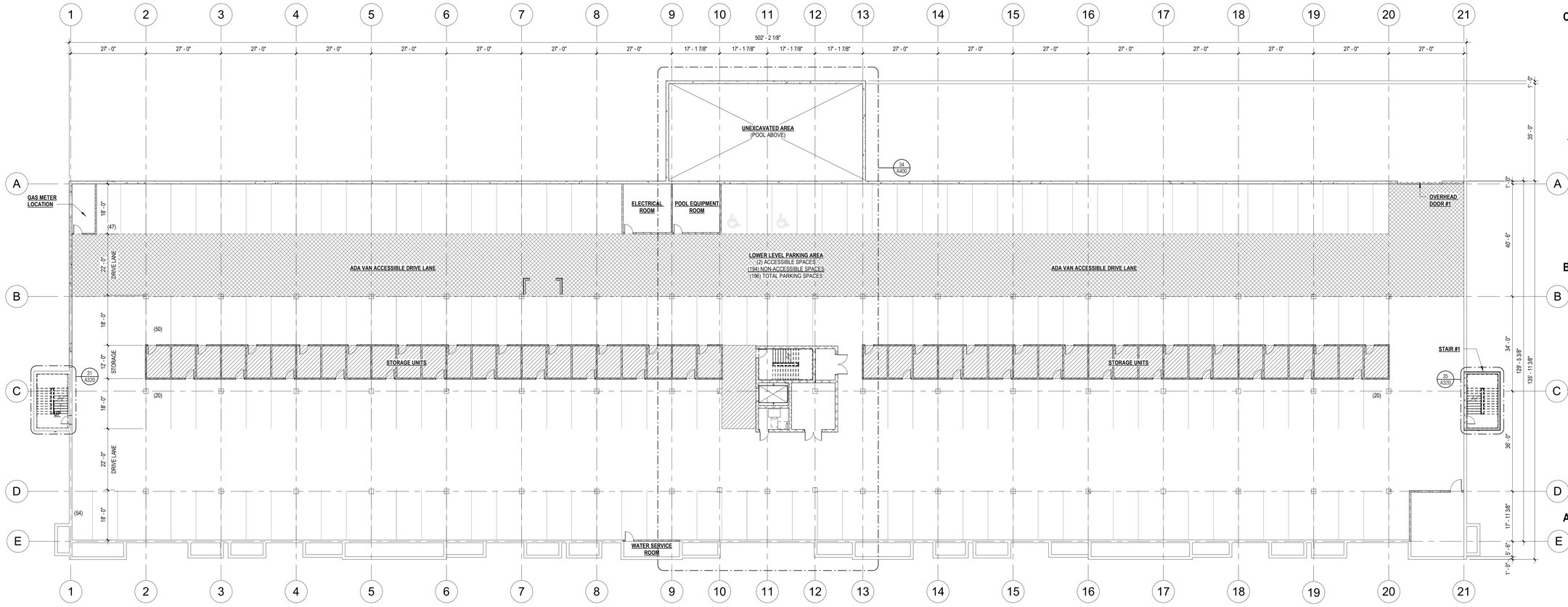

35 LOWER LEVEL PLAN (SOUTH)
1/16" = 1'-0"

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OVERALL BASEMENT FLOOR PLAN

A100

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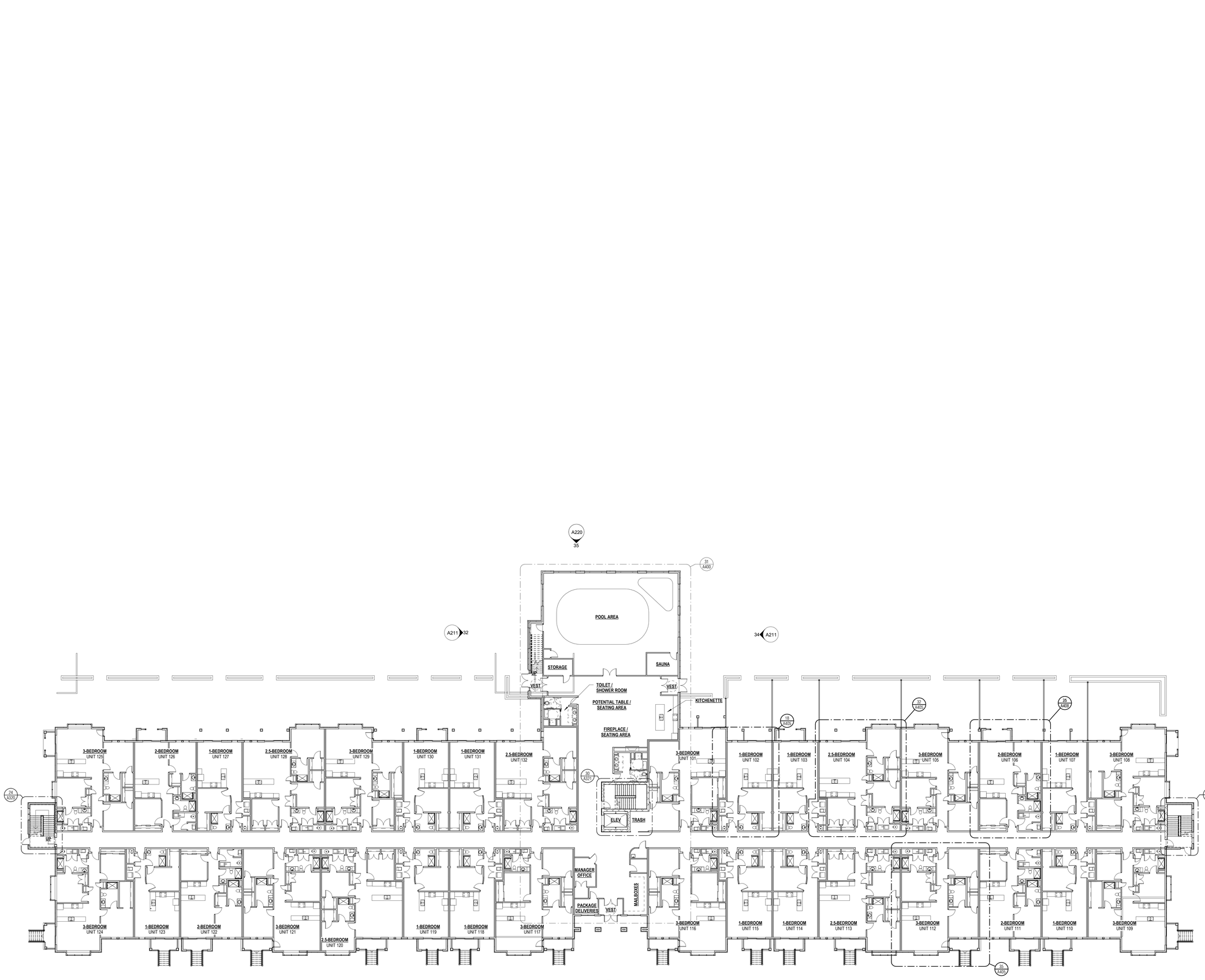

35 OVERALL GROUND FLOOR PLAN
1/16" = 1'-0"

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PROJECT NUMBER	PROJECT MANAGER
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OVERALL FIRST FLOOR PLAN

A101

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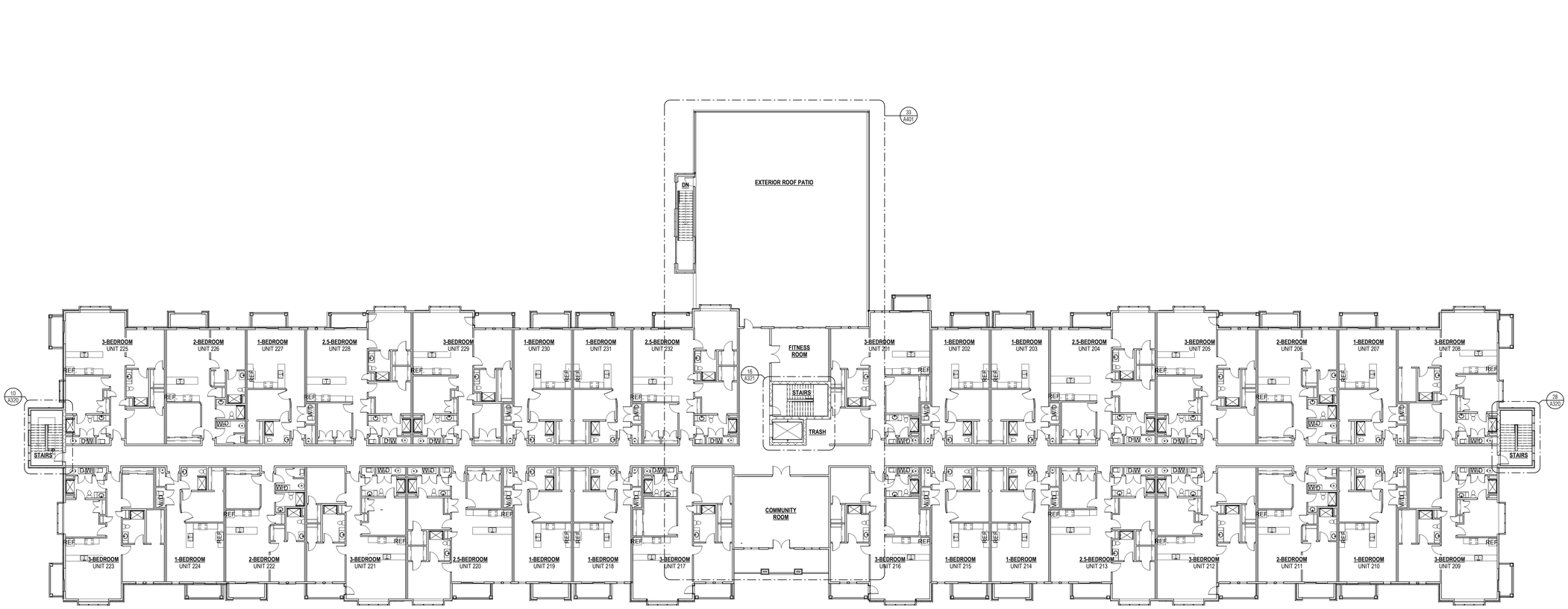

34 OVERALL SECOND FLOOR PLAN
1/16" = 1'-0"

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OVERALL SECOND FLO R PLAN

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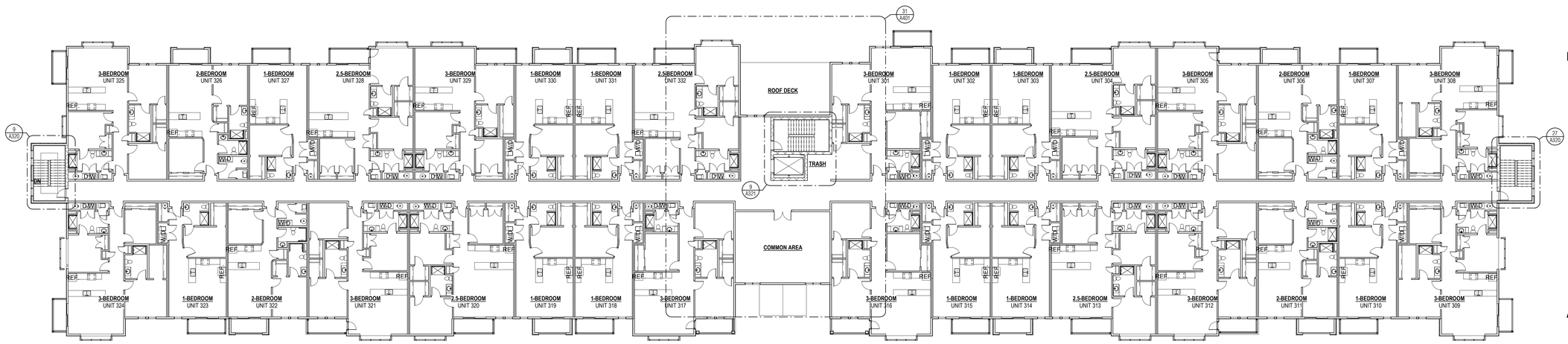

34 OVERALL THIRD FLOOR PLAN
1/16" = 1'-0"

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OVERALL THIRD FLOOR PLAN

A103

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BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1
2" RIGID INSULATION OVER DAMP-PROOFING OR WATERPROOFING OVER POURED-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 4" DIAMETER PERFERATED DRAIN TILE, WRAPPED WITH GEOTEXTILE FABRIC SURROUND DRAIN TILE WITH 8" OF WASHED STONE. PROVIDE DRAIN TILE ON EXTERIOR AND INTERIOR SIDES OF FOUNDATION SPREAD FOOTING.

FLOOR #1
5" REINFORCED CONCRETE FLOOR SLAB -ON-GRADE OVER 24-MIL POLYVAPOR BARRIER RETARDER ON MINIMUM 6" COMPACTED GRANULAR BASE - SEE STRUCTURAL DRAWINGS.

FLOOR #2
3" CONCRETE TOPPING OVER 16" PRECAST HOLLOW CORE FLOOR PLANKS PER UL DESIGN J901 - 2-HOUR MINIMUM RATING.

FLOOR #3
3/4" GYPSUM TOPPING (LEVEL ROCK) OVER 3/4" T & g APA RATED SUBFLOOR SHEATHING OVER PRE-ENGINEERED WOOD FLOOR TRUSSES AT 24" O/C.

EXTERIOR WALL SYSTEM #1
MODULAR BRICK WITH WALL TIES TIED BACK TO MAIN STRUCTURE @ 2/SQFT OVER 1" AIR SPACE OVER 1/2" DENSGLASS WALL SHEATHING WITH SPRAY ON WEATHER BARRIER OVER 2"X6" WOOD STUDS @ 16" O/C - SEE STRUCTURAL DRAWINGS. R-19 BATT INSULATION INSIDE STUD WALL CAVITY WITH 5/8" GYP BD ON INTERIOR SIDE OF WALL. REFER TO EXTERIOR WALL SCHEDULE AND ELEVATIONS FOR SPECIFIC PLACEMENT AND INFORMATION.

EXTERIOR WALL SYSTEM #2
LANNON STONE WITH WALL TIES TIED BACK TO MAIN WALL STRUCTURE @ 2/SQFT OVER 1" AIR SPACE OVER 1/2" DENSGLASS WALL SHEATHING WITH SPRAY ON WEATHER BARRIER OVER 2"x6" WOOD STUDS @ 16" O/C - SEE STRUCTURAL DRAWINGS. R-19 BATT INSULATION INSIDE STUD WALL CAVITY WITH 5/8" GYP BD ON INTERIOR SIDE OF WALL. REFER TO EXTERIOR WALL SCHEDULE AND ELEVATIONS FOR SPECIFIC PLACEMENT AND INFORMATION.

EXTERIOR WALL SYSTEM #3
CEMENT WALL BOARD SIDING (6" EXPOSURE) OVER 1/2" DENSGLASS WALL SHEATHING WITH SPRAY-ON WEATHER BARRIER OVER 2"x6" WOOD STUDS @ 16" O/C - SEE STRUCTURAL DRAWINGS. R-19 BATT INSULATION INSIDE STUD WALL CAVITY WITH 5/8" GYP BD ON INTERIOR SIDE OF WALL. REFER TO EXTERIOR WALL SCHEDULE AND ELEVATIONS FOR SPECIFIC PLACEMENT AND INFORMATION.

EXTERIOR WALL SYSTEM #4
CEMENT SHAKE WALL BOARD SIDING OVER 1/2" DENSGLASS WALL SHEATHING WITH SPRAY-ON WEATHER BARRIER OVER 2"x6" WOOD STUDS @ 16" O/C - SEE STRUCTURAL DRAWINGS. R-19 BATT INSULATION INSIDE STUD WALL CAVITY WITH 5/8" GYP BD ON INTERIOR SIDE OF WALL. REFER TO EXTERIOR WALL SCHEDULE AND ELEVATIONS FOR SPECIFIC PLACEMENT AND INFORMATION.

FLASHING SYSTEM #1
WITHIN EXTERIOR WALL SYSTEM. PROVIDE 40-MIL RUBBERED ASPHALT FLASHING ADHESIVE BACKED OVER STAINLESS STEEL METAL DRIP PLATES. TURN UP FLASHING VERTICALLY 8" MINIMUM LAP. AIR INFILTRATION BARRIER OVER FLASHING AND ATTACH TO BACK UP WALL SYSTEM.

GLAZING SYSTEM #1
DOUBLE HUNG WINDOW SYSTEM - PELLA 'IMPERVIA' DOUBLE HUNG FIBERGLASS WINDOW SYSTEM - WHITE. 1" INSULATED LOW-E GLASSING - REFER TO WINDOW SCHEDULE FOR MORE INFORMATION.

CEILING SYSTEM #1
5/8" TYPE 'X' GYP BD OVER 1/2" 25 MSG GALVANIZED RESILIENT CHANNELS AT 16" O/C. CEILING ASSEMBLY DESIGN PER UL DESIGN NO. L528 (1-HOUR) FIRE RATED ASSEMBLY.

STAIR #1
STRUCTURAL STEEL CHANNEL OR TUBE STEEL STRINGERS WITH FABRICATED STEEL RISERS AND NOSING FOR STEEL PAN CONCRETE FILLED CONSTRUCTION. STEEL TO BE SHOP PRIMED GREY. SEAL CONCRETE WITH NON-DISSIPATING SEALER.

ROOF SYSTEM #1
45-MIL SINGLE-PLY, FULLY ADHERED EPDM MEMBRANE ON ONE (1) LAYER OF 1-1/2" EPS INSULATION AND ONE (1) LAYER OF 2-1/2" EPSINSULATION WITH JOINTS STAGGERED AND MINIMUM R-24. PROVIDE TAPPERING OF ROOF INSULATION AS REQUIRED FOR SADDLES AND FLAT STRUCTURE AREAS TOWARDS ROOF DRAINS - SEE STRUCTURAL DRAWINGS.

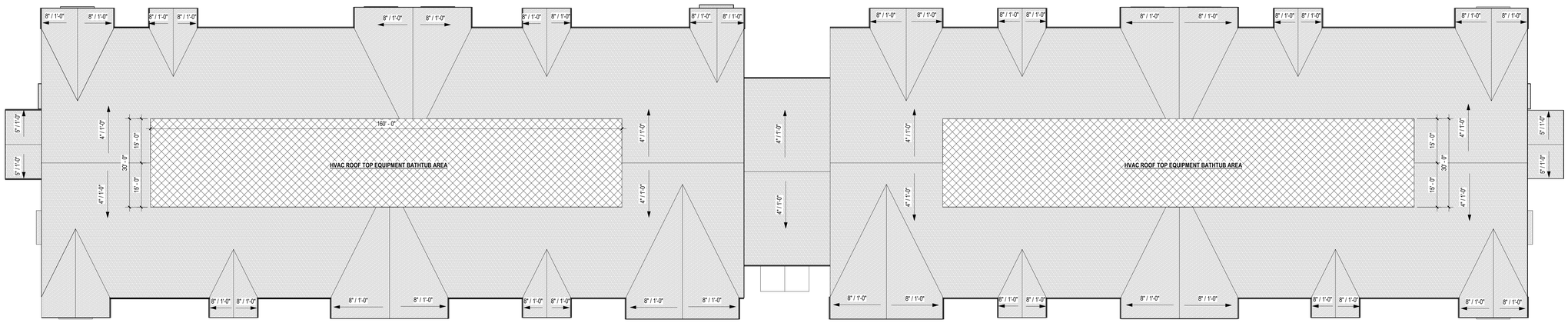
ROOF SYSTEM #2
ARCHITECTURAL DIMENSIONAL SELF-SEALING SHINGLES OVER 15# FELT UNDERLAYMENT. ICE & WATER SHEILD BARRIER TO BE LOCATED ALONG ENTIRE PERIMETER 3'-0" FROM FACE OF FASCIA BOARDS AND 6'-0" FROM ALL ROOF VALLEY LOCATIONS OVER 5/8" APA RATED WOOD SHEATHING OVER PRE-ENGINEERED WOOD TRUSS SYSTEM. REFER TO STRUCTURAL DRAWINGS FOR SIZE, SPACING, FASTENING AND SPECIFIC INFORMATION. PROVIDE 12" THICK R-38 FIERGLASS BATT INSULATION WITH VAPOR BARRIER AT BOTTOM CHORD OF TRUSSES.

SOFFIT #1
8" DEEP SOFFIT SYSTEM WITH 1x NAILER ATTACHED TO THE EXTERIOR FACE OF WALL. 1/2" SOFFIT UNDERLAY WITH CONTINUOUS VENTING. PROVIDE INSULATION BAFFLE AT INTERIOR OF SOFFIT SYSTEM. PROVIDE PREFINISHED STAINLESS STEEL DRIP EDGE AT ALL ROOF AND SOFFIT CONDITIONS. REFER TO EXTERIOR MATERIAL SCHEDULE FOR SPECIFIC COLOR INFORMATION.

SOFFIT #2
1'-0" DEEP SOFFIT SYSTEM AT GABLE END CONDITIONS. PROVIDE 1/2" SOFFIT SYSTEM UNDERLAY. PROVIDE 2" PREFINISHED METAL DRIP EDGE AT ALL ROOF/SOFFIT CONDITIONS. REFER TO EXTERIOR MATERIAL SCHEDULE FOR SPECIFIC COLOR INFORMATION.

EXIT MAN DOOR #1
14 GA. GALVANIZED INSULATED LAMINATED CORE HOLLOW METAL DOOR (FLUSH), PAINTED, COLOR TBD. INSULATED HOLLOW METAL FRAMES W/ WEATHERSTRIPPING AND DRIP CAP HEAD.

ELEVATOR #1
THYSSENKRUPP HYDRAULIC PLUNGER AND CYLINDER HOLED ELEVATOR SYSTEM WITH MACHINE ROOM OR EQUAL.



34 OVERALL ROOF PLAN
1/16" = 1'-0"

JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

P2 DEVELOPMENT COMPANY LLC

FOXTOWN COMMONS

INDUSTRIAL DRIVE,
MEQUON, WI

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

23 MAY 2018

PROJECT NUMBER	PROJECT MANAGER
16023-00	NZ/JK

OVERALL ROOF PLAN

A109

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28 EXTERIOR RENDERING

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PROJECT MANAGER
16023 NZ/JK

EXTE ENDERING

A2.0

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13 BUILDING PERSPECTIVE

17 BUILDING PERSPECTIVE

20 BUILDING PERSPECTIVE

34 BUILDING PERSPECTIVE

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BUILDING PERSPECTIVES

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BUILDING PERSPECTIVE

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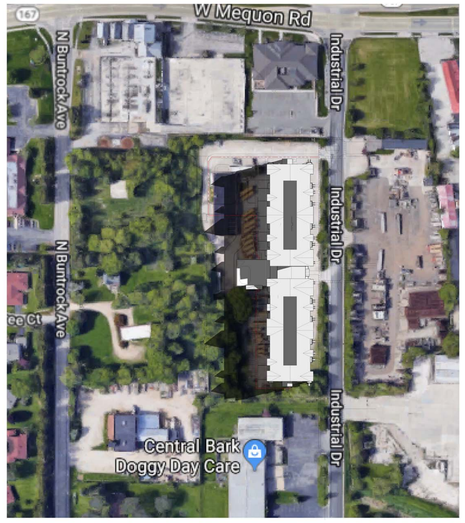
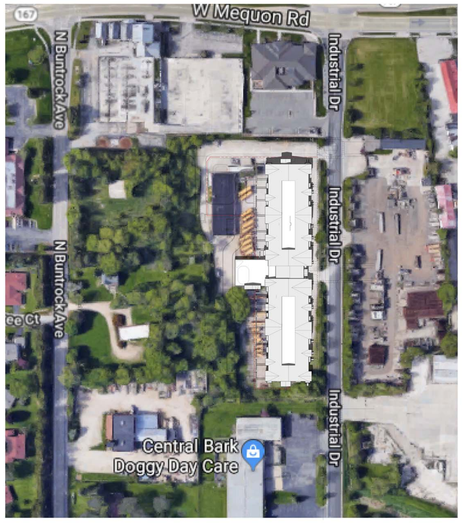


SOLAR STUDY | JUNE 22, 2018
6:00 AM



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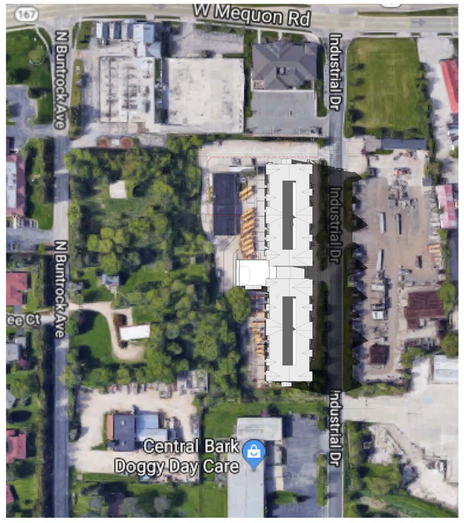

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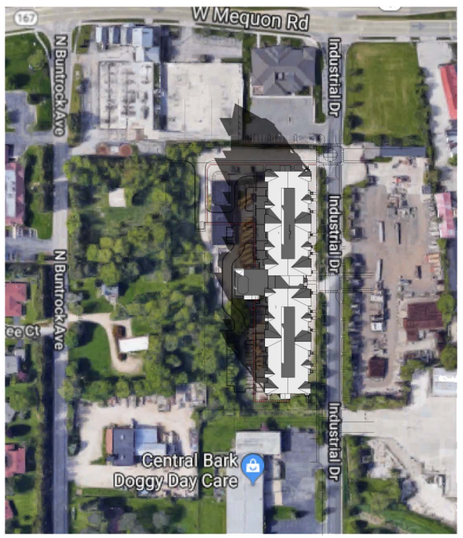
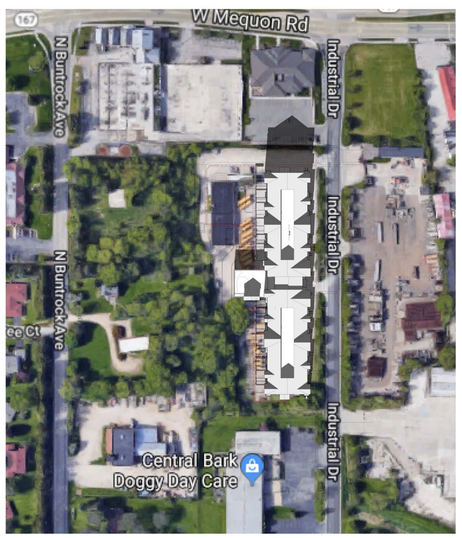


SOLAR STUDY | DECEMBER 22, 2018
8:00 AM



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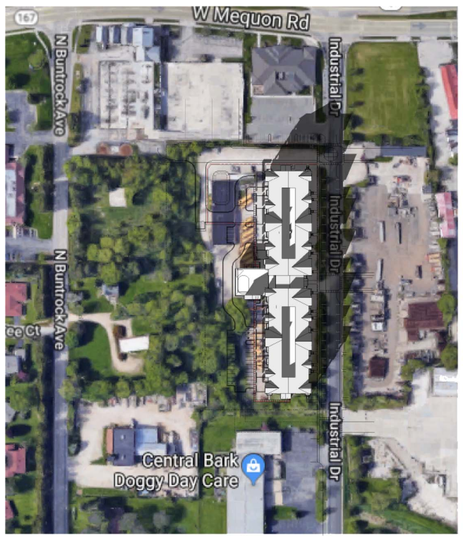

SOLAR STUDY | DECEMBER 22, 2018
3:00 PM

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16023-00	NZ/JK

SITE SOLAR STUDY

AS240

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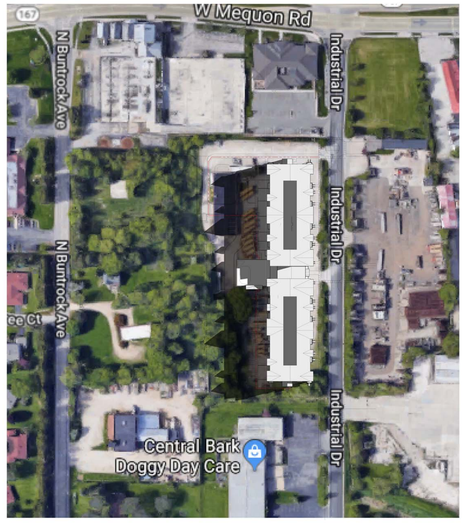

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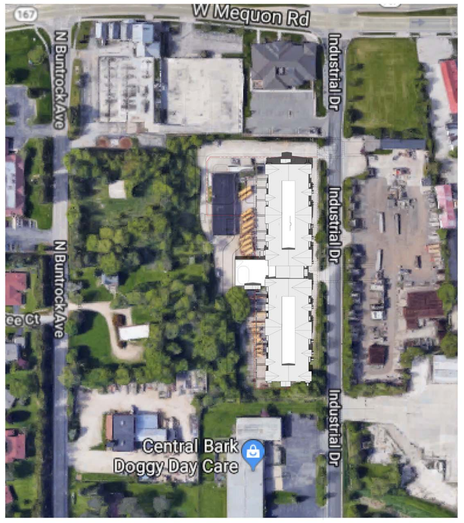

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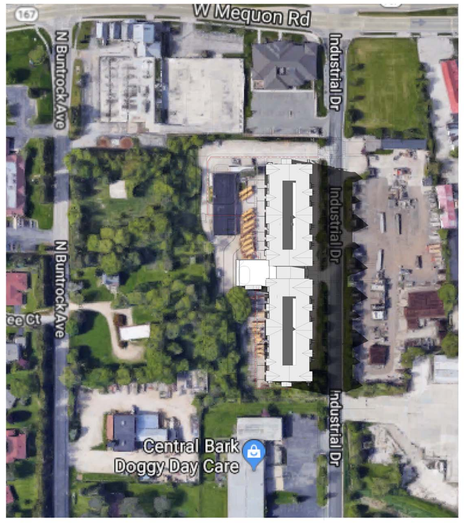

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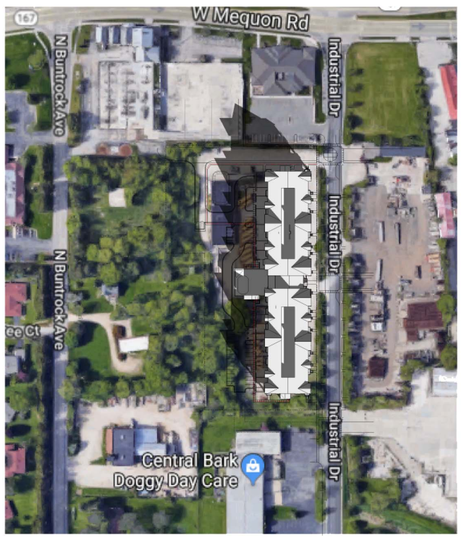

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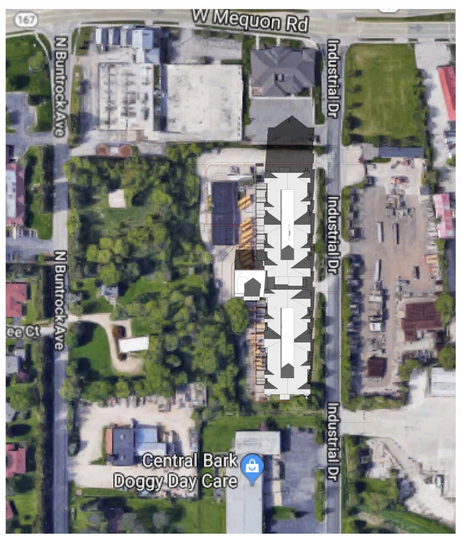

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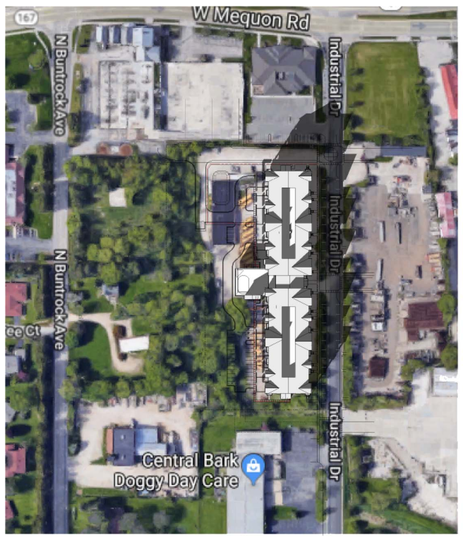

SOLAR STUDY | DECEMBER 22, 2018
3:00 PM

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FOXTOWN COMMONS

INDUSTRIAL DRIVE
MEQUON, WI

DRAWING ISSUANCE:

PLAN COMMISISON SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

23 MAY 2018

PROJECT NUMBER	PROJECT MANAGER
16023-00	NZ/JK

SITE SOLAR STUDY

AS240

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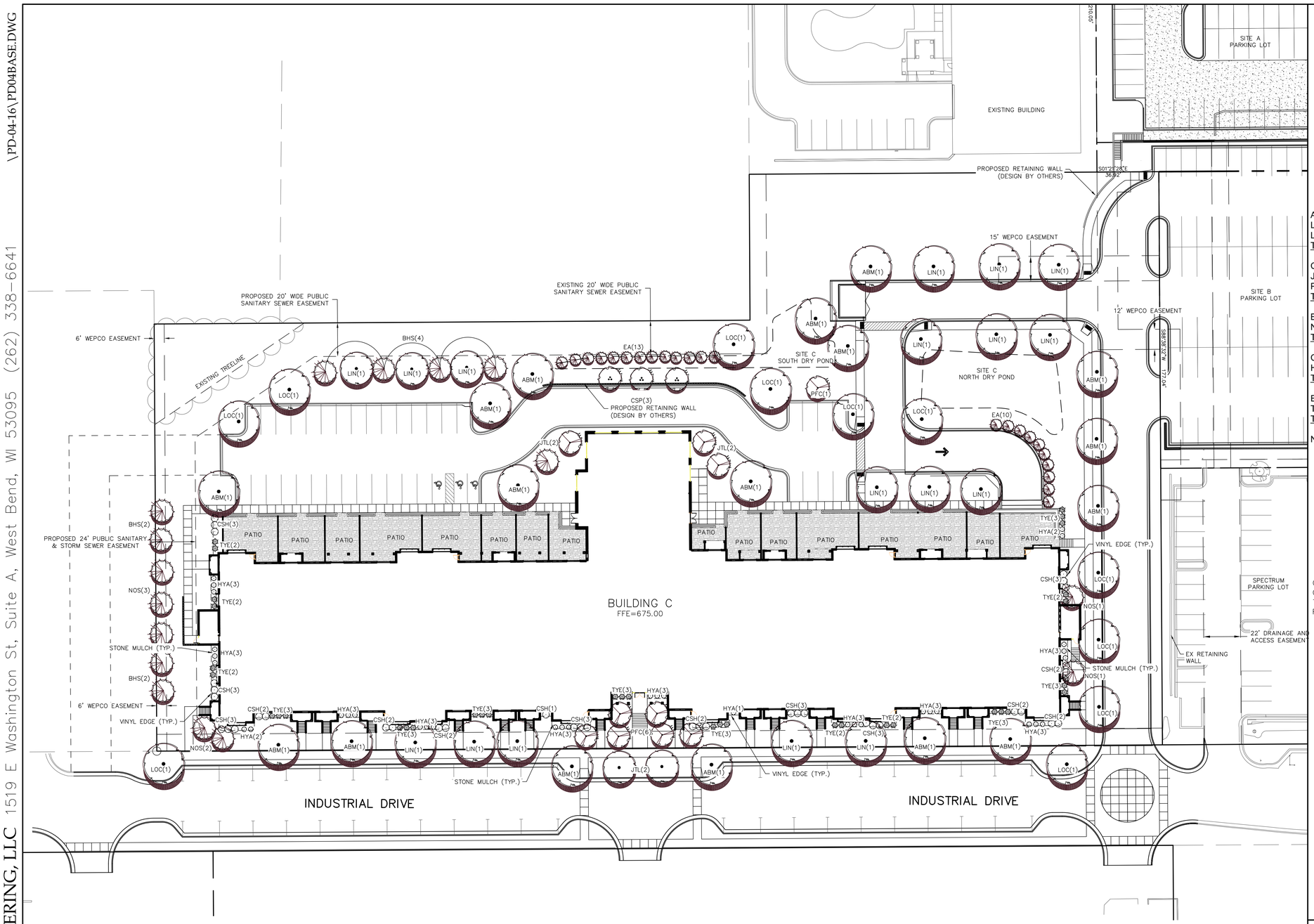
QUAM ENGINEERING, LLC 1519 E Washington St, Suite A, West Bend, WI 53095 (262) 338-6641 \PD-04-16\PD04BASE.DWG



NOTE: BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM(SOUTH ZONE),

			Canopy/Tall Deciduous Trees	
ABM	17	2"	Autumn Blaze Maple	BB
LIN	17	2"	Green Spire Linden	BB
LOC	11	2"	Sunburst Honey Locust	BB
Total	45			
			Low Deciduous Trees	
CSP	3	1 ½"	Cleveland Select Pear	BB
JTL	6	1 ½"	Japanese Tree Lilac	BB
PFC	7	1 ½"	Prairie Fire Crab	BB
Total	16			
			Tall Evergreen Trees	
BHS	8	4'	Black Hills Spruce	BB
NOS	7	4'	Norway Spruce	BB
Total	15			
			Deciduous Shrubs	
CSH	36	18"	Cool Splash Honey Suckle	POT
HYA	38	18"	Hydrangea Annabelle	POT
Total	72			
			Evergreen Shrubs	
EA	23	5'	Emerald Arborvitae	BB
TYE	36	18"	Taunton Yew	POT
Total	59			

NOTES:

1) Lawn areas seeded (Madison Parks seed mix), fertilized, and mulched with straw.
2) Drainage swales and lawns with slopes steeper than 3/1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
3) Planting beds to be mulched 3' wide with #2 washed stone to a depth of 3" over weed barrier fabric.
4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"
5) Designated planting beds to be separated from lawn areas with 5" black vinyl edge.

GREEN SPACE = 45,000 FT²
ONE 2" TREE PER 1000 FT² = 45 TREES: TREES PROVIDED = 45
TWO SHRUBS PER 1000 FT² = 90 SHRUBS: SHRUBS PROVIDED = 131
ROAD FRONTAGE = 560FT/30FT =19 TREES: TREES PROVIDED = 19

FOXTOWN APARTMENTS

LANDSCAPE PLAN
DATED: MAY 16, 2018

C-105

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Residential and Commercial Site Design Consultants
1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

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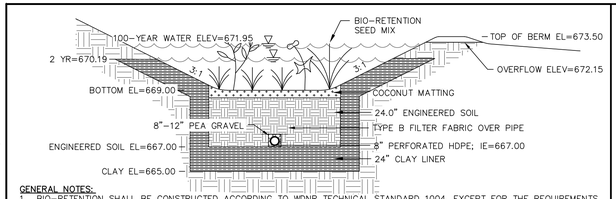
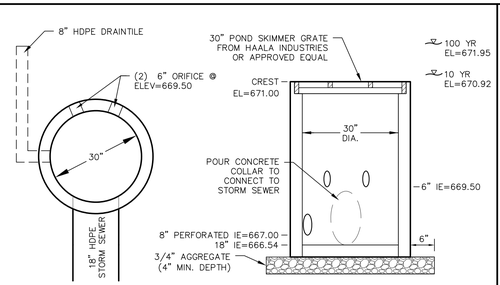


GENERAL NOTES:

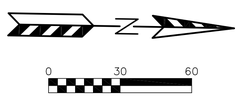
1. BIO-RETENTION SHALL BE CONSTRUCTED ACCORDING TO WDNR TECHNICAL STANDARD 1004, EXCEPT FOR THE REQUIREMENTS FOR SAND STORAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE BIO-RETENTION IN CONFORMANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. THE ENGINEERED SOIL SHALL CONSIST OF 70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5 **COMPOST SHALL MEET WDNR SPECIFICATION S100.**
3. STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND, WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA., 3 INCHES DEEP AND VERTICALLY MIXED TO A DEPTH OF 2-4 INCHES.
4. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED HDPE PIPE, BETWEEN THE PEA GRAVEL AND ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE PIPE.
5. BIORETENTION DEVICE SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED.
6. THE SEED MIXTURE FOR THE BIO-RETENTION BOTTOM SHALL BE "WET MEADOW" AS SUPPLIED BY PRAIRIE NURSERY OR EQUIVALENT.
7. ONCE CONSTRUCTION OF THE BIORETENTION DEVICE BEGINS, THE BIORETENTION DEVICE SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
8. PLACEMENT OF ENGINEERED SOIL SHALL BE SUSPENDED IN PERIODS OF RAINFALL, PONDING AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
9. ENGINEERED SOIL SHALL BE PLACED IN THE BIORETENTION DEVICE IN 12 INCH LIFTS TO AVOID COMPACTION.
10. ENGINEERED SOIL PLACED IN THE BIORETENTION DEVICE SHALL NOT BE COMPACTED.

DRY POND/BIO-RETENTION DETAIL



OUTLET STRUCTURE CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1001)

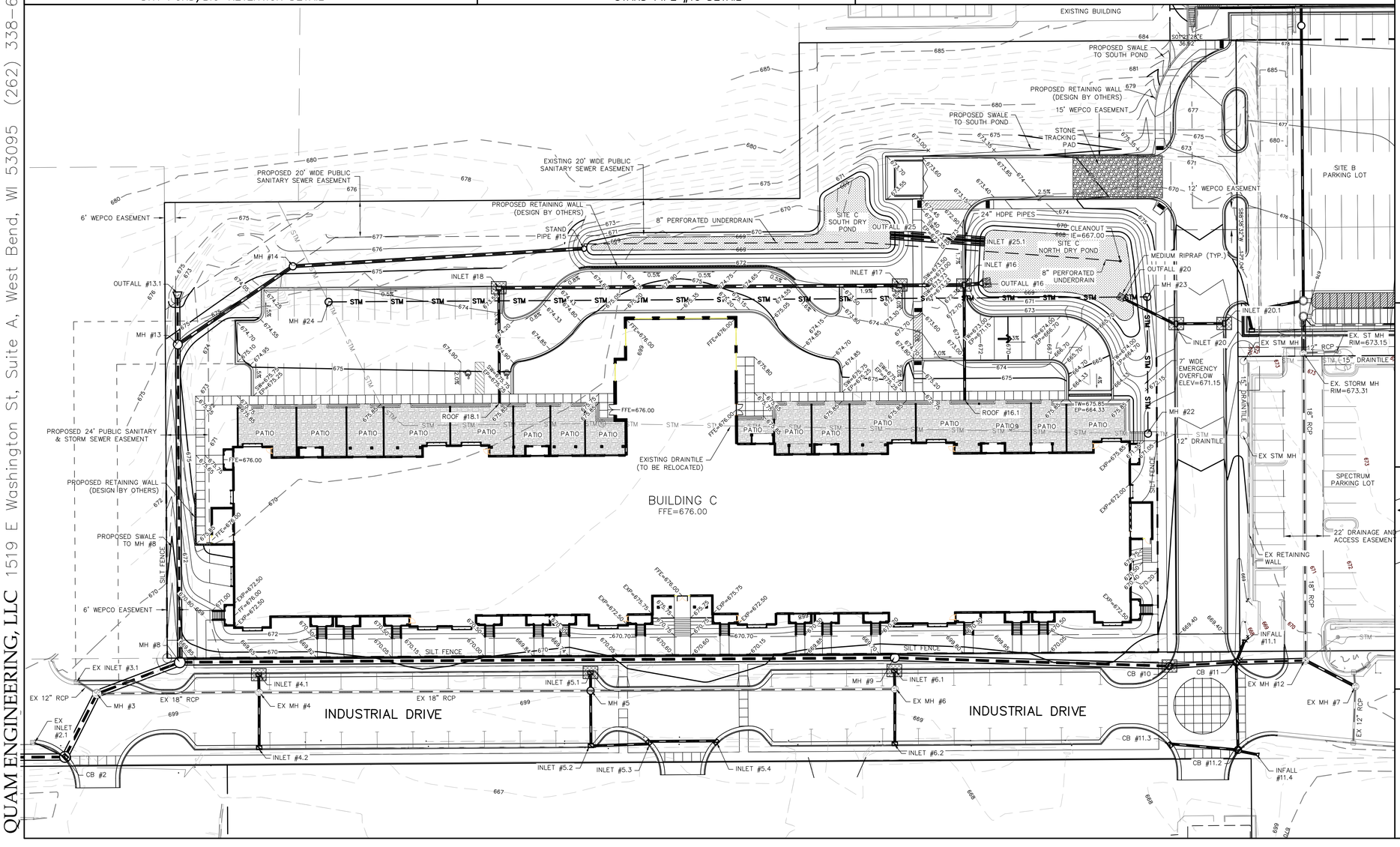
STAND PIPE #15 DETAIL



NOTE: BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM(SOUTH ZONE),

LEGEND:

689	– EXISTING MINOR CONTOUR.
690	– EXISTING MAJOR CONTOUR.
689	– PROPOSED MINOR CONTOUR.
690	– PROPOSED MAJOR CONTOUR.
689.00	– EXISTING SPOT ELEVATION
689.00	– PROPOSED SPOT ELEVATION
TW=689.00	– PROPOSED TOP OF WALL ELEVATION
SW=689.00	– PROPOSED SIDEWALK ELEVATION
SW=689.00	– PROPOSED EDGE OF PAVEMENT ELEVATION
	– INSTALL WDOT TYPE D INLET PROTECTION.



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, DRAINAGE WAYS, 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).

TIME SCHEDULE:

JULY 1 – 15, 2018	INSTALL INITIAL EROSION CONTROL DEVICES.
JULY 15, 2018 – AUGUST 1, 2019	CONSTRUCT BUILDING, PARKING LOT, PATIOS AND UTILITIES.
AUGUST 1 – 15, 2019	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PERVIOUS 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. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; 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.

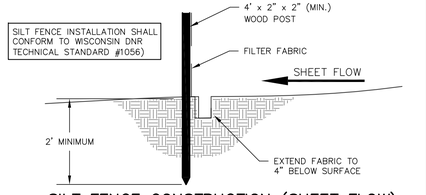
THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:

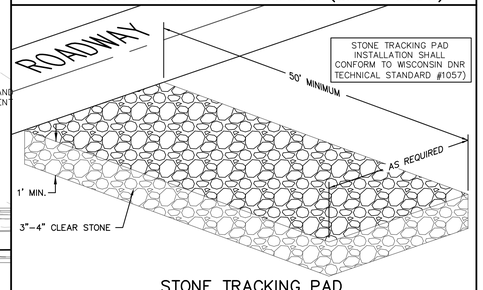
P2 DEVELOPMENT COMPANY LLC.
ATTN: ROBERT BACH
524 TECHNOLOGY WAY
SAUKVILLE, WI 53080

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: KEVIN PARISH
1519 E. WASHINGTON STREET, SUITE A
WEST BEND, WI 53095



SILT FENCE CONSTRUCTION (SHEET FLOW)



STONE TRACKING PAD

FOXTOWN APARTMENTS

PROPOSED GRADING PLAN
DATED: MAY 16, 2018

C-103

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

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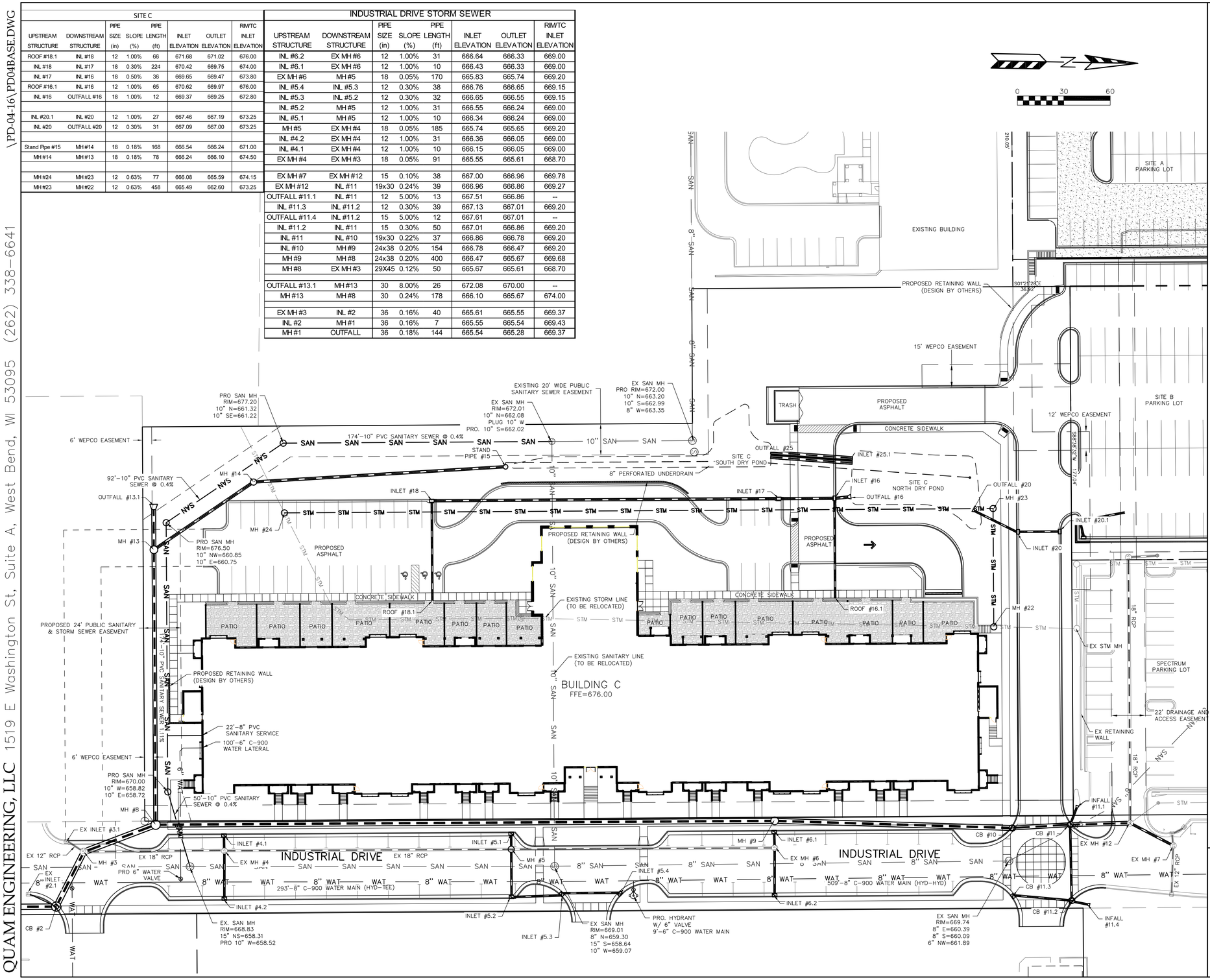
QUAM ENGINEERING, LLC 1519 E Washington St, Suite A, West Bend, WI 53095 (262) 338-6641

SITE C							
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE (in)	SLOPE (%)	PIPE LENGTH (ft)	INLET ELEVATION	OUTLET ELEVATION	RIM/TC INLET ELEVATION
ROOF #18.1	INL #18	12	1.00%	66	671.68	671.02	676.00
INL #18	INL #17	18	0.30%	224	670.42	669.75	674.00
INL #17	INL #16	18	0.50%	36	669.65	669.47	673.80
ROOF #16.1	INL #16	12	1.00%	65	670.62	669.97	676.00
INL #16	OUTFALL #16	18	1.00%	12	669.37	669.25	672.80
INL #20.1	INL #20	12	1.00%	27	667.46	667.19	673.25
INL #20	OUTFALL #20	12	0.30%	31	667.09	667.00	673.25
Stand Pipe #15	MH #14	18	0.18%	168	666.54	666.24	671.00
MH #14	MH #13	18	0.18%	78	666.24	666.10	674.50
MH #24	MH #23	12	0.63%	77	666.08	665.59	674.15
MH #23	MH #22	12	0.63%	458	665.49	662.60	673.25

INDUSTRIAL DRIVE STORM SEWER							
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE (in)	SLOPE (%)	PIPE LENGTH (ft)	INLET ELEVATION	OUTLET ELEVATION	RIM/TC INLET ELEVATION
INL #6.2	EX MH #6	12	1.00%	31	666.64	666.33	669.00
INL #6.1	EX MH #6	12	1.00%	10	666.43	666.33	669.00
EX MH #6	MH #5	18	0.05%	170	665.83	665.74	669.20
INL #5.4	INL #5.3	12	0.30%	38	666.76	666.65	669.15
INL #5.3	INL #5.2	12	0.30%	32	666.65	666.55	669.15
INL #5.2	MH #5	12	1.00%	31	666.55	666.24	669.00
INL #5.1	MH #5	12	1.00%	10	666.34	666.24	669.00
MH #5	EX MH #4	18	0.05%	185	665.74	665.65	669.20
INL #4.2	EX MH #4	12	1.00%	31	666.36	666.05	669.00
INL #4.1	EX MH #4	12	1.00%	10	666.15	666.05	669.00
EX MH #4	EX MH #3	18	0.05%	91	665.55	665.61	668.70
EX MH #7	EX MH #12	15	0.10%	38	667.00	666.96	669.78
EX MH #12	INL #11	19x30	0.24%	39	666.96	666.86	669.27
OUTFALL #11.1	INL #11	12	5.00%	13	667.51	666.86	--
INL #11.3	INL #11.2	12	0.30%	39	667.13	667.01	669.20
OUTFALL #11.4	INL #11.2	15	5.00%	12	667.61	667.01	--
INL #11.2	INL #11	15	0.30%	50	667.01	666.86	669.20
INL #11	INL #10	19x30	0.22%	37	666.86	666.78	669.20
INL #10	MH #9	24x38	0.20%	154	666.78	666.47	669.20
MH #9	MH #8	24x38	0.20%	400	666.47	665.67	669.68
MH #8	EX MH #3	29X45	0.12%	50	665.67	665.61	668.70
OUTFALL #13.1	MH #13	30	8.00%	26	672.08	670.00	--
MH #13	MH #8	30	0.24%	178	666.10	665.67	674.00
EX MH #3	INL #2	36	0.16%	40	665.61	665.55	669.37
INL #2	MH #1	36	0.16%	7	665.55	665.54	669.43
MH #1	OUTFALL	36	0.18%	144	665.54	665.28	669.37



STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
CB #2	6' DIA.	R-3067
INLET #4.1	2' X 3'	R-3067
INLET #4.2	2' X 3'	R-3067
INLET #5.1	2' X 3'	R-3067
INLET #5.2	2' X 3'	R-3067
INLET #5.3	2' X 3'	R-3067
INLET #5.4	2' X 3'	R-3067
INLET #6.1	2' X 3'	R-3067
INLET #6.2	2' X 3'	R-3067
MH #8	6' DIA.	R-1550
MH #9	5' DIA.	R-1550
INLET #10	4' DIA.	R-3067
INLET #11	4' DIA.	R-3067
INLET #11.2	4' DIA.	R-3067
INLET #11.3	2' X 3'	R-3067
MH #13	5' DIA.	R-1550
MH #14	4' DIA.	R-1550
INLET #16	2' X 3'	R-3067
INLET #17	2' X 3'	R-3067
INLET #18	2' X 3'	R-3067
INLET #20	2' X 3'	R-3067
INLET #20.1	2' X 3'	R-3067
MH #22	4' DIA.	R-1550
MH #23	4' DIA.	R-1550
MH #24	4' DIA.	R-1550

UTILITY NOTES:

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MEQUON AND WISCONSIN DSPS STANDARDS.

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 6" WATER SERVICE.

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

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

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER SERVICE SHALL BE AWWA HDPE FOR DIRECTIONAL DRILL OTHERWISE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

ALL STORM SEWER 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.

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.

FOXTOWN APARTMENTS

PROPOSED UTILITY PLAN

DATED: MAY 16, 2018

C-104

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

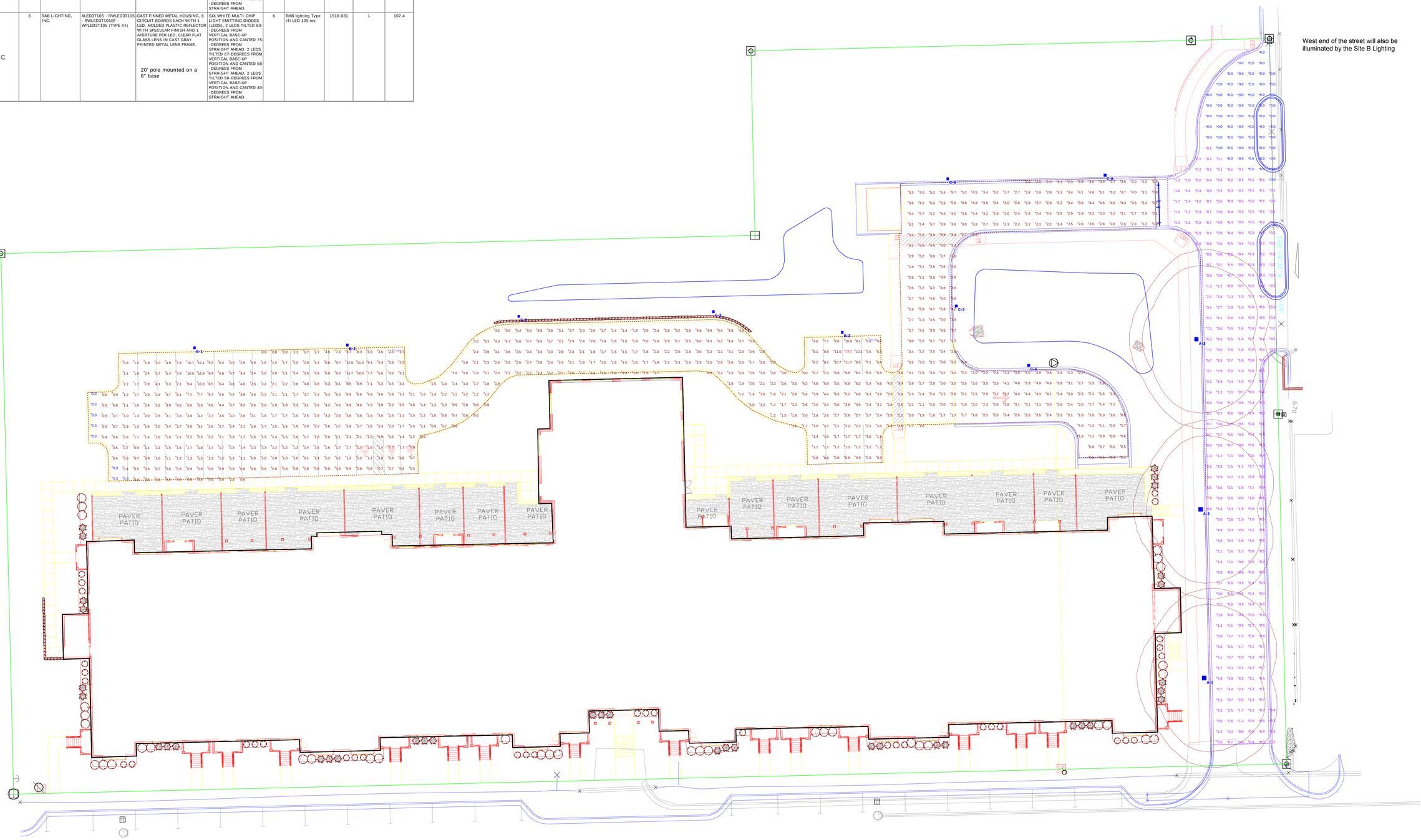
Attachment: Packet (3250 : P2 Development Co., LLC for Foxtown Commons)

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	3	Spring City Elec Manufacturing Co	AGS-LE100-X2-40-CNS-GPLO	n/a Mounted at 15'	n/a	108	AGS-LE100-X2-40-CNS-GPLO.ies	73.43249	0.95	95
	B	3	RAB LIGHTING, INC.	ALED4T150 - RWLED4T150 - RWLED4T150SF - WPLED4T150 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST GRAY PAINTED METAL LENS FRAME. 20' pole mounted on a 6" base	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 56--DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 18--DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 16--DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 22--DEGREES FROM STRAIGHT AHEAD.	6	RAB lighting Type IV LED 150.ies	2389.636	1	155.7
	C	6	RAB LIGHTING, INC.	ALED3T105 - RWLED3T105 - RWLED3T105SF - WPLED3T105 (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST GRAY PAINTED METAL LENS FRAME. 20' pole mounted on a 6" base	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 63--DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 75--DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 67-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 68--DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 58-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 40--DEGREES FROM STRAIGHT AHEAD.	6	RAB lighting Type III LED 105.ies	1518.031	1	107.4

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min	Avg / Max
Foxtown Commons Parking Lot Lighting	+	2.9 fc	13.2 fc	0.3 fc	44.0:1	9.7:1	0.2:1
Street Lighting	+	1.1 fc	7.6 fc	0.0 fc	N/A	N/A	0.1:1



Foxtown Commons
Mequon, WI

Attachment: Packet (3259 : P2 Development Co., LLC for Foxtown Commons)

HFR electric
ELECTRICAL CONTRACTOR
RESIDENTIAL • COMMERCIAL • INDUSTRIAL
262-644-6940

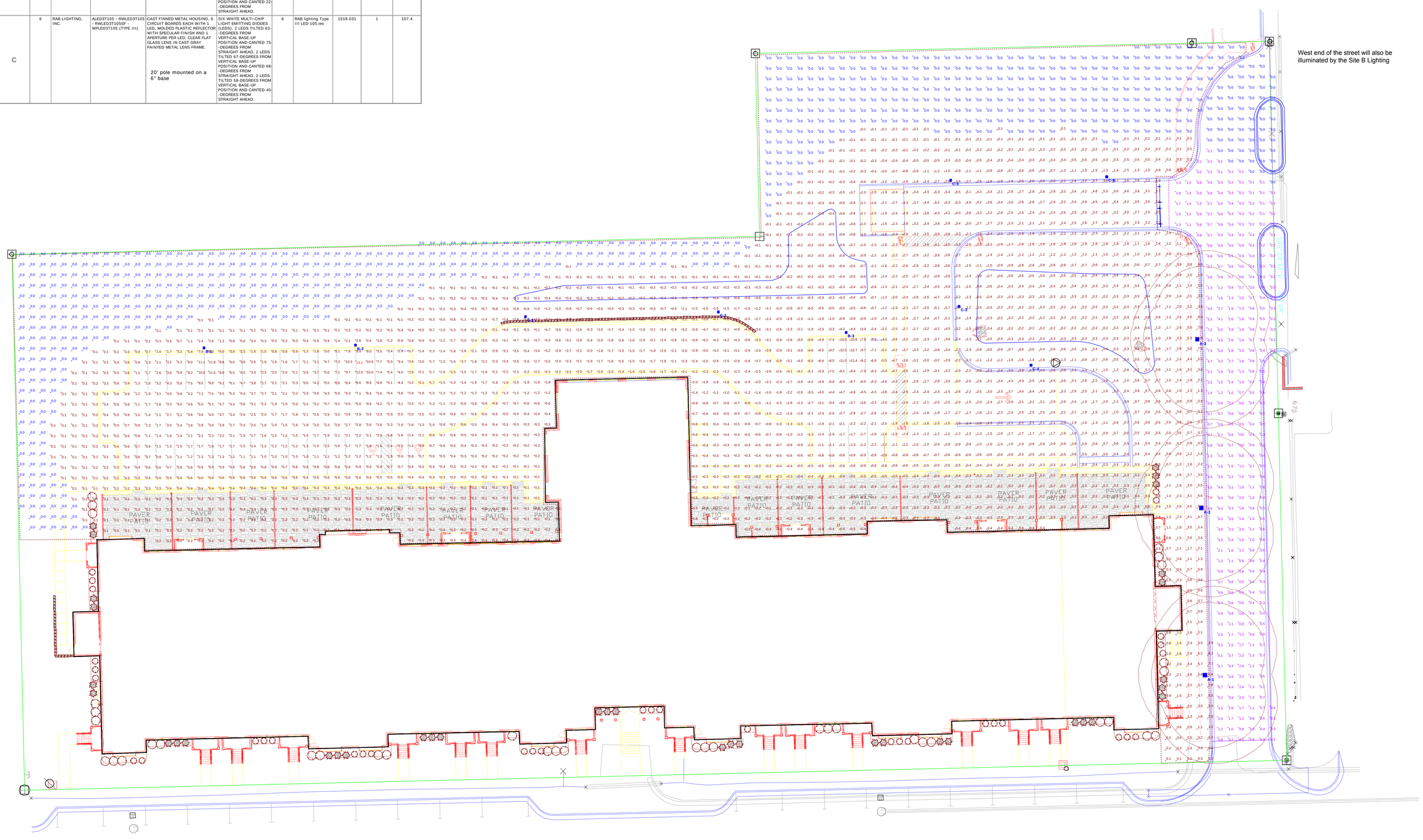
Designer
HFR electric inc.
Date
5/17/2018
Scale
Not to Scale
Drawing No.
Photometric Plan
Summary

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	3	Spring City Elec Manufacturing Co	AGS-LE100-X2-40-CNS-GPLO	n/a Mounted at 15'	n/a	108	AGS-LE100-X2-40-CNS-GPLO.ies	73.43249	0.95	95
	B	3	RAB LIGHTING, INC.	ALED4T150 - RWLED4T150 - RWLED4T150SF - WPLED4T150 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST GRAY PAINTED METAL LENS FRAME. 20' pole mounted on a 6" base	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 56--DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 18--DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 16--DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 22--DEGREES FROM STRAIGHT AHEAD.	6	RAB lighting Type IV LED 150.ies	2389.636	1	155.7
	C	6	RAB LIGHTING, INC.	ALED3T105 - RWLED3T105 - RWLED3T105SF - WPLED3T105 (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST GRAY PAINTED METAL LENS FRAME. 20' pole mounted on a 6" base	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 63--DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 75--DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 67-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 68--DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 58-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 40--DEGREES FROM STRAIGHT AHEAD.	6	RAB lighting Type III LED 105.ies	1518.031	1	107.4

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min	Avg / Max
Foxtown Commons Site	+	1.1 fc	13.1 fc	0.0 fc	N/A	N/A	0.1:1
Street Lighting	+	1.1 fc	7.6 fc	0.0 fc	N/A	N/A	0.1:1



Foxtown Commons
Mequon, WI

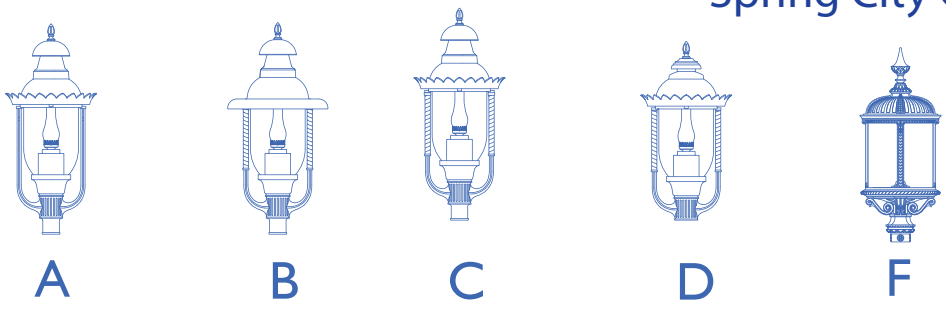
Attachment: Packet (3250) : P2 Development Co., LLC for Foxtown Commons)

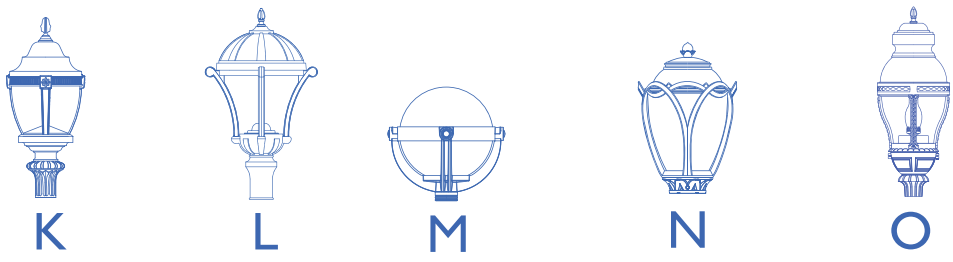
HFR electric
ELECTRICAL CONTRACTOR
RESIDENTIAL • COMMERCIAL • INDUSTRIAL
262-644-6940

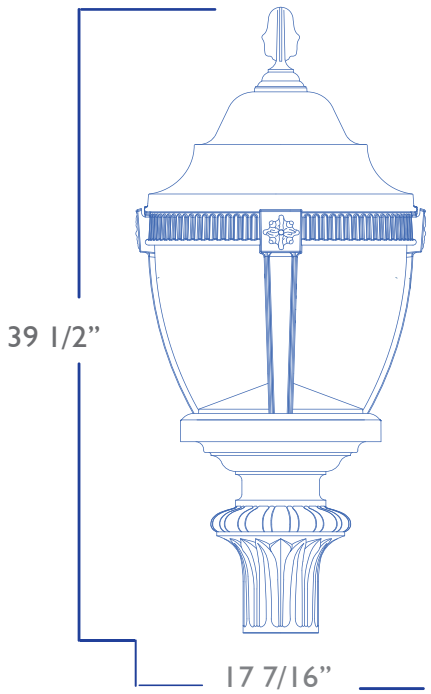
Designer
HFR electric inc.
Date
5/17/2018
Scale
Not to Scale
Drawing No.
Photometric Plan
Summary

Spring City Cast Frame LED Luminaires

Fixture Type: A







ORDERING INFORMATION

BUILDING A PART NUMBER

*mounted at 15'

Lamping	Voltage	Light Engine	Color Temperature	Optics	Globe	Chimney	Finial	Finish
ALMAGS	LE060	EV1	X2	45	CR3	GPLO	---	FCW	PGSCLBLA

LE020	=	20 W
LE030	=	30 W
LE040	=	40 W
LE060	=	60 W
LE065	=	65 W
LE080	=	80 W
LE095	=	95 W
LE100	=	100 W
LE120	=	120 W
LE125	=	125 W
*custom available		

120 V	=	EV1
208 V	=	EV8
240 V	=	EV2
277 V	=	EV7
480 V	=	EV4

22	=	2200 K
30	=	3000 K
40	=	4000 K
45	=	4500 K
60	=	6000 K

GPLO	=	K, L	Glass Clear
YPLF	=	K, L	Frosted
YBRO	=	A, B, C, D	Clear
YS19	=	G, H, H-2, J, I	Clear
YKSF	=	G, H, H-2, N	Frosted
YCLO	=	F	Clear
YCLF	=	F	Frosted
YF20	=	M	Frosted
YHRC	=	O	Clear
YHRF	=	O	Frosted

CMP	=	Small

*Only for A-D

FBR	=	A, B, C, D,
FAH	=	H, I
FBY	=	F
FAC	=	G
FPA	=	J, K
-	=	M
FCP	=	N

CR3	=	Type III, Clear Refractive
CR4	=	Type IV, Clear Refractive
CN5	=	Type V, No Optics
FH3	=	Type III, 20:1 High Transmission Frostend Refractive
FH4	=	Type IV, 20:1 High Transmission Frostend Refractive
FM3	=	Type III, 04:1 Medium Transmission Frostend Refractive
FM4	=	Type IV, 04:1 Medium Transmission Frostend Refractive
FL3	=	Type III, 02:1 Low Transmission Frosted Refractive Optics
FL4	=	Type IV, 02:1 Low Transmission Frosted Refractive Optics

Paint System		
A	=	Acrolon*
T	=	Tnemic*
P	=	Powder Coat
D	=	Tiger Drylac Powder Coat

Finish Styles		
M	=	Matte *
S	=	Semi-Gloss
G	=	Gloss

*Powder Coat Only

Powder Coat Texture		
S	=	Smooth
R	=	River
M	=	Micro

Color Examp		
CLBLAC	=	Class
BOGREE	=	Bott
SHGREE	=	Shut Gree
R8012	=	RAL
R6012	=	RAL
27038	=	Fede ack

ALMBRH	=	A	Borough
ALMQLT	=	B	Quality Hill
ALMGPL	=	C	Gross Point Woods Large
ALMGPS	=	D	Gross Point Woods Small
ALMBRY	=	F	Bryant Park
ALMCTR	=	G	Center City District
ALMFKS	=	H	Franklin Square
ALMFKS-M2	=	H-2	Franklin Square
ALMSCP	=	I	Spring City Park
ALMRVR	=	J	Riverside
ALMAGS	=	K	Augusta
ALMRCH	=	L	Richmond
ALMNRF	=	M	Norfolk
ALMPCL	=	N	Park Central
ALMRDG	=	O	Reading

Spring City™

One South Main St

610-948-4000

Attachment: Packet (3250 : P2 Development Co., LLC for Foxtown Commons)

ALED4T150

Specification grade area lights available in IES Type IV distributions. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Patent pending management system. 5-year, no-compromise warranty.

Color: Bronze

Weight: 32.0 lbs

Project:	Type:
Foxtown Commons	B
Prepared By:	**Date:**
HFR electric inc.	5-17-18

Driver Info

Type:	Constant Current
120V:	1.31A
208V:	0.80A
240V:	0.69A
277V:	0.60A
Input Watts:	156W
Efficiency:	96%

LED Info

Watts:	150W
Color Temp:	5000K
Color Accuracy:	71 CRI
L70 Lifespan:	100000
Lumens:	18464
Efficacy:	119 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000175F

IESNA LM-79 & LM-80 Testing:

RAB LED luminaries have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

Electrical

Driver:

One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD:

4.7% at 120V, 13.3% at 277V

Surge Protection:

4kV

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction

Attachment: Packet (3250 : P2 Development Co., LLC for Foxtown Commons)

Copyright © 2018 RAB Lighting Inc. All Rights Reserved Note: Specifications are subject to change at any time without notice

ALED4T150

Technical Specifications (continued)

Other

Compatibility:

Compatible with Round Poles with a diameter of 2.5" to 6"

Replacement:

Replaces 400W Metal Halide

BAA Compliance:

Click for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Buy American Act Compliance:

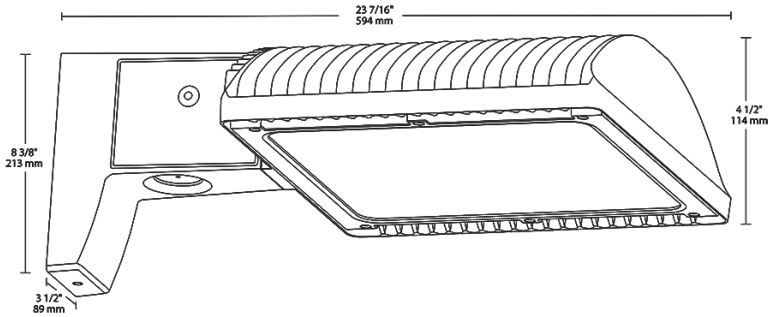
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G3

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year, no-compromise warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Photocell Options
ALED	4T	150					
	2T = Type II **3T** = Type III **4T** = Type IV	**50** = 50W **78** = 78W **105** = 105W **125** = 125W **150** = 150W	**Blank** = Pole mount **SF** = Slipfitter	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**Blank** = Bronze **RG** = Roadway Gray **W** = White	**Blank** = 120-277V **/480** = 480V (not available for 150W) **/BL** = Bi-Level **/D10** = 0-10V Dimming	**Blank** = No Option **/PC** = 120V Button Photocell (Pole mount models only) **/PC2** = 277V Button Photocell (Pole mount models only) **/PCT** = 120-277V Twistlock Photocell (Pole mount models only) **/PCT4** = 480V Twistlock Photocell (Pole mount models only) **/PCS** = 120V Swivel Photocell **/PCS2** = 277V Swivel Photocell **/PCS4** = 480V Swivel Photocell **/WS2** = Multi-Level Motion Sensor 20 ft. (Only available 0-10V dimming models) **/WS4** = Multi-Level Motion Sensor 40 ft. (Only available 0-10V dimming models)

Attachment: Packet (3250 : P2 Development Co., LLC for Foxtown Commons)

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ALED3T105

Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Patent pending thermal management system. 5-year, no-compromise warranty.

Color: Bronze

Weight: 32.0 lbs

Project:	Type:
Foxtown Commons	C
Prepared By:	**Date:**
HFR electric inc.	5-17-18

Driver Info

Type:	Constant Current
120V:	0.89A
208V:	0.58A
240V:	0.50A
277V:	0.44A
Input Watts:	109W
Efficiency:	96%

LED Info

Watts:	105W
Color Temp:	5000K
Color Accuracy:	70 CRI
L70 Lifespan:	100000
Lumens:	12476
Efficacy:	115 LPW

Attachment: Packet (3250 : P2 Development Co., LLC for Foxtown Commons)

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ALED3T105

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000177E

IESNA LM-79 & LM-80 Testing:

RAB LED luminaries have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

IP Rating:

Ingress Protection rating of IP66 for dust and water

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction

Electrical

Drivers:

Two Drivers, Constant Current, Class 2, 1400mA, 100-277V, 50/60Hz, 0.8A, Power Factor 99%

THD:

7.9% at 120V, 16.2% at 277V

Surge Protection:

4kV

Other

Compatibility:

Compatible with Round Poles with a diameter of 2.5" to 6"

Technical Specifications (continued)

Other

BAA Compliance:

Click for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

Attachment: Packet (3250 : P2 Development Co., LLC for Foxtown Commons)

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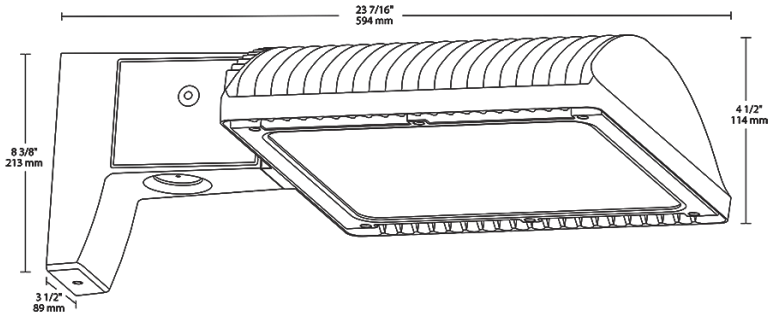
ALED3T105

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year, no-compromise warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Photocell Options
ALED	3T	105					
	2T = Type II **3T** = Type III **4T** = Type IV	**50** = 50W **78** = 78W **105** = 105W **125** = 125W **150** = 150W	**Blank** = Pole mount **SF** = Slipfitter	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**Blank** = Bronze **RG** = Roadway Gray **W** = White	**Blank** = 120-277V **/480** = 480V (not available for 150W) **/BL** = Bi-Level **/D10** = 0-10V Dimming	**Blank** = No Option **/PC** = 120V Button Photocell (Pole mount models only) **/PC2** = 277V Button Photocell (Pole mount models only) **/PCT** = 120-277V Twistlock Photocell (Pole mount models only) **/PCT4** = 480V Twistlock Photocell (Pole mount models only) **/PCS** = 120V Swivel Photocell **/PCS2** = 277V Swivel Photocell **/PCS4** = 480V Swivel Photocell **/WS2** = Multi-Level Motion Sensor 20 ft. (Only available 0-10V dimming models) **/WS4** = Multi-Level Motion Sensor 40 ft. (Only available 0-10V dimming models)

Attachment: Packet (3250 : P2 Development Co., LLC for Foxtown Commons)

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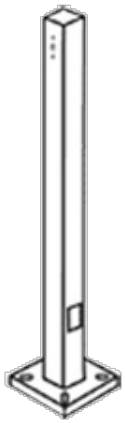
PS4-11-20D2



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze Weight: 137.0 lbs

Project: Foxtown Commons	**Type:** Pole
Prepared By: HFR electric inc.	**Date:** 5-17-18

Lamp Info		Ballast Info	
Type:	N/A	Type:	N/A
Watts:	0W	120V:	N/A
Shape/Size:	N/A	208V:	N/A
Base:	N/A	240V:	N/A
ANSI:	N/A	277V:	N/A
Hours:	N/A	Input Watts:	0W
Lamp Lumens:	N/A		
Efficacy:	N/A		

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

MaxEPA's/Max Weights:

70MPH 8.3 ft_/240 lb
80MPH 5.6 ft_/165 lb
90MPH 3.6 ft_/110 lb
100MPH 2.2 ft_/75 lb
110MPH 1.0 ft_/45 lb
120MPH 0.2 ft_/20 lb.

Other

Terms of Sale:

Pole Terms of Sale is available .

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Attachment: Packet (3250 : P2 Development Co., LLC for Foxtown Commons)

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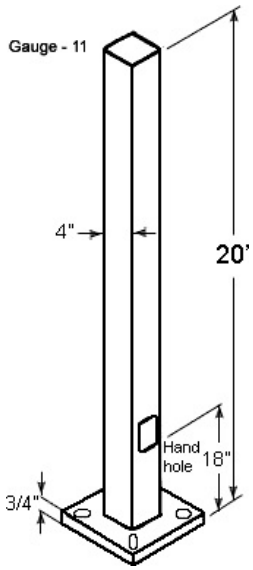
PS4-11-20D2

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application

Attachment: Packet (3250 : P2 Development Co., LLC for Foxtown Commons)

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Town Center Residential Datasheet

Development Name	Location	Parcel Size	PUD Size	# of Units	# of floors	Average Unit Size	Smallest Unit Size	Bedroom Types (1B/2B/3B)	Rental $ Range	Ave Rent	Residential Value	Development Type	Percentage Primary Material
Mequon Town Center	Mequon Rd	2.5 Ac	3 Ac	28 (50 *)	3.5	1,733	750	0/24/4	$2,500-4,250	$3,122	$10,000,000	Mixed Use (PUD)	45 North 60 East
Artesa	Buntrock Ave	1.1 Ac	1.1 Ac	33	3	1,231	821	17/12/4	$1,425-3,000	$2,121	$8,000,000	Res. Use (PUD)	45
The Reserve	Mequon Rd	2.1 Ac	8.3 Ac	81	3	1,232	881	21/60/0 (18)**	$1,485-2,250	$1,763	$10,700,000	Mixed Use (PUD)	52
Schaffer Devlopment	Mequon Rd	13.5 Ac	13.5 Ac	165-195	3	1,200	800	49/106/10	$1,400-4,000	$2,000	$23,100,000	Mixed Use (PUD)	48.1
Foxtown Commons	Industrial Dr	4 Ac	17 Ac	96	3	1,254	900	36/27/33 (15)**				Mixed Use (PUD)	49.8

* approved
** 2B with den

Attachment: Packet (3250 : P2 Development Co., LLC for Foxtown Commons)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 8th day of February 2016, by and between _____ owners of the property located at _____and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section __, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

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

PARCEL NO.:

_____

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

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

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of three story apartment.

GRANTED by action of the Planning Commission of the City of Mequon this 8th day of February 2016.

_____
Dan Abendroth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2016, the above named Dan Abendroth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2016, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: Packet (3250 : P2 Development Co., LLC for Foxtown Commons)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.

2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.

3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.

4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.

5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.

6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.

7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.

8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.

9. **Conditions on the Operations:**

   a. Hours of operation: 24 hours

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

   c. Water supply requirements:

      City Water

   d. Provisions for sewage disposal:

      City Sewer

e. Other:

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

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

10. **Conditions of the structures:**

a. Site Plan: As per attached Exhibit A

b. Landscaping Plan: As per attached Exhibit B.

c. Elevations: As per attached Exhibit C.

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

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

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

g. Fence / Wall / Dumpster plan details: As per Exhibit A

h. The building shall comply with the building code.

Attachment: Packet (3250 : P2 Development Co., LLC for Foxtown Commons)

11. **Conditions on the site:**

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

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

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

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

Any changes subject to Planning Commission approval.

e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2016, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2016

Attachment: Packet (3250 : P2 Development Co., LLC for Foxtown Commons)

City of Mequon

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

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

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **June 11, 2018**

SUBJECT: **Concord Development Company for Hold Holdings, LLC. The applicant is seeking building plan and master sign plan approval to allow for exterior improvements and additional signage to the adjoining buildings located at 10500 & 10520 N. Port Washington Road.**

Applicant:	Concord Development Company
Status of Applicant:	Agent
Requested:	Building Plan Amendment Master Sign Plan Approval
Existing Zoning:	B-2 (Community Commercial)
Land Use Plan:	Community Commercial
Lot size:	1.91 acres
Location:	10500 & 10520 N. Port Washington Road
Tax Key:	#15-029-11-006.00 & #15-029-11-005.00
District:	#8

Background:
The applicant is requesting building amendment for the properties located at 10500 and 10520 N Port Washington Road. While it appears to be one building, it is actually two separate but adjoined buildings on two separate parcels. Hold Holdings LLC currently retains ownership to each parcel. The applicant received Building Plan Amendment approval on July 25, 2016 from the Planning Commission for upgrades to the building. That approval has since expired. The applicant has submitted new plans that differ from the previous approval. The applicant is also requesting a Master Sign Plan for the development. Currently, the south building has two tenants (security and real estate businesses) and the north building has space for one tenant which is currently vacant.

Building Design:
The proposed plan shows increased window openings on the east, south and west elevations of the south building. The openings with new clear insulated glass will extend from grade to underside of soffit with glass spandrel panels to cover the construction at each floor level.

The previously approved plans showed a new tower entrance. The new plan does not propose any changes to the entrance. There are no proposed changes to the west elevation of the north building. The previous proposal showed storefront windows across the second level. Staff recommends replacing all the windows and wall panels on the west elevation of the north building with the same clear insulated glass and spandrel panel proposed on the south building. There are no changes proposed for the north elevation or east elevation of the north building. All the wall panels on the building are in poor condition. Staff recommends replacing all the wall

panels on the east and north elevation of the north building with spandrel panels or similar material to match the proposed panels.

The plans show the existing fascia/soffit on the building will be painted. The plans did not specify a color. The applicant shall submit final paint colors to staff for review and approval. The existing door on the east elevation is in poor condition. Staff recommends replacing the door. Final door details shall be submitted to staff for final review and approval. If consensus cannot be achieved at an administrative level, the applicant will be required to return to Planning Commission for approval.

Site Plan:
While the applicant is not requesting any changes to the existing site, as a condition of approval, staff is recommending the same site improvements from the previous Planning Commission approval along with additional improvements:

- Replacement of portions of the parking lot that are in poor condition.
- Patching, sealing and striping of the parking lot and south access drive.
- All existing non- complaint and damaged light fixtures shall be removed or replaced.
- Maintenance or removal of overgrown landscaping.
- Landscaping shall be added around the foundation of the building, along the front of the parking lot and within the strip along the south property line.
- Compliance with the street tree ordinance.

Master Sign Plan:

Monument Signs:
The applicant is requesting a Master Sign Plan for the property. The property previously received sign waiver approval to allow for three (3) monument signs on the property with a reduced 5' setback. The monuments signs shall not 10' in height and 50 square feet in area.

Wall Signs:
In addition to the monument signs, the proposed Master Sign Plan will allow for two (2) wall signs for the south building (10500). The proposed wall signs will be located on the west and south elevations. The applicant indicated that the south building has two separate businesses and would like a sign for each. The proposed height of these two wall signs exceeds the height requirement of 20 feet from base of building to top of the sign. Staff is supportive of the height location as it relates to the building and tenant spaces. The two tenants of the south building share the same entrance on the west elevation and the proposed sign locations indicate their respective spaces. The Master Sign Plan would allow one (1) wall sign for the north building (10520). The Master Sign Plan would allow walls signs up to 32 SF. The Sign Code allows one wall sign per principle building under the zoning not to exceed 2.5% of the building wall to which the sign is affixed or 60 square feet, whichever is smaller. The sign code does allow multi-tenant buildings one wall sign per tenant not to exceed 30 square feet. The proposed quantity of wall signs is already permitted by code. The proposed size exceeds the 30 square feet size allowance for the multi-tenant signs. Staff recommends that all wall signs not exceed 30 square feet.

Directional Signs:
The Master Sign Plan would allow for one directional sign on each of the properties of 5 feet in overall height and 17.3 square feet in size. The sign code allows up to 4 directional signs per property not to exceed 4 feet in height and 3 square feet in area. Staff believes the proposed

directional signs are too large for the property and should be reduced to meet sign code requirements.

Staff Recommendation:
Planning staff recommends **approval** of the building and site plan based on the following condition(s):

1. Planning staff review and approval of final site, landscaping, lighting and elevation plans prior to the issuance of permits.
2. Replacement of portions of the rear parking lot and south access drive entrance in poor condition. This includes areas that have rutted and areas in which potholes have developed. See attached exhibit.
3. The parking lot and south access drive shall be patched, seal coated and restriped.
4. All existing non-compliant and damaged light fixtures shall be removed or replaced.
5. Maintenance or removal of overgrown landscaping.
6. Submittal of a landscape plan to be approved by staff showing landscaping around the foundation of the building, along the front of the parking lot and within the strip along the south property line and compliance with the street tree ordinance.
7. All rooftop mechanicals shall be screened from view.
8. East elevation door replacement shall be reviewed and approved by staff.
9. Replace all the windows and wall panels on the west elevation of the north building with the same clear insulated glass and spandrel panel proposed on the south building.
10. All wall panels on north and south buildings shall be replaced with spandrel panels or material to match.

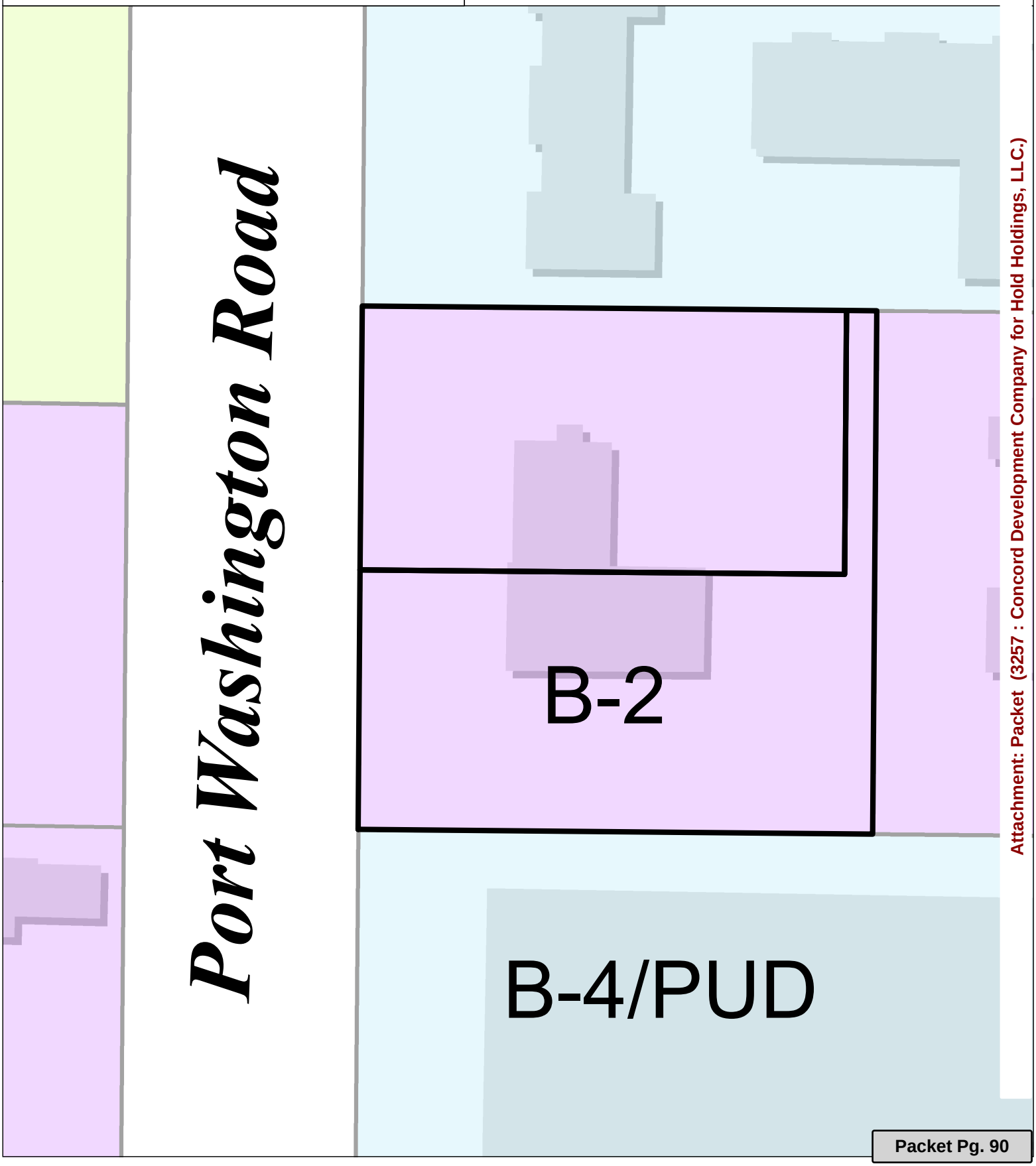
Planning staff recommends **approval** of the master sign plan based on the following condition(s):

11. Sign permit approval for all signs.
12. Monument signs shall not exceed 10’ in height and 50 square feet in area.
13. All wall signs shall not exceed 30 square feet in area.
14. Directional signs shall not exceed 4’ in height and 3 square feet in area.
15. Planning staff review and approval of final Master Sign Plan.

Attachments:
Packet (PDF)

Concord Development Company for Hold Holdings, LLC

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



Attachment: Packet (3257 : Concord Development Company for Hold Holdings, LLC.)

CONCORD
DEVELOPMENT COMPANY

Updated June 6, 2018
May 14, 2018

Mr. Jac Zader and
City of Mequon Planning Commission
11333 N. Cedarburg Road 60W
Mequon, WI 53092

RE: 10500 & 10520 N. Port Washington Road – Exterior Building Improvements; Sign Plan/Waiver Request

Dear Mr. Zader and Planning Commissioners:

We are requesting approvals for exterior improvements to the existing, adjoined buildings located at 10500 and 10520 N. Port Washington Road, as shown on the enclosed drawings. The proposed improvements include increased window openings on the South, East and West elevations of the 10500 (South) Building. The new increased openings will extend from grade to underside of soffit. Glass spandrel panels will be provided to cover the construction at each floor level. Based on prior approvals for these buildings in 2016, we anticipate that the conditions of approval are: (a) the parking lot shall be patched and restriped; (b) all existing non-compliant and damaged light fixtures shall be removed or replaced; (c) landscaping shall be added around the foundation of the building, along the front of the parking lot and within the strip along the south property line; (d) Planning Staff review and approval of final site, landscaping, lighting and elevation plans prior to the issuance of permits.

We are also requesting a Master Sign Plan for both buildings. In 2013, these buildings received a waiver for monument signs, which waiver included approval for three (3) monument signs (one of which serves property to the East) each with a 5' setback. Additionally, we are requesting two (2) wall signs on the 10500 (South) Building (one on the West elevation and one on the South elevation), as shown on the enclosed drawings. The owner of the building operates two separate businesses (a real estate company and a security company) from the South building and is requesting a 32 SF wall sign for each business. An anchor tenant is currently being sought for the 10520 (North) Building and we are requesting pre-approval for a 32 SF sign for such anchor tenant. Approval for wall sign height in excess of code (as shown on the elevation drawings) is also being requested.

We are requesting approval for the design of new monument signs to be constructed with brick bases, similar to signage on adjacent properties (an example of which is depicted in the enclosed exhibits). Additionally, we are requesting approval for one (1) directional sign on each of the 10520 (North) and 10500 (South) properties, in size and design similar to adjacent properties, an

Attachment: Packet (3257 : Concord Development Company for Hold Holdings, LLC.)

example of which is depicted in the enclosed exhibits. Locations for these signs are noted on the enclosed site plan exhibit. A proposed Master Sign Plan document is also enclosed.

We appreciate your consideration of these requests. Should you have any questions, please call me at (262) 241-9910, extension 104. Thank you.

Sincerely,

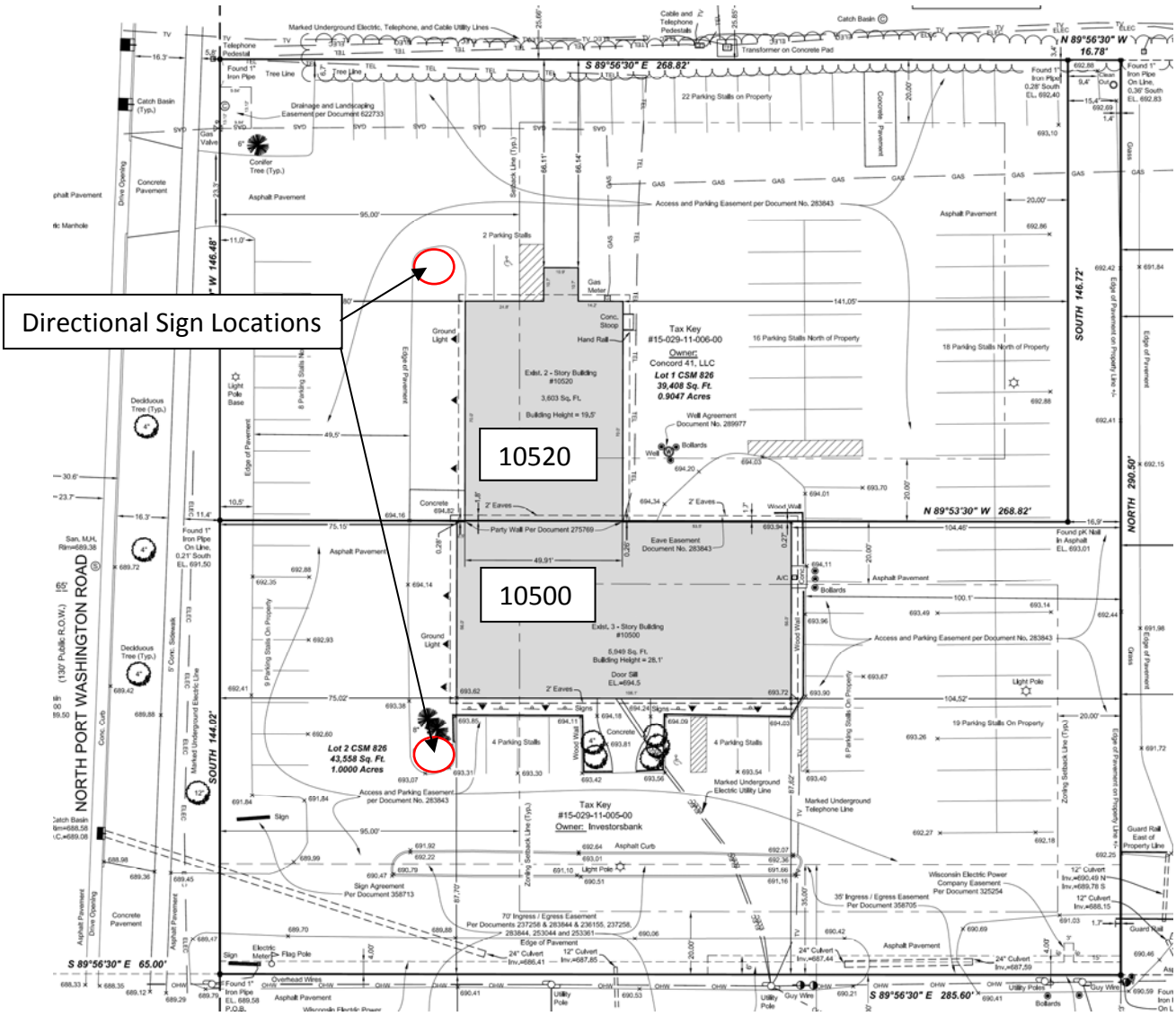
CONCORD DEVELOPMENT COMPANY

/s/

Andrew A. Petzold
President

AAP:cj
Enclosures
cc: Lisa Kleyman, Hold Holdings, LLC

Attachment: Packet (3257 : Concord Development Company for Hold Holdings, LLC.)



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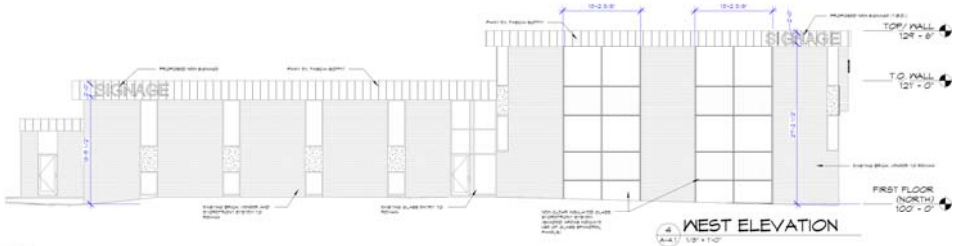
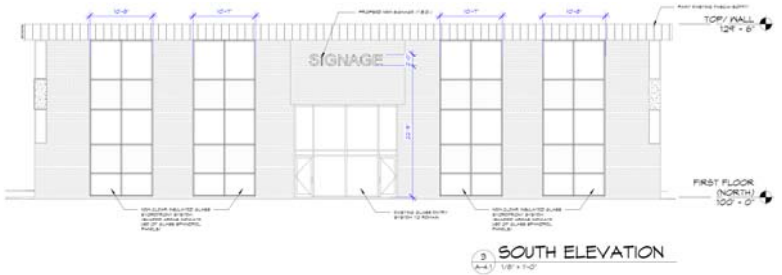
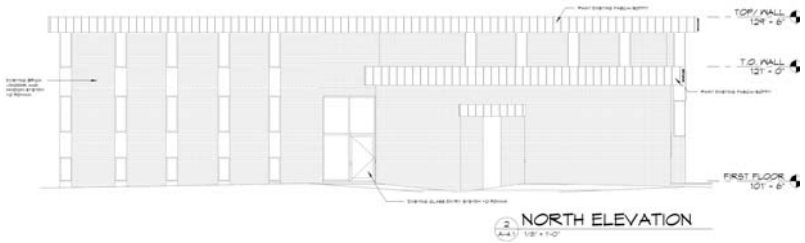
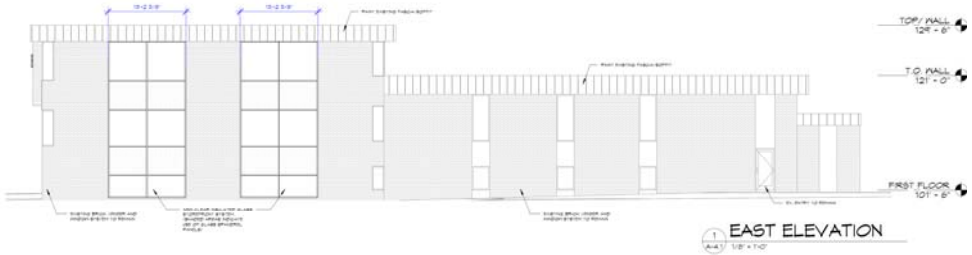
BUILDING ELEVATIONS









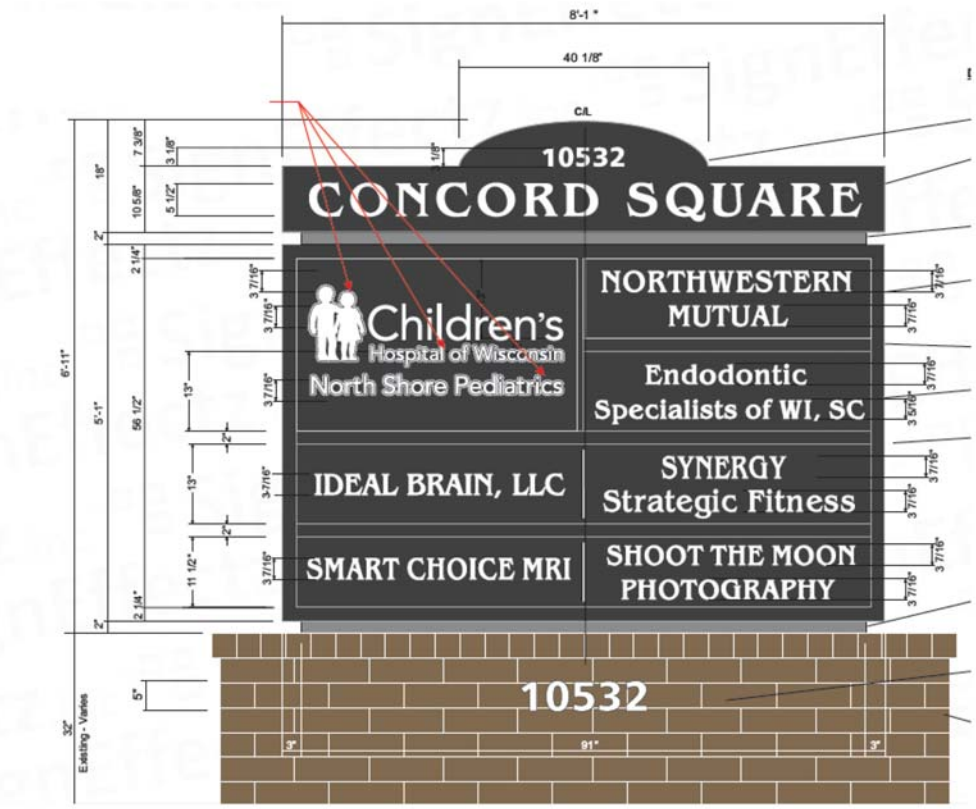
Attachment: Packet (3257 : Concord Development Company for Hold Holdings, LLC.)

PERSPECTIVE DRAWING

VIEW FROM SOUTH WEST

Attachment: Packet (3257 : Concord Development Company for Hold Holdings, LLC.)

MONUMENT SIGN – EXAMPLE (FINAL DESIGN TO BE SUBMITTED TO STAFF)



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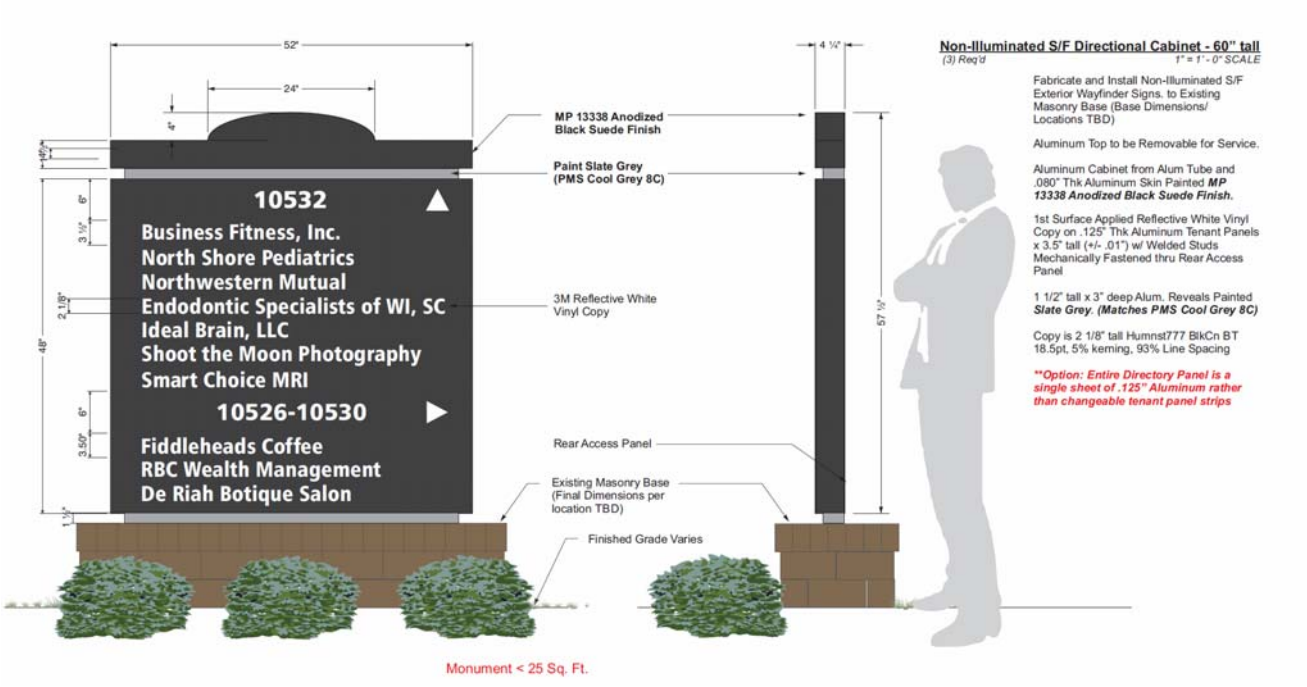
DIRECTORY SIGN – EXAMPLE (FINAL DESIGN TO BE SUBMITTED TO STAFF)



Monument < 25 Sq. Ft.

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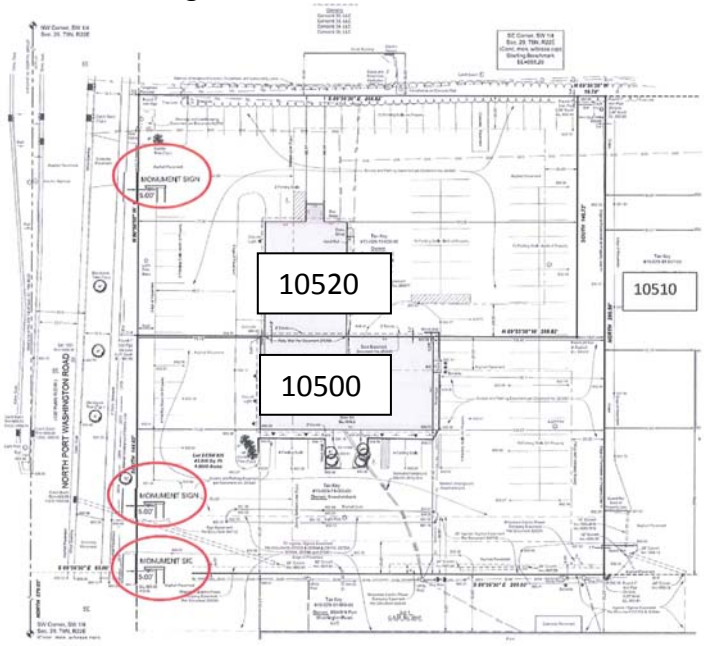
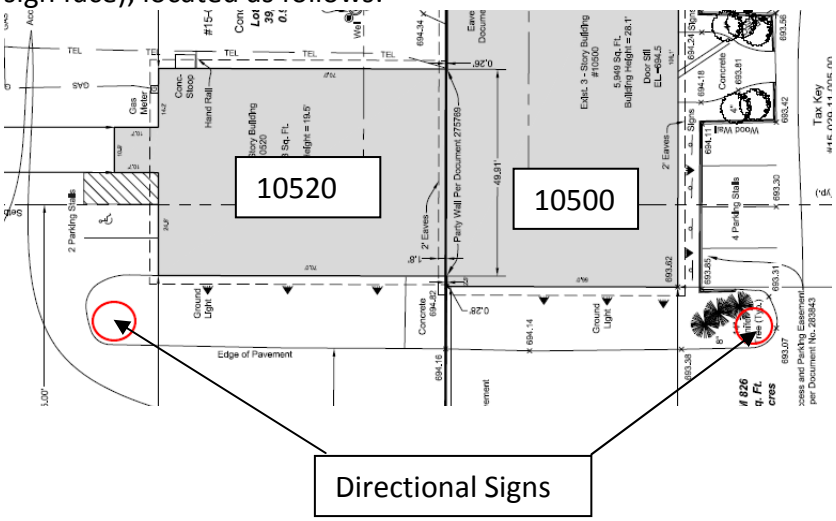
MASTER SIGN PLAN DOCUMENT - 10500 and 10520 N. Port Washington Road

1. Three (3) monument signs, each not to exceed 10' total height (including brick base) and 8'-1" total sign face width (bases will be wider than sign face), with each sign face not to exceed 50SF total. One sign each serving 10500, 10510 (off site), and 10520 N. Port Washington Road. 5' setback for all monument signs, located as follows:



2. Three (3) wall signs, up to 32 SF each. Two (2) for South (10500) Building; one on each the West and South elevations; One (1) for North (10520) Building on the West elevation, located as shown on the attached building elevation drawings.

3. Two (2) directional signs (one for each 10520 and 10500 Buildings) each not to exceed 6'6" in height (including base) and 52" sign face width (bases will be wider than sign face), located as follows:



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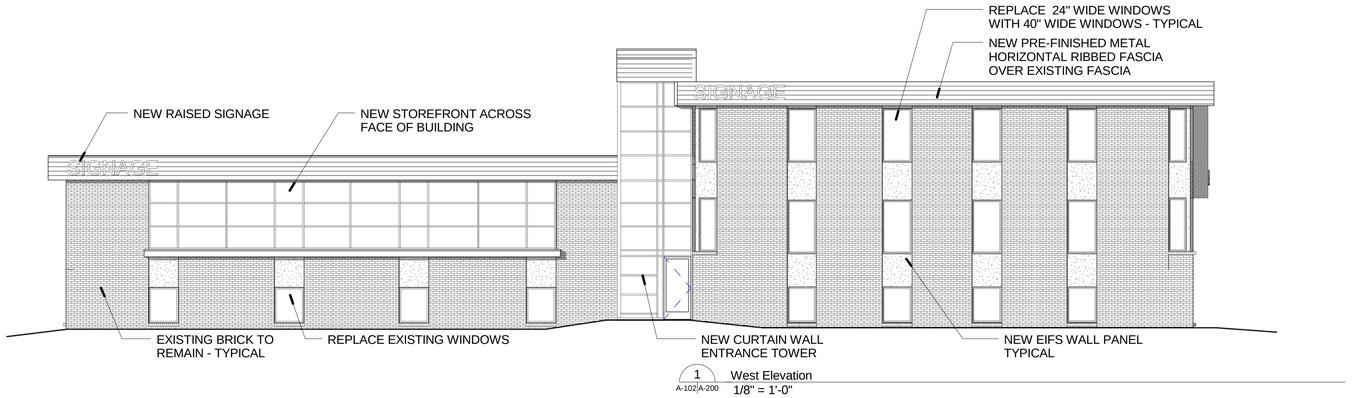
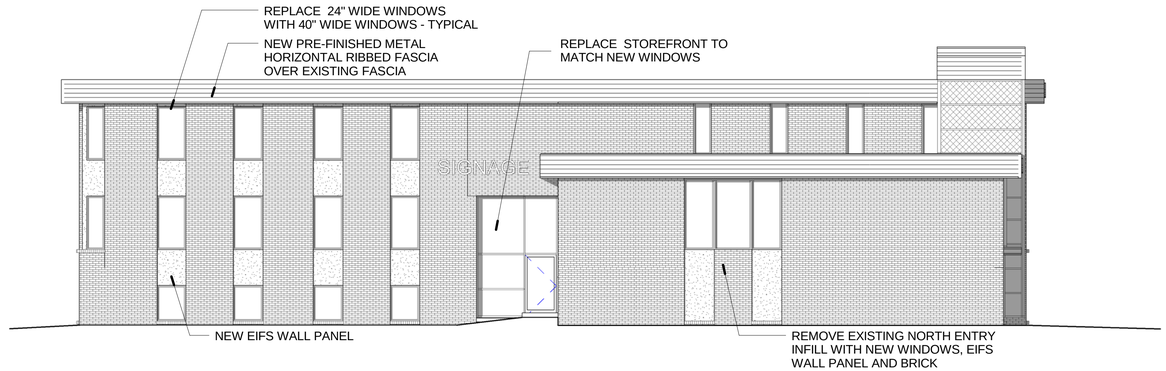
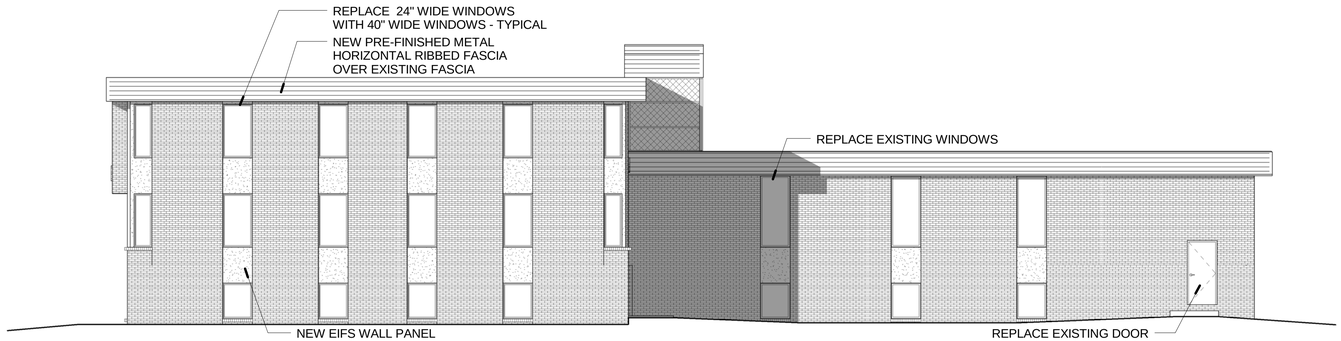
Previously Submmited 07.25.16



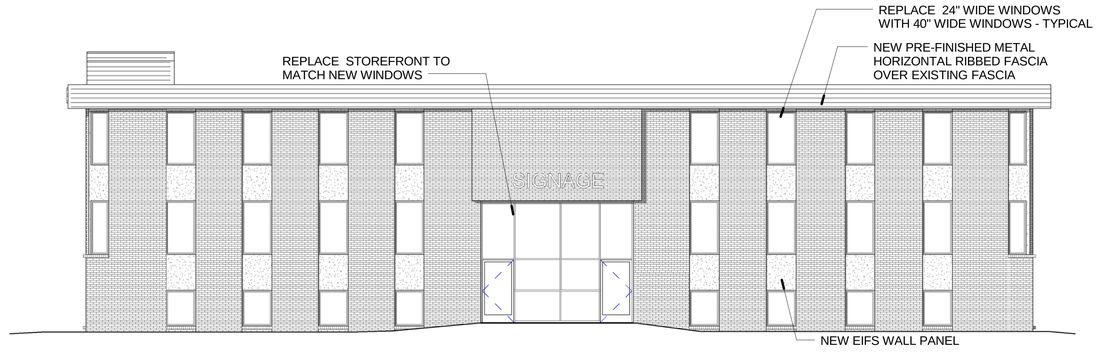
1 A-102|A-200 West Elevation
1/8" = 1'-0"



2 A-102|A-200 North Elevation
1/8" = 1'-0"



3 A-102|A-200 East Elevation
1/8" = 1'-0"



4 A-102|A-200 South Elevation
1/8" = 1'-0"

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PROJECT

Concord

REVISIONS

NO.	DATE	DESCRIPTION

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SHEET ISSUE DATE:	07/08/16

ELEVATIONS

A-200

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Previously Submmited 07.25.16

EAST SIDE

SOUTHEAST CORNER

NORTHEAST CORNER

NORTHWEST CORNER

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SITE
PHOTOGRAPHS

AS 002

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mha
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CONCEPT SKETCH

AS 003

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City of Mequon

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

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

TO: **Planning Commission**

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

DATE: **June 11, 2018**

SUBJECT: **Lakeside Development. The applicant is seeking rezoning recommendation approval to add a 2.58 acre parcel located at 6907 W. Mequon Road to the Mequon Reserve PUD located at 6929-6941 W. Mequon Road.**

Applicant:	Lakeside Development
Status of Applicant:	Owner
Requested:	Rezoning Recommendation
Existing Zoning:	AC (Arrival Corridor)
Proposed Zoning:	AC (Arrival Corridor) PUD (Planned Unit Development)
Land Use Plan:	Town Center (TC)
Lot size:	2.5 acres
Location:	6907 W. Mequon Road
Tax Key:	#14-027-05-012.00
District:	#4

Background:
The applicant requests a rezoning recommendation to incorporate the 2.5 acre parcel located at 6907 W Mequon Road into the Reserve PUD (Ord# 2015-1460). The existing development includes a 20 bed memory care facility, a 60 unit RCAC (Resident Care Apartment Complex), and 81 unit apartment building. The PUD also includes the ability to develop approximately 26,500 square foot commercial space at the northwest end of the parcel. The additional 2.5 acres to the west will allow the applicant to develop an additional 23,500 square feet of commercial space and a storm water detention pond. The concept plan includes an area for a future expansion or additional parking if deemed necessary. Any additional commercial or residential development of the open space will require an amendment to the PUD. The additional land area would allow for 30,000 square feet of commercial space or up to 20 new residential units based on the AC (Arrival Corridor) requirements.

Concept Plan:
The proposed concept plan shows two 25,000 square foot buildings located along Mequon Road. The building placement complies with the 70% building frontage requirement in the Arrival Corridor (AC) zoning district. Access to the site will be gained by the existing entrance on Mequon Road as well as a new entrance on the west side of the parcel. The new access point will require approval from the Department of Transportation. Overall, the plan does a nice job in complementing the current site design. The plan shows the extension of the rear drive aisle and sidewalks that will wrap around the new building and connect to new entrance on Mequon Road. Staff will recommend as a condition of approval that the east/west road be extended to the property line to allow for a future connection to the west. As part of the building and site plan

approval, staff recommends the applicant look at an alternative location for the dumpster enclosure so it is less visible to Mequon Road.

The total parking count for the commercial portion of the site includes a total of 173 spaces. The applicant states that it is anticipated that the primary use of the buildings will be general office. Based on the square footage, the zoning code requires 250 parking spaces for general office use. The applicant has provided data from several of their other office developments that show actual parking demand for office on average equates to 2.75 spaces per thousand versus the code required 5 spaces per thousand. This would result in a demand of 138 spaces. While the applicant is in negotiations with a potential tenant that will occupy a significant amount of the available space, the remainder of the tenants are unknown at this time. This could result in a higher parking demand if a retail or restaurant user is secured. In order to be in a position to accommodate for the potential for additional demand, the applicant will leave a portion of the site undeveloped until the project is stabilized and a better understanding of the parking demand is available. Staff has the ability to review all future tenant buildouts to verify adequate parking exists. A lack of a parking will result in the denial of a building permit.

Building Design:
The applicant has provided conceptual renderings of the commercial buildings along Mequon Road. While the proposed concepts are attractive, staff identifies the following building concerns that should be address prior to building and site plan applications to the Planning Commission:

- Building and roof form consistent with Town Center guidelines
- Building materials consistent with Town Center guidelines
- Segregation of the two structures
- Consistency with surrounding buildings

Staff will continue to work with the applicant on the building design prior to submittal for final building and site plan approval.

Engineering Report:
Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:
Access is provided through an existing private street along the north and south property lines. An existing driveway location on Mequon Road is proposed to be expanded for the west roadway. Approval for the expansion is required from the WisDOT. In addition, the access easement for lots 1, 2, and 3 of Document Number 1030938 shall be revised to include 6907 W Mequon Road.

The site is located within the City's sewer service area and connection to public water and sewer is required. The existing sewer line is parallel to Mequon Road along the north property line. The proposed buildings are required to be outside of the existing sanitary sewer easement.

Wetlands do not appear to be present on site. The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that wetlands are not present.

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.
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. 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.

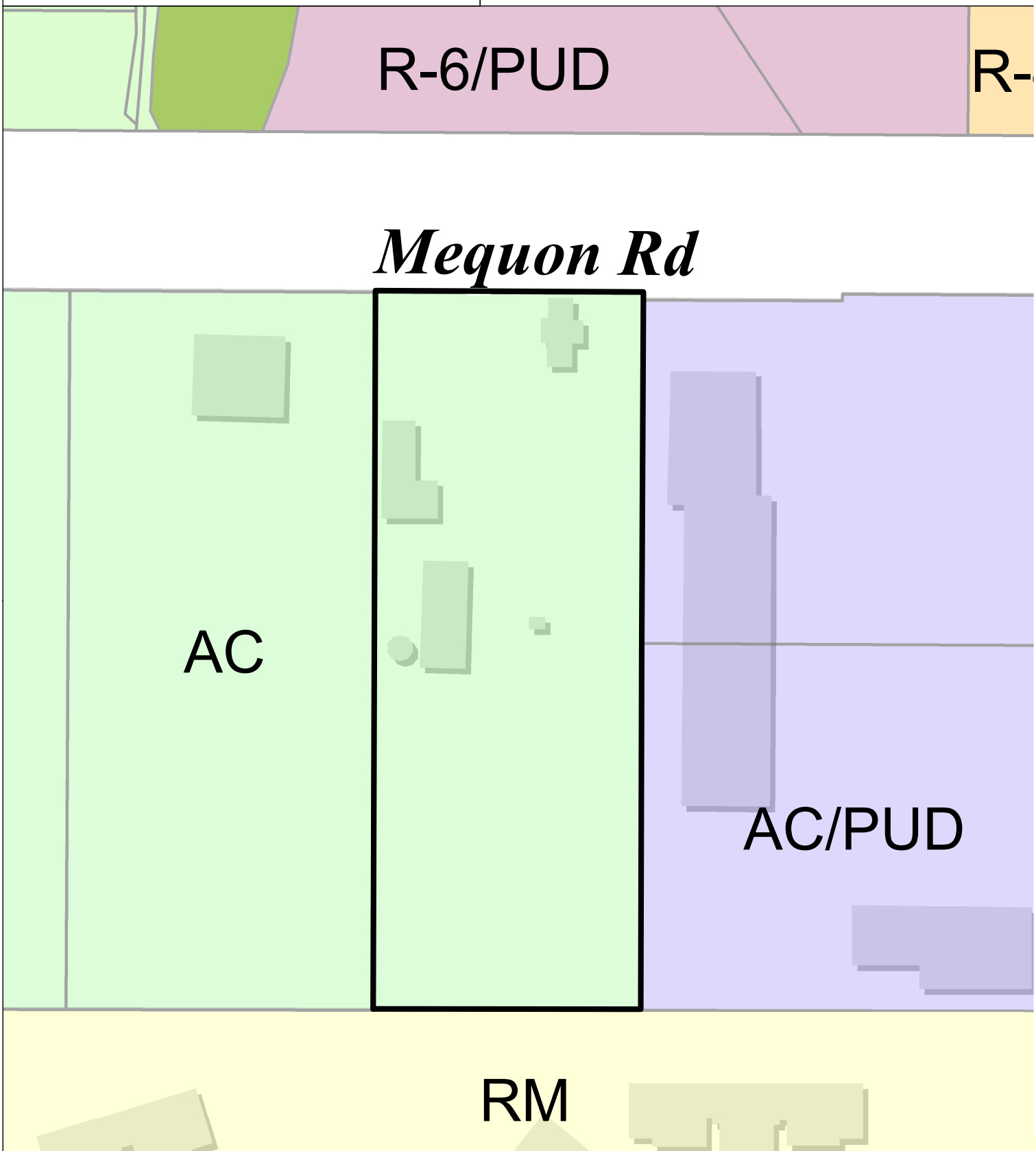
Staff Recommendation:
Staff recommends the Planning Commission recommend **approval** of the rezoning to allow a PUD overlay subject to the following conditions:

1. Common Council approval of the rezoning.
2. Planning Commission approval of the landscaping, lighting and building and site plan.
3. Provide alternative location of dumpster enclosure.
4. The applicant shall address the following design issues prior to building and site plan applications to the Planning Commission:
    - Building and roof form consistent with Town Center guidelines
    - Building materials consistent with Town Center guidelines
    - Segregation of the two structures
    - Consistency with surrounding buildings
5. The east/west road shall extend to the property line to the west.
6. The proposed buildings are located outside of the existing sanitary sewer easement.
7. Engineering Division review and approval of grading, drainage, sanitary sewer, watermain, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
8. Connection to public water and sanitary sewer.
9. Review and approval of the driveway size and location from WisDOT.
10. Application for and approval of a City Erosion Control Permit.
11. Application for and approval of a City Filling and Excavation Permit.
12. The existing access easement for lots 1, 2, and 3 of Document Number 1030938 shall be revised to include 6907 W Mequon Road.
13. 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.
14. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:
Packet (PDF)

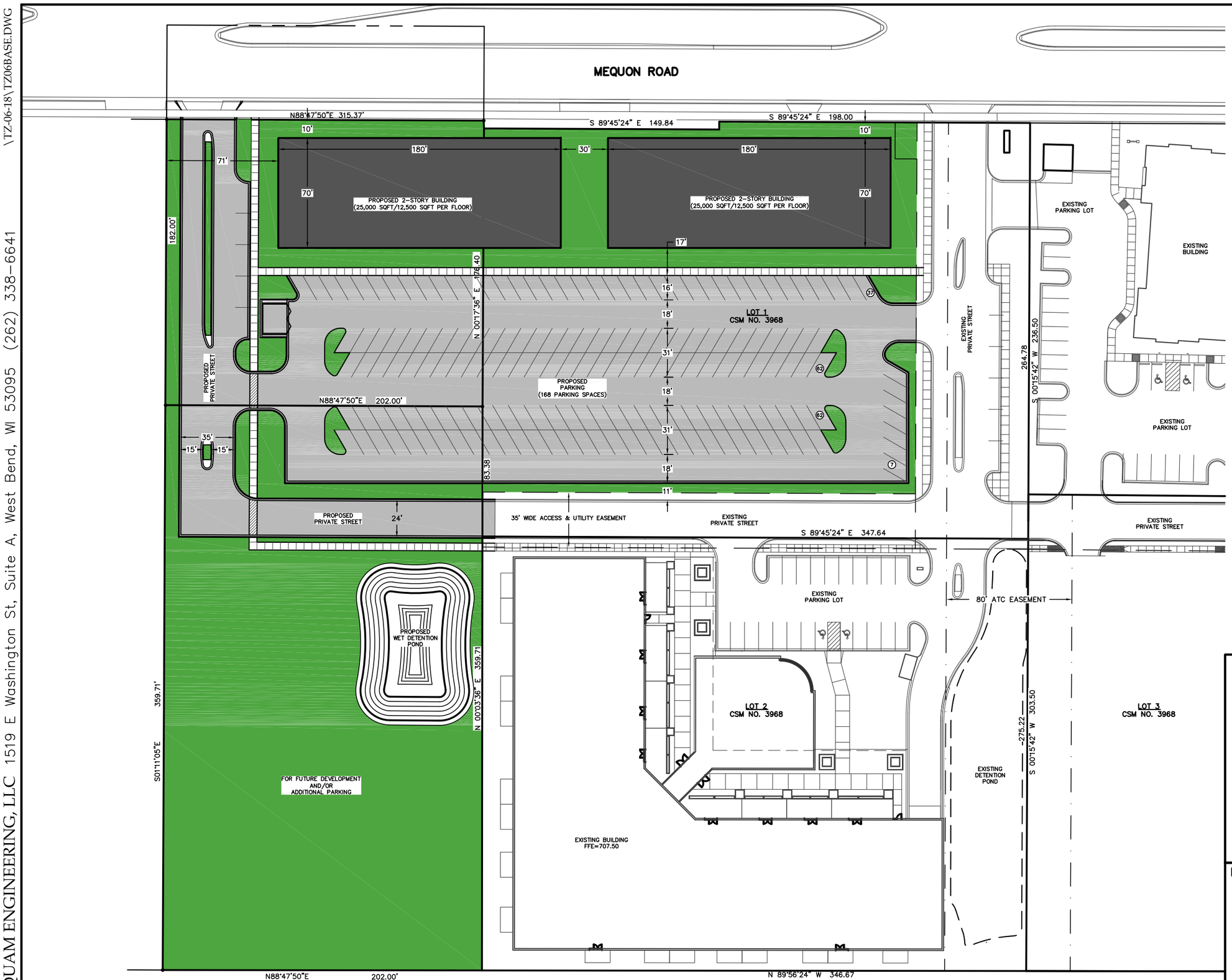
Concord Development Company for Hold Holdings, LLC

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



Attachment: Packet (3258 : Lakeside Development)

QUAM ENGINEERING, LLC 1519 E Washington St, Suite A, West Bend, WI 53095 (262) 338-6641 \TZ-06-18\TZ06BASE.DWG



SITE INFORMATION BLOCK

Site Address 6841 – 6907 West Mequon Road
Site acreage (total) 4.61 acres
Zoning / Acreage AC / 2.51 acres
Zoning / Acreage TC / 2.10 acres

Lot Coverage (AC zoning):

Floor Area	45,630 sf
Total Lot Area	109,336 sf
Lot Coverage	41.7%

Parking Calculations:

Commercial	168
Street	5
Total	173

MEQUON ROAD DEVELOPMENT
CONCEPT PLAN
DATED: MAY 24, 2018

C–101

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
1519 E Washington Street, Suite A; West Bend, WI
Phone (262) 338-6641; www.quamengi

Attachment: Packet (3258 : Lakeside Development)

Lakeside Development Company Building Parking Analysis

Data	Lakeside Building North	Lakeside Building South	Lakeside Building East & West	The Reserve	
Gross Sq. Ft.	20,000	16,000	19,000	25,000	
Leasable Sq. Ft.	18,127	15,116	18,636	24000	
Usable Sq. Ft.	16,921	13,001	18,636	22512	
Occupants	61	33	60		
Ft./Occupant	277.4	394.0	310.6		
Average Utilized per Occupant					327.3
Required for 25,000 Sq. Ft.				69	
Average/1000 Sq. Ft.				2.75	
Required for 50,000 Sq. Ft.				124	
Available for Commercial				175	
Available for Visitors & Extra				51	

Attachment: Packet (3258 : Lakeside Development)

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CONSULTANT

OWNER

LAKESIDE DEVELOPMENT

1500 W MARKET ST
MEQUON, WI

PROJECT

LAKESIDE CENTER

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APPROVED BY	Checker

SHEET ISSUE DATE: 05/21/18

PHASE 1

D-400

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CONSULTANT

OWNER

LAKESIDE
DEVELOPMENT

1500 W MARKET ST
MEQUON, WI

PROJECT

LAKESIDE CENTER

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MEQUON ROAD

D-401

NOT FOR CONSTRUCTION

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CONSULTANT

OWNER

LAKESIDE
DEVELOPMENT

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MEQUON, WI

PROJECT

LAKESIDE CENTER

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NO.	DATE	DESCRIPTION

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6/1/2018 10:39:06 AM

SCHEMATIC

MHA PROJECT #	18004.01
PROJ .DATE	Issue Date
DRAWN BY	Author
APPROVED BY	Checker

SHEET ISSUE DATE: 05/22/18

PARKING

D-402

NOT FOR CONSTRUCTION

Attachment: Packet (3258 : Lakeside Development)

Mayer | Helminiak
Architects, LLC

10521 N. Port Washington Rd.
Suite 220
Mequon, WI
53092-5561

(262)241-3700
mayer-helminiak.com

CONSULTANT

OWNER

LAKESIDE
DEVELOPMENT

1500 W MARKET ST
MEQUON, WI

PROJECT

LAKESIDE CENTER

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6/1/2018 10:39:06 AM

SCHEMATIC

MHA PROJECT #	18004.01
PROJ .DATE	Issue Date
DRAWN BY	Author
APPROVED BY	Checker

SHEET ISSUE DATE: 06/01/18

ENTRY COVER

D-403

NOT FOR CONSTRUCTION

Attachment: Packet (3258 : Lakeside Development)

Mayer | Helminiak
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53092-5561

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6/1/2018 10:39:07 AM

SCHEMATIC

MHA PROJECT #	18004.01
PROJ .DATE	Issue Date
DRAWN BY	Author
APPROVED BY	Checker

SHEET ISSUE DATE: 06/01/18

PARKING AREA VIEW

D-404

NOT FOR CONSTRUCTION

Attachment: Packet (3259 : Lakeside Development)

City of Mequon

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

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

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **June 11, 2018**

SUBJECT: **Ascension Columbia St. Mary's Hospital Ozaukee. The applicant is seeking master sign plan amendment approval to update the hospital campus signage for the property located at 13111 N. Port Washington Road.**

Applicant:	Ascension Columbia St. Mary's Hospital Ozaukee
Status of Applicant:	Owner
Requested:	Master Sign Plan Amendment
Existing Zoning:	IPS (Institutional) FW (Floodway) FFO (Flood Fringe Overlay) C-1 (Critical Environment) C-2 (Critical Environment)
Land Use Plan:	Institutional Critical Environment
Lot size:	200 acres
Location:	13111 – 13133 N. Port Washington Road
Tax Key:	#15-007-13-002.00
District:	#1

Background:
The applicant is requesting master sign plan amendment approval for property at 13111-13133 N Port Washington Road. The Planning Commission approved a Master Sign Plan for Columbia St. Mary's Ozaukee in 2007. The applicant is requesting an amendment to the Master Sign Plan to update signage to incorporate the Ascension name and provide uniform signage as part of the comprehensive transition to Ascension Columbia St. Mary's Hospital Ozaukee.

Sign Plan:
The sign plan generally remains consistent with the existing signage content, quantity and location. The amendment proposes new sign designs which the applicant indicated achieve consistent trade identification with the other statewide locations. The site plan shows replacement of the following:

- Three entrance monument signs (off Port Washington)
- Channel letter sign for the existing brick monument sign (central entrance)
- One interior monument sign (Seton Professional Building)
- Channel letter wall sign on east elevation
- Six directional/wayfinding sign

- 16 parking lot/site identification sign

Monument Signs:
The Master Sign Plan (MSP) approved three monument signs at the entrance not to exceed 10' in height and 52 square feet in area. The following table compares the proposed signs to the approved Master Sign Plan and Sign Code:

	Height	**Size**	**Quantity**
Proposed Amendment Entranceway (2) Entranceway (1) Seton Prof. Bldg. Channel Letters on existing brick monument sign (middle entrance)	 11' 10'-1" 3'-8" No change	 56 SF (2 signs) 102 SF (1 sign) 16 SF (1 sign) No change	5
Approved MSP	10' 4'	52 SF (3 signs) 16 SF (1 sign)	4
Sign Code	10'	50 SF	1

The proposed amendment exceeds the allowable height and size per the Master Sign Plan for the three entranceway monument signs. Staff does not support the increase in size and height. The monument signs shall be reduced to 10' in height and 52 square feet in area which meets the existing MSP requirements. There does not appear to be any site specific hardships such as topographic or visual encumbrances that would warrant the increase in sign size or height. A sign waiver was previously approved to allow three monument signs to be located within the 65' ultimate road right of way of Port Washington Road which holds the city harmless in the event that the sign are damaged or need to be relocated as a result of the widening of Port Washington Road. Staff is supportive of the proposed locations.

The proposed monument signs are constructed of aluminum and acrylic and are internally-illuminated. All signs shall have an opaque background. The north and south entrance signs are white and blue with black text. The central monument sign is dark and light gray with white text. The signs have a six inch gray base. Per the sign code, the base of the sign shall be constructed with the principal building's primary building material, to the greatest extent practical. In addition, the color scheme of the sign shall follow the color scheme of the principal building, to the greatest extent practical. Staff feels the gray base does not relate the signs or the building and should be revised to match either the text (black) or a color/material similar to the building materials. The proposed main monument sign at the middle entrance does not match the design of other signs on the campus. The other signs are blue and/or white with white or black text. The proposed sign is 91 square feet with a gray background. The applicant has indicated that the sign is meant to differentiate from the others as the main entrance. Staff recommends that the central monument sign match the colors of the other signs. Again, staff is recommending that all monument signs meet the 10' height requirement and 52 square feet area requirement that was approved for the existing Master Sign Plan.

One 16 square feet monument sign is proposed to replace the existing sign for Seton Professional Building. The sign is located within the site and was not identified as a monument sign at the last approval. Staff supports the proposed design, including the height and size which is similar to the existing sign.

The amendment proposes replacing the channel letters on existing brick monument sign, which is located to the left as you enter the middle entranceway off Port Washington Road. This was

not part of the previous Master Sign Plan approval. The sign area of the letter will be similar to the existing sign. Staff supports the sign but recommends that the same font is used on the sign and the sign be centered.

Directional Signs:
The amendment proposes replacing six directional signs. The proposed directional signs show an increase in the height and size for four of the existing signs. The amendment shows a reduced height and similar size for two of the existing signs. The proposed directional sign will create a cohesive look and provide clear wayfinding for the campus. Staff is supportive of quantity and design of the proposed directional signs.

	Height	**Size**	**Quantity**
Proposed Amendment	6'-6" (5 signs) 7'-3" (1 sign)	20 SF (5 signs) 23 SF (1 sign)	6
Approved MSP	7' -6" 5' -2" 5'-2"	45 SF (2 sign) 12 SF (3 signs) 14 SF (1 signs)	6
Sign Code	4'	3 SF	4

Parking Lot/ Site Identification Signs:
The amendment also replaces 16 parking lot/site identification signs. The proposed modifications lower the overall height of the signs. Staff is supportive of the changes to the parking lot/site identification signs.

	Height	**Size**
Proposed Amendment	3'	9 SF
Approved MSP	7'	8.5 SF

Wall Sign:
The east elevation wall sign will be replaced with a new channel letter sign. The proposed sign is 61 SF and the height from the ground to the top of the sign is 25 feet. The sign code allows one wall sign not to exceed 2.5% of the area of the building wall which the sign is affixed to or 60 square feet whichever is less. Per the sign code, the sign must not exceed 20' in height from the base of the building wall to which the sign is affixed. Although the sign exceeds the size (32 square feet) and height requirement, staff is supportive of the sign because the size and height of the sign is proportionate to the size of the overall structure and the existing sign also exceeded the 2.5% requirement.

Staff Recommendation:
Planning staff recommends **approval** of the Master Sign Plan Amendment subject to the following conditions:

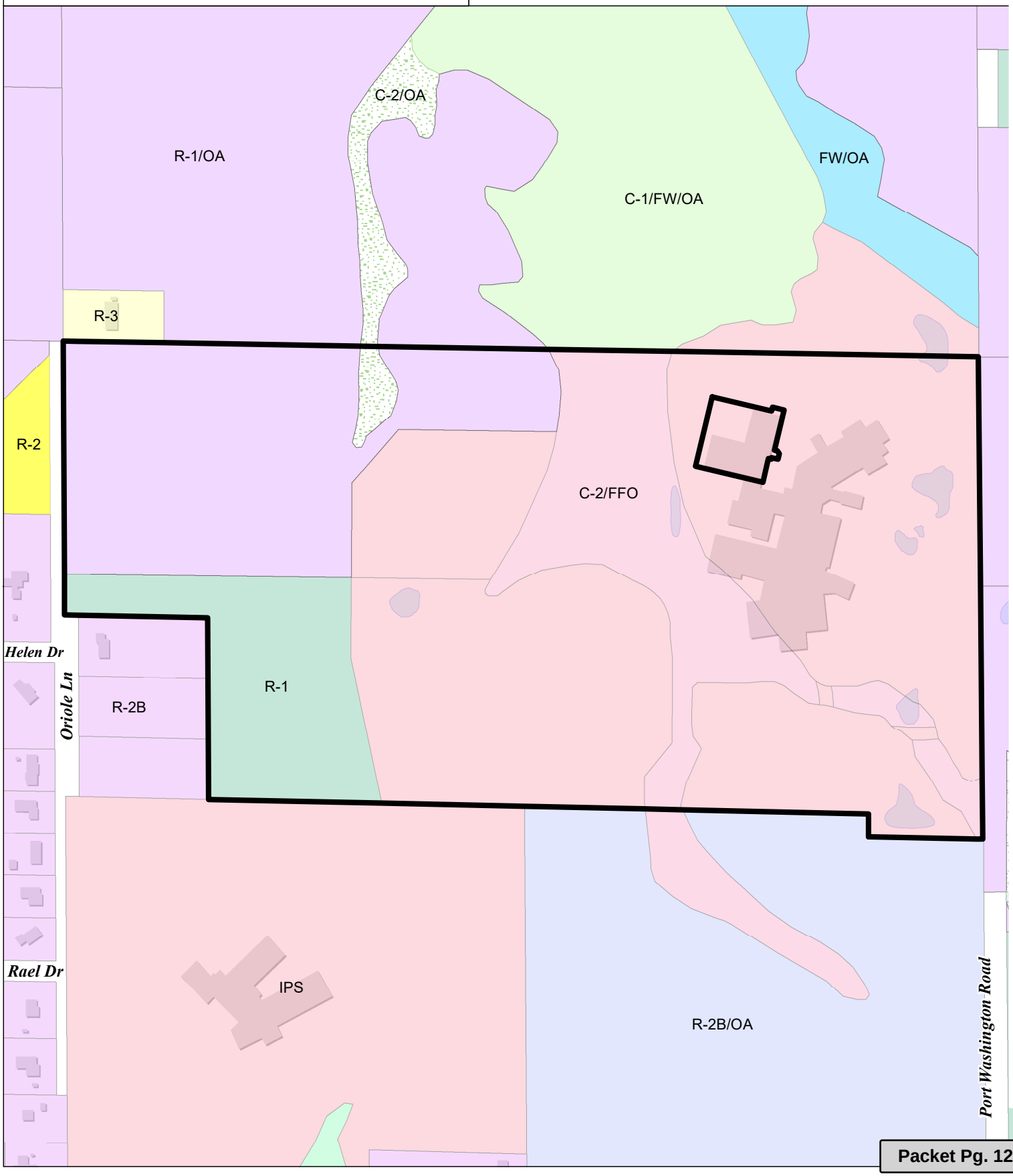
1. Sign permit approval for all signs.
2. Monument signs shall be no greater than 10' in height.
3. Monument signs shall not exceed 52 square feet in sign area.
4. Middle entrance monument sign shall match the colors of the other proposed campus signage.
5. Submittal of Master Sign Plan.
6. All internally-illuminated signs shall have opaque background only.

Attachments:

Packet (PDF)

Ascension Columbia St. Mary's Hospital Ozaukee

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



Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

Attachment to Sign Permit Applications

May 14, 2018

Before the Plan Commission of the City of Mequon

PLEASE TAKE NOTICE that the applicant, Ascension Columbia St. Mary's Hospital Ozaukee (the "Applicant"), by its attorneys, Davis & Kuelthau, s.c., sign project company, Architectural Graphics, Inc. ("AGI"), and sign installing company, Sign Effectz, Inc., submit this Attachment to Sign Permit Applications in support of the Applicant's updated hospital campus signage at the existing Ascension Columbia St. Mary's Hospital Ozaukee at 13111 N. Port Washington Road in the form of a Master Sign Plan Amendment.

I. INTRODUCTION.

A. Ascension's Statewide Signage Updates.

As part of Ascension, the largest non-profit health system in the U.S., Ascension Wisconsin is composed of 24 hospitals, 111 medical clinics and other care delivery sites stretching from Racine to Eagle River. Every day approximately 23,500 associates, including nearly 1,000 medical group clinicians touch the lives of thousands of patients who seek care at Ascension Wisconsin facilities. Beginning in late 2016, the Columbia St. Mary's healthcare system formally

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

adopted and began transitioning to using the Ascension name. The unified name transition, including facility signage changes, has been underway for over 18 months for the numerous locations of Columbia St. Mary's, Wheaton Franciscan Healthcare and Ascension Wisconsin – Ministry Health Care (including Affinity Health System).

The signage proposed for the Ascension Columbia St. Mary's Hospital Ozaukee in the City of Mequon is consistent with the other locations throughout Wisconsin with comparable updates already in place at Ascension St. Elizabeth Hospital in Appleton and Ascension Mercy Hospital in Oshkosh.

B. The Development Site.

The site is located at 13111 N. Port Washington Road, where the existing hospital campus was developed a number of years ago and is a successful, multi-disciplinary medical complex.

II. THE UPDATED SIGNAGE PROGRAM.

A. Master Sign Plan 2007 Approval.

Pursuant to the Planning Commission meeting minutes of May 14, 2007, the Columbia St. Mary's master sign plan was approved establishing the comprehensive and cohesive signage program that exists today.

B. Proposed Updated Master Sign Plan Program.

In accordance with Chapter 62, Mequon Code of Ordinances, the Applicant's proposed updates to incorporate the Ascension name and uniform identifying and wayfinding signage as part of the comprehensive transition to Ascension Columbia St. Mary's Hospital Ozaukee, the various Sign Permit Applications, sign plans and supporting materials are filed herewith.

In general, the Applicant's proposed updates remain consistent with the existing signage in terms of content, size and location. A number of modifications are proposed to accurately identify service location changes at the campus, achieve consistent trade identification with the

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

other statewide locations, better visibility (including copy, colors, size and location), and a higher quality installation (monument signs replacing pole signs in certain instances).

An additional benefit of the design of the new signs is the ability to replace the individual panels with specific sign copy with other panels in the event that service locations change in the future.

As depicted in the sign plans and the Legend for Site Map filed herewith, in some instances the updated signs are shorter or narrower than the existing signs. Certain pole signs will be replaced with monument signs to enhance the aesthetic presentation.

In instances where the updated signs are taller or wider than the existing signs, it is important to note that the actual sign copy areas are frequently consistent in size with the existing signage. The reasons for the size differences relate to the slightly taller base, the intended design for better visibility for the public, Ascension associates and third-party personnel, and to maintain visibility above snow storage areas.

The updated signage proposed is intended to complement the existing buildings and incorporate the recognizable Ascension signage at the Mequon hospital campus. Since the buildings already exist, the Applicant seeks design flexibility in the form of installing high-quality signs consistent with its other locations throughout Wisconsin that complement the campus appearance. The Applicant has closely worked with its sign companies to ensure that the updated signage maintains a unified approach that will enhance the existing campus through a coordinate and comprehensive design approach as required by the master sign plan standards.

Given the numerous signs associated with the updated signage program proposed, the Applicant and its sign companies remain willing to continue working with City staff regarding the applications and plans filed herewith including any additional information and materials that may assist in the processing of the Master Sign Plan Amendment request. Moreover, the Applicant's

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

team will also respond to questions and comments from the Plan Commission at the June 11, 2018 hearing.

III. CONCLUSION

The Applicant respectfully requests that the updated hospital campus signage be approved in the form of a Master Sign Plan Amendment consistent with any necessary modifications and waivers authorized by Chapter 62, Mequon Code of Ordinances.

Submitted and filed at Mequon, Wisconsin this 14th day of May, 2018.

Davis & Kuelthau, s.c.
Brian C. Randall, Esq.

Attorneys for Ascension Columbia St. Mary's Hospital Ozaukee

Architectural Graphics, Inc.
Christine Skinner, Project Manager

Sign Company for Ascension Columbia St. Mary's Hospital Ozaukee

Sign Effectz, Inc.
Don Nummerdor, Account Manager

Sign Installer for Ascension Columbia St. Mary's Hospital Ozaukee

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

Addendum to Master Sign Plan Amendment

June 7, 2018

Before the Plan Commission of the City of Mequon

In response to City of Mequon staff comments and questions, the applicant submits this Addendum to Master Sign Plan Amendment in support of the updated hospital campus signage program at the existing Ascension Columbia St. Mary's Hospital Ozaukee at 13111 N. Port Washington Road.

I. INTRODUCTION.

As briefly explained in the May 14, 2018 Attachment to Sign Permit Applications, Ascension Wisconsin began in 2016 to update the Columbia St. Mary's healthcare system locations to using the Ascension name. The final step in that process is the facility signage updates which has been underway for over 18 months for the numerous locations throughout Wisconsin. The updated signage proposed for the Ascension Columbia St. Mary's Hospital Ozaukee in the City of Mequon is intentionally designed to be consistent with all of the other locations throughout Wisconsin and as recognizable Ascension health care facilities.

The updated signage for Mequon is intended to complement the existing buildings through design flexibility in the form of installing high-quality signs that complement the campus appearance, maintain a coordinated and comprehensive design approach as required by the master sign plan standards, and in the image consistent with its other locations throughout Wisconsin.

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

II. STAFF QUESTIONS AND CLARIFICATION REQUESTS.

The applicant's representatives have appreciated the ongoing dialogue with staff and the opportunities to discuss this major, comprehensive campus signage update in advance of the Plan Commission meeting. As a final update to compile all of the previous clarifications and discussions, filed herewith is an updated Master Sign Plan Amendment Legend (dated 6/7/18) that provides sign square footage measurements and other correcting information since the initial filing.

In addition, the applicant is pleased to provide additional information to respond to the staff comments and questions as set forth below.

A. Monument Sign Channel Letters.

Sign #28 (Site 28 E-26) is an existing monument sign on which the applicant simply proposes to reface the lettering pursuant to the new company name. Unlike the existing sign that has a logo that is centered and rises above the monument structure, if the Ascension logo were utilized in the same fashion it would be left-justified (*see, for example* Sign #19: Site 37 E-6) and not as symmetrical at this location. As proposed, the applicant's design will place the logo and the copy "Ascension | Columbia St. Mary's | Ozaukee" all in a unified manner within the monument structure.

The white color chosen for the copy matches the existing sign, is the best for purposes of visibility during the day (providing visual contrast against the existing brick), and it will illuminate white in the most visible fashion at night. While the applicant incorporates blue on signage where it can, no blue was utilized for this location because of the lack of contrast with the existing dark monument sign brick.

Finally, while it appears that the fonts do not match in the plans initially filed, the fonts will be identical after sign production. The applicant will continue to work with staff if updated

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

sign specifications are needed and/or the applicant proposes that an appropriate condition of approval can be for matching font copy.

B. **Height Clarifications.**

Staff requested that various sign measurements be submitted pursuant to the City's calculation format and that the applicant clarify its requests for design flexibility where applicable.

i. Monument Signs.

Sign ## 1 (Site 28 E-1), 15 (Site 28 E-17) and 23 (Site 28 E-25) are all proposed as entranceway monument signs to replace the existing entranceway signs that are in a monument style but with short pole bases. The heights of the signs are as follows:

Sign	Sign Area Height	Sign Area Width	Top Height Above Ground
#1: Site 28 E-1	9'11"	5'6"	11'0"
#15: Site 28 E-17	9'11"	5'6"	11'0"
#23: Site 28 E-25	9'0"	11'4"	10'1"

The applicant requests the signs as proposed because the height of each sign area is less than 10 feet and the slight increase above 10 feet for each sign is only because of the escutcheon bases that are designed to cover the sign anchoring poles.

ii. Wayfinding Signs.

Sign ## 5 (Site 28 E-3), 6 (Site 28 E-6), 13 (Site 37 E-11), 20 (Site 28 E-19), 22 (Site 28 E-24), and 24 (Site 28 E-28) are all proposed as wayfinding monument signs to replace the existing signs that are post and panel style. With the exception of #13, the heights of the signs are all

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

uniform at 6'6". Sign #13 is slightly taller – 7'3" – because of the full "Seton Professional Building" name that needs to fit in the sign panel and the slightly taller sign enables the letters to stretch in height to fit within the same 3' 1½" width as the other wayfinding signs.

C. **Sign Size Clarifications.**

Staff requested that various sign measurements be submitted pursuant to the City's calculation format and that the applicant clarify its requests for design flexibility where applicable.

Sign # 23 (Site 28 E-25) is the main entrance monument sign and measuring it through boxing the signage elements is 8' 4 7/8" high x 10' 10" wide for a total of 91.19 sq. ft. The size of the sign is designed to ensure visibility of the main location for the hospital campus to patients, visitors, employees and service personnel, as well as be compatible with the scale of the overall campus.

When measuring the proposed replacement for the main entrance wall sign, # 27 (Site 28 E-20), through boxing the signage elements, the total is 61.28 sq. ft. consisting of the logo at 16.28 sq. ft., the word "Ascension" at 15 sq. ft., and the words "Columbia St. Mary's" at 30 sq. ft. The applicant's measurement of the existing "CSM | Columbia St. Mary's | Ozaukee" boxed area is 4' 4" x 11' 4" for a total of 49.05 sq. ft. The slight increase in square footage can be appropriately accommodated by the size of the building and to ensure visibility as the main entrance given the size of the circular drive and attractive landscaping in the foreground (*see* Plans, Sign #27).

The height of the building is 36' 6" and the width is 36'; the gable height is 18' 4". Accordingly, the fully boxed façade area of the building is 1,314 sq. ft. The area representing 2½ % of the façade area is 32.85 sq. ft. Thus, the City previously approved the existing sign in excess of the 2½ % standard under the Master Sign Plan and, as indicated above, the applicant seeks this slight increase in square footage in the replacement signage because the size of the building can accommodate it and to ensure visibility.

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

D. **Monument Sign Colors.**

Staff requested clarification regarding the gray color base palette for the monument signs including sign ## 1 (Site 28 E-1), 5 (Site 28 E-3), 6 (Site 28 E-6), 13 (Site 37 E-11), 15 (Site 28 E-17), 19 (Site 37 E-6), 20 (Site 28 E-19), 22 (Site 28 E-24), and 24 (Site 28 E-28).

As indicated previously, since 2016, Ascension has been transitioning numerous facilities in Wisconsin to the Ascension name and updating all of the signage at each location. The Ascension trade identification program includes the gray, white and blue color palette seen in the plans submitted but throughout Wisconsin and Michigan at every Ascension health care campus.

That trade identification includes gray escutcheons (bases) for all monument signs. Further, if the monument signs are interior to the campus, the trade identification program requires blue and white signage above the gray escutcheon.

Where a monument sign is on the perimeter of a main road (# 23 (Site 28 E-25)), the trade identification program requires the monument sign to be completely gray (except for the important "EMERGENCY" wayfinding identifier). However, at night, the gray sign will only show the internally-illuminated white letters but the "arc" area of the sign where the dark and light gray colors meet will illuminate with in a blue "halo" effect.

As is evident from the updated signage proposed for the entire campus, the applicant is not only upgrading it public appearance by way of quality (replacing many pole and panel signs with monument signs), achieve consistent trade identification with the other statewide locations, attain better visibility (including copy, colors, size and location; higher signs in certain locations to accommodate snow storage), and to achieve a coordinated and comprehensive design approach throughout the campus and public roadways in accordance with the master sign plan standards. In so doing, the applicant is also fulfilling an important company-wide aim in unifying the identifying signage consistent with its numerous other locations throughout Wisconsin; the Ascension

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

Columbia St. Mary's Hospital Ozaukee facility does, in fact, draw to Mequon patients, visitors and professional staff from throughout Wisconsin and beyond.

In other words, the updated signage for the Mequon campus is intentionally designed to be consistent with all of the other locations with comparable updates already in place at Ascension St. Elizabeth Hospital in Appleton and Ascension Mercy Hospital in Oshkosh. *See* select comparable sign plans, attached. Please note the gray escutcheon bases for all of the monument signs and the completely gray perimeter main road sign in Oshkosh.

III. CONCLUSION

The Applicant respectfully requests that the updated hospital campus signage be approved in the form of a Master Sign Plan Amendment consistent with any necessary modifications and waivers authorized by Chapter 62, Mequon Code of Ordinances.

Submitted and filed at Mequon, Wisconsin this 7th day of June, 2018.

Davis & Kuelthau, s.c.
Brian C. Randall, Esq.

Attorneys for Ascension Columbia St. Mary's Hospital Ozaukee

Architectural Graphics, Inc.
Christine Skinner, Project Manager

Sign Company for Ascension Columbia St. Mary's Hospital Ozaukee

Sign Effectz, Inc.
Don Nummerdor, Account Manager

Sign Installer for Ascension Columbia St. Mary's Hospital Ozaukee

ATTACHMENTS

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

Ascension

Site Information:

Mercy Medical Center
Ministry Health Care
St. Elizabeth's Health Care Center
500 S Oakwood Rd
Oshkosh, WI 54904

Site ID: 124.0

Date: 1 November 2017

Version number: 14

Combined Sites

Mercy Oakwood
Ministry Health Care
Mercy Medical Center Of Oshkosh, Inc
2700 W 9th Ave
Oshkosh, WI, 54904

Site ID: 96.1

Mercy Medical Center
Ministry Health Care
Mercy Medical Center Of Oshkosh, Inc
500 S Oakwood Rd
Oshkosh, WI, 54904

Site ID: 124.0

BrandActive
720.446.5632
www.brandactive.com

SES
888.276.7107
siteenhancementservices.com

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

Sign Recommendation

E-1

Existing

Sign Type: Monolith
Quantity: 1
Location: Main Entrance
Illumination: Internal
Approx. Size:
H: 8'-11"
W: 10'-0"
OAH:
HOG:
Comment:

Action: Replace

Make Good:

Context

Detail Side A

Detail Side B

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Large Monument
Sign Code: MON.102.GG
Quantity: 1
Attachment: Base/Plinth
Illumination: Internal
Approx. Size:
H: 9'-0"
W: 10'-10"
OAH: 10'-1"
Comment: Approved by marketing 9-13-17.

Recommended - Side A

Recommended - Side B

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

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Sign Recommendation

E-5

Existing

Sign Type: Monolith
Quantity: 1
Location: Parking Lot
Illumination: None
Approx. Size:
H: 7'-1"
W: 4'-0"
OAH:
HOG:
Comment:

Action: Replace

Make Good:

Context

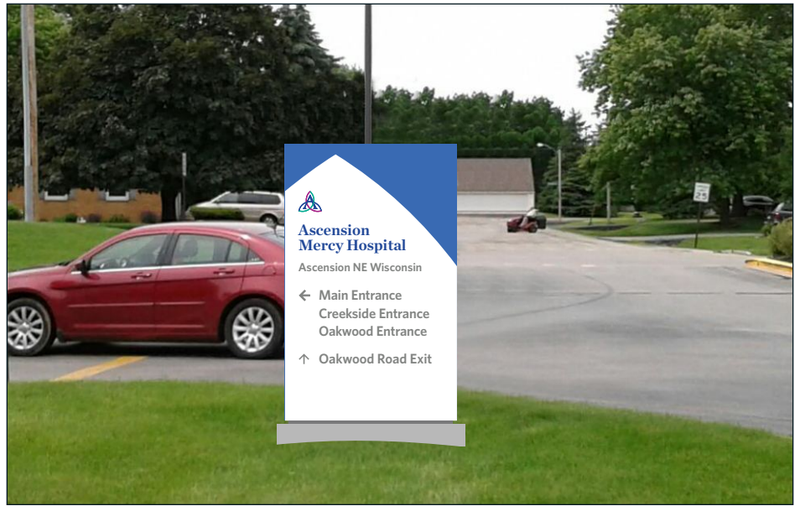
Detail Side A

Detail Side B

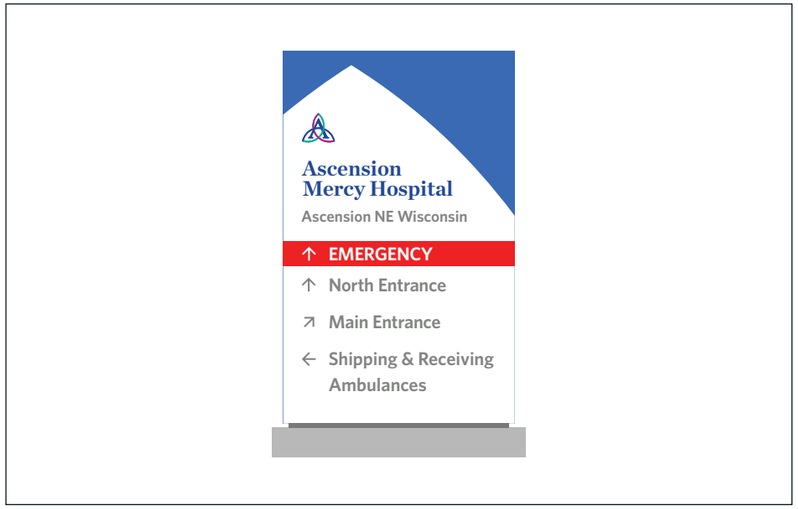
Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Pylon
Sign Code: PYL.21.BW.NIL
Quantity: 1
Attachment: Base/Plinth
Illumination: None
Approx. Size:
H: 5'-6"
W: 3'-5"
OAH: 6'-0"
Comment: Approved by marketing 9-13-17.



Recommended - Side A



Recommended - Side B

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Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

Sign Recommendation

E-6

Existing

Sign Type: Monolith
Quantity: 1
Location: Parking Lot
Illumination: None
Approx. Size:
H: 7'-4"
W: 4'-0"
OAH:
HOG:
Comment:

Action: Replace

Make Good:

Context

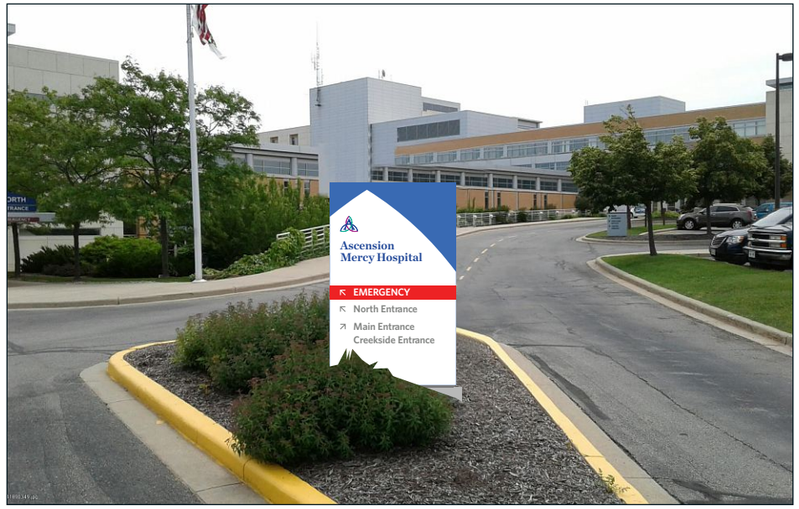
Detail Side A

Detail Side B

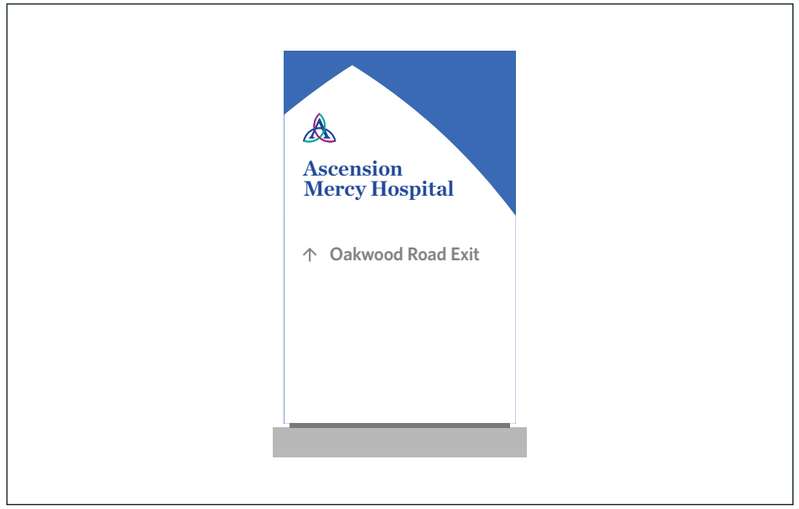
Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Pylon
Sign Code: PYL.21.BW.NIL
Quantity: 1
Attachment: Base/Plinth
Illumination: None
Approx. Size:
H: 5'-6"
W: 3'-5"
OAH: 6'-0"
Comment: Approved by marketing 9-13-17.



Recommended - Side A



Recommended - Side B

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Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

Sign Recommendation

E-9

Existing

Sign Type: Monolith
Quantity: 1
Location: Parking Lot
Illumination: None
Approx. Size:
H: 5'-2"
W: 3'-0"
OAH:
HOG:
Comment:

Action: Replace

Make Good:

Context

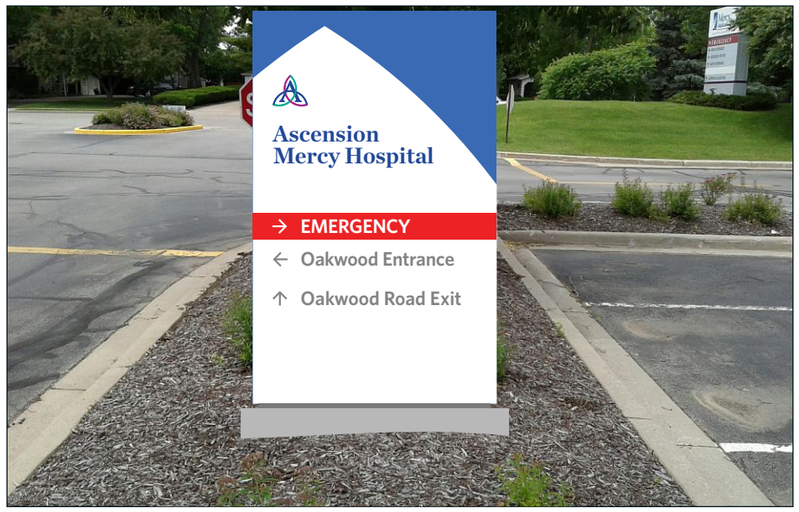
Detail Side A

Detail Side B

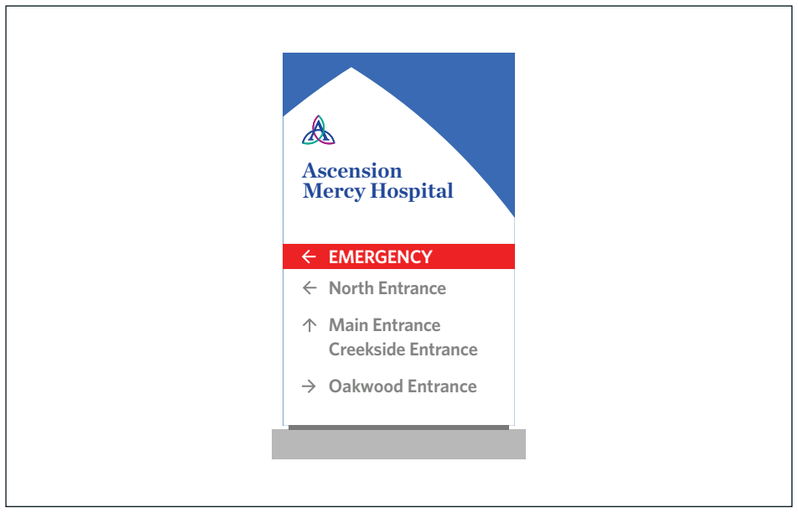
Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Pylon
Sign Code: PYL.21.BW.NIL
Quantity: 1
Attachment: Base/Plinth
Illumination: None
Approx. Size:
H: 5'-6"
W: 3'-5"
OAH: 6'-0"
Comment: Approved by marketing 9-13-17.



Recommended - Side A



Recommended - Side B

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

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Ascension

Site Information:

St. Elizabeth's Hospital Inc.
Ministry Health Care
1506 S Oneida St
Appleton, WI 54915

Site ID: 69.1

Date: 30 October 2017

Version number: 10

BrandActive
720.446.5632
www.brandactive.com

SES
888.276.7107
siteenhancementservices.com

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

Sign Recommendation

E-11

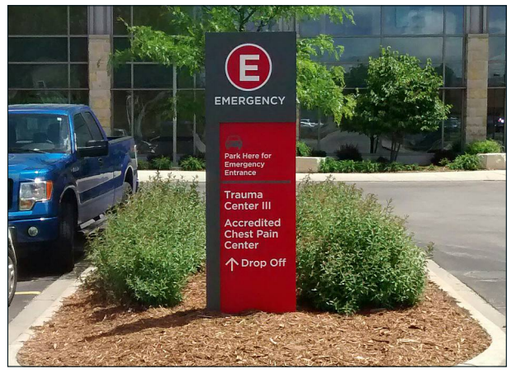
Existing

Sign Type: Monolith
Quantity: 1
Location: Ed/ER
Illumination: Internal
Approx. Size:
H: 6'-7"
W: 2'-1 ½"
OAH:
HOG:
Comment:

Action: Replace
Make Good:

Context

Detail Side A

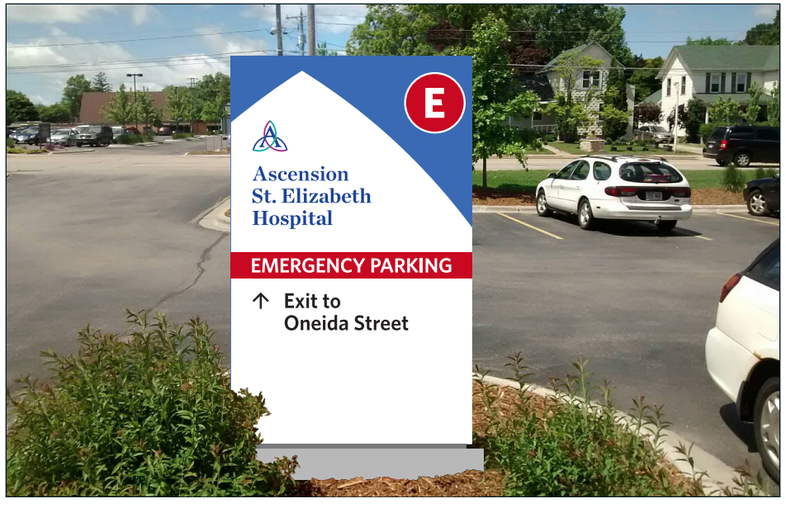


Detail Side B

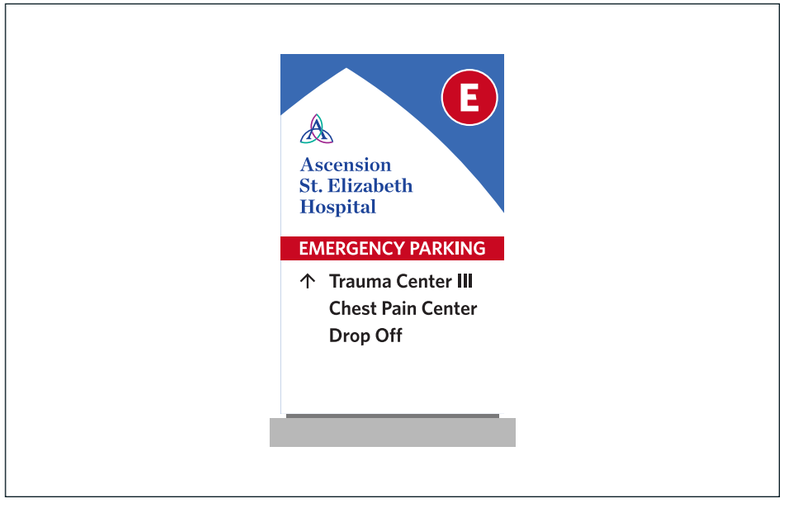
Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Pylon
Sign Code: PYL.21.BW.NIL
Quantity: 1
Attachment: Base/Plinth
Illumination: None
Approx. Size:
H: 5'-6"
W: 3'-5"
OAH: 6'-0"
Comment: The illumination at this location will need to be confirmed prior to production. Initially approved by marketing 9-13-17. 10-27-17 Revised by request to change secondary copy to black and size increased to 2.5". Verify if "EMERGENCY PARKING" is to remain white.



Recommended - Side A



Recommended - Side B

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Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

Sign Recommendation

E-15

Existing

Sign Type: Monolith
Quantity: 1
Location: Main Entrance
Illumination: None
Approx. Size:
H: 7'-1"
W: 2'-1 ½"
OAH:
HOG:
Comment:

Action: Replace
Make Good:

Context

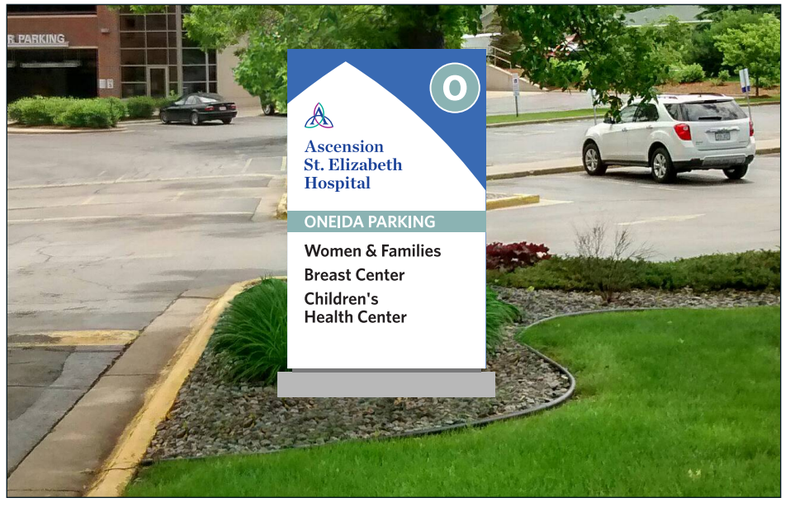
Detail Side A

Detail Side B

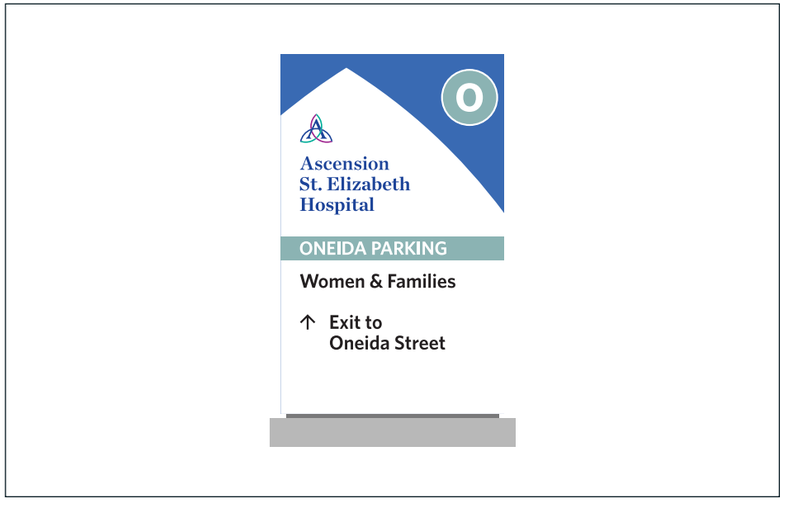
Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Pylon
Sign Code: PYL.21.BW.NIL
Quantity: 1
Attachment: Base/Plinth
Illumination: None
Approx. Size:
H: 5'-6"
W: 3'-5"
OAH: 6'-0"
Comment: Initially approved by marketing 9-13-17. 10-27-17 Revised by request to change secondary copy to black and size increased to 2.5". Verify if "ONEIDA PARKING" is to remain white.



Recommended - Side A



Recommended - Side B

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Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

Sign Recommendation

E-20

Existing

Sign Type: Post and Panel
Quantity: 1
Location: Parking Lot
Illumination: None
Approx. Size:
H: 3'-0"
W: 3'-5"
OAH: 5'-3"
HOG: 2'-3"
Comment:

Action: Replace
Make Good:

Context

Detail Side A

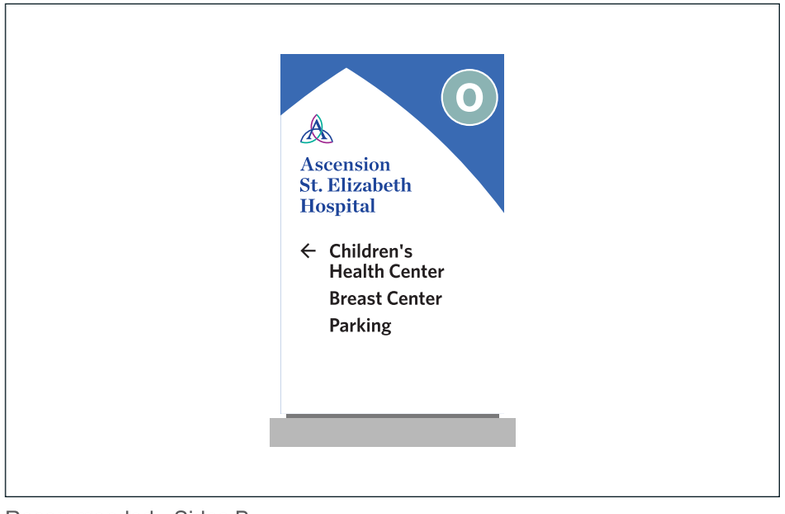
Detail Side B

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Pylon
Sign Code: PYL.21.BW.NIL
Quantity: 1
Attachment: Base/Plinth
Illumination: None
Approx. Size:
H: 5'-6"
W: 3'-5"
OAH: 6'-0"
Comment: Initially approved by marketing 9-12-17. 10-27-17 Revised by request to change secondary copy to black, size increased to 2.5" and Side A removal of secondary copy for Parking.

Recommended - Side A



Recommended - Sides B

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Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

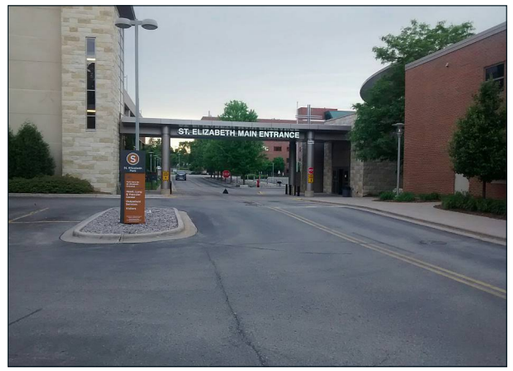
Sign Recommendation

E-43

Existing

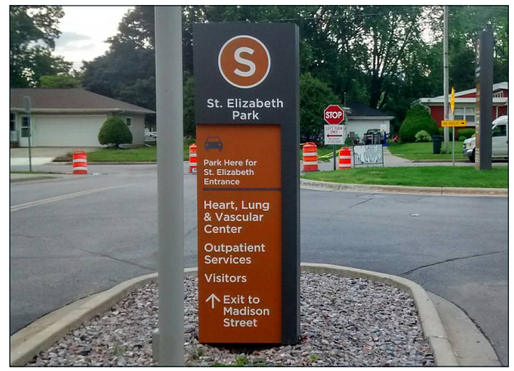
Sign Type: Monolith
Quantity: 1
Location: Parking Lot
Illumination: None
Approx. Size:
H: 6'-10"
W: 2'-1 ½"
OAH:
HOG:
Comment:

Action: Replace
Make Good:



Context

Detail Side A

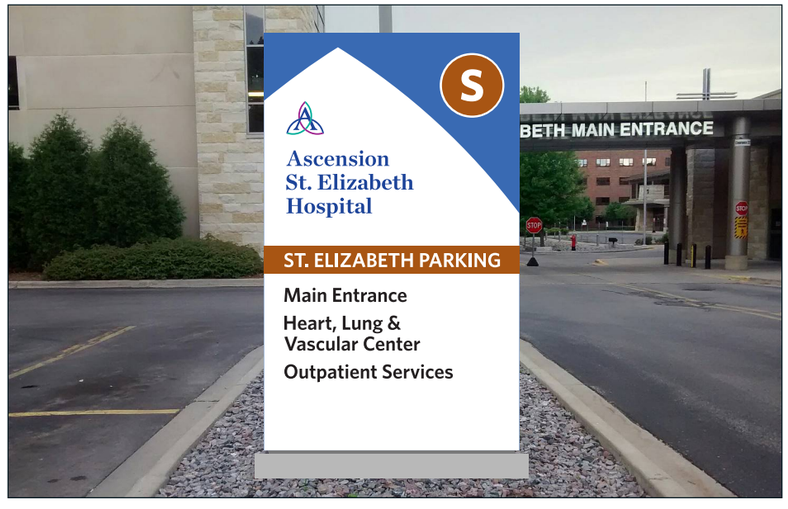


Detail Side B

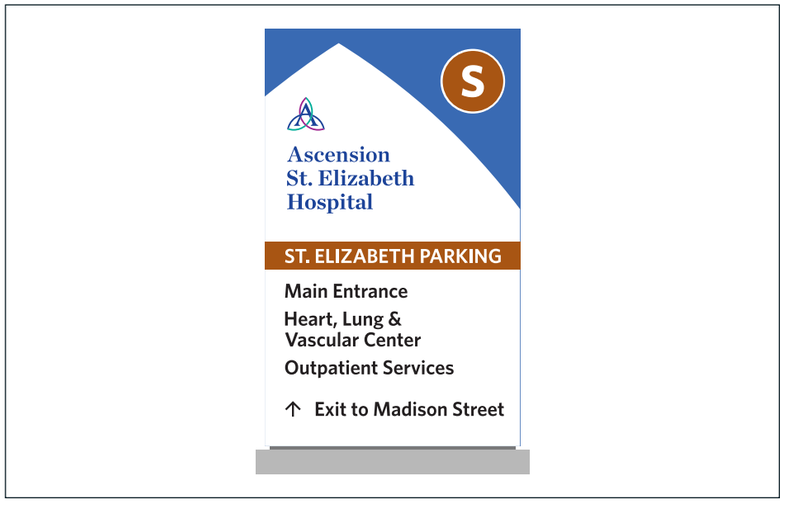
Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Pylon
Sign Code: PYL.37.BW.NIL
Quantity: 1
Attachment: Base/Plinth
Illumination: None
Approx. Size:
H: 7'-6"
W: 4'-7"
OAH: 8'-0"
Comment: Approved by marketing 9-12-17. 10-27-17 Revised by request to change secondary copy to black. Secondary copy is the standard size which is over 2.5". Verify if "ST ELIZABETH PARKING" is to remain white.



Recommended - Side A



Recommended - Side B

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Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

Master Sign Plan Amendment Legend for Ascension Columbia St. Mary's Hospital Ozaukee (6-7-18)

Sign #	Legend for Site Map / Description: Size, Type and Copy	Brand Book & Elevation number	Ex. Ht./Prop. Ht.	Ex. Wdt./Prop. Wdt.	Ex. OAH/Prop. OAH	SF of existing sign	SF for proposed sign
1	56 sq ft Monument - Illuminated ^ Emergency < Ambulances < Associate Parking < Shipping & Receiving > Emergency > Ambulances > Associate Parking > Shipping & Receiving	Site 28 E-1	8'2" / 9'11"	6'2" / 5'6"	10'0" / 11'0"	50.41 sq ft	54.56 sq ft
2	Blue 9 sq ft Post and Panel - Parking lot Identifier - S1	Site 28 E-2	3'4" / 3'0"	2'0" / 3'0"	7'1" / 5'0"	6.66 sq ft	9 sq ft
3	Blue 9 sq ft Post and Panel - Parking lot Identifier - S1	Site 28 E-4	3'4" / 3'0"	2'0" / 3'0"	7'1" / 5'0"	6.66 sq ft	9 sq ft
4	Blue 9 sq ft Post and Panel - Parking lot Identifier - W1	Site 28 E-5	3'4" / 3'0"	2'0" / 3'0"	6'10" / 5'0"	6.66 sq ft	9 sq ft
5	20 sq ft Wayfinding - Non-illuminated ^ Emergency > Ambulances > Shipping & Receiving ^ Associate Parking	Site 28 E-3	3' 0" / 6'6"	3'11" / 3' 1 1/2"	5'4" / 6'6"	11.76 sq ft	20.35 sq ft
6	20 sq ft Wayfinding - Non-illuminated ^ Emergency ^ Ambulances ^ Shipping & Receiving > Visitor Entrance	Site 28 E-6	3' 0" / 6'6"	3'11" / 3' 1 1/2"	5'2" / 6' 6"	11.76 sq ft	20.35 sq ft
7	Blue 9 sq ft Post and Panel > Ambulances	Site 28 E-7	3'0" / 3'0"	3'11" / 3'0"	5'2" / 5'0"	11.76 sq ft	9 sq ft
8	Blue 9 sq ft Post and Panel Shipping & Receiving < South Docks Shipping & Receiving > South Docks	Site 37 E-1	3'0" / 3'0"	4'0" / 3'0"	5'0" / 5'0"	12 sq ft	9 sq ft
9	Blue 9 sq ft Post and Panel < North Docks > North Docks	Site 28 E-10	3'0" / 3'0"	4'0" / 3'0"	5'2" / 5'0"	12 sq ft	9 sq ft
10	Blue 9 sq ft Post and Panel - Parking lot Identifier - N1	Site 28 E-12	3'4" / 3'0"	2'0" / 3'0"	6'10" / 5'0"	6.66 sq ft	9 sq ft
11	Blue 9 sq ft Post and Panel - Parking lot Identifier - N1	Site 28 E14	3'4" / 3'0"	2'0" / 3'0"	6'10" / 5'0"	6.66 sq ft	9 sq ft
12	Blue/White Post and Panel - Parking lot Identifier - N2 Patient & Visitor Parking Patient & Visitor Parking	Site 28 E-15	3'4" / 3'0"	2'0" / 3'0"	6'10" / 5'0"	6.66 sq. ft	9 sq ft
13	23 sq ft Wayfinding - Non-illuminated < Emergency ^ Birth Center ^ Seton Professional Building < Visitor Entrance < Valet Parking < Lawlis Family Hospice *Let your love be upon us, O God, as we place all our hopes in you.* Psalm 33:22	Site 37 E-11	3'6" / 7'3"	3'11" / 3' 1 1/2"	5'2" / 7'3"	13.72 sq ft	22.69 sq ft
14	Blue/White Post and Panel - Parking lot Identifier - N2 Patient & Visitor Parking Patient & Visitor Parking	Site 28 E-16	3'4" / 3'0"	2'0" / 3'0"	6'10" / 5'0"	6.66 sq ft	9 sq ft
15	56 sq ft Monument - Illuminated < Seton Building < Birth Center ^ Emergency > Seton Building > Birth Center	Site 28 E-17	8'2" / 9'11"	6'2" / 5'6"	10'0" / 11'0"	50.41 sq ft	54.56 sq ft
16	Blue Post and Panel - Parking lot Identifier - E1 Provider Parking Provider Parking	Site 37 E-12	3'4" / 3'0"	2'0" / 3'0"	7'1" / 5'0"	6.66 sq ft	9 sq ft
17	Blue/White Post and Panel - Parking lot Identifier - N3 Patients & Visitors Parking Patients & Visitors Parking	Site 37 - E-10	3'4" / 3'0"	2'0" / 3'0"	6'0" / 5'0"	6.66 sq ft	9 sq ft
18	Blue/White Post and Panel - Parking lot Identifier - N3 Patients & Visitors Parking Patients & Visitors Parking	Site 37 E-2	3'4" / 3'0"	2'0" / 3'0"	6'0" / 5'0"	6.66 sq ft	9 sq ft
19	16 sq ft Monument - Illuminated Ascension Columbia St. Mary's Hospital Seton Professional Building	Site 37 E-6	3'8" / 3'6.1875"	4'0" / 4'4"	5'0" / 4.1875'0"	14.68 sq ft	15.16 sq ft
20	20 sq ft Wayfinding - Non-illuminated ^ Birth Center ^ Seton Building < Lawlis Family Hospice ^ Emergency > Entrance ^ Registration ^ Valet Parking > Lawlis Family Hospice	Site 28 E-19	3' 0" / 6'6"	3'11" / 3' 1 1/2"	5'2" / 6' 6"	11.76 sq ft	20.35 sq ft
21	Blue Post and Panel - Parking lot Identifier - E1 Provider Parking Provider Parking	Site 28 E-18	3'0" / 3'0"	2'0" / 3'0"	6'10" / 5'0"	6 sq ft	9 sq ft
22	20 sq ft Wayfinding - Non-illuminated < Emergency < Registration < Valet Parking ^ Entrance ^ Lawlis Family Hospice *The Lord bless you and keep you!* Numbers 6:24	Site 28 E-24	7' 2" / 6'6"	6'2 1/2" / 3' 1 1/2"	7'6" / 6'6"	44.24 sq ft	20.35 sq ft
23	102 Sq ft Monument Ascension Columbia St. Mary's Hospital Ozaukee < Emergency Ascension Columbia St. Mary's Hospital Ozaukee > Emergency	Site 28 E-25	8'2" / 9'0"	6'2" / 11'4"	10'0" / 10'1"	50.41 sq ft	101.97 sq ft
24	20 sq ft Wayfinding - Non-illuminated ^ Emergency ^ Registration ^ Valet Parking ^ Birth Center ^ Seton Building ^ Entrance ^ Lawlis Family Hospice	Site 28 E-28	7'3" / 6'6"	6'3" / 3' 1 1/2"	7'6" / 6' 6"	45.31 sq ft	20.35 sq ft
25	Blue/White Post and Panel - Parking lot Identifier - E2 Patients & Visitors Parking Patients & Visitors Parking	Site 28 E-27	3'4" / 3'0"	2'0" / 3'0"	6'10" / 5'0"	6.66 sq ft	9 sq ft
26	Blue/White Post and Panel - Parking lot Identifier - E2 Patients & Visitors Parking Patients & Visitors Parking	Site 28 E-34	3'4" / 3'0"	2'0" / 3'0"	6'10" / 5'0"	6.66 s ft	9 sq ft
27	White Channel Letters Wall Sign - E20 Main Building East Façade	Site 28 E-20	4'4" / 3'10 -1/8"	3'0" / 4'0"	11'4" / 25' 0- 9/16"	49.06 sq ft	95.75 sq ft
28	White Channel Letters on Existing Monument - E26 Main Entrance Wall	Site 28 E-26	6'1" / 3' 4 3/4"	13'6" / 13'6"	10'-1" - Not changing	Not changing	
29	Blue/White Wall Sign - Amulance Only Identifier - E8	Site 28 E-8	2'0" / 2'0"	3'0" / 1'6"	3'10" / 3'10"	6 sq ft	3 sq ft

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

Sign Recommendation

E-26

Existing

Sign Type: Channel Letters
Quantity: 1
Location: Main Entrance
Illumination: Internal
Approx. Size:
H: 6'-1"
W: 13'-6"
OAH: 10'-1"
HOG: 4'-0"
Comment:

Action: Replace

Make Good:

Context

Detail Side A

Detail Side B

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Channel Letters
Sign Code: CL.S.ACSM.W.CUST
Quantity: 1
Attachment: Fasteners behind
Illumination: Internal
Approx. Size:
H: tbd
W: tbd
OAH:
Comment: Sign not to exceed height of sign band area.
Dimensions are of logo only. Size of tagline to be verified.

Recommended - Side A

Recommended - Side B

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

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Sign Recommendation

E-1

Existing

Sign Type:	Monument
Quantity:	1
Location:	Public Facing
Illumination:	Internal
Approx. Size:	
H:	8'-2"
W:	6'-2"
OAH:	10'-0"
HOG:	1'-10"
Comment:	
Action:	Replace
Make Good:	

Context

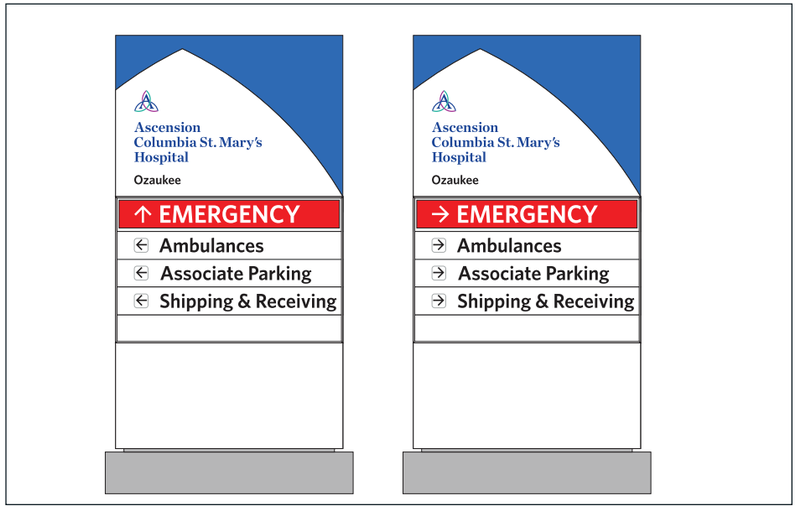
Detail Side A

Detail Side B

Recommended

Sign Type:	Monument
Sign Code:	MON.56.BW
Quantity:	1
Attachment:	Base/Plinth
Illumination:	Internal
Approx. Size:	
H:	9'-11"
W:	6'-0"
OAH:	11'-0"
Comment:	

Recommended - Side A



SIDE A (CLOSE UP)

Recommended - Side B

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Sign Recommendation

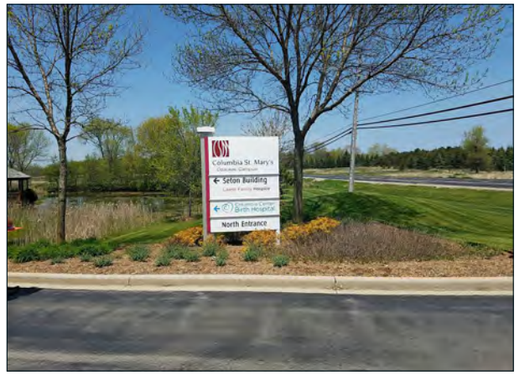
E-17

Existing

Sign Type: Monument
Quantity: 1
Location: Side Entrance
Illumination: Internal
Approx. Size:
H: 8'-2"
W: 6'-2"
OAH: 10'-0"
HOG: 1'-10"
Comment:

Action: Replace

Make Good:



Context

Detail Side A

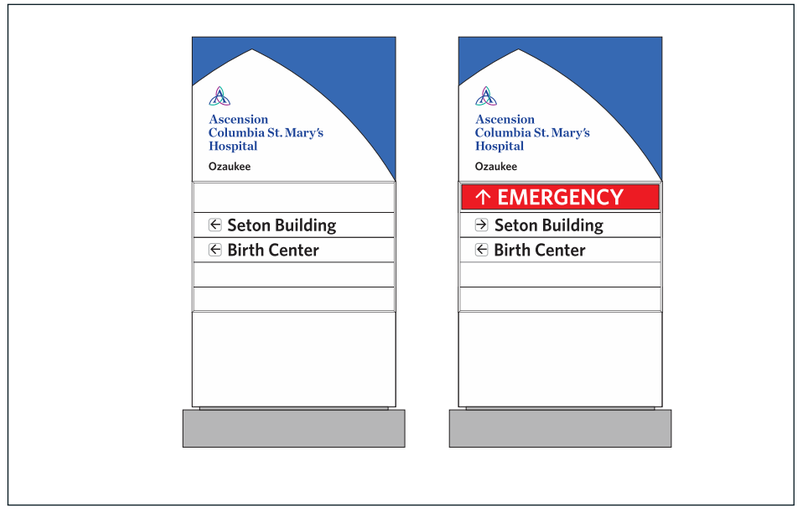
Detail Side B

Recommended

Sign Type: Monument
Sign Code: MON.56.BW
Quantity:
Attachment:
Illumination:
Approx. Size:
H: 9'-11"
W: 6'-0"
OAH: 11'
Comment:

Facility Manager requests to use logo for Birth Hospital. Request decision from Marketing and Legal

Recommended - Side A



SIDE A (CLOSE UP)

Recommended - Side B

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Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

APPROVED

Sign Recommendation

E-25

Existing

Sign Type: Monument
Quantity: 1
Location: Main Entrance
Illumination: Internal
Approx. Size:
H: 8'-2"
W: 6'-2"
OAH: 10'-0"
HOG: 1'-10"
Comment:

Action: Replace

Make Good:

Context

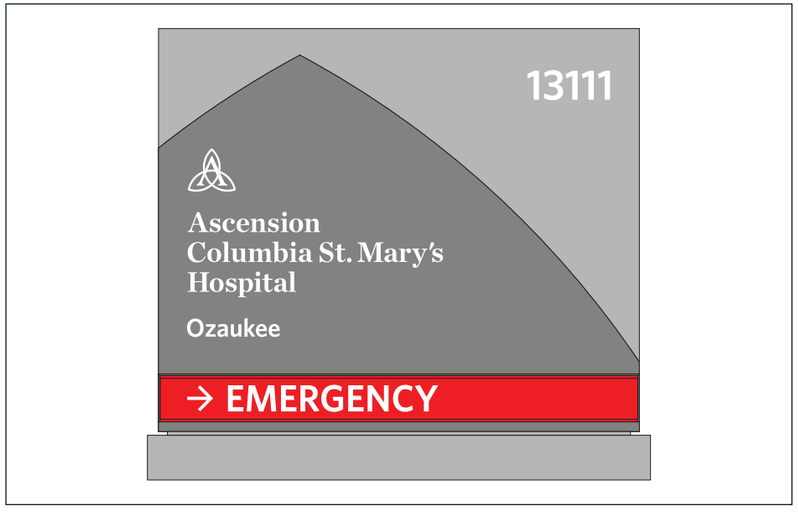
Detail Side A

Detail Side B

Recommended

Sign Type: Monument
Sign Code: MON.102.GG
Quantity: 1
Attachment: Base/Plinth
Illumination: Internal
Approx. Size:
H: 9'-0"
W: 10'-10"
OAH: 10'-1"
Comment:

Recommended - Side A



Recommended - Side B

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Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

Sign Recommendation

APPROVED

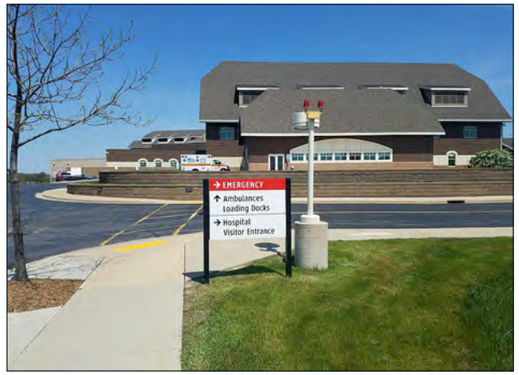
E-6

Existing

Sign Type: Post and Panel
Quantity: 1
Location: Public Facing
Illumination: None
Approx. Size:
H: 3'-0"
W: 3'-11"
OAH: 5'-2"
HOG: 2'-2"
Comment:

Action: Replace

Make Good:



Context

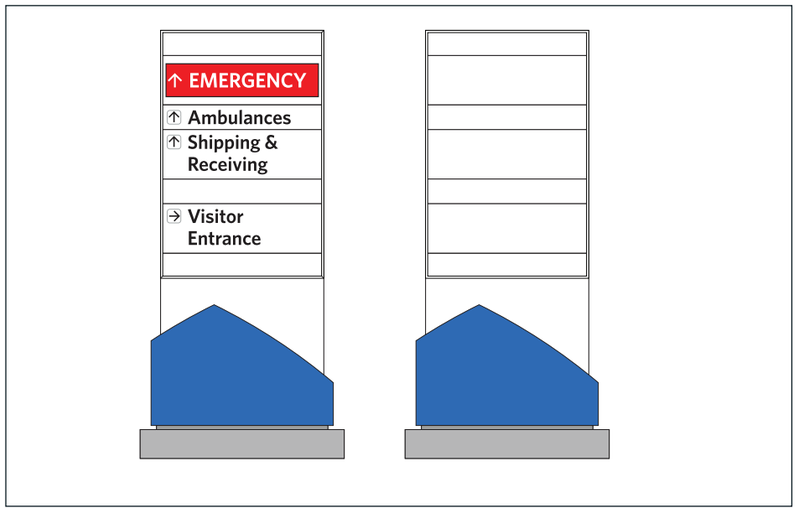
Detail Side A

Mounting Detail

Recommended

Sign Type: Wayfinding
Sign Code: WF-20-NIL
Quantity:
Attachment:
Illumination:
Approx. Size:
H: 6'-0"
W: 3'-9"
OAH:
Comment:

Recommended - Side A



SIDE A

SIDE B (BLANK)

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

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Sign Recommendation

APPROVED

E-11

Existing

Sign Type: Post and Panel
Quantity: 1
Location: Public Facing
Illumination: None
Approx. Size:
H: 3'-6"
W: 3'-11"
OAH: 5'-2"
HOG: 1'-8"
Comment:

Action: Replace

Make Good:

Context

Detail Side A

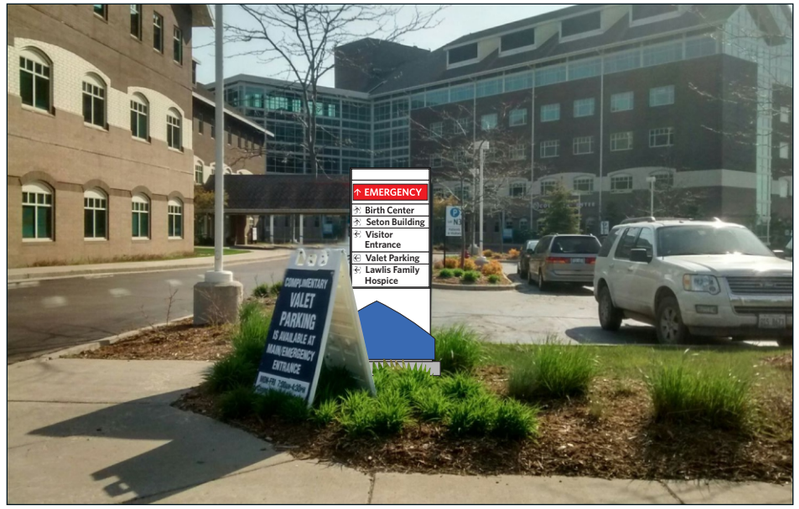
Mounting Detail

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Pylon
Sign Code: WF-PYL-20-STD
Quantity: 1
Attachment: Base/Plinth
Illumination: Non-Illuminated
Approx. Size:
H: 6'-0"
W: 3'-9"
OAH:
Comment: AGI will have to get the art and color for the Columbia Center Birth Hospital to apply to a slat on wayfinding pylon.

Side B to hold scripture. Use Adobe Garamond Pro Italic.
The font used for the reference is Chronicle Deck Semi.



Recommended - Side A

←	EMERGENCY
↑	Birth Center
↑	Seton Professional Building
←	Visitor Entrance
←	Valet Parking
←	Lawlis Family Hospice
	SIDE A

	Let your love be upon us, O God, as we place all our hopes in you. Psalm 33.22
	SIDE B

Way finding copy

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Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

Sign Recommendation

APPROVED

E-20

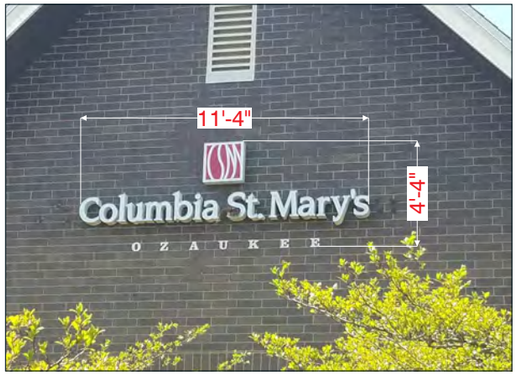
Existing

Sign Type: Channel Letters
Quantity: 1
Location: Main Entrance
Illumination: Internal
Approx. Size:
H: 4'-4"
W: 11'-4"
OAH:
HOG: 18'-10"
Comment:

Action: Replace

Make Good:

Context



Detail Side A

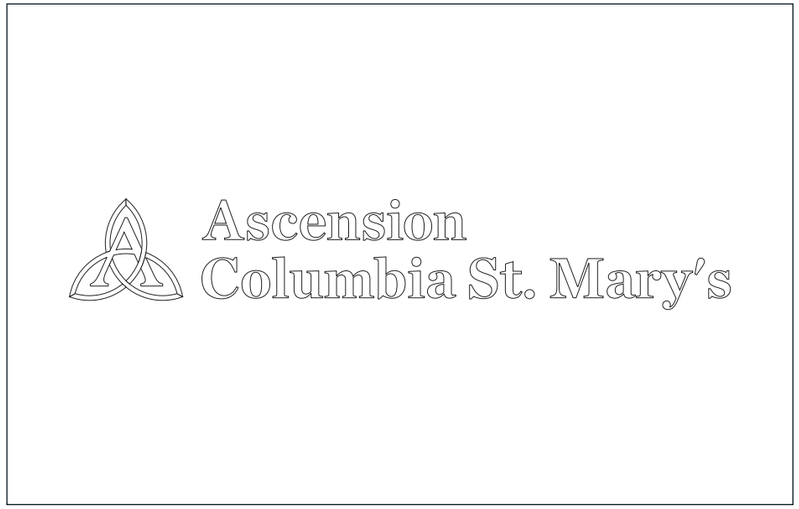
Mounting Detail

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Channel Letters
Sign Code: CL.CS.ACSM.W.18
Quantity: 1
Attachment: Fasteners behind
Illumination: Internal
Approx. Size:
H: 3'-3 7/16"
W: 19'-5 7/16"
OAH:
Comment: Tech survey is required to confirm all dimensions and fit of sign prior to installation.

Recommended - Side A



Close Up

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

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Sign Recommendation

APPROVED

E-18

Existing

Sign Type: Post and Panel
Quantity: 1
Location: Parking Lot
Illumination: None
Approx. Size:
H: 3'-4"
W: 2'-0"
OAH: 6'-10"
HOG:
Comment:

Action: Replace

Make Good:

Context

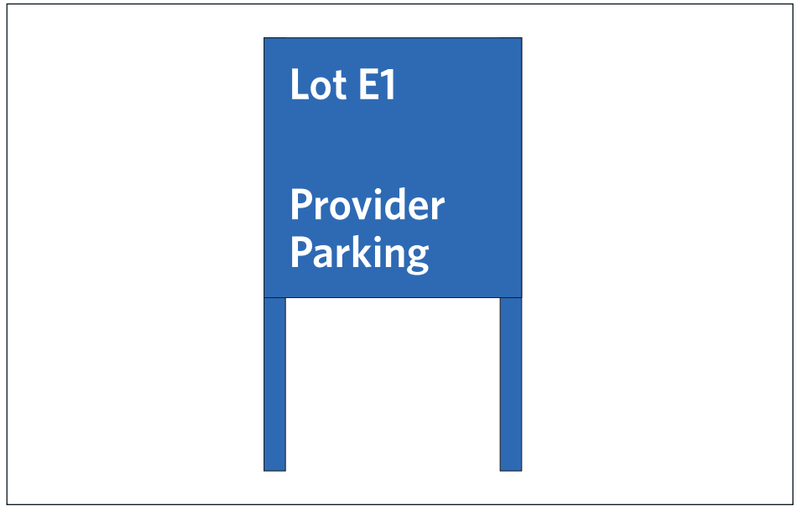
Detail Side A

Detail Side B

Recommended

Sign Type: Post and Panel
Sign Code: PPN.9.B.NIL
Quantity: 1
Attachment: Other
Illumination: None
Approx. Size:
H: 3'-0"
W: 3'-0"
OAH: 5'-0"
Comment:

Recommended - Side A



Recommended - Side B

Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

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Sign Recommendation

E-2

Existing

Sign Type: Post and Panel
Quantity: 1
Location: Parking Lot
Illumination: None
Approx. Size:
H: 3'-4"
W: 2'-0"
OAH: 6'-10"
HOG: 3'-6"
Comment:

Action: Replace

Make Good:

Context

Detail Side A

Detail Side B

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Post and Panel
Sign Code: PPN.9.BW.NIL
Quantity: 1
Attachment: Other
Illumination: None
Approx. Size:
H: 3'-0"
W: 3'-0"
OAH: 5'-0"
Comment: Approved by marketing 9-20-17.

Recommended - Side A

Recommended - Side B

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Attachment: Packet (3252 : Ascension Columbia St. Mary's Hospital Ozaukee)

City of Mequon

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

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

TO: **Planning Commission**

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

DATE: **June 11, 2018**

SUBJECT: **Fox Town Brewing Co., Inc. The applicant is seeking building and site plan approval for a proposed restaurant for the property located immediately east of 6411 W. Mequon Road (Argentos).**

Applicant:	Stephen Perry Smith
Status of Applicant:	Agent
Requested:	Building and Site Plan Sign Waiver
Existing Zoning:	TC (Town Center)
Existing Land Use Plan:	TC (Town Center)
Lot size:	2.48 acres
Location:	Directly east of 6411 W. Mequon Road
Tax Key:	#14-027-01-023.00
District:	#4

Background: The applicant requests building and site plan and sign waiver approval for the mixed use building located directly east of 6411 W Mequon Road. The building will contain the Argentous restaurant on the first floor and offices on the second floor. The Common Council approved the mixed use PUD on January 9, 2018.

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

District Regulations:	**TC:**	**Proposed Use:**
Minimum Lot Area:	.5 acres	1.12 acres
Maximum FAR:	100%	%26
Building North Side Setback:	10 feet max	**10-50 feet**
Building East Side Offset:	10 feet	11 feet
Building West Side Offset:	10 feet	20 feet
Building South Side Offset:	10 feet	190 feet
Minimum Parking Offset West:	10 feet	**5 feet**
Minimum Parking Offset South:	10 feet	**5 feet**
Minimum Parking Offset East:	10 feet	**5 feet**
Total Parking Stalls:	100 stalls	**83 stalls**

Site Plan:

The proposed site plan shows the 13,000 square foot two story building located at the north end of the parcel consistent with the PUD concept plan. The building will contain a 6,900 square foot restaurant on the first floor with offices on the second floor. The plan shows a total of 83 parking spaces dedicated on site which exceeds the zoning code requirement of 100 spaces. As part of the rezoning process, the applicant was required to complete a parking and traffic analysis. The report was completed by TADi on November 29, 2017. The analysis shows that traffic demand generated by the proposed uses can be met during all times with the exception of summer time during dinner hours on weekends. During this time there is a peak demand of 85 spaces. The applicant has entered into a shared parking agreement with Spectrum Investments to the south that will provide access to an additional 36 spaces on nights and weekends. The additional spaces will provide a more than adequate supply of parking spaces during all periods of high demand.

The applicant has stated that all deliveries will occur in the morning prior to regular business hours. A template was submitted that shows truck circulation through the lot is achievable if the parking lot is not in use. As a condition of approval, deliveries will be prohibited from Mequon Road.

Building Design:
The proposed building plan includes brick, stone, fiber cement shake and siding and aluminum storefront windows. The building design is similar to what was shown at the time of the PUD and in the video that was produced. The north and south facades do not comply with the 80% primary material requirement or the 60% window percentage requirement per the TC zoning district. The lack of compliance to these requirements are primarily due to the large gable on both elevations and the desire to match the design of the historic brewery. The first floor on both the north and south elevations are constructed primarily of brick and stone with a large percentage of windows. Overall, the design does compliments the brewery to the west but also the Spectrum Investments to the east. Staff believes the design and its relationship to Mequon Road is superior.

Lighting Plan:
The proposed lighting plan shows parking lot pole lights, wall packs, bollards, deck lights and festoon lights. The parking lot lights are the same decorative lights as what was approved for the brewery as well as other town center developments. The lights are shown to be 18 feet in height which complies with the lighting code. The plan shows that the parking lot illumination is in compliance with the two foot-candle average requirement. The proposed wall packs and bollards are classified as full cutoff as required by the lighting code. The deck lights that will illuminate the outdoor seating along Mequon Road are shown to be 353 lumens per fixture which requires them to partially shielded or meet cutoff requirements. The outdoor string lighting is prohibited in the code and will require a waiver by the Planning Commission. The lights are similar to what was approved on Café Hollander and the Brewery. Staff believes the lights are a nice compliment to the building design and other onsite amenities and are consistent with the goal of the Town Center to create active and vibrant quasi-public spaces. As with other approvals, staff will add conditions to the approval that will limit the output to 70 lumens per bulb and that the lights shall remain static.

Landscape Plan:
Based on a letter dated, June 1, 2018 the city's landscape architect consultant, Terry Higgins, offered comments regarding the landscaping proposal as a whole (please see attached letter). The applicant has updated the plan to address comments made by the landscape consultant and Planning Staff. While a number of issues have been resolved, staff will require the applicant submit an updated plan that will address the following issues:

- Deciduous trees shall be a minimum of 3" dbh
- Conifer trees shall be a minimum of 7' in height
- The Valley Forge Elm trees located along the north façade shall be replaced with a Cleveland Select Pear
- Street tree species shall be determined by the City of Mequon.
- Foundation plantings shall be added along the north and west elevation

Sign Waiver:
The applicant is requesting approval for two wall signs for the restaurant. The plan shows a sign on the north and south elevation of the building. The plan also shows a sign on the west elevation which is no longer being requested. Since the building only has frontage along Mequon Road, they are allowed one wall sign per tenant. The ability to have signage on both sides of the building will help promote the active use of entrances on both sides of the building and will add vitality to the development as a whole. Other developments in Town Center that have building facing the public street and an interior parking lot have been granted the ability to have signage on both facades. Staff is supportive of the waiver to allow the restaurant two wall signs.

Extended Hours of Operation:
Section 58.301 (N) (7) states that the hours of operation for commercial uses shall be no later than 11:00 p.m. unless specifically waived by the Planning Commission. The applicant is requesting that the restaurant and the outdoor patios be open until 11:00 p.m. Sunday thru Thursday and 12:00 a.m. Friday and Saturday. Staff feels that in order to promote and maintain the vitality of the Town Center area additional hours are warranted and is supportive of extending the restaurant and outdoor dining hours as proposed with the condition that there is no amplified music on the outdoor patio beyond 11:00 p.m.

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

Access is provided through a shared driveway along the south side of the site. The driveway is shared with the parcel south of the development. A shared access agreement is required.

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

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.

The PUD and previous Planning Commission conditional approvals required a shared stormwater management plan. The stormwater runoff drains to the east through Site B and the Spectrum site and discharges into the storm sewer on Industrial Drive. The SWMP has been approved by the City of Mequon and MMSD. A shared stormwater maintenance and easement agreement is required.

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.

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

1. All requirements of the PUD (Ord#2017-1512) remain in effect.
2. No building permit shall be issued until the Development Agreement is approved by the Common Council.
3. The shared parking agreement with Spectrum Investments shall be signed and recorded prior to issuance of permits.
4. Final staff review and approval of site, landscaping, elevations, floor plans, dumpster screening and lighting plans prior to the issuance of permits.
5. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
6. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
7. City Attorney approval of shared parking and pedestrian access agreement between Lots 1 and 2, Spectrum Investments and the parcel to the south containing the 98 unit apartment.
8. Mequon Road shall not be used for unloading deliveries.
9. Planning Commission and Common Council approval of a development agreement for all improvements in the public right of way.
10. The lighting plan shall be updated to show a 2.0 foot-candle average for the parking lot.
11. The proposed barn lights shall be partially shielded or classified as full cutoff.
12. The festoon lighting shall not exceed 70 lumens per bulb and the lights shall remain static.
13. The landscaping plan shall be updated to include the following changes:
    - Deciduous trees shall be a minimum of 3” dbh
    - The Valley Forge Elm trees located along the north façade shall be replaced with a Cleveland Pear
    - Street tree species shall be determined by the City of Mequon.
    - Conifer trees shall be a minimum of 7’ in height
    - Foundation plantings shall be added along the north and west elevation
14. The restaurant shall be permitted a wall sign on the north and south elevation.
15. Connection to the public water and public sanitary sewer facilities.

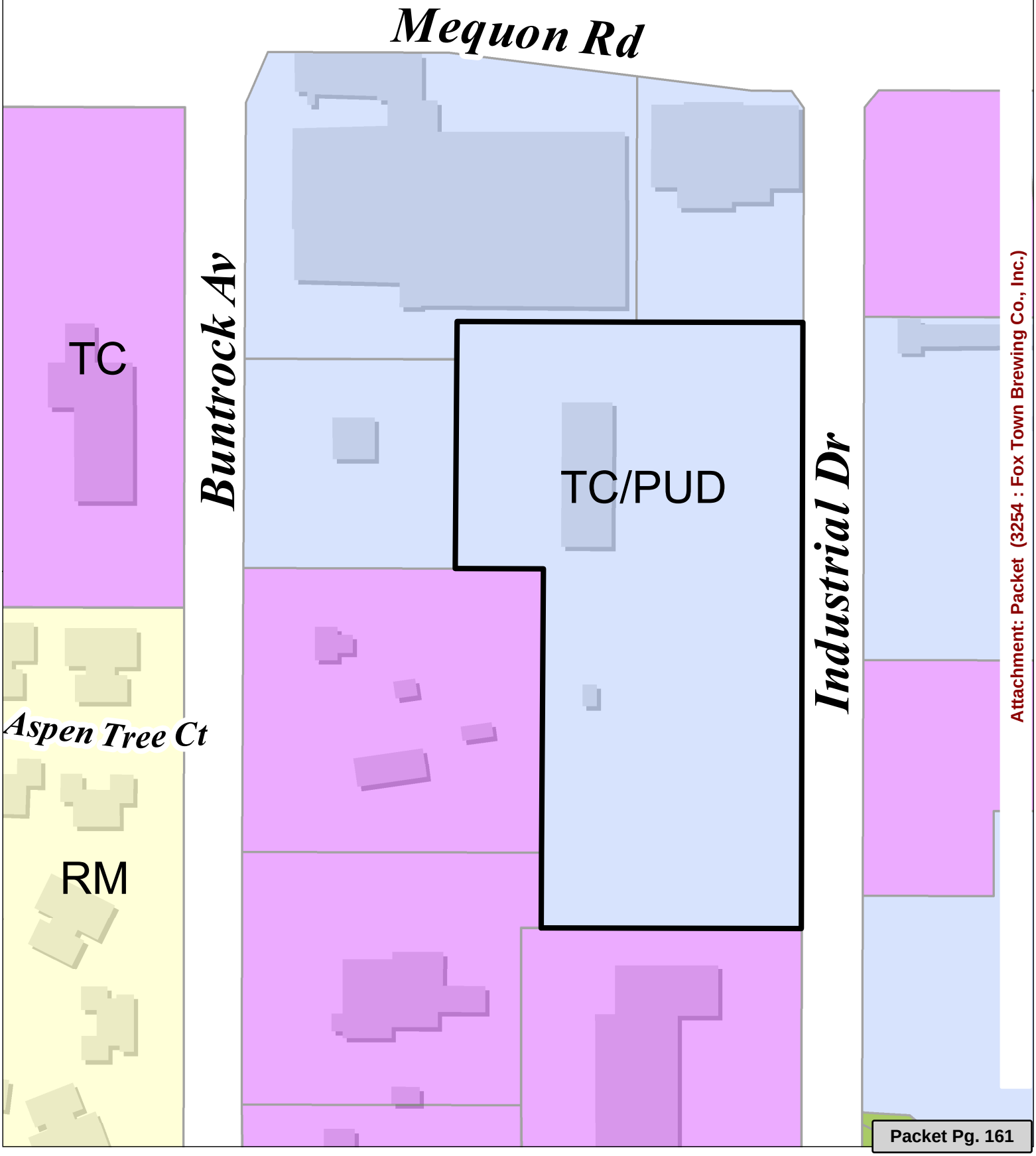
16. Engineering Division review and approval of the individual grading, drainage, erosion control, water distribution and sanitary sewer plans in conformance to City ordinances and the Standard Specifications for Land Development.
17. Adherence to the approved stormwater management plan.
18. Execution of a shared Storm Water Facilities Maintenance and Easement Agreement.
19. Application for and approval of a City Filling and Excavating Permit.
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. City of Mequon right-of-way permit for any utility or construction within the right-of- way.
22. 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).
23. The hours of the restaurant shall be extended to 11:00 PM Sunday thru Thursday and 12:00 AM Friday and Saturday.
24. There shall be no amplified music past 11:00 PM on the outdoor patio.
25. 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.
26. Approval of a shared 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.
27. Application for and approval of a City Filling and Excavating Permit.
28. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
29. City of Mequon right-of-way permit for any utility or construction within the right-of- way.
30. The existing water service easement shall be vacated prior to recording the CSM.
31. 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).

32. Execution of a Developers Agreement with the following conditions, in addition to the standard requirements:
    a. Install streetscape elements along Buntrock Avenue and Mequon Road
    b. Install public improvements including but not limited to: Curb and Gutter, sidewalk, and pavement
    c. Maintenance of the sidewalk and landscaping constructed in the public right of way (ROW) including snow and ice removal.
33. Implementation of the TIA requirements related to Buntrock Avenue and Site A:
    a. Modifications to Buntrock Avenue to designate a shared right turn and through lane and dedicated left turn lane.
    b. Construction of a single exit lane on the driveway approach to Buntrock Avenue with stop sign control.
34. Staff reserves the right to add conditions to this approval if, in the City's opinion, changes made to the site, building or grading plans warrant additional requirements.

Attachments:
Packet (PDF)

Foxtale Brewing Company

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



Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

PROJECT:

FOXTOWN DEVELOPMENT
BUILDING B - ARGENTO'S RESTAURANT

ISSUED FOR: **MUNICIPAL REVIEW**

ARCHITECT:

STEPHEN PERRY SMITH ARCHITECTS, INC.
MILWAUKEE, WISCONSIN

STEPHEN PERRY SMITH
ARCHITECTS, INC.

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

PROJECT

FOXTOWN
RETAIL/COMMERCIAL
BUILDING

OWNER

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SPS
PROJECT NUMBER	NIE-17-879
ISSUED FOR	CITY REVIEW
DATE	6.04.18

SHEET
TITLE PAGE

G000

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

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

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

1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

2 NORTH ELEVATION
SCALE 1/8" = 1'-0"

Materials

Primary Total Brick:	5087 SF		
Secondary Total Siding:	3494 SF		
Total Façade Area:	11881.27 SF		
Total Façade Area:	11881.27 SF		
Total Window Area:	4128 SF		
Area Remaining:	7753.27 SF		
% Primary	2666.27 SF	80% T-Primary:	34.4%
% Secondary	4259.27 SF	20% T-Secondary:	54.9%

STEPHEN PERRY SMITH ARCHITECTS, INC.
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spsarchitects.com

PROJECT

FOXTOWN RETAIL/COMMERCIAL BUILDING

OWNER

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SPS
PROJECT NUMBER	NIE-17-879
ISSUED FOR	CITY REVIEW
DATE	6.04.18

SHEET

BUILDING ELEVATIONS

A401

\\sps-server\user-redirected\eric\My Documents\879 Building B 0to_ericnesseth@spsarchitects.com.rvt

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

A BUILDING MOUNTED SIGNAGE - NORTH ELEVATION

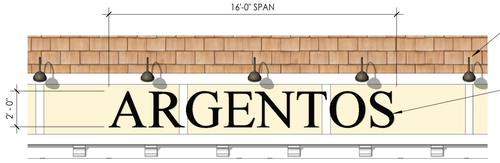
SCALE 1/8" = 1'-0"

B BUILDING MOUNTED SIGNAGE - SOUTH ELEVATION

SCALE 1/8" = 1'-0"

C BUILDING MOUNTED SIGNAGE - WEST ELEVATION

SCALE 1/8" = 1'-0"

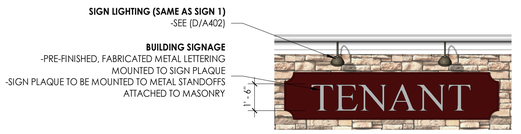


SIGN LIGHTING (ALL LARGER SIGNS ON NORTH/ SOUTH FACADES)
GOOSE-NECK LIGHTING WITH 150 WATT INCANDESCENT LAMPS
(SEE DETAIL D/A402)
*G.C. TO COORDINATE POWER LOCATIONS AND MOUNTING HARDWARE
BACKING AS NEEDED FOR INSTALLATION OF LIGHTING FIXTURES.

BUILDING MOUNTED SIGNAGE (1&2)
-1" CAST ALUMINUM LETTERS WITH MATTE FINISH
-MATTHEWS BAKED ENAMEL PAINT (BLACK)
-STAINLESS STEEL STUD MOUNTED FASTENERS WITH 1/2" STANDOFFS
-ANY NECESSARY BLOCKING TO BE INSTALLED IN WALLS PRIOR TO
SIDING INSTALLATION (*G.C. TO COORDINATE)

1 SIGNAGE - NORTH FACADE

SCALE 1/4" = 1'-0"



2 SIGNAGE - NORTH FACADE ELEVATION

SCALE 1/4" = 1'-0"

3 GOOSE NECK LIGHTING EXTERIOR

SCALE 12" = 1'-0"

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
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spsarchitects.com

PROJECT

FOXTOWN
RETAIL/COMMERCIAL
BUILDING

OWNER

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MT
PROJECT NUMBER	NIE-17-879
ISSUED FOR	CITY REVIEW
DATE	4.9.18

SHEET

BUILDING SIGNAGE

A402

\\sps-server\user-redirected\eric\My Documents\879 Building B 00_ericnesseth@spsarchitects.com.rvt

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

STEPHEN PERRY SMITH
ARCHITECTS, INC.

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PROJECT

FOXTOWN
RETAIL/COMMERCIAL
BUILDING

OWNER

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SPS
PROJECT NUMBER	NIE-17-879
ISSUED FOR	CITY REVIEW
DATE	6.04.18

SHEET

RENDERINGS

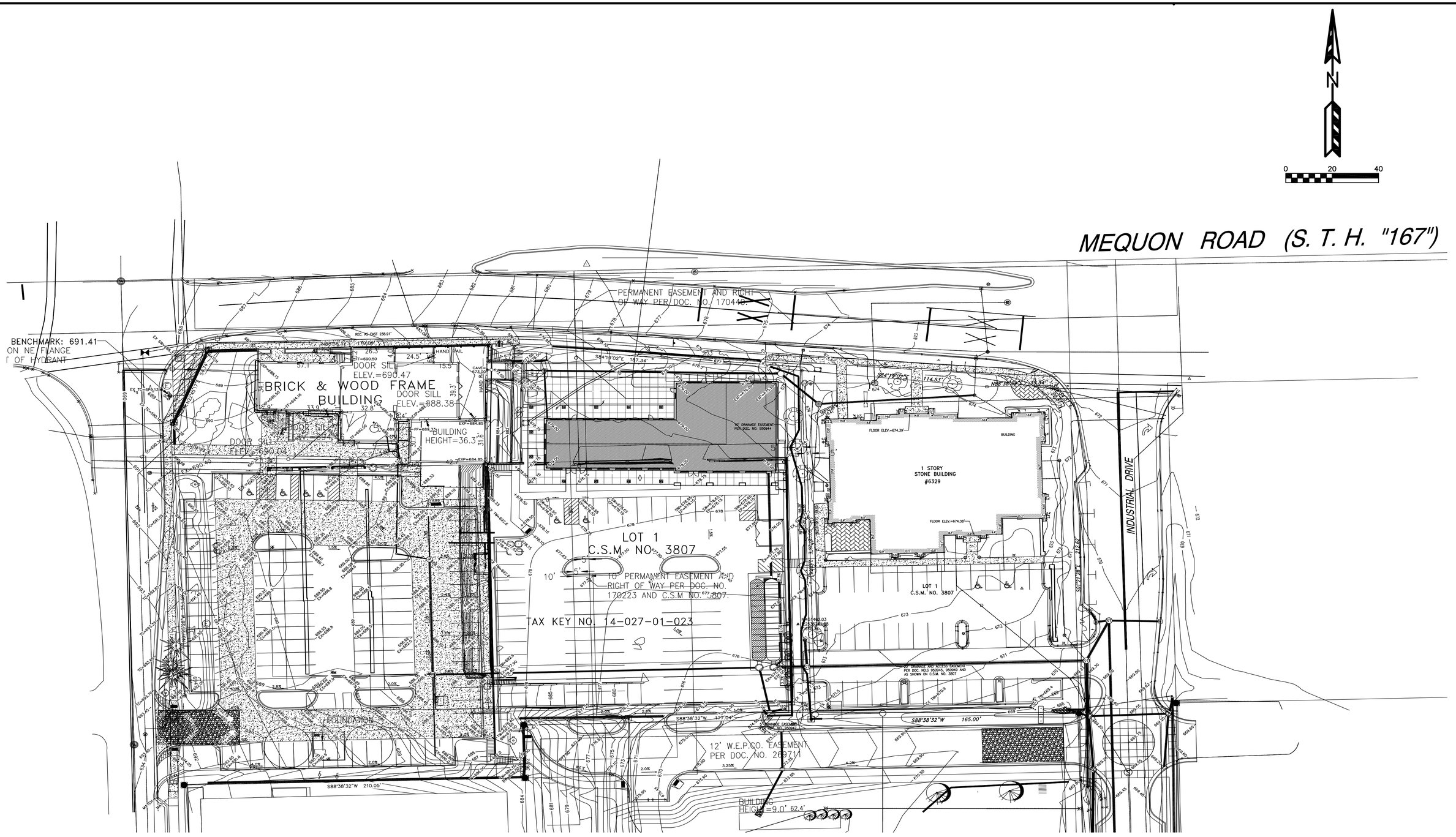
A403

C:\Users\marcel\Documents\879 Building B 0t_marcel.rvt

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

QUAM ENGINEERING, LLC 1519 E Washington St, Suite A, West Bend, WI 53095 (262) 338-6641 \PD-04-16\PD04BASE.DWG

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)



FOXTOWN – SITE B

TURNING MOVEMENT ANALYSIS
DATED: JUNE 4, 2018

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

QUAM ENGINEERING, LLC 1519 E Washington St, Suite A, West Bend, WI 53095 (262) 338-6641 \PD-04-16\PD04BASE.DWG

MEQUON ROAD

PROPOSED CONC. WALK

PATIO

BUILDING A
FFE=690.50

FFE=687.33

BUILDING B
FFE=679.00

TRASH

SITE B
1.123 ACRES

EXISTING BUILDING

EXISTING SIDEWALK

EXISTING ASPHALT

6" WAT

WAT

8" WAT

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CONCRETE SIDEWALK

N

0 20 40

FOXTOWN – SITE B

TURNING MOVEMENT ANALYSIS
DATED: JUNE 4, 2018

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

QUAM ENGINEERING, LLC 1519 E Washington St, Suite A, West Bend, WI 53095 (262) 338-6641 \PD-04-16\PD04BASE.DWG

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EXISTING BUILDING

EXISTING SIDEWALK

EXISTING ASPHALT

6" WAT — WAT — 6" WAT — WAT — 6" WAT — WAT — 6" WAT — WAT

8" WAT — WAT

8" WAT

N

0 20 40

FOXTOWN – SITE B

TURNING MOVEMENT ANALYSIS
DATED: JUNE 4, 2018

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Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

GENERAL PLAN NOTES

A. COMPLY WITH CODES, LAWS, ORDINANCES, RULES OF AUTHORITIES HAVING JURISDICTION.

B. GENERAL CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

C. ALL SHADED AREAS ARE NOT INCLUDED IN THE TENANT BUILD-OUT

D. DO NOT SCALE THE DRAWINGS, WRITTEN DIMENSIONS OR NOTES SHALL GOVERN, AND IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE ARCHITECT BEFORE PERFORMING ANY WORK IN QUESTION.

E. THE NOTE 'ALIGN' WILL SUPERSEDE ANY DIMENSIONAL NOTE AND IF THERE IS A DISCREPANCY, THE CONTRACTOR SHOULD CONSULT THE ARCHITECT.

F. IF THERE ARE ANY CONFLICTS BETWEEN FLOOR PLAN AND INTERIOR DETAILS AND ELEVATIONS, GENERAL CONTRACTOR TO CONSULT THE ARCHITECT.

G. CONTRACTOR TO PROVIDE A COMPLETE AND THOROUGH CLEANING FOR THE ENTIRE BUILD-OUT.

H. ALL INTERIOR GYPSUM BOARD PARTITIONS SHOULD BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. ANY PATCH WORK THAT IS REQUIRED ON EXISTING WALLS THAT ARE ADJACENT TO NEW WALLS SHALL BE FLUSH.

I. OWNER/TENANT WILL PROVIDE WORK NOTED "BY OTHER" OR "NIC" UNDER SEPARATE CONTRACT. GENERAL CONTRACTOR TO COORDINATE THIS WORK IN ORDER TO ASSURE APPROPRIATE INSTALLATION AND PROPER SEQUENCE OF INSTALLATION.

J. BUILDING OWNER AND TENANT TO APPROVE KEYING ALL NEW AND RE-KEYING OF EXISTING HARDWARE.

K. CONTRACTOR TO PROVIDE ALL WALL REINFORCING OR BLOCKING REQUIRED FOR ALL HARDWARE AND FIXTURES.

L. ALL DIMENSIONS ARE TO FACE OF MASONRY, CENTERLINES OF COLUMN LINES, OR NOMINAL DIMENSION OF PARTITION WALLS. NON-MODULAR WALLS ARE DIMENSIONED TO CRITICAL FACES.

M. GENERAL CONTRACTOR TO REPAIR BUILDING STANDARD FRAMES AND DOORS AND INSTALL AS INDICATED IN THE PROPOSED BUILD-OUT.

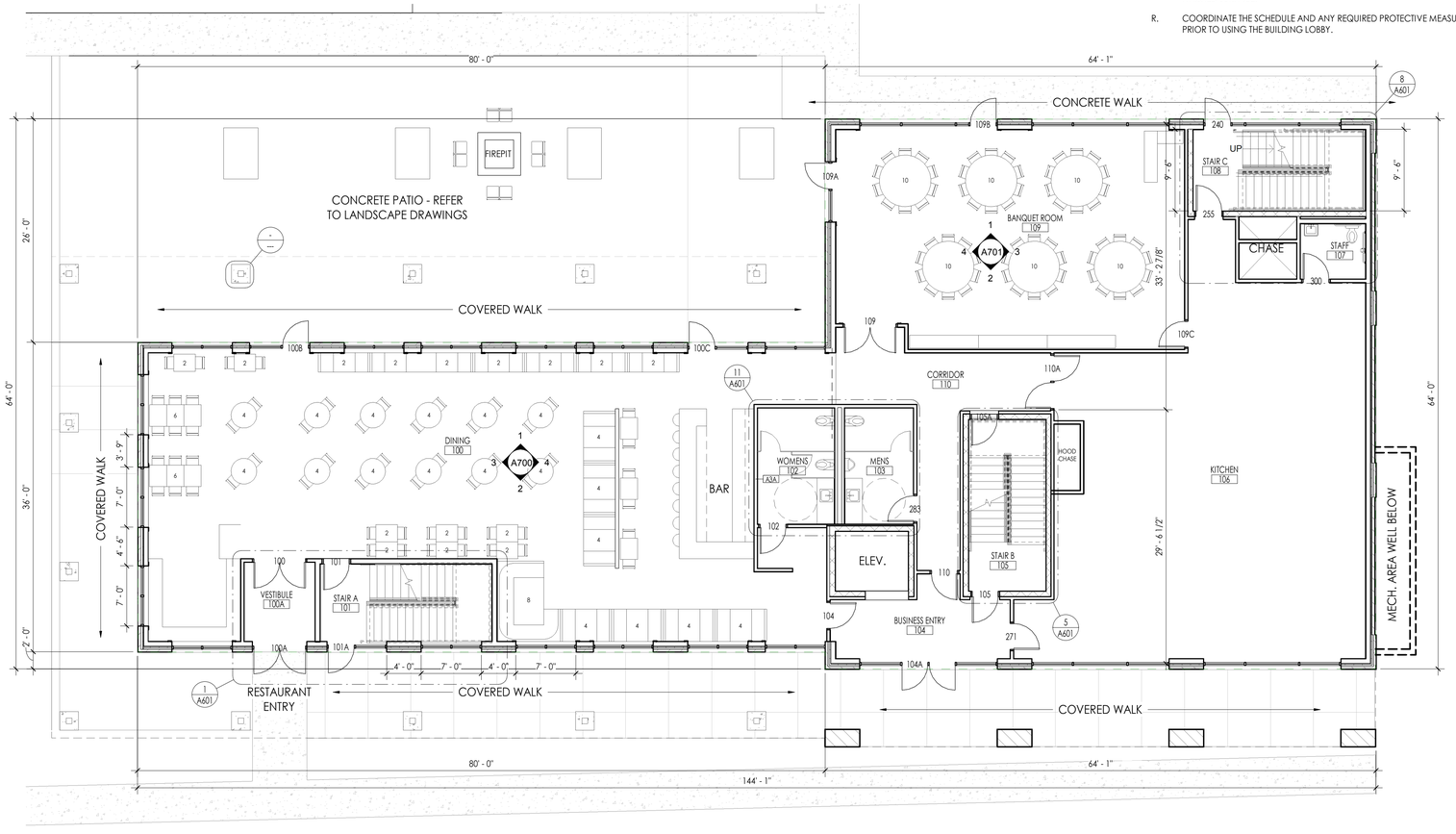
N. GENERAL CONTRACTOR TO INSTALL BUILDING STANDARD HARDWARE THAT IS IN PROPER WORKING ORDER.

O. ALL EXISTING WALLS TO BE REPAIRED AS REQUIRED AND PREPARED TO RECEIVE NEW WALL FINISHES.

P. REPAIR ALL FRAMES, DOORS, HARDWARE, ETC. THAT ARE SALVAGED PRIOR TO INSTALLATION IN TENANT SPACE.

Q. THE IMPRINTING OR ADHERING OF COMPANY CONTACT INFORMATION IS PROHIBITED ON ANY FINISHED SURFACE.

R. COORDINATE THE SCHEDULE AND ANY REQUIRED PROTECTIVE MEASURES WITH THE OWNER PRIOR TO USING THE BUILDING LOBBY.



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

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

FOXTOWN RETAIL/COMMERCIAL BUILDING

OWNER

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SPS
PROJECT NUMBER	NIE-17-879
ISSUED FOR	CITY REVIEW
DATE	6.04.18

SHEET

FIRST FLOOR PLAN

A101

\\sps-server\user-redirect\eric\My Documents\879 Building B 0q_ericnesseth@spsarchitects.com.rvt

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

GENERAL PLAN NOTES

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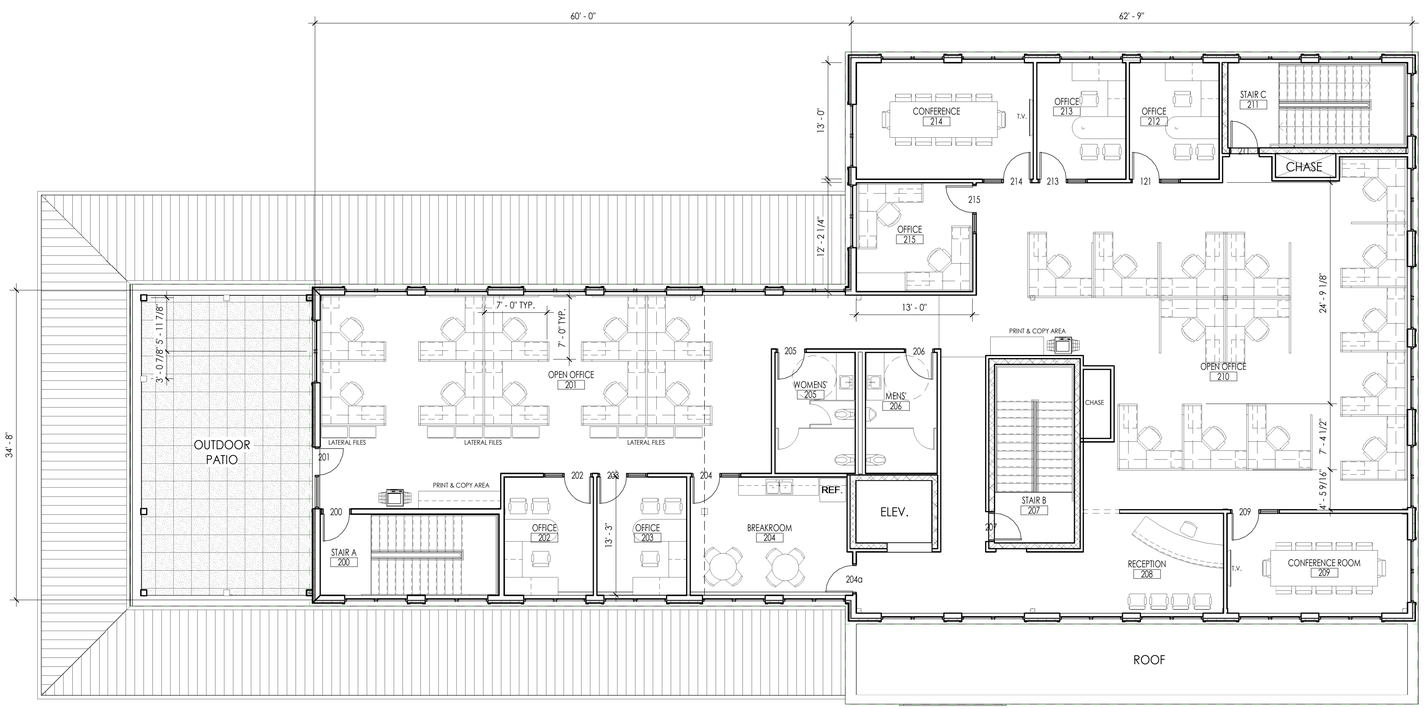


2 2ND FLOOR PLAN

SCALE 1/8" = 1'-0"

STEPHEN PERRY SMITH ARCHITECTS, INC.

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

PROJECT

FOXTOWN RETAIL/COMMERCIAL BUILDING

OWNER

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SPS
PROJECT NUMBER	NIE-17-879
ISSUED FOR	CITY REVIEW
DATE	6.04.18

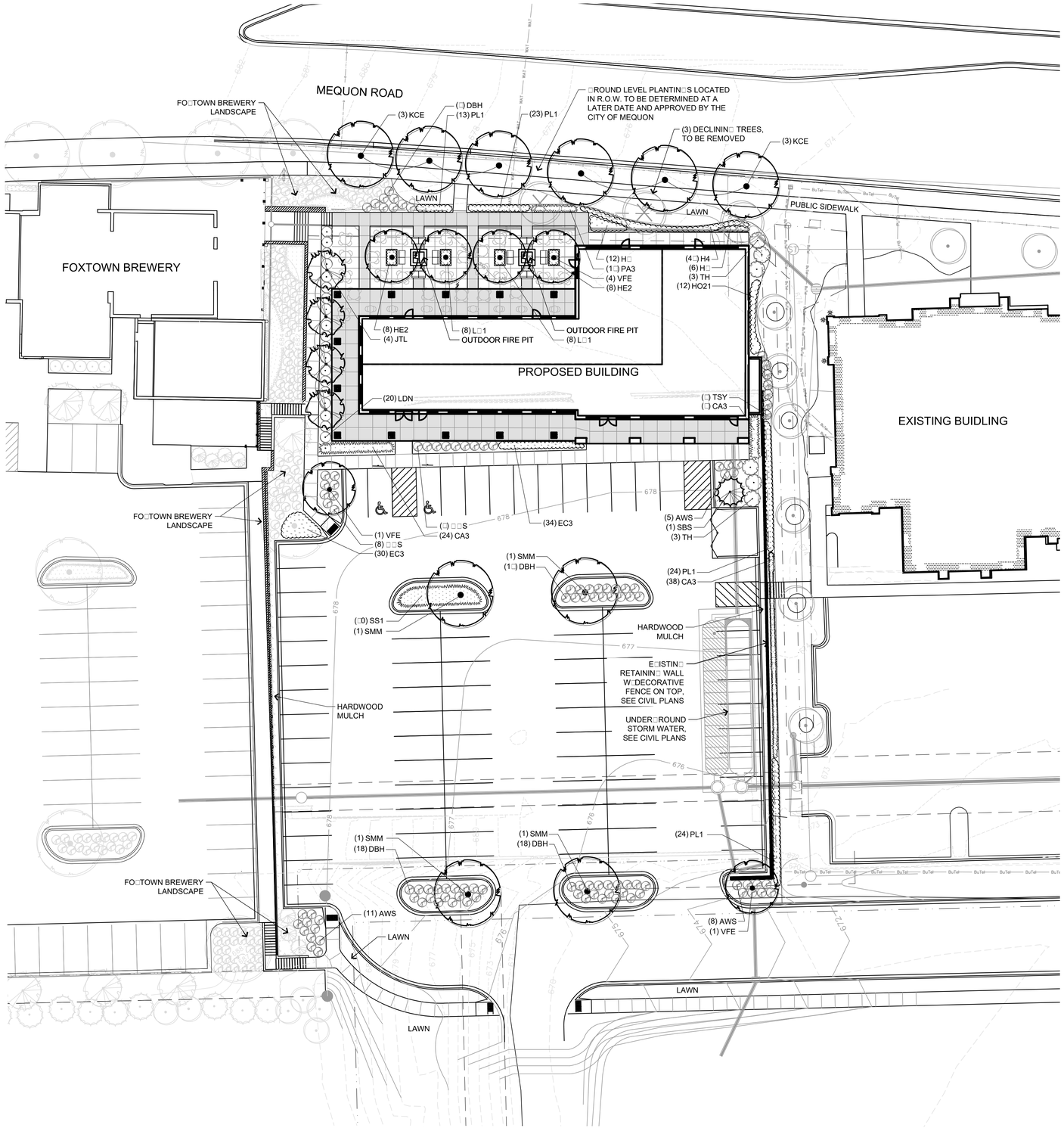
SHEET

SECOND FLOOR PLANS

A102

\\sps-server\user-redirected\eric\My Documents\879 Building B 0to_ericnesseth@spsarchitects.com.rvt

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)



PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SMM	4	State Street Miyabei Maple	Acer miyabei 'Morton' TM	3" CAL DBH	B&B	Full, matching heads
KCE	5	Espresso Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	3" CAL DBH	B&B	Full, matching heads
SBS	1	Serbian Spruce	Picea omorika	7' HT	B&B	Semi-sheared, fully branched to ground
JTL	4	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	3" CAL DBH	B&B	Full, matching heads
VFE	6	Valley Forge American Elm	Ulmus americana 'Valley Forge'	3" CAL DBH	B&B	Full, matching heads

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBH	62	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
TH	6	Tardiva Hydrangea	Hydrangea paniculata 'Tardiva'	36"HT	B&B	
LDN	20	Little Devil Dwarf Ninebark	Physocarpus opulifolius 'Little Devil' TM	24" HT	CONT.	
GGS	17	Glow Girl Birchleaf Spirea	Spiraea betulifolia 'Tor Gold'	24" HT	CONT.	
AWS	24	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	24" HT	CONT.	
TSY	7	Tauton Yew	Taxus x media 'Taunton'	24" SPD	CONT.	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA3	71	Overdam Feather Reed Grass	Calamagrostis x acutiflora 'Overdam'	1 GAL	POT	24" Spacing
PA3	17	Burgundy Bunny Fountain Grass	Pennisetum alopecuroides 'Burgundy Bunny'	1 GAL	POT	18" Spacing
SS1	90	Little Bluestem Grass	Schizachyrium scoparium	1 GAL	POT	18" Spacing

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC3	64	Wild Berry Coneflower	Echinacea purpurea 'PowWow Wild Berry'	4 1/2"	POT	18" Spacing
H4	47	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing
H7	18	Summer Wine Daylily	Hemerocallis x 'Summer Wine'	4 1/2"	POT	24" Spacing
HE2	16	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	4 1/2"	POT	18" Spacing
HO21	12	Blue Umbrellas Hosta	Hosta x 'Blue Umbrellas'	4 1/2"	POT	30" Spacing
LG1	16	Little Rocket Ligularia	Ligularia stenocephala 'Little Rocket'	4 1/2"	POT	18" Spacing
PL1	84	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	18" Spacing

□ENERAL LANDSCAPE NOTES

- ALL LANDSCAPE DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE CONSTRUCTION DOCUMENTS.
- ALL PLANTIN□S SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI □60.1 (LATEST VERSION)
- MULCH: ALL PLANTIN□ BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH, SEE SHEET L200.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND, SEE SHEET L200.
- RI□HT-OF-WAY PLANTIN□S TO BE DETERMINED PENDIN□ FINAL MEQUON TOWN CENTER REQUIREMENTS.
- DUE TO SITE CONSTRAINTS NOT ALL LANDSCAPE REQUIREMENTS HAVE BEEN SATISFIED PER MEQUON CODE.

KEY

EXISTING TREES AND SHRUBS TO REMAIN

EXISTING TREES TO BE REMOVED

PROPOSED TINTED CONCRETE (COLOR TBD)

PROPOSED STANDARD GRAY CONCRETE

PROPOSED CONCRETE WALKS

THIS PLAN IS FOR MUNICIPAL REVIEW
NOT FOR BIDDIN□
OR CONSTRUCTION PURPOSES

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (262) 432-□□10
Hearin□ Impaired TDD (800) 542-228□
www.DiggersHotline.com

THE LOCATIONS OF E□ISTIN□ UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPRO□IMATE. THERE MAY BE OTHER UNDER□ROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYIN□ THE E□ISTENCE AND LOCATION OF ALL UNDER□ROUND UTILITIES.

R.A. SMITH, ASSUMES NO RESPONSIBILITY FOR DAMA□ES, LIABILITY OR COSTS RESULTIN□ FROM CHAN□ES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE E□PRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

NORTH

0 10 20 40
□RAPHIC SCALE

DESCRIPTION	DATE
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raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI □Appleton, WI □Madison, WI □Cedarbur□, WI □Mount Pleasant, WI
Naperville, IL □Pittsbur□h, PA □Irvine, CA

FOXTOWN BREWERY
6411 W. MEQUON ROAD, MEQUON, WI

PRELIMINARY
LANDSCAPE PLAN

© COPYRIGHT 2018
R.A. Smith, Inc.

DATE: 04/09/2018
SCALE: 1" = 20'
JOB NO. 3170118
PROJECT MANAGER:
TOM MORTENSEN PLA, ALSA
DESIGNED BY: TM/LJH
CHECKED BY: TM

SHEET NUMBER
L100

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

elan LIGHTING
Your Trusted Source for Innovative Lighting Solutions
Milwaukee Main Office
N168 W21591 Ridge Drive, Suite F.
New Berlin, WI 53151
Phone: 262-785-0144
Fax: 262-785-9193

RIM=683.81
INV.=677.81 18" E.
INV.=676.81 18" N.

RIM=689.22
INV.=675.52

RIM=690.18
INV.=687.43 12" W.
INV.=687.48 12" E.

MEQUON ROAD (S. T. H. "167")

N88°%D38'32"E 2643.02'

NORTH LINE OF THE NE 1/4, SEC. 27, T9N, R21E.

PERMANENT EASEMENT AND RIGHT OF WAY PER DOC. NO. 170440.

FOUND MAG NAIL

FOUND MAG NAIL & NOTCH

FOUND MAG NAIL

6" GAS LINE

CONC. CURB

HAND RAIL

ACCESS

GRASS

PLANTINGS

STONE WALL

INDUSTRIAL DRIVE

LOT 1
C.S.M. NO. 3907

12' D.M.E. EASEMENT AND 12' W.E.P.O.D. EASEMENT PER DOC. NO. 269711

FOUND 1" IRON PIPE

FOUND 5/8" IRON ROD

GRAVEL EDGE

SAN. MH
RIM=689.74
INV.=680.14 10" N.
INV.=680.39 8" E.
INV.=680.09 15" S.
INV.=681.89 8" NW.

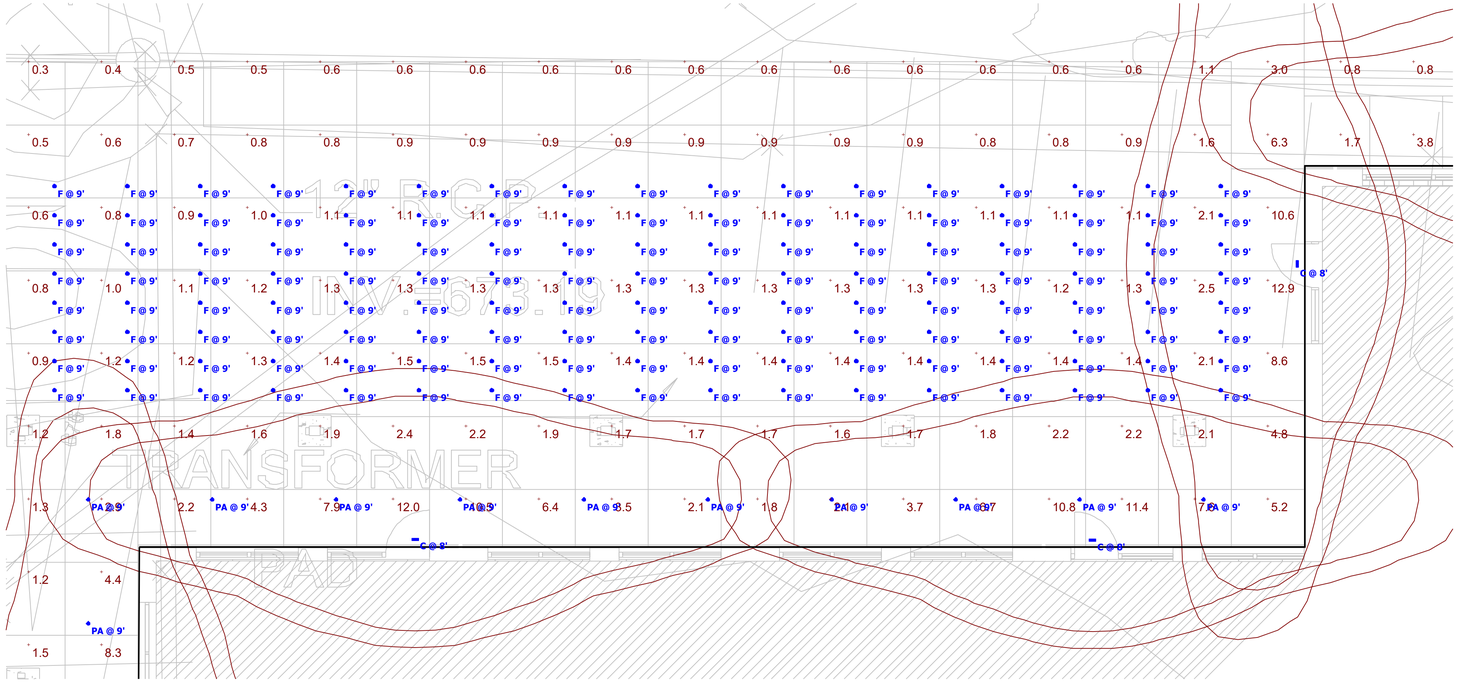
CHAIN LINK FENCE

GATE

FOXTOWN BUILDING "B"
ARGENTOS
SITE

Designer	
Date	8/17/2017
Scale	Not to Scale
Drawing No.	
Summary	

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	✳	1.9 fc	7.8 fc	0.4 fc	19.5:1	4.8:1
Site	+	1.6 fc	13.3 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Number Lamps	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	108	A	6	Spring City Elec Manufacturing Co	AGS-LE100-X2-40-CN5-GPLO	n/a	n/a	AGS-LE100-X2-40-CN5-GPLO.ies	73	0.95	95
	1	B	5	Spring City Electrical Manufacturing Co	AGS-LE100/X2-40-CR3-GPLO	N/A	N/A	AGS-LE100-X2-40-CR3-GPLO.ies	7358	0.95	95
	1	C	10	MULE LIGHTING, INC.	MERU-AC	Outdoor AC Unit	(8) LEDs	MERU-AC.ies	1581	0.95	16.4
	1	C(EX)	2	MULE LIGHTING, INC.	MERU-AC	EXISTING FROM BREWERY	(8) LEDs	MERU-AC.ies	1581	0.95	16.4
	1	F	136	Celestial Lighting	Hydra STL GF 24		120V 60HZ 1.5W 2400K	5FST19DIM824A.IES	70	0.95	1.5
	1	PA	31	Barn Lights with Green Creative lamp	BLE-S-WHS12-615-ST712-E26 WITH GREEN CREATIVE 5FST19DIM/824/A LAMP		120V 60HZ 5.5W 2400K	5FST19DIM824A.IES	393	0.95	4.9

elan LIGHTING
Your Trusted Source for Innovative Lighting Solutions
Milwaukee Main Office
N168 W21591 Ridgewood Drive, Suite F.
Germantown, WI 53022
New Berlin, WI 53151
Phone: 262-785-0144
Fax: 262-785-9193

FOXTOWN BUILDING "B"
ARGENTOS
SITE

Designer
Date 8/17/2017
Scale Not to Scale
Drawing No.
Summary

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

D-Series
LED Bollard

d-series

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Specifications

Diameter: 8" Round *(20.3 cm)*

Height: 42" *(106.7 cm)*

Weight (max): 27 lbs *(12.25 kg)*

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED								
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Control options**	**Other options**	**Finish** *(required)*
DSXB LED	**Asymmetric** 12C 12 LEDs[1] **Symmetric** 16C 16 LEDs[2]	350 350 mA 450 450 mA [3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3,4]	ASY Asymmetric [1] SYM Symmetric [2]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [4]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10V dim-ming driver (no controls) ELCW Emergency battery backup[6]	**Shipped installed** SF Single fuse (120, 277, 347V) [4,7] DF Double fuse (208, 240V) [4,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts [8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB [8]

NOTES

1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/AB4 option.

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
© 2012-2017 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1					
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1					
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1					
	Amber 450	16																348	22	1	0	1
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0					
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1					
	700	39	2,802	72	2	0	1	3,009	77	2	0	1	3,028	78	2	0	1					
	Amber 450	20																419	21	1	0	1

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

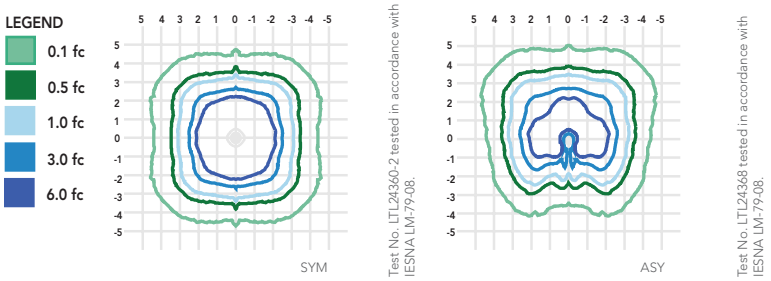
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Bollard homepage.

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION
One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

WARRANTY
Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

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

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Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

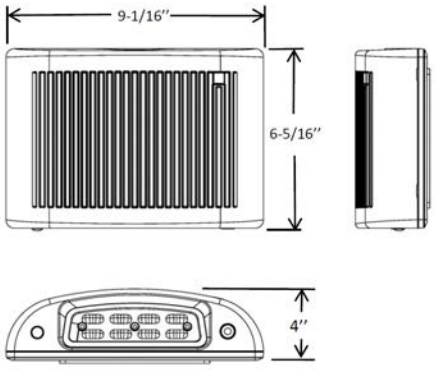
MERU Series

LED GENERAL & EMERGENCY LIGHTING

PROJECT:
FIXTURE TYPE:
LOCATION:
CONTACT/PHONE:

PRODUCT DESCRIPTION

The MERU Series is an architectural, low-profile outdoor light, offering "normally On" AC and emergency lighting with powerful LED illumination. The housing is fully sealed and gasketed, and has an IP65 rating. Designed for wall mounting with universal K/O pattern in back-plate for easy installation to most standard size junction boxes. Includes a single ½" NPT conduit entry in the top, center of the housing. Illumination provided by 8 high power LEDs which achieve 1,600 lumens in AC and 600 lumens in emergency. LED color at 4000K.



PRODUCT SPECIFICATIONS

CONSTRUCTION

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

ELECTRICAL

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

LAMPS

Supplied with eight (8) LG SMD 4000K LED'S • L70 > 72,000hours • 17 Watts total (32 Watts with IH option) • 1600 Lumens in AC mode, 600 Lumens in Emergency mode • Full cut-off optics for Dark Sky compliance

BATTERY

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

CODE COMPLIANCE

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

WARRANTY

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

ACEM Model (NiCad Battery Backup)

Integral photocell: Unit operates as a dusk to dawn luminaire a in the event of a power failure as an emergency light.
Remote Switched: The integral photocell can be defeated to all remote switching for normal operation. In the event of a power failure unit operates as an emergency light.

INSTALLATION

MOUNTING

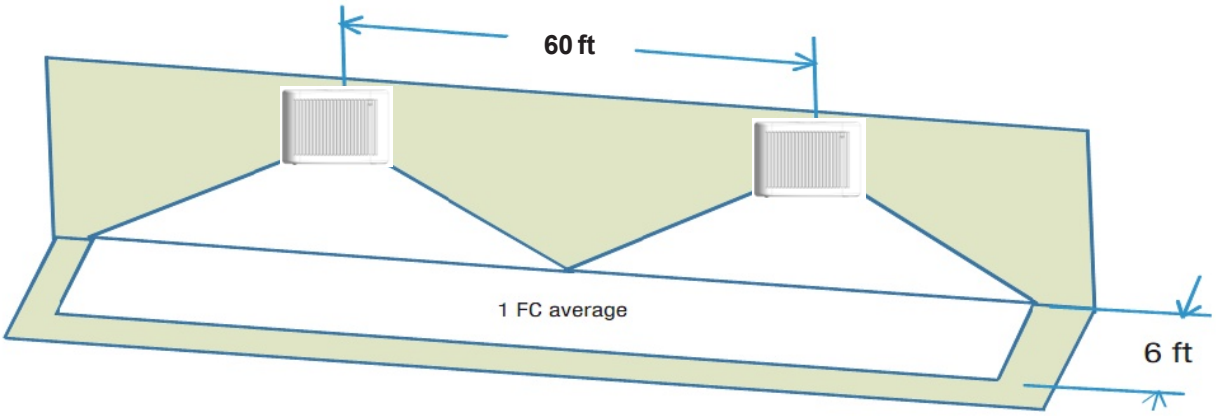
Suitable for indoor or outdoor wall mounting on junction box, or with surface conduit using the supplied 1/2" threaded top access • Mounting plate has molded universal mounting pattern for simple mounting over junction box.

ORDERING INFORMATION

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

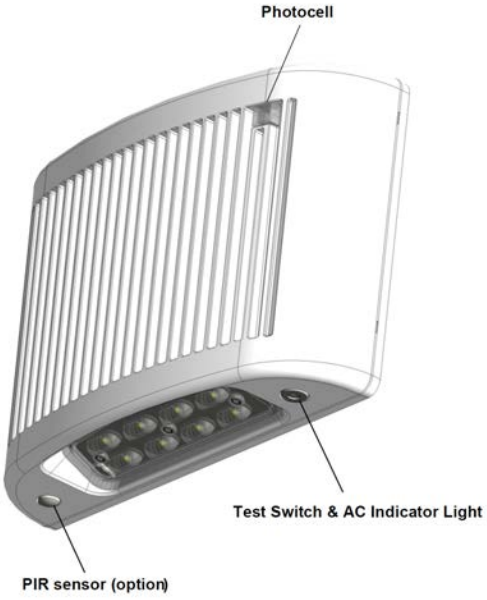
Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

PHOTOMETRICS



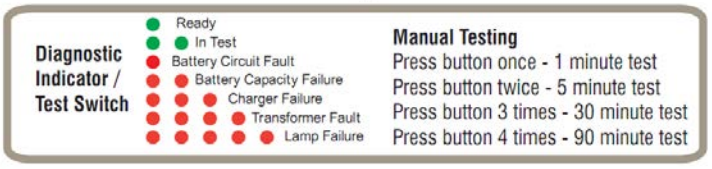
Note: Meets Life Safety Code standard minimum illuminance of 0.1 FC and average illuminance of 1.0 FC.
Illustration shown is a guideline for corridor center-to-center with 9 ft mounting height and Minimum 80-50-20 reflectance values.

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



SELF DIAGNOSTICS

Included Self Diagnostic



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

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

RLM SERIES

We strive to create lighting matching anyone's particular needs and sensibilities. That's why we construct our RLM lighting by hand, and offer numerous customization options. With options suitable for indoor and outdoor settings, any space can receive the unique style and durability found exclusively in our RLM lighting.

Made in the USA
Multiple Options
Porcelain Finishes Available

Quick Ship
Available in LED
Several Mounting Styles

BARN LIGHT USA™

REV 11.07.17

RLM SERIES

BARN LIGHT RLM FIXTURE FAMILY

Max Weight: 10.0 lbs

PROJECT NAME _____

PROJECT TYPE _____

SPS-0077

Customer Notes

BLE - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____

A B C D E F G H I J K

Example: BLE - G - WHB13 - 750 - G7 - 975 - CGG - 975 - FST - NA - E26 - NA

IMPORTANT: *(1) If LED option chosen, only available with LED11 & LED16 (2) Not available in LED (3) Guard/Glass options reduce incandescent wattage to 100W Max, GU24 Bi-Pin to 18W Max and LED Max to 1600 Lumens (4) Dry Location Only (5) Not available in Porcelain (6) Not available in Natural Finishes (7) Available in Guard/Glass LED only (8) Not available in Guard/Glass (9) Only available in 1/2 inch gooseneck arm (10) All Powder Coat finished shades feature a white interior (11) All Porcelain Enamel finished shades feature a white interior and a black outer rim (12) If Porcelain Finish selected, finish will be Painted-to-Match (13) Only applicable if LED Light Source is selected in Section J, select NA if another light source is selected*

A - MODEL

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

B - SHADE & SHADE SIZE

ASHLAND/AVALON:
WHA12 **WHA14** **WHA16**

ASTRO/AERO:
SBA12 **SBA14** **SBA16**

BANTAM ARTESIA:
WHBA8 [5,6,8] **WHBA10** [5,6,8]

CIRCLE B/CONOCO:
FCC10 **FCC12** **FCC15**

DISTRICT/DOMINION:
SBD12 **SBD14** **SBD16**

DRAKE/DINO:
WHD12 **WHD14**

ECLIPSE/ESSO:
WHE8 [1,9] **WHE10** [1,9]

MARATHON/MARITIME:
YDM12 [2,7] **YDM14** [2,7] **YDM16** [2,7]

OLD DIXIE/BOMBER:
WHB11 [1] **WHB13** **WHB15** **WHB17**

ORIGINAL/SKY CHIEF:
WHS12 **WHS14** **WHS16** **WHS18** [6] **WHS20** [6] **WHS24** [5,6] **WHS28** [5,6]

SKYLARK/SINCLAIR:
SBS10 [2] **SBS12** [2] **SBS14** [2] **SBS16** [2]

STARFIRE/SEASIDE:
RWS12 **RWS14** **RWS16**

STERLING:
DCS12 [6] **DCS14** [6] **DCS16** [6]

B - SHADE & SHADE SIZE (CONT.)

WESCO/WILCOX:
DBW8 [1] **DBW10** [1] **DBW12** **DBW14** [6] **DBW16** [6] **DBW20** [6]

UNIVERSAL/UNION:
WHU10 [1] **WHU12** **WHU14** **WHU16**

C - SHADE FINISH

PORCELAIN FINISHES: [11]

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

POWDER COAT FINISHES: [10]

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

NATURAL FINISHES:

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

D - MOUNTING

GOOSENECK OPTIONS:
G1 [6] **G2** [6] **G3** [6] **G4** [6] **G5** [6] **G6** [6] **G7** [6] **G8** [6] **G9** [6] **G10** [6] **G11** [6] **G12** [6] **G13** [6] **G14** **G15** **G16** [6] **G17** [6] **G19** [2,6] **G22** **G24** **G25** [6] **G26** [6] **G32** **G34** [6] **G35** [6] **G36** [6] **G40** [2,6] **G64** [6] **G65** [6]

CSA LISTED CORD OPTIONS:
SBK **CSR** **SWH** **CSGW** **CSW** **CSBG** **CSB** **CSBB** **CSBW** **CSBP** **CSRW** **CSUW**

NON-CSA LISTED CORD OPTIONS:
CBK **CRZ** **CMG** **TBW** **TBK** **TWH** **TRW** **TBR** **TBB** **TRD** **TPT**

STEM MOUNT OPTIONS:
ST506 **ST512** **ST518** **ST524** **ST536** **ST542** **ST548** **ST706** **ST712** **ST718** **ST724** **ST736** **ST742** **ST748**

FLUSH MOUNT OPTIONS:
FM

CHAIN MOUNT OPTIONS:
CN36 [6] **CN48** [6] **CN60** [6] **CN72** [6]

E - MOUNTING FINISH

*See **Section C** for Finish Options* [12]

F - OPTIONAL GUARD/WIRE CAGE

NA	None
TGG	Heavy Duty Guard [3]
CGG	Cast Guard [3]

F - OPTIONAL GUARD/WIRE CAGE (CONTINUED)

WGG	Wire Guard [3]
WC	Wire Cage

G - OPTIONAL GUARD/WIRE CAGE FINISH

*See **Section C** for Finish Options* [12]

H - GLASS OPTION

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

I - MOUNTING ACCESSORY

NA	Not Applicable
HSC	Hang Straight Canopy [6]
HDSM	Heavy Duty Stem Mount Canopy [2,6]
HDBP	Heavy Duty Backing Plate [2,6]
DD	Dusk-to-Dawn Photocell [2]
DBPC	Decorative Backing Plate Cover
LDBPC	LED Decorative Backing Plate Cover
DCHX	Decorative Backing Plate Cover & Hex Cover
LDCHX	LED Decorative Backing Plate Cover & Hex Cover

J - LIGHT SOURCE

LED11	11W LED, 850 Lumen [8]
LED16	16W LED, 1250 Lumen [8]
LED16.8	16W LED, 1600 Lumen [3]
LED27	27W LED, 2000 Lumen [8]
LED38	38W LED, 3000 Lumen [8]
LED43	43W LED, 4000 Lumen [8]
E26	200 Watt Max [3]
GU24	24 Bi-Pin, 23W Max [3]

K - COLOR TEMPERATURE [13]

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

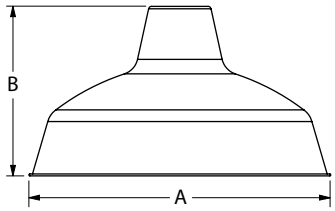
Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

B – SHADE & SHADE SIZE

All shades are constructed in our Titusville, Florida-based manufacturing facility. Beginning as a flat piece of metal, each shade is spun and carefully worked into its necessary shape. This entire process is completed by hand, giving our shades an unmatched quality and attention to detail. The edges are rolled, and the resulting shade is highly durable and stylish. 1100-0 Aluminum — ranging from 0.050" to 0.125" — is used for many shade styles. Our galvanized steel option is crafted from 20 Ga Sheet Metal.

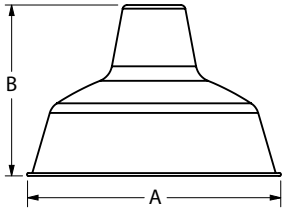
WAREHOUSE SERIES

ASHLAND/AVALON



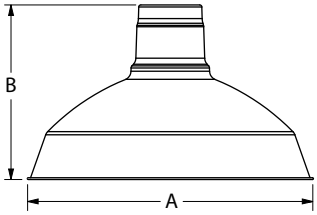
	Diameter (A)	Height (B)
WHA12	12"	6.75"
WHA14	14"	7.75"
WHA16	16"	8.5"

BANTAM ARTESIA



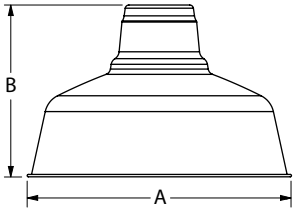
	Diameter (A)	Height (B)
WHBA8	8"	5.3"
WHBA10	10"	6"

DRAKE/DINO



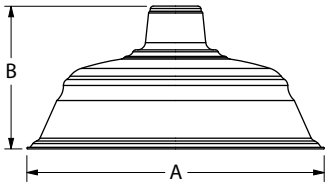
	Diameter (A)	Height (B)
WHD12	12"	7.75"
WHD14	14"	8.5"

ECLIPSE/ESSO



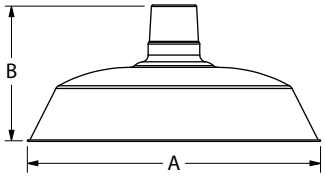
	Diameter (A)	Height (B)
WHE08	8"	5.25"
WHE10	10"	6.5"

OLD DIXIE/BOMBER



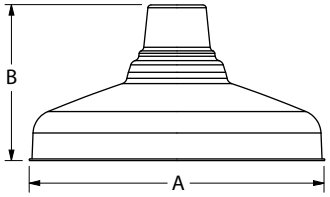
	Diameter (A)	Height (B)
WHB11	11"	6"
WHB13	13"	6"
WHB15	15"	7"
WHB17	17"	8.25"

ORIGINAL/SKY CHIEF



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

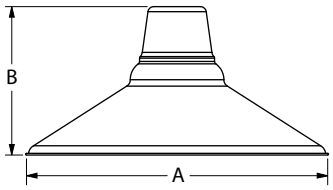
UNIVERSAL/UNION



	Diameter (A)	Height (B)
WHU10	10"	7"
WHU12	12"	7"
WHU14	14"	7.5"

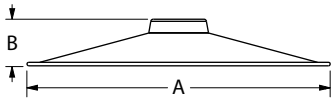
SHALLOW BOWL SERIES

ASTRO/AERO



	Diameter (A)	Height (B)
SBA12	12"	6.25"
SBA14	14"	7"
SBA16	16"	7.75"

CIRCLE B/CONOCO



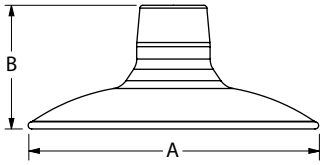
	Diameter (A)	Height (B)
FCC10	10"	1.75"
FCC12	12"	1.75"
FCC15	15"	2.25"

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

B – SHADE & SHADE SIZE (CONTINUED)

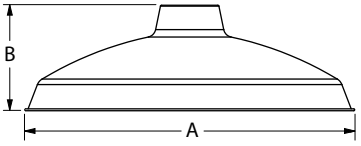
SHALLOW BOWL SERIES (CONTINUED)

DISTRICT/DOMINION



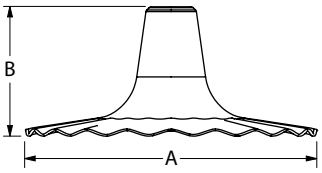
	Diameter (A)	Height (B)
SBD12	12″	5.25″
SBD14	14″	6″
SBD16	16″	6.75″

MARATHON/MARITIME



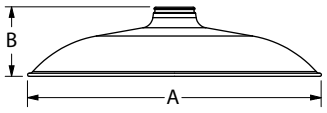
	Diameter (A)	Height (B)
YDM12	12″	3.5″
YDM14	14″	4.25″
YDM16	16″	5″

SEASIDE/STARFIRE



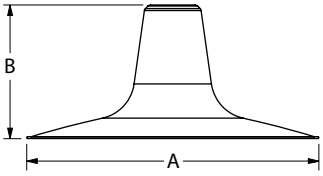
	Diameter (A)	Height (B)
RWS12	12″	5.75″
RWS14	14″	6.25″
RWS16	16″	7″

SKYLARK/SINCLAIR



	Diameter (A)	Height (B)
SBS10	10″	3.25″
SBS12	12″	3.25″
SBS14	14″	3.25″
SBS16	16″	3.25″

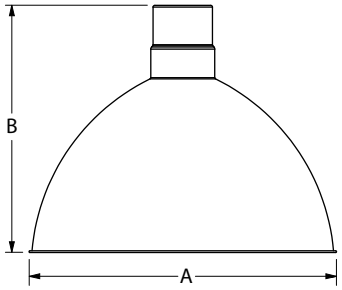
SUMMIT/STERLING



	Diameter (A)	Height (B)
DCS12	12″	5.75″
DCS14	14″	6.25″
DCS16	16″	7″

DEEP BOWL SERIES

WESCO/WILCOX



	Diameter (A)	Height (B)
DBW8	8″	8.25″
DBW10	10″	9″
DBW12	12″	9.75″
DBW14	14″	11.25″
DBW16	16″	12.75″
DBW20	20″	16.3″

C – SHADE FINISH

Coating shades with porcelain enamel dates back to the earliest lighting manufacturers, but this process eventually fell out of favor when companies began mass producing their fixtures. Drawn to this material because of its unmatched durability, we revived the use of porcelain in our fixtures. Multiple layers of porcelain are applied to our handmade steel shades, providing additional protection not found in other options. All finish colors feature a white interior and a black outer rim. Along with its many years of service and bright finish colors, porcelain is easily cleaned with soap and water.

PORCELAIN FINISHES

150 BLACK | 250 WHITE | 350 VINTAGE GREEN | 355 JADITE | 455 CHERRY RED | 550 YELLOW

650 BRONZE | 750 COBALT BLUE | 765 DELPHITE BLUE | 850 GRAPHITE | 950 METALLIC CHROME

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

C – SHADE FINISH (CONTINUED)

Similar to the other stages in our manufacturing process, we apply the powder coat finish by hand. Ranging from bright and lively to more subdued colors, there's a finish matching any space's needs. The interior of every shade is completed with a white finish. Select shades are available with the "Paint to Match" option, which replicates the colors of our porcelain finishes. The powder coat is durable, able to withstand installation in outdoor settings and high traffic commercial venues.

POWDER COAT FINISHES

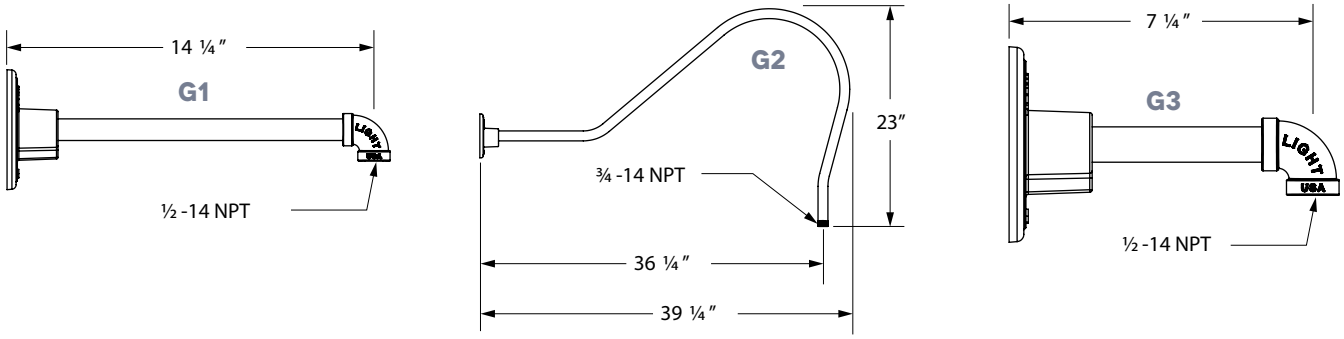
Available in copper and brass, these shades show off the natural look of these elegant metals. Handspun from solid metal, these shades are constructed with a careful attention to detail. The raw copper develops into a patina in time, but with regular care, the shade maintains its initial glistening surface. Both copper and brass are offered with finish options, which are intended enhance the metal's natural charms.

NATURAL FINISHES

D – MOUNTING

Five different mounting options — gooseneck, cord hung, stem mount, chain hung, and flush mount — allow our shades to be installed in a variety of applications.

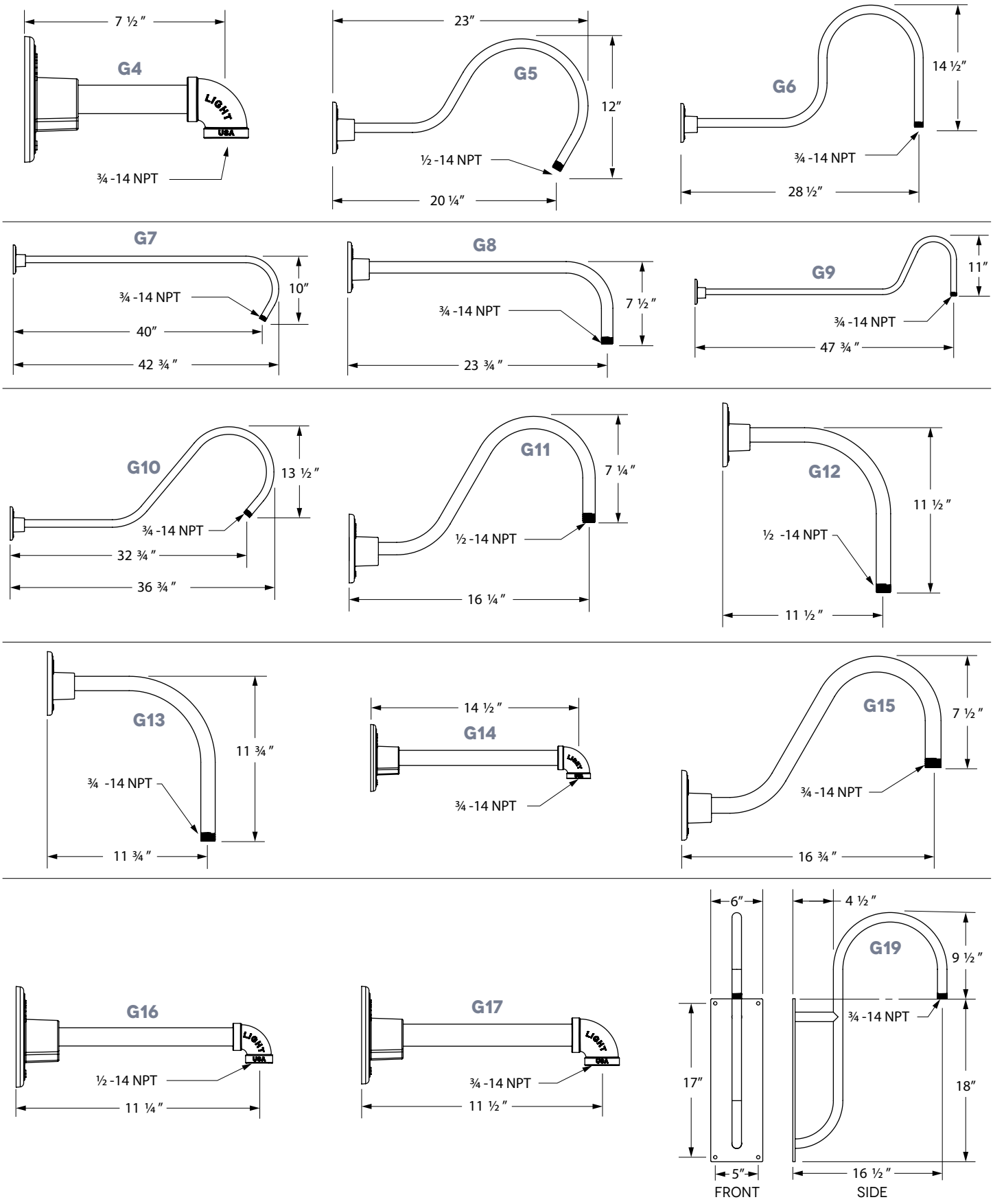
GOOSENECKS



Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

D – MOUNTING (CONTINUED)

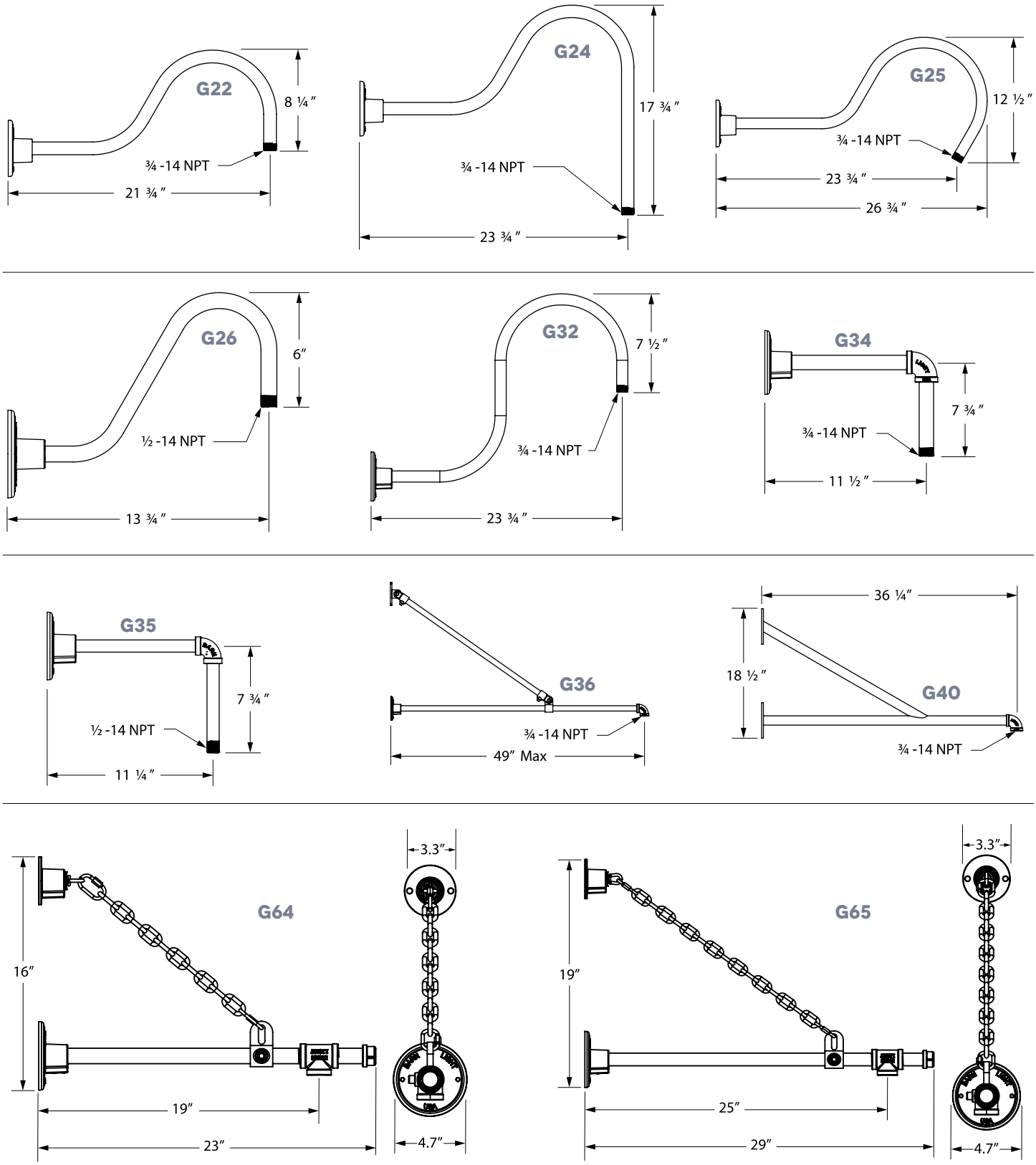
GOOSENECKS (CONTINUED)



Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

D – MOUNTING (CONTINUED)

GOOSENECKS (CONTINUED)



Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

G – MOUNTING (CONTINUED)

CORD OPTIONS

CSA LISTED CORD OPTIONS

For Damp Locations

SBK STANDARD BLACK CORD

SWH STANDARD WHITE CORD

CSB BLACK CLOTH CORD

CSW WHITE CLOTH CORD

CSR RED CLOTH CORD

CSBW BLACK & WHITE CLOTH CORD

CSGW GOLD & WHITE CLOTH CORD

CSBG BLACK & GOLD CLOTH CORD

CSRW RED & WHITE CLOTH CORD

CSUW BLUE & WHITE CLOTH CORD

CSBP BLACK & PINK CLOTH CORD

CSBB BROWN & BLACK CHEVRON CLOTH CORD

NON-CSA LISTED CORD OPTIONS

Dry Locations Only

TBW BLACK & WHITE CHEVRON COTTON TWIST

TBK BLACK COTTON TWIST

TPT PUTTY COTTON TWIST

CRZ RED CHEVRON CORD

TRW RED & WHITE CHEVRON COTTON TWIST

TRD RED COTTON TWIST

CBK BLACK COTTON CORD

CMG GREY COTTON CORD

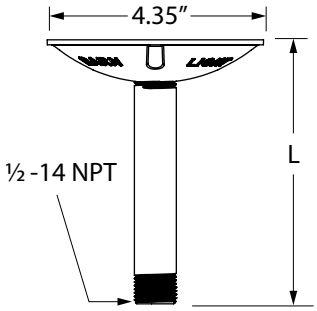
TBB BROWN & BEIGE CHEVRON COTTON TWIST

TBR BROWN COTTON TWIST

TWH WHITE COTTON TWIST

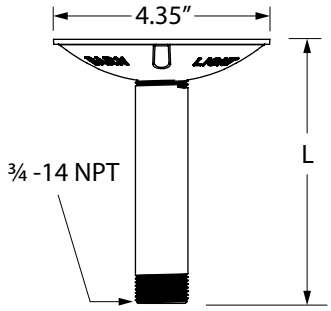
OTHER MOUNTING OPTIONS

½ STEM MOUNT (ST5XX)



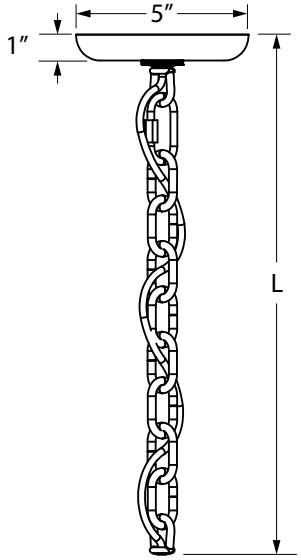
	Length (L)
ST506	6″
ST512	12″
ST518	18″
ST524	24″
ST536	36″
ST542	42″
ST548	48″

¾ STEM MOUNT (ST7XX)



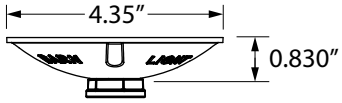
	Length (L)
ST706	6″
ST712	12″
ST718	18″
ST724	24″
ST736	36″
ST742	42″
ST748	48″

CHAIN HUNG (CNXX)



	Length (L)
CN36	36″
CN48	48″
CN60	60″
CN72	72″

FLUSH MOUNT (FM)

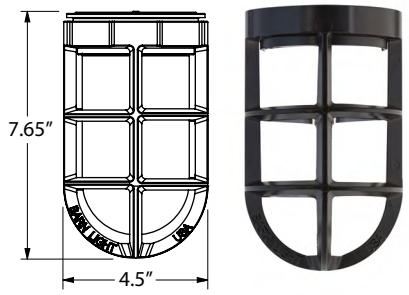


Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

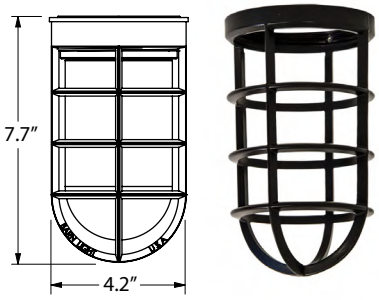
F - OPTIONAL GUARD/WIRE CAGE

Several optional decorative — yet functional — accessories are available to these shades. Three guard styles — ranging from a "heavy duty" option to a thinner, lightweight wire guard — enclose the bulb itself, while the wire cages attach to the shade's outer brim.

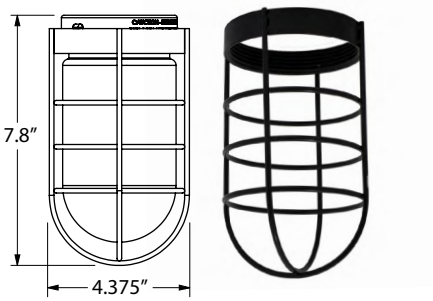
HEAVY DUTY GUARD (TGG)



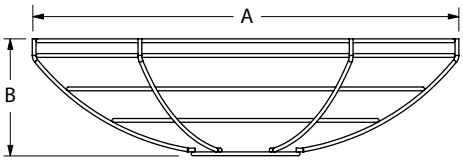
CAST GUARD (CGG)



WIRE GUARD (WGG)



WIRE CAGE (WC)



Diameter (A)	Height (B)
8″	2.7″
10″	2.9″
11″	3.2″
12″	3.4″
13″	3.7″
14″	3.9″
15″	4.2″
16″	4.4″
17″	4.7″
18″	4.9″
20″	5″

H - GLASS OPTION

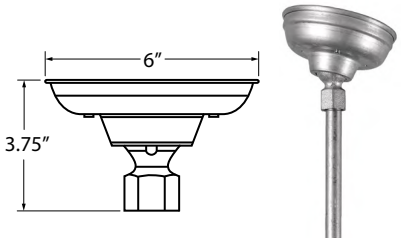
A glass jelly jar is inserted into the guard to complete the fixture's look. Six different styles are available for the glass.

CLR CLEAR | **FST** FROSTED | **RIB** RIBBED | **CCR** CLEAR CRACKLE | **SMK** SMOKE CRACKLE | **HCR** HONEY CRACKLE

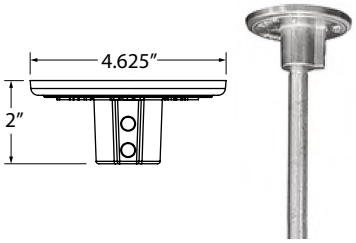
I - MOUNTING ACCESSORY

The various canopy and backing plate options helps the mountings meet the specific needs of any location.

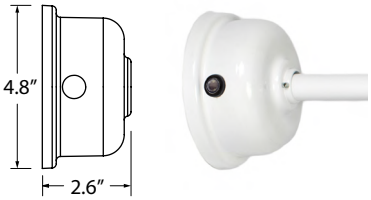
HANG STRAIGHT CANOPY (HSC)



HEAVY DUTY STEM MOUNT CANOPY (HDSM)



DUSK-TO-DAWN PHOTOCELL (DD)

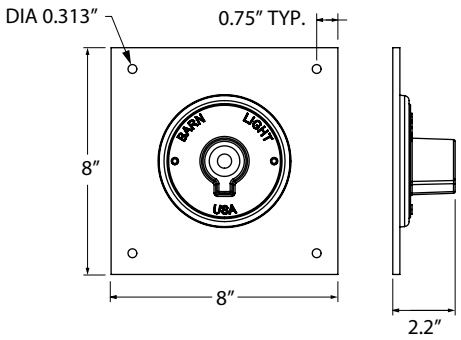


***ONLY AVAILABLE FOR GOOSENECK FIXTURES*

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

I – MOUNTING ACCESSORY (CONTINUED)

HEAVY DUTY WALL BACKING PLATE (HDBP)



DECORATIVE BACKING PLATE COVER & HEX COUPLE COVER (DCHX)

NOT PICTURED: **LED DECORATIVE BACKING PLATE COVER (LDBPC)**

J – LIGHT SOURCE

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

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

LED MODULE SPECIFICATION:

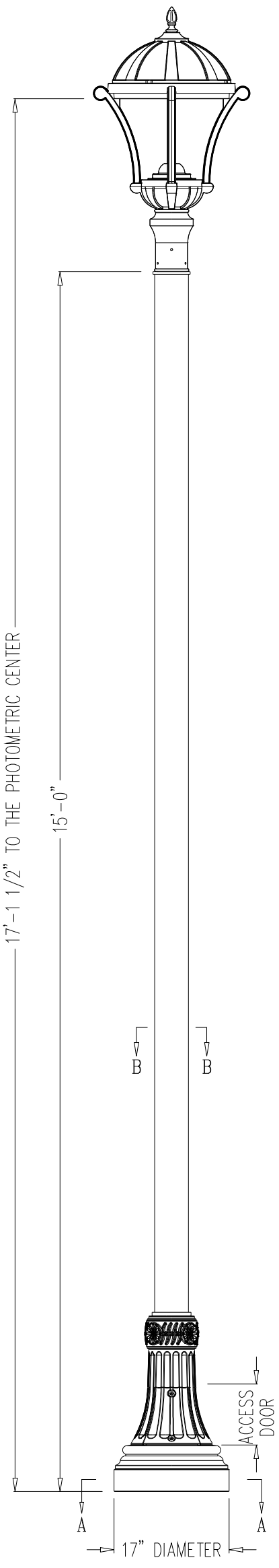
COLOR RENDERING INDEX: >90 CRI

AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K

LUMEN MAINTENANCE (L70): 50,000 HOURS

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

This drawing is property of Spring City Elect. Mfg. and is issued to the recipient with the understanding that it shall not be copied, duplicated, passed on to unauthorized parties, nor used for any purpose other than that for which it is specifically furnished except with Spring City's written permission.

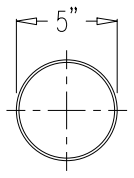


LUMINAIRE SPECIFICATIONS

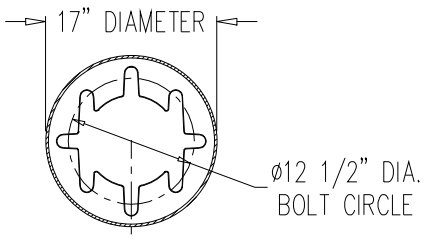
STYLE:	RICHMOND LED
HEIGHT:	39"
WIDTH:	23 1/8"
MATERIAL:	CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
FINISH:	POWDER COAT - RIVER TEXTURE GLOSS BLACK
LAMPING:	80 WATT LED
VOLTAGE:	ELECTRONIC WIRED AT 120-277 VOLTS
COLOR TEMP:	3000K (WARM WHITE)
DISTRIBUTION:	TYPE III (ASYMMETRIC)
OPTICS:	CROSSFIRE REFRACTIVE
PANEL:	FLAT GLASS PANEL
CATALOG NO.	ALMRCH-LE080/EVX/X2-30-CR3-GPLO-FBR-CU

LAMP POST SPECIFICATIONS

STYLE:	NORTHAMPTON
HEIGHT:	15'-0"
PHOTOMETRIC CENTER:	17'-1 1/2"
BASE:	17" DIAMETER
MATERIAL:	
SHAFT:	5" DIA. 6061 ALLOY ALUMINUM TUBE (0.125" WALL)
BASE:	CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
FINISH:	POWDER COATED - RIVER TEXTURE GLOSS BLACK
ACCESS DOOR:	LOCATED IN BASE SECURED WITH TAMPER PROOF HEX SOCKET SECURITY MACHINE SCREWS
GROUND STUD PROVISIONS:	DRILL AND TAP INSIDE WALL OF BASE OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (STUD SUPPLIED BY OTHERS)
ANCHOR BOLTS:	(4) 3/4" (ANCHOR BOLTS BY OTHERS)
BOLT PROJECTION:	3" REQUIRED
TENON:	4" DIA. X 4" HIGH
CATALOG NO.:	APSNRT-17-15.00-S5-TN4.00/4.00-CU



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



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

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

DESCRIPTION	THE RICHMOND LUMINAIRE ATOP THE NORTHAMPTON POST		
CUSTOMER / JOB	FOXTOWN BREWERY - MEQUON, WI		
SCALE	DRAWN BY:	DATE	DRAWING NO.
N.T.S.	W.R.W.	01-10-18	S104066

Attachment: Packet (3254 : Fox Town Brewing Co., Inc.)

City of Mequon

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

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

TO: **Planning Commission**

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

DATE: **June 11, 2018**

SUBJECT: **Spur 16. The applicant is seeking building and site plan approval to allow for a mixed use development located at 6300 W. Mequon Road.**

Applicant:	Shaffer Development LLC
Status of Applicant:	Owner
Requested:	Building Plan Approval Landscape Plan Approval
Existing Zoning:	TC (Town Center) PUD (Planned Unit Development) C-2 (Conservancy)
Existing Land Use Plan:	Town Center Critical Environment
Lot size:	13.97 acres
Location:	6200 and 6300 W. Mequon Road 11300-11350 N. Buntrock Avenue
Tax Key:	#14-050-02-020.01
District:	#2

Background: The applicant requests building and site plan approval for the three commercial buildings in Phase II of the mixed-use development as well as final landscaping approval for the space between the buildings and Mequon Road. The Common Council approved the PUD Ordinance 2016-1476 on September 13, 2016 (see attached).

Building Designs:

Building A (Small Public Works Building)

The 4,800 square foot building is now shown as a multi-tenant building which includes separate areas for yoga and pilates with a shared office space. The proposed design maintains the historical character of the building by keeping the existing brick and architectural details intact. The elevations comply with the 80% primary material requirement since the entire façade is constructed of brick. The elevations show that all of the existing overhead doors and windows on the building will be replaced with clear glass. The plan also shows new fabric awnings on the south and west elevations and a steel awning on the south façade in accordance with the requirements of the PUD. The applicant did not add any additional windows to the building and it does fall short of the 60% minimum fenestration requirement. Overall, staff is supportive of

the updated building design. Staff recommends a condition of approval final review and approval of the design and material of the proposed awnings.

The plan does not detail any mechanical equipment on the roof top or adjacent to the building. Staff recommends a condition of approval, that all mechanical equipment shall be screened from public view.

The plan shows signage for both of the proposed tenants of the building for reference. The applicant is not requesting any waivers to the code at this time.

Building B (Large Public Works Building)

The 10,900 square foot building will be used a public market that will include multiple food and retail vendors. The building maintains the existing brick as the primary material and with added reclaimed wood around the trash/mechanical enclosure. The building plans shows all the existing glass block windows will be replaced with glass windows. All of the existing overhead doors will be replaced with fixed glass windows. There is a covered outdoor seating area with wooded supports and a corrugated metal roof structure. The south elevation includes a corrugated metal wall screen that will conceal the exiting window openings that will now be part of the restrooms. The east elevation includes a number of existing glass block windows that will be replaced with clear glass. Several of the windows will be partially obscured by mechanical exhaust hoods (see attached drawing). The hoods will be located approximately 1.5 feet from the window and will be finished with stainless steel. Staff will continue to work with the applicant to determine the most aesthetically appropriate solution to the issue. The three exhaust vents for the kitchen hoods will be visible on the roof along the east elevation. Staff looked at possible screening solutions to mitigate the visual impact of the equipment but felt that the potential screening design would end up being a less attractive solution.

The plan shows wall signage for the public market for reference. The applicant is still working out final details for the individual tenants which will more than likely be located on a freestanding sign.

Building C (Former Ross Wells Building)

The 5,400 square foot building will be occupied by the St. Paul Fish Company. The plan shows a majority of the existing windows and garage doors will be replaced with glass. The main entrance to the building will be located on the west elevation via a new vestibule constructed of glass and reclaimed wood. The plan also shows a wood and steel trellis that extends to the south to provide a clear access path for pedestrians arriving along Mequon Road. A trash enclosure and walk in cooler will be added to the north end of the building with the same reclaimed wood as shown on the entryway vestibule. There is outdoor seating shown at the southeast corner of the building and on the southwest portion of the site. The outdoor seating area at the southeast corner will include a wood and steel trellis enclosure similar to what is proposed on the west elevation. The plan shows mechanical equipment on the roof top that is screened with the same reclaimed wood as the entry vestibule and cooler addition.

The plan shows signage for the proposed tenant of the building for reference. The applicant will return for sign plan approval that will include waivers for the painted signage on the smokestack and the walls. At this time, the applicant is looking for feedback from the Planning Commission on the size, design and location of the signage. Staff supports the uniqueness of the signs because it suits the architecture and historic nature of the building and site.

Landscaping Plan:

The landscaping plan for the majority of the site was approved as part of the site plan approval for Phase II. The applicant was required to return to Planning Commission for the area between

the commercial buildings and Mequon Road once final tenants for the buildings was determined. Now that all tenants have been identified for the three commercial buildings, the applicant has prepared an updated landscape plan for the area in the front setback. The proposed landscaping plan does a nice job on activating the spaces between the buildings and the street. The plan incorporates numerous outdoor dining locations, gathering spaces, a concert stage and a storm water retention area that incorporates the river theme of the Town Center. Staff is supportive of the proposed improvements to the landscaping plan and other proposed amenities however additional detail is necessary to truly understand the selections. Staff recommends review and approval of all the details associated with the proposed improvements including but not limited to product types, material selection, and color palette.

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

Access is provided through two proposed private roadway connections, one onto Mequon Road (STH167) via an access point north of the Industrial Drive extended, and a second onto North Buntrock Avenue, north of the City of Mequon Public Safety Building. The access was approved with the Phase 1 Planning Commission approval and the subsequent construction plan review and approval.
The site is located within the City's sewer service area and connection to the public utility is required. The utility connections were approved with the Phase 1 construction plans.
The site proposes an increase in impervious surface in excess of one half acre and therefore requires a storm water management plan (SWMP). The SWMP was approved with the Phase 1 construction plans. A cistern is indicated on the plans south of the Public Market Building. The cistern would be required to be incorporated into the SWMP and the stormwater maintenance and easement agreement.
The proposed hardscape and grading was not approved with the Phase 1 construction plans and requires City review for conformance with the Standard Specifications for Land Development.
The site proposes land disturbance in excess of one acre. A City of Mequon Erosion Control Permit was issued with the Phase 1 construction plans.
Staff Recommendation:
Staff recommends approval of the building and site plan based on the following conditions:

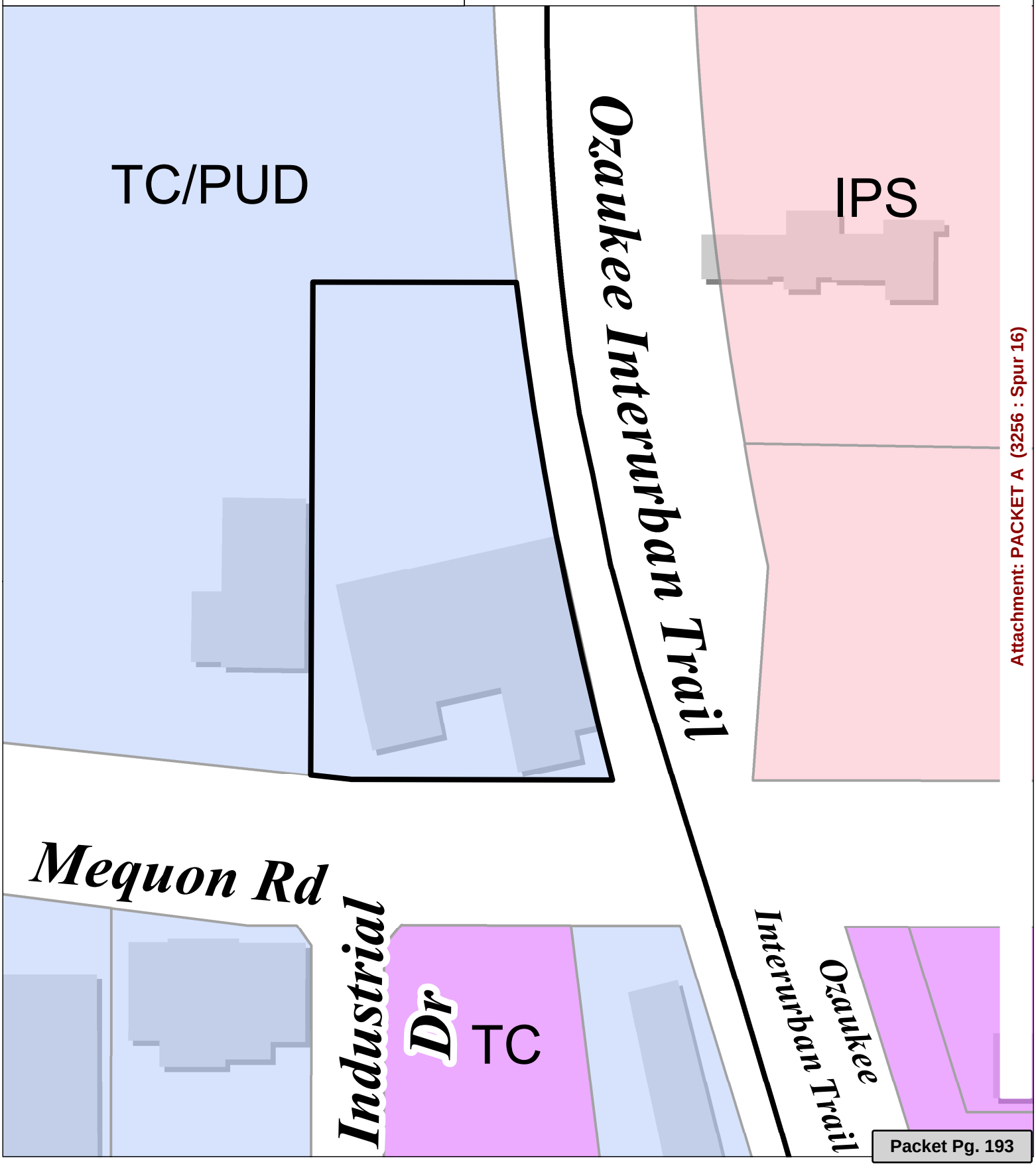
1. Staff review and approval of the proposed awnings on the small public works building.
2. The internal office wall in the small public works building shall intersect with a window mullion.
3. All windows shall be designed with clear glass and comply with the obstruction requirements of the TC zoning code.
4. Staff review and approval of all the details associated with the proposed improvements including but not limited to product types, material selection, and color palette.
5. Final staff review and approval of site, landscaping, elevations, floor plans, dumpster screening and lighting plans prior to the issuance of permits.
6. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
7. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
8. Engineering Department review and approval of grading and drainage plans in conformance to City ordinances and the Standard Specifications for Land Development.

9. Approval of the required revision to the 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.

Attachments:
PACKET A (PDF)

Spur 16

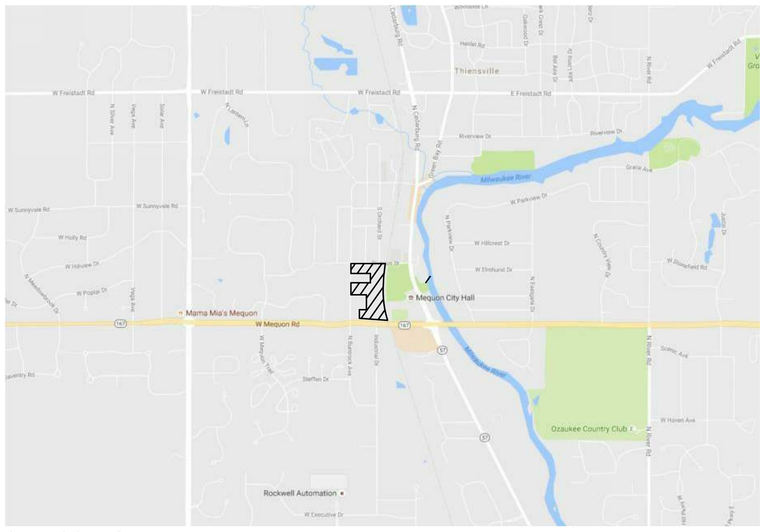
AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family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



Attachment: PACKET A (3256 : Spur 16)

Mequon Town Center II - Spur 16 Commercial

MEQUON, WISCONSIN



SITE LOCATION

CONTENTS

1.	**LANDSCAPE PLAN**	**1**
2	**WELLNESS BUILDING**	
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	ELEVATIONS	3
	PERSPECTIVE	4
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3.	**MARKET BUILDING**	
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	SITE ELEMENTS	15
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	PERSPECTIVE	17
5.	**AERIAL VIEWS**	**18-19**

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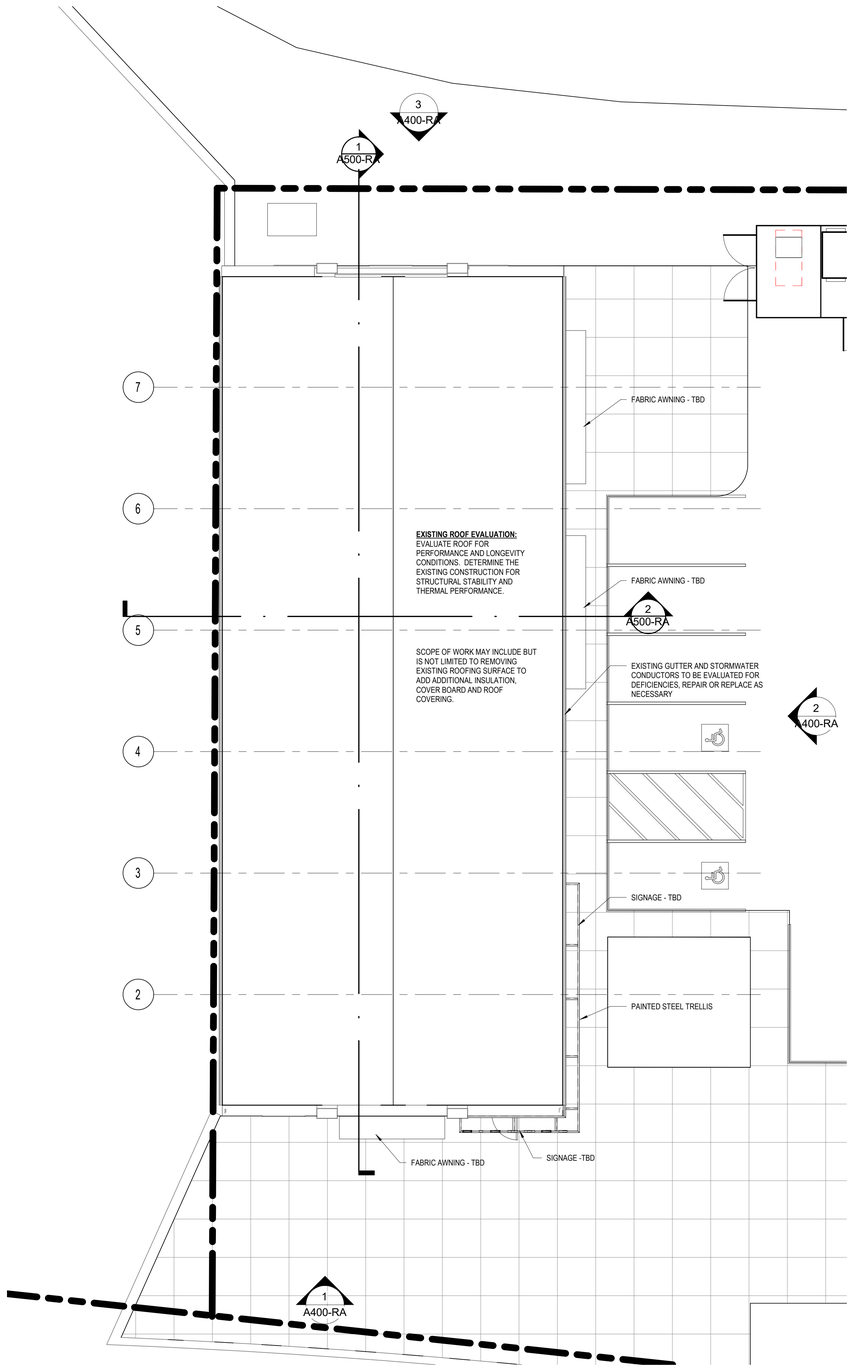
Mequon Town Center II

TITLE SHEET

EA Project No. 152499.00

SPUR 16 MEQUON

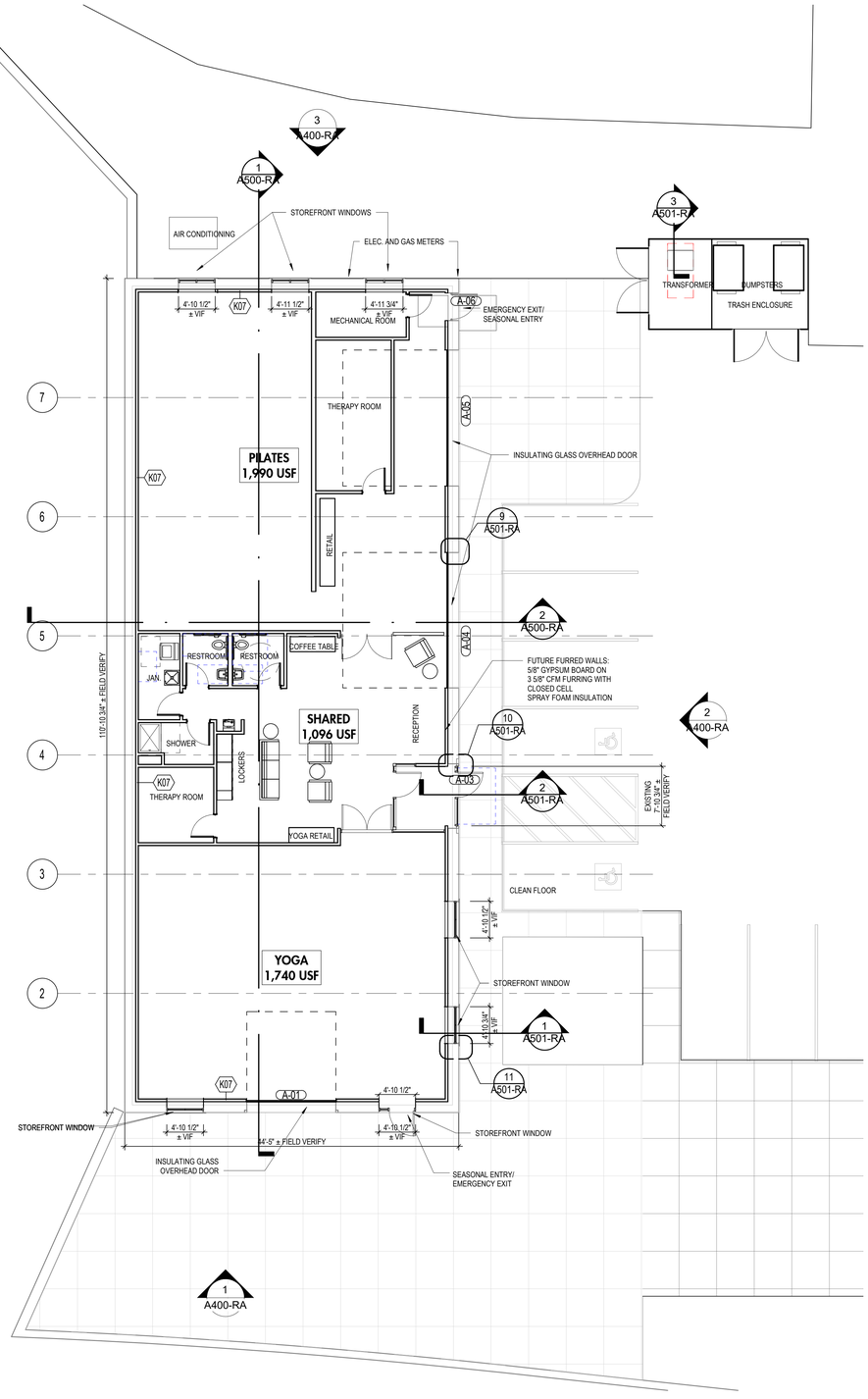
Attachment: PACKET A (3256 : Spur 16)



2 ROOF PLAN

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

Plan North



1 FLOOR PLAN

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

Plan North

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Mequon Town Center II

6300 W. MEQUON RD.
MEQUON, WI

MEQUON SPUR 16, LLC
Cindy Shaffer
10046 N Sheridan Dr.
Mequon, WI 53092

EA PROJECT NUMBER	152499.01
HUD PROJECT NUMBER	075-35471

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PLAN REVIEW 05-14-2018

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FIRST FLOOR & ROOF PLAN

02

Attachment: PACKET A (3256 : Spur 16)

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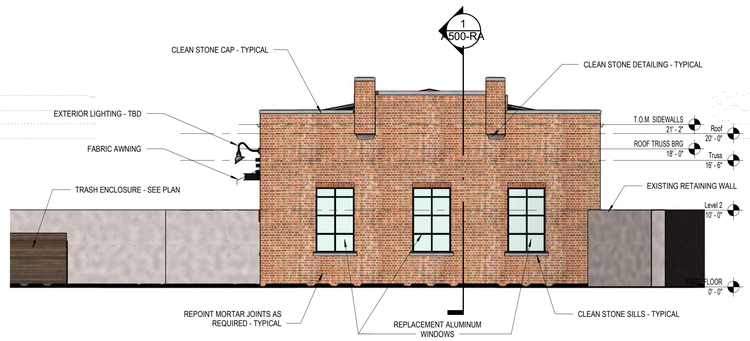
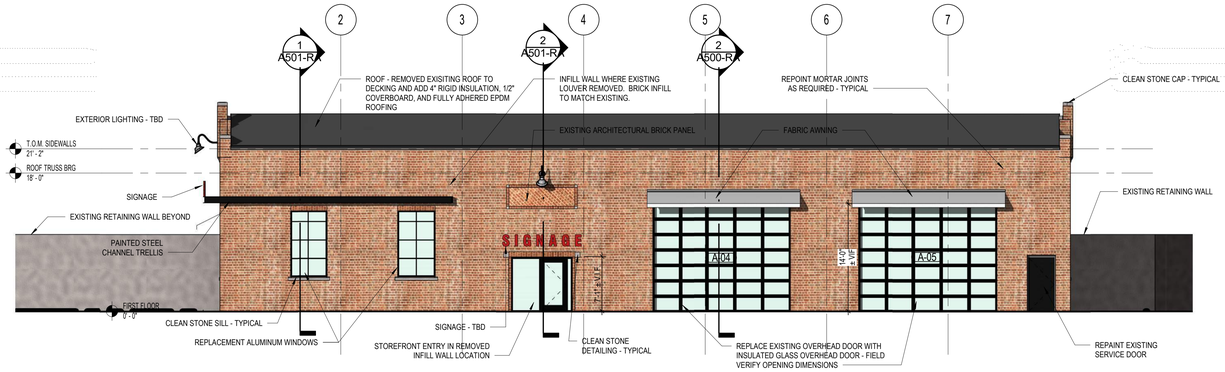
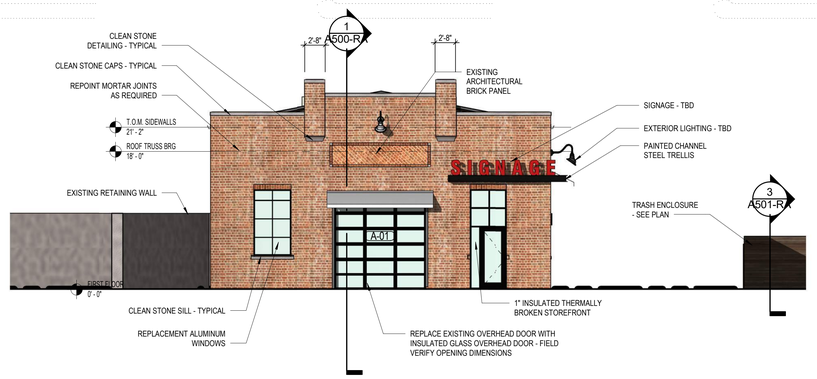


3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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

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ELEVATIONS

03

Attachment: PACKET A (3256 : Spur 16)

Attachment: PACKET A (3256 : Spur 16)

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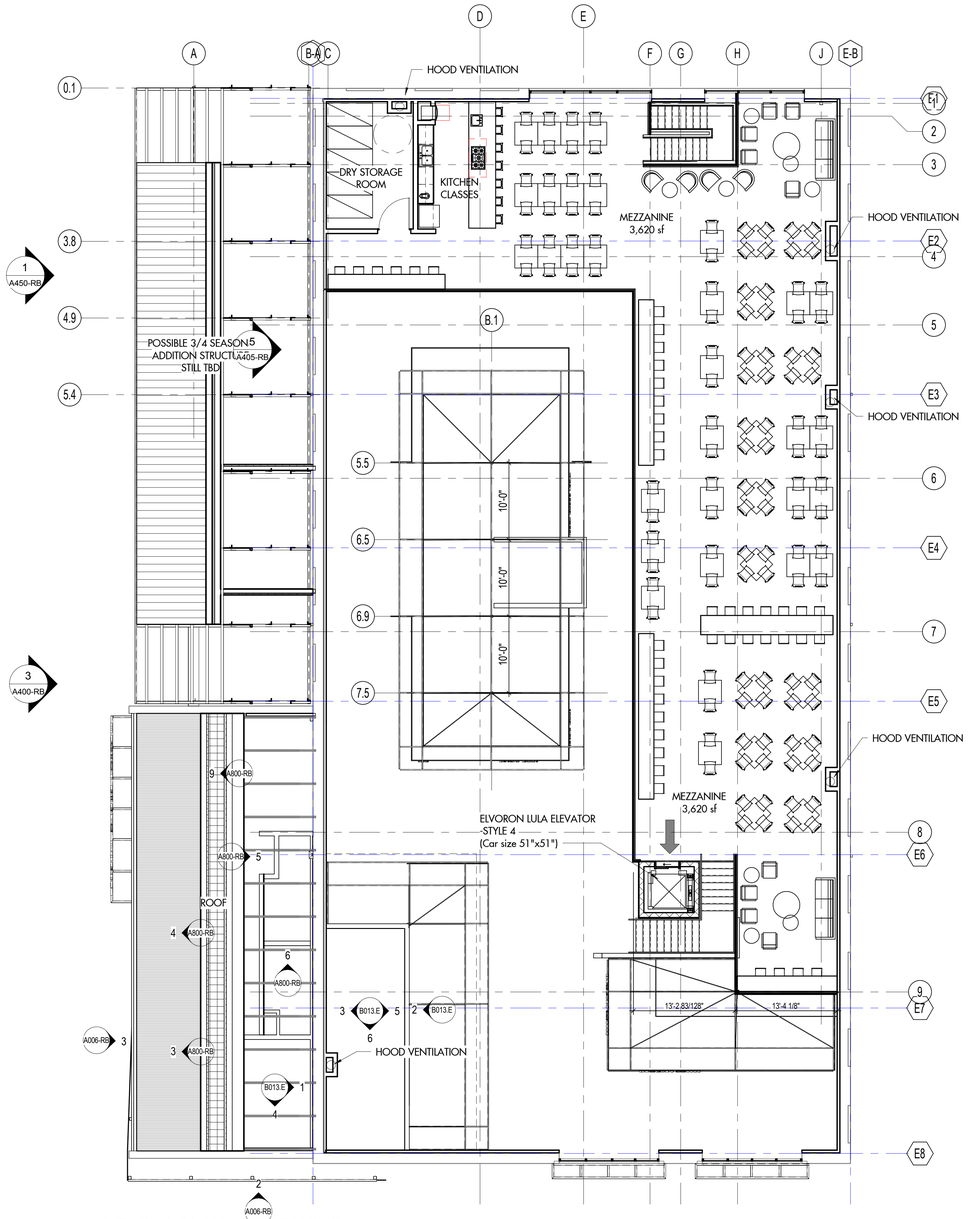

1 LEVEL 2 PLAN - MEZZANINE
SCALE: 1/8" = 1'-0"

Plan North

2 LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"

Plan North

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Mequon Town Center II

BUILDING - B

6300 W. MEQUON RD.
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MEQUON SPUR 16, LLC
CINDY SHAFFER
10046 N Sheridan Dr.
Mequon, WI 53092

EA PROJECT NUMBER 152499.01

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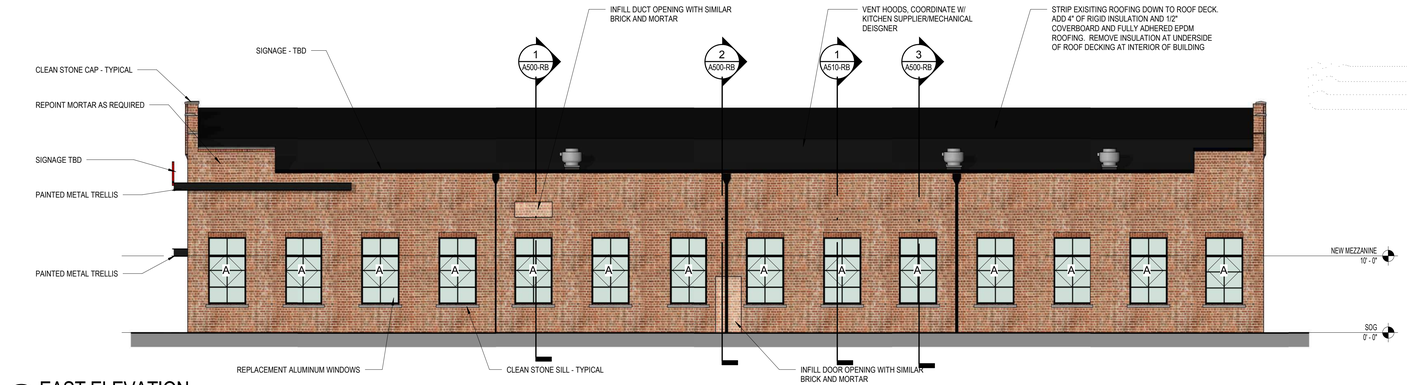
MARKET PLANS

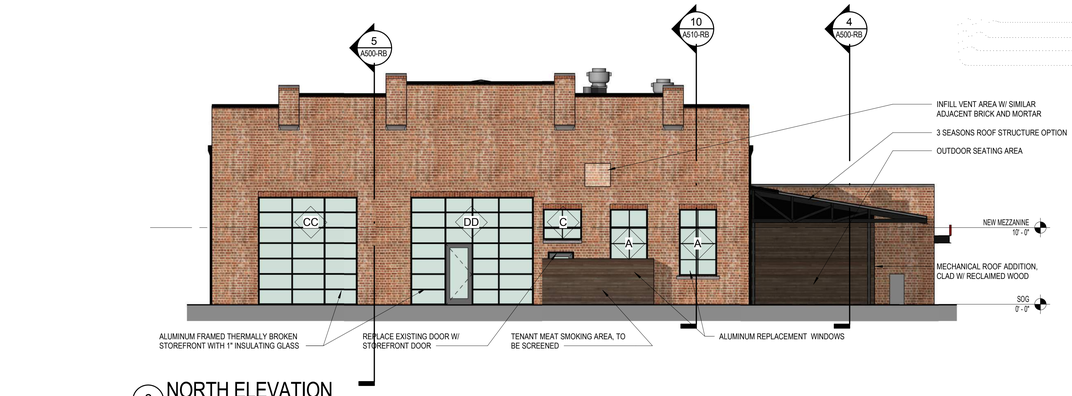
06

Attachment: PACKET A (3256 : Spur 16)

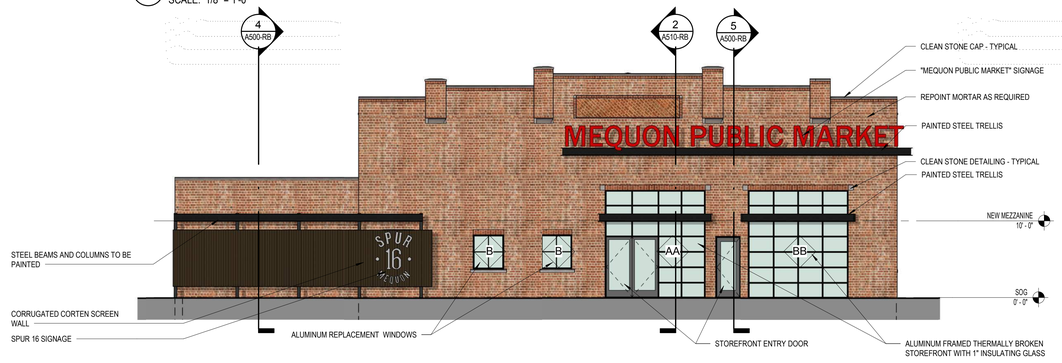


4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

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Mequon Town Center II

BUILDING - B

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EA PROJECT NUMBER 152499.01

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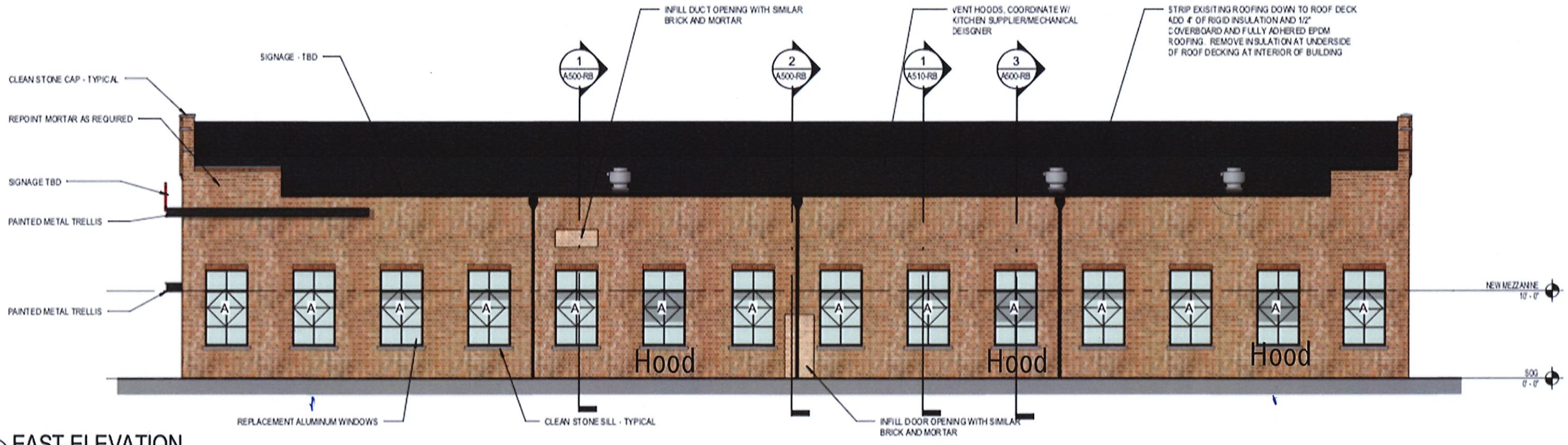
EXTERIOR ELEVATIONS

Attachment: PACKET A (3256 : Spur 16)

Attachment: PACKET A (3256 : Spur 16)

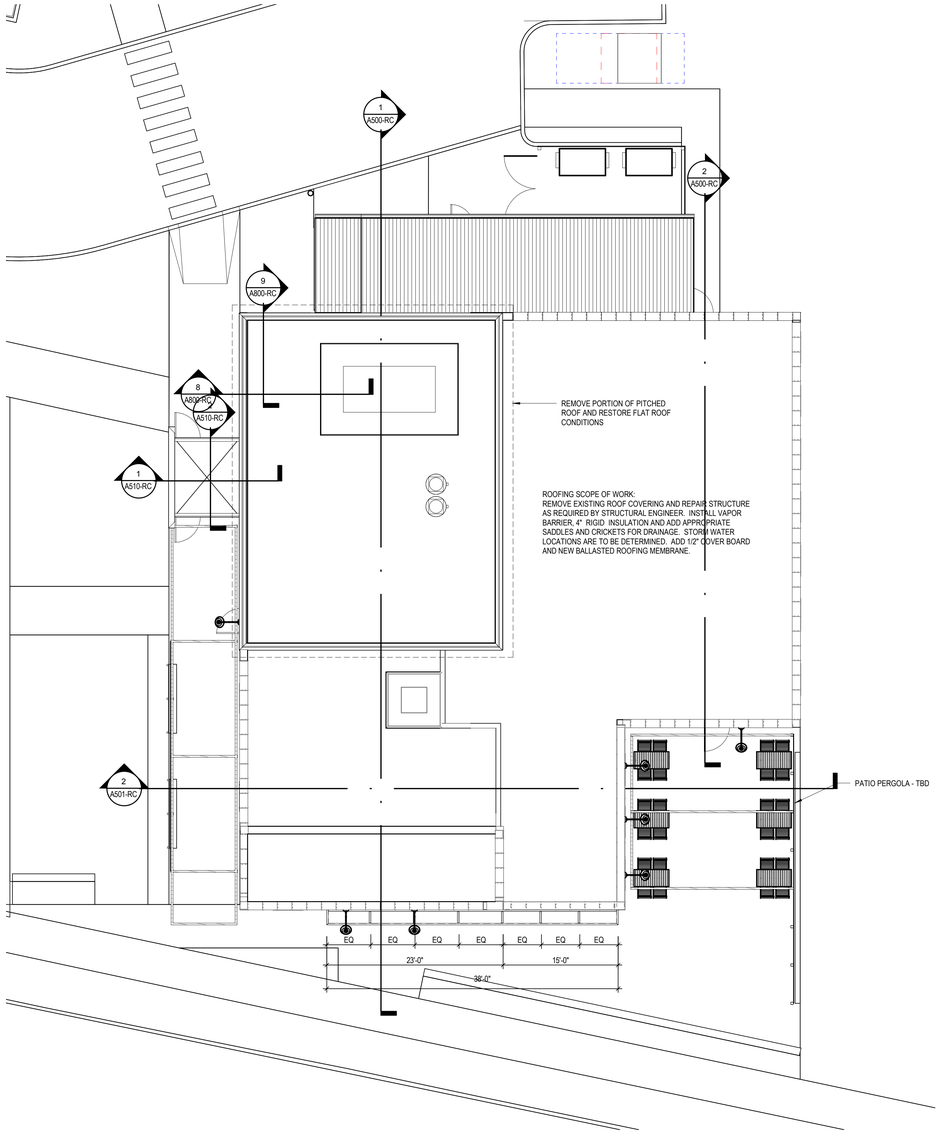
Attachment: PACKET A (3256 : Spur 16)

MEQUON PUBLIC MARKET

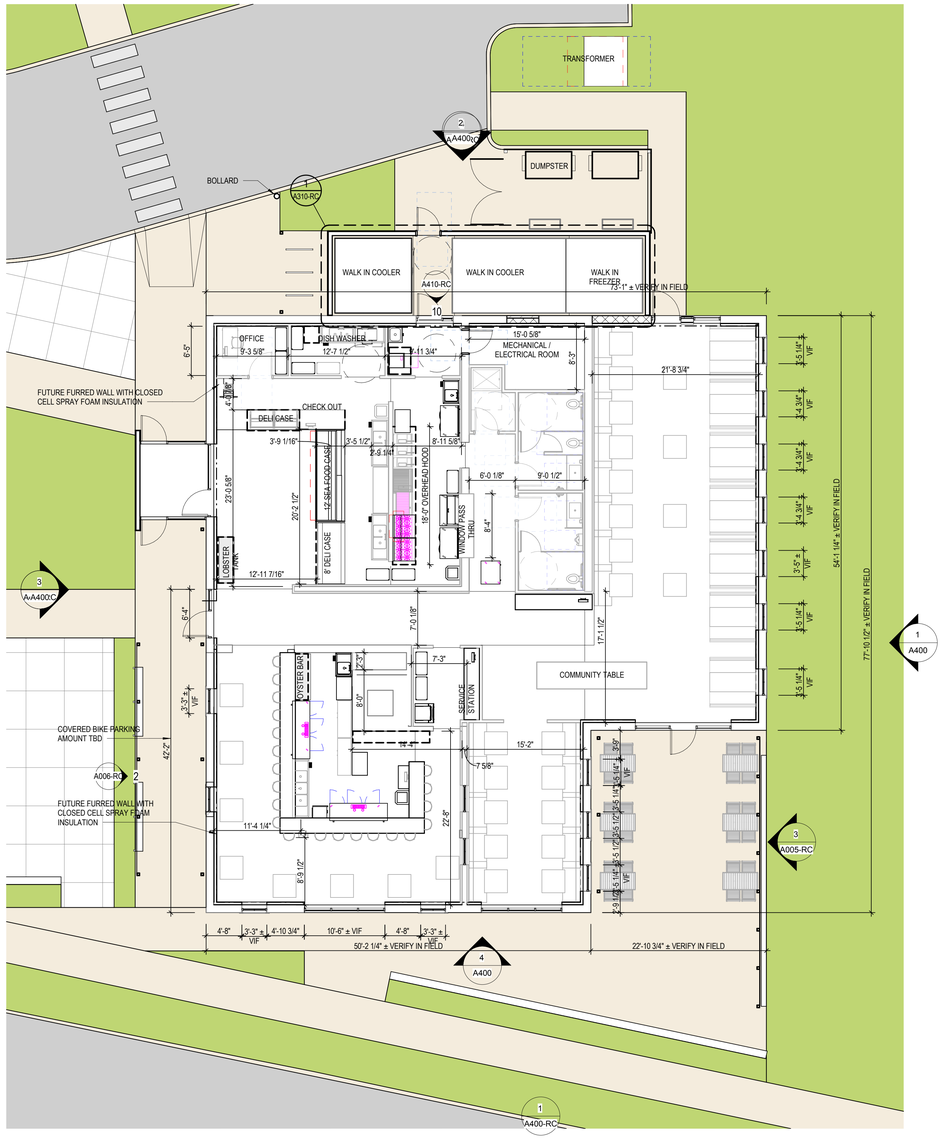


4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Attachment: PACKET A (3256 : Spur 16)



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



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Mequon Town Center II

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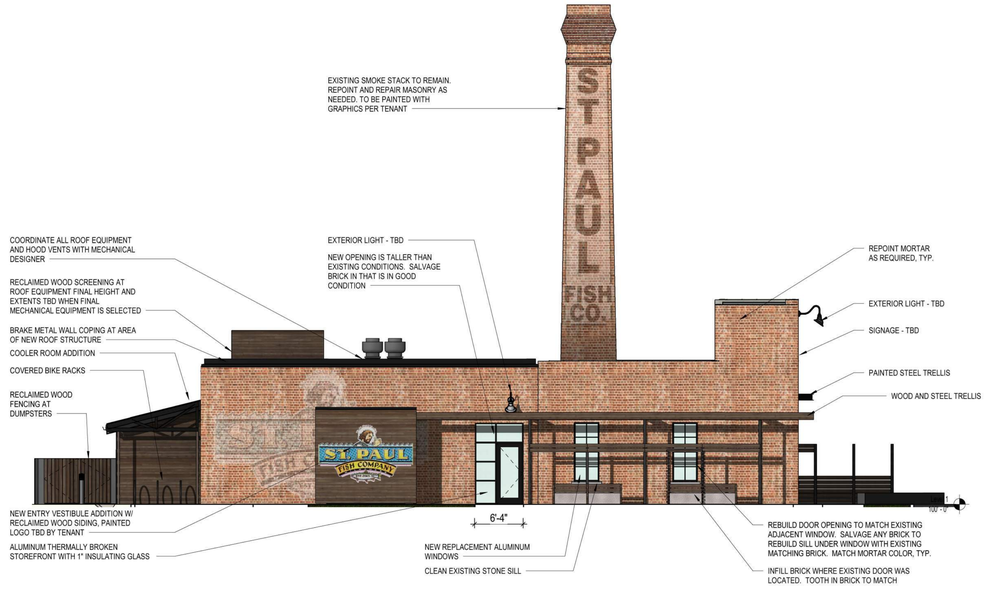
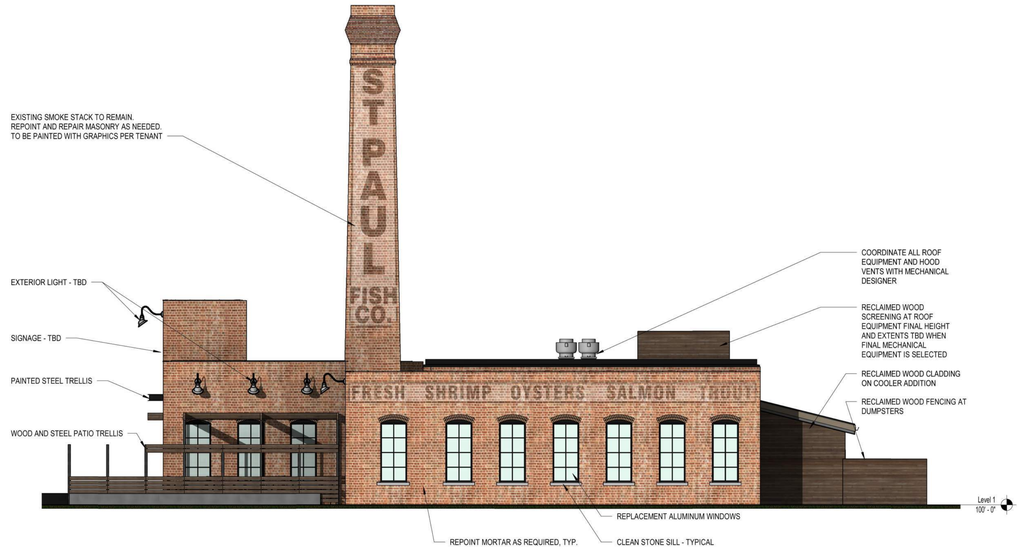
RESTAURANT PLANS

Attachment: PACKET A (3256 : Spur 16)

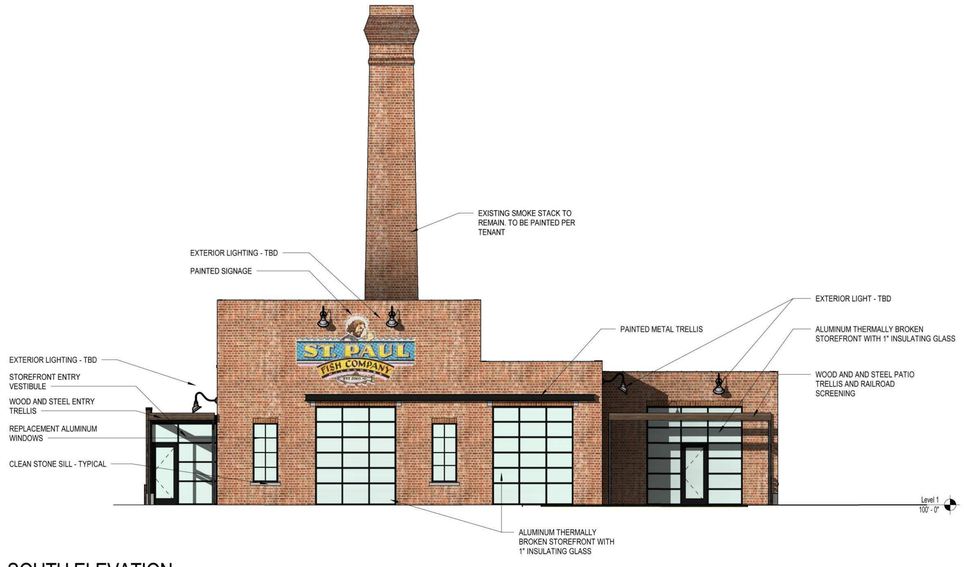
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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Mequon Town Center II

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ELEVATIONS

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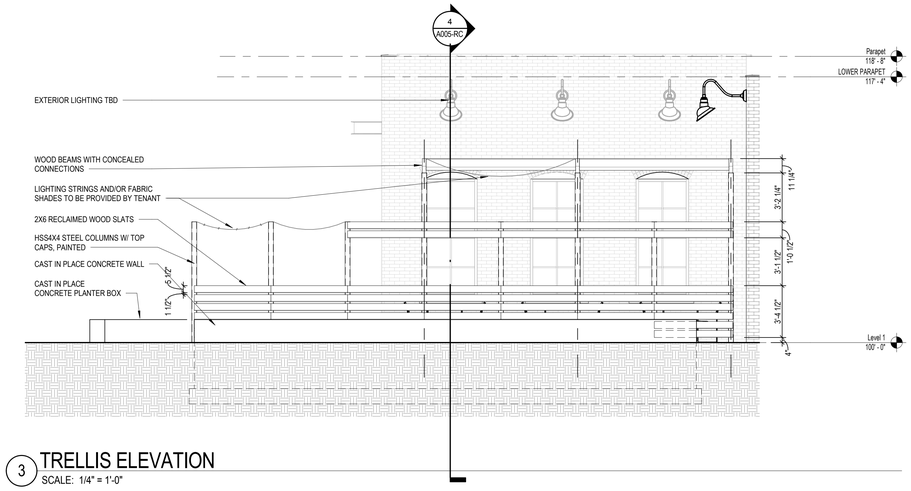
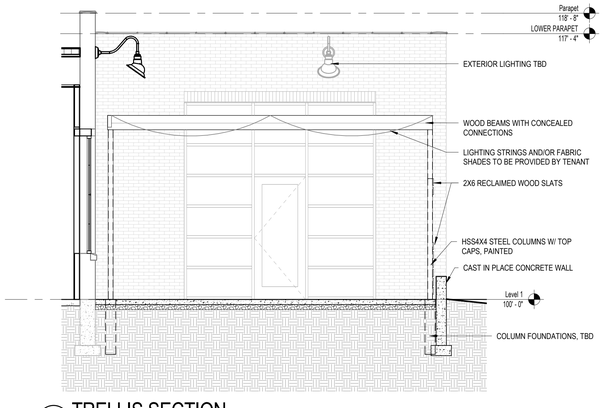
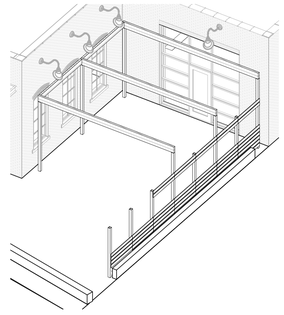


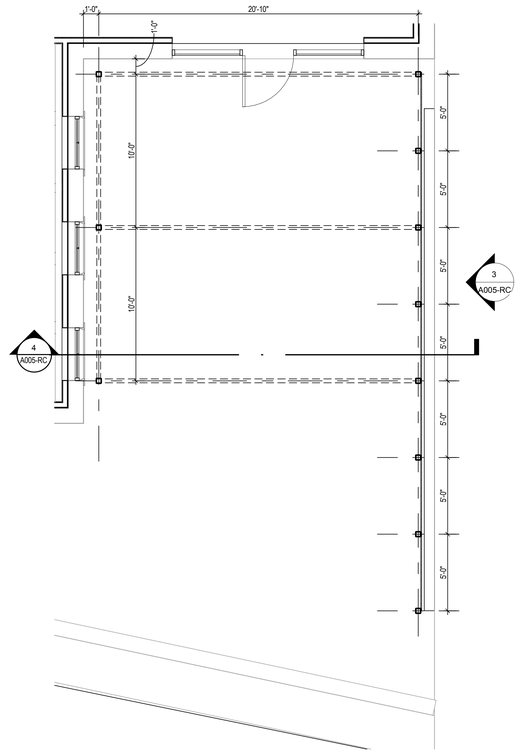
3 TRELLIS ELEVATION
SCALE: 1/4" = 1'-0"



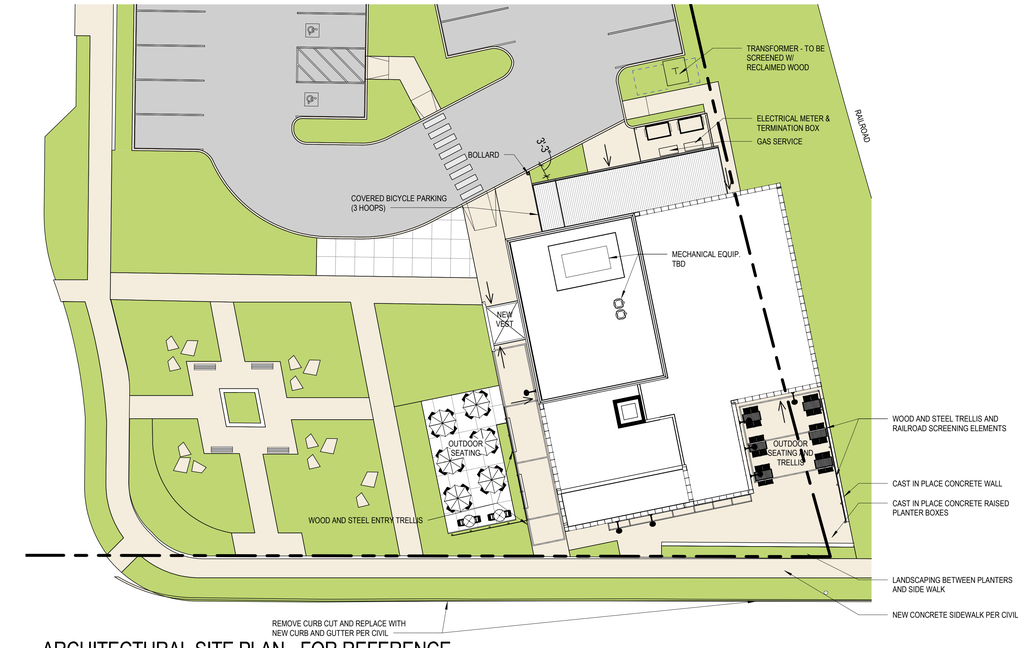
4 TRELLIS SECTION
SCALE: 1/4" = 1'-0"



5 3D TRELLIS - FOR REFERENCE ONLY
SCALE:



2 ENLARGED TRELLIS PLAN
SCALE: 1/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN - FOR REFERENCE ONLY
SCALE: 1/16" = 1'-0"

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Mequon Town Center II

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MEQUON, WI

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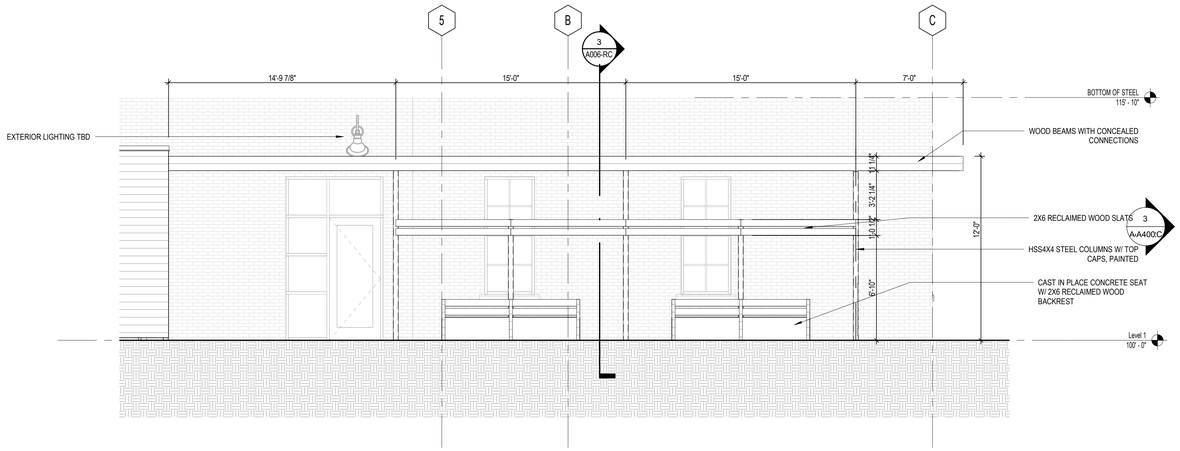
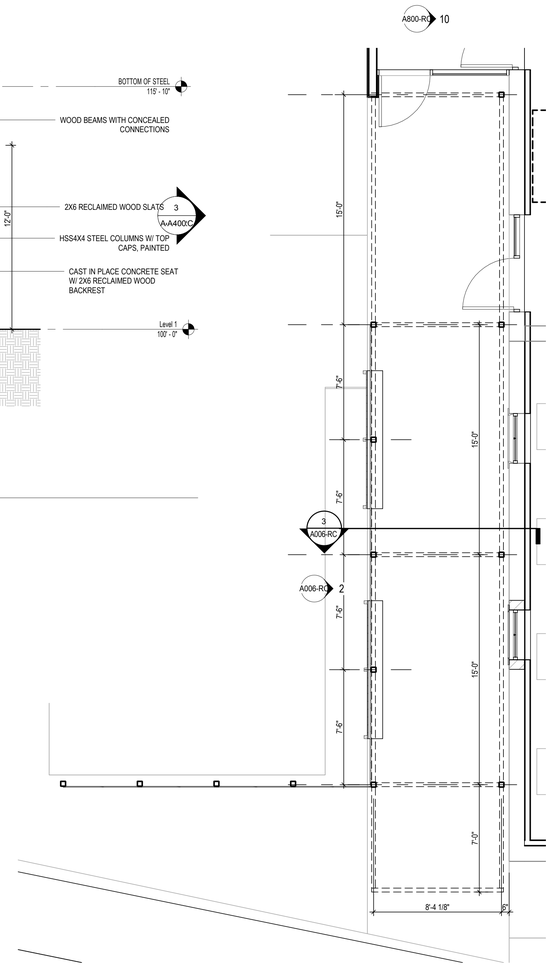
ARCHITECTURAL SITE ELEMENTS

Attachment: Packet A (3256 : Spur 16)



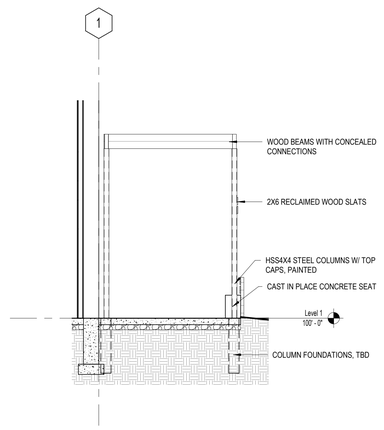
2 WEST TRELLIS ELEVATION

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



5 3D TRELLIS - FOR REFERENCE ONLY

SCALE:



3 WEST TRELLIS SECTION

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

1 ENLARGED WEST TRELLIS PLAN

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

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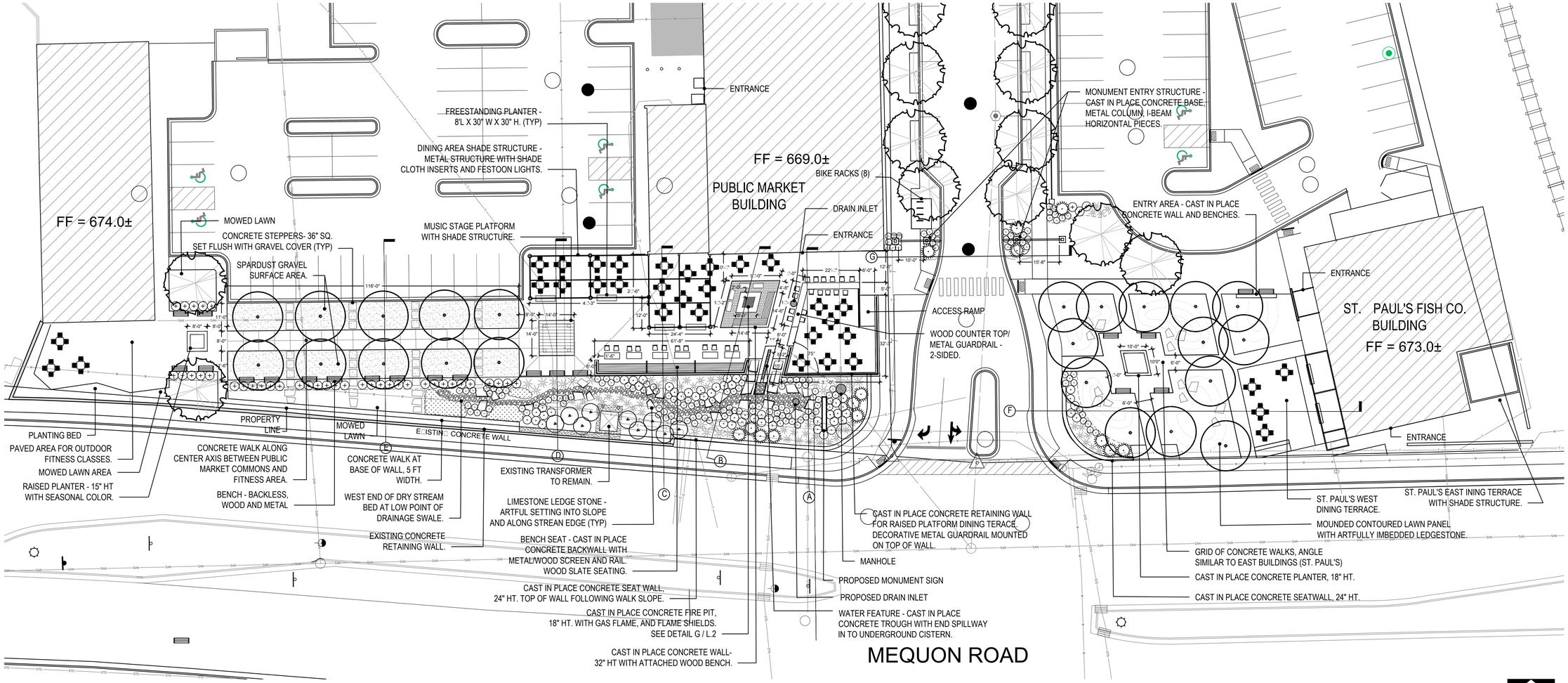


1 L.0 LANDSCAPE PLAN - MEQUON ROAD FRONTA□E

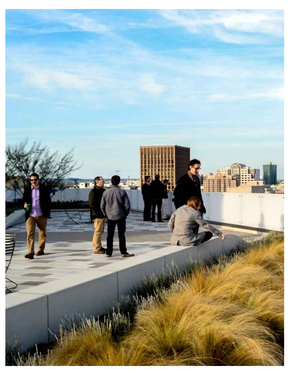
SCALE: 1" □ 20'

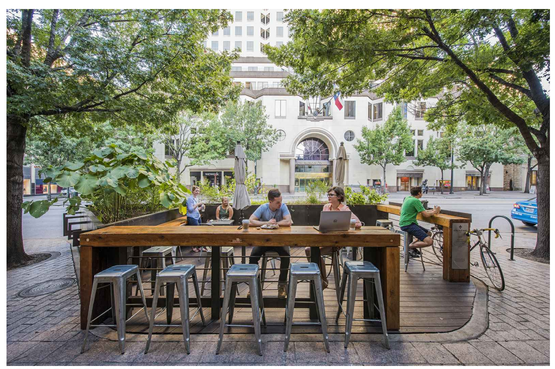
NORTH 0 20'

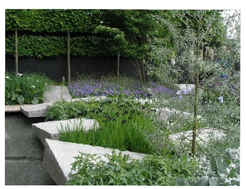
CONCEPTS AND IDEAS

LIGHT METAL SHADE STRUCTURE WITH SHADE CLOTH INSERTS AND FESTOON LIGHTS

FESTOON LIGHTS ON SHADE STRUCTURE


CAST IN PLACE CONCRETE SEAT WALLS


SIDWALK EDGE DINING AND COUNTER RAIL CORRAL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1-800-242-8511
TOLL FREE

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

MILW. AREA 259-1181

new eden
LANDSCAPE ARCHITECTURE
Milwaukee, Wisconsin
Phone (414)530-1080 newedenlandscape.com

Project:
MEQUON TOWN CENTER II

Developer:
Mequon Spur 16, LLC
Cindy Shaffer
10046 N. Sheridan Road
Mequon, WI

Site Plan

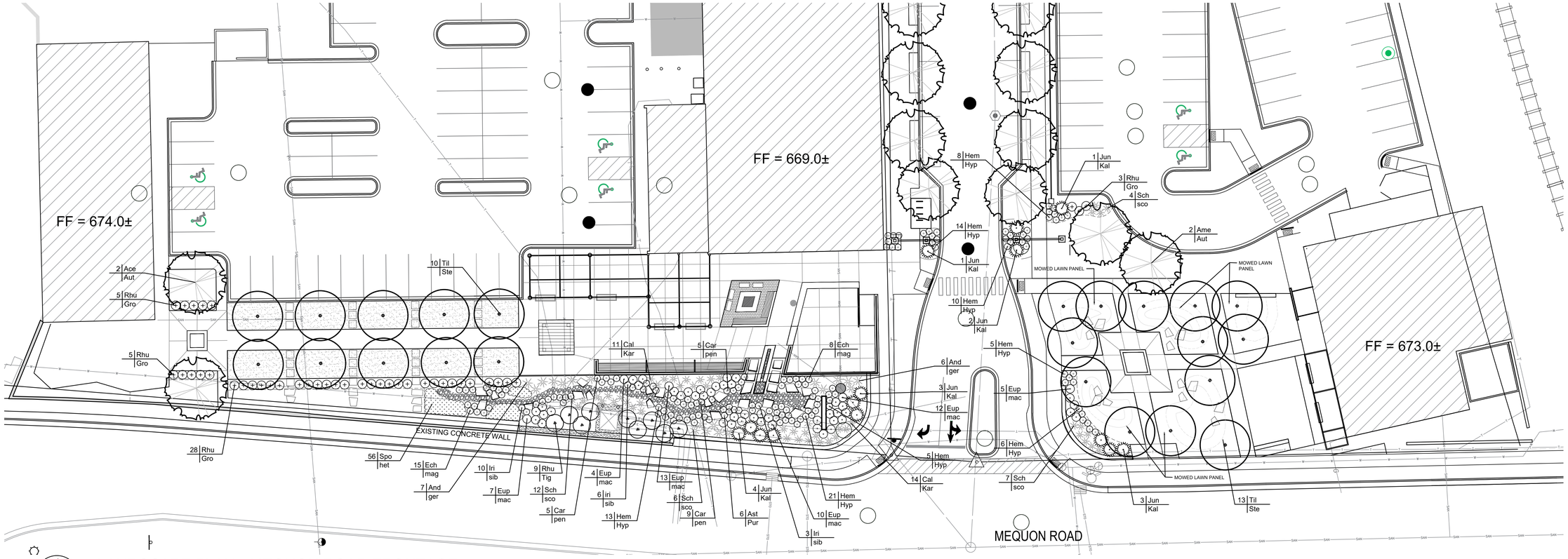
Submittal B

REVISIONS:

SCALE: 1" = 20'-0"
DATE: May 14, 2018
DRWN BY: RS CHKD BY:
SHEET:

L.0

Attachment: PACKET A (3256 : Spur 16)

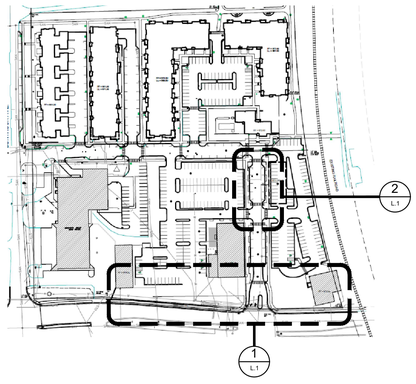


1 LANDSCAPE PLAN - MEQUON ROAD FRONTAGE

L.1

SCALE: 1" = 20'

LOCATION KEY:

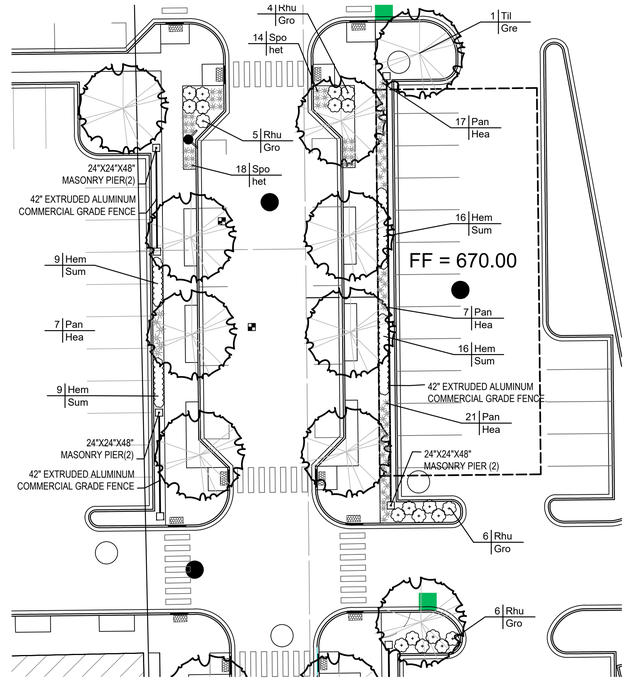


PLANT SCHEDULE - MEQUON FRONTAGE:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Dec. Trees					
Ace / Aut	4	Acer x freemanii 'Autumn Blaze"	Autumn Blaze Maple	2 1/2"-3"	BB
Til / Ste	23	Tilia tomentosa 'Sterling' PP 6511	Sterling Linden	2 1/2"-3"	BB
Ev. Shrubs					
Jun / Kal	14	Juniperus chinensis 'Pfitzeriana Kallay'	Kallays Compact Juniper	18" - 24"	Cont.
Dec. Shrub					
Rhu / Gro	41	Rhus aromatica 'Gro-low'	Gro-low Sumac	2 gallon	Cont.
Rhu / Tig	9	Rhus typhina 'Bailtiger'	Tiger Eyes Cutleaf Staghorn Sumac	3 gallon	Cont.
Perennials					
Ast / Pur	6	Aster novae-angliae 'Purple Dome'	Purple Dome New England Aster	1 gallon	Cont.
Ech / Mag	23	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gallon	Cont.
Eup / Gat	51	Eupatorium maculatum 'Gateway'	Gateway Joe-Pye Weed	1 gallon	Cont.
Hem / Hyp	82	Hemerocallis x Hyperion	Hyperion Daylily	1 gallon	Cont.
Hem / Par	8	Hemerocallis x Pardon Me	Pardon Me Daylily	1 gallon	Cont.
Iri / sib	19	Iris siberica	Siberian Iris	1 gallon	Cont.
Ornamental Grasses					
And / ger	13	Andropogon gerardii	Big Bluestem		
Cal / Kar	25	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	Cont.
Car / pen	19	Carex pennsylvanica	Pennsylvania Sedge	1 gallon	Cont.
Sch / sco	29	Schizachyrum scorparium	Little Bluestem	1 gallon	Cont.
Spo / Het	56	Sporobolus heterolepsis	Prairie Dropseed	1 gallon	Cont.

PLANT SCHEDULE - NORTH PARKING SCREEN:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Dec. Trees					
Til / Ste	1	Tilia tomentosa 'Sterling' PP 6511	Sterling Linden	2 1/2"-3"	BB
Dec. Shrub					
Rhu / Gro	21	Rhus aromatica 'Gro-low'	Gro-low Sumac	2 gallon	Cont.
Perennials					
Hem / Sum	50	Hemerocalis "Summer Wine'	Summer Wine Daylily	1 gallon	Cont.
Ornamental Grasses					
Pan / Hea	52	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 gallon	Cont.
Spo / Het	32	Sporobolus heterolepsis	Prairie Dropseed	1 gallon	Cont.



2 LANDSCAPE PLAN- NORTH PARKING SCREEN

L.1

SCALE: 1" = 20'

NORTH

0 20'

NOT FOR CONSTRUCTION

TO OBTAIN LOCATIONS OF UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

new eden
LANDSCAPE ARCHITECTURE
Milwaukee, Wisconsin
Phone (414)530-1080 newedenlandscape.com

Project:
MEQUON TOWN CENTER II

Developer:
Mequon Spur 16, LLC
Cindy Shaffer
10046 N. Sheridan Road
Mequon, WI

Mequon Road Planting Plan

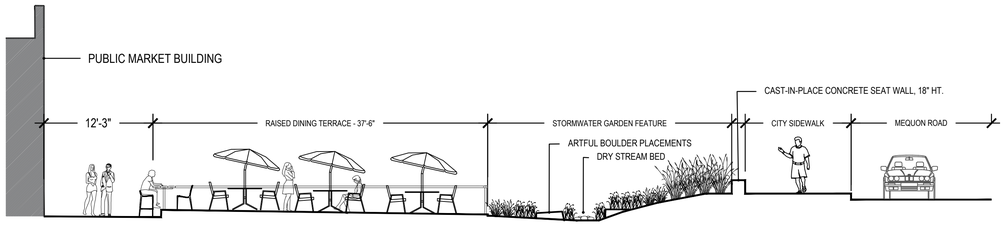
Submittal B

REVISIONS:

SCALE: 1" = 20'
DATE: May 14, 2018
DRWN BY: rms CHKD BY:
SHEET:

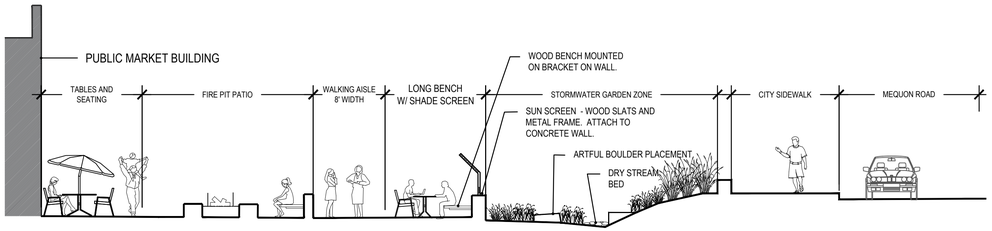
L.1

Attachment: PACKET A (3256 : Spur 16)



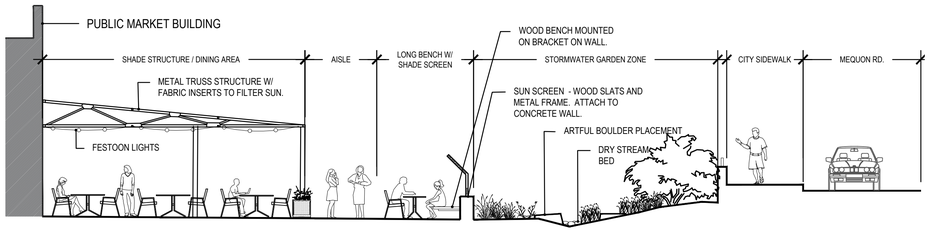
NORTH SOUTH SECTION - A

SCALE 0 8'



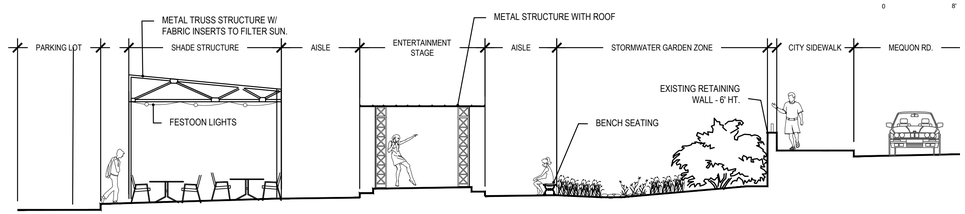
NORTH SOUTH SECTION - B

SCALE 0 8'



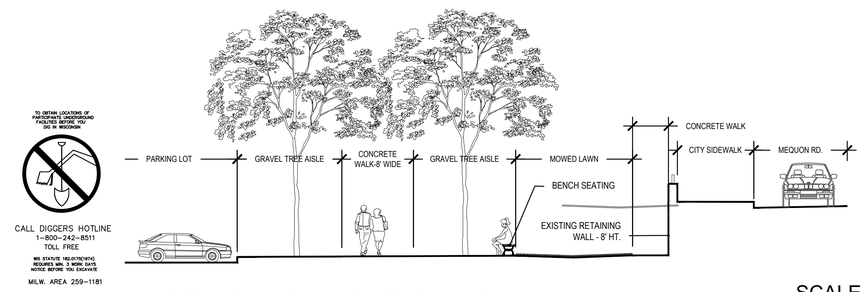
NORTH SOUTH SECTION - C

SCALE 0 8'



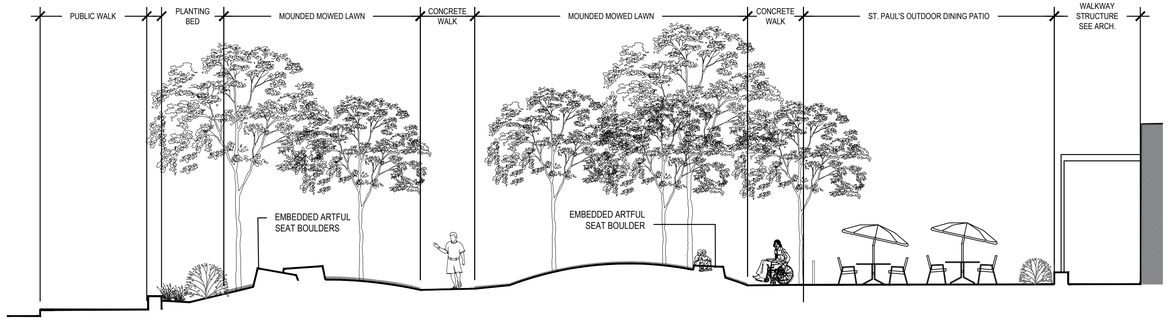
NORTH SOUTH SECTION - D

SCALE 0 8'



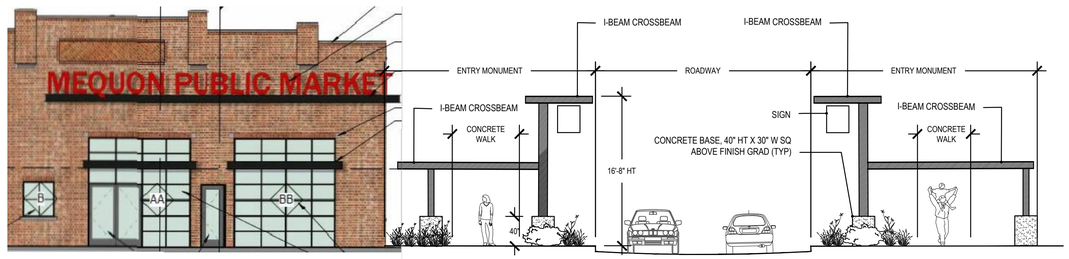
NORTH SOUTH SECTION - E

SCALE 0 8'



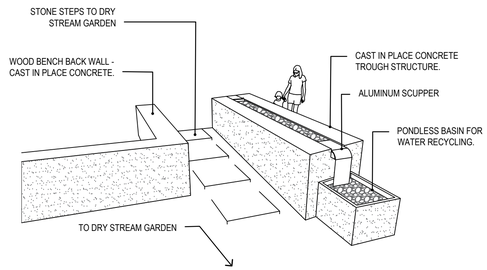
WEST EAST SECTION - F

SCALE 0 8'



WEST EAST ELEVATION - G

SCALE 0 8'



WATER FEATURE SKETCH - G

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Mequon, WI

Sections and Elevations

Submittal B

REVISIONS:

SCALE: 1" = 20'-0"
DATE: May 14, 2018
DRWN BY: CHKD BY:
SHEET:

L.2

Attachment: PACKET A (3256 : Spur 16)