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 26, 2023
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

a) Approval of Minutes from May 22, 2023.

2) Consent Agenda

a) Ozaukee Washington Land Trust. The applicant is seeking minor request approval for a sign waiver to allow for an additional freestanding sign for the property located at 10370 N. Wildwood Court.

b) Foxtown. The applicant is seeking master sign plan amendment approval for the properties located at 11090 and 11120 N. Weston Drive.

c) Concordia University. The applicant is seeking building and site plan amendment approval to allow for a 2-story, 7,448 sq. ft. addition for an academic music hall on the existing campus for the property located at 12800 N. Lake Shore Drive.

d) Alliance Bible Church. The applicant is seeking building and site plan amendment approval to allow for the expansion of the parking lot for the property located at 13939 N. Cedarburg Road.

3) Public Hearing/Consent Agenda

a) Greg Adams. The applicant is seeking conditional use grant approval to allow for a guest suite for the property located at 10906 N. Lakeview Road.

b) Concord 22, LLC. The applicant is seeking conditional use grant approval to allow for modifications of the operating hours and the addition of outdoor seating for the property located at 11511 N. Port Washington Road (Dunkin Donuts).

c) The Annex at Foxtown. The applicant is seeking conditional use grant approval to allow for a distillery for the property locate at 6375 W. Mequon Road.

d) FT 1, LLC. The applicant is seeking conditional use grant approval to allow for a distillery for the property located at 11090 N. Weston Drive.

4) Public Hearing

1) Lifespace Communities. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for 13 carriage homes for the property located at 1070-1220 W. New Castle Place.

2) North Shore Country Club. The applicant is seeking conditional use grant and building and site plan amendment approval to allow for an outdoor pavilion with beverage and food service for the property located at 3100 W. Country Club Lane.

5) Regular Business

a) Enclave. The applicant is seeking final plat and open space plan amendment approval for 12 lots for the property located at 7901 W. Preserve Parkway (Phase VI).

b) The Tile Shop. The applicant is seeking building and site plan amendment approval for the property located at 11048 N. Port Washington Road.

6) Announcements

The next meeting is Monday, July 24, 2023, at 6:00 p.m.

7) Adjourn

Dated: June 22, 2023 /s/ Andrew Nerbun, Chair

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

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

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

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PLANNING COMMISSION
Regular Meeting
Monday, May 22, 2023
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:
Chair Andrew Nerbun
Alderman Robert Strzelczyk
Commissioner Nancy Urbani
Commissioner Martin Choren
Commissioner Stephanie Hawley
Commissioner Rebecca Schaefer
Commissioner Dan Gentges - **Absent**
Commissioner John Stoker - **Absent**

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

a) Approval of Minutes from April 24, 2023

Action
Alderman Strzelczyk made a motion to approve the meeting minutes from April 24, 2023. Mayor Nerbun seconded the motion.
A voice vote was taken; vote passed (6-0)

RESULT:	**APPROVED [6 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Andrew Nerbun, Chair
AYES:	Urbani, Nerbun, Strzelczyk, Choren, Hawley, Schaefer
ABSENT:	Gentges, Stoker

2) Regular Business

a) Jilly's Car Wash. The applicant is seeking master sign plan approval for the property located at 10829 N. Port Washington Road.

Assistant Director Jac Zader stated that this request is mainly for free standing signs as the monument and wall signs have previously been approved and installed. Upon final inspection it was

DRAFT

Attachment: PC Minutes_05.22.23_DRAFT (8534 : Minutes 05.22.23)

noted that there were additional signs on site, so a master sign plan was required. He explained that the original package submitted included 27 signs. Staff and the applicant worked together and narrowed down the requested signs to a total of eight, located in the less conspicuous locations as possible.

He explained that an unresolved issue is the size of the signs located at the entrance way to the carwash. Staff believes the font can be smaller and the overall sign can be reduced from 14 sq. ft. to 8 sq. ft. The signs are for wayfinding and 2' x 4' signs should be adequate to accommodate their intent.

Staff does recommend approval of the eight signs with the recommendation that the signs be reduced to 8 sq. ft. in area.

The applicant, Jon Zimmerman, stated that they really like the signs and the size as proposed. They had already produced all the signs and would have to start over and lose the total cost of the produced signs.

There was feedback from the Commission that the applicant should have gotten approval before having the signs produced. There was discussion about the size of the signs and what is most desirable at this location. There was support for the proposed size of the signs.

Public Comment

Joe Sorensen – 1428 De La Warr Circle – stated that he feels that the Commission is setting a precedent by allowing the deviation from the sign code and allowing the larger signs to be approved.

Action

Alderman Strzelczyk made a motion to approve the signs as proposed because the signs are not visible from the public road, the need to communicate wayfinding based on the nature of the business with the understanding that as part of the master sign code that any changes of color or font or any other changes must have Planning Commission approval.
Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (6-0)

RESULT:	**APPROVED WITH CONDITIONS [6 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Urbani, Nerbun, Strzelczyk, Choren, Hawley, Schaefer
ABSENT:	Gentges, Stoker

b) Aurora Healthcare. The applicant is seeking building and site plan amendment approval to a allow for a 2,700 sq. ft. addition for the property located at 6425 W, Mequon Road. REMOVE FROM TABLE

Attachment: PC Minutes_05.22.23_DRAFT (8534 : Minutes 05.22.23)

Action
Commissioner Schaefer made a motion to remove the item from the table.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (6-0)

Director Kim Tollefson stated that this request is for a 2,700 sq. ft. addition to the property located in the Town Center neighborhood at the corner of Mequon Road and Buntrock Avenue. There are non-conformities on this site in terms of building placement and parking lot location. Staff has spent a lot of time working with the applicant to determine appropriate features for along the public streets as this is located at an intersection and in proximity of redeveloped properties. Building and parking lot location were explored, and many proposed suggestions resulted in creating other conflicts on site.

It was decided to mimic the current streetscaping on Buntrock Avenue similar to what has been implemented by Foxtown in particular but also with the sequencing by Artesa and the townhome development south of there.

In keeping with the spirit and intent of the Town Center, there will be modification and enhancement of the existing monument sign and the structure of the sign. There will be a seat wall, no less in height than 3' 6", as well as another seat wall that faces Buntrock Avenue that will include the sign cabinet. An enhanced landscaping bed will be included as well. She explained that the city's Town Center gateway sign will be relocated to the northwest corner of this site via an easement.

Dir. Tollefson stated that a few conditions need to be considered:

- Below grade utilities are located outside the utility easement.
- The request is for the sign to be taller in height (8 feet) than the Town Center zoning district allows (6 feet). Staff wants to ensure the sign is not any higher than 8 feet in height.

She mentioned that the city will be landscaping the right of way where the transformers are located, and the applicant and staff will work together to ensure there is continuity among the various landscaping beds.

Action
Alderman Strzelczyk made a motion to approve the item per the conditions in the staff report.
Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (6-0)

RESULT:	**APPROVED [5 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Urbani, Nerbun, Strzelczyk, Choren, Hawley, Schaefer
ABSENT:	Gentges, Stoker

Attachment: PC Minutes_05.22.23_DRAFT (8534 : Minutes 05.22.23)

c) Fifth-Main. The applicant is seeking sign design approval for the property located at 1550 W. Mequon Road.

Dir. Tollefson stated the application for approval is strictly for design. The sign otherwise technically complies with the sign code. She explained that the sign was modified in the fall of last year which made it non-conforming to its sign permit. There was a lot of public feedback regarding the design of the sign, and it has been modified in advance of this approval request. A pink outline detail was added to each of the tenant panels. The sign code requires that the color scheme of the sign match the colors of the principal building or attributes of the property. Staff does not believe the tone of pink matches anything on the structure of the building. When staff does not believe compliance with the design standards can be achieved within the code, the item shall be advanced to the Planning Commission for final decision.

She further commented that another option would be for a contrasting color be used for the sign but the applicant would be required to submit a proposal that shows that the contrasting color is incorporated throughout the site or the building. The city's architectural review standards as it relates to structures address colors being consistent with the building or surroundings and must have a significant visual impact.

The applicant stated that they incorporated new branding and that the pink color is part of their website and other marketing for their business. Their customers communicate that their location is difficult to find, and the unique coloring of the sign helps their customers find their building. They believe there are different hues of pink in the building stone.

There was discussion among the Commission that the color is not acceptable and that it is not believed to be part of their branding or their logo (upon review of their website). The feedback is that there is not coloring in the building that matches the tone of the pink sign and it is not cohesive with the surrounding area.

Action
Alderman Strzelczyk made a motion to deny this item.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (5-1) (No: Schaefer)

RESULT:	**DENIAL [5 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Urbani, Nerbun, Strzelczyk, Choren, Hawley
ABSENT:	Gentges, Stoker
DEEMED NO:	Schaefer

d) Gerald Nell, Inc. for Roettgers Company. The applicant is seeking expansion of a non-conforming use and building and site plan amendment approval to allow for a car wash and ancillary facilities for the property located at 11155 N. Wauwatosa Road (Mobil). REMOVE FROM TABLE

Attachment: PC Minutes_05.22.23_DRAFT (8534 : Minutes 05.22.23)

Action
Commissioner Choren made a motion to remove the item from the table.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (6-0)

Dir. Tollefson stated that this item has been before the Commission at the last few meetings as there were a number of unresolved issues related to the site as well as operational issues. All of the matters have been resolved as detailed in the staff report except for one which is the proposal for the location of the vacuums. Some of the issues resolved include:

- Curbing location confirmed along the queue lane to help protect the landscaping and control run off from the site.
- Dumpster location will be in the southeast corner of the site where there are fewer constraints.
- Parking lot repairs will be made to portions of the site and sealed.
- Landscaping will be coordinated with neighboring properties, in fill of species where needed and street trees will be included.

She reminded the Commission that service-oriented features are typically not located at the front of the site.

The applicant explained the style of vacuum they are proposing.

The Commission provided feedback that most of the Commissioners prefer ground level vacuums without the canopy arms and that landscaping must be present to help shield the vacuum bank. They agree that due to the limited size parcel that the vacuums need to be located at the front of the site.

Action
Commissioner Choren made a motion to approve 3 ground level vacuums, under 6 feet in height, they must be well-screened by landscaping and aluminum in color.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (6-0)

RESULT:	**APPROVED WITH CONDITIONS [6 TO 0]**
MOVER:	Martin Choren, Commissioner
SECONDER:	Stephanie Hawley, Commissioner
AYES:	Urbani, Nerbun, Strzelczyk, Choren, Hawley, Schaefer
ABSENT:	Gentges, Stoker

3) Policy

1) Chapter 58 Zoning Code Text Amendment Related to the Storage of Recreational Vehicles

Asst. Dir. Zader stated that he incorporated feedback from the Commission and drafted a revised ordinance for Recreational Vehicles on residential properties. The proposed changes allow for one vehicle under 20 feet in length and one vehicle, not to exceed 27 feet in length, be allowed on residential properties from May 15 through October 31st. Vehicles greater than 27 feet in length are allowed temporarily from May 15 through October 31 for up to 7 days with approval from the

Attachment: PC Minutes_05.22.23_DRAFT (8534 : Minutes 05.22.23)

Community Development Director. The vehicles are only allowed on the principal residence and must be located at least 20 feet from side property lines and must be located on a impervious surface.

He explained that the proposed changes will be forwarded to the Common Council for approval.

Action
Commissioner Schaefer made a motion to recommend the proposed changes to the Common Council.
Alderman Strzelczyk seconded the motion.
A voice vote was taken; vote passed (6-0)

RESULT:	**APPROVED [6 TO 0]**
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Urbani, Nerbun, Strzelczyk, Choren, Hawley, Schaefer
ABSENT:	Gentges, Stoker

4) Announcements

The next meeting is Monday, June 26, 2023, at 6:00 p.m.

5) Adjourn

Action
Alderman Strzelczyk made a motion to adjourn the meeting.
Commissioner Schaefer seconded the motion.
A voice vote was taken; vote passed (6-0)

Meeting concluded at 7:25 p.m.

Respectfully Submitted,

Jac Zader

Attachment: PC Minutes_05.22.23_DRAFT (8534 : Minutes 05.22.23)

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Department of Community Development

TO: **Planning Commission**

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

DATE: **June 26, 2023**

SUBJECT: **Ozaukee Washington Land Trust. The applicant is seeking minor request approval for a sign waiver to allow for an additional freestanding sign for the property located at 10370 N. Wildwood Court.**

Applicant:	OWLT
Status of Applicant:	Owner
Requested:	Minor Request – Sign Waiver
Existing Zoning:	R-3 (Single Family 1 Acre)
Land Use Plan:	Residential 1 acre
Lot size:	22.37 Acres
Location:	10370 N. Wildwood Court
Tax Key Number:	#15-180-00-190.00
District:	#8

Background:
The applicant is requesting a sign waiver to allow for a second ground sign for the property at 10370 N Wildwood Court. Ozaukee Washington Land Trust owns the property known as the Donges Bay Gorge Natural Area which is located in an Outlot of the Wildwood Preserve Subdivision.

Sign Waiver:
The applicant is requesting approval for two freestanding signs. The first sign is 12 square feet in area with a total height of 8 feet and will be located at the entrance. It will identify the site as the Donges Bay Gorge and will be located at the property entrance (see attached site plan). The second sign is located adjacent to the parking lot and will serve as an informational kiosk for the property. The sign is 12 square feet in size and 8 feet in height. Staff has no issues with the proposed signs.

Staff Recommendation:
Planning staff recommends **approval** of the sign waiver based on the following conditions:

1. Sign permit approval.

Attachments:
Packet Docs _OWLT (PDF)

OWLT

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



Attachment: Packet Docs _OWLT (8535 : Ozaukee Washington Land Trust)

Project Description:
OWLT Donges Bay Gorge Natural Area Renovations
At Donges Bay Gorge Natural Area (DBG), located in Mequon, WI.

Located along Lake Michigan in the city of Mequon, WI, Donges Bay Gorge Natural Area is 23 acres. This preserve contains steep lake slopes, beach frontage, an undulating upland lake bluff, upland woods and a ravine that extends through the property. OWLT is restoring historically and regionally scarce vegetation communities to both increase biodiversity and improve wildlife habitat to greater support the Lake Michigan Migratory Flyway.

Contractors, OWLT stewardship staff, OWLT volunteers, and OWLT Youth Stewardship Program members – including OWLT stewardship interns and Great Lakes Community Conservation Corps young adults, will make improvements to the preserve. Activities include enhancing the parking lot and trails, performing upgrades to the pool house, removing invasive species, and planting trees/shrubs to create resilient, high quality nearshore habitat.

Project impact and/or measureable objectives:
Overall Project Outcomes
Outcome 1: Improved and protected habitat across 23 total acres of land. Through native plant installation and adaptive management of invasive species, biodiversity and native habitats will be enhanced and protected. Plant up to 200 native trees and shrubs of various sizes and species.

Outcome 2: Enhancements to community engagement opportunities through the creation of public access points, interpretative signage, improved trail access, and updates to the pool house.

Detailed Outcomes:
The project includes work tasks intended to reduce cover of invasive brush, primarily buckthorn and honeysuckle, and less commonly Japanese barberry, from approximately 5.75 acres of the Donges Bay Gorge Natural Area.

Target species for removal are limited to invasive shrubs and small trees. Based on prior site reconnaissance Contractor anticipates that the principal targets will be buckthorn (Rhamnus cathartica) and honeysuckle species (Lonicera spp.), with occasional occurrences of other common invasive shrubs such as multiflora rose (Rosa multiflora), Japanese barberry (Berberis thunbergia) and autumn olive (Elaeagnus umbellata). All other native shrub species encountered will be protected. This proposal does not include canopy reduction or removal of native or exotic trees.

Community volunteer engagement opportunities:
See activity/schedule on page 4 of application. Volunteer opportunities will be on going in 2022 and 2023 (and beyond).

Primary Volunteer Activities Timeline includes:

Activity#	Volunteer Opportunities	Schedule
4	Invasive species work	Fall 2021, all seasons 2022
9	Parking Area plant rescue and planting	Spring 2022 - Fall 2023

Attachment: Packet Docs _OWLT (8535 : Ozaukee Washington Land Trust)

stages of our first revised plan for FBMP-- plans are updated on a ten-year cycle. OWLT has committed to adopting Society of Ecological Restoration's Standards and Principals. With support of our Stewardship Committee, we will update other fundamental guiding documents specific to OWLT lands and stewardship operations. With this process, OWLT can assure consistency across personnel turnover and have consistent guidance year to year.

To further support consistency, OWLT has been working to improve its spatial record keeping. We have recently completed a comprehensive habitat assessment of our lands that includes designating a blanket of habitat management units across our lands, scoring of quality, previous efforts, maintenance demands, priority, and invasive threats. We have also completed an invasive species inventory across our lands utilizing desktop and mobile versions of GIS. These programs have become a regular part of our process of recording new data in the field.

Attachment: Packet Docs _OWLT (8535 : Ozaukee Washington Land Trust)

OZAUKEE WASHINGTON Land Trust

2022
Signage and Wayfinding
Placement

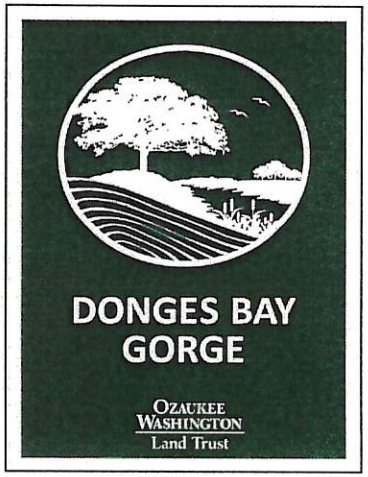
Donges Bay Gorge Natural Area
10370 W Wildwood Court
Mequon WI 53092

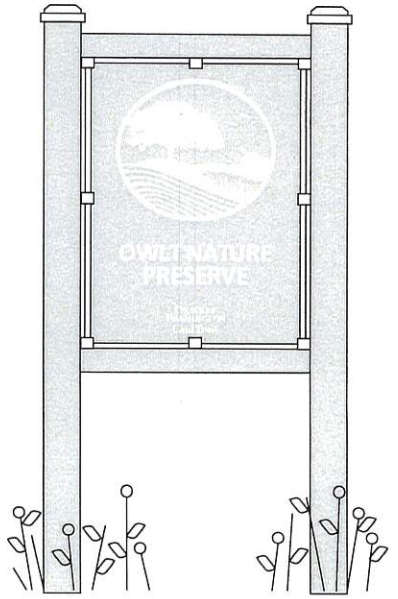
ENTRANCE

Size: 36" x 48" : ALUMACOR : double sided

Placement: North of parking area and gate







2022_06_01

Attachment: Packet Docs _OWLT (8535 : Ozaukee Washington Land Trust)

OZAUKEE WASHINGTON Land Trust

2022
Kiosk Design

Donges Bay Gorge Natural Area
10370 W Wildwood Court
Mequon WI 53092

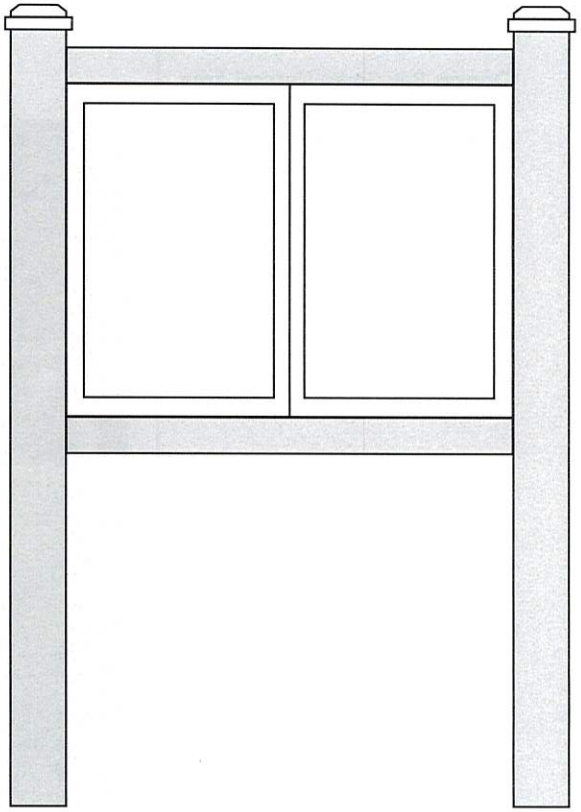
2022_06_01

PARKING AREA

Placement: @ parking area
east of trail entrance, on diagonal



kiosk at Biehl Nature Preserve on Lake Twelve



Attachment: Packet Docs _OWLT (8535 : Ozaukee Washington Land Trust)

OZAUKEE WASHINGTON Land Trust

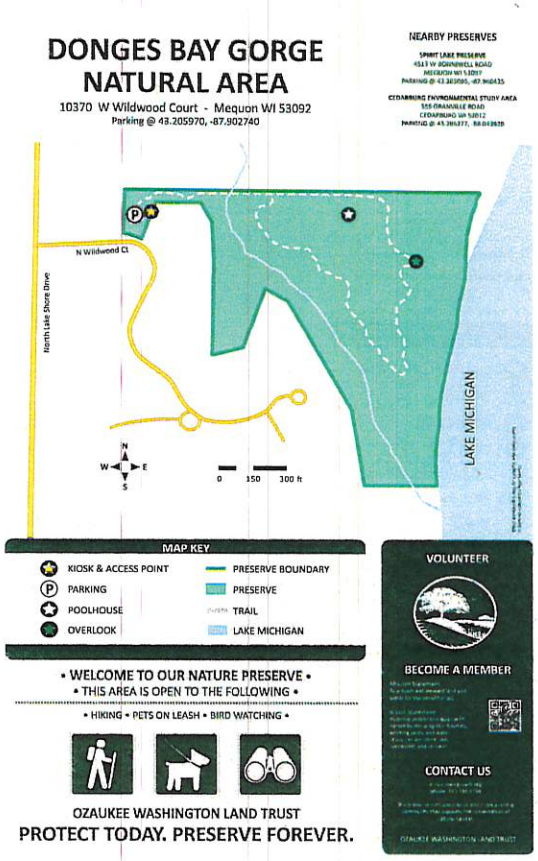
2022
Kiosk Map and Information for new kiosk

Donges Bay Gorge Natural Area
10370 W Wildwood Court
Mequon WI 53092

2022_06_01

PARKING AREA

Placement: in new kiosk
east of trail entrance, on diagonal





Attachment: Packet Docs _OWLT (8535 : Ozaukee Washington Land Trust)

OZAUKEE WASHINGTON Land Trust

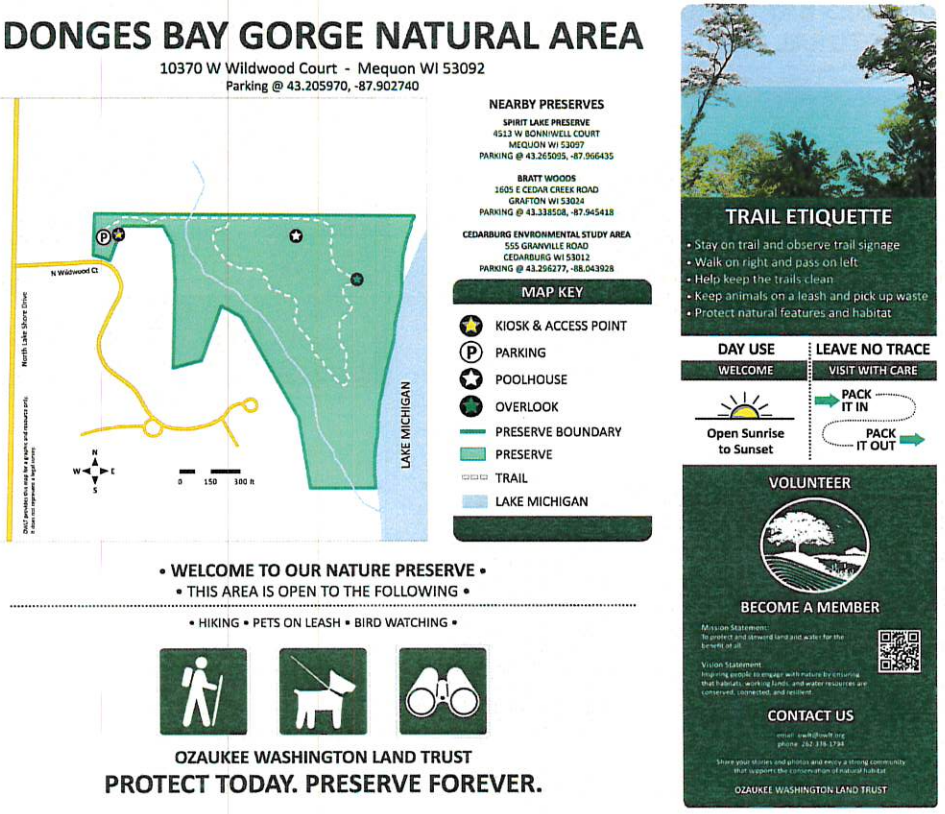
2022
Kiosk Map and Information for current kiosk

Donges Bay Gorge Natural Area
10370 W Wildwood Court
Mequon WI 53092

2022_06_01

PARKING AREA

Placement: in current kiosk
south of parking area




BEFORE new kiosk map and information


AFTER new kiosk map and information

Attachment: Packet Docs _OWLT (8535 : Ozaukee Washington Land Trust)



Attachment: Packet Docs _OWLT (8535 : Ozaukee Washington Land Trust)

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TO: **Planning Commission**

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

DATE: **June 26, 2023**

SUBJECT: **Foxtown. The applicant is seeking master sign plan amendment approval for the properties located at 11090 and 11120 N. Weston Drive.**

Applicant:	Stephen Perry Smith
Status of Applicant:	Agent
Requested:	Master Sign Plan
Existing Zoning:	Town Center
Land Use Plan:	Town Center
Lot size:	2.25 Acres
Location:	11090 and 11120 N. Weston Drive
Tax Key Number:	#14-027-01-010.00
District:	#4

Background:
The applicant requests Master Sign Plan amendment approval for the E1 and E2 buildings located at 11090 and 11120 N Weston Drive. The master sign plan was approved by Planning Commission on February 22, 2021. The proposed amendment to the plan is related to changes made to the east elevation of Building E1.

Master Sign Plan Amendment:
The amendment to the master sign plan is related to changes to the east façade of the E1 building that includes a new four-season sitting area. The roof of the new structure includes a new 32 square foot Foxtown Market sign in red channel letters. The sign is similar to the Foxtown Brewery sign and the Public Market Sign in Spur 16. Based on the change to the east elevation, the overall number of signs has been reduced from six to five under the current proposal (see rendering). Staff is supportive of the proposed amendment and believes it to be an improvement to the previously approved design.

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

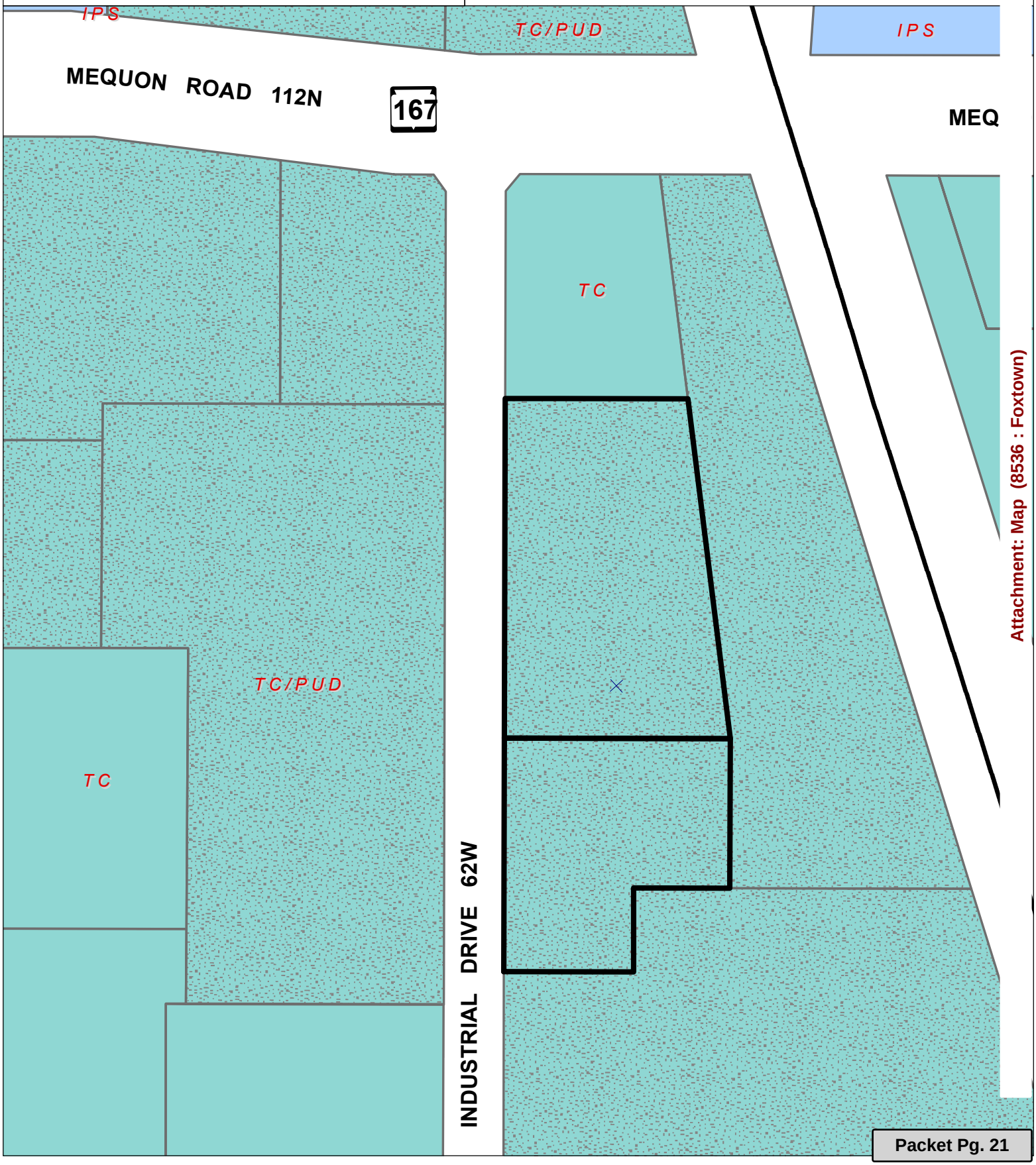
1. The final Master Sign Plan exhibit and document shall be reviewed and approved by staff.

Attachments:
Map (PDF)

23-0601 Foxtown E1 Signage - East Elevation (PDF)
23-0516 FT MARKET PATIO SIGNAGE (PDF)
Packet Docs_Foxtown MSP (PDF)

Foxtown

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: Map (8536 : Foxtown)

APPROVED SIGNAGE MASTER PLAN EAST ELEVATION



TENANT 'E1E' SIGN 2 OF 2
CONTENT TBD

TENANT 'E1G' SIGN 1 OF 1
CONTENT TBD

MARKET SIGN 3 OF 4
CONTENT TBD

TENANT 'E1C' SIGN 2 OF 2
CONTENT TBD

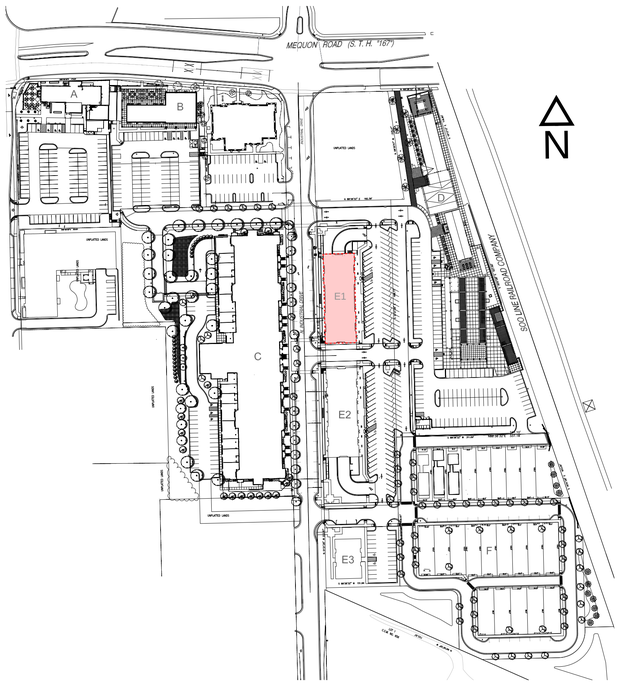
TENANT 'E1H' SIGN 1 OF 1
CONTENT TBD

TENANT 'E1B' SIGN 2 OF 2
CONTENT TBD

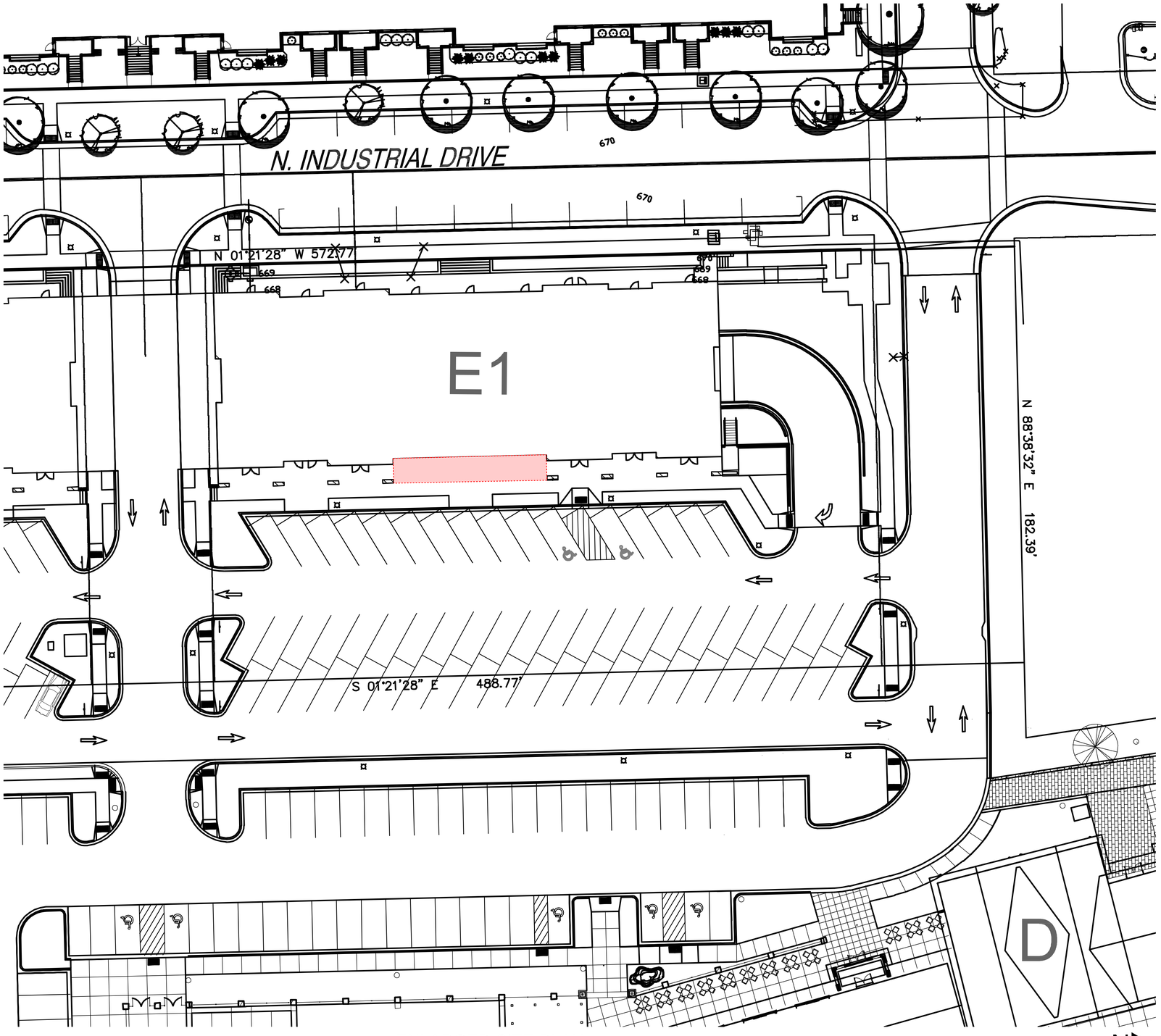
PROPOSED EAST ELEVATION



Attachment: 23-0601 Foxtown E1 Signage - East Elevation (8536 : Foxtown)



FOXTOWN KEY PLAN



ENLARGED SITE PLAN
SCALE: NTS

05/16/23

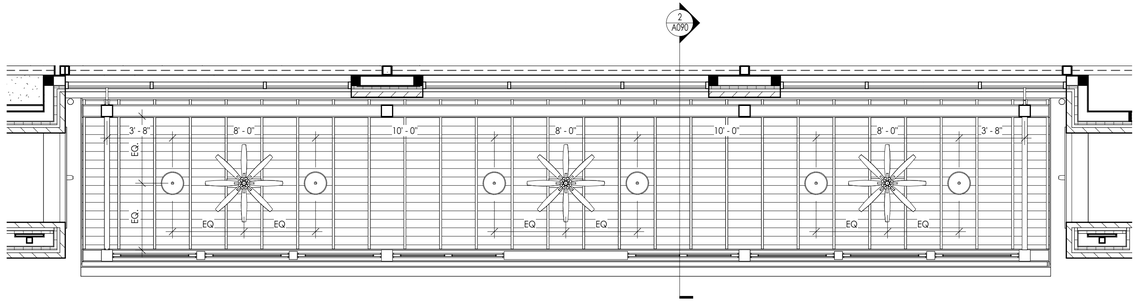
FOXTOWN MARKET

PROPOSED SIGNAGE

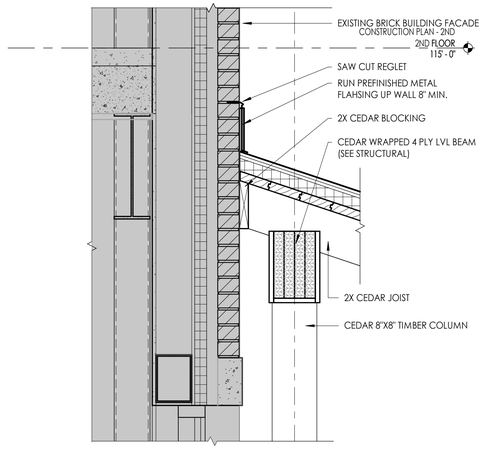
11120 N. WESTON DR. MEQUON, WI 53092

STEPHEN PERRY SMITH ARCHITECTS, INC.

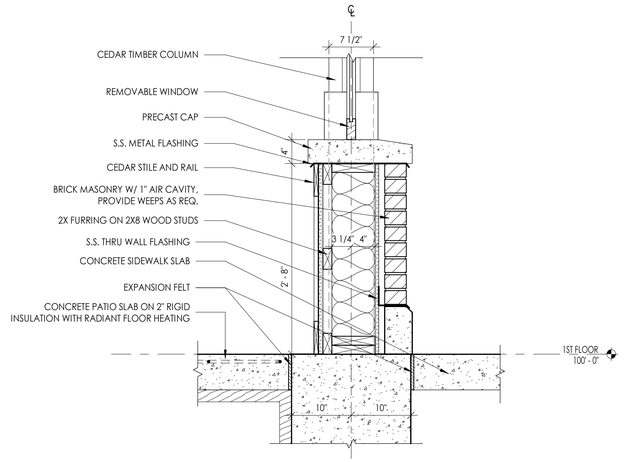
Attachment: 23-0516 FT MARKET PATIO SIGNAGE (8536 : Foxtown)



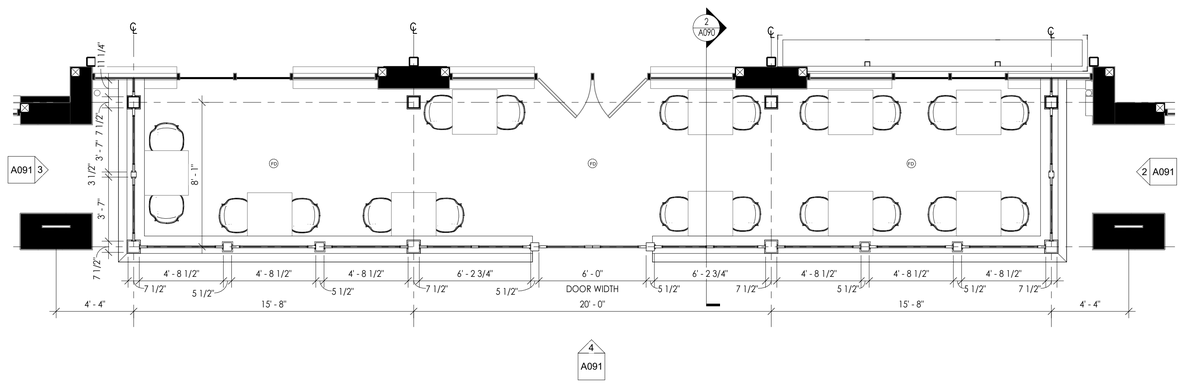
6 REFLECTED CEILING PLAN - PATIO
SCALE 1/4" = 1'-0"



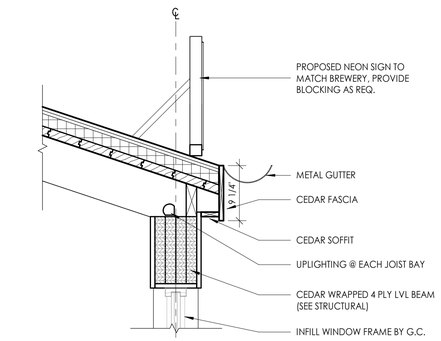
3 ENLARGED PATIO DETAIL SECTION
SCALE 1" = 1'-0"



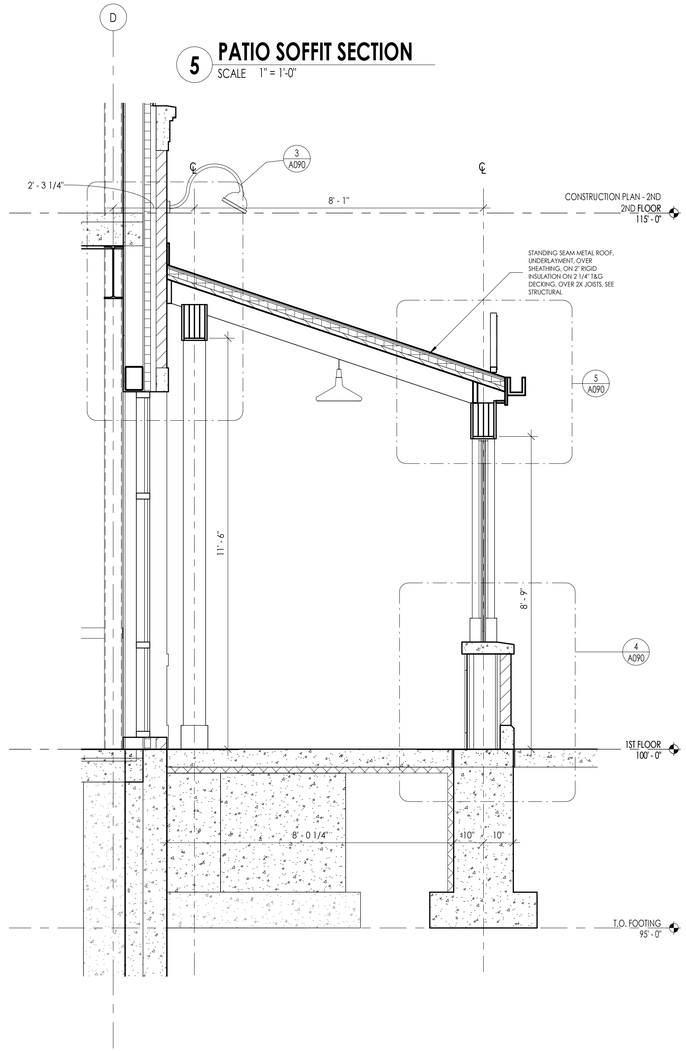
4 ENLARGED PATIO SECTION WALL DETAIL
SCALE 1" = 1'-0"



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



5 PATIO SOFFIT SECTION
SCALE 1" = 1'-0"



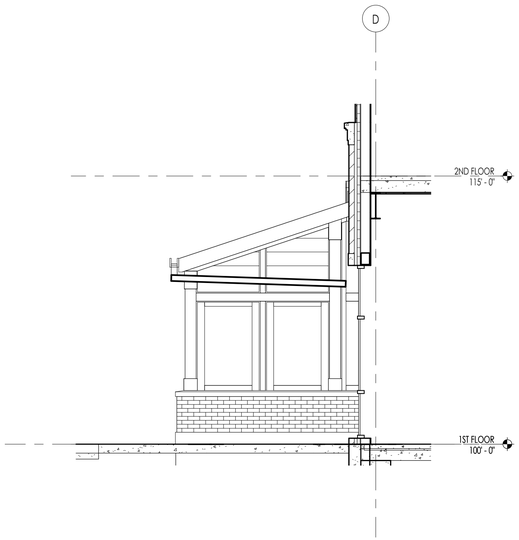
2 PATIO SECTION
SCALE 1/2" = 1'-0"

05/16/23

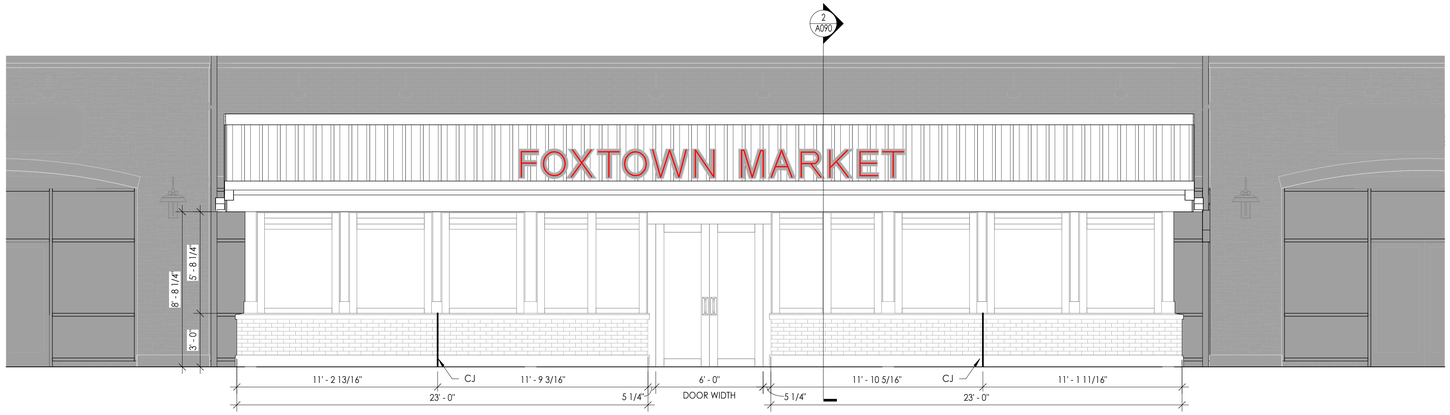
FOXTOWN MARKET
PROPOSED SIGNAGE
11120 N. WESTON DR. MEQUON, WI 53092

STEPHEN PERRY SMITH ARCHITECTS, INC.

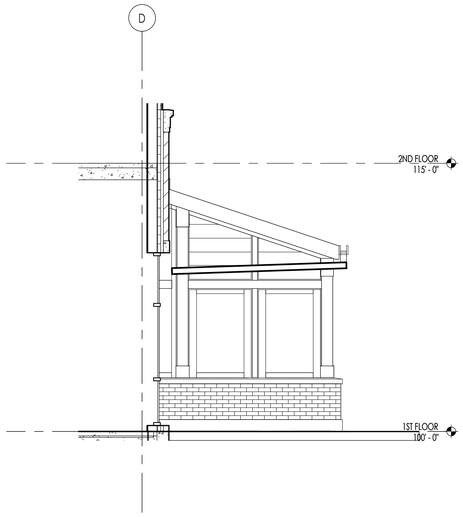
Attachment: 23-0516 FT MARKET PATIO SIGNAGE (8536 : Foxtown)



2 NORTH PATIO ELEVATION
SCALE 1/4" = 1'-0"



4 EAST PATIO ELEVATION (WINTER ENCLOSURE)
SCALE 1/4" = 1'-0"



3 SOUTH PATIO ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED PERSPECTIVE
SCALE: NTS

05/16/23

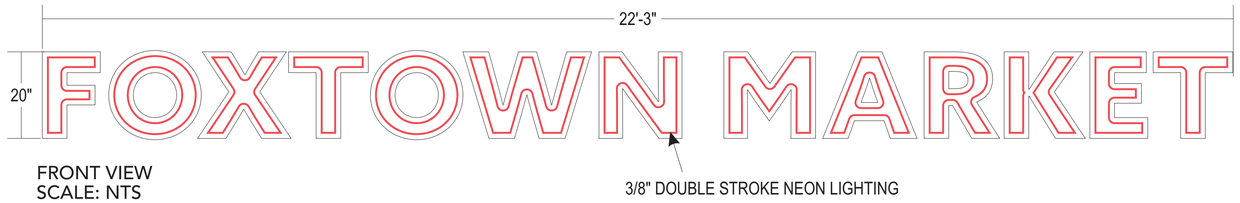
FOXTOWN MARKET
PROPOSED SIGNAGE
11120 N. WESTON DR. MEQUON, WI 53092

STEPHEN PERRY SMITH ARCHITECTS, INC.

Attachment: 23-0516 FT MARKET PATIO SIGNAGE (8536 : Foxtown)

OPEN FACE NEON-LIT CHANNEL LETTERS - QTY 1 SET
AREA: 37.1 SQ. FT.

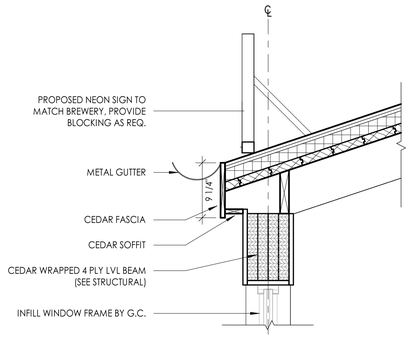
Neon Lettering to Match Foxtown Brewery



FRONT VIEW
SCALE: NTS



ILLUMINATED VIEW
SCALE: NTS



SOFFIT SECTION DETAIL
SCALE: NTS

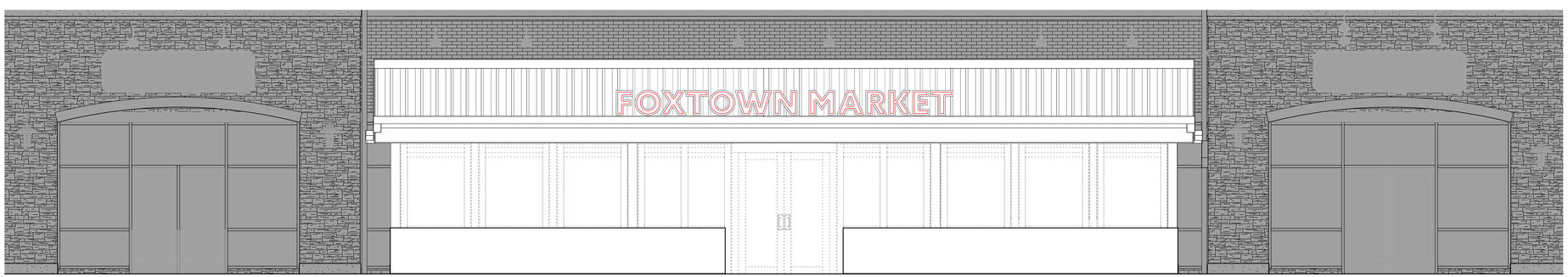
DESCRIPTION

- FABRICATED ALUMINUM OPEN FACECHANNEL LETTERS, INTERIORS AND EXTERIORS PAINTED C-1
- INTERNALLY ILLUMINATED W/ N-1 NEON LIGHTING - DOUBLE STROKE
- MOUNTED TO PATIO ROOM W/ CUSTOM BRACKETS PAINTED C-2 AND HARDWARE BEST SUITED FOR CONDITIONS

COLORS

- C-1 WHITE (CONFIRM)
- C-2 TBD (MATCH BUILDING)
- N-1 RED NEON (CONFIRM)

FONT
AZO SANS BLACK



PROPOSED ELEVATION
SCALE: NTS

SignEffectz,Inc ™
SIGN / LIGHTING
www.signeffectz.com
1827 W. GLENDALE AVE. MILWAUKEE, WI 53209
PH: 414.264.5504 FX: 414.264.5564

Project:
Foxtown Market

Description:
Patio Channel Letters

Project Location:
11120 North Weston Drive
Suite 100
Mequon, WI 53092

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Notes

REVISIONS:

Rev 1 – By – Date –
Rev 2 By Date
Rev 3 By Date
Rev 4 By Date
Rev 5 By Date
Rev 6 By Date

0	01	R0
INS - PROJ NO.	DESIGN PG	REV NO.

0
CONCEPT PKG NO.

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ESTIMATE NO.

05/16/23

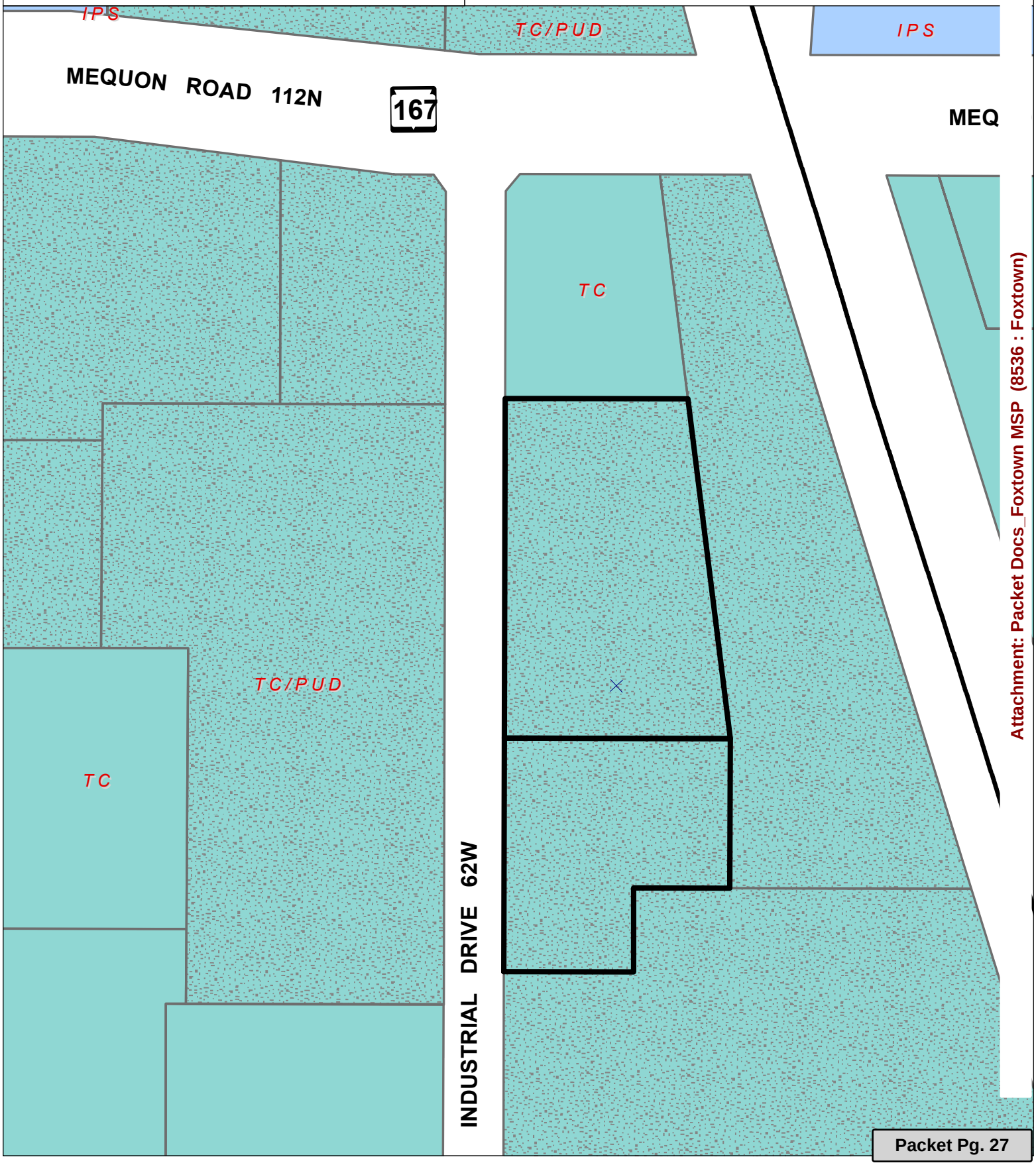
FOXTOWN MARKET
PROPOSED SIGNAGE
11120 N. WESTON DR. MEQUON, WI 53092

STEPHEN PERRY SMITH
ARCHITECTS, INC.

Attachment: 23-0516 FT MARKET PATIO SIGNAGE (8536 : Foxtown)

Foxtown

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



Attachment: Packet Docs_Foxtown MSP (8536 : Foxtown)

APPROVED SIGNAGE MASTER PLAN EAST ELEVATION



TENANT 'E1E' SIGN 2 OF 2
CONTENT TBD

TENANT 'E1G' SIGN 1 OF 1
CONTENT TBD

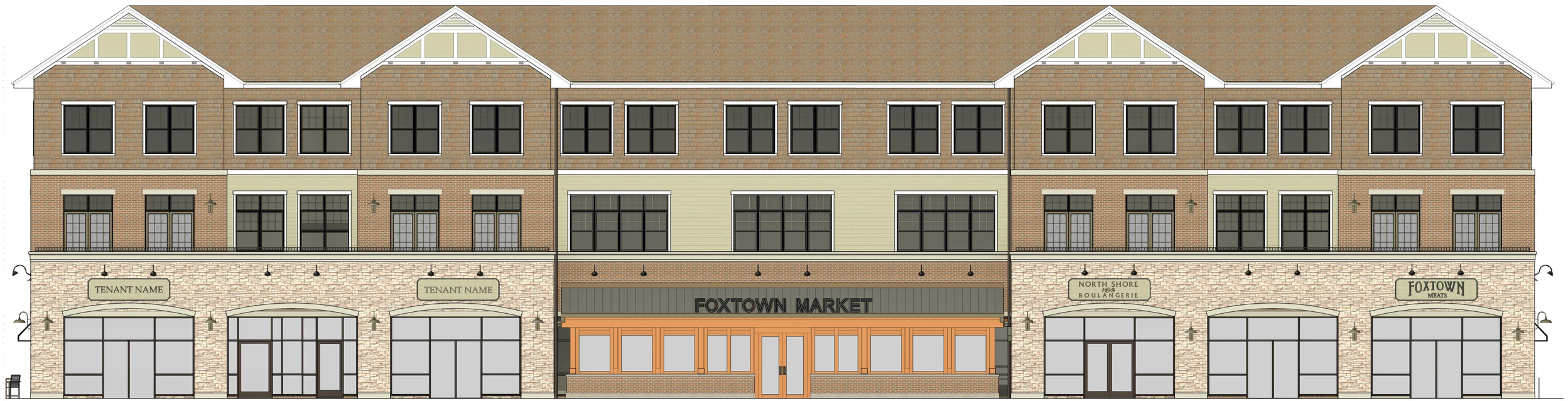
MARKET SIGN 3 OF 4

TENANT 'E1C' SIGN 2 OF 2
CONTENT TBD

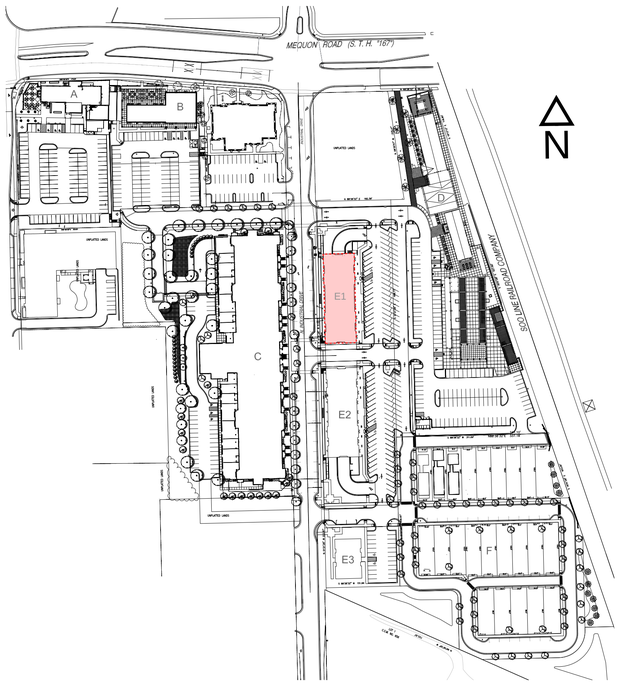
TENANT 'E1H' SIGN 1 OF 1
CONTENT TBD

TENANT 'E1B' SIGN 2 OF 2
CONTENT TBD

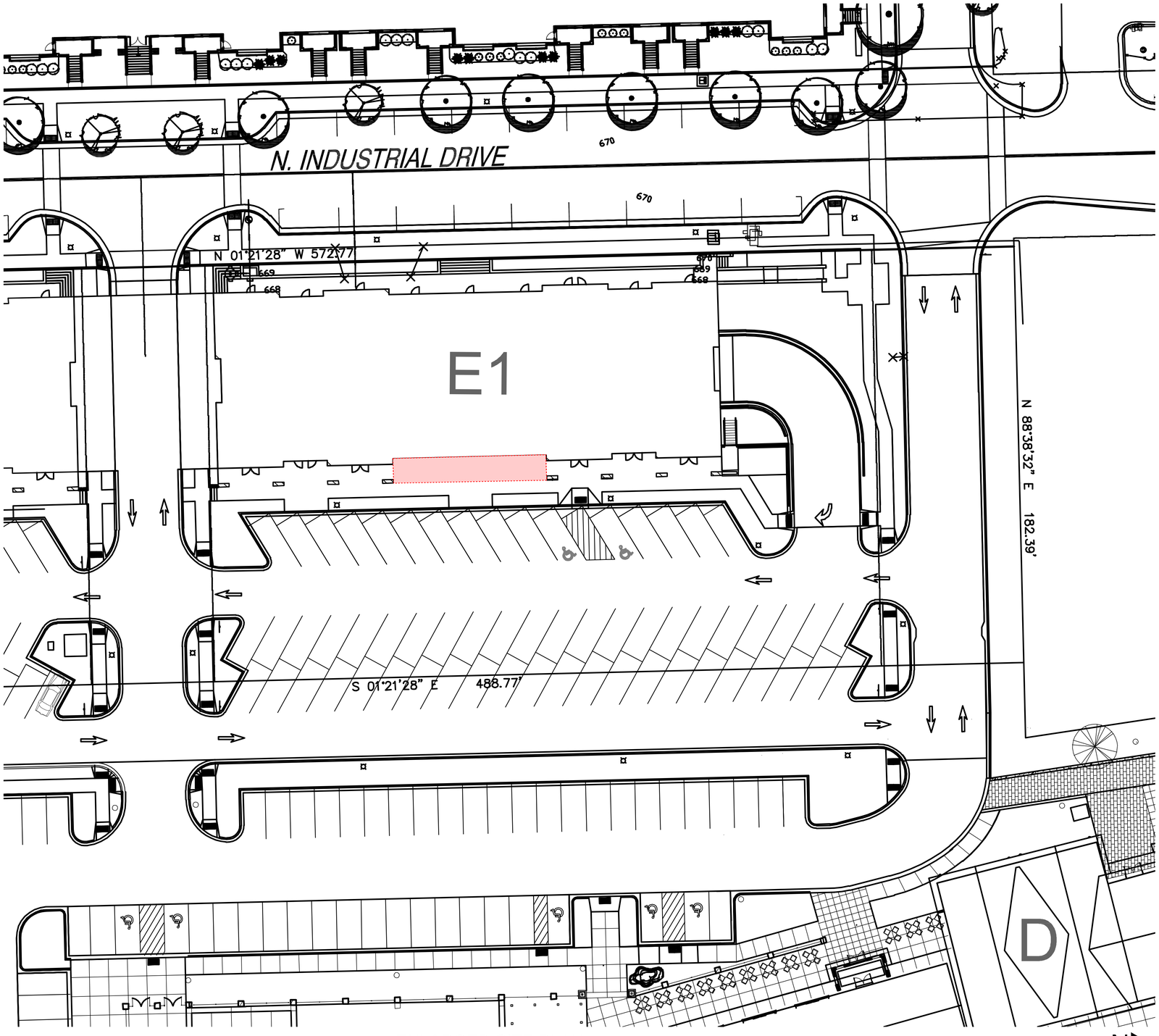
PROPOSED EAST ELEVATION



Foxtown MSP (8536 : Foxtown)
Attachment: Packet Docs



FOXTOWN KEY PLAN



ENLARGED SITE PLAN
SCALE: NTS

05/16/23

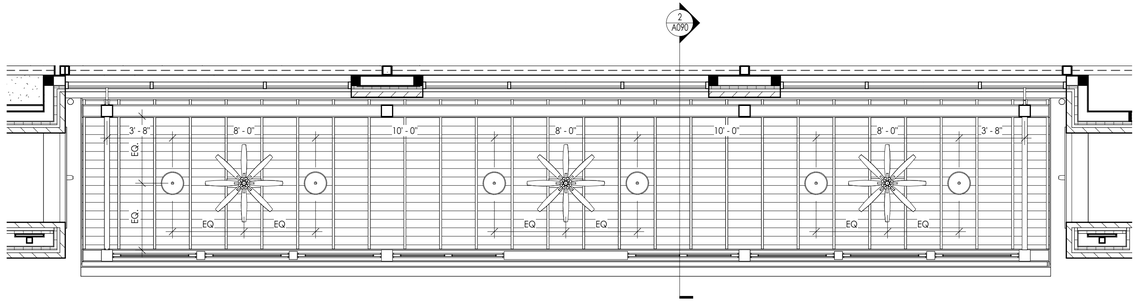
FOXTOWN MARKET

PROPOSED SIGNAGE

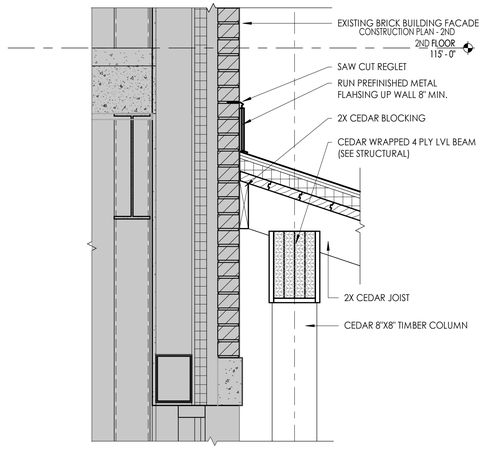
11120 N. WESTON DR. MEQUON, WI 53092

STEPHEN PERRY SMITH ARCHITECTS, INC.

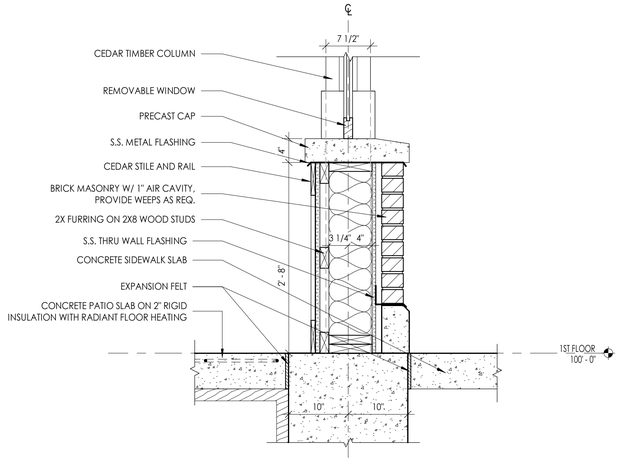
Attachment: Packet Docs_Foxtown MSP (8536 : Foxtown)



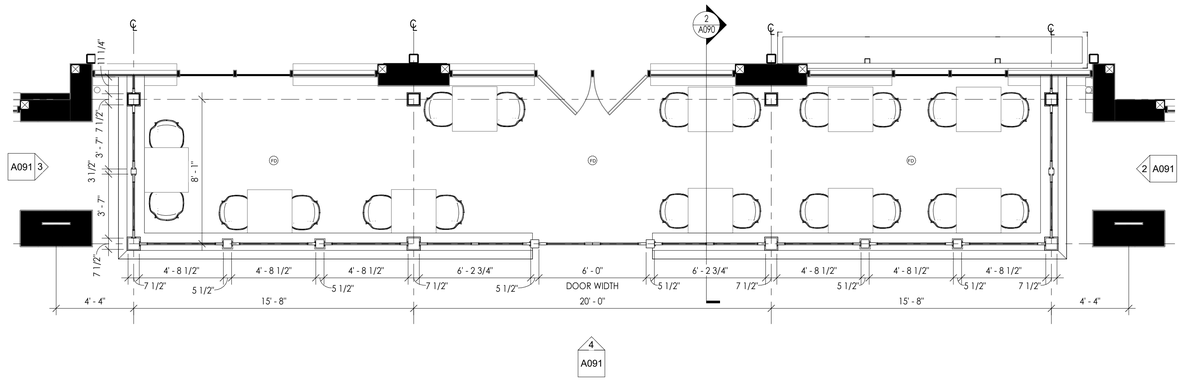
6 REFLECTED CEILING PLAN - PATIO
SCALE 1/4" = 1'-0"



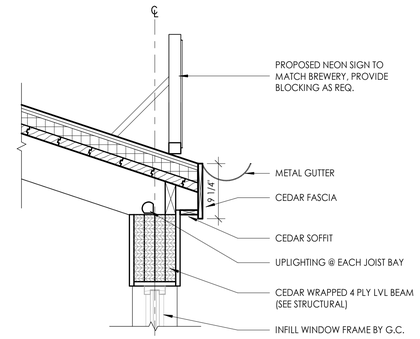
3 ENLARGED PATIO DETAIL SECTION
SCALE 1" = 1'-0"



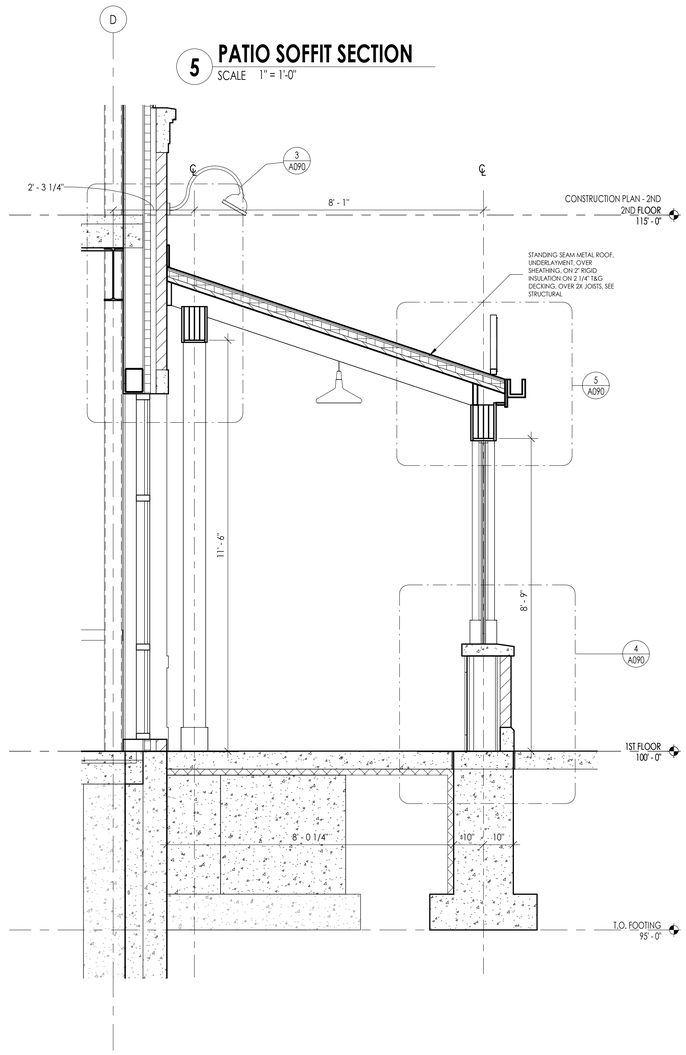
4 ENLARGED PATIO SECTION WALL DETAIL
SCALE 1" = 1'-0"



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



5 PATIO SOFFIT SECTION
SCALE 1" = 1'-0"



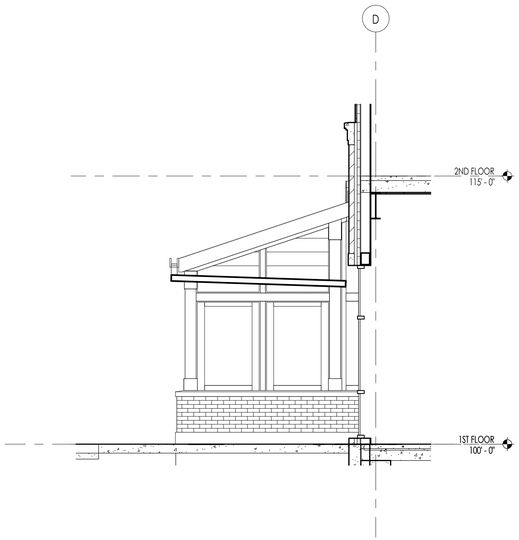
2 PATIO SECTION
SCALE 1/2" = 1'-0"

05/16/23

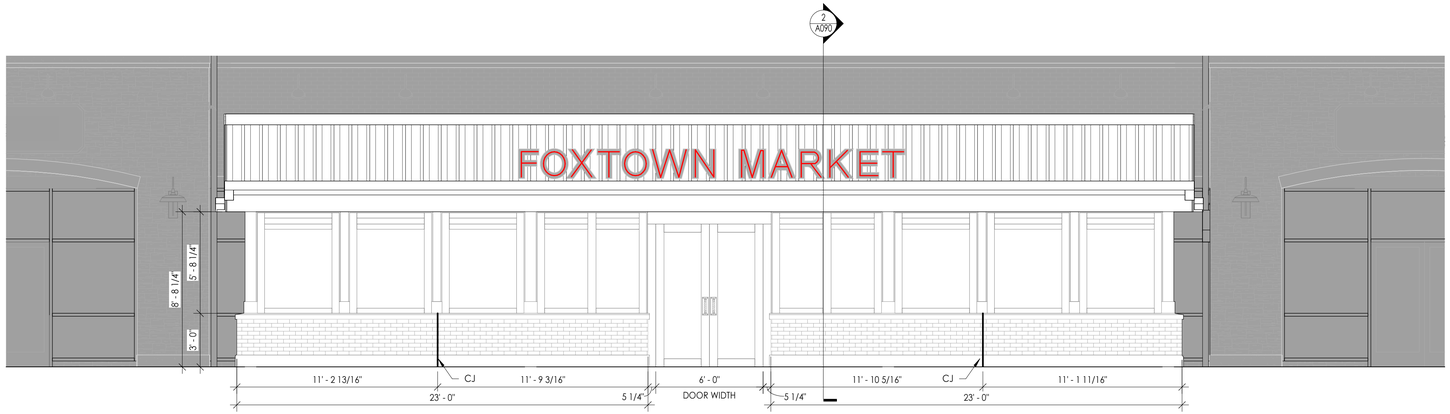
FOXTOWN MARKET
PROPOSED SIGNAGE
11120 N. WESTON DR. MEQUON, WI 53092

STEPHEN PERRY SMITH ARCHITECTS, INC.

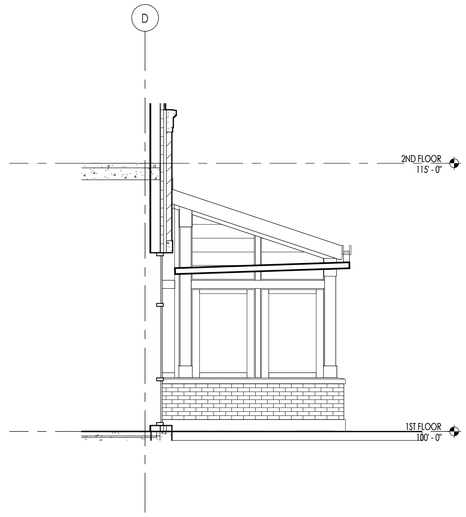
Attachment: Packet Docs_Foxtown MSP (8536 : Foxtown)



2 NORTH PATIO ELEVATION
SCALE 1/4" = 1'-0"



4 EAST PATIO ELEVATION (WINTER ENCLOSURE)
SCALE 1/4" = 1'-0"



3 SOUTH PATIO ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED PERSPECTIVE
SCALE: NTS

05/16/23

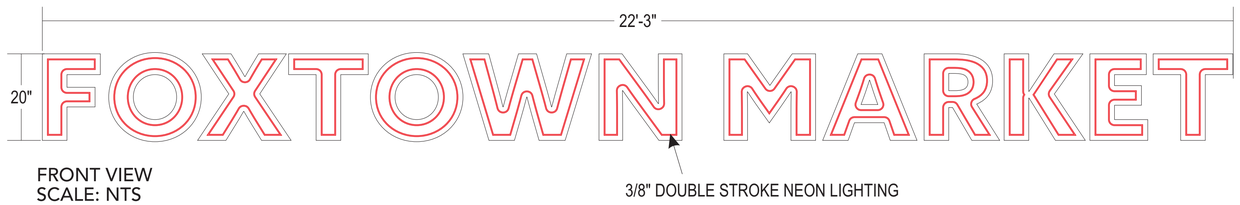
FOXTOWN MARKET
PROPOSED SIGNAGE
11120 N. WESTON DR. MEQUON, WI 53092

STEPHEN PERRY SMITH ARCHITECTS, INC.

Attachment: Packet Docs_Foxtown MSP (8536 : Foxtown)

OPEN FACE NEON-LIT CHANNEL LETTERS - QTY 1 SET
AREA: 37.1 SQ. FT.

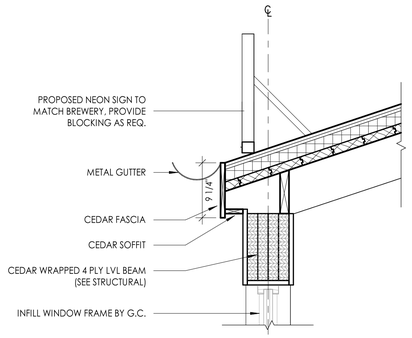
Neon Lettering to Match Foxtown Brewery



FRONT VIEW
SCALE: NTS



ILLUMINATED VIEW
SCALE: NTS



SOFFIT SECTION DETAIL
SCALE: NTS

DESCRIPTION

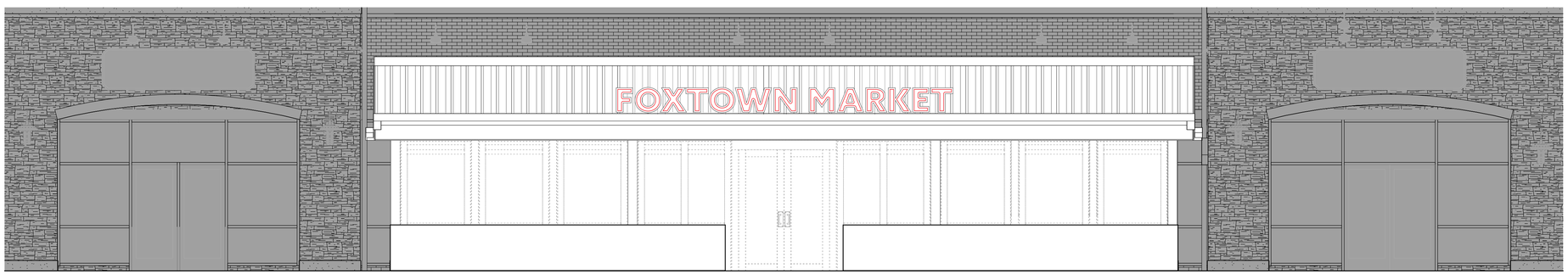
- FABRICATED ALUMINUM OPEN FACECHANNEL LETTERS, INTERIORS AND EXTERIORS PAINTED C-1
- INTERNALLY ILLUMINATED W/ N-1 NEON LIGHTING - DOUBLE STROKE
- MOUNTED TO PATIO ROOM W/ CUSTOM BRACKETS PAINTED C-2 AND HARDWARE BEST SUITED FOR CONDITIONS

COLORS

- C-1 WHITE (CONFIRM)
- C-2 TBD (MATCH BUILDING)
- N-1 RED NEON (CONFIRM)

FONT

AZO SANS BLACK



PROPOSED ELEVATION
SCALE: NTS

SignEffectz,Inc ™
SIGN / LIGHTING
www.signeffectz.com
1827 W. GLENDALE AVE. MILWAUKEE, WI 53209
PH: 414.264.5504 FX: 414.264.5564

Project:
Foxtown Market

Description:
Patio Channel Letters

Project Location:
11120 North Weston Drive
Suite 100
Mequon, WI 53092

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Notes

REVISIONS:

Rev 1 – By – Date –
Rev 2 By Date
Rev 3 By Date
Rev 4 By Date
Rev 5 By Date
Rev 6 By Date

0	01	R0
INS - PROJ NO.	DESIGN PG	REV NO.

0
CONCEPT PKG NO.

00000
ESTIMATE NO.

Attachment: Packet Docs_Foxtown MSP (8536 : Foxtown)

05/16/23

FOXTOWN MARKET
PROPOSED SIGNAGE
11120 N. WESTON DR. MEQUON, WI 53092

STEPHEN PERRY SMITH
ARCHITECTS, INC.

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 26, 2023**

SUBJECT: **Concordia University. The applicant is seeking building and site plan amendment approval to allow for a 2-story, 7,448 sq. ft. addition for an academic music hall on the existing campus for the property located at 12800 N. Lake Shore Drive.**

Applicant:	Mayer Helminiak
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment
Existing Use:	University
Existing Zoning:	IPS, C-2
Land Use Plan:	Institutional
Lot size:	119 Acres
Location:	12800 N. Lakeshore Drive
Tax Key Number:	#15-008-09-002.00
District:	#1

Background:
The applicant requests building and site plan amendment approval for two story, 15,000 square foot music room addition adjacent to the existing chapel. The addition will include a choral room, rehearsal/ensemble areas and offices. The addition is connected to an existing interior walkway. The interior walkway blocks a majority of the building from public view and will only be visible from an interior courtyard. In 2018, a similar project was approved in a different location but was never constructed.

Building Design:
The proposed building is shown to be constructed with the same brick, stone and window pattern of the adjacent chapel and walkway. The north elevation includes a large glass curtain wall that will overlook the courtyard. The overall height of the building is 36’8” feet from the lower level, which complies with the IPS zoning district.

Site Plan:
The campus is getting close to the overall FAR (Floor Area Ratio) requirement of 30 percent. The total FAR including the proposed addition is 27.18 percent. The applicant does not include any additional parking as part of the development project. Since the addition will be a replacement of an existing facility it should not impact traffic or parking on campus.

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

Access to the Concordia University of Wisconsin campus is provided through two roadway connections, one onto Highland Road and a second onto North Lake Shore Drive. The driveway onto Highland Road is restricted to right turns only and the driveway onto North Lake Shore Drive is restricted to left turns only in an effort to direct through traffic to use Port Washington Road, as opposed to Lake Shore Drive. The construction of the building itself does not generate any additional traffic and will serve the students of the existing enrollment on site. The site plan proposes no new parking spaces. No modifications to access are proposed.

As a condition of approval, the applicant shall provide documentation of the proposed haul route and a road bond to ensure that any damage attributed to construction traffic is repaired prior to occupancy. In addition, the haul route and all construction traffic shall be restricted to Port Washington Road to Highland Road to the appropriate driveway. The applicant shall provide a traffic management plan which includes signing on Lake Shore Drive at Mequon Road and Pioneer Road prohibiting construction traffic from using those sections of roads.

The Wisconsin DNR surface water data viewer and aerial photos were used to confirm that wetlands are potentially present on the parcel. The wetlands indicators are significantly outside the proposed work area and would not require a wetland delineation.

The site is located within the City's sewer service area and connection to the public sewer utility is required. Water connection shall conform to the Mequon Water Utility Water Connection Policy. The existing site is served by public sewer and water. If connecting to the public utilities, the applicant shall provide calculations that show that the interior system and force main are sized appropriately for the additional flow.

The new addition adds approximately 7,500 square feet of impervious surface according to the narrative. A Stormwater Management Plan (SWMP) for the Concordia campus was approved in 2018 with the addition of the Business Building. The applicant must provide a signed and stamped memo from a licensed professional engineer that the site will still conform to applicable storm water management requirements after the proposed building addition. Alternatively, the stormwater management plan must be amended if any changes to existing or additional Best Management Practices (BMPs) are needed to conform to storm water management requirements. Any future increases of new impervious surface may trigger the requirement to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

If the site stormwater management plan (SWMP) must be amended to comply with city ordinances and MMSD Chapter 13, a drainage financial guarantee will be required. A storm water maintenance and easement agreement must be in place for all BMPs. An accurate calculation of added impervious surface must be submitted with the site plans and SWMP.

A filling, excavation, and berms is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards. The permit is required prior to the issuance of a building permit.

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

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

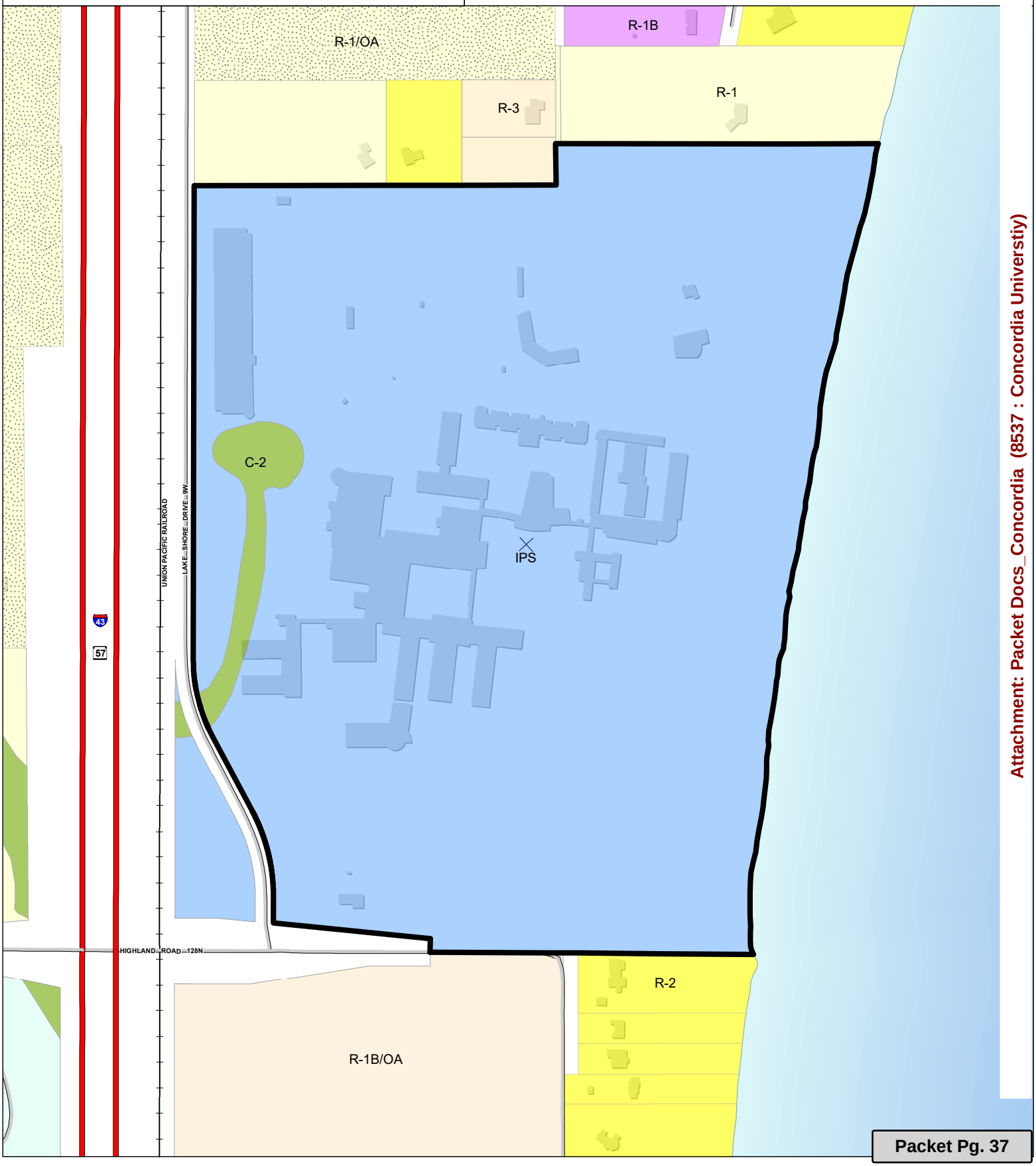
1. Final staff review and approval of site, elevations, floor and lighting plans prior to the issuance of permits.
2. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
3. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
4. Staff review and approval of a dispersion plan and cut sheets for any proposed luminaries.
5. Any foundation plantings shall be approved by staff.
6. Sign permit approval for all signs.
7. 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.
8. All construction traffic shall be restricted Port Washington Road to Highland Road to the appropriate driveway.
9. Submittal of an accurate calculation of added impervious surface must be submitted with the site plans.
10. Approval of a storm water management plan amendment for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement. If a SWMP amendment is not required, a signed and stamped letter shall be prepared by the licensed professional engineer that the stormwater facilities are sized appropriately for the additional impervious area.
11. If BMP modifications are required or new BMPs are required to meet stormwater management requirements, as a condition of approval and issuance of the building 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).
12. Water connection shall conform to the Mequon Water Utility Water Connection Policy. If connecting to the public utilities, the applicant shall provide calculations that show that the interior system and force main are sized appropriately for the additional flow.
13. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable.
14. Application for and approval of a City Filling and Excavation Permit, if applicable.

15. The applicant shall submit a proposed haul route, a proposed traffic management plan and issue a road bond.

Attachments:
Packet Docs_Concordia (PDF)

Concordia University

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



Attachment: Packet Docs_Concordia (8537 : Concordia Universtiy)

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May 22, 2023

Concordia University Wisconsin

Chapel Music Addition Project Description

Concordia University is raising funds for a new music addition adjacent to their chapel and on the north side of the main corridor serving the same. The addition will provide space for band practice on the upper level and choir practice on the lower level along with faculty offices. Both floors are approximately 7450 SF and will accommodate the university's music program in acoustically treated spaces. Music practice is currently held in 2 lower-level areas that do not meet their current needs for acoustics, instrument storage, or adjacency to the chapel for musical events.

The exterior of the addition will be compatible with the materials of the existing campus, mainly brick, stone, and glass. Since the addition faces north in a student courtyard it will not be seen from the main entry but will take advantage of its exposure and the view.

Because this is a replacement of existing space without an increase in the overall enrollment of the university there is no impact on parking.

Construction is anticipated for Fall of 2023 with completion summer of 2024.

We look forward to your approval of this project as we look to improve student facilities through the generosity of our donors.

Attachment: Packet Docs_Concordia (8537 : Concordia Universtiy)

Concordia University Wisconsin
Chapel Music Room Addition

PROGRESS DRAWINGS

05/18/2023

Concordia University Wisconsin
12800 N Lake Shore Dr.
Mequon, WI 53097



PROJECT NORTH
W E
S

ARCHITECT

Mayer Helminiak Architects, LLC.

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Email: cmayer@mayer-helminiak.com
ATTN: Cliff Mayer

CIVIL, STRUCTURAL & MEP

Harwood Engineering Consultants, Ltd.

255 North 21st Street
Milwaukee, Wisconsin 53233
Phone 414-475-5554

SHEET INDEX

T1	TITLESHEET
T2	LIFE SAFETY PLAN
D1.0	LOWER LEVEL DEMOLITION PLAN
D1.1	GROUND FLOOR DEMOLITION PLAN
A1.0	LOWER LEVEL PLAN
A1.1	GROUND FLOOR PLAN
A1.1C	REFLECTED CEILING PLANS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A4.1	WALL SECTIONS
A4.2	WALL SECTIONS
A4.3	WALL SECTIONS
A5.1	SECTIONS & DETAILS
A7.1	INTERIOR ELEVATIONS
A8.1	DOOR & FINISH SCHEDULE, DOOR TYPES, WINDOW TYPES

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
AVE	AVENUE
BD	BOARD
BLDG	BUILDING
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
DIA	DIAMETER
DIM	DIMENSIONAL
EL	ELEVATOR
ELEV	ELEVATION
EQ	EQUAL
ES	EXPOSED STRUCTURE
ETC	ETCETERA
EXIST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN

ABBREVIATION	DESCRIPTION
FE	FIRE EXTINGUISHER - SURFACE MOUNTED
FEC	FIRE EXTINGUISHER CABINET, SEMI-RECESSED
FFL	FINISH FLOOR LEVEL
FIN	FINISH
FLR	FLOOR
GALV	GALVINIZED
GSF	GROSS SQUARE FEET
GWB	GYPSUM WALL BOARD
HDWD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
INSUL	INSULATION
JC	JANITOR CLOSET
MAX	MAXIMUM
MEZZ	MEZZANINE
MFR	MANUFACTURER
MHA	MAYER HELMINIAK ARCHITECTS
MIN	MINIMUM
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NSF	NET SQUARE FEET
NTS	NOT TO SCALE

ABBREVIATION	DESCRIPTION
O/C	ON CENTER
OH	OVER HEAD
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
POLYISO	POLYISOCYANURATE
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
REQ	REQUIRED
RFEC	RECESSED FIRE EXTINGUISHER CABINET
RO	ROUGH OPENING
SCHED	SCHEDULE
SF	SQUARE FEET
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
ST	STREET
STL	STEEL
TLT	TOILET
TYP	TYPICAL
UC	UNDER COUNTER
UL	UNDERWRITERS LABORATORY, INC.
VERT	VERTICAL
VFY	VERIIFY
W/	WITH
W/O	WITH OUT
WD	WOOD
WI	WISCONSIN
WWM	WELDED WIRE MESH

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4/14/23

MHA PROJECT #	19009.01
PROJ .DATE	05/18/23
DRAWN BY	MHA
APPROVED BY	MHA

SHEET ISSUE DATE:

TITLE SHEET

T.1

NOT FOR CONSTRUCTION

Attachment: Packet Docs_Concordia University) (8537 : Concordia University)

BUILDING DATA

APPLICABLE BUILDING CODES:
- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- WISCONSIN PLUMBING CODE: CHAPTERS 380-387
- 2015 NFPA 101 LIFE SAFETY CODE
- 2017 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS
- ICC / ANSI A117.1
- MEQUON MUNICIPAL CODE

OCCUPANCY CLASSIFICATIONS: A-3 ASSEMBLY

CONSTRUCTION CLASSIFICATION: TYPE IIB CONSTRUCTION

BUILDING CLASSIFICATION: NEW BUILDING

SPRINKLER INFORMATION: FULLY SPRINKLERED

FIRE ALARM INFORMATION: FIRE ALARM AND DETECTION SYSTEMS REQUIRED

MULTIPLE OCCUPANCIES: NON-SEPARATED USES: BUSINESS GROUP B & ASSEMBLY A-3.
ACCESSORY USE: STORAGE S-2.
(A-3 OCCUPANCY IS MOST RESTRICTIVE).

BUILDING AREA:

LOWER LEVEL:

BUILDING AREA: A-3	1,844 SF
BUILDING AREA: B	1,880 SF

GROUND LEVEL:

BUILDING AREA: A-3	3,223 SF
ACCESSORY STORAGE S-2:	501 SF
TOTAL BUILDING AREA	7,448 SF

OCCUPANCY LOADS:

LOWER LEVEL:
ASSEMBLY A-3: 1,844 SF/ 7 SF PER OCCUPANT = 264 OCCUPANTS
BUSINESS B: 1,880 SF / 100SF PER OCCUPANT = 19 OCCUPANTS
TOTAL LOWER LEVEL OCCUPANTS = 283

GROUND LEVEL:
ASSEMBLY A-3: 3,223 SF / 7 SF PER OCCUPANT = 461 OCCUPANTS
STORAGE S-1: 501 SF / 300 SF PER OCCUPANT = 2 OCCUPANTS
TOTAL OCCUPANTS: 463

TYPE OF CONTRUCTION TABLE 601 / 602: FIRE SEPARATION DISTANCE FROM IMAGINARY PROPERTY LINE
- TYPE IIB - 5'≤ X<10': 1-HOUR RATING REQUIRED
- TYPE IIB - 10'≤ X<30': NO RATING REQUIRED
- X>30': NO RATING REQUIRED

FIREWALL: FIREWALL PROVIDE TO SEPARATE NEW CONSTRUCTION FROM EXISTING BUILDING.

TABLE 706.4: FIREWALL RESISTANCE RATING
2-HOUR WALL REQUIRED FOR GROUP A - TYPE IIB CONSTRUCTION

706.6 - VERTICAL CONTINUITY - EXCEPTION 3: WALLS CAN TERMINATE AT UNDERSIDE COMBUSTIBLE ROOF DECK WHERE BOTH ROOFS HAVE CLASS B ROOF COVERING AND HAVE NO OPENINGS WITHIN 4'-0" OR FIREWALL.

706.8 - FIREWALL OPENINGS: AGGREGATE WIDTH ON ANY FLOOR LEVEL SHALL NOT EXCEED 25 PERCENT OF THE LENGTH OF WALL

REQUIRED EXIT WIDTH: PER 1005.3.2
LOWER LEVEL: 283 x .2 = 57" REQUIRED (102" PROVIDED)
GROUND LEVEL: 463 x .2 = 93" REQUIRED (102" PROVIDED)

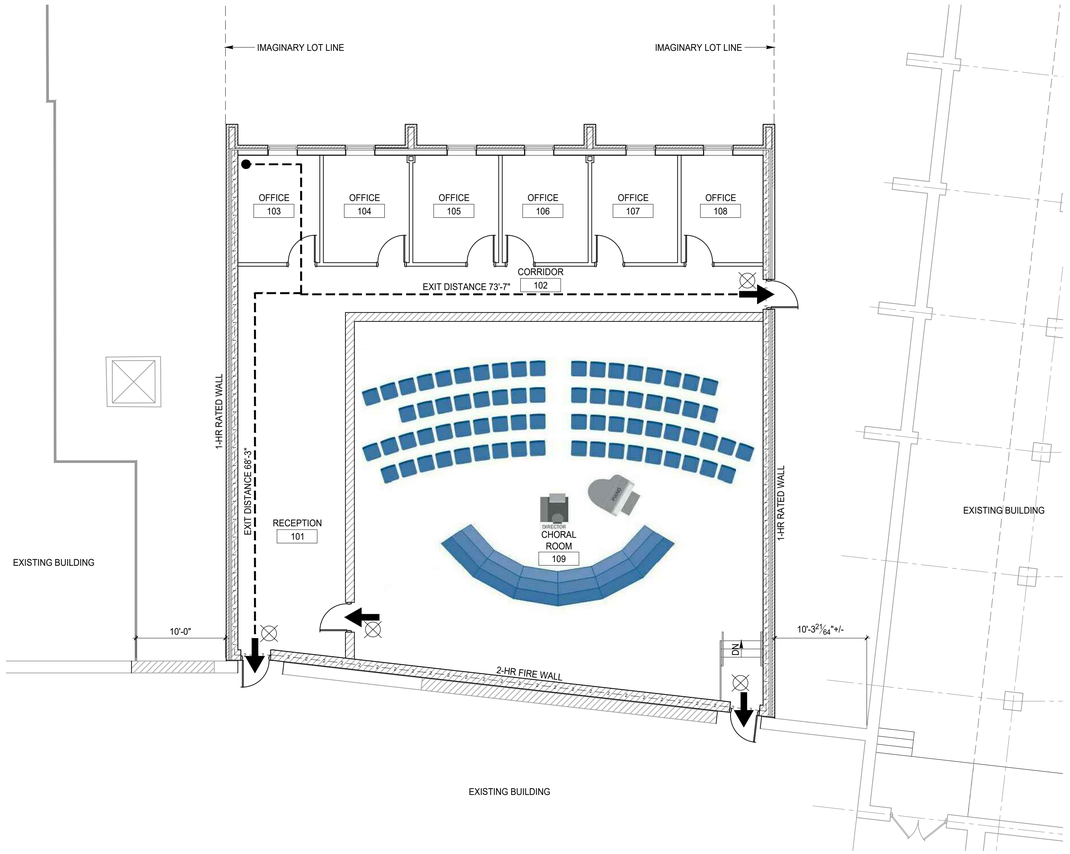
EXIT ACCESS TRAVEL DISTANCE: PER TABLE 1017.2: FOR SPRINKLERED A-3 OCCUPANCY
250' PERMITTED (MAXIMUM DISTANCE IS 88'-7")

COMMON PATH OF EGRESS TRAVEL: PER TABLE 1006.2.1 FOR SPRINKLERED A-3 OCCUPANCY
75 FEET PERMITTED (MAXIMUM DISTANCE IS 19'-0")

CORRIDORS: PER TABLE 1020.1 CORRIDOR WALLS NOT REQUIRED TO BE RATED WITH AUTOMATIC SPRINKLER SYSTEM

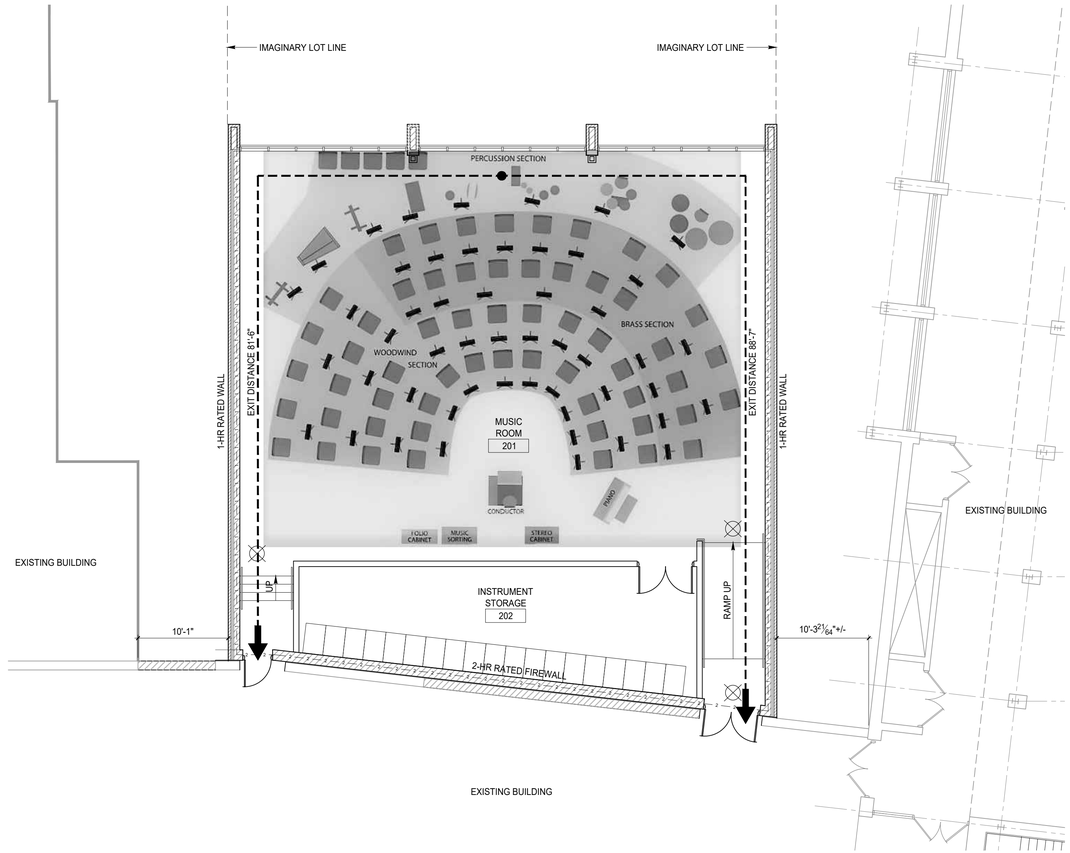
DEAD END CORRIDORS: 20 FEET - PER IBC SECTION 1020.4

PLUMBING FIXTURES: NONE: TOILET ROOM FACILITIES AVAILABLE IN ADJACENT BUILDINGS.



1 LOWER LEVEL EXIT PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH



2 UPPER LEVEL EXIT PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH

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BUILDING DATA

T-2

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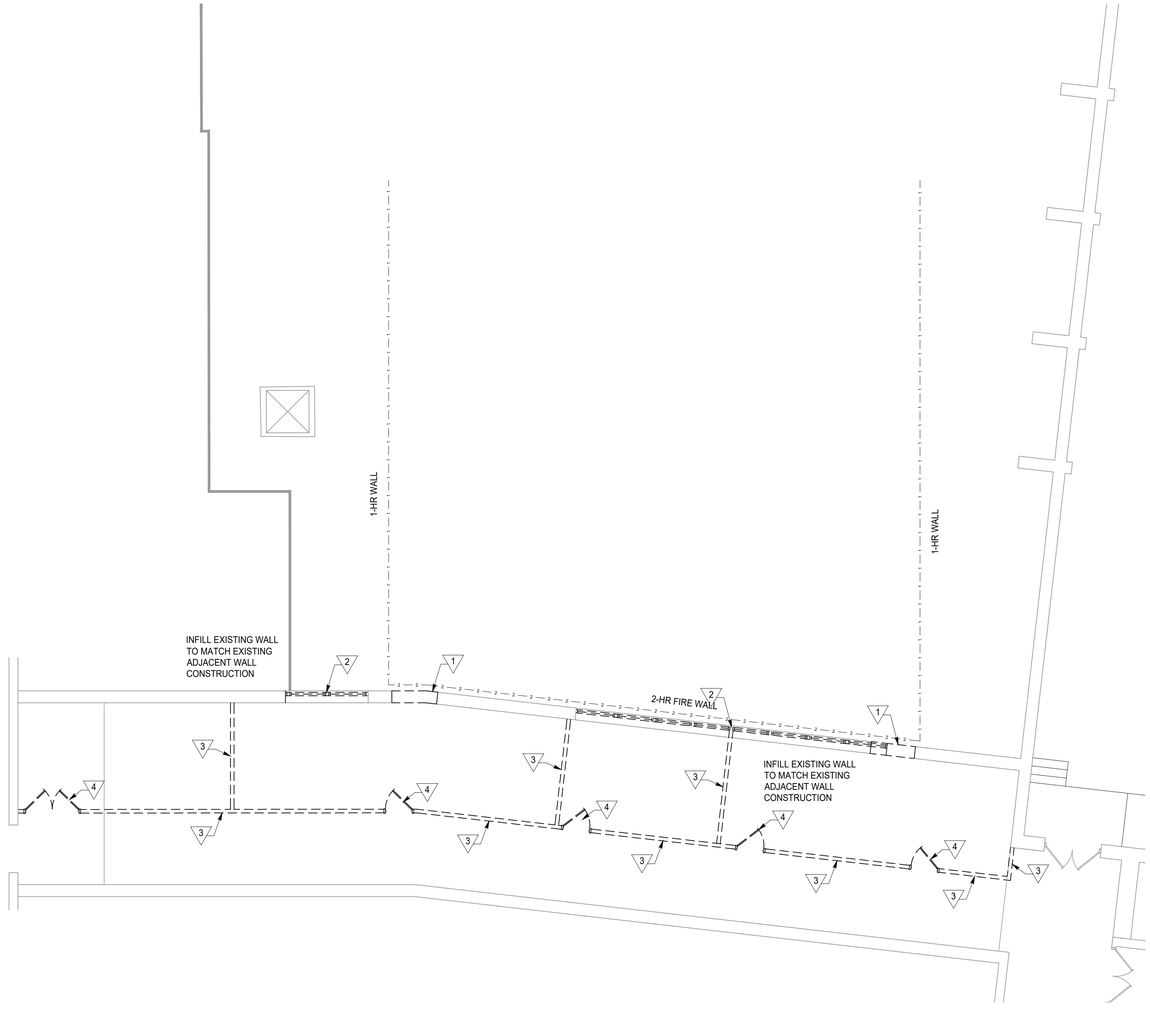
Attachment: Packet Docs. Concordia (8537 : Concordia University)

DEMOLITION GENERAL NOTES:

1. DEMO SECTION OF EXISTING PARTITION FROM FLOOR TO STRUCTURE ABOVE. REMOVE EXISTING ELECTRICAL OUTLETS, WIRING, AND CONDUIT BACK TO NEAREST JUNCTION BOX. REROUTE ALL NECESSARY WIRING AND CONDUIT AS REQUIRED TO MAINTAIN CIRCUITING. CAP WIRING PER APPLICABLE CODES. REMOVE EXISTING FLOOR FASTENERS TO BELOW FLOOR LINE, PATCH FLOOR LEVEL WITH FLOOR SURFACE. TAPE AND FINISH EXPOSED PARTITION SURFACES PLUMB AND SMOOTH.
2. REMOVE EXISTING FLOOR COVERING AS REQUIRED AND PREPARE FLOOR SURFACE FOR INSTALLATION OF NEW FLOOR FINISH UNLESS NOTED OTHERWISE. REFER TO FINISH SCHEDULE.
3. ASBESTOS DETECTION/REMOVAL (IF APPLICABLE) TO BE CONDUCTED BY BUILDING OWNER PRIOR TO START OF GENERAL DEMOLITION. GENERAL CONTRACTER TO COORDINATE SCHEDULE WITH BUILDING OWNER.
4. GENERAL CONTRACTOR TO COORDINATE ALL DEMOLITION WORK (NOTED OR OTHERWISE REQUIRED) WITH NEW CONSTRUCTION. GENERAL CONTRACTOR TO COORDINATE ANY INTERRUPTIONS (ELECTRICAL, MECHANICAL, PLUMBING, ETC.) WITH BUILDING OWNER 72 HOURS IN ADVANCE.
5. DEMOLITION AREAS SHALL BE TERMINATED IN A NEAT & ORDERLY FASHION, CLEANED & PATCHED TO ALIGN WITH NEW AND EXISTING CONSTRUCTION, AND PREPARED TO RECEIVE NEW FINISHES .
6. REMOVE ALL EXISTING INCIDENTAL CONDITIONS AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION WHETHER SHOWN ON PLAN, OR NOT. INCLUDING BUT NOT LIMITED TO FASTENERS CLIPS, MOLDINGS AND OTHER SYSTEMS AS REQUIRED.
7. PATCH ALL WALLS, FLOORS, AND CEILINGS WHERE PARTITIONS, CABINETS, PLATFORMS AND MOUNTED FURNITURE ARE TO BE REMOVED. ALL FINISHES TO EITHER MATCH EXISTING OR REFER TO ROOM FINISH SCHEDULE.
8. SEE PLUMBING, MECHANICAL, & ELECTRICAL DRAWINGS FOR ADDITIONAL COORDINATION ITEMS. COORDINATE ALL MEP ITEMS WITH SUB-CONTRACTORS.
9. REMOVE EXISTING PARTITIONS AS INDICATED, FROM FLOOR TO STRUCTURE ABOVE . DISPOSE OF DEMOLITION MATERIALS.
10. REMOVE AND RELOCATE EXISTING FIRE ALARMS AS REQUIRED. SEE ELECTRICAL DRAWINGS FOR COORDINATION.
11. PATCH ANY OPENINGS IN EXISTING FLOOR WALLS & STRUCTURE ABOVE, TO MAINTAIN FIRE AND/OR SMOKE RATINGS. UTILIZE " UL" DESIGN CONSTRUCTION, OR MATCH EXISTING RATED CONSTRUCTION.
12. LIFE SAFETY FEATURES ARE TO REMAIN IN OPERATION THROUGH ALL PHASES OF CONSTRUCTION INCLUDING SMOKE DETECTION, AND OTHERS SYSTEMS. VERIFY WITH OWNER A LIFE SAFETY PLAN FOR THE PROJECT.
13. PROVIDE A MIN. OF 5 SMOKE DETECTOR / 300 SQ FT TO COVER FIRE WATCH COVER DETECTORS DURING TIMES OF CONSTRUCTION, UNCOVER AT NIGHT
14. REFER TO MECHANICAL DRAWINGS FOR REMOVAL OF PLUMBING PIPING / MECHANICAL EQUIPMENT.

DEMOLITION CODED NOTES:

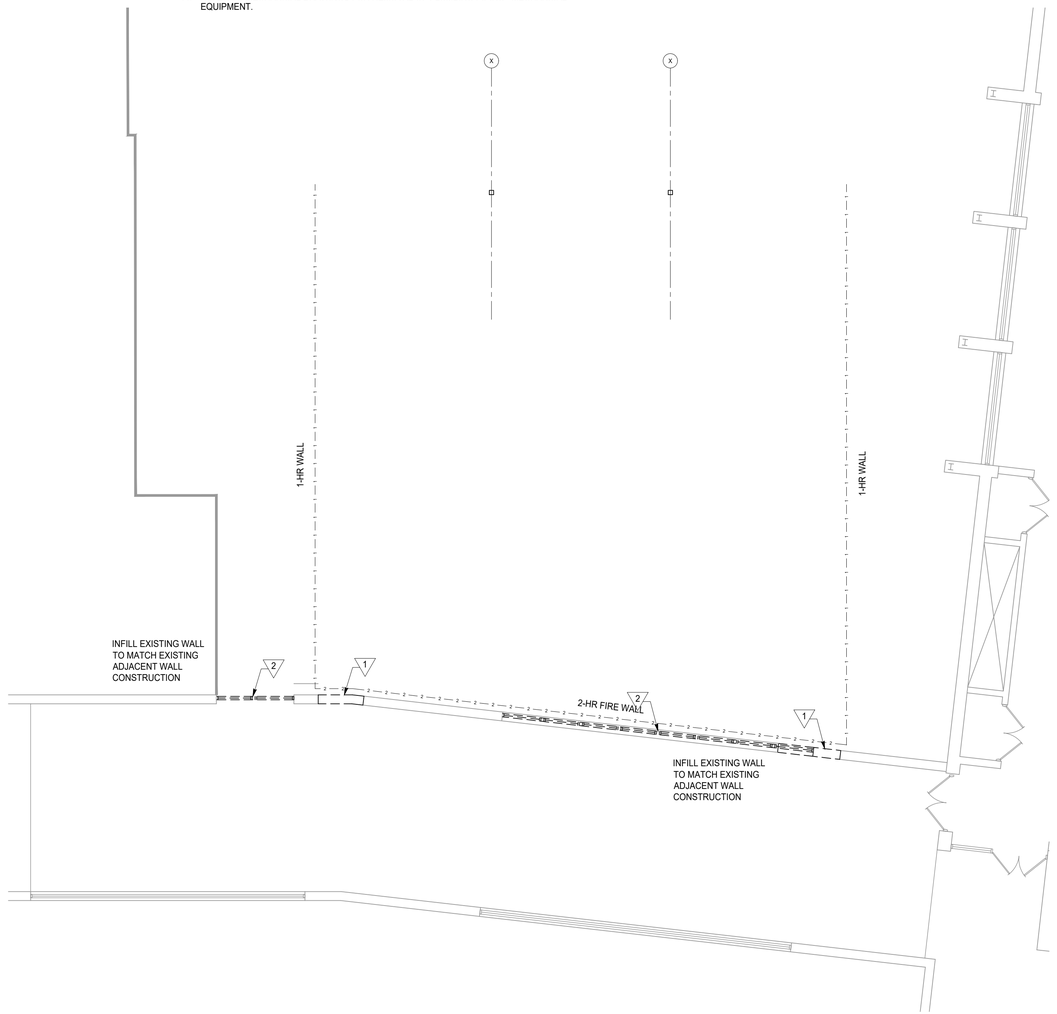
1. REMOVE SECTION OF EXISTING EXTERIOR WALL. SEE DEMOLITION ELEVATIONS FOR ADDITIONAL INFORMATION REGARDING LOCATIONS. PROVIDE NEW LINTELS AS REQUIRED. REFER TO STRUCTURAL DRAWINGS.
2. REMOVE EXISTING SYSTEM. SEE DEMOLITION ELEVATIONS FOR ADDITIONAL INFORMATION REGARDING LOCATIONSPATCH REMAINING WALL SURFACES AS REQUIRED.
3. DEMO SECTION OF EXISTING PARTITION. REMOVE EXISTING ELECTRICAL OUTLETS, WIRING, AND CONDUIT BACK TO NEAREST JUNCTION BOX. REROUTE ALL NECESSARY WIRING AND CONDUIT AS REQUIRED TO MAINTAIN CIRCUITING. CAP WIRING PER APPLICABLE CODES. REMOVE EXISTING FLOOR FASTENERS TO BELOW FLOOR LINE; PATCH FLOOR LEVEL WITH FLOOR SURFACE.
4. REMOVE EXISTING DOOR AND FRAME ASSEMBLY IN ITS ENTIRETY.



1 LOWER LEVEL DEMOLITION PLAN

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

NORTH



1 UPPER LEVEL DEMOLITION PLAN

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

NORTH

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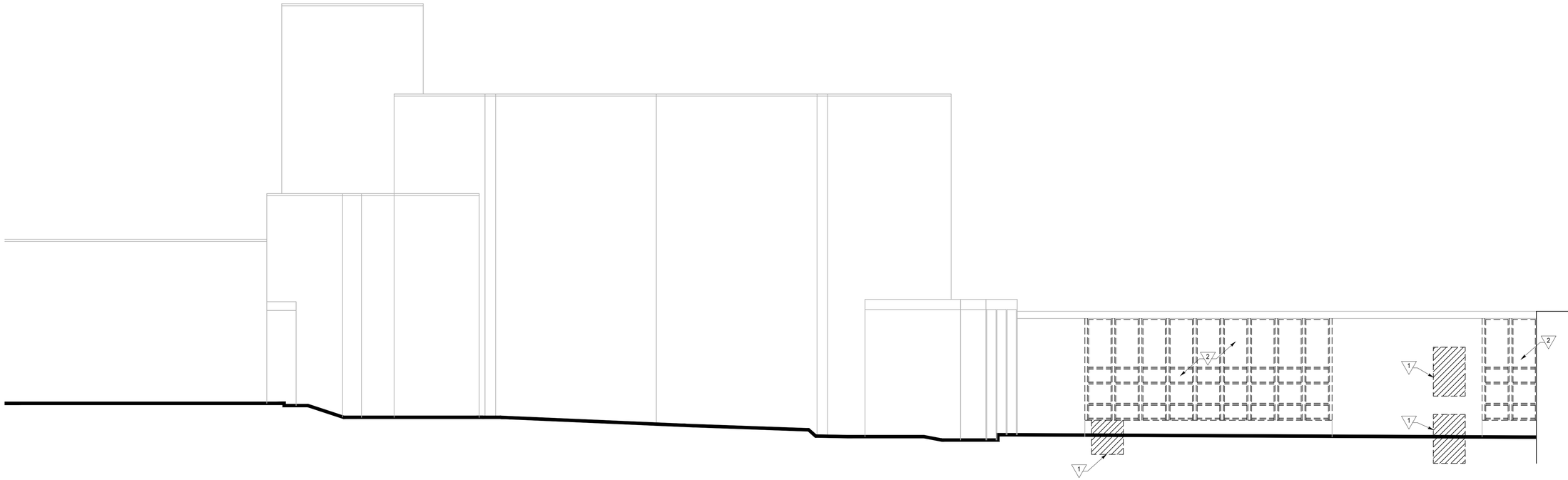
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DEMOLITION PLANS

D1.1

NOT FOR CONSTRUCTION

Attachment: Packet Docs_Concordia (8537 : Concordia University)



1 NORTH DEMOLITION ELEVATION

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

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13. PROVIDE A MIN. OF 113 SMOKE DETECTOR / 300 SQ FT TO COVER FIRE WATCH COVER DETECTORS DURING TIMES OF CONSTRUCTION, UNCOVER AT NIGHT
14. REFER TO MECHANICAL DRAWINGS FOR REMOVAL OF PLUMBING PIPING / MECHANICAL EQUIPMENT.

DEMOLITION CODED NOTES:

1 REMOVE SECTION OF EXISTING EXTERIOR WALL. PROVIDE NEW LINTELS AS REQUIRED. REFER TO STRUCTURAL DRAWINGS AND EXTERIOR ELEVATIONS FOR EXTENT OF WALL REMOVED.

2 REMOVE EXISTING WINDOW SYSTEM IN ITS ENTIRETY.

Mayer | Helminiak Architects, LLC
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CONSTRUCTION MANAGER

OWNER

Concordia University
12800 N Lake Shore Dr
Mequon, WI 53097

PROJECT

Chapel Music Room Addition

12800 N Lake Shore Dr
Mequon, WI 53097

REVISIONS

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4/14/23

MHA PROJECT #	19009.01
PROJ .DATE	05/18/23
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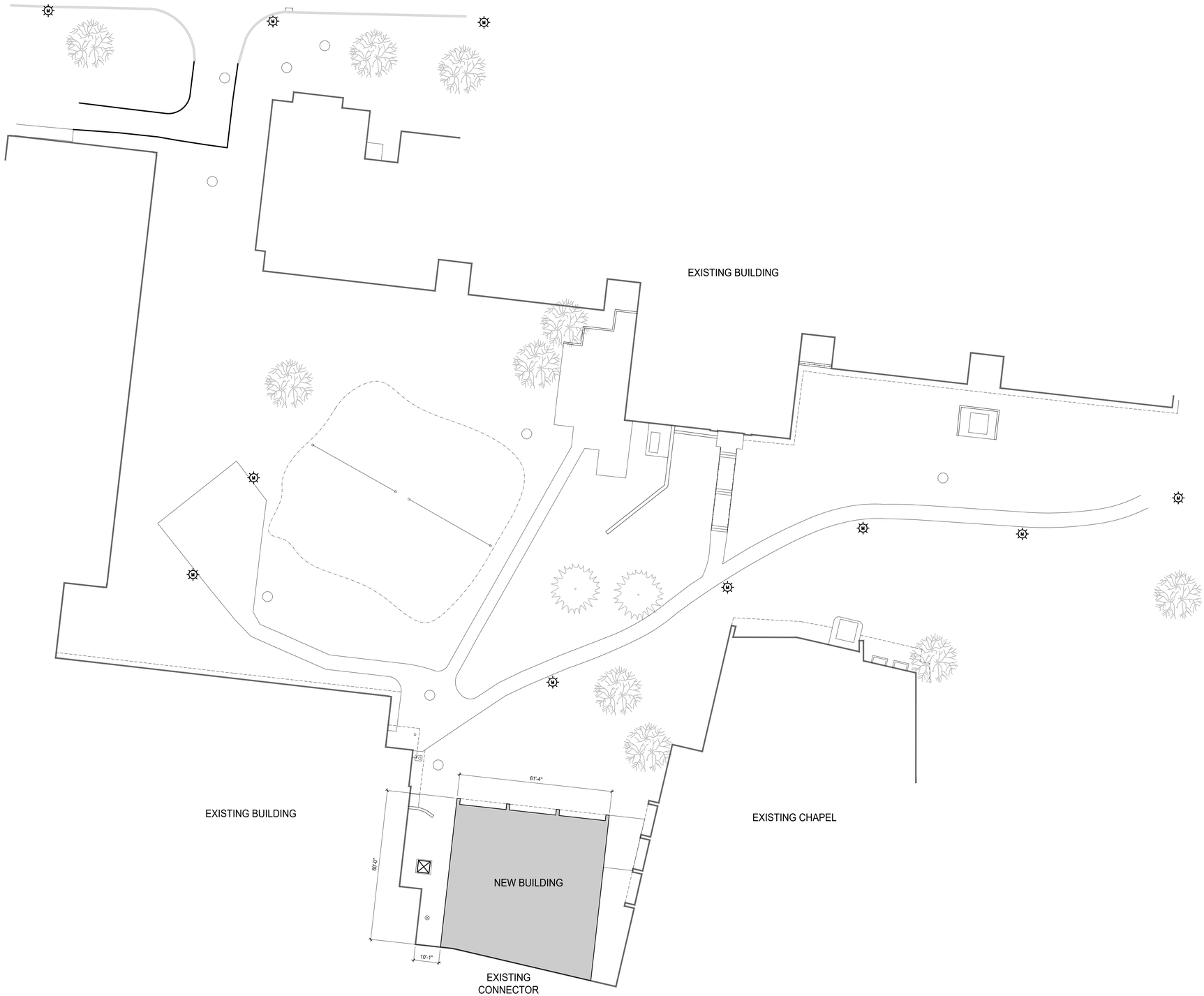
SHEET ISSUE DATE:

DEMOLITION ELEVATIONS

D2.1

NOT FOR CONSTRUCTION

Attachment: Packet Docs_Concordia University) (8537 : Concordia University)



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

TRUE NORTH

PLAN NORTH

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ARCHITECTURAL SITE PLAN

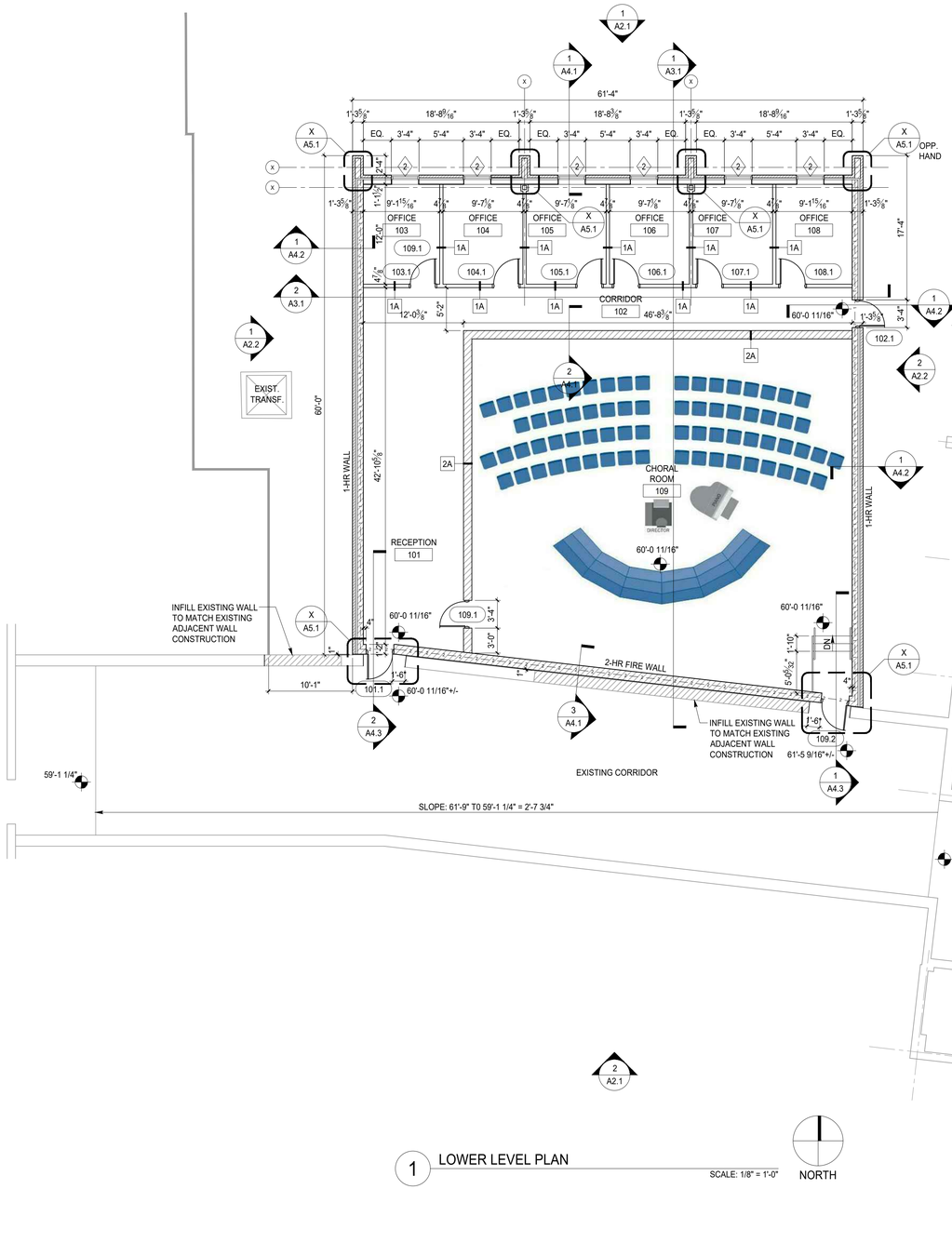
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Attachment: Packet Docs_Concordia (8537 : Concordia University)

FLOOR PLAN GENERAL NOTES

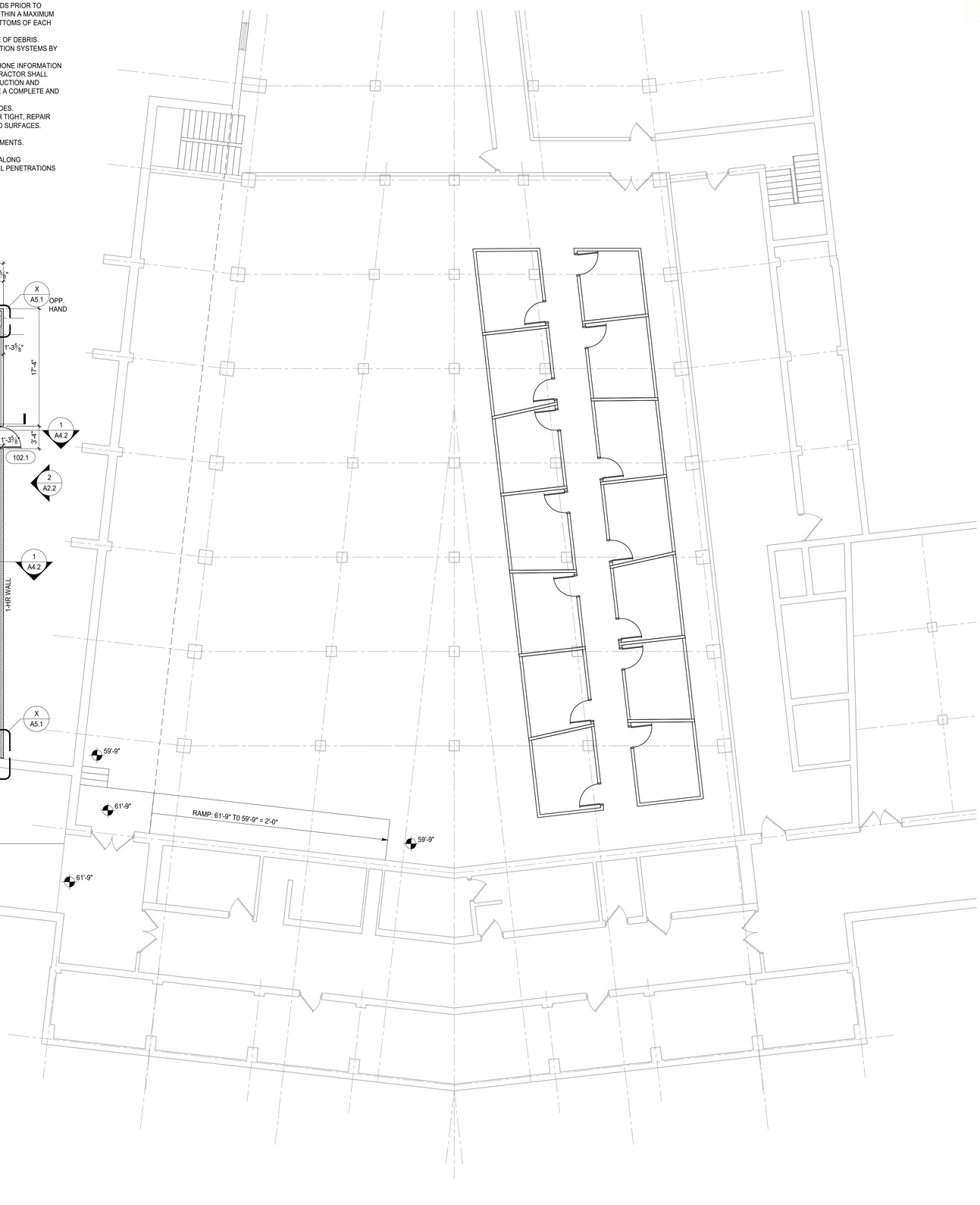
1. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO START OF FABRICATION / CONSTRUCTION.
2. A) PROVIDE ⅝" TYPE "X" GYPSUM BOARD AT ALL WALL LOCATIONS UNLESS OTHERWISE NOTED. B) PROVIDE ⅝" TYPE "X" MOISTURE RESISTANT GYPSUM BOARD AT PLUMBING PARTITIONS AND PARTITION FACE WITHIN 6'-0" OF ALL PLUMBING FIXTURES C) PROVIDE CEMENT BOARD AS BACK-UP AT ALL CERAMIC WALL TILE LOCATIONS. D) PROVIDE ⅝" TYPE "C" GYPSUM BOARD AT ALL CEILING LOCATIONS.
3. HOLD ¼" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH MOISTURE RESISTANT MASTIC CAULKING. STRIKE COMPOUND SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS MASTIC CAULKING FROM PARTITION AND FLOOR.
4. WRAP EXPOSED COLUMNS WITH WALL TYPE F.1, UNLESS NOTED OTHERWISE.
5. CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE.
6. VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.
7. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.
8. PROVIDE SOLID 2x BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.
9. NOTIFY THE ARCHITECT IF ELECTRICAL / COMMUNICATION / HVAC / PLUMBING / ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS PRIOR TO INSTALLATION. NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY (NOT 16" O.C.) AND ALIGN THE BOTTOMS OF EACH ITEM. IN THE VERTICAL POSITION ALIGN THE ITEMS ON CENTERLINES.
10. DURING CONSTRUCTION AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS.
11. DESIGN OF MECHANICAL, ELECTRICAL, DATA, PLUMBING & FIRE PROTECTION SYSTEMS BY DESIGN BUILD CONTRACTOR.
12. LIGHTING, EXIT LIGHTING INFORMATION, ELECTRICAL, DATA AND TELEPHONE INFORMATION SHOWN ARE FOR ELECTRICAL CONTRACTORS REFERENCE ONLY. CONTRACTOR SHALL ENSURE COORDINATION OF ELECTRICAL ITEMS WITH BUILDING CONSTRUCTION AND EQUIPMENT AND SHALL OBTAIN THE NEEDED INFORMATION TO PROVIDE A COMPLETE AND WORKING INSTALLATION.
13. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
14. FOR OUTLETS AT EXTERIOR WALLS, REPAIR VAPOR BARRIER & MAKE AIR TIGHT, REPAIR INSULATION AND PATCH GYPSUM BOARD TO MATCH ADJACENT FINISHED SURFACES.
15. PROVIDE GFI ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE.
16. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
17. ALL DOOR HARDWARE TO BE ADA APPROVED LEVER SETS.
    PROVIDE CONTINUOUS 6 mil VAPOR BARRIER (ON WARM SIDE OF WALL) ALONG ENTIREPERIMETER OF EXTERIOR WALL FROM FLOOR TO ROOF DECK. ALL PENETRATIONS TO BE MADE AIR TIGHT.



1 LOWER LEVEL PLAN

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

NORTH



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APPROVED BY	MHA

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LOWER LEVEL FLOOR PLAN

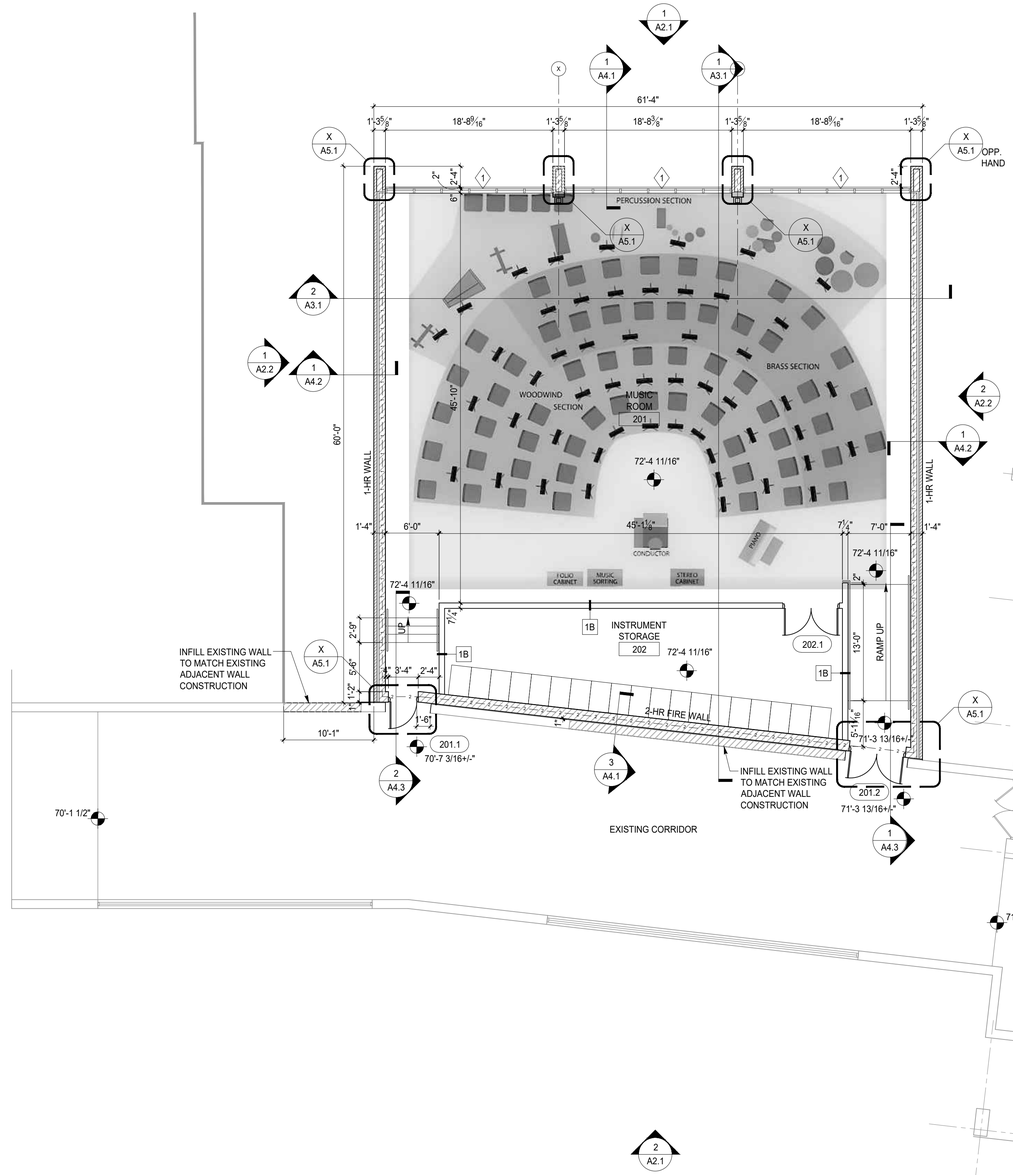
A1.0

NOT FOR CONSTRUCTION

Attachment: Packet Docs_Concordia (8537 : Concordia University)

FLOOR PLAN GENERAL NOTES

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18. PROVIDE CONTINUOUS 6 mil VAPOR BARRIER (ON WARM SIDE OF WALL) ALONG ENTIREPERIMETER OF EXTERIOR WALL FROM FLOOR TO ROOF DECK. ALL PENETRATIONS TO BE MADE AIR TIGHT.



1 UPPER LEVEL PLAN

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

NORTH

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PROJ .DATE	05/18/23
DRAWN BY	MHA
APPROVED BY	MHA

SHEET ISSUE DATE:

UPPER LEVEL FLOOR PLAN

A1.1

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Attachment: Packet Docs_Concordia (8537 : Concordia University)

CEILING PLAN LEGEND

CEILING GRID

EXIT SIGN

CLG. TYPE
CLG. HEIGHT

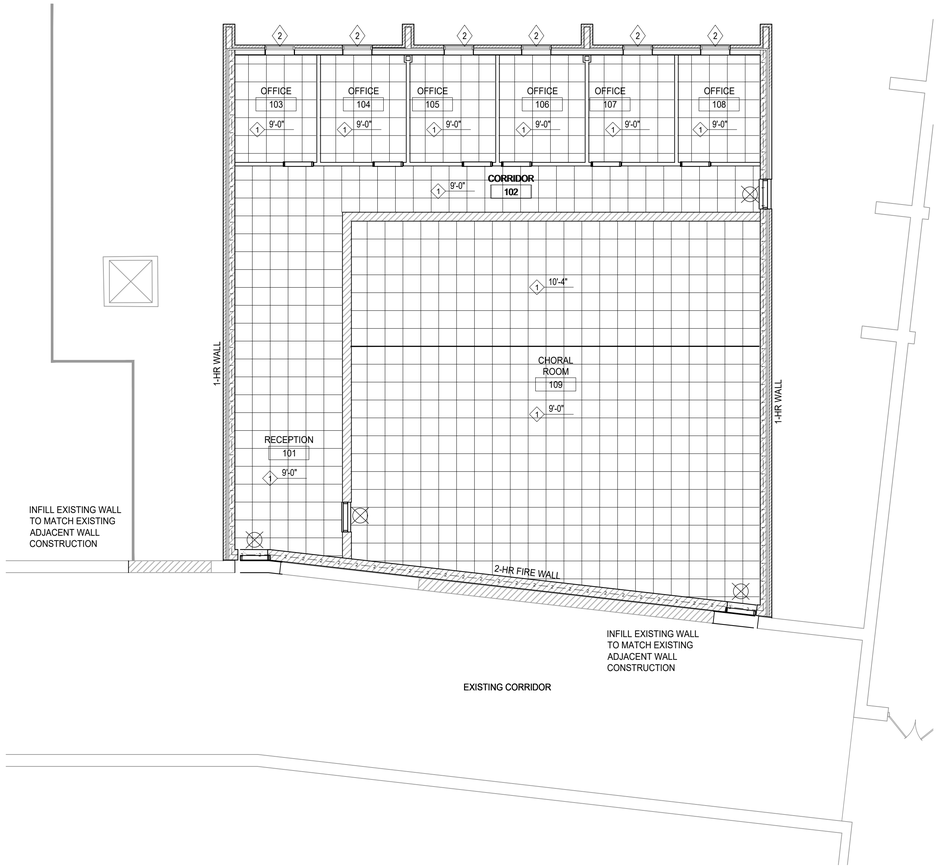
CEILING TYPES

1 — 2'x2' LAY-IN ACOUSTICAL CEILING TILE (ACT-1)

2 — DROP SOFFIT: 5/8" TYPE "X" GYPSUM BOARD ON 3 5/8" METAL FRAMING- SEE SECTION 1/A4.1

CEILING PLAN GENERAL NOTES

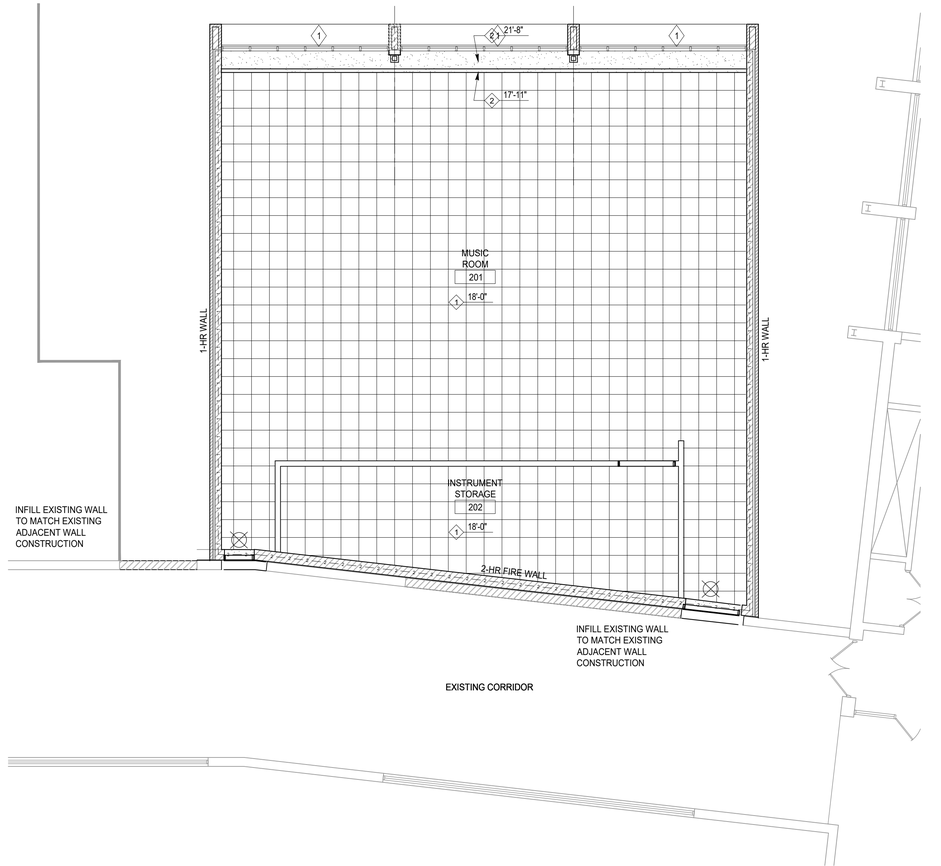
1. REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS DRAWINGS FOR ADDITIONAL INFORMATION.
2. CEILINGS TO BE TYPE 1 UNLESS NOTE OTHERWISE.
3. CEILING HEIGHT TO BE 10'-0" UNLESS NOTED OTHERWISE.
4. PROVIDE DUAL LEVEL SWITCHING AND (3) LAMP FIXTURES IN ALL ROOMS OVER 100 SQ. FT. IN AREA.
5. SPRINKLER HEADS TO BE CENTERED IN ACOUSTIC TILE.



1 LOWER LEVEL REFLECTED CEILING PLAN

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

NORTH



2 UPPER LEVEL REFLECTED CEILING PLAN

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

NORTH

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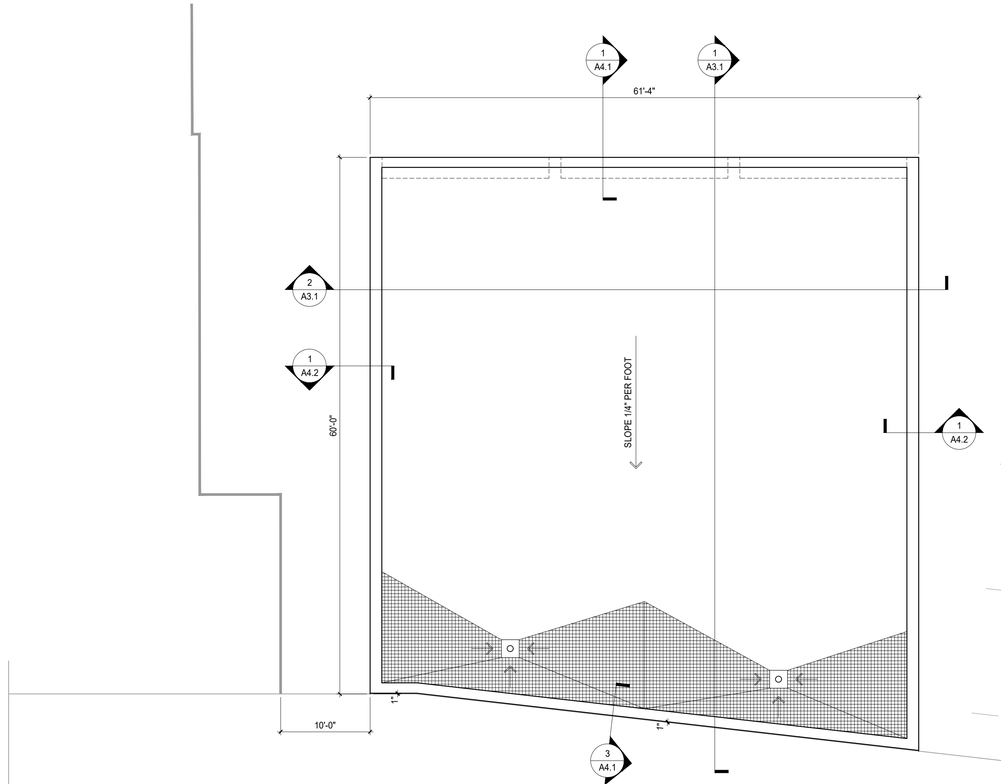
SHEET ISSUE DATE:

REFLECTED CEILING PLANS

A1.1C

NOT FOR CONSTRUCTION

Attachment: Packet Docs_Concordia (8537 : Concordia University)



1 ROOF PLAN

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

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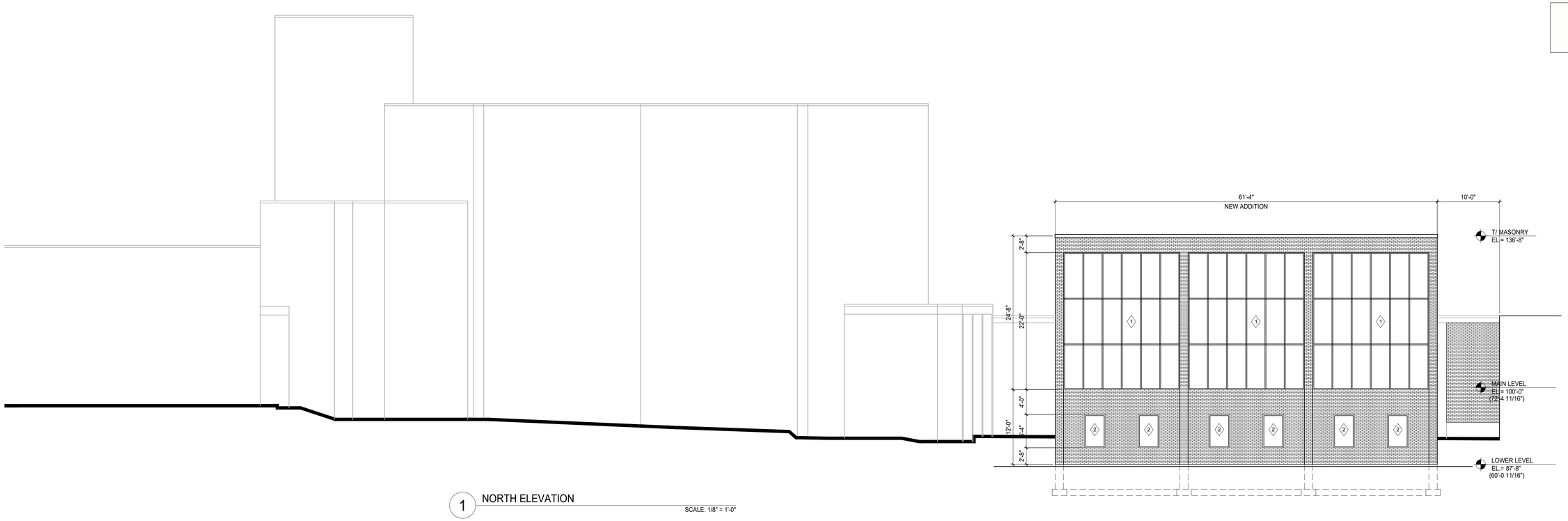
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ROOF PLAN

A1.2

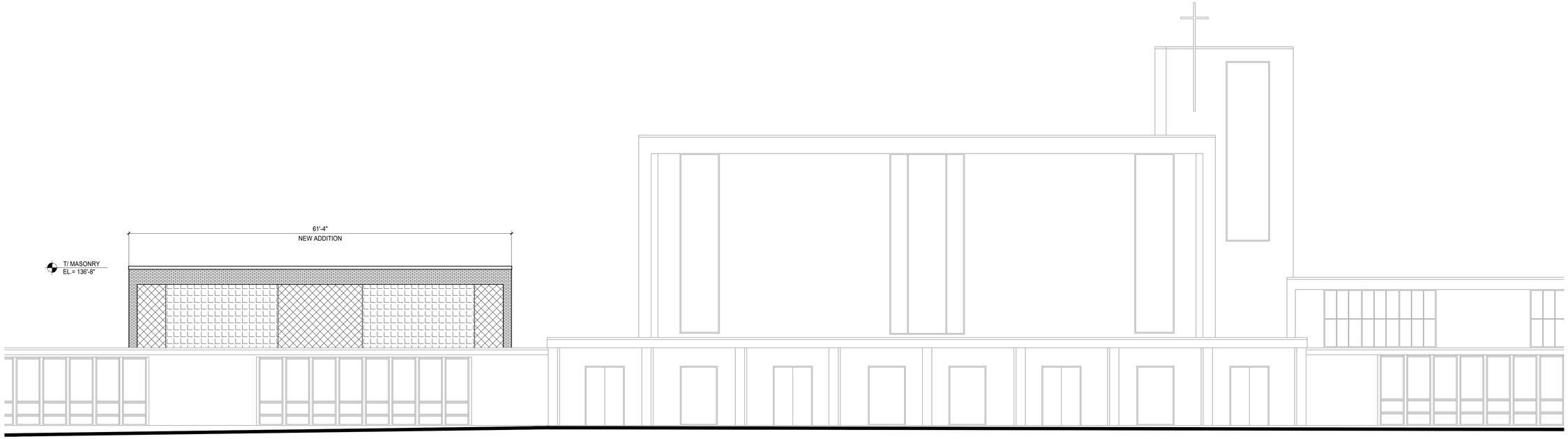
NOT FOR CONSTRUCTION

Attachment: Packet Docs_Concordia (8537 : Concordia University)



1 NORTH ELEVATION

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



2 SOUTH ELEVATION

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

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WISCONSIN

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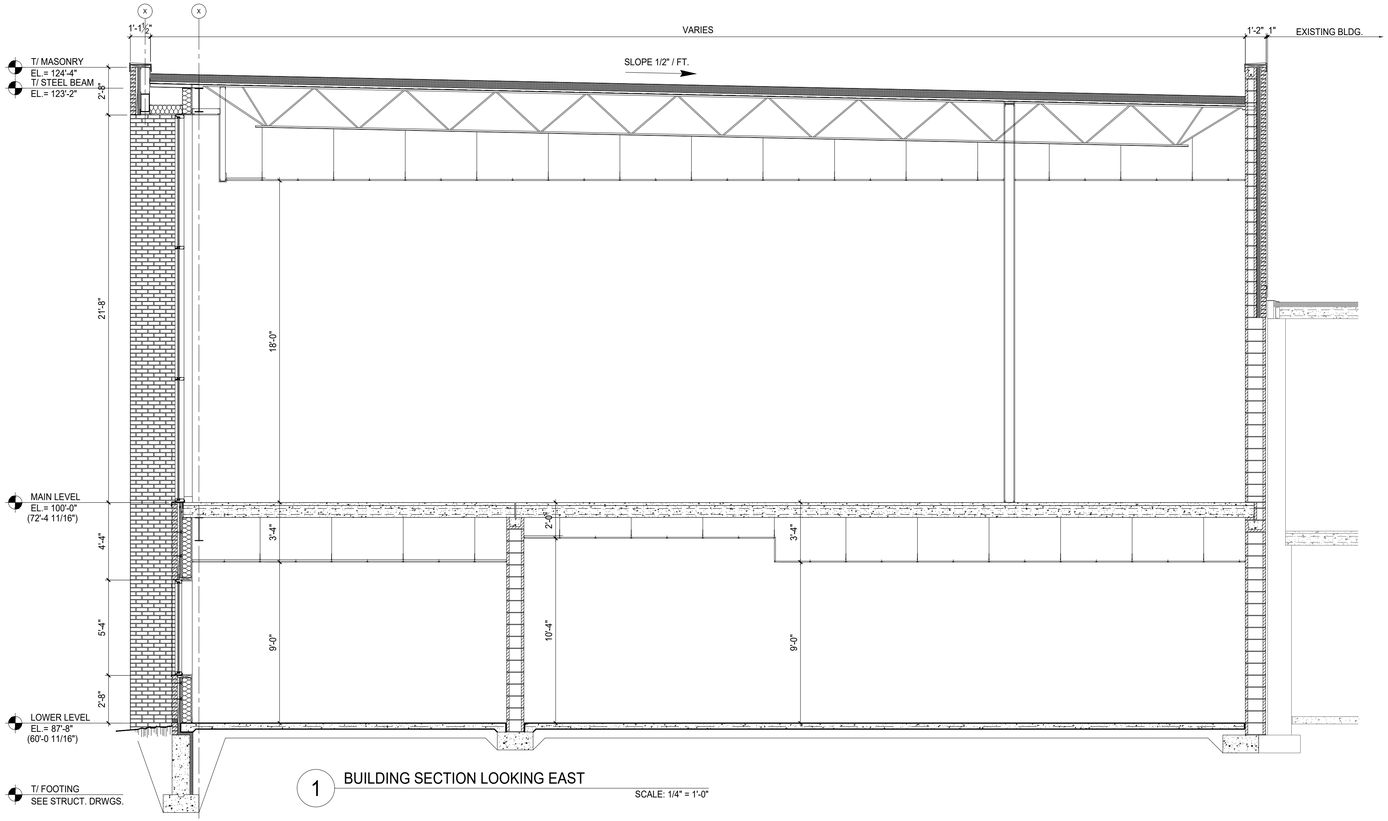
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EXTERIOR ELEVATIONS

A2.1

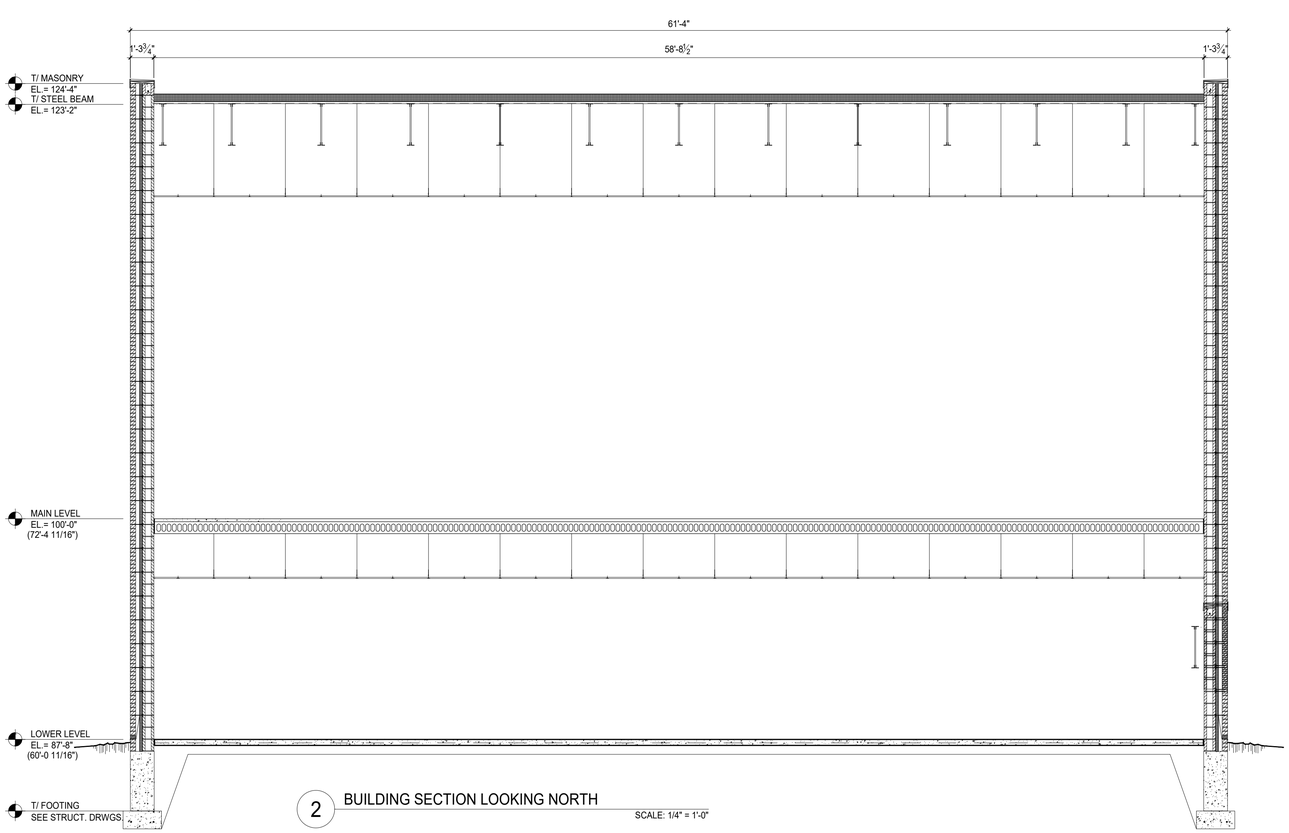
NOT FOR CONSTRUCTION

Attachment: Packet Docs_Concordia University (8537 : Concordia University)



1 BUILDING SECTION LOOKING EAST

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



2 BUILDING SECTION LOOKING NORTH

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

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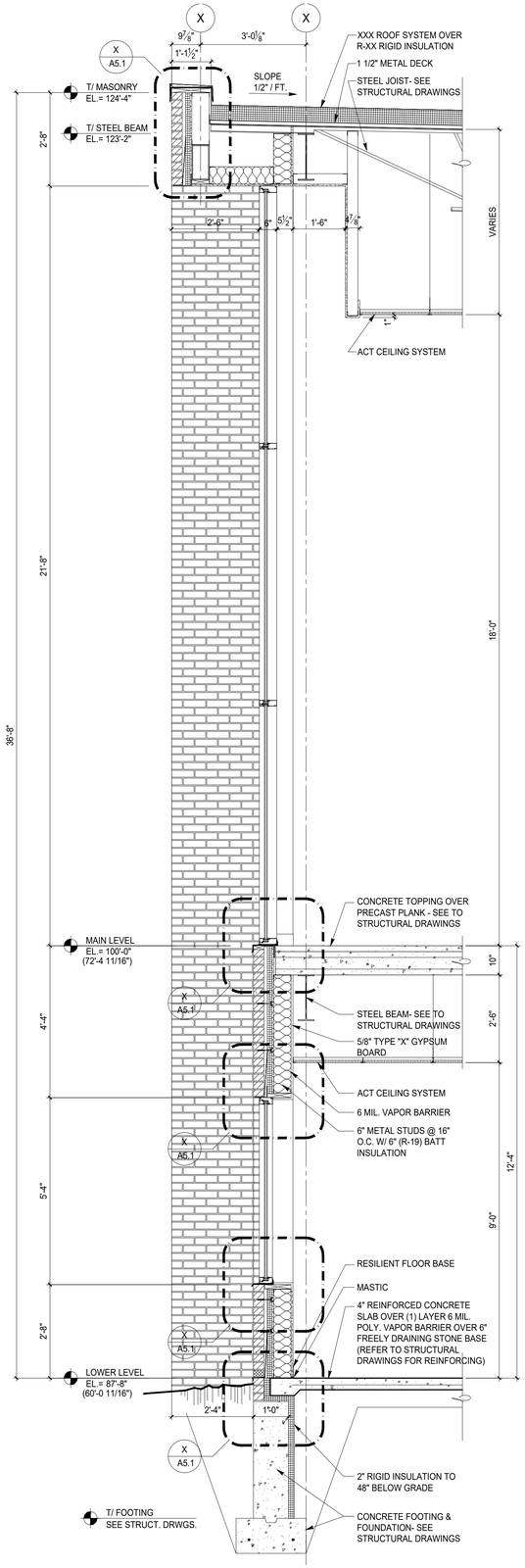
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BUILDING SECTIONS

A3.1

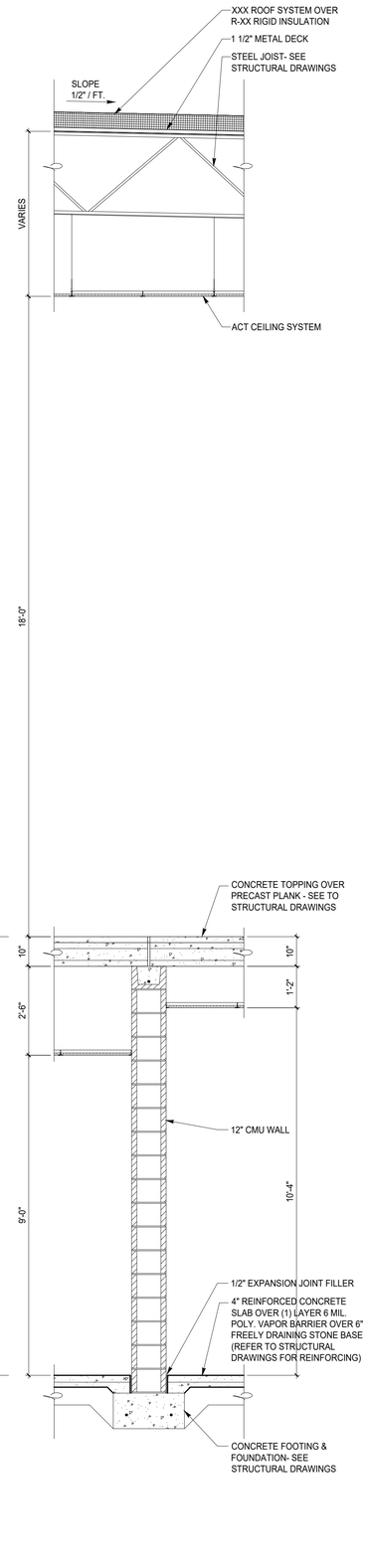
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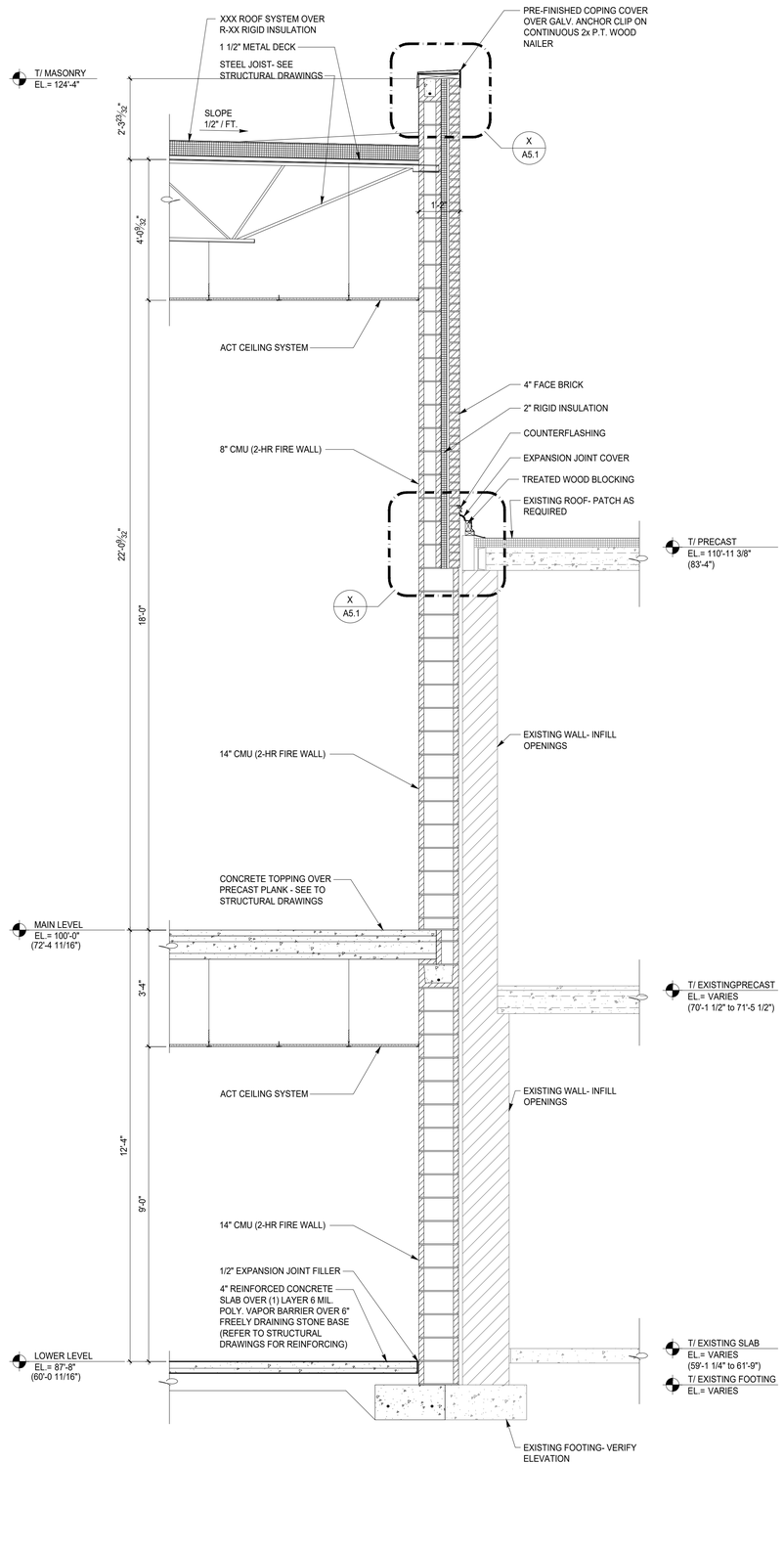
1 WALL SECTION
SCALE: 1/2" = 1'-0"

0 6" 1' 2'



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

0 6" 1' 2'



3 WALL SECTION
SCALE: 1/2" = 1'-0"

0 6" 1' 2'

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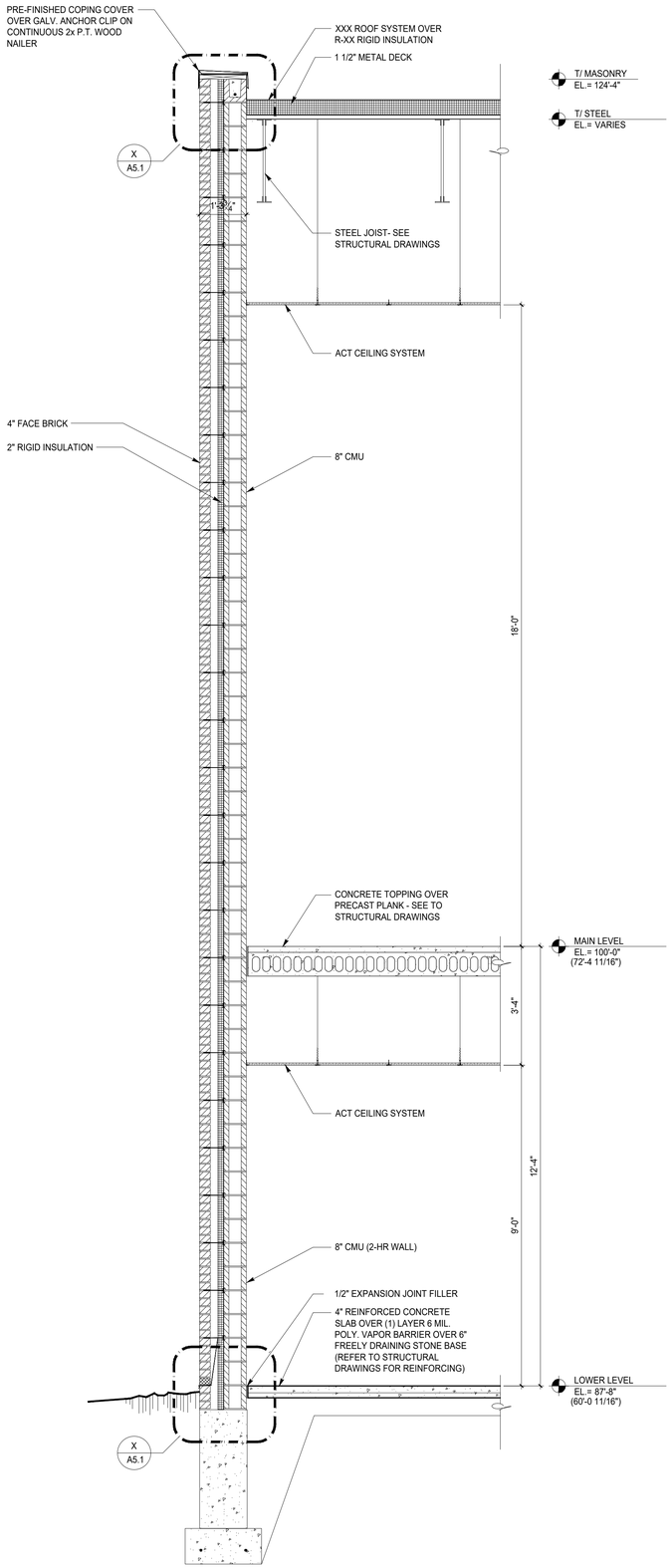
SHEET ISSUE DATE:

WALL
SECTIONS

A4.1

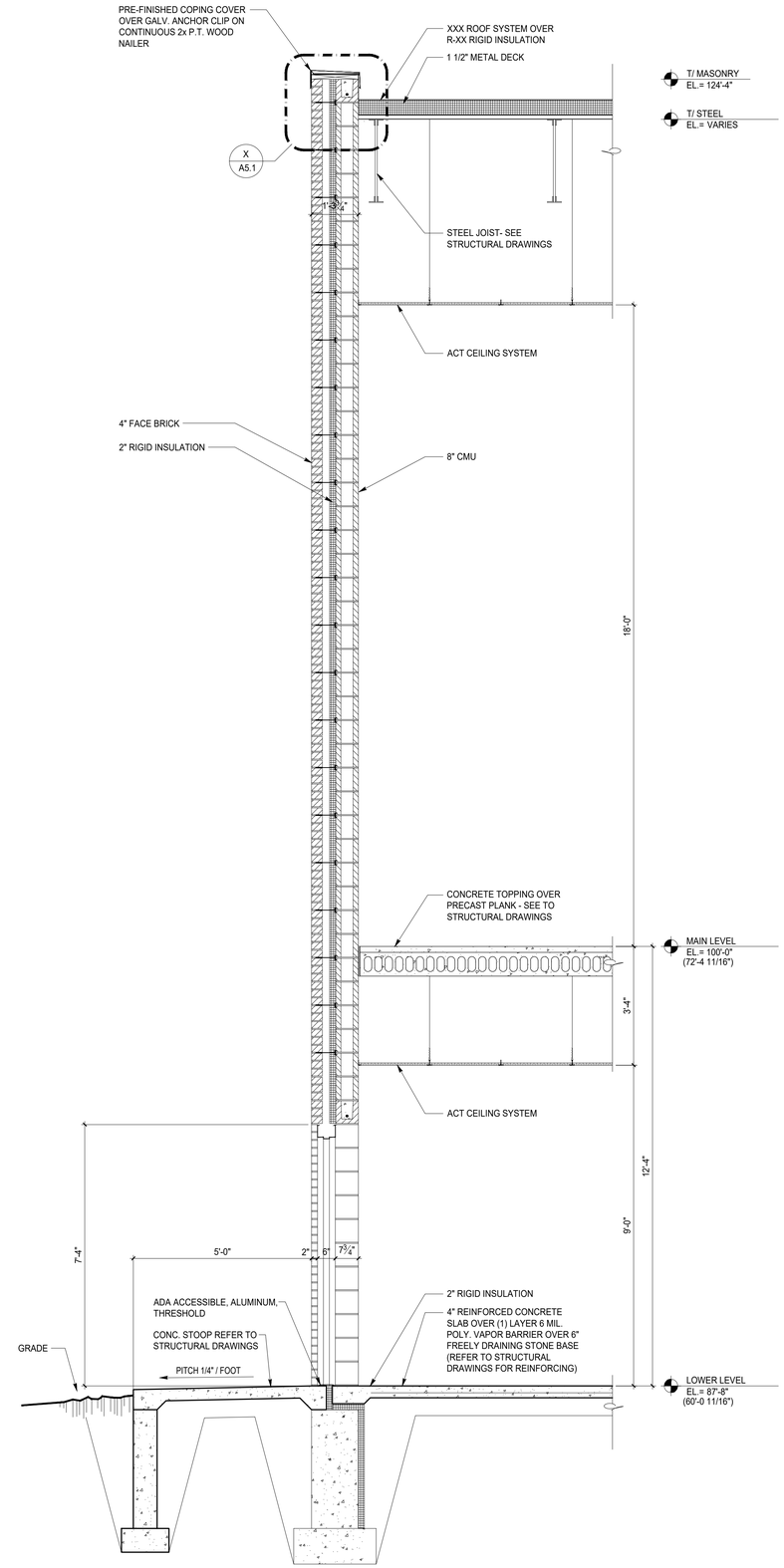
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1 WALL SECTION
SCALE: 1/2" = 1'-0"

0 6" 1' 2'



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

0 6" 1' 2'

Mayer | Helminiak Architects, LLC
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53202

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CONSTRUCTION MANAGER

OWNER

Concordia University
12800 N Lake Shore Dr
Mequon, WI 53097

PROJECT

Chapel Music Room Addition

12800 N Lake Shore Dr
Mequon, WI 53097

REVISIONS #

NO.	DATE	DESCRIPTION

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4/14/23

MHA PROJECT #	19009.01
PROJ .DATE	05/18/23
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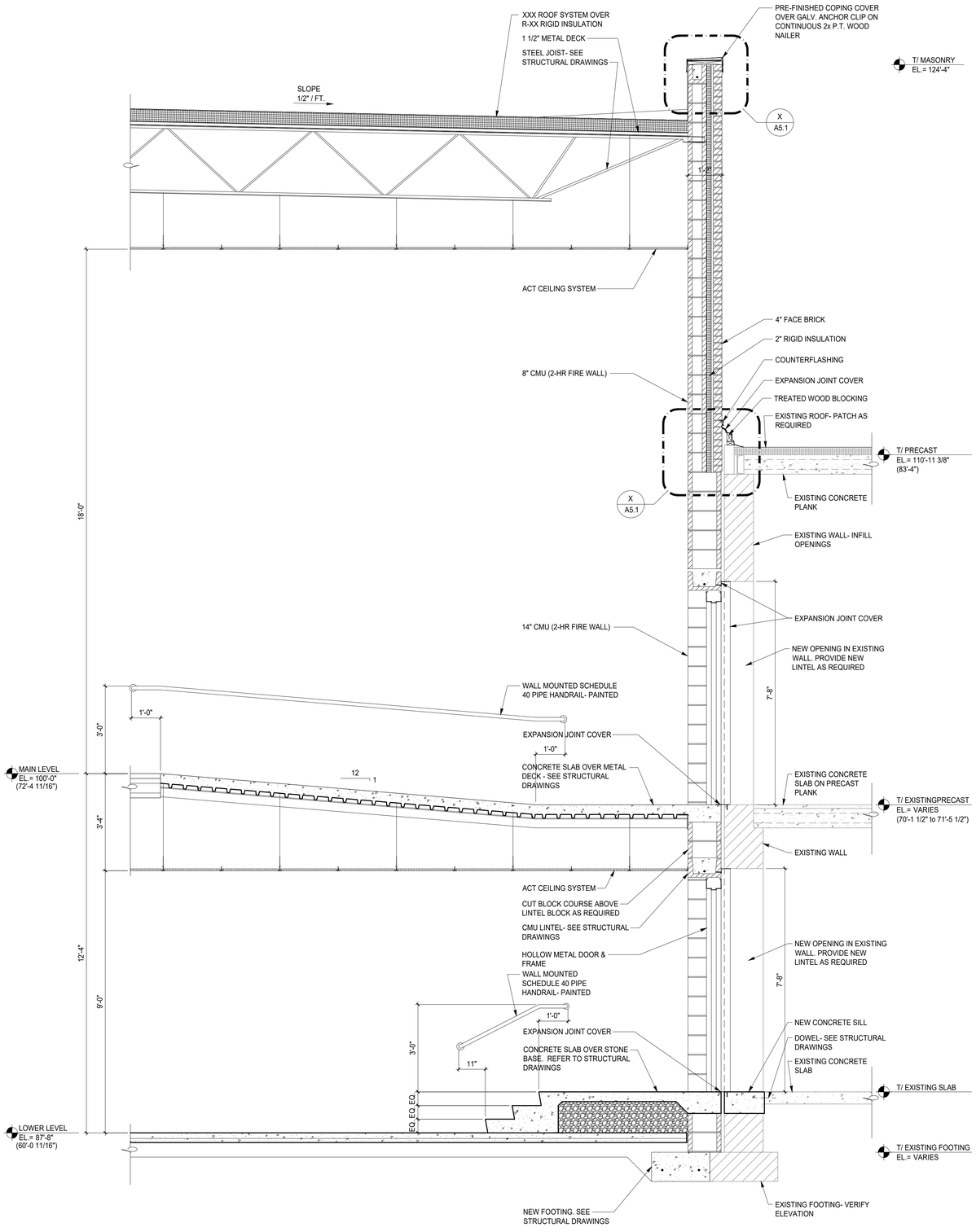
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WALL SECTIONS

A4.2

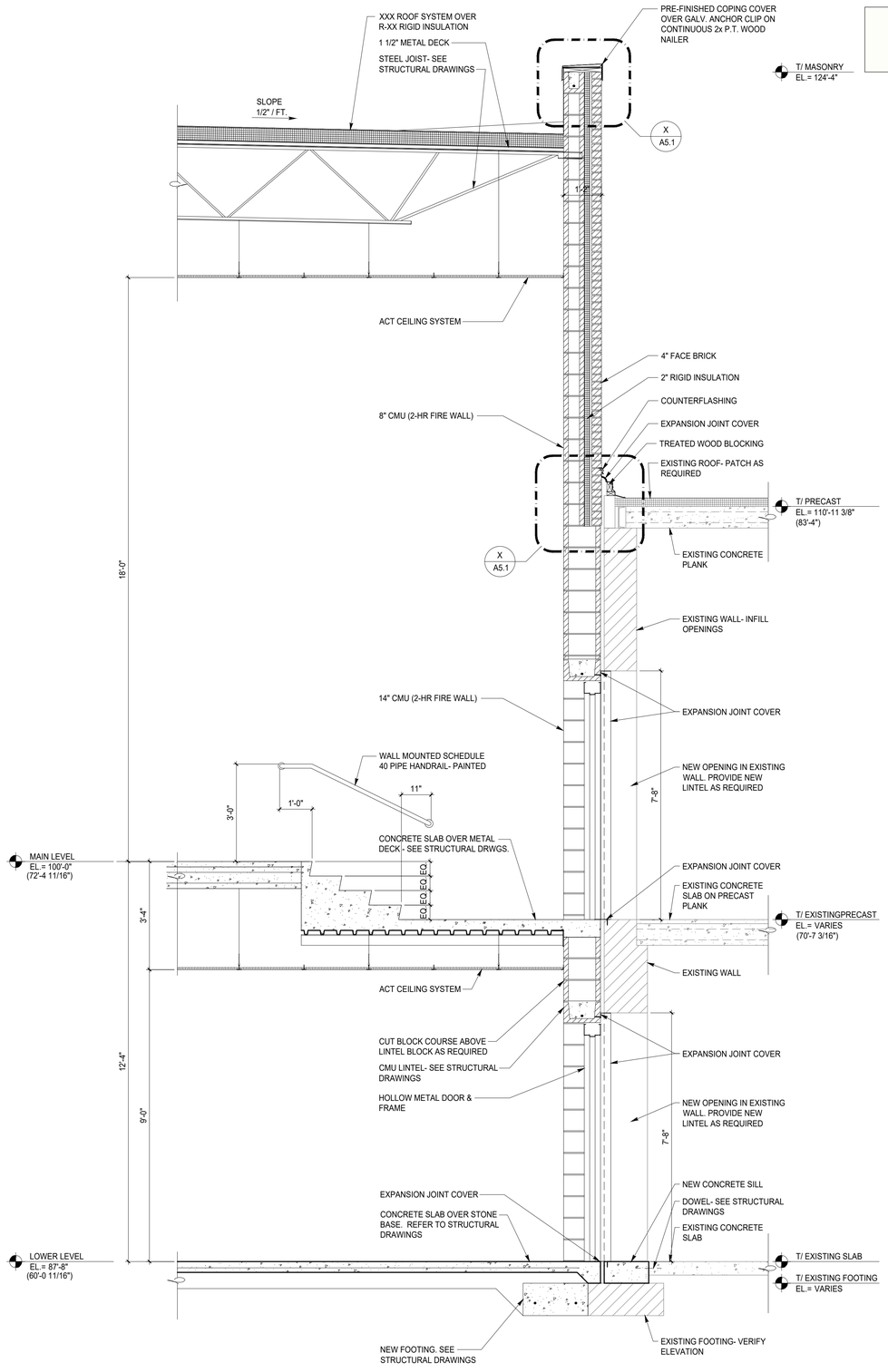
NOT FOR CONSTRUCTION

Attachment: Packet Docs_Concordia (8537 : Concordia University)



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

0 6" 1' 2'



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

0 6" 1' 2'

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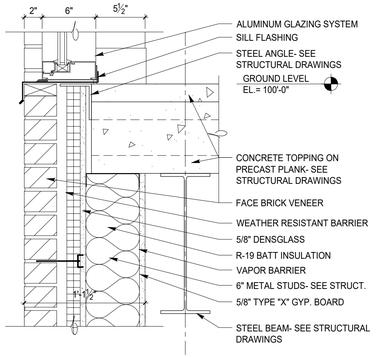
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WALL SECTIONS

A4.3

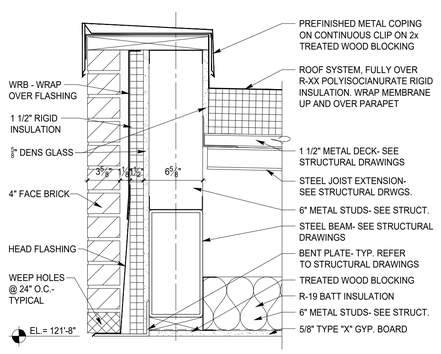
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Attachment: Packet Docs_Concordia (8537 : Concordia University)



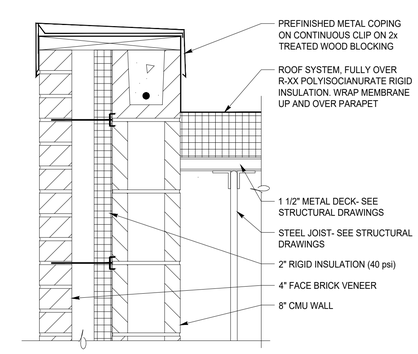
X WALL DETAIL

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



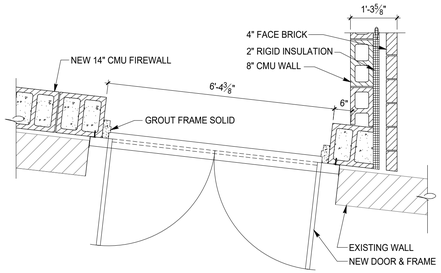
X PARAPET DETAIL

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



X PARAPET DETAIL

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



X DETAIL

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

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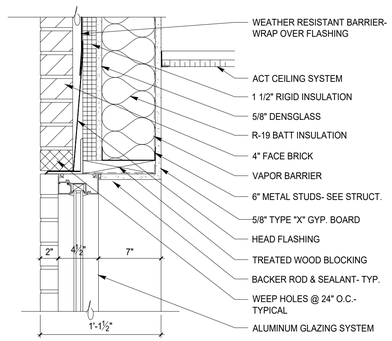
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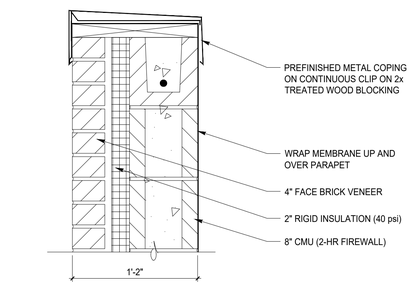
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X WINDOW HEAD DETAIL

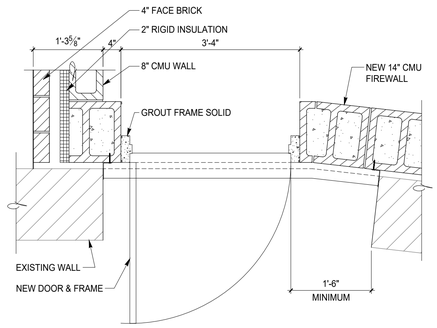
SCALE: 1 1/2" = 1'-0"

0 2" 4" 8" 1'-0"



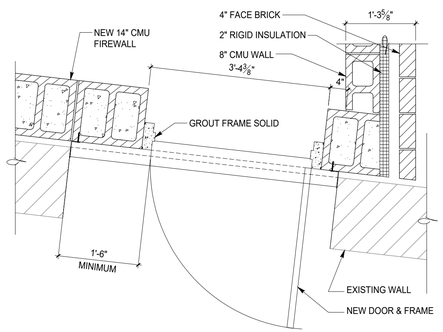
X PARAPET DETAIL

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



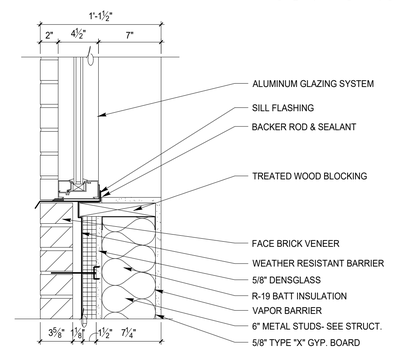
X PLAN DETAIL

SCALE: 3/4" = 1'-0"



X PLAN DETAIL

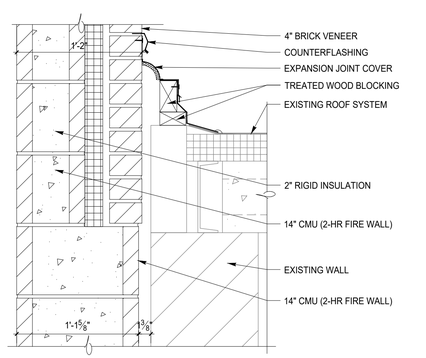
SCALE: 3/4" = 1'-0"



X WINDOW SILL DETAIL

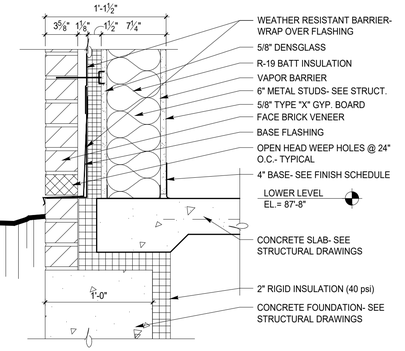
SCALE: 1 1/2" = 1'-0"

0 2" 4" 8" 1'-0"



X ROOF EDGE DETAIL

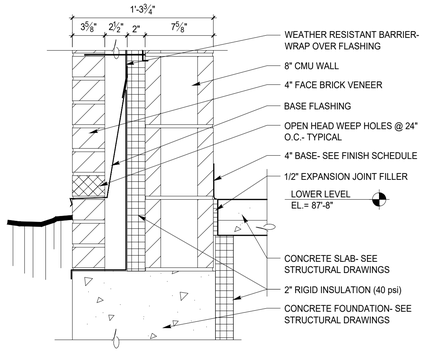
SCALE: 1 1/2" = 1'-0"



X WALL DETAIL

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

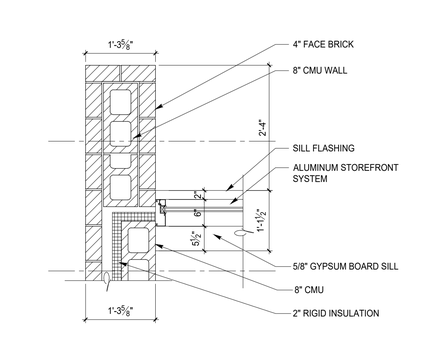
0 2" 4" 8" 1'-0"



X WALL DETAIL

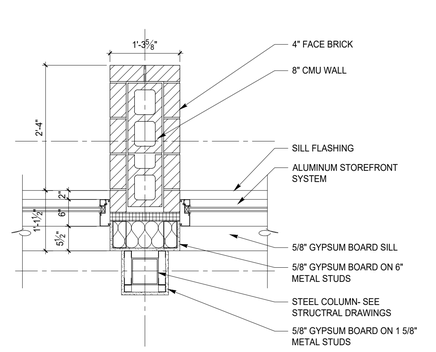
SCALE: 1 1/2" = 1'-0"

0 2" 4" 8" 1'-0"



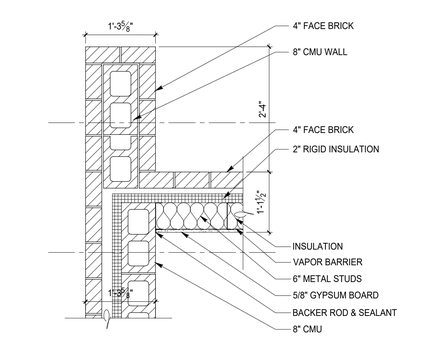
X PLAN DETAIL

SCALE: 3/4" = 1'-0"



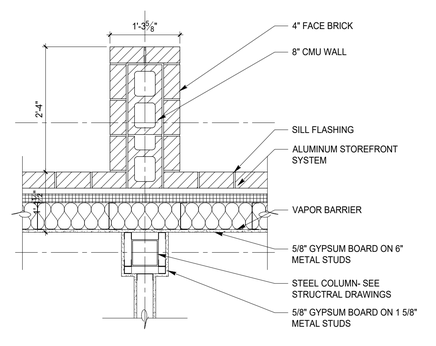
X PLAN DETAIL

SCALE: 3/4" = 1'-0"



X PLAN DETAIL

SCALE: 3/4" = 1'-0"



X PLAN DETAIL

SCALE: 3/4" = 1'-0"

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PROJ .DATE	05/18/23
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SHEET ISSUE DATE:

SECTIONS & DETAILS

A5.1

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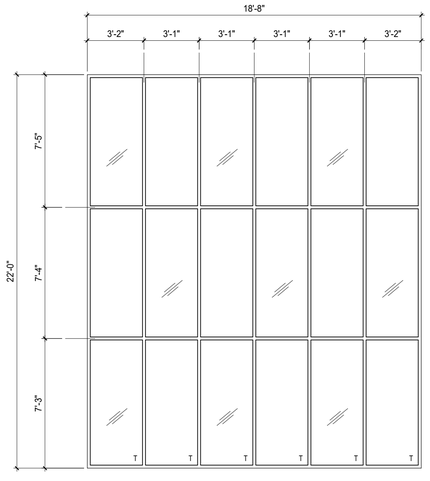
Attachment: Packet Docs_Concordia (8537 : Concordia University)

ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	BASE		WALLS				CEILING MATERIAL	COMMENTS
			BASE	HEIGHT	NORTH	EAST	SOUTH	WEST		
101	RECEPTION									
102	CORRRIDOR									
103	OFFICE									
104	OFFICE									
105	OFFICE									
106	OFFICE									
107	OFFICE									
108	OFFICE									
109	CHORAL ROOM									
201	MUSIC ROOM									
202	STORAGE									

FINISH LEGEND

KEYNOTE	MATERIAL TYPE	MANUFACTURER	SIZE	PRODUCT DESCRIPTION	COMMENTS



1 WINDOW TYPE (6"x2")
SCALE: 1/4" = 1'-0"
0' 1' 2' 4'

WINDOW TYPE LEGEND

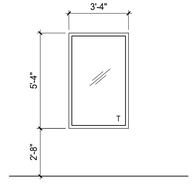
- VISION GLASS

T - TEMPERED GLASS

X - WINDOW TYPE. REFER TO SHEETS A1.1 & A2.1 FOR LOCATION

WINDOW TYPE NOTES

1. WINDOW SYSTEM TO BE:
   - EXTERIOR: KAWNEER 451T - 2" W. x 4 1/2" D. , BLACK ANODIZED FINISH W/ 1" INSULATED GLASS (OR EQUAL).
2. CONTRACTOR TO FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO FABRICATION OF FRAMES.
3. ALL GLAZING TO BE TEMPERED.
4. WINDOW SYSTEM TO BE EXTERIOR GLAZED.



2 WINDOW TYPE (KAWNEER 451T - 4 1/2"x2" OR EQUAL)
SCALE: 1/4" = 1'-0"
0' 1' 2' 4'

DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	DOOR SIZE			DOOR INFORMATION			FRAME INFORMATION			HARDWARE	DETAILS	RATING (MIN.)	NOTES
		WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH				
101.1	RECEPTION	3'-0"	7'-0"	1 3/4"	HM	A	PRIME & PAINT	HM	2	PRIME & PAINT	X	--	90 min.	--
102.1	CORRRIDOR	3'-0"	7'-0"	1 3/4"	HM	A	PRIME & PAINT	HM	2	PRIME & PAINT	X	--	--	--
103.1	OFFICE	3'-0"	7'-0"	1 3/4"	WD	B	STAIN & FINISH	HM	1	PRIME & PAINT	X	--	--	--
104.1	OFFICE	3'-0"	7'-0"	1 3/4"	WD	B	STAIN & FINISH	HM	1	PRIME & PAINT	X	--	--	--
105.1	OFFICE	3'-0"	7'-0"	1 3/4"	WD	B	STAIN & FINISH	HM	1	PRIME & PAINT	X	--	--	--
106.1	OFFICE	3'-0"	7'-0"	1 3/4"	WD	B	STAIN & FINISH	HM	1	PRIME & PAINT	X	--	--	--
107.1	OFFICE	3'-0"	7'-0"	1 3/4"	WD	B	STAIN & FINISH	HM	1	PRIME & PAINT	X	--	--	--
108.1	OFFICE	3'-0"	7'-0"	1 3/4"	WD	B	STAIN & FINISH	HM	1	PRIME & PAINT	X	--	--	--
109.1	CHORAL ROOM	3'-0"	7'-0"	1 3/4"	WD	B	STAIN & FINISH	HM	2	PRIME & PAINT	X	--	--	--
109.2	CHORAL ROOM	3'-0"	7'-0"	1 3/4"	HM	A	PRIME & PAINT	HM	2	PRIME & PAINT	X	--	90 min.	--
201.1	MUSIC ROOM	3'-0"	7'-0"	1 3/4"	HM	A	PRIME & PAINT	HM	2	PRIME & PAINT	X	--	90 min.	--
201.2	MUSIC ROOM	PAIR 3'-0"	7'-0"	1 3/4"	HM	A	PRIME & PAINT	HM	2	PRIME & PAINT	X	--	90 min.	--
202.1	STORAGE	PAIR 3'-0"	7'-0"	1 3/4"	WD	B	STAIN & FINISH	HM	1	PRIME & PAINT	X	--	--	--

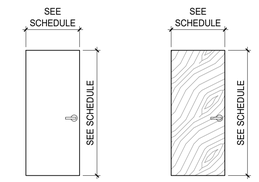
DOOR & FRAME GENERAL NOTES

ATTN: HARDWARE SUPPLIER - PLEASE SUBMIT DRAWINGS AND PRODUCT DATA IN A FORMAT TO MATCH ARCHITECTS DOOR SCHEDULE

1. RATED DOOR ASSEMBLIES LOCATED IN CORRIDOR OR SMOKE-BARRIER WALLS HAVING A FIRE-RESISTANCE RATING IN ACCORDANCE WITH 2015 IBC TABLE 715.4 SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C WITHOUT THE HOSE STREAM TEST. RATED DOOR ASSEMBLIES SHALL ALSO MEET THE REQUIREMENTS FOR A SMOKE AND DRAFT CONTROL DOOR ASSEMBLY TESTED IN ACCORDANCE WITH UL 1784. INSTALLATION OF SMOKE DOORS SHALL BE IN ACCORDANCE WITH NFPA 105.
2. BRING ANY UNUSUAL DIMENSIONS, HEIGHTS, HARDWARE AND/OR CONDITIONS TO ARCHITECTS ATTENTION PRIOR TO CONSTRUCTION.
3. DOOR OPENINGS 32" AND LARGER IN WIDTH TO HAVE DOUBLE STUDS (18 GA. MIN.) BOTH SIDES OF OPENING.
4. WOOD DOORS SHALL BE SOLID CORE WITH STAINED VENEER UNLESS OTHERWISE NOTED.
5. HOLLOW METAL FRAMES WITH DOORS 3'-6" OR LARGER OR RATED DOORS SHALL BE GROUTED SOLID.
6. HOLLOW METAL DOOR FRAMES AND SIDELIGHT FRAMES SHALL BE PRIMED AND PAINTED, UNLESS NOTED OTHERWISE.
7. TYPICAL HOLLOW METAL FRAME TO BE 2" WIDE AND DOUBLE RABBETED WITH 1/2" RETURN ON EACH SIDE.
8. HOLLOW METAL FRAMES SHALL BE WELDED AND GROUND FRAMES ONLY, WITH 3 CUSHIONS ON THE LATCH SIDE.
9. GLASS IN SIDELIGHTS AND DOORS SHALL BE 1/4" TEMPERED, UNLESS NOTED OTHERWISE. ALL DOORS WIDER THAN 3'-0" SHALL HAVE LARGER HINGES PER HINGE MANUFACTURES REQUIREMENTS.
10. ALL DOORS TALLER THAN 7'-0" SHALL HAVE (2) PAIR BUTTS PER HINGE MANUFACTURES REQUIREMENTS.
11. DOOR HARDWARE SHALL BE ADA COMPLIANT, INCLUDING LEVER HANDLE LATCH AND LOCK SETS, AND DELAY ADJUSTABLE CLOSERS AS REQUIRED.
12. CONTRACTOR AND DOOR SUPPLIER TO REVIEW ALL DRAWING FOR COORDINATION OF WALL AND DOOR RATINGS. PROVIDE ALL DOOR AND OR FRAME LABELS AS REQUIRED BY CODE, INCLUDING "S" LABEL FOR SMOKE WHERE APPLICABLE.

HARDWARE SETS

DOOR TYPES



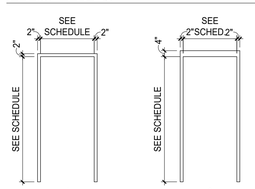
A
HOLLOW METAL

1¾" HOLLOW METAL DOOR (INSULATED AT EXTERIOR)

B
WOOD DOOR

1¾" SOLID CORE WOOD DOOR WITH PLAIN SLICED VENEER - BOTH SIDES

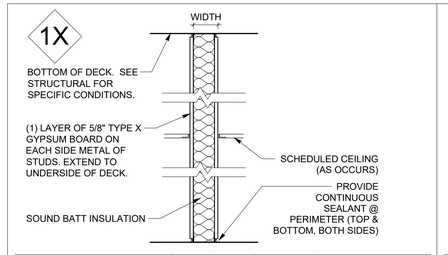
FRAME TYPES



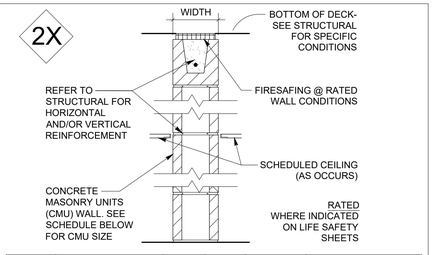
1
HOLLOW METAL

2
HOLLOW METAL

WALL TYPES



WALL #	DESCRIPTION	WIDTH	RATING	REF TEST	INSUL
1A	3 5/8" METAL STUDS	4 7/8"	--	--	3 1/2" SOUND BATT
1B	6" METAL STUDS	7 1/4"	--	--	6" SOUND BATT



WALL #	DESCRIPTION	WIDTH	RATING	REF TEST	INSUL
2A	12" CMU	11 5/8"	--	--	--

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MHA PROJECT #	19009.01
PROJ .DATE	05/18/23
DRAWN BY	MHA
APPROVED BY	MHA

SHEET ISSUE DATE:

SCHEDULES, WINDOW TYPES & WALL TYPES

A8.1

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Attachment: Packet Docs_Concordia (8537 : Concordia University)



LOOKING EAST

Attachment: Packet Docs_Concordia (8537 : Concordia Universtiy)



LOOKING NORTH

Attachment: Packet Docs_Concordia (8537 : Concordia Universtiy)



LOOKING SOUTH

Attachment: Packet Docs_Concordia (8537 : Concordia Universtiy)



LOOKING NORTH

Attachment: Packet Docs_Concordia (8537 : Concordia Universtiy)



LOOKING EAST

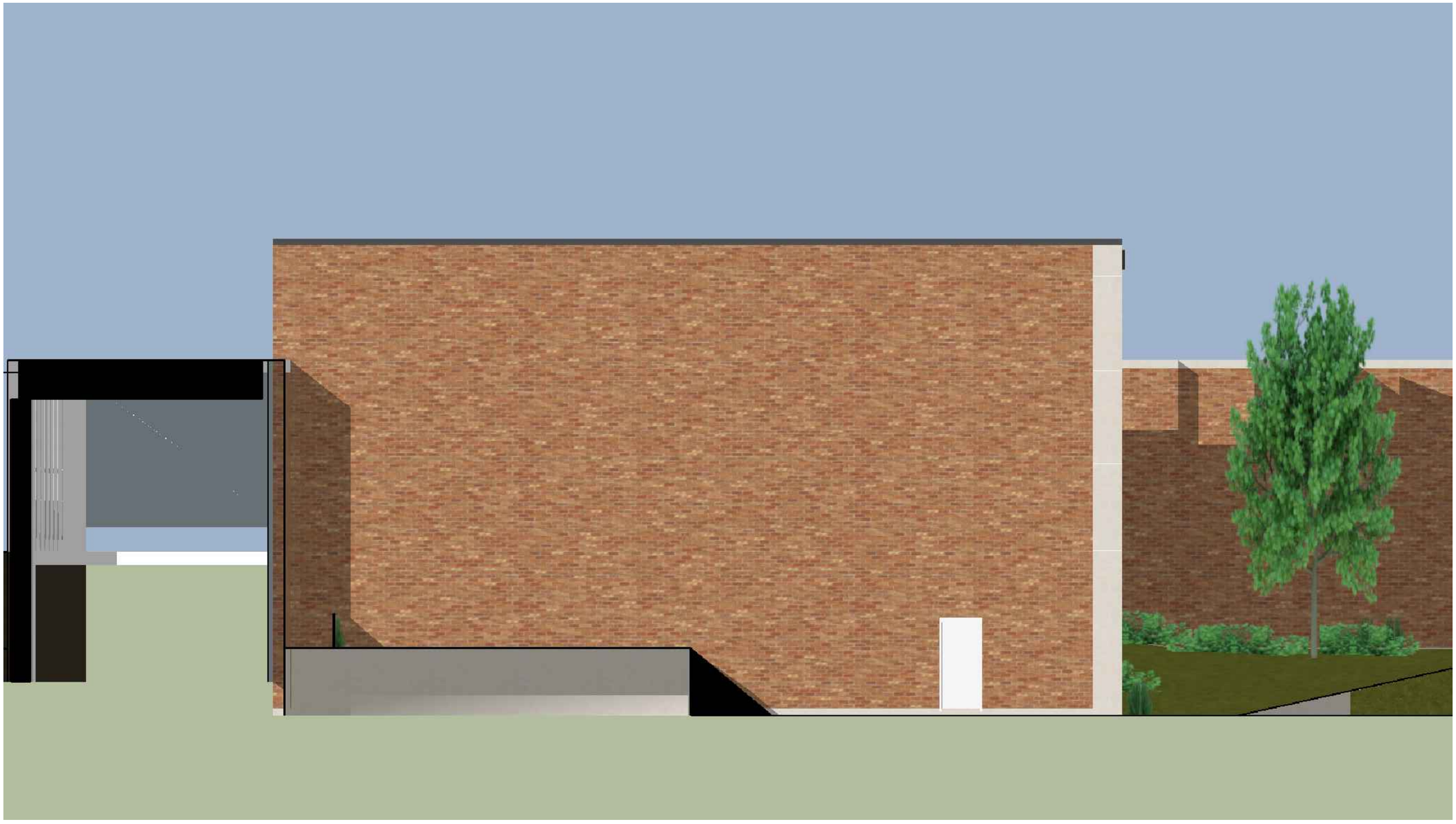
Attachment: Packet Docs_Concordia (8537 : Concordia Universtiy)

Mayer | Helminiak
Architects, LLC

May 22, 2023

Concordia of Wisconsin Music Room Addition

Mequon, Wisconsin



LOOKING WEST

Attachment: Packet Docs_Concordia (8537 : Concordia Universtiy)

General Notes

1.01 All landscape installation & maintenance to conform with all applicable local codes & ordinances, including (but not limited to) select portions of the City of Mequon Municipal Code.

1.02 See Site dwgs. for work limits, scope of construction, hardscape, dimensions &/or construction notes. See Civil dwgs. for all hardscape, grading, stormwater management, site utilities & erosion control. See Landscape dwgs. for landscape plans, site amenities, details, schedules, notes. See Architectural dwgs. for all construction. See Electrical drawings for all power, circuiting, lighting & security. See Mechanical drawings for other site equipment.

1.03 Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.

1.04 Contractor to verify hardscape layout prior to construction. Contact Landscape Architect if discrepancies are found.

1.05 Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore. See Civil drawings for limits of disturbance.

2.01 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2004.The Landscape Architect reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.

2.02 Mulch: All tree circles and plantings beds to recieve a 3" deep layer of high quality shredded hardwood bark mulch.

2.03 Bed edging: Edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut per plan. A clean definintion between the lawn and plant bed is required.

2.04 Crushed Stone areas shall contain 2-3" of crushed granite (match existing on campus) compacted and installed over non-woven geotextile fabric over compacted subgrade. Edge with aluminum edging.

3.01 Rough grading & topsoil import/spreading are to be completed by others. Finish grading, seed area and planting bed preparation shall be the landscape contractor's responsibility. Verify all existing site and grading conditions prior to construction.

3.02 Lawn seeding shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.

3.03 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes. The areas to be seeded shall be worked with plow chisels, discs & harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed beds shall be prepared immediately in advance of the seeding. If proposed seed areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Conform with seed supplier's specifications if required.

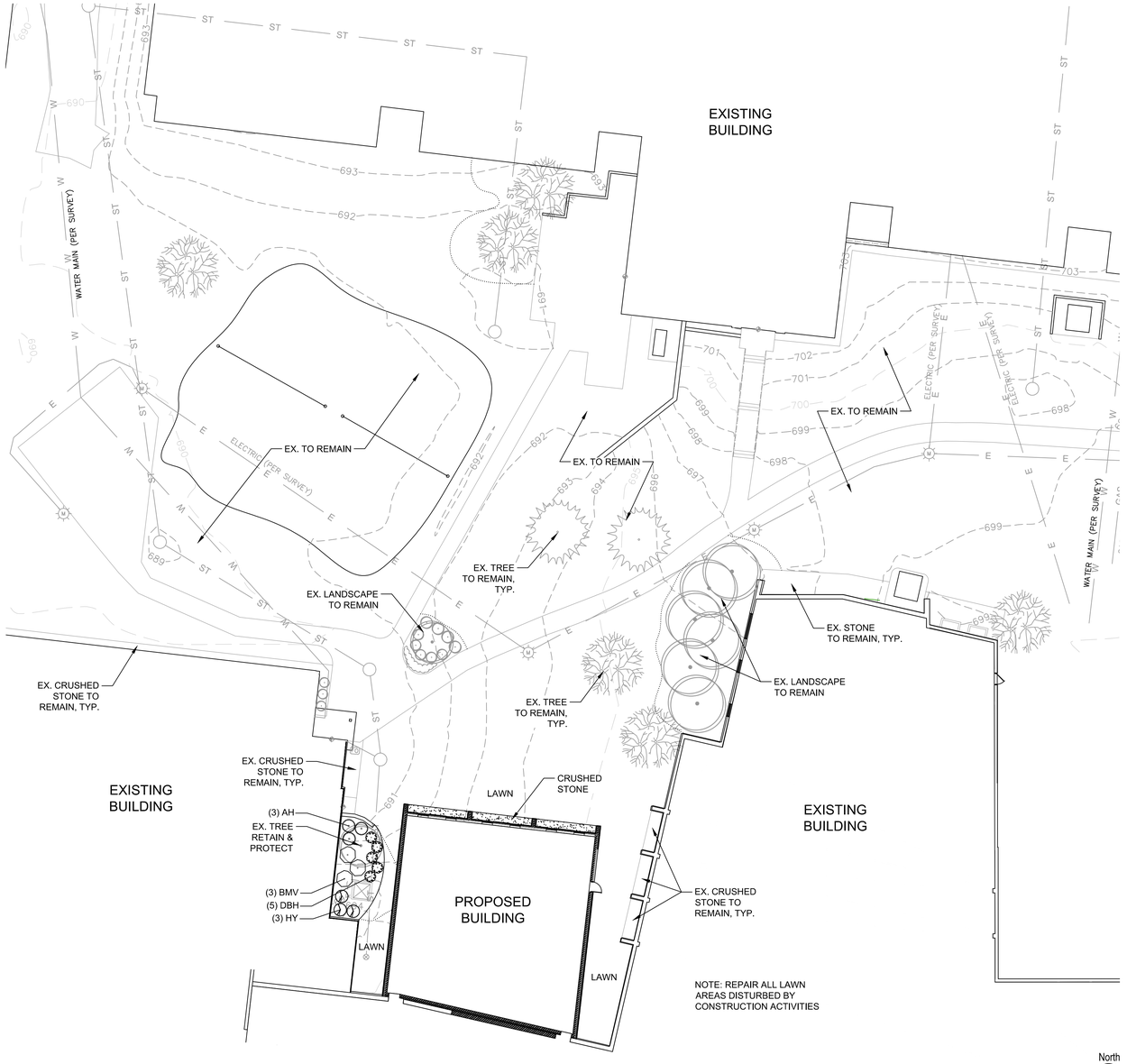
3.04 Seed mix substitutions will be considered only if submitted for approval 10 days before the close of bidding. All mixes shall be installed & maintained per supplier's specifications.

BLUEGRASS MIX:
"Deluxe 50 Mix" shall be supplied by Reinders, Madison WI, 608-244-0200. Apply @ 6 lbs per 1000 GSF.

3.05 See Civil dwgs for erosion control devices. Coordinate with erosion control contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.

PLANT SCHEDULE

DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
DBH	5	Dwarf Bush Honeysuckle	Diervilla lonicera	18" Ht.	Cont.
AH	3	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	24" Ht.	Cont.
BMV	3	Blue Muffin Arrowwood Viburnum	Viburnum dentatum 'Blue Muffin'	36" Ht.	Cont.
EVERGREEN SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**
HY	3	Hicks Japanese Yew	Taxus x media 'Hicksii'	48" Ht.	B&B



Landscape Plan
1" = 20'-0"

DIGGER'S HOTLINE — CALL BEFORE YOU DIG — 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

Mayer | Helminiak Architects, LLC
10521 N. Port Washington Rd.
Suite 220
Mequon, WI
53092-5561
(262)241-3700
mayer-helminiak.com

CONSULTANT

HARWOOD
330 North 21st Street Milwaukee, WI 53233
414-475-5554 hecl.com

OWNER

Concordia University Wisconsin

Concordia University
12800 N Lake Shore Dr
Mequon, WI 53097

PROJECT

Chapel Music Room Addition
12800 N Lake Shore Dr
Mequon, WI 53097

REVISIONS

NO.	DATE	DESCRIPTION

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OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of Mayer-Helminiak Architects, LLC. and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Mayer-Helminiak Architects, LLC.

4/14/23

MHA PROJECT #	19009.01
PROJ .DATE	04/14/23
DRAWN BY	LJH
APPROVED BY	LJH
SHEET ISSUE DATE:	05/22/23

LANDSCAPE PLAN NOTES & DETAILS

L1.10

NOT FOR CONSTRUCTION

Attachment: Packet Docs. Concordia (8537 : Concordia University)

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655
www.ci.mequon.wi.us
Department of Community Development

TO: **Planning Commission**

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

DATE: **June 26, 2023**

SUBJECT: **Alliance Bible Church. The applicant is seeking building and site plan amendment approval to allow for the expansion of the parking lot for the property located at 13939 N. Cedarburg Road.**

Background:
The applicant is requesting site plan amendment for expansions to the parking lot at 13939 N Cedarburg Road. The parking lot expansion is being requested to accommodate patrons for high demand occasions, particularly on Sunday mornings and in between services.

Site Plan Amendment:
The proposed site plan shows one new parking area with the addition of 45 spaces and located in the southeast portion of the site. The layout of the proposed stalls complies with code requirements and ties into the current parking pattern. The plan proposes a 22' wide landscape island for the south parking area and meets the 10% interior parking lot landscaping. Thirteen new trees are proposed for the new parking area. A condition of approval includes that the trees shall meet the 3" minimum caliper requirement. The site plan amendment complies with the 30% open space requirement.

PARKING CALCULATION

ZONING CODE	
Use	Religious Institution
Parking Requirement	*Churches and temples.* One space per four seats based on the maximum capacity of the facility.

MAXIMUM CAPACITY	
Total Capacity	540 occupants

PARKING CALCULATION	
Parking Required	180 stalls
Parking Proposed	288 stalls
Code Requirement	**Meets/exceeds code requirement.**

The site meets the code requirement and exceeds by almost 100 stalls. The Planning Commission has historically preferred to maintain open space versus overparking sites.

The church indicates that changes in the dynamics of attending Sunday services is creating the demand for the additional parking (see attached project narrative).

Lighting Plan:
A total of eight new parking lot poles are proposed for the new parking areas. All of the current parking lot lighting will be replaced with new lighting fixtures and bollards. The lighting plan shows a zero footcandle at the property line. The parking lot lighting meets the two foot candle average. The applicant shall confirm that the parking lot lighting also meets the 12:1 uniformity ratio.

Engineering Report:
No changes to access are proposed as part of the parking lot addition. The new parking lot will be accessed through the existing parking lot.

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

No changes to utility service are being made with the parking lot addition. The site is located outside of the sewer service area.

The site proposes an increase in new impervious surface of 14,175 square feet. The added impervious surface is less than one half acre and the improvements disturb less than an acre, therefore, the improvements do not require a stormwater management plan (SWMP). There is an existing SWMP for the site with two retention basins serving as the best management practices (BMPs) for the site. The BMPs were not included in the City's inventory, and therefore have not been certified. To both address the MMSD water quality requirements for increases in impervious surface in excess of 5,000 square feet and to address the compliance issues with the certification, the applicant must amend the existing on-site best management practices (BMPs) to accommodate the additional impervious surface and update the SWMP. Alternatively, the applicant may install new BMPs to accommodate the additional impervious surface. The existing storm water management report will be provided to the applicant. All the BMPs will require an easement and be subject to certification requirements.

In accordance with City ordinance 58-677(b), the applicant must deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

An addition of 0.17 acres of new impervious with any future applications will trigger the requirement to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The future stormwater management would need to account for all of the site's impervious surface.

A filling, excavation, and berms permit may be required. The applicant shall submit the total amount of excavating and filling that will occur with the improvements. If excavating and filling is required, a filling, excavation, and berms permit may be required. If required, the permit must be obtained prior to ground disturbing activities.

The proposed improvements will disturb an area greater than 4,000 square feet and is therefore subject to a City of Mequon Erosion Control Permit. The permit is required prior to ground disturbing activities.

Site Compliance Review:
City Code Officer, Scott Pinzer, conducted a site compliance review. Based on previously approved landscaping plans, the parking lot islands were required to have trees. In some areas of the parking lot, those trees have been removed which reduces the ability to shade the lot and ability to meet the interior parking lot landscaping requirements. The former plan called for these trees to be ash. Therefore, it is understandable that those were removed due to condition. The current parking area is short 15 required trees. The applicant shall work with staff, as part of the final landscaping plan approval, to provide replacement trees. Staff and the applicant agreed to a proposed extension for the replacement trees, which shall be no later than November 1, 2025.

Staff Recommendation:
Staff recommends **approval** of the site plan amendment based on the following condition(s):

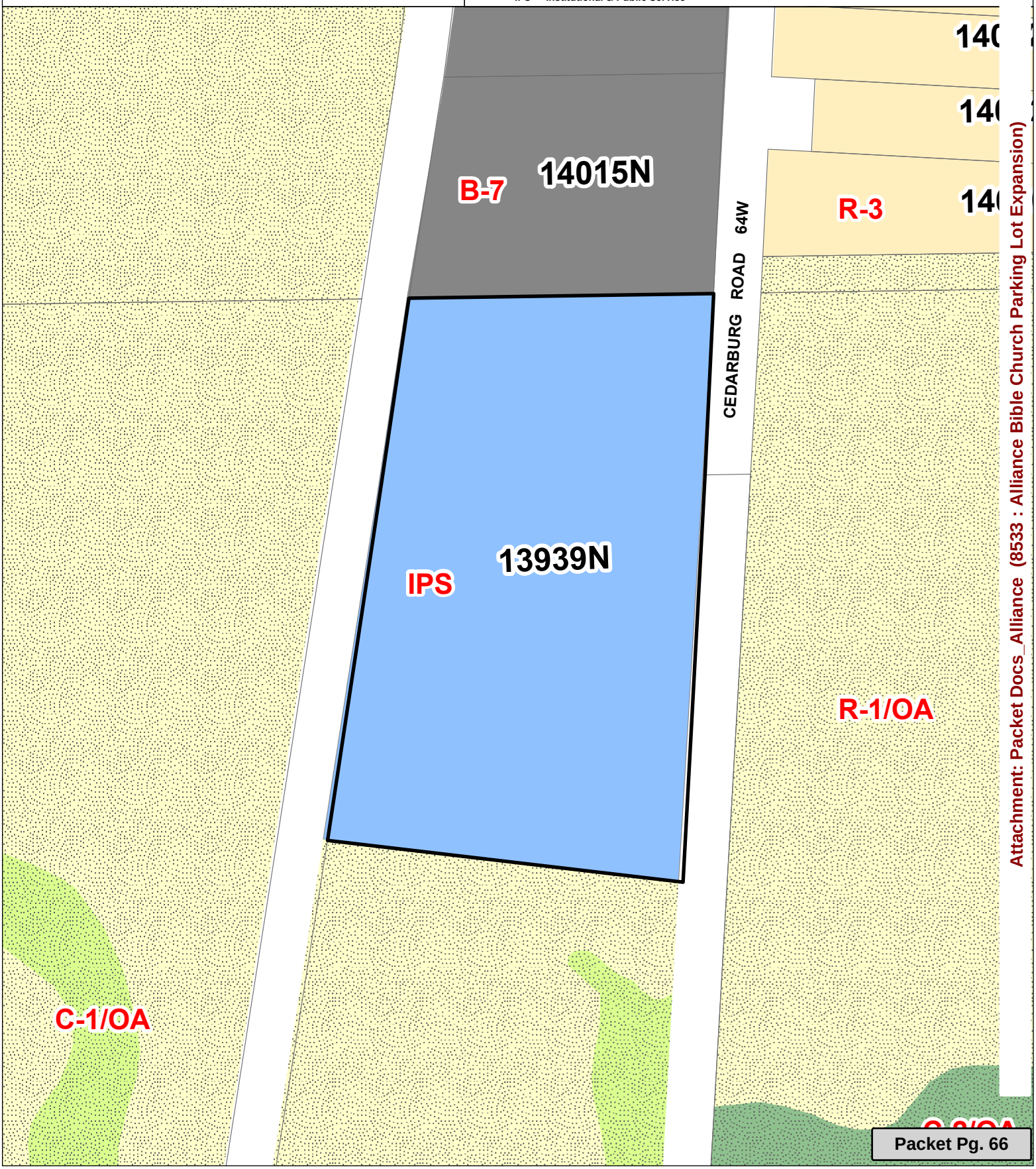
1. The applicant shall submit final plans within 180 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. A landscaping escrow equal to 125% of the improvement costs for installation of new 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.
3. Parking lot lighting shall meet two-foot candle average requirement and 12:1 uniformity ratio.
4. All fixtures shall be full cutoff.
5. All proposed and replacement trees shall have a minimum 3" caliper.
6. The landscaping plan shall include replacement trees within the existing parking lot islands. The replacement trees shall be installed no later than November 1, 2025.
7. Engineering Division review and approval of the individual grading, drainage, and erosion control plans in conformance to City ordinances and the SSLD.
8. The applicant must either amend the existing on-site BMPs to accommodate the additional impervious surface in accordance with the original SWMP criteria and update the SWMP to be submitted for City review and approval or the applicant may install new BMPs to accommodate the additional impervious surface, subject to the required documentation.
9. The BMPs also requires a Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval, and a drainage financial guarantee. The drainage financial guarantee release is conditioned upon submission of a certification in accordance with 58-678(h).
10. Both the existing, modified and any proposed BMPs are subject to the City's BMP certification process.

11. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable.
12. Application for and approval of a City Filling and Excavation Permit, if applicable.

Attachments:
Packet Docs_Alliance (PDF)

Alliance Bible Church

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



Attachment: Packet Docs_Alliance (8533 : Alliance Bible Church Parking Lot Expansion)

STAUSS ARCHITECT LLC

31.May.2023

Dear Kim Tollefson

ABC Parking - Project Narrative

Alliance bible Church, ABC, has a need for additional parking spaces on Sunday morning. They have found over the last couple of years that attendance has increased and the number of people per car has decreased causing patrons to park in non designated parking spaces. This is causing congestion and traffic flow issues especially in the winter months. We are adding a net change of 45 parking spaces by altering an area of existing parallel parking into angled parking and the addition of a new paved parking lot for a total of 288 parking spaces.

The Worship Centers capacity is 540 seats. Sec.58-441(10)e. Mequon zoning for Auditoriums requires 1 parking space for 3 seats. 540/3=180 parking spaces.

The parking issue is strictly on Sunday mornings. All other weekly Church functions find the existing parking lot to be adequate. ABC is simply trying to provide ample parking for Sunday morning attendance.

ABC is also proposing new parking lot LED light fixtures and poles to replace old HPS, high pressure sodium, light fixtures and poles. This will double the number of lumens in the parking area north of the the power lines and providing 1.4 times the amount of lumens over the existing lighting in the parking lots south of the power lines. New LED light

Attachment: Packet Docs_Alliance (8533 : Alliance Bible Church Parking Lot Expansion)

bollards are also being proposed at the Office entrance to improve the quantity and quality of light.

Landscaping will be provided as required for the new asphalt parking lot only. Existing landscaping within the existing parking lot is to remain as-is.

Please let me know if you need any additional information.

Sincerely;



Don Stauss

Attachment: Packet Docs_Alliance (8533 : Alliance Bible Church Parking Lot Expansion)

Stauss Architect LLC . 8215 West Donges Bay Road . Mequon . Wisconsin . 53097 . ph.262.238.8888

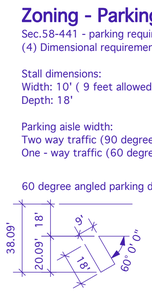
Zoning - Parking Requirements :

Sec.58-441 - parking requirements
(4) Dimensional requirements

Stall dimensions:
Width: 10' (9 feet allowed per City Planner)
Depth: 18'

Parking aisle width:
Two way traffic (90 degrees), 25 feet
One - way traffic (60 degrees), 18 feet

60 degree angled parking diagram.



Parking Lot General Notes:

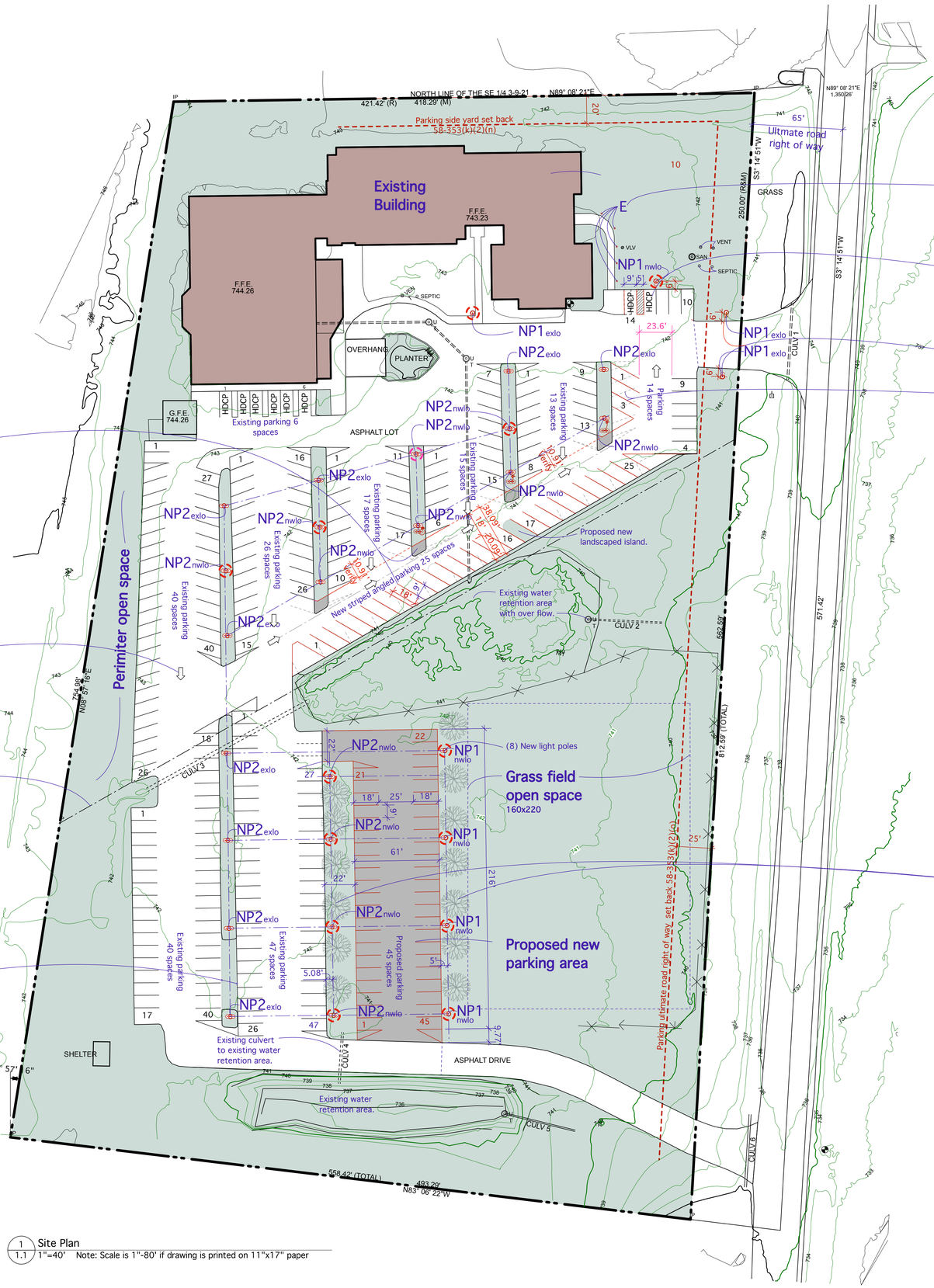
1. Striping: All new parking stall markings, HDCP markings and arrows to be white. Confirm color with owner prior to purchasing paint for striping.
2. All light poles are new. See sheet E1.1 and E1.2 for pole and fixture specifications.

Proposed 60 degree one-way angled parking in lieu of parallel parking. Remove parallel parking and angled parking striping shown dashed. Fill south end of islands with pavement shown with gray shading to provide 18' one-way aisle. Adjust location of light poles as shown.

Proposed one way arrows. (typical) All arrows shown are new.

Center line of power line.

Saw cut existing pavement and remove pavement between islands. remove gravel base and install new top soil and sod. Area 550sf .



1 / 1.1 Site Plan
1"=40' Note: Scale is 1"-80' if drawing is printed on 11"x17" paper

Alternate bid Bollards:

Remove existing light bollards
(I believe there are 3) and provide new bollard fixture 'E'. Equally space (5) bollards along sidewalk.

Provide additional HDCP parking space for a total of (2) spaces. Mark both spaces and provide code compliant signs at front of each space. To account for this shift existing HDCP parking space 5' to west and create 5' (60" min) cross hatched access aisle between spaces as shown.

Move fixtures further from driveway, as shown so they do not get hit by delivery trucks.

Proposed 60 degree angle parking. Remove existing striping shown dashed.

Zoning 58-353 IPS

Institutional and public service district

58-353(k)(1)a.

Open space ratio:

30%
Lot area: 355,530sf (8.16 acres)
30% 355,530x.30=**106,659sf required**

88,646sf Grass field open space
94,140sf Perimiter open space
182,786sf Total open area Provided

Note: Open area calculation does not include parking landscape areas or childrens play area near building.

58-441(5)

HDCP Parking Requirements:

At least 2% of off-street parking spaces shall be reserved for use by the physically handicapped.

243 Exisiting parking spaces
45 Proposed parking spaces
288 total parking spaces
x 2%
5.76 handicapped spaces required by code
8 handicapped spaces provided

Proposed Parking Area:

New paved area
14,175 sf 45 spaces
14,175 sf equals **.33** acres (43,560sf per acre)

Landscaping

(New parking lot only.)

Sec58-564(c)
Parking lot landscaping: Off street parking lots with more than ten stalls shall have at least ten percent (10%) off the interior parking area landscaped.

116,534 sf Asphalt parking lot net
11,653 sf 10% interior landscape requirement
12,686 sf green space provided

Sec58-564(d)
Parking lot Shading:
Landscaping in and around parking lotsshall be designed, planted and maintained so that a minumum of 30 percent of the parking area will be shaded during summer growth within ten years of planting. (Fast growing maple trees are acceptable)

North

Owner
Alliance Bible Church
13939 N. Cedarburg Road
Mequon, WI 53097
1.262.375.2400

Architect
Stauss Architect LLC
8215 W. Donges Bay Rd.
Mequon, WI 53097
1.262.238.8888

Civil Engineer
M Squared Engineering, LLC
W62 N215 Washington Avenue
Cedarburg, WI 53012
1.262.376.4246

ALLIANCE BIBLE CHURCH PARKING LOT (8533)
13939 N. CEDARBURG ROAD, MEQUON, WI 53097

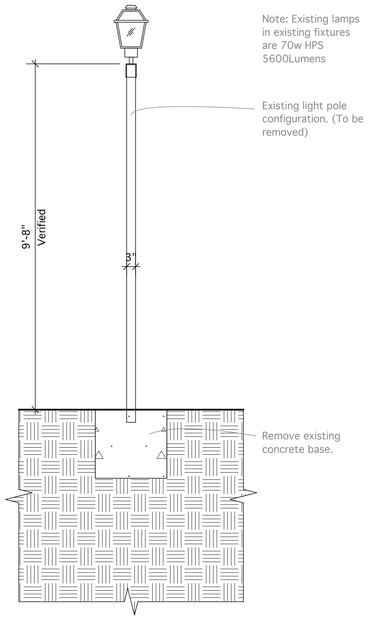
Revisions:
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Date: 18.May.2023

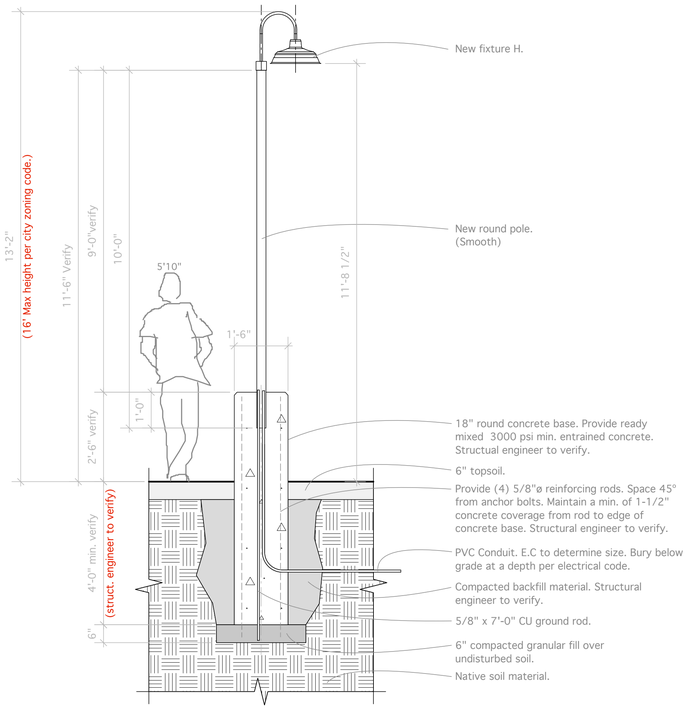
Sheet Title:
Site Plan

A1.1

Attachment: Packet Docs_Alliance (8533 : Alliance Bible Church Parking Lot Expansion)

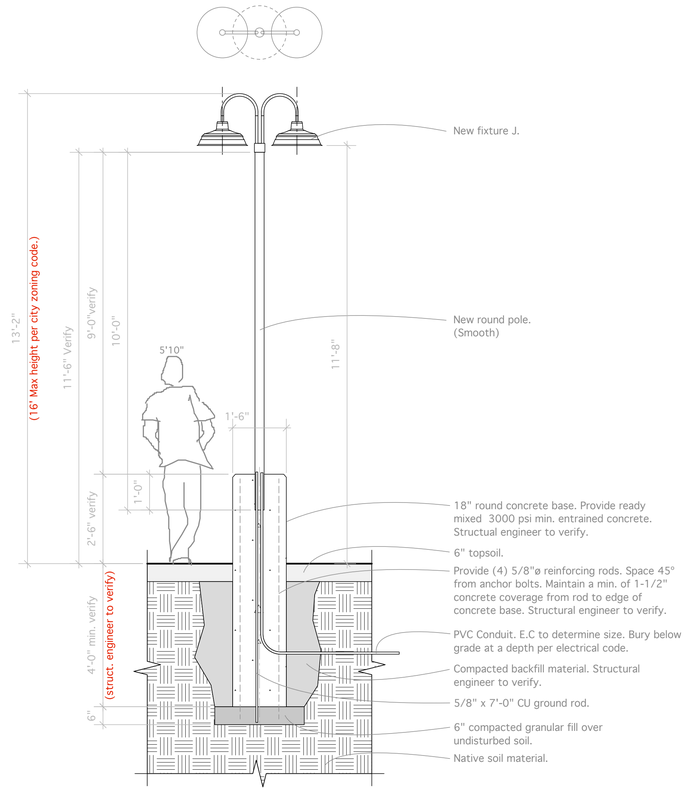


0 E1.2 Existing Light Poles - To Be Removed
1/2"=1'-0" Note: Not to scale if drawing is printed on 11"x17" paper



NP1 nwlo
New pole and base w/ single fixture at new location.

NP1 exlo
New pole and base w/ single fixture at existing location. (Remove exising pole and base.)



NP2 nwlo
New pole and base w/ double fixture at new location.

NP2 exlo
New pole and base w/ double fixture at existing location. (Remove exising pole and base.)

1 E1.2 Light Poles - Single and Double
1/2"=1'-0" Note: Not to scale if drawing is printed on 11"x17" paper

Owner
Alliance Bible Church
13939 N. Cedarburg Road
Mequon, WI 53097
1.262.375.2400

Architect
Stauss Architect LLC
8215 W. Donges Bay Rd.
Mequon, WI 53097
1.262.238.8888

Civil Engineer
M Squared Engineering, LLC
W62 N215 Washington Avenue
Cedarburg, WI 53012
1.262.376.4246

ALLIANCE BIBLE CHURCH PARKING LOT
13939 N. CEDARBURG ROAD, MEQUON, WI 53097

Attachment: Packet Docs_Alliance (8533 : Alliance Bible Church Parking Lot Expansion)

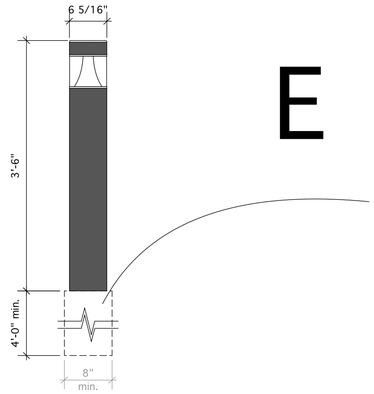
Revisions:
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Date: 18.May.2023

Sheet Title:
Light Poles

Plan North

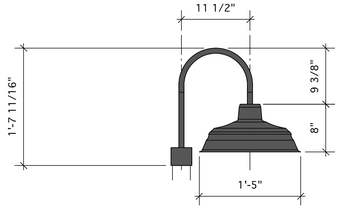
E1.2



E

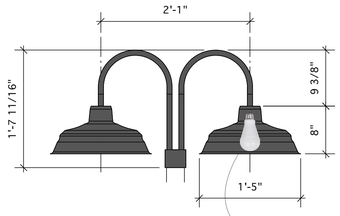
Wave Lighting
Outdoor Bollard Light
Wavelighting.com
Item#: C202B
Lens: C Clear
LED light source: 120-277 Multi volt
Lumen: L22 Switchable 1600Lm, 2100lm and 3000lm
Color Temp: S- Switchable 3000K,4000K &5000K
Height: 42"
Dia: 6.3"
Housing Color: BK - Black

Provide concrete frost footing.



H

Barn Light Electric Company
Barnlight.com
Style: Bomber Single Post Mount Light
Light source: Incandescent
Shade size: 17"
Shade finish: Black
Post Mount finish: Same as shade
Post : New
Shade accessory: None
Socket type: Standard Incandescent E26
Lamp: Feit OM300/850/LED
300 Watt Equivalent Daylight (5000k)
A23 High Output LED Light Bulb.
(4060) Lumens



J

Barn Light Electric Company
Barnlight.com
Style: Bomber Double Post Mount Light
Light source: Incandescent
Shade size: 17"
Shade finish: Black
Post Mount finish: Same as shade
Post : New
Shade accessory: None
Socket type: Standard Incandescent E26
Lamp: Feit OM300/850/LED
300 Watt Equivalent Daylight (5000k)
A23 High Output LED Light Bulb.
(4060) Lumens

According to Barn Light the distance between the bottom of the socket and the light fixture is 6". When a 6.4" bulb is screwed into the socket the lamp should be approxmatly 3/4" above the bottom edge of the shade. The light bulb will not project below the bottom of the shade.



Feit Electric
www.feit.com
Style: A23
Light source: LED 300W equivelent
Socket type: Standard Incandescent E26
Lamp: Ousdoor rated LED 5000K 4060Lumens
Can be purchased from Amazon.com

Owner
Alliance Bible Church
13939 N. Cedarburg Road
Mequon, Wisconsin 53097
1.262.375.2400

Architect
Stauss Architect LLC
8215 W. Donges Bay Rd.
Mequon, WI 53097
1.262.238.8888

ALLIANCE BIBLE CHURCH (PARKING LOT)
13939 N. CEDARBURG ROAD, MEQUON, WI 53097

Revisions:
1

Date: 18.May.2023

Sheet Title:
Electrical Fixtures

Plan North

E1.1

Attachment: Packet Docs_Alliance (8533 : Alliance Bible Church Parking Lot Expansion)

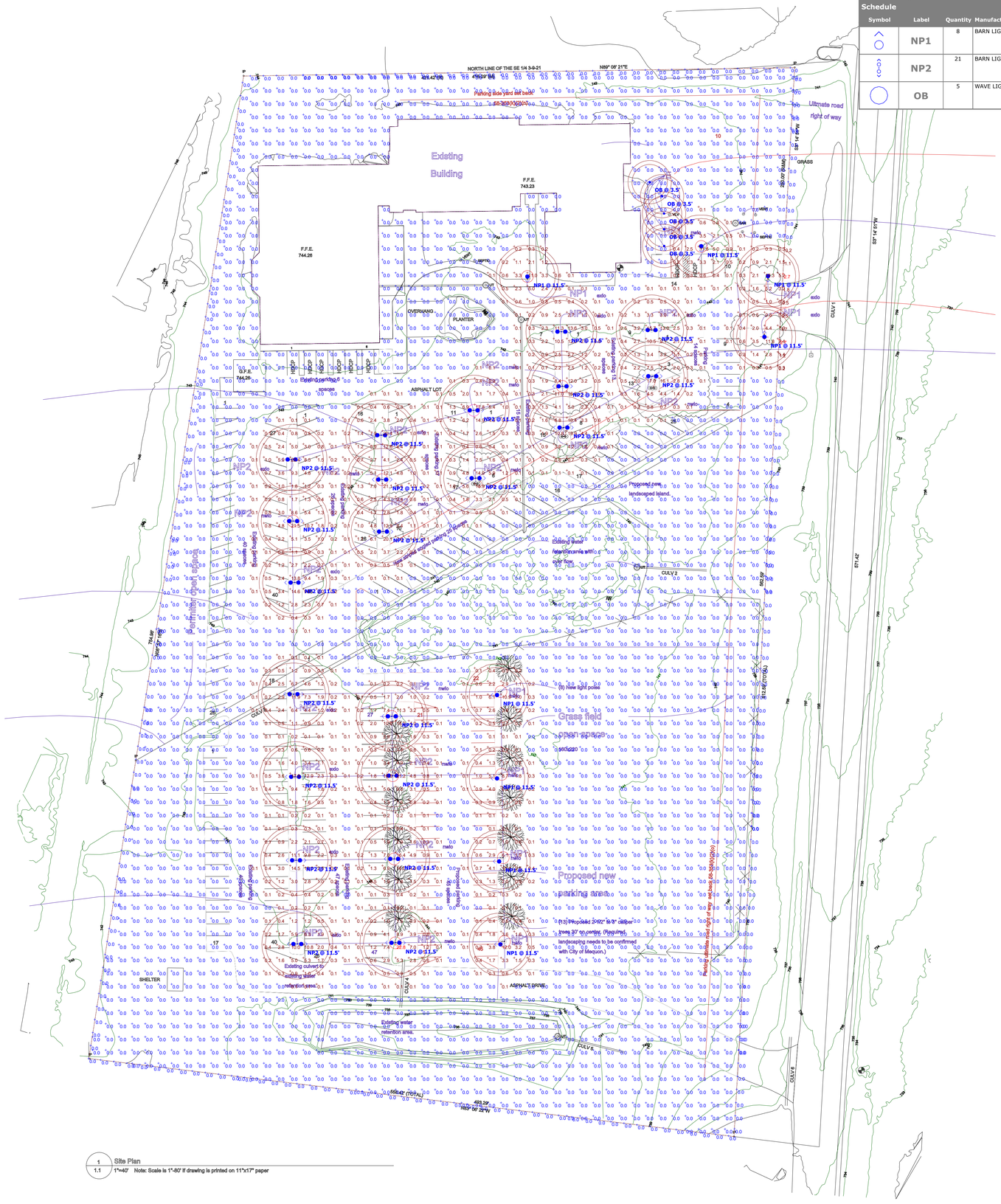
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	NP1	8	BARN LIGHT		THE BOMBER POST MOUNT	LED LAMP	1	WHB17-3000LM - DOME.ies	2805	1.4	33
	NP2	21	BARN LIGHT		THE BOMBER POST MOUNT	LED LAMP	1	WHB17-3000LM - DOME.ies	2805	1.4	66
	OB	5	WAVE LIGHTING		LED SWITCHABLE CCT BOLLARD	LED	1	C200BC-L10C-BK.ies	518	5	9.959

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone	+	0.6 fc	22.8 fc	0.0 fc	N/A	N/A
Property Line	+	0.1 fc	2.7 fc	0.0 fc	N/A	N/A

Note
FC measured at 0' AFG


NORTH LINE OF THE SE 1/4 3-9-21
N89° 08' 21"E
224.47'(M)
Parking Box Vent set here
Existing Building
F.F.E. 743.23
F.F.E. 744.26
OVERHANG
PLANTER
ASPHALT LOT
Existing parking spaces
Ultimate road right of way
GRASS
OB @ 3.5'
NP1 @ 11.5'
NP2 @ 11.5'
NP1
NP2
Proposed new landscaped island.
(6) New light poles
Grass Field
Proposed new parking area
(13) Proposed 2-1/2" to 3" caliper trees 30' on center. (Required landscaping needs to be confirmed with City of Mequon.)
Existing culvert to existing water retention area.
SHELTER
ASPHALT DRIVE
Existing water retention area.
CULV 1
CULV 2
CULV 3
CULV 4
CULV 5
CULV 6
Existing Sanitary Sewer
Existing Storm Sewer
Existing Water Main
Existing Gas Line
Existing Overhead Wires
Existing Underground Electric
Existing Fiber Optic
Existing Telephone
Existing Cable TV
Existing Culvert
Existing Catch Basin
Existing Inlet
Existing Manhole
Existing Hydrant
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Department of Community Development

TO: **Planning Commission**

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

DATE: **June 26, 2023**

SUBJECT: **Greg Adams. The applicant is seeking conditional use grant approval to allow for a guest suite for the property located at 10906 N. Lakeview Road.**

Applicant:	Greg Adams
Status of Applicant:	Owner
Requested:	Conditional Use Grant
Existing Zoning:	R-3 (Residential Detached)
Lot size:	3.45 Acres
Location:	10906 N. Lakeview Road
Tax Key Number:	#15-084-03-010.00
District:	#8

Background: The applicant requests conditional use grant for a guest house as part of a detached garage currently proposed through a building permit application. The subject site is located on 2.9 acres at 10906 N Lakewood Road. The proposed structure includes a two-stall garage with a half bath, guest house and entry patio.

The proposed accessory dwelling unit meets all code standards of 58-248(f)(1-7) as follows:

f) *Guesthouses.*

(1) A guesthouse is a detached structure with living quarters and is intended for the temporary stay of occasional guests.

(2) A guesthouse may not contain a stove, oven, range or cooktop.

(3) A guesthouse may not be rented or used as a separate dwelling.

(4) A guesthouse may not be constructed unless the property contains a primary residence.

(5) If a guesthouse is constructed, no detached storage structure is permitted unless the property is in the R-1 zoning district.

(6) A guesthouse shall not exceed one percent of the lesser of (a) five acres or (b) the area of the property if the property is not divisible in the current zoning district or, if it is divisible, the zoning district's minimum lot size.

(7) A guesthouse may not have a separate postal address.

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

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

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

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

The subject site is located in the R-3 (Residential 1 acre) district. Non-income producing dwellings are conditional uses in the R-1 district. The adjacent uses are residential and located in the R-1 district. The proposed structure meets the R-1 district requirement.

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

The additional structure will be located north and west of the existing dwelling. An existing shed on the property will be removed as part of this project. The unit will have an exterior entryway constructed on the south façade from a common entryway with access to the garage. Staff believe the use is harmonious with the surrounding area.

Zoning District Compliance:
The R-3 zoning district's setback and offsets are met. The maximum height for an accessory structure is limited to 15 feet and authorized to be increased through an increased offset. The structure is located 22 feet from the north property line, allowed the structure at its proposed height of 15'3".

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

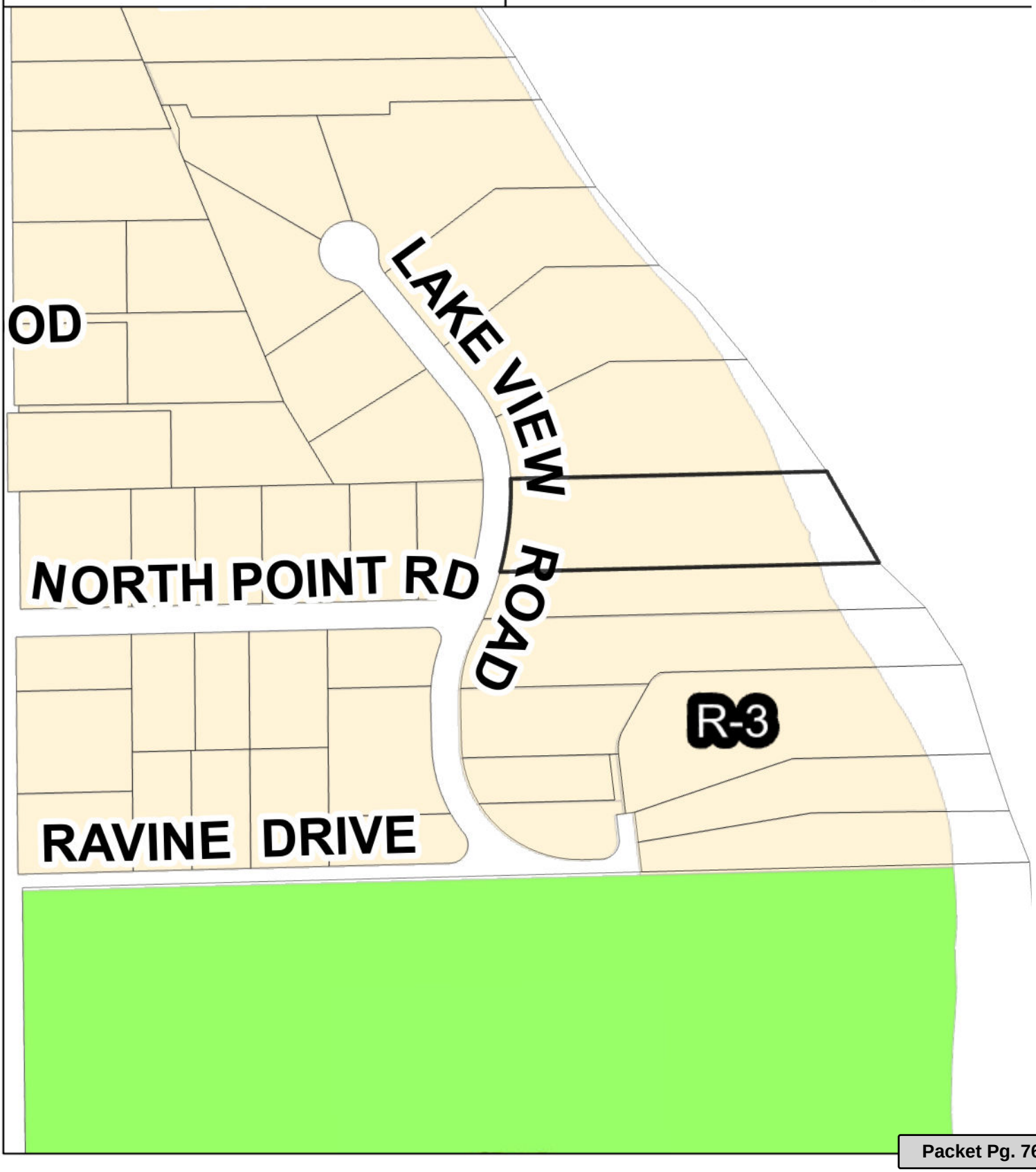
1. Staff review and approval of final plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. The existing shed shall be razed prior to issuance of permits.
3. The living accommodations shall not be used for income production and not contain a stove, oven or cooktop.
4. The primary dwelling unit must be owner occupied at any time that a person other than the owner or a legal dependent of the owner occupies the guest house.
5. The use of this dwelling is restricted to a family member, blood relative, legal dependent, caretaker or paid servant of the owner of the property.

Attachments:
Adams (PDF)

Survey, Plans, Pictures (PDF)
CUG (PDF)

ADAMS

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



Attachment: Adams (8532 : Greg Adams CUG Guest Home)

!!! NOT FOR CONSTRUCTION !!!

Adams Garage

10906 N Lake View Road
Mequon, WI 53092

New Construction
Architectural Review Board Submittal

owner:

Greg Adams

10906 N Lakeview Road

Mequon, WI 53092

414-791-0990

architect:

waterborne design LLC

175 E Delaware Place

Unit 8505

Chicago, IL 60611

262-302-9057

structural:

BARBER ENGINEERING

325 W Vine Street

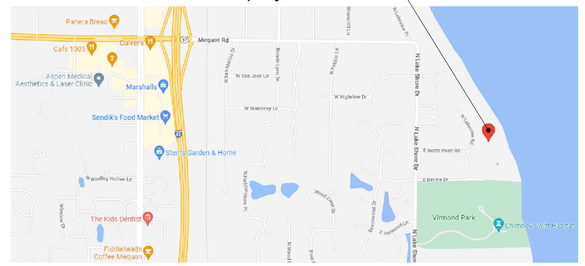
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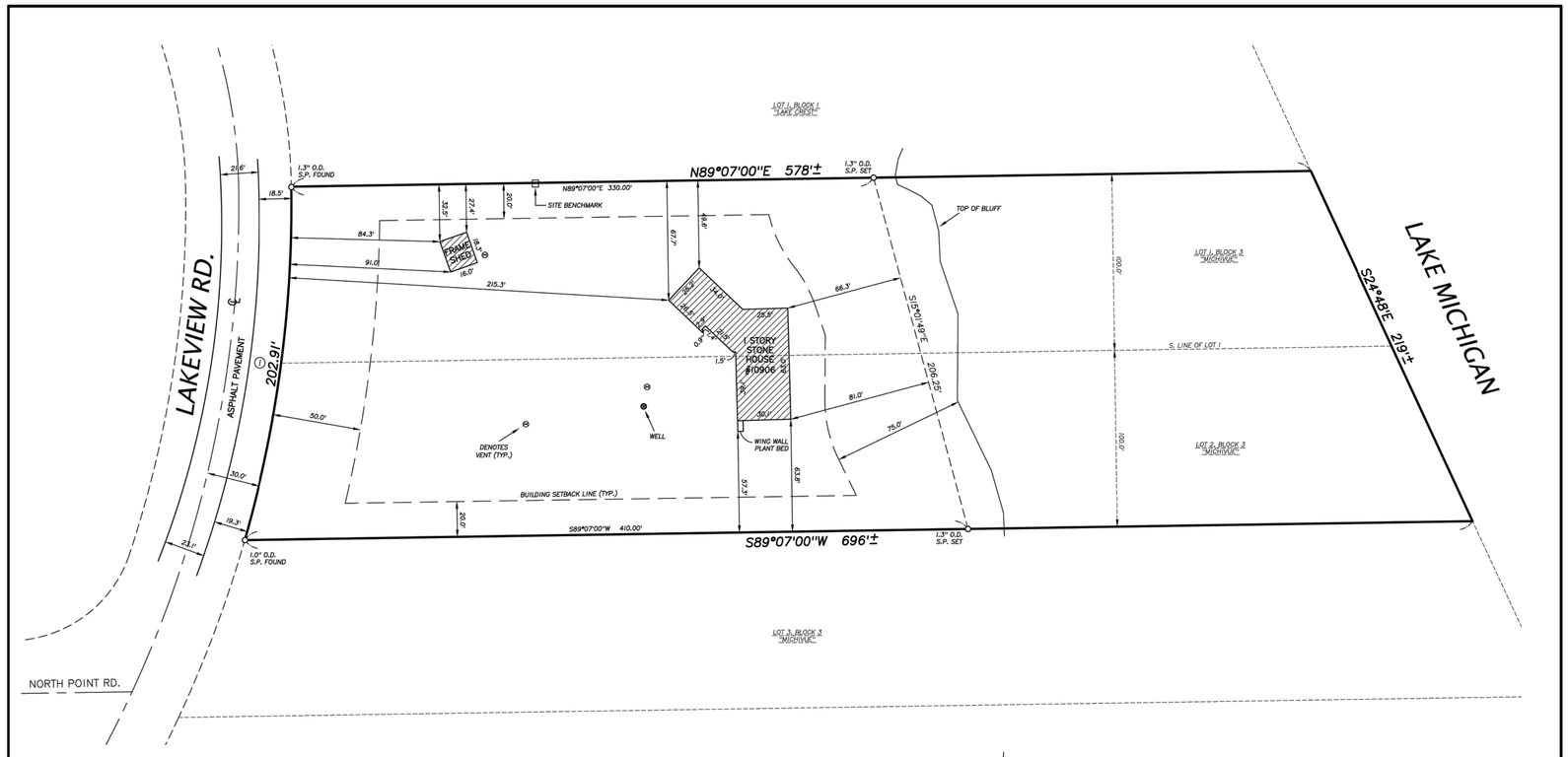
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sheet index:

Sheet T1	Title Sheet
	Survey
	Sheet Index
Sheet A0	Site Plan
Sheet A1	Foundation Plan
	First Floor Plan
Sheet A2	Exterior Elevations
Sheet A3	Sections
	Details
	Lighting Plan

project location





LEGAL DESCRIPTION :

Lots 1 and 2 of Block 3, in "MICHIVUE", being a Subdivision in the Northwest 1/4 of Section 28, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 126,348 sq. ft/2.901 acres of land, more or less.

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadway, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgage, or guarantee the title thereto within one (1) year form date hereof.

Dated at City of Mequon, State of Wisconsin this 23rd day of November, 2022.

James G. Schneider
Surveyor – S-2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

BENCHMARK NOTE :

1. SITE BENCHMARK IS SPIKE IN POWER POLE ALONG NORTH SIDE OF THE SUBJECT PROPERTY, AS SHOWN ABOVE, ELEVATION = 706.62 (NGVD-1929)

CURVE DATA

(1) RAD. = 690.00' DELTA = 16°50'50" L.C. = 202.18' L.C.B. = N7°32'28"E

N

0 40 60 80 120

SCALE 1" = 40'

BEARING REFERENCE :

ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW. 1/4 OF SECTION 28-9-22, WHICH BEARS DUE NORTH, PER "MICHIVUE" SUBDIVISION PLAT.

MARK	DATE	REVISION	BY	APVD

"PROPERTY SURVEY"

for

Greg Adams

10906 N Lakeview Rd.
Mequon, WI

DATE:	NOVEMBER 23, 2022	DRAWN BY:	J.R.S.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5408-22

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

SURVEY

mary houle richter
waterborne.design.llc@gmail.com

architect

waterborne design LLC 175 e delaware place unit 8505 chicago, il 60611 262.302.9057

project:
Adams Residence
10906 N Lake View Road
Mequon, WI 53092
New Construction

date: 5 april 2023
Architectural Review Board

Title Sheet
Survey
Sheet Index

T1

Attachment: Survey, Plans, Pictures (8532 : Greg Adams CUG Guest Home)

!!! NOT FOR CONSTRUCTION !!!

Site Plan
Roof Plan

date: 5 april 2023
Architectural Review Board

project:
Adams Residence
10906 N Lake View Road
Mequon, WI 53092
New Construction

architect

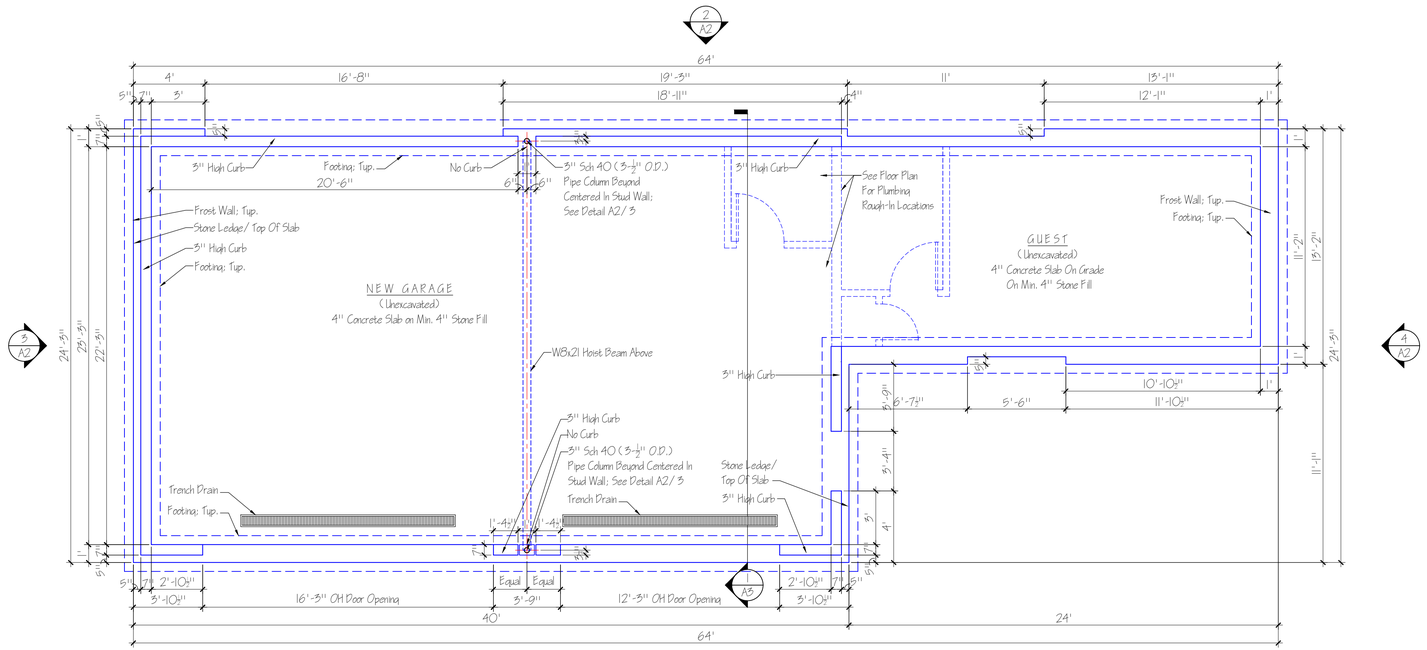
mary houle richter
waterborne.design.llc@gmail.com

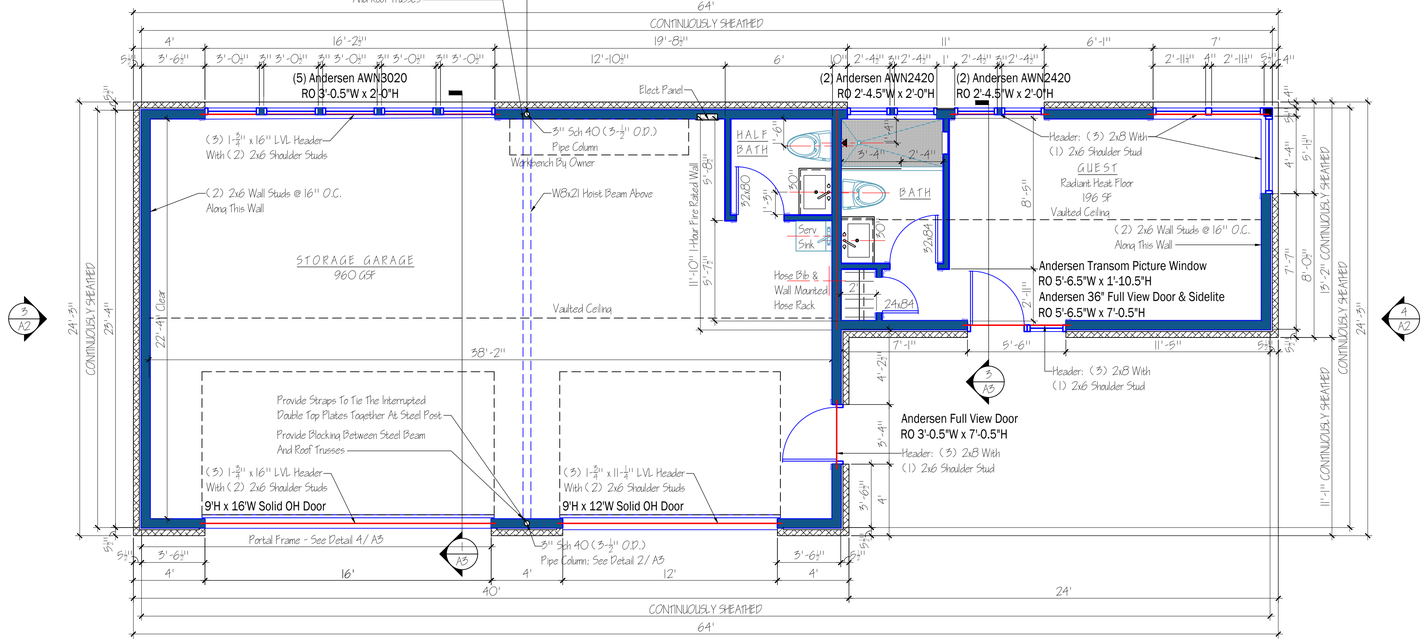
waterborne design LLC 175 e delaware place unit 8505 chicago, il 60611 262.302.9057

A0

Attachment: Survey, Plans, Pictures (8532 : Greg Adams CUG Guest Home)

!!! NOT FOR CONSTRUCTION !!!





GENERAL NOTES

1. All Dimensions To Face Of Stud Unless Noted Otherwise.
2. All Exterior Walls 5 ½" Studs With R-19 Insulation; ½" Gyp. Bd. Interior Side Unless Noted Otherwise.
3. All Interior Walls 5½" Studs To Underside Of Structure; ½" Gyp. Bd. Each Side Unless Noted Otherwise.
4. All Interior Trim To Be Painted White. Mfr/ Color: TBD
5. All New Interior Doors To Be One-Panel To Be Painted White. Mfr/ Color: TBD

MECHANICAL NOTES

1. Provide Under Sink On-Demand Hot Water System
2. HVAC Systems At Garage & Guest: Wall Mounted Systems TBD

STRUCTURAL NOTES

Wall Studs: 2x6 DFL Stud Grade
Headers: 2x6 DFL #2
LVLs = Fb=2,600 psi Min, E=2.0E6 psi
Steel Wide Flange Beam: Fy=50 ksi
Pipe Column: 3" Sch. 40 (3-½" O.D.) Fy= 35 ksi

architect
mary houle richter
waterborne.design.llc@gmail.com
waterborne design LLC 175 e delaware place unit 8505 chicago, il 60611 262.302.9057

project:
Adams Residence
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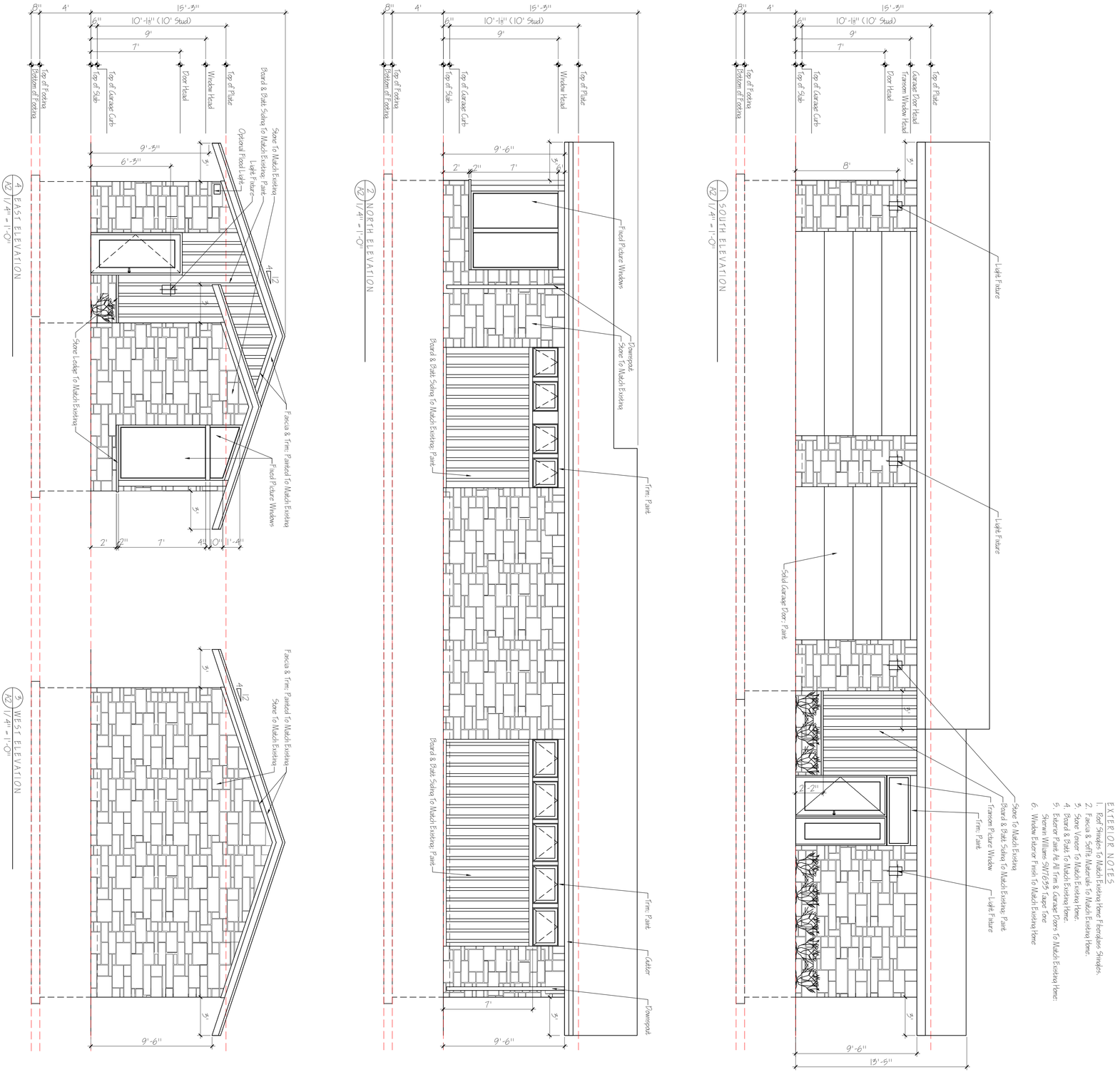
date: 5 april 2023
Architectural Review Board

Foundation Plan
Floor Plan

A1

Attachment: Survey, Plans, Pictures (8532 : Greg Adams CUG Guest Home)

!!! NOT FOR CONSTRUCTION !!!



A2 1/4" = 1'-0" EAST ELEVATION

A2 1/4" = 1'-0" NORTH ELEVATION

A2 1/4" = 1'-0" SOUTH ELEVATION

A2 1/4" = 1'-0" WEST ELEVATION

EXTERIOR NOTES

1. Roof Shingles To Match Existing Home Fiberglass Shingles.
2. Fascia & Soffit Materials To Match Existing Home.
3. Stone Veneer To Match Existing Home.
4. Board & Batt To Match Existing Home.
5. Exterior Paint At All Trim & Garage Doors To Match Existing Home: Sherwin Williams SW7659 Sage Tone
6. Window Exterior Finish To Match Existing Home

Exterior Elevations

date: 5 april 2023
Architectural Review Board

project:
Adams Residence
10906 N Lake View Road
Mequon, WI 53092
New Construction

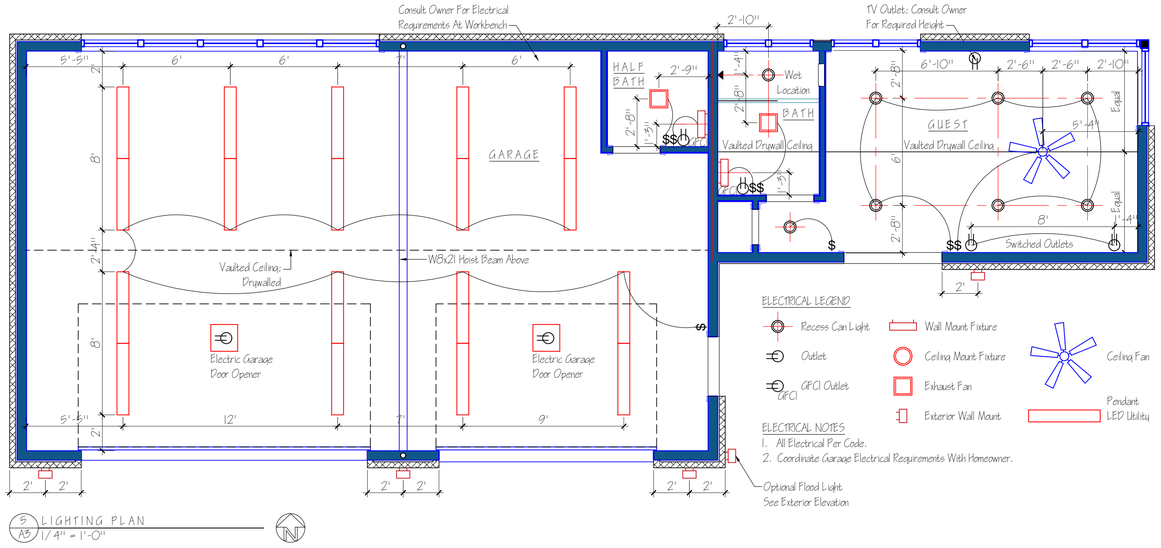
architect

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Attachment: Survey, Plans, Pictures (8532 : Greg Adams CUG Guest Home)

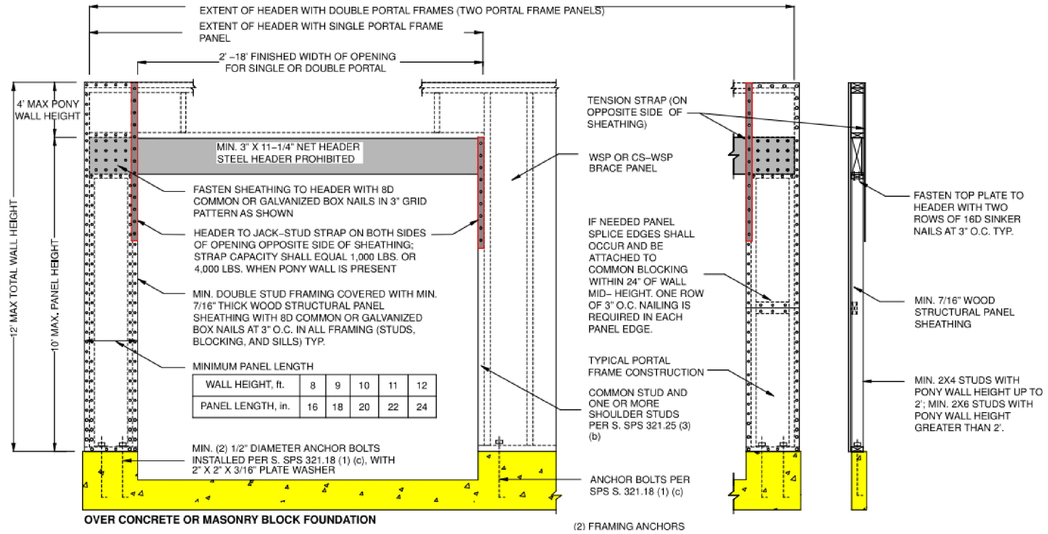
!!! NOT FOR CONSTRUCTION !!!



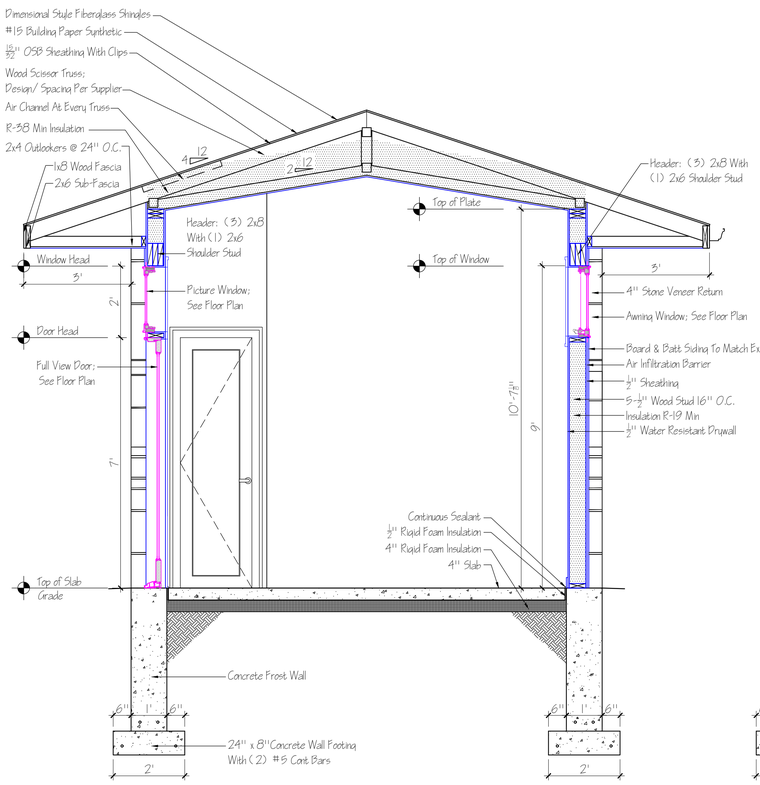
5/A3 LIGHTING PLAN
1/4" = 1'-0"

Figure 321.25–A

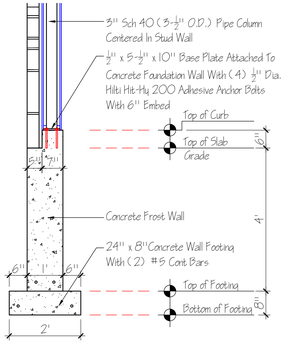
METHOD PF – PORTAL FRAME BRACE CONSTRUCTION



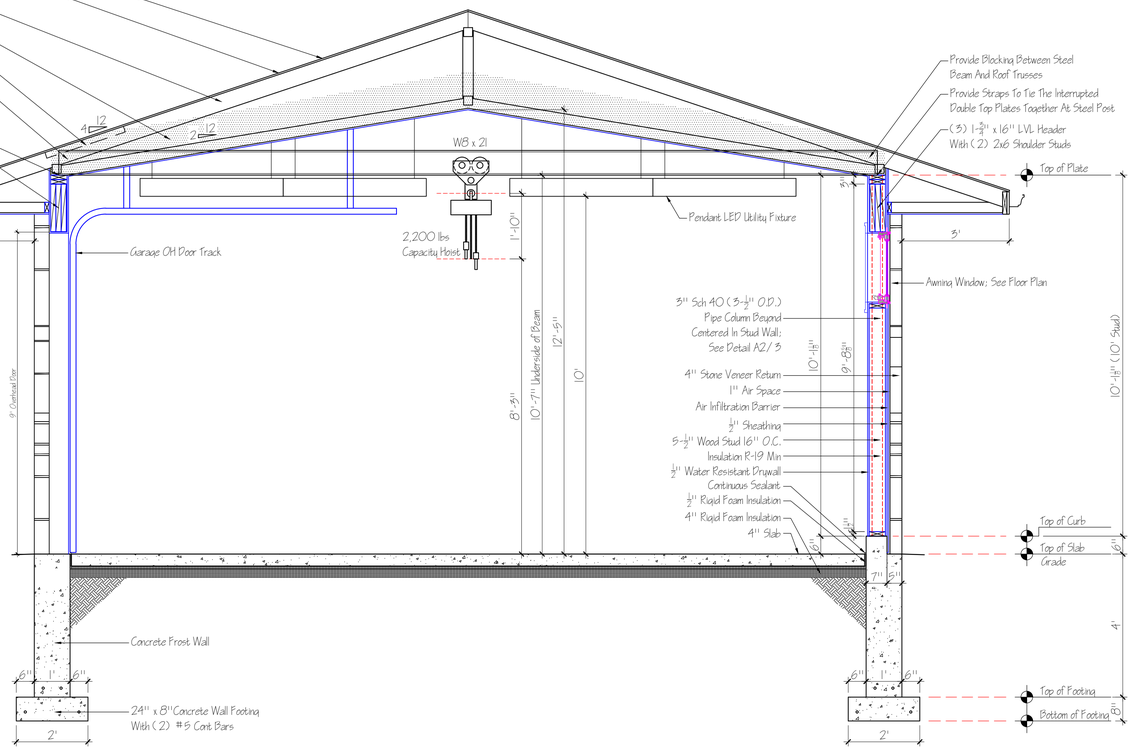
4/A3 PORTAL FRAME DETAIL
Not To Scale



3/A5 SECTION AT GUEST
1/2" = 1'-0"



2/A5 SECTION AT PIPE COLUMN
1/2" = 1'-0"



1/A5 SECTION AT GARAGE
1/2" = 1'-0"

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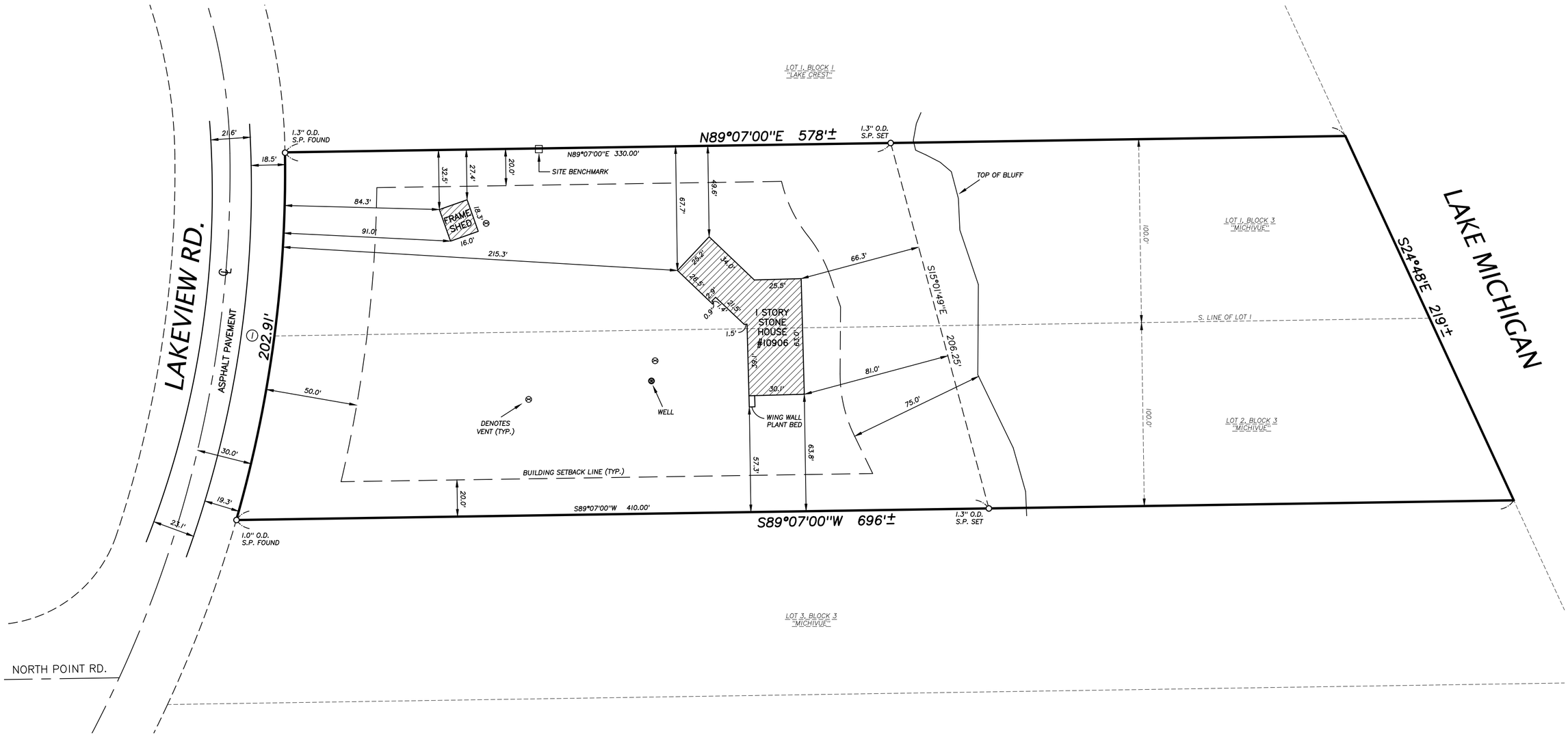
Attachment: Survey, Plans, Pictures (8532 : Greg Adams CUG Guest Home)

project:
Adams Residence
10906 N Lake View Road
Mequon, WI 53092
New Construction

date: 5 april 2023
Architectural Review Board

Sections
Details
Lighting Plan

A3



LEGAL DESCRIPTION :

Lots 1 and 2 of Block 3, in "MICHIVUE", being a Subdivision in the Northwest 1/4 of Section 28, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 126,348 sq. ft/2.901 acres of land, more or less.

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadway, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgage, or guarantee the title thereto within one (1) year form date hereof.

Dated at City of Mequon, State of Wisconsin this 23rd day of November, 2022.

James G. Schneider
Surveyor – S–2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

BENCHMARK NOTE :

1. SITE BENCHMARK IS SPIKE IN POWER POLE ALONG NORTH SIDE OF THE SUBJECT PROPERTY, AS SHOWN ABOVE, ELEVATION = 706.62 (NGVD–1929)

CURVE DATA

(1)
RAD. = 690.00'
DELTA = 16°50'50"
L.C. = 202.18'
L.C.B. = N7°32'28"E

N

0 40 60 80 120

SCALE 1" = 40'

BEARING REFERENCE :

ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW. 1/4 OF SECTION 28–9–22, WHICH BEARS DUE NORTH, PER "MICHIVUE" SUBDIVISION PLAT.

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

MARK	DATE	REVISION	BY	AP'VD

"PROPERTY SURVEY"

for
Greg Adams

10906 N Lakeview Rd.
Mequon, WI

DATE:	NOVEMBER 23, 2022	DRAWN BY:	J.R.S.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5408-22

Attachment: Survey, Plans, Pictures (8532 : Greg Adams CUG Guest Home)

10906 N Lake View Road



West/Street Elevation



North End Elevation

Attachment: Survey, Plans, Pictures (8532 : Greg Adams CUG Guest Home)



Northeast Elevation



East Elevation



South End Elevation

Attachment: Survey, Plans, Pictures (8532 : Greg Adams CUG Guest Home)

CONDITIONAL USE GRANT

RETURN TO:

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

PARCEL NO.:
14-167-0003.000

Articles of Agreement made and entered into this 20th day of March, 2023 by and between Gregory Adams, property owner and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located at 10906 N Lakeview Road, Section 28, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

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

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

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

GRANTED by action of the Planning Commission of the City of Mequon this 26th day of June, 2023.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2023, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2023, 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: CUG (8532 : Greg Adams CUG Guest Home)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant shall be void unless, pursuant to the building and Zoning Codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The City of Mequon shall be held harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.

Conditions on the Operations:

a. Hours of operation: N/A

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

c. Water supply requirements:

Private well

d. Provisions for sewage disposal:

Private disposal.

e. Other:

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

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

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

The accessory dwelling unit shall not be used for income production.

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

9. **Conditions of the structures:**

a. Site Plan: As attached Exhibit A

b. Landscaping Plan: N/A

c. Elevations: As attached Exhibit B

d. Floor Plan: As per attached Exhibit C

e. Exterior lighting of the building: N/A

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

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

h. Other:

OWNER(S):

Attachment: CUG (8532 : Greg Adams CUG Guest Home)

By:_____

Acknowledgment

STATE OF WISCONSIN)
)SS
_____COUNTY)

Personally came before me, this _____ day of _____, 2023, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
Notary Public

This document drafted by the City of Mequon.

Attachment: CUG (8532 : Greg Adams CUG Guest Home)

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655
www.ci.mequon.wi.us
Department of Community Development

TO: **Planning Commission**

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

DATE: **June 26, 2023**

SUBJECT: **Concord 22, LLC. The applicant is seeking conditional use grant approval to allow for modifications of the operating hours and the addition of outdoor seating for the property located at 11511 N. Port Washington Road (Dunkin Donuts).**

Applicant:	Concord 22, LLC
Status of Applicant:	Property Owner
Requested:	Conditional Use Grant
Existing Zoning:	B-2 (Community Business)
Lot size:	1.78 Acres
Location:	11511 N. Port Washington Road
Tax Key Number:	#15-019-13-019.00
District:	#6

Background:
The applicant requests a conditional use grant amendment related to the operations of a fast-food restaurant with drive-thru for the property located at 11511 N Port Washington Road. The subject site and tenant space is the former Taco Bell restaurant. The amendment is requested to modify the hours of operation, floor plan and outdoor seating for a proposed Dunkin Donuts. The new use will occupy 1,903 square feet of the shopping center and includes an outdoor seating area for approximately 22 seats.

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

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

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

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

Staff believes the proposed restaurant occupying vacant tenant space will stimulate the economic viability of the shopping center and the city in general. The proposed hours of operation for the store and drive-thru are as follows:

- Monday – Friday: 5:30 am – 10:00 pm

- Saturday – Sunday: 6:00 am – 10:00 pm

Existing coffee shops in the city have the following hours:

Starbucks, with a drive-thru, is located south on Port Washington Road and approved for operations of 5:30 AM– 10:00 PM.

Fiddleheads, with drive-thru, located south on Port Washington Road and approved for early, daily operations of 6:30 am Monday thru Friday and 7:00 am on Saturday-Sunday.

McDonalds, located on Port Washington Road is approved for early, daily operations of 6:00am – 11 pm.

The proposed hours of operation are more restrictive in the evening than approved by the City for Taco Bell and more expansion in the morning. The standing CUG (Taco Bell) authorizes the following:

- Sunday – Thursday: 10 am – 11:00 pm (lobby and drive-thru)
- Friday – Saturday: 10:00 am – 11:00 pm (lobby) and 12:00 am (drive0thru
- Garbage Collection: 9 am – 5:00 pm
- Deliveries: 7:00 am – 7:00 pm

The standing CUG requires the approval of Eastbrook Condominium Association for modifications to the evening hours of operations. The Association does provide consent to the proposed modification (please see attached).

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

The subject site is located in the B-2 (Community Business) district. Restaurants are conditional uses in the B-2 district. Adjacent uses are also located in B-2 and B-3 district and include restaurants, retail stores, and offices. To the west (rear) of the site, the developed land uses are single and duplex family dwellings. Because the operations are similar to the prior fast-food restaurant, including outdoor seating, Planning staff believes that if the conditions of approval listed below and within the attached conditional use grant document are met, the proposal should remain harmonious with the surrounding uses.

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

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

Site Compliance:
A site compliance review was conducted and there is one tree and one shrub that have died and require replacement to be compliant with the previously approved landscaping plan.

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

1. Staff review and approval of final floor plans.
2. No amplified music in the outdoor seating area past 9:00 P.M.
3. Hours of operations shall comply as follows:

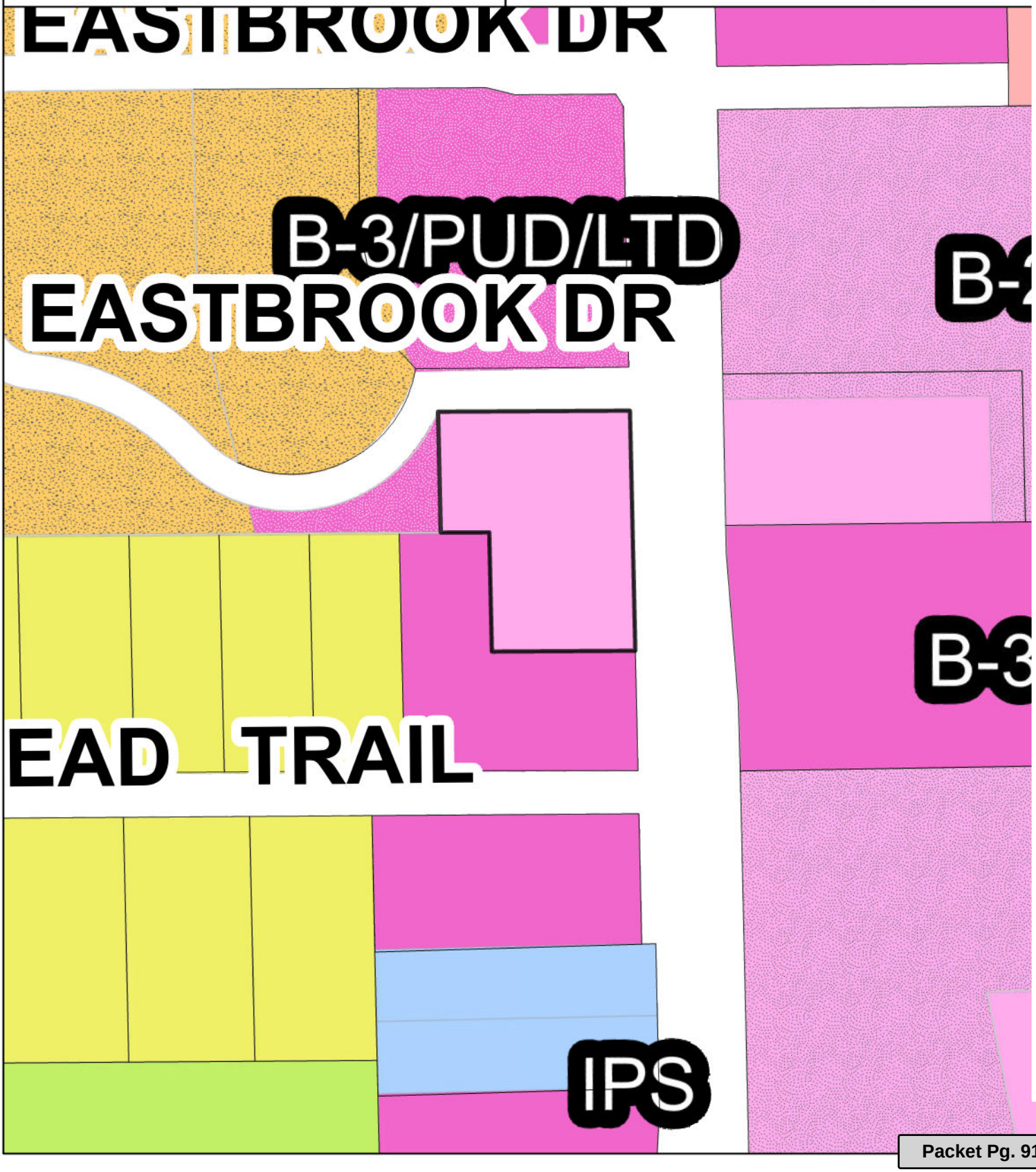
    - Monday – Friday: 5:30 am – 10:00 pm
    - Saturday – Sunday: 6:00 am – 10:00 pm

4. All other conditions of the CUG remain in effect.
5. The applicant shall submit final plans within 180 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.

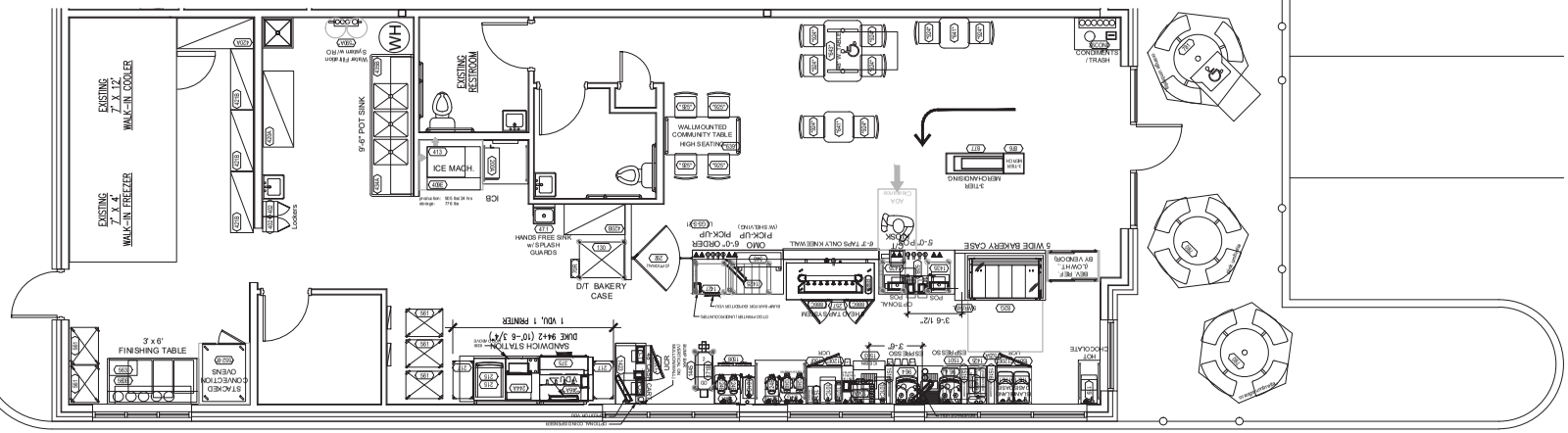
Attachments:
Packet Docs_DunkinDonuts (PDF)
CONDITIONAL USE GRANT AMENDMENT (PDF)

DUNKIN DONUTS

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



Attachment: Packet Docs_DunkinDonuts (8531 : Dunkin Donuts)


EXISTING 7'-X 12' WALK-IN COOLER
EXISTING 7'-X 4' WALK-IN FREEZER
9'-6" POT SINK
EXISTING RESTROOM
ICE MACH.
WALL MOUNTED COMMUNITY TABLE HIGH SEATING
HANDS FREE SINK w/ SPLASH GUARDS
D/T BAKERY CASE
6'-0" ORDER
PICK-UP
PICK-UP
6 WIDE BAKERY CASE
CONDIMENTS / TRASH
MENCHANDISING
3 TIER
3'-6" FINISHING TABLE
OVENS
SANDWICH STATION
DUKE 9442 (10'-6 3/4")
1 VOL. 1 PRINTER
3'-6"
3'-6"
3'-6"

EASTBROOK ESTATES HOMES ASSOCIATION, LTD.
10520 N BAEHR RD. STE Q
MEQUON , WI 53092

June 13, 2023

Mr. Andrew Petzold
Concord 22, LLC
10580 N. Port Washington Road
Mequon, WI 53092

RE: Agreement ("**Agreement**") between Eastbrook Estates Homes Association, LTD ("**Eastbrook**") and Concord 22, LLC (also known as "**Developer**"), as amended, concerning a fast-food restaurant with drive-thru located at 11511 N. Port Washington Road, Mequon, WI ("**Project**").

Dear Mr. Petzold:

Eastbrook has received written notice of Developer's petition to the City of Mequon to change the daily operating hours for a Dunkin' Donuts and/or Baskin Robbins fast food restaurant and drive/thru in compliance with the other provisions of the Agreement at the Project to no earlier than 5:30 a.m. and no later than 10 p.m. Eastbrook consents to such change and waives any default by virtue of it under the Agreement. Otherwise, the Agreement shall remain in full force and effect.

Please be further advised that you are authorized to share this information with the City of Mequon and other interested parties. Thank you.

Sincerely,

EASTBROOK ESTATES HOMES ASSOCIATION, LTD.

Bernard Berson
President

Attachment: Packet Docs_DunkinDonuts (8531 : Dunkin Donuts)

0953764 - 1

8043459
Tx:4033487

0953764
RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
11/15/2011 10:20 AM
REC FEE: 30.00
PAGES: 10
EXEMPT #:

RETURN TO:

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

$30

PARCEL NO.:

CONDITIONAL USE GRANT

Articles of Agreement made and entered into the 7th day of March 2011, and amended on the 9th day of May 2011 and amended the 12th day of September 2011 by and between Concord 22 LLC and Concord 28 LLC owners of the property located at 11511 and 11525 N Port Washington Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 19, Range 22 East,

in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

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

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

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of fast food restaurant with drive thru

GRANTED by action of the Planning Commission of the City of Mequon the 7th day of March 2011, and amended the 9th day of May 2011 and amended the 12th day of September 2011.

Curtis Gielow

Curtis Gielow, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this 8 day of November, 2011, the above named Curtis Gielow, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

DEBRA E. HABERMAN NOTARY PUBLIC STATE OF WISCONSIN

Debra E. Haberman
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) 2-22-15

K. Tollefson

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this 8 day of November, 2011, the above named K. Tollefson, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

DEBRA E. HABERMAN NOTARY PUBLIC STATE OF WISCONSIN

Debra E. Haberman
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) 2-22-15

DRAFTED BY: CITY OF MEQUON

Attachment: Packet Docs_DunkinDonuts (8531 : Dunkin Donuts)

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:

- Sun-Thu: 10:00 a.m. to 11:00 p.m. (lobby) and 11:00 p.m. (drive thru)
- Fri-Sat: 10:00 a.m. to 11:00 p.m. (lobby) and 12:00 a.m. (drive thru)
- Garbage Collection: 9:00 a.m. to 5:00 p.m.
- Deliveries: 7:00 a.m. to 7:00 p.m. to the greatest extent possible.

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. Sewage disposal : City Sewer

e. Provisions for garbage disposal: 3 times weekly

f. Speaker volume shall be limited to 36 dBA at the property line after 9:00 PM

g. Surveillance video shall be required to monitor the east, south and west elevation during business hours.

h. The evening hours of operation shall not be modified for a period of 20 years from the date of this document without consent from the Eastbrook Condominium Association.

i. The owner/operator shall not advertise the use of the property to busing companies or travel agencies.

j. 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

Attachment: Packet Docs_DunkinDonuts (8531 : Dunkin Donuts)

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. Existing evergreen trees along Eastbrook Drive that die or become distressed shall be replaced within 30 days or when seasonally appropriate.

c. Elevations: As per attached Exhibit C.

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

e. Floor Plan: 1,903 square feet maximum per Exhibit D

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

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

h. The building shall comply with the building code.

11. **Conditions on the site:**

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

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

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

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

Any changes subject to Planning Commission approval.

e. Other:

Concord 22, LLC, a Wisconsin limited liability company

Concord 28, LLC, a Wisconsin limited liability company

By Manager, Concord Development Company

Andrew A. Petzold, President

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this 31 day of October, 2011, the above named Andrew A. Petzold, President of Concord Development Company, Manager of Concord 22, LLC and Concord 28, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin
My commission is permanent.

Colleen J. Jordan
NOTARY PUBLIC
STATE OF WISCONSIN

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2011

Attachment: Packet Docs_DunkinDonuts (8531 : Dunkin Donuts)

EXHIBIT A-1 – LEGAL DESCRIPTION

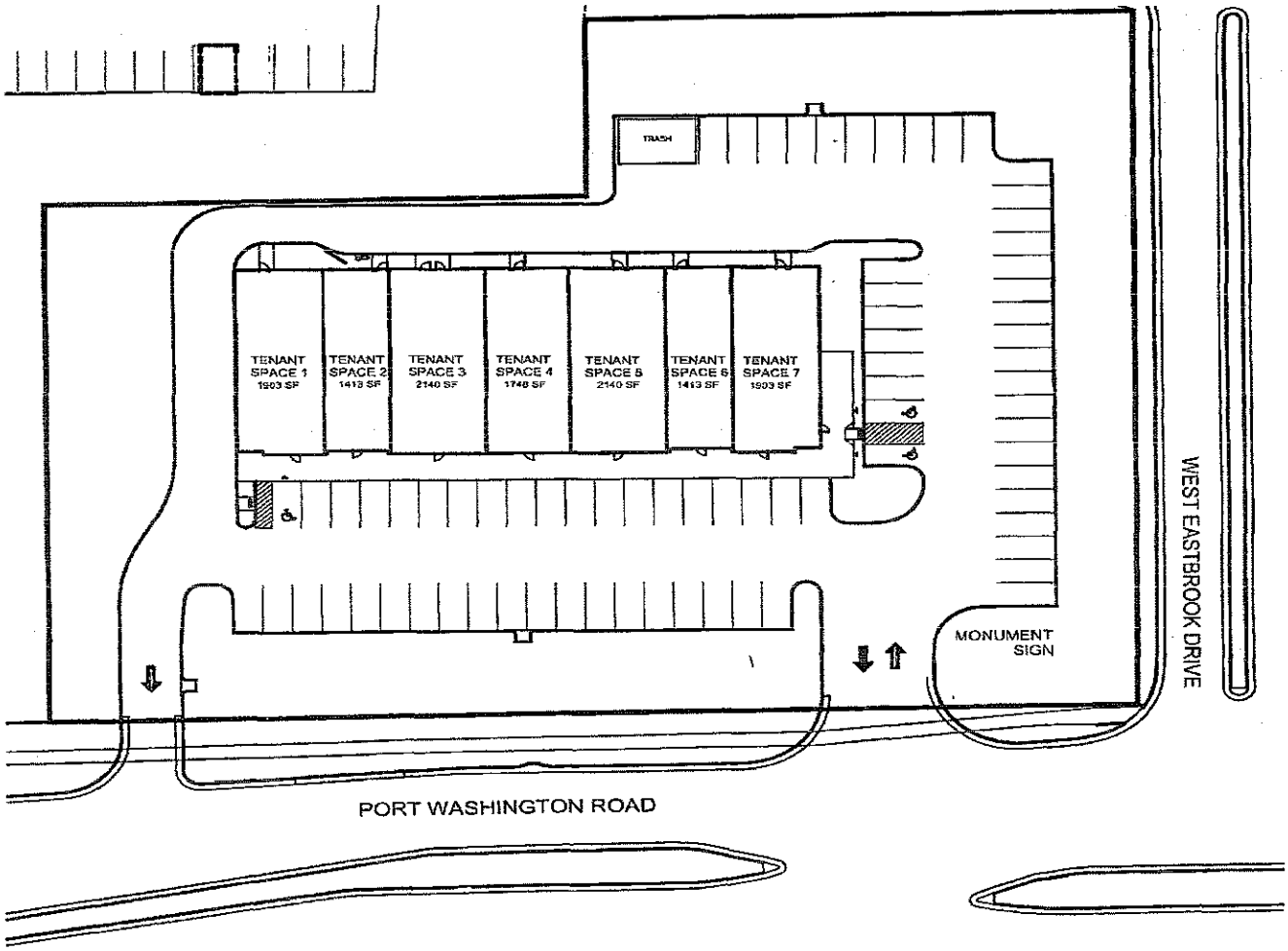
Located in the Northeast ¼ of the Southeast ¼ of Section 19, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Commencing at the Northeast corner of said Southeast 1/4;
Thence S 01°16'29" E along the East line of said Southeast 1/4, a distance of 166.39 feet;
Thence S 89°35'19" W, 65.00 feet to the Point of Beginning;
Thence S 89°35'19" W, 266.24 feet along the North line of said Lot 2 of CSM 640;
Thence S 01°16'08" E along the West line of said Lot 2 of CSM 640, a distance of 167.71 feet;
Thence N 89°36'38" E, 67.26 feet;
Thence S 01°16'29" E parallel to said East line of the Southeast 1/4 and the East line of Lot 1 of CSM 2587, a distance of 164.89 feet;
Thence N 89°35'49" E, 199.00 feet to the West Right-of-Way of Port Washington Road;
Thence N 01°16'29" W along said West Right-of-Way, 332.66 feet to the Point of Beginning.
Said lands containing 77,466 square feet (1.7784 acres).

Attachment: Packet Docs_DunkinDonuts (8531 : Dunkin Donuts)

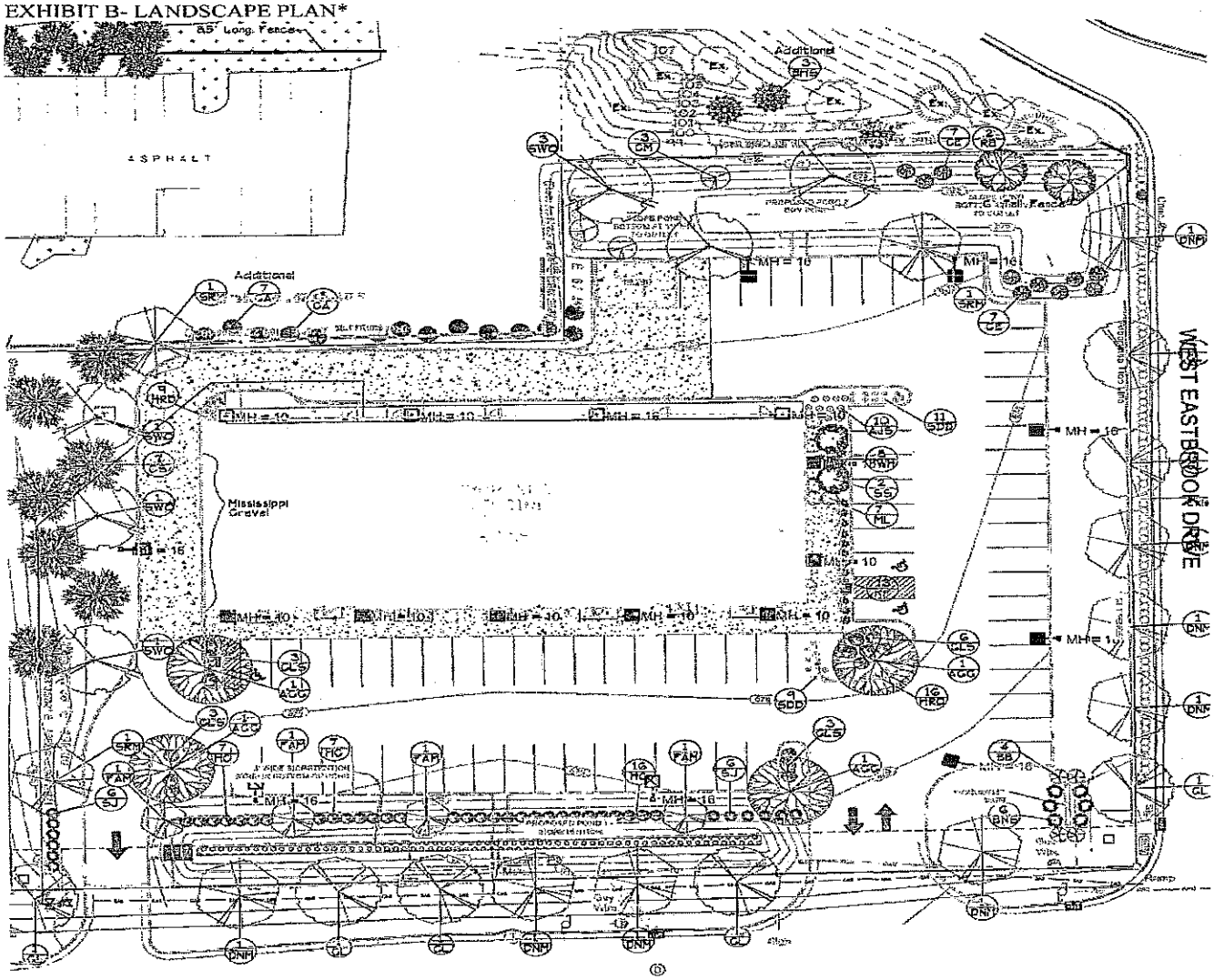
Conditional Use Grant

EXHIBIT A – SITE PLAN



Attachment: Packet Docs_DunkinDonuts (8531 : Dunkin Donuts)

EXHIBIT B- LANDSCAPE PLAN*



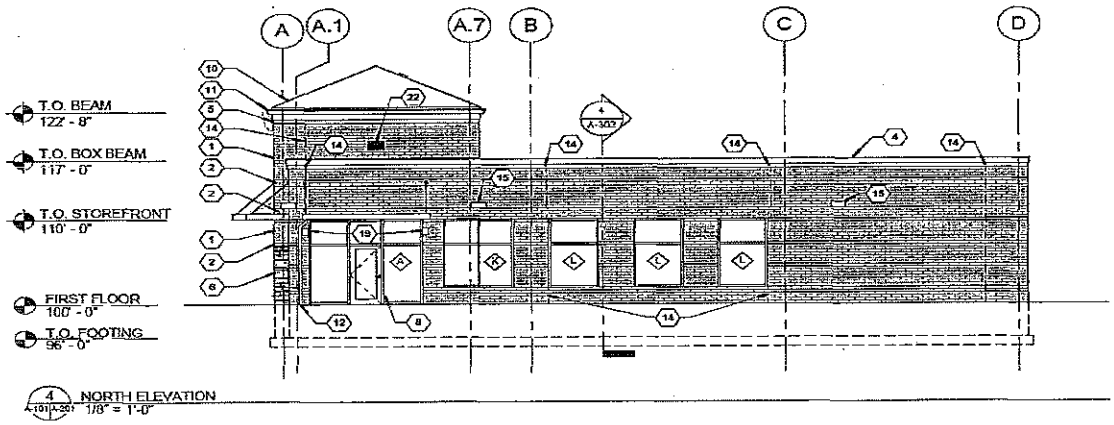
Plant Schedule

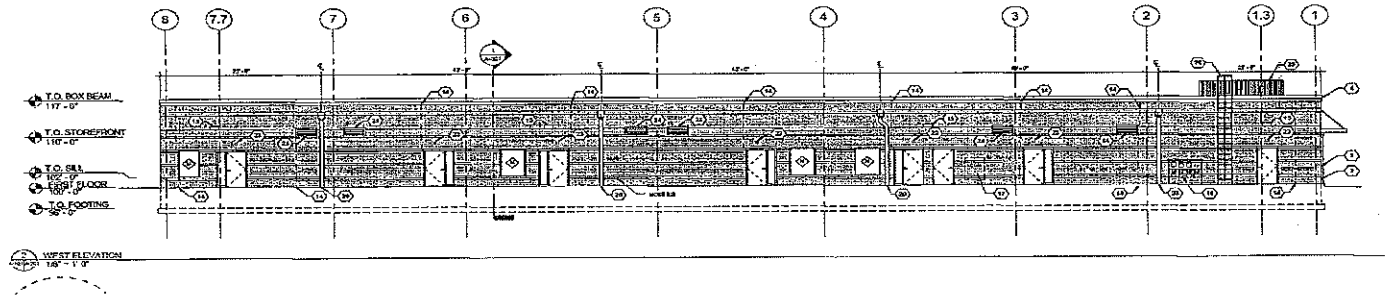
Sym.	Common Name	Scientific Name	Average Mature Height	Size When Planted	Root Zone Mode	Ball/Po Diamete	Ball/Po Depth	Root Spread	Plant H Diamete	Plant H Depth	Base / Guy	Mulch Ring Diamete	Pest Protec Require	Quantit
DECIDUOUS TREES														
CL	'Glenleven' Linden	Tilia cordata 'Glenleven'	35'	3" Calp.	BB	32"	20"		56"	22"	C	48"	Y	11
SWO	Swamp White Oak	Quercus bicolor	70'	3" Calp.	BB	32"	20"		56"	22"	C	48"	Y	6
DNM	'Deborah' Norway Maple	Acer platanoides 'Deborah'	40'	3" Calp.	BB	32"	20"		56"	22"	C	48"	Y	8
RB	River Birch	Betula nigra	25'	8' M.S.	BB	24"	17"		48"	22"	C	48"	Y	2
AGG	'Autumn Gold' Ginkgo	Ginkgo biloba 'Autumn Gold'	90'	3" Calp.	BB	32"	20"		56"	22"	C	48"	Y	4
SRM	'Autumn Blaze' Maple	Acer freemanii 'Autumn Blaze'	45'	3" Calp.	BB	32"	20"		56"	22"	C	48"	Y	3
SMALL/ORNAMENTAL TREES														
FAM	'Flame' Amur Maple	Acer tataricum ginnala 'Flame'	20'	3" Calp.	BB	24"	17"		48"	19"	C	48"	Y	4
SS	Shadblow Serviceberry	Amelanchier canadensis	15'	8' M.S.	BB	38"	26"		48"	30"	C	48"	Y	2
CM	Cornelian Cherry Dogwood	Cornus mas	12'	8' M.S.	BB	38"	26"		48"	30"	C	48"	Y	3
CONIFEROUS TREES														
CA	Arborvitae	Thuja occidentalis 'Nigra'	20'	6' min ht	BB	28"	19"		48"	21"	B	60"	N	15
BHS	Black Hills Spruce	Picea glauca	70'	7' min ht	BB	28"	19"		48"	21"	B	60"	N	3
CS	Colorado Spruce	Picea pungens	70'	8' min ht	BB	38"	24"		32"	26"	B	60"	N	23
DECIDUOUS SHRUBS														
ML	'Meyeri' Lilac	Syringa meyeri 'palibin'	6'	36"	BB	14"	10"		24"	12"			N	7
HC	Hedge Cotoneaster	Cotoneaster lucidus	5'	3' min ht	BB	14"	10"		24"	12"			N	30
BB	Burning Bush	Euonymus alatus 'Compactus'	6'	36"	BB	14"	10"		24"	12"			N	4
CE	'Cream Edge' Dogwood	Cornus alba 'Elegantissima'	6'	36"	BB	14"	10"		24"	12"			N	10
CONIFEROUS SHRUBS														
BNS	Birdsnest Spruce	Picea abies 'Nidiformis'	3'	24" diam.	5gal bkt	20"	14"		44"	16"		36"	N	6
SJ	'Sea Green' Juniper	Juniperus chinensis 'Sea Green'	3'	36" diam.	5gal bkt	20"	14"		44"	16"		36"	N	12
GROUNDCOVERS														
GLS	'Gro-Low' Sumac	Rhus aromatica 'Gro-Low'	2'	1' min ht	BB bkt	12"	12"		20"	14"		24"		15
PERENNIALS														
AJS	'Autumn Joy' Sedum	Sedum x 'Autumn Joy'	24"	8"	1gal bkt			24"						10
SDD	'Stella D' Oro' Daylily	Hemerocallis x 'Stella D' Oro'	18"	8"	1gal bkt			24"						26
HRD	'Happy Returns' Daylily	Hemerocallis x 'Happy Returns'	24"	8"	1gal bkt			24"						26
FWH	'Francis Williams' Hosta	Hosta x 'Francis Williams'	36"	8"	1gal bkt			24"						8
ORNAMENTAL GRASSES														
KFG	'Karl Foerster' Grass	Calamagrostis acutiflora 'Karl Foerster'		30"	#10 Cont			20"						13

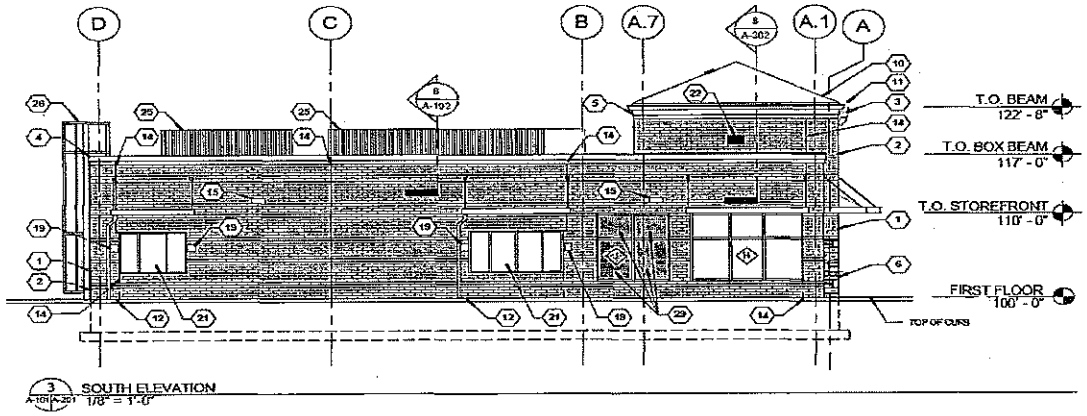
*Not representative of building lighting.

Attachment: Packet Docs_DunkinDonuts (8531 : Dunkin Donuts)

EXHIBIT C - ELEVATIONS

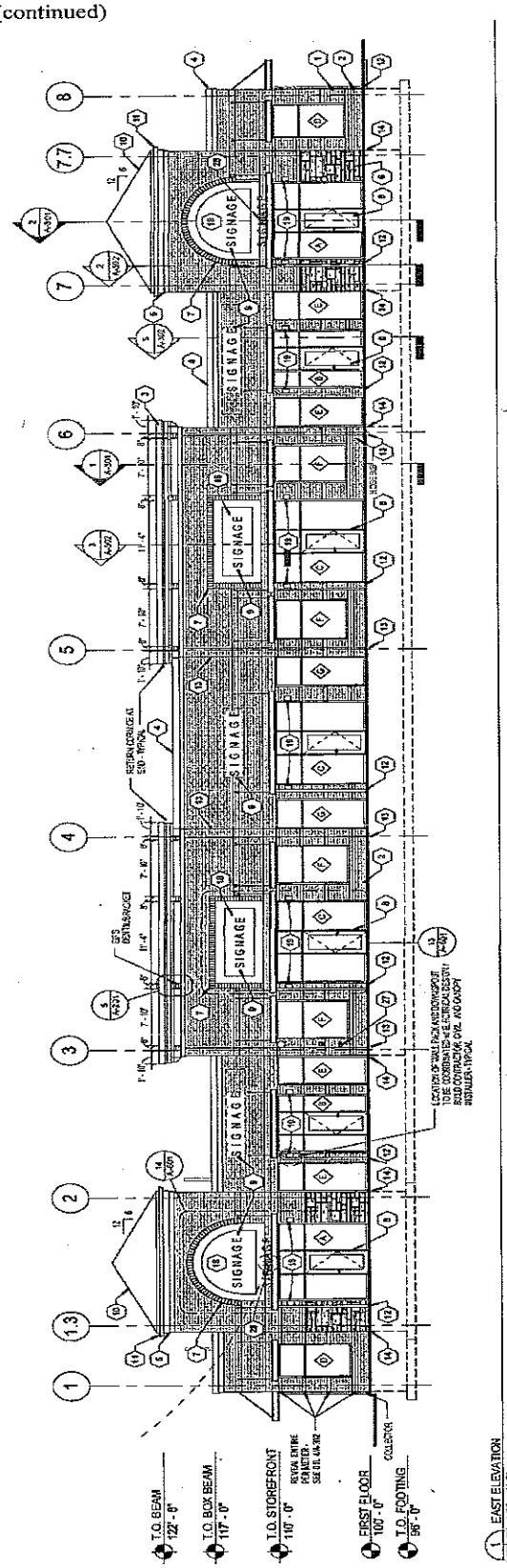






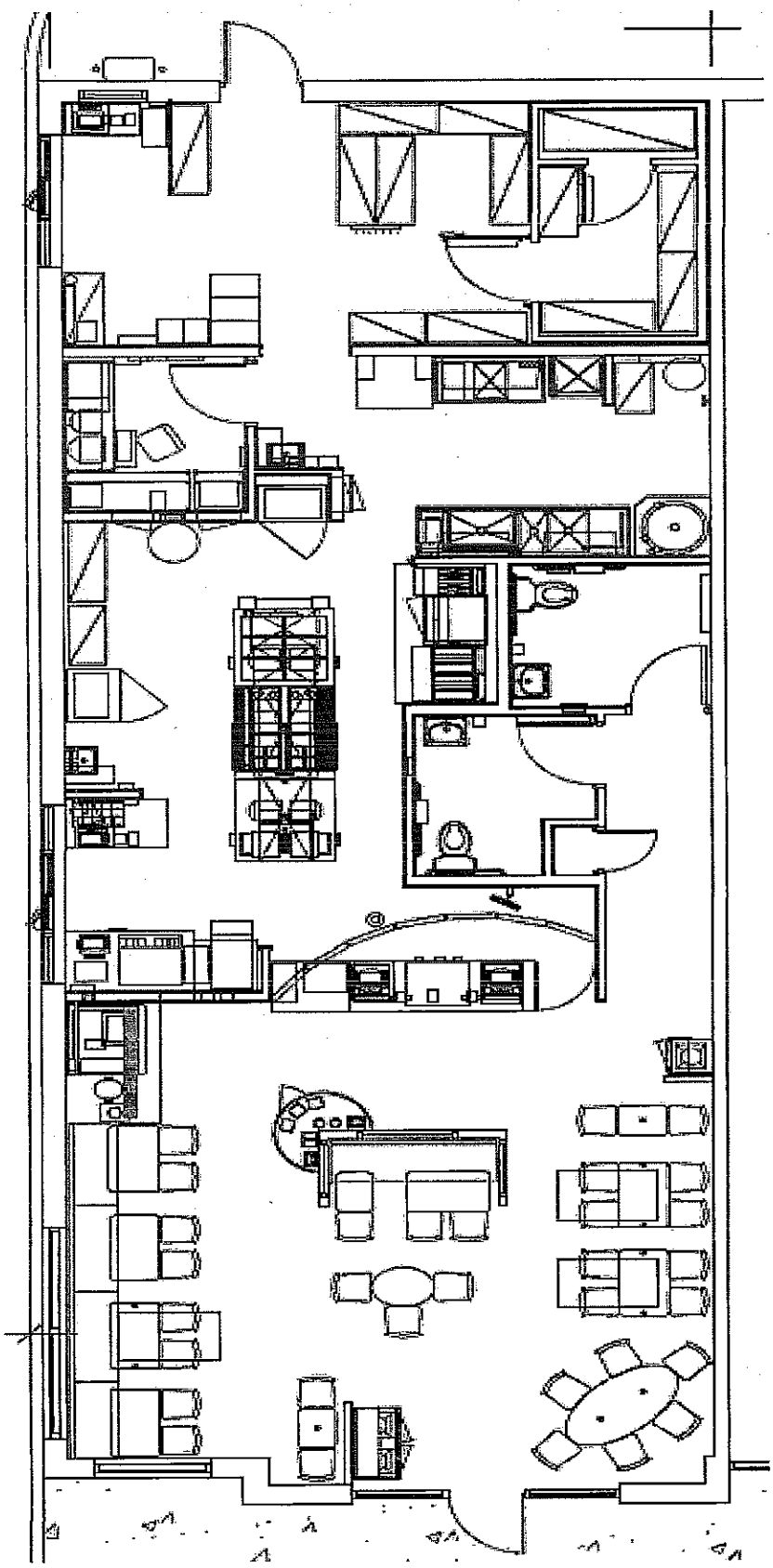
Attachment: Packet Docs_DunkinDonuts (8531 : Dunkin Donuts)

EXHIBIT C – ELEVATIONS (continued)



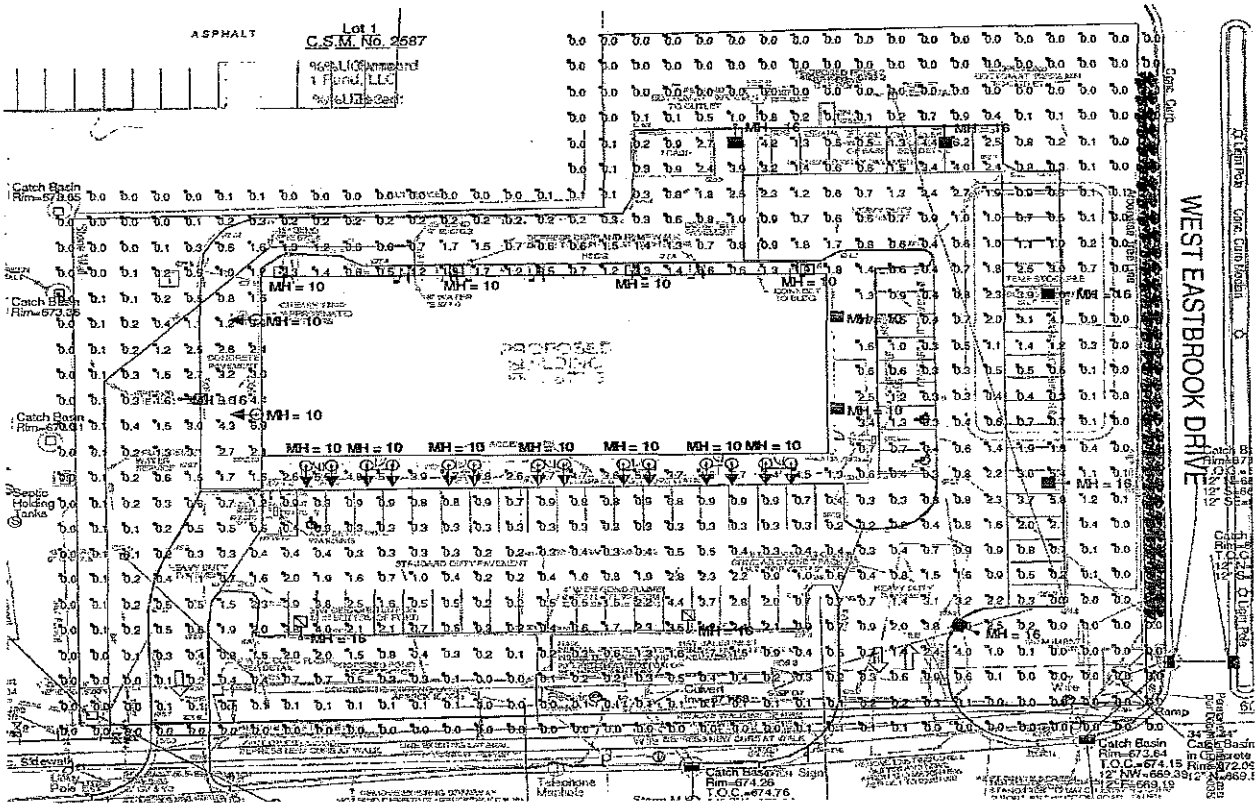
Attachment: Packet Docs_DunkinDonuts (8531 : Dunkin Donuts)

EXHIBIT D – FLOOR PLAN



Attachment: Packet Docs_DunkinDonuts (8531 : Dunkin Donuts)

EXHIBIT E – SITE LIGHTING



Attachment: Packet Docs_DunkinDonuts (8531 : Dunkin Donuts)

DOCUMENT NO.

RETURN TO:

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

PARCEL NO.:

_____

CONDITIONAL USE GRANT AMENDMENT

11511 and 11525N Port Washington Road

Following action by the Planning Commission of the City of Mequon approving an amendment of the Conditional Use Grant, these Articles of Agreement are made and entered into this 26th day of June 2023, by and between Concord Development 22 LLC and Concord 28 LLC and the City of Mequon.

It is agreed upon by and between the parties hereto that the Conditional Use Grant for the development and operation of a fast-food restaurant the original Grant recorded as Document #0953764-1 through -10 on November 15th, 2011 in the Ozaukee County Register of Deeds Office, be amended as follows:

a. Hours of Operations:

- Monday - Friday: 5:30 am - 10:00 pm
- Saturday - Sunday: 6:00 am - 10:00 pm

GRANTED by action of the Planning Commission of the City of Mequon this 26th day of June 2023.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named Andrew Nerbun, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Planning Commission Secretary

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named, Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

OWNER(S):

Concord Development 22 LLC and Concord Development 28 LLC

By:_____

Attachment: CONDITIONAL USE GRANT AMENDMENT (8531 : Dunkin Donuts)

Acknowledgment

STATE OF _____)
)SS
_____COUNTY)

Personally came before me, this _____ day of _____, 2023, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
Notary Public

Attachment: CONDITIONAL USE GRANT AMENDMENT (8531 : Dunkin Donuts)

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 26, 2023**

SUBJECT: **The Annex at Foxtown. The applicant is seeking conditional use grant approval to allow for a distillery for the property locate at 6375 W. Mequon Road.**

Applicant:	Thompson Project Management
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Existing Zoning:	TC (Town Center)
Existing Use:	Restaurant
Land Use Plan:	Town Center
Lot size:	1.36 Acres
Location:	6375 W. Mequon Road
Tax Key Number:	#14-027-01-024.00
District:	#4

Background:
The applicant requests conditional use grant for a distillery located at 6375 W Mequon Road (The Annex). The Common Council approved a text amendment to allow for distilleries as a conditional use in the Town Center on May 11, 2021. Originally, the applicant was approved for a distillery in the Foxtown Brewing building but did not move forward due to building code issues.

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

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

The proposed use of a distillery is licensed and regulated by the State of Wisconsin. The use should not endanger the health and safety of the surrounding neighborhood.

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

The craft distillery is a small operation located in the basement of the building and shares space with the existing bar and restaurant and is. There will be two employees handling the function of the distillery. The hours of operation of the distillery will be weekdays from 8:00 AM to 6:00 PM. The proposed use should have minimal impact on the surrounding properties.

One concern that may arise with a distillery operation is the smell of the production process. The applicant indicated that during the distillation process, volatile aromatic vapors are condensed to liquid spirit so there is little or no odor.

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

The distillery is located within the Town Center zoning district. Micro-distilleries are a conditional use in the district with the following criteria:

Micro-distillery. A *micro-distillery* is an establishment that produces less than 10,000 gallons of spirits on site per year. Distilleries shall provide the following operations and features:

a) Manufacture, bottle, pack and store spirits on premise and ship spirits from premises.
b) Retail sale of spirits on premises.
c) Consumption of spirits on premises.
d) Tasting room for samples on premises.
e) Indoor and outdoor event space on premises.

The operations and features associated with Section A on the list above, shall not exceed 60 percent of the total distillery operations on premise.

Micro-distilleries may provide the following operations:

a) Sit-down restaurant on premises.
b) Delicatessen on premises.
c) Similar ancillary uses on premises as approved by the Planning Commission.

Micro-distilleries shall not conduct the following operations:

a) Fast food restaurant on premises.
b) Drive thru services.

The distillery shares the space with the bar and restaurant which has an available indoor and outdoor event space. The craft distillery will produce approximately 270 proof gallons of spirits per week. Spirits will be sold at the bar for patrons and will also be available in bottles to go.

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

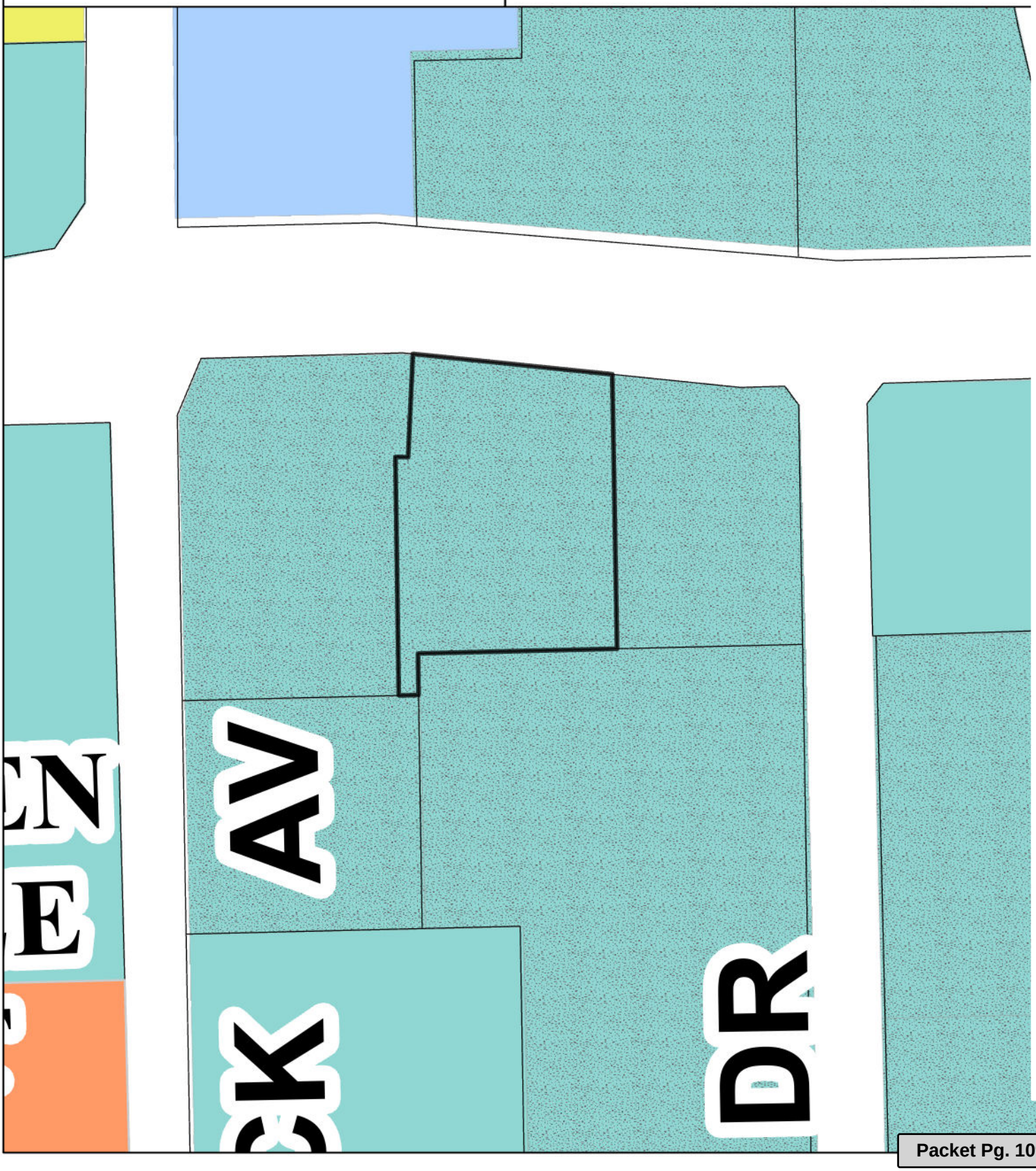
1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. The distillery manufacturing hours are limited to 8:00 AM to 6:00 PM.
3. The distillery shall provide the following operations and features:
    - Manufacture bottle, pack and store spirits on premise and ship spirits from premises.
    - Retail sale of spirits on premises.

- Consumption of spirits on premises.
- Tasting room for samples on premises.
- Indoor and outdoor event space on premises.

Attachments:
Annex (PDF)
Narrative (PDF)
23-0516 Annex Distillery (PDF)
cug (PDF)

THE ANNEX

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



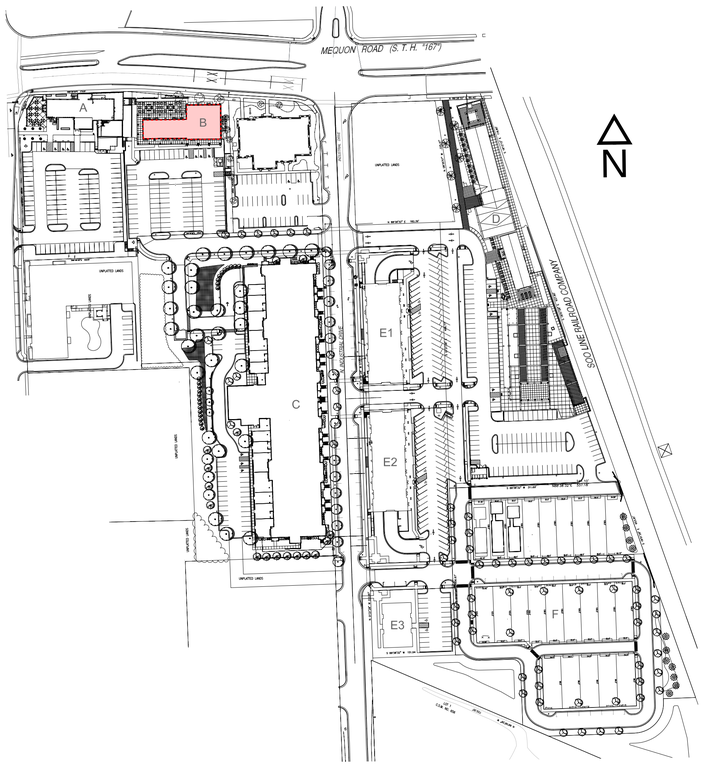
Attachment: Annex (8538 : The Annex at Foxtown)

ATTACHMENT TO AMENDED PLANNING COMMISSION APPLICATION
OF
MEQUON BREWING PROPERTY, LLC

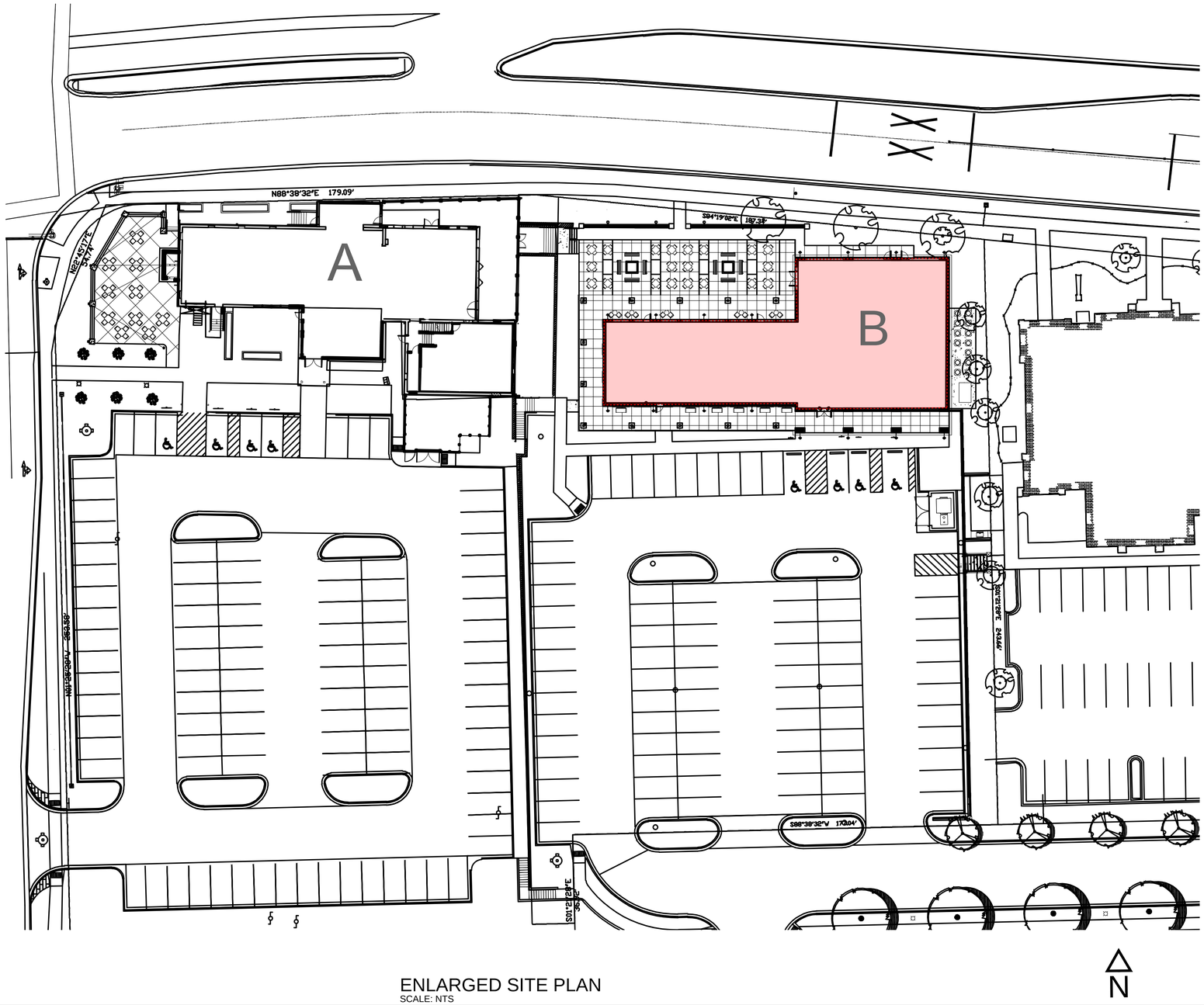
Foxtown Distillery at 6375 W. Mequon Road

In the basement of The Annex at Foxtown we plan to build out a small distillery operation to produce products for sale at The Annex and at the Foxtown Brewing restaurant. Rectification of spirits will include buying, blending, proofing and bottling of bourbon, rye, and rum, and adding flavor to purchased neutral grain alcohol for vodka and liqueurs. Gin will be distilled from purchased neutral grain alcohol, 5 gallons at a time on the 5 gallon still, and will then be proofed, bottled and labelled. The total output of spirits will come to a maximum of about 270 proof gallons per month.

Attachment: Narrative (8538 : The Annex at Foxtown)



FOXTOWN KEY PLAN



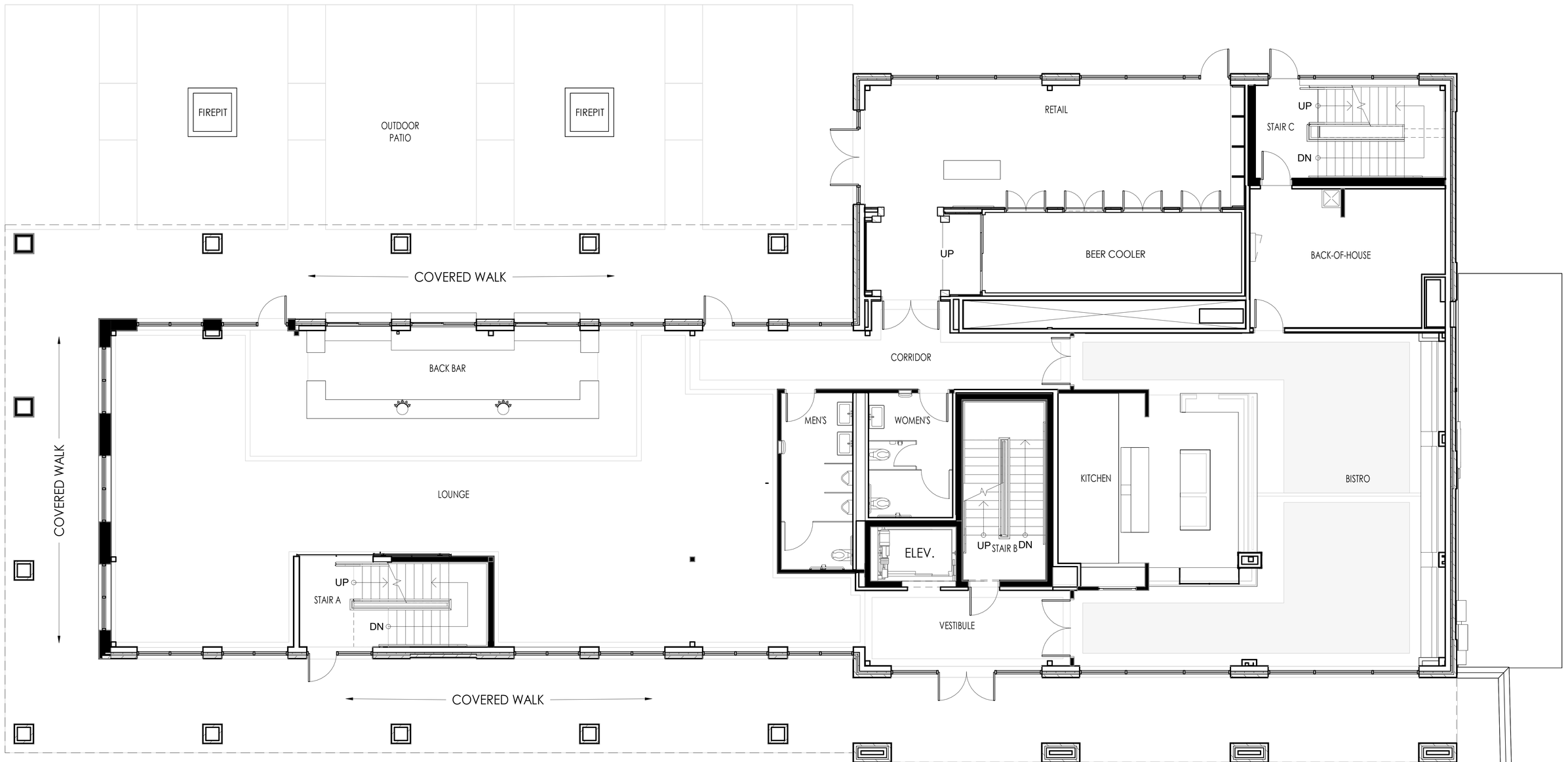
05/16/23

BUILDING B: ANNEX DISTILLERY

6375 W. MEQUON RD. MEQUON WI 53092

STEPHEN PERRY SMITH ARCHITECTS, INC.

Attachment: 23-0516 Annex Distillery (8538 : The Annex at Foxtown)



FIRST FLOOR OVERALL PLAN
SCALE: NTS

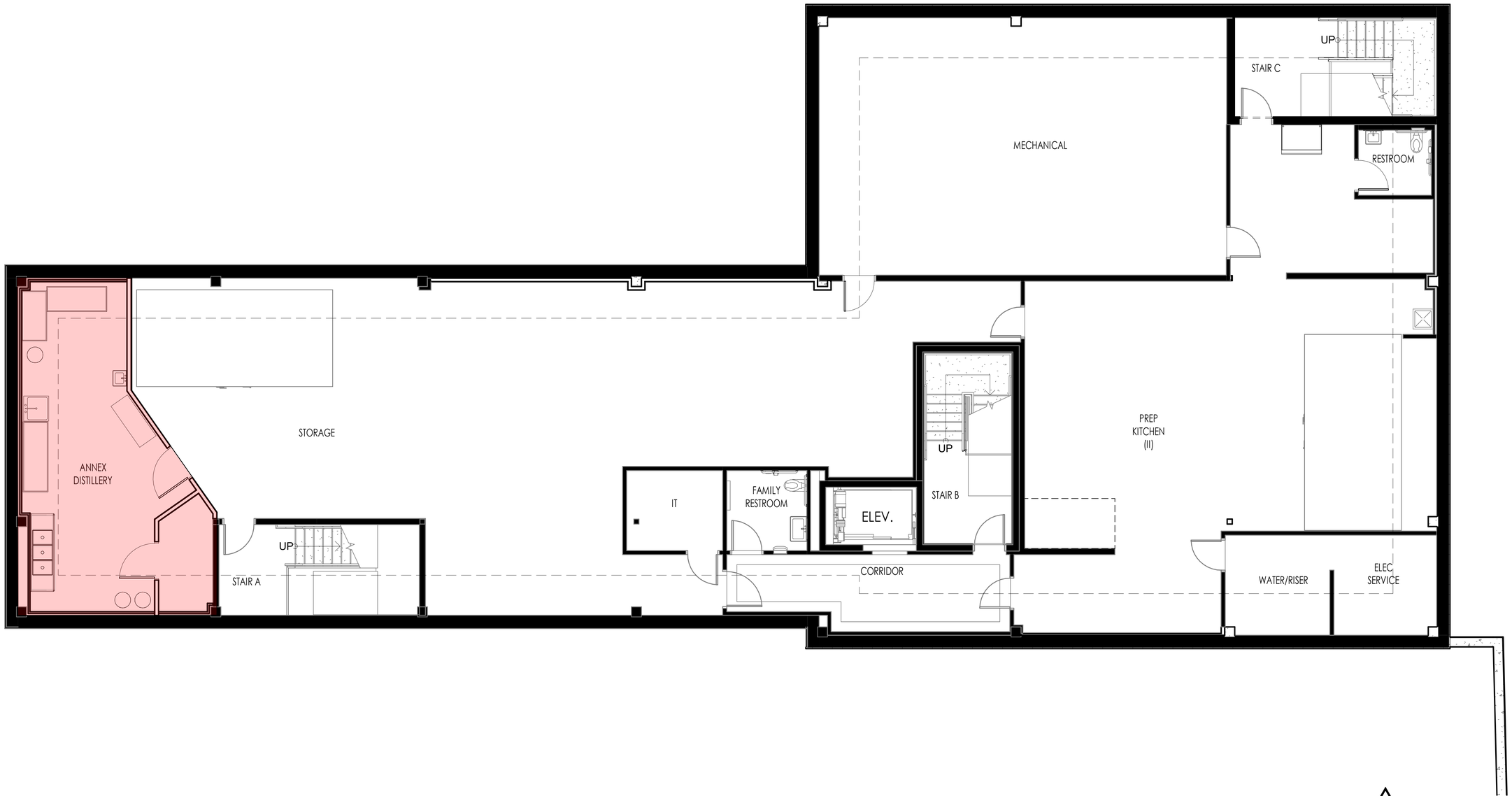
05/16/23

BUILDING B: ANNEX DISTILLERY

6375 W. MEQUON RD. MEQUON WI 53092

STEPHEN PERRY SMITH ARCHITECTS, INC.

Attachment: 23-0516 Annex Distillery (6538 : The Annex at Foxtown)



LOWER LEVEL OVERALL PLAN
SCALE: NTS

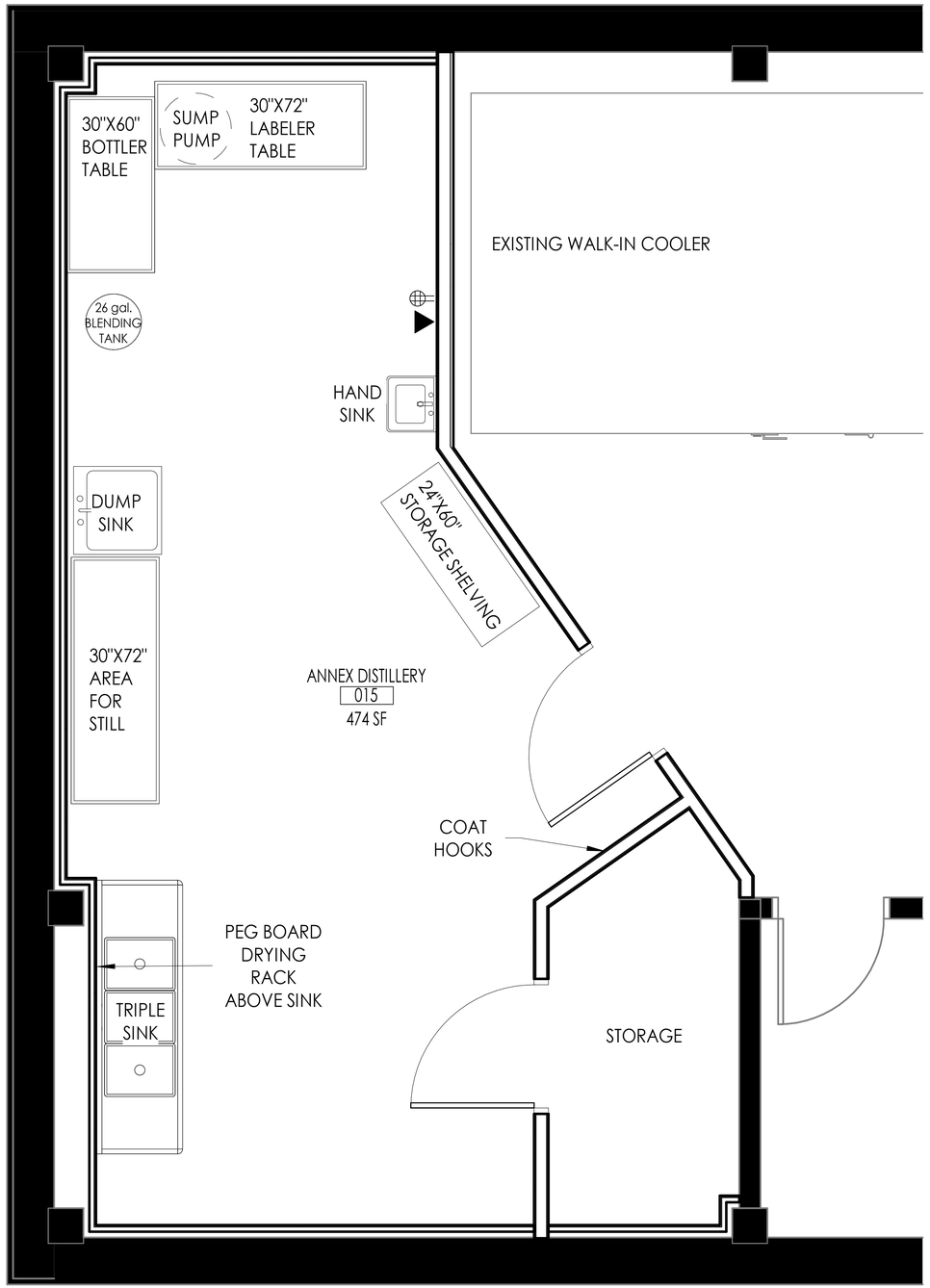
05/16/23

BUILDING B: ANNEX DISTILLERY

6375 W. MEQUON RD. MEQUON WI 53092

STEPHEN PERRY SMITH ARCHITECTS, INC.

Attachment: 23-0516 Annex Distillery (6538 : The Annex at Foxtown)



ENLARGED LOWER LEVEL DISTILLERY PLAN
SCALE: NTS

N

05/16/23

BUILDING B: ANNEX DISTILLERY

6375 W. MEQUON RD. MEQUON WI 53092

STEPHEN PERRY SMITH ARCHITECTS, INC.

Attachment: 23-0516 Annex Distillery (8538 : The Annex at Foxtown)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 26th day of June 2023 by and between _____, owners of the property located at 6375 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 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.:

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 micro-distillery.

GRANTED by action of the Planning Commission of the City of Mequon this 26th day of June 2023.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, 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: cug (8538 : The Annex at Foxtown)

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: 8:00 AM -6:00 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:

      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 on file with Community Development Department, City of Mequon

b. Landscaping Plan: As on file with Community Development Department, City of Mequon

c. Elevations: As on file with Community Development Department, City of Mequon

d. Sign: 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

Attachment: cug (8538 : The Annex at Foxtown)

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

h. The building shall comply with the building code.

11. **Conditions on the site:**

a. Street access (number, location, design): As on file with Community Development Department, City of Mequon

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:

- The micro-distillery shall provide the following operations and features:
  a) Manufacture, bottle, pack and store spirits on premise and ship spirits from premises.
  b) Retail sale of spirits on premises.
  c) Consumption of spirits on premises.
  d) Tasting room for samples on premises.
  e) Indoor and outdoor event space on premises.

- The operations and features associated with Section A listed above shall not exceed 60 percent of the total distillery operations on premise.

- *Micro-distilleries* may provide the following operations:

  a) Sit-down restaurant on premises.
  b) Delicatessen on premises.
  c) Similar ancillary uses on premises as approved by the Planning Commission.

- *Micro-distilleries* shall not conduct the following operations:
  a) Fast food restaurant on premises.
  b) Drive thru services.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2021

DRAFTED BY:
City of Mequon
11333 N Cedarburg Road
Mequon, WI 53092

Attachment: cug (8538 : The Annex at Foxtown)

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655
www.ci.mequon.wi.us
Department of Community Development

TO: **Planning Commission**

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

DATE: **June 26, 2023**

SUBJECT: **FT 1, LLC. The applicant is seeking conditional use grant approval to allow for a distillery for the property located at 11090 N. Weston Drive.**

Applicant:	Thompson Project Management
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Existing Use:	Restaurant
Existing Zoning:	TC (Town Center)
Land Use Plan:	Town Center
Lot size:	2.77 Acres
Location:	11090 N. Weston Drive
Tax Key Number:	#14-027-01-029.00
District:	#4

Background:
The applicant requests conditional use grant for a distillery located in a new 4,612 square foot tenant space at 11090 N Weston Drive (Building E2). The three-story building includes commercial spaces on the first floor, offices on the second floor and extended stay suites on the third floor. The Common Council approved a text amendment to allow for distilleries as a conditional use on May 11, 2021.

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

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

The proposed use of a distillery is licensed and regulated by the State of Wisconsin. The use should not endanger the health and safety of the surrounding neighborhood.

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

The craft distillery is located in the E2 building which currently includes Trailside Bike Shop. There will be two employees handling the function of the distillery. The hours of operation of the distillery will be weekdays from 8:00 AM to 6:00 PM.. The distillery will continue to add to the vitality of the growing Town Center area and should have minimal impact on the value of surrounding properties.

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

The distillery is located within the Town Center zoning district. Micro-distilleries are a conditional use in the district with the following criteria:

Micro-distillery. A *micro-distillery* is an establishment that produces less than 10,000 gallons of spirits on site per year. Distilleries shall provide the following operations and features:

a) Manufacture, bottle, pack and store spirits on premise and ship spirits from premises.
b) Retail sale of spirits on premises.
c) Consumption of spirits on premises.
d) Tasting room for samples on premises.
e) Indoor and outdoor event space on premises.

The operations and features associated with Section A on the list above, shall not exceed 60 percent of the total distillery operations on premise.

Micro-distilleries may provide the following operations:

a) Sit-down restaurant on premises.
b) Delicatessen on premises.
c) Similar ancillary uses on premises as approved by the Planning Commission.

Micro-distilleries shall not conduct the following operations:

a) Fast food restaurant on premises.
b) Drive thru services.

Floor Plan:
The floor plan shows manufacturing space, a tasting room and a classroom. The floor plan shows that 40% of the gross floor plan is related to manufacturing spirits which complies with code. According to the applicant, activities on site will also include the retail sale of bottled spirits. The floor plan shows an outdoor patio on the eastside of the tenant space but there are no additional details provided. Staff will require as a condition of approval a detailed open space plan. The plan also shows two existing doors on the west end of the building that would discharge onto Weston Avenue. Neither of these doors will be open to the public. Staff feels that that this does not meet the spirit and intent of the code which states that "Each principal use shall have at least one entrance clearly defined with architectural features facing the public street." Staff recommends that the classroom space and the processing space be switched so that the classroom is located at the corner with an existing doorway. This is the first set of doors as you go up the stairs from the street and is also the location of the wall sign per the Master Sign Plan.

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

1. The applicant shall submit final plans within 180 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning

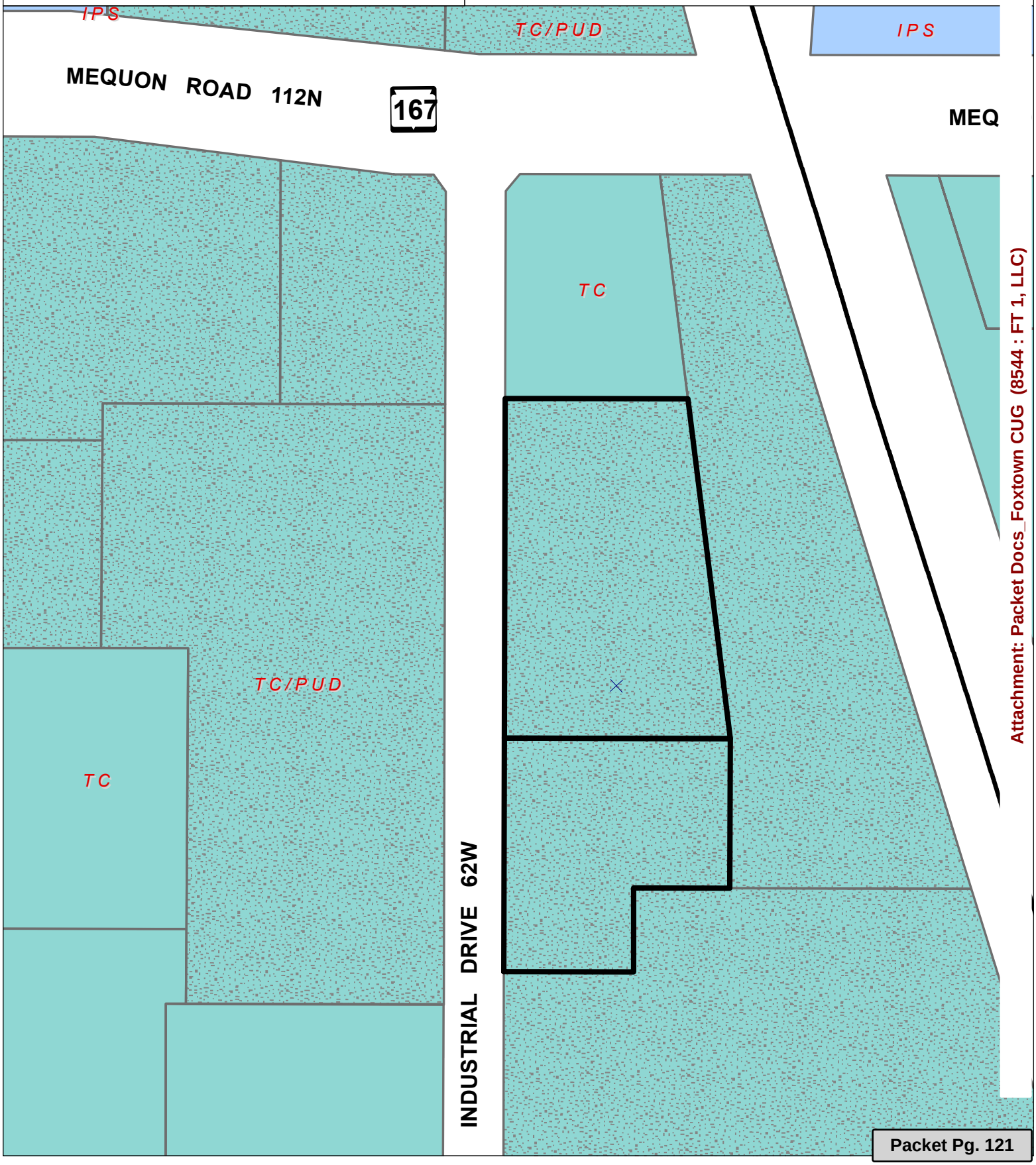
Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.

2. Staff review and approval of a plan for the open space plan.
3. Staff review and approval of a final floor plan that shows the classroom at the corner and includes an entrance that will be accessible to the public during business hours.
4. Compliance with Section 58-301(I)(2) related to the covering of windows.
5. The distillery manufacturing hours are limited to 8:00 AM to 6:00 PM.
6. The distillery shall provide the following operations and features:
    - Manufacture bottle, pack and store spirits on premise and ship spirits from premises.
    - Retail sale of spirits on premises.
    - Consumption of spirits on premises.
    - Tasting room for samples on premises.
    - Indoor and outdoor event space on premises.

Attachments:
Packet Docs_Foxtown CUG (PDF)

FT 1, LLC

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A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
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CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		



Attachment: Packet Docs_Foxtown CUG (8544 : FT 1, LLC)

ATTACHMENT TO AMENDED PLANNING COMMISSION APPLICATION
OF
FT 1, LLC

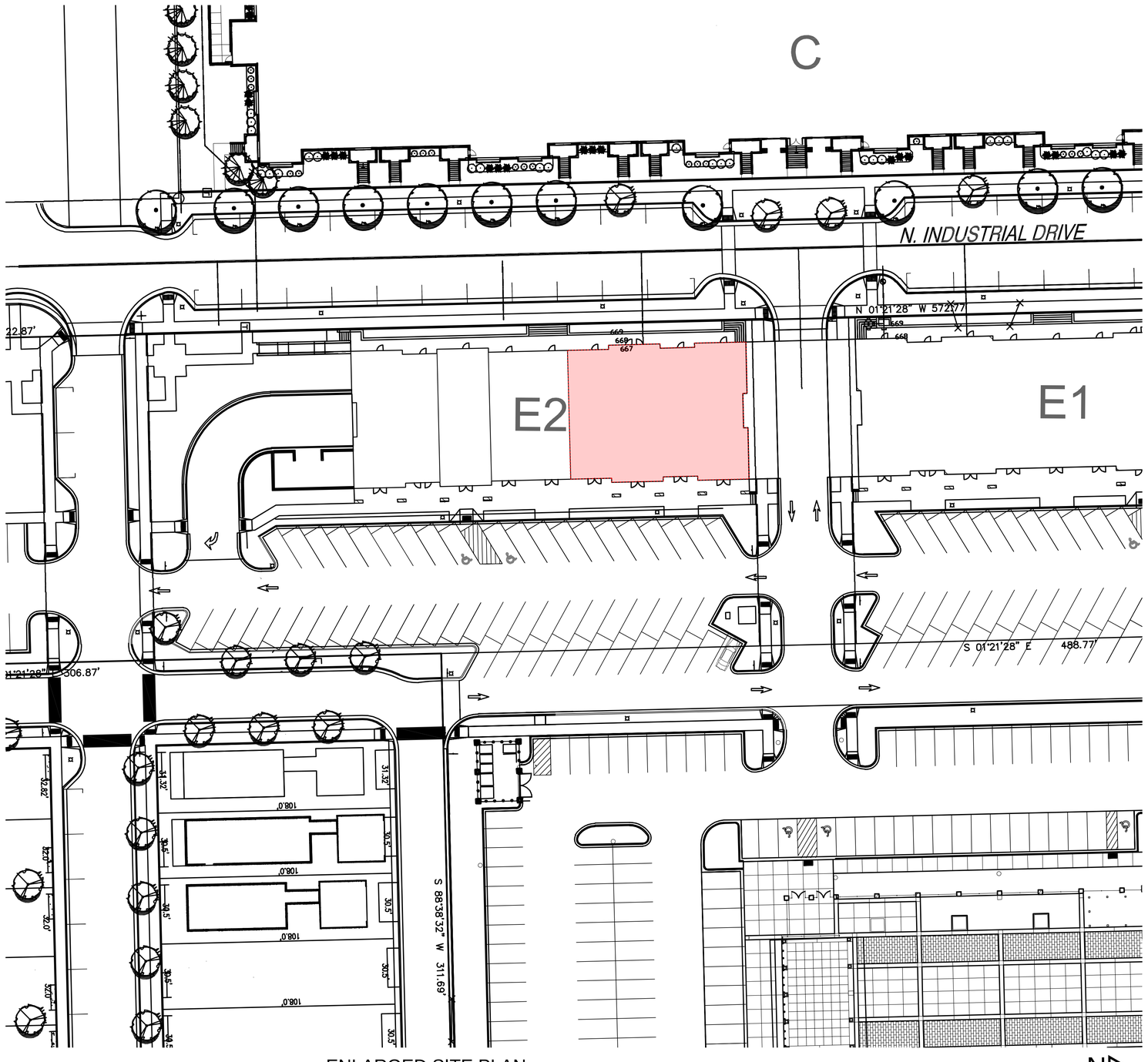
Foxtown Distillery at 11090 N. Weston Drive

The distillery on Parcel E-2 will produce a mix of distilled and rectified spirits. These will include gin, vodka, whiskies such as bourbon and rye, brandy, and liqueurs. The maximum amount of liquor that will be distilled per year is ~6,000 proof gallons. The amount of rectified spirits is planned to be ~4,000 proof gallons per year, making a combined maximum yearly amount of ~10,000 proof gallons. For the distilled spirits, they will be fermented on-site and distilled on a 50 gallon steam-powered still. Aged spirits will be purchased and rectified. Bottling will occur on-site.

There will be a tasting room open to the public and available for private rental. There will also be an educational room for teaching about the separation and flavoring of ethanol, which will produce a maximum of ~200 proof gallons of alcohol per year.

Attachment: Packet Docs_Foxtown CUG (8544 : FT 1, LLC)

FOXTOWN KEY PLAN



ENLARGED SITE PLAN
SCALE: NTS

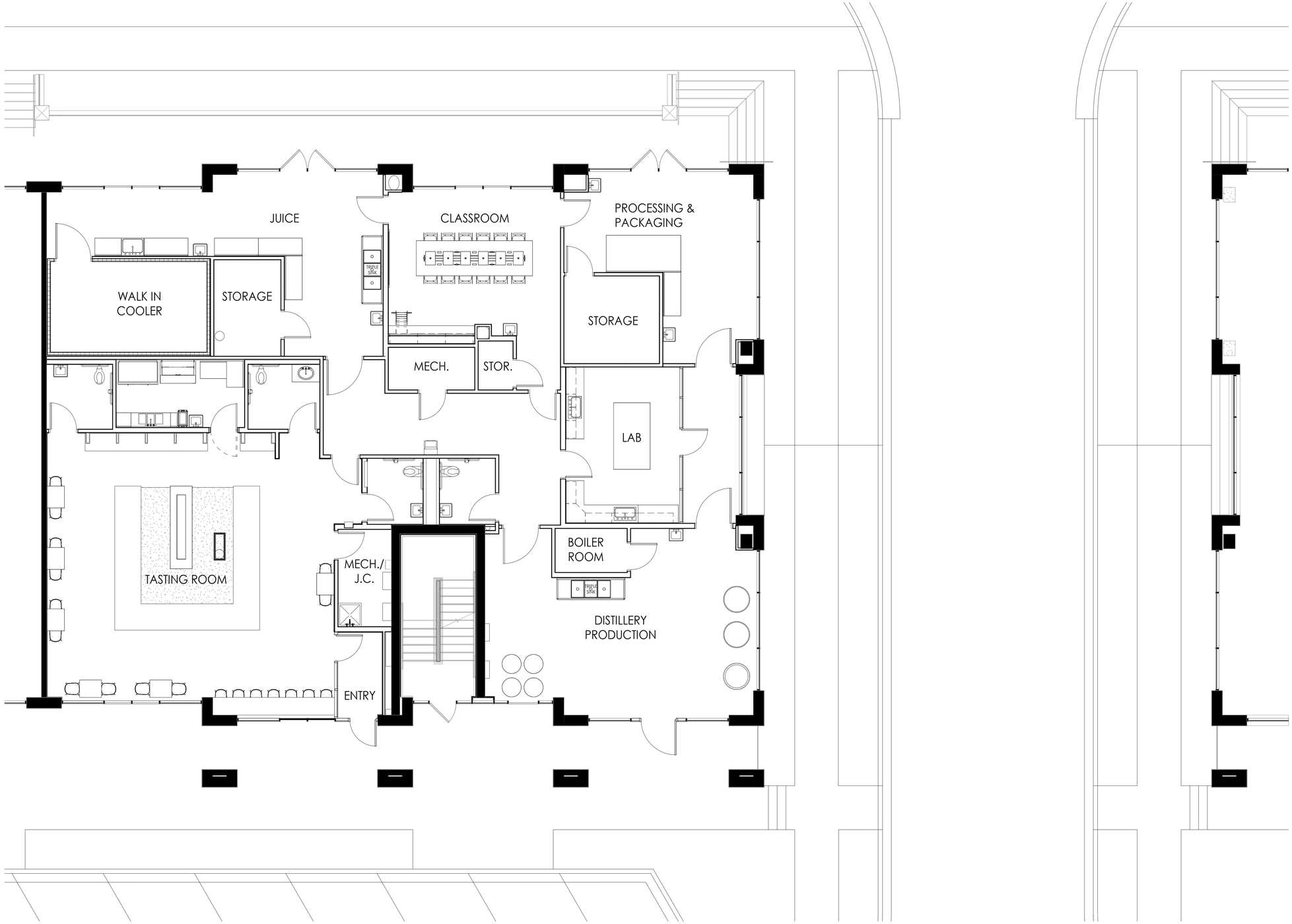
05/16/23

BUILDING E2 DISTILLERY

11090 N. WESTON DR. MEQUON, WI 53092

STEPHEN PERRY SMITH ARCHITECTS, INC.

Attachment: Packet Docs_Foxtown CUG (8544 : FT 1, LLC)



ENLARGED PLAN
SCALE: NTS

ND

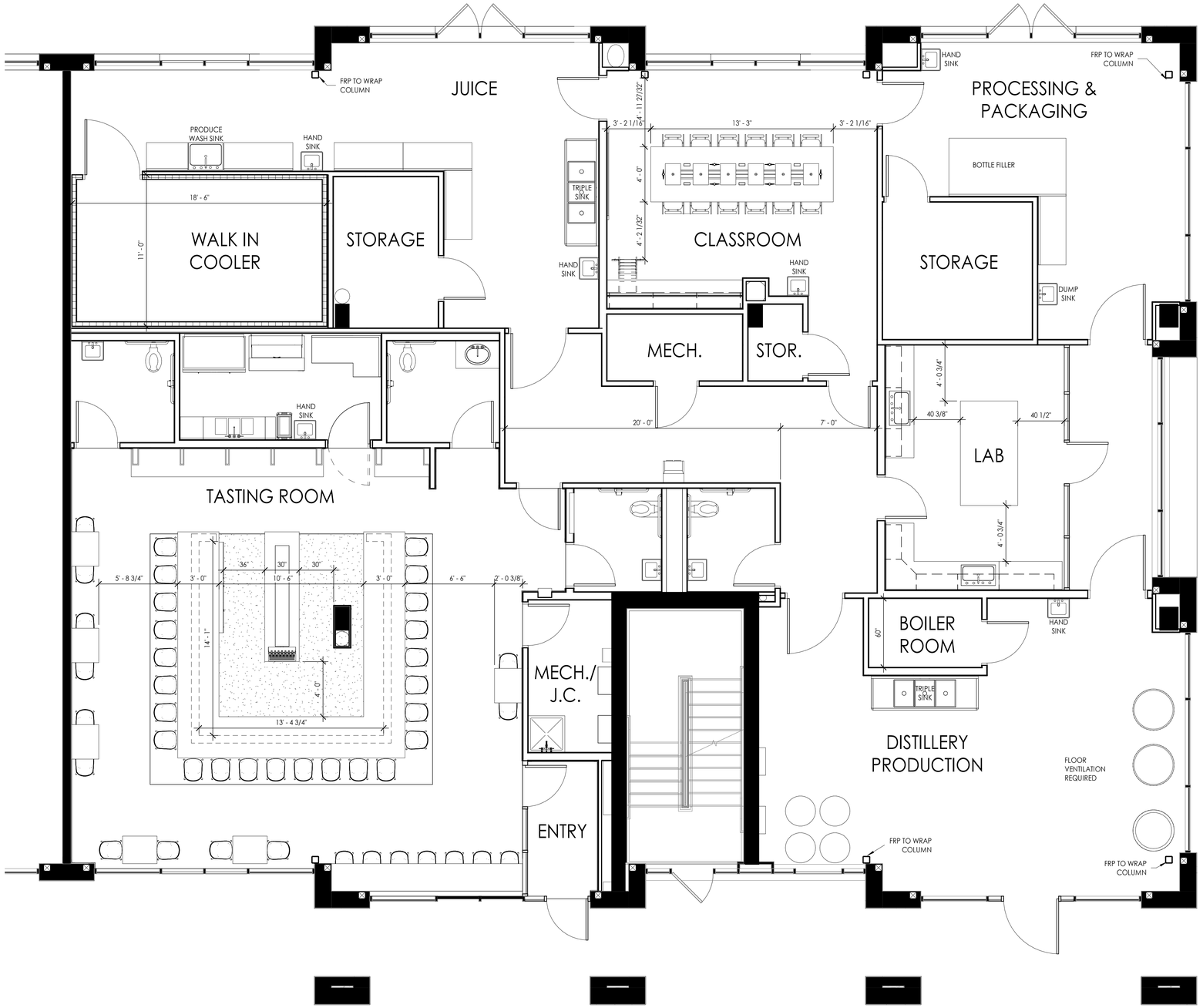
05/16/23

BUILDING E2 DISTILLERY

11090 N. WESTON DR. MEQUON, WI 53092

STEPHEN PERRY SMITH ARCHITECTS, INC.

Attachment: Packet Docs_Foxtown CUG (8544 : FT 1, LLC)



1 **1ST FLOOR DISTILLERY**
SCALE 1/4" = 1'-0"

ND

E2 DISTILLERY AREA MATRIX

GROSS AREA:	4,619 SF
NET DISTILLERY AREA:	1,824 SF

= 40% USE OF OPERATIONS ON PREMISE

05/16/23

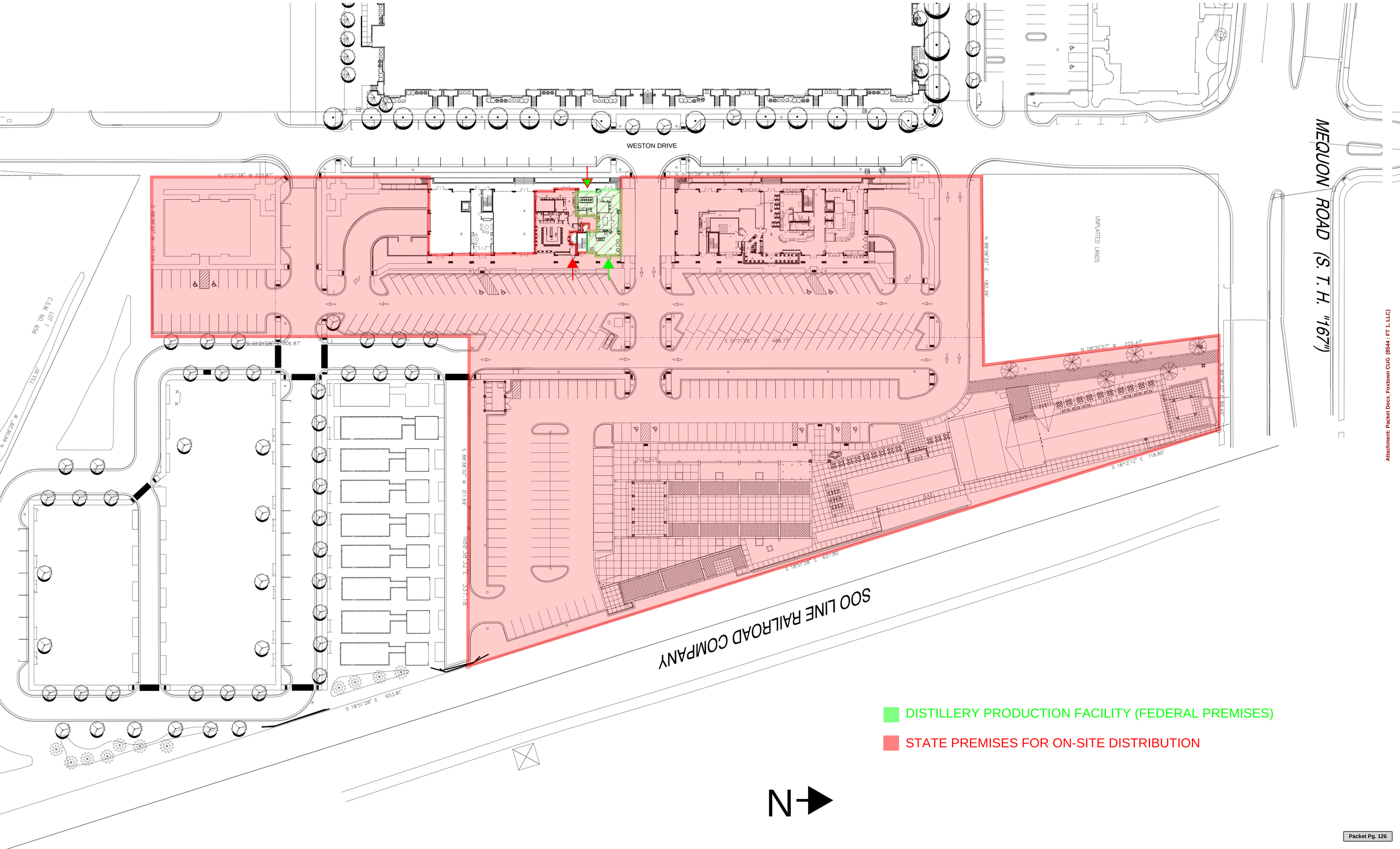
BUILDING E2 DISTILLERY

11090 N. WESTON DR. MEQUON, WI 53092

STEPHEN PERRY SMITH ARCHITECTS, INC.

Attachment: Packet Docs_Foxtown CUG (8544 : FT 1, LLC)

OVERVIEW OF FOXTOWN EAST MASTERPLAN



Attachment: Packet Docs_Foxtown CUG (8544 : FT 1, LLC)

OVERVIEW OF FOXTOWN EAST MASTERPLAN

WESTON DRIVE

MEQUON ROAD (S. T. H. "167")

SOO LINE RAILROAD COMPANY

UNPLATTED LANDS

E2 DISTILLERY PROPOSED OUTDOOR PATIO SPACE

STATE PREMISES FOR ON-SITE DISTRIBUTION

DISTILLERY PRODUCTION FACILITY (FEDERAL PREMISES)

N

Attachment: Packet Docs_Foxtown CUG (8544 : FT 1, LLC)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 26th day of June 2023 by and between _____, owners of the property located at 6375 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 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
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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 micro-distillery.

GRANTED by action of the Planning Commission of the City of Mequon this 26th day of June 2023.

_____

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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Attachment: Packet Docs_Foxtown CUG (8544 : FT 1, LLC)

The **CONDITIONS** of this Grant are:

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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: 8:00 AM -6:00 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:

      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 on file with Community Development Department, City of Mequon

b. Landscaping Plan: As on file with Community Development Department, City of Mequon

c. Elevations: As on file with Community Development Department, City of Mequon

d. Sign: 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

Attachment: Packet Docs_Foxtown CUG (8544 : FT 1, LLC)

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

h. The building shall comply with the building code.

11. **Conditions on the site:**

a. Street access (number, location, design): As on file with Community Development Department, City of Mequon

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:

- The micro-distillery shall provide the following operations and features:
  a) Manufacture, bottle, pack and store spirits on premise and ship spirits from premises.
  b) Retail sale of spirits on premises.
  c) Consumption of spirits on premises.
  d) Tasting room for samples on premises.
  e) Indoor and outdoor event space on premises.

- The operations and features associated with Section A listed above shall not exceed 60 percent of the total distillery operations on premise.

- *Micro-distilleries* may provide the following operations:

  a) Sit-down restaurant on premises.
  b) Delicatessen on premises.
  c) Similar ancillary uses on premises as approved by the Planning Commission.

- *Micro-distilleries* shall not conduct the following operations:
  a) Fast food restaurant on premises.
  b) Drive thru services.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named_____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2021

DRAFTED BY:
City of Mequon
11333 N Cedarburg Road
Mequon, WI 53092

Attachment: Packet Docs_Foxtown CUG (8544 : FT 1, LLC)

11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655
www.ci.mequon.wi.us
Department of Community Development

TO: **Planning Commission**

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

DATE: **June 26, 2023**

SUBJECT: **Lifespace Communities. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for 13 carriage homes for the property located at 1070-1220 W. New Castle Place.**

Applicant:	Bonnilake Real Estate, LLC
Status of Applicant:	Agent
Requested:	Conditional Use Amendment Building and Site Plan Amendment Fill exceeding 1,000 cubic yards
Existing Zoning:	IPS (Institutional) PUD (Planned Unit Development)
Land Use Plan:	Institutional
Lot size:	47 Acres
Location:	12600-12740 N. Port Washington Road
Tax Key Number:	#15-017-16-003.00
District:	#5

Background:
The applicant requests conditional use grant amendment, building and site plan amendment for Newcastle Phase III, located at 12600 - 12740 N Port Washington Road. The Common Council approved the rezoning amendment for the site on April 11, 2023 (see attached Ord. 2023-1644).

Conditional Use Findings:

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

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

The proposed facility should not endanger the public health, safety or general welfare. Assisted living facilities are regulated by the Department of Health and Family Services to ensure that all health codes are being complied with.

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

Adjoining properties include single family homes and a well pump operator. The addition of one- and two-family dwellings should have no impact on the value of surrounding properties.

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

The proposed site is located in the IPS district. Continuum of care senior housing facilities are conditional uses in the IPS district. The adjacent uses include institutional, low density residential and office. The existing facility has been in operation for 15 years and its impact on the surrounding area has been minimal. The additional units added to the site should not dramatically change the impact of the development.

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

The Land Use Plan map designates the subject site as Institutional and Critical Environmental. Continuum of care senior housing facilities are considered in conformance with the Institutional land use designation.

Site Plan:
The proposed site plan is consistent with the approved concept plan as part of the recently approved PUD (see Ord 2023-1644). The plan shows 12 buildings (14 units) along the private drive that terminates in a cul de sac. The plan complies with the 60-front setback from Port Washington Road and Liebau Road as well as 30-foot side yard offset. The units are spaced approximately 20-30 feet apart which complies with the building code. The plan shows some of the unit encroach into the wetland setback (see engineering report). There is a 45" oak tree adjacent to the proposed private road and near one of the carriage homes. Staff will include a condition that tree protection measures, as approved by the City Forester, shall be installed to protect the tree prior to any land disturbing activity. Unlike other private drives or roads in the development, the proposed road does not include a sidewalk on at least one side of the road. Since this a continuum of care facility that serves primarily seniors and the elderly, not having a sidewalk would be a safety issue for the residents. Staff recommends a sidewalk on the west side if the road that terminates at the end of the cul de sac.

Building Design:
The building plan shows four different designs of the carriage houses, and each design provides for four different options which provides for a possibility of sixteen different designs. According to the plan, no design will be utilized more than once in the development. All of the designs incorporate brick and siding that is consistent with the existing homes in the development. Since these are classified as one- and two-family dwellings, Architectural Board approval of the final plans for each building is required.

Landscaping:
The landscaping plan shows street trees along the new private road and a mix of deciduous and evergreen trees along Port Washington Road. While the road is private and part of an institutional development, Tree Board approval of the street trees is required. Staff understands that the item is scheduled for the July Tree Board meeting. Staff recommends changes to the plan for the trees along Port Washington Road. Currently, the plan calls for Autumn Blaze Maple along the road with Black Hills Spruce to the east that provide screening for the back side of the carriage houses. Staff recommends a mix of trees for both applications. For the street trees, staff recommend incorporating Hackberry and Kentucky Coffee trees as a substitute for some of the maples. All street trees shall be 3 inch in diameter Staff does not support the use of Black Hills Spruce due to the susceptibility of

fungal diseases. Staff recommends using Serbian Spruce, Norway Spruce with a mix of pine trees as well. The evergreen trees shall be a minimum of 7 feet in height at planting. Staff also recommends adding a grouping of evergreen trees along the east property line at the backside of the retaining wall adjacent to the cul de sac to screen the road from the adjacent parcel.

Lighting:
The lighting for the proposed phase includes the same street poles and lights that are found in the rest of the development. The plan shows 10 streetlights along the private road spaced at even intervals. The dispersion plan shows light levels in compliance with the lighting code.

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

No access modifications are shown on Port Washington Road or Highland Road. The additional 14 units are estimated to add 41 to 80 trips per day using the Senior Adult Housing - Detached Land Use in the Institute of Transportation Engineers Trip Generation, 7th Edition. The Estates Drive access onto Port Washington Road has an existing bypass lane. Since the added traffic is small compared to the volume of Port Washington Road traffic, approximately 12,000 vehicles per day, and the street has additional capacity, a traffic impact analysis is not being recommended at this time. The application proposes extending an existing stub of private road and terminating with a cul-de-sac. The submitted civil plans show the proposed private road connecting to Estates Drive.

Wetlands are present on the property. The applicant submitted the wetland delineation report with concurrence from the WDNR with their building and site plan approval application. The plans show wetland fill on Wetland 8. Wetland fill is permitted through the WDNR, and the permit shall be obtained and provided to the City prior to plan approval and any construction activities.

While WDNR regulations and City ordinances restrict construction activity within wetlands, City ordinances also require a wetland protective area which varies between 10-75 feet based upon the quality of the wetland. There are building locations proposed within the wetland protective area as shown on the civil site plans. The applicant is requesting a wetland protective area reduction to the widths shown on the plans summarized by the following:

- Wetland 6 - reduction from 30 feet to 23 feet
- Wetland 7 - reduction from 50 feet to 38 feet
- Wetland 8 - reduction from 10 feet to 8 feet

Staff recommends that the buildings be relocated outside of the wetland setback areas and that the wetland protective area reduction not be granted. The required wetland protective areas can be achieved by reducing driveway lengths and moving the buildings closer to each other while still meeting zoning requirements.

If the Planning Commission considers granting the wetland protective area reduction, staff recommends that all runoff from the impervious areas within the protective area be directed to a stormwater Best Management Practice (BMP). This must also be detailed in the stormwater management plan (SWMP) and protected by the stormwater maintenance and easement agreement. This requirement should be included in the motion if the protective area reduction is

granted.

The improvements will increase the impervious surface on the site by more than ½ of an acre and the development exceeds one acre of gross aggregate area. Therefore, the development is required to provide stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The stormwater management improvements are subject to a drainage financial guarantee per Section 58-677(b) of the City ordinances. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management facilities are subject to certification in accordance with Section 58-677 and 58-678 of the City ordinances.

The site is located within the City's sewer service area and connection to the public sewer utility is required. Water main and sanitary sewer extension is shown on the civil plans. Water connection is required and shall conform to the Mequon Water Utility Water Connection Policy. Both sanitary sewer and water main are shown on the civil plans and will require public utility easements.

A filling, excavation, and berms is required. The total amount of filling and excavation is anticipated be approximately 3,250 cubic yards. A haul route shall be provided for staff approval and a haul route bond will be required. The haul route and haul route bond are intended to protect City streets from the increase in the amount of hauled material. The haul route shall be restricted to Port Washington Road and Mequon Road, or Highland Road only to I-43.

The improvements propose 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.

Retaining walls exceeding 3 feet in height require retaining wall design and certification by a State of Wisconsin Professional Structural Engineer.

Staff Recommendation:
Planning staff recommends **approval** of the conditional use amendment, building and site plan amendment, and fill exceeding 1,000 cubic yards subject to the following condition(s):

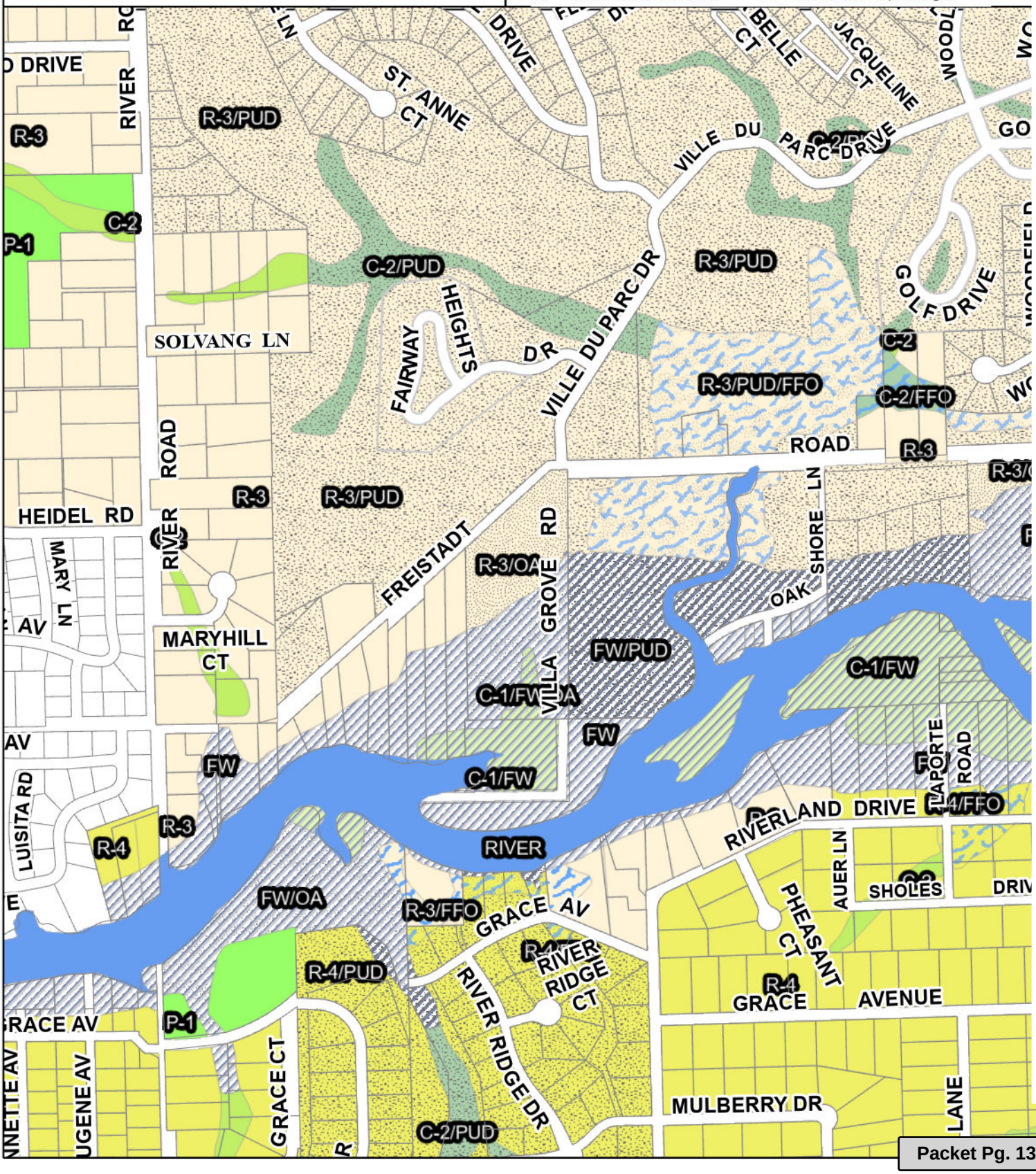
1. Final staff review and approval of site, landscaping, elevations, floor plans, dumpster screening and lighting plans prior to the issuance of permits.
2. Compliance with Ordinance 2023-1644.
3. The applicant shall submit final plans within 180 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
4. Architectural Board approval of the carriage homes.
5. Staff review and approval of an updated site plan that shows a sidewalk of the west side of the proposed road.
6. No building permit shall be issued for the carriage homes until a PILOT agreement is executed with the city.
7. City Forester approval of tree protection measures for the 45" Oak.
8. Tree Board approval of the street tree plan.

9. The landscaping plan shall be updated to address the comments in the report.
10. 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.
11. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
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 SSLD.
13. The wetland protective areas prescribed by ordinance shall be maintained.
14. Submittal of an updated sanitary sewer flow allocation document.
15. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR regulations, and MMSD Chapter 13, including execution of a Storm Water Management Maintenance and Easement Agreement with maintenance provisions for all BMPs. Where applicable, the agreement should include maintenance of yard drains and sump pump discharge.
14. Submittal and City Attorney approval of a Stormwater Maintenance and Easement Agreement.
15. 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).
16. Connection to public sewer and connection to public water in conformance with the City of Mequon Water Utility Water Connection Policy.
17. Submittal and City Attorney approval of sanitary sewer and water distribution easements.
18. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable.
19. Application for and approval of a City Filling and Excavation Permit. A haul route and a haul bond will be required.
20. The haul route shall be restricted to Port Washington Road and Mequon Road, or Highland Road only to I-43.
21. Retaining walls exceeding 3 feet in height require retaining wall design and certification by a State of Wisconsin Professional Structural Engineer.

Attachments:
Packet Docs_Lifespaces (PDF)

LIFESPACE COMMUNITIES - PUD AMENDMENT

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



Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

This plan is not for construction, if you do not have a green plan stamped final; please contact our office for the latest revisions date to commence with construction using this plan. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LATEST REVISION DATE.

JOB #

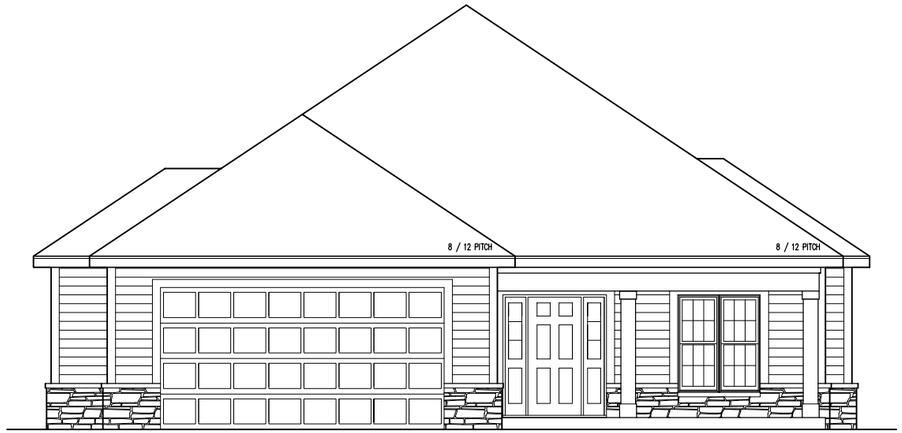
Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 1

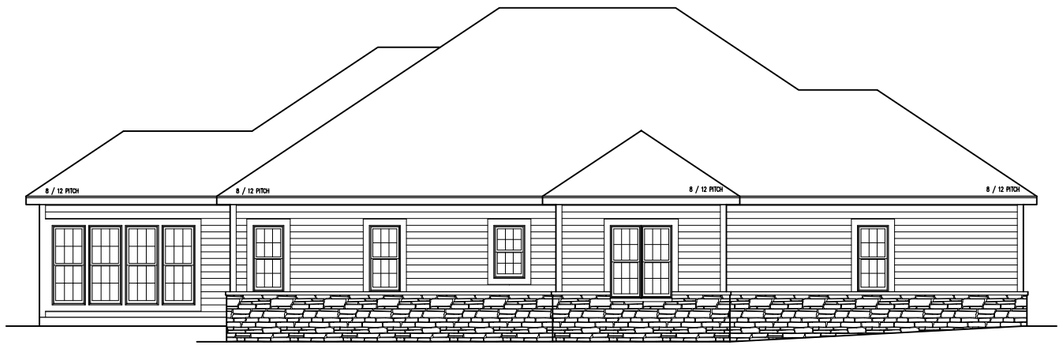
Newcastle Place

Lot , Subdivision



FRONT ELEVATION

1/4"=1'-0"



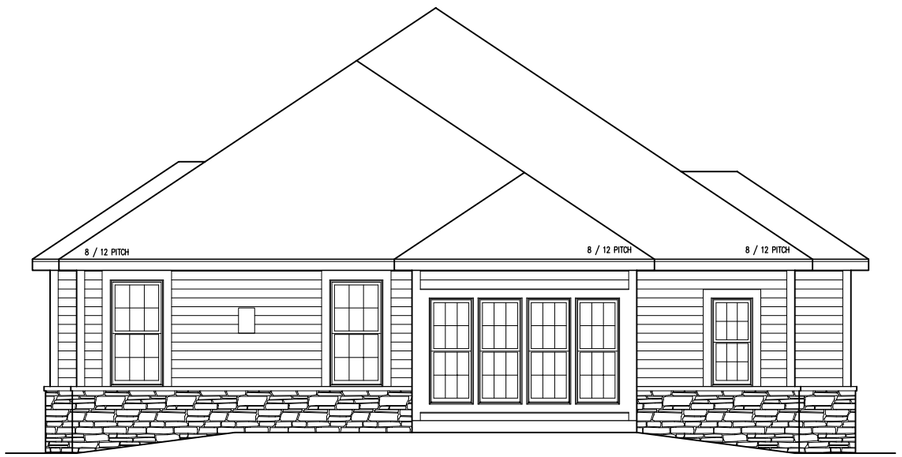
LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE CARRIAGE HOME #1

TITLE: ELEVATIONS

DRAWN BY: ELS

DATE: 2/3/23

SCALE: NOTED

SQ. FEET: 1,850

PAGE #: 1/6

General Contractor

Allan Builders, llc

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Allan Builders llc.

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

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Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 2



FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

Newcastle Place

Lot , Subdivision

REVISIONS

DESCRIPTION	BY:	DATE:
		- -

CLIENT: NEWCASTLE PLACE CARRIAGE HOME #1

TITLE: ELEVATIONS

DATE: 2/3/23

DRAWN BY: ELS

SCALE: NOTED

SQ. FEET: 1,850

PAGE #: 2/6

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Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

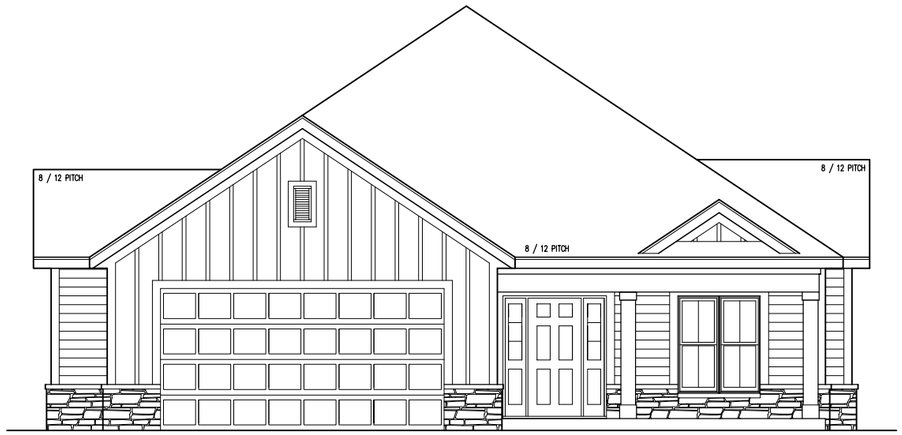
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JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 3



FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

4.1.a

Newcastle Place

Lot , Subdivision

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE CARRIAGE HOME #1

TITLE: ELEVATIONS

DATE: 2/3/23

SQ. FEET: 1,850

PAGE #: 3/6

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SCALE: NOTED

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Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

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- ☐ Financing Approval

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JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 4



FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

4.1.a

Newcastle Place

Lot , Subdivision

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE CARRIAGE HOME #1

TITLE: ELEVATIONS

DATE: 2/3/23

SQ. FEET: 1,850

PAGE #: 4/6

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SCALE: NOTED

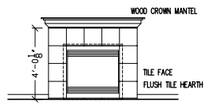
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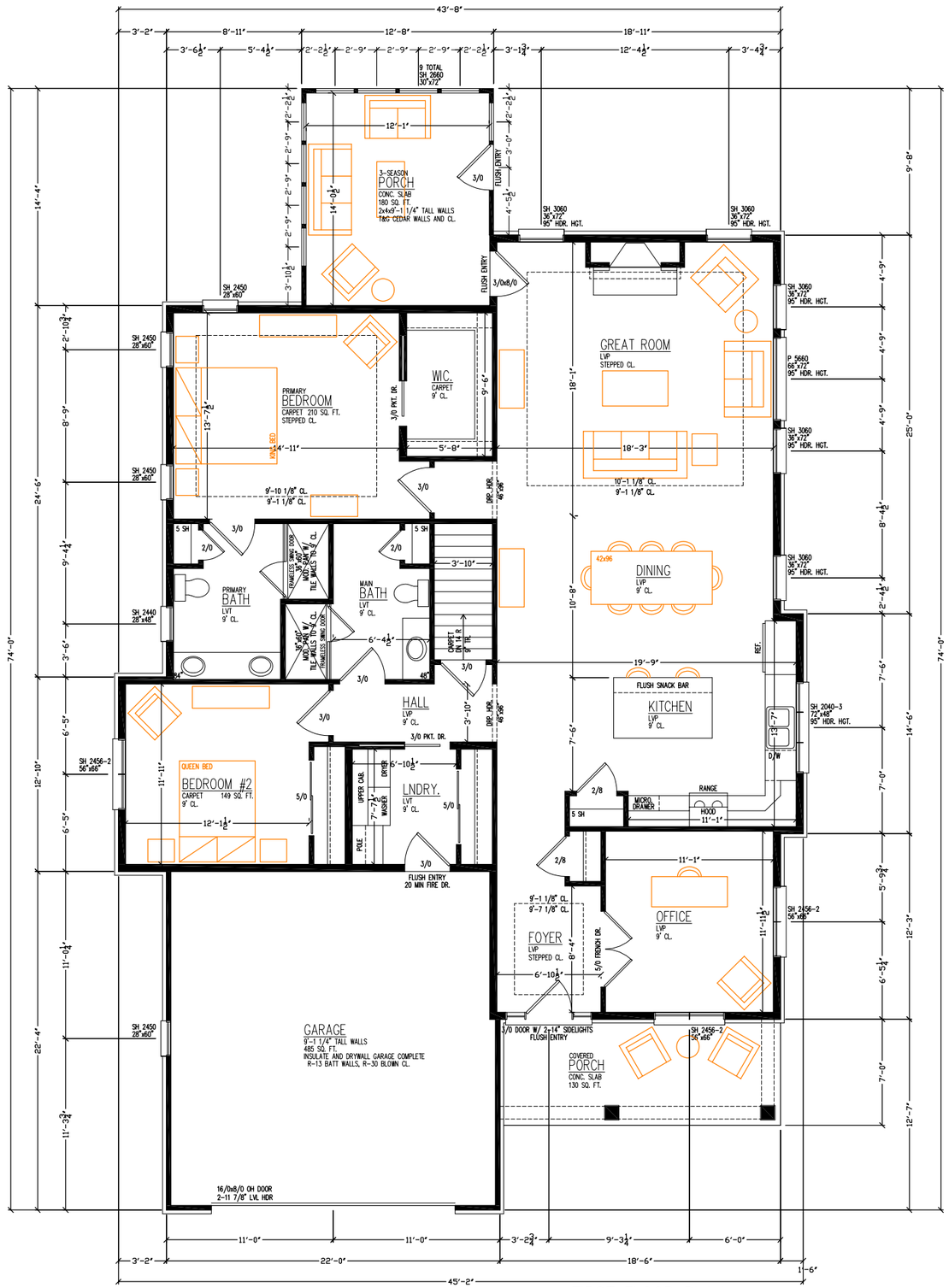
Wisconsin Focus on Energy Home



FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)

- ☒ Heatilator Novus NDV 4236 (standard) R.O. 42"x34 7/8"x19 5/8"
- ☒ Flush Hearth (standard) Raise fireplace unit 0"
- ☐ Flush Hearth (standard) Raise fireplace unit 9.75"
- ☐ Raised Hearth Raise fireplace unit 9.75"
- ☒ Crown Mantel (standard)
- ☒ Other See detail



FIRST FLOOR PLAN
1/4"=1'-0"

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL.
SECOND FLOOR WALL ARE 8'-1 1/8" TALL.

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS---2" over the door x 6'-11"
DOUBLE DOORS---2 1/2" over the door x 6'-11"
SLIDING DOORS---1" over the door x 6'-11"
POCKET DOOR---2x door + 1" x 7'-0 1/2"
FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN....70CFM...4" DIA.
#671- BATHROOM FAN....70CFM...3" DIA.
#676- BATHROOM FAN....110CFM...4" DIA.

Newcastle Place
Lot , Subdivision

REVISIONS

DESCRIPTION	DATE:	BY:

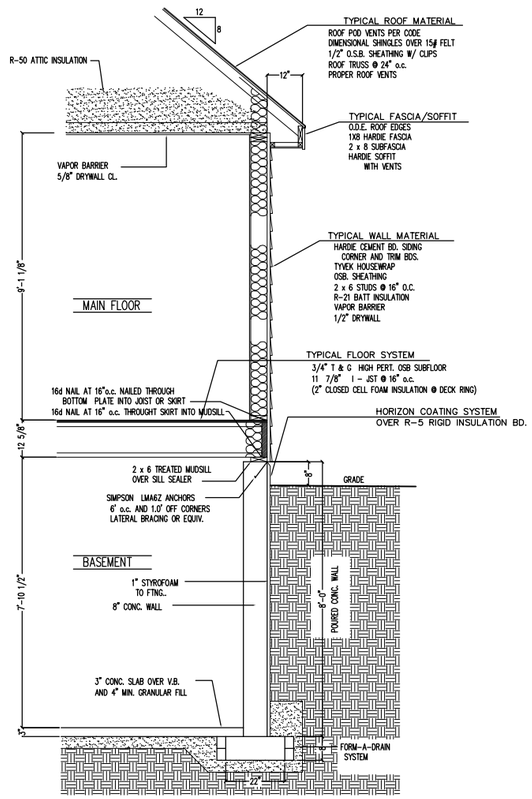
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CARRIAGE HOME #1
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SQ. FEET: 1,850
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General Contractor
Allan Builders, llc

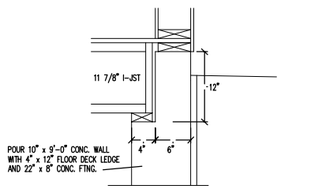
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Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

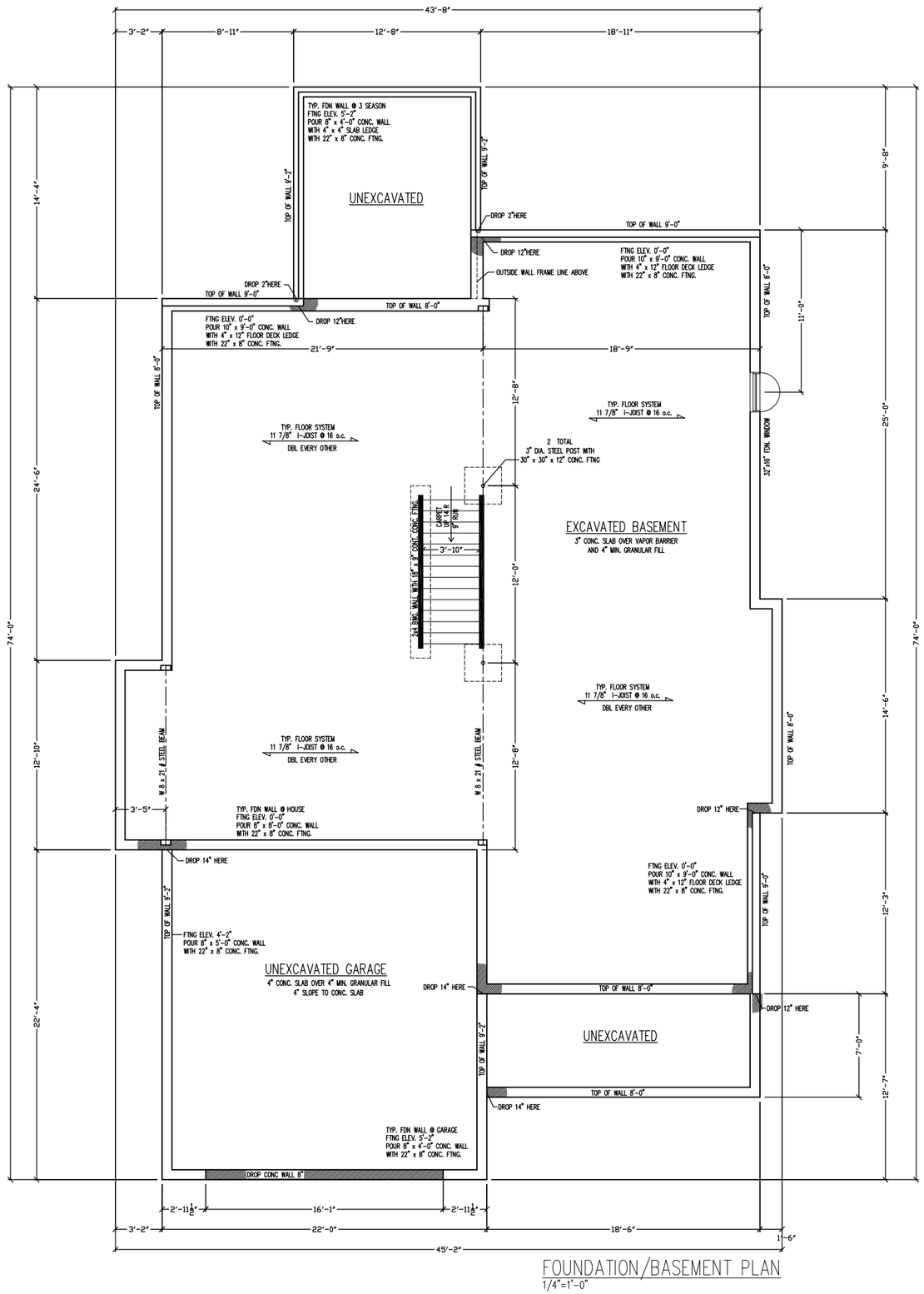
NOTE: LOW-PITCHED ROOF PLANES
4/12 AND LOWER PITCED ROOFS TO ICE AND WATER SHIELD SHALL EXTEND AT LEAST 30" UP THE ROOF SLOPE AND AT LEAST 12" UP THE ROOF SLOPE BEYOND THE INNER FACE OF AN EXTERIOR WALL.



TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



FOUNDATION/BASEMENT PLAN
1/4"=1'-0"

Newcastle Place
Lot , Subdivision

REVISIONS

DESCRIPTION	DATE:	BY:
	- -	- -
	- -	- -
	- -	- -
	- -	- -

CLIENT: NEWCASTLE PLACE CARRIAGE HOME #1
TITLE: FDN/BSMT.
DATE: 2/3/23
SQ. FEET:
PAGE #: 6/6
DRAWN BY: ELS
SCALE: NOTED
PRINT #:

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ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

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JOB #

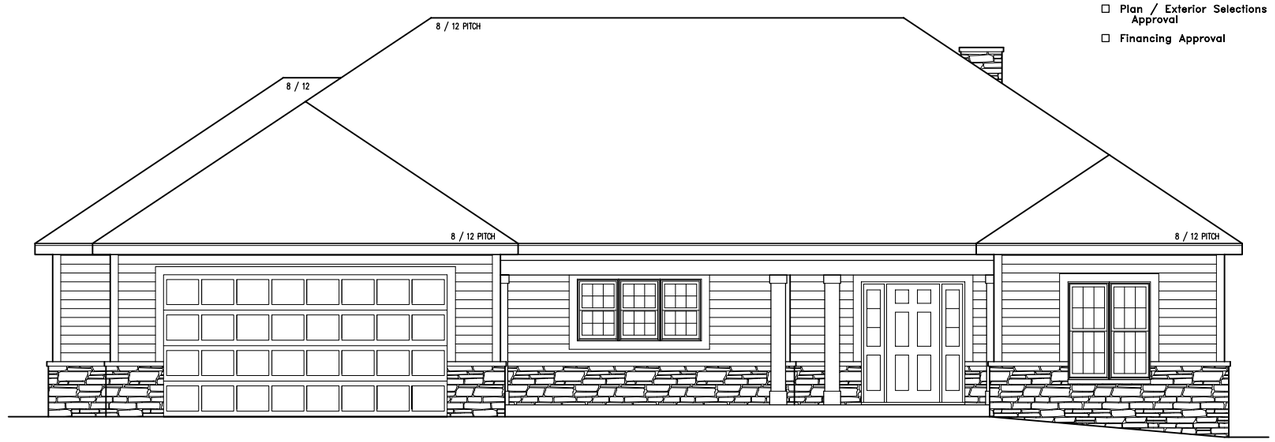
Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 1

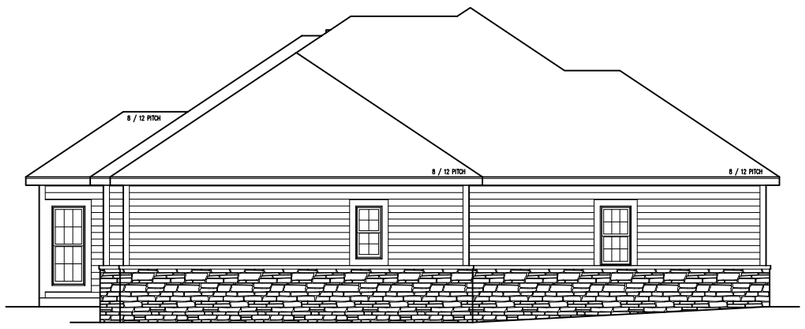
Newcastle Place

Lot , Subdivision



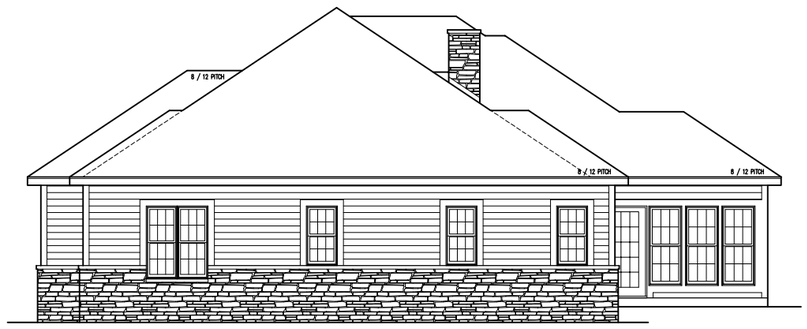
FRONT ELEVATION

1/4"=1'-0"



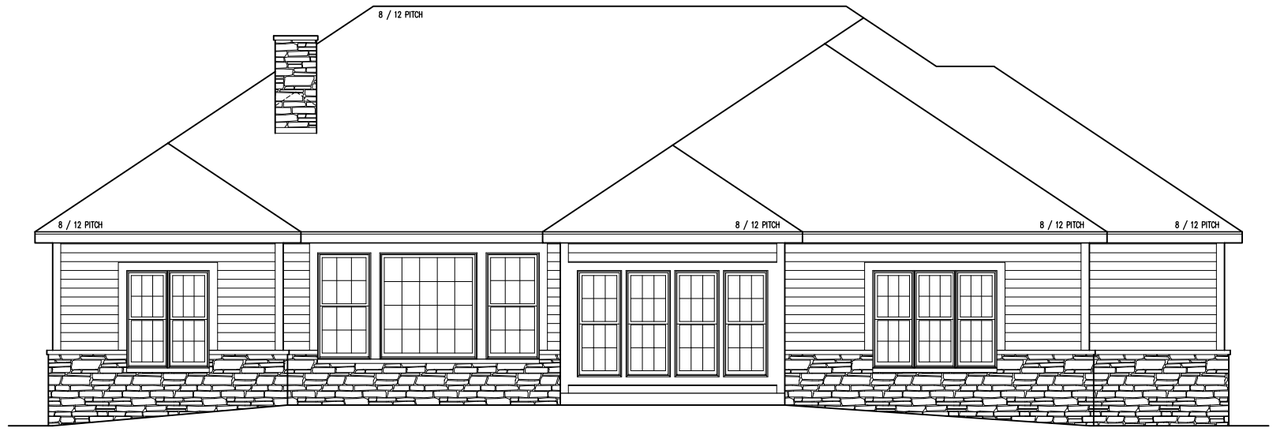
LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

REVISIONS

DATE:	BY:	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-

CLIENT: NEWCASTLE PLACE CARRIAGE HOME #2

TITLE: ELEVATIONS

DATE: 2/3/23

SQ. FEET: 2,000

PAGE #: 1/6

DRAWN BY: ELS

SCALE: NOTED

PRINT #:

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Allan Builders llc.

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ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

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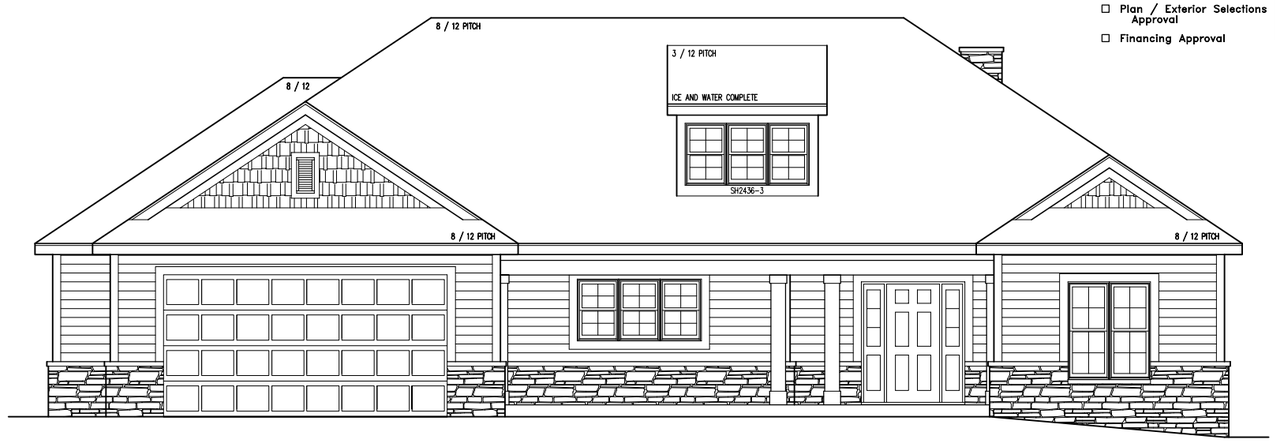
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Wisconsin Focus on Energy Home

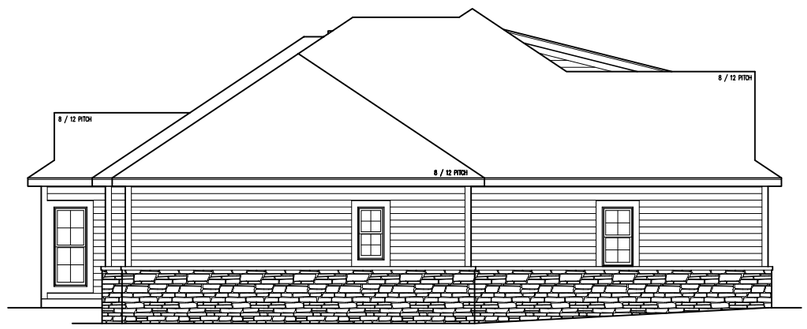
PRELIMINARY PLANS

ELEVATION OPTION 2



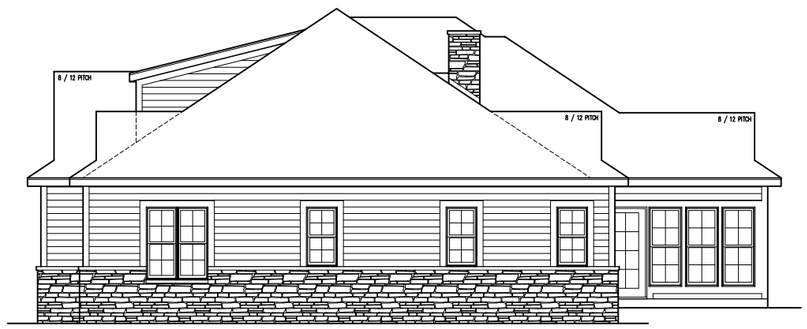
FRONT ELEVATION

1/4"=1'-0"



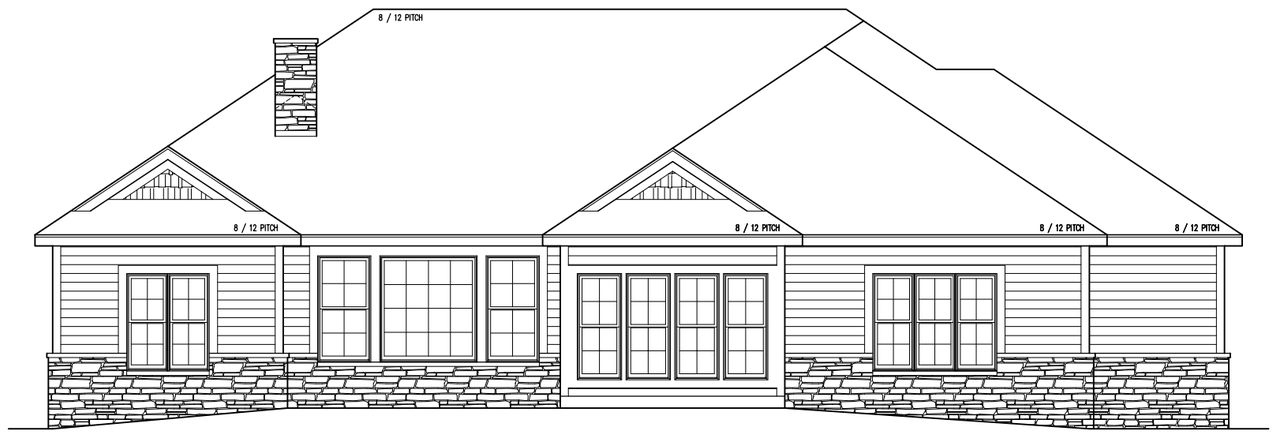
LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

Newcastle Place

Lot , Subdivision

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE CARRIAGE HOME #2

TITLE: ELEVATIONS

DRAWN BY: ELS

DATE: 2/5/23

SCALE: NOTED

SQ. FEET: 2,000

PAGE #: 2/6

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ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

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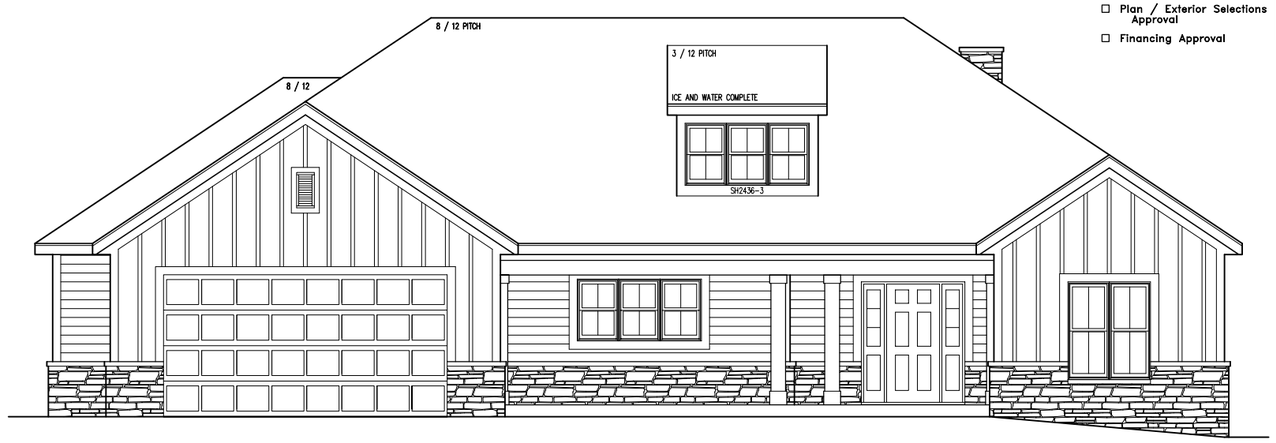
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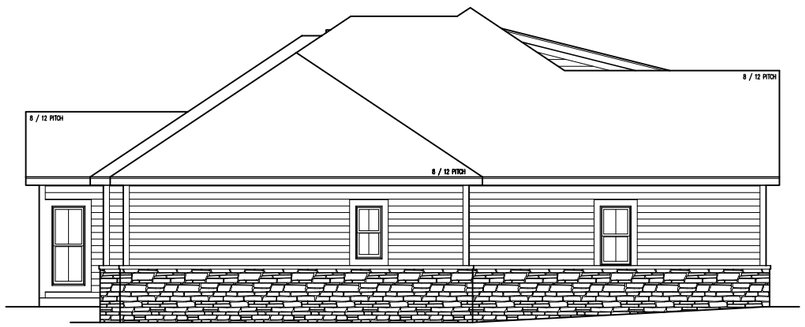
PRELIMINARY PLANS

ELEVATION OPTION 3



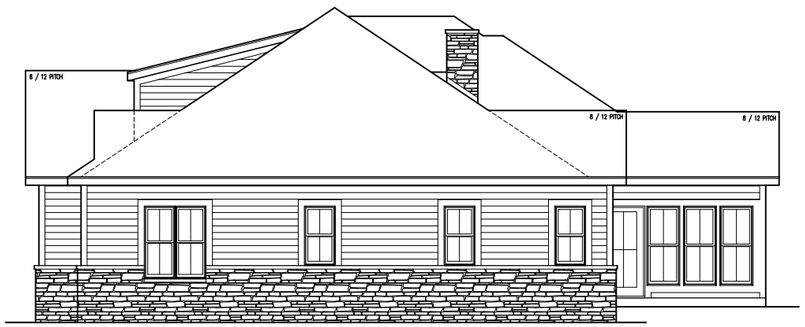
FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

Newcastle Place

Lot , Subdivision

REVISIONS

DESCRIPTION	BY:	DATE:
		- -

CLIENT: NEWCASTLE PLACE CARRIAGE HOME #2

TITLE: ELEVATIONS

DATE: 2/3/23

SQ. FEET: 2,000

PAGE #: 3/6

DRAWN BY: ELS

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ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

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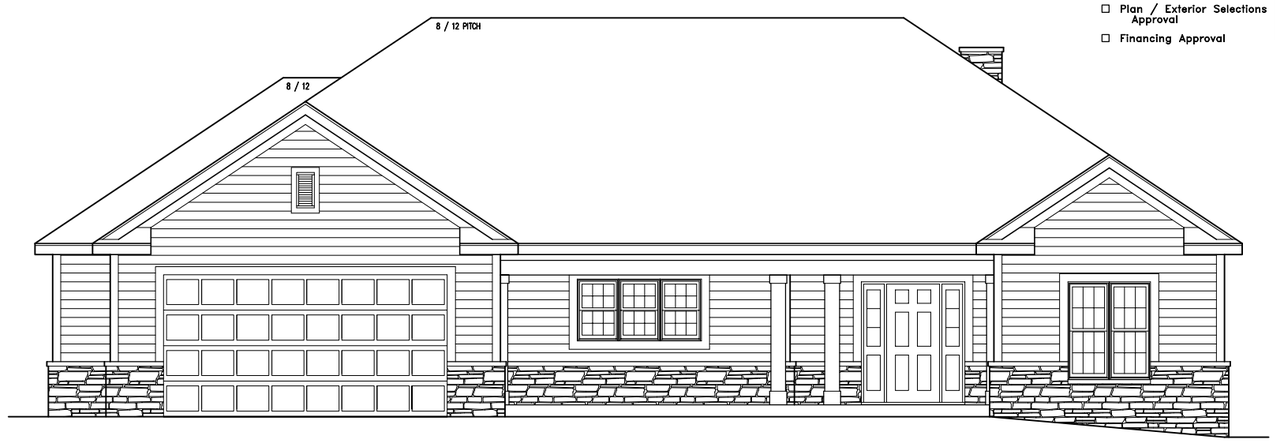
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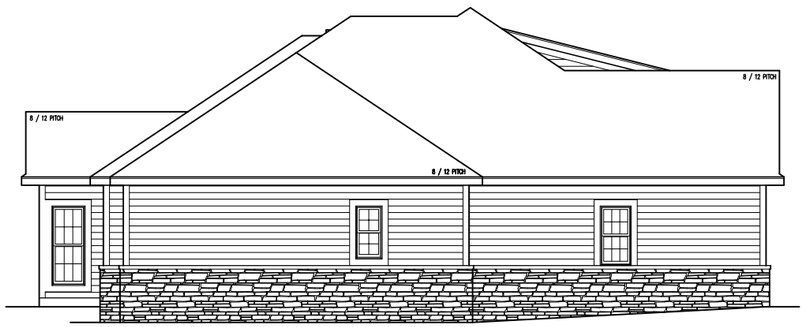
PRELIMINARY PLANS

ELEVATION OPTION 4



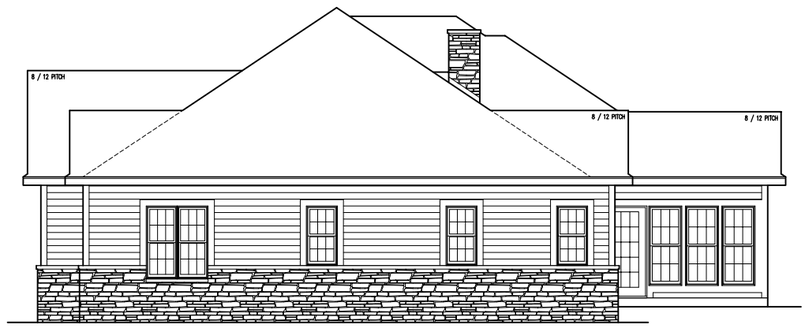
FRONT ELEVATION

1/4"=1'-0"



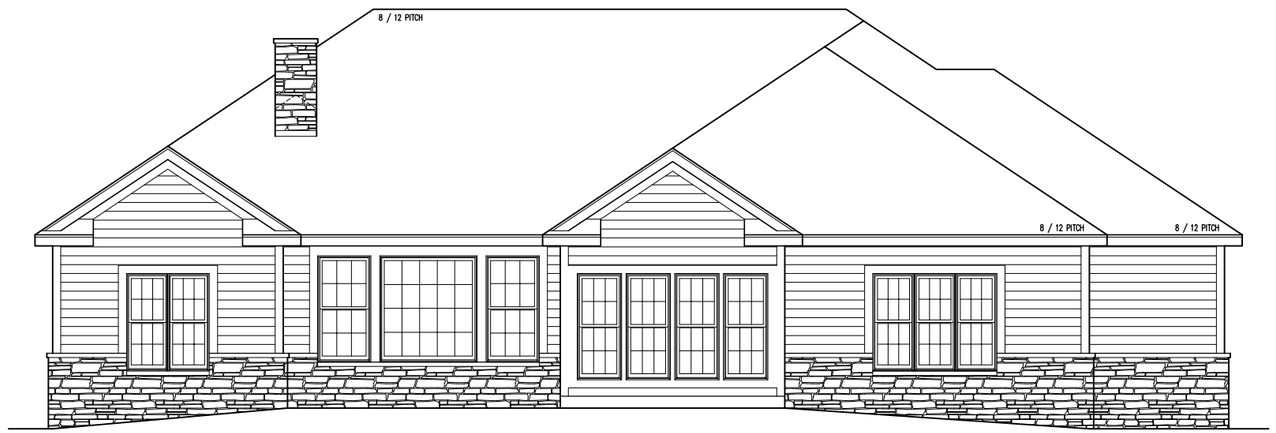
LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE CARRIAGE HOME #2

TITLE: ELEVATIONS

DATE: 2/3/23

SQ. FEET: 2,000

PAGE #: 4/6

DRAWN BY: ELS

SCALE: NOTED

PRINT #:

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Allan Builders llc.

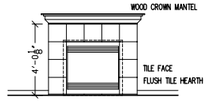
Newcastle Place

Lot , Subdivision

4.1.a

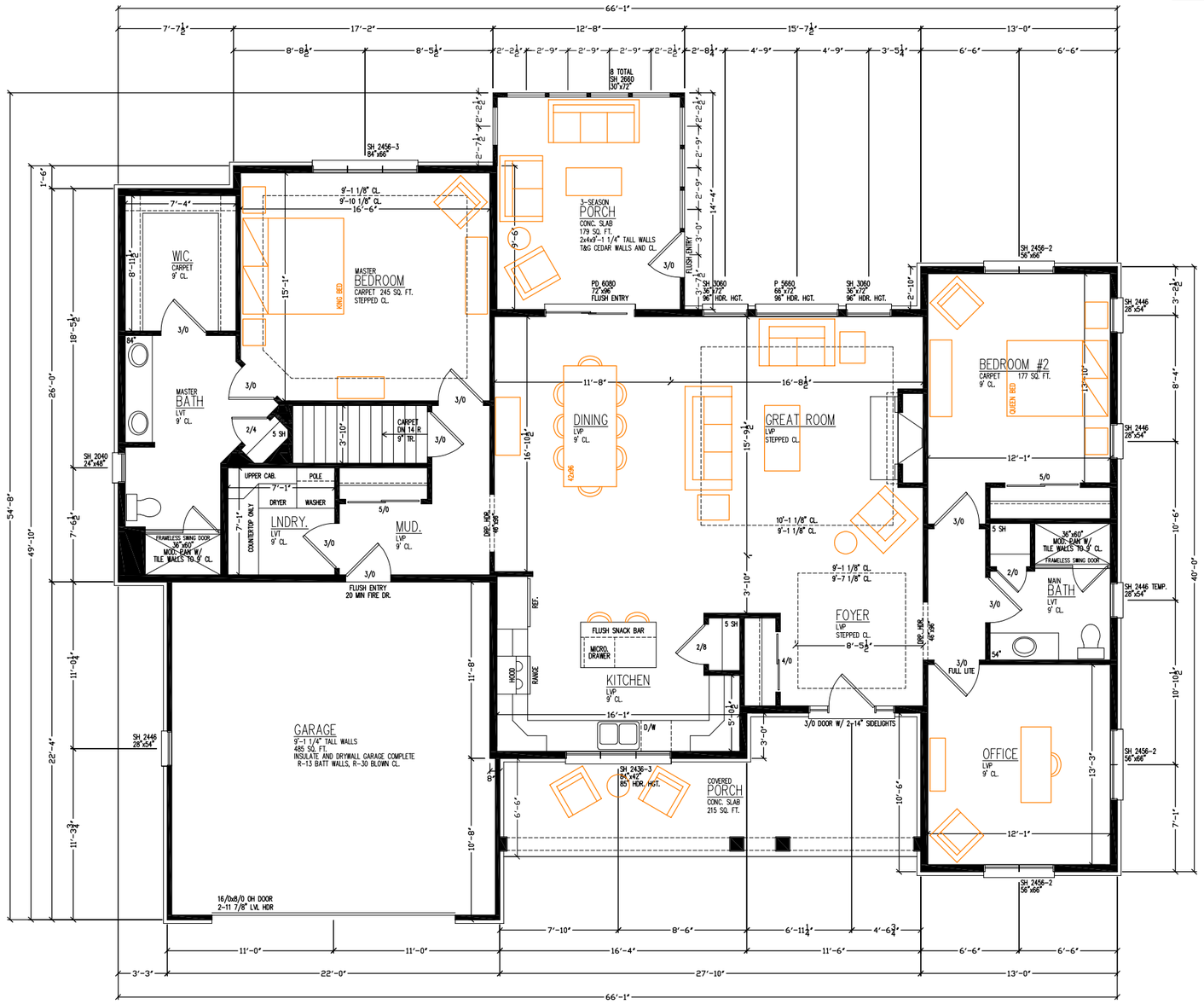
Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

Wisconsin Focus on Energy Home



FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)
- ☒ Heatilator Novus NDV 4236 (standard) R.O. 42"x34 7/8"x19 5/8"
- ☒ Flush Hearth (standard) Raise fireplace unit 0"
- ☐ Flush Hearth (standard) Raise fireplace unit 9.75"
- ☐ Raised Hearth Raise fireplace unit 9.75"
- ☒ Crown Mantel (standard)
- ☒ Other See detail



FIRST FLOOR PLAN
1/4"=1'-0"

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL.
SECOND FLOOR WALL ARE 8'-1 1/8" TALL.

NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN....70CFM...4" DIA.
#671- BATHROOM FAN....70CFM...3" DIA.
#676- BATHROOM FAN....110CFM...4" DIA.

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS---2" over the door x 6'-11"
DOUBLE DOORS---2 1/2" over the door x 6'-11"
SLIDING DOORS---1" over the door x 6'-11"
POCKET DOOR---2x door + 1" x 7'-0 1/2"
FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

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Newcastle Place
Lot , Subdivision

REVISIONS

DESCRIPTION	BY:	DATE:

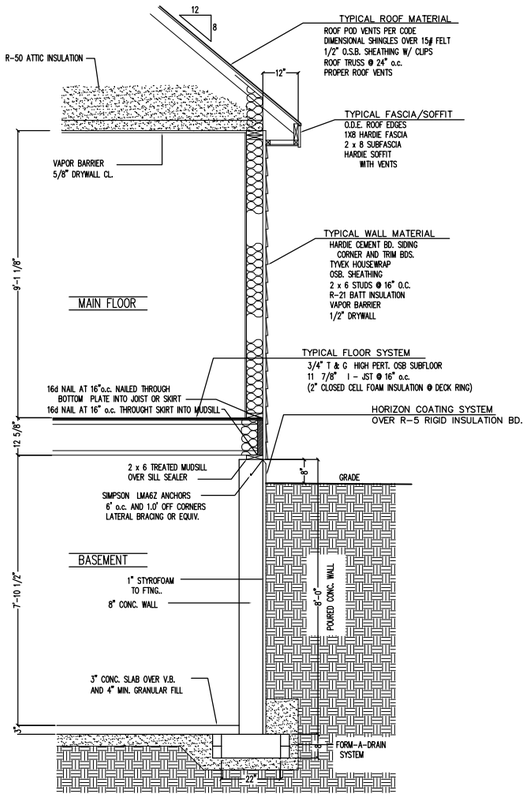
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TITLE: FLOOR PLAN
DATE: 9/13/22
DRAWN BY: ANDALORO
SCALE: NOTED
SQ. FEET: 2,000
PRINT #:
PAGE #: 5/6

General Contractor
Allan Builders, llc

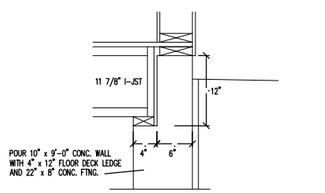
Allan Builders llc.

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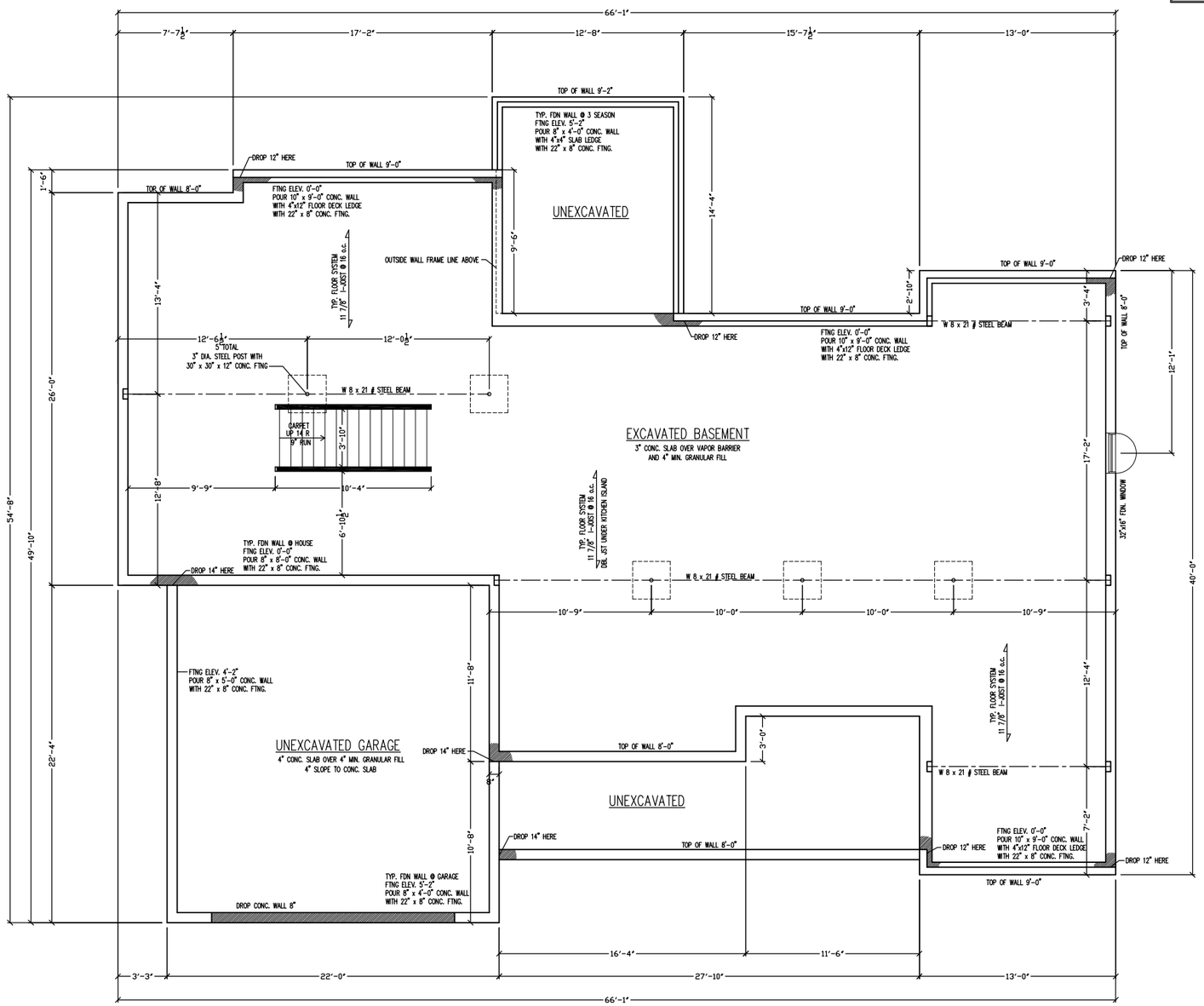
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TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



FOUNDATION/BASEMENT PLAN
1/4"=1'-0"

Newcastle Place
Lot , Subdivision

REVISIONS			
	DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE CARRIAGE HOME #2		SQ. FEET:	
TITLE: BASEMENT	DATE: 2/3/23	SCALE: NOTED	PAGE #: 6/6
PRINT #:	DRAWN BY: ELS		

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ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

- ☐ ACC / Survey Approval
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- ☐ Financing Approval

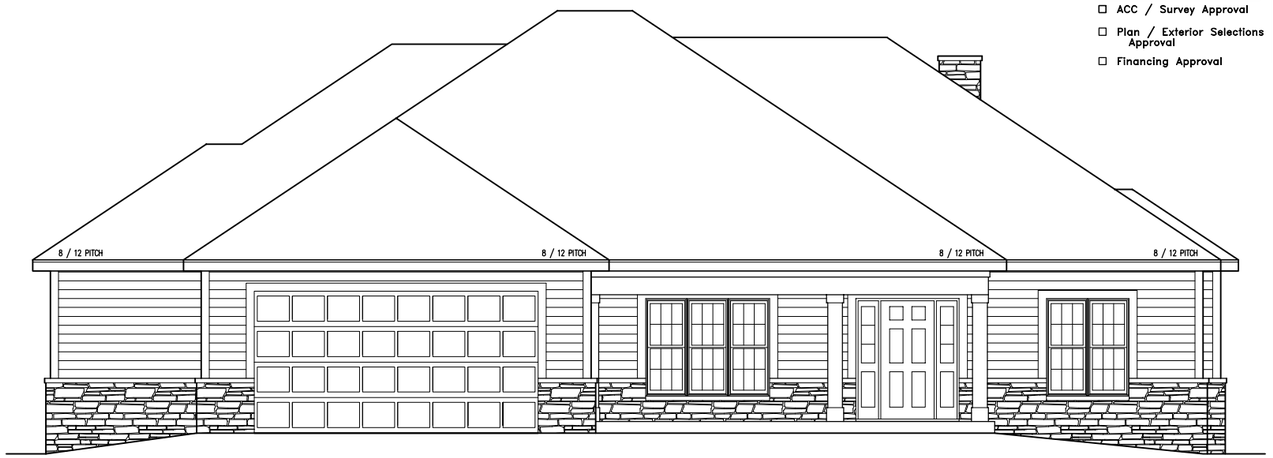
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Wisconsin Focus on Energy Home

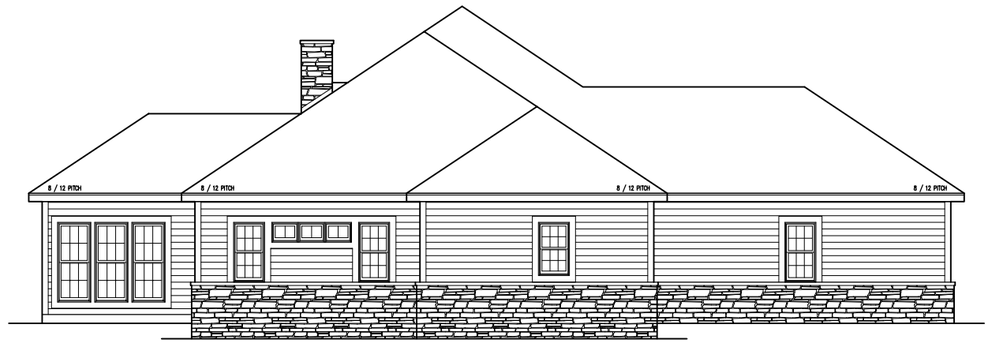
PRELIMINARY PLANS

ELEVATION OPTION 1



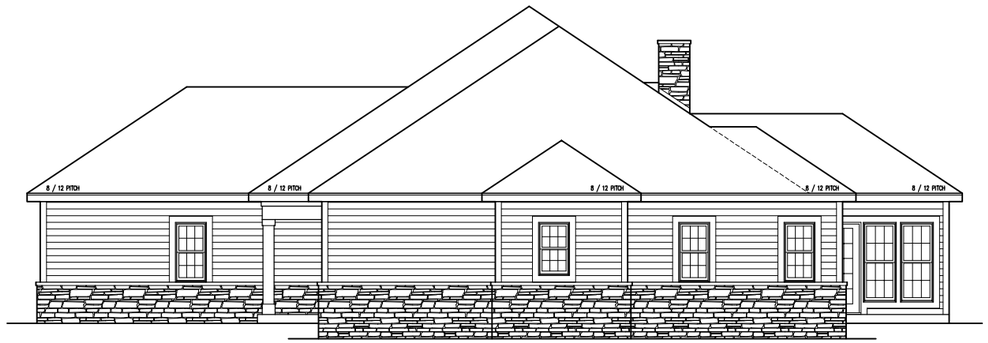
FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

Newcastle Place

Lot , Subdivision

REVISIONS

DESCRIPTION	BY:	DATE:
		-

CLIENT: NEWCASTLE PLACE CARRIAGE HOME #3

TITLE: ELEVATIONS

DATE: 2/3/23

SQ. FEET: 2,250

PAGE #: 1/6

DRAWN BY: ELS

SCALE: NOTED

PRINT #:

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ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

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Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 2



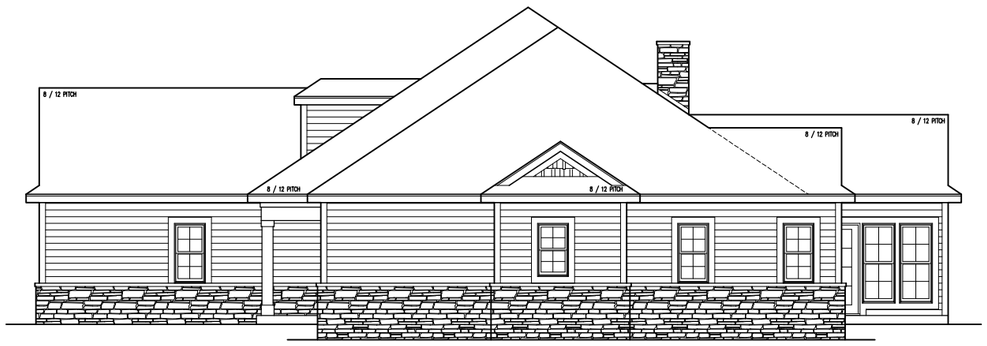
FRONT ELEVATION

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LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE CARRIAGE HOME #3

TITLE: ELEVATIONS

DATE: 2/3/23

SQ. FEET: 2,250

DRAWN BY: ELS

SCALE: NOTED

PRINT #:

PAGE #: 2/6

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Newcastle Place

Lot , Subdivision

4.1.a

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8 / 12 PITCH - 8" HEEL - 12" OVHG

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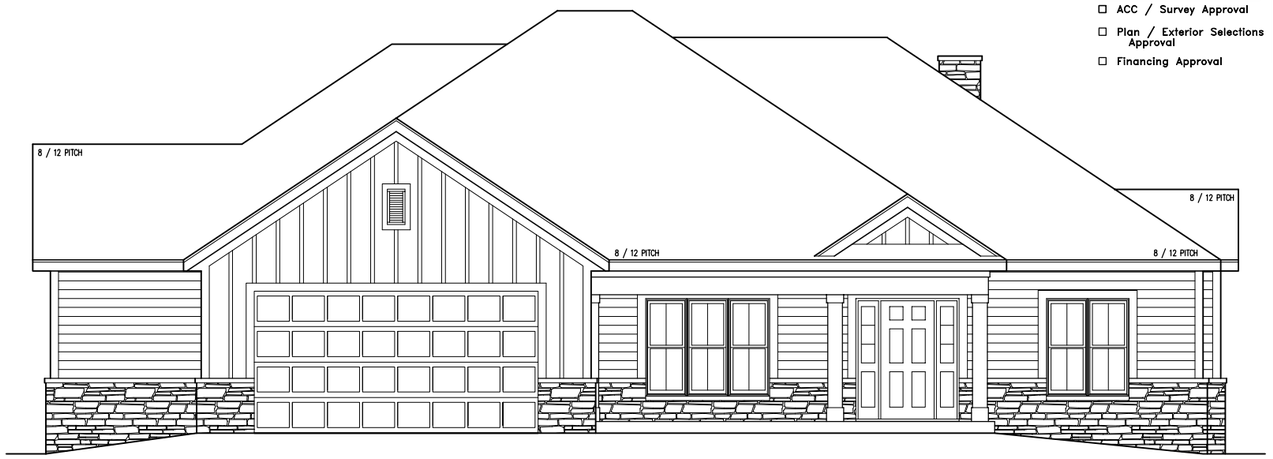
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JOB #

Wisconsin Focus on Energy Home

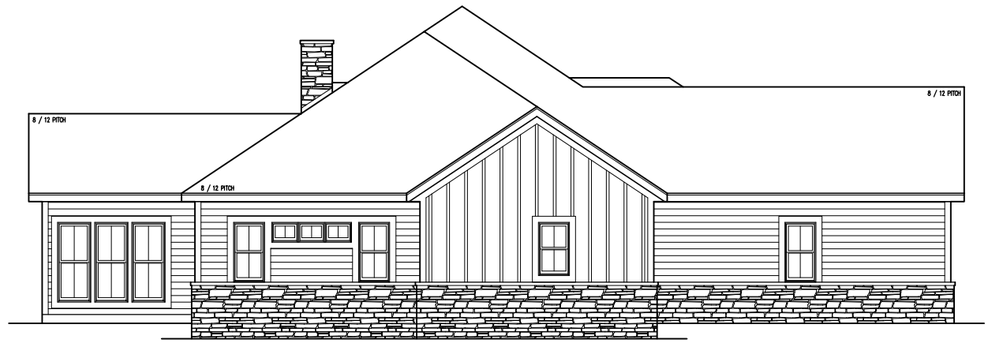
PRELIMINARY PLANS

ELEVATION OPTION 3



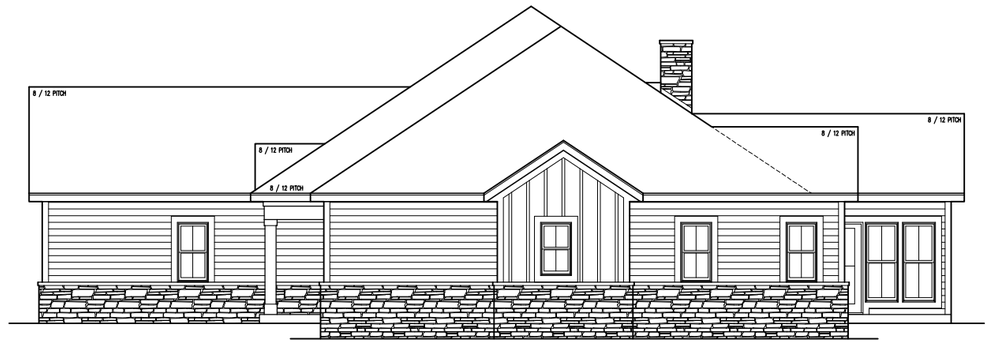
FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE CARRIAGE HOME #3

TITLE: ELEVATIONS

DATE: 2/3/23

SQ. FEET: 2,250

PAGE #: 3/6

PRINT #:

DRAWN BY: ELS

SCALE: NOTED

Allan Builders, llc — General Contractor

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Newcastle Place

Lot , Subdivision

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

ROOF TRUSS HEEL HEIGHTS

8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
- ☐ Financing Approval

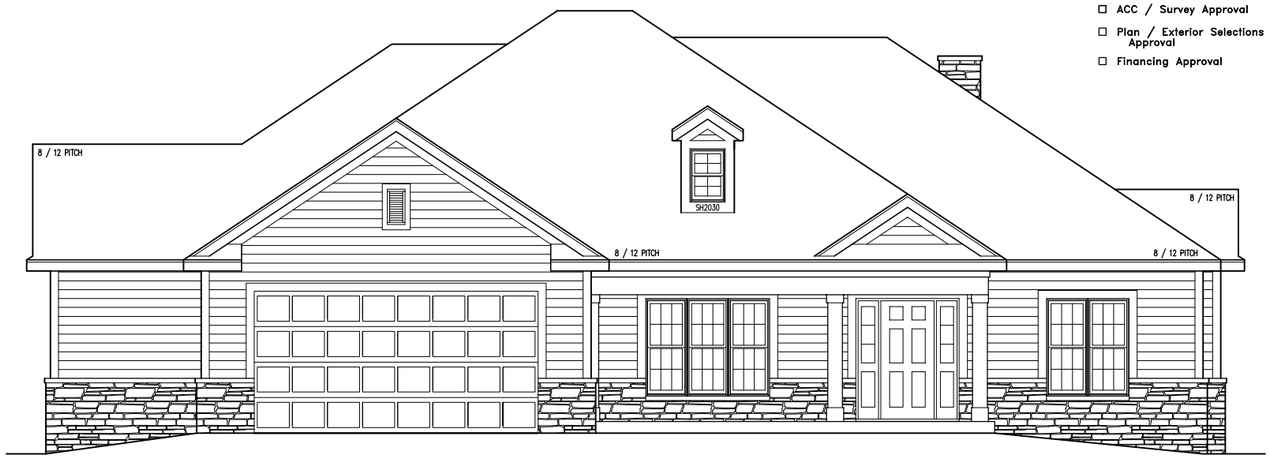
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JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 4



FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



REAR ELEVATION

1/4"=1'-0"

4.1.a

Newcastle Place

Lot , Subdivision

REVISIONS

DATE:	BY:	DESCRIPTION
.		
.		
.		

CLIENT: NEWCASTLE PLACE
CARRIAGE HOME #3

TITLE: ELEVATIONS

SQ. FEET: 2,250

DATE: 2/3/23

PAGE #: 4/6

PRINT #:

DRAWN BY: ELS

SCALE: NOTED

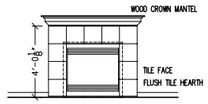
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Allan Builders, llc

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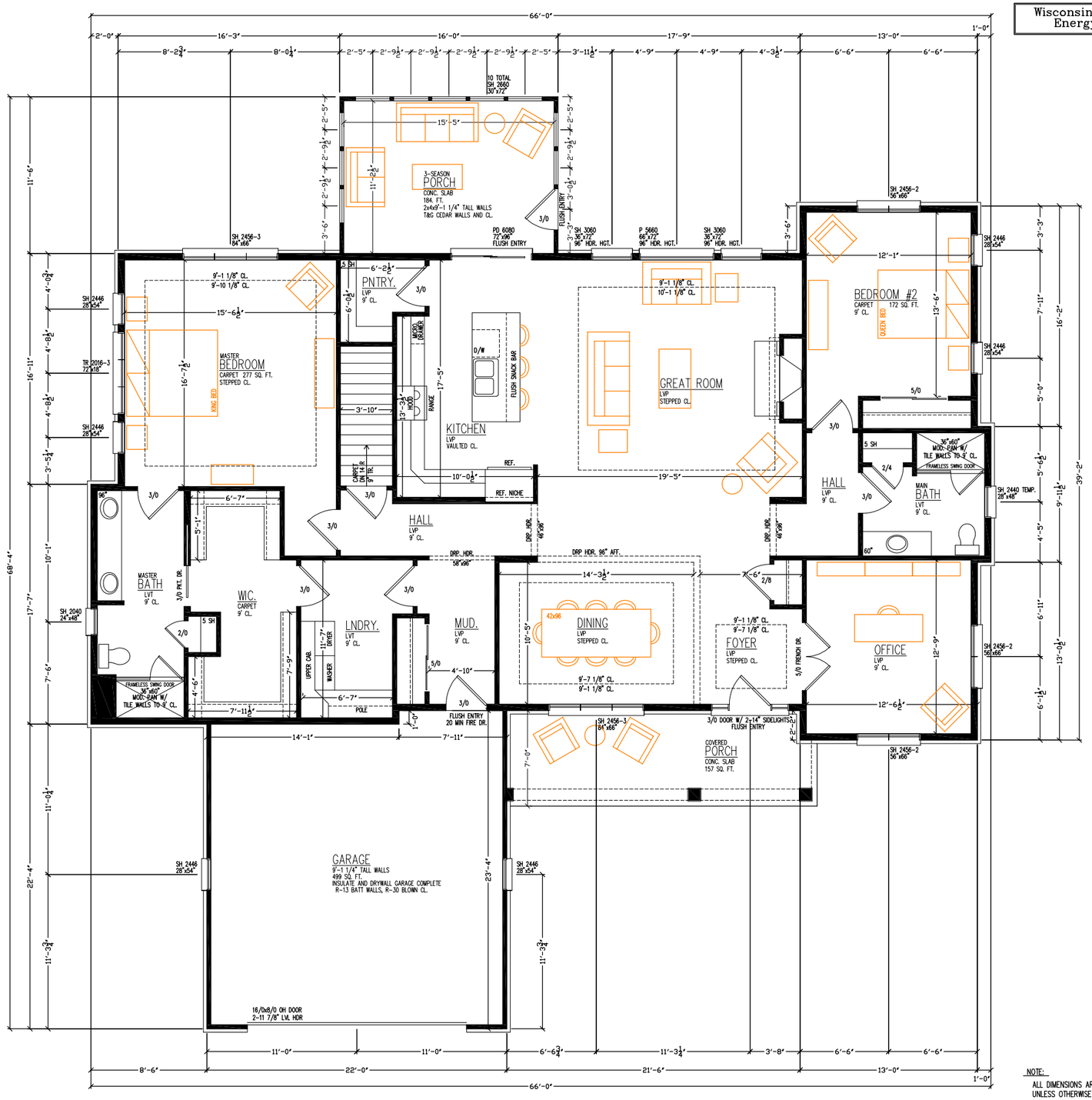
Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

Wisconsin Focus on Energy Home



FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)
- ☒ Heatilator Novus NDV 4236 (standard) R.O. 42"x34 7/8"x19 5/8"
- ☒ Flush Hearth (standard) Raise fireplace unit 0"
- ☐ Flush Hearth (standard) Raise fireplace unit 9.75"
- ☐ Raised Hearth Raise fireplace unit 9.75"
- ☒ Crown Mantel (standard)
- ☒ Other See detail



FIRST FLOOR PLAN
1/4"=1'-0"

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL.
SECOND FLOOR WALL ARE 8'-1 1/8" TALL.

NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN....70CFM...4" DIA.
#671- BATHROOM FAN....70CFM...3" DIA.
#676- BATHROOM FAN....110CFM...4" DIA.

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS--2" over the door x 6'-11"
DOUBLE DOORS--2 1/2" over the door x 6'-11"
SLIDING DOORS--1" over the door x 6'-11"
POCKET DOOR--2x door + 1" x 7'-0 1/2"
FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

REVISIONS

#	DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE CARRIAGE HOME #3
TITLE: FLOOR PLAN
DATE: 9/13/22
SQ. FEET: 2,250
PAGE #: 5/6
DRAWN BY: ANDALORO
SCALE: NOTED
PRINT #:

Newcastle Place
Lot , Subdivision

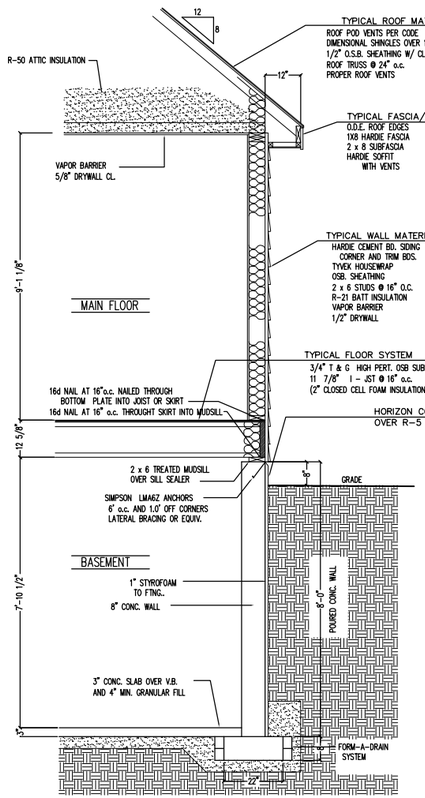
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General Contractor

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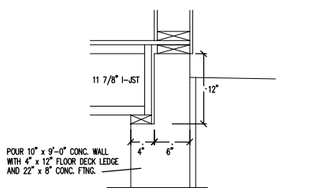
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Wisconsin Focus on Energy Home

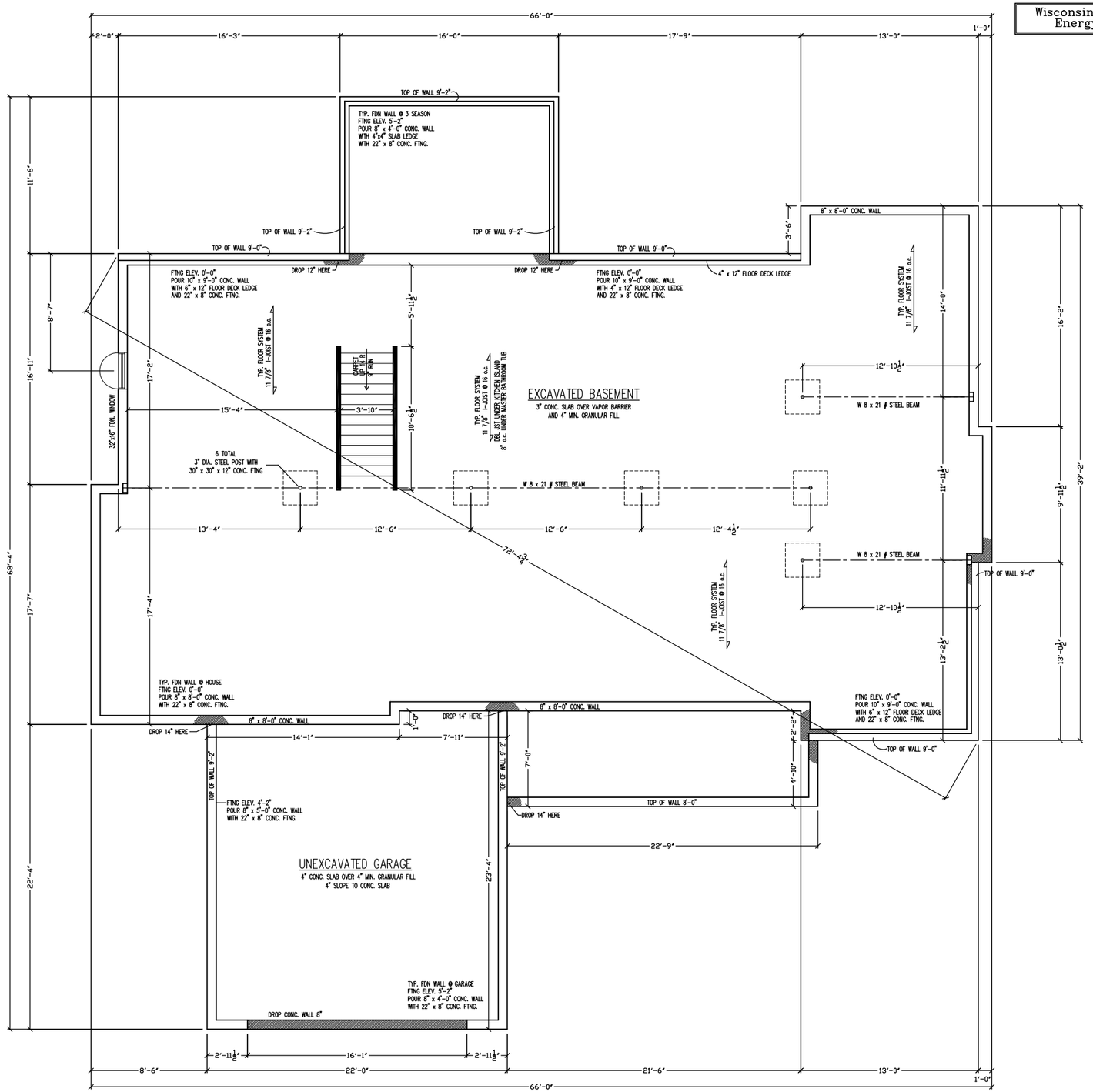
NOTE: LOW-PITCHED ROOF PLANES
4/12 AND LOWER PITCED ROOFS TO ICE AND WATER SHIELD SHALL EXTEND AT LEAST 30" UP THE ROOF SLOPE AND AT LEAST 12" UP THE ROOF SLOPE BEYOND THE INNER FACE OF AN EXTERIOR WALL.



TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



FOUNDATION/BASEMENT PLAN
1/4"=1'-0"

Newcastle Place
Lot , Subdivision

REVISIONS

	DATE:	BY:	DESCRIPTION
	- -		
	- -		
	- -		
	- -		

CLIENT: NEWCASTLE PLACE
CARRIAGE HOME #3
TITLE: BASEMENT
DATE: 2/3/23
SQ. FEET:
DRAWN BY: ELS
SCALE: NOTED
PAGE #: 6/6
PRINT #:

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GREEN PLAN CHECK LIST

- ☐ ACC / Survey Approval
- ☐ Plan / Exterior Selections Approval
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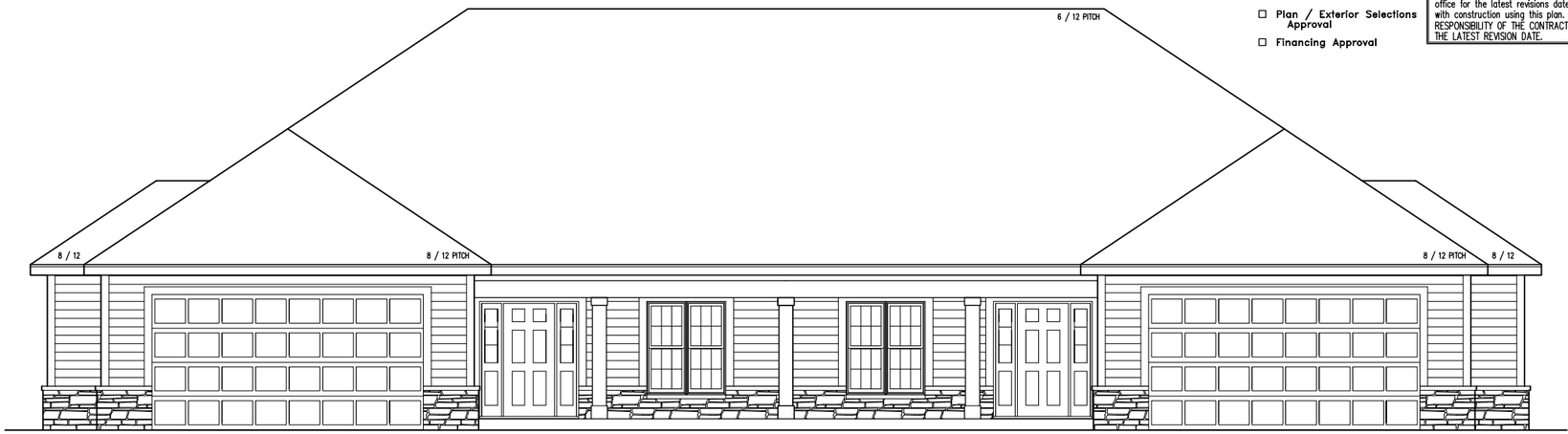
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JOB #

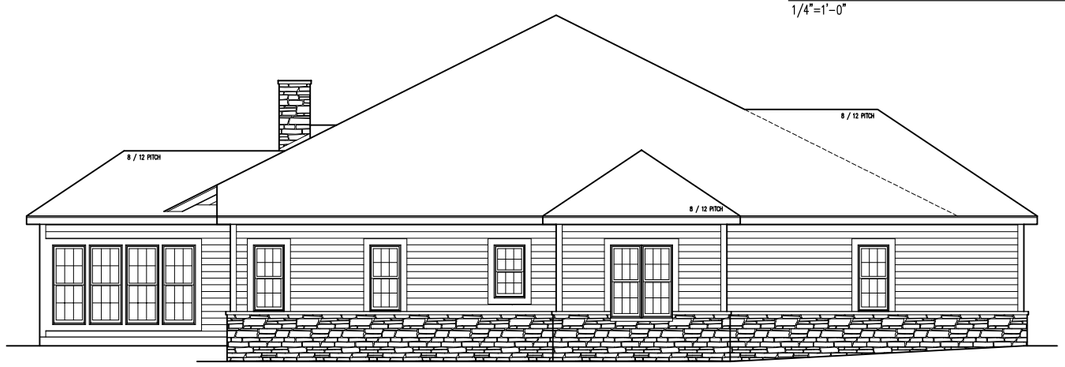
Wisconsin Focus on Energy Home

PRELIMINARY PLANS

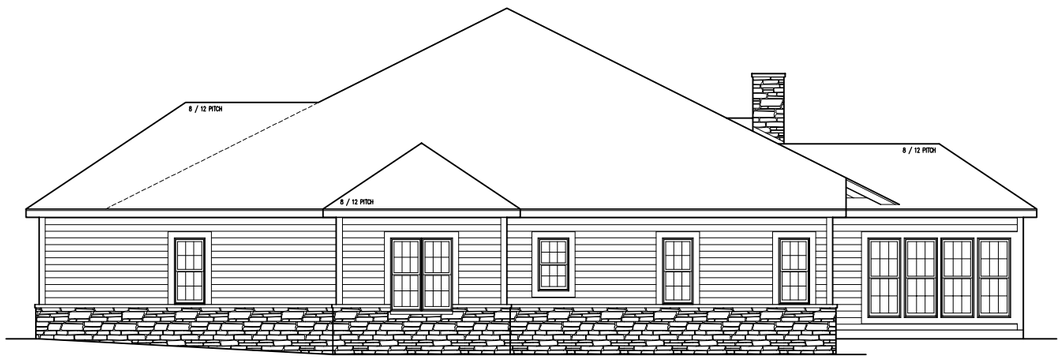
ELEVATION OPTION 1



FRONT ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
3/16"=1'-0"



RIGHT SIDE ELEVATION
3/16"=1'-0"



REAR ELEVATION
1/4"=1'-0"

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE
CARRIAGE HOME #4 (DUPLEX)

TITLE: ELEVATIONS
DATE: 2/3/23
SQ. FEET: 3,646
DRAWN BY: ELS
SCALE: NOTED
PAGE #: 1/6
PRINT #:

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Newcastle Place
Lot , Subdivision

(8543 : Lifespace Communities)
Attachment: Packet Docs_Lifespaces

ROOF TRUSS HEEL HEIGHTS

6 / 12 PITCH - 6" HEEL - 12" OVHG
8 / 12 PITCH - 8" HEEL - 12" OVHG

GREEN PLAN CHECK LIST

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JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 2



FRONT ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
3/16"=1'-0"



RIGHT SIDE ELEVATION
3/16"=1'-0"



REAR ELEVATION
1/4"=1'-0"

Newcastle Place
Lot , Subdivision

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE
CARRIAGE HOME #4 (DUPLEX)

TITLE: ELEVATIONS
DATE: 2/3/23
SQ. FEET: 3,646

PRINT #: ELS
DRAWN BY: ELS
SCALE: NOTED
PAGE #: 2/6

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JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 3

Newcastle Place

Lot , Subdivision



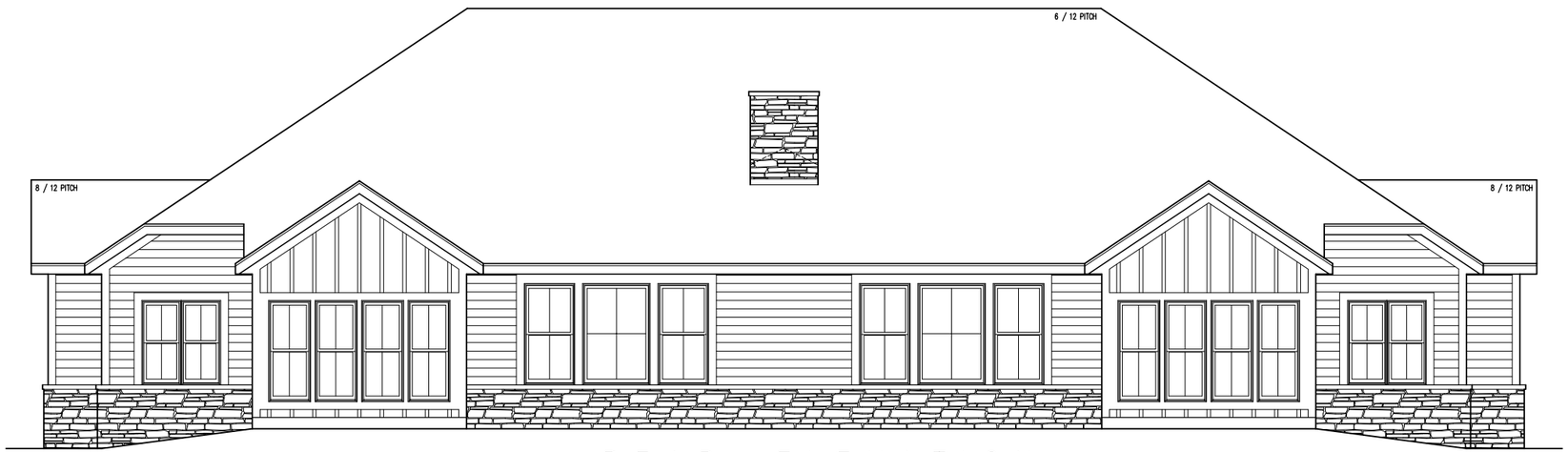
FRONT ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
3/16"=1'-0"



RIGHT SIDE ELEVATION
3/16"=1'-0"



REAR ELEVATION
1/4"=1'-0"

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE
CARRIAGE HOME #4 (DUPLEX)

TITLE: ELEVATIONS

DATE: 2/3/23

SQ. FEET: 3,646

DRAWN BY: ELS

SCALE: NOTED

PAGE #: 3/6

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JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

ELEVATION OPTION 4



FRONT ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
3/16"=1'-0"



RIGHT SIDE ELEVATION
3/16"=1'-0"



REAR ELEVATION
1/4"=1'-0"

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: NEWCASTLE PLACE
CARRIAGE HOME #4 (DUPLEX)

TITLE: ELEVATIONS
DATE: 2/3/23
SQ. FEET: 3,646
DRAWN BY: ELS
SCALE: NOTED
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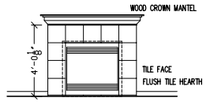
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Newcastle Place
Lot , Subdivision

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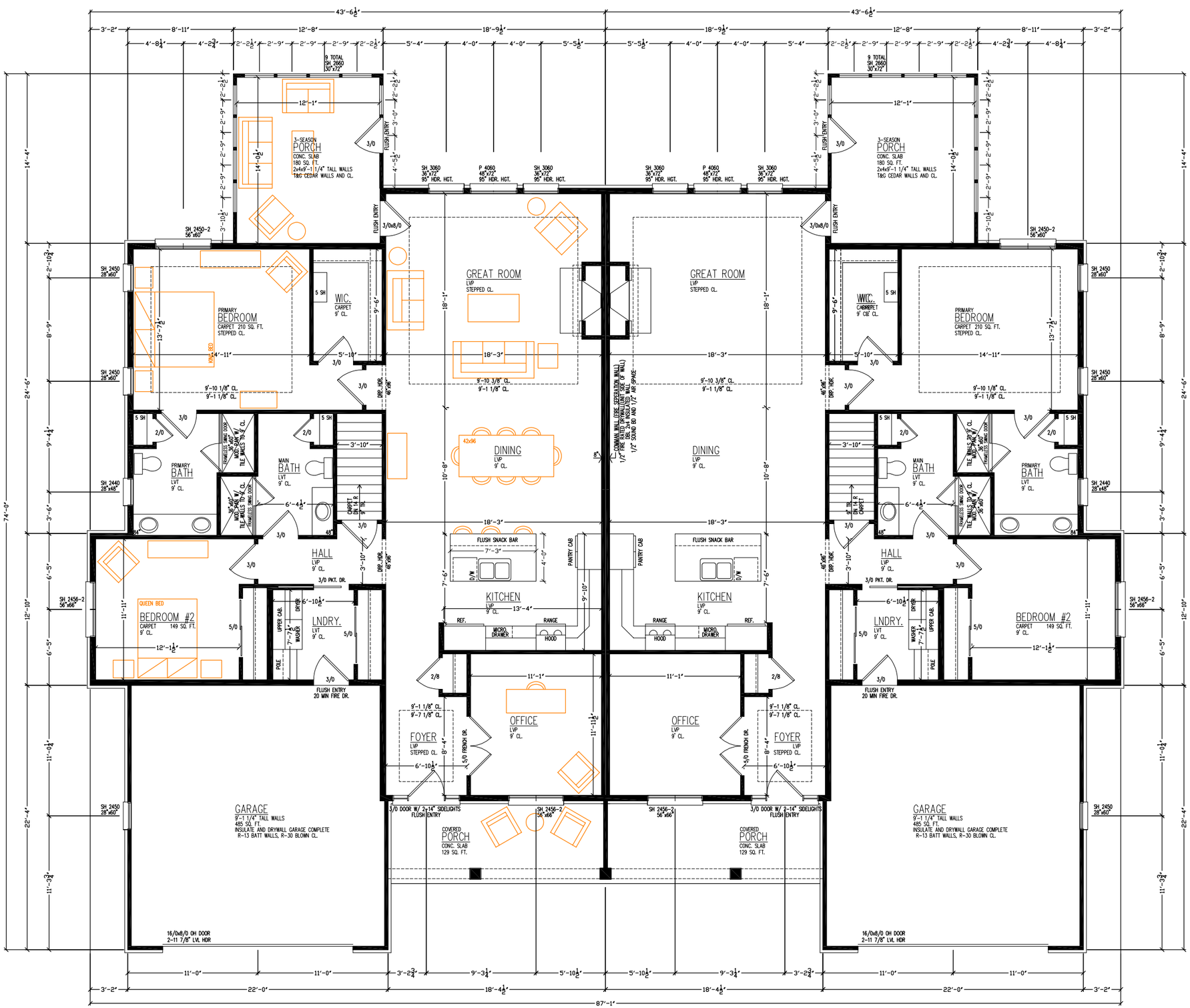
Wisconsin Focus on Energy Home



FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)

- ☒ Heatilator Novus NDV 4236 (standard) R.O. 42"x34 7/8"x19 5/8"
- ☒ Flush Hearth (standard) Raise fireplace unit 0"
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- ☒ Other See detail



FIRST FLOOR PLAN
1/4"=1'-0"

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD
UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL.

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HINGED DOORS---2" over the door x 6'-11"
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FRAMING ROUGH OPENINGS: WINDOWS
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NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN....70CFM...4" DIA.
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REVISIONS

DESCRIPTION	DATE:	BY:

CLIENT: NEWCASTLE PLACE
CARRIAGE HOME #4 (DUPLEX)
TITLE: FLOOR PLAN
DATE: 5/3/23
SQ. FEET: 3,646
DRAWN BY: ANDALORO
SCALE: NOTED
PAGE #: 5/6
PRINT #:

Allan Builders, llc
General Contractor

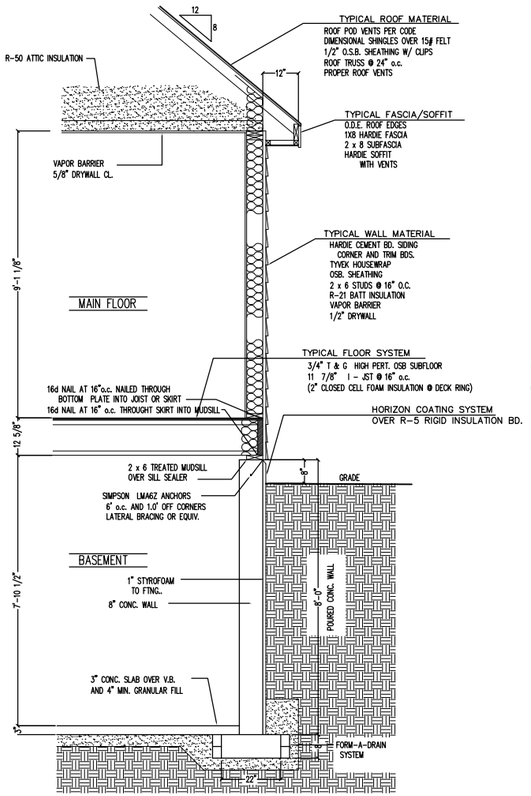
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Newcastle Place
Lot , Subdivision

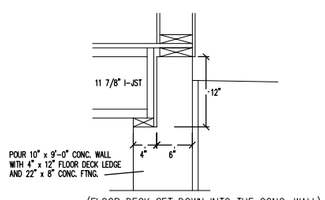
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Wisconsin Focus on Energy Home

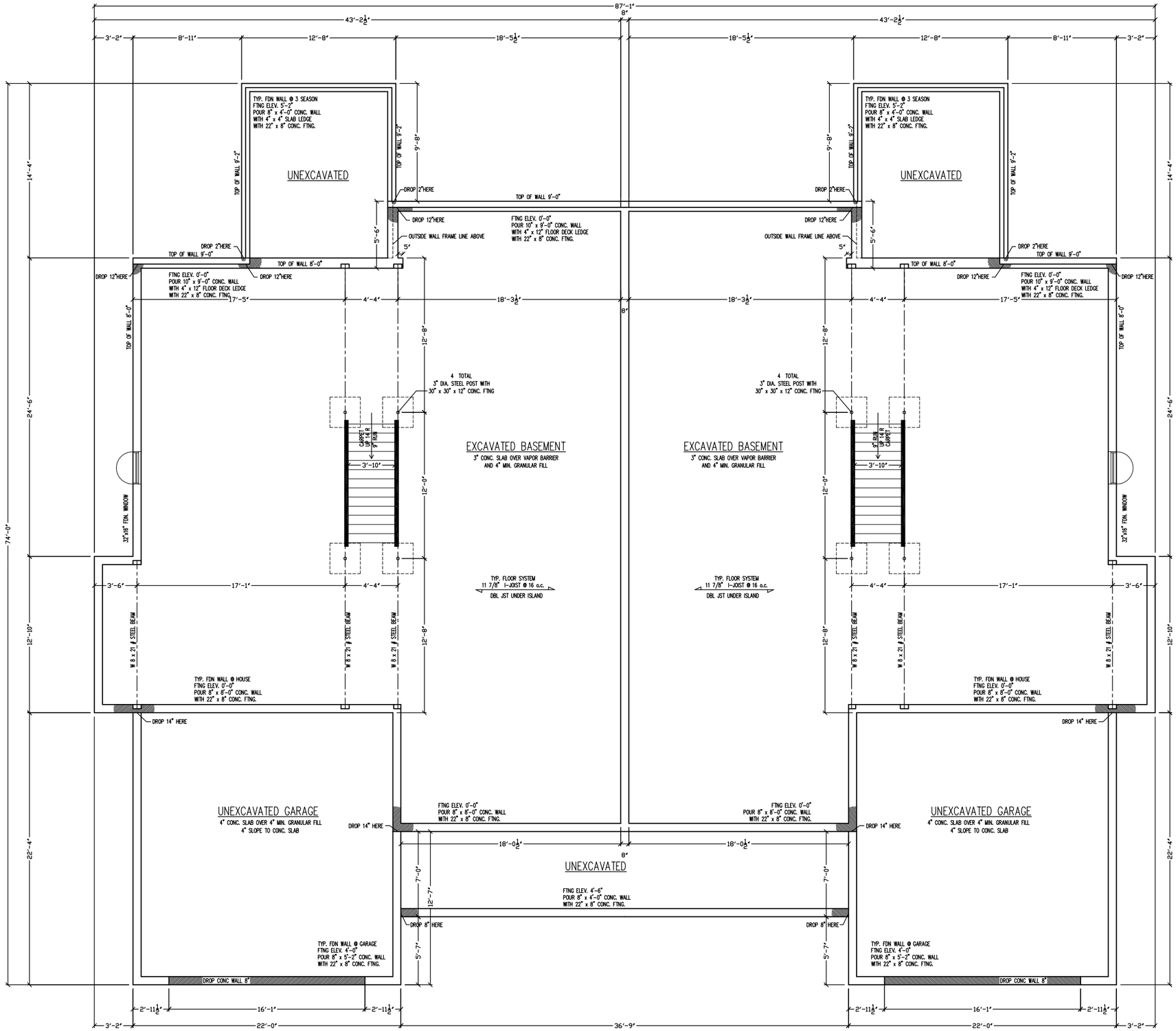
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TYP. WALL SECTION
1/2"=1'-0"



(FLOOR DECK SET DOWN INTO THE CONC. WALL)
FLOOR DECK DETAIL
NOT TO SCALE



FOUNDATION/BASEMENT PLAN
1/4"=1'-0"

Newcastle Place
Lot , Subdivision

REVISIONS

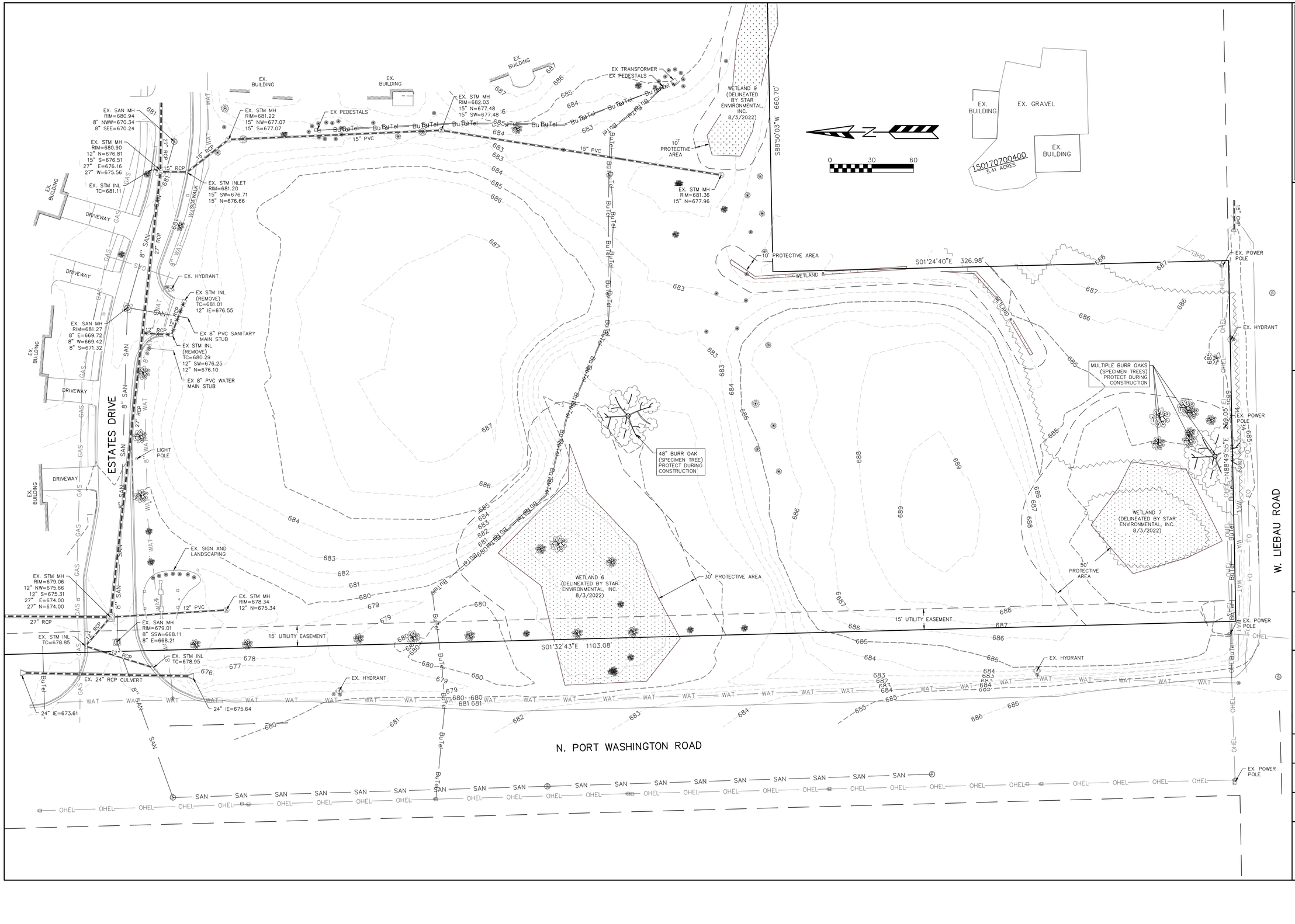
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		-	-
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CLIENT: NEWCASTLE PLACE
CARRIAGE HOME #4 (DUPLEX)
TITLE: FDN/BSMT.
SQ. FEET:
DATE: 4/3/23
PAGE #: 6/6
DRAWN BY: ELS
SCALE: NOTED
PRINT #:

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General Contractor

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Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)



REVISIONS:		
NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
EXISTING CONDITIONS PLAN

DRAWN BY:
JDR

DESIGNED BY:
KJP

CHECKED BY:
KJP

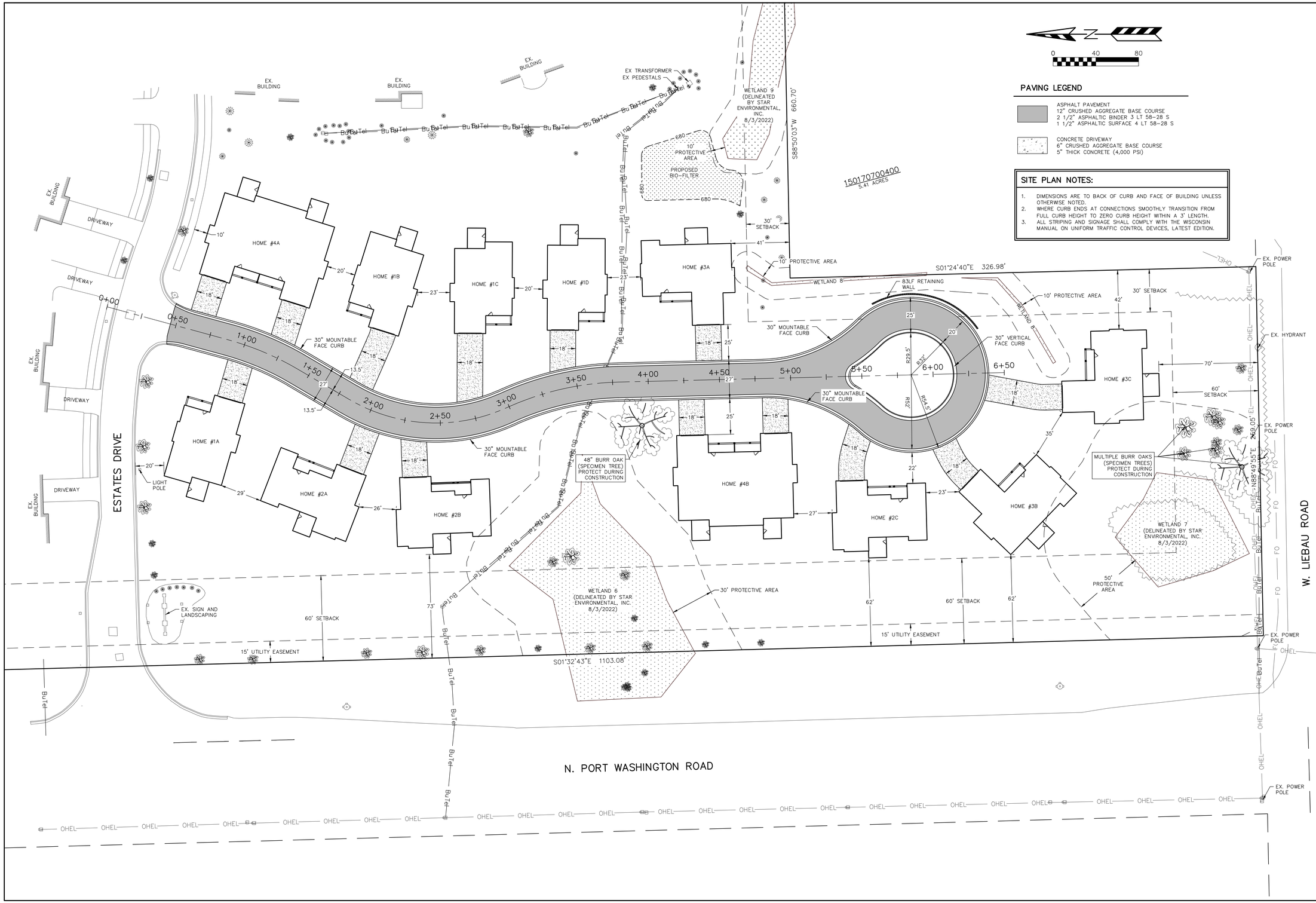
PLAN DATE:
5-22-2023

PROJECT NO:
\LC-01-23\

SUBMITTAL

SHEET NO:
C1.01

Attachment: Packet Docs_Lifespaces (8543 : Lifespaces Communities)



REVISIONS:			
NO.	DATE	DESCRIPTION	
1	XX-XX-XX	XXXXXXXXXXXXXXXXX	

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122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
PROPOSED SITE PLAN

DRAWN BY: **MBS**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

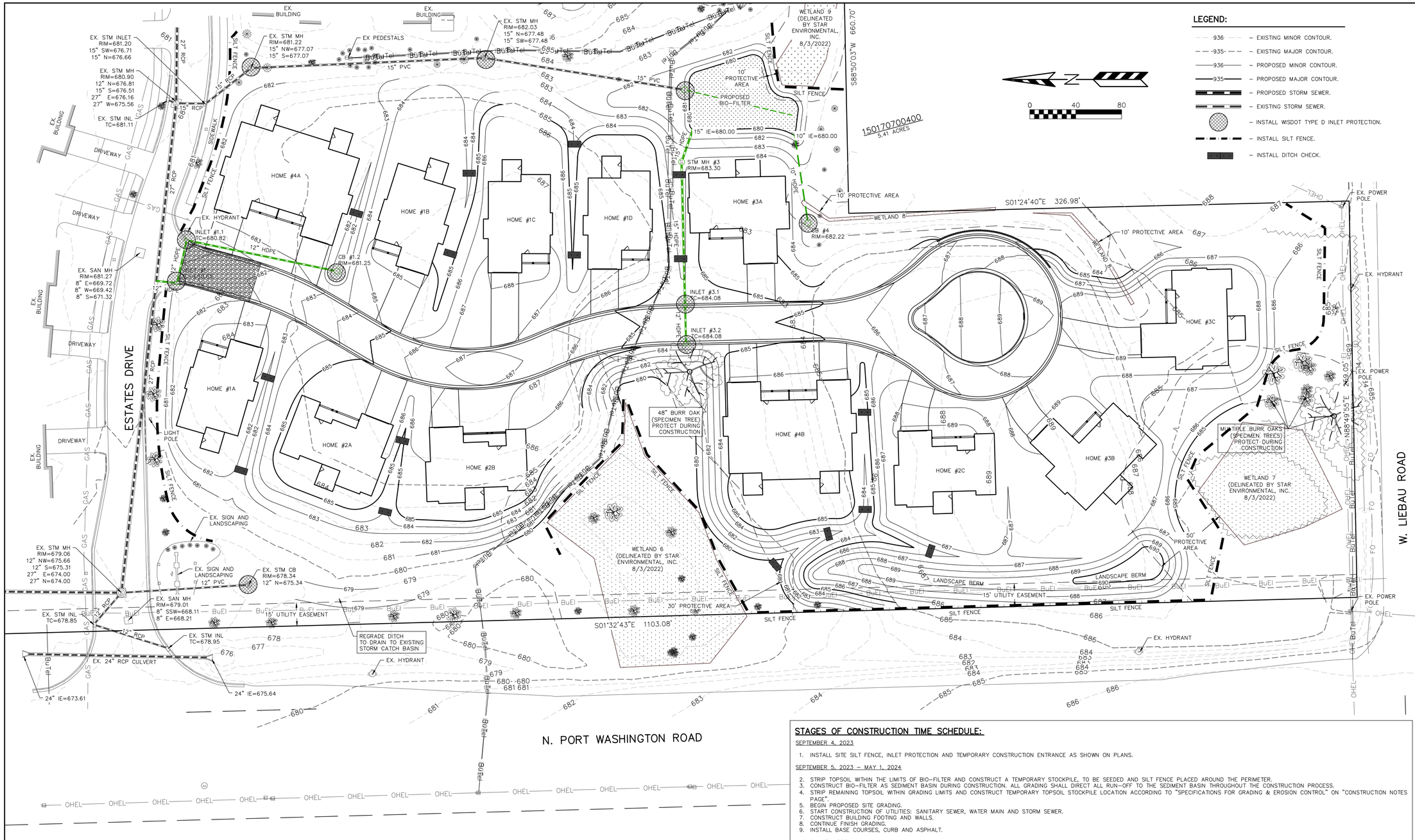
PLAN DATE: **5-22-2023**

PROJECT NO: \LC-01-23\

SUBMITTAL

SHEET NO:
C1.02

Attachment: Packet Docs_Lifespaces (8543 : Lifespaces Communities)



STAGES OF CONSTRUCTION TIME SCHEDULE:

SEPTEMBER 4, 2023

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLANS.

SEPTEMBER 5, 2023 – MAY 1, 2024

2. STRIP TOPSOIL WITHIN THE LIMITS OF BIO-FILTER AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEEDED AND SILT FENCE PLACED AROUND THE PERIMETER.
3. CONSTRUCT BIO-FILTER AS SEDIMENT BASIN DURING CONSTRUCTION. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE SEDIMENT BASIN THROUGHOUT THE CONSTRUCTION PROCESS.
4. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
5. BEGIN PROPOSED SITE GRADING.
6. START CONSTRUCTION OF UTILITIES: SANITARY SEWER, WATER MAIN AND STORM SEWER.
7. CONSTRUCT BUILDING FOOTING AND WALLS.
8. CONTINUE FINISH GRADING.
9. INSTALL BASE COURSES, CURB AND ASPHALT.

MAY 2 – 31, 2024

10. INSTALL LANDSCAPING.
11. APPLY FINAL STABILIZATION TO ENTIRE SITE.
12. REMOVE SEDIMENT FROM BIO-FILTER AND COMPLETE BIO-FILTER CONSTRUCTION.

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF MEQUON PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

NO.	DATE	DESCRIPTION
REVISIONS:		
1	XX-XX-XX	XXXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
EROSION CONTROL PLAN

DRAWN BY: **MBS**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **5-22-2023**

PROJECT NO: \LC-01-23\

SUBMITTAL

SHEET NO:
C1.03

Attachment: Packet Docs. Lifespaces (8543 : Lifespaces Communities)



LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- EX 934.23 – EXISTING SPOT ELEVATION.
- 934.23 – PROPOSED ELEVATION.
- TW 934.23 – PROPOSED TOP OF WALL ELEVATION.
- YG 934.23 – PROPOSED YARD GRADE ELEVATION.
- TF 934.23 – PROPOSED TOP OF FOOTING ELEVATION.
- TOW 934.23 – PROPOSED TOP OF RETAINING WALL ELEVATION.
- BOW 934.23 – PROPOSED BOTTOM OF RETAINING WALL ELEVATION.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.
- DRAINAGE ARROW.

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXX

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262.346.7800
www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
NORTH GRADING PLAN

DRAWN BY:
MBS

DESIGNED BY:
KJP

CHECKED BY:
KJP

PLAN DATE:
5-22-2023

PROJECT NO:
\LC-01-23\

SUBMITTAL

SHEET NO:
C1.04

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)



LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- EX 934.23 – EXISTING SPOT ELEVATION.
- 934.23 – PROPOSED ELEVATION.
- TW 934.23 – PROPOSED TOP OF WALL ELEVATION.
- YG 934.23 – PROPOSED YARD GRADE ELEVATION.
- TF 934.23 – PROPOSED TOP OF FOOTING ELEVATION.
- TOW 934.23 – PROPOSED TOP OF RETAINING WALL ELEVATION.
- BOW 934.23 – PROPOSED BOTTOM OF RETAINING WALL ELEVATION.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.
- DRAINAGE ARROW.

REVISIONS:			
NO.	DATE	DESCRIPTION	
1	XX-XX-XX	XXXXXXXXXXXXXXXXXX	

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262.346.7800
www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
SOUTH GRADING PLAN

DRAWN BY: **MBS**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

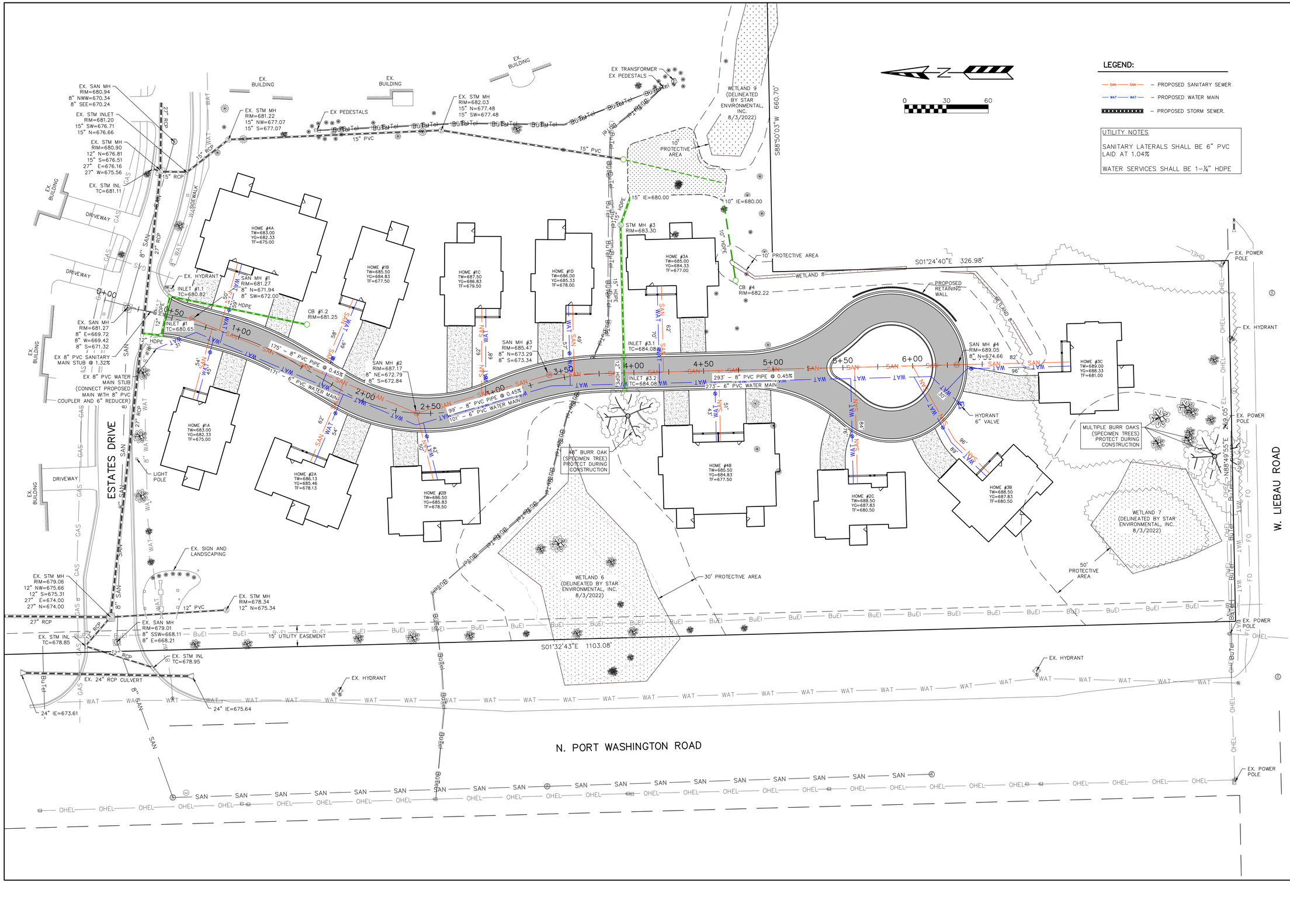
PLAN DATE: **5-22-2023**

PROJECT NO: \LC-01-23\

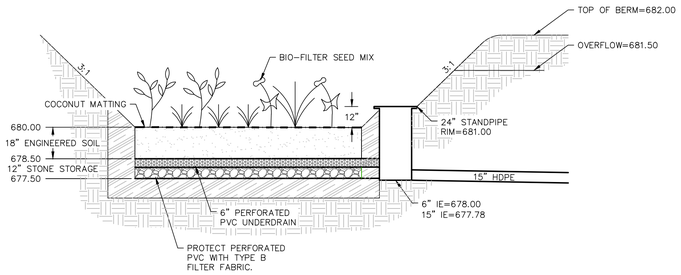
SUBMITTAL

SHEET NO:
C1.05

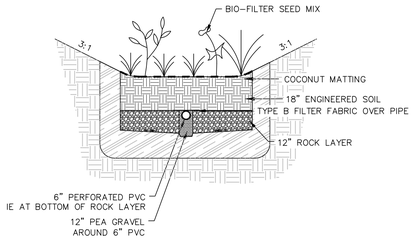
Attachment: Packet Docs_Lifespaces (8543 : Lifespaces Communities)



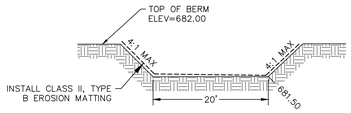
Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)



BIOFILTRATION DEVICE DETAIL



BIO-FILTER CROSS-SECTION VIEW



OVERFLOW WEIR CROSS SECTION

GENERAL NOTES:

1. BIO-FILTER 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-FILTER IN CONFORMANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. THE ENGINEERED SOIL SHALL CONSIST OF 70 TO 85% SILICA SAND; 15 TO 30% COMPOST W/ PH 5.5-8.0
   COMPOST SHALL MEET WDNR SPECIFICATION S100.
   2.1. SAND SHALL CONSIST OF WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA. IN CONFORMANCE WITH ASTM C33 AND WISCONSIN STANDARDS AND SPECIFICATIONS FOR HGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4.
   2.2. COMPOST SHALL MEET WDNR SPECIFICATIONS S100.
3. STONE STORAGE SHALL MEET THE COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 2003 EDITION. GRAVEL SHALL BE DOUBLE WASHED.
4. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PVC PIPE, BETWEEN THE PEA GRAVEL AND ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE PIPE.
5. BIO-FILTER SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED.
6. THE SEED MIXTURE FOR THE BIO-FILTER BOTTOM SHALL BE "WET MEADOW" AS SUPPLIED BY PRAIRIE NURSERY OR EQUIVALENT.
7. ONCE CONSTRUCTION OF THE BIO-FILTER BEGINS, THE BIO-FILTER 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 BIO-FILTER IN 6 INCH LIFTS TO AVOID COMPACTION.
10. ENGINEERED SOIL PLACED IN THE BIO-FILTER SHALL NOT BE COMPACTED.

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

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www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
STORMWATER MANAGEMENT PLAN

DRAWN BY:
MBS

DESIGNED BY:
KJP

CHECKED BY:
KJP

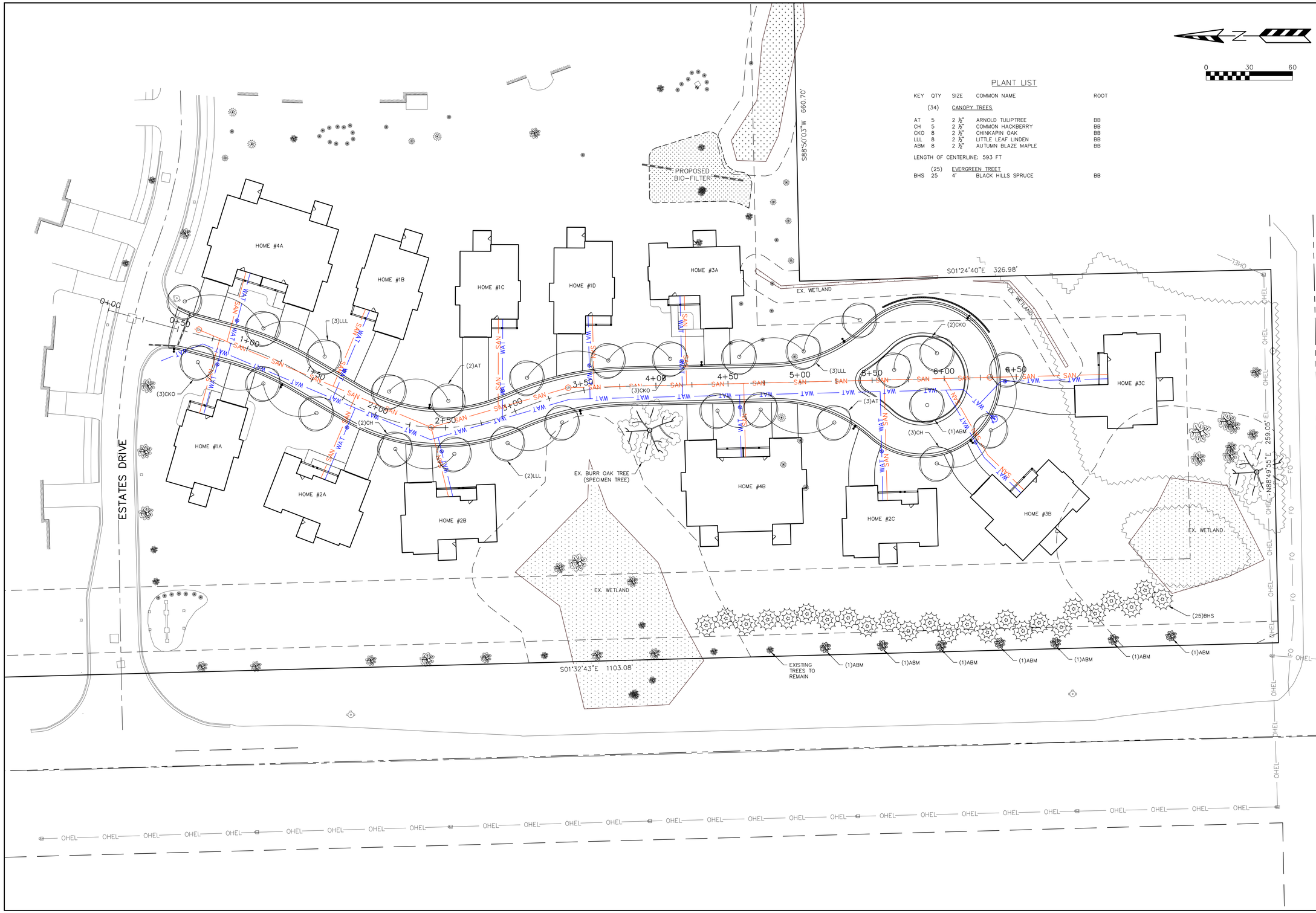
PLAN DATE:
5-22-2023

PROJECT NO:
\LC-01-23\

SUBMITTAL

SHEET NO:
C1.07

Attachment: Packet Docs_Lifespaces (8543 : Lifespaces Communities)



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NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

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262.346.7800
www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
OVERALL LANDSCAPE PLAN

DRAWN BY:
JDR

DESIGNED BY:
JDR

CHECKED BY:
KJP

PLAN DATE:
5-24-2023

PROJECT NO:
\LC-01-23\

BID SET

SHEET NO:
C1.08

Attachment: Packet Docs_Lifespaces (8543 : Lifespaces Communities)

PLANT LIST

KEY	QTY	SIZE	COMMON NAME	ROOT
	(24)		CANOPY TREES	
AT	5	2 ½"	ARNOLD TULIPTREE	BB
CH	5	2 ½"	COMMON HACKBERRY	BB
CKO	6	2 ½"	CHINKAPIN OAK	BB
LLL	8	2 ½"	LITTLE LEAF LINDEN	BB

LENGTH OF CENTERLINE: 593 FT

0 30 60

S88°50'03"W 660.70'

S01°24'40"E 326.98'

S01°32'43"E 1103.08'

PROPOSED BIO-FILTER

EX. WETLAND

EX. BURR OAK TREE (SPECIMEN TREE)

ESTATES DRIVE

HOME #1A
HOME #1B
HOME #1C
HOME #1D
HOME #2A
HOME #2B
HOME #2C
HOME #3A
HOME #3B
HOME #3C
HOME #4A
HOME #4B

0+00 0+50 1+00 1+50 2+00 2+50 3+00 3+50 4+00 4+50 5+00 5+50 6+00 6+50

(3)LLL (3)CKO (2)AT (2)CH (2)LLL (3)AT (3)CH

8" SAN 8" WAT

259.05' EL

S88°49'55"E

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

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www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
STREET TREE PLAN

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

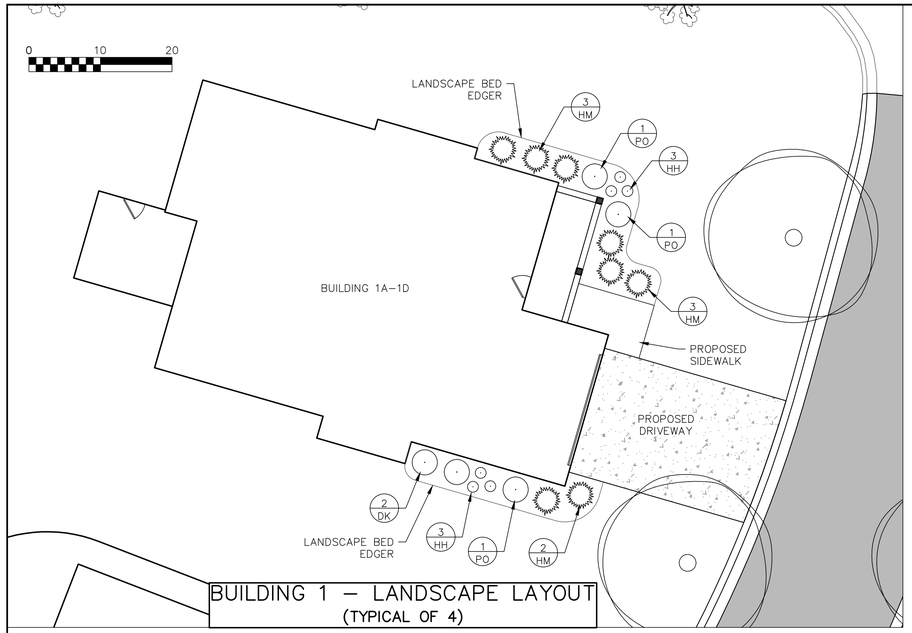
PLAN DATE: **5-22-2023**

PROJECT NO: \LC-01-23\

BID SET

SHEET NO:
C1.08

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)



BUILDING 1 – LANDSCAPE LAYOUT
(TYPICAL OF 4)

PLANT SCHEDULE FOR BUILDING 1 (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)

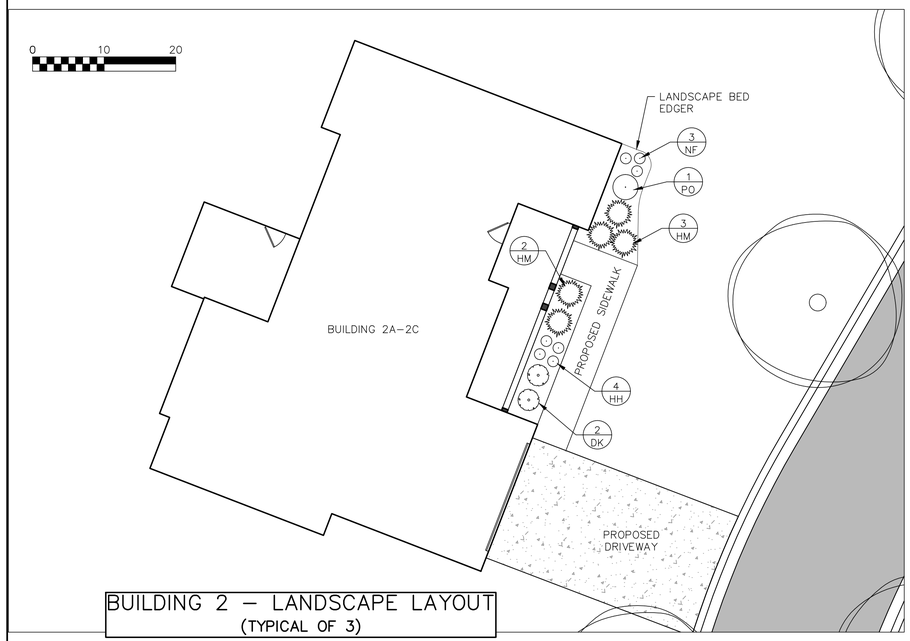
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE	TYPE
2	DK	Diervilla x 'Kodiak Orange'	Kodiak Orange Diervilla	3'–4'	POT	2 Gal	Deciduous Shrub
3	PO	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5' x 5'	POT	24"	Deciduous Shrub
6	HH	Hemerocalis x 'Happy Returns'	Happy Returns Daylily	18"–24"	POT	1 Gal	Perennial
8	HM	Hydrangea macrophylla "Bailmacfive"	Summer Crush Hydrangea	3' x 3'	POT	2 Gal	Deciduous Shrub

PLANT SCHEDULE FOR BUILDING 2 (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE	TYPE
2	DK	Diervilla x 'Kodiak Orange'	Kodiak Orange Diervilla	3'–4'	POT	2 Gal	Deciduous Shrub
1	PO	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5' x 5'	POT	24"	Deciduous Shrub
4	HH	Hemerocalis x 'Happy Returns'	Happy Returns Daylily	18"–24"	POT	1 Gal	Perennial
3	NF	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	18"–24"	POT	1 Gal	Perennial
5	HM	Hydrangea macrophylla "Bailmacfive"	Summer Crush Hydrangea	3' x 3'	POT	2 Gal	Deciduous Shrub

NOTES:

1) DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND LOCALLY GROWN BLUEGRASS SOD.
2) FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH #2 RIVER ROCK STONE MULCH SPREAD TO A DEPTH OF 3" OVER WEED BARRIER FABRIC.
3) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4' DIAMETER) SPREAD TO A DEPTH OF 3"
4) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
5) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.
6) THE QUANTITIES SHOWN AND LISTED FOR ALL PLANTINGS ARE FOR A SINGULAR BUILDING.
7) SEE SHEET C1.08 FOR THE OVERALL LANDSCAPING PLAN.



BUILDING 2 – LANDSCAPE LAYOUT
(TYPICAL OF 3)

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX–XX–XX	XXXXXXXXXXXXXXXXXX

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PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
BUILDING LANDSCAPE PLAN 1

DRAWN BY: **MBS**
DESIGNED BY: **MBS**
CHECKED BY: **KJP**

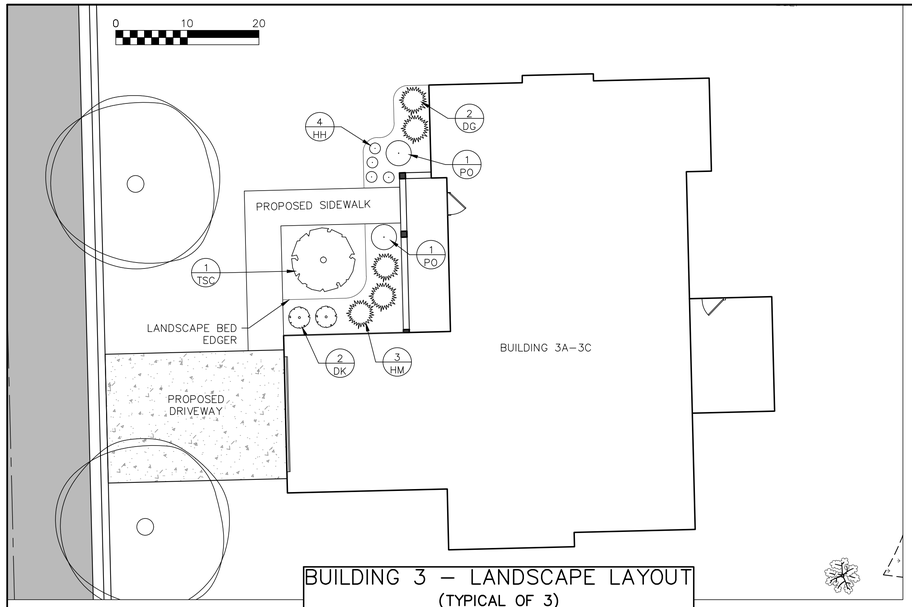
PLAN DATE: **5-24-2023**

PROJECT NO: \LC-01-23\

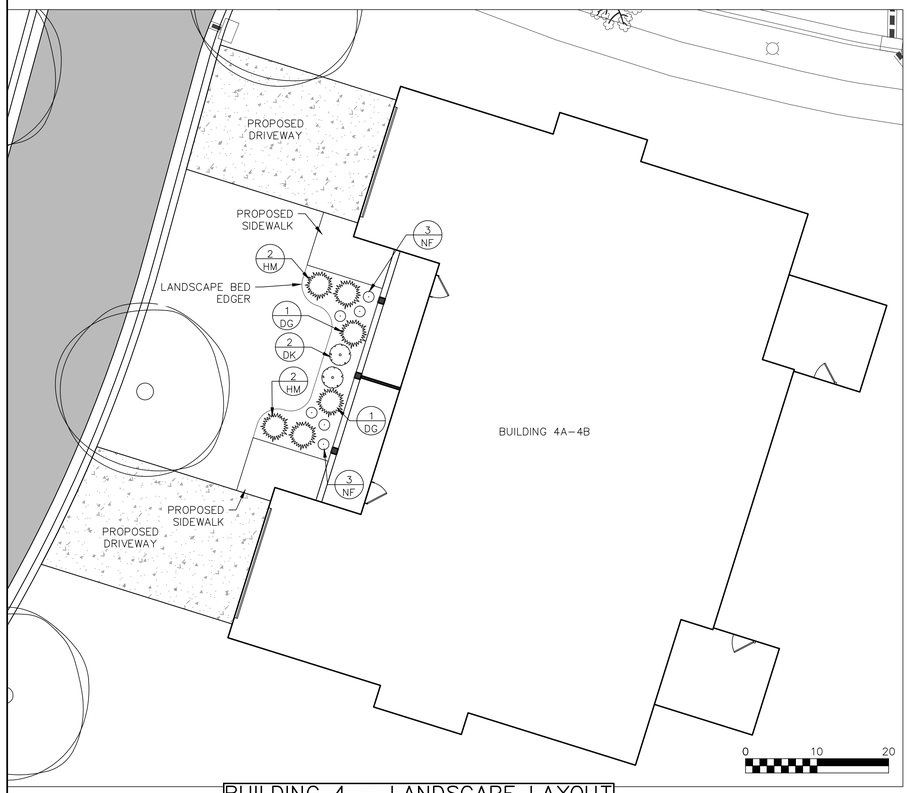
SUBMITTAL

SHEET NO:
C1.09

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)



BUILDING 3 – LANDSCAPE LAYOUT
(TYPICAL OF 3)



BUILDING 4 – LANDSCAPE LAYOUT
(TYPICAL OF 2)

PLANT SCHEDULE FOR BUILDING 3 (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE	TYPE
2	DG	Deutzia gracilis 'Nikko'	Nikko Deutzia	2' x 4'	POT	2 Gal	Deciduous Shrub
2	DK	Diervilla x 'Kodiak Orange'	Kodiak Orange Diervilla	3'–4'	POT	2 Gal	Deciduous Shrub
2	PO	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5' x 5'	POT	24"	Deciduous Shrub
1	TSC	Malus Sargentii 'Tina'	Sargent Crabapple	6'–8'	BB	1 1/2"	Evergreen Shrub
4	HH	Hemerocalis x 'Happy Returns'	Happy Returns Daylily	18"–24"	POT	1 Gal	Perennial
3	HM	Hydrangea macrophylla "Bailmacfive"	Summer Crush Hydrangea	3' x 3'	POT	2 Gal	Deciduous Shrub

PLANT SCHEDULE FOR BUILDING 4 (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE	TYPE
2	DG	Deutzia gracilis 'Nikko'	Nikko Deutzia	2' x 4'	POT	2 Gal	Deciduous Shrub
2	DK	Diervilla x 'Kodiak Orange'	Kodiak Orange Diervilla	3'–4'	POT	2 Gal	Deciduous Shrub
6	NF	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	18"–24"	POT	1 Gal	Perennial
4	HM	Hydrangea macrophylla "Bailmacfive"	Summer Crush Hydrangea	3' x 3'	POT	2 Gal	Deciduous Shrub

NOTES:

1) DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND LOCALLY GROWN BLUEGRASS SOD.
2) FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH #2 RIVER ROCK STONE MULCH SPREAD TO A DEPTH OF 3" OVER WEED BARRIER FABRIC.
3) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4' DIAMETER) SPREAD TO A DEPTH OF 3".
4) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
5) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.
6) THE QUANTITIES SHOWN AND LISTED FOR ALL PLANTINGS ARE FOR A SINGULAR BUILDING.
7) SEE SHEET C1.08 FOR THE OVERALL LANDSCAPING PLAN.

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX–XX–XX	XXXXXXXXXXXXXXXXXX

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
BUILDING LANDSCAPE PLAN 2

DRAWN BY: **MBS**
DESIGNED BY: **MBS**
CHECKED BY: **KJP**

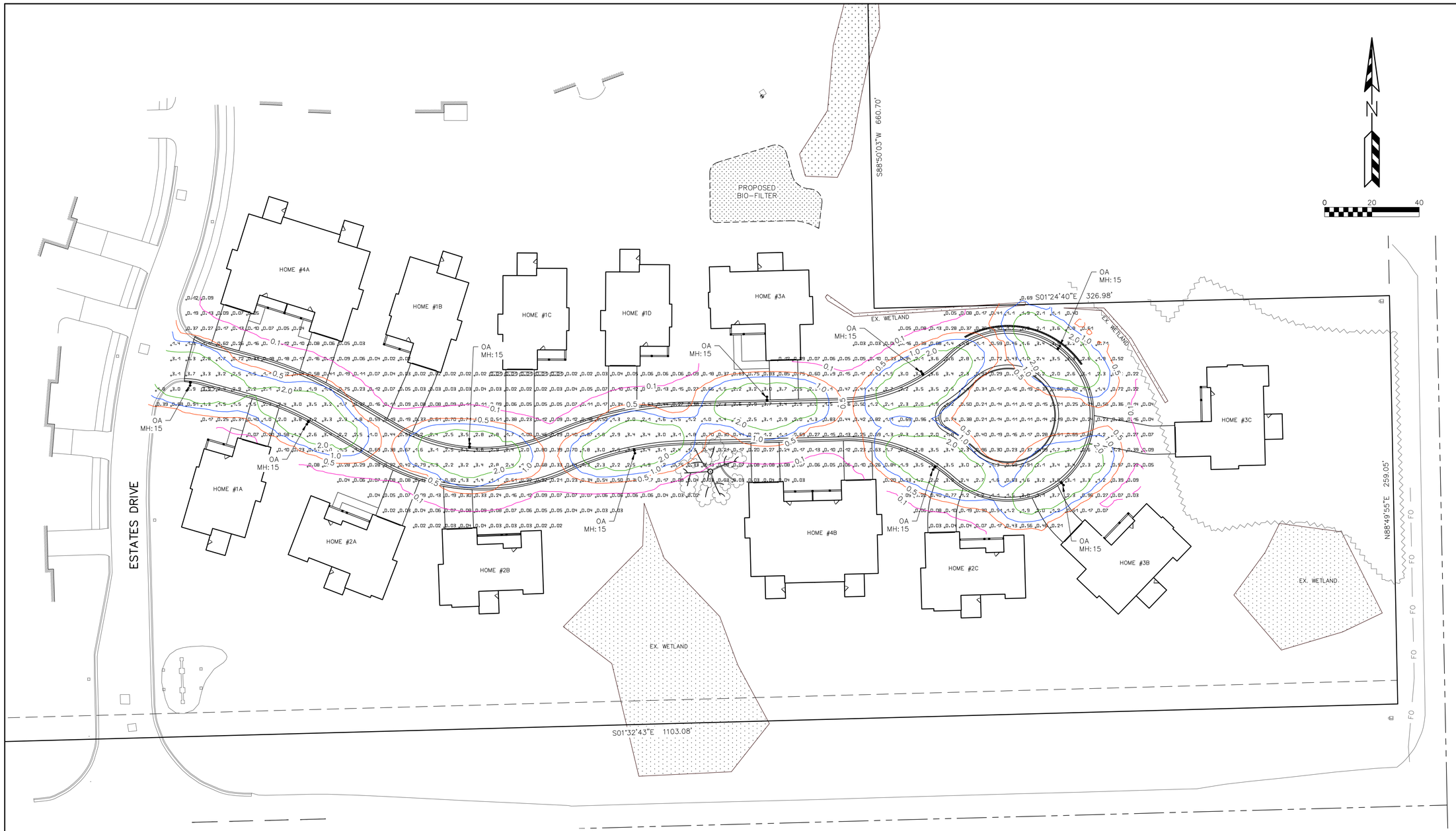
PLAN DATE: **5-24-2023**

PROJECT NO: \LC-01-23\

SUBMITTAL

SHEET NO:
C1.10

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)



NOTES:

1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
3) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
4) PSE ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

LUMINAIRE SCHEDULE

Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	10	OA	COOPER LIGHTING SOLUTIONS – LUMARK	MEM-E03-LED-E-U-T2	SINGLE	8,845	75.2	0.900

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.98	3.86	0.00	N.A.	N.A.

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

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262.346.7800
www.parishse.com

PROJECT TITLE:
NEWCASTLE PLACE
12600 N. PORT WASHINGTON RD
MEQUON, WI 53092

PLAN TITLE:
LIGHTING PLAN

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **6-01-2023**

PROJECT NO: \LC-01-23\

SUBMITTAL

SHEET NO:
C1.11

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE 2023-1644

An Ordinance Amending the Planned Unit Development (PUD) for New Castle Place (Lifespace) Located at 12500-12700 North Port Washington Road, Approving a New Concept Plan, Extending the Development Timeline, Modifying the Open Space Requirement and Updating Certain Approval Requirements

RECITALS

A. Pursuant to Section 62.23(3) of the Wisconsin Statues, the City of Mequon is authorized to prepare and adopt a comprehensive plan, or amendment thereof, as defined in Section 66.1001(1)(a) and 66.1001(2) and 66.1001(4)(c) and 66.1001(4)(d).

B. The Planning Commission by majority vote made a recommendation for approval on the 27th day of February, 2023.

C. The required due notice and public hearing by the Common Council of the City of Mequon occurred on the 11th day of April, 2023.

BASED UPON THE FOREGOING RECITALS, the Common Council of the City of Mequon, Wisconsin, do ordain as follows:

SECTION I

The 2000-999 PUD Ordinance is hereby amended subject to the conditions approved by the Planning Commission's action of February 27, 2023, as follows:

Condition 1 shall now read: The developer is entitled to a maximum density of 6.89 units per acre and a minimum open space ratio of 60% as shown on the concept plan, attached as Exhibit A.

Condition 2 shall now read: Final site plan, architectural plan, landscaping plan, open space plan, lighting plan, and signage plan details, and all subsequent amendments thereto, shall be subject to conditional use grant approval by the Planning Commission, on a phase-by-phase basis.

Condition 3 shall be eliminated.

Condition 10 shall now read: Specimen trees, as identified by the City Forester, shall not be damaged or destroyed as a result of this development.

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

Condition 13 shall be added that states: No building constructed after the date of this Ordinance shall exceed two stories in height.

Condition 14 shall be added that states: Tree protection measures shall be installed in accordance with the City Forester's recommendation prior to any land disturbing activity.

Condition 15 shall be added that states: Condition 11 shall apply to the amendment of the PUD zoning for the Property such that the amendment shall be effective upon the applicant/developer entering into such agreement for "fees in lieu of taxes" as deemed necessary and appropriate by the City Attorney.

Condition 16 shall be added that states: Landscape screening shall be installed along the south and east property line adjacent to 1200 W Liebau Road.

SECTION II

The terms and provision of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION III

All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION IV

This ordinance shall be in full force and effect upon its passage and on the day after its publication.

Approved by: Andrew Nerbun, Mayor

Date Approved: April 11, 2023

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on April 11, 2023.

Caroline Fochs, City Clerk

Published: April 18, 2023

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

DOCUMENT NO.

RETURN TO:

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

PARCEL NO.:

CONDITIONAL USE GRANT AMENDMENT

12600-12740 N Port Washington Road

Following action by the Planning Commission of the City of Mequon approving an amendment of the Conditional Use Grant, these Articles of Agreement are made and entered into this 26th day of June 2023, by and between _____ and the City of Mequon.

It is agreed upon by and between the parties hereto that the Conditional Use Grant for the development and operation of a continuum of care senior housing facility; the original Grant recorded as Document #685941 in Volume 1354 pages 555-577 on August 28th, 2001 and amended as Document #871334 in the Ozaukee County Register of Deeds Office, be amended as follows:

a. Elevations for Phase III: As attached Exhibit A-2

b. Site Plan for Phase III: As per attached Exhibit B-2

c. Landscaping Plan for Phase III: As per attached Exhibit C-2.

GRANTED by action of the Planning Commission of the City of Mequon this 26th day of June 2023.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 20023 the above named, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Planning Commission Secretary

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2023, the above named, Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

OWNER(S):

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

Milwaukee Protestant Home

By:_____

Acknowledgment

STATE OF _____)
)SS
_____COUNTY)

Personally came before me, this _____ day of _____, 2023 the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
Notary Public

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

685941

VOL 1354 PAGE 555
RECORDED

2001 AUG 28 AM 11:45

REGISTER OF DEEDS
OZAUKEE COUNTY, WI

LAND COVENANT

Acceptance of Conditions of Conditional Use Grant

THIS COVENANT, made this 21 day of August, 2001, by: Milwaukee Protestant Home GRANTEES, for the use and benefit of all persons from time to time resident or owning property within the boundaries of the City of Mequon, Ozaukee County, Wisconsin, and for the use and benefit of said City of Mequon in its own right and as agent for the purpose of enforcing these presents on behalf of the above described class of persons, GRANTORS.

The premises affected by these presents (hereinafter called the Premises) are the following described lands in Township 9, North, Section 17, Range 22 East, in the County of Ozaukee and State of Wisconsin, to wit:

LEGAL DESCRIPTION

See Exhibit "A"

15-017-06-000.00
15-017-06-001.00
15-017-07-001.00
15-017-07-003.00

GRANTEES warrant and covenant that at the time of the ensealing and delivery of these presents they are all of the owners of the Premises and that no other person has any estate or interest therein except by reason of easements for public utilities, building restrictions, dedications to the public or public bodies, instruments not of record, and mortgages to banks, savings and loan associations or insurance companies and a right of first refusal to CMCC, Inc.

GRANTEES represent that petition on their behalf was made to the City of Mequon pursuant to the zoning code of the said City, for grant permission to erect and/or conduct on the Premises a use there permissible not by right but only by Conditional Use Grant; that in connection therewith GRANTEES made certain representations and agreements as to site, building and operation plans which were incorporated into the Conditional Use Grant; that based thereon the Conditional Use Grant was approved by the Planning Commission on the 22nd day of January, 2001, the Common Council on the 13th day of February, 2001, and that a true copy thereof is on file with the Planning Commission of the City of Mequon.

NOW, THEREFORE, GRANTEES hereby accept the said Conditional Use Grant and covenant strictly to comply with all the terms and conditions thereof. GRANTEES acknowledge that, in accordance with the provisions of the Zoning Code, failure to comply with any conditions of the Conditional Use Grant is cause for the termination of said Grant by the City. GRANTEES also acknowledge that approval of the Conditional Use Grant allow the appropriate City officials to conduct reasonable and routine inspections of the property. This Covenant shall run with the land and shall be binding on the GRANTEES and all persons claiming any estate or interest in the Premises by, through or under the GRANTEES, as long as the said Premises are used as described in the Conditional Use Grant for the operation of: the development and operation of a continuum of care senior housing facility.

IN WITNESS WHEREOF, GRANTEES have hereunto set their hands and seals this 21 day of August, 2001.

Signed and Sealed In Presence of:

Milwaukee Protestant Home
Matt Furno
President/CEO

Gregory J. Gobri
Kathleen A Bernadin

Acknowledgment

STATE OF WISCONSIN)
)ss
Milwaukee County) personally came before me this 21 day of August, 2001, the above named Matt Furno to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Deborah Rappe
Notary Public, State of Wisconsin

My Commission expires: June 26, 2005

This instrument was drafted by the Mequon Planning Commission.

lc_MilwProtHome/01(dlf)

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

EXHIBIT A

VOL 1354 PAGE 550

PARCEL A: (former Wrezik site)

That part of the northwest quarter (NW ¼) of Section Seventeen (17), Township Nine (9) north, Range Twenty-two (22) east, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said ¼ section; thence S 1°32'42" east along the west line of said ¼ section, 1183.00 feet to a point; thence N 88°50'03" east on a line parallel to the south line of the northwest ¼ of said ¼ section, 348.48 feet to a point; thence S 1°32'42" east on a line parallel to the west line of said ¼ section, 125.00 feet to a point in the south line of the northwest ¼ of said ¼ section; thence N 88°50'03" east along the south line of the northwest ¼ of said ¼ section, 639.22 feet to a point in the west line of U.S. Hwy. "141"; thence N 1°24'55" west along the west line of said highway, 1207.91 feet to a point in the southerly line of Highland Road; thence N 79°54'48" west along the southerly line of said Highland Road, 179.42 feet to a point; thence N 86°52'21" west along the southerly line of said Highland Road, 601.59 feet to a point; thence S 88°50'18" west on a line parallel to and 45.00 feet distant from the north line of said ¼ section, 181.99 feet to a point in the east line of Port Washington Road; thence N 1°32'42" west along the east line of said Port Washington Road, 45.00 feet to a point in the north line of said ¼ section; thence S 88°50'18" west along the north line of said ¼ section, 33.00 feet to the point of commencement.

PARCEL B: (former portion of Liebau site)

Part of the southwest ¼ of the northwest ¼ of Section Seventeen (17), Township Nine (9) north, Range Twenty-two (22) east in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said ¼ section; thence S 01°32'48" east along the west line of said ¼ section 1333.09 feet to a point on the north line of the southwest ¼ of said ¼ section; thence N 88°50'15" east along said north line 435.61 feet to the point of beginning of lands to be described; thence continuing N 88°50'15" east along said north line 332.19 feet to a point on the west line of Interstate Highway "43" also known as State Highway "32" and formerly known as Interstate Highway "141"; thence S 01°24'45" east along said west line 975.99 feet to a point; thence S 88°49'58" west 860.70 feet to a point; thence S 01°24'45" east 327.00 feet to a point on the north line of West Liebau Road. Being 30.00 feet north of the south line of said ¼ section; thence S 88°49'58" west along said north line 291.05 feet to a point on the east line of North Port Washington Road; thence N 01°32'48" west along said east line 1103.09 feet to a point; thence N 88°50'15" east 402.61 feet to a point; thence N 01°32'48" west 200.00 feet to the point of beginning. Containing 945,569 square feet (or 21.7073 acres) of land.

PARCEL C: (Address: 12560 N. Port Washington Road)

A tract of land located in the northwest one-quarter (¼) of the northwest one-quarter (¼) of Section Seventeen (17), in Township Nine (9) north, Range Twenty-two (22) east, in the City of Mequon, Ozaukee County, Wisconsin:

Commencing at the southwest corner of the said northwest ¼ of the northwest one-quarter (¼) of Section Seventeen (17), township and Range aforesaid; thence N 0°23'22" west 125 feet to a point; thence N 89° 59'24" east 348.48 feet to a point; thence S 0°23'22" east 125 feet to a point; thence S 89°59'24" west 348.48 feet to the point of the beginning.

PARCEL D: (Address: 12550 N. Port Washington Road)

That part of the southeast quarter (¼) of the northwest quarter (¼) of Section Seventeen (17), Township Nine (9) north, Range Twenty-two (22) east, in the City of Mequon, Ozaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of said SW ¼ of the NW ¼; thence east 435.6 feet; thence south 100 feet; thence west 435.6 feet; then north 100 feet to the place of beginning.

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

VOL 1354 PAGE 557

CONDITIONAL USE GRANT
(Milwaukee Protestant Home)

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to Premises at located within Section 17, in Township 9 North, Range 22 East, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

See Exhibit "F"

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 development and operation of a continuum of care senior housing facility.

GRANTED by action of the Planning Commission of the City of Mequon this 22nd day of January, 2001, and Common Council this 13th day of February, 2001.

Brad Lee Steinke
Planning Commission Secretary

Christine Nuernberg
Mayor, Chairman

STATE OF WISCONSIN)
)SS.
OZAUKEE COUNTY)

Personally came before me, this 22nd day of August, 2001, the above named Christine Nuernberg, Mayor to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jonathan P. Censky
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) 8-18-02

NOTARY PUBLIC JONATHAN P. CENSKY STATE OF WISCONSIN

STATE OF WISCONSIN)
)SS.
OZAUKEE COUNTY)

Personally came before me, this 22nd day of August, 2001, the above named Brad Lee Steinke, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Jonathan P. Censky
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) 8-18-02

Approved as to form:

N/A
John DeStefanis, City Attorney

Original filed in the Department of Community Development of the City of Mequon.

cug_MilwProtHome/01(dlf)

NOTARY PUBLIC JONATHAN P. CENSKY STATE OF WISCONSIN

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

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 be void unless, pursuant to the building and Zoning Codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above.
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. Failure to allow reasonable and routine inspections of the property constitutes grounds for revocation of the Conditional Use Grant.

8. **Conditions on the Operations**

   a. Hours of operation: Continuous.

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

   c. Water supply requirements: Actual building construction which will be allowed without WICOR water onsite will be limited to excavations, footings, and concrete slab work. No construction involving combustible materials being used in rough framing will be allowed until fire hydrants are installed, tested, and fully operational.

   d. Provisions for sewage disposal: Public sanitary sewer system.

   e. Other:

      1. Any substantiated material problems with noise, health, safety, lighting, outside unenclosed storage, and/or traffic/parking associated with the elderly housing complex use shall be the responsibility of the property owner and/or operator to correct. Failure to correct the problem in a timely manner may result in the partial or complete revocation of this grant.

      2. The operation and use of the independent apartments and independent units in the buildings are exclusive to elderly residents, such that at least one resident within each such apartment or unit shall be age 55 or older. Any portions of the buildings subject to licensure (e.g., skilled nursing, CBRF) must comply with the terms of such license.

      3. This grant is subject to a City approved payment in-lieu of tax agreement.

      4. A full set of scaled plans is on file at Mequon City Hall.

      5. Driveway locations along Port Washington Road are subject to the approval of the Ozaukee County Highway Commission.

      6. Payment of all necessary and required impact fees and sewer connection fees shall be made prior to issuance of a building permit.

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

9. **Conditions of the Structures**

a. Building material of each structure: As per Exhibit A (architectural elevations).

b. Entrances, design and location: As per Exhibit A (architectural elevations).

c. Signs attached to the building location, size, design (including lighting): N/A

d. Exterior lighting of the building: As per Exhibits D.

e. Floor plan: As per Exhibit G

f. Other:

1. Total number of units allowed = 190.
2. A full set of scaled plans is on file at Mequon City Hall.

10. **Conditions on the Site**

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

b. Off-Street Parking (location and design including screening thereof): As per Exhibit B (site plan). If parking demand exceeds supply, the Planning Commission may require that the developer construct additional parking stalls.

c. Loading and service area (location and design): As per Exhibit B (site plan).

d. Outside storage of materials, products or refuse (location and screening thereof): As per Exhibit B (site plan).

e. Finished topography and building grades, retaining walls, stormwater run-off: As per Engineering Department approval.

f. Landscaping of the site and buildings (including plant types, size spacing): As per Exhibit C (landscaping plans).

g. Pedestrian walkways, terraces, malls (location and design): As per Exhibit B (site plan).

h. Signs (freestanding) location, size, and design (including lighting): As per Exhibits B & E.

i. Exterior lighting of the site, location design and power: As per Exhibit D.

j. Other:

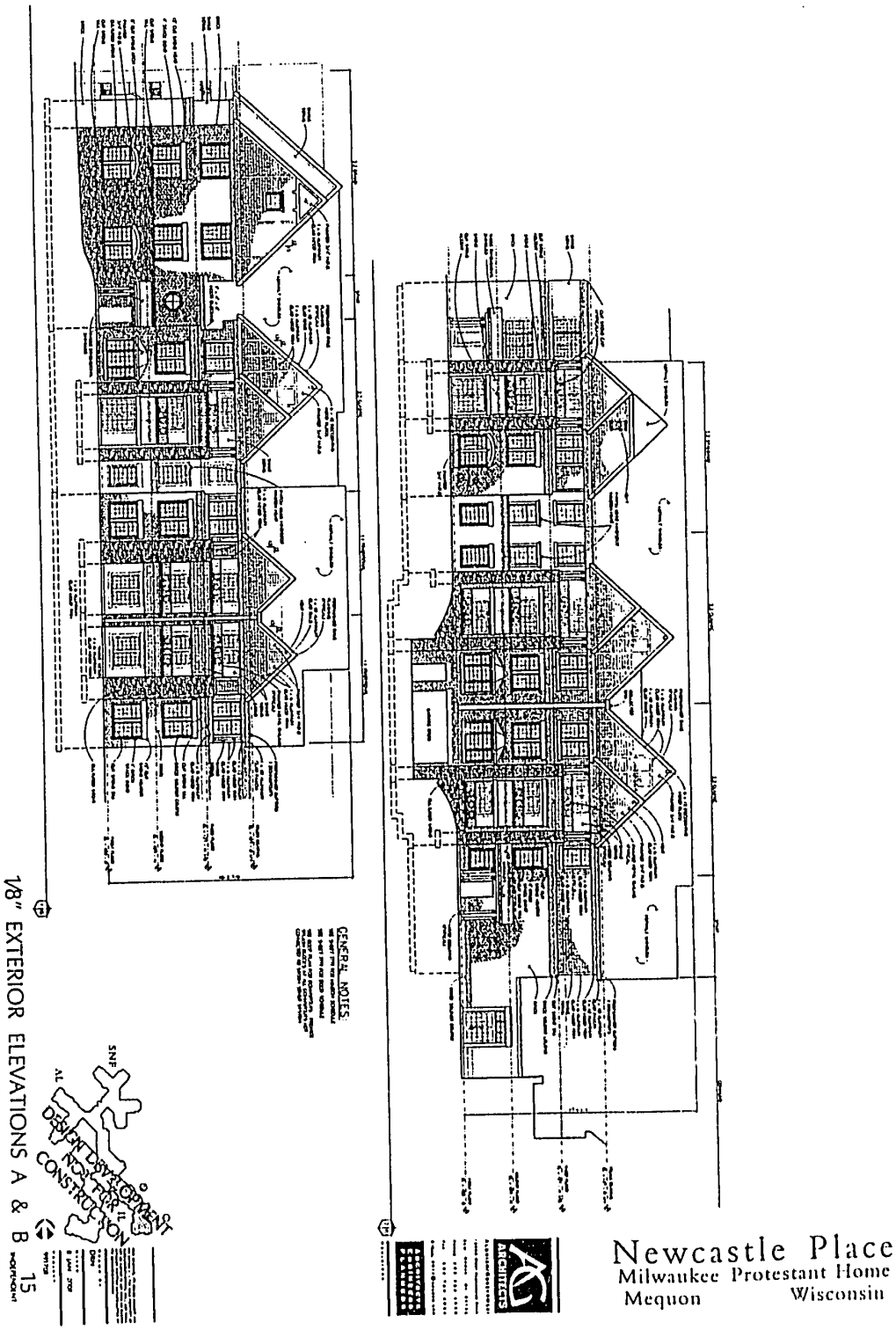
1. Future expansion and/or changes to the site or structures shall require Conditional Use Grant Amendment approval by the Planning Commission and Common Council and also review and approval of an updated transportation plan.
2. A full set of scaled plans is on file at Mequon City Hall.
3. City Forester and/or certified arborist, hired by the City and reimbursed by the developer, to review the grading and drainage plans and construction activities to assure these is no negative impact on the health of the wood's eco-system and specimen trees.
4. Engineering Department review and approval of sewerage and water plans is required.
5. Letter of approval from the Department of Natural Resources and U.S. Army Corp of Engineers relative to their jurisdiction, if any.
6. Approval of the Wisconsin Department of Transportation regarding Trans 233 jurisdiction, if any.
7. Access roadway must be maintained to all construction areas. Such roadways need not be paved but must be capable of supporting EMS and fire equipment.
8. In the event the roadway deteriorates to such an extent where fire department and EMS apparatus cannot make access, the fire department and/or building inspector can stop construction until roadway is improved and meets the fire department's approval.

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2001

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

EXHIBIT A VOL 1854 PAGE 560

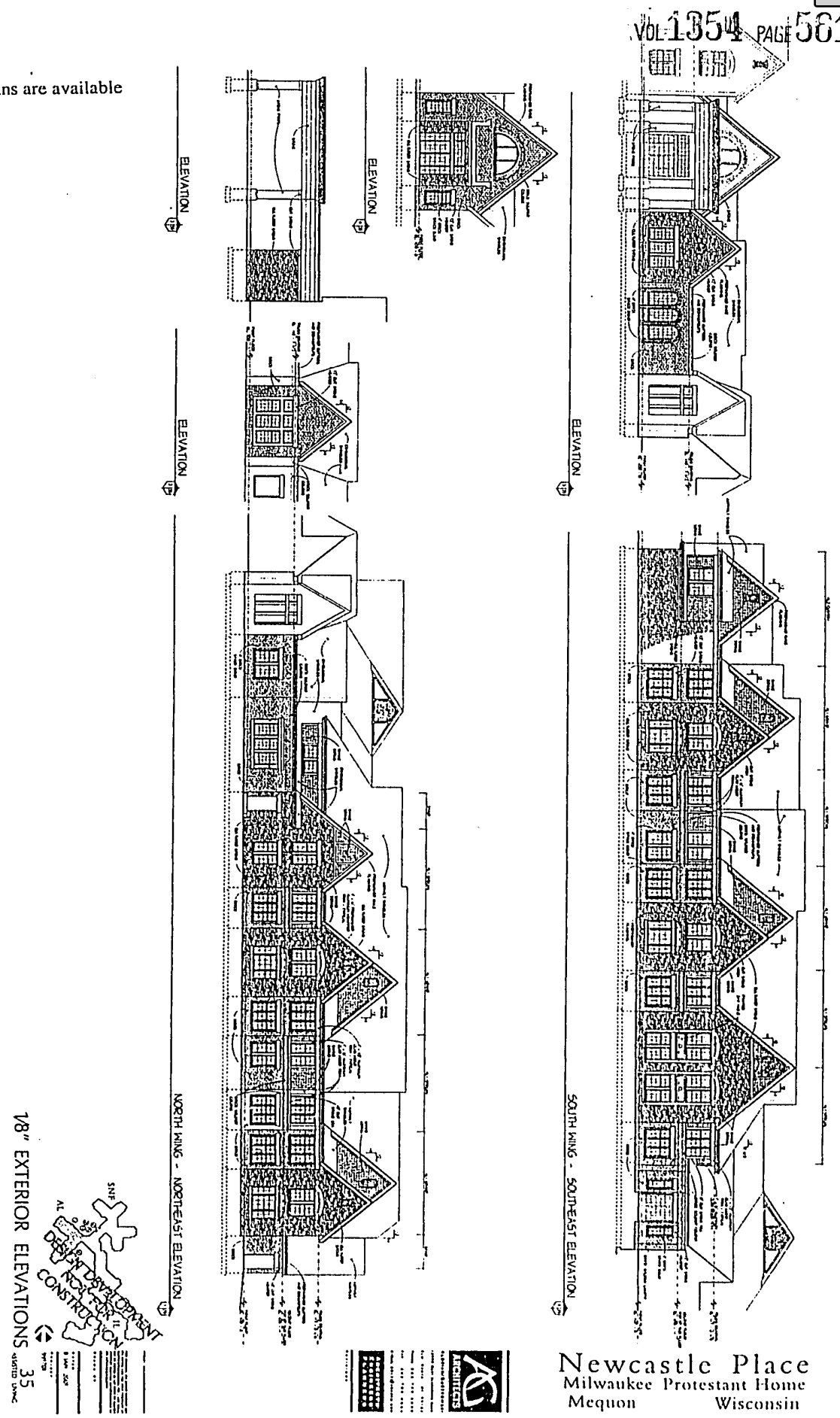
Note: Full sets of scaled plans are available at Mequon City Hall



Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

EXHIBIT A

Note: Full sets of scaled plans are available at Mequon City Hall



1/8" EXTERIOR ELEVATIONS 35

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

EXHIBIT VOL 1354 PAGE 562

Note: Full sets of scaled plans are available at Mequon City Hall

1/8" EXTERIOR ELEVATIONS

Newcastle Place
Milwaukee Protestant Home
Mequon Wisconsin

89

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

EXHIBIT A VOL 1354 PAGE 583

Note: Full sets of scaled plans are available at Mequon City Hall

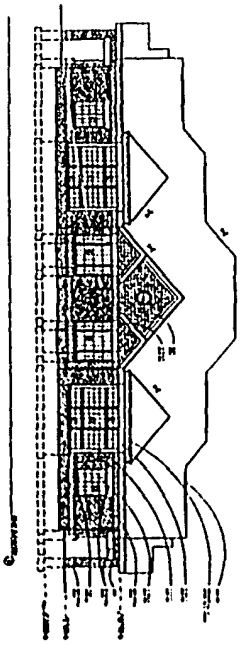
1/8" EXTERIOR ELEVATIONS 65

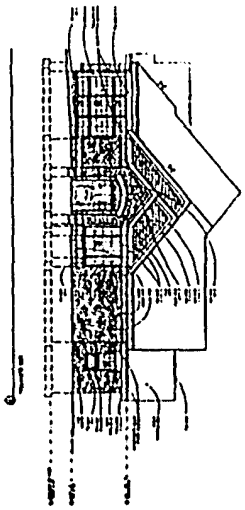
Newcastle Place
Milwaukee Protestant Home
Mequon Wisconsin

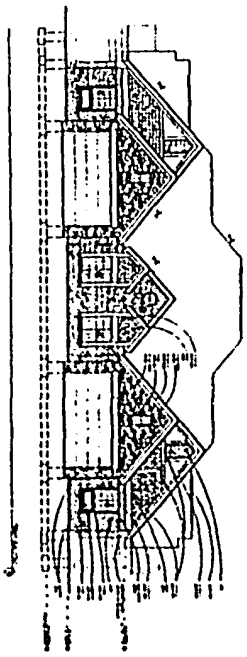
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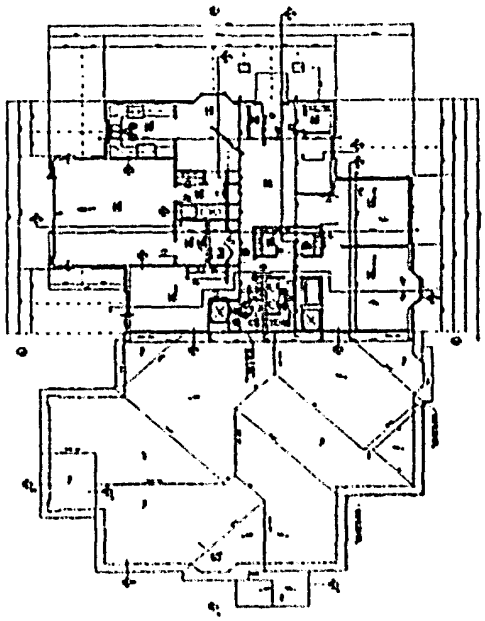
EXHIBIT A VOL 1354 PAGE 564

Note: Full sets of scaled plans are available at Mequon City Hall









18" EXTERIOR PLANS AND ELEVATIONS 100

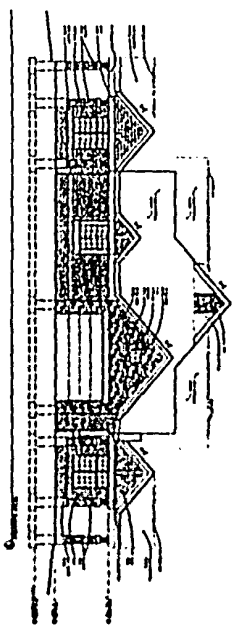
DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

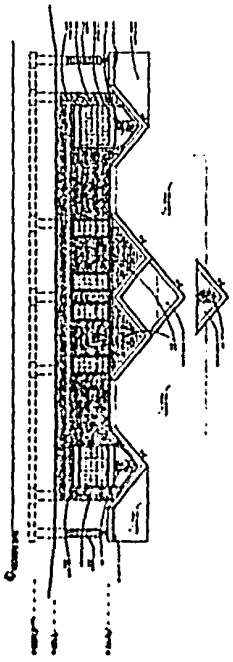
Newcastle Place
Milwaukee Protestant Home
Mequon Wisconsin

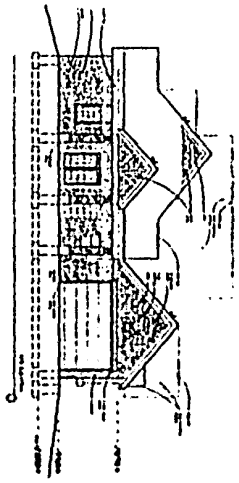
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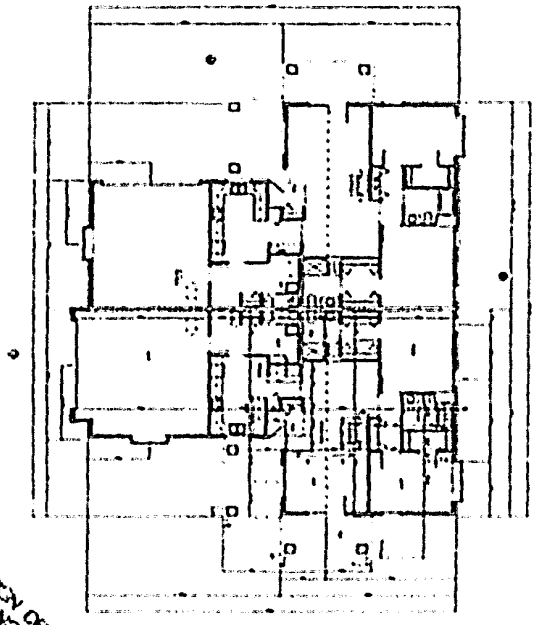
EXHIBIT A VOL 1354 PAGE 56

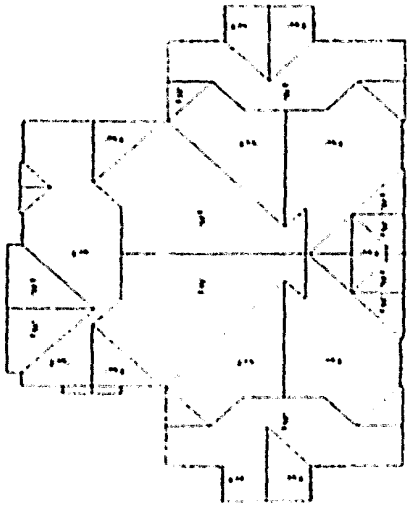
Note: Full sets of scaled plans are available at Mequon City Hall











18" EXTERIOR PLANS & ELEVATIONS 110

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

Newcastle Place
Milwaukee Protestant Home
Mequon Wisconsin

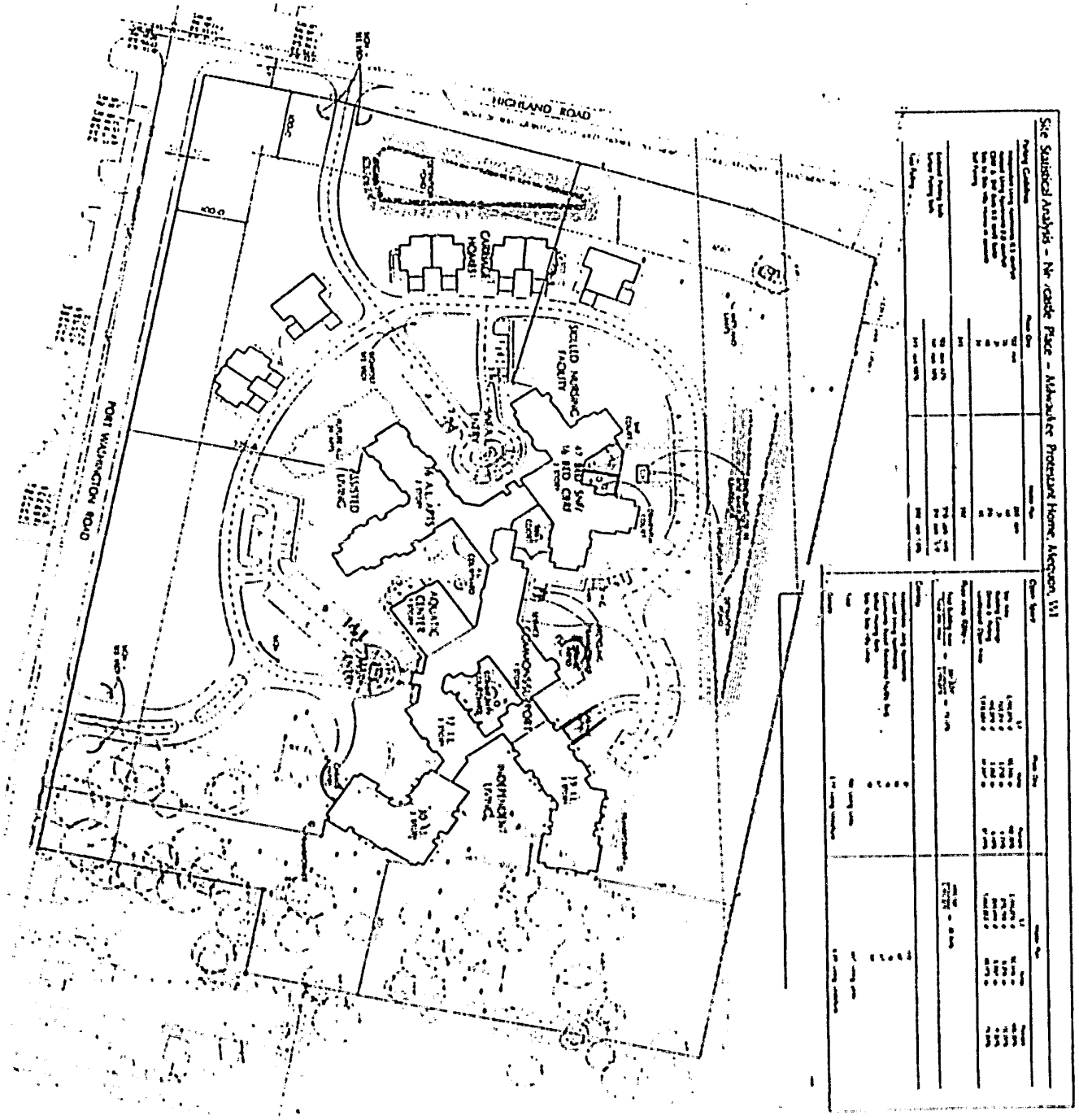
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EXHIBIT B VOL 1354 PAGE 566

Note: Full sets of scaled plans are available at Mequon City Hall

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

SITE PLAN SD1

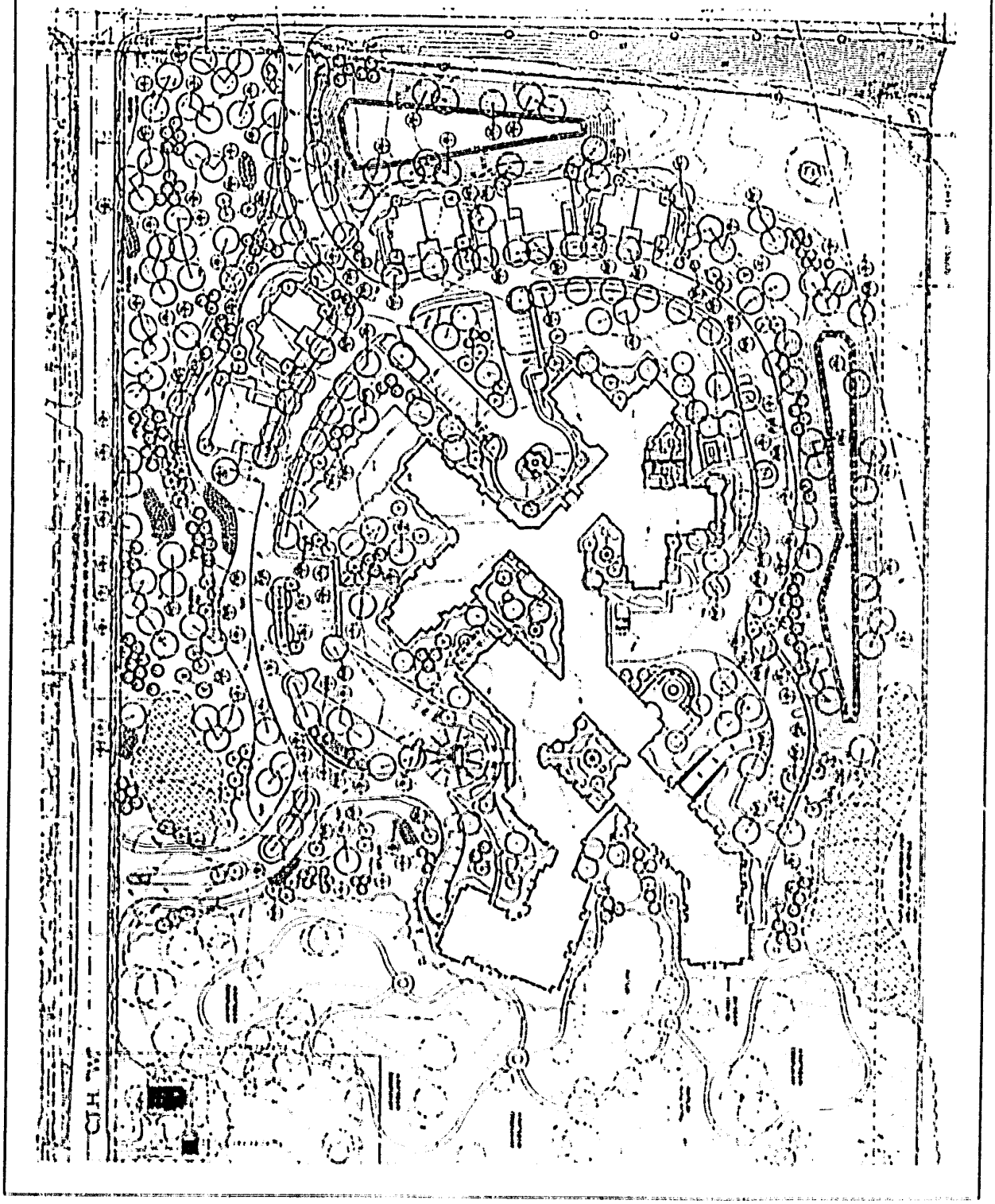


Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

VOL. 1354 PAGE 567

EXHIBIT C

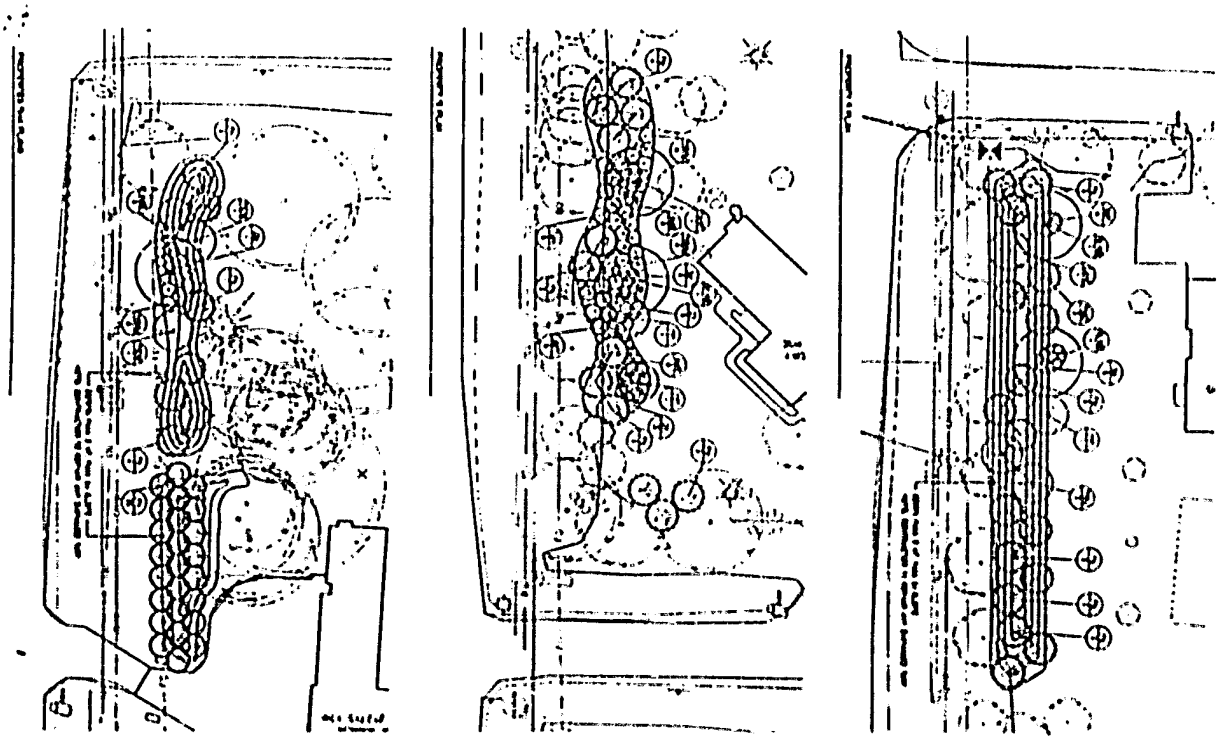
Note: Full sets of scaled plans are available at Mequon City Hall

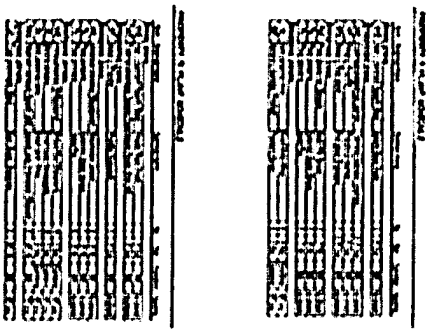


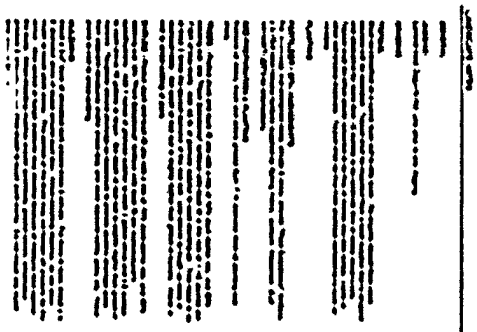
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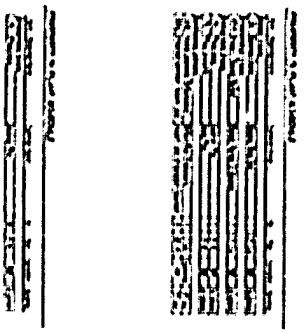
EXHIBIT C VOL 1354 PAGE 306

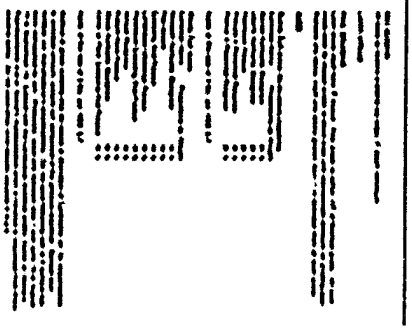
Note: Full sets of scaled plans are available at Mequon City Hall











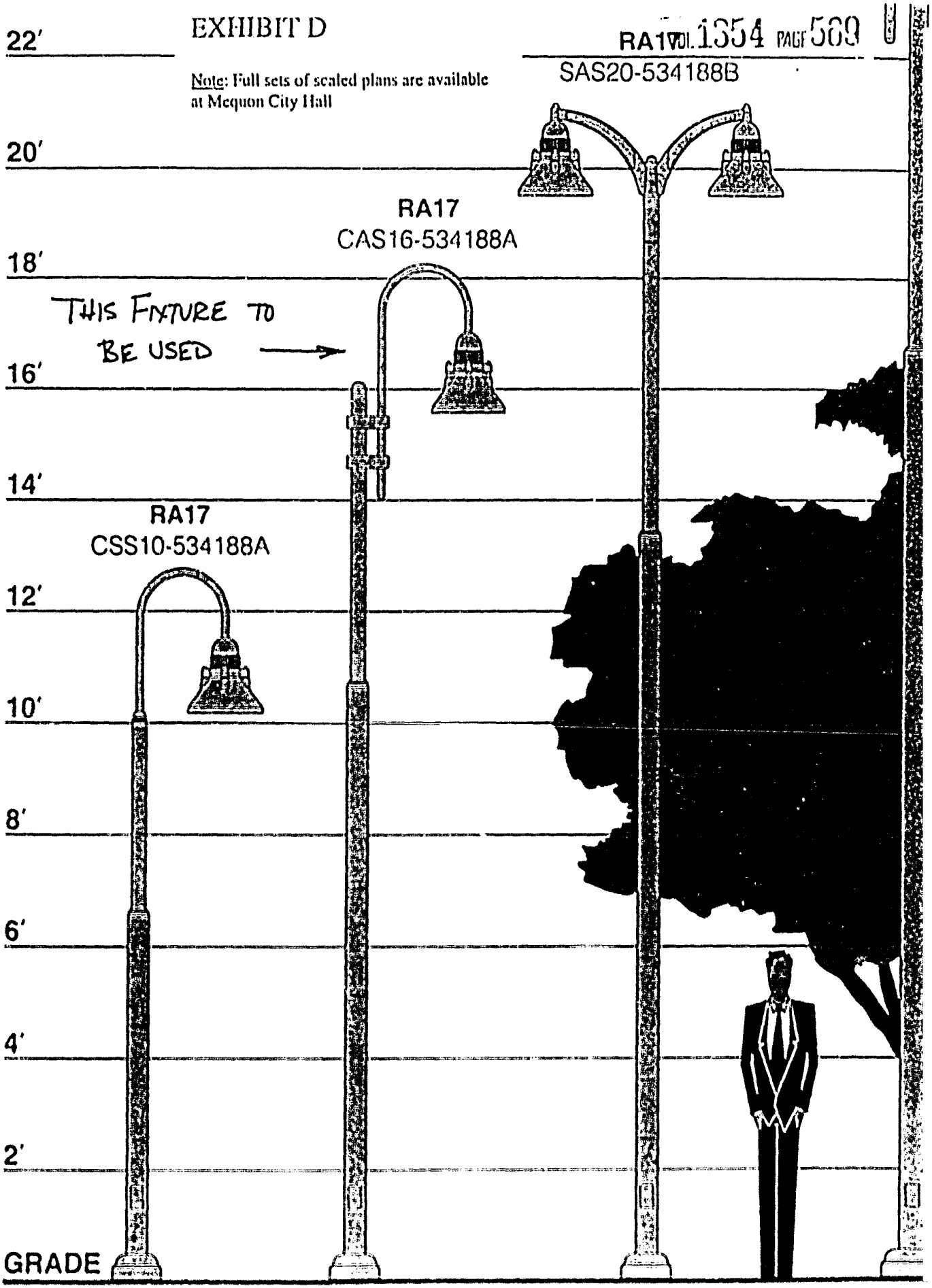
Newcastle Place - West Side Berm
LANDSCAPE PLAN

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

EXHIBIT D

VOL. 1354 PAGE 589

Note: Full sets of scaled plans are available at Mequon City Hall



Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

ARCHITECTURAL AREA LIGHTING

EXHIBIT D VOL 1354 PAGE 570

Note: Full sets of scaled plans are available at Mequon City Hall

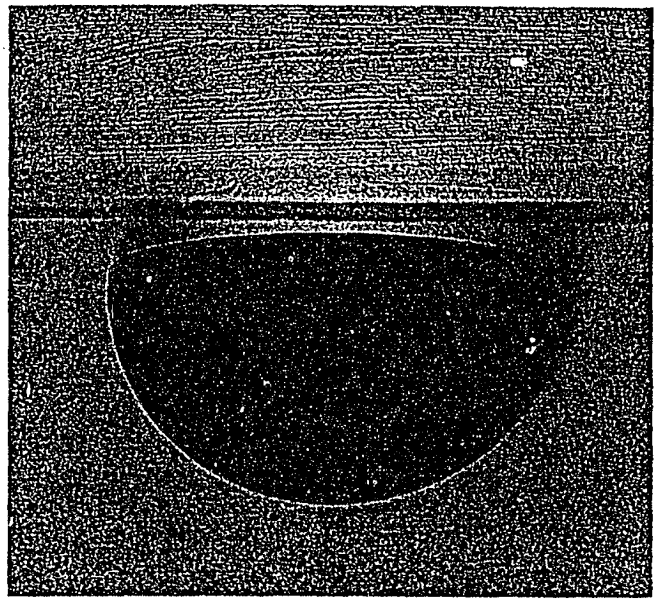
QSUP, QSDN Quarter Spheres

4-1

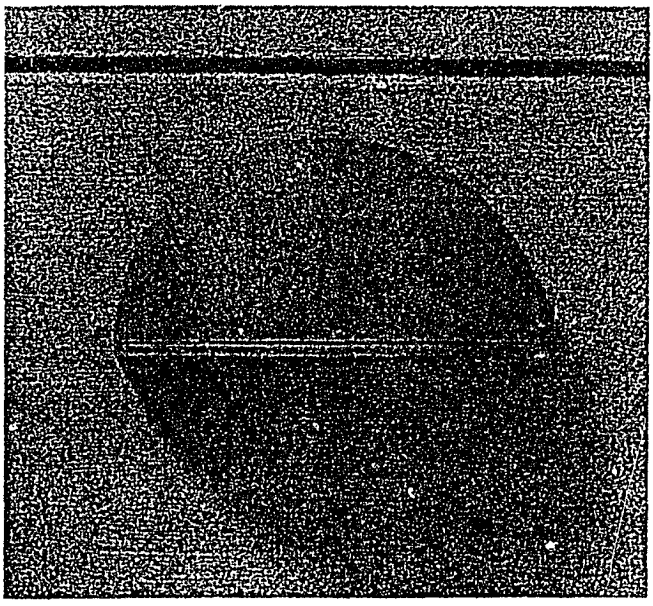
The Quarter Spheres are suitable for indoor or outdoor applications. These rugged, heavy wall cast aluminum luminaires are designed for vandal resistance and abuse. The reflector washes the wall and throws the light outward for path lighting, illuminating a canopy or ceiling in an up position. The uplight versions are available in wattages up to 175 watts HID or a maximum of 100 watts HID in the downlight version.

CATALOG NUMBERS	DESCRIPTION
QSUP - 50 MH	UPLIGHT, 50 WATT METAL HALIDE
QSUP - 70 MH	UPLIGHT, 70 WATT METAL HALIDE
QSUP - 100 MH	UPLIGHT, 100 WATT METAL HALIDE
QSUP - 175 MH	UPLIGHT, 175 WATT METAL HALIDE
QSUP - 50 HPS	UPLIGHT, 50 WATT HIGH PRESSURE SODIUM
QSUP - 70 HPS	UPLIGHT, 70 WATT HIGH PRESSURE SODIUM
QSUP - 100 HPS	UPLIGHT, 100 WATT HIGH PRESSURE SODIUM
QSUP - 150 HPS	UPLIGHT, 150 WATT HIGH PRESSURE SODIUM
QSDN - 50 MH	DOWNLIGHT, 50 WATT METAL HALIDE
QSDN - 70 MH	DOWNLIGHT, 70 WATT METAL HALIDE
QSDN - 100 MH	DOWNLIGHT, 100 WATT METAL HALIDE
QSDN - 50 HPS	DOWNLIGHT, 50 WATT HIGH PRESSURE SODIUM
QSDN - 70 HPS	DOWNLIGHT, 70 WATT HIGH PRESSURE SODIUM
QSDN - 100 HPS	DOWNLIGHT, 100 WATT HIGH PRESSURE SODIUM

EXAMPLES		
QSUP - 150 HPS	120	WHT
QSDN - 70 MH	277	BLK
CAT. NO.	VOLTAGE	COLOR



QSUP



QSDN

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

Single Function

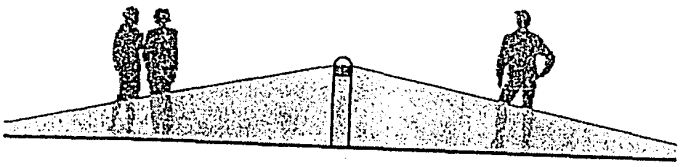
EXHIBIT D

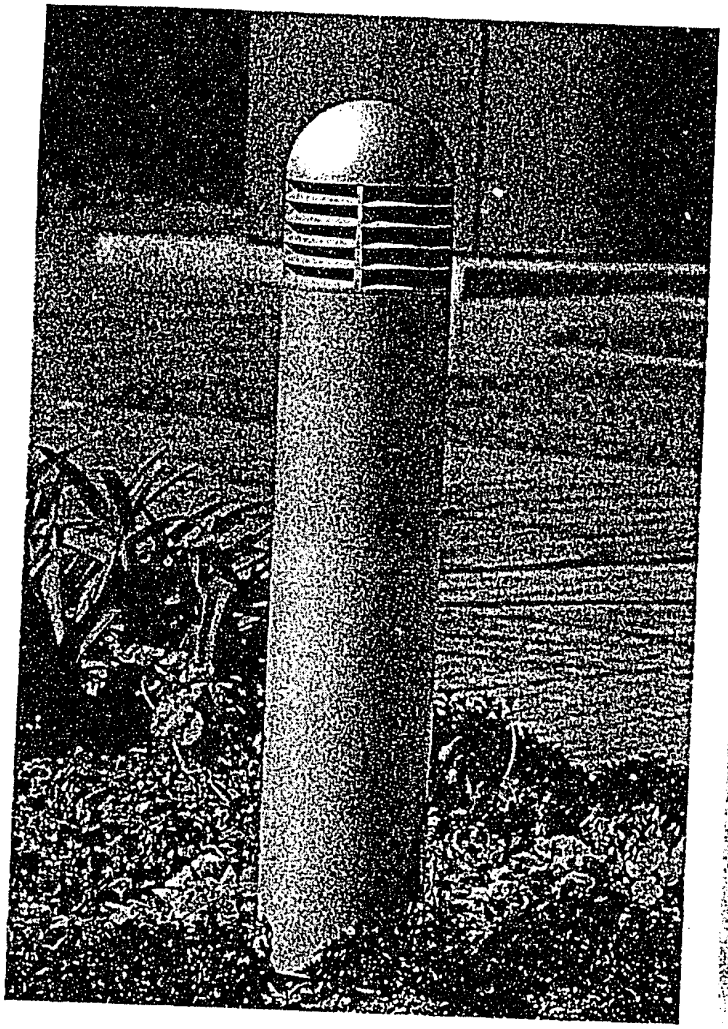
VOL 1354 PAGE 57

Note: Full sets of scaled plans are available at Mequon City Hall

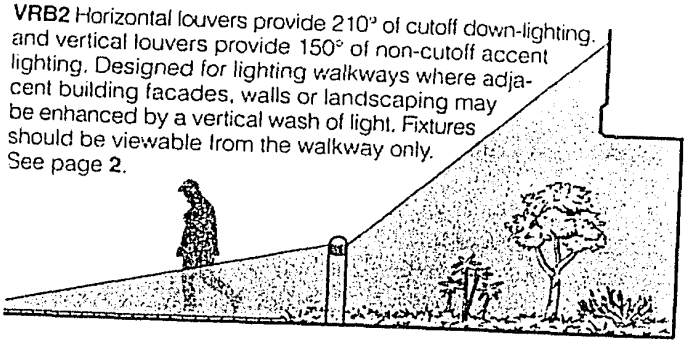
Luminaire

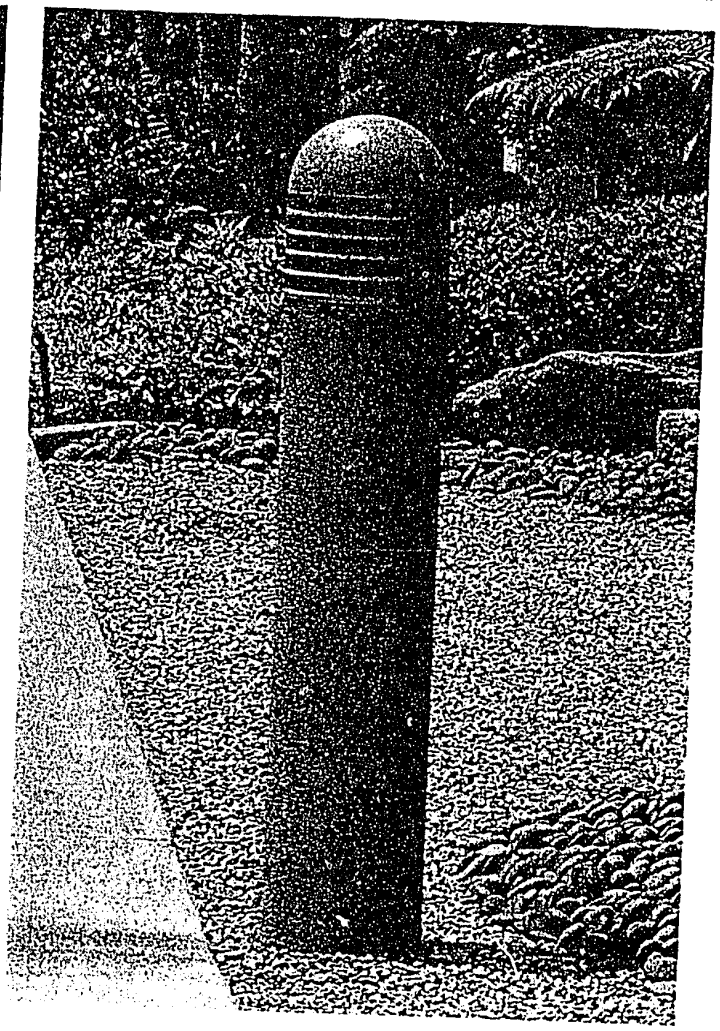
VRB1 Horizontal louvers provide 360° of down-lighting with total lamp source cutoff above 90° horizontal. Designed for lighting walkways, entrances, courtyards, and landscaped areas where fixtures are viewable from all directions. See page 2.





VRB2 Horizontal louvers provide 210° of cutoff down-lighting, and vertical louvers provide 150° of non-cutoff accent lighting. Designed for lighting walkways where adjacent building facades, walls or landscaping may be enhanced by a vertical wash of light. Fixtures should be viewable from the walkway only. See page 2.





KIM LIGHTING

SITE / AREA
PARKING STRUCTURE
ROADWAY
ARCHITECTURAL FLOOD / ACCENT
LANDSCAPE

16555 EAST GALE AVENUE
PO BOX 60080
CITY OF INDUSTRY CALIFORNIA 91745
U S A
PHONE 626 / 968 5666
FAX 626 / 363 2095

ALL RIGHTS RESERVED
THIS VERSION ©2000

Contents

Performance and Strength p2, p3
Specifications and Ordering:
VRB1/VRB1C/VRBC p4, p5
VRB2/VRB2C/VRBC p6, p7
Color Guide p8
Photometrics p9

Printed in U S A
5500200122
Version 5:00

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

EXHIBIT E VOL 1354 PAGE 572

Note: Full sets of scaled plans are available at Mequon City Hall

SIGNAGE AND WALL DETAILS

1/4" = 1'-0"

SITE SIGNAGE SD2

Newcastle P
Milwaukee Protestant
Mequon Wisc

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

PARCEL A: (former Wrezik site)

That part of the northwest quarter (NW ¼) of Section Seventeen (17), Township Nine (9) north, Range Twenty-two (22) east, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said ¼ section; thence S 1°32'42" east along the west line of said ¼ section, 1183.00 feet to a point; thence N 88°50'03" east on a line parallel to the south line of the northwest ¼ of said ¼ section, 348.48 feet to a point; thence S 1°32'42" east on a line parallel to the west line of said ¼ section, 125.00 feet to a point in the south line of the northwest ¼ of said ¼ section; thence N 88°50'03" east along the south line of the northwest ¼ of said ¼ section, 639.22 feet to a point in the west line of U.S. Hwy. "141"; thence N 1°24'55" west along the west line of said highway, 1207.91 feet to a point in the southerly line of Highland Road; thence N 79°54'48" west along the southerly line of said Highland Road, 179.42 feet to a point; thence N 86°52'21" west along the southerly line of said Highland Road, 601.59 feet to a point; thence S 88°50'18" west on a line parallel to and 45.00 feet distant from the north line of said ¼ section, 181.99 feet to a point in the east line of Port Washington Road; thence N 1°32'42" west along the east line of said Port Washington Road, 45.00 feet to a point in the north line of said ¼ section; thence S 88°50'18" west along the north line of said ¼ section, 33.00 feet to the point of commencement.

PARCEL B: (former portion of Liebau site)

Part of the southwest ¼ of the northwest ¼ of Section Seventeen (17), Township Nine (9) north, Range Twenty-two (22) east in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said ¼ section; thence S 01°32'48" east along the west line of said ¼ section 1333.09 feet to a point on the north line of the southwest ¼ of said ¼ section; thence N 88°50'15" east along said north line 435.61 feet to the point of beginning of lands to be described; thence continuing N 88°50'15" east along said north line 332.19 feet to a point on the west line of Interstate Highway "43" also known as State Highway "32" and formerly known as Interstate Highway "141"; thence S 01°24'45" east along said west line 975.99 feet to a point; thence S 88°49'58" west 860.70 feet to a point; thence S 01°24'45" east 327.00 feet to a point on the north line of West Liebau Road. Being 30.00 feet north of the south line of said ¼ section; thence S 88°49'58" west along said north line 291.05 feet to a point on the east line of North Port Washington Road; thence N 01°32'48" west along said east line 1103.09 feet to a point; thence N 88°50'15" east 402.61 feet to a point; thence N 01°32'48" west 200.00 feet to the point of beginning. Containing 945,569 square feet (or 21.7073 acres) of land.

PARCEL C: (Address: 12560 N. Port Washington Road)

A tract of land located in the northwest one-quarter (¼) of the northwest one-quarter (¼) of Section Seventeen (17), in Township Nine (9) north, Range Twenty-two (22) east, in the City of Mequon, Ozaukee County, Wisconsin:

Commencing at the southwest corner of the said northwest ¼ of the northwest one-quarter (¼) of Section Seventeen (17), township and Range aforesaid; thence N 0°23'22" west 125 feet to a point; thence N 89° 59'24" east 348.48 feet to a point; thence S 0°23'22" east 125 feet to a point; thence S 89°59'24" west 348.48 feet to the point of the beginning.

PARCEL D: (Address: 12550 N. Port Washington Road)

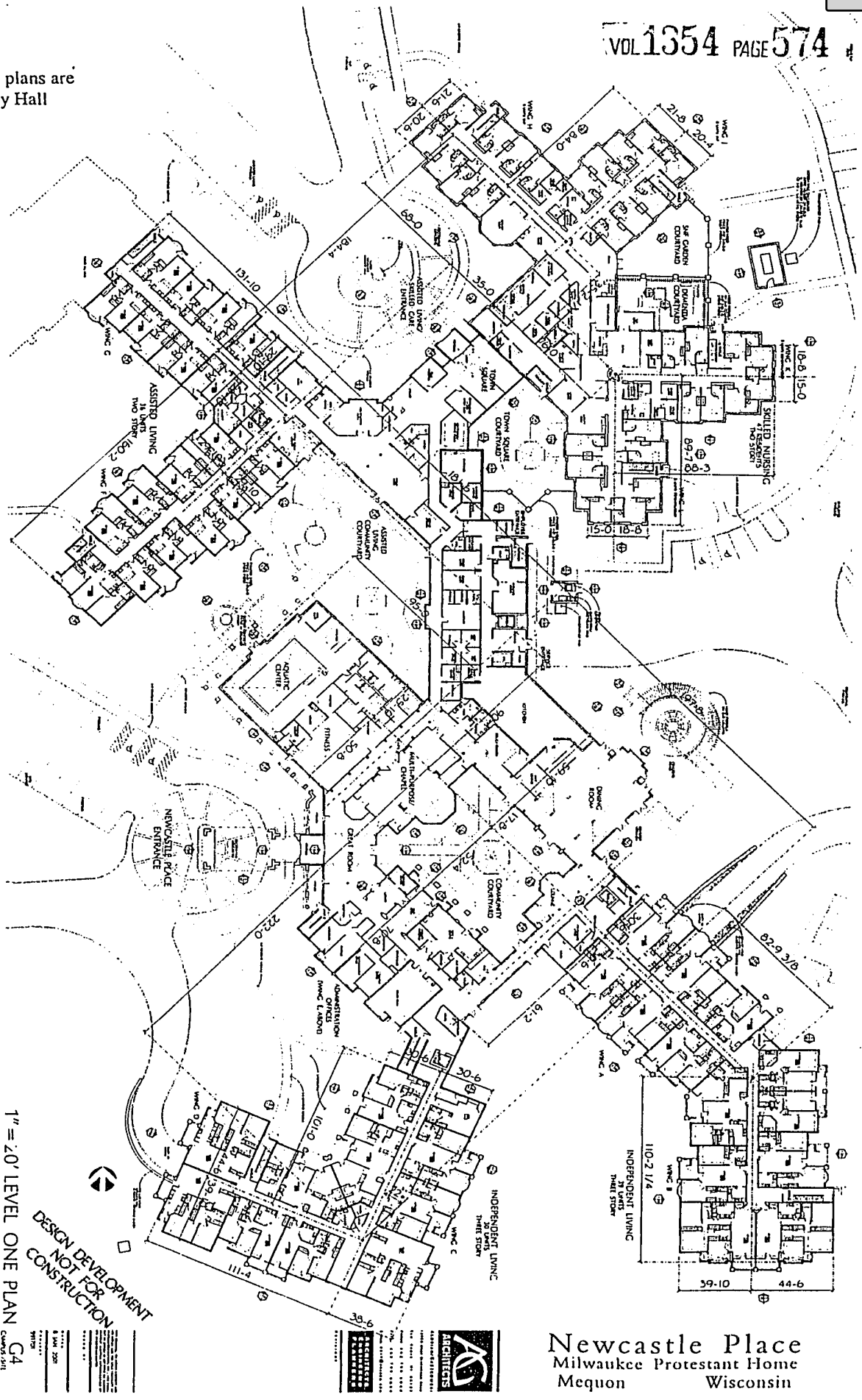
That part of the southeast quarter (¼) of the northwest quarter (¼) of Section Seventeen (17), Township Nine (9) north, Range Twenty-two (22) east, in the City of Mequon, Ozaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of said SW ¼ of the NW ¼; thence east 435.6 feet; thence south 100 feet; thence west 435.6 feet; then north 100 feet to the place of beginning.

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

EXHIBIT G

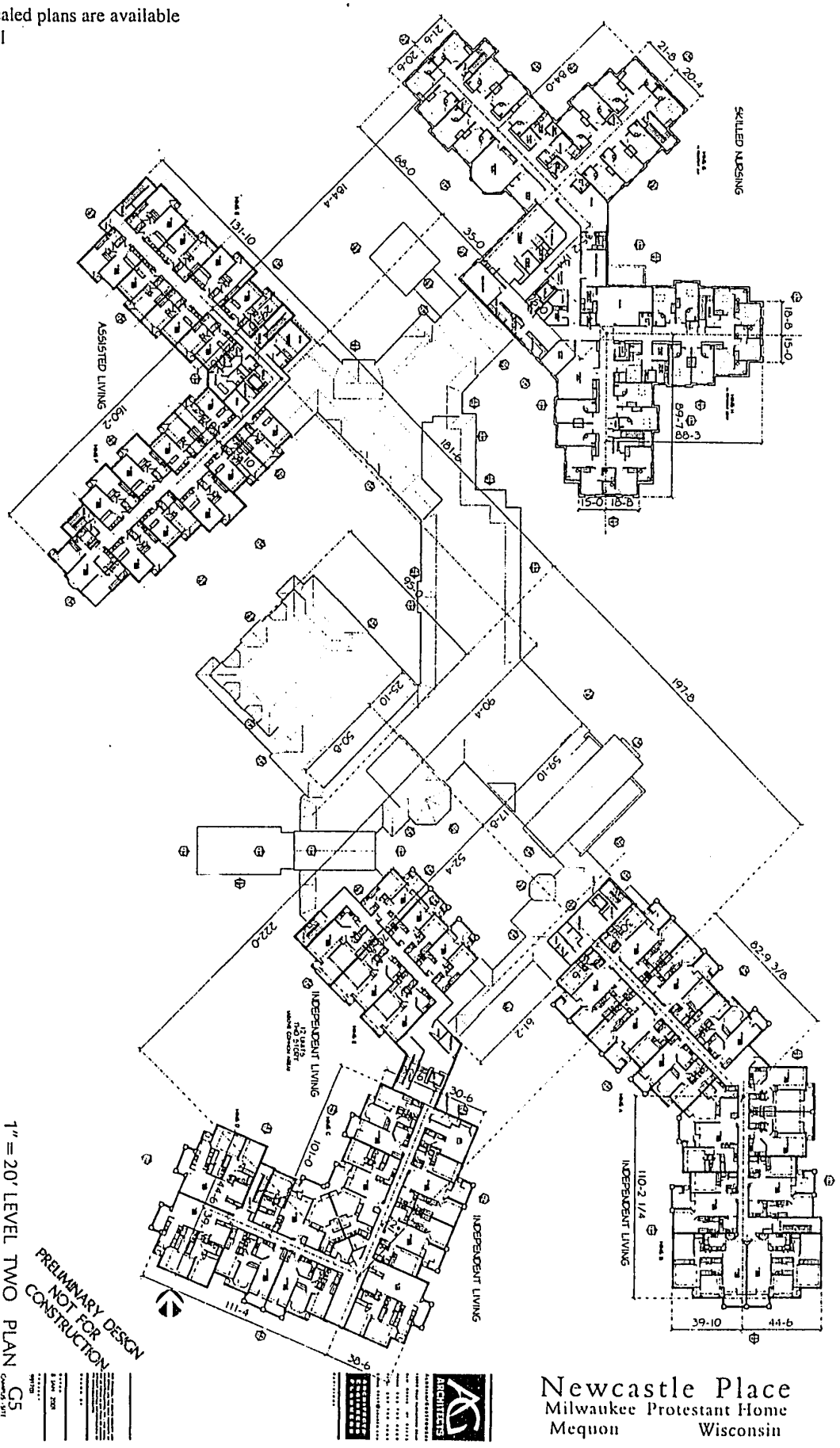
Note: Full sets of scaled plans are available at Mequon City Hall



Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

EXHIBIT G

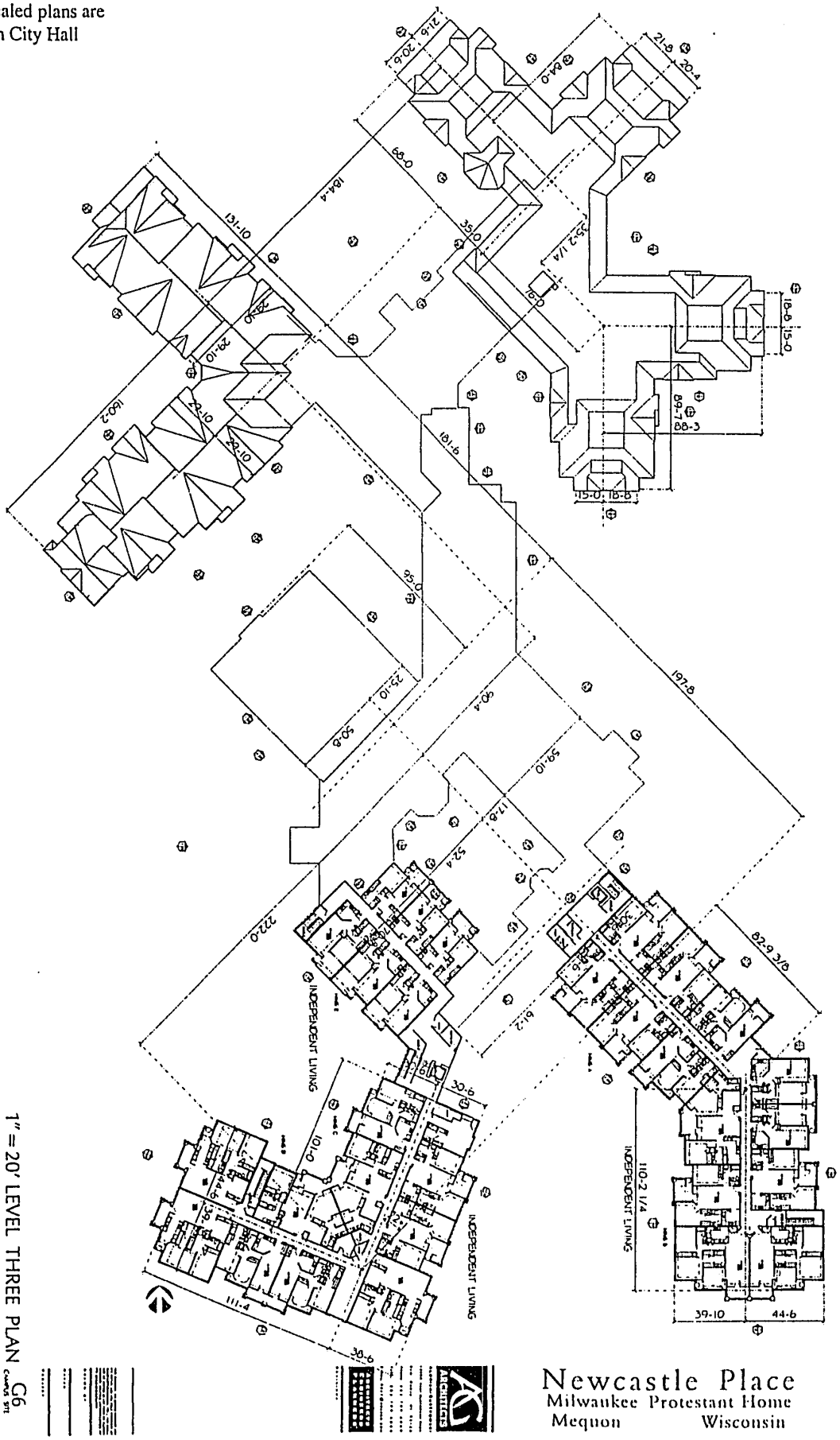
Note: Full sets of scaled plans are available at Mequon City Hall



Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

EXHIBIT G

Note: Full sets of scaled plans are available at Mequon City Hall



1" = 20' LEVEL THREE PLAN G6

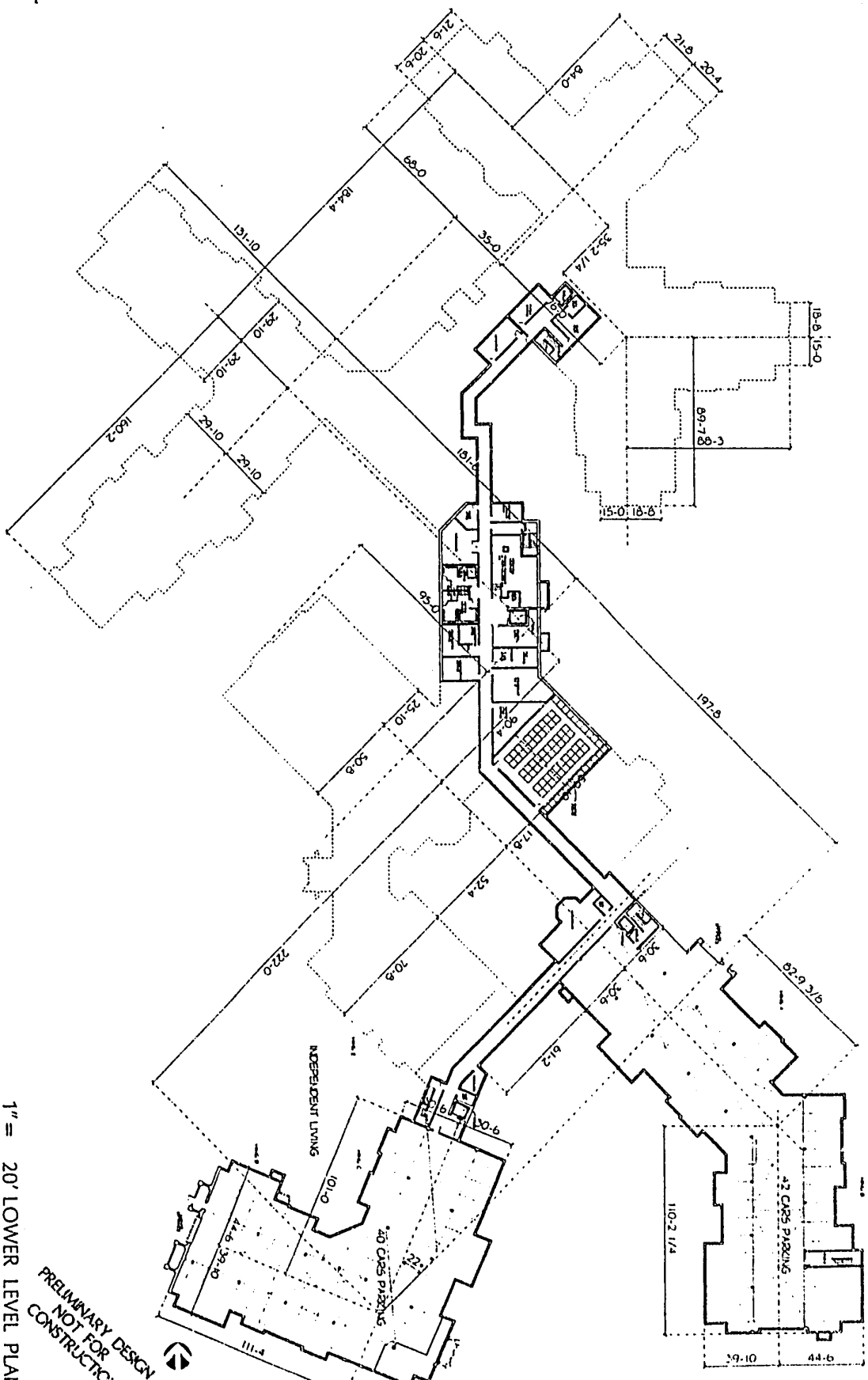
Newcastle Place
Milwaukee Protestant Home
Mequon Wisconsin

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

EXHIBIT G

VOL 1354 PAGE 577

Note: Full sets of scaled plans are available at Mequon City Hall



1" = 20' LOWER LEVEL PLAN G3

Newcastle Place
Milwaukee Protestant Home
Mequon Wisconsin

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

0871334 - 1

DOCUMENT NO.

0871334

RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
PORT WASHINGTON, WI
TXID: 54633

RECORDED ON
10/05/2007 10:52AM

REC FEE: 23.00
TRANS FEE: 0.00
PAGES: 7
EXEMPT #: 0

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

PARCEL NO.:
150170600000 $23

CONDITIONAL USE GRANT AMENDMENT

12600-12740 N Port Washington Road

Following action by the Planning Commission of the City of Mequon approving an amendment of the Conditional Use Grant, these Articles of Agreement are made and entered into this 10th day of September 2007, by and between Milwaukee Protestant Home and the City of Mequon.

It is agreed upon by and between the parties hereto that the Conditional Use Grant for the development and operation of a continuum of care senior housing facility; the original Grant recorded as Document #685941 in Volume 1354 pages 555-577 on August 28th, 2001 in the Ozaukee County Register of Deeds Office, be amended as follows:

a. Elevations for Phase II: As attached Exhibit A-1

b. Site Plan for Phase II: As per attached Exhibit B-1

c. Landscaping Plan for Phase II: As per attached Exhibit C-1.

d. Exterior lighting for Phase II: As per attached Exhibit D-1

e. Fence / Wall / Dumpster plan details: As per plans on file in the Department of Community Development

f. Street access (number, location, design), Parking, Signage: As per Exhibit B-1

g. Other:

- Replacement of 39" DBH of trees in accordance with the Tree Preservation Ordinance, subject to approval of the City Forester.
- Installation of protective measures as approved by City Forester, to protect specimen trees adjacent to the proposed access road.
- Construction of all buildings shall be complete by August of 2010 in accordance with PUD Ordinance 2000-999.
- Any future development of the site will require a PUD rezoning amendment.

GRANTED by action of the Planning Commission of the City of Mequon this 10th day of September 2007.

Christine Nuernberg, Mayor, Planning Commission Chairperson

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this 1 day of October, 2007, the above named Christine Nuernberg, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

DEBRA E. HABERMAN NOTARY PUBLIC STATE OF WISCONSIN

Debra E. Haberman My Commission (expires) 6-19-2011
Notary Public, Ozaukee County, Wisconsin

Planning Commission Secretary

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

0871334 - 2

Conditional Use Grant

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this 1 day of October, 2007, the above named, Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

DEBRA E. HABERMAN NOTARY PUBLIC STATE OF WISCONSIN

Notary Public, Ozaukee County, Wisconsin

My Commission (expires) 6.19.2011

OWNER(S):

Milwaukee Protestant Home

By: _____

Acknowledgment

STATE OF Wisconsin
)SS
Milwaukee COUNTY)

Personally came before me, this 20 day of September, 2007, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission (expires) 1/2010

DEBRA K. BYER NOTARY PUBLIC STATE OF WISCONSIN

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

Exhibit
A - 1



JULY 2007

NEWCASTLE ESTATES

SENIOR LIVING COMMUNITY

Mequon, Wisconsin

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

0871334 - 4

Exhibit
A-1

NEWCASTLE ESTATES

Wisconsin
Mequon,

SENIOR LIVING COMMUNITY

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

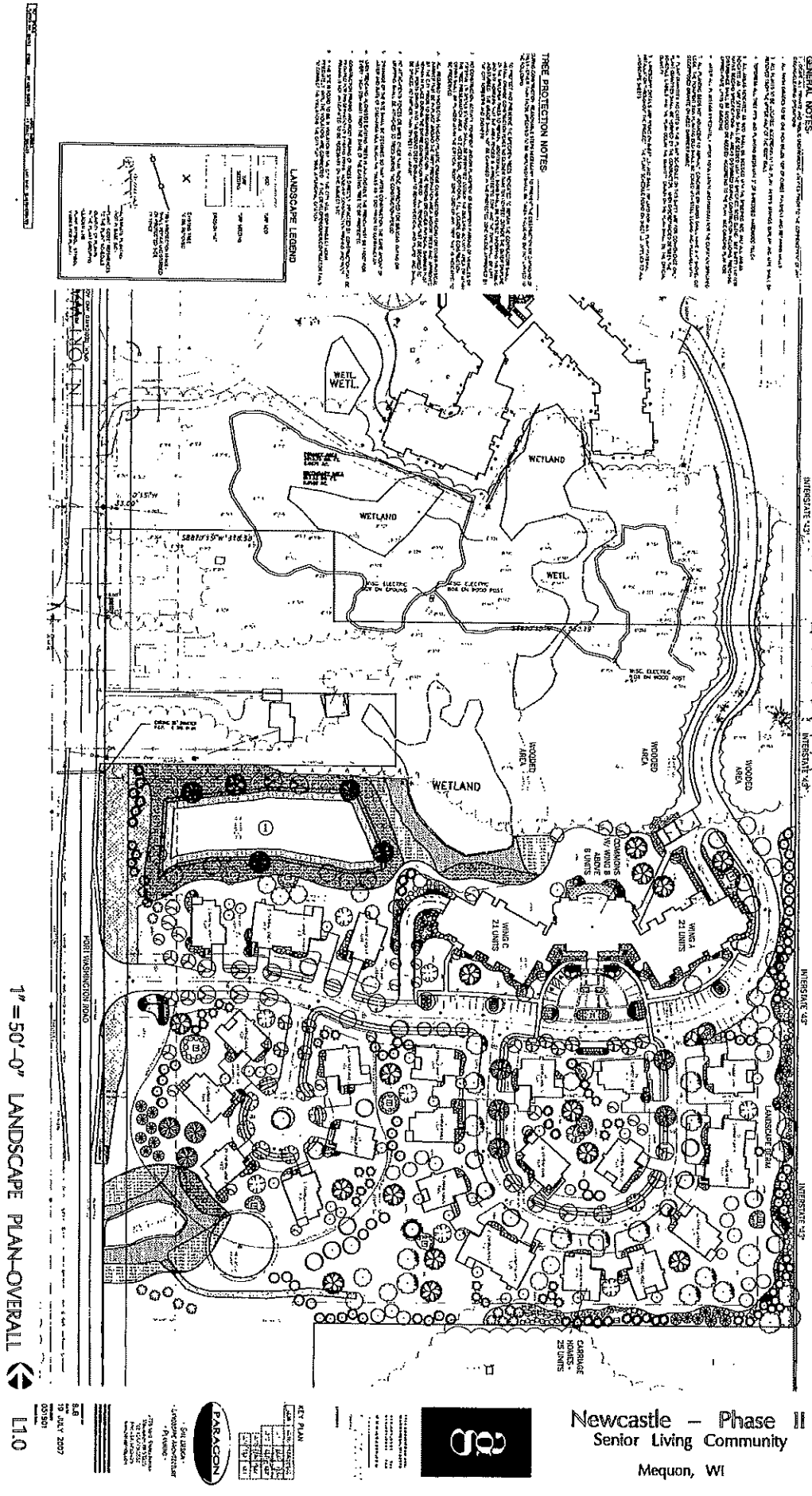
0871334 - 5

B-1

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

0871334 - 6

Exhibit C-1



Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

0871334 - 7

Exhibit D-1

Attachment: Packet Docs_Lifespaces (8543 : Lifespace Communities)

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 26, 2023**

SUBJECT: **North Shore Country Club. The applicant is seeking conditional use grant and building and site plan amendment approval to allow for an outdoor pavilion with beverage and food service for the property located at 3100 W. Country Club Lane.**

Applicant:	FEH Design
Status of Applicant:	Agent
Requested:	Conditional Use Grant Building and Site Plan Amendment
Existing Use:	Country Club with Recreational Facilities
Existing Zoning:	R-3 (Suburban Residential) PUD (Planned Unit Development) C-2 (General Conservancy)
Land Use Plan:	Residential 1-5 Acres
Location:	3100 W. Country Club Lane
Tax Key Number:	#14-028-15-015.00
District:	#4

Background:
The applicant requests conditional use amendment and building and site plan amendment for an outdoor bar area at the North Shore County Club located at 3100 W Country Club Drive. The bar will include a small cooking area, storage and restrooms and will be open from May 15th to October 15th annually.

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

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

The use should not create a public health or safety issue for the immediate area. The proposed improvements are regulated by State building and health codes.

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

The proposed bar is located to the east of the existing building and is approximately 470 feet from the closest residential property. Over the years there have been complaints from neighbors

in the area regarding noise from the country club especially at night. The existing Conditional Use Grant (see attached) limits the use of amplified music to certain events and only to 10:00 PM. The proposed outdoor bar will be open from 8:00 AM to 10:00 PM daily and include soft background music during the hours of operation. Staff will add a condition similar to what was done for the pool that music from the bar speakers shall not be audile from beyond the property line.

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

The use of the outdoor bar as part of the overall recreational facility remains the same in terms of compatibility. The addition of the bar is meant to meet the needs of existing club members so no change in the intensity of the use is anticipated. With the conditions placed on the use to regulate noise, staff believes the proposed use remains compatible with the surrounding neighborhood.

Site Plan:
The proposed site plan shows the proposed structure to the northeast of the main country club building. Other improvements include three fire pits, decorative retaining walls and a bioretention pond. The site plan shows the closest residential property to be approximately 470 feet away and will be limited visibility of the structure from adjacent residences. Since the building is intended to serve the needs of existing members, no additional parking is being proposed.

Building:
The proposed 1,500 square foot building is shown to be constructed of stone, vertical siding with a glass transom. The building incorporates a shed roof design that opens the building to the golf course. Staff is supportive of the building design and material selection.

Lighting:
The plan shows accent lighting on the stairs and landscape walls and festoon (string) lighting over the patio. 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, Foxtown and Spur 16. Staff feels the lights are a nice compliment to the exterior design and will not be visible to any adjacent parcels. 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.

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

The site plans do not show any changes to access or parking on the property. The proposed outdoor bar area is an expansion of an existing use and is not anticipated to directly increase traffic to the country club.

There is no indication of wetlands on the site near the area of improvements. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

The existing building on the property is connected to public sewer and water. The proposed building is required to connect to public sewer and water per the Mequon Water Utility Water Connection Policy. The plans show sewer and water service to the new building through the existing building. All connections shall conform to applicable building and plumbing code.

The improvements propose approximately 4,500 square feet of added impervious surface and therefore are not subject to a green infrastructure (GI) plan by MMSD Rules. The applicant shall submit an accurate calculation of added impervious surface with the final site plans. If the improvements exceed 5,000 square feet of impervious surface, an approved green infrastructure plan, Stormwater Maintenance and Easement Agreement, and a drainage financial guarantee will be required. Any future application that adds impervious surface will be counted toward the 5,000 square foot impervious threshold for green infrastructure and the ½-acre impervious threshold for a full stormwater management plan meeting current City of Mequon, WDNR and MMSD criteria.

A filling, excavation, and berms is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards. The permit is required prior to the issuance of a building permit.

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

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

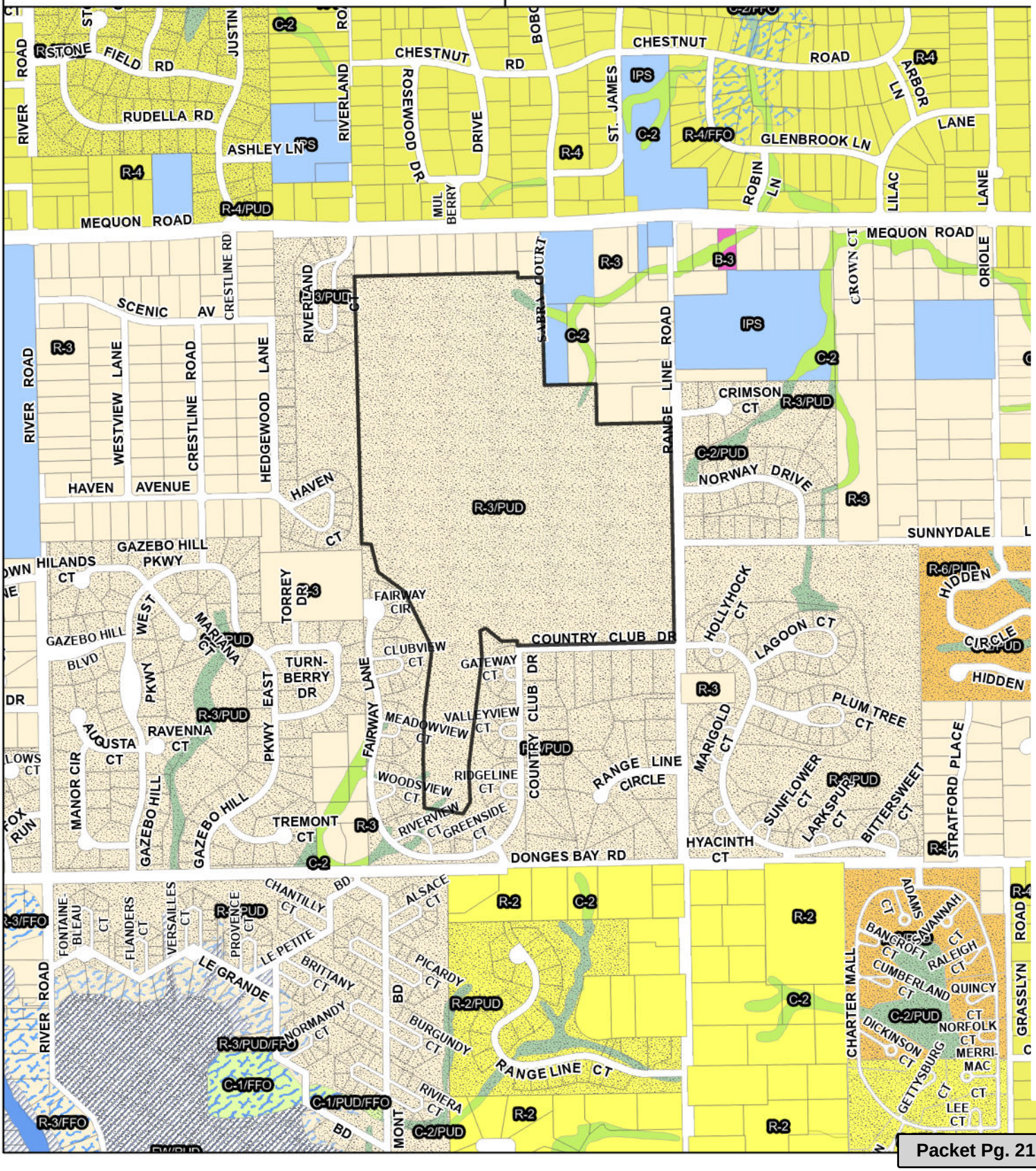
1. The applicant shall submit final plans within 180 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. Planning staff review and approval of final site, landscaping, lighting and elevation plans prior to the issuance of permits.
3. The building shall be open between May 15th to October 15th annually.
4. The hours of operations for the outdoor bar shall be 8:00 AM to 10:00 PM daily.
5. The festoon lighting shall not exceed 70 lumens per bulb and the lights shall remain static.
6. Music from the bar speakers shall not be audible from beyond the property line.
7. Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance to City ordinances and the SSLD.
8. The applicant shall submit an accurate calculation of added impervious surface with the final site plans. If the improvements exceed 5,000 square feet of impervious surface, an approved green infrastructure plan, Stormwater Maintenance and Easement Agreement, and a drainage financial guarantee will be required in conformance with MMSD Rules and City Ordinances. If the improvements do not exceed 5,000 square feet of impervious surface, any future improvements that increase the total impervious surface of the site above 5,000 square feet will require a MMSD green infrastructure plan or above the ½-acre impervious threshold for a full stormwater management plan meeting current City of Mequon, WDNR and MMSD criteria.

9. Application for and approval of a City Filling and Excavation Permit, if applicable.
10. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable.

Attachments:
Packet Docs_NSCC (PDF)

NSCC

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



Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

May 22, 2023

City of Mequon
Planning Commission
11333 N. Cedarburg Road
Mequon, WI 53092
(262) 242 - 3100

Project Location: North Shore Country Club
3100 W. Country Club Drive
Mequon, WI 53092

RE: Planning Commission Application

To whom it may concern:

The letter is to provide a description of the proposed work at the above-mentioned project location.

The project scope includes two general areas of work.

Scope 1 – Interior Remodel
This scope of work includes a remodel of the existing bar area on the upper floor plan. The existing bar will be removed, and a new bar area will be constructed per the proposed layout shown in the plans. There will be new bar equipment, new flooring, new ceiling features, new lighting, and a modified HVAC layout throughout the bar area. Two new folding glass door systems will be added on the north exterior wall that will provide access to the deck. One door will replace a series of exiting double doors. The second door will replace a series of existing fixed windows.

Scope 2 – New Outdoor bar area
This scope of work includes a new structure located to the north of the existing pool deck. The new structure will include a covered bar area with the option to be enclosed with folding glass door systems on three sides. The structure also includes a small food cooking area, restrooms, and support areas. The structure will not be conditioned and will be winterized and closed during the cooler months of the year. There is minimal remodel work on the lower floor plan for additional storage support for the Outdoor Bar.

Sincerely,

Andrew McCready, AIA
Principal

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

June 5, 2023

City of Mequon
Planning Commission
11333 N. Cedarburg Road
Mequon, WI 53092
(262) 242-3100

Project Location: NorthShore Country Club
3100 W. Country Club
Mequon, WI53092

RE: Operations Information

To whom is may concern:

This letter is to provide operations information for the North Shore Country Club Outdoor Bar.

- Hours of operation: May15th – October 15th, Tuesday-Sunday, 8:00 am-10:00 pm (food service will end at 9:00 pm)
- Outdoor Music: Soft background music from speakers during hours of operation.
- Live Music: Acoustics music on summer weekends 6:00 pm – 9:00 pm (Memorial Day to Labor Day) (The Club is currently doing this on its deck on summer weekends.)
- Food Service: Grab-and- go breakfast and basic sandwiches for lunch and dinner.

Sincerely,

Andrew McCready, AIA
Principal

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

NORTH SHORE COUNTRY CLUB
NEW EXTERIOR BAR STRUCTURE AND INTERIOR BAR REMODEL

3100 W Country Club Dr, Mequon, WI 53092

ISSUED FOR: PLANNING COMMISSION



CONTACT INFORMATION

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LANDSCAPE ARCHITECTURE

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SHEET INDEX

GENERAL
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C101 MATERIAL SCHEDULE
C102 EXISTING CONDITIONS
C103 DEMO AND PRESERVATION PLAN
C200 SITE MATERIAL PLAN - OUTDOOR BAR

C300 GRADING AND EROSION CONTROL PLAN
C301 SPOT GRADING
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AD1.0 LOWER LEVEL DEMOLITION PLAN

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A1.1 UPPER & LOWER LEVEL PLANS
A1.3 OUTDOOR BAR PLANS
A1.4 OUTDOOR BAR RCP AND ROOF PLAN

A4.2 OUTDOOR BAR ELEVATIONS & SECTIONS

INSERT PROFESSIONAL SEALS

PRELIMINARY
NOT FOR CONSTRUCTION

FEH DESIGN
OCONOMOWOC, WI (262) 968-2055
DUBUQUE, IA (563) 583-4900
DES MOINES, IA (515) 288-2000
SIOUX CITY, IA (712) 252-3889
FEHDESIGN.COM

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IN ASSOCIATION WITH
Boelter
SNYDER ASSOCIATE
Henneman Engineering Inc.
energy. focused.

SHEET TITLE
TITLE SHEET

PROJECT TITLE
NORTH SHORE COUNTRY CLUB
NEW EXTERIOR BAR STRUCTURE AND INTERIOR BAR REMODEL
3100 W Country Club Dr, Mequon, WI 53092

DATE ISSUED 2023/05/22

REV. NO. DATE

PROJECT NUMBER
2021413

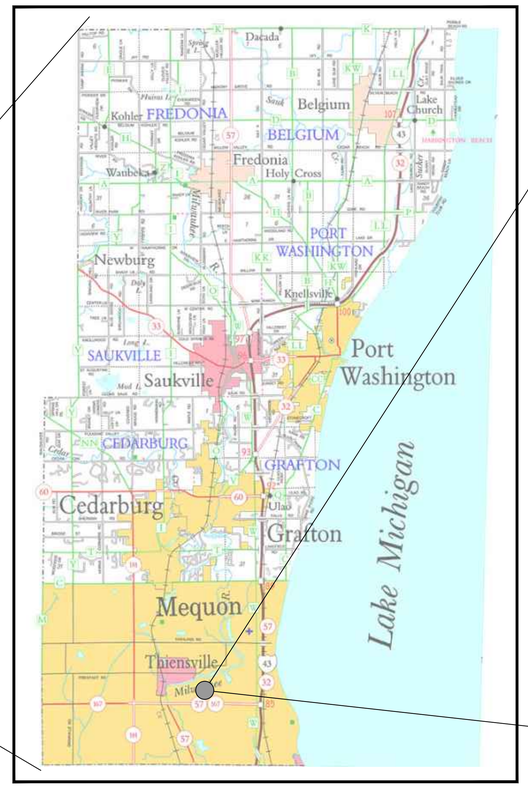
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Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

NORTH SHORE COUNTRY CLUB
BAR AND CART STORAGE IMPROVEMENTS



REGIONAL



OZAUKEE COUNTY



SITE LOCATION MAP

CITY OF MEQUON
OSZUKEE COUNTY, WISCONSIN

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L-201	PLANTING PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

FEH DESIGN
SIOUX CITY, IA (712) 252-3889
DES MOINES, IA (515) 288-2000
DUBUQUE, IA (563) 583-4900
OCONOMOWOC, WI (262) 968-2055

IN ASSOCIATION WITH
SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444
WWW.SNYDER-ASSOCIATES.COM
PROJ. # 123.0132.30

SHEET TITLE
COVER SHEET

PROJECT TITLE
NORTH SHORE COUNTRY CLUB
BAR REMODEL AND ADDITION
3100 W Country Club Dr, Mequon, WI 53092

DATE ISSUED 5/24/2023
ISSUED FOR: DESIGN DEVELOPMENT
REV. NO. DATE

PROJECT NUMBER
2021413

SHEET
G-100

Attachment: Packet Docs, NSCC (8541 : North Shore Country Club)

GENERAL NOTES

1. DRAWINGS ARE INTENDED TO BE PRINTED ON 30 X 42 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
5. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
6. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
9. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
10. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
12. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
13. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS AND MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
16. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
17. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
18. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED, TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
19. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
20. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
21. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LAYOUT NOTES

1. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
2. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
3. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
4. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
5. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
6. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

DEMO NOTES

1. ALL UTILITIES INDICATED ON THE DRAWINGS REFLECT APPROXIMATE LOCATIONS. THE CONTRACTOR IS TO VERIFY EXACT LOCATIONS OF BOTH EXISTING AND PROPOSED UTILITIES PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, WALKWAYS OR OTHER EXISTING STRUCTURES AND IMPROVEMENTS THAT IS A RESULT OF THEIR WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER. DOCUMENT ALL EXISTING DAMAGES PRIOR TO BEGINNING WORK. ANY DAMAGES NOT DOCUMENTED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. THE EXISTING CONDITIONS PLAN INDICATES THE APPROXIMATE LOCATIONS OF WORK ITEMS WHICH WILL BE REQUIRED AS PART OF THIS CONTRACT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE THEMSELF WITH THE SITE AND TO VERIFY THE QUANTITIES AND LOCATIONS OF ITEMS TO BE CLEANED UP AND REMOVED.
4. ALL USEABLE SALVAGED MATERIALS TO BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL TAKE MEASURES TO PROTECT THE EXISTING TREES ON THE SITE FROM ANY DAMAGES DURING THE PROGRESS OF WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE WHEN LEFT UNATTENDED. FENCES AND OR BARRICADES SHALL BE MAINTAINED ALONG THE LIMITS OF CONSTRUCTION.
7. KEEP THE PREMISES CLEAN AND ORDERLY DURING CONSTRUCTION. DISPOSE OF ALL REMOVED MATERIALS AT AN APPROVED DUMP SITE WITHIN 24 HOURS OF REMOVAL. STOCKPILING ON THE SITE WILL BE ALLOWED ONLY WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE. SCHEDULE REMOVALS TO INSURE THAT NO PARTIALLY DISASSEMBLED EQUIPMENT'S LEFT ON SITE OVERNIGHT.
8. ALL ADJACENT LANDSCAPE, UTILITIES, SIGNS AND HARDSCAPE SHALL REMAIN UNDISTURBED UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
9. IF UNEXPECTED CONDITIONS ARE ENCOUNTERED DURING DEMOLITION, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION.

GRADING AND EROSION CONTROL

1. THE CONTRACTOR IS TO REVIEW, UNDERSTAND AND ADHERE TO SPOT ELEVATIONS AND CONTOURS AS INDICATED ON THE GRADING PLAN UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL VERIFY THAT ALL MINIMUM AND MAXIMUM SLOPES IDENTIFIED ON THE PLANS ARE ACHIEVABLE IN THE FIELD PRIOR TO START OF WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL STAKING NECESSARY TO COMPLETE THE WORK. THIS SHALL INCLUDE ANY RE-STAKING IF NECESSARY. THE CONTRACTOR SHALL PAY FOR ALL STAKING FOR THE PROJECT UNLESS SPECIFICALLY AGREED TO OTHERWISE IN THE CONTRACT DOCUMENTS.
3. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% (4:1) UNLESS OTHERWISE INDICATED ON THE PLANS.
4. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
5. ALL FINAL GRADES FOR WALKS SHALL HAVE A MINIMUM 1% CROSS SLOPE AND MAXIMUM 2% CROSS SLOPE UNLESS OTHERWISE INDICATED ON THE PLANS.
6. EXCAVATION INCLUDES ALL MATERIAL ENCOUNTERED TO WHATEVER DEPTH INDICATED ON THE PLANS. EXCAVATE TO ALLOW FOR PROPER FILL MATERIAL, SLABS, VOIDS, FORMS, AND FOUNDATIONS, AND PROPER COMPACTION ACCORDING TO THE SPECIFICATIONS AND GEOTECHNICAL REPORT. ANY BURIED MATERIAL AND ADDITIONAL EXCAVATION NECESSARY FOR THE CONSTRUCTION OF SITE ELEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING GRADING AND EXCAVATION INCLUDING GUIDELINES AND RESTRICTIONS FOR EARTHWORK AND PLACING OF PAVEMENT AND LANDSCAPE SURFACING FOR THIS PROJECT.
8. FINISH GRADE SHOWN ON THESE PLANS SHALL REPRESENT COMPACTION REQUIREMENTS AS DEFINED BY PLANS, DETAILS, AND SPECIFICATIONS.
9. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 15 DAYS OF DISTURBANCE AND SHALL BE COMPLETED BEFORE THE END OF THE CONSTRUCTION SEASON. ANY SEEDING COMPLETED AFTER SEPTEMBER 30, SHALL INCLUDE A SOIL STABILIZING POLYMER AND COVER CROP OF WINTER RYE. WINTER RYE SEEDING SHALL BE AT THE RATE OF 75#/ACRE.
10. ALL BIO-DEGRADABLE EROSION MAT SHALL BE CURLEX NET FREE OR APPROVED EQUAL.
11. ALL STORM DRAIN INLETS SHALL HAVE ADEQUATE EROSION CONTROL PROTECTION.
12. ALL SILT FENCE SHALL BE PROPERLY INSTALLED, MAINTAINED, AND REMOVED UPON ESTABLISHMENT OF TURF.
13. ALL SITES SHALL BE ADEQUATELY PROTECTED TO PREVENT SEDIMENT FROM LEAVING THE SITE.

CONCRETE SIDEWALK

1. SIDEWALK SHALL BE A MINIMUM OF 4" THICK ON A BASE OF 6" OF DENSE AGGREGATE BASE COURSE. SIDEWALKS ACROSS DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK ON A BASE OF 6" DENSE AGGREGATE BASE COURSE.
2. SIDEWALKS SHALL MEET ADA REQUIREMENTS.
3. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%.

STORM SEWER & STORM WATER MANAGEMENT NOTES

1. STORM SEWER AND STORMWATER MANAGEMENT SHALL BE AS FOLLOWS:

   STORM SEWER SHALL BE HDPE UNLESS OTHERWISE SPECIFIED ON PLANS.
2. STORM SEWER PIPE BEDDING SHALL BE CLEAR STONE.
3. MINIMUM COVER FOR ALL STORM SEWER SHALL BE 2'.
4. NYLOPLAST STRUCTURES SHALL MEET ALL MANUFACTURERS INSTALLATION RECOMMENDATIONS.
5. NYLOPLAST STRUCTURES SHALL HAVE STANDARD FRAMES/GRATES UNLESS OTHERWISE NOTED ON THE PLAN SET.
6. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS AND FUTURE PARKING AREA AS SPECIFIED ON PLANS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
7. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
9. STORM SEWER WITHIN STREET RIGHT-OF-WAYS SHALL BE REINFORCED CONCRETE PIPE.
10. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
11. ADJUSTMENT RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 12". ADJUSTMENT RINGS FOR STORM MANHOLES SHALL BE POLYETHYLENE PLASTIC OR APPROVED EQUAL. CURB INLET ADJUSTMENT RINGS SHALL BE CONCRETE.
12. MANHOLES 3' DEEP AND GREATER SHALL BE CONSTRUCTED WITH STEPS.
13. INLETS AT LOW POINTS SHALL HAVE NEENAH TYPE R GRATES. INLETS ON GRADE SHALL BE DIRECTIONAL TYPE L.
14. ALL INFILTRATION BASINS SHALL INCLUDE ENGINEERED SOILS OR PERMAMATRIX SOIL AMENDMENT APPLIED PER MANUFACTURER RECOMMENDATIONS.
15. ALL STORM WATER MANAGEMENT FACILITIES SHALL BE SEEDED WITH A NATIVE SEED MIXTURE WITHIN THE LIMITS OF THE OUTLOT OR EASEMENT. THE NATIVE SEED MIXTURE SHALL BE APPROVED BY THE ENGINEER.
16. ALL STORM WATER FACILITIES SHALL CONFORM TO WisDNR TECHNICAL STANDARDS FOR PRE AND POST CONSTRUCTION STORM WATER MANAGEMENT.
17. THE LAST TWO PIPES SHALL BE STRAPPED TOGETHER AT END SECTIONS ON ALL PIPES 18" AND GREATER.
18. TRASH GRATES SHALL BE PROVIDED ON ALL END SECTIONS ON ENCLOSED STORM SEWER NETWORKS.
19. EROSION MAT IS REQUIRED FOR ALL RESTORATION ON SLOPES AT OR GREATER THAN 4:1, AND IN AREAS THAT CHANNEL WATER.
20. BIODEGRADABLE EROSION MAT AND BIODEGRADABLE STAPLES ARE REQUIRED ON ALL SLOPES LESS THAN 3:1 OUTSIDE OF DRAINAGE CHANNELS WHERE EROSION MAT IS REQUIRED.
21. SILT FENCE AND INLET PROTECTION REMOVAL IS REQUIRED AFTER VEGETATION HAS BEEN ESTABLISHED.

SANITARY SEWER

1. SANITARY SEWER SHALL BE PVC AND BEDDED WITH CLASS C BEDDING (CLEAR STONE). SEWER SHALL BE SDR-35 FOR DEPTHS UP TO 20' AND SDR-26 FOR DEPTHS GREATER THAN 20'.
2. TRACER WIRE SHALL BE INSTALLED WITH ALL NEW LATERALS IN ACCORDANCE TO THE STANDARD DETAIL DRAWINGS.
3. TRACER WIRE BOXES SHALL BE PROVIDED. "SEWER" SHALL BE STAMPED IN THE LID OF THE ACCESS BOX.
4. DROP MANHOLES SHALL BE OUTSIDE DROP PRECAST CONCRETE STRUCTURES.
5. ALL MANHOLE CASTINGS SHALL BE NEENAH R-1550 WITH TYPE B NON-ROCKING LIDS AND CONCEALED PICK HOLES. EXTERNAL CHIMNEY SEALS SHALL BE INSTALLED.
6. ALL MANHOLE JOINTS SHALL BE WRAPPED WITH GATOR WRAP OR APPROVED EQUAL.
7. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
8. MANDREL TESTING IS REQUIRED ON ALL SANITARY SEWER. LOW PRESSURE AIR TESTS ARE REQUIRED ON ALL NEW SANITARY SEWER CONSTRUCTION.
9. ADJUSTMENT RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 12". ADJUSTMENT RINGS SHALL BE POLYETHYLENE PLASTIC OR APPROVED EQUAL.
10. ALL SANITARY SEWER CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
11. MANHOLES SHALL BE CONSTRUCTED WITH STEPS.

WATER MAIN

1. WATER SERVICES 2" OR SMALLER SHALL BE TYPE "K" COPPER OR APPROVED EQUAL.
2. WATER MAIN SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE SHALL EXTEND TO THE SURFACE AT ALL HYDRANTS IN A TRACER WIRE ACCESS BOX.
3. WATER MAIN SHALL HAVE A MINIMUM COVER OF 6.5' WITH PROPER CLEARANCES BETWEEN THE WATERMAIN AND STORM/SANITARY SEWERS.
4. WATER VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500 RESILIENT WEDGE GATE VALVES OR APPROVED EQUAL.
5. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
6. ALL WATER MAIN CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
7. INSULATION SHALL BE PROVIDED AT ALL STORMS SEWER CROSSINGS OF MAINS AND LATERALS.

ADDITIONAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE. SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
3. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
4. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
5. PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
6. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
7. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
8. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL BE A MINIMUM OF 12-GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.

CONSTRUCTION SEQUENCE

1. INSTALL AND MAINTAIN THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT'S AS DESCRIBED IN THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. ADDITIONALLY INSTALL CONSTRUCTION EQUIPMENT PARKING AREAS. STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE. THE TEMPORARY ACCESS POINT SHALL BE PLACED IN THE LOCATION SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE ENTRANCE/EXITS WILL BE INSPECTED DAILY. IF THE AGGREGATE WITHIN THE TEMPORARY ACCESS PADS BECOMES COVERED WITH SOIL OR IF SIGNIFICANT QUANTITIES OF SOIL ARE TRACKED ONTO THE EXISTING ROADWAY THEN ADDITIONAL AGGREGATE WILL BE INSTALLED TO ALLOW THE ENTRANCE/EXITS TO FUNCTION PROPERLY.
2. INSTALL EROSION AND SEDIMENT CONTROL BARRIERS (SILT FENCE) IMMEDIATELY DOWNSLOPE OF AREAS TO BE DISTURBED DURING CONSTRUCTION AS SHOWN ON THE APPROVED GRADING PLAN. THE BARRIERS MUST BE INSTALLED PARALLEL TO THE SITE CONTOURS TO THE EXTENT PRACTICABLE WITH THE ENDS EXTENDED UPSLOPE ONE TO TWO FEET TO PREVENT FLANKING OF THE RUNOFF. AT NO TIME FROM THE START OF ROUGH GRADING UNTIL SITE STABILIZATION SHALL AN UNBROKEN SLOPE EXIST BETWEEN DISTURBED AREAS AND THE RECEIVING WATERS. THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL WILL BE REFERENCED FOR THE PROPER INSTALLATION AND MAINTENANCE OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES ON THE SITE.
3. STRIP TOPSOIL FROM THE AREAS OF THE SITE THAT WILL BE GRADED WITHIN 48 HOURS. ANY AREAS THAT WILL NOT BE IMMEDIATELY GRADED MUST NOT BE STRIPPED OF TOPSOIL UNTIL THE PRECEDING AREAS ARE TOPSOILED, SEEDED AND MULCHED. PLACE SOIL STOCKPILES AT LEAST 25 FEET AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, OR DITCH. ALL TOPSOIL PILES WILL HAVE SILT FENCE PLACED ON THEIR DOWNSLOPE SIDES. TOPSOIL PILES WILL BE SEEDED WITH ANNUAL RYE IF THEY ARE IN PLACE FOR MORE THAN 7 DAYS. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS WILL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH.
4. GRADING WILL BE PHASED TO THE EXTENT PRACTICABLE TO LIMIT THE AMOUNT OF THE EXPOSED SOIL AT ANY ONE TIME AND TO PROVIDE A BUFFER BETWEEN THE GRADED AREAS AND THE RECEIVING WATERS. THE INTENT OF THESE GRADING RESTRICTIONS IS TO PROVIDE AN UNDISTURBED BUFFER AREA ALLOWING ADDITIONAL EROSION AND SEDIMENTATION PROTECTION DURING CONSTRUCTION.
5. TOPSOIL, SEED AND MULCH ALL AREAS WHICH ARE AT FINAL GRADE AND WHICH WILL NOT BE DISTURBED DURING SUBSEQUENT PHASES OF CONSTRUCTION. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS MUST BE STABILIZED IMMEDIATELY.
6. INSTALL ANY UTILITIES.
7. COMPLETE FINAL GRADING FOR PAVED SURFACES AND STABILIZE WITH GRAVEL.
8. COMPLETE FINAL GRADE OF THE SITE.
9. UTILITY TRENCHES SHALL BE FILLED WITH SUITABLE BACKFILL MATERIAL AND COMPACTED AS NEEDED. TOPSOIL SHALL BE REPLACED, FERTILIZED, SEEDED AND PROTECTED AS CALLED FOR BELOW IN ITEMS 11 AND 12. UTILITY CONSTRUCTION SHALL BE COORDINATED WITH OTHER GRADING ACTIVITIES SO THAT RESTORATION CAN BE COMPLETED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
10. WITHIN 7 DAYS OF THE COMPLETION OF FINAL GRADING, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REPLACED ON ALL DISTURBED SURFACES THAT ARE TO BE REVEGETATED. TOPSOIL SHALL BE UNIFORMLY PLACED, GRADED SMOOTH AND SCARIFIED FOR SEEDING.
11. FERTILIZE ALL AREAS TO BE SEEDED OR SODDED WITH 500LBS. PER ACRE OF 16-8-8 (MINIMUM). INCORPORATE THE FERTILIZER INTO THE SOIL BY SCARIFYING AS INDICATED. SEED ALL DISTURBED AREAS WITH THE FOLLOWING SEEDING MIXTURE:
    - 30.50 LBS/ACRE OF KENTUCKY BLUEGRASS
    - 17.50 LBS/ACRE OF RED FESCUE
    - 17.50 LBS/ACRE OF HARD FESCUE
    - 22.00 LBS/ACRE OF PERENNIAL RYE GRASS

    THE OWNER RESERVES THE RIGHT TO REVISE THE SEEDING MIXTURE SUBJECT TO APPROVAL BY THE LOCAL MUNICIPALITY.

    SOD MAY BE SUBSTITUTED FOR SEEDING ON ALL AREAS TO BE SEEDED AND IS RECOMMENDED FOR ALL AREAS WITH SLOPES OF 5:1 OR STEEPER. MULCH ALL SEEDED AREAS WITH 1.5 TONS PER ACRE OF CLEAN STRAW. STRAW SHALL BE ANCHORED IN PLACE WITH SUITABLE EQUIPMENT OR STAKING WITH TWINE.

    FOR AREAS ON WHICH GRADING IS COMPLETED AFTER SEPTEMBER 30.

    TEMPORARY SEED SHALL INCLUDE A SOIL STABILIZING POLYMER AND COVER CROP OF WINTER RYE (AT A RATE OF 75#/ACRE) AND MUST BE APPLIED AS SOON AS THESE AREAS REACH THEIR FINAL GRADE. ADDITIONAL EROSION CONTROL BARRIERS MAY BE NEEDED DOWNSLOPE OF THESE AREAS UNTIL FINAL SEEDING OR SODDING IS COMPLETED IN SPRING (BY JUNE 1). ANY AREAS WITH SLOPES GREATER THAN 6:1 MUST BE SEEDED AND MULCHED BUT NOT TOPSOILED. AREAS WITH SLOPED LESS THAN 6:1 MUST BE TOPSOILED, SEEDED AND MULCHED. ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED AS DESCRIBED ABOVE IN THE FOLLOWING SPRING.
12. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.
13. SILT FENCE MAINTENANCE: EROSION CONTROL BARRIERS (SILT FENCE) MUST BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OF 0.5-INCHES OR MORE, AND DAILY DURING PERIODS OF PROLONGED RAINFALL. REPAIRS OR REPLACEMENT SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS ON THE UPSLOPE SIDE ON THE SILT FENCES SHALL BE REMOVED WHEN THE DEPOSITS REACH HALF THE HEIGHT OF THE SILT FENCE.
14. GRAVEL TRACKING PAD MAINTENANCE: ADDITIONAL STONE IS REQUIRED IF EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED

MATERIAL SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER/ SUPPLIER	CONTACT	PRODUCT NAME	COLOR / FINISH	SIZE:	NOTES:
	COLORED CONCRETE TYPE 1	TBD	TBD	TBD	TBD	NA	NA
	COLORED CONCRETE TYPE 2	TBD	TBD	TBD	TBD	NA	NA
	SEAT WALL	FOND DU LAC NATURAL STONE BUILDING & LANDSCAPE STONE	920.923.2800	HARVEST	HARVEST	FULL VENEER AT 3"-5"	NA
	RETAINING WALL	SAME AS SEATWALL	SAME AS SEATWALL	SAME AS SEATWALL	SAME AS SEATWALL	SAME AS SEATWALL	NA
	FIRE PIT WALL	SAME AS SEATWALL	SAME AS SEATWALL	SAME AS SEATWALL	SAME AS SEATWALL	SAME AS SEATWALL	NA
	WALL CAPSTONE	NA	NA	NA	PRECAST CONCRETE GRAY/ LIGHT ACID ETCH OR SANDBLAST FINISH	2" (DEPTH) X 1'-6" (WIDTH) X 24" (LENGTH)	CONCRETE COLOR AND FINISH TO MATCH EXISTING CAPS AT BUILDING COLUMNS
	REUSED RAISED PLANTER WALL	NA	NA	NA	NA	NA	RAISED PLANTER WALL

AMENITY SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER/ SUPPLIER	CONTACT	PRODUCT NAME	COLOR / FINISH	SIZE:	NOTES:
	WALL LIGHT	WAC LIGHTING	800.526.2588	MODEL: WL-LED140	BLACK	NA	COLOR: 3000K
	FIRE PIT BURNERS	WOODLAND DIRECT	577.765.9953	HPC EI SERIES ROUND PENTA BURNER FLAT INSERT - 30"	NA	30"	FUEL TYPE: NATURAL GAS IGNITION: ON/OFF SWITCH AUTOMATIC SHUTOFF: 2 HOURS EMERGENCY STOP: YES

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⌘	⌘
Control Point	⊙CP	
Bench Mark	BM	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X 1225.25	X 1225.25
Contour Elevation		
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	○	○
Fence (Silt)	○	○
Tree Line		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	W
Sanitary Sewer with Size	S(*)	S
Duct Bank	DUCT(*)	DUCT
Test Hole Location for SUE w/ID		

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	⊘	⊘
Storm Sewer with Size	ST(*)	ST
Storm Manhole	⊘	⊘
Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box	EB	EB
Electric Transformer		
Traffic Sign		
Communication Pedestal		
Communication Manhole	C	C
Communication Handhole	C	C
Fiber Optic Manhole	FO	FO
Fiber Optic Handhole	FO	FO
Gas Valve		
Gas Manhole	G	G
Gas Apparatus		
Fence Post or Guard Post	●	●
Underground Storage Tank	UST	
Above Ground Storage Tank	AST	
Sign		
Satellite Dish		
Mailbox		
Sprinkler Head	+	+
Irrigation Control Valve	⋈ICV	⋈ICV

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

PRELIMINARY
NOT FOR CONSTRUCTION

FEH DESIGN
OCONOMOWOC, WI (262) 968-2055
DUBUQUE, IA (563) 583-4900
DES MOINES, IA (515) 288-2000
SIOUX CITY, IA (712) 252-3889

IN ASSOCIATION WITH
SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444
WWW.SNYDER-ASSOCIATES.COM
PROJ. # 123.0132.30

SHEET TITLE
MATERIAL SCHEDULE

PROJECT TITLE
NORTH SHORE COUNTRY CLUB
BAR REMODEL AND ADDITION
3100 W Country Club Dr, Mequon, WI 53092

DATE ISSUED 5/24/2023
ISSUED FOR: DESIGN DEVELOPMENT
REV. NO. DATE

PROJECT NUMBER
2021413

SHEET
C-101

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

PRELIMINARY
NOT FOR CONSTRUCTION

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TO OBTAIN LOCATIONS OF UNDERGROUND UTILITY FACILITIES OWNED BY PARTICIPANTS UNDER WISCONSIN LAW
WIS. STATUTES 182.0175 (1974) REQUIRES NOTICE OF AT LEAST 3 WORK DAYS BUT NOT MORE THAN 10 WORK DAYS PRIOR TO YOU EXCAVATE

BENCHMARK #3
CP #4 - PK NAIL
ELEV. = 729.46

BENCHMARK #2
CP #3 - PK NAIL
ELEV. = 722.16

ASPHALT CART PATH

BLUE # 1
TEE BOX

POOL

PRACTICE
GREEN

ASPHALT CART PATH

CLUB BUILDING

PARKING

BENCHMARK #1
CP #2 - PK NAIL
ELEV. = 722.79

0 20 FEET

PROJECT TITLE NORTH SHORE COUNTRY CLUB

BAR REMODEL AND ADDITION

3100 W Country Club Dr, Mequon, WI 53092

SHEET TITLE EXISTING CONDITIONS

DATE ISSUED 5/24/2023
ISSUED FOR: DESIGN DEVELOPMENT
REV. NO. DATE

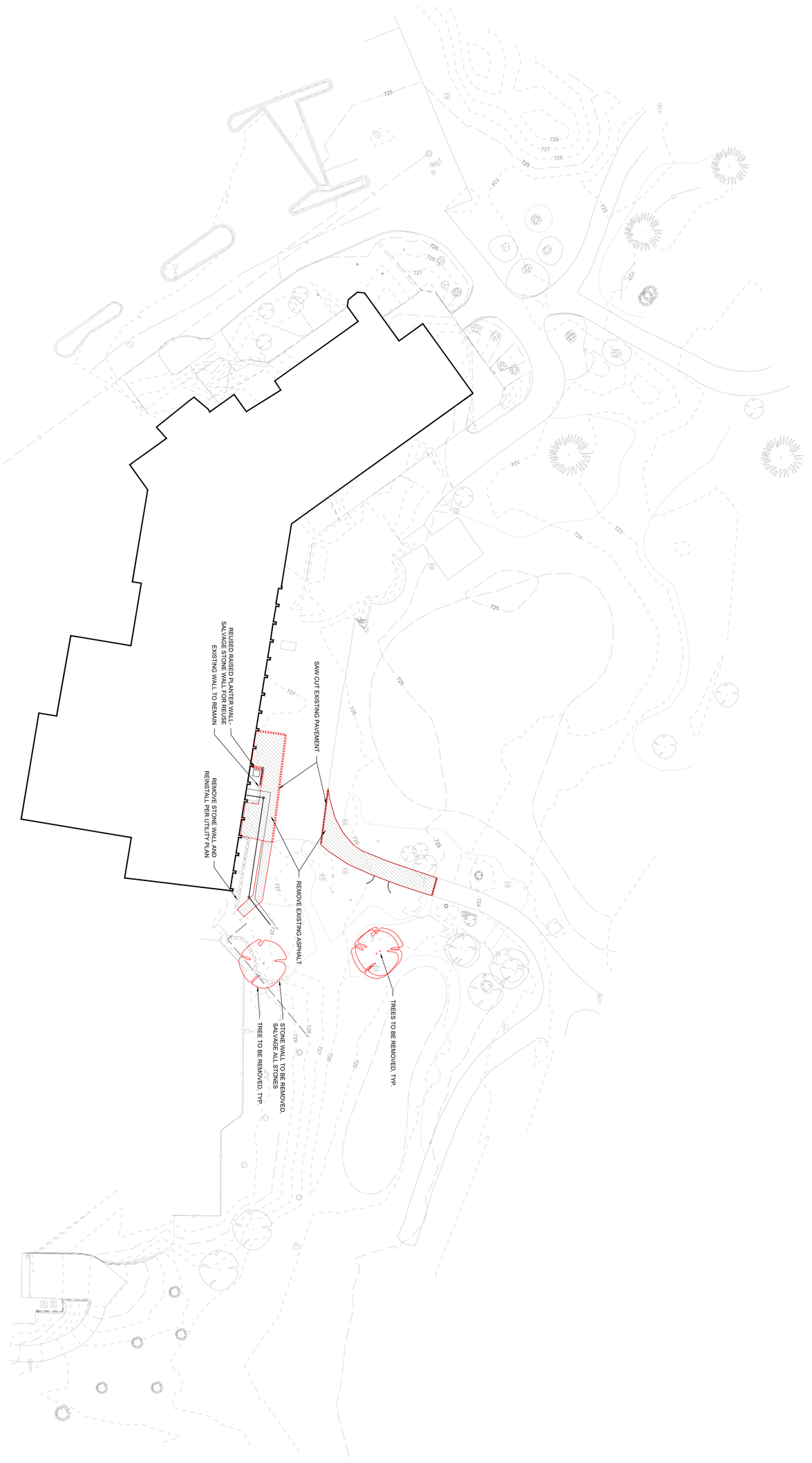
PROJECT NUMBER 2021413

SHEET C-102

IN ASSOCIATION WITH
SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444
WWW.SNYDER-ASSOCIATES.COM
PROJ. # 123.0132.30

FEH DESIGN
SIOUX CITY, IA (712) 252-3889
DES MOINES, IA (515) 288-2000
DUBUQUE, IA (563) 583-4900
OCONOMOWOC, WI (262) 968-2055

1/13/2023 9:34:30 AM



CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE

TO OBTAIN LOCATION OF UNDERGROUND FACILITIES BEING MARKED BY PARTICIPANTS. UNMARKED FACILITIES BELOW 10' AND PRIVATELY OWNED FACILITIES DO NOT HAVE TO BE MARKED.

WIS. STATUTES (1971) REQUIRES THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE NORTH SHORE COUNTRY CLUB

BAR REMODEL AND ADDITION

3100 W Country Club Dr, Mequon, WI 53092

SHEET TITLE

DEMO AND PRESERVATION PLAN

IN ASSOCIATION WITH

SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444
WWW.SNYDER-ASSOCIATES.COM
PROJ. # 123.0132.30

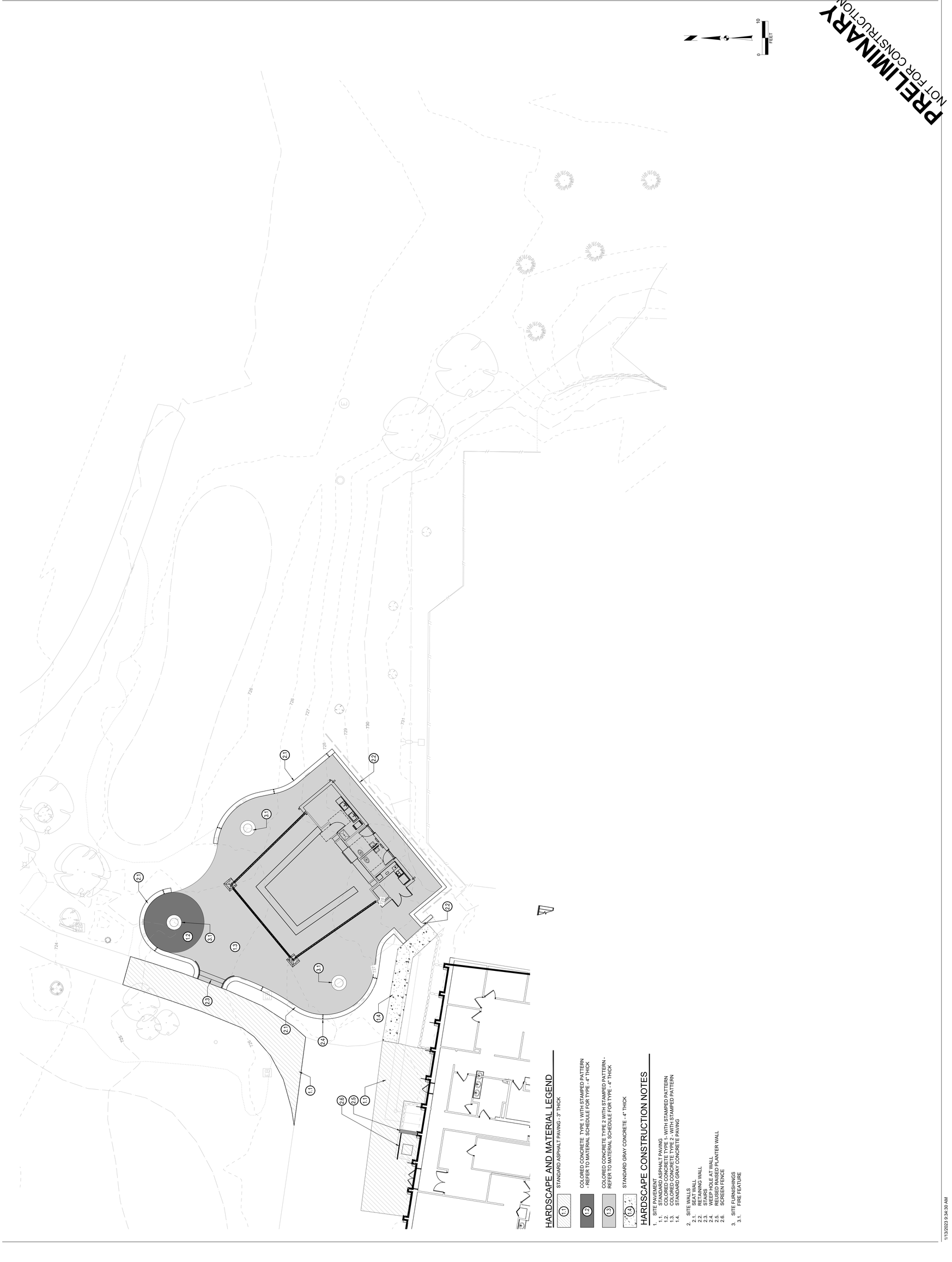
FEH DESIGN
SIOUX CITY, IA (712) 252-3889
DES MOINES, IA (515) 288-2000
DUBUQUE, IA (563) 583-4900
OCONOMOWOC, WI (262) 968-2055

SHEET C-103

PROJECT NUMBER 2021413

DATE ISSUED FOR: DESIGN DEVELOPMENT 6/24/2023
REV. NO. DATE

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)



HARDSCAPE AND MATERIAL LEGEND

- 1.1 — STANDARD ASPHALT PAVING - 3" THICK
- 1.2 — COLORED CONCRETE TYPE 1 WITH STAMPED PATTERN - REFER TO MATERIAL SCHEDULE FOR TYPE - 4" THICK
- 1.3 — COLORED CONCRETE TYPE 2 WITH STAMPED PATTERN - REFER TO MATERIAL SCHEDULE FOR TYPE - 4" THICK
- 1.4 — STANDARD GRAY CONCRETE - 4" THICK

HARDSCAPE CONSTRUCTION NOTES

1. SITE PAVEMENT
   - 1.1. STANDARD ASPHALT PAVING
   - 1.2. COLORED CONCRETE TYPE 1 - WITH STAMPED PATTERN
   - 1.3. COLORED CONCRETE TYPE 2 - WITH STAMPED PATTERN
   - 1.4. STANDARD GRAY CONCRETE PAVING
2. SITE WALLS
   - 2.1. SEAT WALL
   - 2.2. RETAINING WALL
   - 2.3. STEPS
   - 2.4. WEEP HOLE AT WALL
   - 2.5. REUSED RAISED PLANTER WALL
   - 2.6. SCREEN FENCE
3. SITE FURNISHINGS
   - 3.1. FIRE FEATURE

PRELIMINARY
NOT FOR CONSTRUCTION

0 10 FEET

PROJECT TITLE NORTH SHORE COUNTRY CLUB
BAR REMODEL AND ADDITION
3100 W Country Club Dr, Mequon, WI 53092

DATE ISSUED 5/24/2023
ISSUED FOR: DESIGN DEVELOPMENT
REV. NO. DATE

PROJECT NUMBER 2021413

SHEET C-200

SHEET TITLE
SITE MATERIAL PLAN - OUTDOOR BAR

IN ASSOCIATION WITH
SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444
WWW.SNYDER-ASSOCIATES.COM
PROJ. # 123.0132.30

FEH DESIGN
SIOUX CITY, IA (712) 252-3889
DES MOINES, IA (515) 288-2000
DUBUQUE, IA (563) 583-4900
OCONOMOWOC, WI (262) 968-2055



NOTES:

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATION AND APPROPRIATE SIGNAGE LOCATION.

PLAN PREPARED FROM TOPOGRAPHIC SURVEY BY:

SNYDER& ASSOCIATES
PHONE: 608-838-0444
DATED: SEPTEMBER 2022

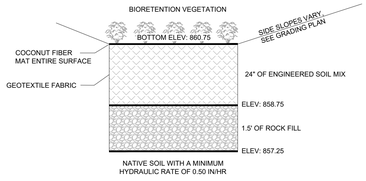
CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK NOTIFY THE OWNER OF ANY POTENTIAL CONFLICTS.

CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK, AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.

AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.

EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS

TOTAL DISTURBED AREA = 14,844 S.F.
REDEVELOPED AREA = 5,706 S.F.
NEWLY DEVELOPED AREA = 9,138 S.F.



BIORETENTION AREA
CROSS SECTION DETAIL

BIORETENTION NOTES

1. BIORETENTION SHALL CONFORM TO WIS. DNR TECH STANDARD 1004.
2. ENGINEERED SOIL SHALL CONSIST OF 70%-85% SILICA SAND AND 15%-30% COMPOST WITH A PH OF 5.5-6.5
3. ROCK FILL SHALL MEET COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF THE WISCONSIN STANDARD SPECIFICATIONS SECTION 501.2.5, LATEST EDITION.
4. BIORETENTION BASINS SHALL BE EXCAVATED AND USED AS SEDIMENT TRAPS DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION AND SITE STABILIZATION, THE BASINS SHALL BE OVER-EXCAVATED 3 FEET MINIMUM AND THEN THE SAND LAYER AND ENGINEERED SOIL SHALL BE PLACED TO WITHIN THREE INCHES OF FINAL GRADE. ONCE THE ENGINEERED SOIL IS PLACED, THREE INCHES OF HARDWOOD MULCH SHALL BE ADDED ON TOP OF THE ENGINEERED SOIL.
5. FIELD INFILTRATION TESTING: IMMEDIATELY AFTER ROUGH GRADING OF STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES, PROVIDE FIELD INFILTRATION TESTING CONDUCTED BY A THIRD-PARTY TESTING AGENCY TO VERIFY INFILTRATION RATES FOR ALL STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES. DETERMINE INFILTRATION RATES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) SITE EVALUATION FOR STORMWATER INFILTRATION, STANDARD 1002. FREQUENCY OF TESTING SHALL BE 1 TEST PER 5000 SQUARE FEET OF SURFACE AREA OF THE STORMWATER INFILTRATION DEVICE MEASURED AT THE DESIGN HIGH WATER LEVEL AND AT LEAST ONE TEST PER DEVICE. FURNISH A REPORT OF THE TEST RESULTS TO ARCHITECT/ENGINEER.
6. SPECIFIC SPECIES OR CONTAINER SIZE SUGGESTED SUBSTITUTIONS SHALL BE PRESENTED TO CONSULTANT ALONG WITH THE REASONS FOR THE SUGGESTIONS. WITH CONSULTANT OR PROJECT ENGINEER'S APPROVAL, SUBSTITUTIONS MAY BE MADE.
7. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY CONSULTANT OR ENGINEER. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
8. SEE LANDSCAPE PLAN FOR SPECIES TO BE PLANTED IN THE BIORETENTION AREA.
9. ALL PLANTED MATERIALS WILL BE WARRANTED BY INSTALLATION CONTRACTOR TO BE IN HEALTHY CONDITION WITH A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.
10. NATIVE PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY, CONSULTANT OR PROJECT ENGINEER WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
11. PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY 12" ON CENTER.
12. UPON COMPLETION OF EXCAVATING & GRADING OPERATIONS, A LOOSE, FRIABLE PLANT BED SHALL BE PREPARED FOR INSTALLATION OF NATIVE PLANT PLUGS.
13. CARE SHALL BE TAKEN TO MINIMIZE SOIL COMPACTION DURING CONSTRUCTION ACTIVITY. BY EXAMPLE OF A STANDARD SOIL PENETROMETER (COMPACTION TESTER), THE TOPSOIL COMPACTION READINGS SHALL BE LESS THAN 200 PSI AT THE 0-6 INCH DEPTH AND LESS THAN 250 PSI AT THE 6-18 INCH DEPTHS IN ALL AREAS TO BE PLANTED.
14. UNDULATIONS OR IRREGULARITIES IN THE PLANT BED WHICH WOULD INTERFERE WITH A CONSISTENT SEEDING OPERATION SHALL BE LEVELED PRIOR TO FINAL SEEDING.
15. FINAL PLANTING AREA SHOULD BE GRADED SUCH THAT THE AREAS TO BE PLANTED SHALL CONSIST OF A SMOOTH, FREE DRAINING, EVEN SURFACE WITH A LOOSE POROUS TEXTURE.

0 10
FEET

PRELIMINARY
NOT FOR CONSTRUCTION

FEH DESIGN
SIOUX CITY, IA (712) 252-3889
DES MOINES, IA (515) 288-2000
DUBUQUE, IA (563) 583-4900
OCONOMOWOC, WI (262) 968-2055

IN ASSOCIATION WITH
SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444
WWW.SNYDER-ASSOCIATES.COM
PROJ. # 123.0132.30

SHEET TITLE
GRADING AND EROSION CONTROL PLAN

PROJECT TITLE
NORTH SHORE COUNTRY CLUB
BAR REMODEL AND ADDITION
3100 W Country Club Dr, Mequon, WI 53092

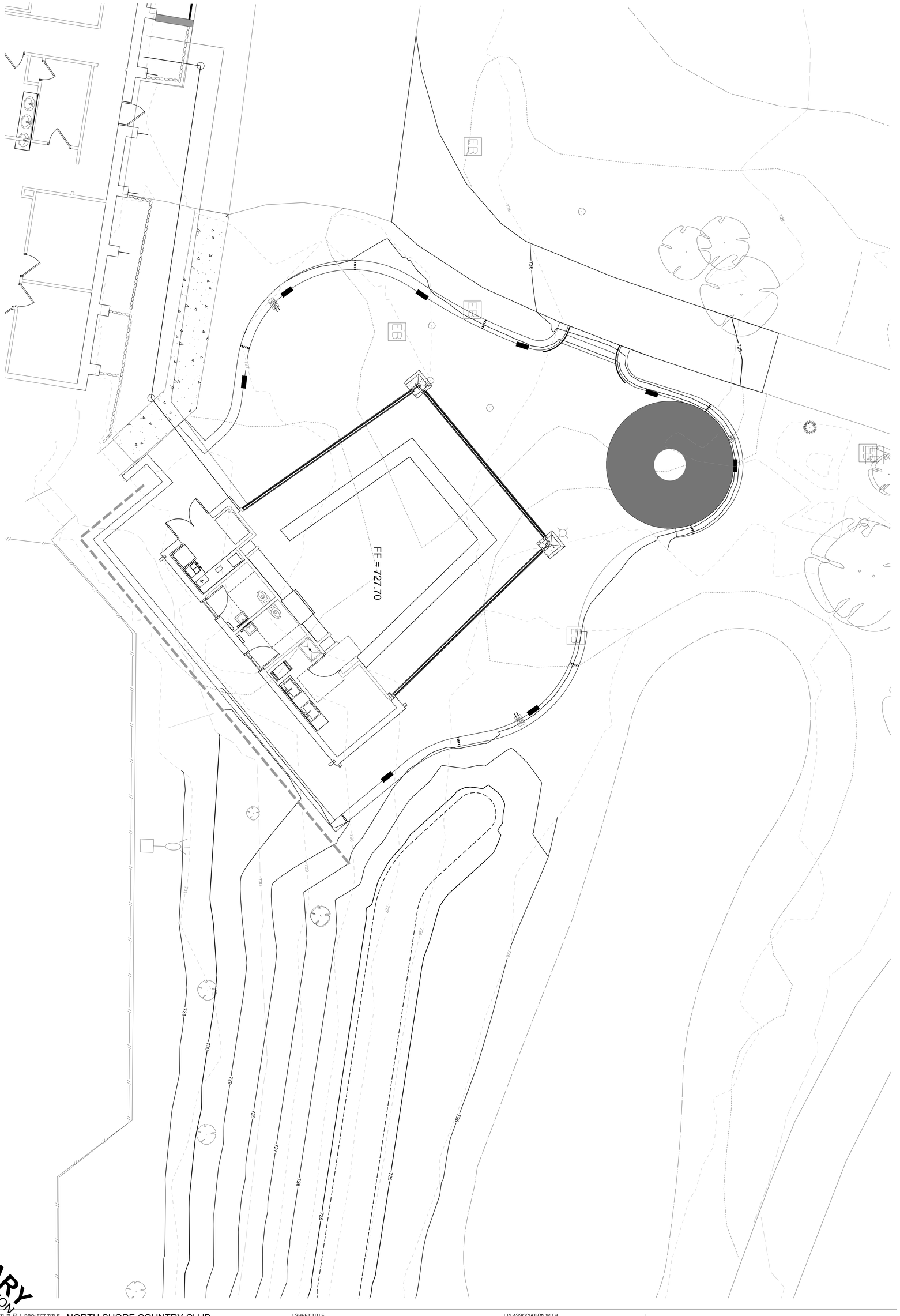
DATE ISSUED 5/24/2023
ISSUED FOR: DESIGN DEVELOPMENT
REV. NO. DATE

PROJECT NUMBER
2021413

SHEET
C-300

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

1/13/2023 9:34:30 AM



PRELIMINARY
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PROJECT TITLE NORTH SHORE COUNTRY CLUB

BAR REMODEL AND ADDITION

3100 W Country Club Dr, Mequon, WI 53092

SHEET TITLE

SPOT GRADING

SHEET C-301

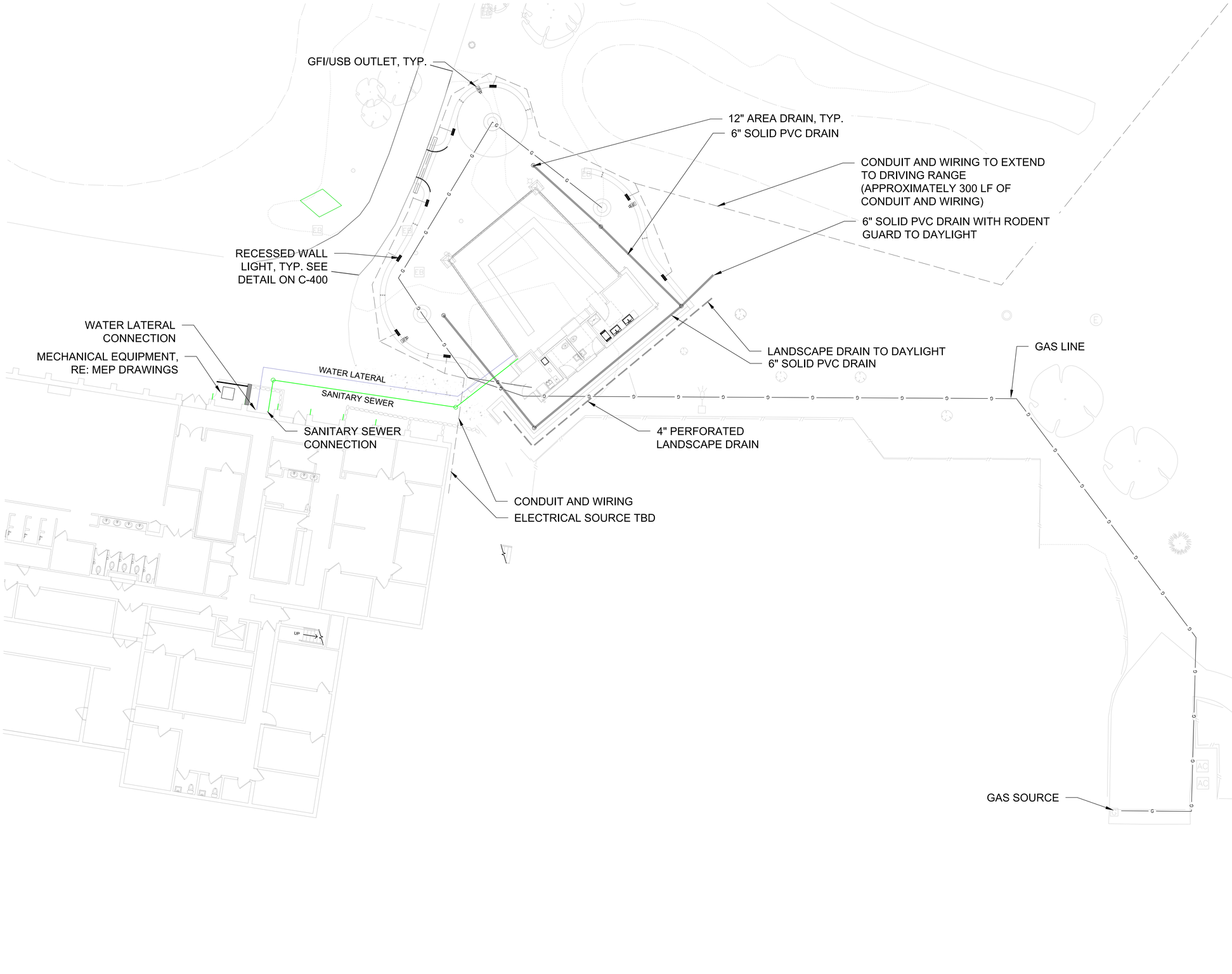
PROJECT NUMBER 2021413

DATE ISSUED 5/24/2023
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REV. NO.
DATE

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MADISON, WI 53718
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PROJ. # 123.0132.30

FEH DESIGN
SIOUX CITY, IA (712) 252-3889
DES MOINES, IA (515) 288-2000
DUBUQUE, IA (563) 583-4900
OCONOMOWOC, WI (262) 968-2055



PRELIMINARY
NOT FOR CONSTRUCTION

FEH DESIGN
SIOUX CITY, IA (712) 252-3889
DES MOINES, IA (515) 288-2000
DUBUQUE, IA (563) 583-4900
OCONOMOWOC, WI (262) 968-2055

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5010 VOGES ROAD
MADISON, WI 53718
608-838-0444
FAX: 608-838-8844
WWW.SNYDER-ASSOCIATES.COM
PROJ. # 123.0132.30

SHEET TITLE
UTILITY PLAN

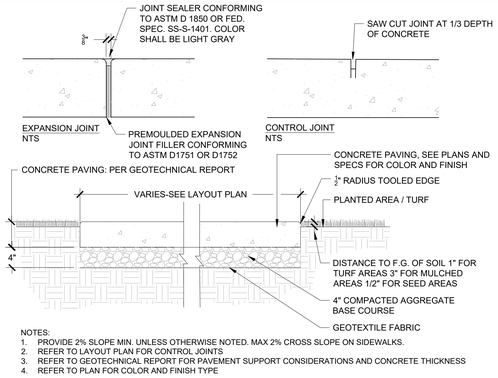
PROJECT TITLE
NORTH SHORE COUNTRY CLUB
BAR REMODEL AND ADDITION
3100 W Country Club Dr, Mequon, WI 53092

DATE ISSUED 5/24/2023
ISSUED FOR: DESIGN DEVELOPMENT
REV. NO. DATE

PROJECT NUMBER
2021413

SHEET
C-302

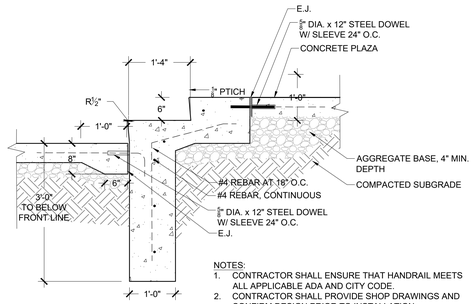
Attachment: Packet Docs, NSCC (8541 : North Shore Country Club)



NOTES:
1. PROVIDE 2% SLOPE MIN. UNLESS OTHERWISE NOTED. MAX 2% CROSS SLOPE ON SIDEWALKS.
2. REFER TO LAYOUT PLAN FOR CONTROL JOINTS
3. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SUPPORT CONSIDERATIONS AND CONCRETE THICKNESS
4. REFER TO PLAN FOR COLOR AND FINISH TYPE

1 CONCRETE PAVING

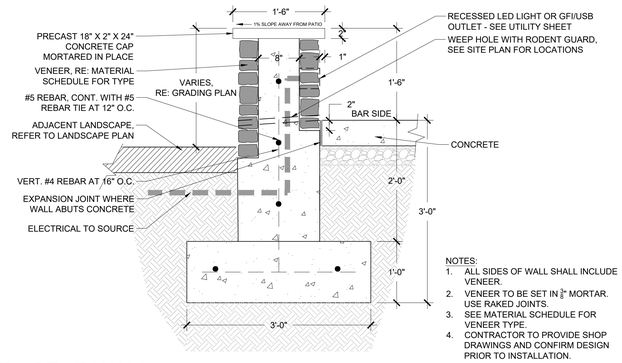
SCALE: 1" = 1'-0"



NOTES:
1. CONTRACTOR SHALL ENSURE THAT HANDRAIL MEETS ALL APPLICABLE ADA AND CITY CODE.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND CONFIRM DESIGN PRIOR TO INSTALLATION.

2 STAIRS

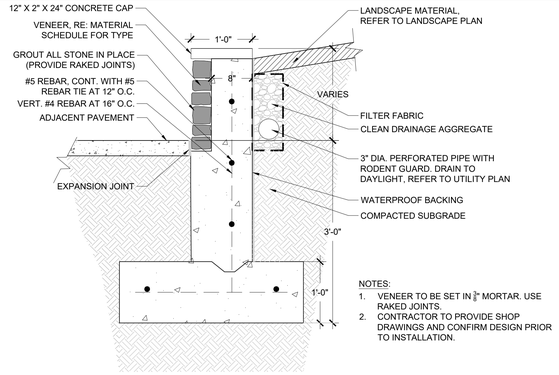
SCALE: 3/4" = 1'-0"



NOTES:
1. ALL SIDES OF WALL SHALL INCLUDE VENEER
2. VENEER TO BE SET IN 3/8" MORTAR. USE RAKED JOINTS.
3. SEE MATERIAL SCHEDULE FOR VENEER TYPE.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CONFIRM DESIGN PRIOR TO INSTALLATION.

3 SEAT WALL

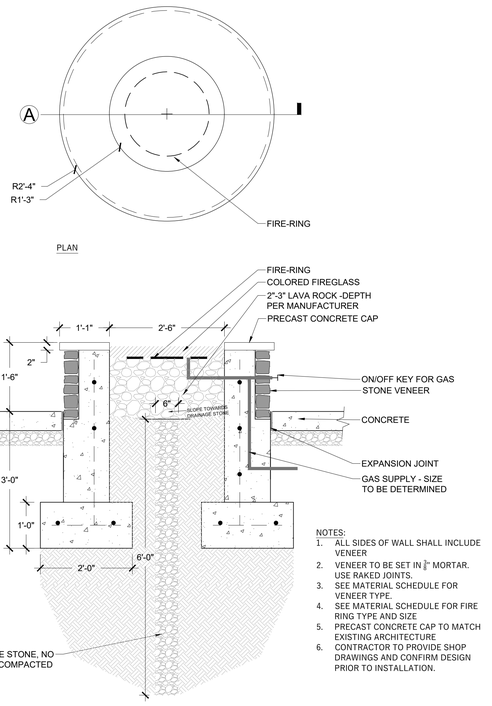
SCALE: 1" = 1'-0"



NOTES:
1. VENEER TO BE SET IN 3/8" MORTAR. USE RAKED JOINTS.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CONFIRM DESIGN PRIOR TO INSTALLATION.

4 RETAINING WALL

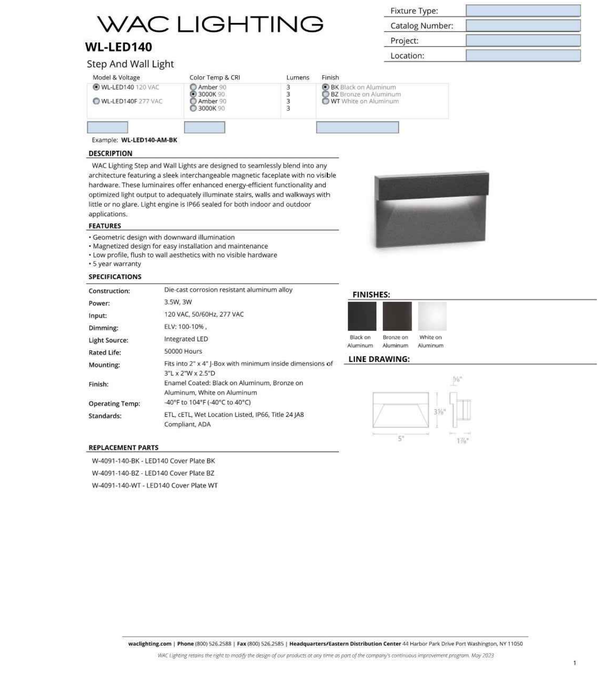
SCALE: 1" = 1'-0"



NOTES:
1. ALL SIDES OF WALL SHALL INCLUDE VENEER
2. VENEER TO BE SET IN 3/8" MORTAR. USE RAKED JOINTS.
3. SEE MATERIAL SCHEDULE FOR VENEER TYPE.
4. SEE MATERIAL SCHEDULE FOR FIRE RING TYPE AND SIZE
5. PRECAST CONCRETE CAP TO MATCH EXISTING ARCHITECTURE
6. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CONFIRM DESIGN PRIOR TO INSTALLATION.

5 FIRE PIT

SCALE: 3/4" = 1'-0"



WAC LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

WL-LED140

Step And Wall Light

Model & Voltage	Color Temp & CRI	Lumens	Finish
WL-LED140 120 VAC	Amber 90	3	BK Black on Aluminum
WL-LED140F 277 VAC	3000K 90	3	BZ Bronze on Aluminum
	Amber 90	3	WT White on Aluminum
	3000K 90	3	

Example: **WL-LED140-AM-BK**

DESCRIPTION

WAC Lighting Step and Wall Lights are designed to seamlessly blend into any architecture featuring a sleek interchangeable magnetic faceplate with no visible hardware. These luminaires offer enhanced energy-efficient functionality and optimized light output to adequately illuminate stairs, walls and walkways with little or no glare. Light engine is IP66 sealed for both indoor and outdoor applications.

FEATURES

- Geometric design with downward illumination
- Magnetized design for easy installation and maintenance
- Low profile, flush to wall aesthetics with no visible hardware
- 5 year warranty

SPECIFICATIONS

Construction:	Die-cast corrosion resistant aluminum alloy
Power:	3.5W, 3W
Input:	120 VAC, 50/60Hz; 277 VAC
Dimming:	ELV: 100-10% ,
Light Source:	Integrated LED
Rated Life:	50000 Hours
Mounting:	Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2.5"D
Finish:	Enamel Coated: Black on Aluminum, Bronze on Aluminum, White on Aluminum
Operating Temp:	-40°F to 104°F (-40°C to 40°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, Title 24 JA8 Compliant, ADA

REPLACEMENT PARTS

W-4091-140-BK - LED140 Cover Plate BK
W-4091-140-BZ - LED140 Cover Plate BZ
W-4091-140-WT - LED140 Cover Plate WT

FINISHES:

Black on Aluminum | Bronze on Aluminum | White on Aluminum

LINE DRAWING:

6 RECESSED WALL LIGHT

NO SCALE

FEH DESIGN
OCONOMOWOC, WI (262) 968-2055
DUBUQUE, IA (563) 583-4900
DES MOINES, IA (515) 288-2000
SIOUX CITY, IA (712) 252-3889

IN ASSOCIATION WITH
SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444
WWW.SNYDER-ASSOCIATES.COM
PROJ. # 123.0132.30

SHEET TITLE
SITE DETAILS

PROJECT TITLE
NORTH SHORE COUNTRY CLUB
BAR REMODEL AND ADDITION
3100 W Country Club Dr, Mequon, WI 53092

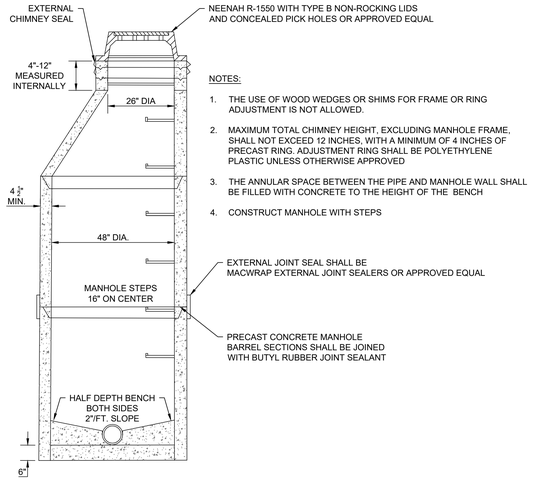
DATE ISSUED 5/24/2023
ISSUED FOR: DESIGN DEVELOPMENT
REV. NO. DATE

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER
2021413

SHEET
C-400

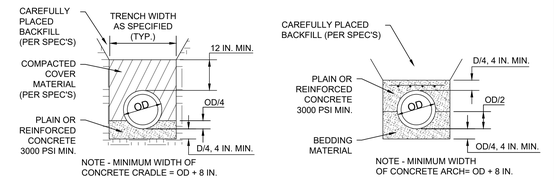
Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)



NOTES:

1. THE USE OF WOOD WEDGES OR SHIMS FOR FRAME OR RING ADJUSTMENT IS NOT ALLOWED.
2. MAXIMUM TOTAL CHIMNEY HEIGHT, EXCLUDING MANHOLE FRAME, SHALL NOT EXCEED 12 INCHES, WITH A MINIMUM OF 4 INCHES OF PRECAST RING. ADJUSTMENT RING SHALL BE POLYETHYLENE PLASTIC UNLESS OTHERWISE APPROVED
3. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH CONCRETE TO THE HEIGHT OF THE BENCH
4. CONSTRUCT MANHOLE WITH STEPS

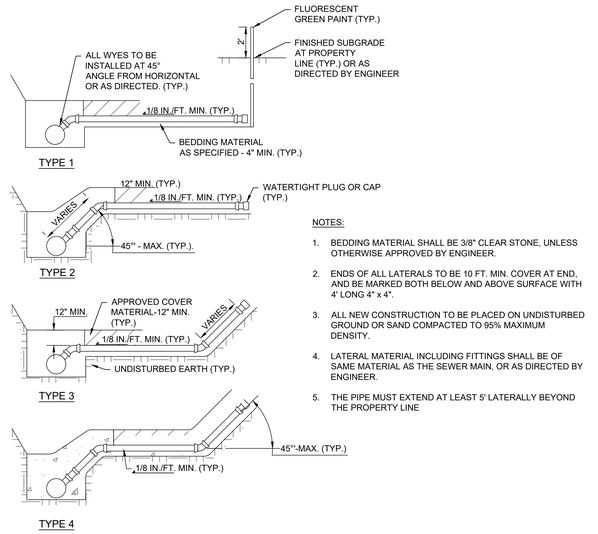
1 / C-401 — SANITARY MANHOLE DETAIL
SCALE: 6" = 1'



NOTES:

1. ALL PVC AND ABS SEWER MAINS AND LATERALS SHALL BE CLASS "B" MIN., OR AS CALLED FOR IN THE SPECIAL PROVISIONS.
2. ALL BEDDING AND COVER MATERIALS SHALL BE AS SPECIFIED AND SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
3. UNDERCUT SHALL BE IN ACCORDANCE WITH SECTION 3 OF THE STORM AND SANITARY SEWER STANDARD SPECIFICATIONS.

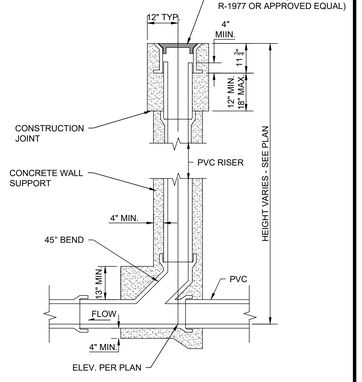
3 / C-401 — SANITARY SEWER BEDDING DETAIL
SCALE: 6" = 1'



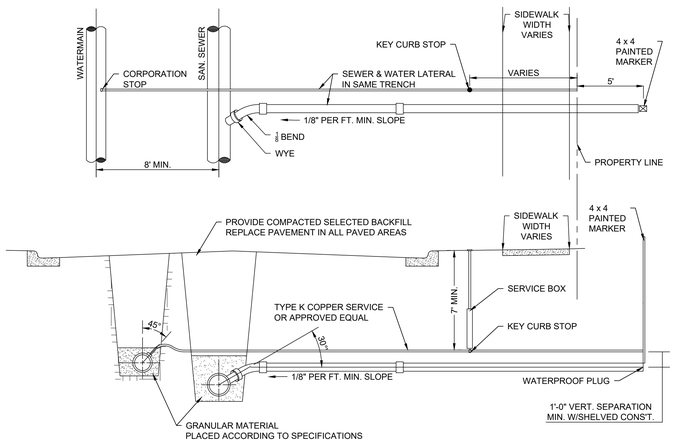
NOTES:

1. BEDDING MATERIAL SHALL BE 3/8" CLEAR STONE, UNLESS OTHERWISE APPROVED BY ENGINEER.
2. ENDS OF ALL LATERALS TO BE 10 FT. MIN. COVER AT END, AND BE MARKED BOTH BELOW AND ABOVE SURFACE WITH 4' LONG 4" x 4".
3. ALL NEW CONSTRUCTION TO BE PLACED ON UNDISTURBED GROUND OR SAND COMPACTED TO 95% MAXIMUM DENSITY.
4. LATERAL MATERIAL INCLUDING FITTINGS SHALL BE OF SAME MATERIAL AS THE SEWER MAIN, OR AS DIRECTED BY ENGINEER.
5. THE PIPE MUST EXTEND AT LEAST 5' LATERALLY BEYOND THE PROPERTY LINE

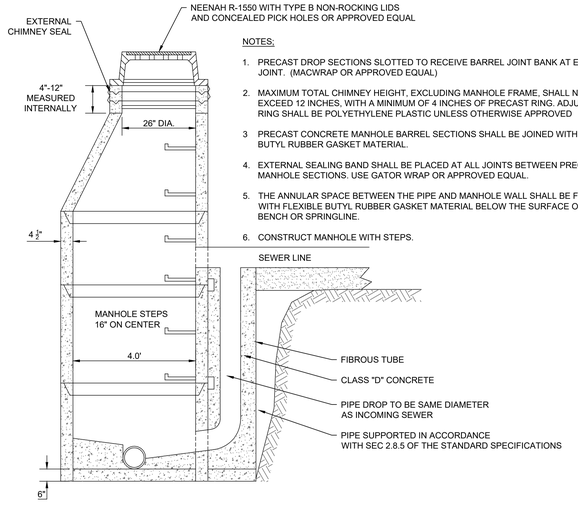
5 / C-401 — SANITARY LATERAL DETAIL
SCALE: 3" = 1'



2 / C-401 — CLEAN OUT DETAIL
SCALE: 6" = 1'



4 / C-401 — SEWER AND WATER CONNECTION DETAIL
SCALE: 3" = 1'



NOTES:

1. PRECAST DROP SECTIONS SLOTTED TO RECEIVE BARREL JOINT BANK AT EACH JOINT. (MACWRAP OR APPROVED EQUAL)
2. MAXIMUM TOTAL CHIMNEY HEIGHT, EXCLUDING MANHOLE FRAME, SHALL NOT EXCEED 12 INCHES, WITH A MINIMUM OF 4 INCHES OF PRECAST RING. ADJUSTMENT RING SHALL BE POLYETHYLENE PLASTIC UNLESS OTHERWISE APPROVED
3. PRECAST CONCRETE MANHOLE BARREL SECTIONS SHALL BE JOINED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL.
4. EXTERNAL SEALING BAND SHALL BE PLACED AT ALL JOINTS BETWEEN PRECAST MANHOLE SECTIONS. USE GATOR WRAP OR APPROVED EQUAL.
5. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL BELOW THE SURFACE OF THE BENCH OR SPRINGLINE.
6. CONSTRUCT MANHOLE WITH STEPS.

6 / C-401 — OUTSIDE DROP SANITARY SEWER MANHOLE DETAIL
SCALE: 6" = 1'

FEH DESIGN
OCONOMOWOC, WI (262) 968-2055
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PROJ. # 123.0132.30

SHEET TITLE
SANITARY DETAILS

PROJECT TITLE
NORTH SHORE COUNTRY CLUB
BAR REMODEL AND ADDITION
3100 W Country Club Dr, Mequon, WI 53092

DATE ISSUED 5/24/2023
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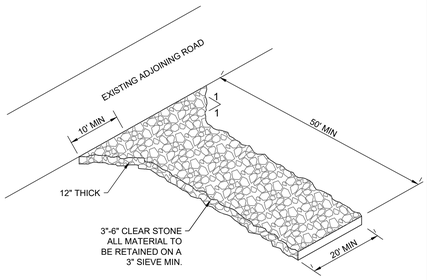
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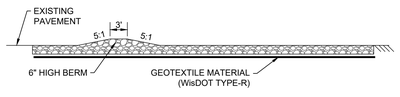
PROJECT NUMBER
2021413

SHEET
C-401

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

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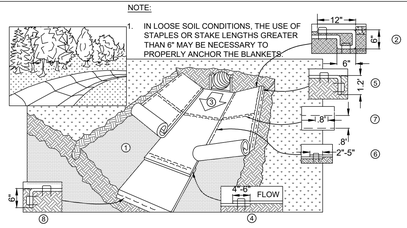
NOTE:

1. MAINTAIN THE ROCK ENTRANCE TO PREVENT TRACKING ONTO PAVEMENT

1 C 402 **STONE ENTRANCE DETAIL**
SCALE: 3"=1'

NOTE:

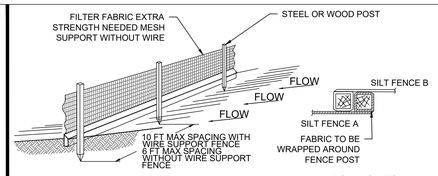
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS

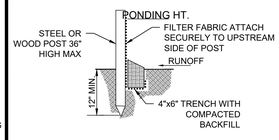


INSTALLATION:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
7. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
8. EROSION MAT SHALL EXTEND FOR WHICHEVER IS GREATER: UPSLOPE ONE FOOT MIN. VERTICALLY FROM DITCH BOTTOM OR 6" HIGHER THAN DESIGN FLOW DEPTH.
9. EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1053.

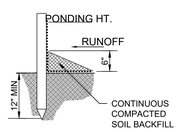
2 C 402 **EROSION CONTROL MAT - CHANNEL INSTALLATION**
SCALE: 3"=1'





STANDARD DETAIL
TRENCH WITH NATIVE
BACKFILL

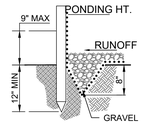
ROLL JOINTS



ALTERNATE DETAIL
SOIL BACKFILL

NOTES:

1. INSPECT FENCE WEEKLY AND AFTER EACH RAIN EVENT OF 0.5 INCHES AND REPAIR IF REQUIRED. REMOVE SEDIMENT WHEN NECESSARY OR WHEN SEDIMENT REACHES 1/2 OF FENCE HEIGHT.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
4. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.

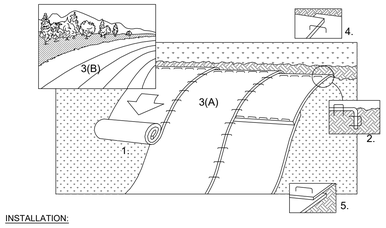


ALTERNATE DETAIL
TRENCH WITH GRAVEL

3 C 402 **SILT FENCE DETAIL**
SCALE: 3"=1'

NOTE:

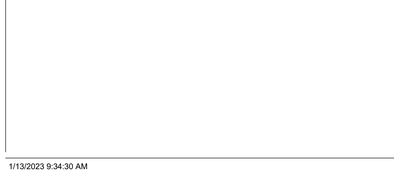
REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.



INSTALLATION:

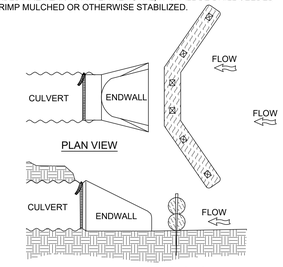
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS
   (A.) DOWN THE SLOPE
   (B.) HORIZONTALLY ACROSS THE SLOPE
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
7. EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD # 1052.

4 C 402 **EROSION CONTROL MAT - SLOPE INSTALLATION**
SCALE: 3"=1'



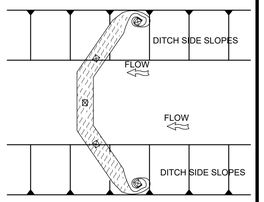
SILT SOCK MAINTENANCE NOTES

1. THE CONTRACTOR SHALL INSPECT SILT SOCKS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT SOCKS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SILT SOCKS SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.



SILT SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR THE LOCATION AND LENGTH OF SILT SOCK.
2. SILT SOCK INDICATED ON INITIAL PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SILT SOCK SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SILT SOCK SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF ½ OF THE DIAMETER OF THE SILT SOCK.
6. SILT SOCK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1071



5 C 402 **SILT SOCK PROTECTION**
SCALE: 3"=1'

PLAN VIEW

TYPICAL SECTION

CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SEE EROSION CONTROL PLAN FOR LOCATIONS OF CONCRETE WASHOUT AREA(S). TO BE PLACED A MIN. OF 50' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.)
2. THE CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL PAD IS REQ'D AT THE ACCESS POINT(S).
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA(S), AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREAS TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT AREA MAINTENANCE NOTES

6. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE
7. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
8. WHEN CONCRETE WASHOUT AREA(S) IS REMOVED, THE DISTURBED AREA SHALL BE STABILIZED PER SITE EROSION CONTROL MEASURES.
9. INSPECT WEEKLY AND DURING AND AFTER ALL STORM EVENTS. CLEAN-OUT OR COVER WASHOUT AREA PRIOR TO PREDICTED STORM EVENTS TO PREVENT OVER-FLOW.

6 C 402 **CONCRETE WASHOUT DETAIL**
SCALE: 3"=1'

FEH DESIGN
OCONOMOWOC, WI (262) 968-2055
DUBUQUE, IA (563) 583-4900
DES MOINES, IA (515) 288-2000
SIOUX CITY, IA (712) 252-3889

IN ASSOCIATION WITH
SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444
WWW.SNYDER-ASSOCIATES.COM
PROJ. # 123.0132.00

SHEET TITLE
EROSION CONTROL DETAILS

PROJECT TITLE
NORTH SHORE COUNTRY CLUB
BAR REMODEL AND ADDITION
3100 W Country Club Dr, Mequon, WI 53092

DATE ISSUED 5/24/2023
ISSUED FOR: DESIGN DEVELOPMENT
REV. NO. DATE

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PROJECT NUMBER
2021413

SHEET
C-402

1/13/2023 9:34:30 AM

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

GENERAL LANDSCAPE NOTES

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
5. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
6. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
7. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
8. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
9. PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY, CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
10. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
11. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
12. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
14. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
15. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
16. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
17. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. IF IRRIGATION IS INCLUDED, COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
19. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12".
20. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST.
21. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
22. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
23. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
24. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
25. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
26. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
27. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
28. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
29. WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
30. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
31. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
32. ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.

BIORETENTION PLANTING NOTES

1. BIORETENTION SHALL CONFORM TO WIS. DNR TECH STANDARD 1004.
2. ENGINEERED SOIL SHALL CONSIST OF 70%-85% SILICA SAND AND 15%-30% COMPOST WITH A PH OF 5.5-6.5
3. BIORETENTION BASINS SHALL BE EXCAVATED AND USED AS SEDIMENT TRAPS DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION AND SITE STABILIZATION, THE BASINS SHALL BE OVER-EXCAVATED 3 FEET MINIMUM AND THEN THE SAND LAYER AND ENGINEERED SOIL SHALL BE PLACED TO WITHIN THREE INCHES OF FINAL GRADE. ONCE THE ENGINEERED SOIL IS PLACED, A COCONUT FIBER MAT SHALL BE ADDED ON TOP OF THE ENGINEERED SOIL.
4. FIELD INFILTRATION TESTING: IMMEDIATELY AFTER ROUGH GRADING OF STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES, PROVIDE FIELD INFILTRATION TESTING CONDUCTED BY A THIRD-PARTY TESTING AGENCY TO VERIFY INFILTRATION RATES FOR ALL STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES. DETERMINE INFILTRATION RATES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) SITE EVALUATION FOR STORMWATER INFILTRATION, STANDARD 1002. FREQUENCY OF TESTING SHALL BE 1 TEST PER 5000 SQUARE FEET OF SURFACE AREA OF THE STORMWATER INFILTRATION DEVICE MEASURED AT THE DESIGN HIGH WATER LEVEL AND AT LEAST ONE TEST PER DEVICE. FURNISH A REPORT OF THE TEST RESULTS TO ARCHITECT/ENGINEER. TESTING SHALL BE COMPLETED AT THE EXPENSE OF THE CONTRACTOR.
5. SPECIFIC SPECIES OR CONTAINER SIZE SUGGESTED SUBSTITUTIONS SHALL BE PRESENTED TO CONSULTANT ALONG WITH THE REASONS FOR THE SUGGESTIONS. WITH CONSULTANT OR PROJECT ENGINEER'S APPROVAL, SUBSTITUTIONS MAY BE MADE.
6. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURINGTHE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY CONSULTANT OR ENGINEER. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
7. ALL PLANTED MATERIALS WILL BE WARRANTED BY INSTALLATION CONTRACTOR TO BE IN HEALTHY CONDITION WITH A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.
8. NATIVE PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY, CONSULTANT OR PROJECT ENGINEER WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
9. PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY 12" ON CENTER.
10. UPON COMPLETION OF EXCAVATING & GRADING OPERATIONS, A LOOSE, FRIABLE PLANT BED SHALL BE PREPARED FOR INSTALLATION OF NATIVE PLANT PLUGS.
11. CARE SHALL BE TAKEN TO MINIMIZE SOIL COMPACTION DURING CONSTRUCTION ACTIVITY. BY EXAMPLE OF A STANDARD SOIL PENETROMETER (COMPACTION TESTER), THE TOPSOIL COMPACTION READINGS SHALL BE LESS THAN 200 PSI AT THE 0-6 INCH DEPTH AND LESS THAN 250 PSI AT THE 6-18 INCH DEPTHS IN ALL AREAS TO BE PLANTED.
12. UNDULATIONS OR IRREGULARITIES IN THE PLANT BED WHICH WOULD INTERFERE WITH A CONSISTENT SEEDING OPERATION SHALL BE LEVELED PRIOR TO FINAL SEEDING.
13. FINAL PLANTING AREA SHOULD BE GRADED SUCH THAT THE AREAS TO BE PLANTED SHALL CONSIST OF A SMOOTH, FREE DRAINING, EVEN SURFACE WITH A LOOSE POROUS TEXTURE.

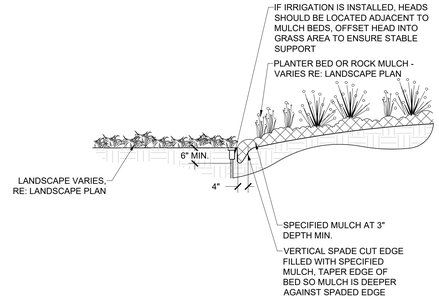
CITY OF MEQUON LANDSCAPE REGULATIONS

REQUIREMENT:
AT LEAST ONE TREE AND TWO SHRUBS PER EACH 1,000 SF OF THE AREA TO BE LANDSCAPED.

TOTAL LANDSCAPE AREA: 9,370 SF = 10 TREES AND 19 SHRUBS
PROVIDED: 15 TREES AND 32 SHRUBS

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

2 PLANTING PIT
NO SCALE



NOTE:
1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

3 SPADE CUT EDGE
SCALE: 1/2" = 1'-0"

FEH DESIGN
SIOUX CITY, IA (712) 252-3889
DES MOINES, IA (515) 288-2000
DUBUQUE, IA (563) 583-4900
OCONOMOWOC, WI (262) 968-2055
IN ASSOCIATION WITH
SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444
WWW.SNYDER-ASSOCIATES.COM
PROJ. # 123.0132.30

SHEET TITLE
LANDSCAPE NOTES

PROJECT TITLE
NORTH SHORE COUNTRY CLUB
BAR REMODEL AND ADDITION
3100 W Country Club Dr, Mequon, WI 53092

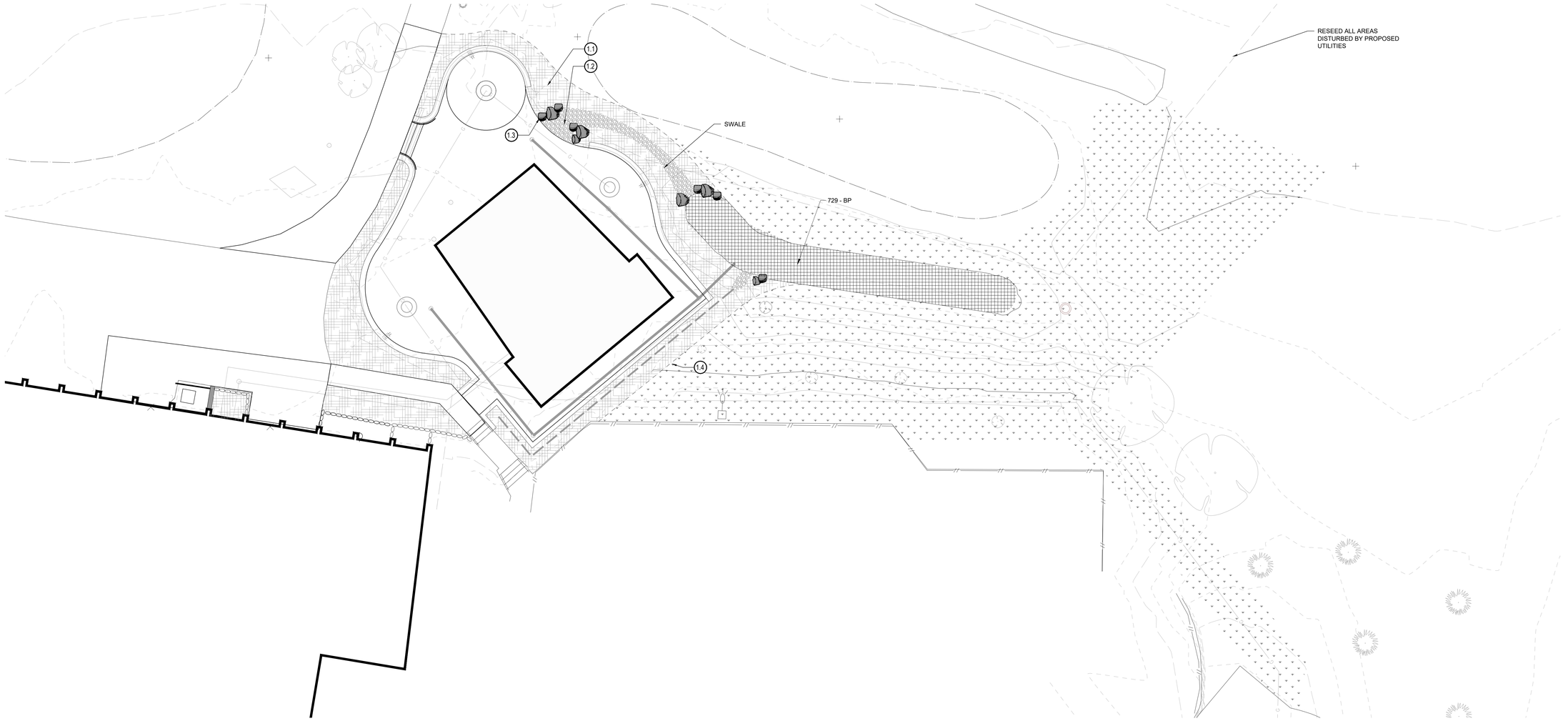
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DATE ISSUED 5/24/2023
ISSUED FOR: DESIGN DEVELOPMENT
REV. NO. DATE

PROJECT NUMBER
2021413

SHEET
L-100

Attachment: Packet Docs, NSCC (8541 : North Shore Country Club)



GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
	TB2	6,764 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod		
BIORETENTION PLUGS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
	BP	729	Bio Plugs	Bio Plugs	4"	Plug	12" o.c.

LANDSCAPE LEGEND

1.1 HARDWOOD MULCH SHRUB BED

1.2 COBBLE MULCH, REFER TO CONSTRUCTION NOTES FOR TYPE

LANDSCAPE BOULDERS

SPADE CUT EDGE

HARDSCAPE & MULCHING CONSTRUCTION NOTES

1. LANDSCAPE MATERIAL
   - 1.1. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADE DUG EDGER WHEN PERIMETER IS NOT A CURB.
   - 1.2. ROCK MULCH SHALL BE INSTALLED AT A 3" DEPTH OVER GEOTEXTILE WEED CONTROL FABRIC. REFER TO MATERIAL SCHEDULE FOR TYPE.
   - 1.3. LANDSCAPE BOULDERS. REFER TO MATERIAL SCHEDULE FOR TYPE.
   - 1.4. SPADE CUT EDGE, REFER TO DETAIL SHEET L-100.

0 10 FEET

PRELIMINARY NOT FOR CONSTRUCTION

FEH DESIGN
SIOUX CITY, IA (712) 252-3889
DES MOINES, IA (515) 288-2000
DUBUQUE, IA (563) 583-4900
OCONOMOWOC, WI (262) 968-2055

IN ASSOCIATION WITH
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5010 VOGES ROAD
MADISON, WI 53718
608-838-0444
WWW.SNYDER-ASSOCIATES.COM
PROJ. # 123.0132.30

SHEET TITLE
MULCHING, SEED, AND SOD PLAN

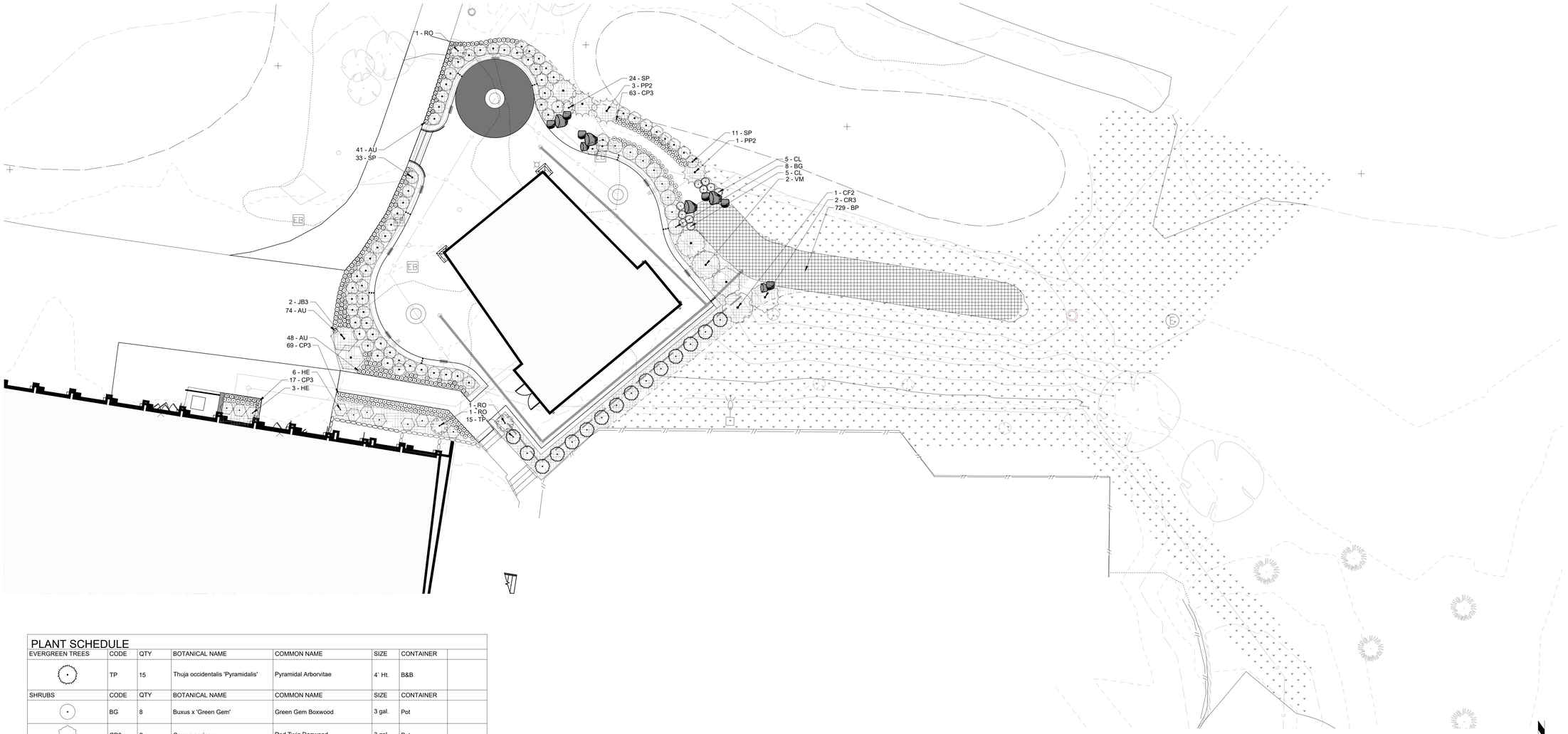
PROJECT TITLE
NORTH SHORE COUNTRY CLUB
BAR REMODEL AND ADDITION
3100 W Country Club Dr, Mequon, WI 53092

DATE ISSUED 5/24/2023
ISSUED FOR: DESIGN DEVELOPMENT
REV. NO. DATE

PROJECT NUMBER
2021413

SHEET
L-200

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)



PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	TP	15	Thuja occidentalis 'Pyramidalis'	Pyramidal Arborvitae	4` Ht.	B&B	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	BG	8	Buxus x 'Green Gem'	Green Gem Boxwood	3 gal.	Pot	
	CR3	2	Cornus sericea	Red Twig Dogwood	3 gal.	Pot	
	CF2	1	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	3 gal.	Pot	
	HE	10	Hosta x 'Elegans'	Elegant Hosta	3 gal.	Pot	
	JB3	2	Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper	3 gal.	Pot	
	PP2	4	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	3 gal.	Pot	
	RO	3	Rhododendron x 'Olga Mezitt'	Olga Mezitt PJM Rhododendron	3 gal.	Pot	
	VM	2	Viburnum acerifolium	Mapleleaf Viburnum	3 gal.	Pot	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	CP3	149	Carex pensylvanica	Pennsylvania Sedge	3 gal.	Pot	
	CL	10	Chasmanthium latifolium	Northern Sea Oats	1 gal.	Pot	
	SP	68	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	AU	163	Allium canadense lavendulare	Showy Wild Onion	3 gal.	Pot	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
	TB2	6,764 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod		
BIORETENTION PLUGS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
	BP	729	Bio Plugs	Bio Plugs	4"	Plug	12" o.c.

PRELIMINARY
NOT FOR CONSTRUCTION

FEH DESIGN
SIOUX CITY, IA (712) 252-3889
DES MOINES, IA (515) 288-2000
DUBUQUE, IA (563) 583-4900
OCONOMOWOC, WI (262) 968-2055

IN ASSOCIATION WITH
SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WI 53718
608-838-0444
WWW.SNYDER-ASSOCIATES.COM
PROJ. # 123.0132.30

SHEET TITLE
PLANTING PLAN

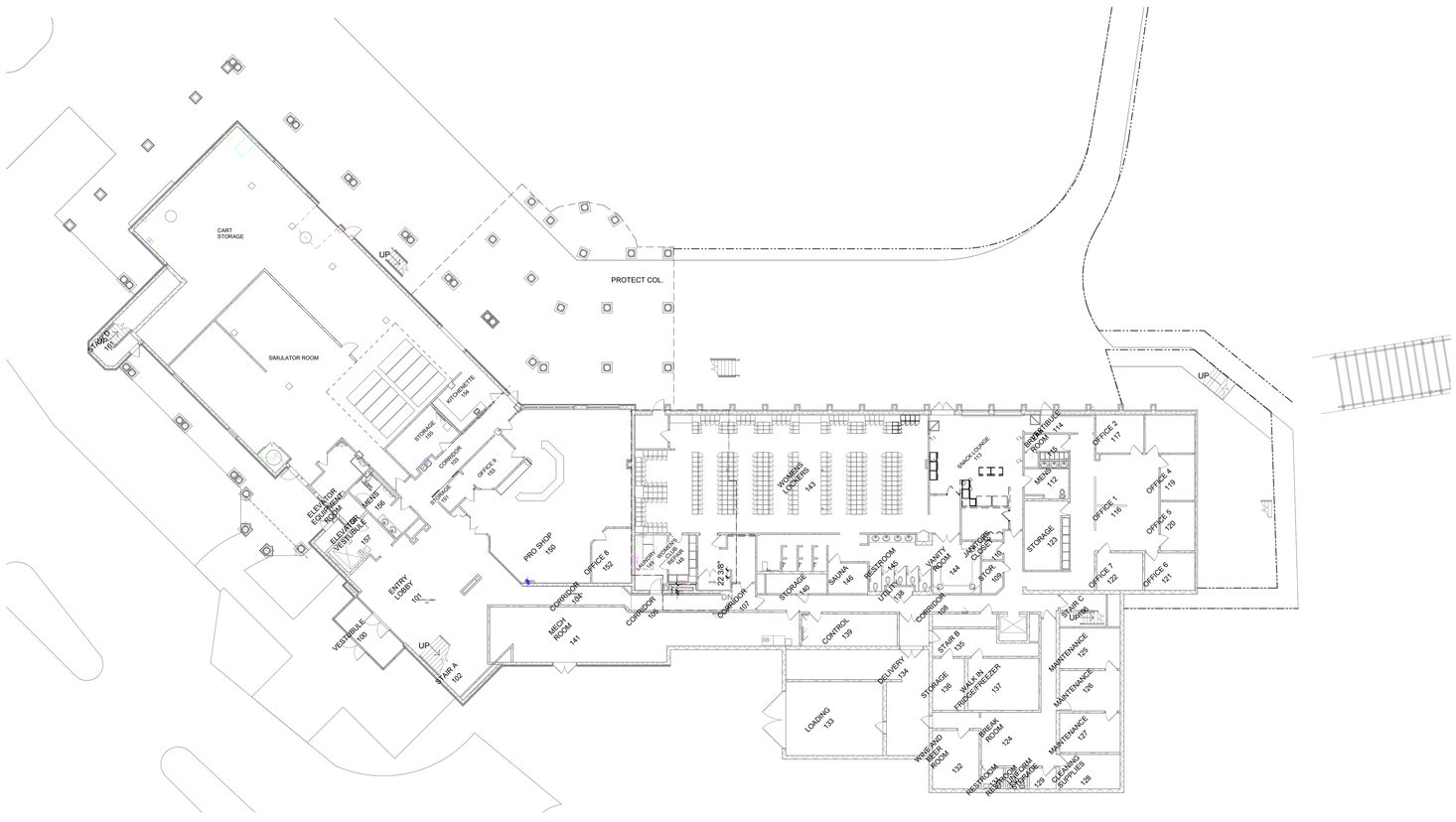
PROJECT TITLE
NORTH SHORE COUNTRY CLUB
BAR REMODEL AND ADDITION
3100 W Country Club Dr, Mequon, WI 53092

DATE ISSUED 5/24/2023
ISSUED FOR: DESIGN DEVELOPMENT
REV. NO. DATE

PROJECT NUMBER
2021413

SHEET
L-201

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)



N

1 DEMOLITION LOWER LEVEL FLOOR PLAN

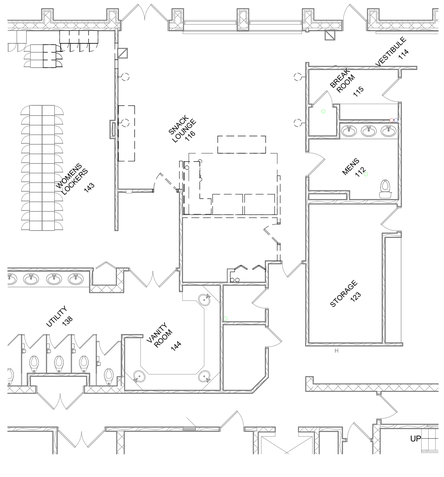
SCALE: 1/16" = 1'-0"

ARCHITECTURAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL EXAMINE SITE AND PORTIONS THEREOF TO ASCERTAIN AND CHECK ALL EXISTING CONDITIONS AND DIMENSIONS WHICH MAY AFFECT THE CONTRACTOR'S WORK. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE IN THE CONTRACTOR'S BEHALF FOR ANY EXPENSE TO WHICH THE CONTRACTOR MAY PAY DUE TO FAILURE OR NEGLECT ON ONE'S PART TO MAKE AN EXAMINATION. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE REPORTED TO THE ARCHITECT PRIOR TO BID SUBMISSION.
2. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE DUST AND NOISE TO SURROUNDING PROPERTIES. SITE ACCESS SHALL BE LIMITED TO LOCATIONS SHOWN OR COORDINATED WITH OWNER.
3. PROVIDE PLASTIC SHEETS (OR OTHER) FOR SAFETY AND PROTECTION FROM NOISE, DUST, ETC. OF OCCUPIED AREAS DURING CONSTRUCTION AND DEMOLITION. PROVIDE RATED SEPARATION WHERE REQUIRED.
4. REMOVE PORTIONS OF EXISTING CONSTRUCTION AS NOTED ON THE DRAWINGS AND AS NECESSARY TO ACCOMMODATE THE NEW CONSTRUCTION AND REPLACE OR REPAIR AS NEEDED.
5. CONTRACTOR NOTE: SOME ANCILLARY/MINOR DEMOLITION AND PATCH/REPAIR MAY NOT BE SHOWN ON THE DEMOLITION PLANS. THE CONTRACTOR SHALL PERFORM ALL DEMOLITION AND PATCH WORK REQUIRED TO COMPLETE NEW WORK AS DESIGNED. VERIFY CONDITIONS WITH OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR IS CAUTIONED THAT THIS PROJECT INVOLVES ALTERATION TO EXISTING FACILITIES . WORK WHICH IS REQUIRED TO BE PERFORMED TO PROVIDE A COMPLETELY OPERABLE INSTALLATION WITHIN THE SCOPE OF THE WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE PLANS, SHALL BE PERFORMED AS PART OF THE CONTRACT AND INCLUDED IN THE BID.
7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CONSTRUCTION REPRESENTATIVE IMMEDIATELY OF ANY UTILITIES NOT IDENTIFIED FOUND IN CONSTRUCTION TO BE REMOVED.
8. ANY ITEMS DESIGNATED ON THESE DRAWINGS WITHOUT A 'NEW' (N) OR 'EXISTING' (E) DESIGNATION SHALL BE CONSIDERED NEW.
9. EXISTING BUILDING DIMENSIONS AS SHOWN ON THE PLANS MAY DIFFER PLUS OR MINUS; FIELD VERIFY.
10. WHERE INDICATED ON THE PLANS, ALIGN NEW WALLS WITH THE FACE OF EXISTING WALLS, COLUMNS AND FURRING FOR A FLUSH CONDITION. REPAIR, PATCH AND FINISH EXISTING WALLS WHICH ABUTS NEW WALLS.
11. WHERE NEW OPENINGS OCCUR AT EXISTING FRAMED WALLS, FIELD VERIFY EXISTING WALL THICKNESS. NEW WALL TO BE FURRED AS NEEDED TO MATCH EXISTING WALL CONSTRUCTION THICKNESS.
12. PREPARE SURFACES TO RECEIVE FINISHES. PATCH ALL EXISTING WORK ALTERED BY NEW WORK. ALL NEW AND PATCHED SURFACES SHALL BE SMOOTH, CONTINUOUSLY FREE OF IMPERFECTIONS AND IN PROPER CONDITION TO RECEIVE THE FINISH PER THE PROJECT MANUAL. IN PATCHED AREAS OR ANY AREA WHERE A FINISH IS NOT IDENTIFIED, THE AREA SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR, TEXTURE, AND MANUFACTURE. ANY EXISTING WORK, I.E. FLOOR TILES, WALL TILES, ETC. WHICH ARE DAMAGED OR STAINED, ETC. SHALL BE REPAIRED OR REPLACED TO MATCH ADJACENT MATERIALS AS DIRECTED.
13. FASTENER ATTACHMENTS ONTO EXISTING CONCRETE SURFACES: DO NOT DAMAGE EXISTING EMBEDDED REINFORCEMENT BARS.LOCATE EXISTING REINFORCEMENT BARS WITH A PACHOMETER PRIOR TO INSTALLING FASTENERS TO AVOID DAMAGING EXISTING REINFORCING BARS.
14. THE EXISTING OCCUPANTS INTEND TO OCCUPY A DESIGNATED PORTION OF THE BUILDING AND MAINTAIN OPERATIONS. SUBMIT A DEMOLITION PLAN INDICATING PROCEDURES AND OPERATIONAL SEQUENCING FOR REVIEW AND ACCEPTANCE BY THE OWNER AND ARCHITECT.

KEYNOTES

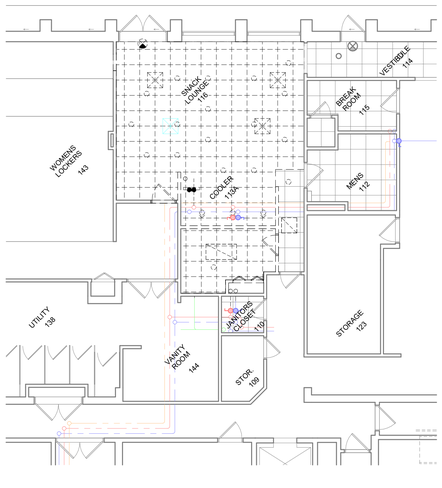
D2	REMOVE EXISTING GYPSUM BOARD CEILING
D3	REMOVE EXISTING CEILING TILE AND GRID
D14	REMOVE EXISTING CARPET. PROTECT CONCRETE FLOOR. PREPARE SURFACE FOR NEW FINISH
D42	REMOVE EXISTING DOOR
D60	REMOVE EXISTING WALL. PROTECT FLOOR
D70	REMOVE EXISTING CURTAIN WALL DOORS AND ASSOCIATED COMPONENTS. PROTECT WALL
D75	REMOVE BAR COUNTERTOP, AND ASSOCIATED COMPONENTS
D77	REMOVE CURTAIN WALL, PROTECT WALL. PREPARE WALL TO RECEIVE A NEW OPERABLE CURTAIN WALL
D79	REMOVE EXISTING WALL, DOOR AND SIDE LITES. PROTECT FLOOR
D90	REMOVE EXISTING DECORATIVE COLUMNS
D91	REMOVE EXISTING WALL AND DOOR. PROTECT FLOOR
D93	SALVAGE ALL BAR EQUIPMENT. RETURN TO OWNER
D94	REMOVE EXISTING FURNITURE, PROTECT, AND RETURN TO OWNER
D97	REMOVE EXISTING WOOD TRIM
D98	EXISTING GYP CEILING TO REMAIN
D99	DEMO EXISTING WALL FROM 3' 0" TO 7' 0" FROM FINISHED FLOOR
D102	REMOVE EXISTING ARCHED GYPSUM BOARD CEILING
D117	POSSIBLE SUPPORT POSTS, VERIFY W/ ENGINEER UPON DEMOLITION



N

3 DEMOLITION LOWER LEVEL STORAGE PLAN

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



N

4 DEMO LOWER LEVEL STORAGE REFLECTED CEILING PLAN

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

PRELIMINARY
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SHEET TITLE
LOWER LEVEL DEMOLITION PLAN

PROJECT TITLE
NORTH SHORE COUNTRY CLUB
NEW EXTERIOR BAR STRUCTURE AND INTERIOR BAR REMODEL
3100 W Country Club Dr. Mequon, WI 53092

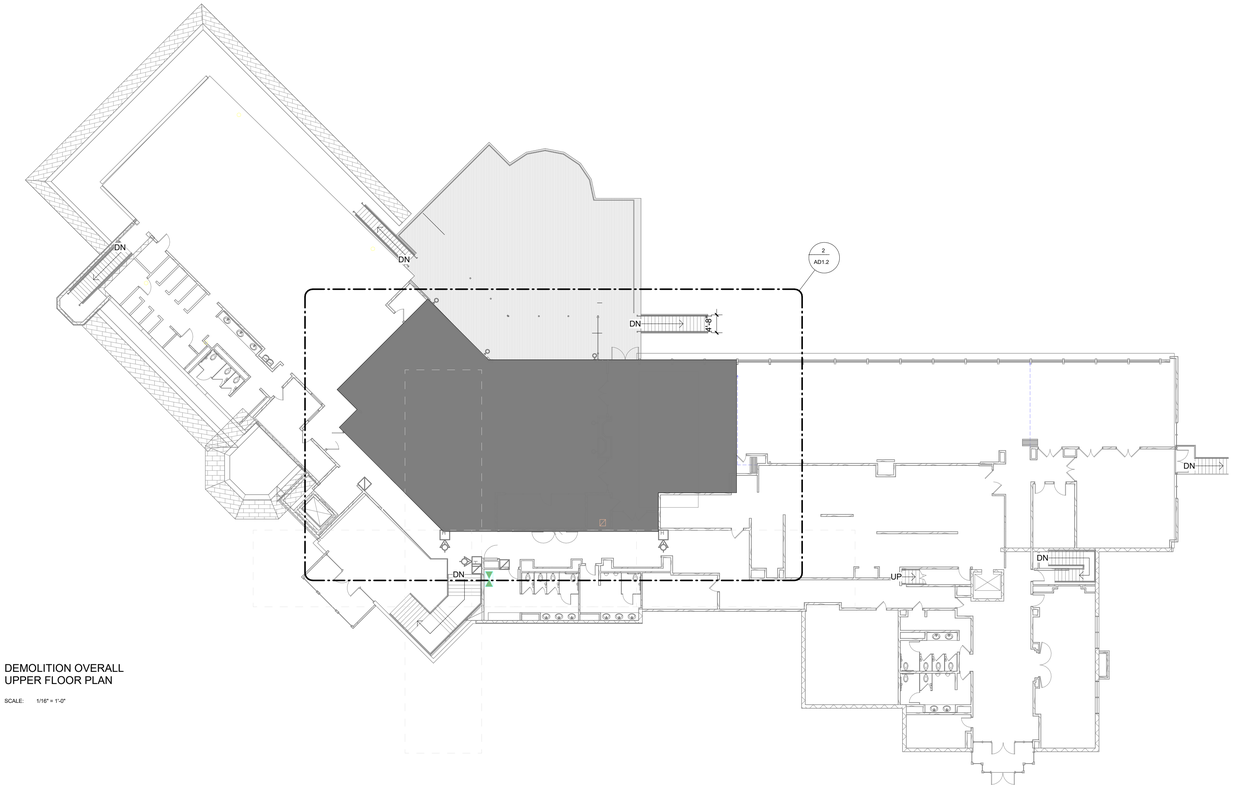
DATE ISSUED 2023/05/22

REV. NO. DATE

PROJECT NUMBER
2021413

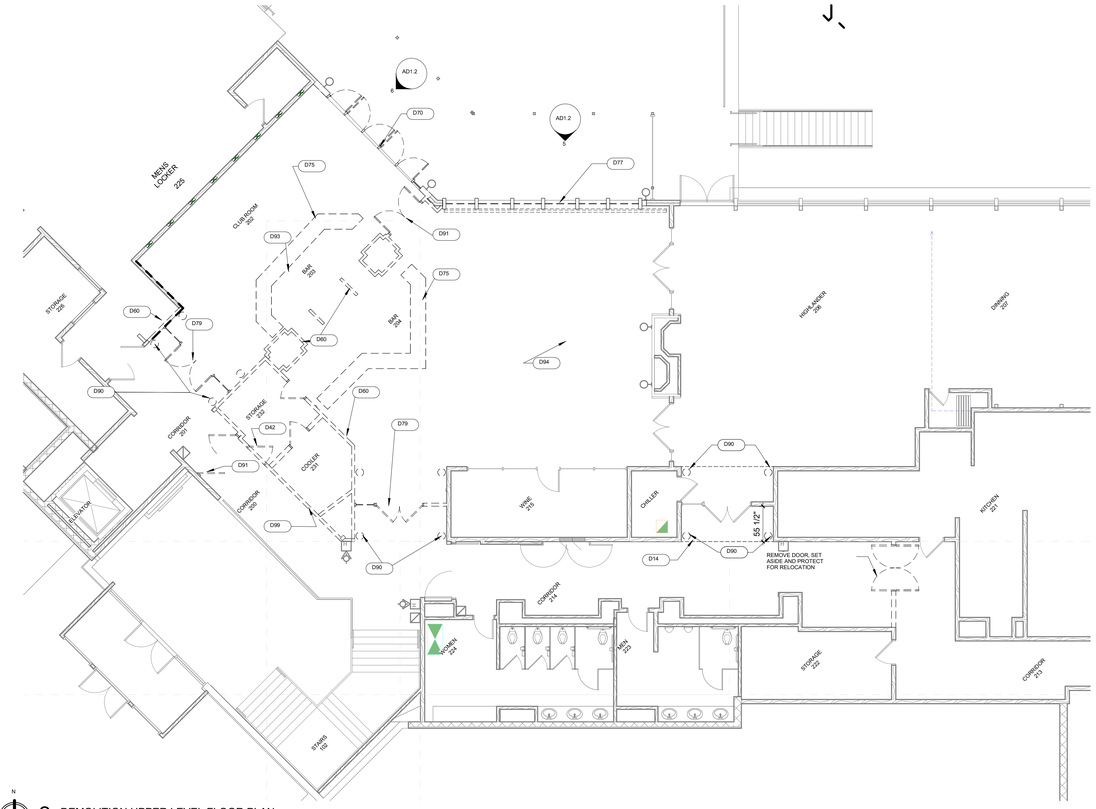
SHEET
AD1.0

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)



1 DEMOLITION OVERALL UPPER FLOOR PLAN

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

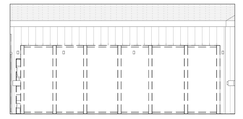


2 DEMOLITION UPPER LEVEL FLOOR PLAN

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

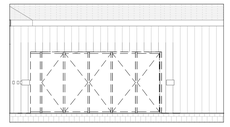
KEYNOTES

D3	REMOVE EXISTING CEILING TILE AND GRID
D14	REMOVE EXISTING CARPET. PROTECT CONCRETE FLOOR. PREPARE SURFACE FOR NEW FINISH
D42	REMOVE EXISTING DOOR
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D98	EXISTING GYP CEILING TO REMAIN
D99	DEMO EXISTING WALL FROM 3' 0" TO 7' 0" FROM FINISHED FLOOR
D102	REMOVE EXISTING ARCHED GYPSUM BOARD CEILING



5 NORTH WEST DEMO EXTERIOR ELEVATION

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



6 NORTH DEMO EXTERIOR ELEVATION

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

REFLECTED CEILING PLAN LEGEND

DEMOLISHED ACOUSTIC TILE CEILING

DEMOLISHED GYPSUM WALL BOARD

HEIGHT OF WALL SHALL BE ADJACENT CEILING HEIGHT +8"*

CEILING HEIGHT

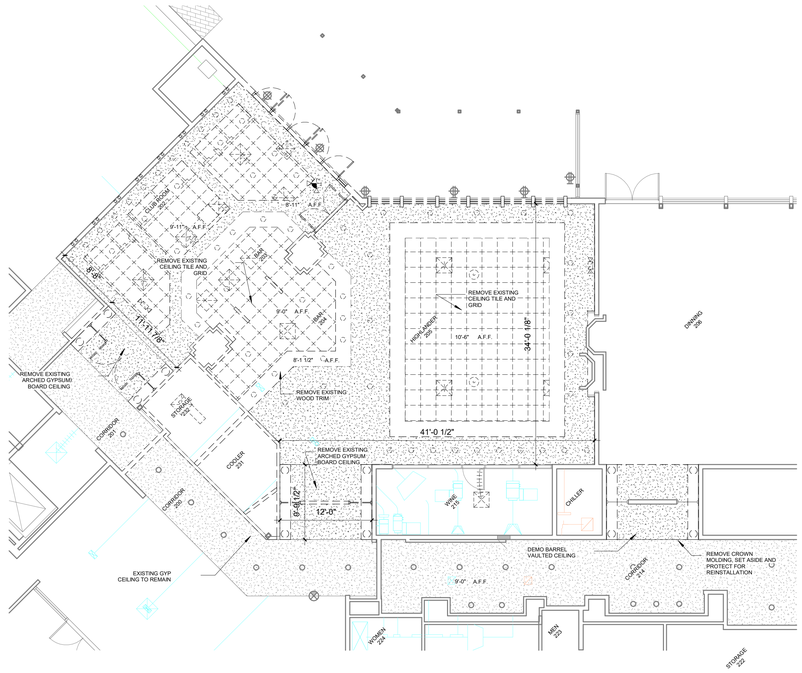
10'-0" CEILING HEIGHT (A.F.F.)

8'-0"

NOTES:

* ALL WALLS TO STRUCTURE UNLESS NOTED OTHERWISE.

**AT FIRE RATED WALLS, SEAL TO STRUCTURE WITH FIRESAFING INSULATION / MASTIC AT GYP BOARD WALLS OR FIRE CAULK AT MASONRY WALLS.



3 UPPER LEVEL DEMO REFLECTED CEILING PLAN

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

PRELIMINARY NOT FOR CONSTRUCTION 2023

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Henneman Engineering Inc. energy. focused.

SHEET TITLE
UPPER LEVEL DEMOLITION PLANS

PROJECT TITLE
NORTH SHORE COUNTRY CLUB
NEW EXTERIOR BAR STRUCTURE AND INTERIOR BAR REMODEL
3100 W Country Club Dr, Mequon, WI 53092

DATE ISSUED 2023/05/22

REV. NO. DATE

PROJECT NUMBER
2021413

SHEET
AD1.2

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

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UPPER LEVEL ROOM SCHEDULE										
				WALL				CEILING		
NUMBER	NAME	FLOOR FINISH	BASE FINISH	NORTH	SOUTH	EAST	WEST	FINISH	CEILING HEIGHT	COMMENTS
201	CORRIDOR	EX	EX/WD	EX/PNT	EX	EX	EX	SEE RCP	SEE RCP	
205	BAR SEATING	LVT-1, LVT-2	WD	EX/PNT	EX/PNT	EX/PNT	EX/PNT	SEE RCP	SEE RCP	
205A	BAR	EPX	RB							FRP UNDER BAR BEHIND THE BAR EQUIPMENT

ROOM FINISH SCHEDULE LEGEND

FLOORS

CPT	CARPET
CT	CERAMIC TILE
EPX	EPOXY RESIN
LVT	LUXURY VINYL TILE
PT	PORCELAIN TILE
SC	SEALED CONCRETE

BASE

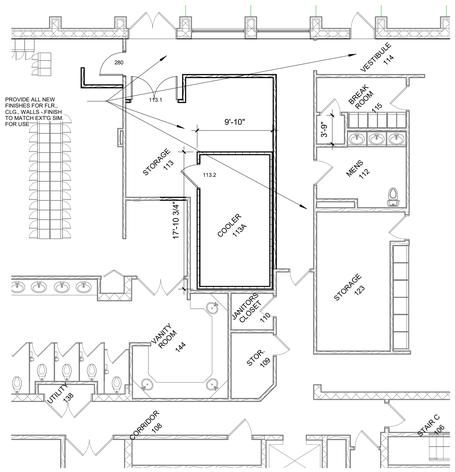
CT	CERAMIC TILE BASE
EPX	EPOXY RESIN BASE
PT	PORCELAIN TILE BASE
VB	VINYL BASE
WD	WOOD BASE

WALL

CT	CERAMIC TILE
EPNT	EPOXY PAINT
PNT	PAINT
PL	PLASTER
PT	PORCELAIN TILE
VWC	VINYL WALLCOVERING
WD	WOOD PANEL

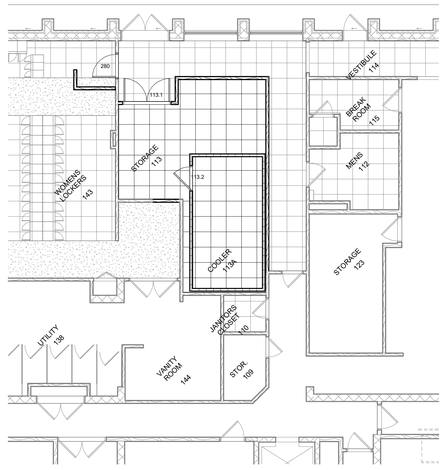
CEILING

ACT-1	ACOUSTICAL CEILING TILE, TYPE 1
ACT-2	ACOUSTICAL CEILING TILE, TYPE 2
EXP	EXPOSED STRUCTURE, NO PAINT
EXP-P	EXPOSED STRUCTURE, PAINT
GB-P	GYPSUM BOARD, PAINT
WP	WOOD PLANK



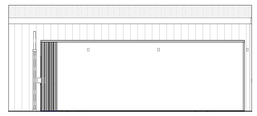
N 1 LOWER LEVEL ENLARGED FLOOR PLAN

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



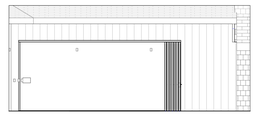
N 2 LOWER LEVEL ENLARGED REFLECTED CEILING PLAN

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



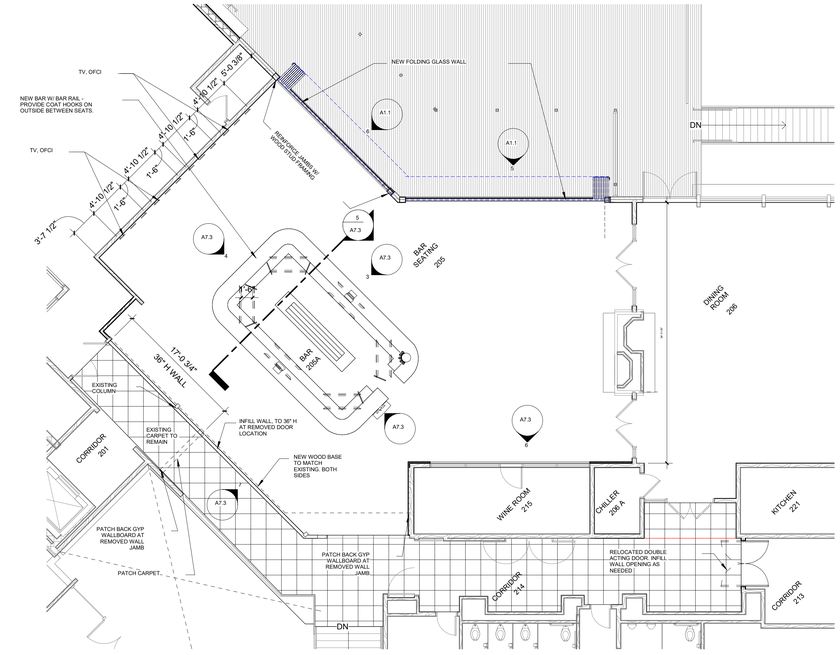
5 NORTH EXTERIOR ELEVATION

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



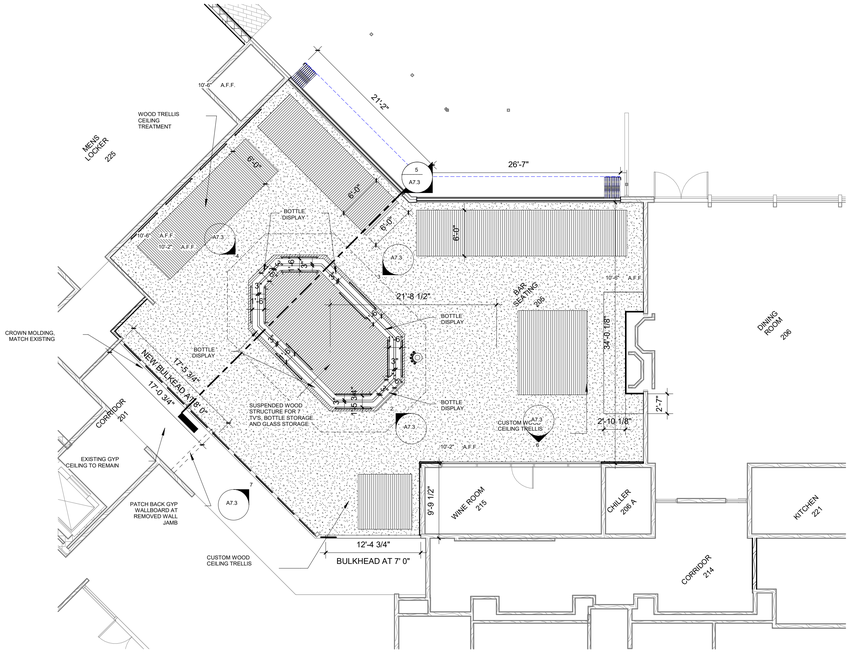
6 NORTH WEST EXTERIOR ELEVATION

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



N 3 UPPER LEVEL FLOOR PLAN

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



N 4 UPPER LEVEL RCP

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

PRELIMINARY
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SHEET TITLE
UPPER & LOWER LEVEL PLANS

PROJECT TITLE
NORTH SHORE COUNTRY CLUB
NEW EXTERIOR BAR STRUCTURE AND INTERIOR BAR REMODEL
3100 W Country Club Dr, Mequon, WI 53092

DATE ISSUED 2023/05/22

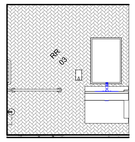
REV. NO. DATE

PROJECT NUMBER
2021413

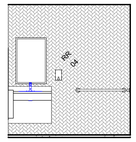
SHEET
A1.1

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

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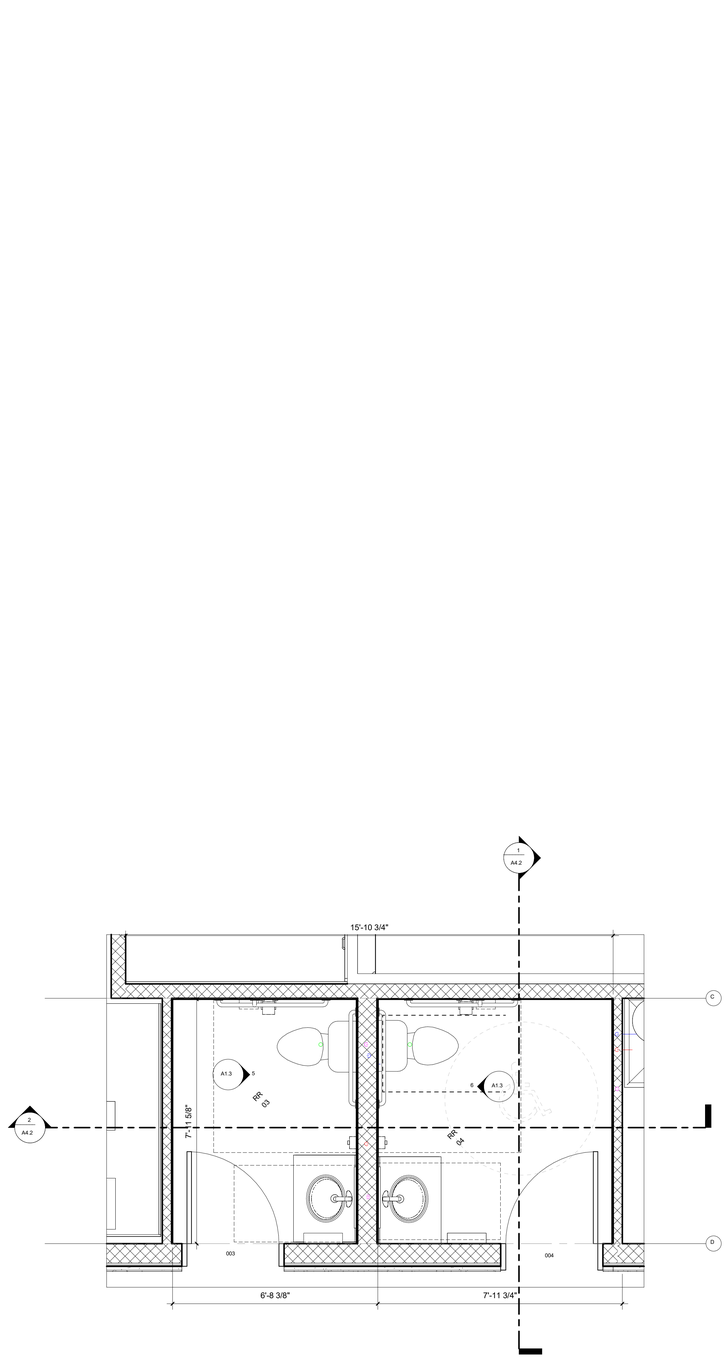
5 RR 03 WEST ELEVATION
SCALE: 1/4" = 1'-0"



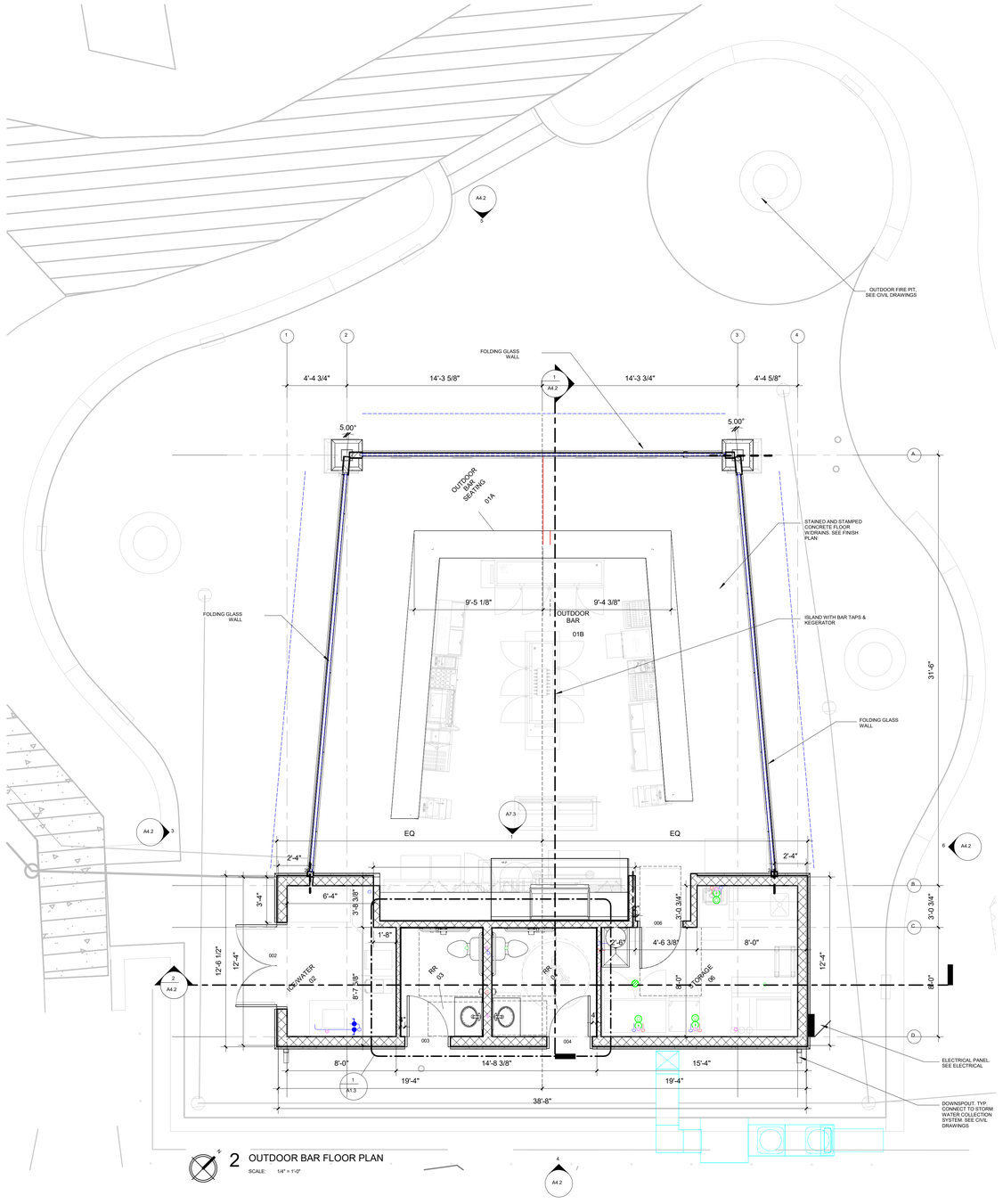
6 RR 04 EAST ELEVATION
SCALE: 1/4" = 1'-0"

OUTDOOR BAR ROOM SCHEDULE

NUMBER	NAME	FLOOR FINISH	BASE FINISH	WALL				CEILING		COMMENTS
				NORTH	SOUTH	EAST	WEST	FINISH	CEILING HEIGHT	
01B	OUTDOOR BAR	EPX						T&G	VARIES	
02	ICE/WATER	SEE LA DRAWINGS		FRP	FRP	FRP	FRP	T&G	9' 0"	
03	RR			CT	CT	CT	CT	GB	8' 6"	
04	RR			CT	CT	CT	CT	GB	8' 6"	
06	STORAGE	EPOXY		FRP	FRP	FRP	FRP	FRP	9' 0"	
07	PATIO	SEE LA DRAWINGS								



1 RESTROOMS ENLARGED FLOOR PLAN
SCALE: 1/2" = 1'-0"



2 OUTDOOR BAR FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY
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FEH DESIGN

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SHEET TITLE
OUTDOOR BAR PLANS

PROJECT TITLE
NORTH SHORE COUNTRY CLUB
NEW EXTERIOR BAR STRUCTURE AND INTERIOR BAR REMODEL
3100 W Country Club Dr, Mequon, WI 53092

DATE ISSUED 2023/05/22

REV. NO. DATE

PROJECT NUMBER
2021413

SHEET
A1.3

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Attachment: Packet Docs_NSCC (8541 : North Shore Co

REFLECTED CEILING PLAN NOTES

1. CEILING GRID TO BE CENTERED EACH WAY WITHIN ROOMS AND ARE AS SHOWN ON THE REFLECTED CEILING PLAN, U.N.O.
2. REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DEVISED TO BE CENTERED WITHIN CEILING TILES, U.N.O.
3. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION (IF APPLICABLE) DRAWINGS FOR DUCTWORK, DEVICES, EQUIPMENT, & FIXTURES NOT SHOWN ON THE REFLECTED CEILING PLANS. COORDINATE LOCATION OF THESE ITEMS WITH THOSE SHOWN.
4. IN ROOMS AND/OR AREAS SCHEDULED TO HAVE EXPOSED STRUCTURE, ALL WALL MATERIALS AND FINISHES TO EXTEND TO UNDERSIDE OF ROOF OR FLOOR DECK, U.N.O.
5. CEMENT BOARD AND GYPSUM BOARD CEILINGS TO BE INSTALLED ON SUSPENSION SYSTEM PER PROJECT MANUAL, U.N.O.
6. ALL PARTITIONS SHALL EXTEND 6" MINIMUM ABOVE HIGHEST ADJACENT CEILING AT PARTITIONS NOT IDENTIFIED TO BE FULL-HEIGHT. BRACE TOP OF WALL TO STRUCTURE ABOVE WITH METAL FRAMING AT 48" O.C. EACH WAY.
7. GYPSUM BOARD VERTICAL RETURNS ON SOFFITS AND BULKHEADS TO EXTEND 6" MINIMUM ABOVE HIGHEST ADJACENT CEILING HEIGHT, U.N.O.
8. REFER TO MECHANICAL DRAWINGS & PROJECT MANUAL FOR REQUIRED LOCATIONS OF ACCESS PANELS IN GYPSUM BOARD OR CEMENT BOARD CEILINGS NOT SHOWN ON THE REFLECTED CEILING PLANS. COORDINATE PANEL LOCATION WITH ARCHITECT.
9. PAINT ALL EXPOSED STEEL, CONDUIT, DUCTWORK, PIPING, ETC. IN ROOMS AND/OR AREAS NOTED AS HAVING EXPOSED STRUCTURE, U.N.O.
10. PROVIDE SUPPORT WIRE ABOVE THE CEILING AT 2'-0" O.C. ON CEILING GRID MEMBERS AROUND ALL CEILING MOUNTED PROJECTION SCREEN LOCATIONS NOTED ON THE DRAWINGS.
11. PROVIDE ESCUTCHEONS AT ALL CEILING PENETRATIONS, U.N.O.
12. HOLD GYPSUM BOARD AND/OR CEMENT BOARD 1/2" OFF STRUCTURE.
13. SEE TYPICAL WALL TYPES FOR TOP OF WALL CONSTRUCTION.

REFLECTED CEILING PLAN LEGEND

- ACOUSTIC TILE CEILING
- GYPSUM WALL BOARD
- SUPPLY AIR DIFFUSER, SEE MECHANICAL
- RETURN AIR DIFFUSER, SEE MECHANICAL
- EXHAUST FAN, SEE MECHANICAL
- CABINET UNIT HEATER, SEE MECHANICAL
- CUH
- LIGHT FIXTURES, SEE ELECTRICAL
- HEIGHT OF WALL SHALL BE ADJACENT CEILING HEIGHT +8"*
- CEILING HEIGHT
- 10'9"-0" — CEILING HEIGHT (A.F.F.)
- 8'-0" — CONTROL JOINT

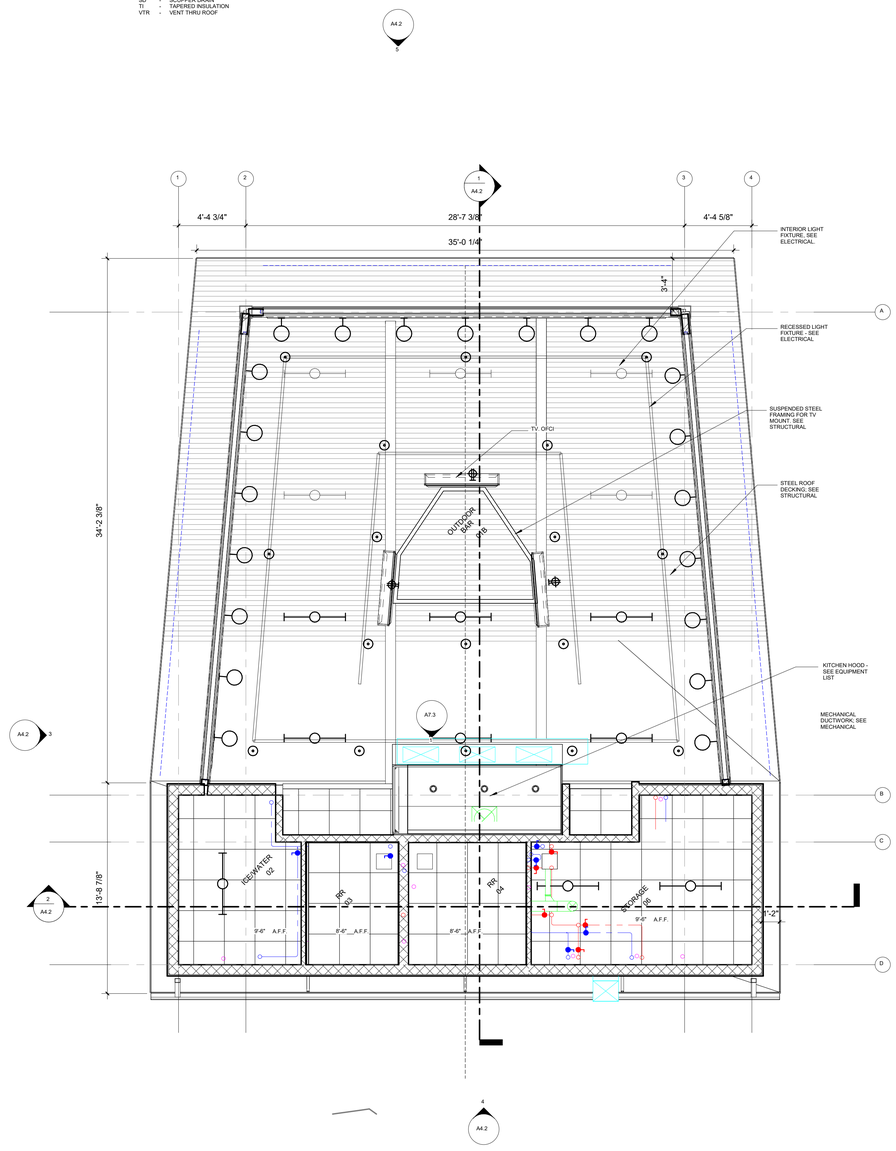
NOTES:

* ALL WALLS TO STRUCTURE UNLESS NOTED OTHERWISE.

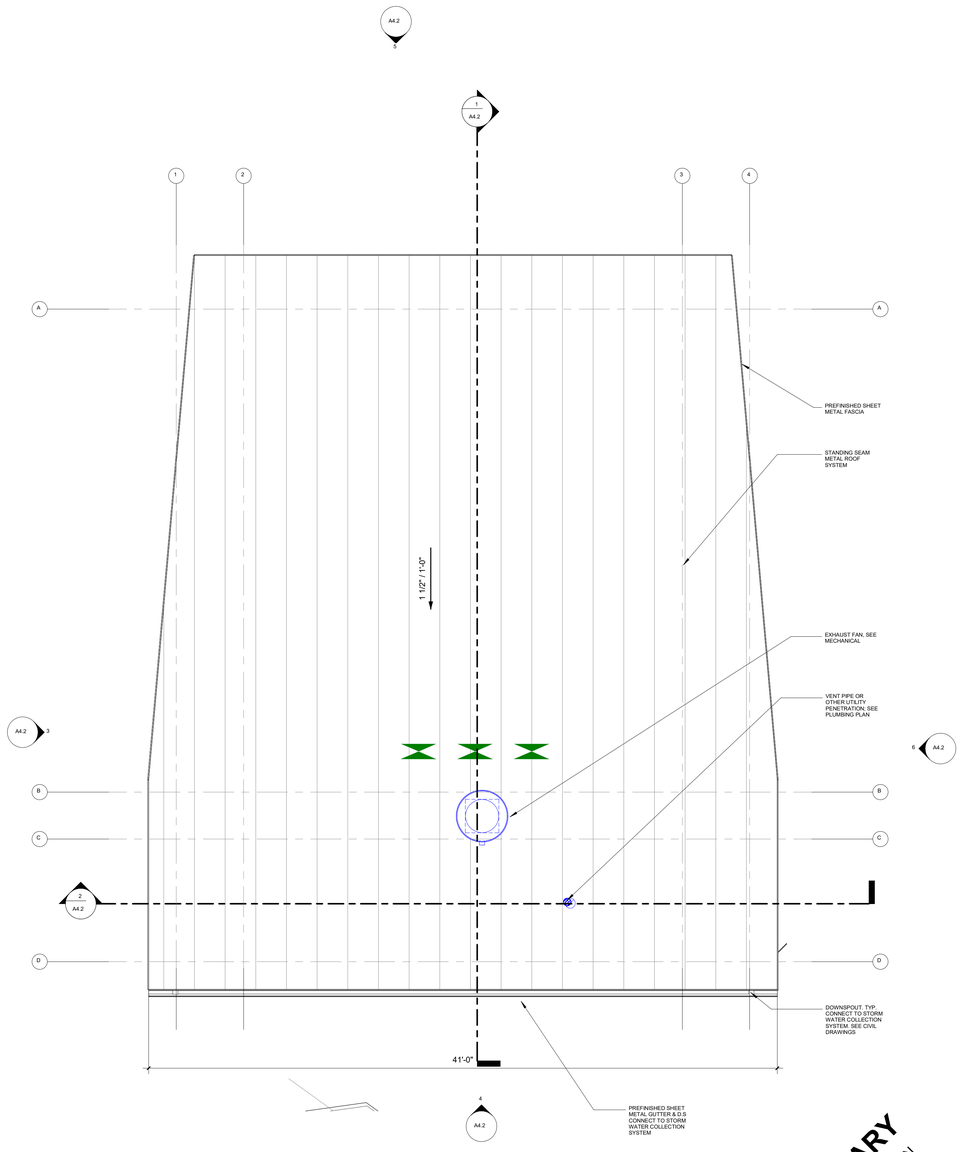
**1/2" FIRE RATED WALLS, SEAL TO STRUCTURE WITH FIRESAFING INSULATION / MASTIC AT GYP BOARD WALLS OR FIRE CAULK AT MASONRY WALLS.

ROOF PLAN LEGEND

AVTR	-	ACID VENT THRU ROOF
CU	-	CONDENSING UNIT
DS	-	DOWN SPOUT
GRV	-	GRAVITY VENT
MAU	-	MAKE UP AIR UNIT
OD	-	OVERFLOW DRAIN
OS	-	OVERFLOW SCUPPER
PRV	-	POWER ROOF VENTILATOR
RAHU	-	ROOF TOP AIR HANDLING UNIT
RD	-	ROOF DRAIN
SD	-	SCUPPER DRAIN
TI	-	TAPERED INSULATION
VTR	-	VENT THRU ROOF



2 OUTDOOR BAR RCP
SCALE: 1/4" = 1'-0"



1 OUTDOOR BAR ROOF PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

FEH DESIGN
OCONOMOWOC, WI (262) 968-2055
DUBUQUE, IA (563) 583-4900
DES MOINES, IA (515) 288-2000
SIOUX CITY, IA (712) 252-3889
FEHDESIGN.COM

© FEH DESIGN

IN ASSOCIATION WITH
Boelter
SNYDER ARCHITECTURE
Henneman Engineering Inc.
energy. focused.

SHEET TITLE
OUTDOOR BAR RCP AND ROOF PLAN

PROJECT TITLE
NORTH SHORE COUNTRY CLUB
NEW EXTERIOR BAR STRUCTURE AND INTERIOR BAR REMODEL
3100 W Country Club Dr, Mequon, WI 53092

DATE ISSUED 2023/05/22

REV. NO.	DATE

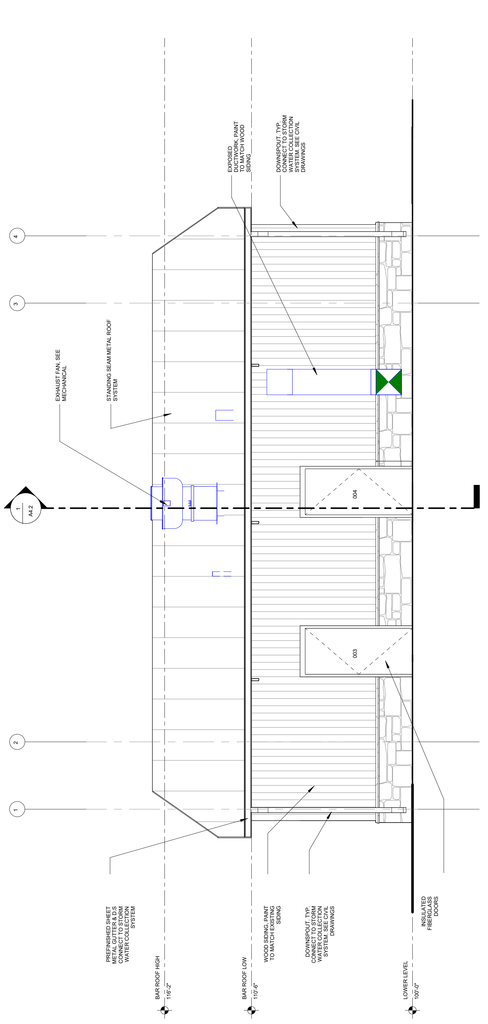
PROJECT NUMBER
2021413

SHEET
A1.4

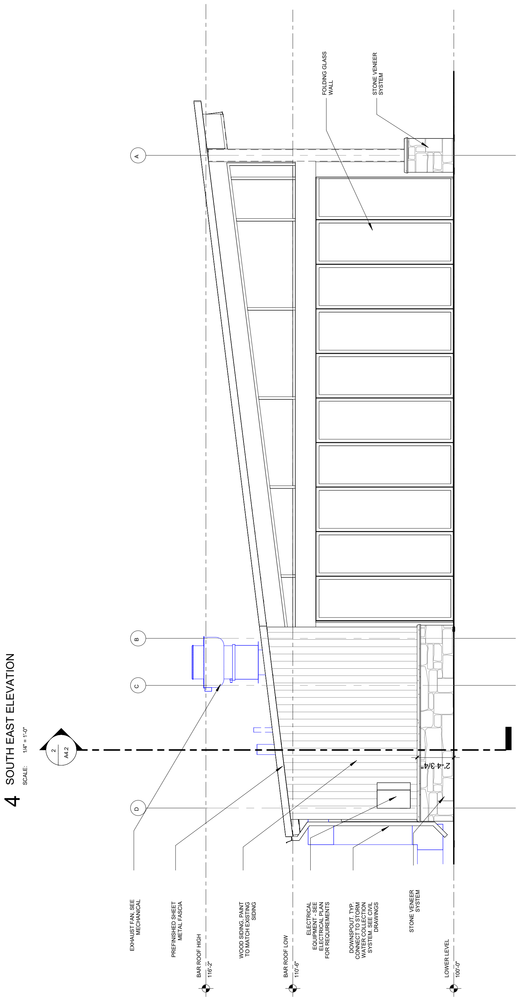
Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

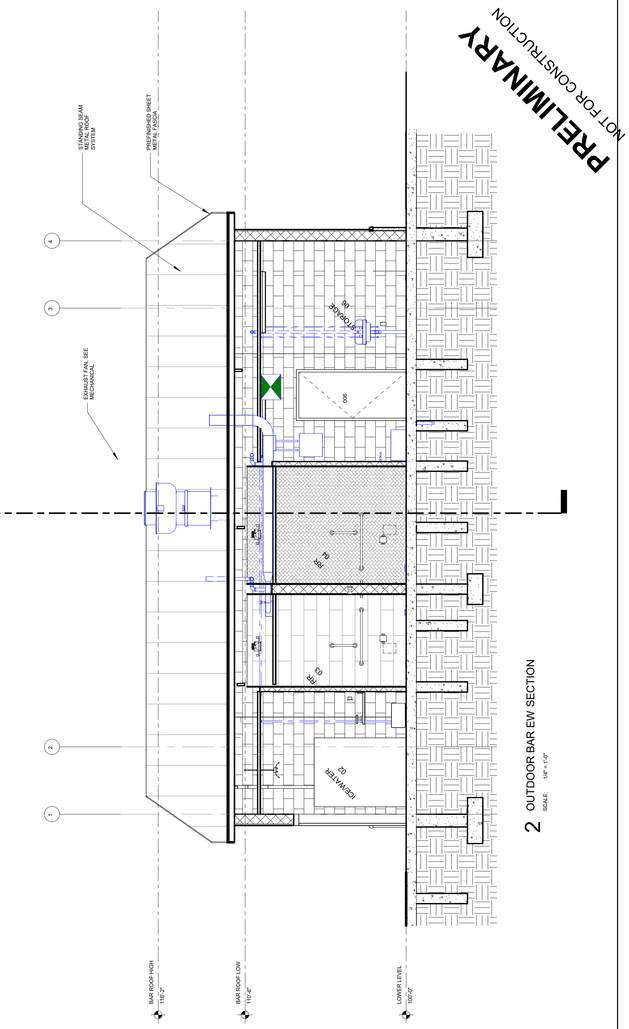
PRELIMINARY
NOT FOR CONSTRUCTION



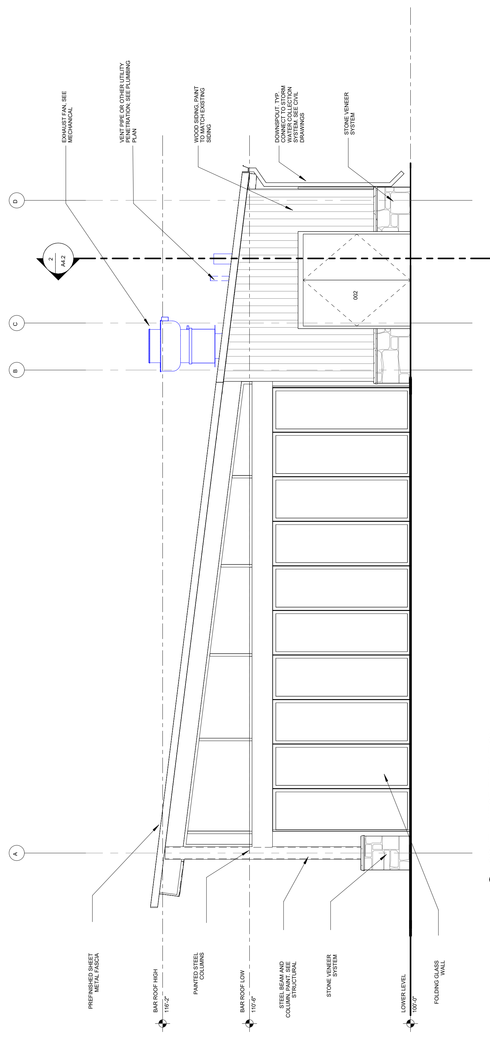
4 SOUTH EAST ELEVATION
SCALE: 1/4" = 1'-0"



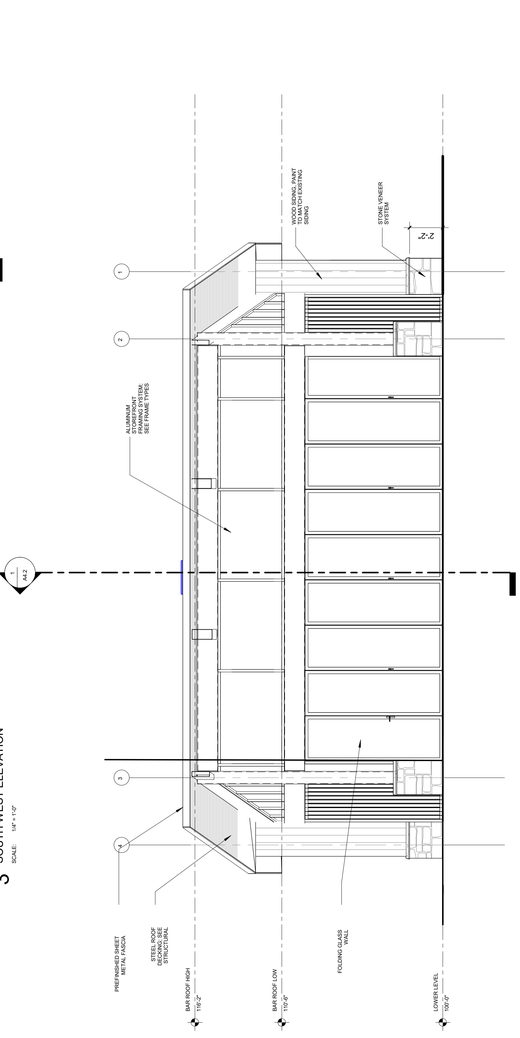
6 NORTH EAST ELEVATION
SCALE: 1/4" = 1'-0"



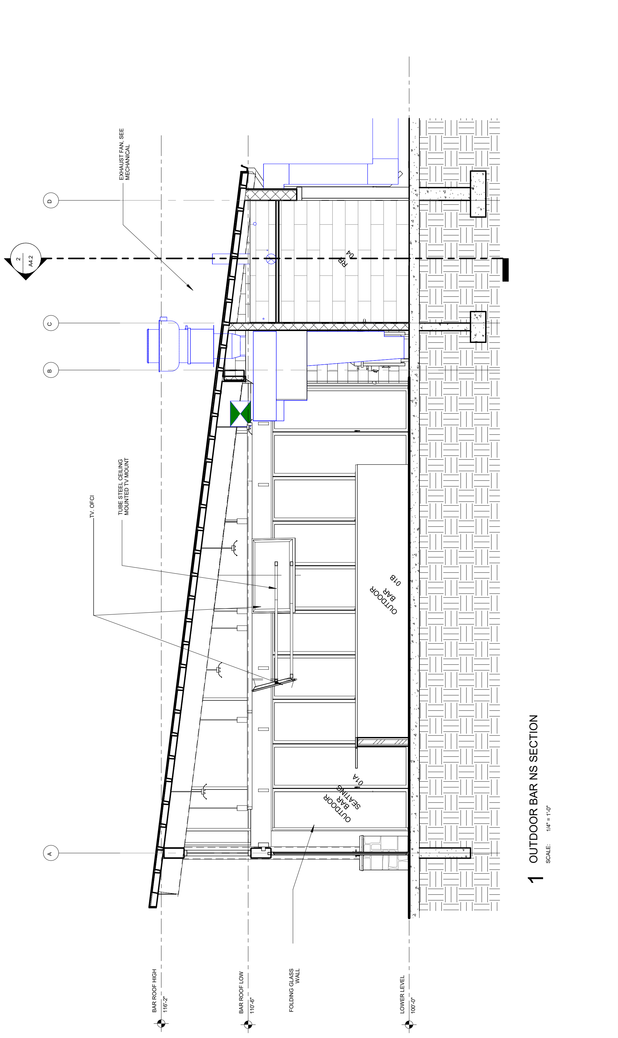
2 OUTDOOR BAR EW SECTION
SCALE: 1/4" = 1'-0"



3 SOUTH WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 NORTH WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 OUTDOOR BAR NS SECTION
SCALE: 1/4" = 1'-0"

SHEET TITLE
OUTDOOR BAR ELEVATIONS & SECTIONS

PROJECT TITLE
NORTH SHORE COUNTRY CLUB
NEW EXTERIOR BAR STRUCTURE AND INTERIOR BAR REMODEL
3100 W Country Club Dr, Mequon, WI 53092

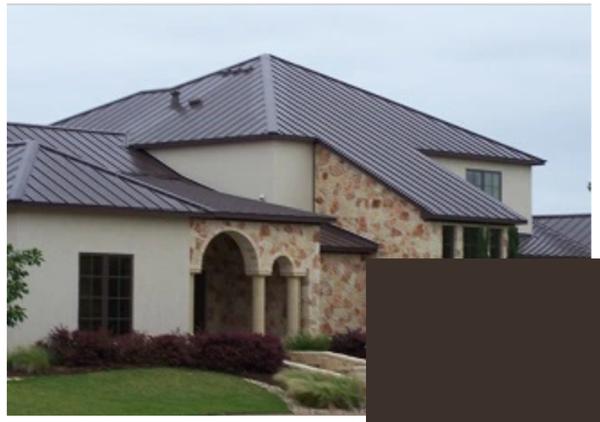
DATE ISSUED	20230522
REV. NO.	DATE
PROJECT NUMBER	2021413
SHEET	A4.2

IN ASSOCIATION WITH
Boelter
SNYDER ASSOCIATES
Hennemann Engineering Inc.
energy. focused.

FEH DESIGN
SIOUX CITY, IA (712) 252-3889
DES MOINES, IA (515) 288-2000
DUBUQUE, IA (563) 583-6900
OCONOMOWOC, WI (262) 968-2055
FEH DESIGN
FEHDESIGN.COM

Existing Building
Color for new Movable Wall -
NanaWall, Jet Black Interior
Stone White Exterior

Outdoor Bar:
Color of movable Wall -
NanaWall, Stone White
Color for storefront system, Stone White



Outdoor Bar:
Metal Roof Color, Medium Bronze



Example image
of metal deck



Outdoor Bar Soffit: Epic Metals,
Envista Ceiling Systems, Dark Cherry



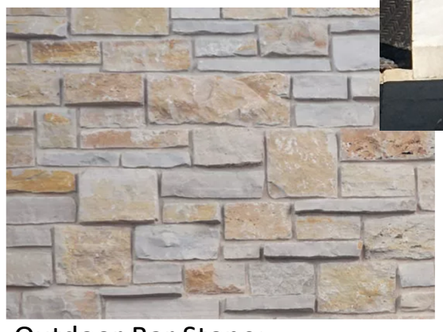
Photo of Existing building for siding reference

Outdoor Bar:
Paint color for steel, doors, trim
paint to match existing

Outdoor Bar vertical siding:
Color of downspouts
paint to match existing



Outdoor Bar Cap:
Precast concrete
cap to match existing



Outdoor Bar Stone:
Fond du Lac Stone, Harvest

PLANNING COMMISSION APPLICATION: EXTERIOR FINISH EXHIBIT
NORTH SHORE COUNTRY CLUB
NEW OUTDOOR BAR STRUCTURE & INTERIOR REMODEL

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)



Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

Public Feedback

From: Denis Moritsch <denis.moritsch@gmail.com>
Sent: Wednesday, June 21, 2023 2:50 PM
To: Kimberly Tollefson <KTollefson@ci.mequon.wi.us>
Subject: North Shore Country Club

Kim,

We are opposed to a North Shore Country Club outdoor bar addition. The neighborhood already has issues with NSCC street parking, overpowered lighting, loud music, pickle ball noise, litter and impaired driving which will only be exasperated by this expansion.

Regards,
Carol and Denis Moritsch
262-242-3375

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

DOCUMENT NO.

RETURN TO:

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

PARCEL NO.:
150850000002

Exhibit A-1 Legal Description

CONDITIONAL USE GRANT AMENDMENT

3100 West Country Club Road

Following action by the Planning Commission of the City of Mequon approving an amendment of the Conditional Use Grant, these Articles of Agreement are made and entered into this 5th day of May 2008, by and between North Shore Country Club and the City of Mequon.

It is agreed by and between the parties hereto that the Conditional Use Grant for the a golf course, clubhouse, pool, snack bar, pro-shop, tennis courts and maintenance facilities; the original Grant recorded as Document #567551 in Volume 1005, pages 703-710, inclusive, on November 1, 1996, and amended and recorded as Document #660120 in Volume 1252, on page 703 on July 21, 2000, and amended and recorded as Document 888265 on August 11, 2008 in the Ozaukee County Register of Deeds Office, be amended as follows:

Conditions approved on February 5, 2001

1. Number 7.f. of the original Conditional Use Grant shall now read:

   6. The Club shall be permitted to place low volume exterior speakers in the outdoor bar area for the purpose of playing background music during normal hours of the operation. The sound from these speakers shall not be audible beyond the Club's property line.

2. Elevations of the outdoor bar are shown in Exhibit I.
3. Site plan showing the location of the outdoor bar are shown in Exhibit J.

GRANTED by action of the Planning Commission of the City of Mequon this 26th day of June 2023.

_____
Andrew Nurbun, Mayor, Planning Commission Chairperson

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2023, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Kim Tollefson, Planning Commission Secretary

Acknowledgment

STATE OF WISCONSIN)
)SS

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

OZAUKEE COUNTY)
Personally came before me, this _____ day of _____, 2023, the above named, Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

OWNER(S):

North Shore Country Club

By:_____

Acknowledgment

STATE OF _____)
)SS
_____COUNTY)

Personally came before me, this _____ day of _____, 2023, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
Notary Public

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

CONDITIONAL USE GRANT

Before the Planning Commission of the **City of Mequon**, Ozaukee County, Wisconsin, in regard to Premises at 3100 W. Country Club Drive in Township 9 North, Range 21 East, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

(See Exhibit C)

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 a golf course, clubhouse, pool and pool building/snack bar, pro shop, tennis courts, and maintenance facility.

GRANTED by action of the Planning Commission of the City of Mequon this 7th day of October 19 96.

Brad Lee Steinke
Planning Commission Secretary

James J. Moriarty
Mayor, Chairman

Original filed in the office of the Planning Commission of the City of Mequon.

THE CONDITIONS of this Grant are:

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

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

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.

IS-085-0000.072

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this 29th day of October, 1996, the above named James J. McGarty, Mayor to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jonathan P. Censky
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) (is) 8-23-98

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this 29th day of October, 1996, the above named Brad Lee Steinke, Planning Commission Secretary to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jonathan P. Censky
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) (is) 8-23-98

NOTARY PUBLIC JONATHAN P. CENSKY STATE OF WISCONSIN

sigpages

RECORDED

1996 NOV -1 PM 1:30

Ronald W. Voigt
REGISTER OF DEEDS
OZAUKEE COUNTY, WI

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

7. Conditions on the Operations:

   a. Hours of operation: Clubhouse: 6:00 a.m. - Legal Closing Hour
      Pool: 8:00 a.m. - 10:00 p.m.
      Tennis: 7:00 a.m. - 10:00 p.m.
      Pro Shop: 6:00 a.m. - 9:00 p.m.

   b. Performance standards relating to noise, vibration, odor, smoke, dust, etc., other than applicable City Ordinances: As per City ordinance and as further designated under letter (e.) below.

   c. Water supply requirements: Private well

   d. Provisions for sewage disposal: Public sanitary sewer system.

   e. Other: Any substantiated material problems with noise, dust, traffic circulation, lighting, etc. in association with the operation of this country club and golf course shall be the responsibility of the owner to correct. Failure to correct the problem in a timely manner may result in the partial or complete revocation of this grant.

   f. No exterior amplified music, telephone ringing, or similar noise shall be allowed. In addition, the public address system shall not be operated prior to 7:00 a.m. and after 10:00 p.m.

   g. Refuse collection shall not occur before 7:00 a.m. on any day.

8. Conditions of the Buildings other than in accordance with the approved building plans:

   a. Facade material of each building side: As per approved architectural plans on file in the Department of Community Development and/or as buildings exist as of 9/16/96.

   b. Entrances, Design and Location: As per approved architectural plans on file in the Department of Community Development and/or as buildings exist as of 9/16/96.

   c. Signs attached to the Building Location, Size, Design (including lighting): None.

   d. Exterior Lighting of the Building: As lighting exists 9/16/96.

   e. Other: None.

9. Conditions on the Site other than in accordance with the approved site plan.

   a. Street access (number, location, design): As per Exhibits A & B.

   b. Off-Street Parking (location and design including screening thereof): As per previously approved plans on file in the Department of Community Development and in accordance with Exhibits A & B.

   c. Loading and Service Area (location and design): As per previously approved plans on file in the Department of Community Development.

   d. Outside Storage of Materials, Products or Refuse (location and screening thereof): As per previously approved plans on file in the Department of Community Development.

   e. Finished topography and building grades, retaining walls, storm water run-off: Subject to Engineering Department Approval.

   f. Landscaping of the Site and Buildings (including plant types, size spacing):

   g. Pedestrian walkways, terraces, malls (location and design): As exists 1996.

   h. Signs (free standing) location, size, design, (including lighting): As per previously approved plans on file in the Department of Community Development.

   i. Exterior Lighting of the Site, location design and power: As exists 1996. (Tennis court lights are to be turned off no later than 10:00 p.m.)

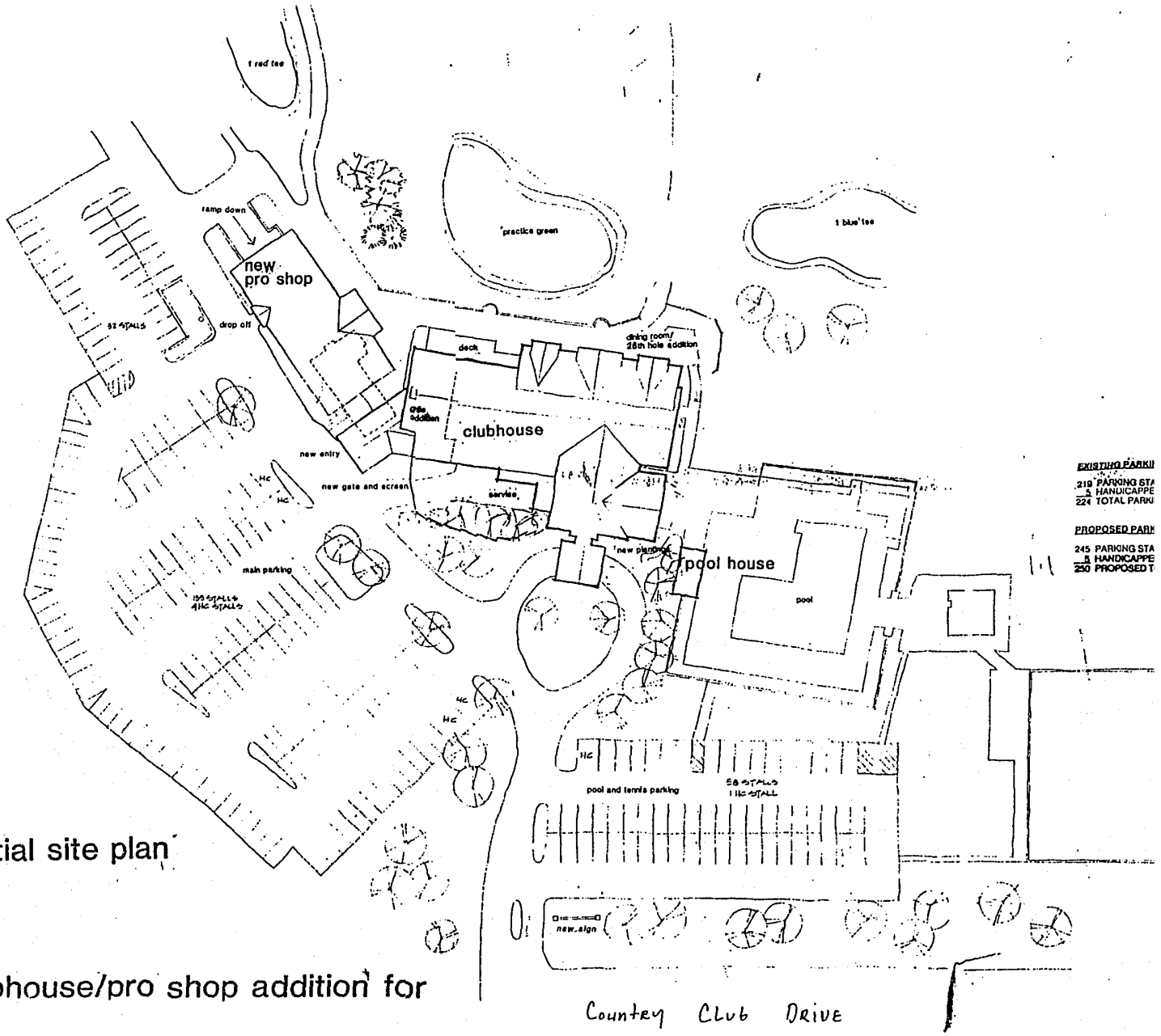
   j. Other: None.

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 19____

cugnscc(96)/jsb

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

EXHIBIT A
(Full scale plans on file in the Department of Community Development)



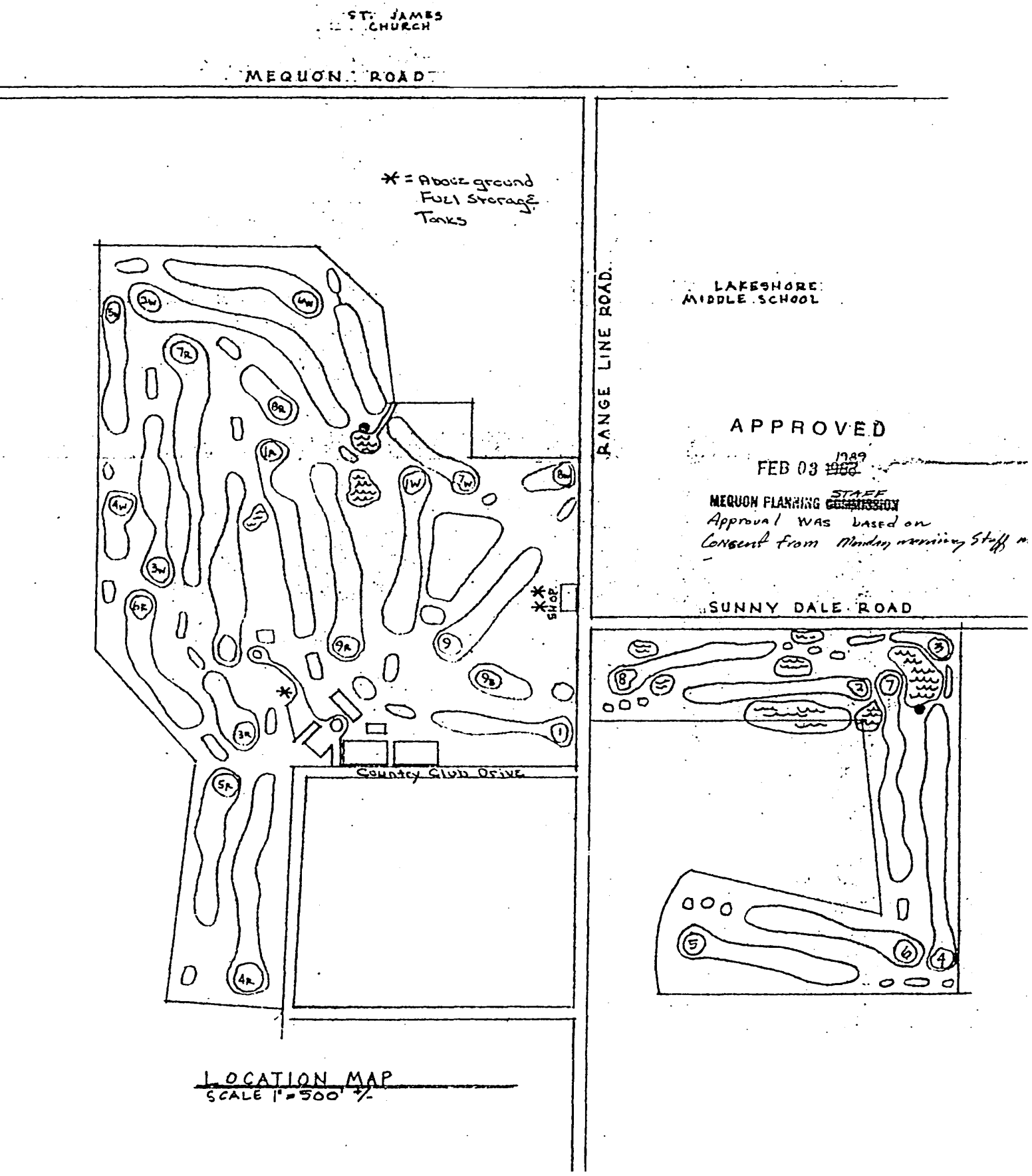
partial site plan
1"=30'

clubhouse/pro shop addition for

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

EXHIBIT B

(Full scale plans on file in the Department of Community Development)



Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

Exhibit C

Legal Description

That part of the NW 1/4, SW 1/4, NE 1/4 and SE 1/4 of the NE 1/4 of Section 25, NW 1/4, SW 1/4 and NE 1/4 of the SE 1/4 of Section 25, Township 9 North, Range 21 East and the NW 1/4, SW 1/4, NE 1/4 and SE 1/4 of Section 30, Township 9 North, Range 22 East in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the NW corner of the NE 1/4 of said Section 25; thence South 00°26'30" East, 60.00 feet to the point of beginning of the land to be described; thence North 89°39'00" East, 280.00 feet to a point; thence South 00°26'30" East, 390.00 feet to a point; thence North 89°39'00" East, 266.00 feet to a point; thence North 00°26'30" West, 390.00 feet to a point; thence North 89°39'00" East, 295.33 feet to a point; thence South 00°16'34" East, 330.00 feet to a point; thence North 89°39'00" East, 150.00 feet to a point; thence North 00°16'34" West, 330.00 feet to a point; thence North 89°39'00" East, 355.19 feet to a point; thence South 00°13'15" East, 157.00 feet to a point; thence North 89°39'00" East, 5.25 feet to a point; thence South 00°13'15" East, 217.80 feet to a point; thence North 89°39'00" East, 200.00 feet to a point; thence South 00°13'15" East, 894.03 feet to a point; thence North 89° 43'19.5" East, 428.44 feet to a point; thence South 00°25'33" West, 332.54 feet to a point; thence North 89°44'24" East, 610.91 feet to a point; thence due South 998.20 feet to a point; thence South 00°12'55" West, 820.00 feet to a point; thence South 89°47'39" West, 1299.01 feet to a point; thence North 00° 12'21" West, 40.00 feet to a point; thence South 89°47'39" West, 130.00 feet to a point; thence North 49 °54'49" West, 169.01 feet to a point; thence South 66°13'16" West, 50.00 feet to a point; thence South 02°51'44" East, 230.26 feet to a point; thence South 08°11'21" West, 894.50 feet to a point; thence South 01°07'20" East, 300.04 feet to a point; thence South 32°06'29" West, 112.36 feet to a point; thence North 80°24'54" West, 324.69 feet to a point; thence North 00°01'03" West, 425.00 feet to a point; thence North 02°41'42" East, 400.50 feet to a point; thence North 08°15'34" East, 501.89 feet to a point; thence North 24°56'34" West, 521.52 feet to a point; thence North 52°39'48" West, 271.02 feet to a point; thence North 13°05'27" West, 236.36 feet to a point; thence North 83°04'33" West, 78.00 feet to a point; thence North 00°26'30" West, 2540.36 feet to a point of beginning.

And that parcel bounded and described as follows:

Commencing at the NW corner of SW 1/4 of said Section 30; thence South 89°20'54" East, 50.00 feet to a point; thence South 00°12'55" West, 30.00 feet to the point of beginning; thence South 89°20'54" East, 1903.54 feet to a point; thence South 00°05'08" West, 2159.21 feet to a point; thence South 87°17'17" West, 750.00 feet to a point; thence North 73°40'13" West, 320.00 feet to a point; thence North 79° 26'02" West, 230.00 feet to a point; thence North 74°42'08" West, 230.00 feet to a point; thence North 38°07'09" West, 187.38 feet to a point; thence North 24°50'14" East, 248.00 feet to a point; thence South 86°05'20" East, 475.00 feet to a point; thence South 71°01'15" East, 210.00 feet to a point; thence South 81°44'52" East, 447.64 feet to a point; thence North 00°05'08" East, 499.06 feet to a point; thence North 09°40'23" West, 254.10 feet to a point; thence North 00°05'08" East, 370.00 feet to a point; thence North 35°10'46" West, 184.40 feet to a point; thence North 83°15'47" West, 600.04 feet to a point; thence South 88°05'38" West, 583.31 feet to a point; thence South 55°31'24" West, 225.00 feet to a point; thence North 00°12'55" East, 614.62 feet to the point of beginning.

Attachment: Packet Docs_NSCC (8541 : North Shore Country Club)

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 26, 2023**

SUBJECT: **Enclave. The applicant is seeking final plat and open space plan amendment approval for 12 lots for the property located at 7901 W. Preserve Parkway (Phase VI).**

Applicant:	Veridian Homes
Status of Applicant:	Owner
Requested:	Final Plat
	Open Space Amendment
Existing Zoning:	R-3 (Single Family 1 Acre)
	PUD (Planned Unit Development)
	TDR (Transfer of Development Rights)
Lot size:	68 Acres
Location:	10565 N. Wauwatosa Road
Tax Key Number:	#14-028-15-015.00
District:	#4

Background:
The applicant is requesting final plat approval for the third phase of The Enclave II subdivision located at 10565 N Wauwatosa Road. The third phase consists of 12 of the 82 lots that make up the conservation subdivision. A total of 37 lots have been platted through phase third.

Street Tree Plan:
The street tree plan was approved by the Tree Board on June 17, 2020. Installation of the trees for this phase will be completed in fall per the recommendation of the City Forester. Staff will require a landscape escrow for the tree installation.

Open Space Plan Amendment:
The applicant is requiring an amendment to the Open Space Plan that would alter the location of the trail on the south side of the development. The approved plan (see attached) shows the trail crossing the wetland in two locations with a boardwalk. The change is being requested in order to avoid removing a number of a trees in the area south of the wetland. While the updated plan shows a new path that provides connectivity throughout the development, the approved subdivision to the south included a path that is no longer accessible to the overall trail system. Staff recommends that one of the two sections of boardwalk be installed and that a natural path be created that minimizes impact to the trees and allows connectivity to the south. In order to not delay the approval of the final plat, staff will require the path to be installed prior to final plat of the last phase of the development.

Final Plat:
The final plat is consistent with the approved preliminary plat which includes 12 single-family lots, open space, and stormwater detention facilities. None of the open space features have been installed at this point. The applicant provided a construction schedule that shows all of the improvements will be installed by the end of July. Staff will add as a condition that the improvements will need to be installed prior to recording of the final plat.

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

The Public Improvements were installed and inspected. As of the date of this report, documentation and punch list items remain which must be completed prior to appearing before the Common Council for approval of the final plat. The applicant was provided with a project checklist of items required to be complete prior to final plat approval.

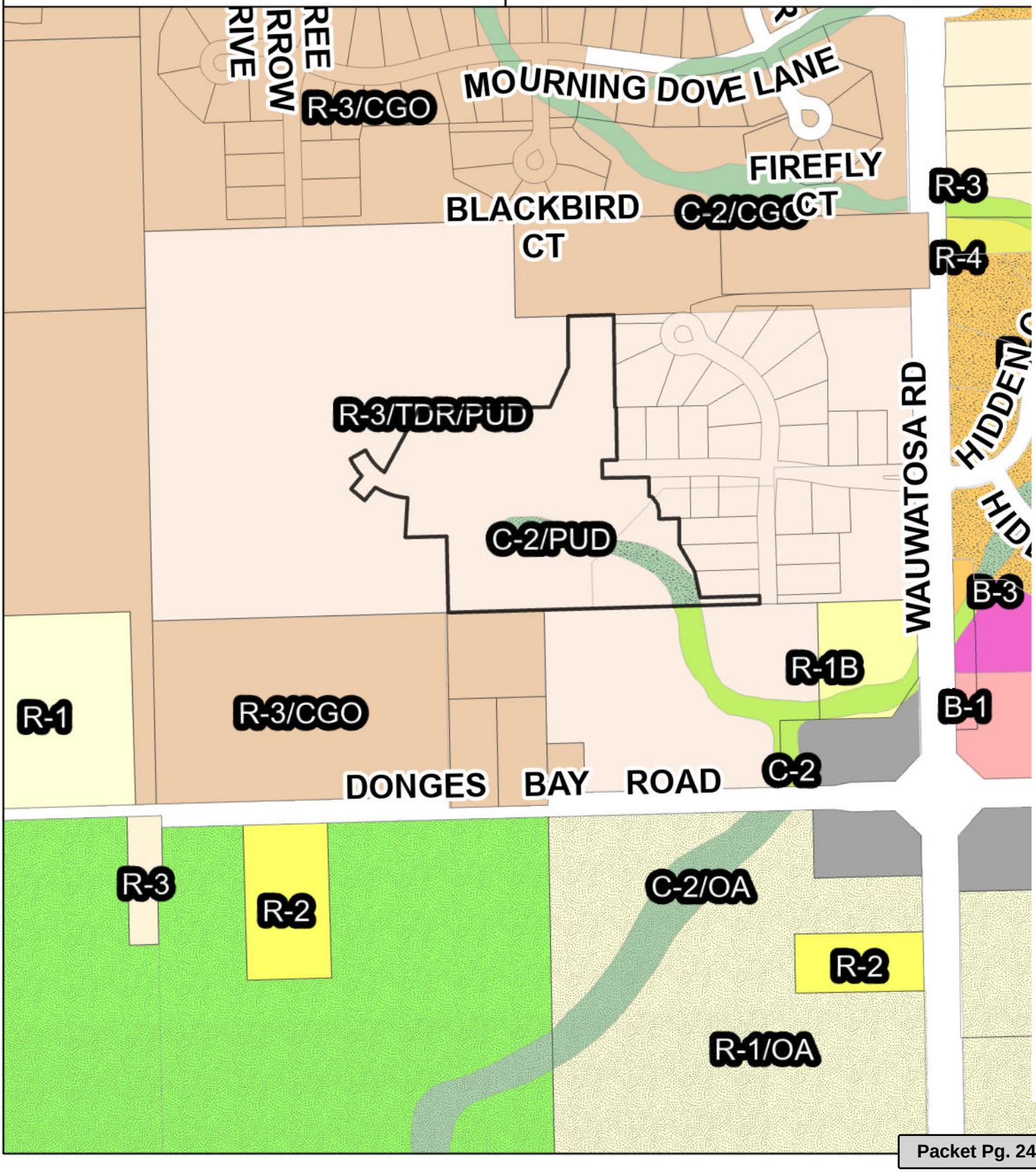
Planning Staff Recommendation:
Planning Staff recommends **approval** of the final plat subject to the following conditions:

1. Common Council approval of the Final Plat.
2. Technical corrections identified by staff shall be made to the final plat.
3. Street trees shall be installed in accordance with the City Foresters recommendations. A landscape escrow is required for the tree installation.
4. The open space features with the exception of the boardwalk and trail to the south shall be installed prior to recording of the final plat.
5. The boardwalk and trail shall be installed prior to recording of the final plat of the last phase of the development.
6. City Attorney review of all legal documents.
7. Compliance with Ord. 2019-1560.
8. Payment of all necessary fees and or escrows, including L.O.C. for landscaping requirements.
9. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
10. Items 11-15 must be completed a minimum of 14 days prior to the scheduled Common Council meeting in order to appear on the agenda.
11. Submittal of the lot pipe certification.
12. Completion of all punch list and project closeout items. All items are detailed for the Developer on the project checklist.
13. Engineering review and approval of the water main, sanitary sewer and grading record drawings in accordance with the approved construction plans. The applicant shall provide the City with AutoCAD files and hard copies of all approved record drawings.
14. Submittal of lien waivers for all public improvements.
15. Submittal of executed utility title transfers.

Attachments:
Packet Docs_Enclave (PDF)

ENCLAVE

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



Attachment: Packet Docs_Enclave (8540 : Enclave)

THE ENCLAVE AT MEQUON PRESERVE VI

SHEET 1 OF 3 SHEETS | VOL. PG.

PART OF LOT 2 AND PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3723, ALL BEING PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

ISSUED DATE: MARCH 20, 2023

D.O.T. HIGHWAY RESTRICTIONS

Noise Notes:
The lots of this land division may experience noise at the levels exceeding the levels in §Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

Setback Notes:
There shall be no improvements or structures placed between the highway and the setback line.

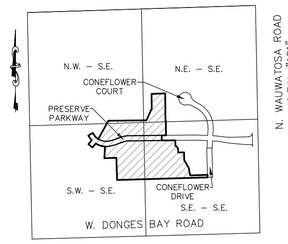
ZONING NOTES:

Existing Zoning:
- R-3 Rural Residential Detached
- CGO Central Growth Area Overlay
- TDR Transfer of development rights
- PUD Planned Unit Development

Minimum Building Setbacks:
R-3/TDR PUD
- Front: 30 feet
- Side: 10 feet
- Rear: 20 feet

Curve Table							
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT IN	TANGENT OUT
C1	115.94'	230.00'	N72°15'11"W	114.71'	028°52'52"	N57°48'44"W	N86°41'37"W
C2	84.20'	230.00'	N82°49'07"E	83.73'	020°58'33"	N72°19'51"E	S86°41'37"E
C3	6.50'	230.00'	N71°31'16"E	6.50'	001°37'10"	N70°42'41"E	N72°19'51"E
C4	206.64'	230.00'	S83°33'02"E	199.76'	051°28'35"	S57°48'44"E	N70°42'41"E
C5	51.59'	230.00'	N36°23'51"W	51.48'	012°51'03"	N29°58'19"W	N42°49'23"W
C6	80.59'	170.00'	S43°33'11"E	79.84'	027°09'44"	S29°58'19"E	S57°08'03"E
C7	154.75'	170.00'	N83°12'41"W	149.46'	052°09'16"	N57°08'03"W	S70°42'41"W
C8	235.34'	170.00'	S69°37'49"E	216.99'	079°19'00"	S29°58'19"E	N70°42'41"E
C9	74.80'	230.00'	S80°01'40"W	74.47'	018°37'59"	S89°20'39"W	S70°42'41"W
C10	55.29'	170.00'	N80°01'40"E	55.04'	018°37'59"	N89°20'39"E	N70°42'41"E

LOCATION MAP



SE 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

SCALE: 1" = 1000'

= THE ENCLAVE AT MEQUON PRESERVE VI SUBDIVISION

PART OF LOT 1 CSM NO. 3018 OWNED BY OTHERS

N88°23'07"E 157.69'

N00°39'24"W 173.48'

N24°38'20"E 148.15'

N89°20'39"E 444.06'

S89°20'39"W 195.97'

N89°20'39"E 4.03'

S00°39'24"E 310.07'

S00°39'21"E 178.63'

OUTLOT 19
57,384 SQ. FT.
1.317 ACRES

OUTLOT 17 THE ENCLAVE AT MEQUON PRESERVE IV

OUTLOT 16 THE ENCLAVE AT MEQUON PRESERVE IV

CONEFLOWER COURT
(60' WIDE PUBLIC RIGHT-OF-WAY)

LOT 58 THE ENCLAVE AT MEQUON PRESERVE IV

LOT 59 THE ENCLAVE AT MEQUON PRESERVE IV

LOT 60 THE ENCLAVE AT MEQUON PRESERVE IV

LOT 61 THE ENCLAVE AT MEQUON PRESERVE IV

LOT 62 THE ENCLAVE AT MEQUON PRESERVE IV

NE COR. – SE 1/4 SEC. 28-9-21 BRASS CAPPED MONUMENT FOUND (COORD. NAD 1927 GRID) N: 448,966.87 E: 2,532,157.87

PART OF LOT 3 CSM NO. 3723 DOC. NO. 888068 OWNER: MEQUON I, LLC

LOT 80 17,863 SQ. FT. 0.410 ACRES

LOT 79 18,753 SQ. FT. 0.431 ACRES

LOT 78 17,863 SQ. FT. 0.410 ACRES

LOT 77 17,863 SQ. FT. 0.410 ACRES

LOT 81 18,403 SQ. FT. 0.422 ACRES

LOT 82 21,317 SQ. FT. 0.489 ACRES

LOT 83 24,619 SQ. FT. 0.565 ACRES

LOT 84 15,280 SQ. FT. 0.351 ACRES

LOT 85 14,199 SQ. FT. 0.326 ACRES

LOT 86 14,459 SQ. FT. 0.332 ACRES

LOT 87 15,848 SQ. FT. 0.364 ACRES

LOT 88 17,692 SQ. FT. 0.406 ACRES

N28°36'19"E 245.72'

S29°58'19"E 18.47'

N60°01'41"E 60.00'

N29°58'19"W 18.47'

N39°40'56"E 57.34'

N50°19'04"W 60.00'

S39°40'56"W 57.34'

N03°18'23"E 134.31'

S88°31'33"W 140.20'

N01°36'52"W 258.24'

BUILDING SETBACK LINE (TYP.)

DEDICATED TO THE PUBLIC 56,457 SQ. FT. 1.296 ACRES

PRESERVE PARKWAY
(60' WIDE PUBLIC RIGHT-OF-WAY)

S89°20'39"W 50.00'

S00°39'21"E 60.00'

N89°20'39"E 157.86'

S89°20'39"W 389.80'

N89°20'39"E 329.42'

S00°39'21"E 63.90'

S75°40'31"E 11.43'

S34°52'32"E 33.82'

S09°53'16"W 5.90'

S22°46'46"E 11.02'

S00°39'21"E 30.77'

N88°23'22"E 67.99'

S00°39'21"E 90.01'

S30°08'35"E 102.44'

S12°21'11"E 91.62'

N88°23'08"E 200.79'

S01°36'38"E 30.00'

S88°23'08"W 596.89'

N01°37'49"W 662.59'

CONEFLOWER DRIVE
(60' WIDE PUBLIC RIGHT-OF-WAY)

R=200.00'

R=400.00'

1,987.79'

OUTLOT 20
295,280 SQ. FT.
6.779 ACRES

WETLAND

WETLAND DELINEATED BY EVERGREEN CONSULTANTS LLC

PART OF LOT 2 CSM NO. 3723 DOC. NO. 888068 OWNER: MEQUON I, LLC

W. LINE OF LOT 2, CSM NO. 3723

S88°23'08"W 1,055.35'

490.35'

565.00'

UNPLATTED LANDS OWNED BY OTHERS

LOT 2 CSM NO. 3952 OWNED BY OTHERS

P.O.B.

P.O.C.
SE COR. – SE 1/4 SEC. 28-9-21 BRASS CAPPED MONUMENT FOUND (COORD. NAD 1927 GRID) N: 446,317.26 E: 2,532,210.14

E. LINE – SE 1/4 – SEC. 28-9-21 (OVERALL) N01°37'49"W 2,650.38' (2650.13' GRID)

LOT 76 THE ENCLAVE AT MEQUON PRESERVE V

LOT 75 THE ENCLAVE AT MEQUON PRESERVE V

LOT 74 THE ENCLAVE AT MEQUON PRESERVE V

LOT 73 THE ENCLAVE AT MEQUON PRESERVE V

LOT 72 THE ENCLAVE AT MEQUON PRESERVE V

LOT 71 THE ENCLAVE AT MEQUON PRESERVE V

LOT 70 THE ENCLAVE AT MEQUON PRESERVE V

LOT 69 THE ENCLAVE AT MEQUON PRESERVE V

LOT 68 THE ENCLAVE AT MEQUON PRESERVE V

LOT 67 THE ENCLAVE AT MEQUON PRESERVE V

LOT 66 THE ENCLAVE AT MEQUON PRESERVE V

LOT 65 THE ENCLAVE AT MEQUON PRESERVE V

LOT 63 THE ENCLAVE AT MEQUON PRESERVE IV

LOT 53 THE ENCLAVE AT MEQUON PRESERVE IV

LEGEND:

- ■ 1-1/4" REBAR SET WEIGHING 4.30 LB/FT.
- ● 3/4" X 18" REBAR SET WEIGHING 1.50 LB/FT.
- ⊗ 2-3/8" IRON PIPE FOUND
- □ 1-1/4" REBAR FOUND
- ○ 3/4" REBAR FOUND
- ▲ 1" IRON PIPE FOUND
- ⊕ SECTION CORNER MONUMENT FOUND

NORTH

1"= 60' SCALE 60' 0 60' 120' FEET

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927). THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 28-9-21 HAS A BEARING OF NORTH 01°-07'-49" WEST.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. LINEAR MEASUREMENTS ARE GROUND LEVEL DISTANCES UNLESS OTHERWISE NOTED. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.

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JOB NO. 2161780

Attachment: Packet Docs_Enclave (8540 : Enclave)

THE ENCLAVE AT MEQUON PRESERVE VI

SHEET 2 OF 3 SHEETS | VOL. PG.

PART OF LOT 2 AND PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3723, ALL BEING PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

ISSUED DATE: MARCH 20, 2023

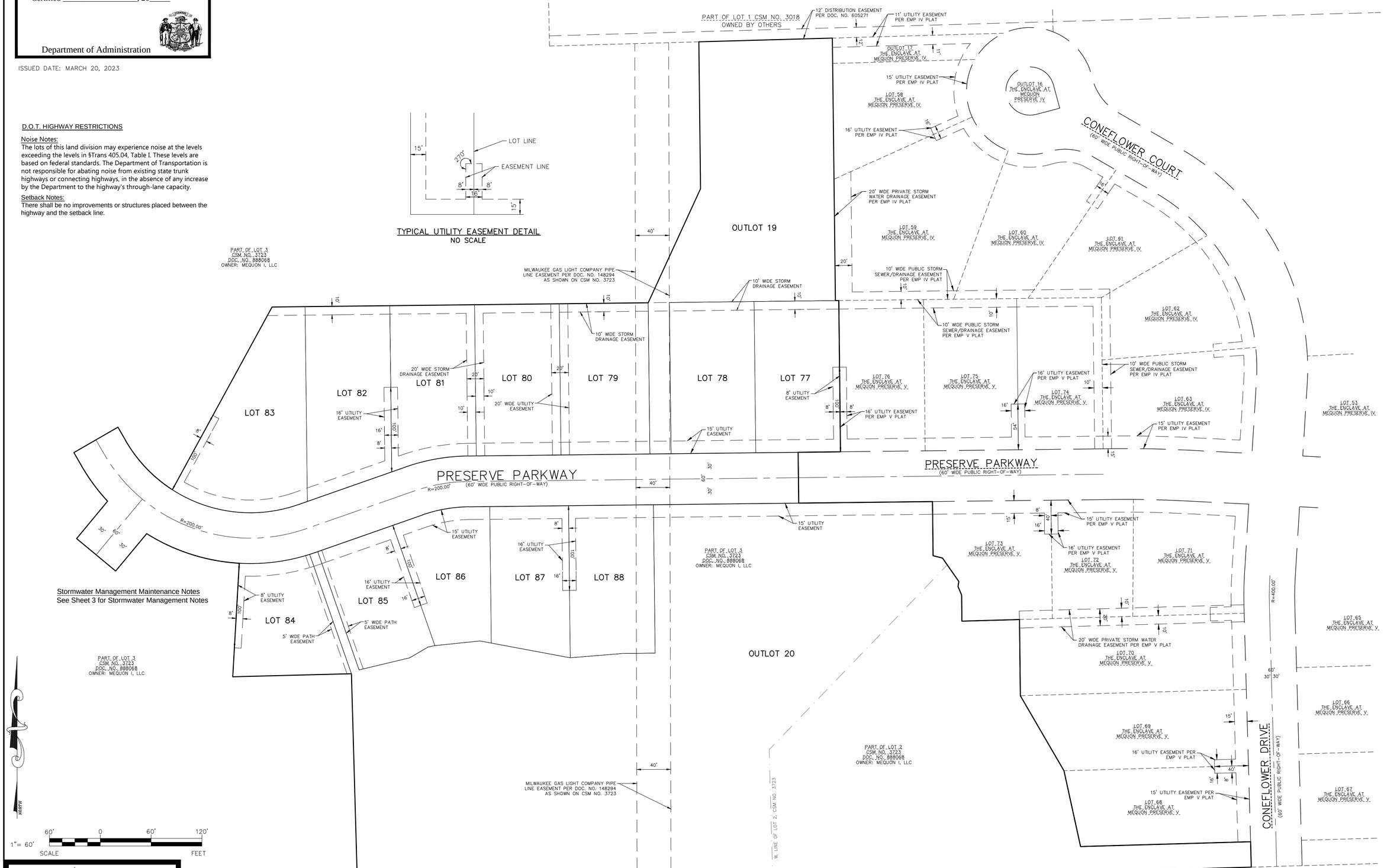
D.O.T. HIGHWAY RESTRICTIONS

Noise Notes:
The lots of this land division may experience noise at the levels exceeding the levels in §Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

Setback Notes:
There shall be no improvements or structures placed between the highway and the setback line.

TYPICAL UTILITY EASEMENT DETAIL
NO SCALE

Stormwater Management Maintenance Notes
See Sheet 3 for Stormwater Management Notes



NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927). THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 28-9-21 HAS A BEARING OF NORTH 01°-07'-49" WEST.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. LINEAR MEASUREMENTS ARE GROUND LEVEL DISTANCES UNLESS OTHERWISE NOTED. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.

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Attachment: Packet Docs_Enclave (8540 : Enclave)

THE ENCLAVE AT MEQUON PRESERVE VI

SHEET 3 OF 3 SHEETS | VOL. PG.

PART OF LOT 2 AND PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3723, ALL BEING PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan J. Wilgreen, Professional Land Surveyor hereby certify that, under the direction of Mequon I, LLC, I have surveyed, divided and mapped a parcel of land described hereon, part of Lot 2 and part of Lot 3 of Certified Survey Map No. 3723, recorded in the Ozaukee County Register of Deeds office as Document No. 888068, all being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 28, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 28; thence North 01°-07'-49" West along the East line of said Southeast 1/4, a distance of 662.59 feet to the Easterly extension of the South line of Outlot 18 of The Enclave at Mequon Preserve IV Subdivision (EMP IV) recorded in the Ozaukee County Register of Deeds Office as Document No. 1113152; thence South 88°-23'-08" West along said Easterly extension, along the South line of said Outlot 18 and along a South line of The Enclave at Mequon Preserve V Subdivision (EMP V) recorded in the Ozaukee County Register of Deeds Office as Document No. 1123349, a distance of 596.89 feet to the Southwest corner of Coneflower Drive per said EMP V Subdivision, said point also being the point of beginning; thence continuing South 88°-23'-08" West along the South line of Lot 2 and Lot 3 of said Certified Survey Map No. 3723, a distance of 1,055.35 feet; thence North 01°-36'-52" West, a distance of 258.24 feet; thence South 88°-31'-33" West, a distance of 140.20 feet; thence North 03°-18'-23" East, a distance of 134.31 feet; thence Northwesterly 115.94 feet on a curve to the right having a radius of 230.00 feet, the chord of said curve bears North 72°-15'-11" West, a chord distance of 114.71 feet; thence South 39°-40'-56" West, a distance of 57.34 feet; thence North 50°-19'-04" West, a distance of 60.00 feet; thence North 39°-40'-56" East, a distance of 57.34 feet; thence Northwesterly 51.59 feet on a curve to the right having a radius of 230.00 feet, the chord of said curve bears North 36°-23'-51" West, a chord distance of 51.48 feet; thence North 29°-58'-19" West, a distance of 18.47 feet; thence North 60°-01'-41" East, a distance of 60.00 feet; thence South 29°-58'-19" East; a distance of 18.47 feet; thence Southeasterly 80.59 feet on a curve to the left having a radius of 170.00 feet, the chord of said curve bears South 43°-33'-11" East, a chord distance of 79.84 feet; thence North 28°-36'-19" East, a distance of 245.72 feet; thence North 89°-20'-39" East, a distance of 444.06 feet; thence North 24°-38'-20" East, a distance of 148.15 feet; thence North 00°-39'-24" West, a distance of 173.48 feet to the North line of Lot 3 of said Certified Survey Map No. 3723; thence North 88°-23'-07" East along said North line, a distance of 157.69 feet to a westerly line of said EMP IV Subdivision; thence South 00°-39'-24" East along said Westerly line, a distance of 310.07 feet to a southerly line of EMP IV Subdivision; thence North 89°-20'-39" East along said southerly line, a distance of 4.03 feet to the Northwest corner of said EMP V Subdivision; thence South 00°-39'-21" East along a westerly line of said EMP V Subdivision, a distance of 178.63 feet; thence South 89°-20'-39" West along a westerly line of said EMP V Subdivision, a distance of 50.00 feet; thence South 00°-39'-21" East along a westerly line of said EMP V Subdivision, a distance of 60.00 feet; thence North 89°-20'-39" East along a westerly line of said EMP V Subdivision, a distance of 157.86 feet; thence South 00°-39'-21" East along a westerly line of said EMP V Subdivision, a distance of 63.90 feet; thence South 75°-40'-31" East along a westerly line of said EMP V Subdivision, a distance of 11.43 feet; thence South 34°-52'-32" East along a westerly line of said EMP V Subdivision, a distance of 33.82 feet; thence South 09°-53'-16" West along a westerly line of said EMP V Subdivision, a distance of 5.90 feet; thence South 22°-46'-46" East along a westerly line of said EMP V Subdivision, a distance of 11.02 feet; thence South 00°-39'-21" East along a westerly line of said EMP V Subdivision, a distance of 30.77 feet; thence North 88°-23'-22" East along a westerly line of said EMP V Subdivision, a distance of 67.99 feet; thence South 00°-39'-21" East along a westerly line of said EMP V Subdivision, a distance of 90.01 feet; thence South 30°-08'-35" East along a westerly line of said EMP V Subdivision, a distance of 102.44 feet; thence South 12°-21'-11" East along a westerly line of said EMP V Subdivision, a distance of 91.62 feet; thence North 88°-23'-08" East along a southerly line of said EMP V Subdivision, a distance of 200.79 feet to the west right-of-way line of Coneflower Drive; thence South 01°-36'-38" East along said west right-of-way line, a distance of 30.00 feet to the point of beginning and containing 14.309 acres (623,280 sq. ft.) of land more or less.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Mequon in surveying, dividing, and mapping the same.

_____

Ryan J. Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935

ISSUED DATE: MARCH 20, 2023

UTILITY EASEMENT PROVISIONS (PRIVATE)

An easement for electric, natural gas, and communications service is hereby granted by MEQUON I, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

SPECTRUM MID-AMERICA, LLC, Grantee, and

WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Stormwater Management Maintenance Agreement

1. Outlot 20 of The Enclave at Mequon Preserve VI Subdivision is to be used for Stormwater Management purposes.
2. The lot owner(s) or their successors and/or assigns (herein after referred to as the responsible parties) shall be responsible for maintenance of the stormwater management measures.
3. The responsible parties shall maintain the stormwater management measures in accordance with the approved stormwater management plan on file in the offices of the City as required by the City construction, site erosion control and stormwater management ordinance.
4. In the event that the stormwater management facilities located on Outlot 20 of The Enclave at Mequon Preserve VI Subdivision are not being maintained per the approved stormwater management plan, the City is hereby granted an easement to access the property to complete stormwater management maintenance measures.

OWNER'S CERTIFICATE OF DEDICATION

Mequon I, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Mequon I, LLC, does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

1. Department of Administration
2. Department of Transportation
3. City of Mequon

In witness whereof, Mequon I, LLC, has caused these presents to be signed by its official officer(s) of said limited liability company at _____ , _____ this _____ day of _____ , 20___.

Mequon I, LLC
By: VH Holdings, LLC, its sole member

By:_____
David Simon or Karen Simon Dreyer

STATE OF _____)

COUNTY OF _____) S.S

Personally came before me this _____ day of _____ , 20___, the above named officer(s) of the above named Mequon I, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, _____ County, _____

My Commission Expires:_____

CONSENT OF CORPORATE MORTGAGEE

Associated Bank N.A., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above Owner's Certificate.

In witness whereof, the said Associated Bank N.A. has caused these presents to be signed by Stephen L. Sosnowski, its Senior Vice President, at _____, Wisconsin this _____ day of _____ , 20___.

Associated Bank N.A.

_____
Stephen L. Sosnowski, Senior Vice President

STATE OF WISCONSIN)

COUNTY OF _____) S.S

Personally came before me this _____ day of _____ , 20___, Stephen L. Sosnowski of the above named banking association to me known to be the person who executed the foregoing instrument, and to me known to be such Senior Vice President of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

_____
Notary Public, _____ County, WI
My Commission Expires: _____

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved, that the plat of THE ENCLAVE AT MEQUON PRESERVE VI SUBDIVISION in the City of Mequon, is hereby approved by the Common Council.

All conditions have been met as of this _____ day of _____ , 20___.

_____
Andrew Nerbun, Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Mequon on this _____ day of _____ , 20___.

_____
Caroline Fochs, City Clerk

COUNTY TREASURER'S CERTIFICATE

I, Sandra Tretow, being the duly elected, qualified, and acting Treasurer of the County of Ozaukee, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____ , 20___ affecting the land included in the plat of THE ENCLAVE AT MEQUON PRESERVE VI SUBDIVISION.

_____
Sandra Tretow, Treasurer, Ozaukee County, Wisconsin

CITY TREASURER'S CERTIFICATE

I, Jennifer Engroff, being the duly appointed, qualified, and acting Director of Finance of the City of Mequon, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____ , 20___ on any of the lands included in the plat of THE ENCLAVE AT MEQUON PRESERVE VI SUBDIVISION.

_____
Jennifer Engroff, Director of Finance, City of Mequon

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

OWNER / DEVELOPER:
MEQUON I, LLC
6801 S. TOWNE DR.
MADISON, WI 53713

SURVEYOR:
RYAN WILGREEN
EXCEL ENGINEERING, INC.
100 CAMELOT DR.
FOND DU LAC, WI 54935
920.926.9800

EXCEL ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

JOB NO. 2161780

Attachment: Packet Docs_Enclave (8540 : Enclave)

Enclave at Mequon Preserve Open Space Plan

June 26, 2023

Minor Revision Request

We respectfully request a slight modification to the previously approved Open Space Plan for the Enclave at Mequon Preserve. Specifically, we are revising the path location behind homesites 119-122 (as labeled on the Open Space Plan). We had originally hoped to cross the existing wetlands and wooded uplands with a boardwalk at 3 locations with a paved path connecting the crossings. However, when we walked the field to determine the exact path location we discovered the tree line was very thick and dense and installation of the path would require the removal of a significant number of trees which defeated the intent of the nature trail. Instead, we are installing a path that hugs the tree line itself which eliminates 2 of the boardwalk crossings.

In the previous neighborhood just north, we worked with the Mequon Nature Preserve and installed an informational post on the vegetation and wildlife associated with the more traditional wetland area. We are currently working with them to develop a similar educational post describing the differences for the wooded uplands associated with the wetlands that occur here but not in the previous phase.

The third crossing is thinner and the boardwalk can be added without significant impact to the trees.

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THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL NAMES HEREIN AND IS PROPERTY OF TREES ON THE MOVE, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION

WISCONSIN'S LARGEST
TREE TRANSPLANTERS



PARK & OPEN SPACE PLAN

0 100' 200'
Horizontal Scale In Feet

N

PLANTINGS, STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF CONVEYING LANDSCAPE DESIGN FEATURES. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.

WLCA Wisconsin Landscape Contractors Association

Premier Landscapes

LANDSCAPE DEVELOPMENT AGREEMENT FOR
THE ENCLAVE II AT MEQUON PRESERVE
N. WAUWATOSA ROAD
MEQUON, WISCONSIN

LANDSCAPE ARCHITECTURE

DESIGN BY:	GAR
DRAWN BY:	GAR
DATE:	12/09/2019
REVISED:	1/15/2020 2/17/2020 6/9/2023
SCALE:	1"=100'-0"
SHEET:	L1.20

TREES ON THE MOVE
5611 S. Calhoun Road
New Berlin, WI 53151
Phone: (262) 679-5200
treesonthemove.com

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SITE DATA

TOTAL SUBDIVISION AREA:	69.5 AC.
RECREATIONAL OPEN SPACE:	22.2 AC.
ASPHALT TRAIL LENGTH:	1.0 MILES

NORTH

1"= 30' SCALE 30' 0 30' 60' FEET

OPEN SPACE PLAN

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

COLLABORATION

VERIDIAN HOMES

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION

THE ENCLAVE II AT MEQUON PRESERVE

NORTH WAUWATOSA ROAD • MEQUON, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 14, 2019

NOT FOR CONSTRUCTION

JOB NUMBER

1936580

SHEET NUMBER

OS

Attachment: Packet Docs_Enclave (8540 : Enclave)

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE 2019-1560

An Ordinance Amending Chapter 58, Zoning Code, to Rezone Approximately Sixty-Four (64) Acres West of 10565 N. Wauwatosa Road Currently Zoned R-3/PUD/TDR and Five (5) Acres at 10565 N. Wauwatosa Road Currently Zoned R-3 to R-3/PUD/TDR, and Twelve (12) Acres at 7626 W. Donges Bay Road from R-3/PUD/TDR to R-3/CGO

RECITALS

A. Pursuant to section 62.23(3) of the Wisconsin Statues, the City of Mequon is authorized to prepare and adopt a comprehensive plan, or amendment thereof, as defined in section 66.1001(1)(a) and 66.1001(2) and 66.1001(4)(c) and 66.1001(4)(d).

B. The Planning Commission by majority vote made a recommendation to approve on the 11h day of November, 2019.

C. The required due notice and public hearing by the Common Council of the City of Mequon occurred on the 11th day of February, 2020.

BASED UPON THE FOREGOING, THE COMMON COUNCIL OF THE CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN, DO ORDAIN AS FOLLOWS:

SECTION I

Following recommendation of the Planning Commission on November 11, 2019, and after due notice and hearing by the Common Council of the City of Mequon on February 11, 2020, the existing and official City of Mequon district zoning maps are hereby amended so as to change the zoning classification of certain properties, as described and illustrated in Exhibit A, to R-3/ TDR/PUD subject to the following conditions:

1. The developer is granted 68 yield lots and 14 transfer of development credits.
2. Common Council approval of the rezoning recommendation.
3. The development shall comply with preliminary plat, development agreement, and final plat requirements.
4. Road D shall incorporate traffic calming measures between Road C and Tree Sparrow Drive.
5. The cluster mailbox location shall be approved by Planning Commission at the time of Preliminary Plat. The mailboxes shall be clustered in smaller groups throughout the subdivision.
6. The portion of the public road deemed to be the major thoroughfare by staff shall include a public sidewalk within the dedicated R.O.W. on one side of the road. All cul-de-sacs require a 75’ radius.
7. All lots shall maintain a minimum lot size of .30 acres. All buildings shall maintain a

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minimum building setback of 30’ and a maximum building setback of 40’ from the interior public road right-of-way (lots on the cul-de-sac are allowed a maximum building setback of 50’), a minimum 10’ offset from an interior side yard, 30’ offset from the corner side and 20’ rear property lines.

8. The entire property shall be appropriately field-staked for wetland areas and reviewed and approved by the Department of Natural Resources (DNR), including an indication of the required setback from the wetland, prior to action on a preliminary plat by the Planning Commission. The development is subject to appropriate Chapter 30 permitting from the DNR and necessary permitting from the Army Corp of Engineers.
9. Private lots shall not contain wetlands. The developer shall show wetlands and all required wetland setbacks on the preliminary plat. The Planning Commission shall evaluate and approve the final location of wetland setback requirements and the final location of the necessary protective measures required of the developer.
10. Pedestrian and bike paths and the necessary easements shall be required in accordance with the approved concept plan. All pedestrian trails shall be located in an outlot with a minimum width of 10 feet. Bike/Ped path shall be constructed in accordance with the WisDOT Bike Path Facilities Handbook.
11. Entryway signage and landscaping is subject to the approval of the Planning Commission.
12. There shall be a permanent open space buffer along the perimeter of this development as illustrated in the attached development concept plan and per Planning Commission action.
13. Architectural design of residential buildings shall comply with a Planning Commission approved set of design standards set forth as part of the PUD and shall include the following:

    - Dwellings shall be a minimum of 1,900 square feet for a single-story and 2,100 for a multi-story.
    - No accessory structure shall project further into the front or corner side yard than the principle structure.
    - Chain link or 100% opaque fencing is prohibited. Fencing is prohibited in the front and corner side yard.
    - No less than 50% of residential buildings shall present a side loading garage, a courtyard garage entry or a 15-degree turned garage entry.
    - Of the remaining 50% that is allowed to present a front loading garage, the following shall apply: 1) no more than two garage stalls shall present on the same linear plane; 2) all front loading garages shall contain architectural details consistent with the front elevation; 3) none of the front loading garages shall have a consistent setback to that of the habitable portion of the building; and 4) no more than 30% of the front loading garages shall project further into the front yard than the habitable portion of the building.
    - There shall be no more than three (3) front-loading garage residential buildings in a row.

14. All residential buildings shall comply with the Architectural Board’s publication entitled “Guidelines for Residential Structures”, unless deviations are approved by the Planning Commission, and are subject to the Architectural Review Board approval.
15. Street trees are subject to the approval of the Tree Board and Planning Commission.
16. Street lighting, if proposed, is subject to the approval of the Planning staff.

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17. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any.
18. All roads and bike paths connecting to adjacent sites shall be installed at the time of each associated phase of development. The road shown to connect to the property to the west shall include the installation of a hammerhead. Removal of the hammerhead shall be approved by the City at the time of connectivity for development to west. The developer shall provide an escrow to the City for the estimated cost of removal.
19. Landscape islands within the public road are required at locations designated by staff.
20. Engineering Division review and approval of grading, drainage, stormwater management, erosion control and sewer plans in conformance to City ordinances and the Standard Specifications for Land Development.
21. Execution of a Water Service Agreement between the applicant and the Water Utility, including acceptance of the requirement to loop the water main and provide connections both on Donges Bay Road and Wauwatosa Road. The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2,500 gpm, which may require 12" pipe for the dead end main.
22. Provision of Easements over existing and proposed drainageways with supporting language requiring Homeowners Association maintenance and access granted to the City.
23. The applicant shall provide utility easements for the adjacent lot owners to allow access to the public water main and sanitary sewer.
24. WDNR approval of the wetland impact and proposed road crossing over the navigable waterway.
25. Public road design standards shall be subject to the review and approval of the Engineering Division and the Fire Department.
26. Fire Department approval of the number and location of fire hydrants.
27. Any substantial change to the general concept plans illustrated in the attached exhibits shall require appropriate amendments to this ordinance.
28. The development must provide right-of-way and road cross connections to the adjacent properties.
29. Adjacent road connections must be constructed with the respective phase and must include a temporary turnaround both to the adjacent lots and future phases until constructed.
30. A secondary access shall be constructed prior to the issuance of building permits on Phase Two. The existing hammerhead on Tree Sparrow Drive shall be removed at the time of connection.
31. Connection to public water and sanitary sewer. The applicant shall obtain the necessary approval and permits for the installation of the sanitary sewer and water main from the various regulatory agencies. All utilities must be constructed to provide service to adjacent properties and adhere to the design parameters of the City's master plan for the area. Lateral extensions shall be provided for all adjacent lots served by the proposed public utilities.
32. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Facilities Easement Declaration and Agreement.
33. The applicant shall provide utility easements and laterals for the adjacent lot owners to allow access to the public water main and sanitary sewer.
34. WisDOT access permit for the Wauwatosa Road/ STH 181 entrance and associated MOU with the City of Mequon. The development would be financially responsible for the

Attachment: Packet Docs_Enclave (8540 : Enclave)

improvements.

35. WDNR approval of the wetland impacts and proposed crossing over a navigable waterway.
36. A fill permit is required for any material brought to or removed from the development.
37. 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).
38. Final legal documents are subject to City Attorney review and approval prior to recording of final plat.

SECTION II

The terms and provision of this ordinance are severable. Should any term of provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION III

All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION IV

This ordinance shall be in full force and effect upon its passage and on the day after its publication.

Approved by: John Wirth, Mayor

Date Approved: February 11, 2020

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on February 11, 2020.

Caroline Fochs, City Clerk

Published: February 20, 2020

Attachment: Packet Docs_Enclave (8540 : Enclave)

PEDESTRIAN ACCESS EASEMENT

This Pedestrian Access Easement (the "**Access Easement**") is made as of _____ day of _____, ____, by and between City of Mequon ("**Grantee**") and Mequon I, LLC, a Wisconsin limited liability company ("**Grantor**").

WHEREAS, Grantor owns certain real property situated in Mequon, Ozaukee County, Wisconsin, which was developed as The Enclave at Mequon Preserve South subdivision ("**Grantor's Property**") shown on Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, as part of the subdivision development, Grantor constructed pedestrian pathways on and over the Outlot areas and Grantee desires a fifteen foot (15') wide Pedestrian Access Easement over Grantor's Property along these pedestrian pathways, as generally shown on Exhibit B, attached hereto and incorporated herein by reference (the "**Easement Area**"); and

WHEREAS, the Easement Area will be for the benefit of the public, along with the rights of ingress and egress of said pathway by members of the public; and

Recording Data

Name and Return Address
Mequon City Hall
11333 N Cedarburg Road 60W
Mequon, WI 53092

Parcel Identification Number (PIN)

WHEREAS, Grantor, its successors, heirs, assigns, agree that it shall maintain, repair, and reconstruct the pedestrian pathways in the easement in perpetuity.

NOW, THEREFORE, in consideration of One and no/100 Dollars ($1.00), the conditions, covenants, and mutual agreements hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged by Grantor, the parties hereto agree as follows:

1. GRANT OF A PERPETUAL EASEMENT. Grantor does hereby grant, convey and warrant to Grantee, forever, a non-exclusive easement on the Easement Area, for the general public as a pedestrian pathway; however, Grantee agrees that the uses associated with the pedestrian pathway shall be engaged in only by pedestrians and bicyclists and that there shall be no operation of motorized vehicles, or equipment within the Easement Area except in conjunction with maintenance, repair, reconstruction or replacement activities.

2. PERPETUAL AGREEMENT NOT TO CONSTRUCT. Grantor, its successors, heirs, assigns, and legal representatives agree not to permit, place, erect, construct or maintain any type of structure or obstacle of any kind of a permanent nature, except as approved by Grantee, on the Easement Area, which approval shall not be unreasonably withheld, conditioned or delayed.

3. REPAIR, MAINTENANCE, RECONSTRUCTION. Grantor, its successors and assigns, shall be responsible for the repair, maintenance, snow/ice removal and reconstruction of the pedestrian pathway in the Easement Area (collectively herein the "Maintenance Work"). The Maintenance Work shall be completed by The Enclave at Mequon Preserve South Homeowner's Association, Inc. (the "HOA"). In the event that the Maintenance Work is not completed by the HOA such that the condition of the Easement Area is such that the purpose of the Easement is impeded or frustrated, the Grantee may undertake such work and send an invoice to the HOA for the costs to complete said work. In the event that the HOA does not pay the invoice within the customary billing period for

Attachment: Packet Docs_Enclave (8540 : Enclave)

the Grantee, the Grantee may charge the lot owners as a lien and special tax on the lots in a proportional amount calculated by dividing the total cost, plus any interest, by the number of lots in the subdivision, subject to Wisconsin Statutes, or other applicable provisions of law.

4. EXHIBITS. All exhibits referred to herein and attached hereto shall be deemed part of the Agreement.

5. RECORDING. The Agreement shall be recorded in the records of Ozaukee County, Wisconsin.

6. GOVERNING LAWS. The laws of the state of Wisconsin shall apply to the Agreement.

7. SEVERABILITY. If any term, provision, or condition contained in the Agreement shall, to any extent, be invalid or unenforceable, the remainder of the Agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision or condition of the Agreement shall be valid and enforceable to the fullest extent permitted by law.

8. BINDING ON FUTURE PARTIES. The perpetual easement and all covenants and easements herein shall run with the land and shall inure to the benefit of and be binding upon the parties, their successors and assigns.

[SIGNATURES ON FOLLOWING PAGES]

Attachment: Packet Docs_Enclave (8540 : Enclave)

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this _____ day of _____, _____.

OWNER
Mequon I, LLC
By: ~~VH Holdings~~Forgewell Building Group, LLC, its sole member

By: _____
~~David P. Simon, President~~Chris Ehlers, Authorized Officer

STATE OF WISCONSIN)
)ss
DANE COUNTY)

Personally came before me this _____ day of _____, _____, the above named person, ~~David P. Simon~~Chris Ehlers, ~~President~~Authorized Officer, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Name:_____
Notary Public, Dane County, Wisconsin
My commission expires _____.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this ____ day of _____, _____.

CITY OF MEQUON

By: _____ **By: _____**
~~John Wirth~~Andrew Nerbun, Mayor **Caroline Fochs, City Clerk**

STATE OF WISCONSIN)
) ss
OZAUKEE COUNTY)

Personally came before me this _____ day of _____, _____, the above named ~~John Wirth~~Andrew Nerbun, Mayor and Caroline Fochs, City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Name: _____
Notary Public, Ozaukee County, Wisconsin

Prepared by:
Matt Cudney
Veridian Homes

Attachment: Packet Docs_Enclave (8540 : Enclave)

EXHIBIT A
Grantor's Property

Legal Description:

~~Part of Lot 1, part of Lot 2 and part of Lot 3 of Certified Survey Map No. 3723, recorded in the Ozaukee County Register of Deeds office as Document No. 888068 and part of Lot 1 of Certified Survey Map No. 3018, recorded in Volume 21, Page 257 in the Ozaukee County Register of Deeds office as Document No. 587363, all being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 28, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin, being more particularly described as follows:~~

~~Commencing at the Northeast corner of the Southeast 1/4 of said Section 28; thence South 01°-07'-49" East along the East line of said Southeast 1/4, a distance of 935.17 feet; thence South 88°-25'-35" West, a distance of 65.00 feet to the West right-of-way line of North Wauwatosa Road (State Trunk Highway "181"), said point being the point of beginning; thence South 01°-07'-49" East along said West line, a distance of 1,052.68 feet to the Southeast corner of Lot 1 of said Certified Survey Map No. 3723; thence South 88°-23'-08" West along the South line of Lot 1 of said Certified Survey Map No. 3723, a distance of 471.86 feet to the Southwest corner of said Lot 1; thence North 01°-36'-38" West along said West line, a distance of 30.00 feet; thence North 88°-23'-08" East, a distance of 215.00 feet; thence North 01°-36'-38" West, a distance of 203.99 feet; thence South 88°-23'-08" West, a distance of 90.00 feet; thence North 01°-36'-52" West, a distance of 174.17 feet; thence Northwesterly 95.60 feet on a curve to the left having a radius of 720.00 feet, the chord of said curve bears North 83°-14'-38" West, a chord distance of 95.53 feet; thence North 87°-02'-52" West, a distance 21.58 feet; thence South 03°-32'-30" West, a distance of 83.12 feet; thence North 86°-27'-30" West, a distance of 60.00 feet; thence North 03°-32'-30" East, a distance of 82.51 feet; thence North 87°-02'-52" West, a distance of 73.45 feet; thence Northwesterly 86.27 feet on a curve to the left having a radius of 1,370.00 feet, the chord of said curve bears North 88°-51'-07" West, a chord distance of 86.25 feet; thence South 89°-20'-39" West, a distance of 11.73 feet; thence North 00°-39'-21" West, a distance of 238.63 feet; thence South 89°-20'-39" West, a distance of 314.03 feet; thence North 00°-39'-24" West, a distance of 310.07 feet to the North line of Lot 3 of said Certified Survey Map No. 3723; thence North 88°-23'-07" East along said North line, a distance of 202.29 feet; thence Northeasterly 60.01 feet on a curve to the right having a radius of 75.00 feet, the chord of said curve bears North 88°-23'-07" East, a chord distance of 58.42 feet to the North line of Lot 3 of said Certified Survey Map No. 3723; thence North 01°-36'-53" West, a distance of 26.58 feet; thence Northeasterly 190.74 feet on a curve to the right having a radius of 530.00 feet, the chord of said curve bears North 78°-07'-00" East, a chord distance of 189.71 feet; thence North 88°-25'-35" East, a distance of 560.12 feet to the point of beginning and containing 15.465 acres (673,668 sq. ft.) of land more or less.~~

Part of Lot 2 and part of Lot 3 of Certified Survey Map No. 3723, recorded in the Ozaukee County Register of Deeds office as Document No. 888068, all being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 28, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 28; thence North 01°-07'-49" West along the East line of said Southeast 1/4, a distance of 662.59 feet to the Easterly extension of the South line of Outlot 18 of The Enclave at Mequon Preserve IV Subdivision (EMP IV) recorded in the Ozaukee County Register of Deeds Office as Document No. 1113152; thence South 88°-23'-08" West along said Easterly extension, along the South line of said Outlot 18 and along a South line of The Enclave at Mequon Preserve V Subdivision (EMP V) recorded in the Ozaukee County Register of Deeds Office as Document No. 1123349, a distance of 596.89 feet to the

Attachment: Packet Docs_Enclave (8540 : Enclave)

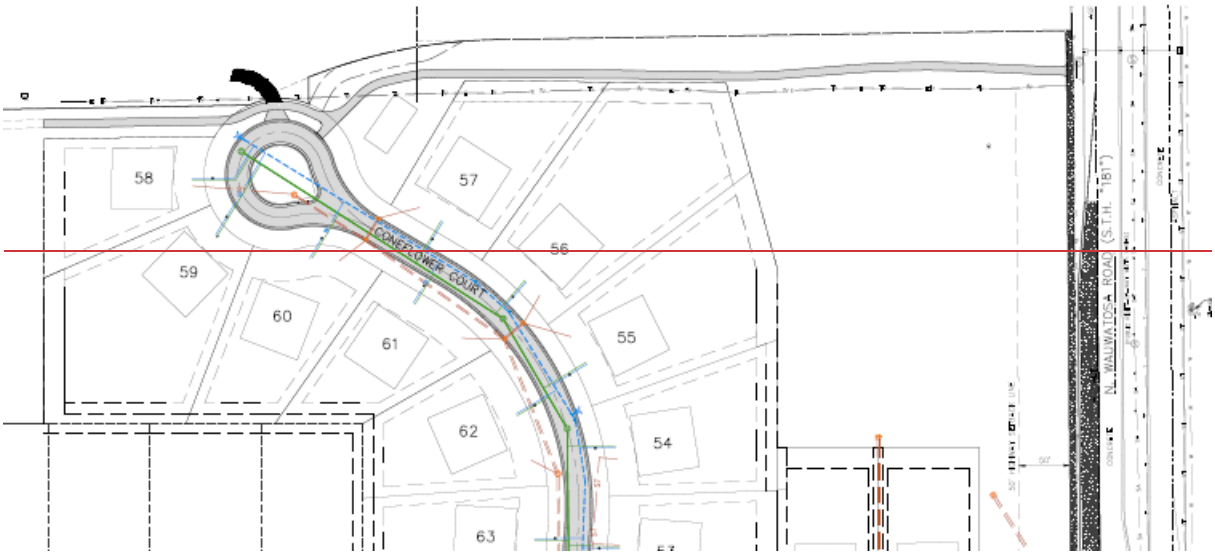
Southwest corner of Coneflower Drive per said EMP V Subdivision, said point also being the point of beginning; thence continuing South 88°-23'-08" West along the South line of Lot 2 and Lot 3 of said Certified Survey Map No. 3723, a distance of 1,055.35 feet; thence North 01°-36'-52" West, a distance of 258.24 feet; thence South 88°-31'-33" West, a distance of 140.20 feet; thence North 03°-18'-23" East, a distance of 134.31 feet; thence Northwesterly 115.94 feet on a curve to the right having a radius of 230.00 feet, the chord of said curve bears North 72°-15'-11" West, a chord distance of 114.71 feet; thence South 39°-40'-56" West, a distance of 57.34 feet; thence North 50°-19'-04" West, a distance of 60.00 feet; thence North 39°-40'-56" East, a distance of 57.34 feet; thence Northwesterly 51.59 feet on a curve to the right having a radius of 230.00 feet, the chord of said curve bears North 36°-23'-51" West, a chord distance of 51.48 feet; thence North 29°-58'-19" West, a distance of 18.47 feet; thence North 60°-01'-41" East, a distance of 60.00 feet; thence South 29°-58'-19" East; a distance of 18.47 feet; thence Southeasterly 80.59 feet on a curve to the left having a radius of 170.00 feet, the chord of said curve bears South 43°-33'-11" East, a chord distance of 79.84 feet; thence North 28°-36'-19" East, a distance of 245.72 feet; thence North 89°-20'-39" East, a distance of 444.06 feet; thence North 24°-38'-20" East, a distance of 148.15 feet; thence North 00°-39'-24" West, a distance of 173.48 feet to the North line of Lot 3 of said Certified Survey Map No. 3723; thence North 88°-23'-07" East along said North line, a distance of 157.69 feet to a westerly line of said EMP IV Subdivision; thence South 00°-39'-24" East along said Westerly line, a distance of 310.07 feet to a southerly line of EMP IV Subdivision; thence North 89°-20'-39" East along said southerly line, a distance of 4.03 feet to the Northwest corner of said EMP V Subdivision; thence South 00°-39'-21" East along a westerly line of said EMP V Subdivision, a distance of 178.63 feet; thence South 89°-20'-39" West along a westerly line of said EMP V Subdivision, a distance of 50.00 feet; thence South 00°-39'-21" East along a westerly line of said EMP V Subdivision, a distance of 60.00 feet; thence North 89°-20'-39" East along a westerly line of said EMP V Subdivision, a distance of 157.86 feet; thence South 00°-39'-21" East along a westerly line of said EMP V Subdivision, a distance of 63.90 feet; thence South 75°-40'-31" East along a westerly line of said EMP V Subdivision, a distance of 11.43 feet; thence South 34°-52'-32" East along a westerly line of said EMP V Subdivision, a distance of 33.82 feet; thence South 09°-53'-16" West along a westerly line of said EMP V Subdivision, a distance of 5.90 feet; thence South 22°-46'-46" East along a westerly line of said EMP V Subdivision, a distance of 11.02 feet; thence South 00°-39'-21" East along a westerly line of said EMP V Subdivision, a distance of 30.77 feet; thence North 88°-23'-22" East along a westerly line of said EMP V Subdivision, a distance of 67.99 feet; thence South 00°-39'-21" East along a westerly line of said EMP V Subdivision, a distance of 90.01 feet; thence South 30°-08'-35" East along a westerly line of said EMP V Subdivision, a distance of 102.44 feet; thence South 12°-21'-11" East along a westerly line of said EMP V Subdivision, a distance of 91.62 feet; thence North 88°-23'-08" East along a southerly line of said EMP V Subdivision, a distance of 200.79 feet to the west right-of-way line of Coneflower Drive; thence South 01°-36'-38" East along said west right-of-way line, a distance of 30.00 feet to the point of beginning and containing 14.309 acres (623,280 sq. ft.) of land more or less.

Attachment: Packet Docs_Enclave (8540 : Enclave)

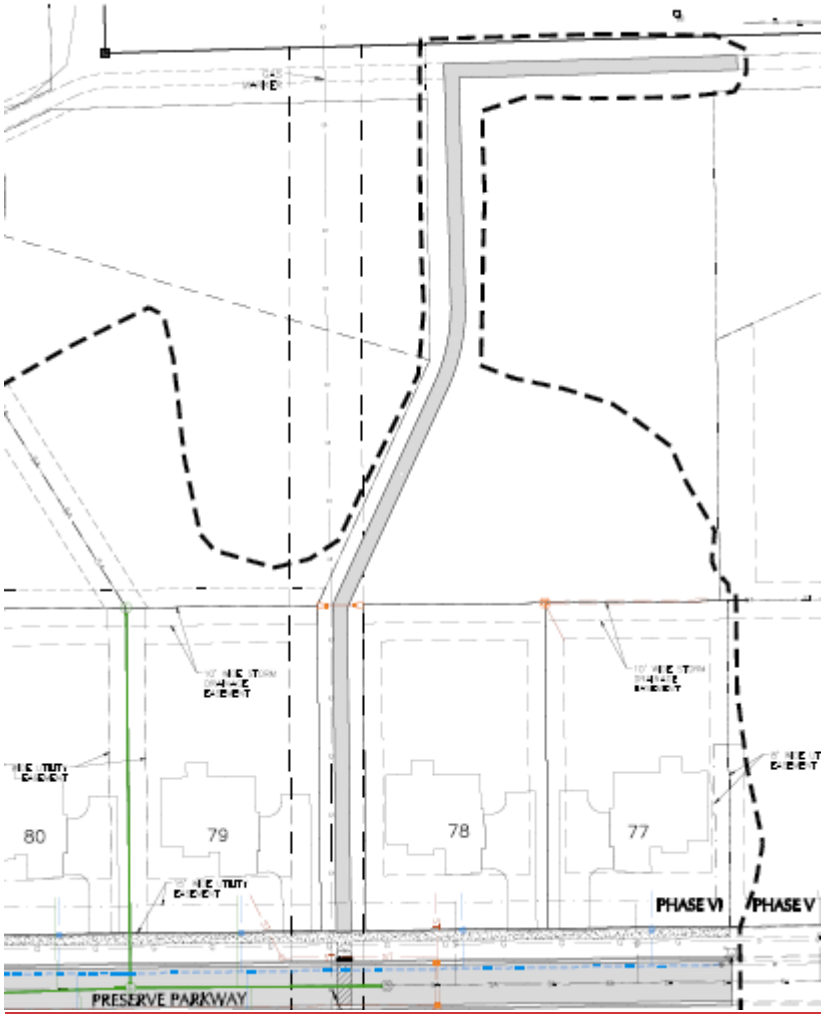
EXHIBIT B

Easement Area Depiction Attached:

North Path

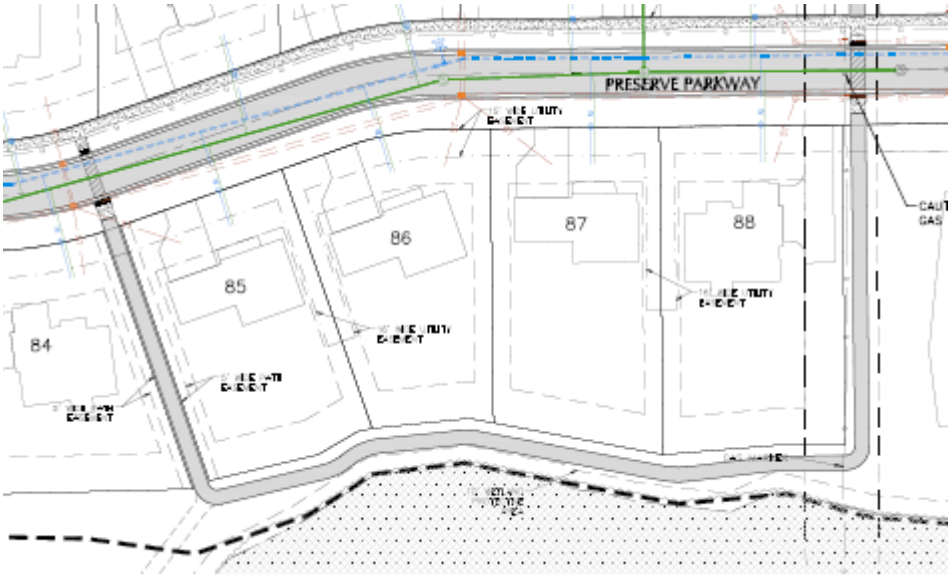


Attachment: Packet Docs_Enclave (8540 : Enclave)



South Path

Attachment: Packet Docs_Enclave (8540 : Enclave)



Attachment: Packet Docs_Enclave (8540 : Enclave)

COMMON AREA MAINTENANCE AND ACCESS AGREEMENT

This Common Area Maintenance and Access Agreement (the "Agreement") dated this _____ day of _____, _____, is executed by The Enclave at Mequon Preserve South Homeowner's Association, Inc. (the "HOA") and the City of Mequon, a municipal corporation (the "City").

WHEREAS, the HOA was incorporated by Mequon I LLC (the "Developer") to manage the subdivision and maintain the landscaping and improvements on the outlot areas within the subdivision a shown on the final plat, attached as Exhibit A; and

Return to:
City of Mequon
11333 N Cedarburg Road
Mequon, WI 53092

WHEREAS, the Developer holds the positions of governance within the HOA and has the authority to enter into this Agreement on behalf of the HOA; and

WHEREAS, the Developer was required to prepare plans for the improvements and landscaping in the outlot areas within the subdivision and said plans were approved by the Mequon Planning Commission; and

WHEREAS, the parties hereto desire to clarify and define their rights and obligations with respect to the maintenance of the improvements landscaping as shown the plans.

NOW, THEREFORE, in consideration of the approvals rendered by the City and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Homeowner's Association declares and covenants with the approval of the City of Mequon as follows:

1. Maintenance and Repairs.

1.1 In perpetuity, the HOA, its successors, and assigns, shall be responsible for the care, maintenance and replacement of landscaping in the outlot areas of the subdivision in accordance with industry standards. If the landscaping becomes diseased, infested, damaged, dead or dying, the HOA shall promptly remove such landscaping and replace it with a similar material in accordance with the approved plans.

1.2. In perpetuity, the HOA, its successors, and assigns, shall be responsible for the care, maintenance and repair of the improvements in the outlot areas of the subdivision. If the improvements are in the need of maintenance, repair or replacement, the HOA shall promptly take corrective measures within industry standards in accordance with the approved plans.

Attachment: Packet Docs_Enclave (8540 : Enclave)

1.3 Should the HOA not properly fulfil these obligations, then the City of Mequon may undertake such work and send an invoice to the HOA for the costs to complete said work. In the event that the HOA does not pay the invoice within the customary billing period for the City, the City may charge the lot owners as a lien and special tax on the lots in a proportional amount calculated by dividing the total cost, plus any interest, by the number of lots in the subdivision, subject to Wisconsin Statutes, or other applicable provisions of law.

2. Right of Entry. The City shall have the right to enter the outlot areas to conduct reasonable and necessary inspections to insure general maintenance and care of the landscaping and improvements.

3. Decision Making Rights. The City of Mequon Forester shall have the final determination if a tree located within the outlot areas requires replacement in accordance with industry standards. The City Forester shall also approve the species of the replacement tree if not replaced with the same species.

4. Assignment of Transfer. The rights and obligations granted, reserved, or imposed under this Agreement shall attach to and run with the land, and they shall be binding upon and inure to the benefit of the heirs, administrators, assignees, successors, or transferees of all the parties hereto.

5. Recording. This Agreement shall be prepared and executed in recordable form and shall be recorded in the Office of Register of Deeds for Ozaukee County, Wisconsin.

6. Termination & Amendment. This Agreement may be terminated or amended only by mutual consent in writing, executed by all the parties hereto.

7. Governing Law. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Wisconsin.

8. Entire Agreement. When duly signed and acknowledged, this Agreement shall be effective binding upon, and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

[SIGNATURES ON FOLLOWING PAGES]

Attachment: Packet Docs_Enclave (8540 : Enclave)

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this ____ day of December, _____.

Mequon I LLC
By: ~~VH Holdings~~Forgewell Building Group, LLC, its sole member

By: _____
~~David P. Simon, President~~Chris Ehlers, Authorized Officer

STATE OF WISCONSIN)
)ss
DANE COUNTY)

Personally came before me this _____ day of _____, _____ the above named person, ~~David P. Simon~~Chris Ehlers, ~~President~~Authorized Officer, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Name:
Notary Public, Dane County, Wisconsin
My commission expires _____

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this ____ day of _____, _____.

CITY OF MEQUON

By: _____ By: _____
~~John Wirth~~Andrew Nerbun, Mayor Caroline Fochs, City Clerk

STATE OF WISCONSIN)
) ss
OZAUKEE COUNTY)

Personally came before me this _____ day of _____, _____, the above named ~~John Wirth~~Andrew Nerbun, Mayor and Caroline Fochs, City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Name:
Notary Public, Ozaukee County, Wisconsin
My commission (expires _____) is permanent.

Drafted by:
Matt Cudney
Veridian Homes

Attachment: Packet Docs_Enclave (8540 : Enclave)

EXHIBIT A
FINAL PLAT OF SUBDIVISION

See attached.

Attachment: Packet Docs_Enclave (8540 : Enclave)

Attachment: Packet Docs_Enclave (8540 : Enclave)

Attachment: Packet Docs_Enclave (8540 : Enclave)

Attachment: Packet Docs_Enclave (8540 : Enclave)

EXHIBIT B
LEGAL DESCRIPTION OF PROPERTY

~~Part of Lot 1, part of Lot 2 and part of Lot 3 of Certified Survey Map No. 3723, recorded in the Ozaukee County Register of Deeds office as Document No. 888068 and part of Lot 1 of Certified Survey Map No. 3018, recorded in Volume 21, Page 257 in the Ozaukee County Register of Deeds office as Document No. 587363, all being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 28, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin, being more particularly described as follows:~~

~~Commencing at the Northeast corner of the Southeast 1/4 of said Section 28; thence South 01°-07'-49" East along the East line of said Southeast 1/4, a distance of 935.17 feet; thence South 88°-25'-35" West, a distance of 65.00 feet to the West right-of-way line of North Wauwatosa Road (State Trunk Highway "181"), said point being the point of beginning; thence South 01°-07'-49" East along said West line, a distance of 1,052.68 feet to the Southeast corner of Lot 1 of said Certified Survey Map No. 3723; thence South 88°-23'-08" West along the South line of Lot 1 of said Certified Survey Map No. 3723, a distance of 471.86 feet to the Southwest corner of said Lot 1; thence North 01°-36'-38" West along said West line, a distance of 30.00 feet; thence North 88°-23'-08" East, a distance of 215.00 feet; thence North 01°-36'-38" West, a distance of 203.99 feet; thence South 88°-23'-08" West, a distance of 90.00 feet; thence North 01°-36'-52" West, a distance of 174.17 feet; thence Northwesterly 95.60 feet on a curve to the left having a radius of 720.00 feet, the chord of said curve bears North 83°-14'-38" West, a chord distance of 95.53 feet; thence North 87°-02'-52" West, a distance 21.58 feet; thence South 03°-32'-30" West, a distance of 83.12 feet; thence North 86°-27'-30" West, a distance of 60.00 feet; thence North 03°-32'-30" East, a distance of 82.51 feet; thence North 87°-02'-52" West, a distance of 73.45 feet; thence Northwesterly 86.27 feet on a curve to the left having a radius of 1,370.00 feet, the chord of said curve bears North 88°-51'-07" West, a chord distance of 86.25 feet; thence South 89°-20'-39" West, a distance of 11.73 feet; thence North 00°-39'-21" West, a distance of 238.63 feet; thence South 89°-20'-39" West, a distance of 314.03 feet; thence North 00°-39'-24" West, a distance of 310.07 feet to the North line of Lot 3 of said Certified Survey Map No. 3723; thence North 88°-23'-07" East along said North line, a distance of 202.29 feet; thence Northeasterly 60.01 feet on a curve to the right having a radius of 75.00 feet, the chord of said curve bears North 88°-23'-07" East, a chord distance of 58.42 feet to the North line of Lot 3 of said Certified Survey Map No. 3723; thence North 01°-36'-53" West, a distance of 26.58 feet; thence Northeasterly 190.74 feet on a curve to the right having a radius of 530.00 feet, the chord of said curve bears North 78°-07'-00" East, a chord distance of 189.71 feet; thence North 88°-25'-35" East, a distance of 560.12 feet to the point of beginning and containing 15.465 acres (673,668 sq. ft.) of land more or less.~~

Part of Lot 2 and part of Lot 3 of Certified Survey Map No. 3723, recorded in the Ozaukee County Register of Deeds office as Document No. 888068, all being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 28, Township 9

Attachment: Packet Docs_Enclave (8540 : Enclave)

North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 28; thence North 01°-07'-49" West along the East line of said Southeast 1/4, a distance of 662.59 feet to the Easterly extension of the South line of Outlot 18 of The Enclave at Mequon Preserve IV Subdivision (EMP IV) recorded in the Ozaukee County Register of Deeds Office as Document No. 1113152; thence South 88°-23'-08" West along said Easterly extension, along the South line of said Outlot 18 and along a South line of The Enclave at Mequon Preserve V Subdivision (EMP V) recorded in the Ozaukee County Register of Deeds Office as Document No. 1123349, a distance of 596.89 feet to the Southwest corner of Coneflower Drive per said EMP V Subdivision, said point also being the point of beginning; thence continuing South 88°-23'-08" West along the South line of Lot 2 and Lot 3 of said Certified Survey Map No. 3723, a distance of 1,055.35 feet; thence North 01°-36'-52" West, a distance of 258.24 feet; thence South 88°-31'-33" West, a distance of 140.20 feet; thence North 03°-18'-23" East, a distance of 134.31 feet; thence Northwesterly 115.94 feet on a curve to the right having a radius of 230.00 feet, the chord of said curve bears North 72°-15'-11" West, a chord distance of 114.71 feet; thence South 39°-40'-56" West, a distance of 57.34 feet; thence North 50°-19'-04" West, a distance of 60.00 feet; thence North 39°-40'-56" East, a distance of 57.34 feet; thence Northwesterly 51.59 feet on a curve to the right having a radius of 230.00 feet, the chord of said curve bears North 36°-23'-51" West, a chord distance of 51.48 feet; thence North 29°-58'-19" West, a distance of 18.47 feet; thence North 60°-01'-41" East, a distance of 60.00 feet; thence South 29°-58'-19" East; a distance of 18.47 feet; thence Southeasterly 80.59 feet on a curve to the left having a radius of 170.00 feet, the chord of said curve bears South 43°-33'-11" East, a chord distance of 79.84 feet; thence North 28°-36'-19" East, a distance of 245.72 feet; thence North 89°-20'-39" East, a distance of 444.06 feet; thence North 24°-38'-20" East, a distance of 148.15 feet; thence North 00°-39'-24" West, a distance of 173.48 feet to the North line of Lot 3 of said Certified Survey Map No. 3723; thence North 88°-23'-07" East along said North line, a distance of 157.69 feet to a westerly line of said EMP IV Subdivision; thence South 00°-39'-24" East along said Westerly line, a distance of 310.07 feet to a southerly line of EMP IV Subdivision; thence North 89°-20'-39" East along said southerly line, a distance of 4.03 feet to the Northwest corner of said EMP V Subdivision; thence South 00°-39'-21" East along a westerly line of said EMP V Subdivision, a distance of 178.63 feet; thence South 89°-20'-39" West along a westerly line of said EMP V Subdivision, a distance of 50.00 feet; thence South 00°-39'-21" East along a westerly line of said EMP V Subdivision, a distance of 60.00 feet; thence North 89°-20'-39" East along a westerly line of said EMP V Subdivision, a distance of 157.86 feet; thence South 00°-39'-21" East along a westerly line of said EMP V Subdivision, a distance of 63.90 feet; thence South 75°-40'-31" East along a westerly line of said EMP V Subdivision, a distance of 11.43 feet; thence South 34°-52'-32" East along a westerly line of said EMP V Subdivision, a distance of 33.82 feet; thence South 09°-53'-16" West along a westerly line of said EMP V Subdivision, a distance of 5.90 feet; thence South 22°-46'-46" East along a westerly line of said EMP V Subdivision, a distance of 11.02 feet; thence South

Attachment: Packet Docs_Enclave (8540 : Enclave)

00°-39'-21" East along a westerly line of said EMP V Subdivision, a distance of 30.77 feet; thence North 88°-23'-22" East along a westerly line of said EMP V Subdivision, a distance of 67.99 feet; thence South 00°-39'-21" East along a westerly line of said EMP V Subdivision, a distance of 90.01 feet; thence South 30°-08'-35" East along a westerly line of said EMP V Subdivision, a distance of 102.44 feet; thence South 12°-21'-11" East along a westerly line of said EMP V Subdivision, a distance of 91.62 feet; thence North 88°-23'-08" East along a southerly line of said EMP V Subdivision, a distance of 200.79 feet to the west right-of-way line of Coneflower Drive; thence South 01°-36'-38" East along said west right-of-way line, a distance of 30.00 feet to the point of beginning and containing 14.309 acres (623,280 sq. ft.) of land more or less.

Attachment: Packet Docs_Enclave (8540 : Enclave)

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 26, 2023**

SUBJECT: **The Tile Shop. The applicant is seeking building and site plan amendment approval for the property located at 11048 N. Port Washington Road.**

Applicant:	Brixmor SPE 1 LLC
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment
Existing Use:	Shopping Center
Existing Zoning:	B-2 (Community Business)
Land Use Plan:	Community Commercial
Lot size:	19.7 Acres
Location:	10902-11116 N. Port Washington Road
Tax Key Number:	#15-029-06-010.00
District:	#5

Background:
The applicant is requesting building and site plan amendment for the Pavilions Shopping Center located at 10906-11116 N Port Washington Road as it relates to the north building which formally contained DSW and Bed Bath and Beyond. The current request is prompted by changes to the building based on the needs of The Tile Shop which is occupying the former DSW space.

Building Plan:
The building plan changes requested were originally limited to the addition of a loading dock and new overhead door located on the southeast corner of the building. Since this section of the development was not part of the 2019 renovations, the façade did not match the rest of site and was in poor condition. The applicant has agreed to phase in façade improvements to the building that match the rest of the site. This includes an EIFS skim coat on the top sign band, awnings, light fixtures, and painting (see attached rendering). The changes will be phased in starting with the Tile Shop space – defined as Phase 1 and completed by November 15, 2023. The two existing shops on the north end will be completed prior to August 1, 2024. The center space, which formally contained Bed Bath and Beyond, is suggested to be completed upon execution of a long-term lease. While staff is supportive of the improvements being made to the building, there is a concern over the timing related to the center section. Staff recommends that the facade improvements will be completed no later than August 1, 2024, if a long-term lease is not executed prior to that timeframe.

Site Plan:
The site plan shows modification to the east drive aisle around the building to accommodate for large delivery trucks. The larger pavement area will allow for better turning movements and will

protect adjacent areas from damage caused by trucks leaving the pavement surface. In addition to the work in the rear, the applicant agreed to reconstruct and redesign the front parking lot. The current lot is in poor condition, has poor circulation and lacks the code required landscape islands. The proposed plan shows a reconfigured parking lot with new larger landscape islands. Staff is supportive of the proposed plan and believes it will improve traffic flow in a safer manner. The proposed plan also increases the amount of greenspace of the site. As with the façade improvements, the applicant is requesting to phase the site improvements in a similar time frame. Similar to the facade improvement recommendation, staff will recommend the parking lot improvements for the center section be completed no later than August 1, 2024, if a long-term lease is not executed prior to that timeframe.

Lighting Plan:
The applicant did not submit a new lighting plan for the area. Staff will require all existing parking lot lights be replaced to match the rest of the site when the reconstruction occurs.

Landscape Plan:
The landscape plan shows new trees and shrubs in the new parking lot islands and greenspace. Staff recommends that the plan be updated to provide more diversity to the types of trees and shrubs being proposed. All trees shall be a minimum of 2.5 inched in diameter. Staff also recommends that that there shall be four trees spaced 40 feet on center in the area west of the parking lot adjacent to Port Washington Road.

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

There are no changes proposed to the access on North Port Washington Road. On the north side of the building, the applicant is adding additional pavement to accommodate the turning movements of trucks using the loading docks. The additional pavement provides enough space for trucks to navigate around other trucks using the loading docks.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

The property is connected to public sewer and water. The added pavement on the north side of the building will bring the pavement closer to an existing fire hydrant. The plans show concrete bollards on either side of the hydrant to protect it from vehicle damage. The bollards will be required for this protection.

The overall site improvements decrease the amount of impervious surface and therefore does not trigger any storm water management or green infrastructure requirements. The addition of 5,000 square feet of impervious surface requires a green infrastructure plan per MMSD rules if the site is not covered by a storm water management plan.

A filling, excavation, and berms is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards.

The proposed improvements will disturb an area greater than 4,000 square feet and is therefore subject to a City of Mequon Erosion Control Permit. The permit is required prior to ground disturbing activities.

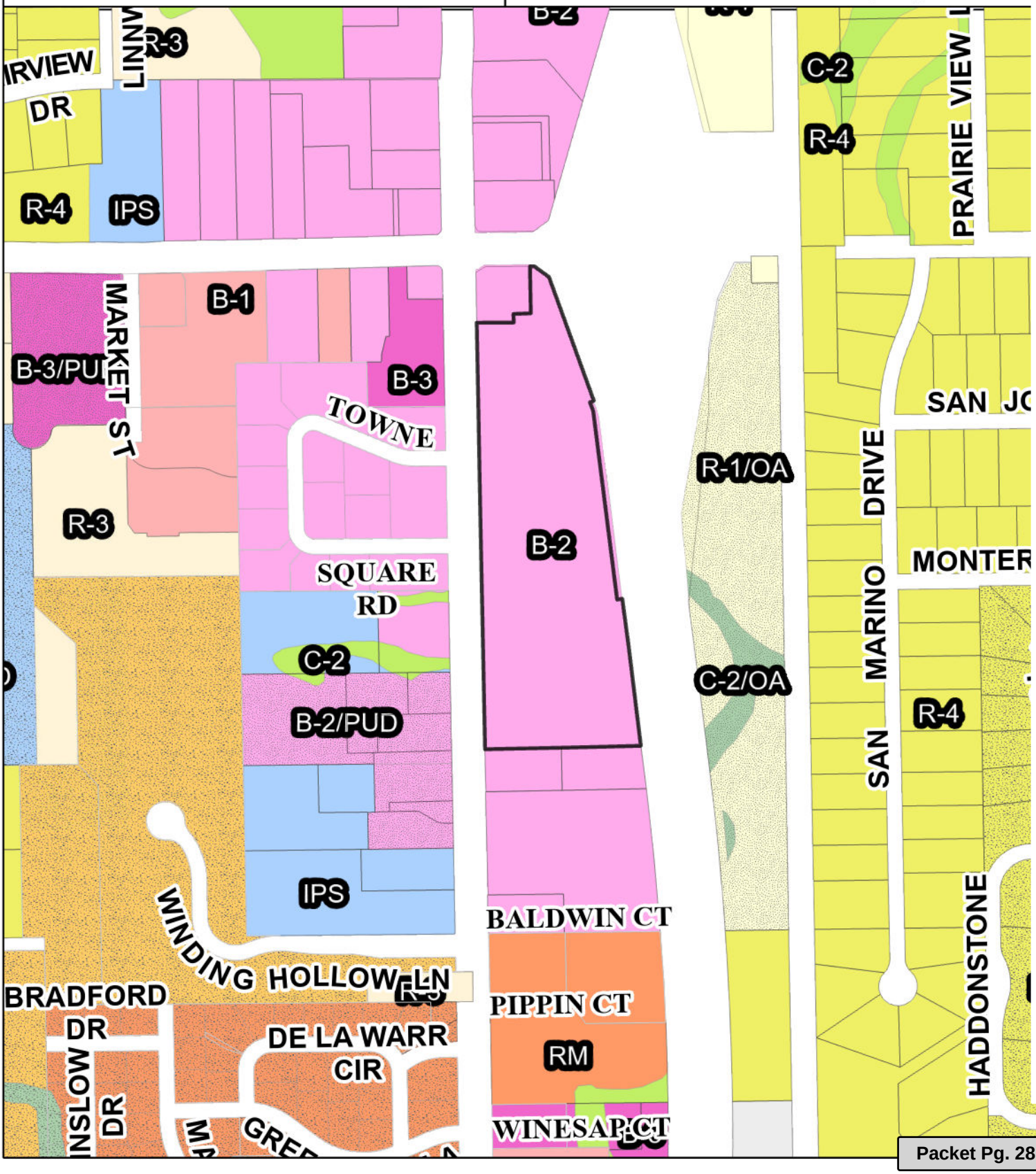
Recommendation:
Staff recommends **tabling** the landscape plan and **approval** of the building and site plan amendment based on the following condition(s):

1. Staff review and approval of final site, building, lighting and landscape plan prior to issuance of permits.
2. The applicant shall submit final plans within 180 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
3. All parking lot lighting shall be replaced when the lot is reconstructed to match the rest of the development.
4. The façade and parking lot improvements for Phase 1 shall be completed by November 15, 2023.
5. The façade and parking lot improvements for the center section shall be completed prior to occupancy of the tenant space or August 1, 2024, which ver comes first.
6. The landscaping plan shall be modified based on the recommendations in the report.
7. Engineering Division review and approval of the individual grading, drainage, and erosion control plans in conformance to City ordinances and the SSLD.
8. Bollards shall be installed around the hydrant north of the building to protect from vehicle damage.
9. Application for and approval of a City Filling and Excavation Permit, if applicable.
10. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable.

Attachments:
Packet Docs_TileShop (PDF)

TILE SHOP

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



Attachment: Packet Docs_TileShop (8542 : The Tile Shop)

SITE IMPROVEMENT PLANS
MEQUON PAVILIONS

NORTH PORT WASHINGTON ROAD
MEQUON, WI 53092
JUNE 2023

BRIXMOR PROPERTY GROUP, LLC.

8700 WEST BYRN MAWR AVENUE, SUITE 100S, CHICAGO, IL 60631

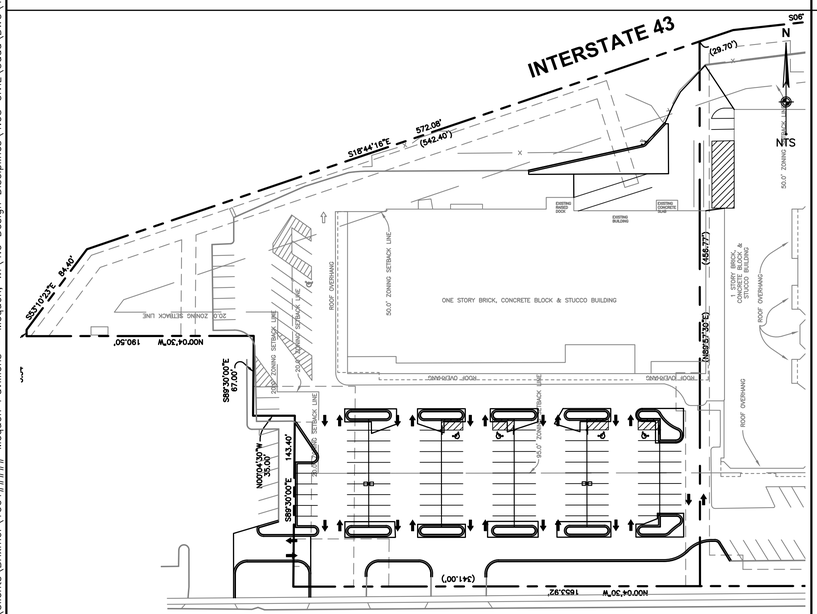
CONTACT: DAN JUTZI
EMAIL: DAN.JUTZI@BRIXMOR.COM

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

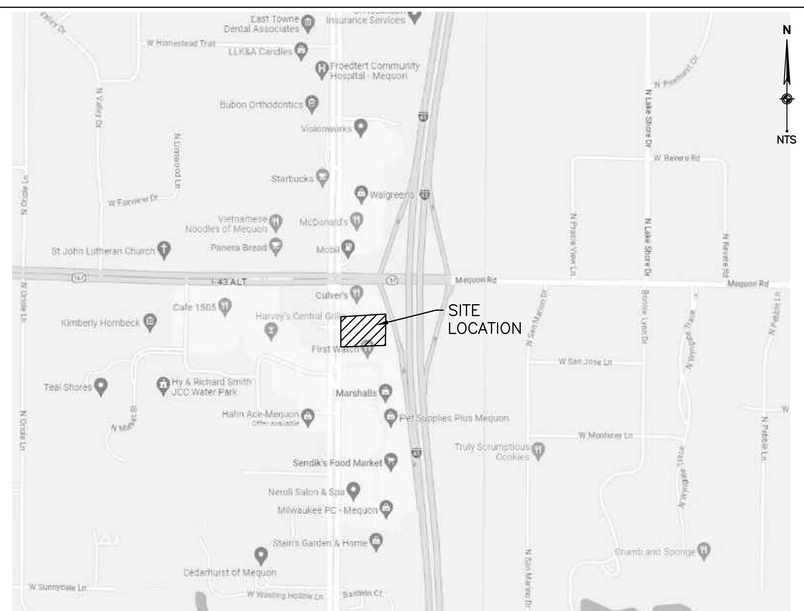
3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080

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

SITE PLAN



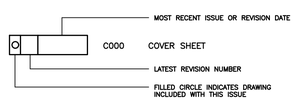
VICINITY MAP



SHEET INDEX

●	–	06/02/23	C000	COVER
●	–	06/02/23	C100	OVERALL EXISTING CONDITIONS PLAN
●	–	06/02/23	C101	EXISTING CONDITIONS AND DEMO PLAN
●	–	06/02/23	C102	EXISTING CONDITIONS AND DEMO PLAN
●	–	06/02/23	C200	OVERALL SITE PLAN
●	–	06/02/23	C201	SITE PLAN
●	–	06/02/23	C202	SITE PLAN
●	–	06/02/23	C300	LANDSCAPE PLAN
●	–	06/02/23	C400	DETAILS
●	–	06/02/23	EXH	OPEN SPACE EXHIBIT

DRAWING INDEX LEGEND



No.	DATE	REVISION

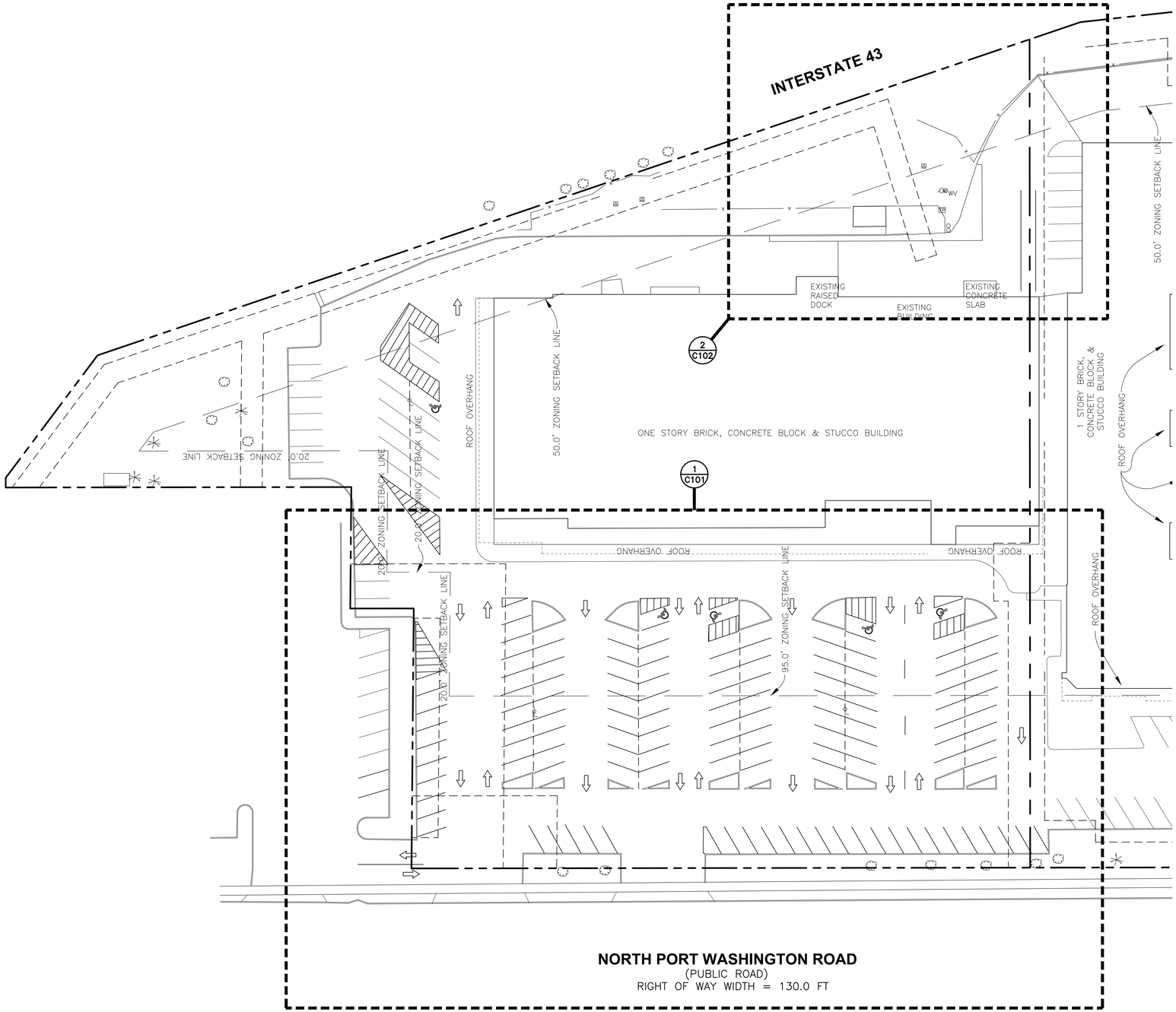
PROJECT No.: 1001#####

C000

SEAL

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Attachment: Packet Docs_TileShop (8542 : The Tile Shop)



N

No.	DATE	REVISION

PROJECT No: 1001####
DATE 06/02/23
DES. NP
DR. NP
CKD. CP

3333 WARRENVILLE ROAD
SUITE 200
LISLE, IL 60532
630.424.9080

WOOLPERT
ARCHITECTURE | ENGINEERING | CONSTRUCTION

SEAL

SITE IMPROVEMENT PLANS
MEQUON PAVILIONS

N. PORT WASHINGTON RD.
MEQUON, WI 53092

OVERALL EXISTING CONDITIONS PLAN

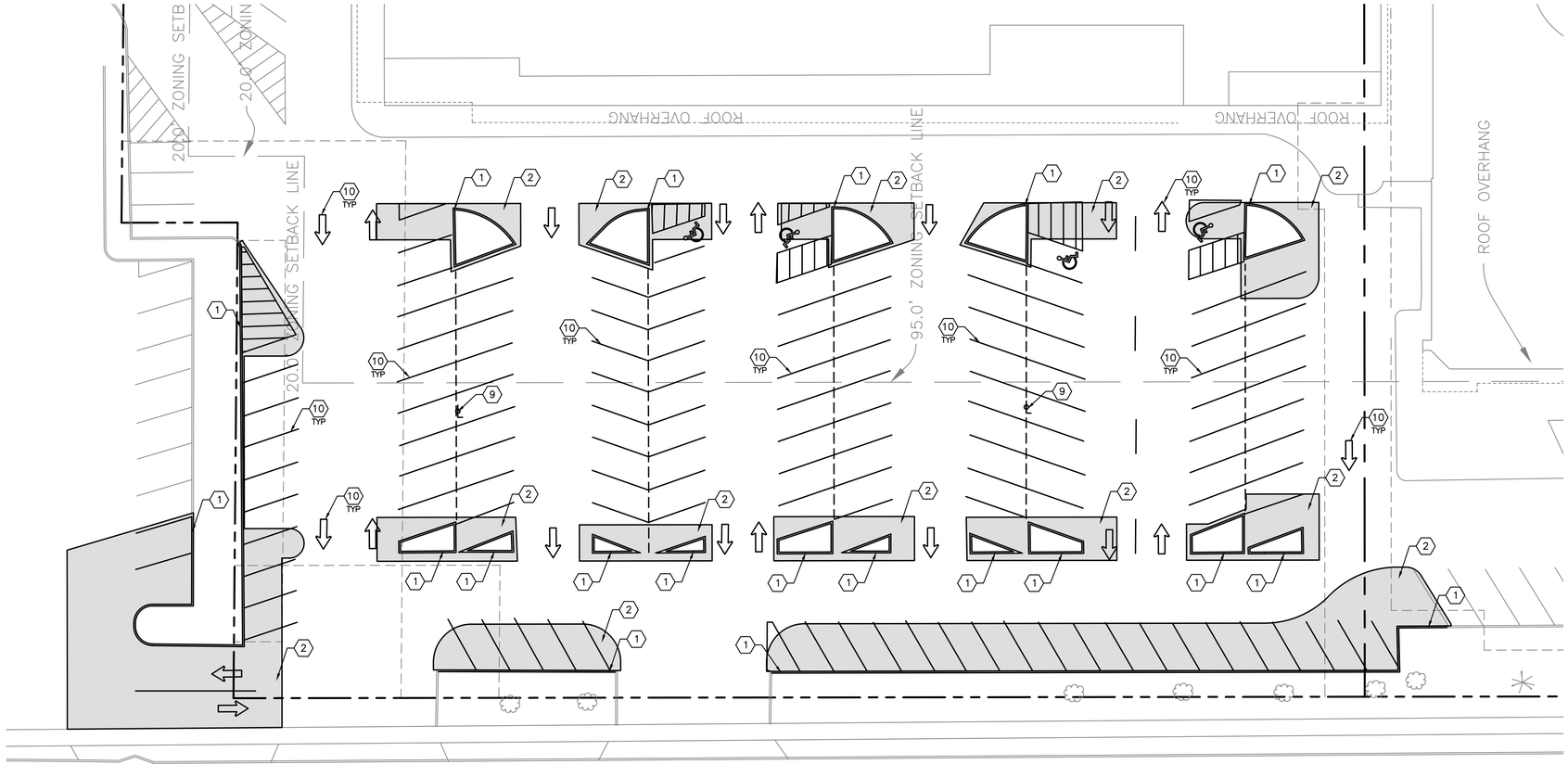
SHEET NO.
C100

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
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www.DiggersHotline.com

0 30 60 90
GRAPHIC SCALE IN FEET

Attachment: Packet Docs_TileShop (8542 : The Tile Shop)

Layout Tab Name: C100 OVERALL EXISTING CONDITIONS PLAN, Images: Aerial.jpg; , Xrefs: 079957-X.dwg; 079957-P.dwg; 079957-TBLK.dwg
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NORTH PORT WASHINGTON ROAD

EXISTING LEGEND

- STORM MANHOLE
- CURB INLET
- CATCH BASIN
- FIRE HYD.
- WATER VALVE
- WATER MANHOLE
- SPRINKLER CONTROL VALVE
- GAS METER
- ELEC. TRANSFORMER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CLEANOUT
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL PULL BOX
- SANITARY MANHOLE
- SIGN
- BENCHMARK
- OE – OVERHEAD ELECTRIC
- UE – UNDERGROUND ELECTRIC
- UT – UNDERGROUND TELEPHONE
- G – UNDERGROUND GAS
- SD – STORM
- SAN – SANITARY
- WTR – WATER
- x – FENCE
- EXISTING CURB (AND GUTTER)
- TC – TOP OF CASTING

DEMOLITION LEGEND

1. SAWCUT AND REMOVE EXISTING CURB AND GUTTER
2. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT FULL DEPTH
3. REMOVE EXISTING SHED AND ASSOCIATED FOUNDATIONS
4. REMOVE EXISTING BOLLARD
5. REMOVE AND RELOCATE EXISTING PEDESTAL (SEE NOTE 3)
6. EXISTING FIRE HYDRANT AND VALVE ASSEMBLY TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
7. 2" MILL AND OVERLAY
8. CONTRACTOR TO PROTECT EXISTING FENCE DURING CONSTRUCTION
9. REMOVE AND RELOCATE EXISTING LIGHTPOLE
10. REMOVE EXISTING PAVEMENT MARKINGS

DEMOLITION NOTES

1. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
2. CALL DIGGERS HOTLINE (1–800–242–8511) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF UTILITIES ON SITE OR CROSSING THE SITE TO SERVICE ADJACENT PROPERTIES. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY OWNER OR OTHERS, DURING OCCUPIED HOURS, EXCEPT WHEN PERMITTED BY OTHERS.
4. EXISTING PAVEMENT AND CONCRETE PAVEMENTS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
6. PAVEMENT DAMAGED DUE TO THE REMOVAL OF EXISTING CURB SHALL BE SAWCUT, REMOVED AND REPLACED IN KIND.
7. A FULL DEPTH SAWCUT SHALL BE PROVIDED IN ALL AREAS WHERE PROPOSED PAVEMENT OR CURB AND GUTTER MEETS EXISTING PAVEMENT.

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Hearing Impaired TDD (800) 542-2289
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0 20 40 60
GRAPHIC SCALE IN FEET

No.	DATE	REVISION

PROJECT No: 1001#####
DATE 06/02/23
DES. NP
DR. NP
CKD. CP

3333 WARRENVILLE ROAD
SUITE 200
LISLE, IL 60532
630.424.9080

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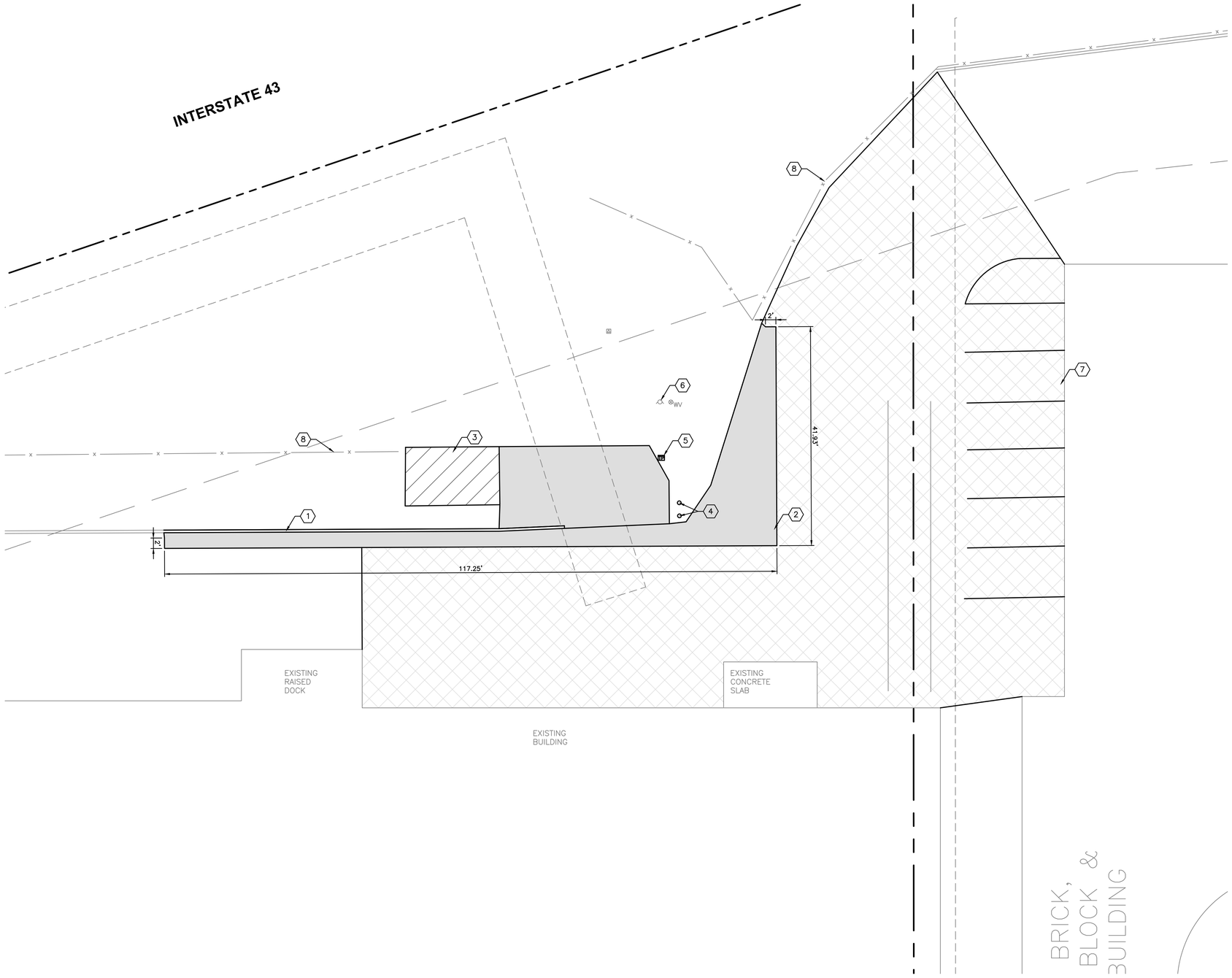
SITE IMPROVEMENT PLANS
MEQUON PAVILIONS
N. PORT WASHINGTON RD.
MEQUON, WI 53092

EXISTING CONDITIONS AND DEMO PLAN

SHEET NO.
C101

Layout Tab Name: C101 EXISTING CONDITIONS AND DEMO PLAN, Images: Aerial.jpg; , Xrefs: 079957-X.dwg; 079957-P.dwg; 079957-TBLK.dwg
Last Saved By:Pitzen, 6/2/2023 10:17:42 AM
G:\DE\Clients\Brixmor\1001#### Mequon Pavilions – Mequon, WI\4.0 Design Disciplines\4.03 CIVIL\Cadd\DWG\1001#####-C102-EXC.dwg Plotted By:Pitzen, Nick Plotted:June 2, 2023, 12:10:37 PM

Attachment: Packet Docs_TileShop (8542 : The Tile Shop)



EXISTING LEGEND

- STORM MANHOLE
- CURB INLET
- CATCH BASIN
- FIRE HYD.
- WATER VALVE
- WATER MANHOLE
- SPRINKLER CONTROL VALVE
- GAS METER
- ELEC. TRANSFORMER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CLEANOUT
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL PULL BOX
- SANITARY MANHOLE
- SIGN
- BENCHMARK
- OE — OVERHEAD ELECTRIC
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- G — UNDERGROUND GAS
- SD — STORM
- SAN — SANITARY
- WTR — WATER
- x — FENCE
- EXISTING CURB (AND GUTTER)
- TC — TOP OF CASTING

DEMOLITION LEGEND

1. SAWCUT AND REMOVE EXISTING CURB AND GUTTER
2. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT FULL DEPTH
3. REMOVE EXISTING SHED AND ASSOCIATED FOUNDATIONS
4. REMOVE EXISTING BOLLARD
5. REMOVE AND RELOCATE EXISTING PEDESTAL (SEE NOTE 3)
6. EXISTING FIRE HYDRANT AND VALVE ASSEMBLY TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
7. 2" MILL AND OVERLAY
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9. REMOVE AND RELOCATE EXISTING LIGHTPOLE
10. REMOVE EXISTING PAVEMENT MARKINGS

DEMOLITION NOTES

1. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
2. CALL DIGGERS HOTLINE (1-800-242-8511) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF UTILITIES ON SITE OR CROSSING THE SITE TO SERVICE ADJACENT PROPERTIES. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY OWNER OR OTHERS, DURING OCCUPIED HOURS, EXCEPT WHEN PERMITTED BY OTHERS.
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6. PAVEMENT DAMAGED DUE TO THE REMOVAL OF EXISTING CURB SHALL BE SAWCUT, REMOVED AND REPLACED IN KIND.
7. A FULL DEPTH SAWCUT SHALL BE PROVIDED IN ALL AREAS WHERE PROPOSED PAVEMENT OR CURB AND GUTTER MEETS EXISTING PAVEMENT.

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GRAPHIC SCALE IN FEET

No.	DATE	REVISION

PROJECT No: 1001#####
DATE 06/02/23
DES. NP
DR. NP
CKD. CP

3333 WARRENVILLE ROAD
SUITE 200
LISLE, IL 60532
630.424.9080
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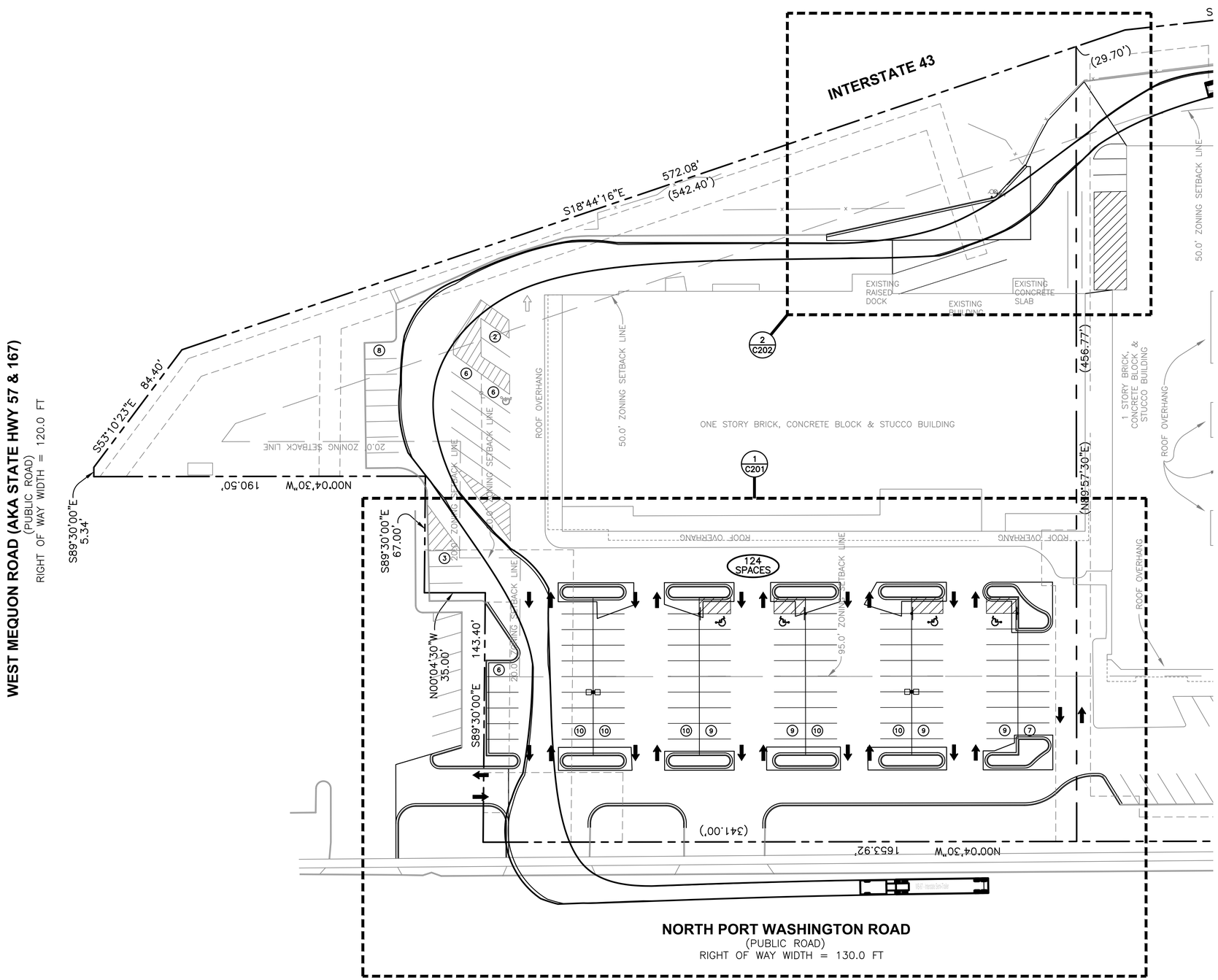
SITE IMPROVEMENT PLANS
MEQUON PAVILIONS
N. PORT WASHINGTON RD.
MEQUON, WI 53092

EXISTING CONDITIONS AND DEMO PLAN

SHEET NO.
C102

Layout Tab Name: C102 EXISTING CONDITIONS AND DEMO PLAN, Images: Aerial.jpg: , Xrefs: 079957-X.dwg; 079957-P.dwg; 079957-TBLK.dwg
Last Saved By:tzen, 6/2/2023 10:17:42 AM
G:\DE\Clients\Brixmor\1001#### Mequon Pavilions - Mequon, WI\4.0 Design Disciplines\4.03 CIVIL\Cadd\DWG\1001#####-C102-EXC.dwg Plotted By:Pitzen, Nick Plotted:June 2, 2023, 12:10:38 PM

Attachment: Packet Docs_TileShop (8542 : The Tile Shop)



SITE LEGEND

⑩ INDICATES ROW PARKING COUNT

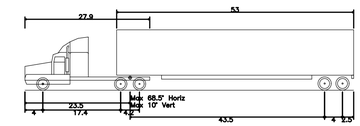
100 SPACES INDICATES PARKING TOTAL FOR SURROUNDING AREA

SITE NOTES

1. THE PROPERTY IS LOCATED IN ZONE X OR AREA OF MINIMAL FLOOD HAZARD PER FEMA FIRM PANEL 55089C0256F.
2. THERE ARE NO WETLANDS LOCATED ONSITE PER NATIONAL WETLANDS INVENTORY.

SITE DATA

	PROPOSED SITE AREA	3.62	ACRES
	ZONING	B-2 COMMUNITY BUSINESS DISTRICT	
	PIN	150290601000	
BUILDING DATA:			
	BUILDING AREA	36,539	SQ. FT.
	F.A.R.	0.23	
	OPEN SPACE RATIO EXISTING	0.197 (31,031/157,870)	
	OPEN SPACE RATIO PROPOSED	0.221 (34,916/157,870)	
PARKING DATA:			
	SPACES REQUIRED	183 (5/1000)	
	SPACES PROVIDED	124	
	ACCESSIBLE SPACES REQUIRED	3	
	ACCESSIBLE SPACES PROVIDED	5	



WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

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GRAPHIC SCALE IN FEET

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CKD. CP

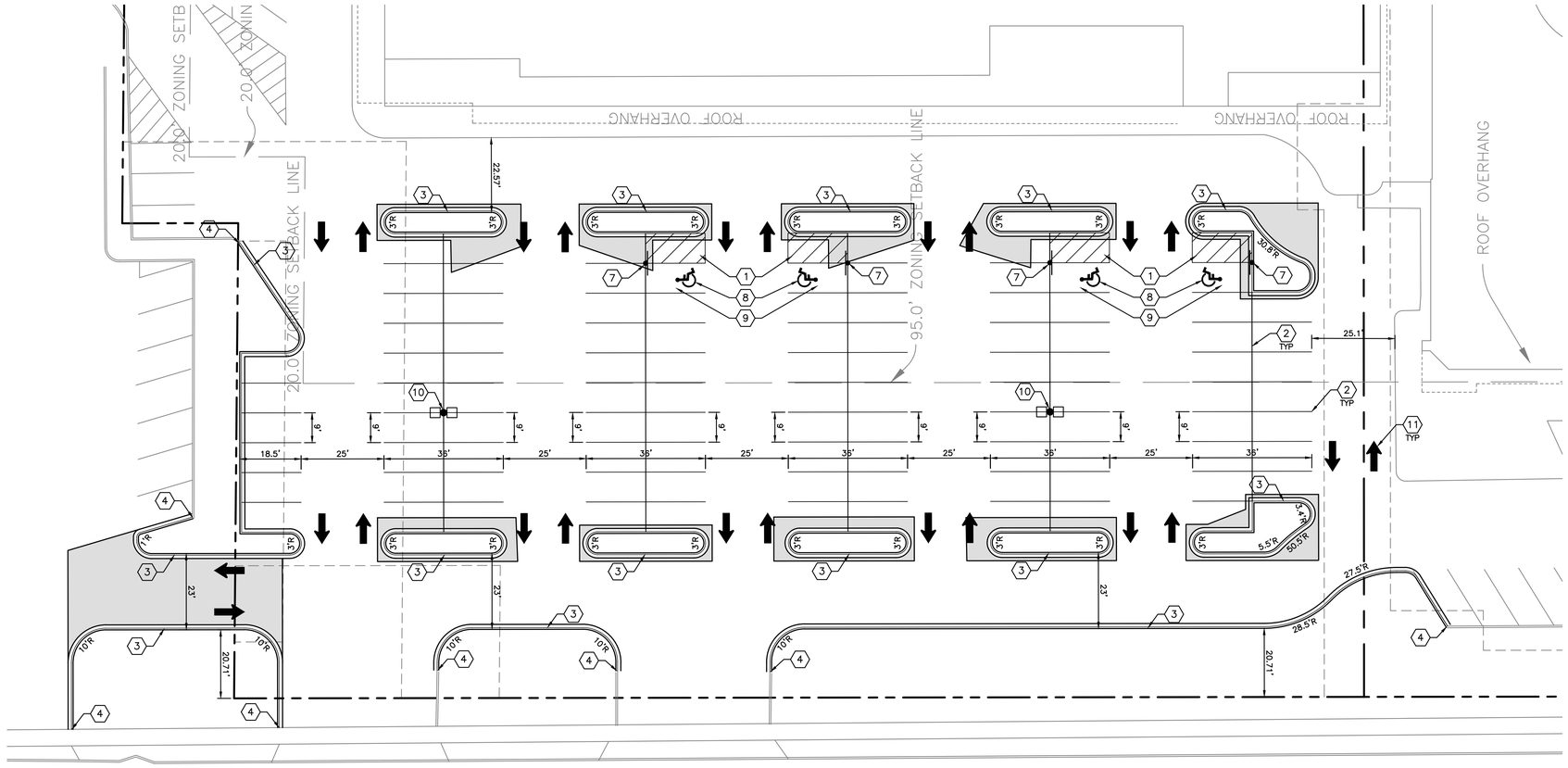
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SITE IMPROVEMENT PLANS
MEQUON PAVILIONS
N. PORT WASHINGTON RD.
MEQUON, WI 53092

OVERALL SITE PLAN

SHEET NO.
C200

Layout Tab Name: C200 OVERALL SITE PLAN, Images: Aerial.jpg: . Xrefs: 079957-X.dwg; 079957-P.dwg; 079957-TBLK.dwg
Last Saved By:pitzen, 6/2/2023 10:01:17 AM
G:\02\Clients\Brixmor\1001####_Mequon Pavilions - Mequon, WI\4.0 Design Disciplines\4.03 CIVIL\Cadd\DWG\1001####-C200-OVR-SIT.dwg Plotted By:Pitzen, Nick PlottedJune 2, 2023, 12:11:16 PM
Attachment: Packet Docs, TileShop (8542 : The Tile Shop)
Packet Pg. 286



SITE LEGEND

- INDICATES LIGHT DUTY PAVEMENT–SEE NOTE 4
- INDICATES HEAVY DUTY PAVEMENT–SEE NOTE 4
- EXISTING CURB AND GUTTER
- CURB AND GUTTER
- PROPERTY BOUNDARY
- LIGHT POLES

SITE KEY NOTES

NO.	DESCRIPTION
1	PAINT 4" WIDE STRIPES @ 2'–0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
2	PAINT 4" WIDE STRIPE, TRAFFIC YELLOW PAINT
3	CURB AND GUTTER
4	BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
5	CONCRETE BOLLARD
6	5' CURB CUT
7	ACCESSIBLE PARKING SIGN
8	ACCESSIBLE PARKING SYMBOL
9	ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
10	LIGHT POLE LOCATION
11	DIRECTIONAL ARROW, TRAFFIC WHITE PAINT

SITE NOTES

1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
3. ALL CURB & GUTTER SHALL BE "POSITIVE" UNLESS NOTED OTHERWISE (SEE DETAILS).
4. CONTRACTOR TO PROVIDE (8" LD | 10" HD) AGGREGATE BASE, 3" BINDER COURSE, AND 1.5" SURFACE COURSE OR MATCH THE EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER.
5. AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE IF FULL DEPTH RESTORATION IS REQUIRED OR IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.
6. WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED. CONTRACTOR TO PROVIDE AGGREGATE BASE AND BINDER COURSE MATCHING EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.

SITE DATA			
	PROPOSED SITE AREA	3.62	ACRES
	ZONING	B–2 COMMUNITY BUSINESS DISTRICT	
	PIN	150290601000	
BUILDING DATA:			
	BUILDING AREA	36,539	SQ. FT.

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DR. NP
CKD. CP

3333 WARRENVILLE ROAD
SUITE 200
LISLE, IL 60532
630.424.9080
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SEAL

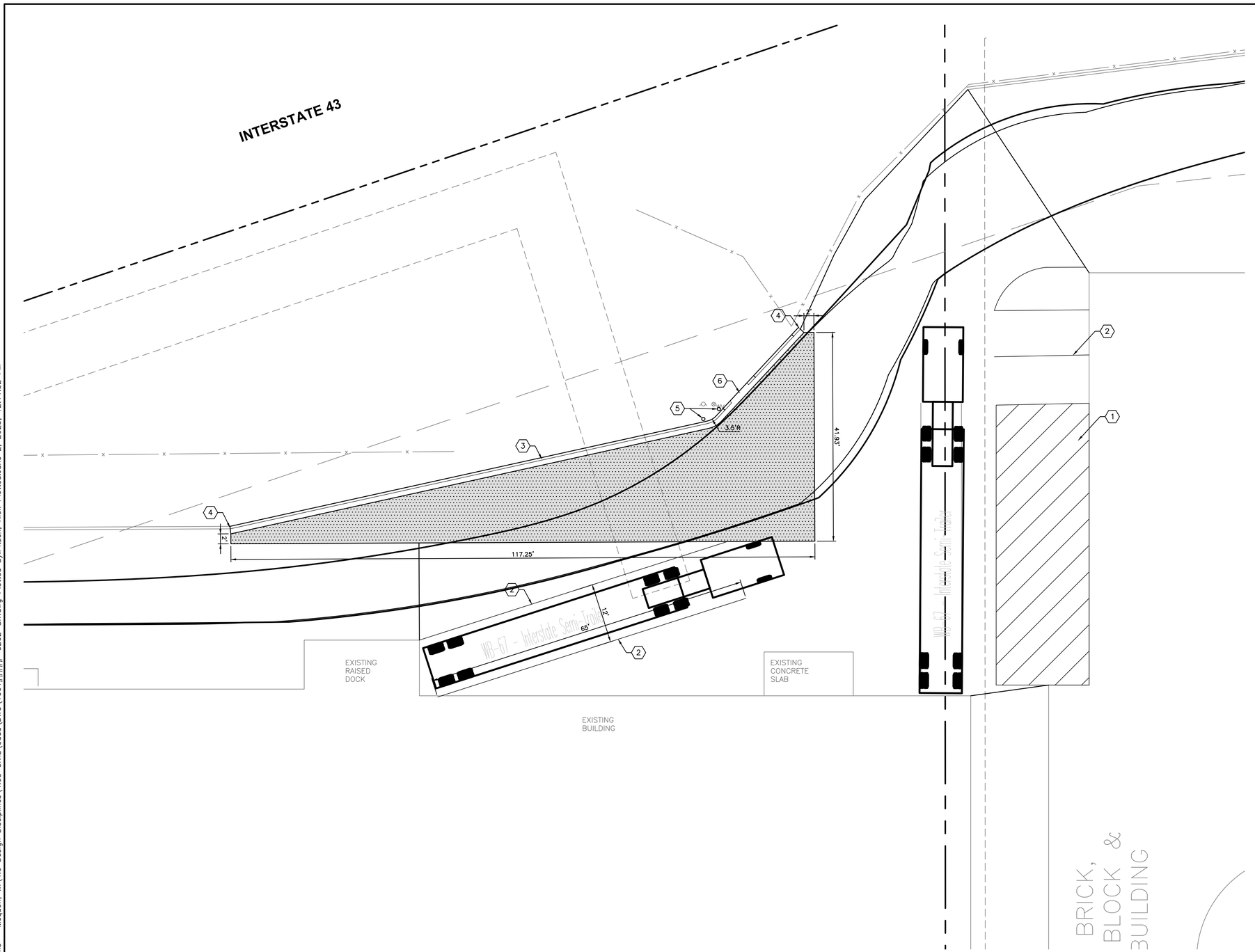
SITE IMPROVEMENT PLANS
MEQUON PAVILIONS
N. PORT WASHINGTON RD.
MEQUON, WI 53092

SITE PLAN

SHEET NO.
C201

Attachment: Packet Docs_TileShop (8542 : The Tile Shop)

Layout Tab Name: C201_SITE PLAN, Images: Aerial.jpg: , Xrefs: 079957-X.dwg; 079957-P.dwg; 079957-TBLK.dwg
Last Saved By:pitzen, 6/2/2023 11:21:17 AM
G:\DE\Clients\Brixmor\1001####_Mequon_Pavilions - Mequon, WI\4.0 Design Disciplines\4.03 CIVIL\Cadd\DWG\1001####-C202-SIT.dwg Plotted By:Pitzen, Nick Plotted:June 2, 2023, 12:11:51 PM



SITE LEGEND

- INDICATES LIGHT DUTY PAVEMENT–SEE NOTE 4
- INDICATES HEAVY DUTY PAVEMENT–SEE NOTE 4
- EXISTING CURB AND GUTTER
- CURB AND GUTTER
- PROPERTY BOUNDARY
- LIGHT POLES

SITE KEY NOTES

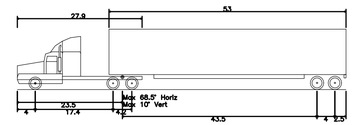
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2	PAINT 4" WIDE STRIPE, TRAFFIC YELLOW PAINT
3	CURB AND GUTTER
4	BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
5	CONCRETE BOLLARD
6	5' CURB CUT
7	ACCESSIBLE PARKING SIGN
8	ACCESSIBLE PARKING SYMBOL
9	ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
10	LIGHT POLE LOCATION
11	DIRECTIONAL ARROW, TRAFFIC WHITE PAINT

SITE NOTES

1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
3. ALL CURB & GUTTER SHALL BE "POSITIVE" UNLESS NOTED OTHERWISE (SEE DETAILS).
4. CONTRACTOR TO PROVIDE (8" LD | 10" HD) AGGREGATE BASE, 3" BINDER COURSE, AND 1.5" SURFACE COURSE OR MATCH THE EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER.
5. AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE IF FULL DEPTH RESTORATION IS REQUIRED OR IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.
6. WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED. CONTRACTOR TO PROVIDE AGGREGATE BASE AND BINDER COURSE MATCHING EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.

SITE DATA

	PROPOSED SITE AREA	3.62	ACRES
	ZONING	B–2 COMMUNITY BUSINESS DISTRICT	
	PIN	150290601000	
BUILDING DATA:			
	BUILDING AREA	36,539	SQ. FT.



WB-67 – Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

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No.	DATE	REVISION

SEAL

PROJECT No: 1001#####
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SITE IMPROVEMENT PLANS
MEQUON PAVILIONS
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MEQUON, WI 53092

SITE PLAN

SHEET NO.
C202

Layout Tab Name: C202_SITE_PLAN, Images: Aerial.jpg: , Xrefs: 079957-X.dwg; 079957-P.dwg; 079957-TBLK.dwg
Last Saved By:pitzen, 6/2/2023 11:21:17 AM
G:\DE\Clients\Brixmor\1001#### Mequon Pavilions - Mequon, WI\4.0 Design Disciplines\4.03 CIVIL\Cadd\DWG\1001#####-C202-SIT.dwg Plotted By:Pitzen, Nick Plotted:June 2, 2023, 12:11:52 PM

Attachment: Packet Docs_TileShop (8542 : The Tile Shop)

PERMANENT SOD BLEND

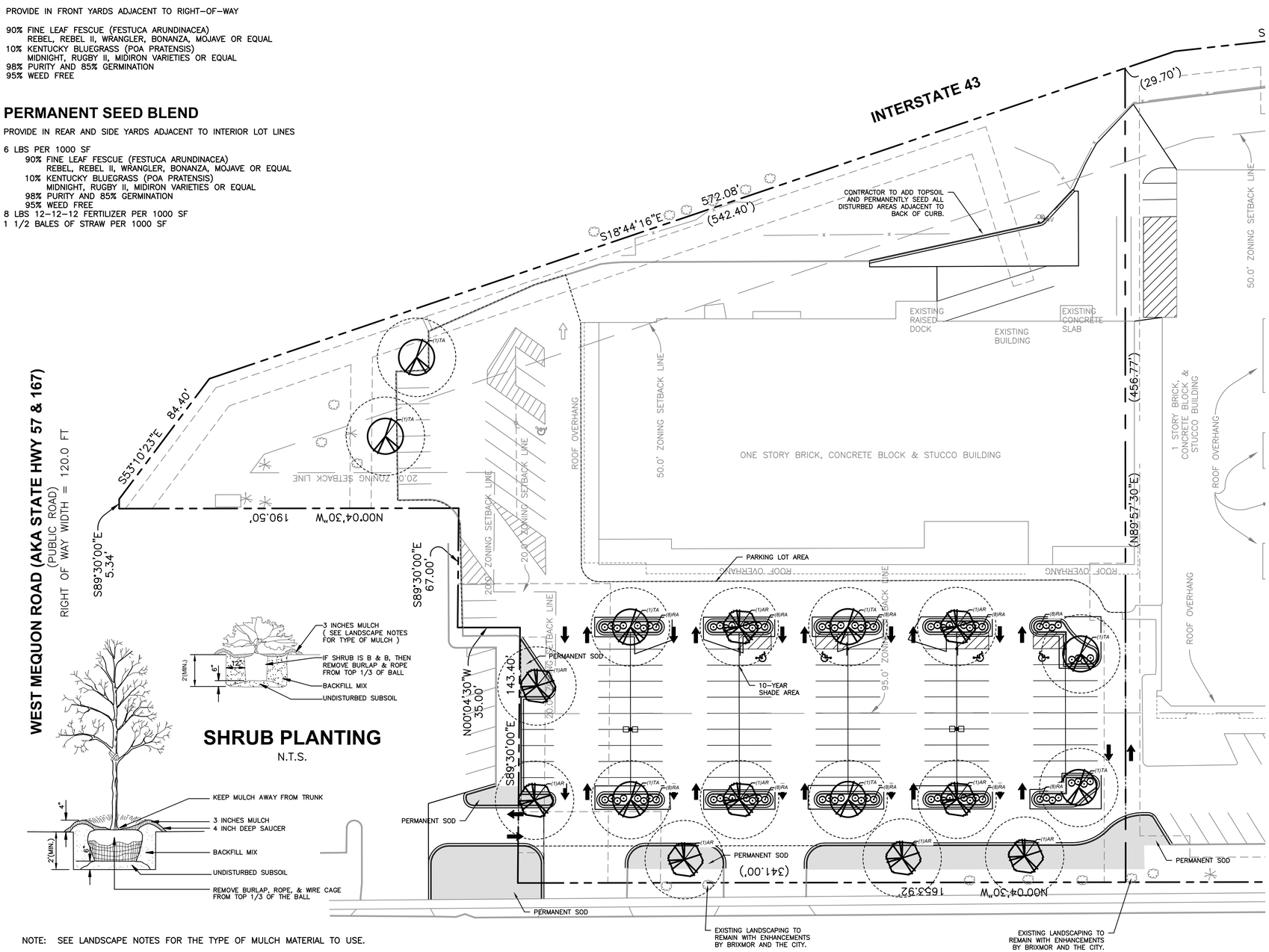
PROVIDE IN FRONT YARDS ADJACENT TO RIGHT–OF–WAY

90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE OR EQUAL
10% KENTUCKY BLUEGRASS (POA PRATENSIS)
MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR EQUAL
98% PURITY AND 85% GERMINATION
95% WEED FREE

PERMANENT SEED BLEND

PROVIDE IN REAR AND SIDE YARDS ADJACENT TO INTERIOR LOT LINES

6 LBS PER 1000 SF
90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE OR EQUAL
10% KENTUCKY BLUEGRASS (POA PRATENSIS)
MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR EQUAL
98% PURITY AND 85% GERMINATION
95% WEED FREE
8 LBS 12–12–12 FERTILIZER PER 1000 SF
1 1/2 BALES OF STRAW PER 1000 SF



SHRUB PLANTING
N.T.S.

NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
N.T.S.

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
SHADE TREE						
AR	9	Acer x freemanii 'jeffersred' autumn blaze	Autumn Blaze Freeman Maple	B&B	2" cal. 7'ht.	Full, well shaped
TA	8	Tilia americana 'redmond'	Redmond American Basswood	B&B	2" cal. 7'ht.	Full, well shaped
DECIDUOUS SHRUB						
RA	80	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#3 cont.	12"ht. x 18"wd.	Full, vigorous

* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OF PLANTS ON LANDSCAPE PLAN.

SOD AREA (6,226 SF)

LANDSCAPE NOTES

1. LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
3. GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
4. ALL SHRUB AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
5. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
6. TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
7. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
8. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOD OR SPREADING SEED. ALL FRONT YARDS ABUTTING RIGHT–OF–WAYS NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SODDED. ALL SIDE AND REAR YARD AREAS TO RECEIVE 4 INCHES OF TOPSOIL AND SEEDED.
9. SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
10. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
11. ALL PARKING ISLANDS TO BE BERMED UP 6"–10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
12. ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF AMERICANHORT.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
14. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON–VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
15. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

LANDSCAPE CODE SUMMARY

CITY OF MEQUON, WI LANDSCAPE REQUIREMENTS

PARKING LOT LANDSCAPING (58–564(c))
10% OF THE INTERIOR PARKING AREA MUST BE LANDSCAPED.
EXISTING CONDITIONS: 2.10% = (1,458 SF/69,435 SF)*100
PROPOSED CONDITIONS: 4.04% = (2,622 SF/64,847 SF)*100
REFER TO SHEET "EXH – OPEN SPACE EXHIBIT" FOR LIMITS OF PARKING LOT AREA FOR EXISTING CONDITIONS.

PARKING LOT SHADING (58–564(d))
MINIMUM 30% OF THE PARKING AREA WILL BE SHADED DURING SUMMER GROWTH WITHIN 10 YEARS OF PLANTING.
PROPOSED CONDITIONS: 30.9% OF THE PARKING AREA WILL BE SHADED WITHIN 10 YEARS OF PLANTING
(20,039 SF/ 64,847 SF)*100

SCREENING (58–564(e)(3))
LANDSCAPE AREA OF AT LEAST 25' IN DEPTH BETWEEN THE ABUTTING THE ROAD ROW AND PARKING/DRIVEWAY AREAS WILL BE PLANTED WITH MATERIALS SUITABLE FOR SCREENING OR ORNAMENTING THE SITE.
EXISTING CONDITIONS: 7.43' BUFFER BETWEEN EXISTING BACK OF CURB AND ROW.
PROPOSED CONDITIONS: 20.71' BUFFER PROVIDED MATCHING THE ADJACENT BACK OF CURB LINE TO THE SOUTH.
EXISTING PLANTS WITHIN THE BUFFER ARE TO REMAIN IN PLACE, ADDITIONAL ENHANCEMENTS PER BRIXMOR AND THE CITY OF MEQUON.

SCREENING (58–564(e)(4))
A COMPACT LANDSCAPING HEDGEROW OR UNDULATING BERM, NOT MORE THAN THREE FEET IN HEIGHT, SHALL BE LOCATED DIRECTLY ADJACENT TO COMMERCIAL PARKING AND DRIVEWAY AREAS FACING PUBLIC ROADS. HEDGES SHALL BE A MINIMUM OF TWO FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WITHIN A MAXIMUM OF ONE YEAR AFTER TIME OF PLANTING.
EXISTING CONDITIONS: 5 TREES AND SOME SMALL FLOWERING PLANTINGS PRESENT.
PROPOSED CONDITIONS: EXISTING PLANTS WITHIN THE BUFFER ARE TO REMAIN IN PLACE, ADDITIONAL ENHANCEMENTS PER BRIXMOR AND THE CITY OF MEQUON.

LANDSCAPING STANDARDS (58–564(f)(2))
AT LEAST ONE TREE AND TWO SHRUBS SHALL BE PLANTED FOR EACH 1,000 SQUARE FEET OF PORTION THEREOF OF THE AREA TO BE LANDSCAPED. EACH REQUIRED TREE SHALL HAVE AN INITIAL CALIPER OF NO LESS THAN TWO INCHES AND A HEIGHT OF AT LEAST SEVEN FEET.
PROPOSED CONDITIONS: 8,414 SF OF PROPOSED PLANTABLE AREA.
= 8.4 (9) REQUIRED TREES
17 TREES PROPOSED
= 16.8 (17) REQUIRED SHRUBS
80 SHRUBS PROVIDED

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Hearing Impaired TDD (800) 542-2289
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0 30 60 90
GRAPHIC SCALE IN FEET

No.	REVISION	DATE

PROJECT No: 1001#####
DATE 06/02/23
DES. NP
DR. NP
CKD. CP

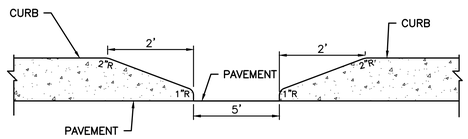
3333 WARRENVILLE ROAD
SUITE 200
LISLE, IL 60532
630.424.9080
WOOLPERT
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SITE IMPROVEMENT PLANS
MEQUON PAVILIONS
N. PORT WASHINGTON RD.
MEQUON, WI 53092

LANDSCAPE PLAN

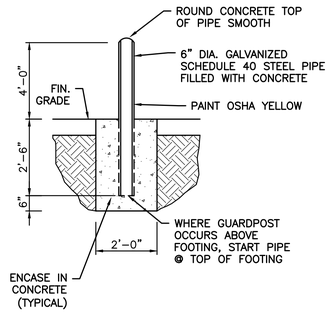
SHEET NO.
C300

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G:\DE\Clients\Brixmor\1001#### Mequon Pavilions – Mequon, WI\4.0 Design Disciplines\4.03 CIVIL\Cadd\DWG\1001#####–C300–LAN.dwg Plotted By:Pitzen, Nick Plotted:June 5, 2023, 9:43:01 AM
Attachment: Packet Docs_TileShop (8542 : The Tile Shop)



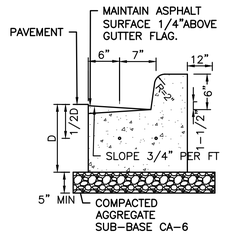
CONCRETE CURB CUT
NTS

1 C400



BOLLARD DETAIL
NTS

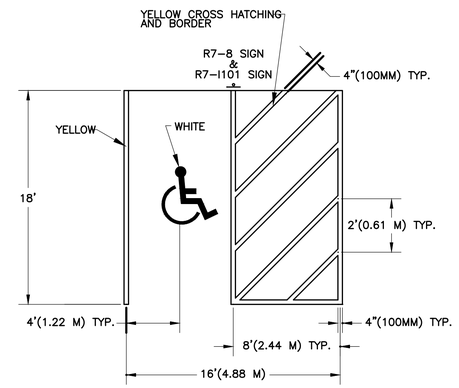
2 C400



GENERAL NOTES:
1. 3/4" PREFORMED BITUMINOUS EXPANSION JOINT MATERIAL WITH TWO #6 COATED SMOOTH DOWEL BARS (3/4" DIAMETER X 18") WITH GREASED CAPS SHALL BE PLACED EVERY 45 FEET. THEY SHALL ALSO BE PLACED AT 10' EITHER SIDE OF DRAINAGE STRUCTURES, P.C.'S, RADIUS POINTS, AND BACK OF CUL-DE-SACS. WHEN EXPANSION JOINTS ARE CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER, THE EXISTING CURB SHALL BE DRILLED, AND TWO # 6 COATED SMOOTH DOWEL BARS (3/4" DIAMETER x 18") SHALL BE GROUTED IN PLACE. GREASE CAPS SHALL BE PLACED ON THE SIDE OF THE NEW CURB AND GUTTER AND SHALL HAVE A PINCHED STOP THAT WILL PROVIDE A MINIMUM 1" EXPANSION.
2. TOOLED CONTROL JOINTS OR SAWCUTS SHALL BE MADE EVERY 15 FEET.
3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS AND SEALED WITH JOINT SEALANT. JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.
4. TWO (2) #4 REBARS SHALL BE PLACED CONTINUOUS THROUGHOUT THE CURB AND GUTTER.

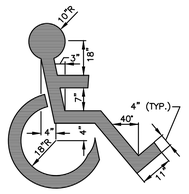
CURB AND GUTTER DETAIL
NTS

3 C400



ACCESSIBLE PARKING SPACE MARKINGS DETAIL
NTS

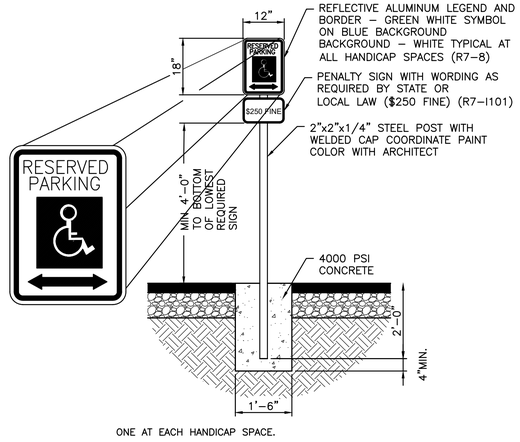
4 C400



NOTE: SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOLS ARE REQUIRED TO CONTRAST WITH BACKGROUND. (COLOR NO. 105090 IN FEDERAL STANDARDS 595c) DOUBLE COAT. (TYP.) SYMBOL SHALL MEET WISCONSIN ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT CRITERIA.

ACCESSIBLE PARKING PAVEMENT SYMBOL DETAIL
NTS

5 C400



ONE AT EACH HANDICAP SPACE.

ACCESSIBLE PARKING SIGN
NTS

6 C400

7 C400

8 C400

9 C400

10 C400

11 C400

12 C400

REVISION

No.	DATE

PROJECT No: 1001#####
DATE 06/02/23
DES. NP
DR. NP
CKD. CP

3333 WARRENVILLE ROAD
SUITE 200
LISLE, IL 60532
630.424.9080
WOOLPERT
ARCHITECTURE | ENGINEERING | CONSTRUCTION

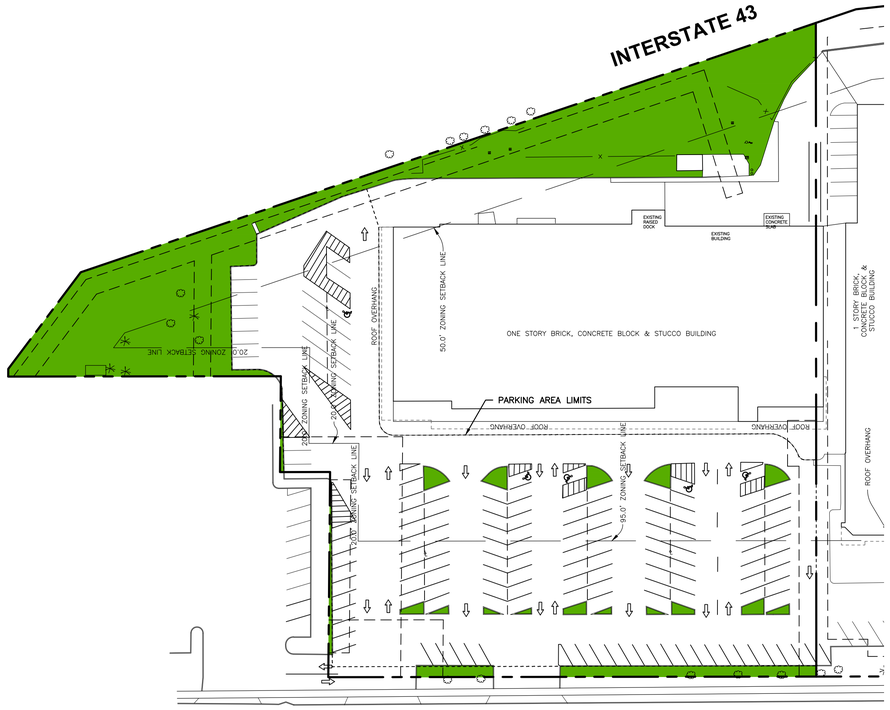
SITE IMPROVEMENT PLANS
MEQUON PAVILIONS
N. PORT WASHINGTON RD.
MEQUON, WI 53092

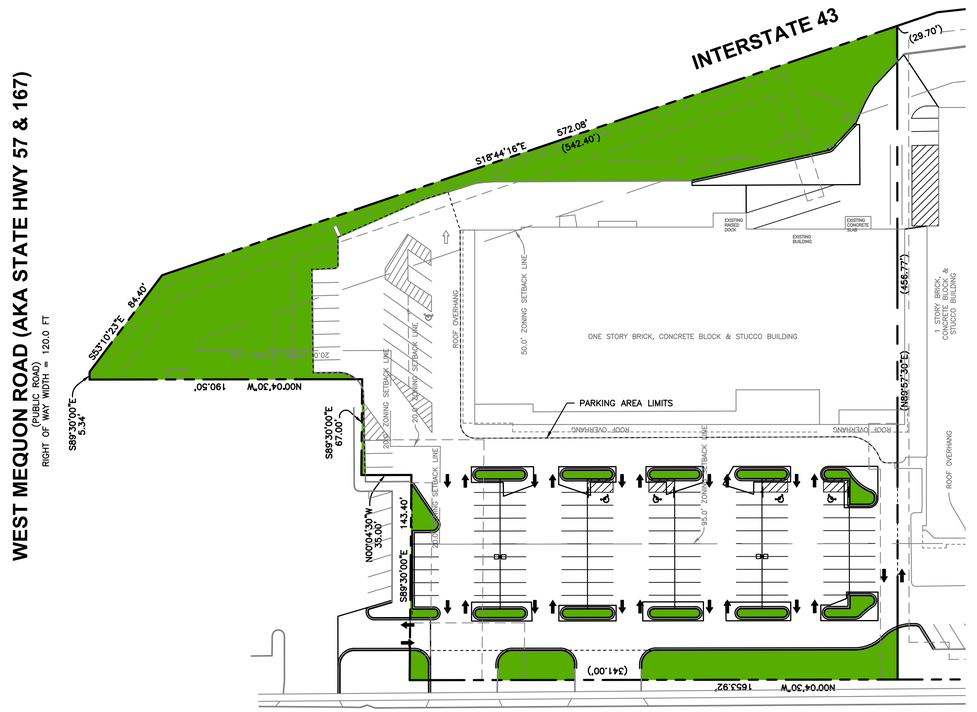
DETAILS

SHEET NO.
C400

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Attachment: Packet Docs_TileShop (8542 : The Tile Shop)





EXISTING SITE DATA

	PROPOSED SITE AREA	3.62	ACRES
	ZONING	B-2 COMMUNITY BUSINESS DISTRICT	
	PIN	150290601000	
BUILDING DATA:			
	BUILDING AREA	36,539	SQ. FT.
	F.A.R.	0.23	
	OPEN SPACE RATIO	0.197 (31,031/157,870)	
	PARKING LOT LANDSCAPING	2.10% (1,458/69,435)*100	
PARKING DATA:			
	SPACES REQUIRED	183 (5/1000)	
	SPACES PROVIDED	148	
	ACCESSIBLE SPACES REQUIRED	3	
	ACCESSIBLE SPACES PROVIDED	5	

PROPOSED SITE DATA

	PROPOSED SITE AREA	3.62	ACRES
	ZONING	B-2 COMMUNITY BUSINESS DISTRICT	
	PIN	150290601000	
BUILDING DATA:			
	BUILDING AREA	36,539	SQ. FT.
	F.A.R.	0.23	
	OPEN SPACE RATIO	0.221 (34,916/157,870)	
	PARKING LOT LANDSCAPING	4.04% (2,622/64,847)*100	
PARKING DATA:			
	SPACES REQUIRED	183 (5/1000)	
	SPACES PROVIDED	124	
	ACCESSIBLE SPACES REQUIRED	3	
	ACCESSIBLE SPACES PROVIDED	5	

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0 50 100 150
GRAPHIC SCALE IN FEET

No.	DATE	REVISION

PROJECT No: 1001#####
DATE 06/02/23
DES. NP
DR. NP
CKD. CP

3333 WARRENVILLE ROAD
SUITE 200
LISLE, IL 60532
630.424.9080
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SEAL

SITE IMPROVEMENT PLANS
MEQUON PAVILIONS
N. PORT WASHINGTON RD.
MEQUON, WI 53092

OPEN SPACE EXHIBIT

SHEET NO.
EXH

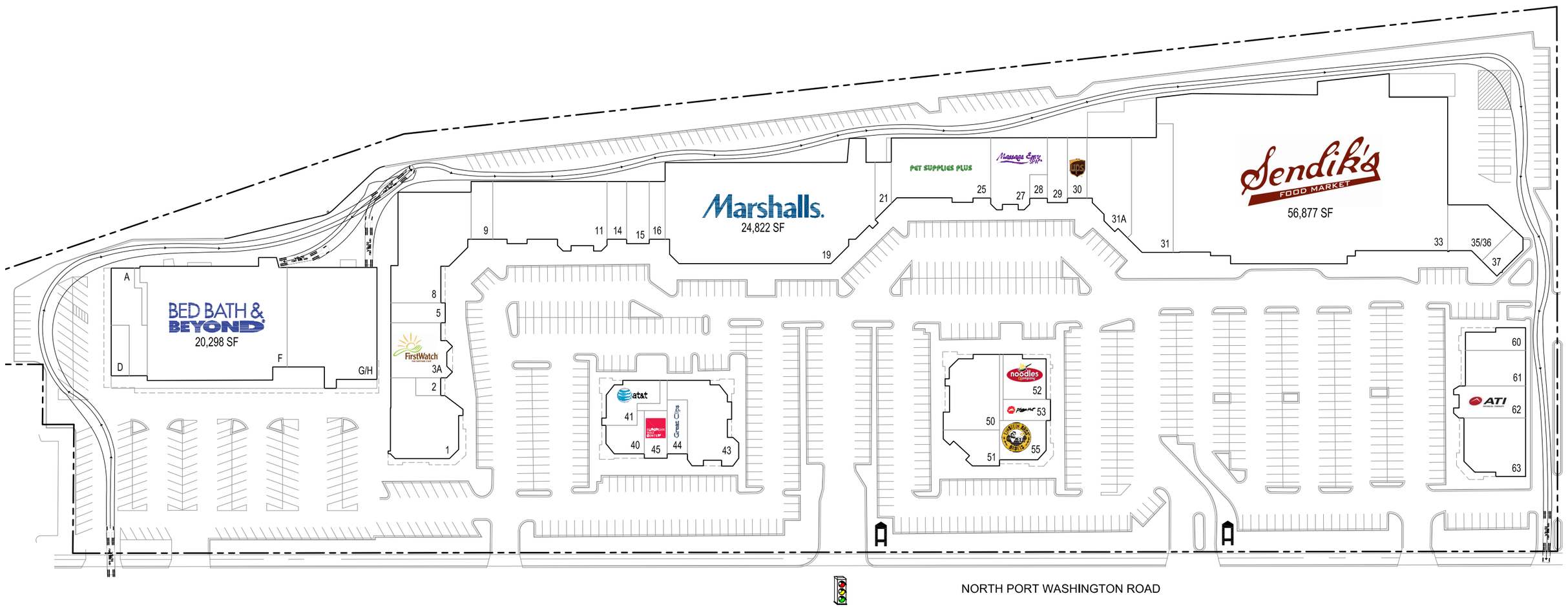
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G:\DE\Clients\Brixmor\1001#### Mequon Pavilions - Mequon, WI\4.0 Design Disciplines\4.03 CIVIL\Cadd\DWG\1001#####-EXH-OSE.dwg Plotted By:Pitzen, Nick Plotted:June 2, 2023, 12:13:24 PM

Attachment: Packet Docs_TileShop (8542 : The Tile Shop)

GENERAL NOTES

- LAYOUT AS SHOWN WAS CREATED USING "ALTA" SURVEY PERFORMED BY THE ORIN GROUP, LLC. LAST REVISED ON 9/27/06.
- BRIXMOR HAS NOT PERFORMED A COMPLETE REVIEW OF THE ZONING ORDINANCE, THE IMPACTS ON THIS CONCEPT PLAN ARE NOT KNOWN.
- THIS DRAWING IS A CONCEPTUAL PLAN, NOT AN ENGINEERING DOCUMENT. THE FINAL DESIGN AND OPERATION OF THE PROPOSED IMPROVEMENTS SHALL CONFORM WITH ANY APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS.

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



MEQUON PAVILIONS - SPACES F & G/H - TRUCK TURNS

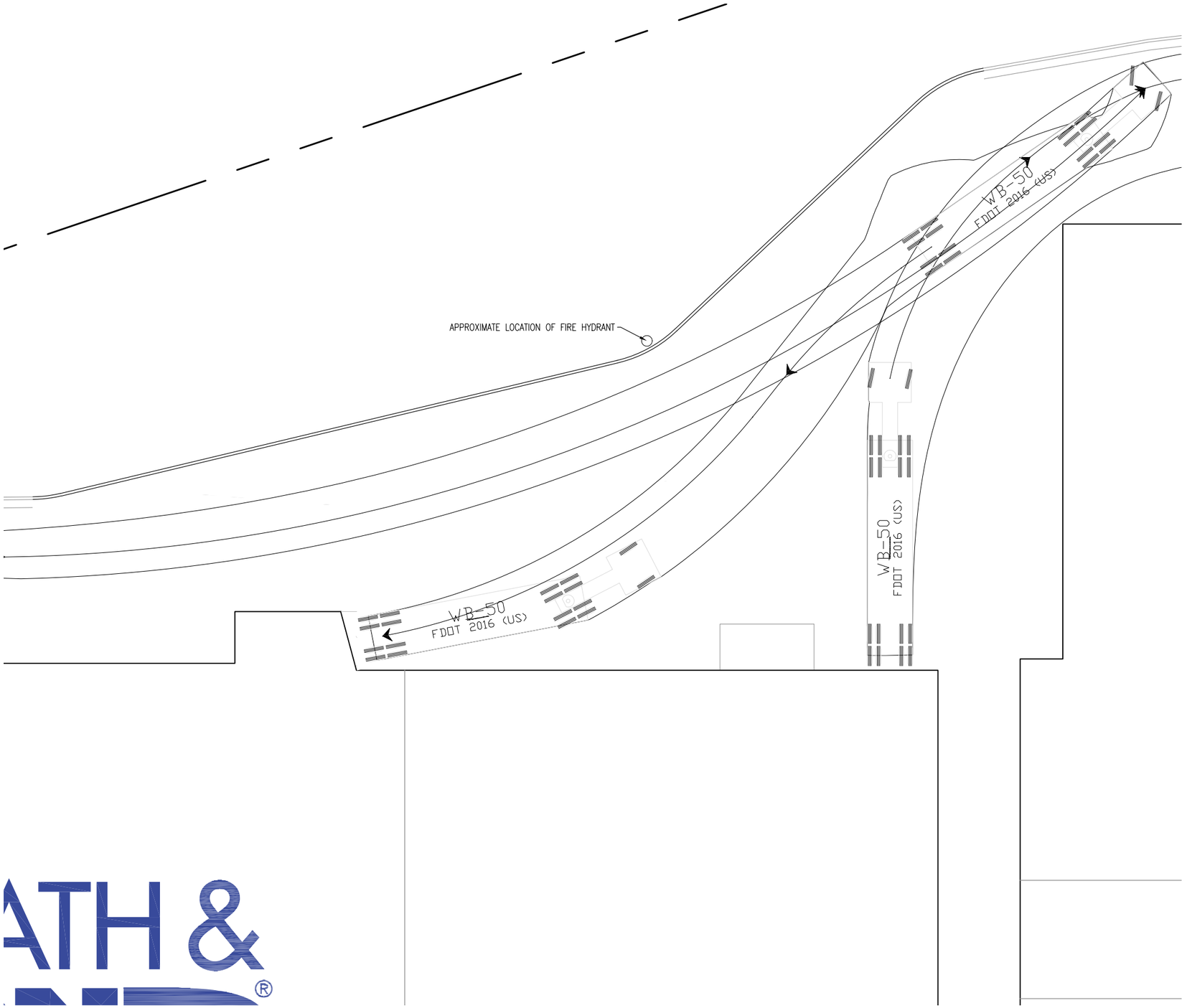
BU NUM: 4175 | 11 MAY 2023 | SCALE: N.T.S. | DRN BY: KJR | OPTION 1

10930 N PORT WASHINGTON ROAD MEQUON, WI 53092

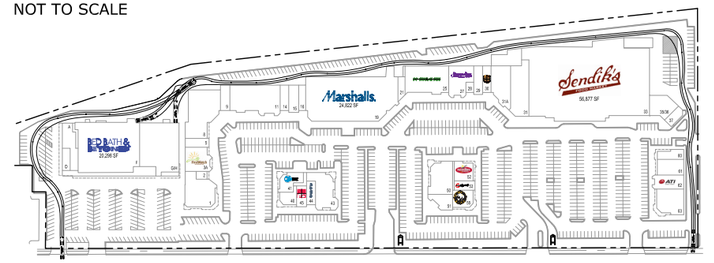
BRIXMOR Property Group

Attachment: Packet Docs_TileShop (8542 : The Tile Shop)

4175--Mequon Pavilions-Redev-Site Redev--2023 05 11.dwg



NOT TO SCALE



SITE PLAN

GENERAL NOTES

- LAYOUT AS SHOWN WAS CREATED USING "ALTA" SURVEY PERFORMED BY THE ORIN GROUP, LLC. LAST REVISED ON 9/27/06.
- BRIXMOR HAS NOT PERFORMED A COMPLETE REVIEW OF THE ZONING ORDINANCE, THE IMPACTS ON THIS CONCEPT PLAN ARE NOT KNOWN.
- THIS DRAWING IS A CONCEPTUAL PLAN, NOT AN ENGINEERING DOCUMENT. THE FINAL DESIGN AND OPERATION OF THE PROPOSED IMPROVEMENTS SHALL CONFORM WITH ANY APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS.

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4175--Mequon Pavilions--Redev--Site Redev--2023 05 11.dwg

BRIXMOR Property Group

MEQUON PAVILIONS - SPACES F & G/H - TRUCK TURNS

BU NUM: 4175 • 11 MAY 2023 • SCALE: N.T.S. • DRN BY: KJR • OPTION 1

10930 N PORT WASHINGTON ROAD MEQUON, WI 53092

N

Attachment: Packet Docs_TileShop (8542 : The Tile Shop)

De Luca And Hartman Construction, Inc.

W234 S6650 Big Bend Dr ~ Waukesha, WI 53189
PO Box 310 ~ Big Bend, WI 53103-0310
Phone: (262) 662-3020 Fax: (262) 662-5320

January 18, 2023

Brixmor Property Group
8700 W Bryn Mawr Ave.
Chicago, IL 60631

Location:
Mequon Pavilions
10930 N. Port Washington Rd.
Mequon, WI 53092

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Mill and Overlay
Green area- Base Bid

Bed Bath and Beyond- Budget Number- 2023-updated
This proposal is based on 34,100 square feet.

- Mill butt joints as needed to allow for smooth transition to existing pavements.
- Mill the existing surface to a depth of _2_" to allow for pavement.
- Clean existing pavement to allow for an adhesive tack coat.
- Apply tack coat to allow pavement to bond new asphalt to existing surface.
- Use hot mix asphalt to wedge low areas to prep for overlay.
- Pave a 2" hot mix overlay on pavement surface.
- Machine roll for proper compaction.
- Layout and paint parking lot to existing layout or to meet ADA requirements.

Cost: $87,175.00

Mill and Overlay
Blue area on the map:
Bed Bath and Beyond- add on while onsite.
This proposal is based on 18,600 square feet.

- Mill the existing surface to a depth of 2" to allow for pavement.
- Clean existing pavement to allow for an adhesive tack coat.
- Apply tack coat to allow pavement to bond new asphalt to existing surface.
- Use hot mix asphalt to wedge low areas to prep for overlay.
- Pave a 2" hot mix overlay on pavement surface.
- Mill butt joints as needed to allow for smooth transition to existing pavements.
- Machine roll for proper compaction.
- Layout and paint parking lot to existing layout or to meet ADA requirements.

Cost: $46,426.00

Attachment: Packet Docs_TileShop (8542 : The Tile Shop)

De Luca And Hartman Construction, Inc.

W234 S6650 Big Bend Dr ~ Waukesha, WI 53189
PO Box 310 ~ Big Bend, WI 53103-0310
Phone: (262) 662-3020 Fax: (262) 662-5320

Mill and Overlay
Red area on the map: north side
Bed Bath and Beyond- add on while onsite.
This proposal is based on 14,700 square feet.

- Mill butt joints as needed to allow for smooth transition to existing pavements.
- Mill the existing surface to a depth of _2_" to allow for pavement.
- Clean existing pavement to allow for an adhesive tack coat.
- Apply tack coat to allow pavement to bond new asphalt to existing surface.
- Use hot mix asphalt to wedge low areas to prep for overlay.
- Pave a 2" hot mix overlay on pavement surface.
- Machine roll for proper compaction.
- Layout and paint parking lot to existing layout or to meet ADA requirements.

Cost: $38,240.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner.
With payment to be made as follows: net 30 days
Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over the above price. The performance of this agreement by contractor may be delayed by strikes, accidents or other delays beyond our control. Owner to carry fire, tornado, and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by De Luca and Hartman Construction.

Contractor: _____ 1/18/23

Acceptance of Proposal:

Date: _____ Owner/Agent Signature: _____

Attachment: Packet Docs_TileShop (8542 : The Tile Shop)



Attachment: Packet Docs_TileShop (8542 : The Tile Shop)

The Orin Group, LLC.

10 Northwest Avenue, Suite 200,
Tallmadge, Ohio 44278
Phone 330-630-3937 Fax 866-486-2388
www.theoringroup.com

ALTA/ACSM Land Title Survey

for

Centro-Heritage

Mequon Pavillions

Port Washington Road & Mequon Road
Mequon, WI 53092
County of Ozaukee

To: Heritage Property Investment Trust, Inc. and its affiliates; Centro Properties Limited; Centro Watt REIT; JPMorgan Chase Bank, N.A., its successors and/or assigns, as their interest may appear; Royal Bank of Scotland; Wachovia Corporation; and any other institutional lender providing permanent financing secured by the property surveyed; Lawyers Title Insurance Corporation; and The Orin Group, llc

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 16, 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Roland Sarko
Wisconsin Registered Land Surveyor
Registration Number S-1377
Date of Survey: 9-23-2006
Date of Last Revision: 9-27-2006
Ref: 20060151-161

WISCONSIN
ROLAND F. SARKO
MT. HOREB, WI
S-1377
REGISTERED LAND SURVEYOR

Survey Preformed By:
Sarko Engineering Inc.
847 Highway JG
Mt. Horeb, WI 53572
Phone: 1-608-832-6297
Fax: 1-608-832-6349
E-mail: rsarko@mhtc.net

Commitment Legal Description

RECORD LEGAL DESCRIPTION:

Parcel I:

Parcel One (1) of Certified Survey Map No. 1812 recorded in the Ozaukee County Registry in Volume 14 of Certified Survey Maps on pages 70-76 inclusive, as Document No. 381560, and being part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 29, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Lots One (1), Two (2) and Three (3) of Certified Survey Map No. 1919 recorded in the Ozaukee County Registry in Volume 14 of Certified Survey Maps on pages 325-327 inclusive, as Document No. 398369, Being a redivision of Parcel 2, Certified Survey Map No. 1812, which is a part of the Northwest one-quarter and the Southwest one-quarter of the Northwest one-quarter of Section 29, Town 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

Parcel II:

Parcel Three (3) of Certified Survey Map No. 1812 recorded in the Ozaukee County Registry in Volume 14 of Certified Survey Maps on pages 70-76 inclusive, as Document No. 381560, and being a part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 29, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

NEW MEASURED LEGAL DESCRIPTION:

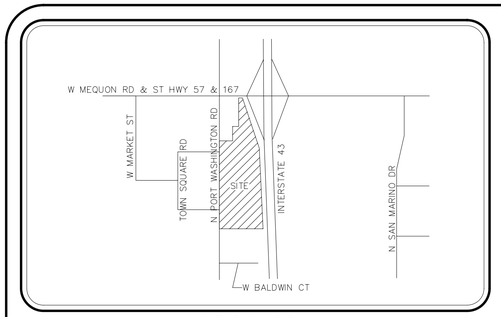
Parcel 1 and Parcel 3, Certified Survey Map Number 1812, and Lots 1, 2, and 3, Certified Survey Map No. 1919, City of Mequon, Ozaukee County, Wisconsin being more particularly described as follows:

Beginning at the Southwest corner of said Parcel 3; thence N00 degrees 04'30"W, 1,653.92 feet; thence

ct; thence S53 degrees 10'23"E, 84.40 feet; thence S18 degrees 44'16"E, 572.08 feet; thence S06 degrees 17'25"E, 1292.16 feet; thence S89 degrees 55'30"W, 606.18 feet to the point of beginning.

Contained within said bounds 859,720 square feet or 19.7365 acres.

This description describes all the land described in the title commitment identified as Lawyers Title Insurance Corporation Commitment Number OZ169464 having an effective date of July 14, 2006, revised September 19, 2006.



Vicinity Map
(N o t t o S c a l e)

Legend of Symbols & Abbreviations

- Power Pole
- Power Pole w/Light
- Light Pole
- Telephone Pole
- Guy Wire
- Sight Light
- Ground Light
- Electric Manhole
- Telephone Manhole
- Telephone Pedestal
- Electric Meter
- Cable Box
- Air Conditioner Unit
- Railroad Signals
- Flag Pole
- Sign (As Noted)
- Well Head
- Satellite Dish
- Tower
- Water Valve
- Fire Hydrant
- Siamese Fire Hydrant
- Water Manhole
- Water Meter Pit
- Water Meter
- Sprinkler Head
- Indicates Handicapped Parking
- Storm Mahole
- Storm Inlet (Square)
- Storm Inlet (Round)
- Curb Storm Inlet
- Storm Pipe
- Sanitary Sewer
- Sanitary Clean Out
- Gas Valve
- Gas Manhole
- Gas Meter
- Gas Marker
- Indicates Mutual Ownership
- Tree (As Noted)

N.	North	Ft.	Feet
S.	South	Vol.	Volume
E.	East	Pg.	Page
W.	West	O.R.	Official Record
°	Degrees	Calc.	Calculated
'	Feet or Minutes	Rec.	Record
"	Inches or Seconds	R/W	Right of Way
Sq.	Square	C/L	Centerline

Statement of Encroachments

(A) A 1 story brick, concrete block and stucco building encroaches from 6.6 to 11.5 feet into the current minimum required 95.00 foot front yard zoning setback as per the current zoning code for the City of Mequon, Wisconsin.

(B) A 1 story brick, concrete block and stucco building encroaches from 0.0 to 13.6 feet into the current minimum required 50.00 foot zoning setback for yards abutting freeways as per the current zoning code for the City of Mequon, Wisconsin.

Miscellaneous Notes

GENERAL NOTES:

1. All measured and recorded dimensions are the same unless noted otherwise.
2. There is no visible evidence of cemeteries or burial grounds on the subject property.
3. No monuments shown have identification numbers.
4. There was no observable evidence of earth moving work, building construction or building additions within recent months.
5. There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
6. There was no observable evidence of recent street or sidewalk construction or repairs.
7. There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
8. The utility locations shown hereon were determined by observable above ground evidence only. The surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.

BASIS OF BEARINGS:

All bearings are referenced to the South line of Parcel 3, Certified Survey Map Number 1812, City of Mequon, Ozaukee County, Wisconsin recorded in Volume 14 of Certified Survey Maps, Page 70 as Document Number 381560, having a recorded bearing of S89 degrees 55'30"W.

LOT AREA:

859,720 square feet
19.7365 acres

Current Zoning Information

Source of Information:	City of Mequon, WI Community Development Department		
Name of Contact:	www.mequon.govoffice.com		
Address:	11333 N. Cedarburg Rd., Mequon, WI 53092		
Phone:	1-262-236-2902		
Zoning District(s):	B-2		
Zoning Definition:	Community Business District		
Building Setback Requirements			
	Observed	Required	Notes
Front Yard Setback	83.5 FT	95.00 FT	The zoning code requires a 95.00 foot front yard setback where parking is between the right of way line and the building. The zoning code requires a 50.00 foot setback along freeways which will modify the rear yard requirement.
Side Yard Setback	34.6 FT	20.00 FT	
Rear Yard Setback	36.4 FT	20.00/50.00 FT	
Parking Tabulation			
	Observed	Required	Notes
Regular Spaces		see note	For Shopping Centers, the zoning code requires 5 parking stalls for every 1,000 square feet of gross leaseable area.
Handicapped Spaces		see note	
Total Parking Spaces		see note	
Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height		35.00 FT	
Bulk Restrictions			
	Observed	Required	Notes
Lot Area	859,720 SQ FT	87,120 SQ FT	
Coverage Ratio		30%	
Other:			

NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.

FLOOD NOTE: By graphic plotting only, this property was found to be located within Flood Zone X of the Flood Insurance Rate Map, Community Panel No. 55089C 0085 D, which bears an effective date of 3-18-1991 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

Note Corresponding to Schedule B

(10) An Ingress and Egress Easement contained in Quit Claim Deed recorded December 24, 1970 in Volume 275 of Records on page 42, Document No. 237731. This item is plotted hereon and does affect the subject property.

(11) Access Limitations to I-43 and Mequon Road contained in Award of Damages recorded September 28, 1965 in Volume 169 of Deeds on pages 152-154, Document No. 207052. This item is plotted hereon and does affect the subject property.

(12) Nonexclusive easement for ingress and egress created in Warranty Deed recorded December 21, 1983 in Volume 501 of Records on pages 397-400, Document No. 346522; and as further set forth in a Special Warranty Deed recorded April 17, 1984 in Volume 506 of Records on pages 861-864, Document No. 349407. This item is plotted hereon and does affect the subject property.

(13) Declaration of Easements and Covenants recorded January 5, 1988 in Volume 607 of Records on pages 280-290, Document No. 398370. This item is plotted hereon and does affect the subject property.

(14) A Telephone and Electric Utility Easement recorded September 12, 1988 in Volume 626 of Records on pages 901-905, Document No. 407743. This item is plotted hereon and does affect the subject property.

(15) Land Covenant recorded September 23, 1988, in Volume 627, at page 727, as Document No. 408152. This item is plotted hereon and does affect the subject property.

(16) Conditional Use Grant recorded September 23, 1988 in Volume 627 of Records on pages 728-732, Document No. 408153. This item is plotted hereon and does affect the subject property.

(17) Conditional Use Grant Amendment recorded December 27, 1999, in Volume 1221, at page 928, as Document No. 648911. This item is plotted hereon and does affect the subject property.

(18) Conditional Use Grant Amendment recorded May 7, 2002, in Volume 1471, at page 777, as Document No. 710330. This item is plotted hereon and does affect the subject property.

(19) A Telephone and Electric Utility Easement recorded November 30, 1989 in Volume 659 of Records on pages 996-999A, Document No. 423832. This item is plotted hereon and does affect the subject property.

(20) A Telephone and Electric Utility Easement recorded November 30, 1989 in Volume 660 of Records on pages 1-4, Document No. 423833. This item is plotted hereon and does affect the subject property.

(21) Land Covenant Acceptance of Conditions of Conditional Use Grant recorded August 2, 1991 in Volume 710 of Records on page 305, Document No. 447861, Conditional Use Grant Amendment recorded November 1, 1991 in Volume 720 of Records on pages 74-76, Document No. 452236, and Conditional Use Grant Amendment recorded July 22, 1992 in Volume 759 of Record on pages 809-812, Document No. 467831. This item is plotted hereon and does affect the subject property.

(22) Conditional Use Grant recorded August 2, 1991 in Volume 710 of Records on pages 306-310, Document No. 447862. This item is plotted hereon and does affect the subject property.

(23) Land Covenant Acceptance of Conditions of Conditional Use Grant recorded on October 15, 1991 in Volume 718 of Records on page 16, Document No. 451325. This item is plotted hereon and does affect the subject property.

(24) Conditional Use Grant recorded October 15, 1991 in Volume 718 of Records on pages 17-21, Document No. 451326. This item is plotted hereon and does affect the subject property.

(25) Land Covenant Acceptance of Conditions of Conditional Use Grant recorded June 4, 1993 in Volume 820 of Records on page 822, Document No. 491596; and Conditional Use Grant Amendment recorded May 5, 1995 in Volume 930 of Records on pages 376-378, Document No. 537181. This item is plotted hereon and does affect the subject property.

(26) Conditional Use Grant recorded June 4, 1993 in Volume 820 of Records on pages 823-826, Document No. 491597. This item is plotted hereon and does affect the subject property.

(31) Land Covenant recorded January 24, 1997, in Volume 1015, at page 721, as Document No. 571452. This item is plotted hereon and does affect the subject property.

(32) Conditional Use Grant recorded January 24, 1997, in Volume 1015, at page 723, as Document No. 571453, and Conditional Use Grant Amendment recorded September 11, 1997, in Volume 1048, at page 821, as Document No. 584274. This item is plotted hereon and does affect the subject property.

(36) Private Access Easement and Maintenance Agreement recorded June 14, 1985, in Volume 529, at page 362, as Document No. 360607, and Supplement/Amendment to Private Access Easement and Maintenance Agreement recorded May 7, 1999, in Volume 1181 at page 820, as Document No. 633694. This item is plotted hereon and does affect the subject property. An additional portion of this item not located on the subject property is plotted hereon as it benefits the subject property.

(37) Land Covenant recorded October 8, 1999, in Volume 1210, at page 902, as Document No. 644823. This item is plotted hereon and does affect the subject property.

(38) Conditional Use Grant recorded October 8, 1999, in Volume 1210, at page 903, as Document No. 644824, and Conditional Use Grant Amendment recorded June 13, 2001, in Volume 1327, at page 94, as Document No. 679718. This item is plotted hereon and does affect the subject property.

(39) Land Covenant recorded December 27, 1999, in Volume 1221, at page 929, as Document No. 648912. This item is plotted hereon and does affect the subject property.

(40) Conditional Use Grant recorded December 27, 1999, in Volume 1221, at page 930, as Document No. 648913. This item is plotted hereon and does affect the subject property.

(42) Land Covenant recorded May 7, 2002, in Volume 1471, at page 778, as Document No. 710331. This item is plotted hereon and does affect the subject property.

(43) Conditional Use Grant recorded May 7, 2002, in Volume 1471, at page 779, as Document No. 710332. This item is plotted hereon and does affect the subject property.

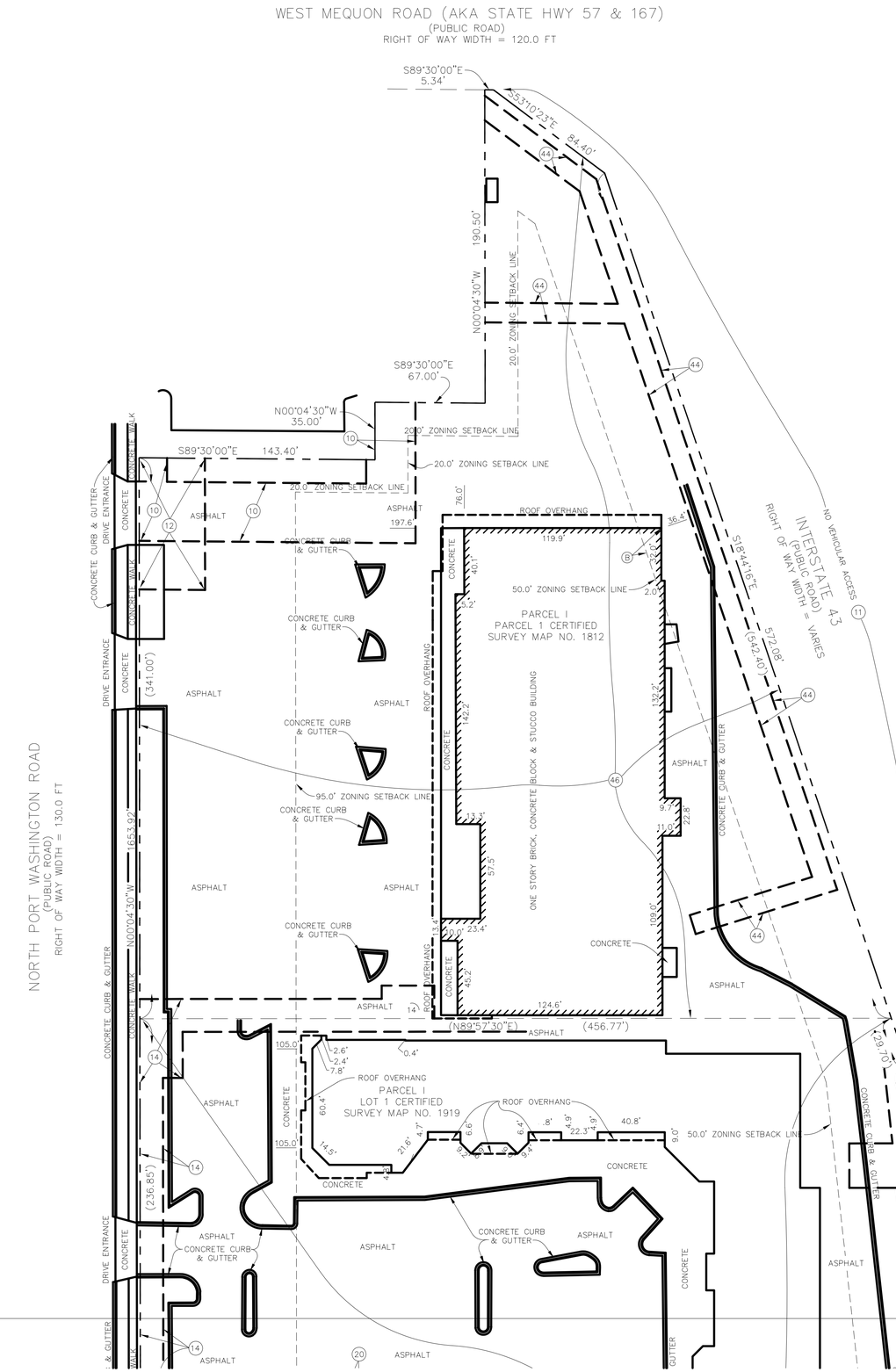
(44) A 12.00 foot wide Distribution Easement Underground May 20, 2002, in Volume 1475, at page 332, as Document No. 711249. This item is plotted hereon and does affect the subject property.

(46) Conditional Use Grant recorded June 1, 2004, as Document No. 794367. This item is plotted hereon and does affect the subject property.

(47) Conditional Use Grant recorded June 25, 2004, as Document No. 796570. This item is plotted hereon and does affect the subject property.

Attachment: Packet Docs_TileShop (8542 : The Tile Shop)

The Orin Group, LLC.
10 Northwest Avenue, Suite 200,
Tallmadge, Ohio 44278
Phone 330-630-3937 Fax 866-486-2388
www.theoringroup.com

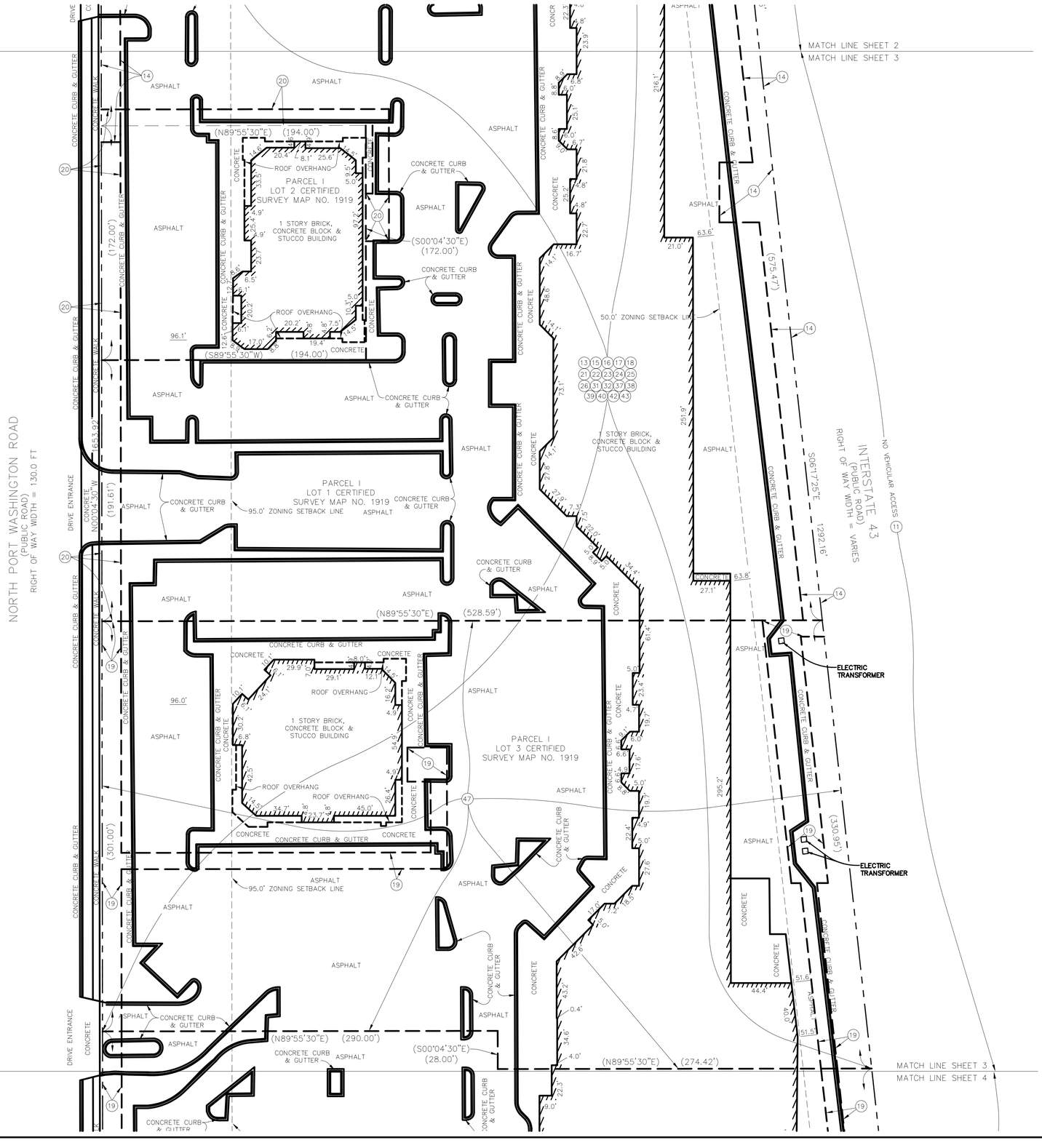


SCALE : 1" = 40'

0' 20' 40' 80'

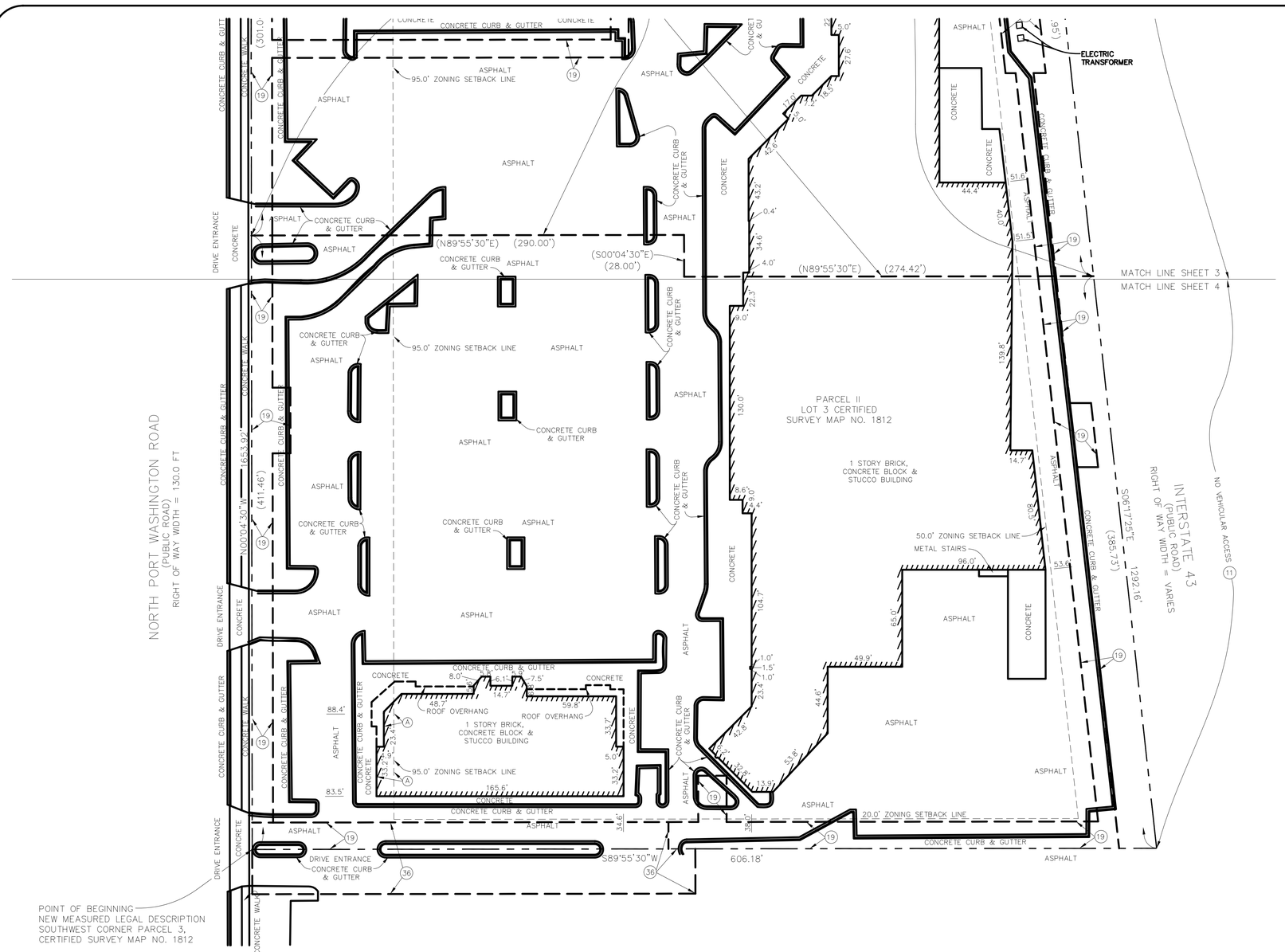
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0' 20' 40' 80'

Attachment: Packet Docs_TileShop (8542 : The Tile Shop)

Existing facade



Facade upgrades



Mequon Pavilion

Mequon, WI

Facade scope of work:

- EIFS repairs/skim coat or paint to achieve a "like new" refurbished finish
- Remove and/or cover the existing troublesome blue tile accents
- Remove and replace round awnings with new rectangular fabric awnings to match the redeveloped portion of the center
- Introduce new building mounted accent lighting fixtures
- Paint the cement tile roofing to match the redeveloped portion of the center
- Paint surfaces utilizing the updated color scheme to match the redeveloped portion of the center

Attachment: Packet Docs_TileShop (8542 : The Tile Shop)

NORR

BRIXMOR Property Group

INTERSTATE 43
(PUBLIC ROAD)

572.08'

S 18° 44' 16" E 572.08'

5' WIRE FENCE

50' RIGHT OF WAY

ELEC. TRANS

E

EXISTING GRASS AREA TO REMAIN: PROTECT DURING CONSTRUCTION

EXISTING ELEC. TRANS. V.I.F. LOCATION

E

11'-13/8"

12'-0"

EXISTING FENCE

EXISTING SHED

EXISTING FIRE HYDRANT V.I.F. LOCATION

EXISTING TELEPHONE BOX V.I.F. LOCATION

EXISTING BOLLARDS TO REMAIN

EXISTING ASPHALT TO REMAIN

EDGE OF EXISTING ASPHALT

73'-0"

0'-9"

AREA OF WORK

2
C102

12'-0"

65'-0"

36'-1"

EXISTING ASPHALT TO REMAIN

EXISTING DOCK AND LOADING SPACE

EXISTING BOLLARDS TO REMAIN

EXISTING DOCK

EXISTING ASPHALT TO REMAIN

EXISTING DOCK AND LOADING SPACE

METAL GUARDRAIL ON 6" CURB AND CONCRETE RAMP

25'-0"

3
C102

EXISTING DOCK

EXISTING STAIRS

LOCATION OF ELECTRICAL METERS

LOCATION OF GAS METERS

EXISTING DOCK LEVELER TO REMAIN

10'-6"

6'-6"

6'-2"

NEW 10' OVERHEAD DOOR

4
C102

1
C102

EXISTING RAMP TO REMAIN

102A

1 STORY COMMERCIAL BUILDING

1 STORY COMMERCIAL BUILDING

1
C-101

PARTIAL SITE PLAN RAMP ONLY

3/32"=1'-0"

The Tile Shop

MEQUON PAVILIONS
11048 N. PORT WASHINGTON RD
MEQUON, WI 53092

SHEET TITLE:

PARTIAL SITE PLAN

PROJECT #:	1836
DRAWN BY:	SMA
CHECKED BY:	AM
ISSUE:	DATE:
PERMIT	02.20.23
SITE REVIEW	04.21.23

STUDIO M ARCHITECTS, INC.
530 NORTH 3RD STREET, SUITE 230
MINNEAPOLIS, MINNESOTA 55401
P. 612.524.5375
WWW.STUDIOMARCHITECTS.NET

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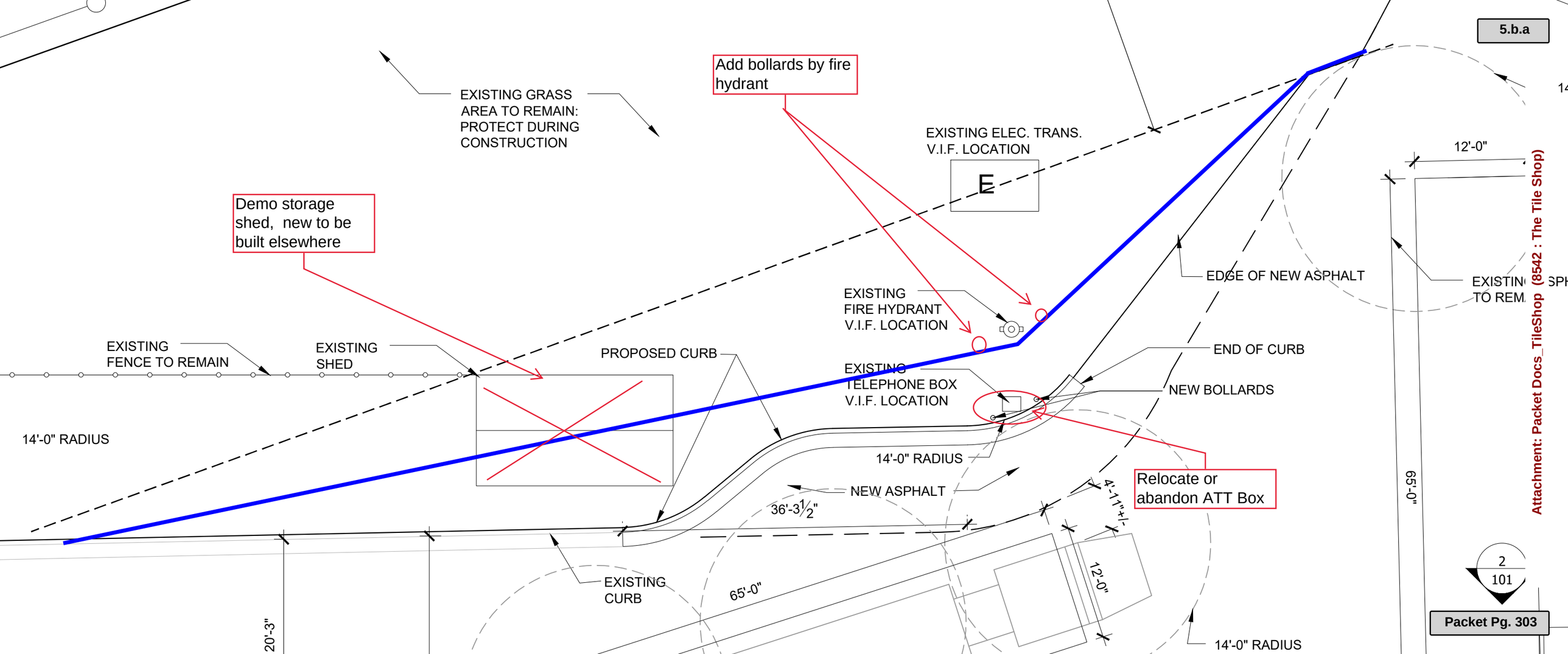
I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of the state of: Wisconsin

signed: ADAM C. MEYER

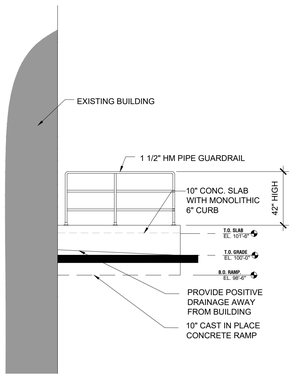
date: 01.18.2023 reg. no. A-11211-5

C-101

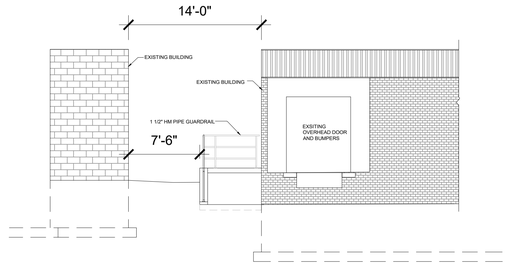
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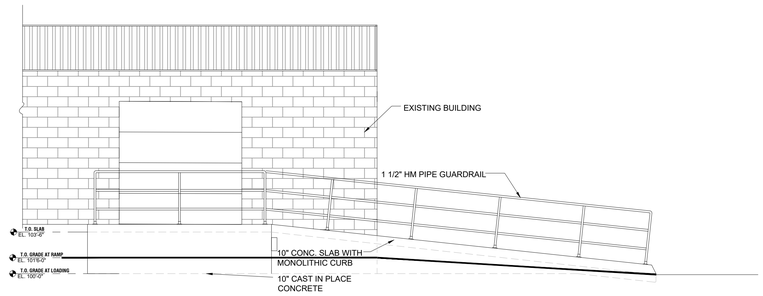
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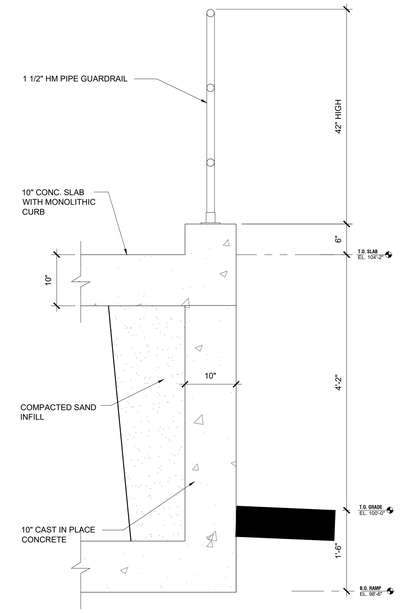
1 C-102 LOADING DOCK PARTIAL ELEVATION
1/4"=1'-0"



2 C-102 LOADING DOCK PARTIAL ELEVATION
1/4"=1'-0"



3 C-102 LOADING DOCK PARTIAL ELEVATION
1/4"=1'-0"



4 C-102 LOADING DOCK SECTION
1-"=1'-0"

The Tile Shop

MEQUON PAVILIONS
11048 N. PORT WASHINGTON RD
MEQUON, WI 53092

SHEET TITLE:

PARTIAL SITE PLAN

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DRAWN BY:	SMA
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I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of
the state of: Wisconsin

signed: ADAM C. MEYER

date: 01.18.2023 reg. no. A-11211-5

C-102

Attachment: Packet Docs: TileShop (6542 : The Tile Shop)