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 28, 2021
6:00 PM
Christine Nuernberg Hall/Go To Meeting Platform
AGENDA

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

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

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

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

1) Call to Order, Roll Call

a) Approval of Minutes from May 24, 2021

2) Consent Agenda

a) Veridian Homes. The applicant is seeking final plat approval to allow for a 12-lot subdivision for the properties located at 7711 and 7801 W. Preserve Parkway.

3) Public Hearing/Regular Business

a) TRK Tavern LLC for The White Rabbit Bar & Grill. The applicant is seeking conditional use grant ratification and amendment approval to allow for an addition of an outdoor deck for the property located at 14015 N. Cedarburg Road (Public Hearing).

b) Julia Klimkovich for Aleska Learning Center. The applicant is seeking conditional use grant approval to allow for a daycare for the property located at 1415 W. Donges Bay Road (Public Hearing).

c) Matter X, LLC for Artis Senior Living of Mequon, LLC. The applicant is seeking conditional use grant, building and site plan and fill permit approval for a proposed 68-unit senior assisted living and memory care development for the property located at 11900 N. Port Washington Road (Public Hearing).

4) Regular Business

a) Blue Ribbon Management for Life Storage. The applicant is seeking master sign plan approval for the property located at 10448 N. Port Washington Road.

5) Policy

a) An Ordinance Amending Chapter 58, Zoning Code, Related to the Minimum Lot Size and Setback of Producing Animals, Specifically Chickens.

6) Announcements

7) Adjourn

Dated: June 24, 2021 /s/ John Wirth, Chair

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

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

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

City of Mequon

See Agenda Packet for
Login and Complete Packet Details
Mequon, WI 53092
Phone: 262-236-2904
Fax: 262-242-9655

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Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, May 24, 2021
6:00 PM
Virtual Meeting

Minutes

1) Call to Order, Roll Call

Present:
Chair John Wirth
Alderman Robert Strzelczyk
Commissioner Martin Choren
Commissioner Dan Gentges
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Commissioner John Stoker
Alternate Gregg Bach
Commissioner Joe Goldberger
Alternate Stephanie Hawley
Commissioner Rick Lemke - **Absent**

a) Approval of Minutes from May 3, 2021

Mayor Wirth called the meeting to order at 6:00 p.m. and he stated the four protocols of process for the hybrid meeting.

Action
Commissioner Bach made a motion to approve the meeting minutes from May 3, 2021. Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

DRAFT

Attachment: PC_05.24.21_DRAFT (6368 : Meeting Minutes from May 24, 2021)

RESULT:	**APPROVED [8 TO 0]**
SECONDER:	Greg Bach, John Stoker
AYES:	Wirth, Strzelczyk, Bach, Choren, Gentges, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Lemke

2) Public Hearing/Regular Business

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

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

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

Mayor Wirth recused himself from the item and appointed Ald. Strzelczyk as acting chairman.

Asst. Dir. Zader stated that the request is for building and site plan as well as conditional use grant approval for a multi-tenant building located at 10911 N. Port Washington Road. This is part of the ICAP PUD that was approved in 2019 and 2020 for a 9-acre property that includes the Landmark Credit Union. The CUG is for a 2,500 sq. ft. fast food restaurant; Arby's, which will be located in one of two tenant bays of the building. It complies with all of the B-2 zoning district standards either through the PUD or within the city code except for the parking requirement.

He showed the concept plan, which was approved as part of the PUD, which is typical. The concept plan showed all 3 proposed buildings with a uniform set back and aligned to each other. The proposed building has been shifted back with the two sides of the building exposed. Staff is not supportive of this change and believes the buildings should be kept aligned. The applicant stated that the building needs to be moved back due to deliveries, pedestrian conflicts with the drive-thru and the loss of roughly 9 parking stalls. The issues are caused by the selection of a fast-food tenant with a drive thru and staff recommends tabling the item or denying the request based on this issue.

Asst. Dir. Zader stated that the site plan shows a shortage of parking. The code is very restrictive for parking for fast-food restaurants. The applicant owns multiple franchises all over the Midwest and believes that the proposed parking is adequate to supply the demand. Staff does support this request, although because the other tenant is unknown at this time, the request will be reviewed when it comes forward to ensure ample parking for both tenant spaces. Other than

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the parking, the site plan does meet the required code requirements. The drive thru is located around the back of the building and there is ample stacking for cars. The menu board is located in the back and is shielded from public view from Port Washington Road.

The proposed building looks similar to the last ICAP multi-tenant building, which has been approved but constructed has not yet been started. Building elevations for the proposed building are similar with the same brick, the same color combinations, and same fiber cement panels. This building does have a hip roof on the corner. The difference between this building and the previous one is that this building has a longer elevation on the north and south and staff is recommending that additional windows be added to those elevations. Staff recognizes that the south elevation will contain back of house operations and will allow some type of opaque window treatment to minimize any conflict with these types of operations. Staff is supportive of the building plan.

The lighting plan matches the same wall packs and the same parking lot lights as the building that was previously approved to the north, and everything there has been in compliance with the code requirements.

The landscaping plan was originally submitted to Terry Higgins, the landscape consultant. The applicant did revise the plan and changes have been made and staff is not recommending any additional changes.

The only issue in regard to the CUG is the volume of the drive thru speakers and a condition has been added that after 9:00 p.m. an attenuator must be placed on the speaker system so that it reduces the volume down to a decimal level of 36 dBA at 16 feet.

Staff recommends tabling or denying this request based on noncompliance with the concept plan. If the Commission decides to approve the request, there are 14 conditions listed in the staff report to be included.

The applicant, Jerad Protasky, stated that in 2018 the initial plans were put together based on a wide range of interested users that are allowed in the B-2 district, but they are all different with different needs. The initial concept was to develop parcels long Port Washington Road that could be developable into retail or professional uses allowable under the B-2 zoning. He explained that the original concept plan that was shown is not very adaptable for retail use as typically parking is on one side of the building and does not offer two main entrances from the east and the west. It is difficult for them to stay consistent with the initial concept plan as their current users have differing needs.

An applicant representative from Arby's stated that the back side of the building is multipurpose and is where the storage and all production will take place. The parking in the back will be for the employees. All customers will utilize the front parking and the front door. Traffic on Port Washington Road will see the activity at the location and that the drive thru handles about 65-70% of the business. They feel this layout provides more safety for their customers and they are looking forward to opening their business in Mequon.

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Mr. Protasky gave examples of several buildings in the surrounding area with varying setbacks from Port Washington Road. He stated that there are many benefits to a greater setback for the drive thru including fewer vehicular conflict issues, better traffic flow, bigger queue lines and better exiting lanes. They believe the proposed plan is harmonious with surrounding developments.

Discussion among the Commission revealed that the south side of the approved building to the north would require some fenestration as it would be exposed if the proposed building is set back further. A few Commissioners commented that they do not oppose the building being pushed further back than the 90-foot setback requirement. There was discussion that the proposed building is designed based on the needs of this specific user and may not be the best location or use of this development.

Action
Commissioner Stoker made a motion to approve the requests subject to the 14 conditions listed in the staff report as well as the additional condition that staff review and approve a revised south elevation of the building to the north.
Commissioner Hawley seconded the motion.
A roll call vote was taken; vote passed (7-1) (No: Becky Schaefer)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 1]**
MOVER:	John Stoker, Commissioner
SECONDER:	Stephanie Hawley, Alternate
AYES:	Strzelczyk, Bach, Choren, Gentges, Hawley, J. Schaefer, Stoker
NAYS:	R. Schaefer
ABSENT:	Lemke
RECUSED:	Wirth

3) Public Hearing/ Consent Agenda

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

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

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

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Items 3b (Trau) and 4a (Lakeshore Estates) were removed from the Consent Agenda by request of the Commission.

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

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

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

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

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

This item was removed from the Consent Agenda.

There was a request from the Commission that the CUG state that commercial use is not allowed at this property and that it cannot be rented out. Staff stated that the hours of operation will be removed from the final CUG as they should not be included. Condition 9a will be deleted from the final CUG.

Action
Ald. Strzelczyk made a motion to approve with the amendment that condition 9a be removed from the CUG.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

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

4) Consent Agenda

1) Pinnacle Engineering Group for Lakeshore Estates. The applicant is seeking preliminary plat and landscape approval to allow for a 9-lot subdivision for the property located at the southwest corner of Lakeshore Drive and Pioneer Road.
2) Chaput Land Survey for Kellner Krug, LLC. The applicant is seeking certified survey map approval for a 3-lot land division the property located at the northeast corner of Green Bay Road and Highland Road.
3) Wisconsin Lutheran Seminary. The applicant is seeking building and site plan amendment approval for a 2,137 sq. ft. proposed single-family faculty residence on the seminary's 79-acre property located at 11813 N. Seminary Drive.

5) Regular Business

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

Planner Vang stated that this is a rezoning for two existing lots on Baehr Road. The current configuration consists of a larger lot at 9961 N. Baehr which is 6.4 acres and the smaller lot located at 9931 N. Baehr Road is roughly .75 acres. The applicant is seeking approval to reverse the configuration so that the smaller lot is to the north and the larger lot is to the south. This will be achieved through a property lot line adjustment but rezoning to R-4 is required due to the smaller lot being created to the north. Staff recommends rezoning the parcel to the south to R-2B. This area is a mixture of residential and industrial uses, and the rezoning is consistent with the current uses and the rezoning will not change the character of the area. Staff recommends a condition of approval that the boundary lot line adjustment create conforming parcel sizes. In addition, staff recommends dedication of right of way along Baehr Road as the property line goes to the center of Baehr Road. Staff recommends approval of the rezoning request subject to the conditions in the report.

Action

Commissioner Choren made a motion to approve the item subject to the conditions required in the staff report.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0)

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

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

Planner Vang stated that the applicant is requesting a monument ground sign that is 15 feet in height and the code requirement is that a sign not exceed 6 feet in height for this religious use. The proposal is a steel gate and archway with aluminum lettering signage. The applicant is also requesting a setback waiver as the sign does not meet the 10-foot setback requirement as it is approximately 5 feet from the right of way. Staff is supportive of the setback waiver for the sign location, but staff does not believe there is a hardship to justify the sign height waiver. There are several signs along Mequon Road that meet the height requirement while providing identification.

The applicant, represented by Elmer Prenzlow, chairman of the cemetery committee, commented that there is no signage identifying the cemetery, making it difficult for people visiting the church cemetery for services. He stated that there are safety and logistical issues including parking, plowing and way finding. They are requesting a gateway feature with a double gate of steel construction and an arch, that provides a 12-foot clearance for commercial traffic, transporters, front-end loaders, and others. This blends well with the existing foliage and is harmonious with the neighborhood.

The applicant, Pastor Hildebrandt, stated he feels that the proposed sign is a respectful and vastly improved frontage sign that blends in well with the surrounding area.

The applicant provided a handout to the Commission of a colored rendering of the proposed archway and gate.

Feedback from the Commission supports the proposed archway signage and gate with the condition that it is not illuminated.

Mayor Wirth stated that he finds the proposal attractive, and he believes that cemeteries should be in a different category. He typically does not like to approve sign waivers as he prefers consistency throughout the city.

Action

Ald. Strzelczyk made a motion to approve the item with the condition that the sign is not illuminated; also to allow cross symbols on the sign.
Commissioner Hawley seconded the motion.
A roll call vote was taken; vote passed (7-1) (No: Jim Schaefer)

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RESULT:	**APPROVED WITH CONDITIONS [7 TO 1]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Stephanie Hawley, Alternate
AYES:	Wirth, Strzelczyk, Choren, Gentges, Hawley, R. Schaefer, Stoker
NAYS:	J. Schaefer
ABSENT:	Lemke

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

Asst. Dir. Zader stated the request is for a front window covering with a vinyl opaque film for the lower 60 inches of a tenant space in the Town Center (MTC1). He included the ordinance pertaining to window coverings in the Town Center in the packet as this was a big issue a few years back. He explained that the applicant applied for a building permit in January of this year and at that time staff questioned whether the front window would need to be covered and communicated that Planning Commission approval would be required. The applicant expressed they did not intend to cover the window; there is a correspondence in the packet supporting this; thus a building permit was issued on February 12, 2021 for the tenant space build out. The project is near completion, and the applicant is now requesting window covering approval. Staff does not support the exception. He commented that if the request was made at the time of building permit application, staff would have suggested floorplan modification so that the treatment room would not be located at the front of the space.

The applicant, Lisa Frommelt, stated that at the time of building permit application submittal they were focused on obtaining occupancy first, and they were deciding between a few different floorplans. They are a lux boutique medispa specializing in facial procedures and treatments. She explained that these procedures are treated as a medical procedure and require privacy. She stated that the requested opaque covering is only for a small portion of the window and is aesthetically appealing to the public view. There are limited floorplan options due to the small size of the tenant space.

Mayor Wirth stated that he feels that the city's position on window coverings is absurd. Although he feels this way, he feels that consistency is most important in making approval decisions to be fair to all businesses.

Discussion from the Commission included Forward Dental and their approval for window coverings a few years ago and the main difference being that they qualified for medical exemption category qualifying under HIPA.

Asst. Dir. Zader explained there are different standards city-wide regarding window coverings; and the Town Center was created as a pedestrian walkable neighborhood that the windows should be seen into. He commented that staff strives to identify issues early on during the building permit submittal process to eliminate these exception approvals.

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Feedback from the Commission is that staff was proactive and did try to help the applicant avoid this situation and it is important to maintain consistent when making decisions. Other businesses have previously been denied the same request. It was also commented that the original intent of the Town Center was primarily for retail businesses and there has been a shift in the market.

Mayor Wirth stated that offices and service businesses usually have a way to close windows to avoid the sun and provide privacy and they put the blinds up and down as needed. He does not feel that the bank should have been denied.

Action
Commissioner Hawley made a motion to approve the waiver as requested.
Mayor Wirth seconded the motion.
A roll call vote was taken; vote failed (4-4) (No: Ald. Strzelczyk, Becky Schaefer, Jim Schaefer, Choren)
Action
Commissioner Becky Schaefer made a motion to deny per staff recommendation.
Ald. Strzelczyk seconded the motion.
A roll call vote was taken; vote failed (4-4) (No: Mayor Wirth, Stoker, Gentges, Hawley)

Motion denied.

RESULT:	**DENIAL [4 TO 4]**
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Strzelczyk, Choren, J. Schaefer, R. Schaefer
NAYS:	Wirth, Gentges, Hawley, Stoker
ABSENT:	Lemke

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

Mayor Wirth stated that there was public comment received from Paul Apfelbach stated that the city has an obligation to allow his TDR credits to be used due to limiting the number of residential sites allowed.

Ms. Machare has some questions regarding road widening.

Asst. Dir. Zader stated this is a consultation for a proposed 60-lot single-family residential development on 32-acres on the corner of Highland Road and Port Washington Road. He explained that the Policy Subcommittee has been studying this area for the past few years and has created some new zoning districts for this area. This site is unique in that it is the only parcel in the Ulao Creek area slated for residential use that has access to public utility. The subcommittee created some requirements that allow for ½-acre density lot size with the provision that half the lots are greater than 21, 780 sq. ft. and no lot is smaller than 15,000 sq. ft. The

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zoning district also requires 30% green space requirement as well as a 85 foot average lot width. The concept plan does meet the ½-acre densities and green space ratio (35%) but it does not meet the average lot size (12,385 sq. ft. - 10,000 sq. f.t). It also does not meet the 85-foot lot width requirement. Staff is supportive of the residential use as the message was sent to the property owner that only residential use would be approved. Staff does not want to deviate from the required standards so early in the process. Although all standards may not be able to be achieved, one standard that may not be met is density; density could be sacrificed for larger lot sizes as long as the green space ratio is met. Staff encourages the applicant to continue to revise the concept plan to meet all required standards.

The applicant, Brian Lindgren from Neumann Development stated that the development of the interstate exchange will continue to bring more traffic to this area and the location of the parcel near a school and hospital led to the high-density development proposed. He stated that it is difficult to meet all the zoning standards required.

A new concept plan was submitted to the Commission (1-acre lots, about 30 lots) that does not include public sewer service.

Feedback from the Commission included the idea that the development does not need to be so dense; some of the lots are very tight. There was discussion about the sewer service costs and the density needed to offset those costs as well as the idea of removing it from the sewer service area and what would be involved. It was determined that the development could be exempted from the sewer system. Some Commissioners provided feedback was that new concept plan showing larger lots (approx. 30) are preferred over the concept plan with smaller lots with a higher density (approx. 60). There was also discussion about what size homes; and house costs, are appropriate at the site.

The applicant expressed confidence in either concept plan being workable.

6) Announcements

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

7) Adjourn

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

Respectfully Submitted,

Jac Zader

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City of Mequon

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

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

TO: **Planning Commission**

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

DATE: **June 28, 2021**

SUBJECT: **Veridian Homes. The applicant is seeking final plat approval to allow for a 12-lot subdivision for the properties located at 7711 and 7801 W. Preserve Parkway.**

Applicant:	Veridian Homes
Status of Applicant:	Owner
Requested:	Street tree Plan Final Plat Phase II
Existing Zoning:	R-3 (Single-Family 1 Acre) PUD (Planned Unit Development) TDR (Transfer of Development Rights)
Lot size:	68 acres
Location:	7711 & 7801 W. Preserve Parkway
Tax Key Number:	#14-028-15-015.00 & #14-028-14-003.00
District:	#4

Background:
The applicant is requesting final plat approval for the second phase of The Enclave II subdivision located at 7711 and 7801 W. Preserve Parkway. The second phase consists of 12 of the 82 lots that make up the conservation subdivision.

Street Tree Plan:
The street tree plan was approved by the Tree Board on June 17, 2020. Installation of the trees will be completed prior to Common Council action on the Final Plat in July.

Final Plat:
The developer requests final plat approval for this subdivision, which includes 12 single-family lots. This phase of the development does not include any open space, outlots or stormwater detention facilities. The final plat is consistent with the approved preliminary plat. All the improvements associated with the first phase are installed with the exception of the street trees.

Engineering Report:
Kristen Lundeen, Director of Public Works and 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, punchlist items remain which must be completed prior to the execution of the final plat. That includes the approval of the required as built plans for the Public Improvements, grading and storm water facilities. All legal documents and record drawings must be approved and on file prior to the

execution of the final plat. The applicant was provided with a project checklist of items required to be complete prior to final plat approval.

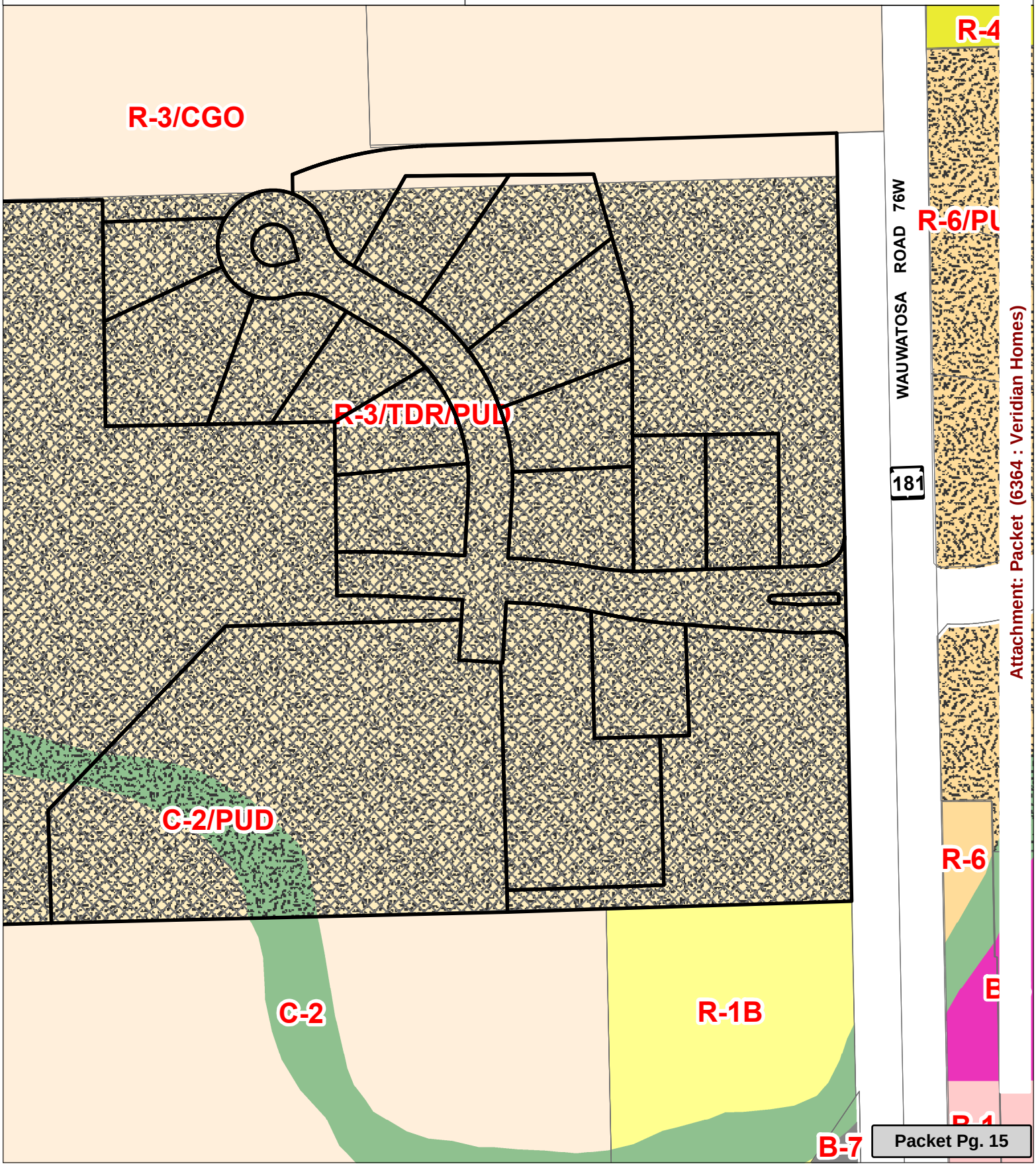
Planning Staff Recommendation:
Planning Staff recommends **approval** of the final plat subject to the following conditions:

1. Technical corrections identified by staff shall be made to the final plat.
2. Submittal of the lot pipe certification.
3. Completion of all punchlist and project closeout items.
4. Engineering review and approval of the water main, sanitary sewer and grading record drawings in accordance with the approved construction plans.
5. Submittal of signed/stamped letter from professional engineer indicating that the site complies with the approved stormwater management plan.
6. Prior to releasing the drainage financial guarantee as associated with the compliance reports, staff will establish an amount of retainage required until the site is vegetated.
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.

Attachments:
Packet (PDF)

Veridian Home

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 (6364 : Veridian Homes)

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_____

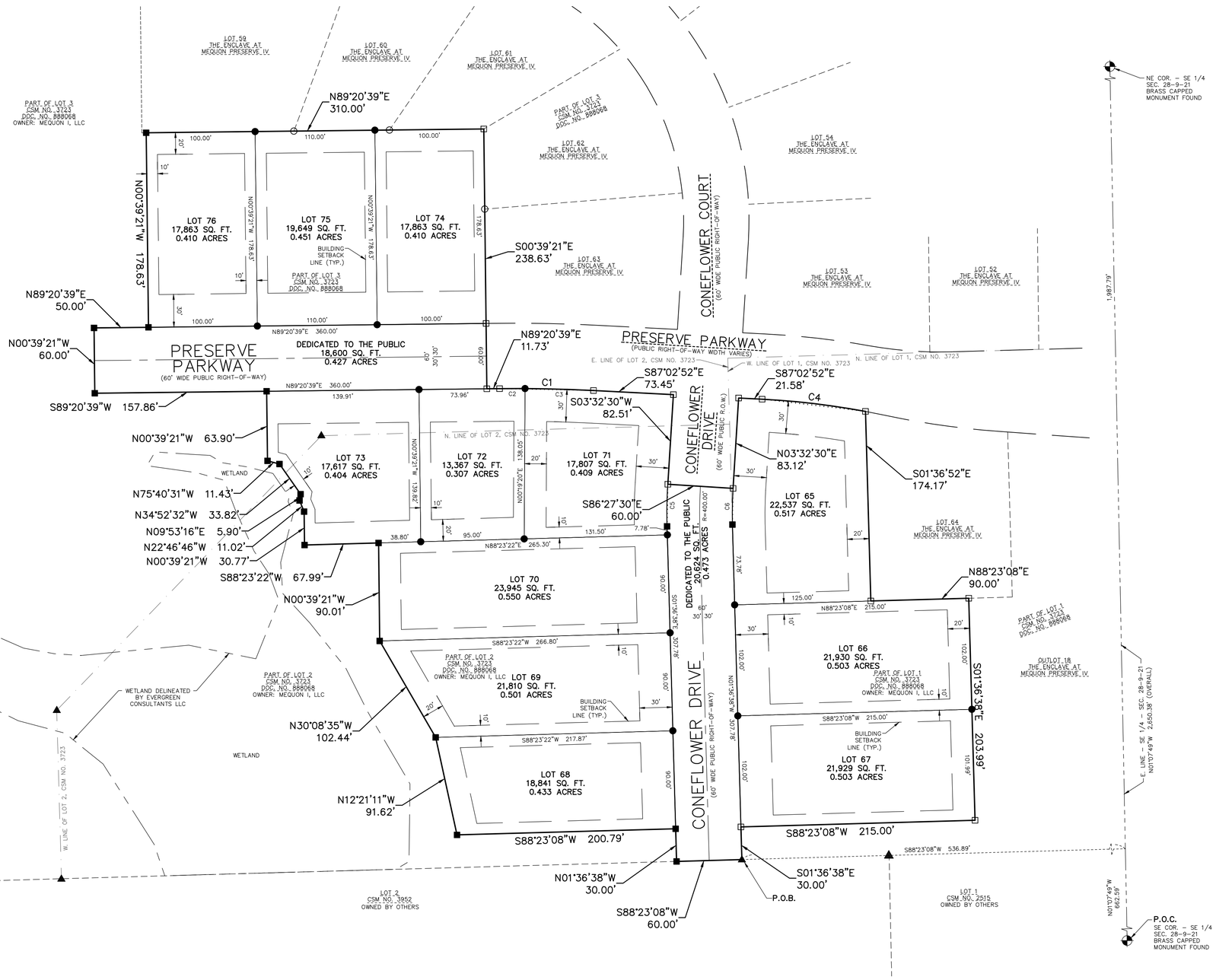
Department of Administration

ISSUED DATE: MARCH 19, 2021

THE ENCLAVE AT MEQUON PRESERVE V

SHEET 1 OF 3 SHEETS | VOL. PG.

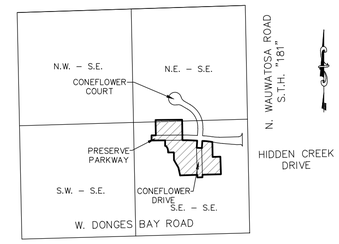
PART OF LOT 1, PART OF LOT 2 AND PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3723, ALL BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 21 EAST CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD1927). 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. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.

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 V SUBDIVISION

D.O.T. HIGHWAY RESTRICTIONS

Setback Notes:
There shall be no improvements or structures placed between the highway and the setback line.

Access Notes:
As owner I hereby restrict all lots, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with STH "181," as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to §236.293, Stats., and shall be enforceable by the Department of Transportation.

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.

Vision Corners:
No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

Curve Table							
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT IN	TANGENT OUT
C1	86.27'	1,370.00'	S88°51'07"E	86.25'	003°36'28"	N89°20'39"E	S87°02'52"E
C2	23.39'	1,370.00'	N89°50'00"E	23.39'	000°58'41"	N89°20'39"E	S89°40'40"E
C3	62.88'	1,370.00'	S88°21'46"E	62.88'	002°37'47"	S89°40'40"E	S87°02'52"E
C4	95.60'	720.00'	S83°14'38"E	95.53'	007°36'28"	S87°02'52"E	S79°26'24"E
C5	38.67'	430.00'	S00°57'56"W	38.65'	005°09'07"	S03°32'30"W	S01°36'38"E
C6	33.27'	370.00'	N00°57'56"E	33.26'	005°09'07"	N01°36'38"W	N03°32'30"E

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

TOTAL AREA
274,382 sq. ft.
6.299 acres

LEGEND:

- □ 2-3/8" IRON PIPE FOUND
- ○ 3/4" REBAR FOUND
- ■ 1-1/4" REBAR SET WEIGHING 4.30 LB/FT.
- ● 3/4" X 18" REBAR SET WEIGHING 1.50 LB/FT.
- ▲ 1" IRON PIPE FOUND
- ⌖ SECTION CORNER MONUMENT FOUND

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Attachment: Packet (6364 : Veridian Homes)

THE ENCLAVE AT MEQUON PRESERVE V

SHEET 2 OF 3 SHEETS | VOL. PG.

PART OF LOT 1, PART OF LOT 2 AND PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3723, ALL BEING 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.

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 19, 2021

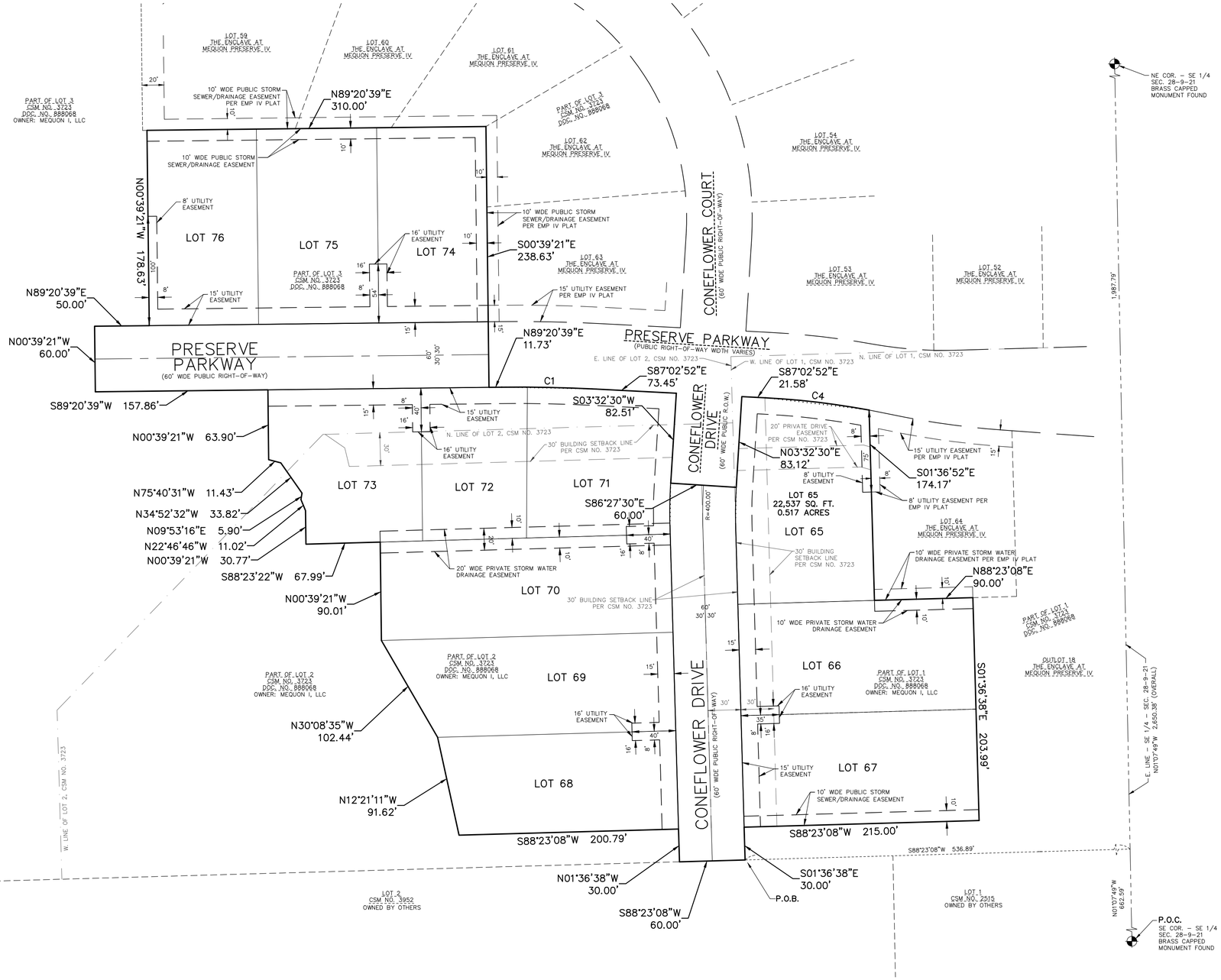
D.O.T. HIGHWAY RESTRICTIONS

Setback Notes:
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Access Notes:
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Noise Notes:
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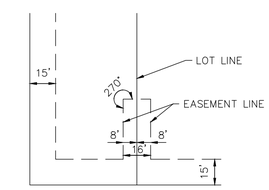
Vision Corners:
No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.



Setback Release Note:
Setbacks set forth on CSM 3723 are to be released upon the recording of this plat.

Easement Release Note:
Easements set forth on CSM 3723 are to be released upon the recording of this plat.

Stormwater Management Maintenance Notes
See Sheet 3 for Stormwater Management Notes



TYPICAL UTILITY EASEMENT DETAIL
NO SCALE

LEGEND:

- 2-3/8" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 1-1/4" REBAR SET WEIGHING 4.30 LB/FT.
- 3/4" X 18" REBAR SET WEIGHING 1.50 LB/FT.
- 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 (NAD1927). THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 28-9-21 HAS A BEARING OF SOUTH 01°-07'-49" EAST.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.

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Attachment: Packet (6364 : Veridian Homes)

THE ENCLAVE AT MEQUON PRESERVE V

SHEET 3 OF 3 SHEETS | VOL. PG.

PART OF LOT 1, PART OF LOT 2 AND PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3723, ALL BEING 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.

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 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, 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 Southerly line 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 Southerly line and it's Easterly extension. a distance of 536.89 feet to the Southwest corner of Outlot 18 of said EMP IV Subdivision, said point also being the point of beginning; thence continuing South 88°-23'-08" West, a distance of 60.00 feet; thence North 01°-36'-38" West, a distance of 30.00 feet; thence South 88°-23'-08" West, a distance of 200.79 feet; thence North 12°-21'-11" West, a distance of 91.62 feet; thence North 30°-08'-35" West, a distance of 102.44 feet; thence North 00°-39'-21" West, a distance of 90.01 feet; thence South 88°-23'-22" West, a distance of 67.99 feet; thence North 00°-39'-21" West, a distance of 30.77 feet; thence North 22°-46'-46" West, a distance of 11.02 feet; thence North 09°-53'-16" East, a distance of 5.90 feet; thence North 34°-52'-32" West, a distance of 33.82 feet; thence North 75°-40'-31" West, a distance of 11.43 feet; thence North 00°-39'-21" West, a distance of 63.90 feet; thence South 89°-20'-39" West, a distance of 157.86 feet; thence North 00°-39'-21" West, a distance of 60.00 feet; thence North 89°-20'-39" East, a distance of 50.00 feet; thence North 00°-39'-21" West, a distance of 178.63 feet to a Southerly line of said EMP IV Subdivision; thence North 89°-20'-39" East along said Southerly line, a distance of 310.00 feet to a West corner of said EMP IV Subdivision; thence South 00°-39'-21" East along a Westerly line of said EMP IV Subdivision, a distance of 238.63 feet to the Southerly right-of-way line of Preserve Parkway; thence North 89°-20'-39" East along said Southerly line a distance of 11.73 feet; thence Southeasterly along said Southerly line 86.27 feet on a curve to the right having a radius of 1,370.00 feet, the chord of said curve bears South 88°-51'-07" East, a chord distance of 86.25 feet; thence South 87°-02'-52" East along said Southerly line, a distance of 73.45 feet to the Westerly right-of-way line of Coneflower Drive; thence South 03°-32'-30" West along said Westerly line, a distance of 82.51 feet to a Southerly right-of-way line of said Coneflower Drive; thence South 86°-27'-30" East along said Southerly line, a distance of 60.00 feet to an Easterly right-of-way line of said Coneflower Drive; thence North 03°-32'-30" East along said Easterly line, a distance of 83.12 feet to the a Southerly right-of-way line of said Preserve Parkway; thence South 87°-02'-52" East along said Southerly line, a distance of 21.58 feet; thence Southeasterly along said Southerly line 95.60 feet on a curve to the right having a radius of 720.00 feet, the chord of said curve bears South 83°-14'-38" East, a chord distance of 95.53 feet to a West line of said EMP IV Subdivision; thence South 01°-36'-52" East along said West line, a distance of 174.17 feet; thence North 88°-23'-08" East along a West line of said EMP IV Subdivision, a distance of 90.00 feet; thence South 01°-36'-38" East along a West line of said EMP IV Subdivision, a distance of 203.99 feet; thence South 88°-23'-08" West along a West line of said EMP IV Subdivision, a distance of 215.00 feet; thence South 01°-01'-36" East along a West line of said EMP IV Subdivision, a distance of 30.00 feet to the point of beginning and containing 6.299 acres (274,382 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 19, 2021

UTILITY EASEMENT PROVISIONS (PUBLIC)

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,

_____Grantee, and

_____, 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 18 of The Enclave at Mequon Preserve IV 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 18 of The Enclave at Mequon Preserve IV 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 V SUBDIVISION in the City of Mequon, is hereby approved by the Common Council.

All conditions have been met as of this _____ day of _____ , 20___.

_____
John Wirth, 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, Joshua Morrison, 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 V SUBDIVISION.

_____
Joshua Morrison, Treasurer, Ozaukee County, Wisconsin

CITY TREASURER'S CERTIFICATE

I, Kaitlyn Krueger, 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 V SUBDIVISION.

_____
Kaitlyn Krueger, 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

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JOB NO. 2040460

Attachment: Packet (6364 : Veridian Homes)

City of Mequon

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

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

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **June 28, 2021**

SUBJECT: **TRK Tavern LLC for The White Rabbit Bar & Grill. The applicant is seeking conditional use grant ratification and amendment approval to allow for an addition of an outdoor deck for the property located at 14015 N. Cedarburg Road (Public Hearing).**

Applicant:	The White Rabbit Bar & Grill
Status of Applicant:	Agent
Requested:	Conditional Use Grant Ratification and Amendment
Proposed Use:	Restaurant
Existing Zoning:	B-7 (Rural Business)
Land Use Plan:	Rural Business
Lot size:	2.8 acres
Location:	14015 N. Cedarburg Road
Tax Key Number:	#14-003-03-002.00
District:	#1

Background:
The applicant requests a conditional use grant amendment for a new outdoor deck for the property at 14015 N Cedarburg Road. The approximately 450 square foot deck will provide additional outdoor seating for White Rabbit Bar and Grill. While the site has operated as a restaurant for quite some time, a Conditional Use Grant has not been recorded for the use. The requested Conditional Use Grant amendment will ratify this issue. The parcel is zoned B-7 rural business which allows sit-down restaurants as a conditional use.

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.**

Staff believes the proposed use should not have a negative impact on access or traffic and should not endanger the public health, safety and general welfare.

Planning staff received two emails from residents regarding loud music generated from the site (see attached) Staff did not receive any formal complaints regarding the noise and only became aware of the issue as part of public notice regarding this application. The conditions in the conditional use grant allows Planning Commission to add reasonable conditions to address problems that may arise with respect to noise, traffic circulation and any other condition which may threaten peace and enjoyment of neighboring properties. It is recommended that noise be controlled through a condition of a maximum of 65 dBA at the property line and that amplified

music or public address system past 10:00 P.M be prohibited. These conditions are consistent with previous Planning Commission approvals for outdoor spaces associated with restaurants.

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

Staff believes the proposed restaurant will continue to stimulate the economic viability of the area and the city in general. As with other outdoor seating establishments, and in addition to the conditions noted above, staff recommends that the outdoor seating area closes at 10:00 P.M. The proposed hours for the patio are:

Mon-Thurs	3:00 PM – 10:00 PM
Friday	3:00 PM – 10:00 PM
Sat & Sun	12:00 PM – 10:00 PM

In order to accommodate for changes to the hours of operation for the business, and in keeping with previous Planning Commission approvals, staff will add a condition that the hours of operation for the conditional use is permitted between 11:00 AM – 10:00 PM

The restaurant has an existing concrete patio which utilizes 10 table and 40 chairs. The addition of the deck will allow the restaurant to accommodate 12 tables total and 48 chairs for a net gain of 8 chairs for all outdoor seating. The applicant indicated that Friday is the busiest day with the maximum number of staff consisting of 3 cooks, 3 servers and 2 bartenders.

The restaurant is 1,566 square feet which has a parking requirement of 1 stall per 100 square feet plus one space per employee for a total of 16 stalls for the restaurant, 8 for staff, and 5 for deck and 5 for patio (480 SF) for a total parking requirement of 34 stalls. The site has a total of 43 stalls which staff believes is sufficient parking for the operations and is compliant with the zoning code requirements.

The applicant indicated that the proposed deck will be constructed of a composite decking product with an aluminum railing which will be painted gray to match the building trim. Based on a recent site inspection, the building trim has not been painted (see Exhibit A). In addition, the monument sign was installed without sign permit approval. The sign does not match the color scheme of the building which is a code requirement. The following conditions are recommended by staff as part of Planning Commission approval:

1. Sign permit approval required prior to recoding of the conditional use grant. The code states that the color scheme of monument sign shall follow the color scheme of the principal building, to the greatest extent possible. The applicant has been previously informed that changes to the building exterior is required.
2. Staff review and approval of changes to building exterior paint required. Building and signage colors shall be consistent.
3. Final railing color is subject to review and approval by staff in conjunction with the approval of building exterior colors.
4. Staff review and approval of landscape plan prior to recording of the Conditional Use Grant that shows landscaping, such as a mix of shrubbery and/or boxwood, along the front of the patio facing Cedarburg Road. Landscaping shall be installed within (one) 1 year of the recording date of the conditional use grant.
5. Landscape escrow for installation and maintenance of landscaping is required.
6. Removal of a non-conforming sign attached to the railing at the entrance prior to recording on the conditional use grant. See Exhibit A.
7. Building permit approval required prior to construction of the deck.

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-7 (Rural Commercial) district. Restaurants are conditional uses in the B-7 district. Adjacent zoning includes B-7, IPS (Institutional and Public Service and R-1/OA (5-acre residential/agricultural overlay) and R-3. (1 acre residential). Uses in the area include religious institution, agriculture and single-family residential. Planning staff believes if the conditions of approval listed below and within the attached conditional use grant document are met, then the proposal should be harmonious with the surrounding uses.

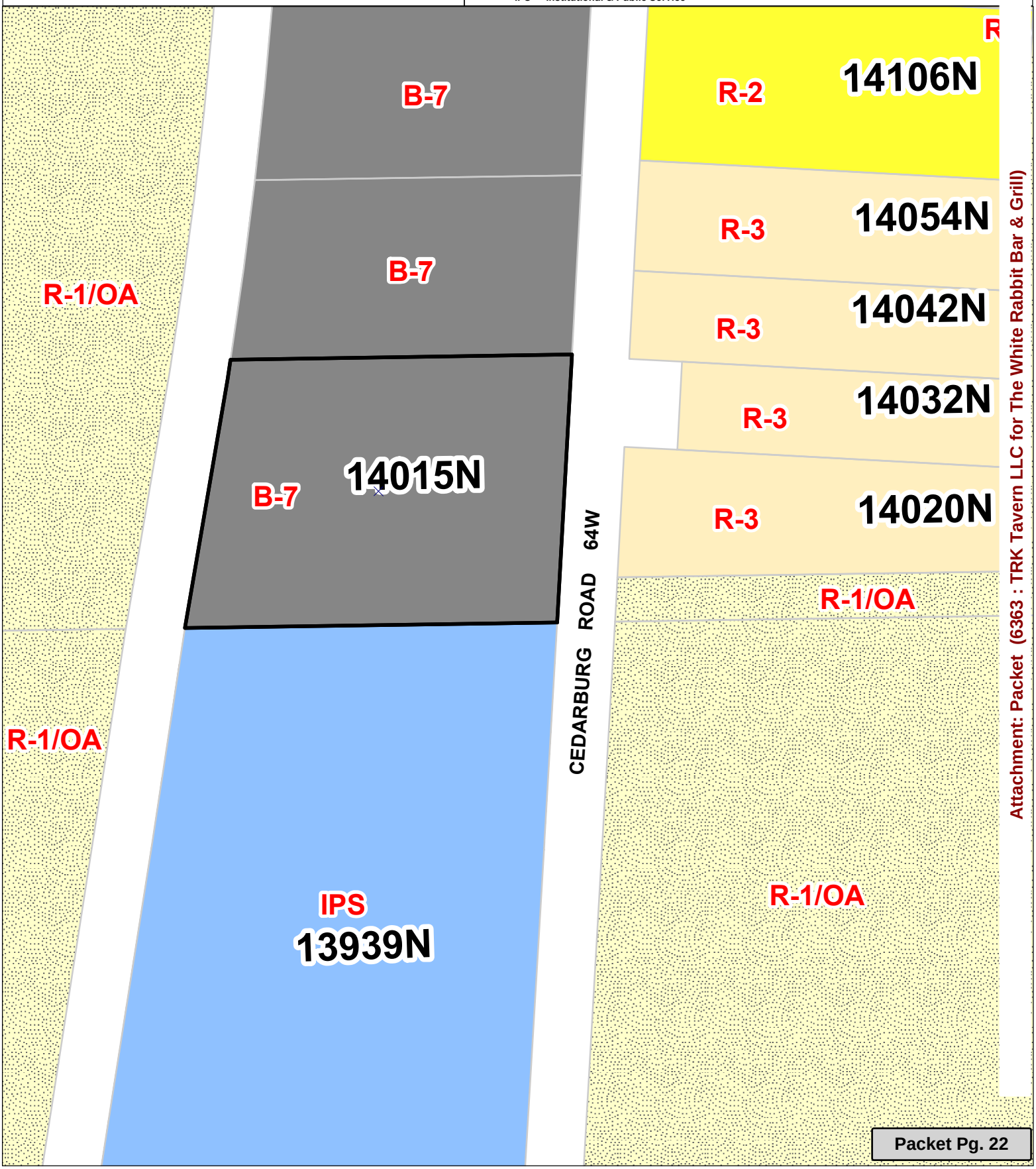
Staff Recommendation:
Since the proposal meets the Zoning Code and Land Use Plan, Planning staff recommends **approval** of the conditional use grant ratification and amendment based on the following condition(s):

1. The applicant shall submit final floor plans within 60 days of Planning Commission action. Such final floor plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. The permitted hours of operation are between 11:00 AM – 10:00 PM, daily.
3. There shall be no amplified music or public address system allowed past 10:00 P.M.
4. Sound shall be limited to 65 dBA at the property line.
5. Sign permit approval required prior to recoding of the conditional use grant. The code states that the color scheme of monument sign shall follow the color scheme of the principal building, to the greatest extent possible.
6. Staff review and approval of changes to building exterior paint required. Building and sign colors shall be consistent.
7. Final railing color is subject to review and approval by staff in conjunction with the approval of building exterior colors.
8. Staff review and approval of landscape plan prior to recording of the Conditional Use Grant that shows landscaping, such as a mix of shrubbery and/or boxwood, around the front of the patio facing Cedarburg Road. Landscaping shall be installed within (one) 1 year of the recording date of the conditional use grant.
9. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
10. Building permit approval required prior to construction of the deck.
11. Removal of a non-conforming sign attached to the railing at the entrance prior to recording on the conditional use grant.
12. Conditional use grant shall be signed and recorded prior to operations of new outdoor deck.

Attachments:
Packet (PDF)

White Rabbit

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 (6363 : TRK Tavern LLC for The White Rabbit Bar & Grill)

NOTES

1. HOURS OF OPERATION FOR DECK M-THUR 3-
   FRIDAY 3-
   SAT SUN 12-

2. DECK WILL ADD 486 SQ FT

3. CURRENT CONCRETE PATIO UTILIZES 10 TABLES AND 40 CHAIRS. THE ADDITION OF A DECK WILL ALLOW US TO SPREAD OUT 12 TABLES AND 48 CHAIRS. A NET GAIN OF 8 SEATS.

4. FRIDAY IS OUR BUSIEST DAY DUE TO FISH FRY. OUR FRYDAY STAFF CONSISTS OF 3 COOKS 3 SERVERS AND 2 BARTENDERS.

5. DECK MATERIAL IS TIMBERTECH AZEK RAILING WILL BE ALUMINUM. COLOR WILL BE GREY TO MATCH BUILDING TRIM.

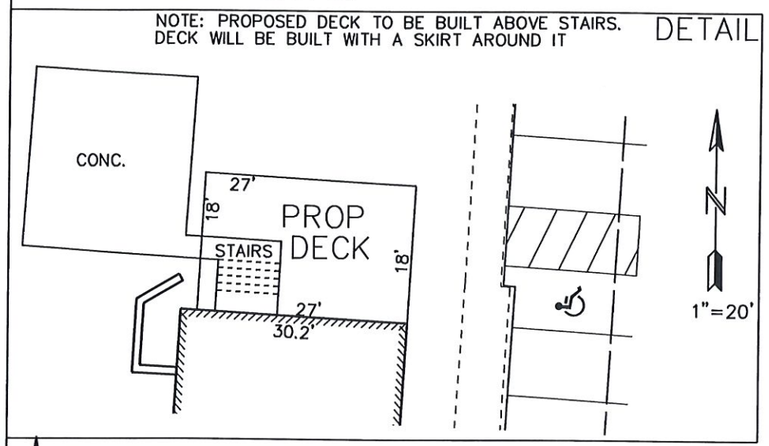
Attachment: Packet (6363 : TRK Tavern LLC for The White Rabbit Bar & Grill)

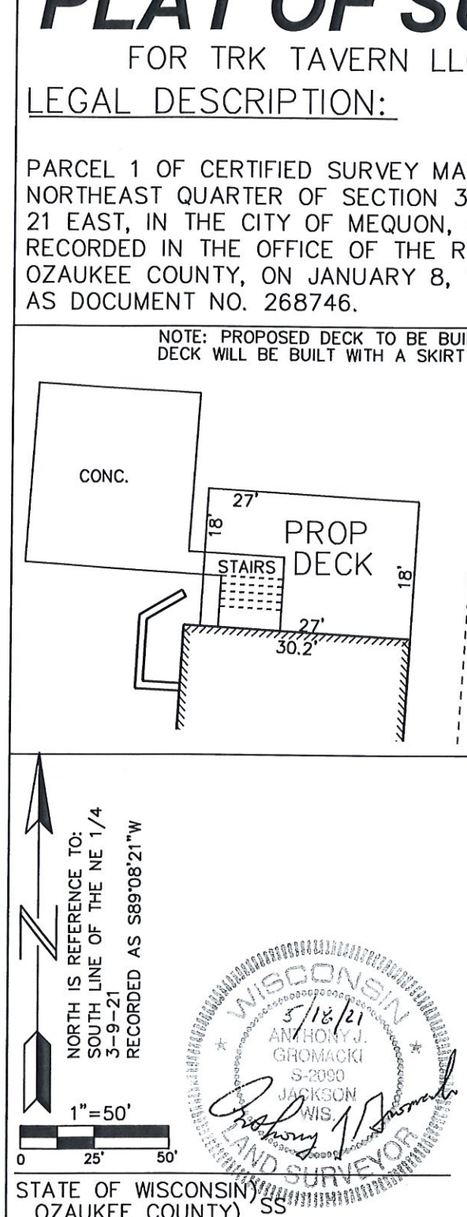
PLAT OF SURVEY

FOR TRK TAVERN LLC

LEGAL DESCRIPTION:

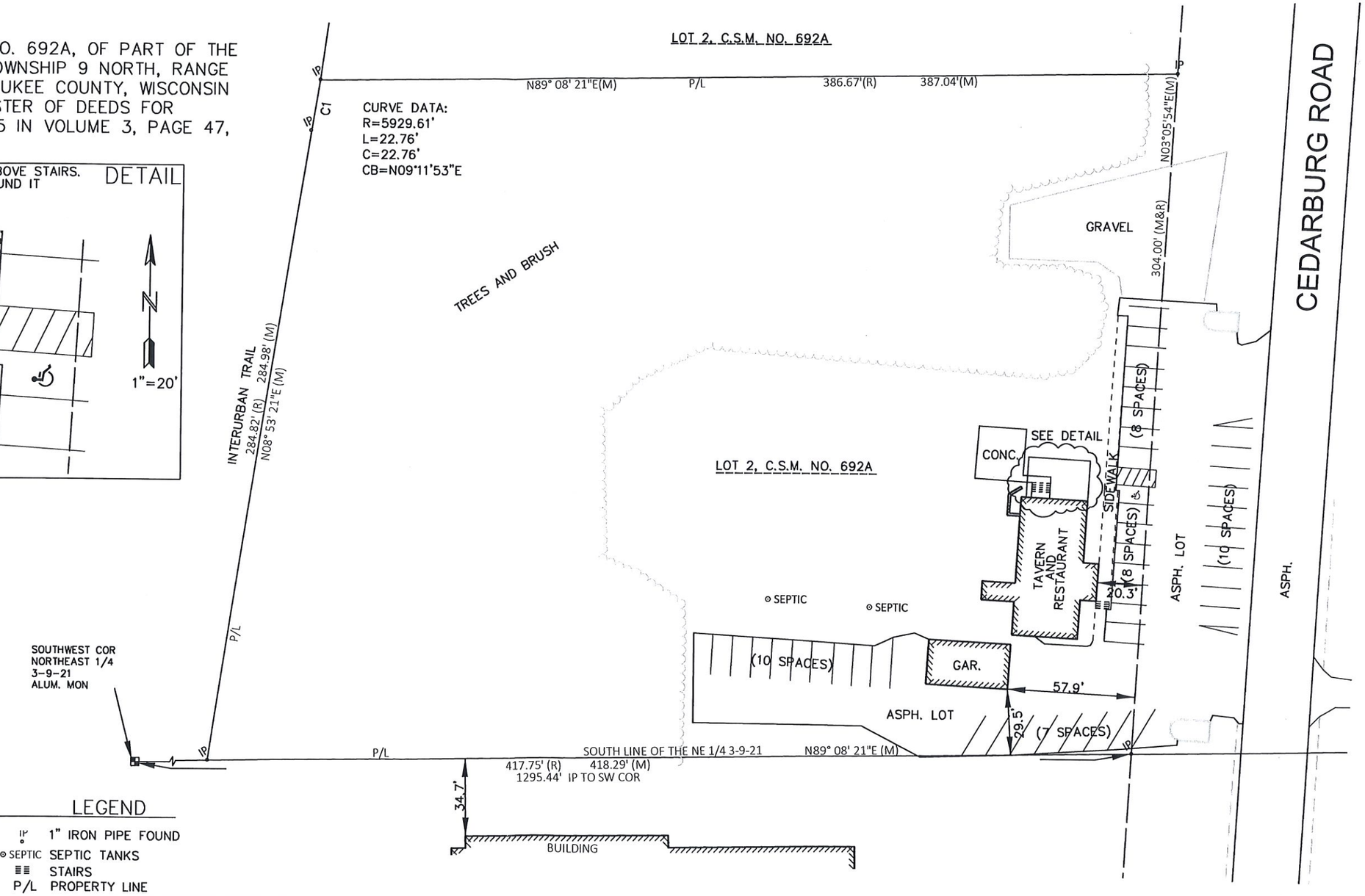
PARCEL 1 OF CERTIFIED SURVEY MAP NO. 692A, OF PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OZAUKEE COUNTY, ON JANUARY 8, 1975 IN VOLUME 3, PAGE 47, AS DOCUMENT NO. 268746.





STATE OF WISCONSIN) SS
OZAUKEE COUNTY)

I Anthony J. Gromacki Land Surveyor in the State of Wisconsin, do hereby certify that on May 5th, 2021 surveyed the above described property according to official records and the accompanying map is true and correct representation of the exterior boundaries of the land surveyed to the best of my belief and knowledge.



LEGEND

IP ○	1" IRON PIPE FOUND
⊙ SEPTIC	SEPTIC TANKS
≡≡	STAIRS
P/L	PROPERTY LINE

M Squared Engineering, LLC

...where engineering solutions meet water quality...

N19 W6719 Commerce Court
Cedarburg, WI 53012
www.msquaredengineering.com
Phone: (262)376-4246

TRK TAVERN LLC	
PROJECT: TRK TAVERN **PROJECT NO.:** 21-702-120 **DRAWN BY:** AJG **DATE:** 5/14/2021 **REV:**	PLAT OF SURVEY SCALE: 1" = 50'

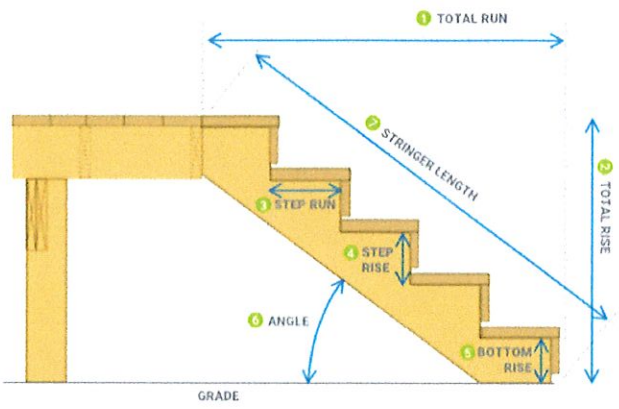
Attachment: Packet (6363 : TRK Tavern LLC for The White Rabbit Bar & Grill)

Results

Based on 5 rises of 7-3/16"

5 Rises Of 7-3/16"

1 TOTAL RUN (PROJECTION):	4' 7"
2 TOTAL RISE:	3' 0"
3 STEP RUN (TREAD DEPTH):	11"
4 STEP RISE (RISER HEIGHT):	7-3/16"
5 BOTTOM STEP RISE:	6-3/16"
6 ANGLE:	33.21°
7 STRINGER LENGTH:	5' 5-3/4"

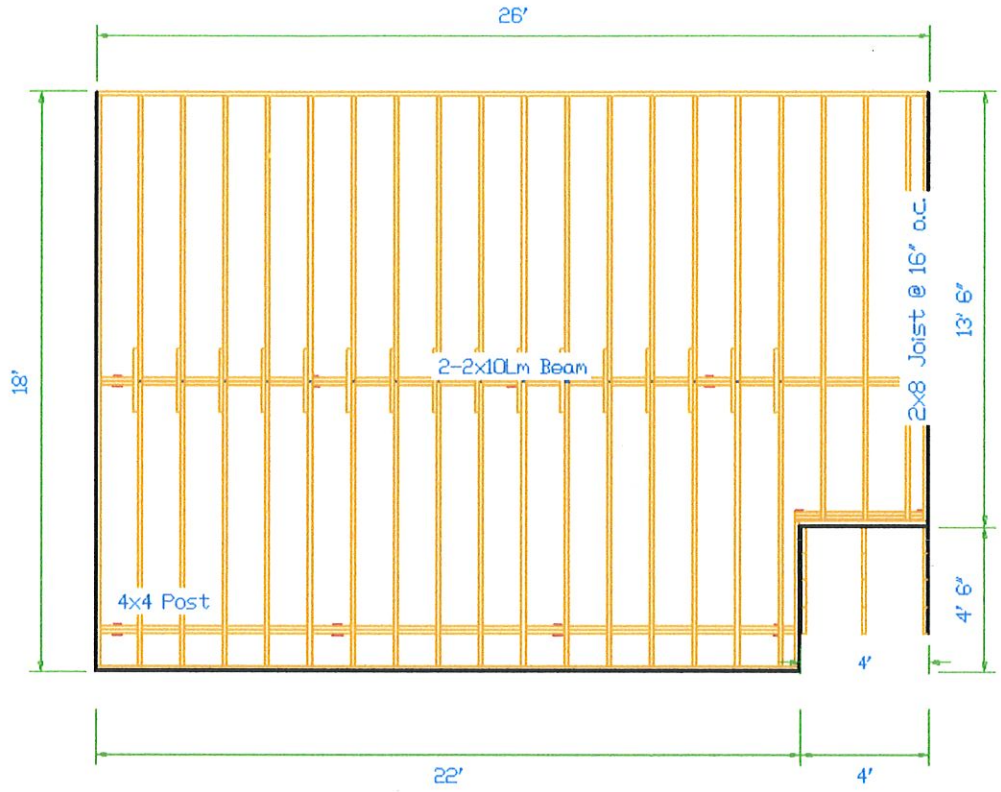


Print Results

PRO TIP: A shorter rise may be more comfortable to climb with a deeper run. Similarly, a taller rise might work better with a shorter run. Check your local building codes for allowable rise and run.



Attachment: Packet (6363 : TRK Tavern LLC for The White Rabbit Bar & Grill)



Attachment: Packet (6363 : TRK Tavern LLC for The White Rabbit Bar & Grill)

TimberTech AZEK

Slate Gray®

Harvest Collection®

Tie in traditional, cathedral wood grain patterns and a soft, solid color palette when using boards from this classic TimberTech AZEK collection.

- Most advanced polymer material in the cap and core is inherently impervious to moisture
- Boards won't grow mold, rot, splinter, crack, or warp
- Alloy Armour Technology® in cap combats fading and staining
- Low-maintenance – never requires sanding or staining
- Contains up to 54% recycled material









WE'RE GOING GREEN-ER

The inside core color of your actual deck boards may not match this sample exactly, due to the inclusion of recycled material in the product.

TimberTech.com

MADE IN USA

3.a.a
Attachment: Packet (6363 : TRK Tavern LLC for The White Rabbit Bar & Grill)
Packet Pg. 27

E



F



Attachment: Packet (6363 : TRK Tavern LLC for The White Rabbit Bar & Grill)

EXHIBIT A





Attachment: Packet (6363 : TRK Tavern LLC for The White Rabbit Bar & Grill)

Existing Monument Sign



Attachment: Packet (6363 : TRK Tavern LLC for The White Rabbit Bar & Grill)

PARKING CALCULATION FOR WHITE RABBIT BAR & GRILL

PARKING REQUIREMENT	
Use	Restaurant
Parking Requirement	*Restaurant, standard.* One space per 100 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees.

RESTAURANT	
Total square footage	Indoor: 1,566 square feet/Outdoor: 930 square feet
Max. employees on one shift	8 employees
Parking Required	34 stalls

PARKING CALCULATION	
Parking Required Per Code	**34 stalls**
Parking on Site	**43 stalls**
Code Compliance	Meets parking requirement

Attachment: Packet (6363 : TRK Tavern LLC for The White Rabbit Bar & Grill)

CONDITIONAL USE GRANT AMENDMENT

Articles of Agreement made and entered into this 28th day of June, by and between _____ owners of the property located at 14015 N Cedarburg 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 3, 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.:
14-003-03-002.00

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

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

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

GRANTED by action of the Planning Commission of the City of Mequon this 28th day of June 2021.

_____

John Wirth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

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

_____

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

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

Attachment: Packet (6363 : TRK Tavern LLC for The White Rabbit Bar & Grill)

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: 11:00 AM to 10:00 PM, daily.

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

   c. Water supply requirements:

      Private

   d. Provisions for sewage disposal:

      Public

e. Other:

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

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

10. **Conditions of the structures:**

a. Site Plan: Exhibit B

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

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

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

Attachment: Packet (6363 : TRK Tavern LLC for The White Rabbit Bar & Grill)

11. **Conditions on the site:**

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

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

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

d. Other:

1. The applicant shall submit final floor plans within 60 days of Planning Commission action. Such final floor plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. The permitted hours of operation are between 11:00 AM – 10:00 PM, daily.
3. There shall be no amplified music or public address system allowed past 10:00 P.M.
4. Sound shall be limited to 65 dBA at the property line.
5. Sign permit approval required prior to recoding of the conditional use grant. The code states that the color scheme of monument sign shall follow the color scheme of the principal building, to the greatest extent possible.
6. Staff review and approval of changes to building exterior paint required. Building and sign colors shall be consistent.
7. Final railing color is subject to review and approval by staff in conjunction with the approval of building exterior colors.
8. Staff review and approval of landscape plan prior to recording of the Conditional Use Grant that shows landscaping, such as a mix of shrubbery and/or boxwood, around the front of the patio facing Cedarburg Road. Landscaping shall be installed within (one) 1 year of the recording date of the conditional use grant.
9. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
10. Building permit approval required prior to construction of the deck.
11. Removal of a non-conforming sign attached to the railing at the entrance prior to recording on the conditional use grant.
12. Conditional use grant shall be signed and recorded prior to operations of new outdoor deck.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

_____
Notary Public, Ozaukee County, Wisconsin

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

Document drafted by: The City of Mequon, Wisconsin

Attachment: Packet (6363 : TRK Tavern LLC for The White Rabbit Bar & Grill)

Public Feedback

1) Dear Planning Committee Members,

My residential property is located in the Hawks Landing subdivision west of the White Rabbit Bar. I strongly oppose the addition of an outdoor deck to the White Rabbit Bar property. Sound travels unabated from the bar towards Hawks Landing and greatly affects the North East area of the subdivision. There are no buildings or structures to muffle the travelling sound.

I assure you the noise and voices produced outside the Bar are very irritating to those of us who live here. Last Saturday evening, this June 12th there was a rock band playing extremely loud from the direction of the Bar including electric guitars and vocals. Normal conversation is about 60 decibels and concerts 110 decibels. I would estimate the music at 90-100 decibels at our property. I have lived at this address for 18 years and I find this extremely disturbing and unacceptable in a residential area of Mequon. I don't believe anyone residing in Mequon would want or expect to hear 100 decibel music coming from a Bar near their residence.

I believe an outdoor deck would produce more noise and could potentially occur every evening in the summer with no way to control it. A deck would also provide a venue for further loud music. I do not believe a deck or any outdoor music would enhance the public good, but instead only enhance a private enterprise in this area. Neighbors should not have to suffer a loss of peaceful enjoyment. I encourage you to reject this conditional use grant ratification and amendment approval. We thank you.

Sincerely,

Jordan Moore
13945 N Hawks Landing Rd
Mequon, WI

Attachment: Packet (6363 : TRK Tavern LLC for The White Rabbit Bar & Grill)

2) Dear Planning Committee Members,

I'm writing to stress my strong objection to an outdoor deck at the White Rabbit Bar and Grill. I live on the NE side of Hawks Landing . . . directly West of the restaurant.

There are no buffers between our properties and the restaurant and bar. Last Saturday, June 12th, there was exceptionally loud music being played that could be heard from the inside of my home.

I don't believe that a residential neighborhood of homes paying high property taxes should be subjected to having to put up with all of the unacceptable noise coming from an outdoor music venue. One of the reasons for building a home in Hawks Landing was because of the relatively rural, beautiful, peaceful environment surrounding it. I don't believe that should be taken away from us.

I strongly urge you to reject the conditional use grant ratification and amendment approval being requested.

Thanks for the opportunity to comment on this matter.

David J. Kundert
13915 N. Hawks Landing Rd.
Mequon, WI 53097

Attachment: Packet (6363 : TRK Tavern LLC for The White Rabbit Bar & Grill)

City of Mequon

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

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

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **June 28, 2021**

SUBJECT: **Julia Klimkovich for Aleska Learning Center. The applicant is seeking conditional use grant approval to allow for a daycare for the property located at 1415 W. Donges Bay Road (Public Hearing).**

Applicant:	Aleska Learning Center Julia Klimkovich
Status of Applicant:	Prospective Tenant
Requested:	Conditional Use Grant Amendment
Existing Zoning:	B-3 (Office and Service Business District)
Land Use Plan:	Residential Plex
Lot size:	1.28 acres
Location:	1415 W. Donges Bay Road
Tax Key Number:	#15-031-01-002.00
District:	#7

Background:
The applicant requests a conditional use grant approval for a childcare center at 1415 W Donges Bay Road. In 2013, Planning Commission approved a conditional use grant for the Jewish Community Center daycare. Since the property has been vacant for over a year, the previously approved Conditional Use Grant is void and approval of a new one is required.

The daycare will provide childcare services for up to 52 children and will offer fulltime and parttime enrollment for children ranging from 6 weeks to 6 years of age. Before and after school programs will be offered for kindergarten through age 11.

Aleska Learning Center has applied for a Revolving Loan Fund to assist with the purchase of the property and address renovation and code compliant needs associated with the structure. The application is scheduled for action by the Economic Development Board on June 29, 2021, and final action by Finance & Personal Committee and the Common Council on July 13, 2021.

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 Wisconsin Department of Health and Human Services regulates and inspects all childcare facilities. All activities involved with the daycare are required to comply with all state regulations and staff believes the facility should not endanger the public health, safety and general welfare of the area.

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

The proposed activities associated with the use should not negatively impact adjacent sites. The parcel is surrounded by the Cedar Ridge Condominium to the west and south. The parcel to the east is zoned B-3 for commercial offices. Properties to the north are zoned residential. Other than the outdoor play area, all activities will take place within the building. There is a substantial landscape buffer between the daycare site and the adjacent residential to the south and west. There is also a wood fence that separates the play area from the residences to the west. See Exhibit A for pictures of existing landscape buffer and fence. With a capacity of 52 children, the traffic impact of the proposed use will be similar to other uses that are permitted in the B-3 zoning district.

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-3 (office and service district). Childcare facilities are conditional uses in the B-3 district. There are a mix of zoning districts and uses adjacent to the site which include R-4 (Single Family Residential) to the north, B-3 (Office and Service) to the east and R-6 (Plex Residential) to the south and west. Due to the range of zoning districts in the immediate area, a mix of uses is permitted including single-family residential, office and retail. The proposed use will provide a nice transition between the residential properties to the west and the commercial uses to the east.

The proposed hours of operation for the day are Monday thru Friday from 7:00 A.M. to 6:00 P.M and from 9:00 AM to 6:00 PM on Saturdays. As part of the Conditional Use Grant amendment, the applicant is requesting extended hours as follows:

Event	**Hours**
Child/parent socialization	6 PM – 8 PM (once a month)
Evening childcare/movie night	5 PM - 9 PM (one Fri & one Sat/month)
Language and Art School	9 AM - 6 PM (Saturday)

The applicant is proposing extended hours three times a month to allow opportunities for parents to socialize and interact with each other or provide care while parents have an evening out. Saturday hours are also requested to offer Language and Art school for students.

Staff suggests approval of the extended hours until 9:00 PM for three days each month. Staff recommends the approval with a sunset clause of 18 months (from the date of recording of the conditional use grant). Staff believes the extended evening hours are consistent with other operations in the area that are open past 8:00 PM such as Clark Gas Station, Sobelman's Pub and Grill, Ferante's Restaurant and the Chalet Motel. Since there have been complaints about noise generated from the outdoor play area for the previous daycare, staff recommends approval of the extended evening hours for a period of 18 months to allow the applicant to operate one full summer with evening events. After 18 months, the applicant shall return to Planning Commission for approval of permanent evenings hours upon further evaluation of the impact of the hours on the surrounding neighborhood.

The zoning code requires One space per employee for the work shift with the largest number of employees, plus one space per six students at the highest class attendance period for *children's nursery schools or day schools.*

Based on the number of students that the daycare is license for (52) and the number of employees on the largest shift (10), the total parking requirement per the code is 19 stalls. The site has a total of 20 stalls. Staff believes that the parking requirement is sufficient. The daycare is license for 52 students at a maximum which is what was used to determine the parking. The maximum number of students on site could be less than this on a daily and hourly average. Staff has not received complaints related to parking for previous daycare users of the site and believes the parking on site is sufficient for the proposed daycare.

The plan shows a play area on the west portion of the lot. The existing play area is enclosed by a six-foot-high wood fence on the west and a four-foot-high chain link fence on the other sides. The site plan submitted does not accurately show the location of the fence on site. The site plan shall be revised for staff review and approval prior to recording of the Conditional Use Grant. The site has a non-conforming monument sign. A condition is added that the sign shall be removed no later than 6 months from the date of recording of the conditional use grant.

Staff believes that if all the conditions are complied with, the proposed use will be considered harmonious with the surrounding area.

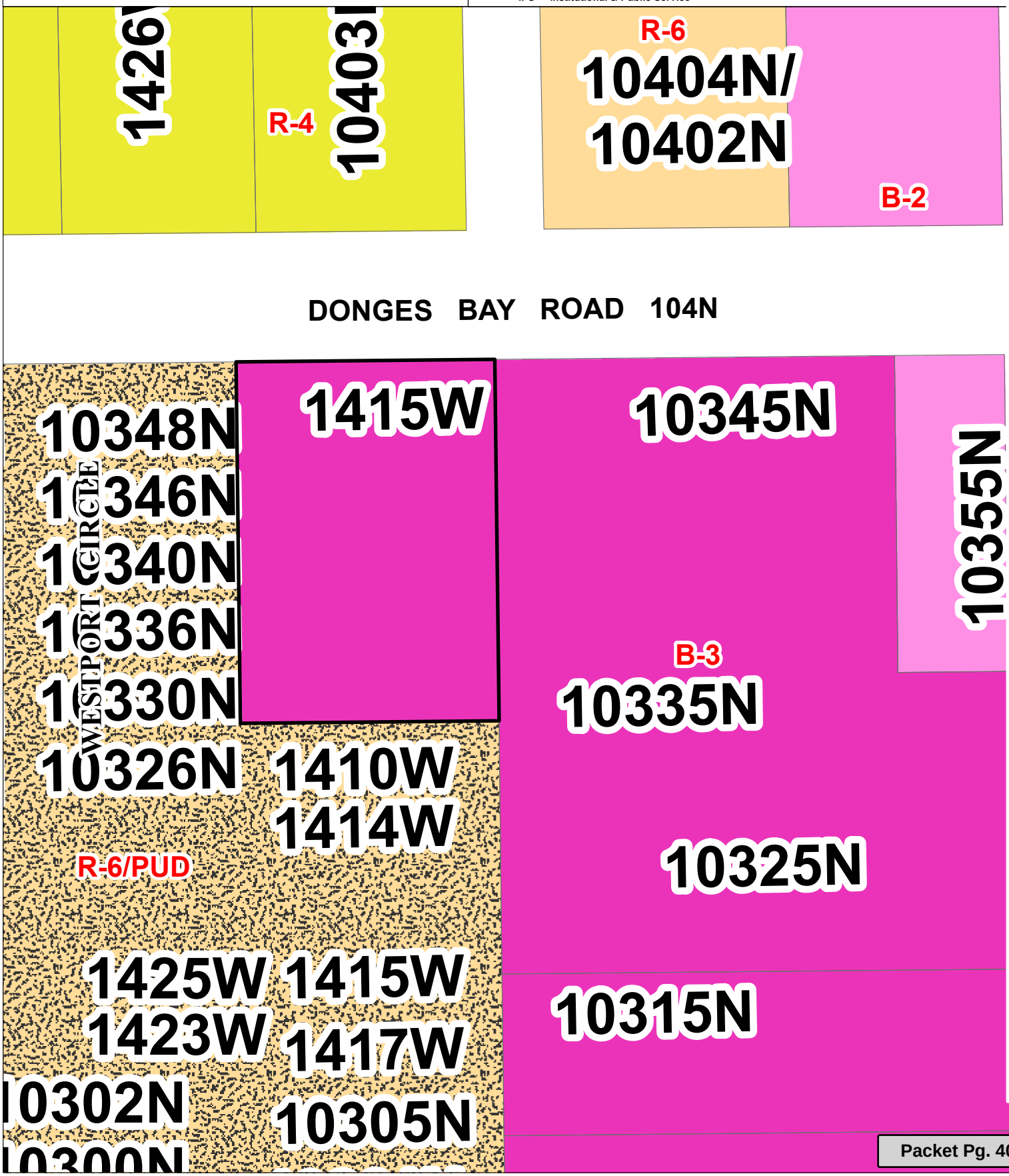
Staff Recommendation:
Staff does recommend **approval** of the conditional use grant amendment and ratification based on the following condition(s):

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 site plan shall be revised to accurately show existing fence location for staff review and approval prior to recording of the Conditional Use Grant.
3. The non-conforming monument sign shall be removed no later than 6 months from the date of recording of the conditional use grant.
4. The hours of operation are permitted Monday-Friday from 7:00 AM – 6:00 PM and Saturday from 9:00 AM – 6:00 P.M.
5. Extended evening hours are permitted until 9:00 PM for up to three days each month for a period of 18 months from the date of recording of the Conditional Use Grant.
6. Extended evenings hours beyond the 18-month sunset clause shall require Planning Commission approval.

Attachments:
Packet Docs (PDF)

Aleska Learning Center

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 (6365 : Julia Klimkovich for Aleska Learning Center)

Aleksa Learning Center

EARLY CHILDHOOD EDUCATION

BUSINESS PLAN

Julia Klimkovich

1415 Donges Bay Road
Mequon, WI 53092

CONFIDENTIAL

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

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Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

I. Executive Summary

Aleksa Learning Center (ALC) is a daycare start-up in Mequon, with an estimated opening of September 2021. Our passion is to provide excellence in early childhood education with focus on four main pillars: **Intellectual**, **Emotional**, **Social** and **Physical** development. ALC will be licensed for 52 children and will offer full-time and part-time enrolment for children ranging from 6 weeks to 6 years of age. We will also offer before and after school programs for Kindergarten through 11 years.

With recent closure of 2 local daycares (loss of 90 licenses), there is an opportunity to fulfill the current shortfall in the market and create 12 full-time equivalent positions at competitive compensation levels. Aleksa Learning Center will be the world of first discoveries and knowledge for kids. Through rich learning programs, inviting atmosphere, outstanding customer service and safe nurturing environment, ALC will gain market share and become a premium childcare provider in Mequon.

II. Company Overview

Key to Success

Aleksa Learning Center will be located on a beautiful greenspace property at 1415 Donges Bay Road in Mequon, Wisconsin. After we acquire the building, we will need to upgrade and equip 5 classrooms with appropriate furniture, development materials and technology to create a premium learning environment.

High quality childcare and development is vitally important and associated with: higher cognitive development; better communication skills; fewer behavior problems; decreased need for special education; and higher reading and math achievement scores. That this is what we will strive to deliver every day.

Our keys to success are the following:

- **INNOVATIVE PROGRAMS** - Our management team consists of a passionate Director with 30+ years of experience building and running customized programs focused on specific age groups. These programs will be using innovative play-based curriculums to enhance development in the following areas:
    - Motor Skills
    - Social and Emotional Development
    - Communication Skills
    - Creativity and Imagination
    - Connection with Nature
    - Critical Thinking and Problem Solving

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

- **COVID CONSCIOUSNESS** - Health and safety are a key concern for parents, educators and regulatory advisors. In addition to stringent cleaning practices, we will be using the latest technology to keep students safe, comply with changing regulations and build trust with families. This includes:
    - Touchless check-in/out
    - Electronic check-in health screening
    - Real-time parent alerts via mobile app and text messaging
- **DELIGHTING CUSTOMERS** - As demanding parents, we understand exactly what other parents are looking for and the gaps they are seeing in the market today. In addition, we will use a variety of tools to stay connected with parents: regularly taking photos, exchanging text or emails throughout the day, weekly blogs, creating kids and parents' social events.
- **LOCATION** - Beautiful, secluded location with spacious outdoor area, which is away from busy roads, yet convenient to I43 and main intersections in Mequon.
- **QUALITY TEACHERS** - Attracting and retaining quality education staff with innovative incentive compensation programs and family friendly work environment.
- **SAFE AND CLEAN ENVIRONMENT** - bright and inviting classrooms, consistently adhering to all State health and safety protocols.

III. Market Overview

Market Need

Over the last decade, there have been significant changes in the childcare industry. Babysitting services is no longer an answer to high parent and school expectations. Studies have shown that learning experience and development during the first five years of life is indicative of a child's success in Kindergarten to grade 12, resulting in the need for early education centers. However, many centers struggle to provide quality programs, creating opportunity in the market.

Another trend creating demand is a family's dependency on two incomes. There are more and more households that rely on both parents to be in the workforce and this trend will continue. In addition, parents are waiting later in life to have kids, therefore they are more financially stable and have higher quality standards for their children's care.

The pandemic is also impacting family values: one change is relocation from large metropolitan areas to smaller cities. In September 2020, Linkedin, the employment and career focused social network, released a study that showed Milwaukee was among the top 5 cities in the U.S. for new arrivals moving from other parts of the country, creating higher demand in the area. Source: https://urbanmilwaukee.com/2021/02/23/are-people-leaving-nyc-for-milwaukee/

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

Competitive Analysis

There are a variety of existing daycare options in the Mequon/Thiensville area for parents with newborn to school age children. Options include:

- Stay at home parent(s)
- Nannies
- Privately owned centers
- Not-for-profit - church based providers
- Chain operated daycares

Our research has identified **15 approved daycares** with **710 licenses** in Mequon.

Even with these existing choices in the Mequon area, parents are still facing the following challenges when looking for a daycare provider:

- Waitlists for expecting parents at quality daycares
- Unprofessional staff and outdated curriculums
- Dirty, poorly managed facilities shared with industrial neighbors
- Playgrounds in parking lots with no shade and close to highways

Market Trends

There are several market trends in the daycare industry that need to be considered:

- **CLOSURE OF SMALLER OR POORLY RUN FACILITIES** - caused by pandemic, code violations, decreases in enrollment, and staffing challenges.
- **GROWTH OF PROFITABLE WELL RUN DAYCARES** - existing operators are expanding their license counts or creating new locations in neighboring markets.
- **PRIVATE EQUITY DAYCARE ROLL-UPS** - PE's increased interest and activity levels serve as an indicator of projected future growth and profitability in the industry.
- **POST COVID UPSIDE** - increasing demand from companies that moved staff to work from home which are now starting to bring employees back to the office.
- **CORPORATE CHILD CARE** – some employers offer in-house child care centers as a perk for attracting and retaining employees or they are partnering with local centers to offer discounted rates or special hours.
- **DROP-IN CHILD CARE** – drop-in facilities focus on fun activities for kids to provide parents with worry-free evenings or time away from kids.
- **REGULATIONS** - increasing measures to protect children is making it harder for smaller operators to be compliant and operate efficiently.

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

Mequon Demographics

- Mequon Population ~24K growing at 1% per year and continuing to grow
- Mequon Household Income ~$113K growing at 4% per year - higher than average income earners want better daycare experiences for their children
- Population Under 5 Years of Age - 5.2% or ~1200

VI. Marketing Plan

Unique Selling Proposition

Our marketing messaging will focus on building trust, differentiating our business from competitors and addressing parents' top concerns with the following underlying themes:

- Innovative Programs
- Covid Consciousness
- Delighting Customers
- Location and Premium Facilities (classrooms, playground, furnishings)
- Quality Teachers
- Safe and Clean Environment

Marketing Channels

We plan to reach to potential clients through the following channels:

Digital

- **Web Presence** - clean fresh website design focused on sharing our core programs and unique selling proposition
- **Social Media** - targeted ads on Facebook, Instagram and Twitter
- **NextDoor App** - listing and feedback
- **Yelp** - listing and feedback
- **Twitter** - communication of events and updates
- **Email** - targeted campaigns

Traditional

- **Moms Club of Mequon** - participation, sponsorship and paid advertising
- **Library** - business cards and flyers
- **Kids Indoor Play and Activity Centers** - business cards and flyers
- **Hospital and OB Gyn Offices** - business cards and flyers
- **Real Estate Agents** - direct marketing to listing agents in local area
- **Daycare Open Houses** - showcase facility and programs
- **Tours** - scheduled personalized tours, introduction to teachers
- **After Hours Social Events** - social events that allow parents to interact with each other while kids get to play

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

VII. Business Milestones

Highlights

Successful project execution will include the following key milestones:

- Ensure building meets WI Commercial Building Codes (includes radon and well testing)
- Set up legal structure and operating agreements for the business
- Secure financing
- Develop policies and procedures for the center
- Purchase building
- Clean and update premises
- Purchase furnishing and equipment
- Obtain group childcare center licensing
- Hire and train personnel
- Launch marketing campaign
- Start enrolment
- Open September 1st, 2021
- Reach 85% capacity in year 2 of operation

VIII. Management Team

Liliya Bachynskaya - Director

Liliya brings 30+ years of early childhood development experience, with a focus on newborn to toddler age programs. She has in-depth knowledge in age specific psycho-social, cognitive and physical milestones and needs. Over the years working with children, Liliya created the **Learn4Fun** program, designed to stimulate and accelerate their growth. This program provides practical activities specific for each month of an infant's life, focusing on fine motor skills, eye-hand coordination, tactile and visual stimulation. She is currently working on expanding this program to other age groups. Liliya will lead planning and implementation of the center's program for children, supervision of staff and continuing education.

Julia Klimkovich - Operations Manager / Owner

Julia brings 15+ years of business and finance experience with strong operational acumen. She is an agile innovative leader who is passionate about making an impact, from increasing profitability to maximizing team efficiency in a collaborative result proven environment. For Julia, this project is not just another business proposal, this is the way to help her mom's dream come true and provide an avenue for Liliya to fulfil her vision in early childhood development. Julia will lead the center's management activities, including personnel and finance.

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

Aleksa Learning Center

HOURS OF OPERATION

NORMAL SERVICES

MONDAY THRU FRIDAY FROM 7AM TO 6PM

EXTENDED COMMUNITY SERVICES

AFTER HOURS CHILD/PARENT SOCIALIZATION EVENTS

1 FRIDAY EVERY OTHER MONTH 6PM TO 8PM

MOVIE NIGHTS

1 FRIDAY EVERY MONTH 5PM TO 9PM

1 SATURDAY EVERY MONTH 5PM TO 9PM

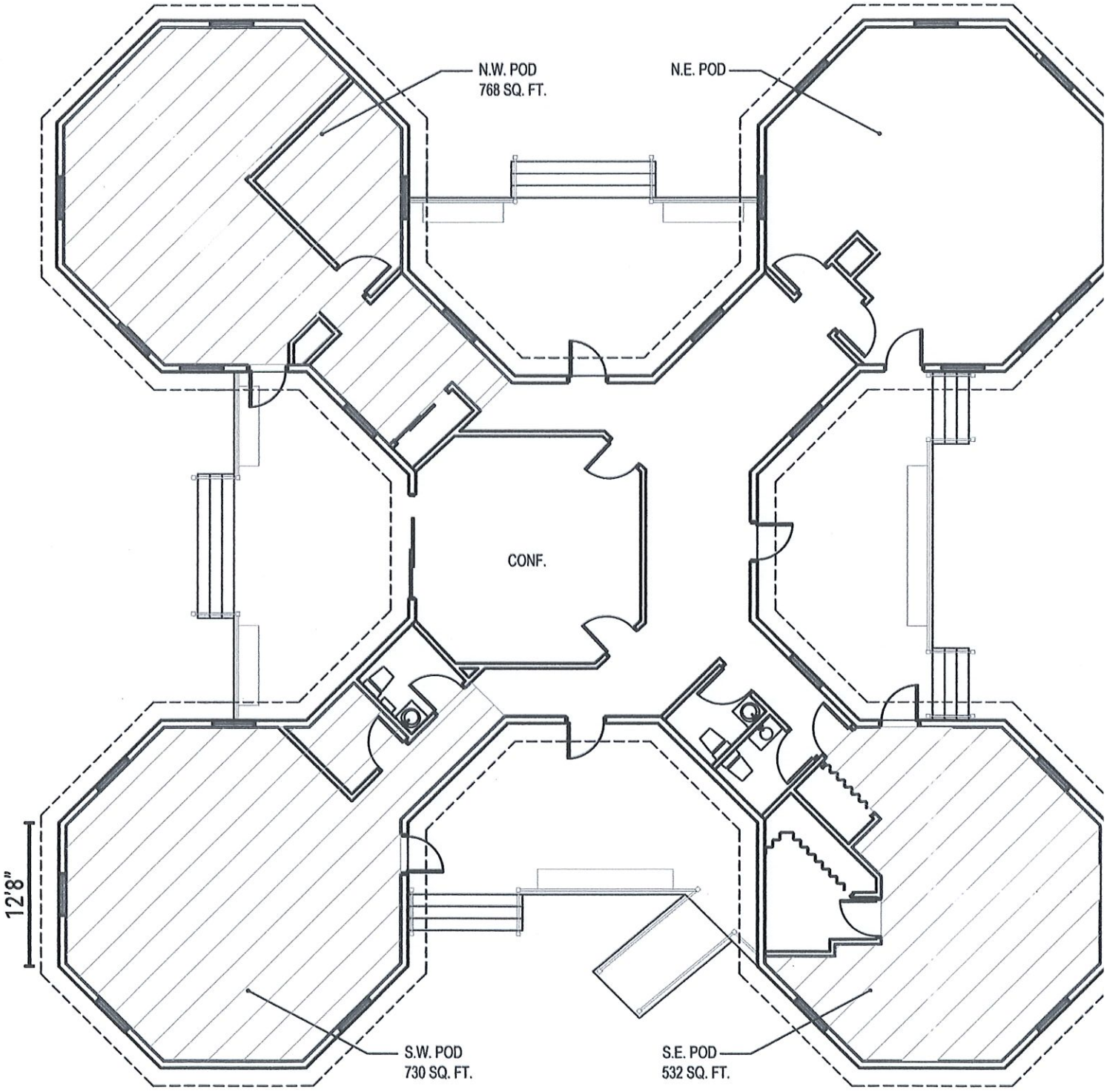
LANGUAGE AND ART SCHOOL

SATURDAY 9AM TO 6PM

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

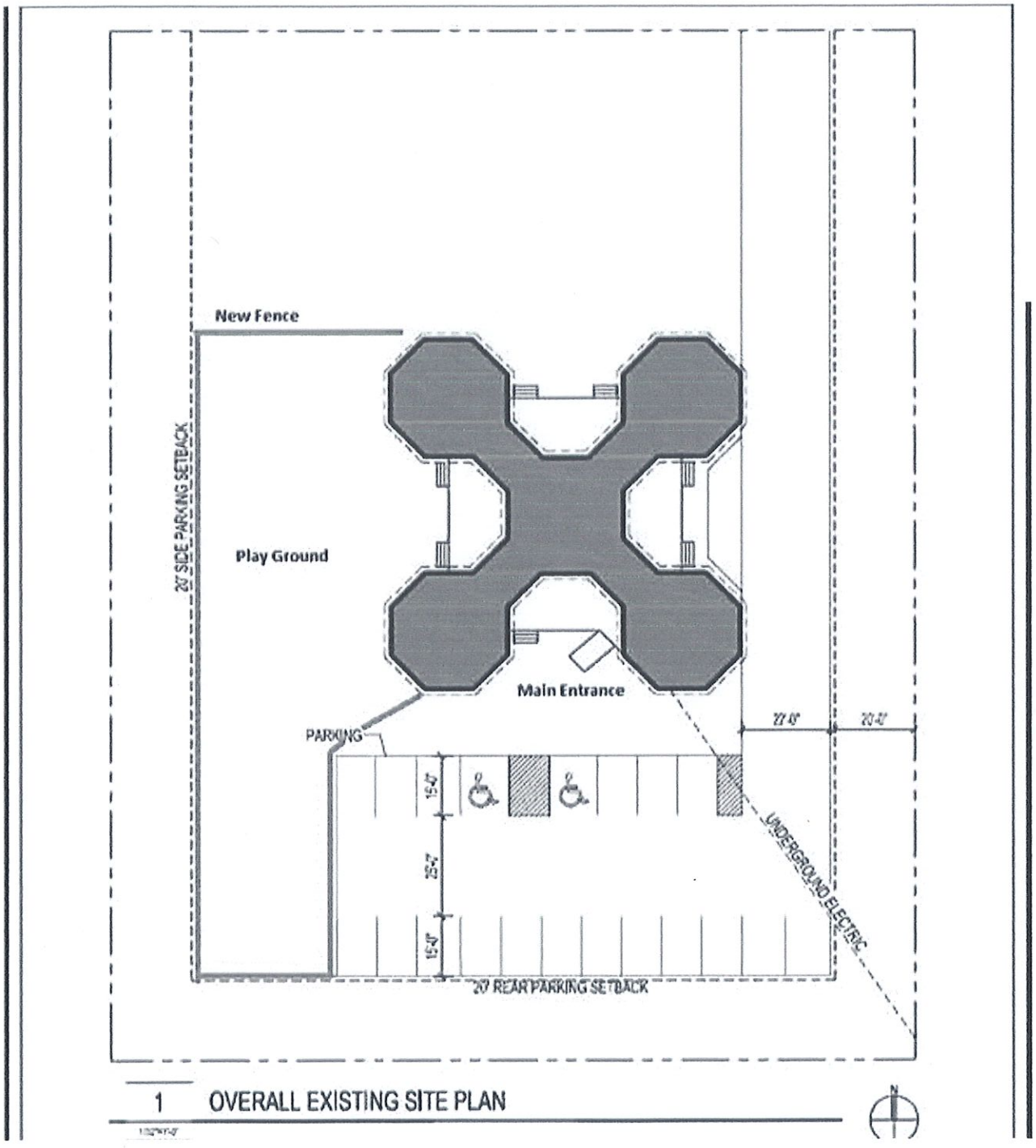
POD STYLE FLOOR PLAN

±4,000 SF



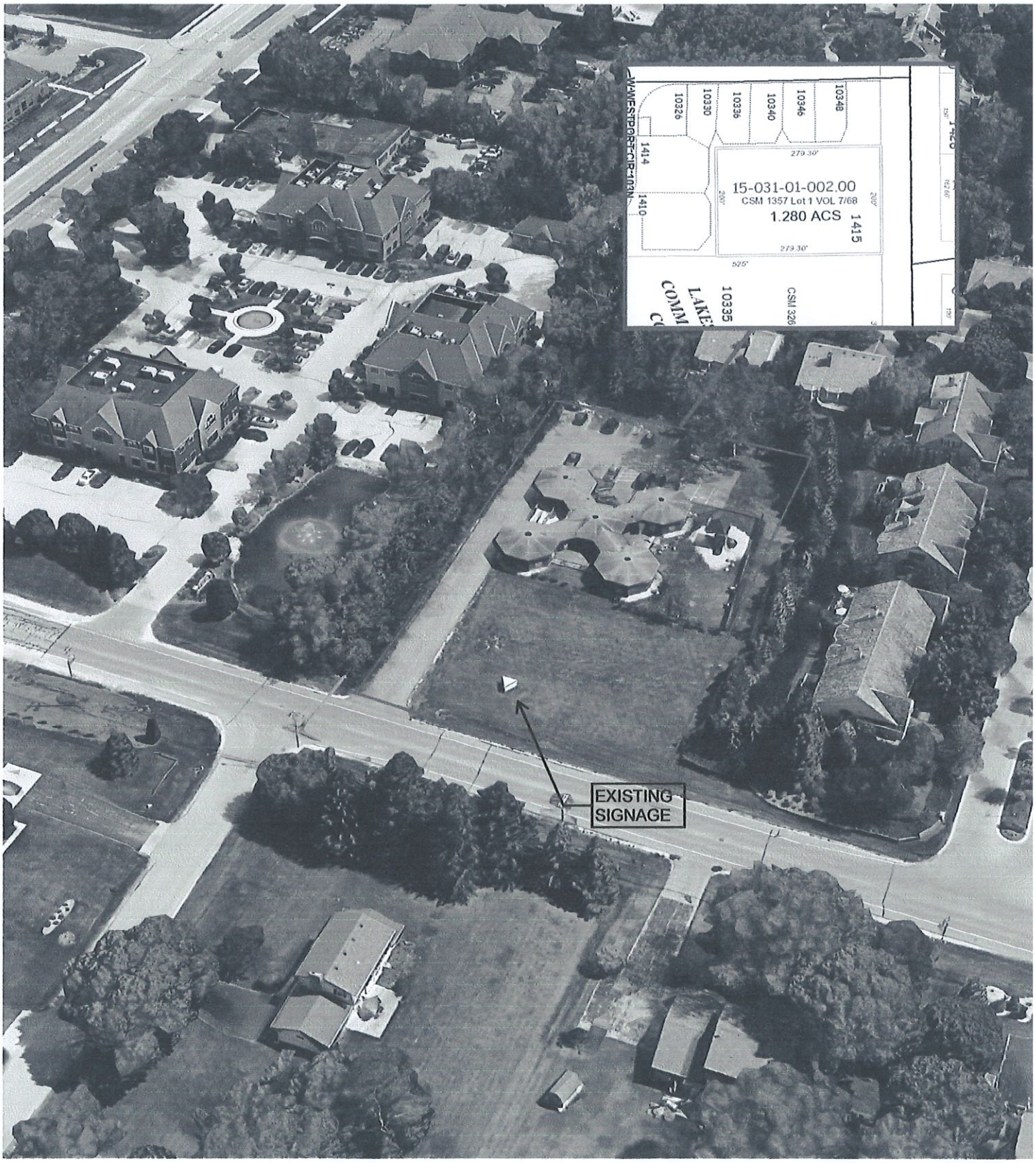
Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

SITE PLAN - 1.28 ACRES



1415 DONGES BAY ROAD
MEQUON, WI 53092

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)



Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

Exhibit A: Existing Landscape Buffer





Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

PARKING CALCULATION FOR ALESKA LEARNING CENTER

PARKING REQUIREMENT	
Use	Daycare
Parking Requirement	*Children's nursery schools or day schools.* One space per employee for the work shift with the largest number of employees, plus one space per six students at the highest class attendance period.

RESTAURANT	
Total square footage	~4,000 square feet
Max. Number of children	52 children
Max. employees on one shift	10 employees
Parking Required	19 stalls

PARKING CALCULATION	
Parking Required Per Code	**19 stalls**
Parking on Site	**20 stalls**
Code Compliance	Deficient by one stall.

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 28th day of June, by and between _____ owners of the property located at 1415 W Donges Bay Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 31, 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.:
15-031-01-002.00

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

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

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

GRANTED by action of the Planning Commission of the City of Mequon this 28th day of June 2021.

_____
John Wirth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

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

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

The **CONDITIONS** of this Grant are:

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

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

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

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

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

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

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

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

9. **Conditions on the Operations:**

a. Hours of operation: Monday-Friday from 7:00 AM – 6:00 PM and Saturday from 9:00 AM - 6:00 P.M.

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

d. Provisions for sewage disposal:

Public

e. Other:

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

- If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
- Capacity - 52 children

10. **Conditions of the structures:**

a. Site Plan: Exhibit B

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

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

11. **Conditions on the site:**

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

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

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

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

d. Other:

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 site plan shall be revised to accurately show existing fence location for staff review and approval prior to recording of the Conditional Use Grant.
3. The non-conforming monument sign shall be removed no later than 6 months from the date of recording of the conditional use grant.
4. The hours of operation are permitted Monday-Friday from 7:00 AM – 6:00 PM and Saturday from 9:00 AM – 6:00 P.M.
5. Extended evening hours are permitted until 9:00 PM for up to three days each month for a period of 18 months from the date of recording of the Conditional Use Grant.
6. Extended evenings hours beyond the 18-month sunset clause shall require Planning Commission approval.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

_____
Notary Public, Ozaukee County, Wisconsin

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

Document Drafted by: City of Mequon.

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

Public Feedback

1)
Good Afternoon,

I have no issues with a daycare at the location. The last 2 signs put up at the previous day cares at this location said 1415 donges rd. My request is the sign say the correct name of the road since it is Donges Bay Rd if they put the address on the sign.

Thanks,

James Richards
10224 N Sunnycrest Dr

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

Michael J. Bennett
1430 W. Westport Circle
Mequon, Wisconsin 53092
(262) 302-4475 ◆ (414) 704-4581
mbennett@lhlawfirm.com

June 17, 2021

Department of Community Development
City of Mequon
11333 N. Cedarburg Road
Mequon, WI 53092

RE: Conditional Use Grant Approval Request
Property: 1415 W. Donges Bay Road
Julia Klimkobich – Aleska Learning Center

To Whom It May Concern:

I am writing on behalf of the Cedar Ridge Condominium Association (the "Association") in reference to the pending application and hearing to be held on June 28, 2021. Overall, the Association does not object to the pending application. However, the Association is concerned about the potential noise from this property. The Association asks that the City ensure that the applicant is required to utilize effective noise abatement procedures. The Association is concerned about the potential for noise as the Association continues to be subject to the noise generated at 10235 N. Port Washington Road (Lakeside Development Company and RDC Investments).

Sincerely,

Michael J. Bennett
President, Cedar Ridge Condominium Association

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

character of the land and use.

- #8 (No amplified music shall be allowed on the outdoor patio) currently have low level music on the patio.

The Mayor stated that amplified music is not allowed but low level is acceptable.

Further Action:

Commissioner Romoser moved to approve item 6 per staff recommendations 1, 2 and 4 through 12.

Commissioner Leszczynski seconded the motion.

Alderman Abendroth made a friendly amendment that the driveway be asphalt and allowed the parking lot to remain gravel. Commissioners Romoser and Leszczynski agreed to the friendly amendment.

Discussion:

Commissioner Choren questioned the reason for asphalt over gravel. He stated that gravel is much more difficult for ADA. Mr. Zader stated that gravel would need to have detailed signage to direct patrons to ADA compliant spots in the rear. He stated that non-striped parking spots often end up with less parking spots than originally intended. Commissioner Mason questioned if a bed and breakfast would be allowed. Mr. Zader stated it would not be feasible because the owner would have to live on site.

Further Action Continued:

Commissioner Western moved an amendment to the original motion to remove staff recommendation #2.

Commissioner Stoker seconded the motion. Roll was called on the amendment. The Amendment passed 6-2. (No: Abendroth, Mason)

Roll was call on the motion as amended. The item passed 7-1. (No: Abendroth)

7. Harry & Rose Samson Family Jewish Community Center

District: # 7 Tax Key: # 15-031-01-002.00 Zoning: B-3

Request:

1. Conditional Use Grant
2. Site Plan

Briefing:

The applicant is seeking a Conditional Use Grant and Site Plan to allow for a child care facility located at 1415 W Donges Bay Road.

Staff Conditions of Approval:

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

1. Staff review and approval of final site and landscaping plans
2. The parking lot shall be reconstructed and driveway shall be reconstructed prior to occupancy.
3. The applicant shall provide landscaping along the north end of the proposed outdoor play area.
4. The applicant shall provide a 20' wide drainage easement along the east property line.
5. If the additional impervious surface exceeds 0.5 acres, the applicant shall acquire an approved storm water management plan prior to occupancy.

Action:

Commissioner Western moved to open the public hearing for item 7.

Commissioner Leszczynski seconded the motion. A voice vote was called. All voted aye.

Discussion:

Sharon Stillman of 10436 N Westport Circle spoke in opposition to the proposal. She stated that the neighborhood was primarily residential and could not accommodate cars all day long. She stated the nature of the business proposal was not appropriate for this location. She stated the area was currently peaceful and tranquil and noted concern for what this addition would do to this quality of life. She questioned what would happen to property values. She stated concerns for the children because of flooding in the area and the building flooding and possible mold from flooding.

John Myers of 10348 N Westport Circle spoke in opposition to the proposal. He stated he was not in favor of this use at this location. He noted that most of the building was not in use for the better part of a decade and questioned what condition it was in.

Action:

Commissioner Choren moved to close the public hearing for item 7.

Commissioner Romoser seconded the motion. A voice vote was called. All voted aye.

Discussion:

Mr. Jac Zader, Asst. Director of Community Development stated that this was a transitional property and that there were various zoning types on the properties surrounding it. He noted the building was 3,800 square feet and the use would take up the entire interior of the building. The daycare facility would also include an outdoor, vinyl-coated fenced play area. He stated that there were evergreens between this property and the adjacent residential properties but staff would like additional landscape screening along Donges Bay Road. Mr. Zader stated there would be a maximum of 75 children allowed at the daycare which would be compatible with the B-3 zoning district standards. He continued that the site has issues with a substandard driveway width and drainage. Mr. Zader stated that staff recommended approval per conditions in their report.

Present at the meeting were the applicants Rachel Greenspan, Director of the JCC Early Childhood Education

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

Program and Paul Greenspan, the JCC Facilities Manager. Ms. Greenspan gave a brief statement about their history in Mequon. She stated they hoped to be open at this location by September 1, 2013 because their lease at their current location terminated at the end of June. Mr. Greenspan stated that a few modifications were needed to the building before they could open. He stated a few non-load bearing walls would need to be removed, toddler bathrooms needed to be created, the playground and fence needed to be installed, and a lattice on the building would be added.

Commissioner Western stated he liked the idea of this as part of a bigger picture plan for Port Washington Road. He questioned from a site / use standpoint how well patrons would be able to enter / exit the site. He questioned the staff size of JCC daycare. Ms. Greenspan replied that there were nine teachers and one administrator. Mr. Greenspan stated they needed 14 parking spaces. Commissioner Choren commented there would not be a way for buses to get to the parking area. Ms. Greenspan stated that currently children are dropped off at seven and then picked up by the bus between 8:15 and 8:45 a.m. Alderman Abendroth questioned the number of students now. Ms. Greenspan replied they presently had 35 students but were looking to grow. She added the new site was licensed for up to 75 students. The Mayor questioned how much work was required to get the site up and running. Mr. Greenspan replied eight to twelve weeks. Commissioner Romoser questioned if PC could approve the conditional use with the applicant coming back with a new parking / driving plan next month. Mr. Zader recommended the entire item be tabled if that was the recommendation. Commissioner Mason questioned if they could create a circle drive. Mr. Zader replied that there might be an engineering problem because of the steep grade on the site. Mr. Greenspan replied that if buses were an issue with moving forward we would do without the buses. He noted that taking out the parking lot would be a huge added cost. Commissioner Choren questioned the landscaping along the west property line. Mr. Zader replied that there were thick evergreens in place. Commissioner Mason questioned if this approval required any waivers. Mr. Zader replied that there was an issue with the width of the drive aisle but there was not enough space to make it wider width. The Mayor asked the applicants if they were amenable to the staff recommendations. Mr. Greenspan replied that they were but need some time to implement them

Ms. Stillman commented that the west landscaping was a row of arbor vitae that was ten feet from her deck. Mr. Zader replied that staff could work with the applicant regarding landscaping.

Further Action:

Commissioner Romoser moved to approve item 7 per staff recommendations.

Commissioner Stoker seconded the motion.

Commissioner Choren made a friendly amendment to staff recommendation #3 as follows:

> The applicant shall provide landscaping along the north *& west ends* of the proposed outdoor play area.

Commissioners Romoser and Stoker accepted the friendly amendment.

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

Commissioner Abendroth moved to amend the motion. He requested that a stockade fence shall be provided along the west property line.

Commissioners Romoser and Stoker accepted the amendment.

Roll was called on the final motion. The motion passed 8-0.

8. Outpost Natural Foods

11234 N Wauwatosa	District: # 3	Tax Key: # 14-022-11-003.00	Zoning: R2-B
Property located immediately west of 7512 W Mequon Rd	District: # 3	Tax Key: # 14-022-11-010.00	Zoning: R2-B
7512 W Mequon	District: # 3	Tax Key: # 14-022-11-004.00	Zoning: R2-B
Property located immediately east of 7512 W Mequon Rd	District: # 3	Tax Key: # 14-022-11-011.00	Zoning: R2-B

Request:

1. Rezoning Recommendation
2. Land Use Plan Amendment
3. Conditional Use Grant
4. Building / Site Plan
5. Certified Survey Map

Briefing:

The applicant is seeking a rezoning request from R-2B to B-1 and a Conditional Use Grant for waivers to B-1 code requirements and Building / Site Plan approval to allow for the construction of a grocery store located at 11234 N Wauwatosa Road and 7514 W Mequon Rd and two adjacent properties located immediately east and west of 7514 W Mequon Rd. The applicant is also seeking approval of a certified survey map to combine all lots into one, and specimen tree removal for four trees.

Staff Conditions of Approval:

1. Common Council action on the rezoning and Land Use Plan amendment.

Action:

Commissioner Western moved to open the public hearing for item 8.

Commissioner Choren seconded the motion. A voice vote was called. All voted aye.

Discussion:

Attachment: Packet Docs (6365 : Julia Klimkovich for Aleska Learning Center)

City of Mequon

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

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

TO: **Planning Commission**

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

DATE: **June 28, 2021**

SUBJECT: **Matter X, LLC for Artis Senior Living of Mequon, LLC. The applicant is seeking conditional use grant, building and site plan and fill permit approval for a proposed 68-unit senior assisted living and memory care development for the property located at 11900 N. Port Washington Road (Public Hearing).**

Applicant:	Matter X
Status of Applicant:	Agent
Requested:	Conditional Use Grant Building and Site Plan
Proposed Use:	Memory Care Facility Assisted Living Facility
Existing Zoning:	IPS (Institutional Public Service) FFO (Floodfringe Overlay) C-2 (General Conservancy)
Land Use Plan:	Institutional
Lot size:	4.82 acres
Location:	11900 N. Port Washington Road
Tax Key Number:	#15-020-06-008.00
District:	#5

Background:
The applicant is requesting conditional use and building and site plan approval for a proposed 62,235 square foot memory care and assisted living facility. There are 26 memory care units and 42 assisted living units. The parcel was rezoned in 2014 (Ord# 2014-1412) from B-3 (Office) to IPS (Institutional) and received approval for a 72-bed memory care facility. That project was never constructed, and the approval expired.

IPS District Standards: The following table outlines the IPS district standards and the proposed development:

District Regulations:	IPS:	Proposed Use:
Minimum Lot Area:	1 acre	4.4 acres
Floor Area Ratio:	30%	29.6%
Open Space Ratio:	40%	62%
Maximum Building Height:	42 feet	36’10” feet
Building Setback	95 feet	103 feet
Building North Side Yard Offset:	20 feet	22 feet
Building South Side Yard Offset:	20 feet	260 feet
Building Rear Yard Offset:	20 feet	50 feet
Minimum Parking Setback:	25 feet	25 feet

Minimum Parking Offset (N):	20 feet	62 feet
Minimum Parking Offset (S):	20 feet	240 feet
Off-Street Parking:	43 stalls	47 stalls

Site Plan:
The proposed site plan shows the building located at the north end of the site due to the existence of a large wetland complex on the south end of the parcel. Access to the site is shown from two driveways on Port Washington Road which will require approval from the Ozaukee County. The parking lot is located at the front of the building and contains 47 parking stalls. The parking supply meets the code requirement of 42 parking stalls.

The plan conforms to all the IPS District standards, but the proposed building does encroach into the existing wetlands and the 100-year floodplain. The filling of the wetlands will require DNR approval and fill within the floodplain will require a CLOMR-F to submitted and approved by FEMA prior to issuance of a building or fill permit.

The plan shows a dumpster enclosure in the parking lot located in line with the southerly entrance from Port Washington Road. The dumpster location has been modified so that the front of the dumpster faces north away from public view.

There is a fenced in area shown at the rear of the building that will allow for secured outdoor recreational opportunities for the residents. The proposed black aluminum fence is shown at eight feet in height. As with the past approval, staff is recommending the fence height to be no greater than six feet.

The site drops approximately 10 feet from north to south which will require the need for a retaining wall and guardrail on the south end of the building. The applicant has provided a detail of the area which shows a black aluminum fence on top of a stone retaining wall. Based on the size and the length of the wall, staff will recommend as part of the landscaping review, vines or other greenery along the wall to soften its impact.

Building Plan:
The proposed 62,235 square foot building is shown to be constructed of brick, fiber cement lap siding, with cedar accents and an asphalt shingled roof. A majority of the building is single story however there is 15,805 square feet of a second story that is part of the assisted living section. The building is approximately 37 feet in height at its maximum. Staff has worked with the applicant on the design of the building and is supportive of the latest modifications to the plan.

Landscaping Plan:
Based on a review of the landscaping proposal completed by the city's landscape architect consultant (see attached), the applicant has modified the landscaping plan and has addressed all of the comments in the report. Staff is supportive of the updated plan.

Lighting Plan:
The proposed lighting plan includes parking lot lights, wall packs, and bollards. The parking lot lights are shown to be 14 feet in height which complies with code. The applicant has provided a photometric plan which shows the illumination of the parking lot with a 2.0 foot-candle average and no trespass on to neighboring properties. The parking lot fixtures, wall packs, and bollards are classified as full cutoff in accordance with the lighting code. There are four wall sconces that are partially shielded with an initial output of 1263 lumens. Partially shielded fixtures are required to be 1000 lumens or less. Staff will add as a condition of approval that the fixture output is in compliance with the lighting code.

Conditional Use Grant Findings:
According to the Zoning Code, the following findings shall be considered when analyzing a conditional use grant application:

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

The proposed use of an assisted living facility and memory care CBRF is similar to the other community living arrangements that exist in the city (Newcastle, New Perspectives). Over time we have seen that these types of facilities have had very impact on the surrounding properties. They typically generate little to no noise and have very low traffic volumes. They are highly regulated by the state for health and safety. Staff doesn't believe there will be an issue regarding the public health, safety or general welfare of the neighborhood.

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

The Eastside Fire station located to the south and office and retail to the north and east. The wetland complex provides a substantial buffer between the proposed use and the properties to the south. The proposed use of a memory care/assisted living facility will have less impact on the surrounding properties that the other commercial uses in the area. Staff does not believe the proposed use will create a negative impact on the value of the adjacent properties.

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

The area currently consists of office uses, retail, single family residential and institutional. The location along Port Washington Road provides access to a major arterial road which is capable of handling any increased traffic generated by the proposed use. Staff believes the proposed facility is compatible with the less intense office uses that exist along this section of the Port Washington Road corridor. The City of Mequon has other examples of these types of facilities in similar locations including Newcastle and Meadowbrook. These facilities have shown to harmonious and compatible with the other surrounding land uses.

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

Access to the site is proposed as a shared connection with the property to the north and the installation of a new driveway to the south. Both driveways access Port Washington Road, which is under the jurisdiction of Ozaukee County. The applicant shall provide proof of legal access and a copy of the access easement with the property to the north, as well as the access permit from Ozaukee County.

The site is located within the sanitary sewer service area and public water main is available to the site. As a condition of approval, the building should be required to connect to public water and sewer. Lateral connections are provided on the plans.

The site proposes construction of an institutional building and land disturbance in excess of 4,000 square feet and therefore requires an erosion control permit. The application also requests Planning Commission approval of fill in excess of 1,000 cubic yards. In total, the site proposes 13,000 cubic yards of fill. Proof of WDNR approval of fill within the wetlands and FEMA

approval of fill within the floodplain is required. The applicant shall also submit a Fill, Excavation and Berm permit to the Engineering Division with a haul route, which will be used to determine whether a Road Bond is required and the associated amount.

The site also proposes an increase in impervious surface in excess of one half acre and therefore requires a stormwater management plan (SWMP). A SWMP was provided for the site that indicates the site is in conformance to city ordinances, MMSD Chapter 13 and NR151/216. As a condition of approval, the SWMP must be approved by the City and MMSD.

The site proposes a storm sewer system that will collect runoff from the building and parking lot, then treat and store the stormwater in an underground storage facility under the parking lot. As a part of the Stormwater Maintenance and Easement Agreement required for the site, Staff requests that maintenances procedures be included in the document with the requirement for the building manager to furnish those reports to Staff on an annual basis.

An assured wetland delineation was provided for the site, but no protective area was shown on the plans. Based upon the quality of wetland identified in the wetland report, less susceptible wetlands, the protective area is ten percent of the average wetland width, but no less than ten feet nor more than 30 feet. At a minimum, the protective area shall be shown on the Existing Conditions page. The site plan indicates that the protective area will not be met, and in some locations there is proposed wetland fill. Wetland fill requires WDNR approval, and FEMA approval is additionally required for fill within the floodplain. If granted, the required protective area would be reduced by the proposed fill. Therefore, the civil plan set should include both a proposed wetland boundary and proposed protective area based upon the proposed wetland boundary. In the past, Staff has requested a no mow area for any infringement into the protective area. Due to the extent of the encroachment, Staff recommends a Planning Commission waiver on the condition that the area between the wetland and retaining wall be designated as no mow, in addition to the proposed compensatory floodplain storage area. With the proposed outlet from the underground detention basin discharging to the wetland, the no mow area will serve as an additional water quality control before the runoff reaches the wetlands.

With the proposed requirement for inclusion of street trees along Port Washington Road, the City will require a copy of the right-of-way permit from Ozaukee County and verification that the street tree location will not negatively impact public utilities.

Staff Recommendation:
Staff recommends **approval** of the conditional use, minor request for fill in excess of 1,000 cubic yards and building and site plan approval based on the following:

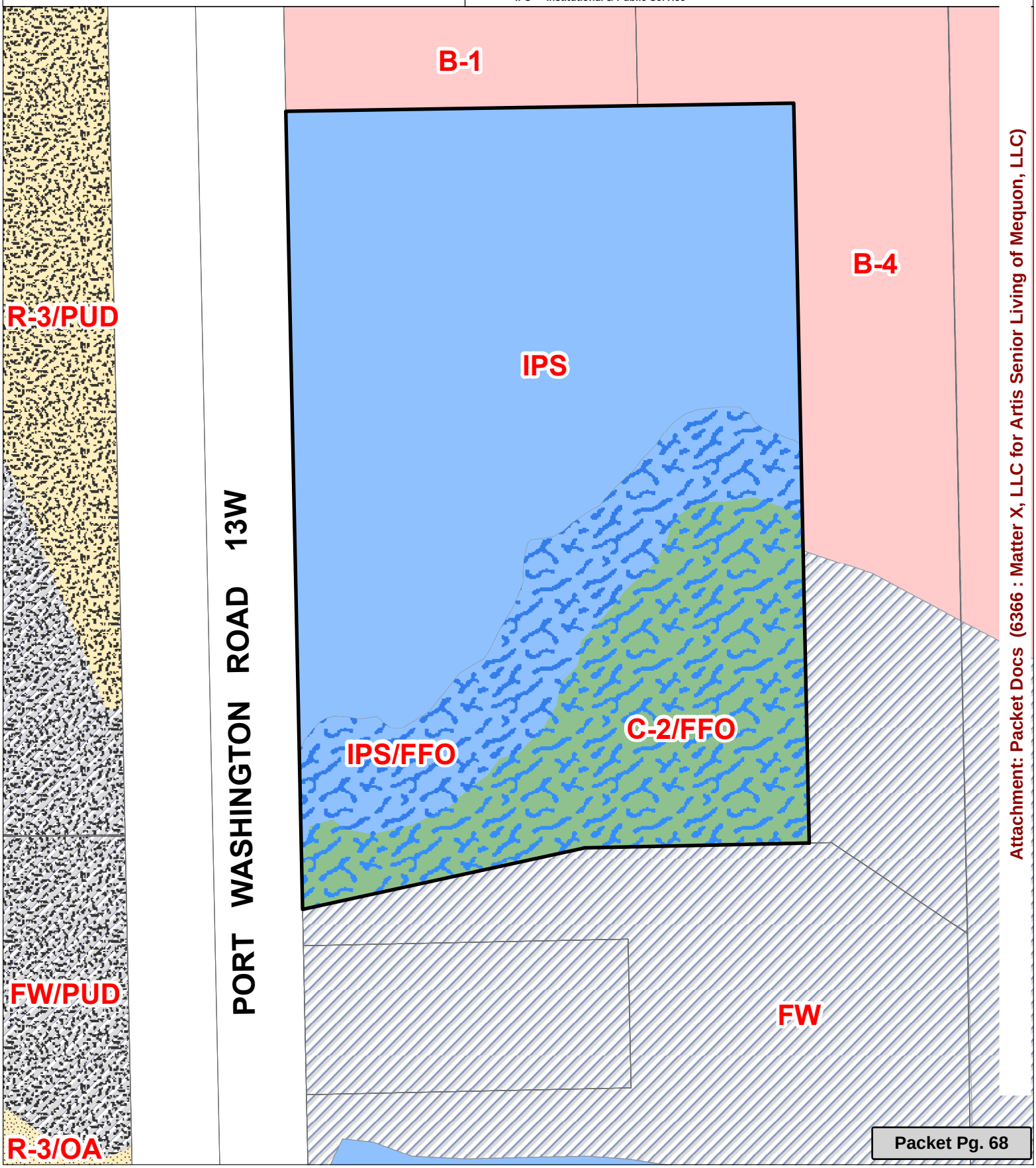
1. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Staff review and approval of site, elevation, lighting, dumpster, building and landscaping plans.
3. All partially shielded light fixtures shall be limited to 1000 lumens.
4. 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.
5. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.

6. A CLOMR-F is required to be approved by FEMA prior to issuance of a building or fill permit.
7. Engineering Department 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.
8. Submit proof of legal access and access easement for property to the north.
9. Ozaukee County access permit for the Port Washington Road entrance and right-of-way permit for applicable work.
10. Connection to public water main and sanitary sewer.
11. Submittal of an application and fee for Engineering Department approval and issuance of an erosion control permit.
12. Engineering Department approval and issuance of a fill permit. The application shall include a proposed haul route, which will be used to determine whether a Road Bond is required and the associated amount.
13. WDNR and FEMA approval of the deposition of fill within the wetlands and floodplain.
14. 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 Management Maintenance Plan with maintenance provisions for the underground storage facility.
15. Inclusion of the wetland protective area on the Existing Conditions sheet, with both a proposed wetland boundary and proposed protective area based upon the proposed wetland boundary.
16. Planning Commission variance to the wetland protective area in exchange for a no mow buffer area.
17. Submittal of a copy of the right-of-way permit from Ozaukee County and verification that the street tree location will not negatively impact public utilities.
18. As a condition of approval and issuance of the permit, the city engineer will require the applicant to provide to the city engineer the estimated costs of construction and maintenance which shall be calculated, stamped and signed by a professional engineer registered in the State of Wisconsin. The city engineer shall require the submittal of a financial guarantee, the form and type of which shall be acceptable to the city. The financial guarantee shall be in an amount equal to 125 percent of the estimated cost of construction and maintenance of the stormwater management practices, as determined by the city, during the period which the designated party in the maintenance agreement has maintenance responsibility.

Attachments:
Packet Docs (PDF)

Matter X, LLC for Artis Senior Living of Mequon

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 (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

PLAN OF OPERATION

68-unit Assisted Living and Memory Care Community
11900 N. Port Washington Road

Application Submittal: May 24, 2021
Plan Commission: June 28, 2021

Matter Development (Matter) and Catalyst Partners (together "Developers") propose to develop the 4.82-acre site located at 11900 N. Port Washington Road to include a 68-unit assisted living (AL) and memory care (MC) community. The 62,235 square foot (SF) development will be mainly one-story with a combination two-story portion that includes 44-units of AL, a 26-unit MC wing, and an adjoining central common area. The site is currently zoned IPS which permits a senior assisted living development (with approval of a conditional use).

Developers are aware of a previously-approved plan (2014) for 72-beds of MC on the site. The new proposal outlined herein is comparable in size and scope, and therefore follows many of the same site and development requirements set forth in that approval while featuring enhanced architecture.

DEVELOPMENT TEAM BACKGROUND

Developers have extensive experience in the development and operation of senior housing communities and are repeat joint venture partners with three senior living communities in operation and others in development throughout Wisconsin and Minnesota. Most recently, in October 2020, Developers completed the successful opening of Evin at Oconomowoc, an 80-unit senior living community at 1101 Silver Lake Street in Oconomowoc, WI. (www.evinsenior.com)

OPERATOR BACKGROUND

The proposed Mequon community will be operated by Wauwatosa-based senior living operator Koru Health (Koru), an entity affiliated with Matter. Koru, as the preferred operator for Developers, is a rapidly growing company managing over 325 units of independent living (IL), AL, and MC for the partnership. The principals of Matter and Koru have been working together for more than 12-years, including for some of the largest senior living developer/owner/operators in the Midwest.

PROJECT OUTLINE

The 4.82-acre site is ideally located with excellent regional connectivity (I-43) and access to a vibrant and powerful commercial corridor, including:

- Healthcare services, such as hospitals (Ascension Columbia St. Mary's Hospital Ozaukee, Froedtert Mequon Health Center, Aurora Health Center),

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

medical office, urgent care, rehabilitation, sports medicine, and physical therapy;
- 1.5 miles from Concordia University Wisconsin;
- Neighborhood/national retail including financial, groceries, restaurants/coffee, entertainment, boutique shopping, and wellness centers.

The 68-unit AL and MC development will provide opportunities for residents to ”Age-in-Place” as their needs change. The building is divided into wings to intentionally facilitate the safety of residents in smaller groups, but connected to accommodate higher quality of care and aging in place – especially for couples where each spouse requires a different level of care. The development includes apartment residences for those who need assistance with activities of daily living, and a separate secure wing for residents with Alzheimer’s disease, dementia, and related memory loss.

The main common area offers all residents opportunities for dining, wellness, and activity programming while the secure MC wing features its own separate and intentionally programmed common area. Residents are free to use any common area throughout the building that they choose. Support spaces are located throughout the building and include:

- Administrative space;
- Commercial kitchen;
- Dining rooms;
- Activity and wellness/fitness/therapy areas;
- Sunroom and lounge spaces;
- Salon;
- Theatre;
- Spa bathing rooms;
- Facility support spaces (maintenance, housekeeping, laundry, storage)

Resident units range in size from 269 SF MC studio suites (some suites will include small “breakfast bars”), 503-546 SF MC shared studios, and one and two-bedroom AL apartments with full kitchens ranging in size from 511-661 SF. Units feature 10-foot ceiling heights that are higher than average for comparable senior living communities.

Services offered to residents of the community will include (but not be limited to):

- Up to three (3) meals per day plus snacks, depending on Level of Care;
- Personal laundry and linens;
- Housekeeping;
- Activity and wellness programming;
- Varying packages of personal and health services

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68-unit Assisted Living and Memory Care Community
11900 N. Port Washington Road

The development is proposed to be licensed with the State of Wisconsin Department of Health (DHS) as a Class C (CAN) community-based residential facility (CBRF) that allows for the greatest level of long-term care flexibility.

Following is an outline of the key factors of the proposed development:

- **ARCHITECTURE** – Plunkett Raysich Architects
  The 68-unit development is mainly one-story with a two-story AL wing to the south. The architecture is approachable and bright and follows a "modern farmhouse" aesthetic. Architecture in the area was surveyed in advance to create harmony by responding to nearby architectural precedent. Appropriately placed uniform architectural elements give appeal to the building from all angles. The building exterior includes natural materials: brick, horizontal siding, board & batten vertical siding, and wood accents. The shape of the building provides numerous opportunities for resident patios and courtyards, especially on the east side of the building where separate courtyards feature safety/security and fun outdoor activities and a walking path for residents and their families. AL units that face the wetland complex on the south boundary of the site feature balconies/patios with natural views and provide depth and shadow around the building. The roofline changes around the structure to create variation and includes forward-facing gables with asphalt shingles and strategically-placed shed dormers accented with metal roof.

- **CIVIL & SITE PLAN** – Pinnacle Engineering
  The proposed site plan accounts for the unique and challenging topography and site conditions, and positions the building on the north portion of the 4.82-acre site – principally because of the wetland complex along the south portion of the site and flood plain boundary line.

  The wetland line has been professionally delineated (*Heartland Ecological Group*) and a portion of the wetland (5,000 SF) will be filled upon approval from the DNR which application is anticipated to be submitted in early June. Developers also intend to request a FEMA map revision to the existing 100-year flood plain boundary line through a Letter of Map Revision (LOMR). (Note that the proposed actions on the wetlands and flood plain elevations are consistent with the approvals granted on this site in 2014.)

  The site topography changes grade 16-feet from north-to-south and also along the east/west property lines, necessitating a retaining wall along the south end of the building and import of approximately 16,000 cubic yards of fill material.

  Access to the site is proposed via two driveways on Port Washington Road: (1) The north access point is proposed at the existing curb cut and driveway (for which there is an existing shared access easement), and (2) the south access point is in essentially the same location as previously approved in 2014. Developer is in communication with (and has received preliminary concurrence

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from) the Ozaukee County Highway Department for approval for the south access point.

Utilities are planned to be fed via laterals connected to public utilities within Port Washington Road.

Stormwater will be managed for quality and quantity through a series of storm sewer, bioretention swale, and bioretention pond prior to discharge.

- **LANDSCAPING –** Pinnacle Engineering
  Significant landscaping throughout the site shall include foundation plantings at base of building, street trees along Port Washington Road, landscaped and hardscaped courtyards for resident's enjoyment, and baseline planting requirements that meet the requirements of the Mequon Zoning Code.

  Additional featured areas of landscaping include strategic plantings to attract birds and butterflies on the berm north and east of the building (visible to MC residents outside of their apartment windows), a flag pole/veterans monument at the front entry, and ample opportunities to view the surrounding natural environment.

  The MC (north wing) shall include a fenced-in courtyard which shall be located on the rear of the building and not visible from Port Washington Road. The fence is proposed to be 8-feet in height for the security of residents (i.e. elopement protection), and will consist of aluminum pickets as shown on the specification noted on the Site Plan.

  The site is planned to be cleared of trees, which (according to a RA Smith tree survey completed for the previously approved plan in 2014) are mainly ash, and "not considered desirable specimen trees". In exchange for the ability to clear the site of non-specimen trees, Developers have proposed landscaping that significantly exceeds the minimums established by the Mequon Zoning Code.

- **LIGHTING –** Enterprise Lighting
  The proposed site lighting plan includes parking lot lights, wall packs, up-lights, and bollards. A photometric site plan and lighting cut sheets have been provided which shows no light transmission onto neighboring property. Parking lot and bollard lights are classified as full cutoff, and wall sconces are partially shielded to ensure proper lighting direction.

SECURITY

Perimeter doors to the building will always be locked. The front entry to the building may be unlocked during normal staffed business office hours for residents, visitors, and approved vendors. Staff at the building will regularly monitor visitor and vendor traffic.

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Once the main office is no longer staffed (approximately 5-7pm), the main entry will be equipped with an access control system with either keys, codes, or access fobs. The MC wing will have a separate entrance requiring a code or key fob for entry and exit (mainly for staff and families) and will be equipped with an internally-alarmed delayed egress system. MC windows will be equipped with opening limiters to prevent resident elopement. The building features a secure fenced courtyard, so residents can safely enjoy being outside.

OPERATING HOURS AND STAFFING

The development will operate continuously, 24-hours per day. Staffing will operate on a system of three (3) staggered shifts, which allows for better resident care continuity. The number of staff at the building will be lower upon opening, ramping up with resident occupancy. It is anticipated that the number of staff on-site will range from three (3) staff members overnight to a maximum of 20 on the peak day shift.

The on-site staffing plan includes: a full-time Executive Director, other administrative staff, resident care and nursing staff, food & beverage, housekeeping, maintenance, activities/resident relations, and sales.

NOTE – the maximum number of staff members at the building at any time will vary based on time of day and residents' service demands. Care staff must follow DHS certification and training requirements – both initially and on an ongoing basis. Staff will also participate in ongoing emergency preparedness and evacuation training.

TRAFFIC AND PARKING

The location along Port Washington Road provides access to a major arterial road which can handle the minimal increased traffic generated by the proposed use. The previously-approved plans for the site are comparable in density and use, so our proposed project will not change the intensity of the use of the site or vary from the character of nearby office/retail and fire station.

Developers and Operator have significant experience operating senior living communities, and based on that experience, parking demand is a function of resident need, staffing ratios (and staggered shift turnover), and visitor/vendor requirements.

The proposed parking lot is located at the front of the building and includes 47-stalls (with two ADA-parks). Parking stalls are a minimum of 180 square-feet in size. As shown on the site plan, three (3) stalls are parallel stalls planned for the delivery area, which is infrequently used and an opportunity for closer visitor parking. Therefore, in total there are 47-stalls for residents, visitors, and staff.

- **Residents**: Very few CBRF-level assisted living residents drive cars. Average similar projects have a parking need for at most one (1) stall for every ten (10) AL residents (4.40 total stalls). MC residents are no longer able

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to drive, so we have assumed no resident parking stalls are required for those 26-units.

- **Staff**: The Operating Program for the entire building includes up to 20 staff members. As shown in the summary chart below, peak parking demand will occur around 3:00-3:30pm, as the afternoon shift turns over. With staggered shifts, five (5) additional staff arrive at the building at 3:00 and five (5) at 3:30, so it is anticipated that maximum staff parking demand will be 25-stalls. The maximum staff parking demand occurs for a very short period of time, and then the total staff parking need will reduce to approximately ten (10) for the evening shift.

Time	Morning Shift	Shift Turnover	Evening Shift
Max Staff Parking	20	25	10

- **Other**: After accounting for 20-25 staff parking stalls and approximately 4 resident parking stalls, that leaves a balance of 18 parking stalls for visitors, vendors, and peak variance, which will be sufficient for daily off-street parking.

DELIVERIES

Deliveries to the building will be infrequently made to the commercial kitchen and facilities access point at the front of the building. Most deliveries will be made by van or short box truck and are anticipated to include daily mail/UPS/Fed-Ex, trash pick-up (from the screened trash enclosure located on the south portion of the site), and food/supplies delivery. Each of the foregoing deliveries are anticipated 1-2 times per week, depending on the needs of the building's operation. Food deliveries are typically made twice per week, and supplies are typically delivered once per month.

The service doors are proposed to be screened with landscaping, designed to architecturally "disappear", and used infrequently. Three (3) parking stalls are planned for the delivery access point – to be used for general parking on days when deliveries are not scheduled.

PROPERTY TAXES

The community will be for-profit owned and will therefore be subject to local property and other taxes.

MARKET FEASIBILITY

Sufficient demand exists for the project, as concluded by a review of market demographics and supply/demand balance in the Mequon Primary Market Area (PMA).

- Need for senior housing in Mequon is a reality. Within the PMA, there are 11,144 people age 65+. That number is forecast to grow more than 19% by

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2025. The growth rate for people age 75+ is even more dramatic, with 5-year growth forecasted to be nearly 27%.

- The average age of established assisted living communities in Mequon is over 18-years old, offering an opportunity for a new generation of assisted living and memory care options.

- Mequon has enjoyed sustained high occupancy (95-99%) in its most successful locally-operated senior housing communities.

- There is a gap in the availability of assisted living in Mequon. According to Wisconsin DHS, the vast majority (194) of licensed beds in Mequon are Residential Care Apartment Complex (RCAC) certified, which does not allow for the same level of flexibility and aging-in-place potential as CBRF. Over time, RCAC-certified apartments have become more consistent with independent living. Of the 102 CBRF-licensed beds in Mequon, 95% are targeted towards memory care only, leaving a gap in the availability of beds for those with higher level of care need that do not have Alzheimer's and dementia.

- As indicated by the 2035 Mequon Comprehensive Plan, "providing a variety of housing choices is essential to the prosperity of the City", which includes "varying levels of care".

- This development strives to provide housing options that keep seniors in Mequon. Our market research indicates that Mequon seniors prefer to stay in Mequon where they owned homes and raised families. However, Mequon residents will leave the community (and have the means to do so) if they cannot find the care options, lifestyle, or quality of development they desire. Senior living communities in Milwaukee, Glendale, Fox Point, and other North Shore communities are currently marketing within Mequon, drawing residents out.

IPS DISTRICT STANDARDS

The site is currently zoned IPS (Institutional Public Service) and requires a conditional use and building/site plan approval. Following is a zoning code summary:

Metric	Zoning District	Proposed Development
Zoning District	IPS	IPS
Floor Area Ratio	30%	29.6%
Open Space Ratio	40%	62%
Max Building Height	42-feet	36'-10"
Building Setback	95-feet	> 95'
Building Side Yard Offset (N)	20-feet	21'-1"
Building Side Yard Offset (S)	20-feet	> 20'

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Building Rear Yard Offset (E)	20-feet	20’
Minimum Parking Offset (N)	20-feet	65'-3”
Minimum Parking Offset (S)	20-feet	> 20’
Minimum Parking Setback (W)	25-feet	25’
Off-Street Parking	68/3 + 20 = 42.67	47 stalls

CONDITIONAL USE FINDINGS

The following is an outline of the findings for issuance of a Conditional Use Permit, as outlined in the Mequon Zoning Code:

1. ***The proposed use should not endanger the public health, safety, or general welfare of the city and the immediate neighborhood.***
   The proposed use of an assisted living and memory care CBRF is similar to other community living arrangements that exist in the City, including Newcastle, New Perspective, and Terova. CBRFs are a relatively passive real estate use and typically generate little or no noise and have very low traffic volumes. CBRFs are highly regulated by the Wisconsin Department of Health for health and safety. The Fire Department is located nearby and will review public safety code requirements prior to beginning construction.

2. ***The proposed use should not injure the value of adjoining or abutting property.***
   Surrounding uses including the Mequon Fire Station to the south, and office/retail uses to the north and east. The wetland complex to the south provides a substantial buffer between the proposed use and any properties to the south. The proposed use as an assisted living and memory care community will have less impact on surrounding properties than the existing surrounding uses.

3. ***The proposed use shall be harmonious or compatible with the area in which it is located.***
   The area currently consists of office uses, retail, single family residential, and institutional uses. The location along Port Washington Road provides access to a major arterial road which can handle the minimal increased traffic generated by the proposed use. The City of Mequon has other examples of assisted living and memory care communities in similar locations, including Newcastle and Meadowmere which shows that the use will be compatible with other surrounding land uses.

4. ***The proposed use shall be in general conformity with the land use plan, transportation plan, environmental plan, park and recreational plan, or other officially adopted plan.***
   The Mequon 2019 land use plan includes the site as IPS, which allows the development of senior housing.

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

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68 UNIT ASSISTED LIVING



OVERALL SITE 210,069 SF

BASEMENT	1,850 SF
FIRST FLOOR	44,580 SF
SECOND FLOOR	15,805 SF
TOTAL	62,235 SF

FAR - 29.6%

26 MC UNITS
44 AL UNITS
TOTAL - 68 UNITS

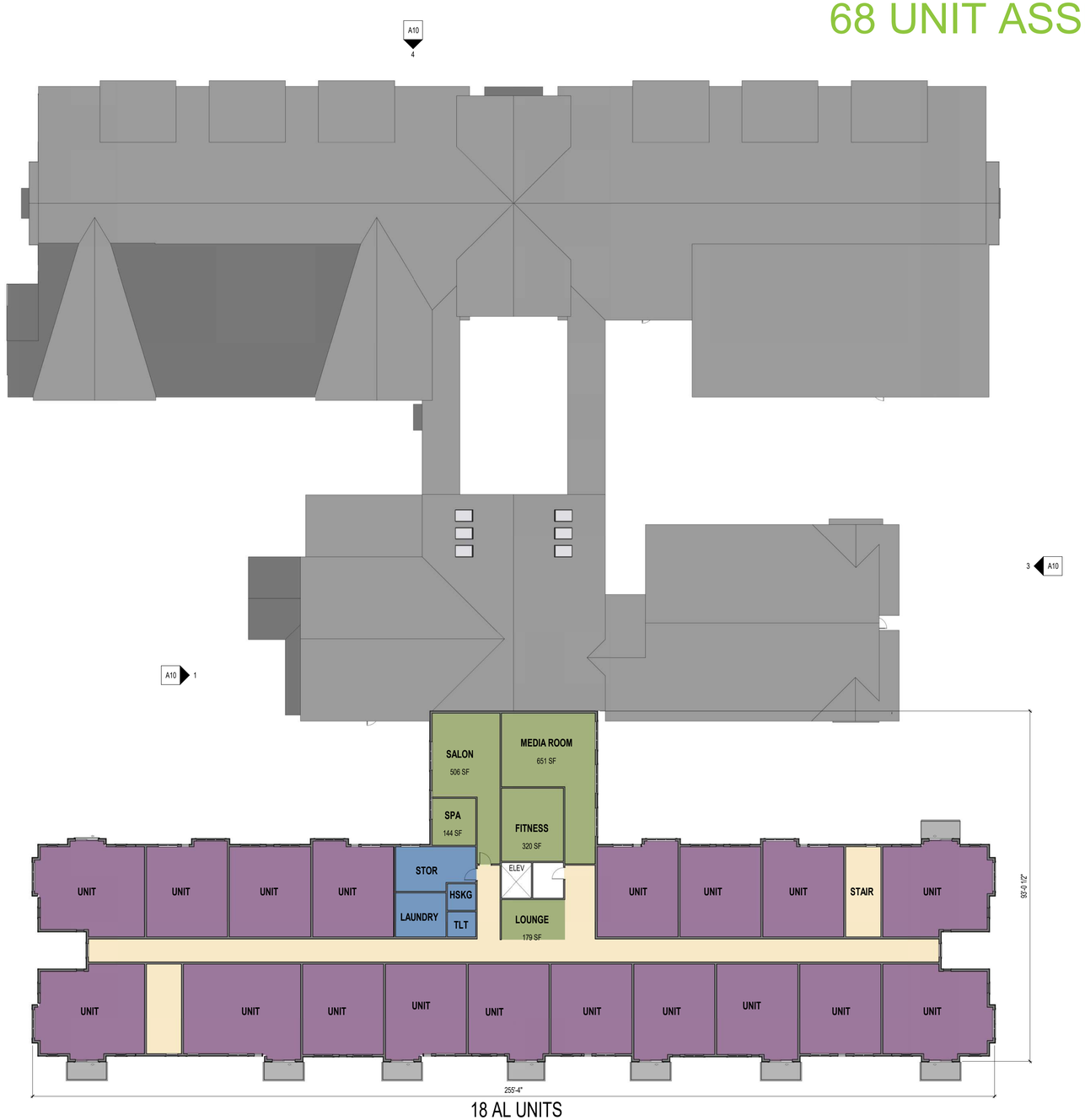
FIRST FLOOR PLAN

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18 AL UNITS

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SECOND FLOOR PLAN

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EXTERIOR FINISH PATTERNS

- SHINGLES
- STANDING SEAM METAL ROOF
- BRICK
- LAP SIDING - COLOR 1
- LAP SIDING - COLOR 2
- BOARD & BATTEN SIDING - COLOR 1
- BOARD & BATTEN SIDING - COLOR 2



1 **WEST ELEVATION**
3/32" = 1'-0"



2 **SOUTH ELEVATION**
3/32" = 1'-0"



3 **EAST ELEVATION**
3/32" = 1'-0"



4 **NORTH ELEVATION**
3/32" = 1'-0"

EXTERIOR ELEVATIONS

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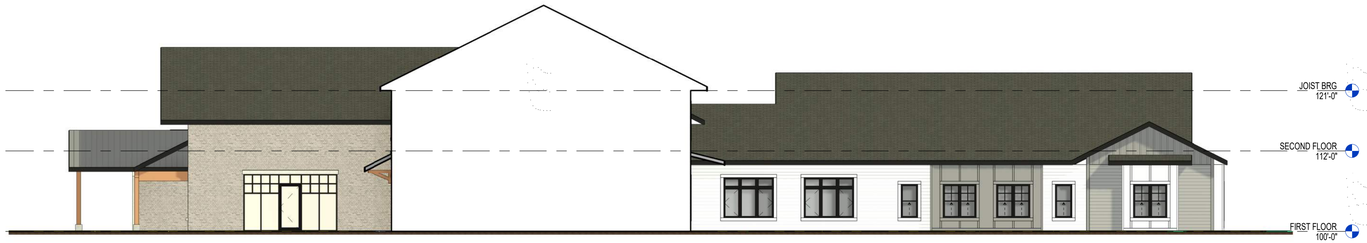
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EXTERIOR FINISH PATTERNS

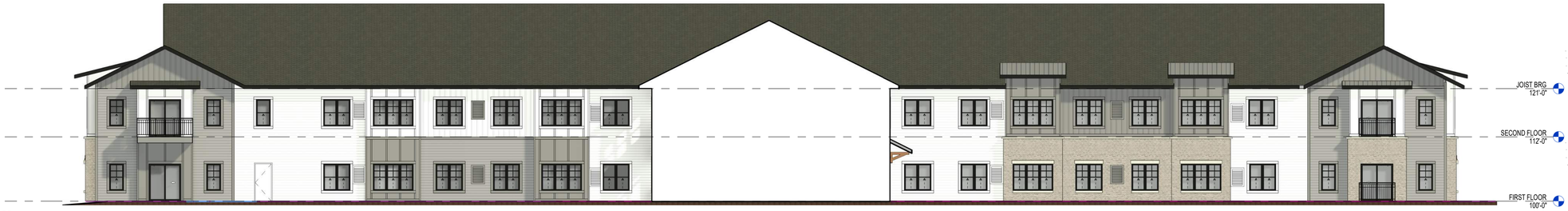
- SHINGLES
- STANDING SEAM METAL ROOF
- BRICK
- LAP SIDING - COLOR 1
- LAP SIDING - COLOR 2
- BOARD & BATTEN SIDING - COLOR 1
- BOARD & BATTEN SIDING - COLOR 2



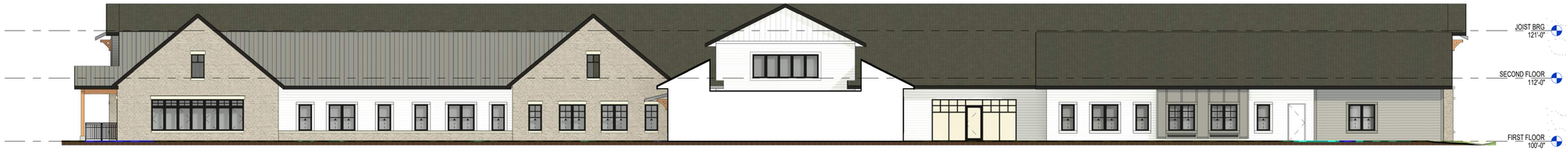
1 **HIGH ACUITY - SOUTH**
3/32" = 1'-0"



2 **HIGH ACUITY - NORTH**
3/32" = 1'-0"



3 **AL - NORTH**
3/32" = 1'-0"



4 **MC - SOUTH**
3/32" = 1'-0"

EXTERIOR ELEVATIONS

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EXTERIOR PERSPECTIVE

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EXTERIOR PERSPECTIVE

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EXTERIOR PERSPECTIVE

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EXTERIOR PERSPECTIVE

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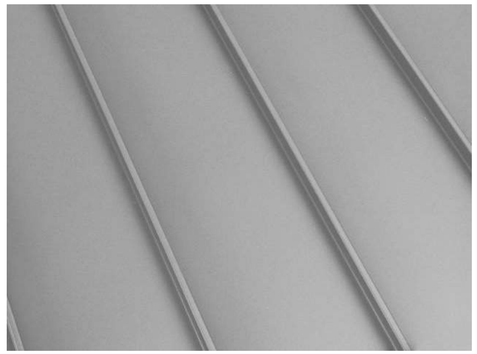
ASPHALT SHINGLES - BLACK



BOARD & BATTEN SIDING - WHITE



WOOD COLUMNS, BEAMS & BRACKETS - CEDAR



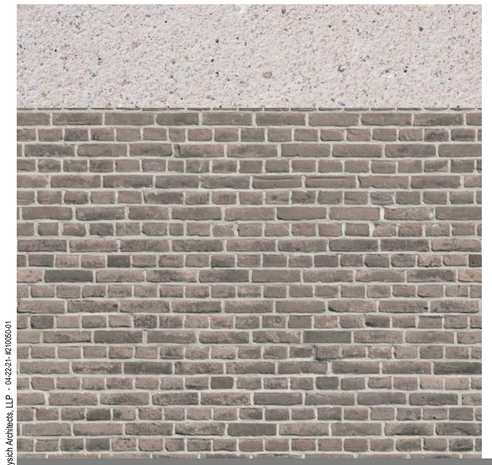
STANDING SEAM METAL ROOF - ZINC



BOARD & BATTEN SIDING - GRAY



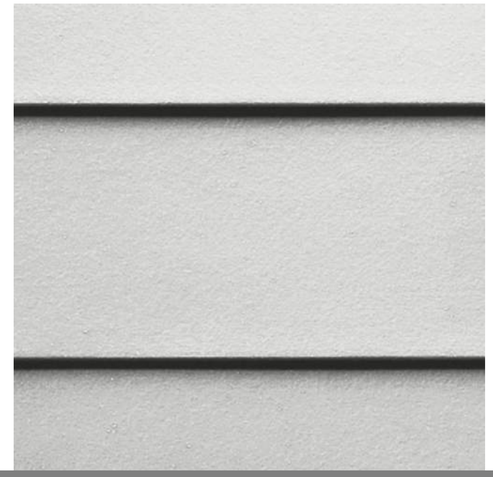
LAP SIDING - GRAY



TUMBLED BRICK W/ PRECAST SILLS & LINTELS



WINDOW FRAME & RAILINGS - BLACK



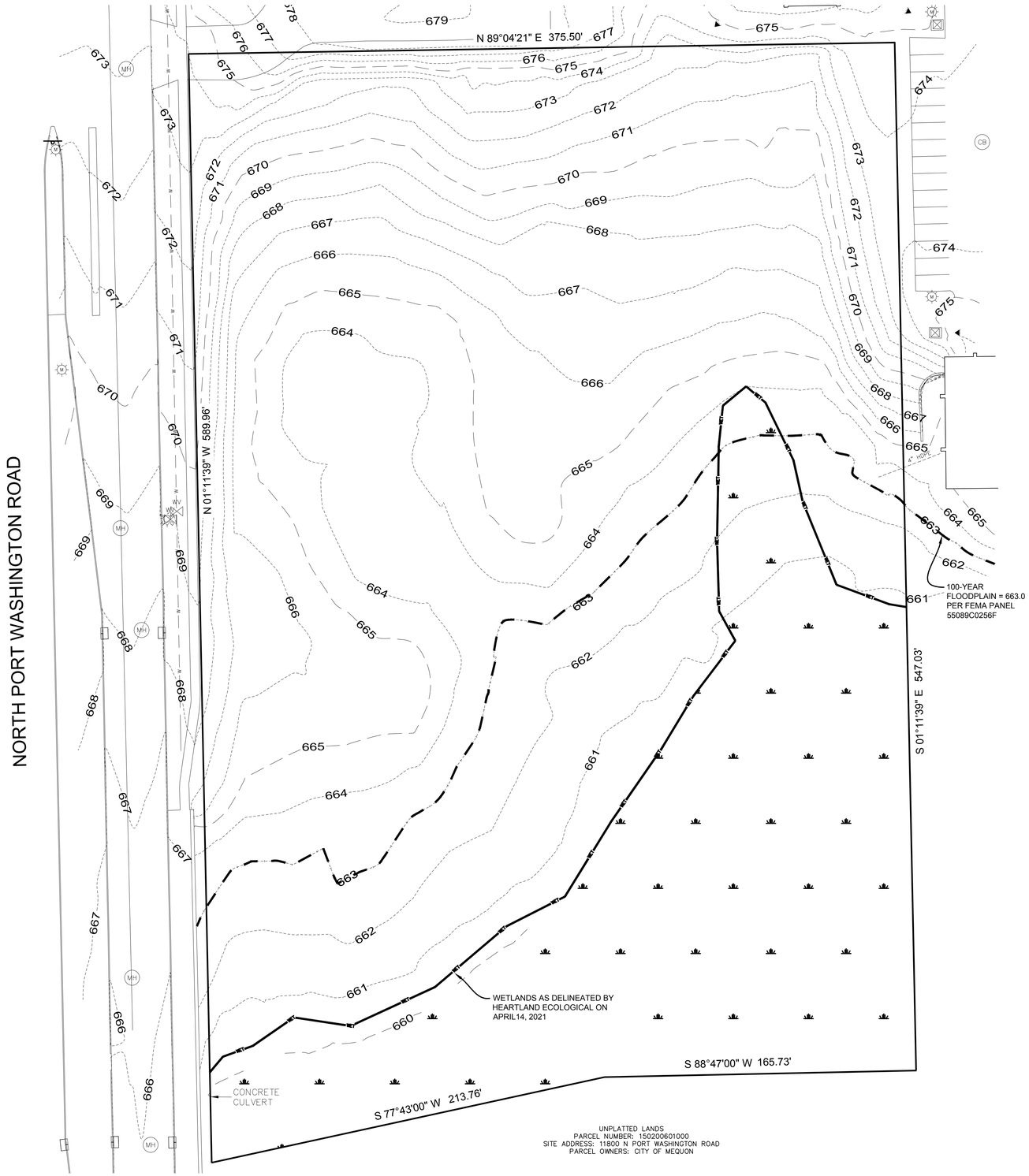
LAP SIDING - WHITE

MATERIALS

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LEGEND

SAN	SANITARY SEWER		ELECTRIC TRANSFORMER		HYDRANT
ST	STORM SEWER	EM	ELECTRIC METER	WV	WATER VALVE
W	WATER MAIN	EP	ELECTRIC PEDESTAL	GV	GAS VALVE
G	BURIED GAS LINE	EB	ELECTRIC BOX AT GRADE	MH	MANHOLE
TEL	BURIED TELEPHONE LINE	TB	TELEPHONE BOX AT GRADE	ST	STORM MANHOLE
E	BURIED ELECTRIC LINE	TP	TELEPHONE PEDESTAL	CB	CATCH BASIN
FO	BURIED FIBER OPTIC LINE	TV	TV PEDESTAL		CURB INLET
//	OVERHEAD UTILITY LINES	GM	GAS METER		METAL LIGHT POLE
CATV	BURIED CABLE TELEVISION LINES	A	AIR CONDITIONER		CONCRETE LIGHT POLE
COMB	COMBINATION SEWER		UTILITY POLE		WOOD LIGHT POLE
	WOOD FENCE		WOOD SIGN	MB	MAIL BOX
	METAL FENCE		METAL SIGN	F	FIBER OPTIC MARKER
	EDGE OF TREES AND BRUSH		FLAG POLE	UPA	GUY WIRE
994.32 DS	DOOR SILL ELEVATION		BOLLARD		
	FIRE DEPARTMENT CONNECTION		BOLLARD LIGHT		
			YARD LIGHT		

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

DRAFTED: AEK
DESIGNED: AEK
REVIEWED: AEK

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

MEQUON SENIOR LIVING

CITY OF MEQUON, WISCONSIN

EXISTING CONDITIONS

REVISIONS

PEG JOB No. 2385.00
PEG PM AEK
START DATE 05/24/21
SCALE 1"=30'

SHEET
C-1
C-6

EXISTING CONDITIONS

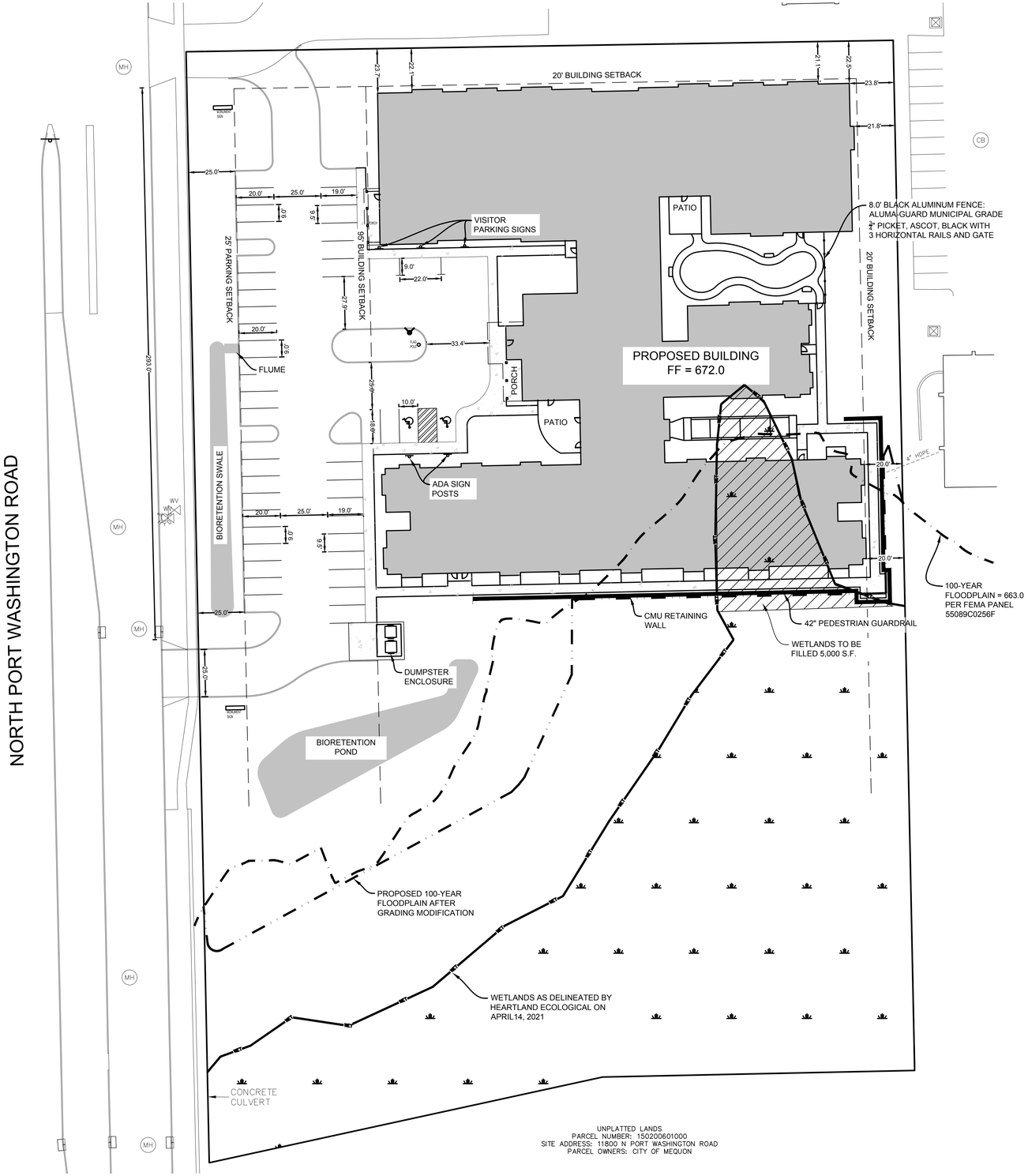
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Z:\PROJECTS\2021\2385.00-WI\CAD\SHEETS\C-1 EXISTING CONDITIONS.DWG

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SITE DATA TABLE

LOT COVERAGE:
- SITE ACREAGE: 4.82 ACRES
- BUILDING AREA: 1.02 ACRES (21%)
- PAVEMENT AREA: 0.80 ACRES (17%)
- OPEN SPACE: 3.00 ACRES (62%)

ZONING: INSTITUTIONAL AND PUBLIC SERVICE DISTRICT (IPS)
- SETBACKS
  - FRONT YARD: 25.0'
  - SIDE YARD: 20.0'
  - REAR YARD: 20.0'

  - BUILDING SETBACK:
    - 65.0' EXCEPT WHEN PARKING IS PROPOSED BETWEEN THE ROAD AND BUILDING THE MINIMUM SETBACK SHALL BE 95.0'

  - PARKING
    - SIDE OR REAR: 20.0' UNLESS WAIVED BY PLANNING COMMISSION
    - FRONT: 25.0' FROM ULTIMATE RIGHT OF WAY

PARKING
- PARKING STALLS: 45 SPACES
- ADA STALLS: 2 SPACES
- TOTAL STALLS: 47 SPACES

- ALL PARKING STALLS SHALL BE A MINIMUM OF 180 SQUARE FEET

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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DESIGNED: AEK
REVIEWED: AEK

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REVISIONS

PEG JOB No. 2385.00 AEK
PEG PM
START DATE 05/24/21
SCALE 1"=30'

SHEET
C-2
C-6

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SITE PLAN

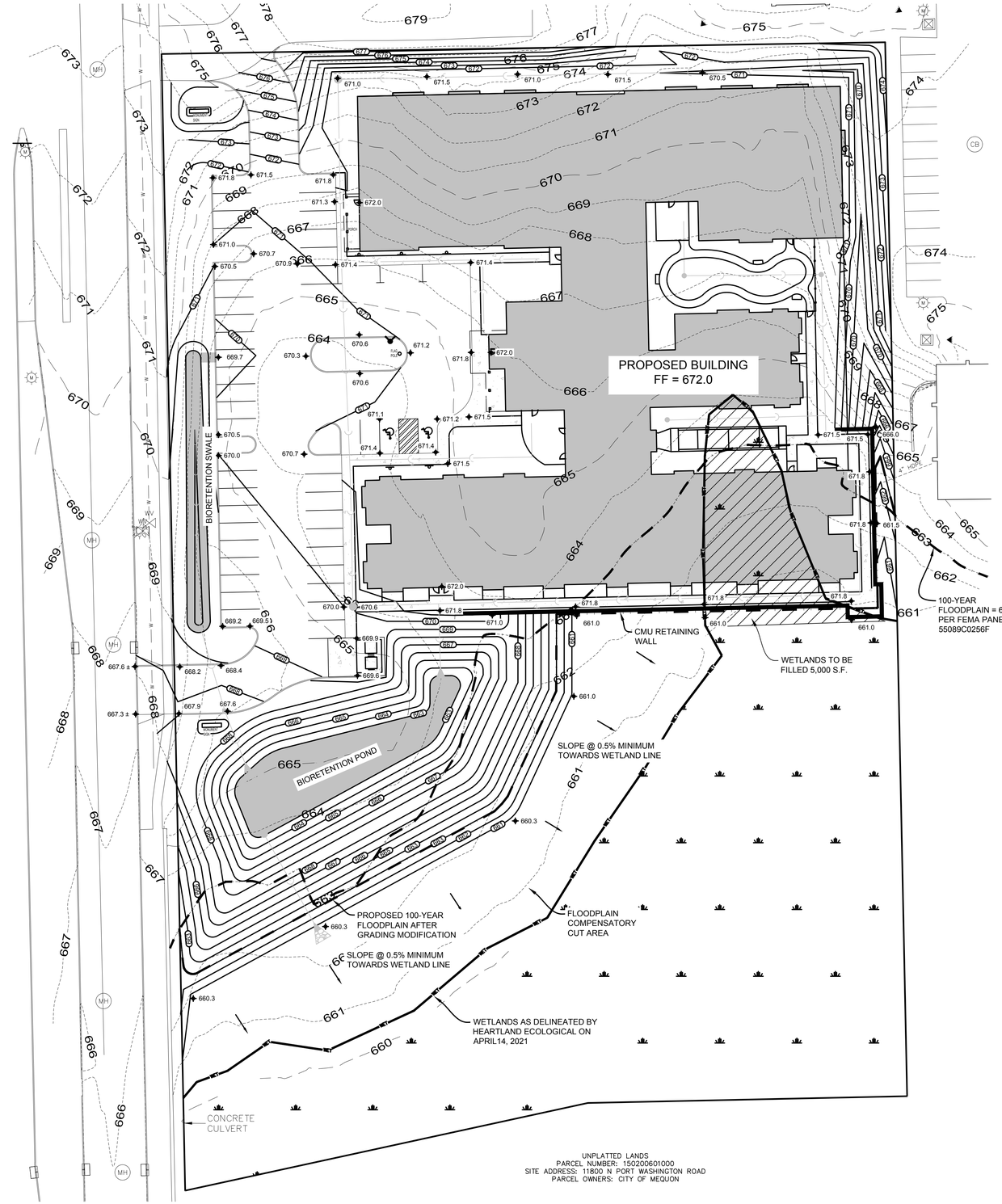
Z:\PROJECTS\2021\2385.00-WI\CAD\SHEETS\C-2 SITE PLAN.DWG

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- 749 — PROPOSED CONTOUR
- ✦ 750.00 — SPOT ELEVATION

EROSION CONTROL SPECIFICATIONS & REQUIREMENTS

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT (WPDES PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs), IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF AND UNDERSTAND THE BMP's PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. QUALIFIED PERSONNEL: (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH OR MORE PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERNAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
3. POST WNDR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
4. KEEP COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
5. MODIFICATIONS TO THE APPROVED SWAPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPS. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
6. OWNER IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
7. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
8. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.
9. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS.
10. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCES.
11. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
12. WHERE POSSIBLE, STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. NOTIFY OWNER & ENGINEER IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR MORE), DEWATERING ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
14. PUMPS MAY BE USED AS BYPASS DEVICES IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
15. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. LIMIT PUMPING TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG, PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DEWATERING #1061.
16. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION, REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP #1063.
17. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION #1004. BIOINFILTRATION MAY BE USED AS A SEDIMENT BASIN DURING CONSTRUCTION. DO NOT EXCAVATE FINAL 1' OR INSTALL STONE/ENGINEERED MEDIA UNTIL UPSTREAM AREA IS STABILIZED. WHEN THIS ACCOMPLISHED, REMOVE THE FINAL 1' PLUS ANY SOIL WHICH APPEARS TO BE IMPACTED BY SEDIMENT AND COMPLETE CONSTRUCTION OF BIOINFILTRATION AREA.
18. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
19. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
20. INSTALL AND MAINTAIN FILTER SOCK IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071.
21. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
22. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
23. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
24. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE MUNICIPALITY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
25. OWNER IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
26. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTE OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
27. COORDINATE WITH THE OWNER, ENGINEER AND DNR REPRESENTATIVE TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS OR COMPACTED EARTHEN BERMS)
28. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS AND TYPE MATTING FOR THE SPECIFICATIONS UNLESS SPECIFIED OTHERWISE ON THE PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WISDOT PRODUCT ACCEPTABILITY LIST (PAL): INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
29. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS AND TYPE MATTING FOR THE SPECIFICATIONS UNLESS SPECIFIED OTHERWISE ON THE PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WISDOT PRODUCT ACCEPTABILITY LIST (PAL): INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
30. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
31. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC) OR AS DIRECTED BY OWNER, MUNICIPALITY, OR DNR REPRESENTATIVE.
32. OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIED INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WNDR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM PUBLIC DATABASE.
33. MAINTAIN SOIL EROSION CONTROL DEVICE THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS ARE FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, DISTURBANCE ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
34. NOTIFY THE OWNER IMMEDIATELY IF THERE IS A DISCHARGE OF SEDIMENT AND/OR OTHER CONTAMINANTS.

NORTH

GRAPHICAL SCALE (FEET)

0 — 1" = 30' — 60'

DRAFTED: AEK
DESIGNED: AEK
REVIEWED: AEK

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MEQUON SENIOR LIVING

CITY OF MEQUON, WISCONSIN

GRADING PLAN

REVISIONS

PEG JOB No. 2385.00
PEG PM AEK
START DATE 05/24/21
SCALE 1" = 30'

SHEET C-3 C-6

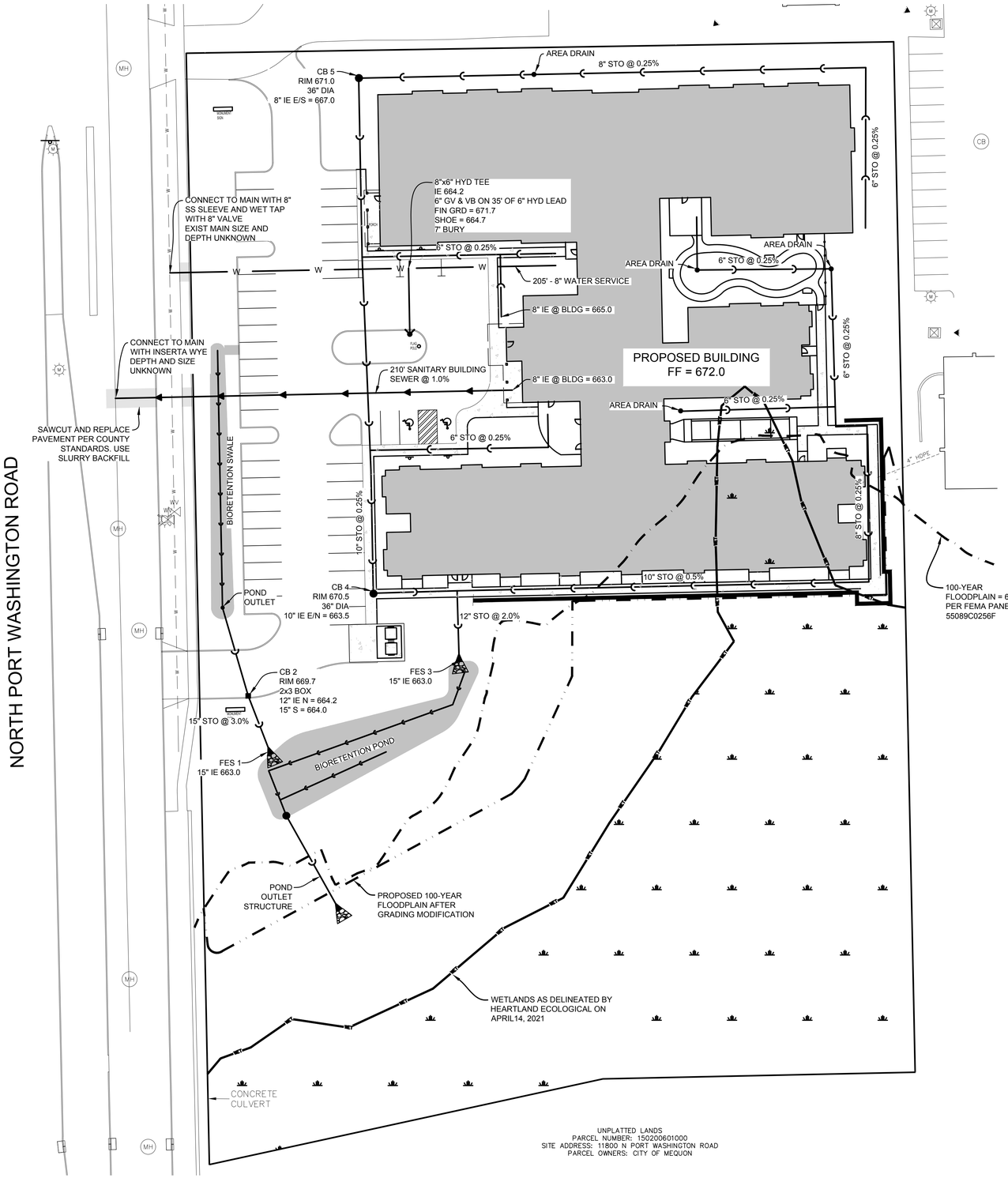
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GRADING PLAN

Z:\PROJECTS\2021\2385.00-WI\CAD\SHEETS\C-3 GRADING PLAN.DWG

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

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LEGEND

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

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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DRAFTED: AEK DESIGNED: AEK REVIEWED: AEK

PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

MEQUON SENIOR LIVING

CITY OF MEQUON, WISCONSIN

UTILITY PLAN

REVISIONS

PEG JOB No. 2385.00 AEK
PEG PM
START DATE 05/24/21
SCALE 1" = 30'

SHEET
C-4
C-6

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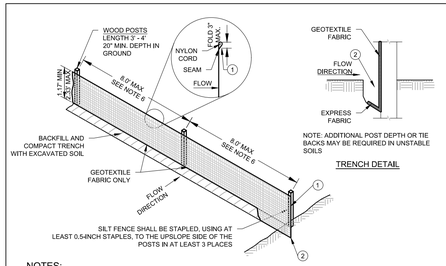
UTILITY PLAN

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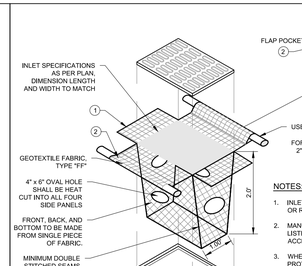
Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)



NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (6-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

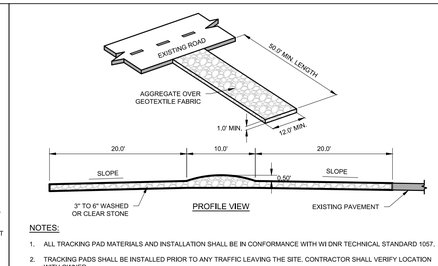
SILT FENCE



INSTALLATION NOTES:

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

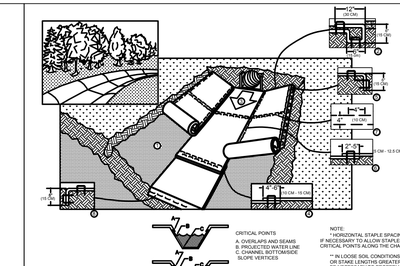
INLET PROTECTION



NOTES:

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

CONSTRUCTION ENTRANCE


12" (30 CM)
4" (10 CM)
4" (10 CM)
4" (10 CM)
12" (30 CM)
4" (10 CM)
4" (10 CM)
4" (10

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GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

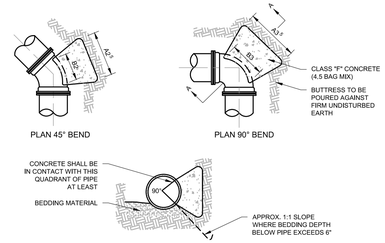
1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL.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

SPECIFICATIONS FOR PRIVATE UTILITIES

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

SPECIFICATIONS FOR PAVING

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-¼" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS , GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7, 602.3.2.5, AND 601.3.4-5, OF THE STANDARD SPECIFICATIONS. CONSTRUCTION JOINTS SHALL BE SPACED NOT FURTHER THAN 10' FOR PAVEMENT, 10' FOR SIDEWALKS (OR THE WIDTH OF THE WALK), AND 15' FOR CURB. EXPANSION JOINTS SHALL BE SPACED NO FURTHER THAN 50' FOR PAVEMENT, 300' FOR CURB, AND 100' FOR WALKS. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.

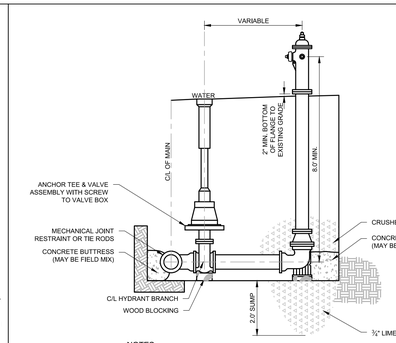


NOTES:

1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER
2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE
3. THRUST BLOCKS TO BE AT ALL BENDS 11¼° OR GREATER
4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER
5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J BOLTS

PIPE SIZE	22 1/2° BENDS A1	22 1/2° BENDS B1	45° BENDS A2	45° BENDS B2	90° BENDS A3	90° BENDS B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

THRUST BLOCK

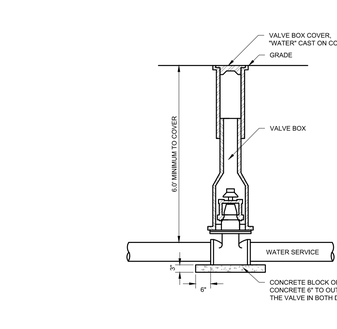


NOTES:

1. MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS. THE BOLTS & NUTS ARE TO BE HIGH STRENGTH LOW ALLOY STEEL (CORTEN) AS PER SECTION 11.6.5 OF A.W.W.A. C-111.
2. THE FOLLOWING HYDRANTS SHALL BE ALLOWED:

   MUELLER SUPER CENTURION 250 3-WAY FIRE HYDRANT
   U.S. PIPE METROPOLITAN / M-94 DUCTILE IRON FIRE HYDRANT
   WATEROUS 5½" PACER FIRE HYDRANT

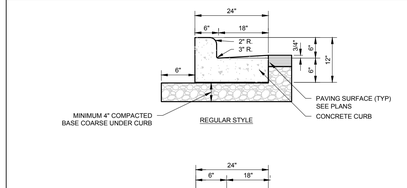
FIRE HYDRANT



NOTES:

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

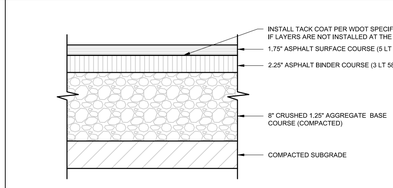
SERVICE VALVE



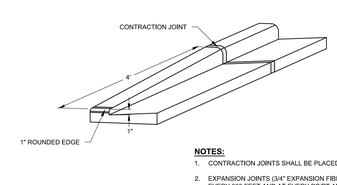
NOTES:

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

24" VERTICAL FACE CURB



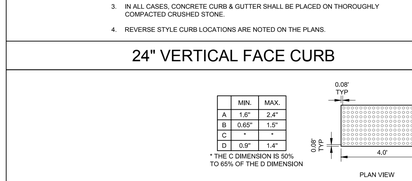
REGULAR DUTY PAVEMENT SECTION



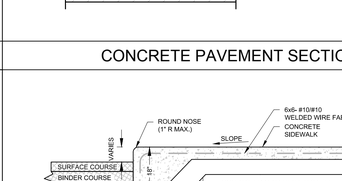
NOTES:

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

TAPER CURB HEAD



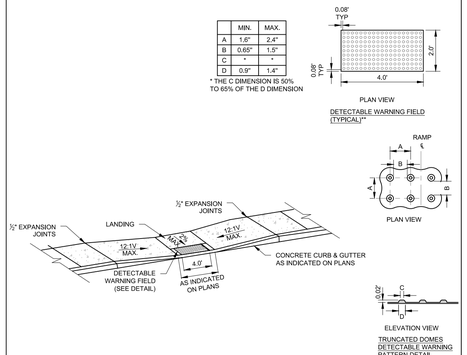
HEAVY DUTY PAVEMENT SECTION



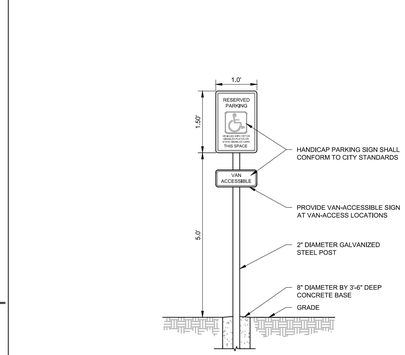
CONCRETE PAVEMENT SECTION

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

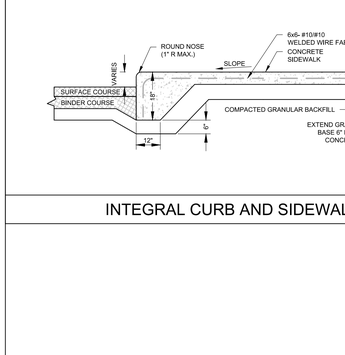
* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION



TYPICAL ACCESSIBLE RAMP - SPLIT



ADA SIGN



INTEGRAL CURB AND SIDEWALK

REVIEWED: AEK
DESIGNED: AEK
DRAFTED: AEK

PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

MEQUON SENIOR LIVING

CITY OF MEQUON, WISCONSIN

SITE DETAILS

REVISIONS

PEG JOB No. 2385.00
PEG PM AEK
START DATE 05/24/21
SCALE NTS

SHEET
C-6
C-6

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SITE DETAILS

Z:\PROJECTS\2021\2385.00-WI\CAD\SHEETS\C-6 SITE DETAILS.DWG

LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP NO. 1902, RECORDED SEPTEMBER 30, 1987 IN VOLUME 14 OF CERTIFIED SURVEY MAPS ON PAGES 287-288, AS DOCUMENT NO. 395337, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

EXCEPT THAT PART CONVEYED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 649533.

PROPERTY ALSO DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 20, TOWN 9 NORTH, RANGE 22 EAST; THENCE N 89°04'21" E 65.00' ALONG THE NORTH LINE OF SAID 1/4 SECTION TO A POINT OF INTERSECTION BETWEEN SAID NORTH LINE AND THE EAST RIGHT OF WAY LINE OF PORT WASHINGTON ROAD EXTENDED; THENCE S 01°11'39" E 377.00 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 2 CSM NO. 1902 AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED:

THENCE N 89°04'21" E 375.50 FEET; THENCE S 01°11'39" E 547.03 FEET; THENCE S 88°47'00" W 165.73 FEET; THENCE S 77°43'00" W 213.76 FEET TO A POINT ON THE EAST RIGHT OF WAY LINEOF NORTH PORT WASHINGTON ROAD; THENCE N 01°11'39" W ALONG SAID EAST RIGHT OF WAY LINE 589.96 FEET TO THE POINT OF BEGINNING

SCHEDULE B PART II-EXCEPTIONS

11. UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED AS DOCUMENT NO. 791385. CONVEYANCE OF RIGHTS IN LAND BY AND BETWEEN WISCONSIN ELECTRIC POWER COMPANY AND COUNTY OF OZAUKEE RECORDED NOVEMBER 24, 2008 AS DOCUMENT NO. 892732. AS SHOWN HEREON.

12. PERMANENT LIMITED EASEMENT RECORDED AS DOCUMENT NO. 832968, CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 835939. AS SHOWN HEREON.

13. TERMS, CONDITIONS OF PERMANENT LIMITED EASEMENT CONTAINED IN INSTRUMENT RECORDED AS DOCUMENT NO. 843251. AS SHOWN HEREON.

14. 55' DRAINAGE EASEMENT SET FORTH ON CERTIFIED SURVEY MAP NO. 1612 AND CERTIFIED SURVEY MAP NO. 1902.

15. STORM WATER FACILITIES MAINTENANCE & EASEMENT DECLARATION AND AGREEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: DATED: OCTOBER 02, 2014 PARTIES: ARTIS SENIOR LIVING OF MEQUON, LLC AND THE CITY OF MEQUON RECORDED: NOVEMBER 13, 2014 INSTRUMENT NO. 1009753. AS SHOWN HEREON

16. CONDITIONAL USE GRANT RECORDED JULY 13, 2016 AS DOCUMENT NO. 1035640. BLANKET EASEMENT NOT SHOWN HEREON.

MISCELLANEOUS NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.

2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1052745-MKE, WITH A COMMITMENT DATE: FEBRUARY 17, 2021 AT 7:30 AM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

3. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

4. NO ZONING INFORMATION PROVIDED BY INSURER AT THE TIME OF SURVEY.

5. THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS: 210,070 SQUARE FEET 4.82 ACRES.

6. THE ADDRESS OF THE ABOVE DESCRIBED PROPERTY, 11900 N PORT WASHINGTON ROAD. TAX MAP PARCEL 15-020-06-008.0.

7. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

8. SUBJECT PROPERTY HAS DIRECT ACCESS TO PORT WASHINGTON ROAD, A DEDICATED PUBLIC STREET.

9. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 0, OF WHICH 0 ARE REGULAR PARKING SPACES AND 0 ARE DESIGNATED DISABLED SPACES, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.

10. PORTIONS OF SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AE: SPECIAL FLOOD AREA WITH BASE ELEVATION. PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55089C0256F, WITH A DATE OF IDENTIFICATION OF DECEMBER 04, 2007 IN COMMUNITY NO. 555564, CITY OF MEQUON, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

11. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY AT TIME OF SURVEY.

12. THERE IS NO INFORMATION AVAILABLE FROM THE CITY OF MEQUON REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ADJOINING THE PROPERTY AT THE TIME OF SURVEY.

13. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OCCURRING ON OR ADJOINING THE PROPERTY AT TIME OF SURVEY.

14. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.

15. THERE IS NO OBSERVED EVIDENCE OF DELINEATED WETLANDS EXISTING ON SUBJECT PROPERTY AT TIME OF SURVEY.

16. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

17. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 20-9-22 WHICH BEARS N 01°11'39" W.

18. THERE IS NO EVIDENCE OF CEMETERIES, GRAVESITES, OR BURIAL GROUNDS EXISTING ON SUBJECT PROPERTY AS DISCLOSED IN THE RECORD DOCUMENTS OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

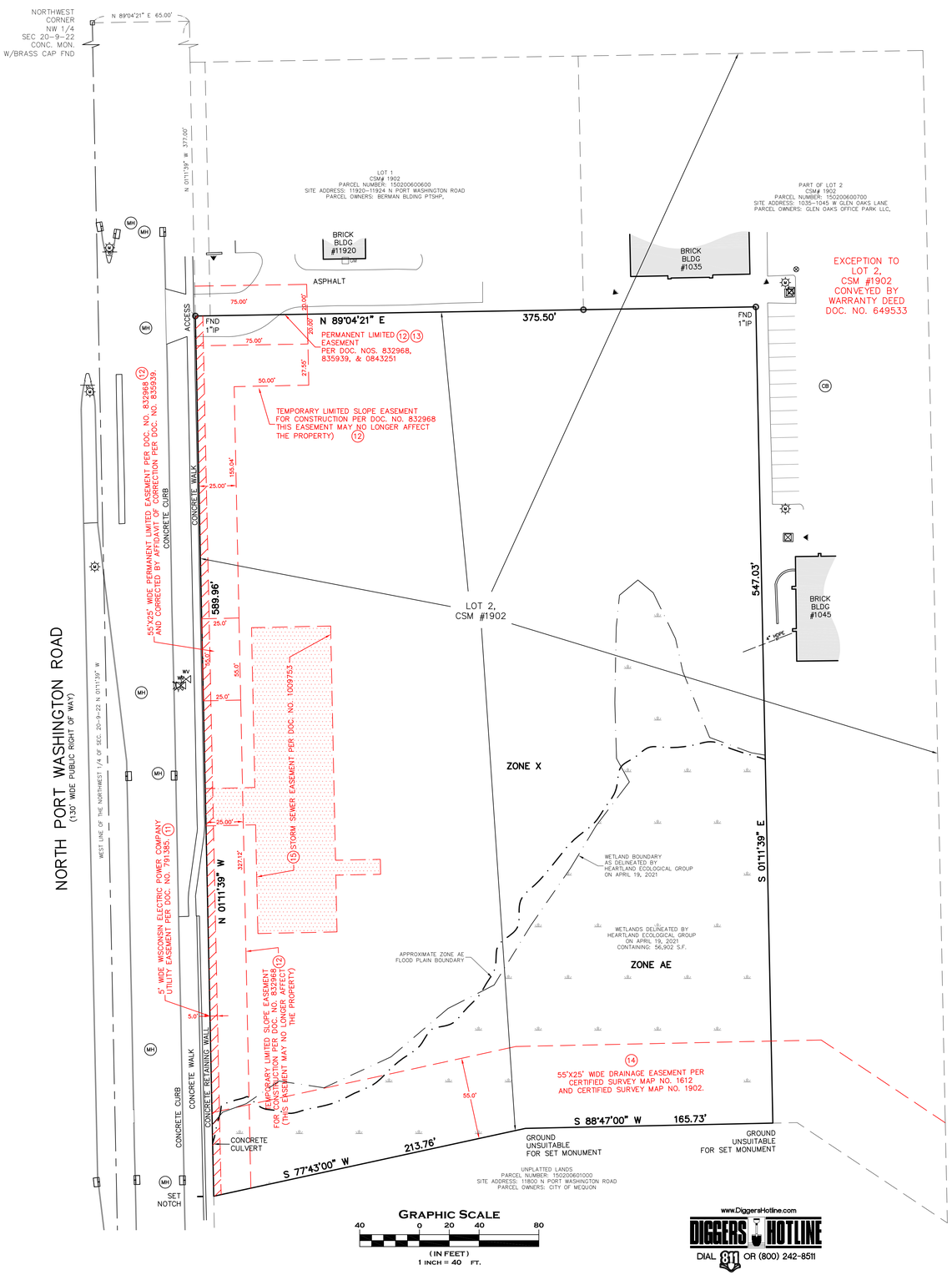
SIGNIFICANT OBSERVATIONS:

THERE ARE NO SIGNIFICANT OBSERVATIONS AFFECTING THE SUBJECT PROPERTY EXCEPT AS FOLLOWS:

NONE

LEGEND

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER MAIN
- G — BURIED GAS LINE
- TEL — BURIED TELEPHONE LINE
- E — BURIED ELECTRIC LINE
- FO — BURIED FIBER OPTIC LINE
- // — OVERHEAD UTILITY LINES
- CATV — BURIED CABLE TELEVISION LINES
- COMB — COMBINATION SEWER
- WOOD FENCE
- METAL FENCE
- EDGE OF TREES AND BRUSH
- 994.32 DS — DOOR SILL ELEVATION
- FDC — FIRE DEPARTMENT CONNECTION
- ELECTRIC TRANSFORMER
- EM — ELECTRIC METER
- EP — ELECTRIC PEDESTAL
- EB — ELECTRIC BOX AT GRADE
- TB — TELEPHONE BOX AT GRADE
- TP — TELEPHONE PEDESTAL
- TV — TV PEDESTAL
- GM — GAS METER
- AC — AIR CONDITIONER
- UTILITY POLE
- WOOD SIGN
- METAL SIGN
- FLAG POLE
- BOLLARD
- BOLLARD LIGHT
- YARD LIGHT
- HYDRANT
- WATER VALVE
- GAS VALVE
- MH — MANHOLE
- ST — STORM MANHOLE
- CB — CATCH BASIN
- CURB INLET
- METAL LIGHT POLE
- CONCRETE LIGHT POLE
- WOOD LIGHT POLE
- MB — MAIL BOX
- FIBER OPTIC MARKER
- UPA — GUY WIRE



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 INCH = 40 FT.

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DIGGERS HOTLINE

DIAL 811 OR (800) 242-8511

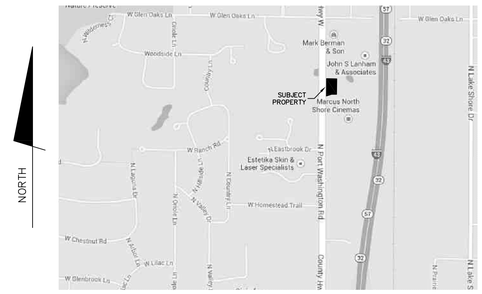
CSE

CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

NORTH

VICINITY MAP

NOT TO SCALE



TO; MATTER X LLC, A WISCONSIN LIMITED LIABILITY COMPANY,ARTIS SENIOR LIVING OF MEQUON,LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY:

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/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 11, 13, 16, 17, AND 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.

APRIL 28, 2021
DATE

MICHAEL J. BERRY, P.L.S.
REGISTERED LAND SURVEYOR S-2545

WISCONSIN MICHAEL J. BERRY S-2545 BROOKFIELD, WI LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY

FOR

MATTER X LLC

11900 N PORT WASHINGTON RD
MEQUON, WI

DRAWN BY:	RAP	DATE:	04/28/2021
CHECKED BY:	NJF	DRAWING NO.	AL2 - 1
CSE JOB NO.:	13 - 122	SHEET	1 OF 1

Attachment: Packet Docs (6386 : Matter X, LLC for Artis Senior Living of Mequon, LLC)



D-Series Size 1
LED Area Luminaire

Buy American

Catalog Number

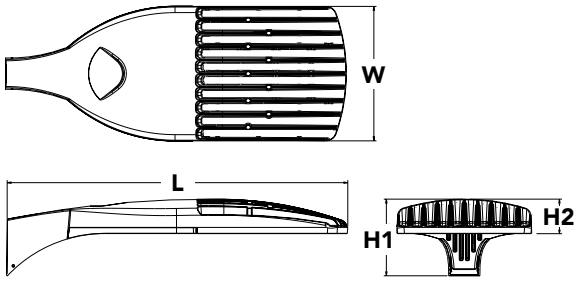
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1 P4[1] P7[1]
P2 P5[1] P8
P3 P6[1] P9[1]

Rotated optics

P10[2] P12[2]
P11[2] P13[1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[3]
T5S	Type V short[3]
T5M	Type V medium[3]
T5W	Type V wide[3]
BLC	Backlight control[4]
LCCO	Left corner cutoff[4]
RCCO	Right corner cutoff[4]

Voltage

MVOLT[5]
XVOLT (277V-480V)[6,7,8]
120[9]
208[9]
240[9]
277[9]
347[9]
480[9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting[10]
WBA	Wall bracket[3]
SPUMBA	Square pole universal mounting adaptor[11]
RPUMBA	Round pole universal mounting adaptor[9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[13]
PIRHN	Network, high/low motion/ambient sensor[14]
PER	NEMA twist-lock receptacle only (controls ordered separate)[15]
PER5	Five-pin receptacle only (controls ordered separate)[15,16]
PER7	Seven-pin receptacle only (controls ordered separate)[15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]
FAO	Field adjustable output[20,21]

Other options

Shipped installed

HS	House-side shield[23]
SF	Single fuse (120, 277, 347V)[9]
DF	Double fuse (208, 240, 480V)[9]
L90	Left rotated optics[2]
R90	Right rotated optics[2]
HA	50°C ambient operations[1]
BAA	Buy America(n) Act Compliant

Shipped separately

BS	Bird spikes[24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

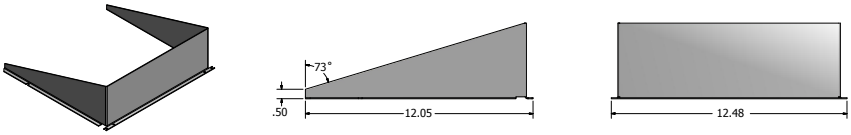
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

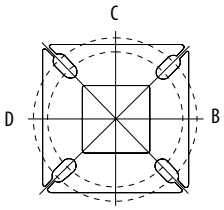
Options

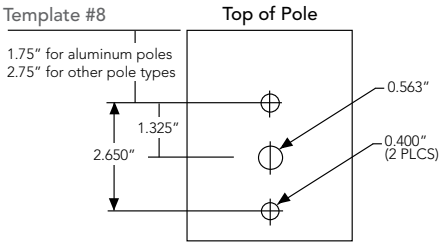
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Con⊠guration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

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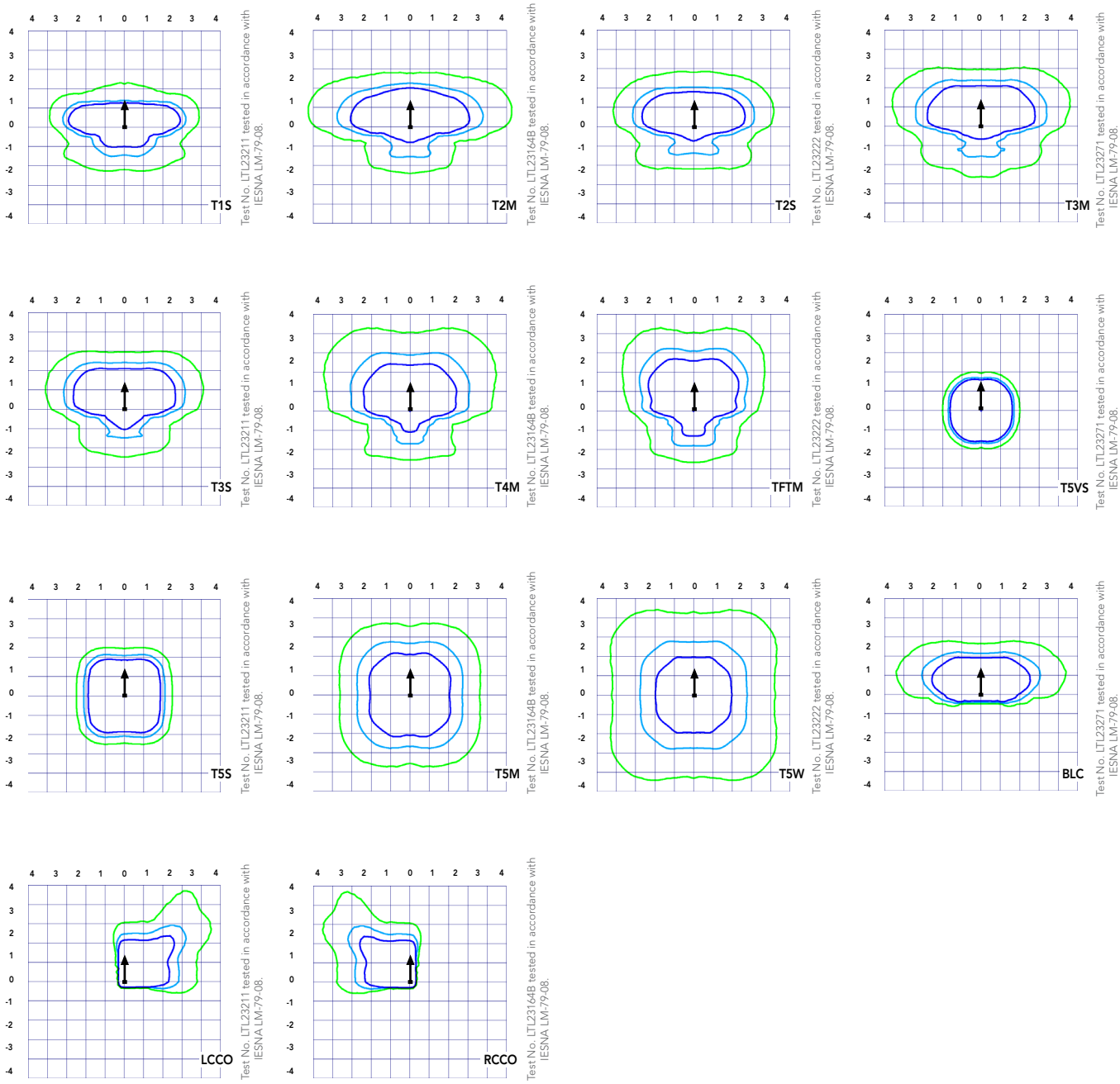
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissione from the ground using the CIAIRity Pro app.

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basi motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling patter (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40ºC minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DO Please refer to www.acuitybrands.com/buy-american for additional information.

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

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

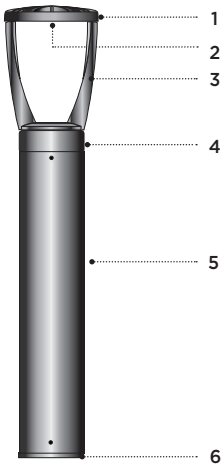
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LUMINIS®

MA30 SERIES
MAYA - LED
Bollard

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:								
	FIXTURE	WATTAGE	VOLTAGE	FINISH	OPTION	OPTION	OPTION	OPTION



1- Cast aluminum LED heat sink.
2- Optical system assembly.
3- Set of two cast aluminum supporting struts.
4- Removable cast aluminum cover for easy access to electrical components and driver.
5- 6" (152) diameter extruded aluminum base stand.
6- Cast aluminum anchor plate.

MA30



MATERIALS
MayaLED is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.
COB LED is assembled on a thick pad housing chamber designed with a heat sink pattern to optimize heat dissipation and luminaire efficacy. The power supply is enclosed in an isolated chamber allowing a quick access for electrical maintenance without disturbing the optical light chamber.
COB LED is removable and replaceable for ease of maintenance or lighting upgrade.

ELECTRICAL
POWER SUPPLY Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30ºC/-22ºF to 60ºC/140ºF, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

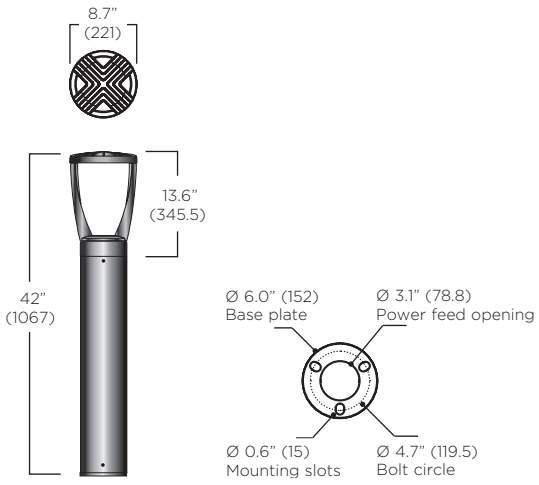
LED Type II, IV or V light distribution via high performance optical lenses. Standard 4000K/80CRI. Optional 2700K, 3000K and 3500K. Optional Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

LIFE
125,000hrs ($L_{70}B_{50}$) based on LM-80 report for lumen maintenance.

FINISH
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

MOUNTING
Mounts with a set of three 1/2"-13 x 18" lg galvanized anchor bolts.

CERTIFICATION
Tested to UL1598 and CSA22.2 #250. ETL listed for wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC/77ºF. Lumen depreciation in accordance with IESNA LM80 standards.
CE Certification on request.
Rated IP66.



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July 2019 Rev O

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Luminaires may be altered for design improvement or discontinued without prior notice.

MA30 SERIES
MAYA - LED

LUMINAIRE SELECTION

MODEL#



☐ MA30

LED LIGHT SELECTION (4000K/80CRI)

	INPUT WATTS	DELIVERED LUMENS	MODEL
Type II	13W	1231	☐ MA30-L1W12-R2
	19W	1751	☐ MA30-L1W18-R2
	34W	3016	☐ MA30-L1W30-R2
	48W	4183	☐ MA30-L1W48-R2
Type IV	13W	1281	☐ MA30-L1W12-R4
	19W	1825	☐ MA30-L1W18-R4
	34W	3143	☐ MA30-L1W30-R4
	48W	4366	☐ MA30-L1W48-R4
Type V	13W	1295	☐ MA30-L1W12-R5
	19W	1842	☐ MA30-L1W18-R5
	35W	3293	☐ MA30-L1W30-R5
	50W	4534	☐ MA30-L1W48-R5

AMBER LED LIGHT SELECTION

	INPUT WATTS	DELIVERED LUMENS	MODEL
Type II	11W	280	☐ MA30-L1W11K2A-R2
Type IV	11W	282	☐ MA30-L1W11K2A-R4
Type V	11W	269	☐ MA30-L1W11K2A-R5

VOLTAGE [1]

☐ 120V
☐ 277V

Optional
☐ 347V
☐ 480V

FINISH

STANDARD COLORS

☐ WHT Snow white
☐ BKT Jet black
☐ BZT Bronze
☐ MST Matte silver
☐ GRT Titanium gray
☐ DGT Gun metal
☐ CHT Champagne
☐ SGT Steel Gray

OPTIONAL COLORS

☐ CS Custom color
☐ RAL RAL# color

(Refer to color chart)

NOTE: Above wattage values are based on 277V, tested at 25ºC/77ºF ambient temperature.
Wattage may vary by approx. +/- 10% for other voltages, or due to changes in ambient temperature.
Lumen output will remain constant.

OPTIONS

ELECTRICAL

☐ **REML2-50** Remote mount battery backup for LED 90 mins, 7W. Remote mount to 50ft. 12" square enclosure with acces cover.
☐ **PH** Photocell[2]
☐ **FS** Fuse[2]
☐ **SP** Surge protector 10KV

LIGHT

Alternate CCT ºK LED (LCF: Lumen conversion factor) (Apply multiplier to listed values for lumens output reference)

☐ **K27** 2700K CCT 80 CRI (LCF: 0.91)
☐ **K3** 3000K CCT 80 CRI (LCF: 0.94)
☐ **K35** 3500K CCT 80 CRI (LCF: 0.983)

NOTE: Other CCT & higher CRI available, please consult factory.

MOUNTING

☐ **PR6** Pedestal mount adaptor. Overall height 20.5" (521).

ACCESSORIES

☐ **GFI** Ground fault interruption receptacle[3]
☐ **CGF** Ground fault circuit interruption with clear in-use cover[3]
☐ **BLC** Back light control[4]

NOTES
1- If no voltage is specified, luminaires are factory prewired by default for 120V. For other voltages, please specify with catalog number, or consult factory.
2- Fuse and photocell options are normally installed with poles when specified with Luminis luminaires. (Except for other types of mounting).
3- GFI and CGF options are installed 18" above grade unless otherwise specified. CGF cover protrudes by 3.62" (92).
4- BLC not available on Type V. BLC can be installed in the field on existing fixtures.

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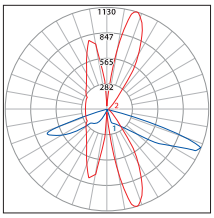
Luminaires may be altered for design improvement or discontinued without prior notice.

MA30 SERIES
MAYA - LED

TYPICAL PHOTOMETRY SUMMARY

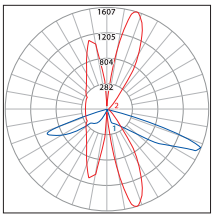
TYPE II

MA30-L1W12-R2



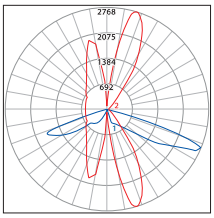
Total Lumens: 1231 Lms
Total Input Watts: 12.5W
Efficacy: 98.44 Lms/W
BUG Rating: B2-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 1130 @ 72.5ºH/67.5ºV

MA30-L1W18-R2



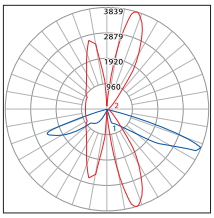
Total Lumens: 1751 Lms
Total Input Watts: 18.5W
Efficacy: 94.66 Lms/W
BUG Rating: B2-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 1607 @ 72.5ºH/67.5ºV

MA30-L1W30-R2



Total Lumens: 3016 Lms
Total Input Watts: 33.6W
Efficacy: 89.76 Lms/W
BUG Rating: B2-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 2768 @ 72.5ºH/67.5ºV

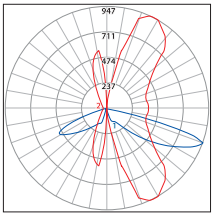
MA30-L1W48-R2



Total Lumens: 4183 Lms
Total Input Watts: 48.2W
Efficacy: 86.71 Lms/W
BUG Rating: B2-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 3839 @ 72.5ºH/67.5ºV

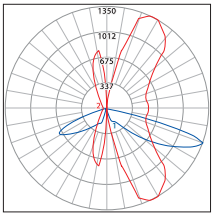
TYPE IV

MA30-L1W12-R4



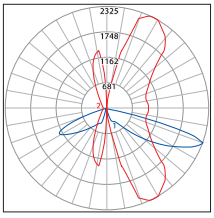
Total Lumens: 1281 Lms
Total Input Watts: 12.5W
Efficacy: 102.44 Lms/W
BUG Rating: B2-U1-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 947 @ 65ºH/70ºV

MA30-L1W18-R4



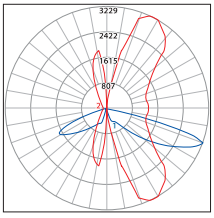
Total Lumens: 1825 Lms
Total Input Watts: 18.5W
Efficacy: 98.66 Lms/W
BUG Rating: B2-U1-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 1350 @ 65ºH/70ºV

MA30-L1W30-R4



Total Lumens: 3143 Lms
Total Input Watts: 33.6W
Efficacy: 93.55 Lms/W
BUG Rating: B2-U1-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 2325 @ 65ºH/70ºV

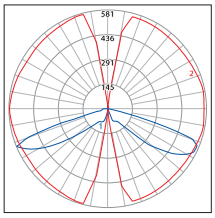
MA30-L1W48-R4



Total Lumens: 4366 Lms
Total Input Watts: 48.2W
Efficacy: 90.51 Lms/W
BUG Rating: B3-U1-G3
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 3229 @ 115ºH/70ºV

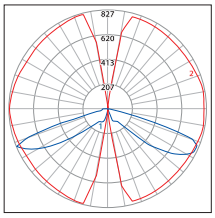
TYPE V

MA30-L1W12-R5



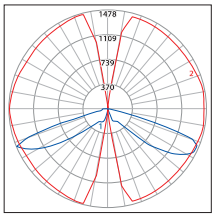
Total Lumens: 1295 Lms
Total Input Watts: 12.5W
Efficacy: 103.62 Lms/W
BUG Rating: B1-U0-G1
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 581 @ 67.5º

MA30-L1W18-R5



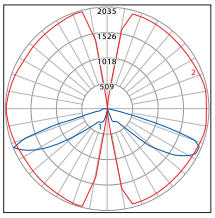
Total Lumens: 1842 Lms
Total Input Watts: 18.5W
Efficacy: 99.55 Lms/W
BUG Rating: B1-U0-G1
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 827 @ 67.5º

MA30-L1W30-R5



Total Lumens: 3293 Lms
Total Input Watts: 34.8W
Efficacy: 94.75 Lms/W
BUG Rating: B2-U0-G2
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 1478 @ 67.5º

MA30-L1W48-R5



Total Lumens: 4534 Lms
Total Input Watts: 49.5W
Efficacy: 91.54 Lms/W
BUG Rating: B3-U0-G3
Cutoff Class: Full Cutoff
CCT/CRI: 4000K/80
Max Candela: 2035 @ 67.5º

Please visit our web site www.luminis.com for complete I.E.S formatted download data.
All published photometric data are executed and certified by an independent testing laboratory.

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

LUMINIS®

LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

LUMINIS.COM

Luminaires may be altered for design improvement or discontinued without prior notice.



WPX LED
Wall Packs

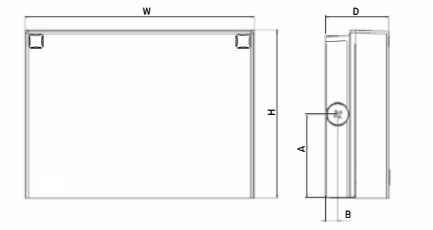
Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W [1]	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V [3]	E4WH	Emergency battery backup, CEC compliant (4W, 0°C min) [2]	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20°C min) [2]	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell [3]	Note : For other options, consult factory.	

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P with 6kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit por on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

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

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

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Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration o 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options ar CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT **E4WH** DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT **E14WC** DDBXD

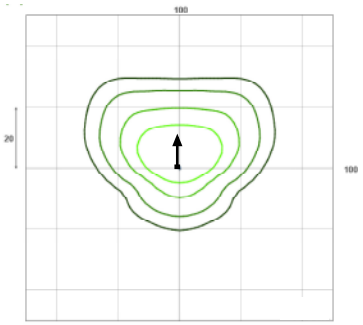
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

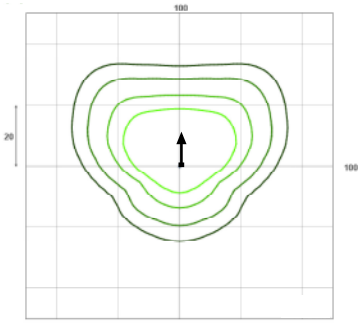
LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc

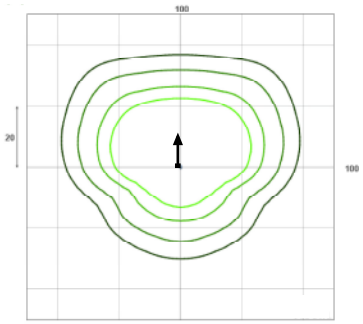
WPX1 LED P1



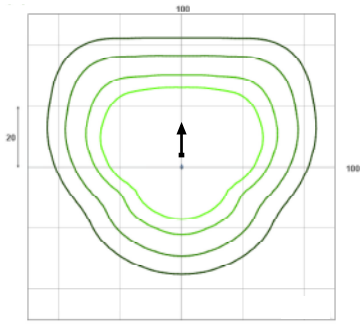
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

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LED

501
WET LOCATION
CLASSIC



Indessa
LIGHTING

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

501
WET LOCATION CLASSIC

TYPE 3.c.a

LED



Contact your local sales rep for other available sizes/bar configurations.

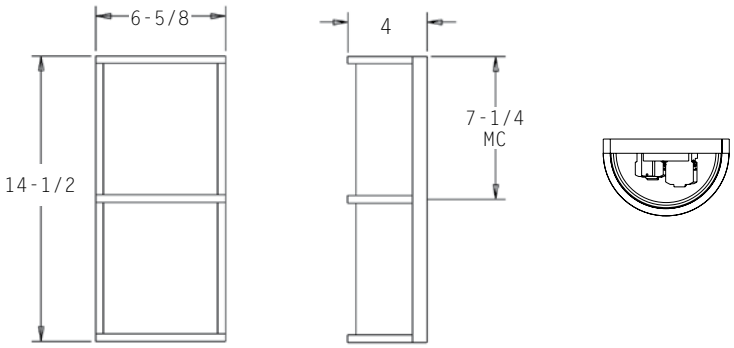
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LOCATION: _____

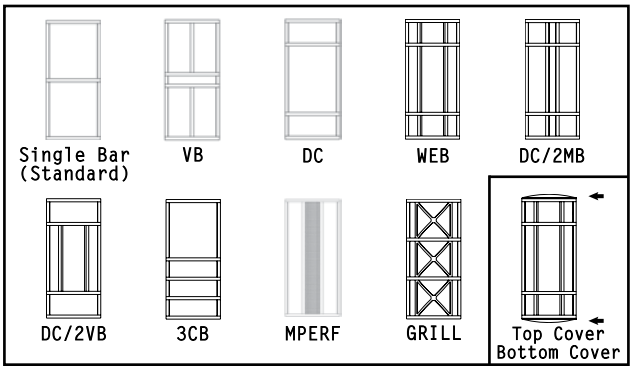
FEATURES

- A timeless design for a classic look.
- Cage constructed of solid aluminum bar stock for strength and rigidity.
- Available with a wide variety of bar configurations.
- Standard 0-10V dimming driver.
- All parts are treated with a five stage phosphate bonding process before being finished with a long lasting powder coat finish.
- Acrylic lens for maximum lens uniformity.
- Complies with ADA.
- No visible fasteners.
- Manufactured in the U.S.A.
- **Available in longer lengths consult factory.**

DIMENSIONS



MC = Mounting Center
A 4" octagonal junction box should be used for installation.



ORDERING INFORMATION / OPTIONS

EXAMPLE: 501-1LED19-SAL-VB

501

MODEL

501 - Classic

LAMP

1LED9 – (1) 9W LED MODULE. 1100 Lumens
1LED14 – (1) 14W LED MODULE. 1550 Lumens
1LED19 – (1) 19W LED MODULE. 2000 Lumens
2CFQ13 – (2) 13w QUAD TUBE CF (G24Q-1 Base)
2CFQ18 – (2) 18w QUAD TUBE CF (G24Q-2 Base)
2CFQ26 – (2) 26w QUAD TUBE CF (G24Q-3 Base)
Consult factory for other available lamps and LED Wattages.

HOUSING FINISH

WHT - White
BLK - Black
SAL - Silver
BRZ - Bronze
BA - Brushed Aluminum
Consult factory for other finishes.

BAR CONFIGURATION

Blank - Standard Single Bar
VB - Vertical Bar
DC - Double Cross Bar
DC/2VB - Double Cross Bar w/2 Vertical Bars
DC/2MB - Double Cross Bar w/2 Middle Bars
3CB - 3 Lower Cross Bars
WEB - Double Cross Bar w/2 Full Vertical Bars
MPERF - Vertical Perf Panel in the Center of the Fixture
GRILL - Decorative Aluminum Grill
Consult factory for other available configurations.

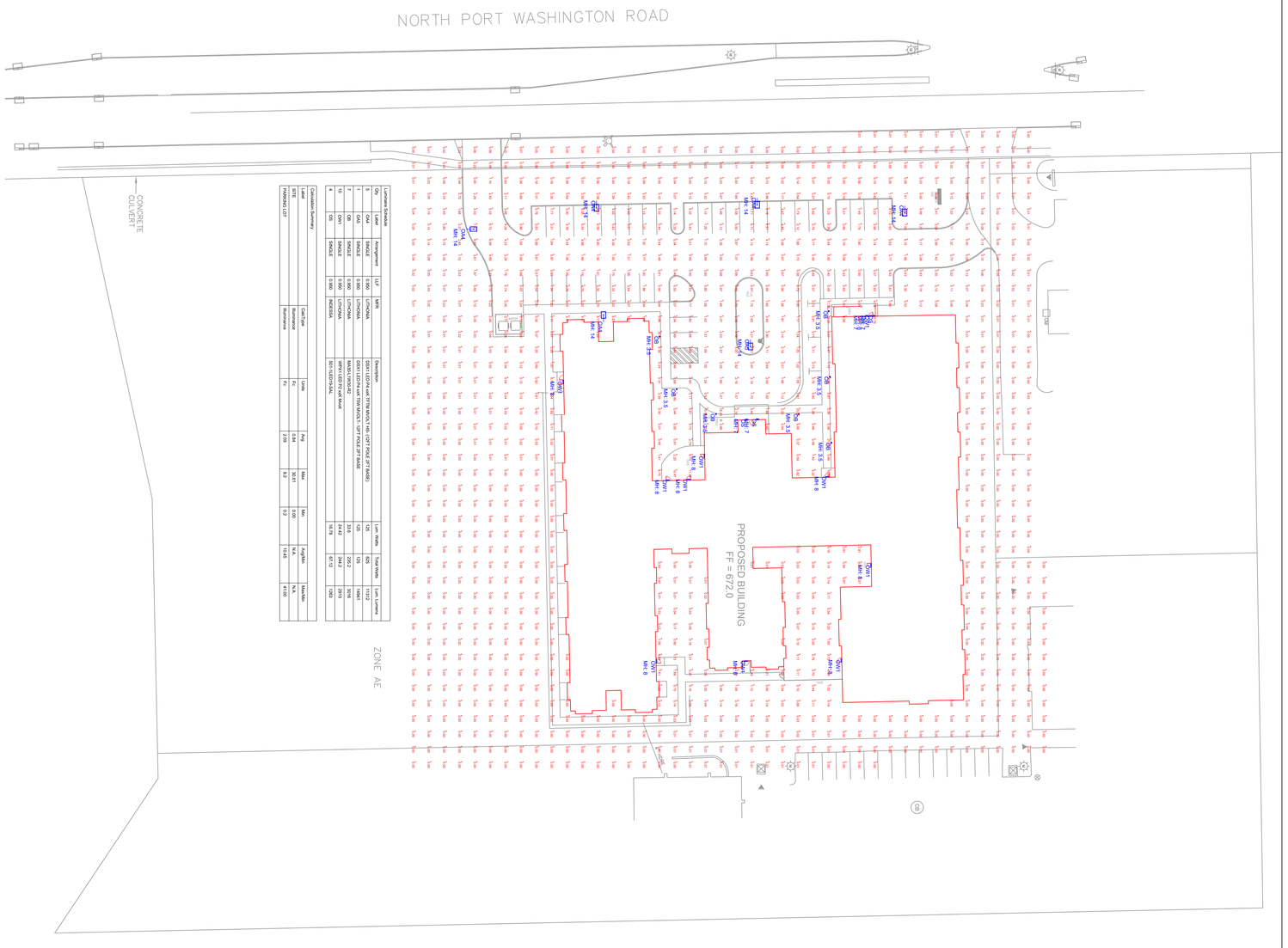
OPTIONS

BL - Bottom Lens
TC - Top Die Cast Aluminum Cover (Adds ½" to height)
BC - Bottom Die Cast Aluminum Cover (Adds ½" to height)
Faux - Faux Alabaster Lens
30K - 3000 Kelvin Temperature
35K - 3500 Kelvin Temperature
40K - 4000 Kelvin Temperature
IEM - Integral Emergency Driver (BC option cannot be used in conjunction with IEM)

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Indessa LIGHTING
PHONE: 509.924.0243 • FAX: 509.924.2607 • www.indessa.com
Indessa Lighting reserves the right to make design revisions without prior notice.

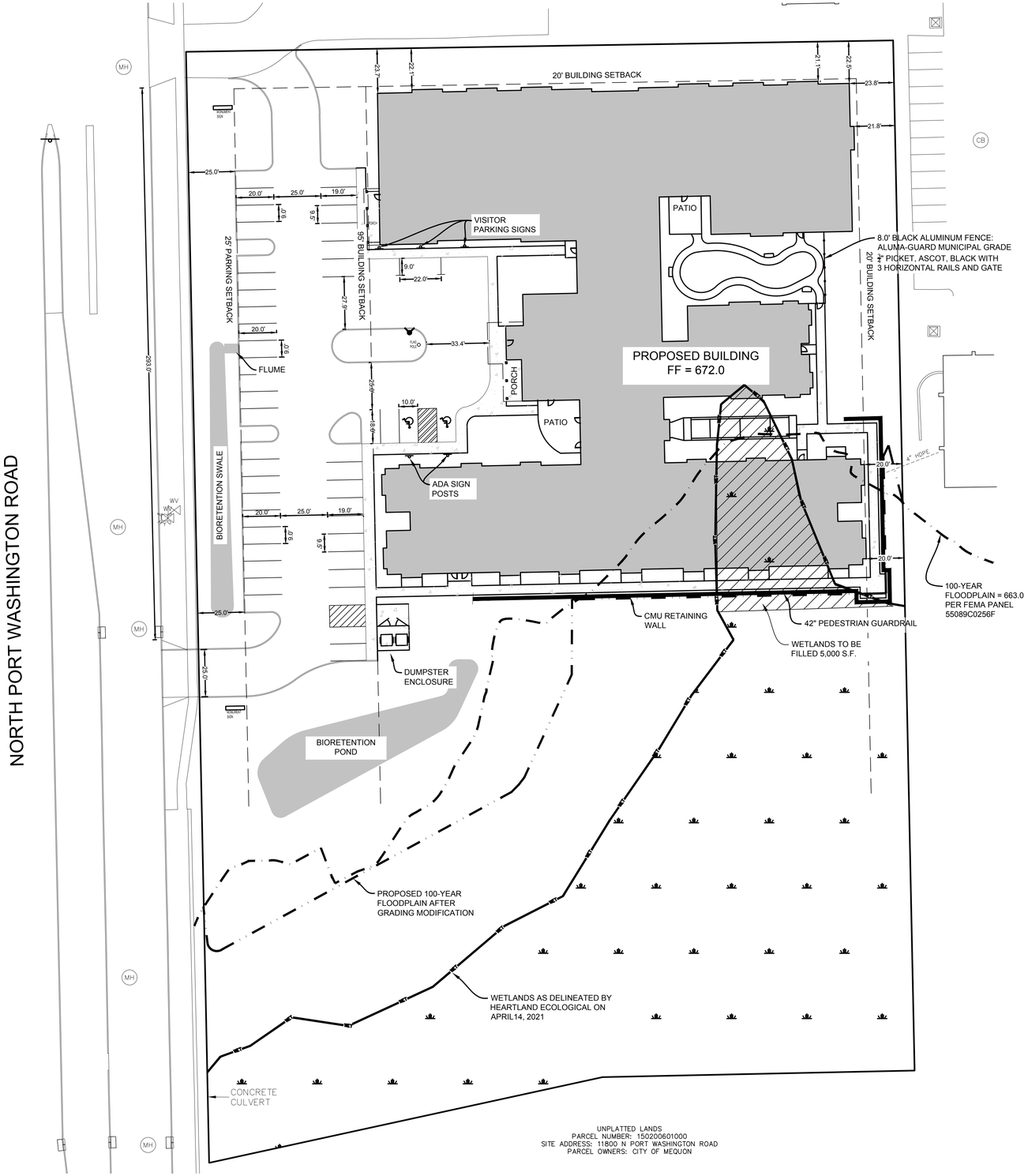
MADE IN USA ADA



MATTER SITE	DRAWN BY : AD	REVISIONS	#	DATE	COMMENTS
LIGHTING LAYOUT	DATE : MAY 24, 2021				
	SCALE : 1" = 40'- 0"				

ENTERPRISE Lighting & Control

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SITE DATA TABLE

LOT COVERAGE:
- SITE ACREAGE: 4.82 ACRES
- BUILDING AREA: 1.02 ACRES (21%)
- PAVEMENT AREA: 0.80 ACRES (17%)
- OPEN SPACE: 3.00 ACRES (62%)

ZONING: INSTITUTIONAL AND PUBLIC SERVICE DISTRICT (IPS)
- SETBACKS
  - FRONT YARD: 25.0'
  - SIDE YARD: 20.0'
  - REAR YARD: 20.0'

  - BUILDING SETBACK:
    - 65.0' EXCEPT WHEN PARKING IS PROPOSED BETWEEN THE ROAD AND BUILDING THE MINIMUM SETBACK SHALL BE 95.0'

  - PARKING
    - SIDE OR REAR: 20.0' UNLESS WAIVED BY PLANNING COMMISSION
    - FRONT: 25.0' FROM ULTIMATE RIGHT OF WAY

PARKING
- PARKING STALLS: 46 SPACES
- ADA STALLS: 2 SPACES
- TOTAL STALLS: 48 SPACES

- ALL PARKING STALLS SHALL BE A MINIMUM OF 180 SQUARE FEET

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

DRAFTED: AEK
DESIGNED: AEK
REVIEWED: AEK

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

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

MEQUON SENIOR LIVING

CITY OF MEQUON, WISCONSIN

SITE PLAN

REVISIONS

PEG JOB No. 2385.00
PEG PM AEK
START DATE 05/24/21
SCALE 1"=30'

SHEET
C-2
C-6

SITE PLAN

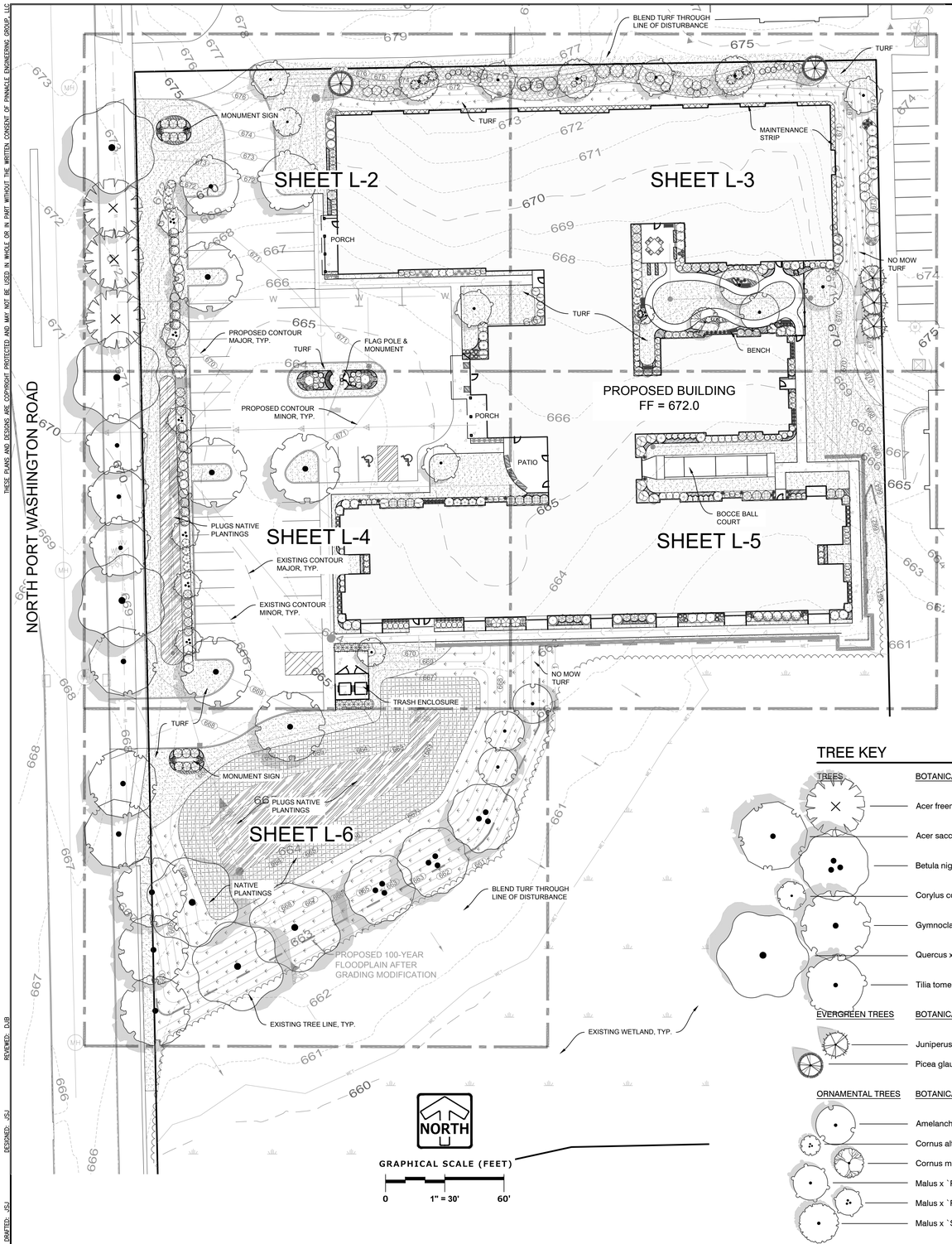
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Z:\PROJECTS\2021\2385.00-WI\CAD\SHEETS\C-2 SITE PLAN.DWG

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WISCONSIN
DALE J. SUNDERSON
LA-894
OCONOMOWOC
WI
LANDSCAPE ARCHITECT

PLANT SCHEDULE

TREES	COMMON NAME	SIZE	QTY	REMARKS
Acer freemanii `Autumn Fantasy`	Autumn Fantasy Maple	3" Cal.	3	50` T x 40` W
Acer saccharum	Sugar Maple	3" Cal.	3	60` T x 45` W
Betula nigra	River Birch Multi-Stem	14` Ht.	3	55` T x 50` W
Corylus colurna	Turkish Filbert	3" Cal.	2	45` T x 20` W
Gymnocladus dioicus	Kentucky Coffee Tree	3" Cal.	8	70` T x 45` W
Quercus x schuetti	Swamp Bur Oak	3" Cal.	6	70` T x 65` W
Tilia tomentosa `Sterling`	Sterling Silver Linden	3" Cal.	5	45` T x 35` W

EVERGREEN TREES	COMMON NAME	SIZE	QTY	REMARKS
Juniperus virginiana	Eastern Red Cedar	7` Ht.	3	35` T x 18` W
Picea glauca `Densata`	Black Hills Spruce	7` Ht.	2	30` T x 15` W

ORNAMENTAL TREES	COMMON NAME	SIZE	QTY	REMARKS
Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	3" Cal.	6	20` T x 20` W
Cornus alternifolia	Pagoda Dogwood	#10 Cont.	1	15` T x 15` W
Cornus mas `Golden Glory`	Golden Glory Corneliancherry	7` Ht.	1	18` T x 15` W
Malus x `Prairie Maid`	Prairie Maid Crabapple	2" Cal.	6	20` T x 25` W
Malus x `Royal Raindrops`	Royal Raindrops Crabapple - Multi-Stem	8` Ht.	6	20` T x 15 `W
Malus x `Sugar Tyme`	Sugar Tyme Crabapple	2" Cal.	3	25` T x 25` W

SHRUBS	COMMON NAME	SIZE	QTY	REMARKS
Aesculus parviflora	Bottlebrush Buckeye	3 gal.	3	8` T x 8` W
Ceanothus americanus	New Jersey Tea	2 gal.	6	2` T x 3` W
Cephalanthus occidentalis `Ping Pong`	Ping Pong Buttonbush	3 gal.	4	8` T x 8` W
Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood	2 gal.	16	3` T x 4` W
Diervilla lonicera `Kodiak Orange`	Kodiak Orange Diervilla	2 gal.	14	4` T x 4` W
Hydrangea arborescens `Annabelle`	Annabelle Smooth Hydrangea	2 gal.	3	5` T x 5` W
Hydrangea p `Vanilla Strawberry`	Vanilla Strawberry Hydrangea	3 gal.	17	7` T x 5` W
Hydrangea paniculata `Bobo`	Bobo Hydrangea	2 gal.	41	3` T x 4` W
Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	3 gal.	8	4' T x 5' W
Hypericum kalmianum	Kalm St. Johnswort	2 gal.	3	3` T x 3` W
Itea virginica `Little Henry`	Little Henry Sweetspire	2 gal.	43	3` T x 3` W
Physocarpus opulifolius `Center Glow`	Center Glow Ninebark	3 gal.	3	8` T x 8` W
Rhus typhina 'Baltiger' TM	Tiger Eyes Staghorn Sumac	3 gal.	6	5' T x 5' W
Rosa x `Radtko`	Double Knock Out Rose	2 gal.	9	4` T x 4` W
Sambucus nigra `Black Lace`	Black Lace Elderberry	3 gal.	6	6` T x 6` W
Spiraea japonica `Anthony Waterer`	Anthony Waterer Spiraea	2 gal.	3	3` T x 4` W
Spiraea japonica `Magic Carpet`	Magic Carpet Spirea	2 gal.	23	2` T x 3` W
Syringa meyeri `Palibin`	Dwarf Korean Lilac	3 gal.	23	5` T x 6` W
Weigela florida 'Alexandra' TM	Wine & Roses Weigela	3 gal.	10	5' T x 5' W

EVERGREEN SHRUBS	COMMON NAME	SIZE	QTY	REMARKS
Juniperus chinensis `Mountbatten`	Mountbatten Juniper	3` Ht.	8	15` T x 6` W
Juniperus chinensis `Old Gold`	Old Gold Juniper	3 gal.	3	3` T x 5` W
Juniperus chinensis `Sea Green`	Sea Green Juniper	3 gal.	19	5` T x 5` W
Juniperus sabina `Buffalo`	Buffalo Juniper	3 gal.	12	1` T x 7` W
Juniperus virginiana `Grey Owl`	Eastern Redcedar Juniper	3 gal.	7	3` T x 5` W
Juniperus x `J.N Select Blue`	Star Power Juniper	4` Ht.	5	15` T x 8` W
Pinus mugo `Slowmound`	Mugo Pine	3 gal.	8	3` T x 3` W
Taxus x media `Tauntonii`	Tauton Yew	3 gal.	39	4` T x 5` W
Thuja occidentalis `Holmstrup`	Holmstrup Cedar	4` Ht.	5	14` T x 4` W
Tsuga canadensis 'MonKinn'	Golden Duchess Hemlock	3 gal.	8	4' T x 5' W

EVERGREEN- BROADLEAF	COMMON NAME	SIZE	QTY	REMARKS
Buxus x `Green Velvet`	Green Velvet Boxwood	3 gal.	11	3` T x 4`W
Rhododendron x 'P.J.M.'	PJM Rhododendron	2 gal.	5	5' T x 5' W

ORNAMENTAL GRASSES	COMMON NAME	SIZE	QTY	REMARKS
Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem	1 gal.	16	36" T x 30" W
Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass	1 gal.	35	36" T x 24" W
Calamagrostis x a `Overdam`	Overdam Reed Grass	1 gal.	46	24" T x 24" W
Deschampsia cespitosa	Tufted Hair Grass	1 gal.	12	2` T x 2` W
Eragrostis spectabilis	Purple Love Grass	1 gal.	3	24" T x 18" W
Panicum virgatum `Northwind`	Northwind Switch Grass	1 gal.	29	42" T x 28" W
Schizachyrium scoparium `Blue Heaven`	Blue Heaven Little Bluestem Grass	1 gal.	21	30" T x 28" W

PERENNIALS	COMMON NAME	SIZE	SPACING	QTY	REMARKS
Allium x `Summer Beauty`	Summer Beauty Allium	4.5" Cont.	18" o.c.	17	16"T x 12"W
Coreopsis verticillata `Zagreb`	Zagreb Thread Leaf Coreopsis	4.5" Cont.	24" o.c.	10	18"T x 18"W
Echinacea x `Sundown`	Sundown Purple Coneflower	4.5" Cont.	24" o.c.	6	40"T x 24"W
Geranium x `Rozanne` TM	Hybrid Canesbill	4.5" Cont.	24" o.c.	32	18"T x 24"W
Hemerocallis x `Pardon Me`	Pardon Me Daylily	4.5" Cont.	18" o.c.	67	18"T x 24"W
Hosta fortunei `Patriot`	Hosta	1 gal.	30" o.c.	6	24"T x 30"W
Iris sibirica `Caesar`s Brother`	Caesar`s Brother Siberian Iris	1 gal.	30" o.c.	9	3`T x 2`W
Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	4.5" Cont.	24" o.c.	19	10"T x 18"W
Rudbeckia fulgida speciosa `Viette`s Little Suzy`	Coneflower	4.5" Cont.	18" o.c.	7	15"T x 15"W
Sedum x `Autumn Joy`	Autumn Joy Sedum	4.5" Cont.	30" o.c.	14	24"T x 24"W

ANNUALS	COMMON NAME
ANNUAL MIX	ANNUAL MIX (TO BE PROVIDED BY OWNER)

GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY
	Butterfly Plantings	AGRECOL BUTTERFLY SEED MIX	2,326 sf
	Native Plantings	AGRECOL RAINWATER RENEWAL SEED MIX	6,135 sf
	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix	24,244 sf
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix	17,319 sf

RAIN WATER RENEWAL PLUGS (4,744 sf)	QTY	SIZE	FILL/SPACING		QTY	SIZE	FILL/SPACING
Asclepias incarnata / Swamp Milkweed	33	2" Plug	2% @ 21" oc	Lobelia cardinalis / Cardinal Flower	17	2" Plug	1% @ 21" oc
Aster novae-angliae / New England Aster	33	2" Plug	2% @ 21" oc	Lobelia siphilitica 'Big Blue' / Big Blue Great Lobelia	17	2" Plug	1% @ 21" oc
Baptisia leucantha / White False Indigo	49	2" Plug	3% @ 21" oc	Monarda fistulosa / Bergamot	33	2" Plug	2% @ 21" oc
Bromus ciliatus / Fringed Brome Grass	161	2" Plug	10% @ 21" oc	Panicum virgatum / Switch Grass	49	2" Plug	3% @ 21" oc
Calamagrostis canadensis / Bluejoint Reed Grass	17	2" Plug	1% @ 21" oc	Physostegia virginiana / Obedient Plant	33	2" Plug	2% @ 21" oc
Carex bebbii / Bebbs Sedge	33	2" Plug	2% @ 21" oc	Pycnanthemum pycnanthemoides / Mountain Mint	17	2" Plug	1% @ 21" oc
Carex crawfordii / Crawford`s Sedge	17	2" Plug	1% @ 21" oc	Ratibida pinnata / Yellow Coneflower	33	2" Plug	2% @ 21" oc
Carex crinita / CaterpillarSedge	17	2" Plug	1% @ 21" oc	Rudbeckia hirta / Black-eyed Susan	33	2" Plug	2% @ 21" oc
Carex stipata / Sawbeak Sedge	17	2" Plug	1% @ 21" oc	Rudbeckia subtomentosa / Sweet Black-eyed Susan	33	2" Plug	2% @ 21" oc
Carex vulpinoidea / Brown Fox Sedge	17	2" Plug	1% @ 21" oc	Solidago ohioensis / Ohio Goldenrod	17	2" Plug	1% @ 21" oc
Elymus canadensis / Canada Wild Rye	306	2" Plug	19% @ 21" oc	Sorghastrum nutans / Indian Grass	65	2" Plug	4% @ 21" oc
Elymus virginicus / Virginia Wild Rye	306	2" Plug	19% @ 21" oc	Spartina pectinata / Prairie Cordgrass	33	2" Plug	2% @ 21" oc
Eupatorium maculatum / Joe Pye Weed	33	2" Plug	2% @ 21" oc	Tradescantia ohiensis / Blue Jacket	33	2" Plug	2% @ 21" oc
Glyceria grandis / Reed Manna Grass	17	2" Plug	1% @ 21" oc	Verbena hastata / Blue Vervain	33	2" Plug	2% @ 21" oc
Liatris pycnostachya / Gayfeather	33	2" Plug	2% @ 21" oc	Vernonia fasciculata / Ironweed	33	2" Plug	2% @ 21" oc
Liatris spicata / Spike Gayfeather	65	2" Plug	4% @ 21" oc				

*CONIFER TREES SHALL MEASURE 7' HEIGHT FROM THE TOP LATERAL BRANCH.
*ALL PLANTINGS SHALL CONFORM TO CALIPER/HEIGHT REQUIREMENTS ESTABLISHED BY ANSI Z160

TREE KEY

TREES	BOTANICAL NAME	COMMON NAME
	Acer freemanii `Autumn Fantasy`	Autumn Fantasy Maple
	Acer saccharum	Sugar Maple
	Betula nigra	River Birch Multi-Stem
	Corylus colurna	Turkish Filbert
	Gymnocladus dioicus	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa `Sterling`	Sterling Silver Linden

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME
	Juniperus virginiana	Eastern Red Cedar
	Picea glauca `Densata`	Black Hills Spruce

ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME
	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry
	Cornus alternifolia	Pagoda Dogwood
	Cornus mas `Golden Glory`	Golden Glory Corneliancherry
	Malus x `Prairie Maid`	Prairie Maid Crabapple
	Malus x `Royal Raindrops`	Royal Raindrops Crabapple - Multi-Stem
	Malus x `Sugar Tyme`	Sugar Tyme Crabapple

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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(262) 754-8888
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MEQUON SENIOR LIVING

CITY OF MEQUON, WI

LANDSCAPE OVERVIEW & TREE PLAN

REVISIONS

PEC JOB NO. 2385.00
PEC PM AEK
START DATE 5-24-21
SCALE 1" = 30'

SHEET
L-1
L-9

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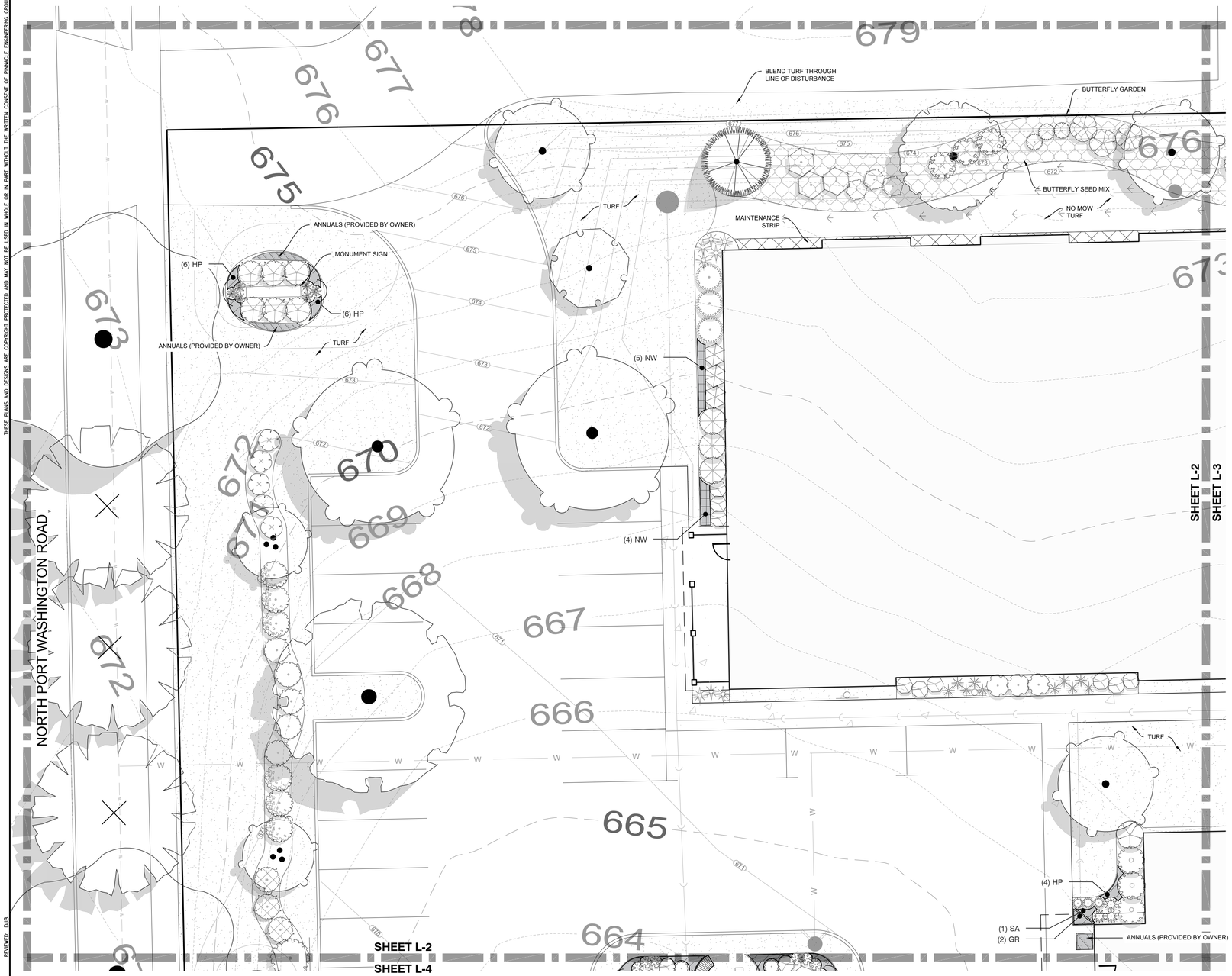
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PLANT KEY

SHRUBS	BOTANICAL NAME	COMMON NAME
	Aesculus parviflora	Bottlebrush Buckeye
	Ceanothus americanus	New Jersey Tea
	Cephalanthus occidentalis `Ping Pong`	Ping Pong Buttonbush
	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood
	Diervilla lonicera `Kodiak Orange`	Kodiak Orange Diervilla
	Hydrangea arborescens `Annabelle`	Annabelle Smooth Hydrangea
	Hydrangea p `Vanilla Strawberry`	Vanilla Strawberry Hydrangea
	Hydrangea paniculata `Bobo`	Bobo Hydrangea
	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea
	Hypericum kalmianum	Kalm St. Johnswort
	Itea virginica `Little Henry`	Little Henry Sweetspire
	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
	Rhus typhina 'Baltiger' TM	Tiger Eyes Staghorn Sumac
	Rosa x `Radtko`	Double Knock Out Rose
	Sambucus nigra `Black Lace`	Black Lace Elderberry
	Spiraea japonica `Anthony Waterer`	Anthony Waterer Spiraea
	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
	Syringa meyeri `Palibin`	Dwarf Korean Lilac
	Weigela florida 'Alexandra' TM	Wine & Roses Weigela

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	Tsuga canadensis 'MonKinn'	Golden Duchess Hemlock

EVERGREEN- BROADLEAF	BOTANICAL NAME	COMMON NAME
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	Rhododendron x 'P.J.M.'	PJM Rhododendron

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	Schizachyrium scoparium `Blue Heaven`	Blue Heaven Little Bluestem Grass

PERENNIALS	BOTANICAL NAME	COMMON NAME
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CZ	Coreopsis verticillata `Zagreb`	Zagreb Thread Leaf Coreopsis
ES	Echinacea x `Sundown`	Sundown Purple Coneflower
GR	Geranium x `Rozanne` TM	Hybrid Cranesbill
HP	Hemerocallis x `Pardon Me`	Pardon Me Daylily
HP2	Hosta fortunei `Patriot`	Hosta
IC	Iris sibirica `Caesar`s Brother`	Caesar`s Brother Siberian Iris
NW	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint
RV	Rudbeckia fulgida speciosa `Viette`s Little Suzy`	Coneflower
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GROUND COVERS	BOTANICAL NAME	COMMON NAME
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	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix
	Rain Water Renewal Plugs	

WISCONSIN
DALE J. SUNDERSON
LA-894
OCONOMOWOC, WI
LANDSCAPE ARCHITECT

REVIEWED: DJS
DESIGNED: JSJ
DRAFTED: JSJ

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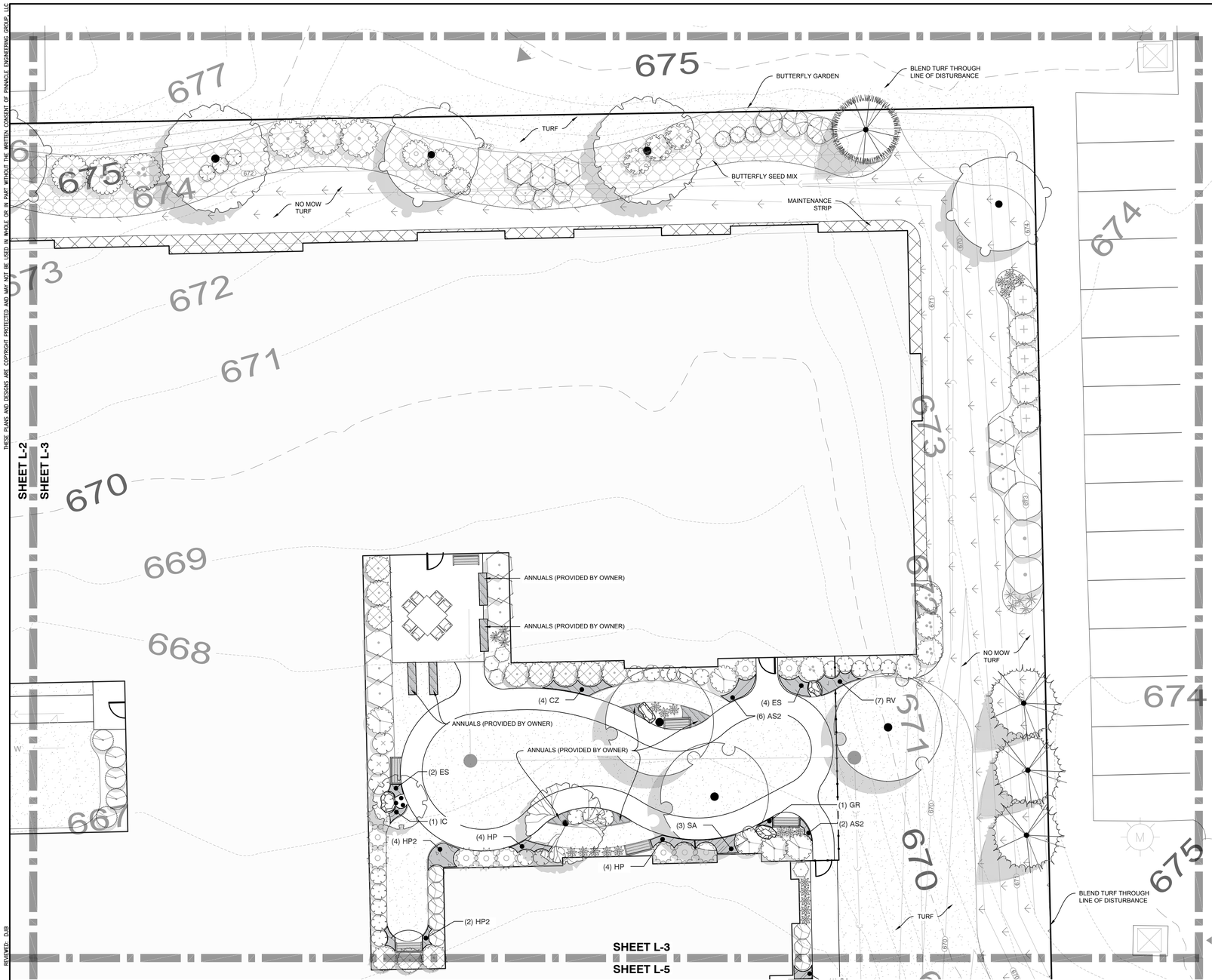
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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 10' 20'

PLANT KEY

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	Hydrangea arborescens `Annabelle`	Annabelle Smooth Hydrangea
	Hydrangea p `Vanilla Strawberry`	Vanilla Strawberry Hydrangea
	Hydrangea paniculata `Bobo`	Bobo Hydrangea
	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea
	Hypericum kalmianum	Kalm St. Johnswort
	Itea virginica `Little Henry`	Little Henry Sweetspire
	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
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	Rosa x `Radtko`	Double Knock Out Rose
	Sambucus nigra `Black Lace`	Black Lace Elderberry
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	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix
	Rain Water Renewal Plugs	

WISCONSIN DALE J. SUNDERSON LA-864 OCONOMOWOC, WI LANDSCAPE ARCHITECT

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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(262) 754-8888
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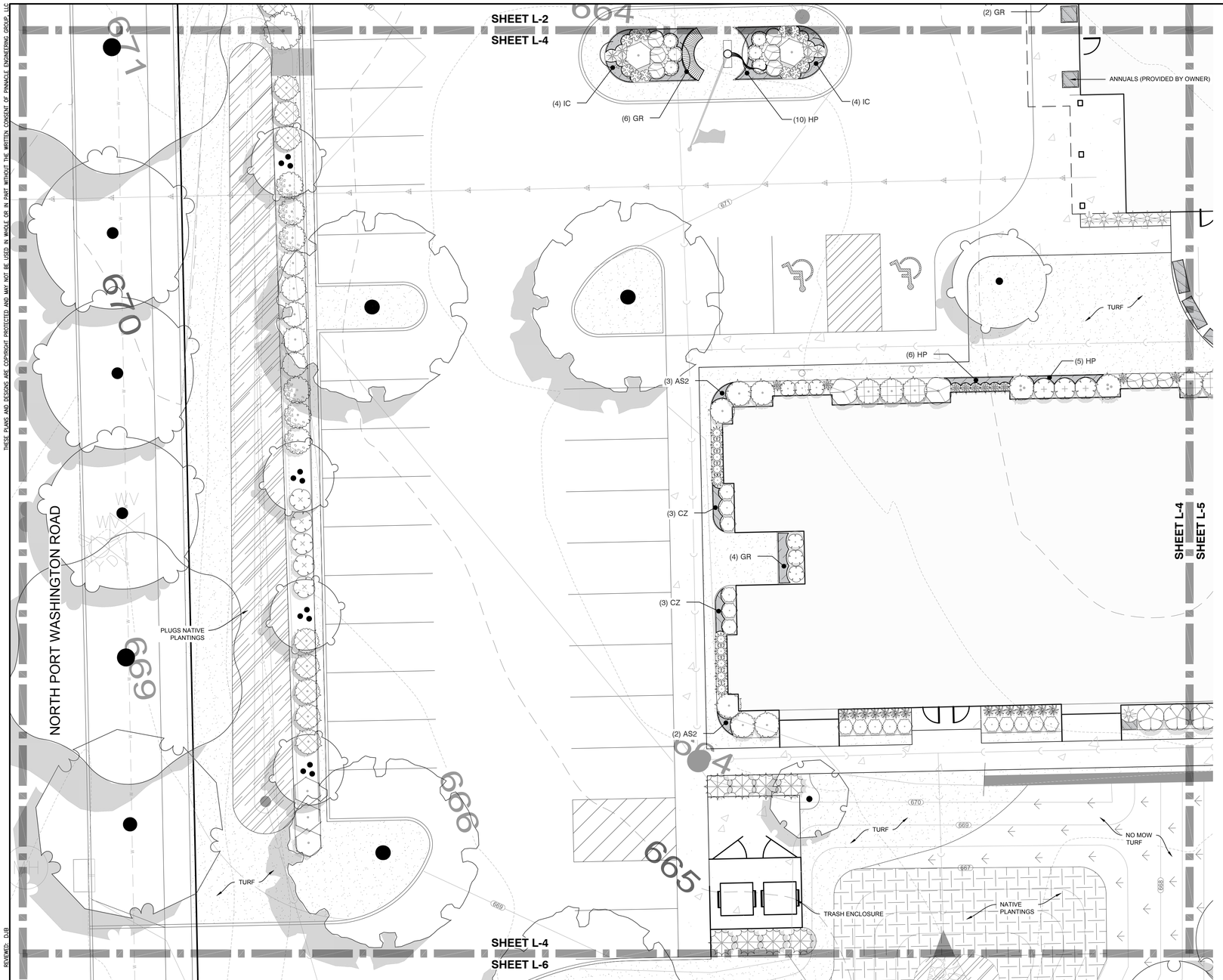
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NORTH

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WISCONSIN
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LANDSCAPE ARCHITECT

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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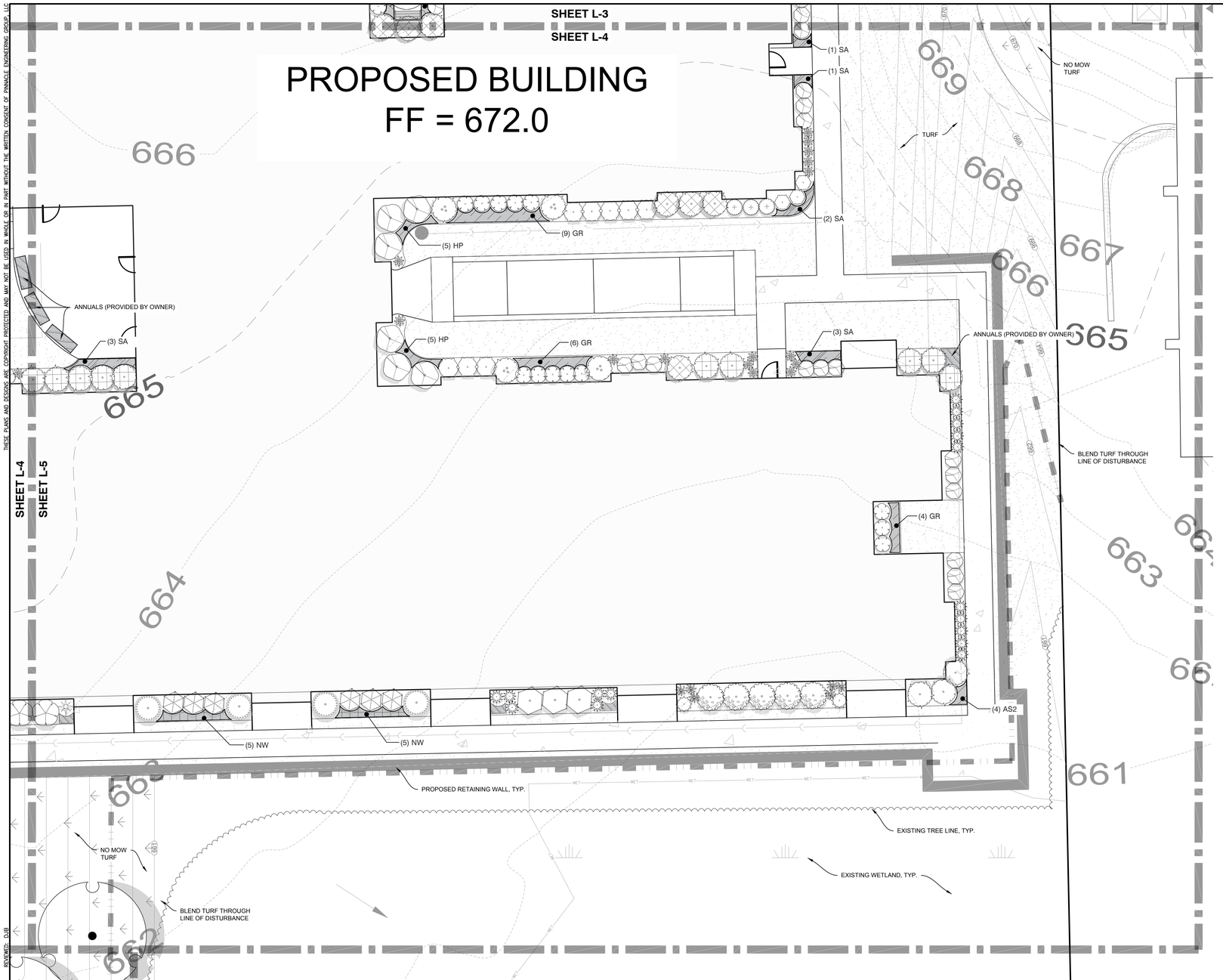
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NORTH

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0 1" = 10' 20'

PLANT KEY

SHRUBS	BOTANICAL NAME	COMMON NAME
	Aesculus parviflora	Bottlebrush Buckeye
	Ceanothus americanus	New Jersey Tea
	Cephalanthus occidentalis `Ping Pong`	Ping Pong Buttonbush
	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood
	Diervilla lonicera `Kodiak Orange`	Kodiak Orange Diervilla
	Hydrangea arborescens `Annabelle`	Annabelle Smooth Hydrangea
	Hydrangea p `Vanilla Strawberry`	Vanilla Strawberry Hydrangea
	Hydrangea paniculata `Bobo`	Bobo Hydrangea
	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea
	Hypericum kalmianum	Kalm St. Johnswort
	Itea virginica `Little Henry`	Little Henry Sweetspire
	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
	Rhus typhina 'Baltiger' TM	Tiger Eyes Staghorn Sumac
	Rosa x `Radtko`	Double Knock Out Rose
	Sambucus nigra `Black Lace`	Black Lace Elderberry
	Spiraea japonica `Anthony Waterer`	Anthony Waterer Spiraea
	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
	Syringa meyeri `Palibin`	Dwarf Korean Lilac
	Weigela florida 'Alexandra' TM	Wine & Roses Weigela

EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME
	Juniperus chinensis `Mountbatten`	Mountbatten Juniper
	Juniperus chinensis `Old Gold`	Old Gold Juniper
	Juniperus chinensis `Sea Green`	Sea Green Juniper
	Juniperus sabina `Buffalo`	Buffalo Juniper
	Juniperus virginiana `Grey Owl`	Eastern Redcedar Juniper
	Juniperus x `J.N Select Blue`	Star Power Juniper
	Pinus mugo `Slowmound`	Mugo Pine
	Taxus x media `Tauntonii`	Tauton Yew
	Thuja occidentalis `Holmstrup`	Holmstrup Cedar
	Tsuga canadensis 'MonKinn'	Golden Duchess Hemlock

EVERGREEN- BROADLEAF	BOTANICAL NAME	COMMON NAME
	Buxus x `Green Velvet`	Green Velvet Boxwood
	Rhododendron x 'P.J.M.'	PJM Rhododendron

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
	Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem
	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
	Calamagrostis x a `Overdam`	Overdam Reed Grass
	Deschampsia cespitosa	Tufted Hair Grass
	Eragrostis spectabilis	Purple Love Grass
	Panicum virgatum `Northwind`	Northwind Switch Grass
	Schizachyrium scoparium `Blue Heaven`	Blue Heaven Little Bluestem Grass

PERENNIALS	BOTANICAL NAME	COMMON NAME
AS2	Allium x `Summer Beauty`	Summer Beauty Allium
CZ	Coreopsis verticillata `Zagreb`	Zagreb Thread Leaf Coreopsis
ES	Echinacea x `Sundown`	Sundown Purple Coneflower
GR	Geranium x `Rozanne` TM	Hybrid Cranesbill
HP	Hemerocallis x `Pardon Me`	Pardon Me Daylily
HP2	Hosta fortunei `Patriot`	Hosta
IC	Iris sibirica `Caesar`s Brother`	Caesar`s Brother Siberian Iris
NW	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint
RV	Rudbeckia fulgida speciosa `Viette`s Little Suzy`	Coneflower
SA	Sedum x `Autumn Joy`	Autumn Joy Sedum

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Butterfly Plantings	AGRECOL BUTTERFLY SEED MIX
	Native Plantings	AGRECOL RAINWATER RENEWAL SEED MIX
	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix
	Rain Water Renewal Plugs	

WISCONSIN
DALE J. SUNDERSON
LA-864
OCONOMOWOC, WI
LANDSCAPE ARCHITECT

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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

MEQUON SENIOR LIVING

CITY OF MEQUON, WI

LANDSCAPE ENLARGEMENT

REVISIONS

PEG JOB No. 2385.00
PEG PM AEK
START DATE 5-24-21
SCALE 1" = 10'

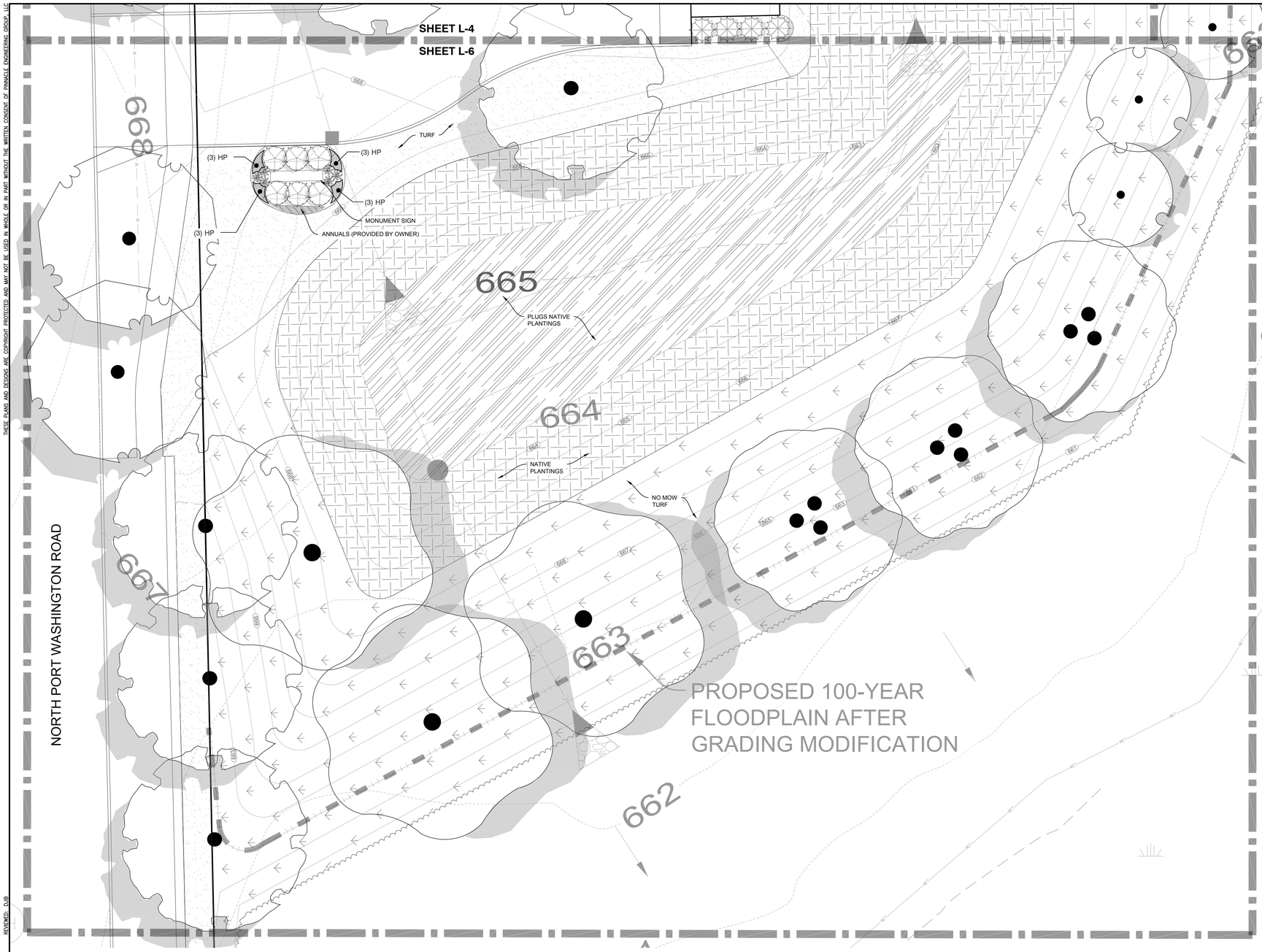
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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 10' 20'

WISCONSIN
DALE J. SUNDERSON
L-1464
OCONOMOWOC, WI
LANDSCAPE ARCHITECT

REVIEWED: DJS
DESIGNED: JSJ
DRAFTED: JSJ

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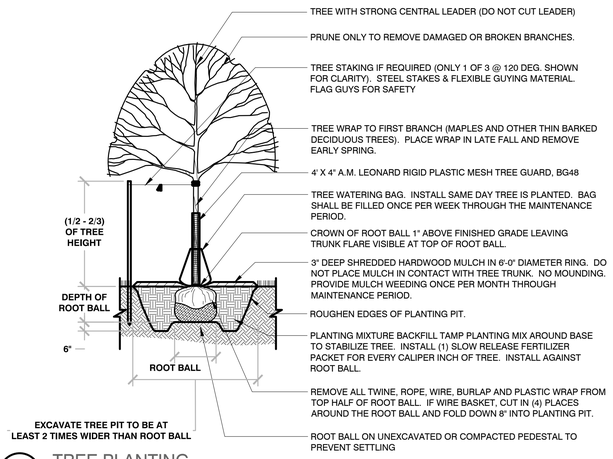
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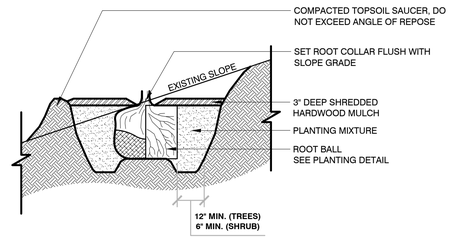
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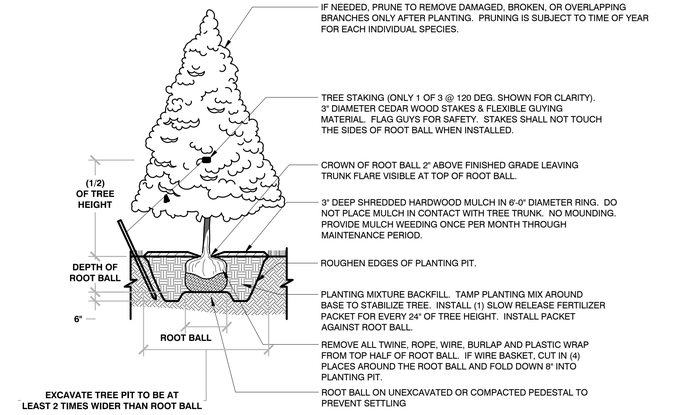
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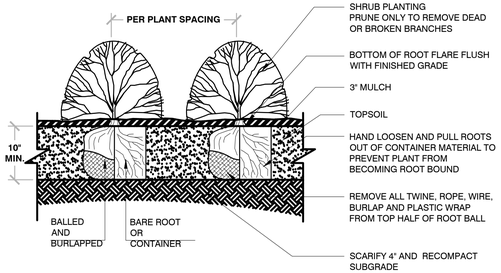
1 TREE PLANTING
1/4" = 1'-0" 329343-01



2 TREE PLANTING ON SLOPE
3/8" = 1'-0" 329343-02

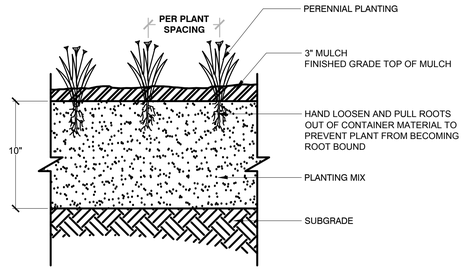


3 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

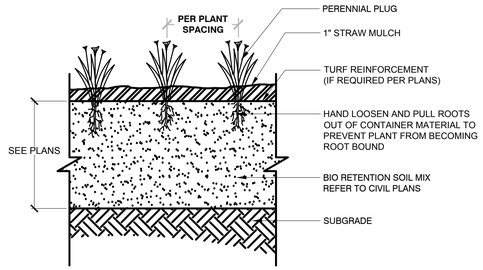


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

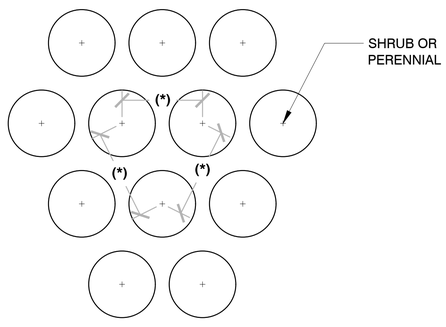
4 SHRUB PLANTING
1/2" = 1'-0" 329333-02



5 PERENNIAL PLANTING
1" = 1'-0" 3293-01

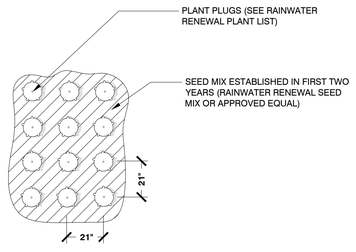


6 PERENNIAL PLUG PLANTING
1" = 1'-0" 3293-07



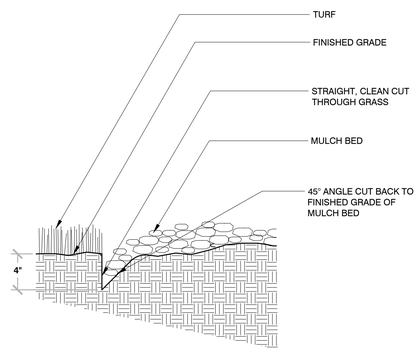
(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

7 PLANT SPACING
3/4" = 1'-0" 3293-02

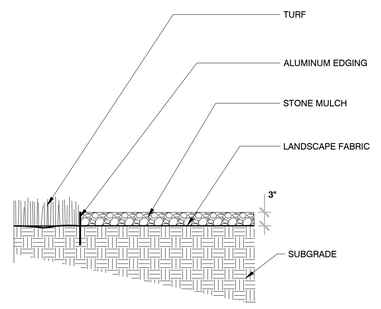


PLANT PLUG SPACING:
1 PLUG PER 3 SQUARE FEET
21" SPACING O.C.

8 NATIVE PLUG SPACING
N.T.S. 3293-10



9 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03



10 STONE MULCH ALONG TURF
3/4" = 1'-0" 329413-04



REVIEWED DJB
DESIGNED JSJ
DRAFTED JSJ

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SCALE VARIES

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GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{2}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
18. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
19. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN
20. IN AREAS THAT CALL FOR 18" MAINTENANCE STRIP NEXT TO THE BUILDING SHALL RECEIVE LANDSCAPE FABRIC WITH 3" DEEP RIVER ROCK STONE MULCH, REFER TO DETAIL (L-7/10). CONTRACTOR TO PROVIDE LANDSCAPE FABRIC AND MULCH SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. LANDSCAPE FABRIC SHALL BE INSTALLED TO COVER THE ENTIRE AREA TO RECEIVE STONE MULCH WITH EACH SEAM OVERLAPPING A MINIMUM OF 6".
21. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
22. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
23. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
24. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
25. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
26. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
27. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
28. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - -10 FEET FROM ANY FIRE HYDRANT
    - - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
29. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
30. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
31. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
32. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
33. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
34. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
GREEN SPACE 57,880 sf • **TREE 1/1000 sf** • **SHRUBS 2/1000 sf**	 **57.8** **116**	 **58** **371**
STREET TREES 438 ft • **TREES 1/30 ft**	 **14.6**	 **15**
PARKING SCREENING 235 ft • **ORNAMENTAL TREES** • **SHRUBS**	 **-** **HEDGE**	 **6** **47**
PARKING LOT 18,450 sf • **SHADING FROM TREES** • **LANDSCAPING INTERIOR 10%**	 **30%** **1,845 sf**	 **OVER 30%** **1,879 sf**

DALE J. SUNDERSON
LA1864
OCONOMOWOC, WI
WISCONSIN
REGISTERED LANDSCAPE ARCHITECT

DRAWN: JSJ
DESIGNED: JSJ
REVIEWED: DJB

PINNACLE ENGINEERING GROUP
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www.pinnacle-engr.com
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

MEQUON SENIOR LIVING

CITY OF MEQUON, WI

LANDSCAPE GENERAL NOTES

REVISIONS

PEG JOB No. 2385.00
PEG PM AEK
START DATE 5-24-21
SCALE NA

SHEET
L-8
L-9

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LANDSCAPE GENERAL NOTES

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

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Bird & Butterfly

Our showiest mix! This super-diversity blend of wildflowers and short native grasses showcases the color and beauty of native plants. Excellent for pollinator conservation as well as attracting butterflies and songbirds. This mix can also be planted on the well-drained upper slopes or berms of stormwater ponds and detention basins.

#BNB	Mesic to Dry	Full Sun to Part Sun	13.00 PLS LBS/Acre	94.00 Seeds/ Sq. Ft

Wildflowers		Oz/Acre
Agastache foeniculum	Lavender Hyssop	0.50
Allium cernuum	Nodding Onion	2.00
Amorpha canescens	Leadplant	1.00
Anemone cylindrica	Thimbleweed	0.75
Aquilegia canadensis	Wild Columbine	0.60
Asclepias incarnata	Marsh (Red) Milkweed	1.50
Asclepias syriaca	Common Milkweed	0.75
Asclepias tuberosa	Butterfly Weed	2.50
Aster azureus	Sky Blue Aster	0.75
Aster novae-angliae	New England Aster	0.75
Aster sagittifolius	Arrow-Leaved Aster	0.50
Astragalus canadensis	Canada Milk Vetch	3.00
Baptisia australis	Blue Wild Indigo	4.00
Chamaecrista fasciculata	Partridge Pea	8.00
Coreopsis lanceolata	Lance-Leaf (Sand) Coreopsis	2.50
Coreopsis palmata	Prairie Coreopsis	2.50
Dalea candida	White Prairie Clover	3.00
Dalea purpurea	Purple Prairie Clover	3.00
Echinacea pallida	Pale Purple Coneflower	6.00
Echinacea purpurea	Purple Coneflower	4.00
Eryngium yuccifolium	Rattlesnake Master	3.00
Eupatorium maculatum	Spotted Joe Pye Weed	0.50
Helianthus grosseserratus	Sawtooth Sunflower	0.50
Heliopsis helianthoides	Early Sunflower	8.00
Kuhnia eupatorioides	False Boneset	1.00
Liatris aspera	Rough Blazing Star	0.75
Liatris pycnostachya	Prairie Blazing Star	4.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.50
Lupinus perennis	Wild Lupine	6.00
Monarda fistulosa	Wild Bergamot	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Physostegia virginiana	Obedient Plant	0.50
Ratibida pinnata	Yellow Coneflower	2.50
Rosa arkansana	Prairie Wild Rose	1.00
Rudbeckia hirta	Black-Eyed Susan	3.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	2.50
Rudbeckia triloba	Brown-Eyed Susan	1.50
Silene regia	Royal Catchfly	1.00
Silphium laciniatum	Compass Plant	2.00
Solidago rigida	Stiff Goldenrod	0.75
Solidago speciosa	Showy Goldenrod	1.00
Tradescantia ohiensis	Ohio Spiderwort	2.00
Verbena stricta	Hoary Vervain	1.50
Vernonia fasciculata	Ironweed	1.00
Veronicastrum virginicum	Culver's Root	0.15
Zizia aurea	Golden Alexanders	4.00
Grasses, Sedges, & Rushes		**Oz/Acre**
Bouteloua curtipendula	Side Oats Grama	32.00
Bromus kalmii	Prairie Brome	20.00
Elymus canadensis	Canada Wild Rye	32.00
Koeleria cristata (macrantha)	June Grass	2.00
Schizachyrium scoparium	Little Bluestem	16.00
Sporobolus heterolepis	Prairie Dropseed	8.00

Rainwater Renewal

Our most popular rain garden seed mix for detention basins and bioretention areas. The extensive root systems of these plants will increase infiltration rates, reduce erosion, and manage rainwater while creati an attractive native plant community. Best if planted in engineered soils or basins that drain within 48 hours.

#RNR	Wet Mesic to Dry Mesic	Full Sun to Part Sun	8.00 PLS LBS/Acre	94.00 Seeds/ Sq. Ft

Wildflowers		Oz/Acre
Asclepias incarnata	Marsh (Red) Milkweed	3.00
Aster ericoides	Heath Aster	0.10
Aster novae-angliae	New England Aster	1.50
Baptisia leucantha (alba)	White Wild Indigo	4.00
Eupatorium maculatum	Spotted Joe Pye Weed	0.80
Eupatorium perfoliatum	Boneset	0.50
Liatris pycnostachya	Prairie Blazing Star	2.50
Liatris spicata	Marsh Blazing Star	5.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.50
Monarda fistulosa	Wild Bergamot	1.50
Physostegia virginiana	Obedient Plant	1.50
Pycnanthemum virginianum	Mountain Mint	0.30
Ratibida pinnata	Yellow Coneflower	2.25
Rudbeckia hirta	Black-Eyed Susan	2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	2.00
Solidago ohioensis	Ohio Goldenrod	0.50
Tradescantia ohiensis	Ohio Spiderwort	1.25
Verbena hastata	Blue Vervain	1.00
Vernonia fasciculata	Ironweed	1.00
Grasses, Sedges, & Rushes		**Oz/Acre**
Bromus ciliatus	Fringed Brome	20.00
Calamagrostis canadensis	Blue Joint Grass	1.00
Carex bebbii	Bebb's Oval Sedge	2.00
Carex crawfordii	Crawford's Sedge	1.00
Carex crinita	Fringed Sedge	0.75
Carex stipata	Common Fox Sedge	1.50
Carex vulpinoidea	Brown Fox Sedge	1.00
Elymus canadensis	Canada Wild Rye	24.00
Elymus virginicus	Virginia Wild Rye	32.00
Glyceria grandis	Reed Manna Grass	1.00
Panicum virgatum	Switchgrass	3.50
Scirpus atrovirens	Dark-Green Bulrush	0.50
Scirpus cyperinus	Wool Grass	0.30
Sorghastrum nutans	Indian Grass	5.00
Spartina pectinata	Prairie Cordgrass	3.00

NATIVE SEEDING & PLUG PLANTINGS

(IF WATER WILL INFILTRATE WITHIN 48 HOURS)

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WITHIN THE BIO INFILTRATION BASINS WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES AND PLANTING OF PERENNIALS TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING/PLUG PLANTING:

A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOPHATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

B. PREPARATION OF SOIL PRIOR TO SEEDING
   1. REFER TO CIVIL PLANS FOR SOIL MIXTURE.
   2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
   3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
   4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

A. COVER CROP
   1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
   2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

B. SEED MIX:
   1. MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
   2. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
   3. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
   4. COVER SEED WITH ¼ -INCH TO ½ -INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
   5. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
   6. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLUGS INSTALLATION

INSTALLATION OF PLUGS SHOULD OCCUR ON A CLOUDY, COOL DAY IN EITHER THE MORNING OR AFTERNOON. PLANTING SHOULD ALSO OCCUR AS EARLY IN THE SEASON AS POSSIBLE ONCE THE RISK OF FREEZING HAS PASSED.

IF INSTALLING PLUGS IN COMBINATION WITH SEEDING, INSTALL PLUGS AFTER SEED HAS BEEN PLACED. INSTALL PLUGS PRIOR TO PLACEMENT OF STRAW MULCH EXCEPT WHERE AN EROSION CONTROL BLANKET WILL BE UTILIZED. ENSURE THAT NEWLY PLANTED PLUGS HAVE ADEQUATE STRAW MULCH COVERAGE FOLLOWING INSTALLATION.

A. DIG A HOLE IN YOUR FRESHLY WORKED SOIL ABOUT TWICE THE DIAMETER AND THE SAME HEIGHT OF THE ROOT BALL OF THE PLANT. PUT THE SOIL ASIDE TO FILL THE HOLE BACK IN LATER. GENTLY REMOVE THE PLANT FROM ITS CONTAINER, AND BRUSH YOUR HAND OVER THE ROOT BALL TO STIMULATE THE ROOTS.
B. PLACE THE PLANT IN THE HOLE. PLACE THE ROOTS AT THE PROPER LEVEL SO THAT THE PLANTS ROOTS AREN'T EXPOSED AND THE FOLIAGE OF LOW-LYING PLANTS DOESN'T GET TOO WET. FILL THE HOLE ABOUT HALF-WAY WITH THE ORIGINAL SOIL. GENTLY PACK THE SOIL TO REMOVE ANY TRAPPED AIR. WATER PLANT THOROUGHLY.
C. FINISH FILLING IN WITH SOIL AROUND THE PLANT, GENTLY PACK, AND WATER THOROUGHLY AGAIN.
D. COVER THE BASE OF THE PLANT WITH 1" OF STRAW MULCH.
E. AFTER PLANTING, KEEP YOUR PLANTS WELL WATERED FOR THE FIRST YEAR UNTIL THEY ESTABLISH A GOOD ROOT SYSTEM.

NATIVE PLANTINGS:

WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

WISCONSIN DALE J. BUNTERSON LA-664 OCONOMOWOC, WI LANDSCAPE ARCHITECTURE

DRAFTED: JSJ
DESIGNED: JSJ
REVIEWED: DJB

PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
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WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

MEQUON SENIOR LIVING

CITY OF MEQUON, WI

NATIVE PLANTING NOTES

REVISIONS

PEG JOB NO. 2385.00
PEG PM AEK
START DATE 5-24-21
SCALE NA

SHEET
L-9
L-9

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NATIVE PLANTING NOTES

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

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* PEG responses in orange

June 06th, 2021

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

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape submittal for Mequon Senior Living. The submitted proposal is for a new commercial Senior Living <High Density> development, within Mequon's Port Washington Road corridor.

This is the first review of the plans provided by Pinnacle Engineering, dated 05/24/21. The nature of this review is to assess the landscape plan for completeness and to review the appropriateness of both, the aesthetic design/approach and buffering for a commercial application. Additionally, how the proposed landscape plan provides buffering to the adjacent properties, within one of Mequon's Major Gateway corridors.

Lastly, the review will look at the adjacencies of the proposed use and the relationship to the adjacent sites. Per the standard review, the plan will be assessed on how the proposed plant palette and proposed plant density addresses the Planning Commission's request for greater buffering/treatments at the following site zones/adjacencies: 1. Street Frontage Zone; 2. Property Line Buffer Zone; 3. Out-Lot Zones; 4. Open Space Zone; 5. Detention/Retention Basins; 6. Loading Dock Buffer; 7. Refuse/Recycle station buffer. Due to the plan's use of Graphic symbols <as opposed to alphanumeric ID's> to identify the proposed plant layout; this plan set requires the symbols to be legible both in the Plant Schedule Key, as well as, whin the plans <sheets L1 through L-3>. Because the plans ability to ID the proposed plants, The plan set needs to be revised and resubmitted.

General Proposal Overview: the plans provided include sheets: L-1, a proposal overview & plant schedule; Sheets L-2 & L-3, provide the proposed Landscape design; Sheet L-4, provides Std landscape/planting details; Sheet L-5, provides a variety of notes. Sheet L-1 is provided at 1"=30' scale; sheets L-2 &L-3 is provided at 1"=20' scale.

The majority of the "Plant Schedule", sections: Shrub / E, Shrubs / E Broadleaf / Orn. Grasses – all the Graphic symbols are not legible, due to scale; or, the graphic symbols have been rendered opaque due to the scale of the leader dot overlapping the symbols; and, or the scale of the graphic symbol provided in the "Plant Schedule" varies too much from the scale of the graphic symbols used on the plan sheets. This must be corrected and resubmitted. Scale has been modified and symbols have been made more legible.

- The plan set is NOT sealed by a WI RLA, as required by code.
  Plans have been sealed with a preliminary note. Seal will be signed and dated once plans are appreoved
- Landscape sheets L-2 & L-3 are provided at a 1"=20' scale. The plan sheets submitted are clean and the information is easily discernable.

  - The Proposal is adjacent to the Port Washington Road Corridor; the proposed commercial site use has two ingress/egresses off PWR. PWR is one of Mequon's regional collectors and part of the City of Mequon's designated "Gateway" roadways.

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

Since 2012, the P&Z board has requested additional density landscape treatments and larger scale plantings, especially adjacent to the PWR ROW.

- Mequon requires all applicants to provide a plant schedule, with: A unique identifying symbol for each plant type, common name, scientific name, size specified for planting and the total quantity of each plant. See specific notes below regarding the proposed plant sizes and stated required quantities. Scale has been modified and symbols have been made more legible.
- The plan fails to provide the location of the street trees within the PWR ROW, as required under the Mequon code. Per city direction, trees have been moved within the ROW over existing waterline
- The plan provides a minimal information of the adjacent property plant locations. The Landscape submittal requirements include depicting adjacent properties trees/plantings/buffers that occur within 20' of the proposal's PL. Also, when the adjoining property plantings are depicted, typical plan requirements include the size information of the Trees/buffering depicted.
  Per city direction, this comment does not need to be addressed
- Plan sheets L-1, L-2 & L-3 depict a solid, thick grey line, parallel to the south side of the proposed building, which the grading plan seems to indicate as a retaining wall. What is the wall finish height & x-section? What are wall finishes? Retaining wall information has been provided separately
- Plan sheets L-1 & L-2 depict a rectangle structure, which is visible form the southern Ingress/Egress off PWR. Please label what his structure is, because this structure appears to be a Refuse & Recycle bin. Although, the plan does not provide wall details, indicate the location of opaque doors, or an opaque landscape buffering treatment; as required by code.
  Trash enclosure has been identified. Details have been provided separately.
- Plan sheets L-1 & L-2 depict a site monument sign. While the plan is labeled, the plans fail to include a detail elevation and, or provide an illumination layout plan.
  Details will be provided separately.
- The plans fail to include Lighting fixture placement on sheets L-1 & L-2.
  Lighting will be provided

This a thoughtful plan. The proposed plant palette is robust and will deliver a very high-level plant diversity and visual interest throughout the year.

❖ ***Proposal's Plant Diversification Rating: Adequate***

➢ **Outline of the plan's <u>proposed plant types</u> and quantities:**

- Eleven Deciduous Tree Species, (Total proposed deciduous trees – 47)
- Two Coniferous Tree Species, (Total proposed conifer trees –5)
- Twenty-one Deciduous Shrub Species, (Total proposed decid. shrubs –259
- Nine Coniferous/Evergreen Shrub Species, (Total proposed conifer shrubs --106)
- 0ne Perennials, Bulbs/corms, Groundcover Species, (Total proposed groundcovers/perennials –39)
- Seven Decorative Grass species, (Total proposed grasses –162)

Plant Schedule Comments:

❖ PLANTING SIZE:

- **<u>Deciduous Trees:</u>**

1. The size of every proposed Deciduous Tree is under sized. City of Mequon has required a minimum of a 3.5" caliper tree since 2010. Revise the plant schedule to reflect a 3.5" caliper for all deciduous trees. Please use ANSI Z160 guidelines to size a Clump form deciduous tree to meet the 3.5" caliper Req.
   Trees have been upsized to 3" per City clarification

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

2. City of Mequon does not differentiate Ornamental Tree from Deciduous Tree sizing. An Ornamental Tree with either an 8' or 10' height, does not ensure the 3.5" caliper requirement is met. Please use ANSI Z160 guidelines to size a Clump form deciduous tree to meet the 3.5" caliper Req.

Ornamental trees have been upsized to the largest available sizes, but some are not 3". Because they are such small trees at maturity, they simply are not available at 3" cal or equivalent height.

- **Evergreens/Conifer Trees:**

1. The City of Mequon has maintained a minimum size requirement of 7' height, measured to the top lateral branch <not to the tip of the central leader>. Please add the note to the plant schedule: Conifer trees shall measure 7' height, from the top lateral branch <not to the top of Central Leader>. Evergreen trees have been changed to 7' ht and note has been added.

❖ **Plant Schedule - Audit results: <please amend plans>**

1. The plan fails to provide any of the three Swamp Burr Oak symbols on either L-2 or L-3.
   Plan and schedule have been updated
2. The plan lists a quantity of three Autumn Brilliance Serviceberry, the plan sheets depict six.
   Plan and schedule have been updated
3. As stated above, all of the Shrub species symbols & Ornamental grasses symbols are not readable due to the leader covering the graphic detail.
   Symbols have been corrected
4. Please place the plant mix specifications for the :

   a. Perennial Plant area <what is being placed?>
      Perennials have been added and identified
   b. Annual Plant areas<what is being placed?>
      To be provided by owner annually
   c. Provide the list of plugs and the % of the plants composing the Rain Water Renewal Plugs<what is being placed?>
      Added to the planting schedule
   d. Please include the seed mix list & % of density of:

      i. Agrecol Butterfly Mix
         Added to sheet L-9
      ii. Agrecol Rainwater Renewal mix
         Added to sheet L-9

- The proposed plant pallet is very nice and the species proposed, mostly have the ability to perform in the local soils. Several of the species are "cusp" zone 5 plants, but if planted with the correct level of protection, they should perform for years in Mequon.

- The proposed plant palettes are commonly used throughout Ozaukee Co. None of the proposed plants are listed by the 2020 Wisconsin NCRS Invasive species. I do not see any issues with local prohibited or regulated lists.

- As a Note: "The City of Mequon has a performance-based TURF acceptance. Seeded turf will require long term watering, multiple fertilizer applications and often, multiple over seeding to achieve an acceptable turf." The performance review will extend to No-Mow mix zones, Native Planting zones, Butterfly plantings. It may be advisable the plan includes an annual nurse crop to ensure the plant density id achieved.

1. City of Mequon retains the right to execute the performance bond, to have the Turf brought to an acceptable performance standard, if the performance of the turf is underperforming, at the time of application for Certification of Occupancy.

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

- **Recommended Revisions to the Planting Schedule, includes:**
  1) Please add the note (All plantings shall conform to caliper/height requirements established by Ansi Z160) to the plant schedule. Note has been added
  2) As required for the past several years – I would recommend the proposed plant sizes to be revised to the following size standards:
     - The plant schedule shall be amended to specify all deciduous tree sizes to have a 3.5 inch caliper @ 16" above the root ball; also, all conifer trees to have a minimum 7ft height from the top of rootball, to the top lateral branch; the tree shall have a full form, per the proposed code.
     - Per ANSI z 60.1, the plantings shall meet height equivalency consistent of the stated caliper. Planting instruction: Trees selected may meet caliper requirements, but failing to meet height requirements, or root ball size requirements will be rejected by the city for cause.

❖ ***Buffer Zone Comments:***

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

- **Street Frontage Zone**:
  The PW Rd. ROW – the Proposed ROW Code requires 1 tree per each side of/30 feet of CL length.
  - No Street Trees are provided in the PWR ROW. Fails to Meet the Revised Landscape code, for interior Road/Drives plantings; action to include PWR Street Trees per the recommendations to be provided by planning staff/Planning Board recommendations.

  1. Internal Driveway /Street Trees: Street trees have been moved back into the ROW overtop of the existing watermain per city direction.
     - Plan meets the Revised Landscape code, for interior Road/Drives plantings. The internal drive(s) have a minimal street trees provided to address the Drive Buffer requirement. The proposed Landscape Codes require 1 street tree per 30lf. of interior Road/Drives.

- **Parking Lot Zone:**
  1. **Proposed Parking Lot - Interior Zone**.
     A) The plan provides a +25' parking setback from the ROW.
     B) There is interior parking lot islands & landscaping within the impervious/paved area. Even the terminus Island occurs at only 1 end of the parking.
     C) The tree placement appears to adequately address the required 30% shade over the parking lot/drives throughout the day.
     - Plan meets the current & Proposed Interior P-Lot Codes.
  2. **Parking Periphery Buffer**:
     a. **The Front P-Lot Buffer:** the ROW Buffering is adequate. The front parking lot buffering meets the proposed ROW Buffering Code.
     - Plan meets the Proposed Exterior P-Lot Buffer Codes.

- **Property Line Buffer:** (The plan only addresses the site's western PL.)
  1. Much of the surrounding use/adjacencies are/will be commercial and high density residential, a minimum level of buffering treatments can be supported. The northern PL does a nice job to address the adjacent drive.
  2. The current proposal should be required to fully address the north & south PL's.
  - The plan meets the new code requirements for PL buffering.

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

Interior Lot Zones: Required- 1 Large/Medium tree & 2 large shrubs per every 1000 SF of open space. The only "Open Space is the paved surfaces".

- The plan meets the new code requirements for Interior Lot Plantings.

Building Foundation Plantings: – While the proposal provides a minimal foundation planting design. The proposal just meets the Proposed City of Mequon Landscape codes for footing treatments. The palette should provide seasonal color, texture and variety through all four seasons.

- The plan meets the new code requirements for Interior Lot Plantings.

- **Storm Detention/Retention Basin(s):** The proposed treatment meets the buffering requirements.

- **Refuse & Recycle Enclosure:** City Staff is to confirm the Refuse/Recycle center, located in the SW corner of the lot is providing a 6'height, solid screen fence around the periphery.

1. The proposed Refuse & Recycling Buffer code requires:
   - **A.** A fully opaque plant buffer of trees and shrub groupings < min10 wide>; and, or
   - **B.** A 6' height, opaque screen structure < fence-using like proposed building materials>. The plan fails to provide clarity of what is taking place. If this is a Refuse center, the structure is on the south PL, with no buffer and the face of the structure is virtually visually unimpeded from the PWR ROW. I would recommend that City staff recommends finding a less visually intrusive location.

- City Staff is to confirm this proposal will require no external Refuse/Recycle centers; Additional Landscape Buffering enforcement is per City staff & P&Z Board decision. Trash enclosure details have been provided to the city. Plantings have been added for additional screening

❖ ***Summary of Review Observations:***

It is this reviewer's opinion, the Planning Commission/City Staff should enforce the following review notes: 1) Please make the Graphic amendment to the Plant Schedules, so the symbols are discernable. 2a) Revise the plant sizing, including: minimum deciduous tree sizes in the Plant Schedule must have a 3.5" caliper at 16" above the rootball; 2b)The Conifer Tree plant sizing shall be revised to a minimum of 7' height. 3) City Staff shall review the PWR ROW Street Tree requirement. It is recommended the plan provides the addition of ROW Street Trees to address: the PWR Corridor; 4) City Staff shall confirm if the Refuse & Recycle center provides a 6' opaque fence/screen; if not, City Staff should require the location to be amended.

This concludes the landscape review of the Mequon Multi-Tenant @PWR Landscape submission.

I hope City of Mequon planning staff and the commission finds the information presented and recommendations useful.

Sincerely,

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

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

CONDITIONAL USE GRANT

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

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 20 Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described

as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

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

PARCEL NO.:
_____

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

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

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of 68 bed Assisted Living and Memory Care facility.

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

_____
John Wirth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

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

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

The **CONDITIONS** of this Grant are:

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

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

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

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

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

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

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

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

9. **Conditions on the Operations:**

   a. Hours of operation: 24 hours

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

   c. Water supply requirements:

      City Water

   d. Provisions for sewage disposal:

      City Sewer

e. Other:

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

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

10. **Conditions of the structures:**

a. Site Plan: As per attached Exhibit A

b. Landscaping Plan: As per attached Exhibit B.

c. Elevations: As per attached Exhibit C.

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

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

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

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

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

h. The building shall comply with the building code.

11. **Conditions on the site:**

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

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

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

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

Any changes subject to Planning Commission approval.

e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

_____
Notary Public, Ozaukee County, Wisconsin

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

DRAFTED BY:

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

Attachment: Packet Docs (6366 : Matter X, LLC for Artis Senior Living of Mequon, LLC)

City of Mequon

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

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

TO: **Planning Commission**

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

DATE: **June 28, 2021**

SUBJECT: **Blue Ribbon Management for Life Storage. The applicant is seeking master sign plan approval for the property located at 10448 N. Port Washington Road.**

Applicant:	Blue Ribbon Management
Status of Applicant:	Agent
Requested:	Master Sign Plan
Existing Use:	B-4 (Business Park) PUD (Planned Unit Development)
Land Use Plan:	Business Park
Lot size:	4.92 acres
Location:	10448 N. Port Washington Road
Tax Key Number:	#15-029-11-008.00
District:	#8

Background:
The applicant is requesting a Master Sign Plan approval for the recently approved self-storage building located at 10448 N Port Washington Road. The Common Council approved the PUD amendment (Ord. 2012-1589) for the site at its May 11, 2021, meeting.

Master Sign Plan:
The Master Sign plan shows a total of four wall signs and one monument sign. The wall signs are shown to be located on the west elevation, south elevation (2) and east elevation (I-43 signage). The four wall signs proposed as part of the Master Sign Plan includes one or more waivers to the sign code. The applicant has submitted drawings that shows all fours signs in compliance with the code for reference.

West Elevation Wall Sign
The applicant is proposing a 159 square foot wall sign on the west elevation. The code allows the size to be 2.5% of the wall area the sign is located on up to 60 square feet. The applicant states the larger size is necessary to provide visibility of the sign based on the color of the sign and building and the overall size of the building. The sign would be one of the largest signs in the City of Mequon. Staff is not supportive of the waiver for the size of the sign. Staff believes a code complaint sign above the windows on the south end of the building would be at an appropriate scale and would contrast the color of the dark material better than the tan siding. This location would require a waiver to the height requirement since part of the sign will exceed the 20-foot height requirement.

South Elevation Wall Signs

The applicant is showing two wall signs on the south elevation. The two signs are intended to identify the drive-in garage location and the office. While the applicant classified the signs as directional which are limited to three square feet in area, staff considers these signs as additional wall signs which are not allowed per code. Based on the size of the building, staff believes that the signs are warranted but does not support the proposed 32.5 square feet size of the drive-in sign. Staff believes a sign at 15 square feet would provide adequate wayfinding to the entrance and be in scale with the size of the building. Staff would also support the office sign at the same 15 square foot size.

East Elevation Wall Sign (I-43 Signage)
The proposed sign on the east elevation of the building is shown at 96.9 square feet which exceeds the code by approximately 37 square feet. The applicant states that the high elevation of the building coupled with the cell phone tower and existing vegetation necessitate a larger sign. Staff is not supportive of the size waiver for the sign. There has been no evidence presented that the elevation of the building or the cell tower impact the visibility of the sign. There is vegetation located in the I-43 right of way but based on the current condition (see attached picture), it will be difficult to see the sign regardless of the size. Staff supports the code allowed sign as shown.

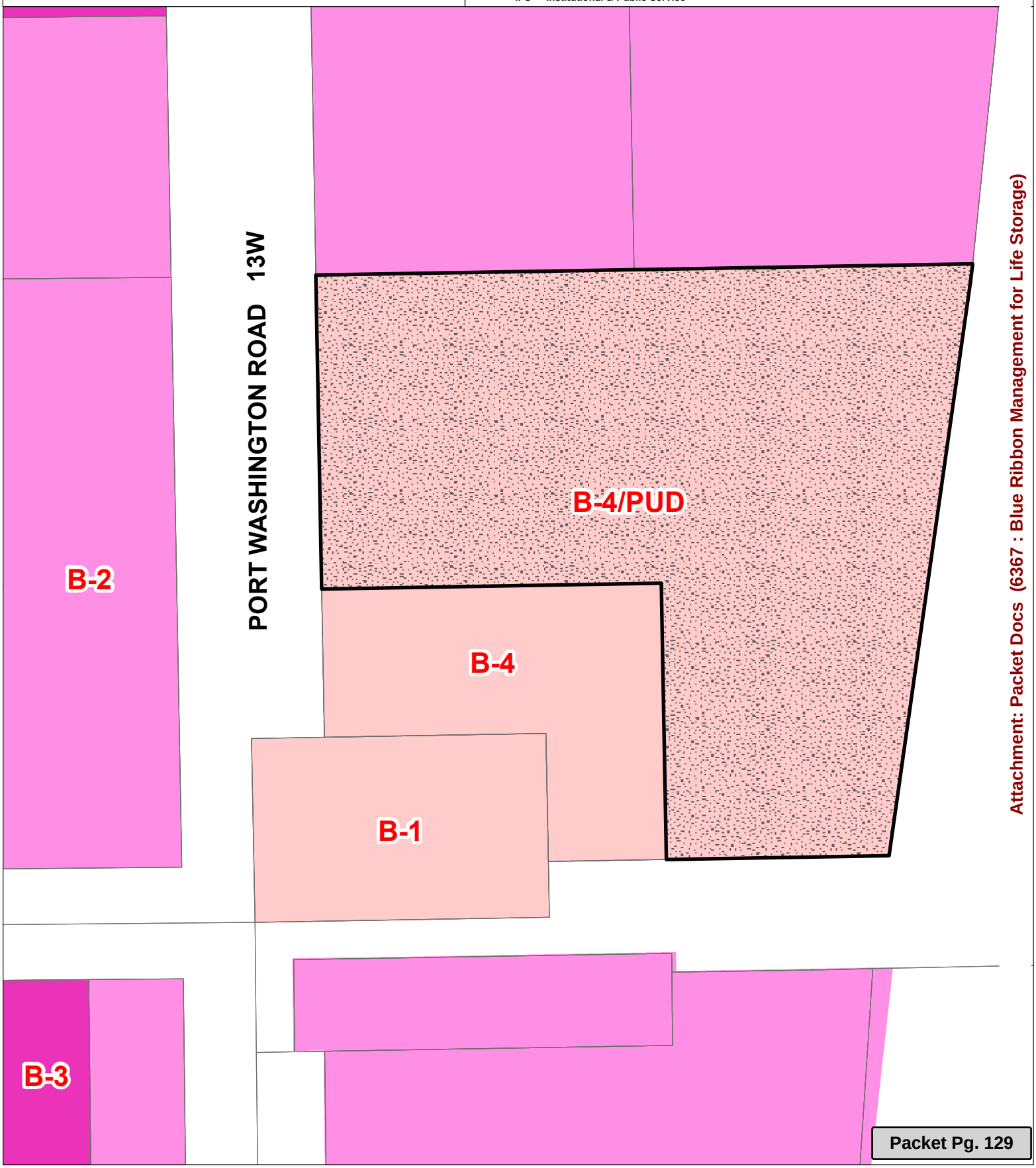
Staff Recommendation: Planning staff recommends approval of the Master Sign Plan building subject to the following conditions:

1. The wall sign on the west elevation shall be located above the south windows and shall be no greater than 60 square feet.
2. The wall signs on the south elevation shall be limited to 15 square foot in area.
3. The wall sign on the east elevation shall comply with all code provisions for I-43 signage.
4. Final Master Sign Plan to reviewed and approved by staff.

Attachments:
Packet Docs (PDF)

Blue Ribbon Management

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 (6367 : Blue Ribbon Management for Life Storage)

Mequon Self Storage (Life Storage Mequon)

Mequon, WI

May 24, 2021

MASTER SIGN PLAN SUBMITTALL

ADDRESS OF PREMISES: 10448 N. Port Washington Road
Parcel No. 15-029-11-001.00

NAME OF BUSINESS: Life Storage Mequon

TYPE OF BUSINESS: Class-A Self Storage

ENTITLEMENT REQUEST: Approval of Master Sign Plan

OVERVIEW

Blue Ribbon Management LLC ("Developer") requests the City of Mequon approval of the proposed master sign plan for the redevelopment of 10448 N. Port Washington Road.

The site is currently zoned B-4 with a Conditional Use Grant for warehousing approved at the March 22, 2021 Planning Commission hearing and an Amended PUD approved at the May 11, 2021 Common Council hearing.

The property is scheduled to be managed by Life Storage, a national storage operator with approximately 925 self storage facilities encompassing over 67 million square feet in 34 states. With close collaboration and direction from Life Storage, the applicant and its signage vendor, Bauer Sign Company of New Berlin, have assembled the attached comprehensive package.

While the proposed signs generally follow the required signage code, some deviations are being requested based on the branding requirements of Life Storage as well as the massing and orientation of the property. During the March 22nd Planning Commission hearing for this project, Commissioners commented that we should be very considerate to the signage color palate and encouraged white signs. We hope our proposed signage and colors appease the Commissioners.

Below is a detailed narrative of each proposed sign:

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

- **West Elevation (Port Washington Road):** One sign is being proposed on this elevation facing Port Washing Road. The proposed sign consists of the Life Storage branding in white channel letters direct mounted to the building. Based on feedback from Commissioners, and a tour of similar signage along Port Washington Road's retail corridor, we believe white signage would blend best with the neighborhood. However, due to the tan building color and height of the existing facade, increasing the sizing beyond what the code permits is necessary for visibility. For comparison sake, we created an elevation showing the sizing that is in the zoning code, and we believe the design/size is not appropriate or adequate for the square footage of existing facade.

- **East Elevation (I-43):** One sign is being proposed on this elevation facing Interstate-43. The proposed sign follows the code guidelines with halo-lit (reverse illuminated) white channel letters. Due to the high elevation in relation to the interstate, coupled with the existing cell phone tower and vegetation along I-43, the design team is requesting that the size of this sign deviate from the maximum size in the signage code.

- **South Elevation:** Two directional signs are being proposed on this elevation. The first sign is a "Drive-In" sign that is composed of white channel letters that are internally illuminated, mounted to the building above the loading bay door, and signifies the entrance to the loading/unloading bay. The second sign is non-illuminated flat cut-out letters painted to match the new brick color, mounted to the canopy over the office door and signifies the location of the leasing office. Both sign sizes were recommended by the design team at Life Storage and deviate from the maximum size in the signage code.

- **Monument Sign:** An existing internally-illuminated monument sign located at the main property curb cut on Port Washington Road. We propose refurbishing the existing sign by painting the base light grey, painting the cabinet SW6811 Honorable Blue (Life Storage's brand color), replacing the existing panels with new Life Storage branded polycarbonate panels and retrofitting with new white LED lights.

Elevation	Type	Lighting	Size	Height
West	Channel Letters	Internal	159 SF	5' - 4 1/16"
East	Channel Letters	Halo	96.9 SF	4' - 2"
South	Channel Letters	Internal	32.5 SF	2' - 6"
South	FCO Letters	N/A	9 SF	18"
Monument	Polycarbonate Panel	Internal	29.6 SF (cabinet)	45.5" (cabinet)

See **Elevations**, **Code Compliant Elevations (for reference only)**, and **Sign Details** for details.

Thank you for your thoughtful consideration of this submittal.

Michael Kelly
Executive Vice President

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

Elevations

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1 FIBER CEMENT PANEL	NICHIHA, VINTAGEWOOD BARK OR EQUAL	VERY DARK GRAY
2 FIBER CEMENT PANEL	NICHIHA, VINTAGEWOOD CEDAR OR EQUAL	RED-ISH TINT
3 GLAZING	STOREFRONT	ANODIZED ALUMINUM
4 EXISTING BRICK	EXISTING TO BE PAINTED	DARK GRAY
5 EXISTING METAL PANEL	EXISTING TO BE PAINTED SHERWIN WILLIAMS SKYLINE STEEL #1015	TAN
6 CMU, RUNNING BOND	EXISTING TO BE PAINTED	DARK GRAY
7 CMU, SCORED, HORIZONTAL STACK BOND	EXISTING TO BE PAINTED	DARK GRAY
8 ROOF MEMBRANE	RUBBER	BLACK
9 ADDITION METAL PANEL	METAL	MATCH VINTAGEWOOD CEDAR COLOR
10 EXISTING CONCRETE BAND	EXISTING TO BE PAINTED	DARK GRAY

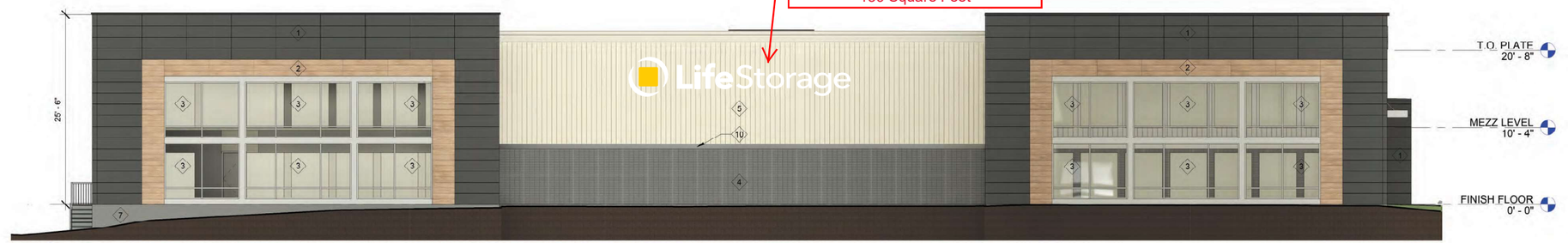








4 EXISTING BUILDING



3 WEST
1/8" = 1'-0"



2 SOUTH ELEVATION - CALLOUT
1/8" = 1'-0"



1 SOUTH
1/16" = 1'-0"

THIS IS A SCHEMATIC DRAWING, NOT A WORKING DRAWING. ANDERSON ASHTON IS NOT RESPONSIBLE FOR DIMENSIONS, CONSTRUCTION DETAILS, ENGINEERING, OR CODES. SEE ALL NOTES ON APPROVAL SET. ANY CHANGES ASSOCIATED WITH DESIGN DEVELOPMENT AND/OR CONSTRUCTION DOCUMENTS, IT IS HIGHLY RECOMMENDED THAT A LOCAL ARCHITECT BE ENGAGED TO DEVELOP CONTRACT DOCUMENTS BASED ON THESE SCHEMATIC DRAWINGS AND CORresponding OUTLINE SPECIFICATIONS. IT IS FURTHER RECOMMENDED THAT GENERAL CONDITIONS SPECIFICALLY DEFINING OWNER / CONTRACTOR / ARCHITECT AREAS OF RESPONSIBILITY BE DEVELOPED IN A CONTRACTUAL AGREEMENT.

ANDERSON ASHTON DESIGN / BUILD
2746 South 169th Street
New Berlin, WI 53151
Phone: (262) 785-6464
www.andersonashton.com

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:
MEQUON SELF STORAGE
10348 NORTH PORT WASHINGTON RD, MEQUON, WI

DRAFTED BY:	MFP
DESIGNER:	NTL-F
ISSUE:	4/9/2021 11:17:04 AM
SUBMITTAL DATE:	2/15/2021
DESIGN NO.	3911
CONSTRUCTION NO.	####

SOUTH & WEST COLORED ELEVATIONS

PROJECTED 2021

A202

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1 FIBER CEMENT PANEL	NICHIHA, VINTAGEWOOD BARK OR EQUAL	VERY DARK GRAY
2 FIBER CEMENT PANEL	NICHIHA, VINTAGEWOOD CEDAR OR EQUAL	RED-ISH TINT
3 GLAZING	STOREFRONT	ANODIZED ALUMINUM
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5 EXISTING METAL PANEL	EXISTING TO BE PAINTED SHERWIN WILLIAMS SKYLINE STEEL #1015	TAN
6 CMU, RUNNING BOND	EXISTING TO BE PAINTED	DARK GRAY
7 CMU, SCORED, HORIZONTAL STACK BOND	EXISTING TO BE PAINTED	DARK GRAY
8 ROOF MEMBRANE	RUBBER	BLACK
9 ADDITION METAL PANEL	METAL	MATCH VINTAGEWOOD CEDAR COLOR
10 EXISTING CONCRETE BAND	EXISTING TO BE PAINTED	DARK GRAY





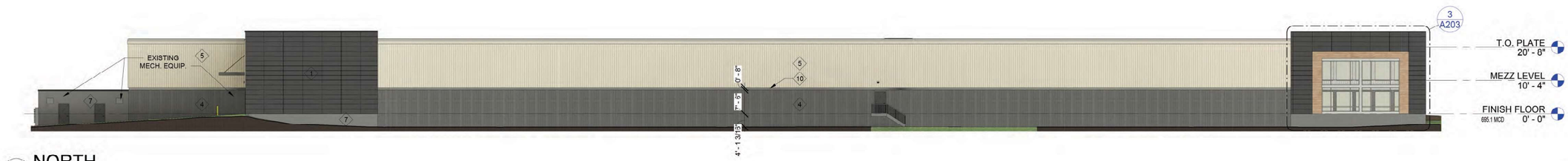




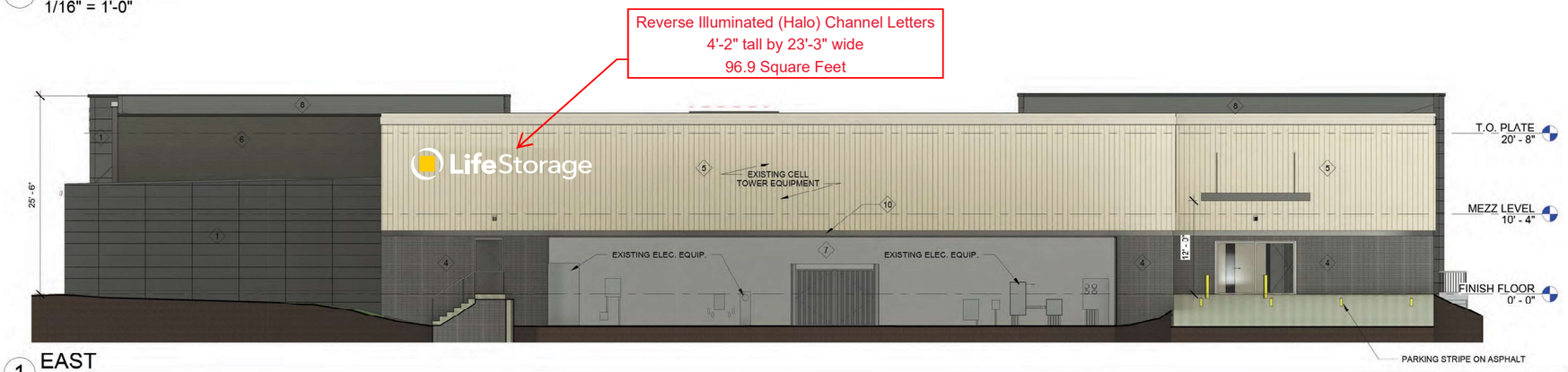
4 EXISTING BUILDING



3 NORTH ELEVATION - CALLOUT



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



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

ANDERSON ASHTON
DESIGN / BUILD
2746 South 169th Street
New Berlin, WI 53151
Phone: (262) 780-6480
www.andersonashton.com

THIS IS A SCHEMATIC DRAWING, NOT A WORKING DRAWING. ANDERSON ASHTON IS NOT RESPONSIBLE FOR DIMENSIONS, CONSTRUCTION DETAILS, ENGINEERING, SPECIFICATIONS, CODE COMPLIANCE, OR OTHER ISSUES ASSOCIATED WITH DESIGN DEVELOPMENT AND/OR CONSTRUCTION DOCUMENTS. IT IS HIGHLY RECOMMENDED THAT A LOCAL ARCHITECT BE ENGAGED TO DEVELOP CONTRACT DOCUMENTS BASED ON THESE SCHEMATIC DRAWINGS AND TO PROVIDE ALL CODE SPECIFICATIONS. IT IS FURTHER RECOMMENDED THAT GENERAL CONDITIONS SPECIFICALLY DEFINING OWNER / CONTRACTOR / ARCHITECT AREAS OF RESPONSIBILITY BE DEVELOPED IN A CONTRACTUAL AGREEMENT.

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:

MEQUON SELF STORAGE

10348 NORTH PORT WASHINGTON RD, MEQUON, WI

DRAFTED BY:	Author
DESIGNER:	NTI-F
ISSUE:	4/0/2021 11:17:52 AM
SUBMITTAL DATE:	2/15/2021
DESIGN NO.	3911
CONSTRUCTION NO.	####

NORTH & EAST COLORED ELEVATIONS

A202

PROJECTED 2021

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

Code Compliant Elevations
(for reference only)

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1 FIBER CEMENT PANEL	NICHIHA, VINTAGEWOOD BARK OR EQUAL	VERY DARK GRAY
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6 CMU, RUNNING BOND	EXISTING TO BE PAINTED	DARK GRAY
7 CMU, SCORED, HORIZONTAL STACK BOND	EXISTING TO BE PAINTED	DARK GRAY
8 ROOF MEMBRANE	RUBBER	BLACK
9 ADDITION METAL PANEL	METAL	MATCH VINTAGEWOOD CEDAR COLOR
10 EXISTING CONCRETE BAND	EXISTING TO BE PAINTED	DARK GRAY



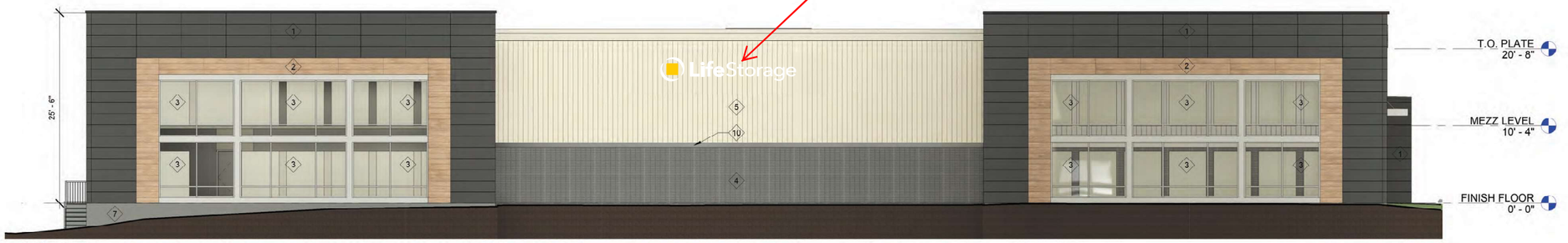






4 EXISTING BUILDING

Illuminated Channel Letters
3'-3 1/16" tall by 18'-2 1/4" wide
59.2 Square Feet



3 WEST
1/8" = 1'-0"

Non-Illuminated FCO Letters
10" tall by 4' wide
3.33 Square Feet
Matches Building Color

Non-Illuminated FCO Letters
10" tall by 3'-4" wide
2.77 Square Feet
Matches Building Color



2 SOUTH ELEVATION - CALLOUT
1/8" = 1'-0"



1 SOUTH
1/16" = 1'-0"

REVISIONS

THIS IS A SCHEMATIC DRAWING, NOT A WORKING DRAWING. ANDERSON ASHTON IS NOT RESPONSIBLE FOR DIMENSIONS, CONSTRUCTION DETAILS, ENGINEERING DECISIONS, REGULATORY APPROVAL, ETC.; NORMALLY ASSOCIATED WITH DESIGN DEVELOPMENT AND/OR CONSTRUCTION DOCUMENTS. IT IS ONLY RECOMMENDED THAT ANDERSON ASHTON BE ENGAGED TO DEVELOP CONTRACT DOCUMENTS BASED ON THESE SCHEMATIC DRAWINGS AND CORRESPONDING OUTLINE SPECIFICATIONS.

ANDERSON ASHTON DESIGN / BUILD
2766 Suite 1008 Street
Mesa, Arizona 85201

PRELIMINARY NOT FOR CONSTRUCTION

FRCPCSED (ADDITION, REMODEL, NEW) BUILDING FOR:

MEQUON SELF STORAGE

DRAFTED BY:
DESIGNER:
ISSUE: 4/9/2021 11:1
SUBMITTAL DATE:
DESIGN NO.
CONSTRUCTION NO.
SOUTH & WES
COLORED ELEVAT

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A20

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

REVISIONS

ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1 FIBER CEMENT PANEL	NICHIHA, VINTAGEWOOD BARK OR EQUAL	VERY DARK GRAY
2 FIBER CEMENT PANEL	NICHIHA, VINTAGEWOOD CEDAR OR EQUAL	RED-ISH TINT
3 GLAZING	STOREFRONT	ANODIZED ALUMINUM
4 EXISTING BRICK	EXISTING TO BE PAINTED	DARK GRAY
5 EXISTING METAL PANEL	EXISTING TO BE PAINTED SHERWIN WILLIAMS SKYLINE STEEL #1015	TAN
6 CMU, RUNNING BOND	EXISTING TO BE PAINTED	DARK GRAY
7 CMU, SCORED, HORIZONTAL STACK BOND	EXISTING TO BE PAINTED	DARK GRAY
8 ROOF MEMBRANE	RUBBER	BLACK
9 ADDITION METAL PANEL	METAL	MATCH VINTAGEWOOD CEDAR COLOR
10 EXISTING CONCRETE BAND	EXISTING TO BE PAINTED	DARK GRAY





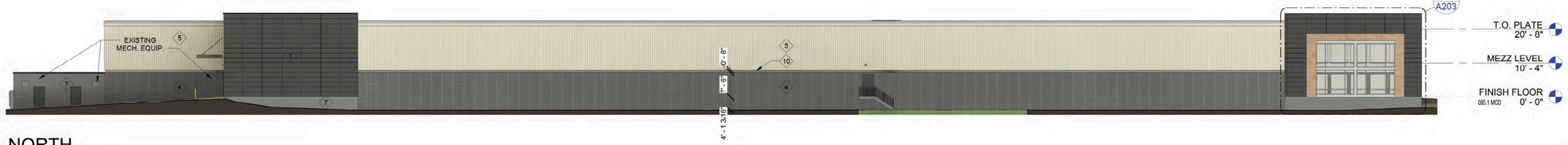




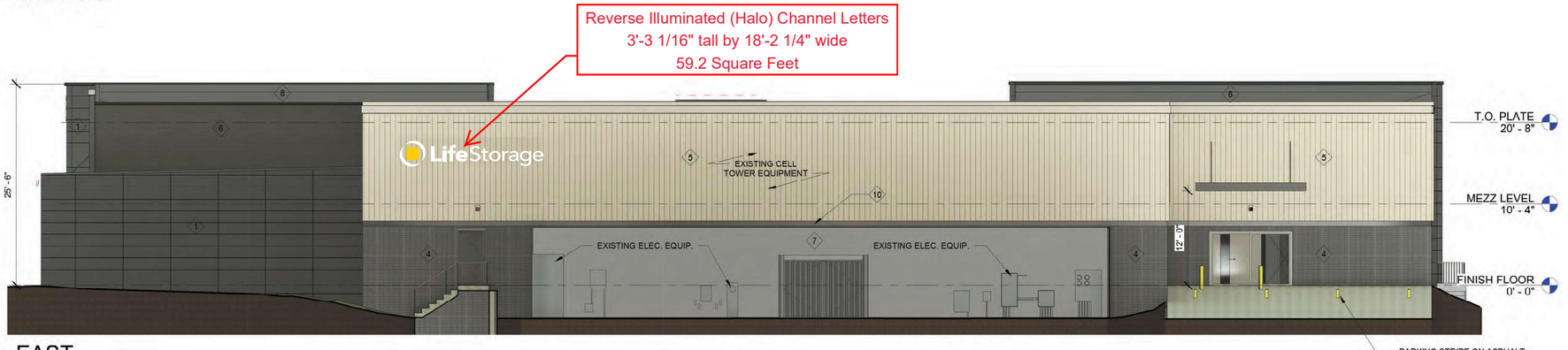
4 EXISTING BUILDING



3 NORTH ELEVATION - CALLOUT



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



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

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ANDERSON ASHTON DESIGN / BUILD
2266 South 1070h Street
West Allis, WI 53227

PRELIMINARY NOT FOR CONSTRUCTION

FROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:

MEQUON SELF STORAGE

DRAFTED BY:
DESIGNER:
ISSUE: 4/9/2021 11:1
SUBMITTAL DATE:
DESIGN NO.
CONSTRUCTION NO.

NORTH & EAST COL
ELEVATIONS

A20

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Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

Channel Letter Sign Details (West and East Elevations)

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

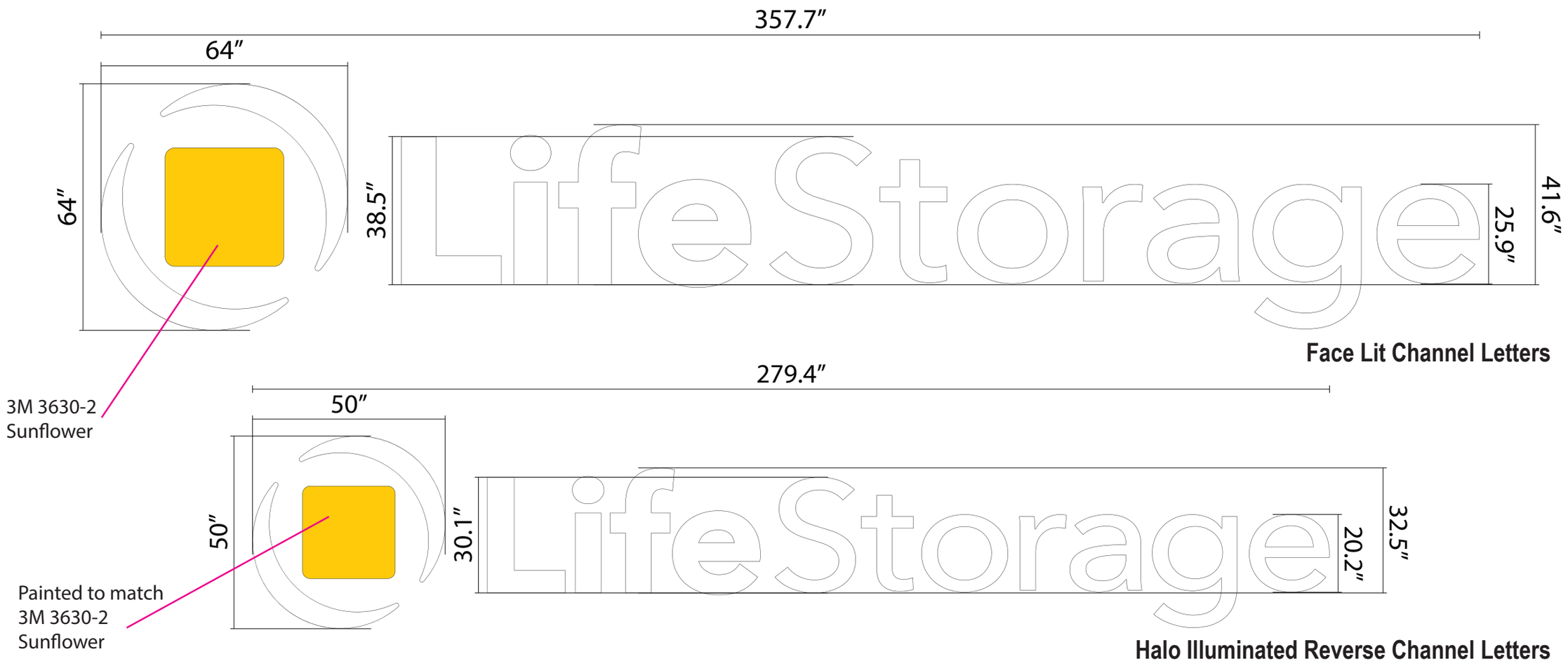
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2500 South 170th
New Berlin, Wisconsin

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

File	Anderson Ashton
Location	Mequon
Client	
Sales rep	Dave Sall
Date	cb 04/21/
Revision	



Face Lit Channel Letters

Halo Illuminated Reverse Channel Letters

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

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Scale: 3/8" = 1'

VISUAL COLOR GUIDE : Channel Letters

White

Sign
CL-LIN
CL-STK

Day Views

Figure 1

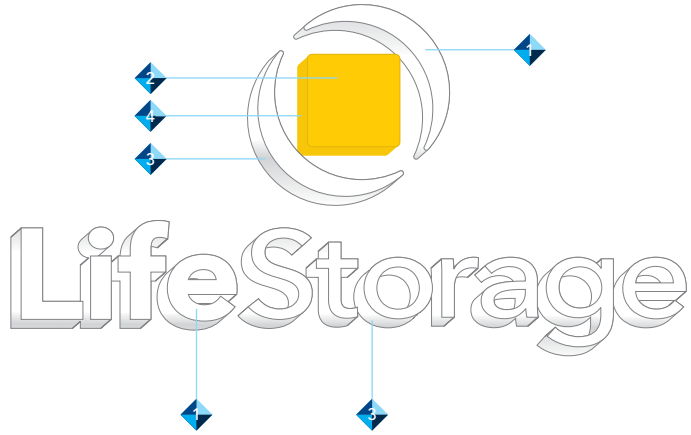
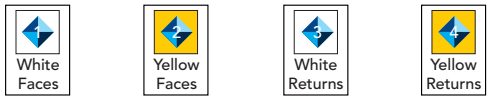


Figure 3





Night Views

Figure 2



Figure 4





Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

CHANNEL LETTERS - Linear & Stacked - Individual

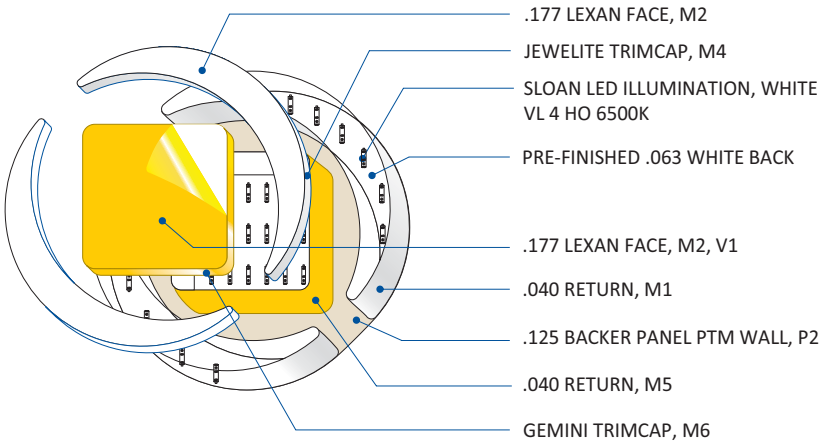
(Trimcap Letters)

Sign
CL-LIN
CL-STK

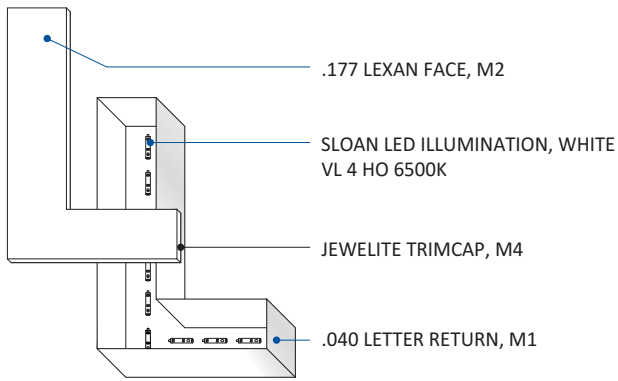
Colors & Specifications

SloanLED
Leaders in LED Technology

EXPLODED VIEW - ICON



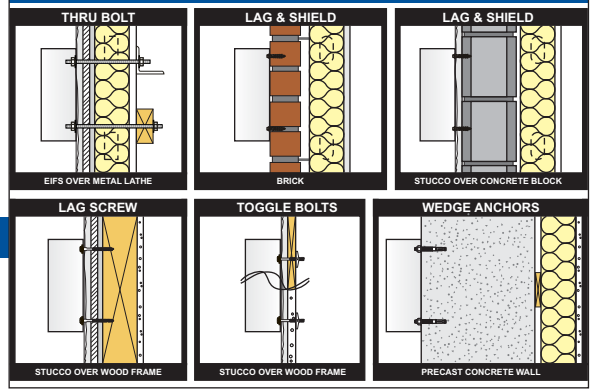
EXPLODED VIEW - LETTERS



COLOR & FINISH SCHEDULE

V1	Yellow Vinyl 3M 3630-025 Translucent Sunflower Yellow	P1	Yellow Paint Paint to match PMS 7549 Paint to match Gemini 2540 Mango Yellow Trimcap
		P2	TBD Paint ICON Backer Plate Paint to Match Wall
M1	White Material Channel Letter Coil Pre-finished White Glossy	M5	Yellow Material Wrisco Caution Yellow Channel Letter Coil
M2	White Material #2447 Pigmented White Lexan Face	M6	Yellow Material Gemini 2540 Mango Yellow Trimcap
M3	White Material #2447 Pigmented White Acrylic Face		
M4	White Material White Jewelite Trimcap		

HARDWARE SCHEDULE



All signage to be installed in compliance with National and Local Electrical Code

All signage to be constructed and installed in compliance with UL Standards

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

CHANNEL LETTERS - Linear & Stacked - Individual *(Trimcap Letters)*

Sign
CL-LIN
CL-STK

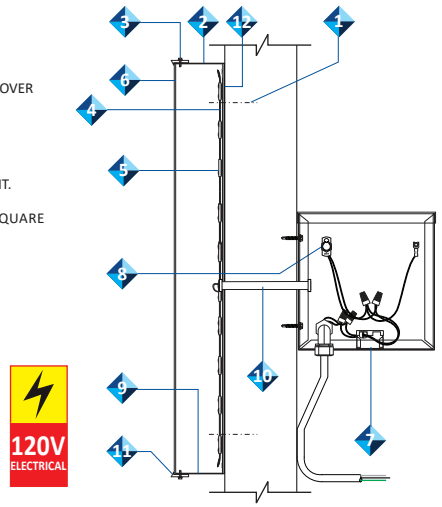
4.

Sections & Details

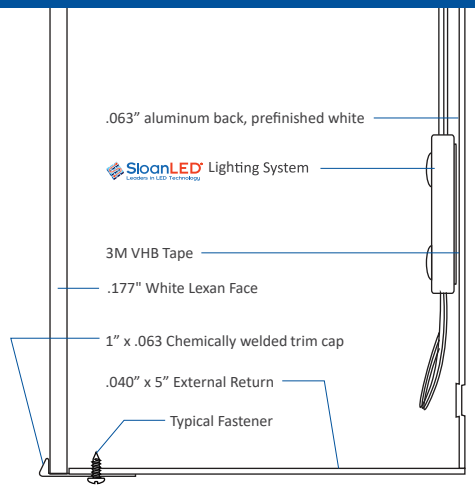
ICON SPECIFICATIONS

1. GALVANIZED NON-CORROSIVE INSTALLATION HARDWARE SEE HARDWARE SCHEDULE
2. 5" DEEP.040 ALUMINUM COIL LETTER RETURNS INTERIOR PREFINISHED WHITE
3. FASTENER PAINTED TO MATCH RETURN
4. .063 FLAT ALUMINUM BACK PRE-FINISHED WHITE
5. SLOAN LED LIGHTING SYSTEM VL 4 HO 6500K
6. .177" LEXAN FACE, WHITE #2447
7. SLOAN 60C1 MULTITAP POWER SUPPLY MOUNTED IN WEATHER TIGHT WIRING BOX
8. VISIBLE CUT-OFF SWITCH WITH WEATHER PROOF COVER (JUSTIFY LEFT)
9. ¼" WEEP HOLES (2) TWO PER LETTER
10. GROUNDED WALL PASS-THRU SEALED WATER TIGHT.
11. 1" TRIMCAPS : GEMINI MANGO YELLOW FOR THE SQUARE JEWELITE BLUE FOR THE ARCHES or JEWELITE WHITE FOR THE ARCHES
12. .125" CONTOUR ALUMINUM PLATE PANEL

PARTIAL SECTION DETAIL



FULL SECTION DETAIL

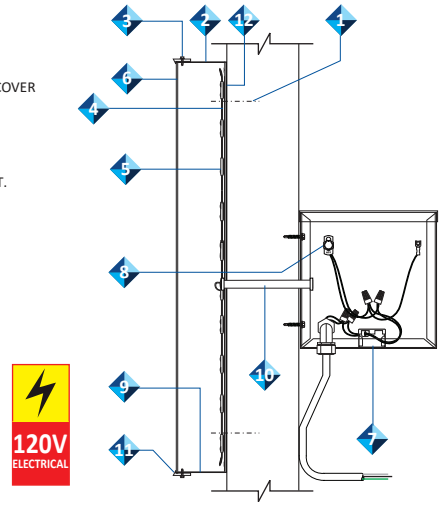


Scale: 1/2" = 1" (Half)

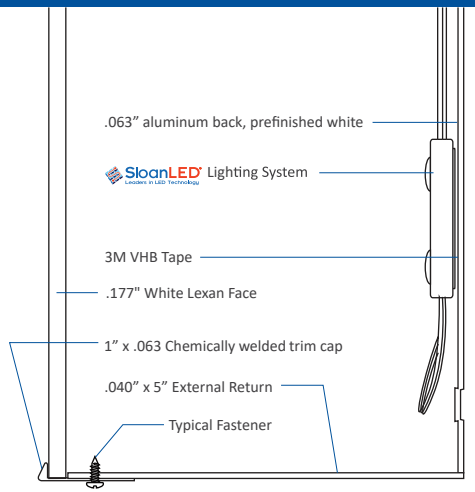
LETTER SPECIFICATIONS

1. GALVANIZED NON-CORROSIVE INSTALLATION HARDWARE SEE HARDWARE SCHEDULE
2. 5" DEEP.040 ALUMINUM COIL LETTER RETURNS INTERIOR PREFINISHED WHITE
3. FASTENER PAINTED TO MATCH RETURN
4. .063 FLAT ALUMINUM BACK PRE-FINISHED WHITE
5. SLOAN LED LIGHTING SYSTEM VL 4 O 6500K
6. .177" LEXAN FACE, WHITE #2447
7. SLOAN 60C1 MULTITAP POWER SUPPLY MOUNTED IN WEATHER TIGHT WIRING BOX
8. VISIBLE CUT-OFF SWITCH WITH WEATHER PROOF COVER (JUSTIFY LEFT)
9. ¼" WEEP HOLES (2) TWO PER LETTER
10. GROUNDED WALL PASS-THRU SEALED WATER TIGHT.
11. 1" TRIMCAPS : JEWELITE BLUE or JEWELITE WHITE
12. .125" CONTOUR ALUMINUM PLATE PANEL

PARTIAL SECTION DETAIL



FULL SECTION DETAIL



Scale: 1/2" = 1" (Half)

Directional Sign Details
(South Elevation)

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

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New Berlin, Wisconsin

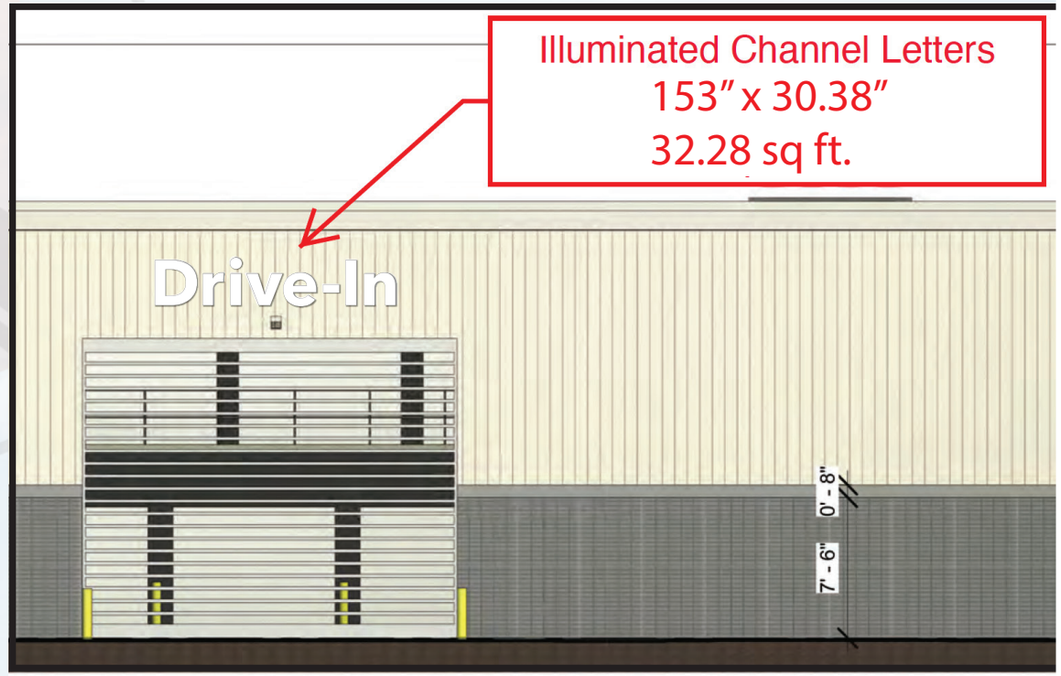
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Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-784-6675

File	Anderson Ashton
Location	Mequon
Client	
Sales rep	Dave Sall
Date	cb 05/20/
Revision	



Anderson Ashton - Life Storage, Mequon
Internally Illuminated Channel Letters



SPECIFICATIONS

FABRICATE AND INSTALL (1SET) INTERNALLY ILLUMINATED CHANNEL LETTERS.

- ***FACES*** *TO BE #7328 WHITE ACRYLIC*
- ***RETURNS*** *TO BE .050X3″ AND BACKS TO BE .063 ALUMINUM*
- ***TRIMCAPS*** *TO BE 1″ BLACK*
- ***EXTERIORS*** *PAINTED BLACK*
- ***INTERIORS*** *PAINTED WHITE*
- ***ILLUMINATED*** *WITH WHITE LEDs*
- ***POWERED*** *WITH APPROPRIATE LOAD POWER SUPPLIES*

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Scale: 1/2"= 1'

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BAUER Sign & Lighting COMPANY

2500 South 170th
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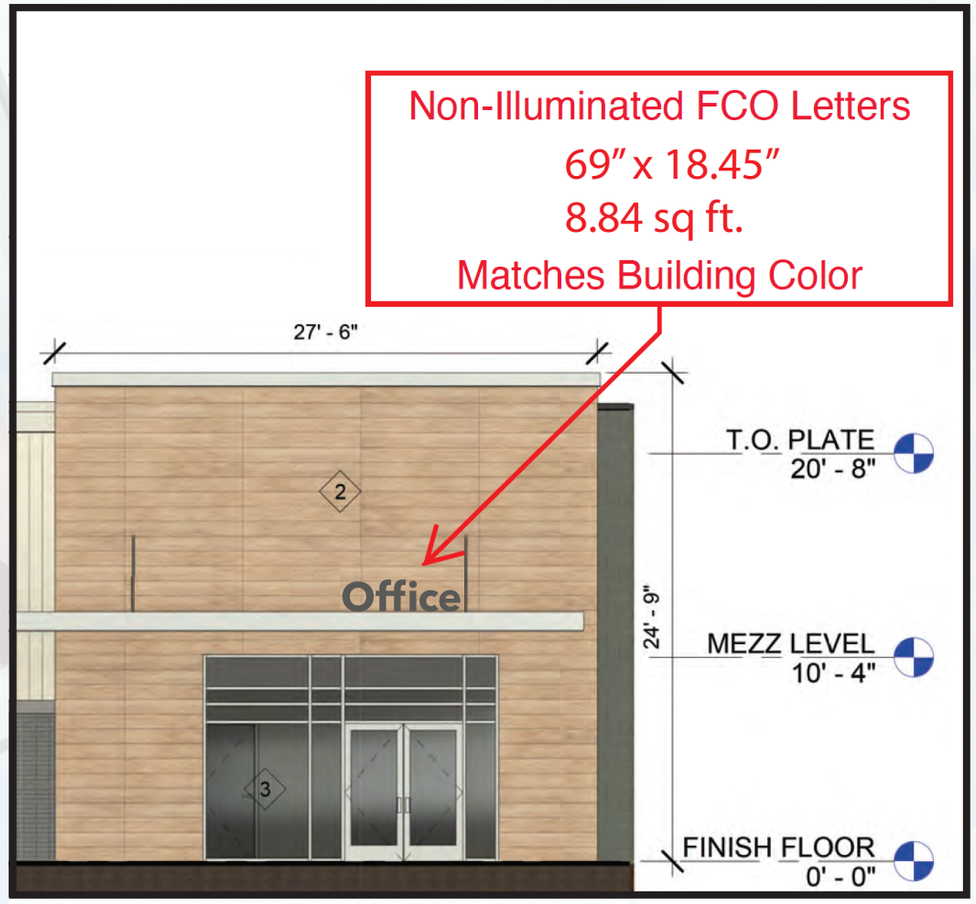
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File	Anderson Ashton
Location	Mequon
Client	
Sales rep	Dave Sall
Date	cb 05/20/
Revision	



Anderson Ashton - Life Storage, Mequon
Flat Cut out letters painted TBD to match dark gray in building



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Scale: 1" = 1'

Monument Sign Details

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

BAUER Sign & Lighting COMPANY

2500 South 170th
New Berlin, Wisconsin

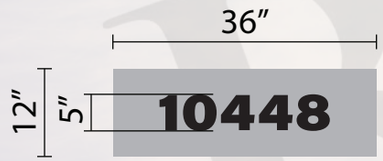
Proudly Made in the USA!

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

File	Anderson Ashton
Location	Mequon
Client	
Sales rep	Dave Sall
Date	cb 05/19/
Revision	cb 05/21/



Polycarbonate Panels



Dibond Panels



Current Sign
1.5″ Retainers
45.5″ x 93.75″VO



Proposed Refurb

Anderson Ashton - Life Storage, Mequon
Illuminated Sign Refurbish

- Paint cabinet SW6811 Honorable Blue, paint base light gray TBD
- Pair of new white polycarbonate panels with translucent 3M 3630-25 Sunflower and 3M 3630-157 Sultan vinyl graphics; VO 93.75″W x 45.5″H
- Retrofit to white LEDs
- Dibond panels to match base color with black vinyl address numerals

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our products are certified by: Underwriters Laboratories, Inc.

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Scale: 1/2"= 1'

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)



Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	James Schaefer, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Parrish, Choren, Hawley, Lemke, J. Schaefer, Stoker
ABSENT:	Gentges
NOT PRESENT:	Wirth, R. Schaefer

2) Public Hearing

a) Anderson Ashton. The applicant is seeking conditional use grant, building and site plan and rezoning recommendation to amend the PUD approval to allow for the redevelopment of the site for a class-A self-storage facility for the property located at 10448 N. Port Washington Road.

Action
Commissioner Becky Schaefer made a motion to go into Public Hearing.
Ald. Parrish seconded the motion.
A voice vote was taken; vote passed (8-0)

Mr. Scott Kimmer had registered to speak but was not available on the call.

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

Asst. Dir. Zader stated that the applicant is seeking a rezoning recommendation, conditional use grant and building and site plan approvals. He reminded the Commission that this item was before the Commission in December for a consultation, and they received positive feedback and support for their proposal. He explained that the rezoning change is from B-4 to B-4 with an amended PUD. The changes to the existing PUD will primarily include the conditions of the PUD related to FAR and green space ratio. The original PUD had a shared green space ratio at 26.5 for both parcels and a FAR of 31%. Due to the new use as a storage facility, there is not a need for so many parking stalls; so the amended FAR will be 30% on the main parcel and 40% on the vacant parcel. Both of these comply with the zoning code. The tradeoff is that the FAR for the vacant parcel will be 30% which meets the code but the storage facility will be 73% mainly due to the 2nd story mezzanine and a small building addition off the back. A condition has been added to the PUD that would require an amendment to the PUD if the use of storage ever changes.

Conditional Use Grant findings:

- Hours of operation – staff will allow the facility to have 24-hour operations due to the security measure plan, approval from the Police Chief of the plan and to be consistent with the existing Mequon Storage Facility that has 24-hour operations. Ald. Parrish

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

would like some limited hours and the applicant is receptive to a conversation about amending the hours.
- There will be considerably less traffic at the site with the new use.
- The use is more in line with the type of use for the surrounding neighborhood, service use versus previous warehousing use.

Staff is supportive of the conditional use grant. Asst. Dir. Zader explained that the site plan is similar to what was shown in December. There is a reduction in parking spaces; there are 6 stalls on the outside of the building and 6 stalls on the inside of the building. The code requires 70 spaces which is agreed to be excessive given the type of use. The applicant has provided information from their other facilities and staff did some research as well and staff is supportive that the proposed parking stalls are adequate for the type of use.

There have been conversations regarding the driveway to the north and whether that could be removed. One easement along this stretch has expired but there is still an easement in place for the cell tower. The applicant has reduced the asphalt to 20 feet which is the requirement of the easement for the cell tower. A small sliver of green space will be gained. There are two cross accesses that are not shown on the plan that staff recommends be eliminated.

Regarding the building design, there was feedback at the consultation that the door be relocated to the south side of the building from the front facing Port Washington Road, which the applicant has done. Staff is also requesting the following changes:
- The window wrapping around the north side (like they are on the south side).
- The office area should be bumped out to match the corner area bump outs.
- The north elevation should also include a bump out at the rear of the site to break up the long stretch of flat building and there is some visibility of it from neighboring properties.
- The south side addition should be constructed of the same brick or fiber cement as is shown on the rest of the building.
- The building color panel is more earth tone than the gray shown.

Staff recommends that this portion come back to the Commission for approval next month. The rezoning will be ongoing through the approval process and this will not delay the project.

There were also several changes to the landscaping plan that staff requests and staff recommends the landscape plan come back before the Commission next month for approval. The lighting plan shows wall packs on the building and no parking lot lighting. A condition was added that the lighting on the interior adjacent to the windows be limited to 10-foot candles as required in the code for passageways.

A master sign plan was not included but they are allowed one sign on the building and one sign along I-43, which will require Planning Commission approval. The plan shows additional signs that will need approval. Asst. Dir. Zader stated that this is a good opportunity for feedback from the Commission regarding allowing additional signage.

Staff recommends approval of the rezoning subject to approval from the Common Council and recommends tabling the conditional use grant and building and site plans until updated plans are

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

submitted at the next meeting. The CSM is on the Regular Business Agenda and is also recommended for approval as it is not affected by the conditional use or the building and site plan.

Action
Commissioner Choren made a motion approve the rezoning recommendation.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

The applicant, represented by Michael Kelly, stated that they are willing to compromise the hours of operation to 6:00 a.m. to midnight instead 24-hour access. He explained that they are proposing 3 signs: 2 facing Port Washington Road at different angles and the third one would face I-43. There are also 2 directional signs; one to highlight the office and one over the loading area. They have not yet selected the national operator; although they will most likely selected Life Storage, and they will submit a sign package once the operator selection is finalized.

Brian Fisher, from the design team, stated that they listened to the feedback from the Commission in December and worked to incorporate many changes, most notably the location change of the garage door. He addressed the recommended changes from staff:

- North side windows – they feel that the proposed plan does a nice job of changing up the façade and he would like to discuss whether windows are needed on the north side.
- They are bumping out the office portion by incorporating 6-inch structural metal studs along the building and bumping the wood section out. They feel that it gives relief to the facade.
- East elevation – a new concrete approach will be poured, and a 14-foot canopy will be added above the door. There is a lot of vegetation back there and the panels will be painted to match, and they feel that area is fine, and they do not want to spend additional money back there.
- The south side of the building/office – way-finding signage is proposed for the overhang and that area will be 6-8 inches bumped out and breaks up the façade along that elevation.

They are receptive to landscaping enhancements that will be discussed and to make changes to the landscape code. They believe that the building changes they are proposing are a significant positive change to the appearance of the building. They believe that the recommended changes are minor and should be approved tonight and not tabled.

Commission feedback includes:

- Office location as proposed by the applicant is acceptable, the applicant does not need to meet staff recommendations.
- North elevation - agreement that windows should be wrapped as recommended by staff.
- Northwest corner should have windows wrapped around.
- Add element on the north elevation.
- There are mixed opinions on whether windows should be required on the northeast corner.

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

There was discussion about the north elevation and the recommendation from staff to incorporate some elements. Asst. Dir. Zader showed photos of this elevation and stated that there is visibility from other properties.

Mayor Wirth stated that he is less concerned about the view from the highway, but he is concerned about neighboring properties' views as well as the view from Port Washington Road.

Action
Commissioner Choren made a motion to approve the building and site plan to include staff recommendation of an added element to the north elevation, eliminate staff recommendation regarding the office entrance and the amended hours of operation in the conditional use grant to 6:00 a.m. to midnight in addition to all other staff recommendations for both items.
Commissioner Jim Schaefer seconded the motion.
A roll call vote was taken; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Martin Choren, Commissioner
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Parrish, Choren, Hawley, Lemke, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Gentges

3) Consent

a) Lawrence Katz. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 10448 N. Port Washington Road.

b) Trustway Homes for John Alden. The applicant is seeking minor request approval for fill in excess of 1,000 C.Y. (4,500 C.Y.) for the property located at 12837 Highgate Court.

c) John Graham for Kathleen & Tim Carr. The applicant is seeking certified survey map approval to allow for a 3-lot land division for the property located at 8501 W. Pioneer Road.

d) Thompson Project Management for Foxtown Brewery. The applicant is seeking text amendment approval to allow for a distillery at Foxtown Brewing for the property located at 6411 W. Mequon Road.

Action
Commissioner Stoker made a motion to approve all 4 Consent Agenda items.
Commissioner Lemke seconded the motion.
A voice vote was taken; vote passed (8-0)

Attachment: Packet Docs (6367 : Blue Ribbon Management for Life Storage)

City of Mequon

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

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

TO: **Planning Commission**
FROM: **Kim Tollefson, Director of Community Development**
DATE: **June 28, 2021**
SUBJECT: **An Ordinance Amending Chapter 58, Zoning Code, Related to the Minimum Lot Size and Setback of Producing Animals, Specifically Chickens**

Background

Alderwoman Kathleen Schneider is sponsoring a text amendment related to the keeping of and raising chickens. The City currently allows chickens subject to a permit and regulations associated with the number, lot size, enclosure location and size, setback requirements and maintenance. Currently, the minimum lot size for keeping and raising chickens is 1.5 acres (please see attached current regulations regarding chickens). The proposed, sponsored amendment is to reduce the minimum lot size to ¾ acre.

Analysis

Previously, chickens, as domesticated animals, were determined to be kept on lots of 1.5 acres in size or greater, up to 9.99 acres to maintain consistency with other animal regulations per the code and the community character and distinction between suburban and agriculture neighborhoods.

Under Chapter 58, Zoning Code, all of the residential zoning districts regulate animals including poultry and livestock, including chickens, horses, hogs, goats and other fur-bearing animals bases on lot size and addresses quantities. In addition, a Conditional Use grant can be applied for if quantities of animals exceed the regulations. Only chickens require an initial and annual permit.

Alderwoman Schneider has received several inquiries for the allowance of chickens on a lot size less than 1.5 acres and there are several surrounding communities that allow chickens on a lot size less than 1.5 acres. Those are as follows:

- City of Cedarburg: An annual permit is required and there is no minimum lot size
- Town of Port Washington: 25 chickens permitted on ¾ acre and an annual license is required for more than 5 chickens
- Village of Grafton: Four chickens are permitted regardless of lot size subject to an annual permit.
- City of Wauwatosa: Four chickens are permitted regardless of lot size subject to an annual permit.

Staff Summary
The attached chart presents the current and proposed table of regulations for chickens amending the minimum lot size to ¾ acres.

Public Welfare Committee Recommendation
The Public Welfare Committee recommended approval of the text amendment subject to the following:

1. Minimum lot size allowed is ¾ acres.
2. A reduction to the required 50-foot setback is permitted subject to the adjacent neighbor's approval.

Attachments:
EXHIBIT A Track Change Table 58-517a (DOCX)
EXHIBIT B Track Change 58-530 (DOCX)

COMMON COUNCIL
OF THE
CITY OF MEQUON

An Ordinance Amending Chapter 58, Zoning Code, Related to the Minimum Lot Size and Setback of Producing Animals, Specifically Chickens

RECITALS

A. The Common Council of the City of Mequon previously adopted a Zoning Code that is presently codified in Chapter 58 of the Mequon Municipal Code.

B. On June 8, 2021, the Public Welfare Committee approved changes to Chapter 58 as it relates to Producing Animals, specifically chickens,

C. On June 28, 2021, the Planning Commission approved changes to Chapter 58 as it relates to Producing Animals, specifically chickens,

D. The Common Council wishes to amend the Zoning Code as it relates to changes to Chapter 58 as it relates to Producing Animals, specifically chickens, modifying Table 58-517(a) (as attached in Exhibit A) and modifying 58-530(b) Specific Requirements – Producing Animals (as attached in Exhibit B)

BASED UPON THE FOREGOING RECITALS, the Common Council of the City of Mequon, Wisconsin, do ordain as follows:

SECTION I

Chapter 58 of the Municipal Code as it relates to Producing Animals is amended as shown in the attached Exhibits A through B.

SECTION II

The terms and provisions 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 repealed.

SECTION IV

This ordinance shall be in full force and effect upon its passage and on the day after its publication.

EXHIBIT A: CLEAN VERSION

TABLE 58-517(a) PRODUCING ANIMALS

Poultry						
Chickens	¾ acres (but less than 10 acres)	R-1 to R-4	4 for 1.5 acres and 1 more for each additional acre	Permitted	Chicken permit	✓
Poultry	10 acres	A-1, A-2, OA	20 per acre	Permitted	None	
Poultry	10 acres	A-1, A-2, OA	More than allowed by right	Conditional	Conditional use permit	

EXHIBIT B: CLEAN VERSION

58-530 Specific Requirement – Producing Animals

(b) Chickens on residentially zoned properties.

(1) Roosters are prohibited.

(2) All chickens on residentially zoned properties must always be kept in a secure enclosure that satisfies the requirements of section 58-519.

(3) All enclosures shall be set back at least 50 feet from any property line. Any enclosure may be permitted closer than 50 feet from an adjoining lot line, other than a street line, with the written consent of the adjoining property owner. Such enclosure shall not project forward of the building setback line. All enclosures shall be in the rear yard closer to the principle dwelling on the subject parcel than the neighboring lot lines.

(4) Enclosures shall not exceed 40 square feet and six feet in height.

(5) Food supplies shall be stored in rodent-proof containers, and food and water containers shall be kept clean.

(6) Feces shall be removed from yards and enclosures daily and stored in tightly covered metal containers that are setback at least 50 feet from the property line.

(7) Yards, enclosures, premises and animals shall be kept free of insect infestations, rodents and other vermin.

(8) No odor or noise nuisance shall be permitted.

(9) The owner shall, as a condition of keeping such poultry, obtain and maintain a permit as described in section 58-533.

(10) No initial permit shall be issued unless the applicable homeowners association, if any, provides written consent to the owner keeping chickens in accordance with the foregoing standards. No such association consent shall be a condition of any subsequent annual permit.

_____

Approved by: John Wirth, Mayor

Date Approved: June 28, 2021

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on June 28, 2021.

Caroline Fochs, City Clerk

Published: _____

EXHIBIT A: TRACK CHANGE VERSION

TABLE 58-517(a) PRODUCING ANIMALS

Poultry						
Chickens	¾ ~~1.5~~ acres (but less than 10 acres)	R-1 to R-4	4 for 1.5 acres and 1 more for each additional acre	Permitted	Chicken permit	✓
Poultry	10 acres	A-1, A-2, OA	20 per acre	Permitted	None	
Poultry	10 acres	A-1, A-2, OA	More than allowed by right	Conditional	Conditional use permit	

Attachment: EXHIBIT A Track Change Table 58-517a (6370 : Chicken Minimum Lot Size 2021)

EXHIBIT B: TRACK CHANGES VERSION

58-530 Specific Requirement – Producing Animals

(b) Chickens on residentially zoned properties.

(1) Roosters are prohibited.

(2) All chickens on residentially zoned properties must always be kept in a secure enclosure that satisfies the requirements of section 58-519.

(3) All enclosures shall be set back at least 50 feet from any property line. Any enclosure may be permitted closer than 50 feet from an adjoining lot line, other than a street line, with the written consent of the adjoining property owner. Such enclosure shall not project forward of the building setback line. All enclosures ~~and~~ shall be located in the rear yard closer to the principle dwelling on the subject parcel than the neighboring lot lines.

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(7) Yards, enclosures, premises and animals shall be kept free of insect infestations, rodents and other vermin.

(8) No odor or noise nuisance shall be permitted.

(9) The owner shall, as a condition of keeping such poultry, obtain and maintain a permit as described in section 58-533.

(10) No initial permit shall be issued unless the applicable homeowners association, if any, provides written consent to the owner keeping chickens in accordance with the foregoing standards. No such association consent shall be a condition of any subsequent annual permit.

Attachment: EXHIBIT B Track Change 58-530 (6370 : Chicken Minimum Lot Size 2021)