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, July 24, 2023
6:00 PM
Christine Nuernberg Hall

Agenda

1) **Call to Order, Roll Call**
   a) Approval of Minutes from June 26, 2023

2) **Public Hearing**
   a) Amy Mars for Smiling Dragon Acupuncture, LLC. The applicant is seeking conditional use grant approval to allow for a wellness center for the property located at 1701 W. Glen Oaks Lane

3) **Regular Business**
   a) Plunkett-Rayish Architects, LLP for North Shore Bank FSB. The applicant is seeking building and site plan and sign waiver approval to allow for a proposed 2,400 sq. ft. building for the property located at 11319 N. Port Washington Road.
   b) Perspective Design, Inc. for Ci-Dell Plastics Inc. The applicant is seeking site plan amendment approval to allow for the expansion of the parking lot and storm water basin for the property located at 6301 W. Executive Drive.
   c) Steve & Brenda Schieble for Roots and Stems. The applicant is seeking approval to allow for a temporary roadside stand for the property located at 11627 W. Highland Road.
   d) Joe Woelfle for State Farm Insurance. The applicant is seeking building and site plan amendment approval for improvements to the existing building for the property located at 1714 W. Mequon Road.

4) **Policy**
   a) SW Industrial Land Uses

5) Announcements

The next meeting is Monday, September 18, 2023, at 6:00 p.m.

6) Adjourn

Dated: July 21, 2023 /s/ Andrew Nerbun, Chair

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

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

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

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Department of Community Development
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PLANNING COMMISSION
Regular Meeting
Monday, June 26, 2023
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:
Chair Andrew Nerbun
Alderman Robert Strzelczyk
Commissioner Bruce Barnes
Commissioner Martin Choren
Commissioner Dan Gentges
Commissioner Stephanie Hawley
Commissioner Rebecca Schaefer
Commissioner John Stoker
Alt. Commissioner Nancy Urbani

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

a) Approval of Minutes from May 22, 2023.

Action
Ald. Strzelczyk made a motion to approve the May 22, 2023, meeting minutes.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Gentges, Hawley, Schaefer, Stoker

DRAFT

Attachment: PC Minutes_06.26.23_DRAFT (8609 : Meeting Minutes from June 26, 2023)

2) Consent Agenda

a) Ozaukee Washington Land Trust. The applicant is seeking minor request approval for a sign waiver to allow for an additional freestanding sign for the property located at 10370 N. Wildwood Court.
b) Foxtown. The applicant is seeking master sign plan amendment approval for the properties located at 11090 and 11120 N. Weston Drive.
c) Concordia University. The applicant is seeking building and site plan amendment approval to allow for a 2-story, 7,448 sq. ft. addition for an academic music hall on the existing campus for the property located at 12800 N. Lake Shore Drive.
d) Alliance Bible Church. The applicant is seeking building and site plan amendment approval to allow for the expansion of the parking lot for the property located at 13939 N. Cedarburg Road.

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

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Gentges, Hawley, Schaefer, Stoker

3) Public Hearing/Consent Agenda

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

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

Public Feedback

William Yakubovich - 10928 N. Lake View - has concerns about the size of the proposed building and the location as it will be seen from his property. He believes the large structure will negatively impact his property value and is wondering if there is any landscaping planned for behind the proposed structure.

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

Attachment: PC Minutes_06.26.23_DRAFT (8609 : Meeting Minutes from June 26, 2023)

Director Tollefson stated that the size of the proposed structure and location are both compliant. The existing shed located towards the front of the property will be demolished so there will only be one accessory structure. The detached 2-stall garage with a small open floor space, by definition of the code, is the guest suite and requires the conditional use grant approval. The structure is just over the 15' height limitation (15' 3") but there is an increased setback on that north property line to accommodate for the height. She explained that the structure complies with all the technical and dimensional standards of the district.

The applicant, Greg Adams, answered that there is no landscaping currently planned for behind the building, but he is open to moving the building a little further west to alleviate the concerns of his neighbor.

Action
Commissioner Schaefer made a motion to approve the conditional use grant and for the applicant to consider moving the location of the building further west.
Commissioner Stoker seconded the motion.
A roll call vote was taken; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	John Stoker, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Gentges, Hawley, Schaefer, Stoker

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

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)

Public Hearing

Steve Richman – 1611 W. Eastbrook Court – stated that there is an agreement with the owner regarding the hours of operations allowed. He also questioned the plans for parking and outdoor seating.

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

Dir. Tollefson stated that there is an outdoor plaza at the front end of the tenant space, which is the furthest south of the multi-tenant building, and the proposed outdoor seating is similar to what was at the site previously and will accommodate about 22 spaces.

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The current conditions will still be in place, such as drive-thru volume restrictions, delivery times, garbage pick-up hours, and surveillance video is required during business hours.

Action
Ald. Strzelczyk a motion to approve the conditional use grant.
Commissioner Schaefer seconded the motion.
A roll call vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Gentges, Hawley, Schaefer, Stoker

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

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)

No public comment

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)

The applicant expressed the interest to have the item tabled.

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

RESULT:	**TABLED [8 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Gentges, Hawley, Schaefer, Stoker

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

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

No public comment

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

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

RESULT:	**TABLED [8 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Gentges, Hawley, Schaefer, Stoker

4) Public Hearing

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

Commissioner Stoker recused himself from this item.

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

No public comment.

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

Assistant Director Jac Zadar stated that there will be a new road with a cul de sac for the proposed carriage homes. Staff added a condition that there be a sidewalk, preferably on the west side of the street, as every other cul de sac in the development has sidewalks and this

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development is geared towards senior housing, and it is safer to have at least one sidewalk to get to the main building on site. Other conditions include a request for a variety of species for the street trees. There is also a request for Evergreens to provide some screening along the retaining wall for the neighboring property. The same lighting will be added to this portion of the site that exists in the rest of the development.

Asst. Dir. Zader explained that there are four different building types with four different options for each type (16 different options). Staff believes this will provide a nice variety of the 1 and 2 family homes. The City Forester will provide conditions for protection of the 45" Oak Tree during construction of the new development. He mentioned there is a wetland setback concern which the Asst. City Engineer can address. Staff recommends approval based on the conditions in the report.

Asst. City Engineer Cole McCraw stated that there is a different setback on all three of the wetland areas. Based on his conversation with the developer those areas will be avoided, and no modifications will need to be made to the conditions of approval.

The applicant, Fred Bersch, stated that they prefer the sidewalk be located on the east side as the tree is located on the west side.

It was questioned why the sidewalk will only be on one side and was explained that this is what has been required in the city and the cross sections sometimes get too tight. A suggestion from the Commission is to have a crosswalk included.

Action
Ald. Strzelczyk made a motion to approve the item and the sidewalk should be added on the east side of the development to protect the existing tree.
Commissioner Gentges seconded the motion.
A roll call vote was taken; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Dan Gentges, Commissioner
AYES:	Urbani, Nerbun, Strzelczyk, Barnes, Choren, Gentges, Hawley, Schaefer
RECUSED:	Stoker

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

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

Public Comment

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Kerry Meskin – 10402 N. Greenside Court - she has concerns about speeding through the surrounding neighborhood as well as the encroachment into the neighborhood with added outside social space added. She mentioned that there is often parking along Country Club Drive which may increase with the added amenities.

Jeff Tunney – 3220 W. Valleyview Court - his main concern is the speeding from members leaving the club. He does support this proposal.

Robert Heinrich – 3118 W. Ridgeline Court – he has concern about the added noise filtering into the neighborhood.

Alderwoman Kathleen Schneider shared some feedback from her constituents:

- The speedy and erratic driving is concerning.
- The noise is an issue and has increased due to the removal of the pines along Country Club Drive as well as the addition of pickle ball courts and the table and chairs outside the tennis courts towards the east end.
- The parking on Country Club Drive is an ongoing issue that the club has been working on with their members but is still prevalent.
- The lighting from the 40' feet poles emit light further out than the standard 25' foot poles and different bulbs are possible in use. The light pollution is a nuisance for surrounding homes.

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

The applicant answered that there is acoustic music planned on Friday and Saturday nights as it has been on the outside deck all season.

There was discussion that the proposed bar will be facing the golf course and the noise should not spill towards the front of the property.

String lighting is requested by the applicant and must be approved by the Commission with the conditions of only 70 lumens and no flashing lights. These lights should not be seen from the public streets due to their location at the back of the property.

Mayor Nerbun suggested that the lights at the tennis courts be evaluated by staff to ensure that are compliant with city code as well as the on-street parking needs to continue to be addressed by club staff to their members.

The Commission communicated concerns about the on street parking issues and not wanting the police to be burdened by this issue. Residents are encouraged to notify the police and tickets issued by the police may curb the issue. The proposed string lighting seems acceptable as it will

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not be seen from the public streets as it faces inward to the property. Support of the music being allowed is due to the same reasoning. The Commission commended the North Shore staff for taking measures to alleviate issues to the surrounding neighbors while providing a vital club experience for their members.

Asst. Dir. Zader stated that the former pine trees that were on site pre-dated the tennis courts and were not required screening. Staff has worked with the club staff to create a plan that is adequate, but the Commission can require additional screening if desired.

Action
Ald. Strzelczyk made a motion to approve the item with the condition that the lighting be reviewed to ensure compliance in the pickle ball and tennis court areas, the applicant should work with staff regarding landscape screening as a noise buffer to the east of the courts specifically by the table and chairs (2–3-foot berm with plantings on top suggested).
Commissioner Stoker seconded the motion.
A roll call vote was taken; vote passed (8-0)

RESULT:	**APPROVED WITH CONDITIONS [8 TO 0]**
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Gentges, Hawley, Schaefer, Stoker

5) Regular Business

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

Asst. Dir. Zader explained that there is one outstanding issue regarding the open space plan that was originally approved that had the path crossing a wetland with the boardwalk crossing the wetland back. The applicant is requesting to modify the plan to keep the boardwalk out of crossing the wetland. The applicant is amenable to have one crossing of the boardwalk and then a natural path that will connect to the south (Burr Oaks Estates subdivision). There is a condition that the other open space amenities need to be installed on site by the time the final plat gets recorded. The applicant worked with the City Forester to create a plan to plant the street trees in the fall. Staff recommends approval based on the conditions in the report.

Action
Commissioner Choren made a motion to approve the item.
Commissioner Stoker 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:	John Stoker, Commissioner
AYES:	Nerbun, Strzelczyk, Barnes, Choren, Gentges, Hawley, Schaefer, Stoker

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

Asst. Dir. Zader stated this is a request for the old DSW location (north Pavilions) for a loading dock in the rear of the building as well as some modifications to allow semis in this back area. Staff requested some improvements to the front of the property in the parking lot due to poor circulation and to meet green space requirements. Staff is working with the applicant on a phasing plan. The façade improvements and the parking lot will be done at the same time as The Tile Shop. The Martinizing and The Cycle Bar will be completed no later that 2024 and Bed, Bath and Beyond space will be done once there is a signed lease. Staff is recommended a time frame of August 2024 for all improvements to be completed. The landscape plan is required to be reviewed by staff again for some additional recommendations required. Staff recommends approval based on the conditions in the report.

The Commission agrees that the parking lot needs improvements both aesthetically and to the function of the layout. There was some conversation about the area in front of Culvers and what can be done there to make it safer for traffic and semis entering the sites.

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

6) Announcements

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

7) Adjourn

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

Respectfully Submitted,

Jac Zader

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

TO: **Planning Commission**

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

DATE: **July 24, 2023**

SUBJECT: **Amy Mars for Smiling Dragon Acupuncture, LLC. The applicant is seeking conditional use grant approval to allow for a wellness center for the property located at 1701 W. Glen Oaks Lane**

Applicant:	Amy Mars for Smiling Dragon Acupuncture
Status of Applicant:	Lessee
Requested:	Conditional Use Grant
Existing Zoning:	B-4 (Business Park)
Land Use Plan:	Business Park
Location:	1017 W. Glen Oaks Lane
Tax Key Number:	#15-020-06-001.00
District:	#5

Background: The applicant requests conditional use grant approval for a wellness center located at 1017 W Glen Oaks Lane #160. Smiling Dragon Acupuncture will occupy 687 square feet in an existing multi-tenant building. The business is expected to see 10-20 patients a week. The property is zoned B-4 (Business Park), which does not specifically allow wellness centers as a conditional use. However, the code does provide flexibility to interpret uses that are similar to listed conditional uses. In this case, staff felt the proposed use was similar to a fitness center based on the wellness aspect of the 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:

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

The proposed use should not endanger the surrounding area; all of the activities will take place within the building and will be monitored at all times by staff. Acupuncture is regulated by the Department of Safety and Professional Services in the State of Wisconsin and requires a license to operate a business.

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

The Land Use Plan designates the site as Business Park. Surrounding properties are zoned B-4 as well. A wellness center can be considered compatible with the Land Use Plan designation and expected uses in the area. All of the activities will take place within the office are and is similar to other professional uses (medical, dental, chiropractic) in the area.

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

The proposed activities of the use will fit the character of the surrounding area. The proposed hours of operation are from 10:00 AM to 7:00 PM, daily based on demand. The space is within a multi-tenant property with ample parking spaces to accommodate all customers and employees of the site. Based on the parking code, staff calculated a total parking requirement of 2 stalls for the use. Staff believes the parking on site is adequate based on the total number of employees and total square footage.

Staff Recommendation:
Planning staff recommends **approval** the conditional use grant based on the following criteria:

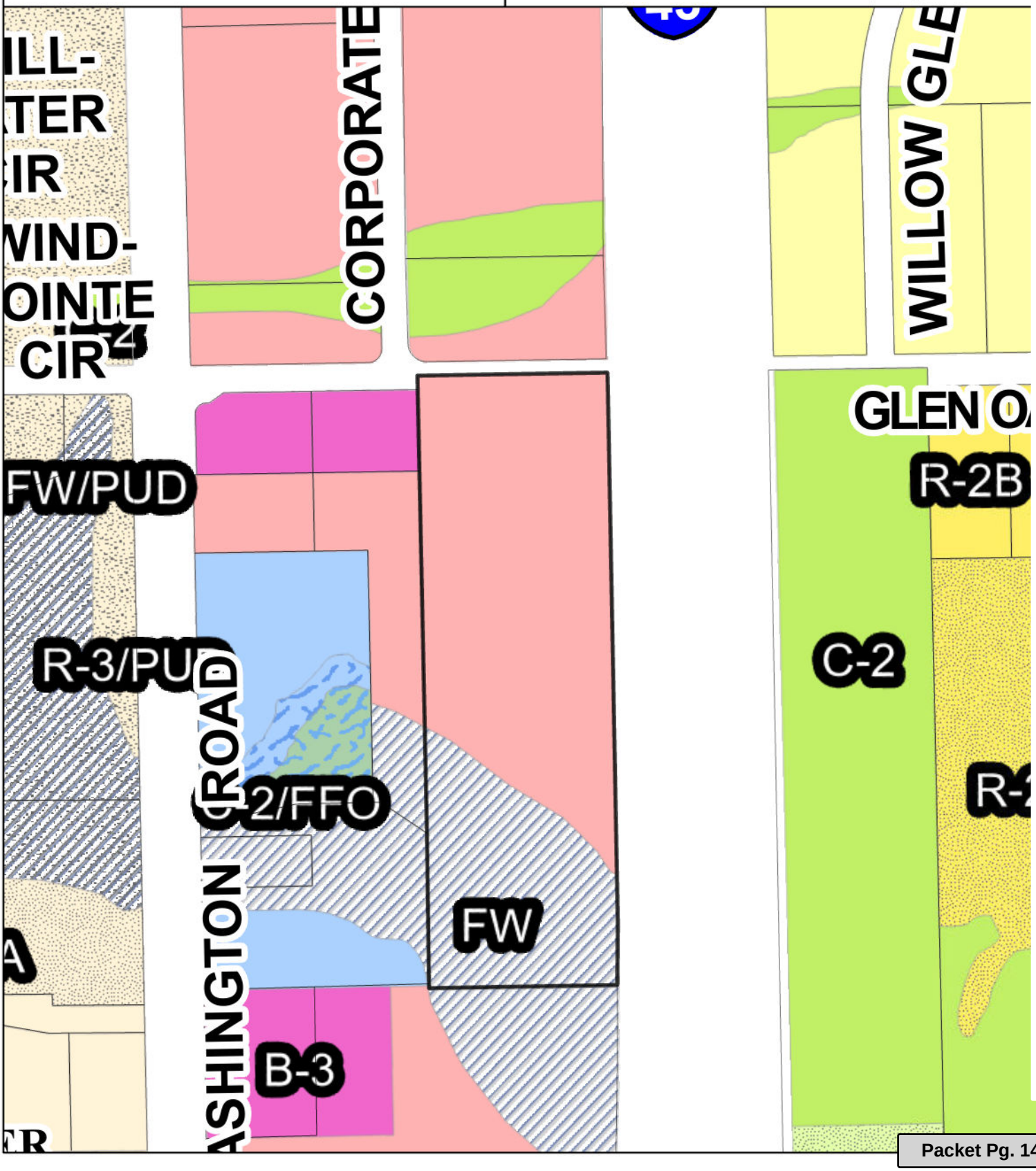
1. The applicant shall submit final plans within 180 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval.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

Hours of operation are from 10:00 AM to 7:00 PM.

Attachments:
Map (PDF)
Narrative (PDF)
Floor Plan (PDF)
CUG (PDF)

SMILING DRAGON

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



Attachment: Map (8613 : Amy Mars for Smiling Dragon Acupuncture, LLC)

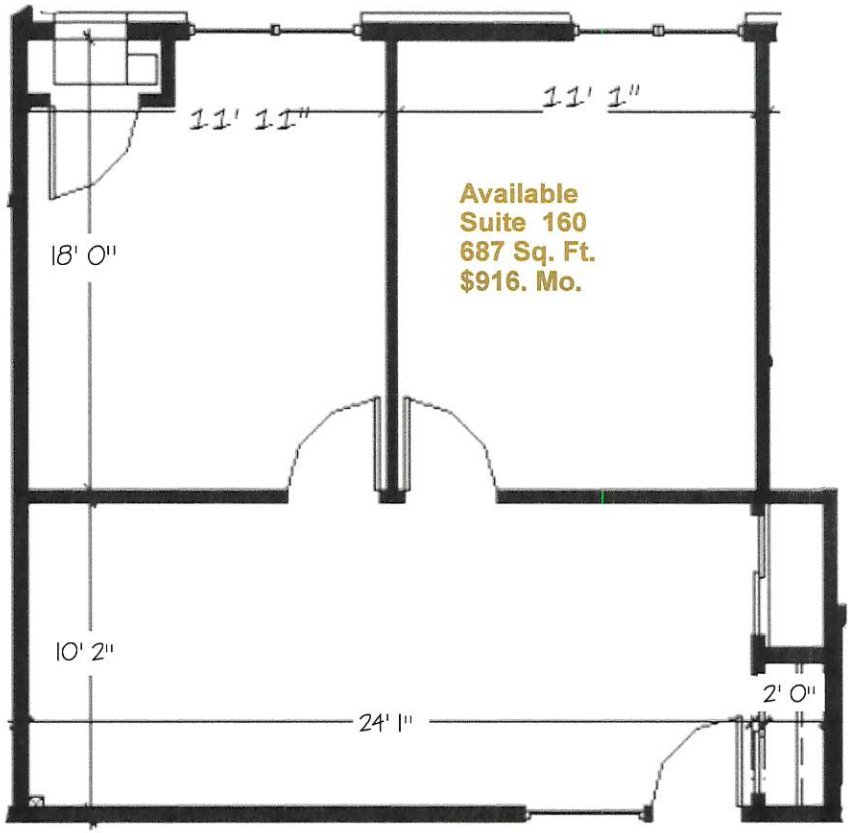
BUSINESS OPERATIONS OVERVIEW

Smiling Dragon Acupuncture, LLC

Proposed location is 1017 W Glen Oaks Ln, Mequon

Smiling Dragon Acupuncture is a sole practitioner acupuncture office with no additional employees. The business will expect to accommodate 10-20 patients per week between the hours of 10am and 7pm. The office will expect to be open 3-4 days per week on average, with the flexibility to allow for a monthly Saturday morning schedule to serve those patients who need time outside the traditional work week. The work at Smiling Dragon Acupuncture is gently-paced and individualized. A floor plan of the office is included to better illustrate the appropriate size and comfort of the proposed site. There is generous parking available both in the front and rear of the building.

Attachment: Narrative (8613 : Amy Mars for Smiling Dragon Acupuncture, LLC)



Mikkelson BUILDERS
HOME OFFICE COMMERCIAL

Building Innovation on Tradition

1025 W. Glen Oaks Lane, Suite 202 Mequon, WI 53092 262.241.8740 www.mikkelsonbuilders.com

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 24th day of July 2023 by and between Glen Oaks Office Park LLC, owner of the property located at 1025 W Glen Oaks Lane 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

RETURN TO:

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

PARCEL NO.:
150200600100

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 wellness center.

GRANTED by action of the Planning Commission of the City of Mequon this 24th day of July 2023.

_____

Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

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

_____

Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

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

The **CONDITIONS** of this Grant are:

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

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

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

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

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

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

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

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

9. **Conditions on the Operations:**

   a. Hours of operation: Monday-Saturday: 10:00 AM – 7:00 PM

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

   c. Water supply requirements:

      Public

   d. Provisions for sewage disposal:

      Public

e. Other:

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

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

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

11. **Conditions on the site:**

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

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

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

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

e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

_____
Notary Public, Ozaukee County, Wisconsin

Receipt of a true Copy of this instrument on behalf of the petitioner acknowledged the _____ day of _____, 2023

Document drafted by: 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: **July 24, 2023**

SUBJECT: **Plunkett-Rayish Architects, LLP for North Shore Bank FSB. The applicant is seeking building and site plan and sign waiver approval to allow for a proposed 2,400 sq. ft. building for the property located at 11319 N. Port Washington Road.**

Applicant:	Plunkett-Rayish Architects, LLP
Status of Applicant:	Agent
Requested:	Building and Site Plan
Existing Use:	Vacant
Existing Zoning:	B-2 (Community Commercial)
Existing Land Use Plan:	Community Commercial
Lot size:	.78 Acres
Location:	11319 N. Port Washington Road
Tax Key Number:	#15-019-16-025.00
District:	#5

Background: The applicant is requesting building and site plan approval and sign waiver for a 2,415 square foot financial institution with drive thru at 11333 N Port Washington Road. Financial Institutions are a permitted use in the B-2 zoning district. The condition use grant to request waivers to code was approved in November of 2022. The applicant was in from of the Planning Commission at the October 26, 2020, meeting for building and site plan and conditional use grant which was extended twice (2021 and 2022). Action on the building and site plan is required since it has been modified from the previously approved plan.

B-2 District Standards: The following table compares the proposed plan to the B-2 district standards:

District Regulations:	**B-2:**	**Proposal**
Minimum Lot Area:	2 acre	1.79 acres
Open Space Ratio:	40%	44.3%
Maximum FAR:	30%	7.1%
Maximum Building Height:	42 feet	24 feet
Building Setback	65 feet	**35 feet**
Building North Side Yard Offset:	20 feet	90 feet
Building South Side Yard Offset:	20 feet	47 feet
Building West Side Yard Offset	30 feet	85 feet
Minimum Parking Setback:	25 feet	30 feet

Minimum Parking Offset West	20 feet	**14.5 feet**
Minimum Parking Offset North	20 feet	20 feet
Off-Street Parking: (Office)	16 stalls	16 stalls

Site Plan:
The proposed site plan is similar to what was approved in 2020. The plan shows access to the site from Port Washington Road via two existing curb cuts. As shown in the chart above, the proposed plan meets all requirements of the zoning code with the exception of the front building setback and the west parking offset. Since the parcel is nonconforming to lot size, the applicant has the ability to request waivers to the code as part of the previously approved conditional use grant. Based on the shallow depth of the lot, a reduction to the front yard setback is necessary. The applicant is proposing a 35-foot setback to the overhang which will keep it somewhat in line with the multi-tenant building to the south (Starbucks).

The parking lot offset can be increased and meet the required 20 feet by incorporating nine foot wide parking lot stalls. Nine-foot stalls have been allowed in the past for uses that don't incur a high number if daily trips. Staff recommends a condition of approval that nine-foot stalls are permitted in order to achieve compliance with the west parking lot offset.

The frontage drive between the two access points has been reduce to 15 feet in width since it is proposed as one way. Staff is supportive of the reduction in width of the frontage road. The Engineering Department has some concerns regarding traffic circulation. See report below for details.

The plan shows the dumpster enclosure located in the back of the building on the south end of the site. The proposed location would be visible from Port Washington Road. Staff recommends the dumpster enclosure be relocated north on the site behind the proposed building. If the Commission is supportive of the proposed location, staff recommends the landscaping on the east and south elevation to soften the look of the enclosure form public view.

Building Plan:
The proposed 2,260 square foot single story building is shown to be constructed of stone veneer, metal wall panels and aluminum storefront glass. Staff and the applicant have been working on the building design and are in agreement with most of the proposed design elements. The two issues that remain unresolved are the use of green metal wall panel at the entrance and the etched bird logo on the front of the building. Regarding the entranceway, staff is recommending that the darker stone be used instead of the green metal panel. The applicant is requesting to use the green metal panel which is part of their overall branding design. While staff is supportive of the green band on the north and rear elevation but cannot support it on the front elevation due to its high public visibility. The bird logo is classified as a sign and requires a waiver to the code as a second wall sign and for exceeding the size requirement. See sign waiver section below.

Landscaping:
The plan was submitted to the city's landscape architect consultant, Terry Higgins, for review and comment. Based on his review, staff will require the applicant resubmit the plan with the following changes:

- All deciduous trees shall have a 3" caliper.
- Provide an additional street tree along Port Washington Road
- Add tree in western parking lot island.

- Add trees along the west side of the parking lot/driveway.
- Add shrubs adjacent to the north parking lot.
- Provide screening around dumpster enclosure if it remains in the proposed location.

Lighting:
The lighting plan shows 16 feet tall parking lot lights, recessed canopy lights, wall packs and flood lights. The applicant has provided a dispersion plan for the site. The plan does not address whether the parking lot complies with the average 2.0 foot-candle requirement. Staff will require as a condition of approval that the plan be updated to show compliance with this requirement. The applicant has provided cut sheets for the proposed light fixtures. The fixtures comply with the full cutoff classification as required by code. The proposed floodlights the are designed to illuminate the building façade. The illumination levels on the building exceed the 10-foot-candle requirement in several locations. Staff will add as a condition of approval compliance with this requirement.
While not a code violation, the proposed lighting plans identifies a 5000K color rendition. This bright white color has not been preferred in the past by the Planning Commission. If the Commission would prefer a less bright white, then 4000K would be a more suitable option.

Sign Waiver:
The bird logo is classified as a sign and requires a waiver to the code as a second wall sign and for exceeding the size requirement. Staff is not supportive of the sign or the waiver to the code. Denial of the sign waiver is due to lack of specific hardship or unique physical condition of the site. This is somewhat similar to the Associated Bank tower sign waive that was reviewed and denied by Planning Commission.

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

The site is located within the City's sewer service area and connection to the public sewer utility is required. Water connection shall conform to the Mequon Water Utility Water Connection Policy. The submitted civil plans show connection to public utilities.

The applicant indicates that the amount of impervious surface will ultimately be reduced on the site. While the site civil plans are still under review, Ozaukee County must also approve the discharge of any additional flow to Port Washington Road. A drainage financial guarantee is required even if the site does not require a storm water management plan.

The civil plans show connection of storm sewer to the catch basin in Port Washington Road. Port Washington Road is under the jurisdiction of the Ozaukee County Highway Department and proof of the connection approval is required.

While the WDNR Surface Water Data Viewer does not indicate the presence of mapped wetlands, it does identify wetland indicators and hydric soils over the entire site. Given the proximity to adjacent wetlands, a wetland screening should be completed and if wetlands are present on site, a delineation completed.

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

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

Driveway access is provided at two locations on Port Washington Road. Port Washington Road is under the jurisdiction of the Ozaukee County Highway Department and proof of the access approval is required.

The proposed traffic pattern as shown on the site plan is a potential public safety issue. There are several points of conflict that staff recommends be further modified as a condition of approval.

Traffic Flow
Given the tight restrictions on the site and the applicant's request that the traffic to the rear of the building only be permitted as one-way to the south, either through or around the drive-thru, staff recommends that the traffic be restricted to one-way all around the building in a counterclockwise direction. That eliminates many of the points of traffic conflict and reduces the confusion for drivers who may attempt to drive the wrong way as a short cut, only to be confronted by oncoming traffic with no means to turn around. The only traffic movements that would be eliminated under one-way traffic would be the southbound exit at the northern driveway and the eastbound traffic through the parking areas. However, this would also allow for narrowing of the several of the drive aisle through the parking area and at the northern driveway. It also provides for clear circulation throughout the site.

Northern Driveway
There is no median opening at the northern driveway. Staff recommends that the southbound/outbound turning movement be eliminated and the driveway narrowed to reduce the conflict between inbound, outbound and access drive traffic.

Southern Driveway
Port Washington Road has a median opening at the southern driveway, which provides for the only entrance to the site for northbound traffic. The applicant is requesting two-way access at the southern driveway opening. The access road that runs north along the front of the building is one-way traffic to the north only. The traffic exiting the drive-thru is also one-way traffic towards the southern driveway. Out of concern that vehicles entering the southern driveway from Port Washington Road may attempt to continue west towards the drive-thru, staff recommends that the opening from the drive-thru driveway be narrowed and the radius at the median nose be adjusted east and south to restrict incoming/westbound traffic from being able to complete any traffic maneuvers other than using the access drive.

Staff Recommendation: Planning staff recommends denial of the sign waiver due to the following conditions:

1. Lack of specific hardship or unique physical condition of the site.

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

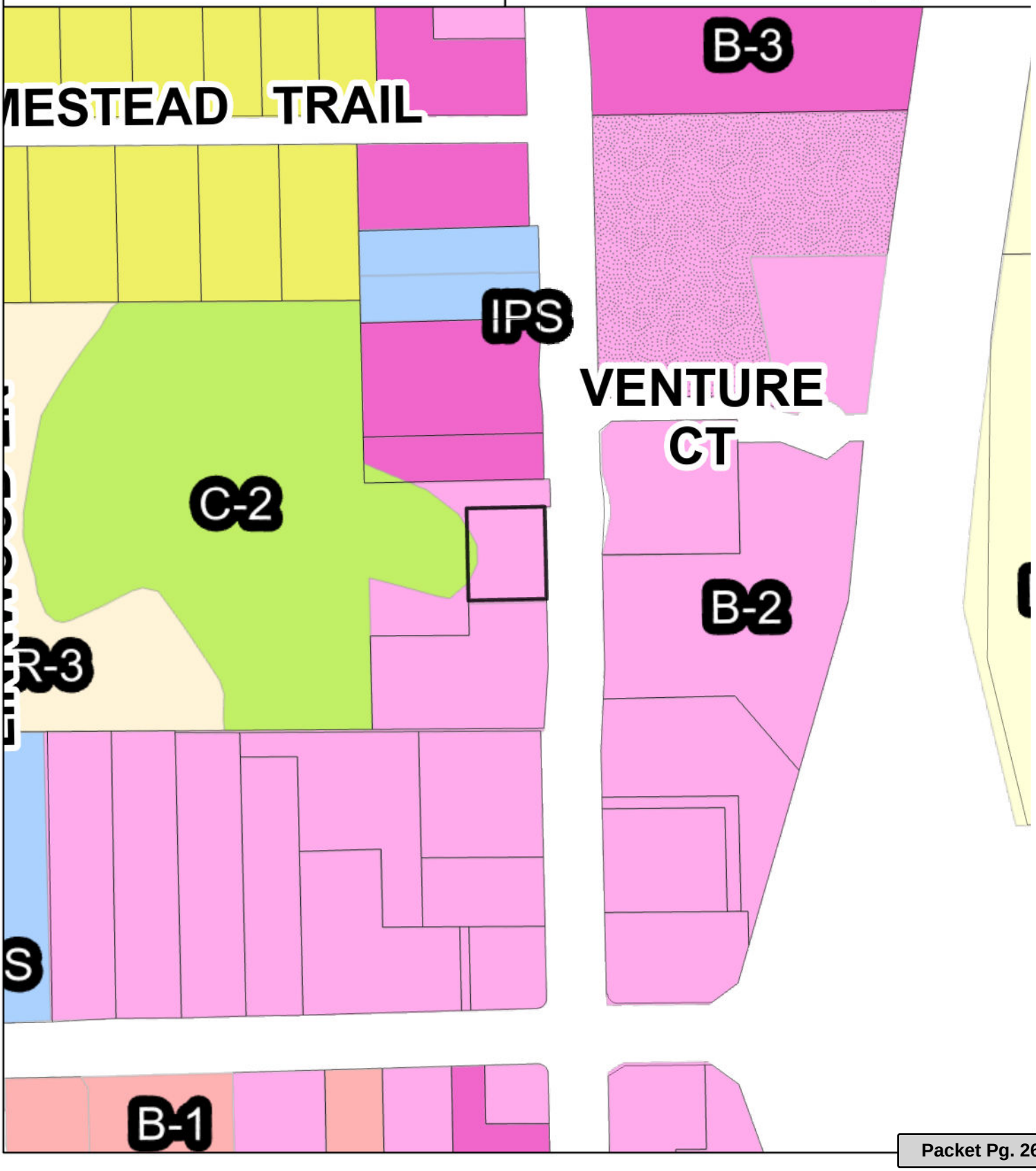
1. The landscaping plan shall be updated to address the following:
    - All deciduous trees shall have a 3" caliper.
    - Provide an additional street tree along Port Washington Road
    - Add tree in western parking lot island.
    - Add trees along the west side of the parking lot/driveway.
    - Add shrubs adjacent to the north parking lot.
    - Provide screening around dumpster enclosure if it remains in the proposed location.
2. Parking lot stalls shall be 9 feet in width.
3. The green metal panel at the entrance shall be replaced with the dark stone.
4. The bird logo shall be removed.
5. Staff review and approval of site, elevation, lighting and landscaping plans.
6. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
7. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
8. An updated lighting plan shall be submitted to show the following:
    - The building façade illumination shall not exceed 10 foot-candles.
9. All ground-level and roof top mechanical equipment shall be well screened from public view.
10. Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance to City ordinances and the Standard Specifications for Land Development.
11. Traffic circulation shall be revised as one-way, counterclockwise through the site.
12. The northern driveway should be restricted to inbound traffic only and narrowed to match the drive aisle through the parking lot.
13. The exiting drive-thru driveway should be narrowed and the curb line extended to minimize conflict and direct inbound traffic towards the access drive, preventing access to the drive-thru driveway.
14. Submittal of an updated sanitary sewer flow allocation document for submittal to MMSD.
15. The City Engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
16. Connection to public sewer and water in conformance with the Mequon Water Utility Water Connection Policy.
17. Ozaukee County approval of access, entry for work, and connection to storm sewer.
18. Application for and approval of a City Filling and Excavation Permit. The permit is required prior to the issuance of a building permit.

19. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable. The permit is required prior to the issuance of a building permit.

Attachments:
Packet Docs_NSB (PDF)

NORTH SHORE BANK

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



Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

May 30, 2023

Jac Zader
Director of Community Development
City of Mequon
11333 N Cedarburg Road
Mequon, WI. 53092
262-236-2904

Subject: **Cover letter for the submittal of the proposed North Shore Bank Branch at 11319 N Port Washington Road, Mequon, WI.**

Mr. Zader,

Please share the outline of the following applicable items with the Plan Commissioners:

1. Name of business and address:
   North Shore Bank
   11319 – 11333 N Port Washington Road
   Mequon, WI. 53092

2. Name of the owner and address:
   North Shore Bank
   15700 W. Bluemound Road
   Brookfield, WI. 53005

3. Name of applicant:(if different from owner)
   David Kane, Vice President

4. Legal description of the property:
   That part of the Southeast ¼ of Section 19, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, recorded on May 30, 2006, and corrected by an Affidavit on June 7, 2006 as document 842966

5. Tax Key: 15-019-16-025.00

6. Zoning of property: B-2

7. Lot size: (Depth, Width Area)
   169.47ft x 200ft; 33,894 sq. ft.

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

8. Dimensions of all levels (floors) of buildings:
   60ft x 40ft

9. Total floor area:
   2400 sq. ft.

10. Specific use of the entire property and buildings:
    Building use is for conducting banking business
    Site use is for drive up teller service and parking

11. Minimum and maximum number of employees:
    Minimum; 2 persons
    Maximum; 8 persons

12. Days of operation:
    Sunday through Saturday

13. Hours of operation:
    ATM – 24/7; Video Tellers (ITM) 7 days/week M-F 8:00am to 7pm, Saturday 8:00am to 5:00pm, Sunday 10:00am to 4:00pm, Branch hours Monday to Thursday 9:00am to 5:00pm and Saturday, 9:00am to 12:00pm

14. Signage (Type, Lighting , Wall, Free-Standing, Monuments, Size, Location, etc)

Port Road Sign;	Internally illuminated cut aluminum sign box integrated into the building face (7.5ftx 6.66ft)
Building Sign:	Internally illuminated cut aluminum letter sign integrated into the building face (20ftx 1.5ft)

15. What conditions have the State of Wisconsin or County imposed upon your use of the property:
    None

16. Security fencing:
    None

17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire hazards, or Smoke resulting from the proposed use:
    No
18. Are you proposing food services:
    No

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

19. Did the State of Wisconsin approve your interior building plans:
    No

20. What provisions are you making for fire protection and human safety:
    Fire extinguishers located within the building
    Smoke / heat / security detectors monitored off site with closed circuit video surveillance

21. What are you rules and regulations for the property:
    No unauthorized use of the site by others during or after hours including parking.

22. List the time table of completion of building construction and anticipated grand opening date:
    Planned construction of the proposed building and site: Fall 2023
    Anticipated Grand Opening Date: Summer 2024

23. Proposed on site security, measures:
    Smoke / heat / security detectors monitored off site with closed circuit video surveillance

24. Anticipated maximum number of facility users and viewers at one time (Including special events):
    8 Persons
25. Any other information you or the Plan Commission feels is pertinent:

26. Business plan:
    Provide North Shore Bank customers in the local Mequon area with lobby, ITM and drive up banking services

27. Entire grant application and county Issued request for Proposal:
    None

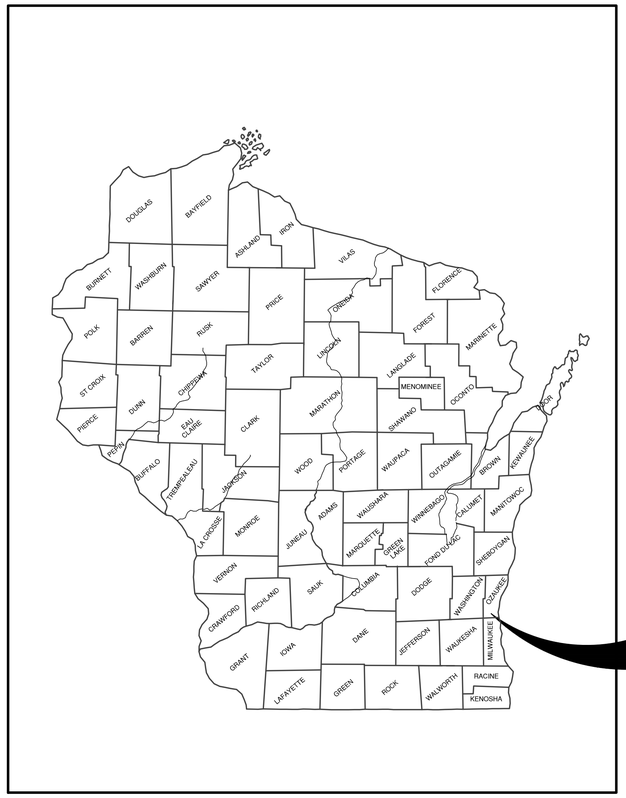
28. Your name, Signature, and date on the Plan of Operation Document:
    By: _____
    Title: _____
    Date: _____

David Kane, Vice President
North Shore Bank
15700 W. Bluemound Rd.
Brookfield WI. 53005
262-787-6816
dkane@northshorebank.com

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

SITE DEVELOPMENT FOR
NORTH SHORE BANK - MEQUON
CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



PROJECT LOCATION

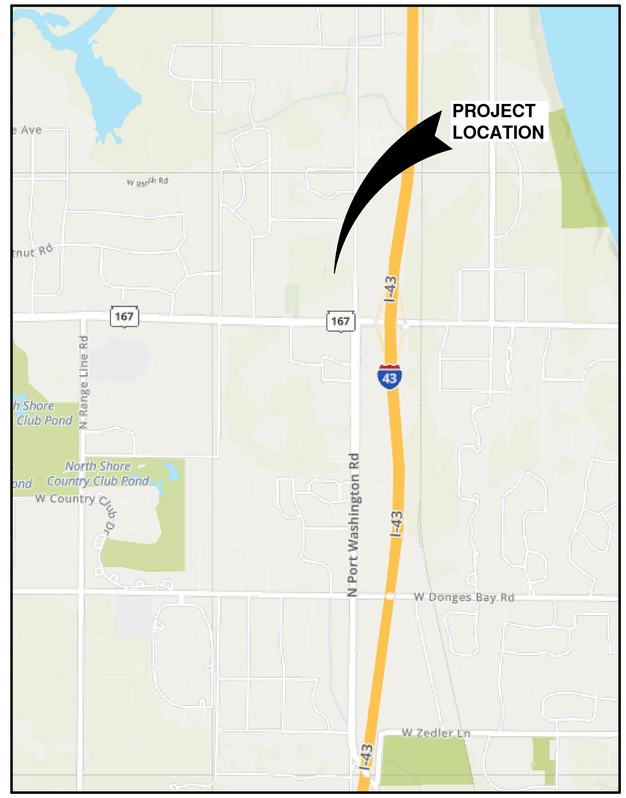
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	EXISTING SITE CONDITIONS
2	SITE PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	EROSION CONTROL PLAN
6	MISCELLANEOUS DETAILS
7	MISCELLANEOUS DETAILS
8	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
9	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
10	EROSION CONTROL - DITCH CHECK DETAILS
11	EROSION CONTROL - SHEET FLOW DETAILS
12	EROSION CONTROL - TRACKOUT CONTROL PRACTICES



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED ----
DESIGNED AJB

SITE DEVELOPMENT FOR
NORTH SHORE BANK - MEQUON
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

LOCATION MAPS AND INDEX TO DRAWINGS

DATE 05/19/23
FILE 3730006C
JOB NO. 3730006

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

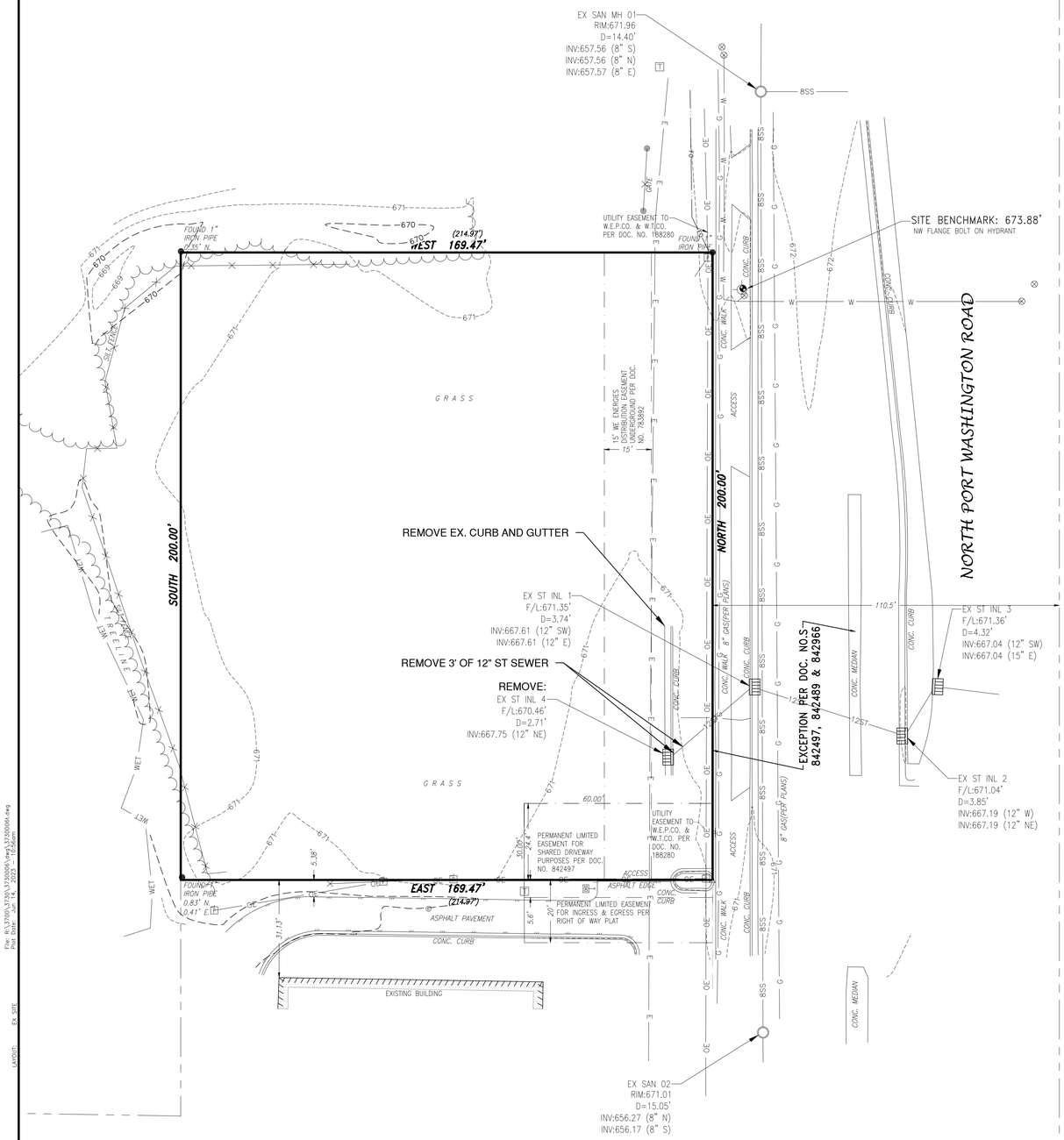
SHEET NO. C

File: R:\3700\3730\3730006\dwg\3730006C.dwg
Plot Date: Jun 14, 2023 - 10:43am

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

NOTE:

TOPOGRAPHIC SURVEY WAS PERFORMED BY CHAPUT LAND SURVEYS



LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- TO BE DEMOLISHED/REMOVED
- TREE/SHRUB TO BE REMOVED
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE
- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

GR.	GRAVEL	WM	WATERMAIN	VPC	VERTICAL POINT OF CURVATURE	B-B	BACK TO BACK (OF CURB)
BIT.	BITUMINOUS	HYD.	HYDRANT	VPI	VERTICAL POINT OF INTERSECTION	F-F	FACE TO FACE (OF CURB)
ASPH.	ASPHALT	WV	WATER VALVE	VPT	VERTICAL POINT OF TANGENCY	R/W	RIGHT OF WAY
CONC.	CONCRETE	SAN	SANITARY SEWER	PC	POINT OF CURVATURE	T/C	TOP OF CURB
SW	SIDEWALK	MH	MANHOLE	PI	POINT OF INTERSECTION	F/L	FLOW LINE
BLDG	BUILDING	ST	STORM SEWER	PT	POINT OF TANGENCY	C/L	CENTERLINE
HSE	HOUSE	CB	CATCH BASIN	R	RADIUS	R/L	REFERENCE LINE
PED	PEDESTAL	TELE	TELEPHONE	EX	EXISTING	INV.	INVERT
PP	POWER POLE	ELEC	ELECTRIC	PR	PROPOSED	CMP	CORRUGATED METAL PIPE
LP	LIGHT POLE	TV	TELEVISION	EOR	END OF RADIUS	RCP	REINFORCED CONCRETE PIPE
BM	BENCH MARK	STA.	STATION	BOC	BACK OF CURB	CULV.	CULVERT

OWNER INFORMATION:

NORTH SHORE BANK
15700 W BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005

(262) 787-6816

CONTACT: DAVID KANE

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

NORTH

0' 20' 40'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED ---
DESIGNED AJB

SITE DEVELOPMENT FOR
NORTH SHORE BANK - MEQUON
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

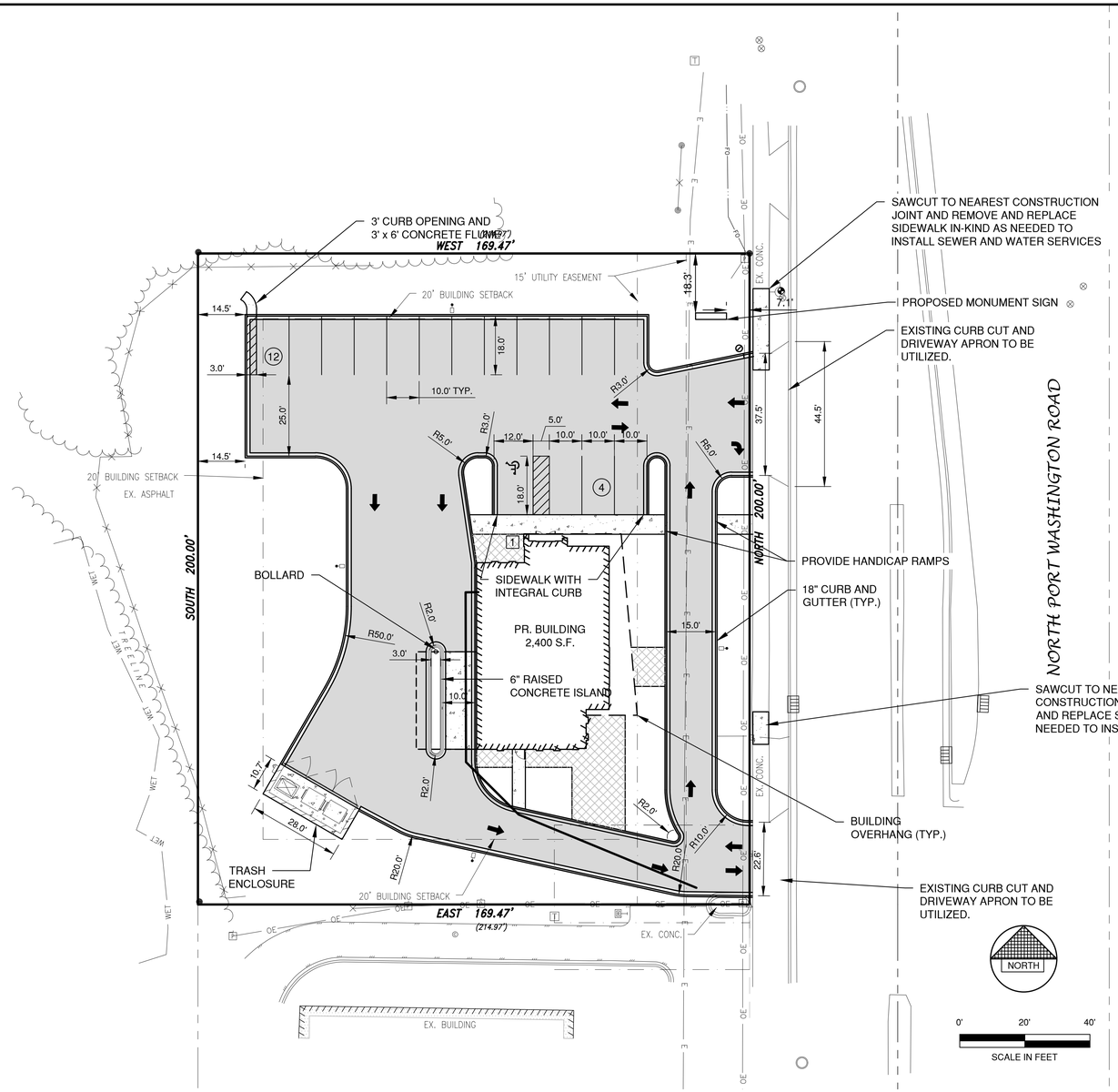
DATE 05/2023
FILE 3730006T
JOB NO. 3730006

Robert E. Lee & Associates, Inc.
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SHEET NO. 1

File: R:\3700\3730\3730006\dwg\3730006.dwg
Plot Date: Jun 14, 2023 - 10:46am
Layout: EX SITE

Attachment: Packet Docs_NSB (6611 : Plunkett-Raysh Architects, LL



NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 16

HANDICAP ACCESSIBLE PARKING STALLS = 1

TOTAL PARKING STALLS REQUIRED = 1 STALL/300 SF + 1 STALL/EMPLOYEE = 8+8 = 16

SITE DATA

TOTAL AREA = 0.78 ACRES, 33,894 S.F.

BUILDING AREA = .06 ACRES, 2,415 S.F. (7.1%)

SIDEWALK/PARKING LOT AREA = 0.38 ACRES, 16,489 S.F. (48.6%)

GREEN SPACE = 0.34 ACRES, 14,990 (44.3%)

ZONING

B-2 COMMUNITY BUSINESS

PARCEL NO.

150191602500

SITE ADDRESS

11333 N PORT WASHINGTON ROAD

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- GREEN SPACE
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER

[1] RESERVED PARKING VAN ACCESSIBLE

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED ----
DESIGNED AJB

SITE DEVELOPMENT FOR
NORTH SHORE BANK - MEQUON
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

SITE PLAN

DATE 08/2020
FILE 3730006D
JOB NO. ----

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 2

File: R:\3700\3730\3730006\dwg\3730060.dwg
Plot Date: Jun 16, 2023 - 1:19pm
LAYOUT: SITE

Attachment: Packet Docs_NSB (8611 : Plunkett-Raysh Architects, LLP for North Shore Bank FSB)



View from Northwest



View from Northeast



View from Southwest



View from Southeast

DRAWN BY: Author 7/17/2023 3:59:38 PM

PLUNKETT RAYSICH ARCHITECTS, LLP
306 north, water street • milwaukee, wisconsin 53204 t 414.389.3900
2310 crossroads drive, suite 2000 • madison, wisconsin 53718 t 608.249.9900
1970 main street, suite 201 • sarasota, florida 34236 t 941.444.8845
51 corporate drive • bluffton, south carolina 29910 t 843.645.5627

NORTH SHORE BANK
NEW MEQUON BRANCH
4247 NORTH DOOR MAQUINGTON ROAD, MEQUON, WI 53092

REVISIONS:

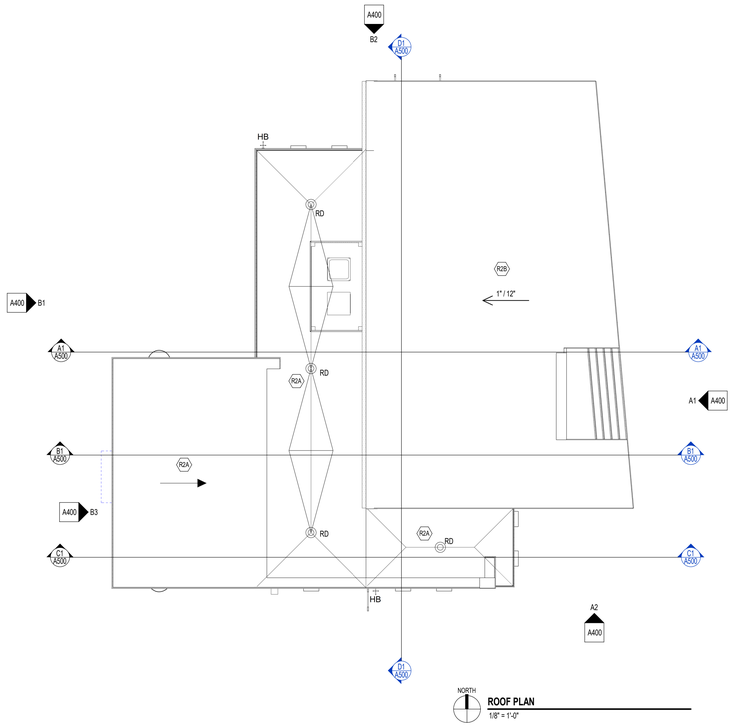
EXTERIOR RENDERINGS

DESIGN DEVELOPMENT

DATE: 06/30/202
JOB NO: 220257-0
SHEET NO: A001

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ROOF PLAN
1/8" = 1'-0"

ROOF PLAN SYMBOLS LEGEND

- X" / 12" — DIRECTION OF STRUCTURAL SLOPE TO DRAIN
- X" / 12" — DIRECTION OF INSULATION TAPER SLOPE TO DRAIN.
- 1 / A101 — DETAIL REFERENCE
- TAPERED INSULATION VALLEY OR RIDGE
- RD/OD — ROOF DRAIN / OVERFLOW DRAIN
- +X" — TAPERED INSULATION THICKNESS
- LOCATION OF CONCRETE PAVER / FLEXIBLE WALKWAY
- X — ROOF PLAN NOTE

ROOF PLAN GENERAL NOTES

A. COORDINATE AND VERIFY ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL REQUIREMENTS.

B. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.

C. PROVIDE POSITIVE ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT. PROVIDE SADDLES AND CRICKETS AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.

D. PROVIDE 24" WIDE CONCRETE PAVER / FLEXIBLE WALKWAY FROM ROOF SCUTTLE TO ALL MECHANICAL ROOFTOP UNITS AND ALL ROOF ACCESS LADDERS. PROVIDE PAVERS AROUND PERIMETER OF ROOF SCUTTLE AND HVAC ROOFTOP UNITS. PROVIDE PAVERS AT LANDINGS BELOW ROOF ACCESS LADDERS.

E. MINIMUM ALLOWABLE INSULATION TAPER SLOPE SHALL BE 1/4" PER FOOT UNLESS NOTED OTHERWISE

ROOF ASSEMBLIES

MARK	CONSTRUCTION DESCRIPTION
R2A	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON [1/4"] [1/2"] [5/8"] COVERBOARD ON TAPERED INSULATION W/ 2" RIGID INSULATION BASE LATER ON VAPOR RETARDER ON 5/8" EXTERIOR SHEATHING ON METAL DECK.
R2B	SINGLE PLY ROOFING SYSTEM: FULLY ADHERED EPDM MEMBRANE ON [1/4"] [1/2"] [5/8"] COVERBOARD ON 3" RIGID INSULATION BASE LAYER ON VAPOR RETARDER ON 5/8" EXTERIOR SHEATHING ON METAL DECK.

ROOF PLAN NOTES

MARK	DESCRIPTION

EXTERIOR WALL TYPES

MARK	ASSEMBLY DESCRIPTION
1A.1	MASONRY VENEER STUD WALL CONSISTING OF 4" MASONRY, AIR SPACE, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 3-1/2" NAILBASE INSULATION (CONSISTING OF 1/2" OSB SUBSTRATE ON 3" RIGID INSULATION LAYER) ON 6" GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH WAY, CAVITY DRAINAGE MATERIAL, FLASHING, MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPS/VENTS @ 24" OC. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL XX/AXXX.
1J.1	PANEL WALL SYSTEM CONSISTING OF METAL PANEL W/ ATTACHMENT CLIPS PER MFR ON SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 3-1/2" NAILBASE INSULATION (CONSISTING OF 1/2" OSB SHEATHING ON 3" RIGID INSULATION LAYER) ON 6" GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
1J.2	PANEL WALL SYSTEM CONSISTING OF METAL PANEL W/ ATTACHMENT CLIPS PER MFR ON 4" Z-FURRING ON SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 3-1/2" NAILBASE INSULATION (CONSISTING OF 1/2" OSB SHEATHING ON 3" RIGID INSULATION LAYER) ON 6" GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.

INTERIOR PARTITION TYPES

MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL		INSULATION
BG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--		3-1/2" SOUND
BL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--		FULL WIDTH SOUND
GG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--		--
VB0	THIN STONE MASONRY W/ SCRATCH COAT	--	--		--

FLOOR PLAN SYMBOLS LEGEND

- A101 — SECTION REFERENCE
- DTL / SHT — EXTERIOR ELEVATION
- DTL / SHT — INTERIOR ELEVATION
- X — FLOOR PLAN NOTE
- FER — FULLY-RECESSED FIRE EXTINGUISHER
- NEW WALL/PARTITION
- 101 — NEW DOOR
- 1 / A101 — DETAIL REFERENCE
- AL01 — WINDOW TYPE
- BG0 — WALL/PARTITION TYPE
- FD FD — FLOOR DRAIN - PITCH FLOOR TO DRAIN

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

GYPSUM BOARD PARTITIONS GENERAL NOTES

A. ALL GYPSUM BOARD PARTITIONS SHALL BE BG0 UNLESS OTHERWISE NOTED ON FLOOR PLAN.

B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

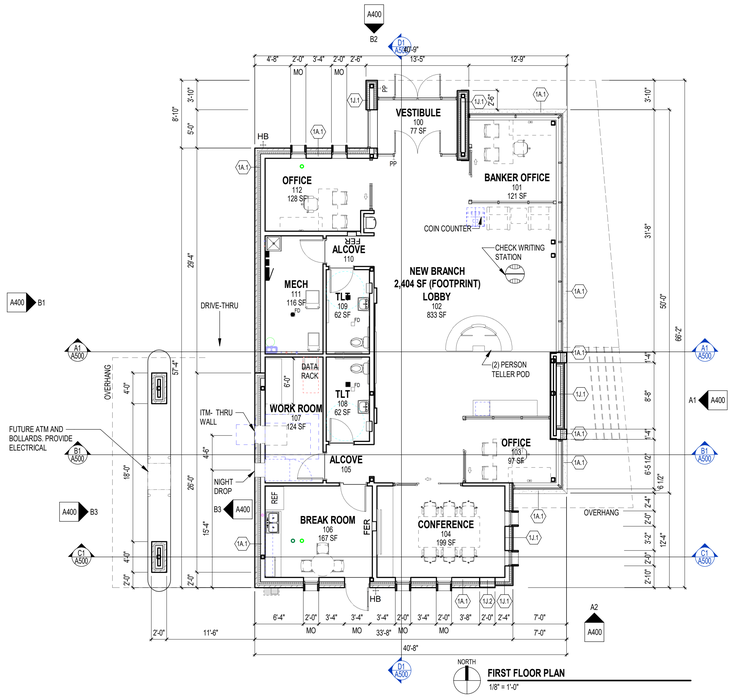
C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

D. SEAL ALL WALL PENETRATIONS AT PERIMETER.

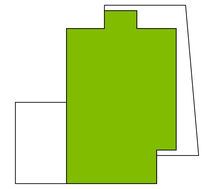
E. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL A1 / A810

FLOOR PLAN NOTES

MARK	DESCRIPTION



FIRST FLOOR PLAN
1/8" = 1'-0"



KEY PLAN

PLUNKETT RAYSICH ARCHITECTS, LLP
326 north water street milwaukee, wisconsin 53204 t 414.390.3000
2310 crossroads drive suite 2000, madison, wisconsin 53718 t 608.249.9900
1970 main street, suite 201, sarasota, florida 34236 t 941.444.8845
51 century boulevard, suite 100, nashville, tennessee 37214 t 615.648.5567

NORTH SHORE BANK
NEW MEQUON BRANCH
11417 NORTH PORT WASHINGTON ROAD, MEQUON, WI 53092

REVISIONS:

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DESIGN DEVELOPMENT

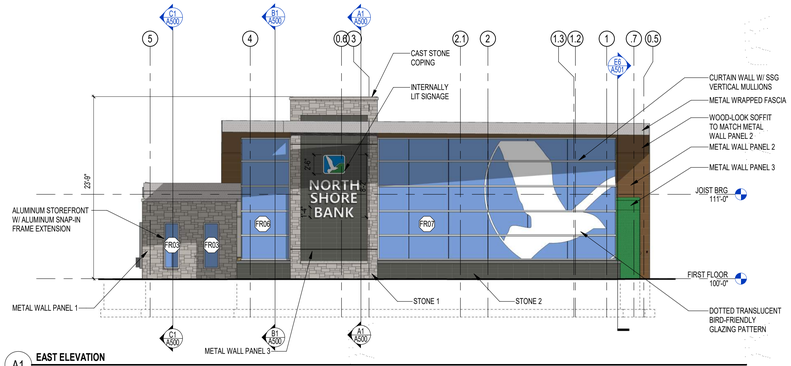
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JOB NO: 220257-0

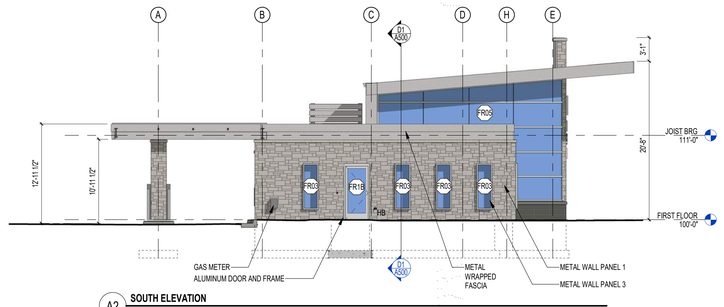
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A1 **EAST ELEVATION**
1/8" = 1'-0"
1 \ A2



A2 **SOUTH ELEVATION**
1/8" = 1'-0"
1 \ A200

EXTERIOR ELEVATIONS SYMBOLS LEGEND

- A1 / A101 — SECTION REFERENCE
- 1 / A101 — DETAIL REFERENCE
- X — ELEVATION NOTE
- AL01 — WINDOW TYPE
- X — CONSTRUCTION KEYNOTE

EXTERIOR FINISH PATTERNS

- STONE 1 (AUTUMN RIDGE)
- STONE 2 (CORDOVA BLOCK- MIDNIGHT)
- METAL WALL PANEL 1 (MILLENIUM PANEL)
- METAL WALL PANEL 2 (WOOD-LOOK)
- METAL WALL PANEL 3 (GREEN)

*ELEVATION FINISHES ARE SHOWN AS GRAPHIC REPRESENTATIONS ONLY.

EXTERIOR ELEVATIONS GENERAL NOTES

A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR

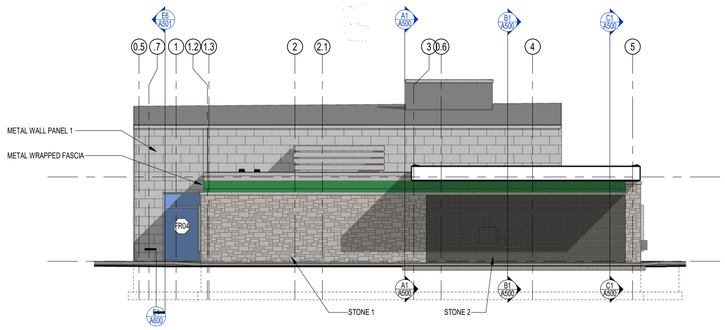
B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER METAL WALL PANEL PENETRATIONS WITH BREAK METAL.

C. REFER TO SHEET A891 FOR WINDOW FRAME ELEVATIONS

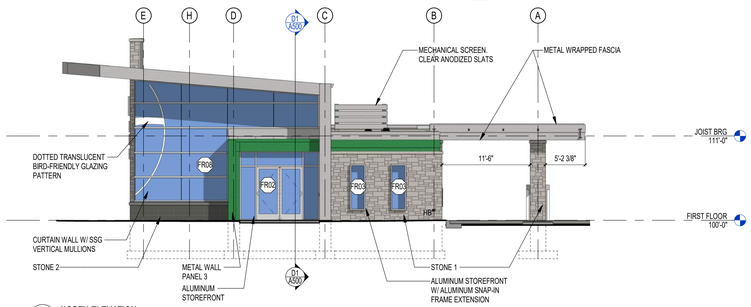
D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

EXTERIOR ELEVATION NOTES	
MARK	DESCRIPTION

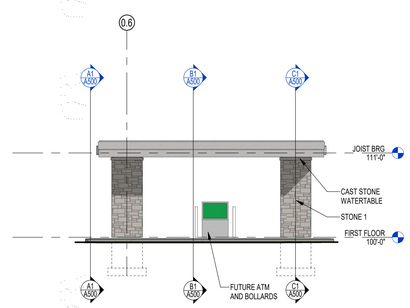
CONSTRUCTION TYPES	
MARK	DESCRIPTION



B1 **WEST ELEVATION**
1/8" = 1'-0"
1 \ A2



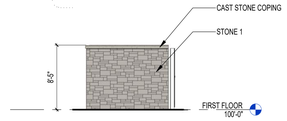
B2 **NORTH ELEVATION**
1/8" = 1'-0"
1 \ A2



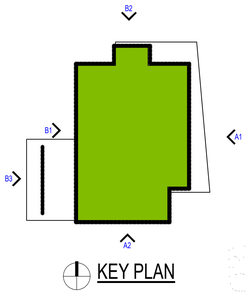
B3 **DRIVE-THRU CANOPY WALL (OPPOSITE SIDE SIMILAR)**
1/8" = 1'-0"
1 \ A2



C2 **TRASH ENCLOSURE NORTH ELEVATION**
1/8" = 1'-0"
1 \ A2



C3 **TRASH ENCLOSURE EAST ELEVATION**
1/8" = 1'-0"
A5 \ A600



KEY PLAN

PLUNKETT RAYSICH ARCHITECTS, LLP
326 north river street • hudson, wisconsin 54016 | 1 715 386 3900
2310 crossroads drive, suite 2000 • madison, wisconsin 53718 | 1 608 249 9900
1870 main street, suite 201 • sarasota, florida 34236 | 1 941 444 8845
51 carlyn avenue • santa rosa, california 95401 | 1 707 546 5567

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NORTH SHORE BANK
NEW MEQUON BRANCH
11947 NORTH PORT MASQUINTOWN ROAD, MEQUON, WI 53092

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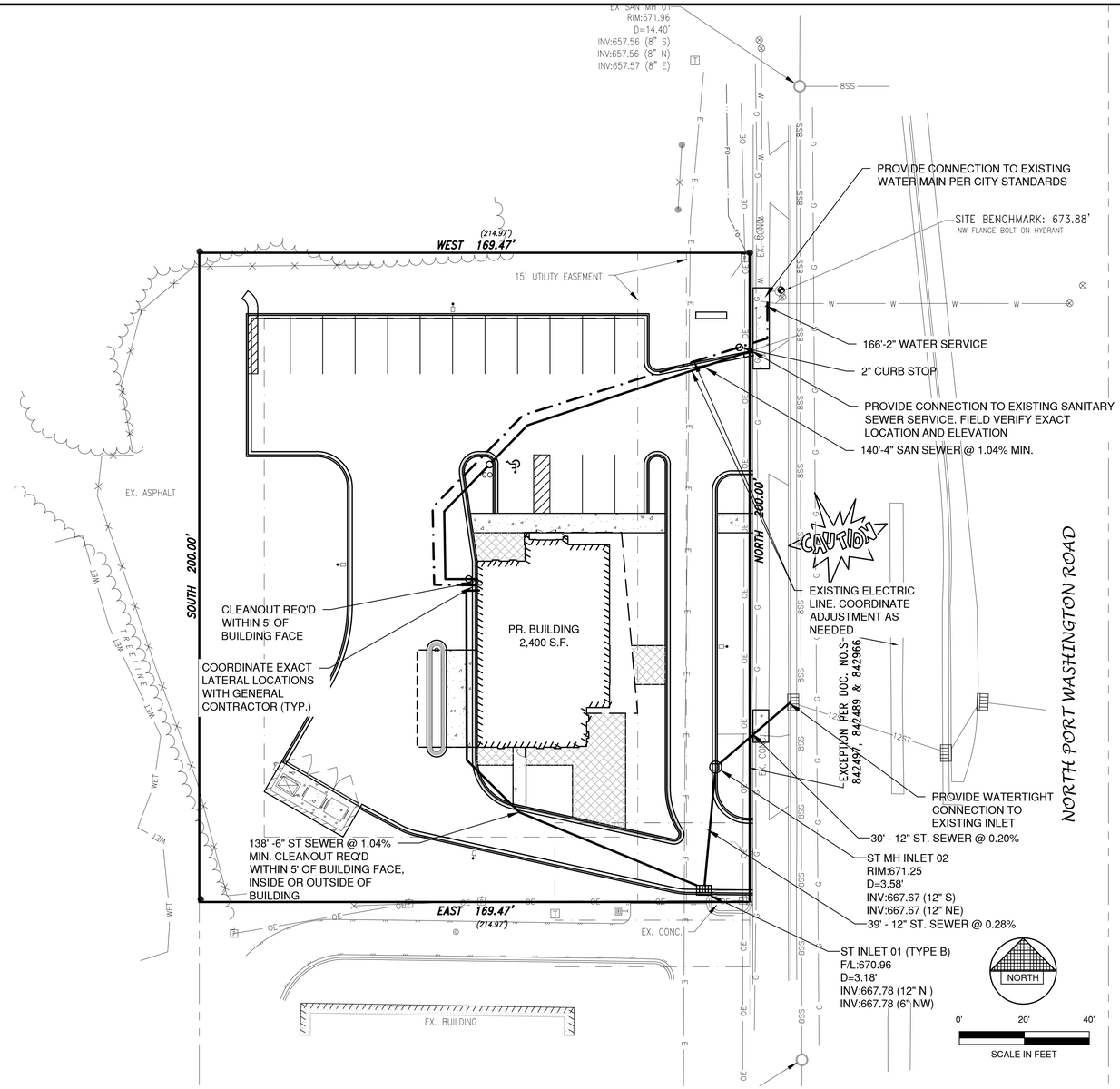
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
DATE: 06/30/202
JOB NO: 220257-0
SHEET NO: A400

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LEGEND

- PROPOSED SANITARY SEWER
- 8SS 8SS EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST 10ST EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W 6W 6W EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
W	W	WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
CO	CO	CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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SITE DEVELOPMENT FOR
NORTH SHORE BANK - MEQUON
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

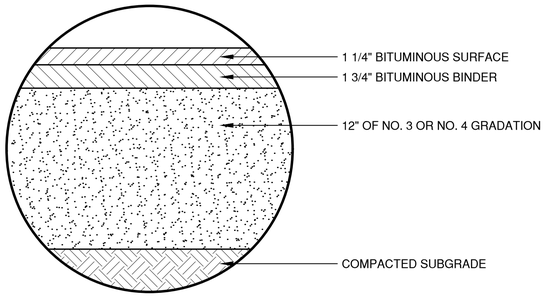
UTILITY PLAN

DATE 08/2020
FILE 3730006D
JOB NO. ----

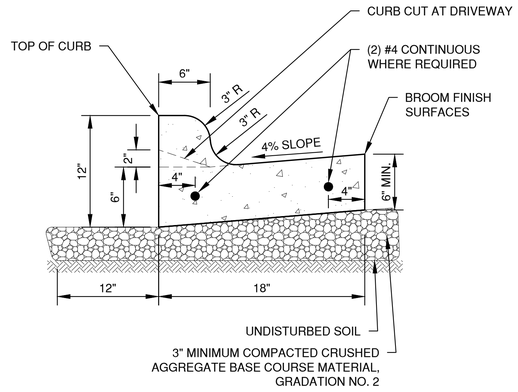
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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO. 3

File: R:\3700\3730\3730006\dwg\3730060.dwg
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LAYOUT: UTILITY
Attachment: Packet Docs, NSB (8611 : Plunkett-Raysich Architects, LLP for North Shore Bank FSB)



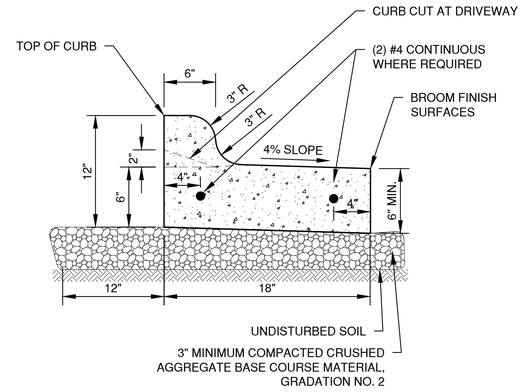
LIGHT DUTY ASPHALT PAVEMENT



NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.

2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

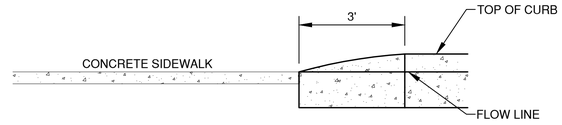
STANDARD CURB AND GUTTER



NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.

2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

SHEDDING CURB AND GUTTER



CURB TAPER DETAIL

File: R:\3700\3730\3730006\dwg\3730006 DET.dwg
Plot Date: May 19, 2023 - 2:31pm
LAYOUT: DETAILS (3)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: ----
DESIGNED: AJB

SITE DEVELOPMENT FOR
NORTH SHORE BANK - MEQUON
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

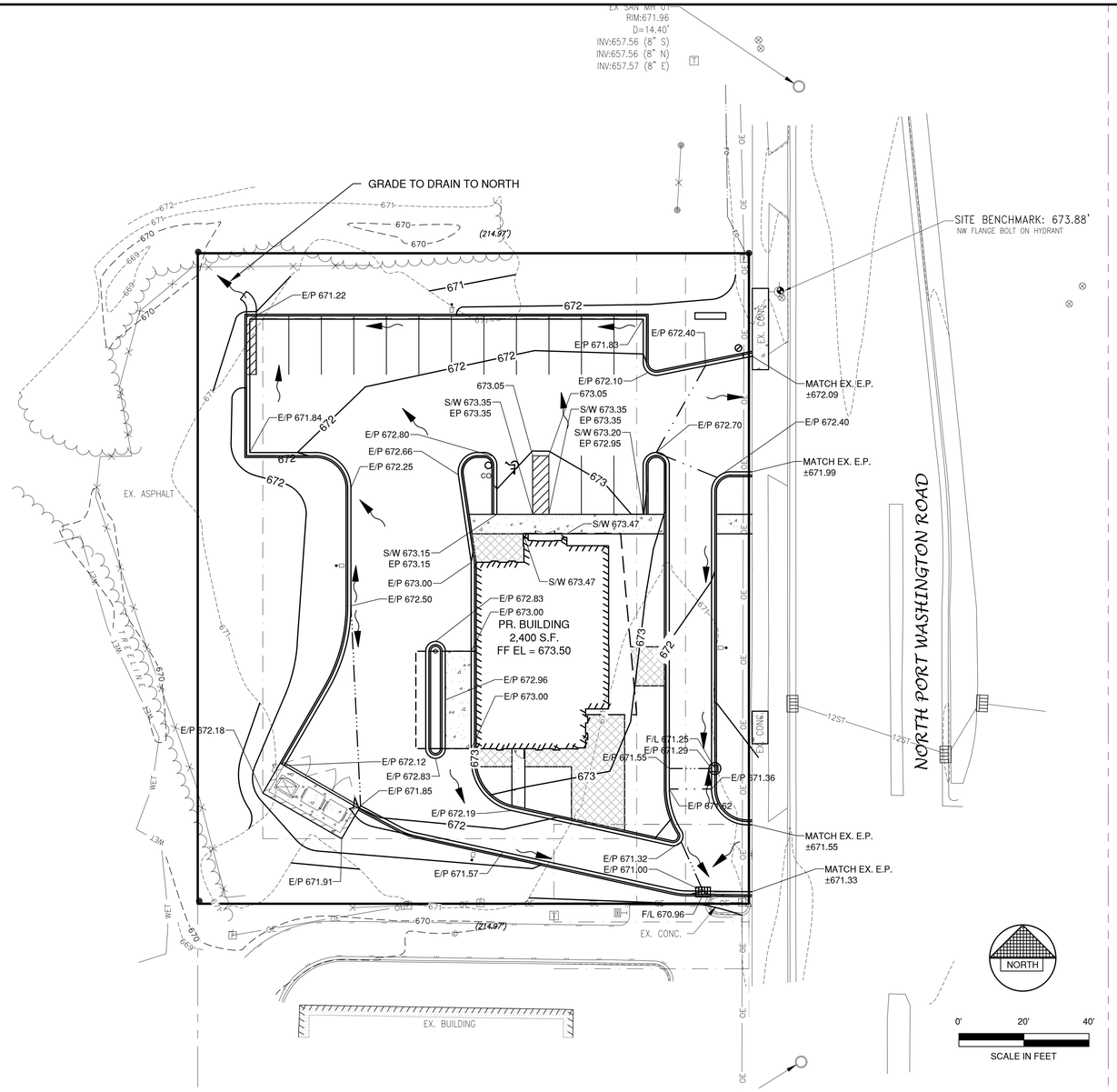
MISCELLANEOUS DETAILS

DATE: 05/2023
FILE: 3730006 DET
JOB NO.: 3730006

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SHEET NO. 7

Attachment: Packet Docs, NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)



LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: ----
DESIGNED: AJB

SITE DEVELOPMENT FOR
NORTH SHORE BANK - MEQUON
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

GRADING PLAN

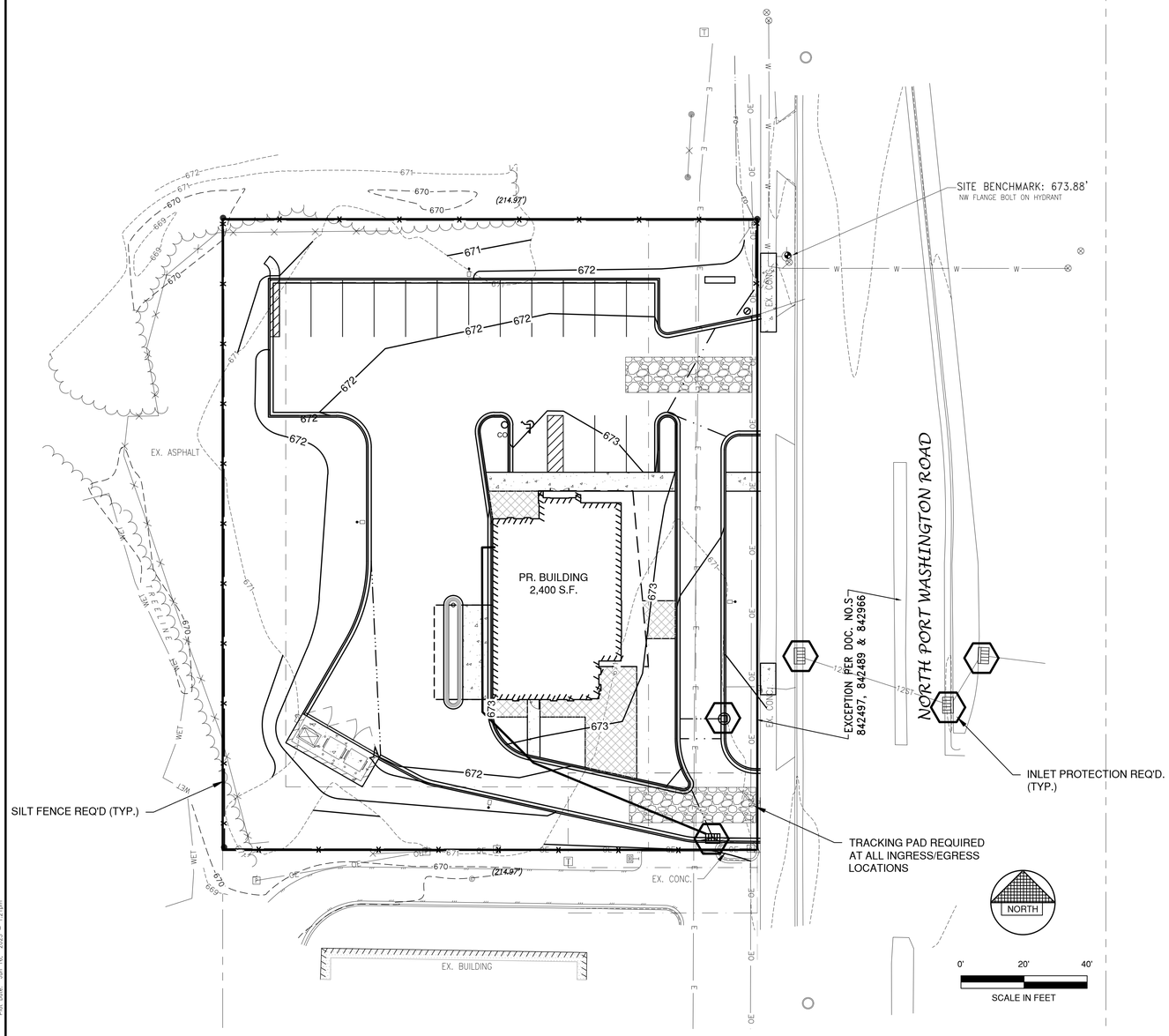
DATE: 08/2020
FILE: 3730006D
JOB NO.: ----

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ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO. 4

File: R:\3700\3730\3730006\dwg\3730006D.dwg
Plot Date: Jun 16, 2023 - 1:26pm
LAYOUT: GRADING

Attachment: Packet Docs_NSB (8611 : Plunkett-Raysh Architects, LLP for North Shore Bank FSB)



EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: ---
DESIGNED: AJB

SITE DEVELOPMENT FOR
NORTH SHORE BANK - MEQUON
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

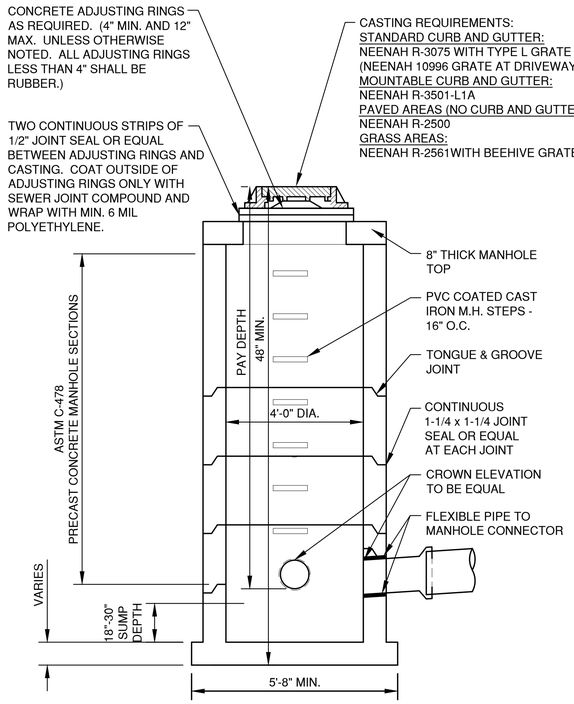
EROSION CONTROL PLAN

DATE: 08/2020
FILE: 3730006D
JOB NO.: ----

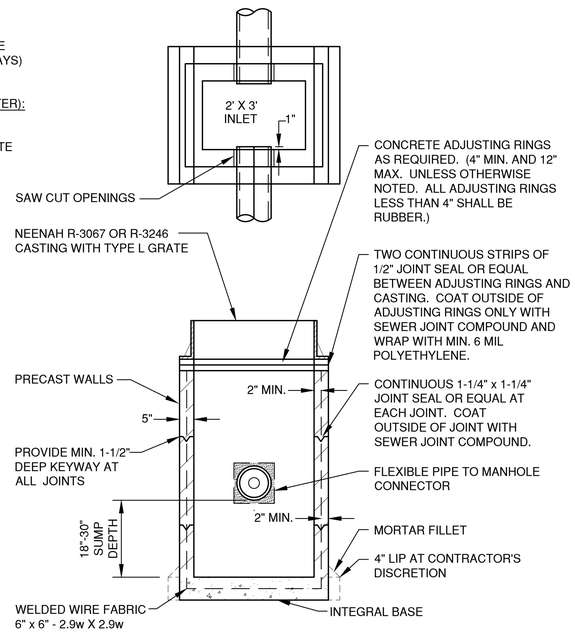
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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO. 5

File: R:\3700\3730\3730006\dwg\3730060.dwg
Plot Date: Jun 16, 2023 - 1:31pm
Layout: Erosion
Attachment: Packet Docs_NSB (8611 : Plunkett-Raysh Architects, LLP for North Shore Bank FSB)

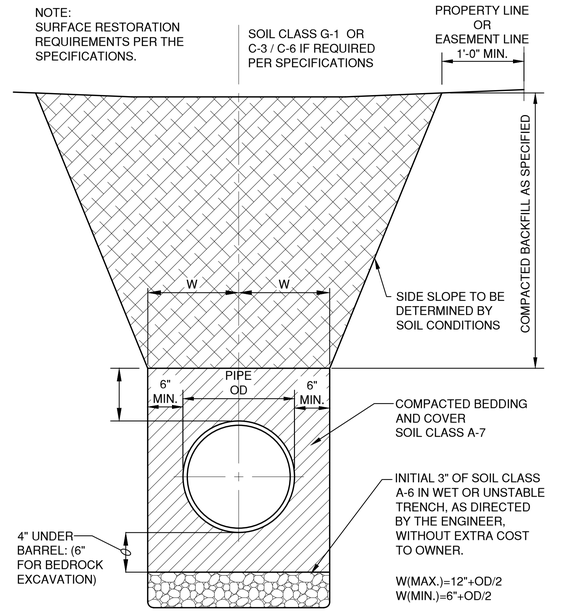


STORM INLET MANHOLE TYPE "A"

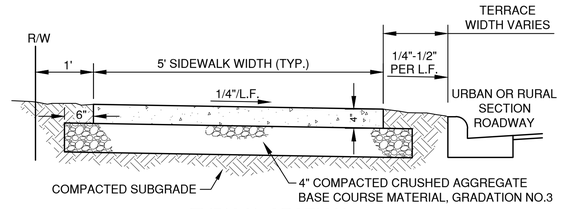


ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET

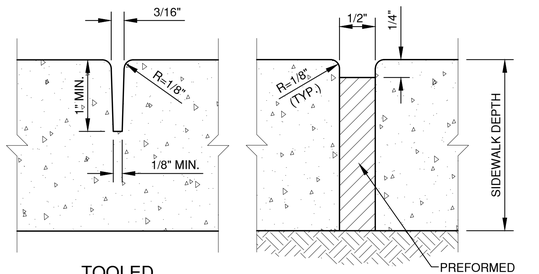


HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL



TYPICAL SECTION

NOTE: REFER TO SPECIFICATIONS FOR REINFORCEMENTS.

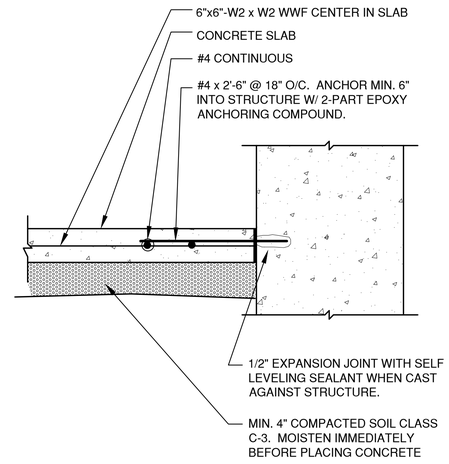


TOOLED CONTRACTION JOINT

EXPANSION JOINT

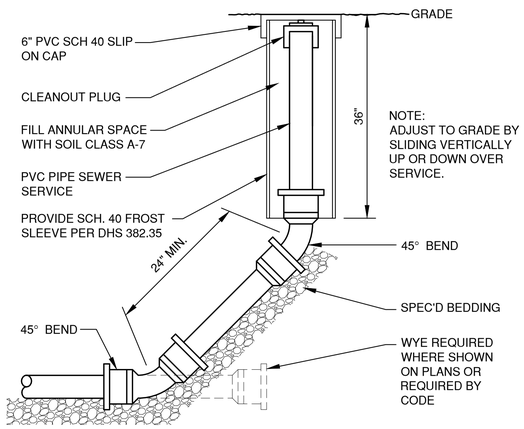
WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

SIDEWALK DETAIL

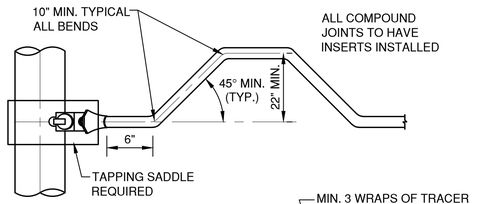


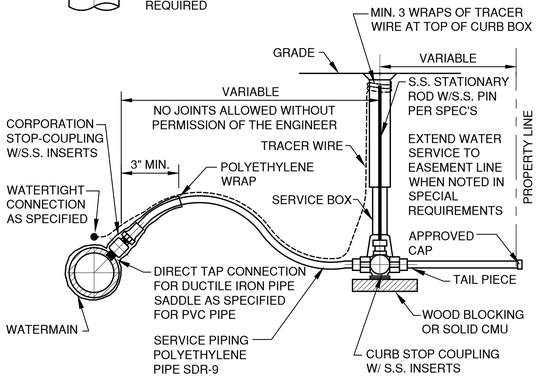
TYPICAL SIDEWALK ADJACENT TO STRUCTURE

NOTE: CLEANOUT LINE TO BE THE SAME SIZE AND MATERIAL AS SEWER MAIN



CLEAN-OUT DETAIL (NON-TRAVELED AREAS)





SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2-1/2"
1-1/2"	1-1/2"	1-1/2"	3"
2"	2"	2"	3"

FOR A 2" SERVICE TAP ON 6" D.I. WATERMAIN, A SADDLE IS REQUIRED.

TAP SERVICE PIPING (POLYETHYLENE)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED —
DESIGNED AJB

SITE DEVELOPMENT FOR
NORTH SHORE BANK - MEQUON
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 05/2023
FILE 3730006 DET
JOB NO. 3730006

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SHEET NO. 6

File: R:\3700\3730\3730006\dwg\3730006 DET.dwg
Plot Date: May 19, 2023 - 2:32pm
Layout: DETAILS (1)
Attachment: Packet Docs_NSB (8611 : Plunkett-Raysh Architects, LLP for North Shore Bank FSB)

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INSTALLATION NOTES: TYPE "B" AND "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

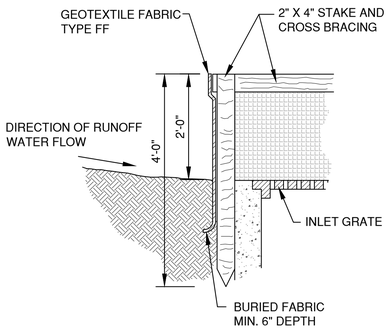
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

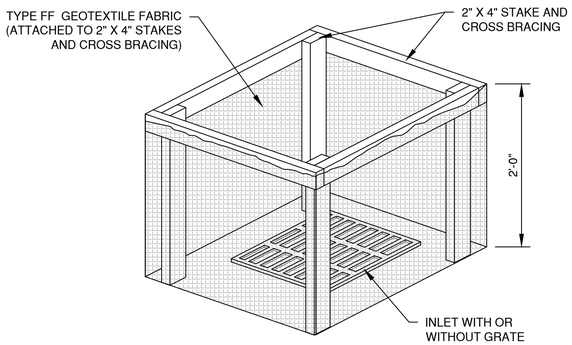
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

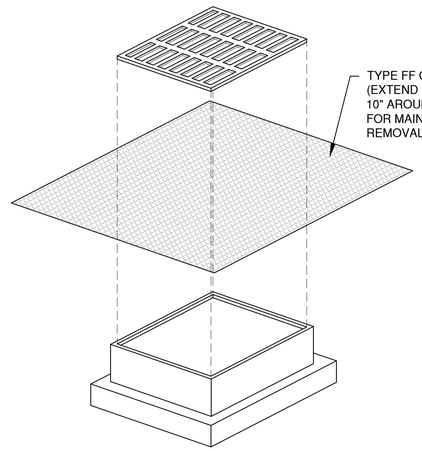
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

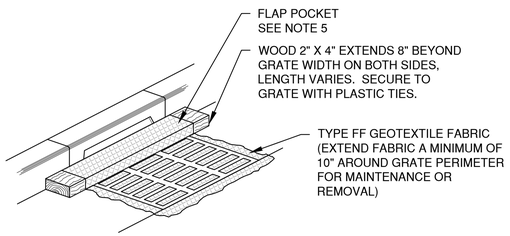




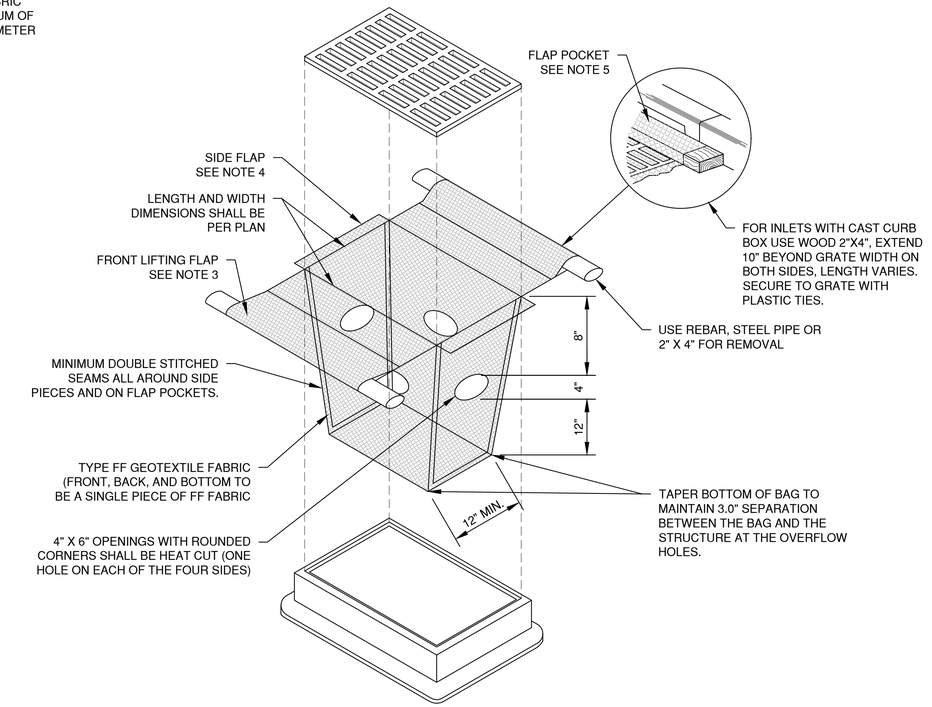
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED ----
DESIGNED AJB

SITE DEVELOPMENT FOR
NORTH SHORE BANK - MEQUON
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION TYPES A, B, C AND D

DATE 05/2023
FILE 3730006.EC
JOB NO. 3730006

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SHEET NO. 8

File: C:\Users\ABIET~1\AppData\Local\Temp\AcPublish_19212\3730006 EC.dwg
Print Date: Jun 14, 2023 - 9:58am
LAYOUT: L INLET PROTECTION

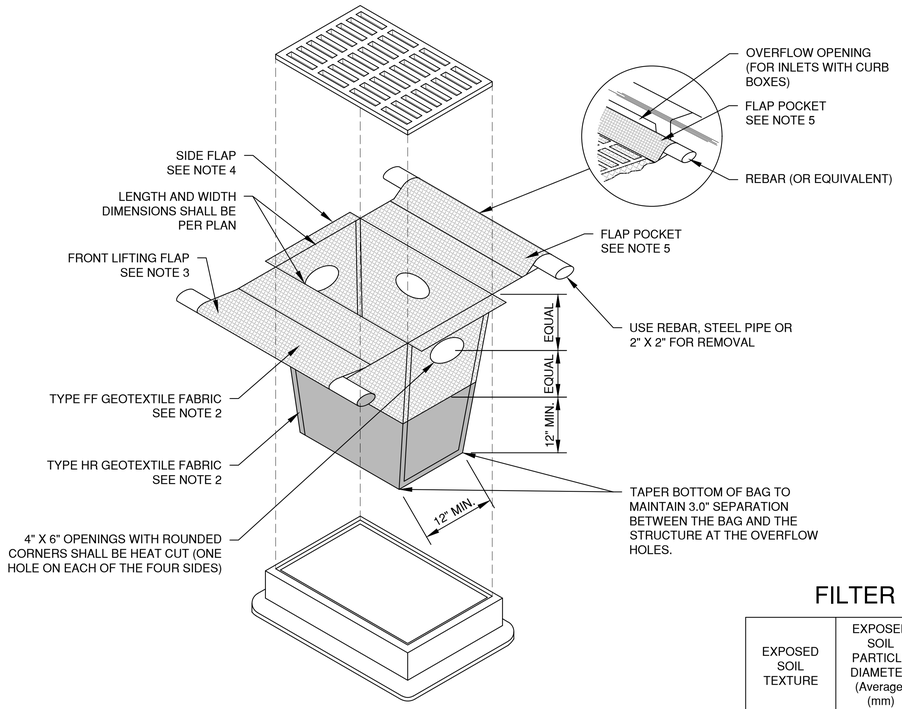
Attachment: Packet Docs_NSB (8611 : Plunkett-Raysh Architects, LLP for North Shore Bank FSB)

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

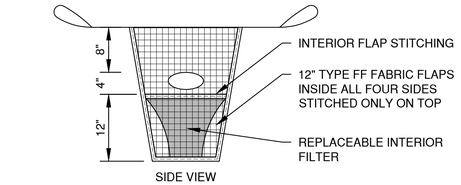


INLET PROTECTION, TYPE D-HR

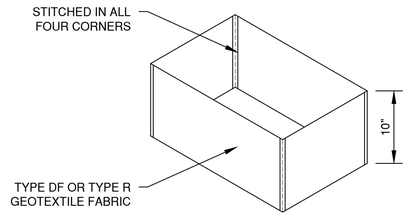
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

NOTES:

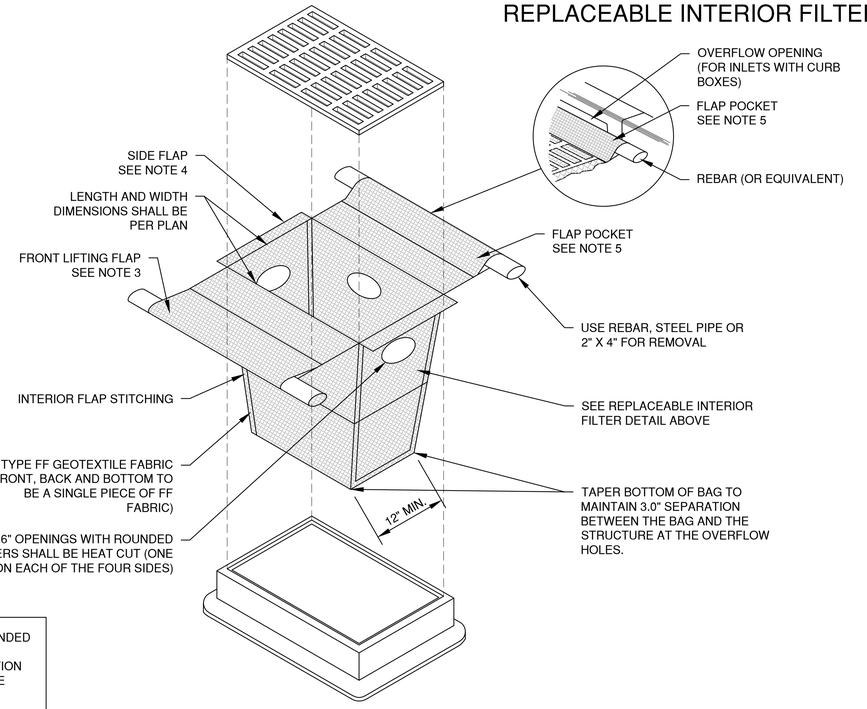
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



SIDE VIEW



REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

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DRAWN LLP
CHECKED ----
DESIGNED AJB

SITE DEVELOPMENT FOR
NORTH SHORE BANK - MEQUON
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

DATE 05/2023
FILE 3730006.EC
JOB NO. 3730006

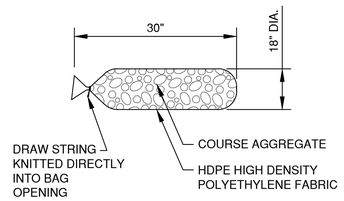
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SHEET NO. 9

File: C:\Users\AMHOT~1\AppData\Local\Temp\AcPublish_19212\3730006 EC.dwg
Plot Date: Jun 14, 2023 - 3:58pm
LAYOUT: 2 INLET PROTECTIONS

Attachment: Packet Docs_NSB (8611 : Plunkett-Raysh Architects, LLP for North Shore Bank FSB)

Packet Pg. 42



FILTER BAG DETAIL

NOTES:

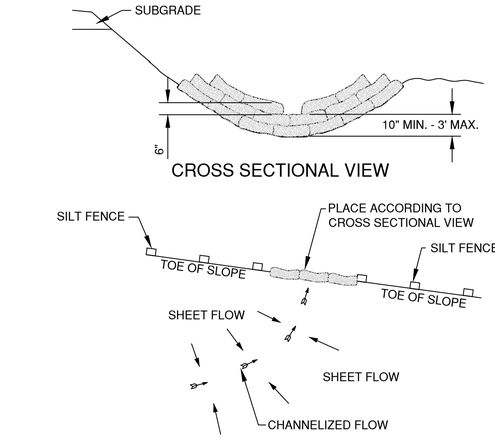
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

   HDPE HIGH DENSITY POLYETHYLENE
   HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
   80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8 " X 1/8"
   ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

(1) SIZE No. ACCORDING TO AASHTO M 43

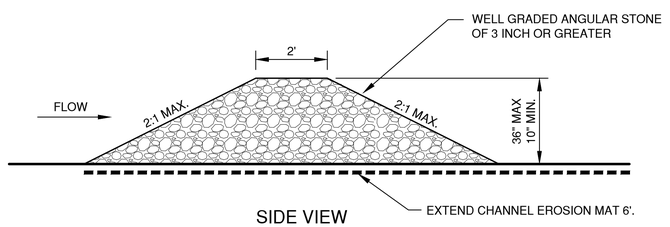


DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS TYPE B

DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



TEMPORARY DITCH CHECK USING STONE TYPE C

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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CHECKED ----
DESIGNED AJB

SITE DEVELOPMENT FOR
NORTH SHORE BANK - MEQUON
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

EROSION CONTROL
DITCH CHECK DETAILS

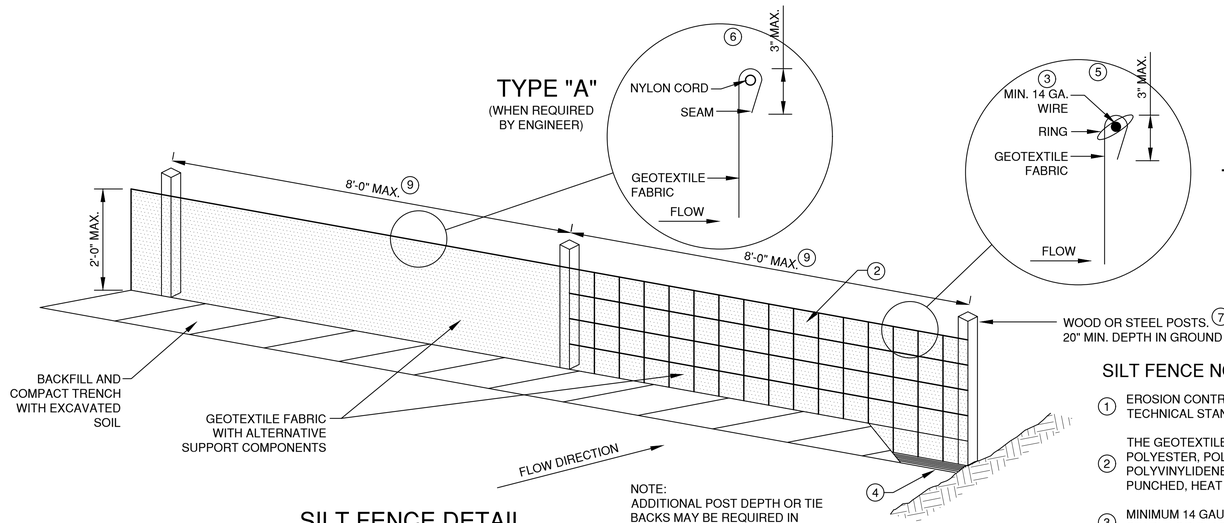
DATE 05/2023
FILE 3730006.EC
JOB NO. 3730006

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SHEET NO. 10

File: C:\Users\ABRIT~1\AppData\Local\Temp\AcPublish_19212\3730006 EC.dwg
Plot Date: Jun 14, 2023 - 9:58am
LAYOUT: 3 DITCH CHECKS

Attachment: Packet Docs, NSB (8611 : Plunkett-Raysh Architects, LLP for North Shore Bank FSB)

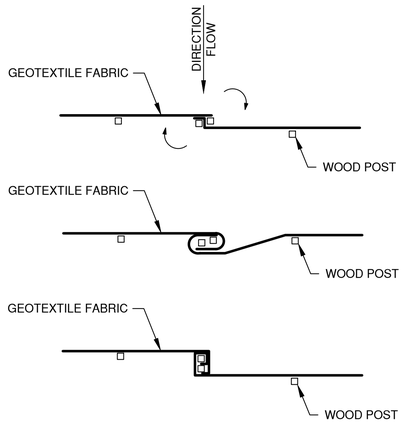


SILT FENCE DETAIL

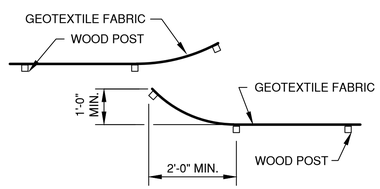
SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON,POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)

   STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B:) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
8. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

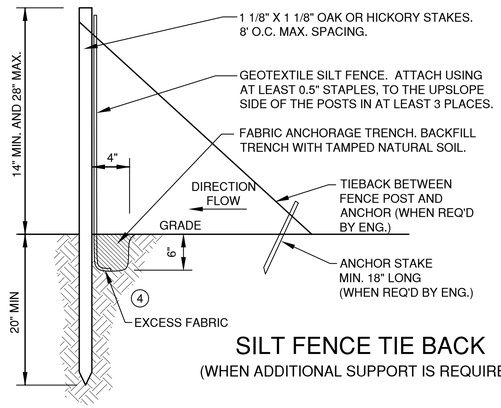


TWIST METHOD 8



HOOK METHOD 8

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED ----
DESIGNED AJB

SITE DEVELOPMENT FOR
NORTH SHORE BANK - MEQUON
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

EROSION CONTROL
SHEET FLOW DETAILS

DATE 05/2023
FILE 3730006 EC
JOB NO. 3730006

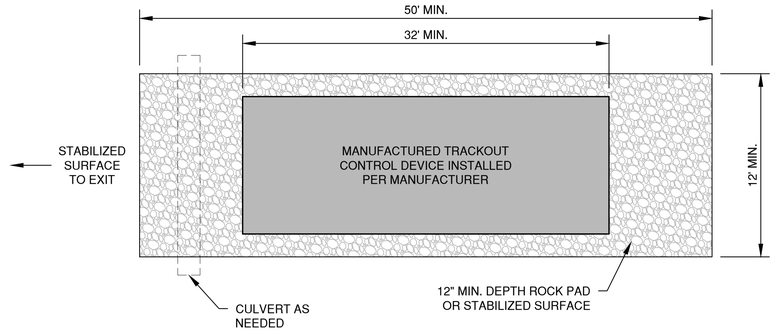
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SHEET NO. 11

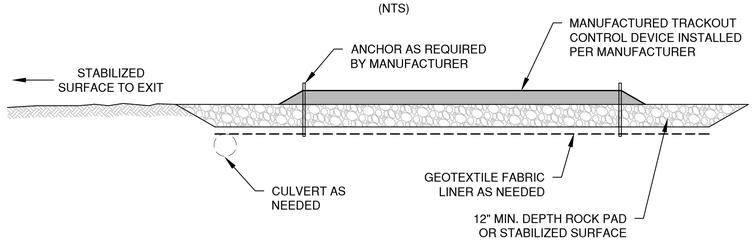
File: C:\Users\ABRET~1\AppData\Local\Temp\AcPublish_1912\3730006 EC.dwg
Print Date: Jun 14, 2023 - 3:08pm
LAYOUT: 4 SHEET FLOW

Attachment: Packet Docs, NSB (8611 : Plunkett-Raysh Architects, LLP for North Shore Bank FSB)

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

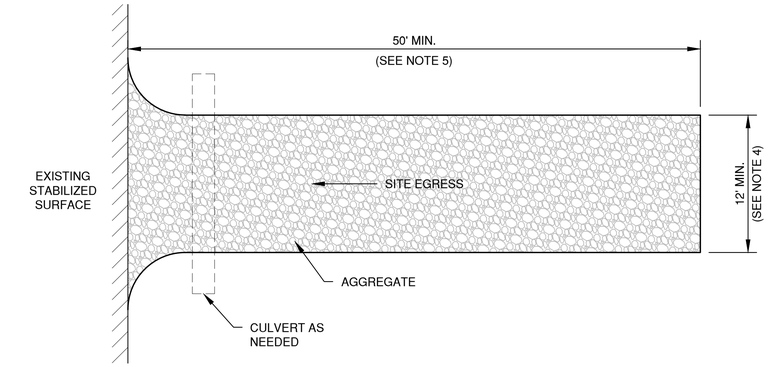


SECTION VIEW

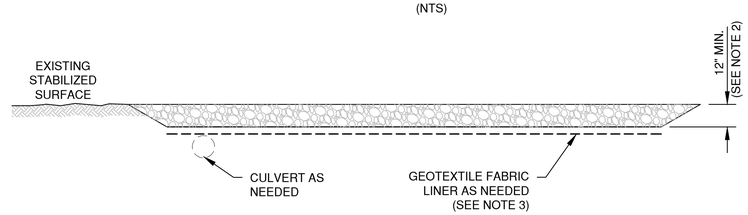
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: ----
DESIGNED: AJB

SITE DEVELOPMENT FOR
NORTH SHORE BANK - MEQUON
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

EROSION CONTROL
TRACKOUT CONTROL PRACTICES

DATE: 05/2023
FILE: 3730006.EC
JOB NO.: 3730006

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SHEET NO. 12

File: C:\Users\ABRETT~1\AppData\Local\Temp\AcPublish_19212\3730006 EC.dwg
Plot Date: Jun 14, 2023 - 3:58pm
LAYOUT: 5 TRACKOUT

Attachment: Packet Docs_NSB (8611 : Plunkett-Raysh Architects, LLP for North Shore Bank FSB)

N. PORT WASHINGTON RD.

AA 1
ns 15
Sb 5
AA 1
pv 8
ls 12
cv 18
Sb 5
pa 5
pa 5
AA 1
LAWN
ENTRY DRIVE
ls 20
ec 5
Tm 4
pv 4
Fs 8
cv 20
pa 6
MO 1
AC 1
Hm 10
BANK BUILDING
AC 1
Tm 4
LAWN
PARKING
LAWN
Hk 7
pa 9
Vj 1
Kj 5
DRIVETHRU
AC 1
CO 1
CO 1
AR 1
MO 1
LAWN
LAWN

NORTH

0' 10' 20'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN GQP
CHECKED GQP
DESIGNED GQP

SITE DEVELOPMENT FOR
NORTHSHORE BANK - MEQUON
CITY OF MEQUON
OZAKEE COUNTY WISCONSIN

LANDSCAPE PLAN

DATE 09/2023
FILE 23_0609 NSB MEQUON LS
JOB NO. 23_REL_01

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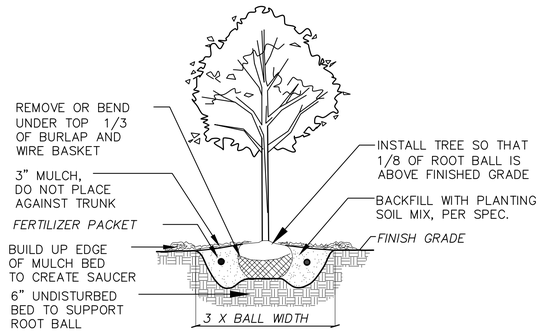
SHEET NO. 4

LAYOUT: SHEET 4
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Plot Date: Jun 12, 2023 - 10:34am

Attachment: Packet Docs_NSB (8611 : Plunkett-Raysh Architects, LLP for North Shore Bank FSB)

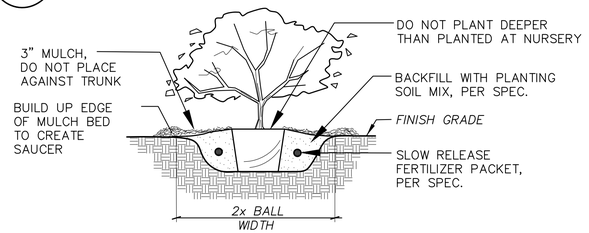
LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Qty's
	SHADE TREES				
AR	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	3" Cal.	B&B	1
AA	Acer rubrum 'Armstrong'	Armstrong Sugar Maple	3" Cal.	B&B	1
CO	Celtis occidentalis	Common Hackberry	3" Cal.	B&B	1
GT	Gleditsia tricanthos 'Skyline'	Skyline Locust	3" Cal.	B&B	1
	ORNAMENTAL TREES				
AC	Amelanchier canadensis	Shadblow Serviceberry	2" Cal.	B&B	2
MO	Malus 'Profusion'	Profussion Crabapple	2" Cal.	B&B	2
	EVERGREENS				
Tm	Taxus tauntonii	Taunton yew	5 Gal.	CG	11
	SHRUBS				
Fs	Forsythia x 'Sunrise'	Sunrise Forsythia	3 gal	Pot	3
Sb	Spirea Bumald 'Anthony Waterer'	A.W. Spirea	2 gal	Pot	7
Hm	Hydrangea macropylla 'Bailmer'	Endless Summer Hydrangea	3 gal	Pot	7
Hk	Hypericum kalmianum	St. Johns Wort	2 gal	Pot	4
Kj	Kerria Japonica	Japenese Kerria	2 gal.	Pot	3
Sp	Syringa pubescens subsp. patula "Miss Kim"	Miss Kim Lilac	2 gal	Pot	6
Vj	Viburnum x juddi	Judd Viburnum	5 gal	B&B	8
	GRASSES				
ec	Elymus canadensis	Canadian Wild Rye	1 Gal.	CG	10
pa	Pennisetum alopecuriodes	Dwarf Fountain Grass	1 Gal.	CG	14
pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.	CG	11
	PERENNIALS				
cv	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	1 Gal.	Container	6
lp	Liatrus pyncostachya	Prairie Blazingstar	1 Gal.	Container	11
ns	Nepeta sibirica	Catnip	1 Gal.	Container	5



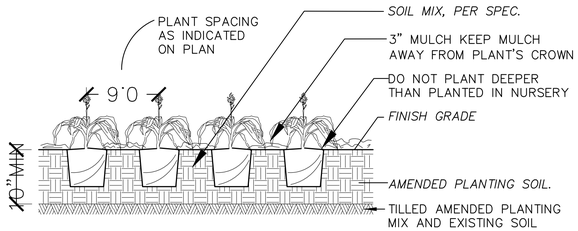
1 B&B TREE PLANTING DETAIL

NTS



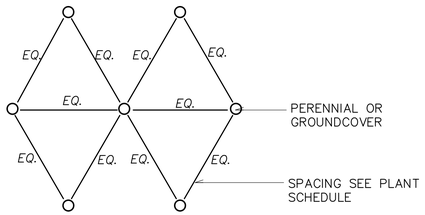
2 SHRUB/GRASS PLANTING DETAIL

NTS



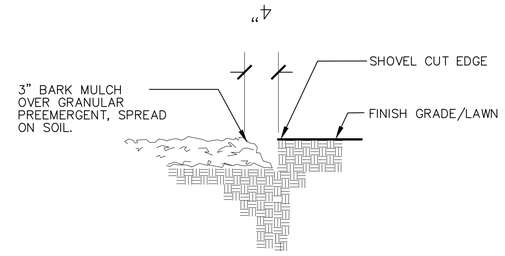
3 GROUNDCOVER / PERENNIAL PLANTING DETAIL

NTS



4 PERENNIAL/GROUNDCOVER SPACING DETAIL

NTS



5 BARK MULCH/SHOVEL CUT EDGE DETAIL

NTS

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN GQP
CHECKED GQP
DESIGNED GQP

SITE DEVELOPMENT FOR
NORTHSHORE BANK - MEQUON
CITY OF MEQUON
OZAKEE COUNTY WISCONSIN

LANDSCAPE DETAILS

DATE 09/2023
FILE 23_0609 NSB MEQUON LS
JOB NO. 23_REL_01

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SHEET NO. 5

File: C:\Users\Projects\23_REL_01 Northshore Bank Mequon\Civil\23_0609 NSB Mequon LS.dwg
Plot Date: Jun 06, 2023 - 12:14pm
LAYOUT: SHEET 5
Attachment: Packet Docs_NSB (8611 : Plunkett-Raysh Architects, LLP for North Shore Bank FSB)

Attachment: Packet Docs_NSB (6811 : Plunkett-Raysich Architects, LLP for North Shore Bank FSB)

MSA ENGINEERING DESIGN BY
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prk PLUNKETT RAYSICH ARCHITECTS, LLP
209 south water street, milwaukee, wisconsin 53204 | t 414 359 3060
2310 crossroads drive, suite 2000, madison, wisconsin 53718 | t 608 240 9900
1970 main street, suite 201, sarasota, florida 34236 | t 941 444 8845
311 camyon wren drive, buda, texas 78610 | t 512 649 9627

3.a.a

44947 NORTH PORT WASHINGTON ROAD - MEQUON, WI 53092

NORTH SHORE BANK
NEW MEQUON BRANCH

REVISIONS:

SITE PLAN - CITY SUBMITTAL

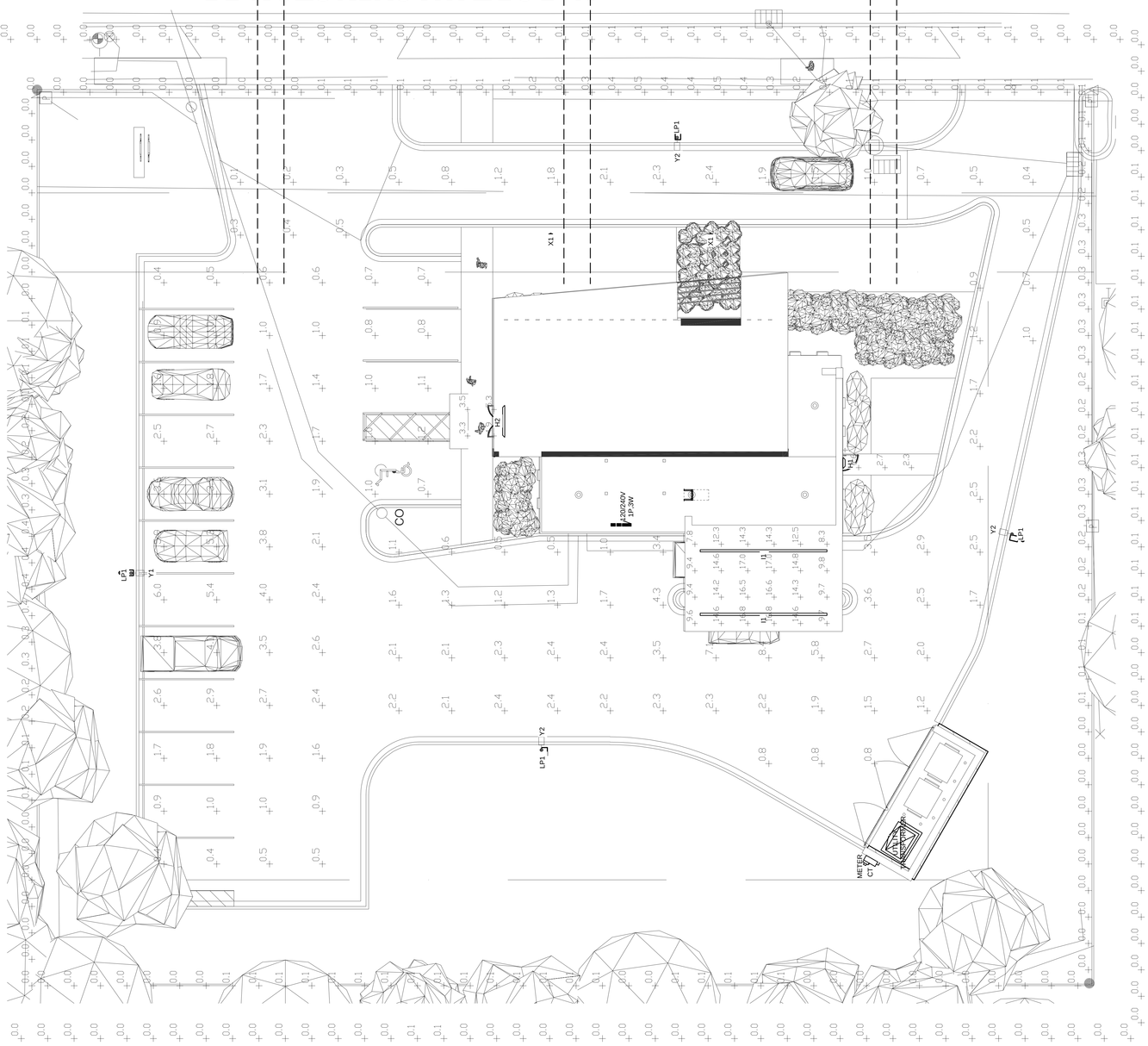
SD PLANNING DESIGN
DD PACKAGE

DATE: 06/19/2022
JOB NO: 220257-0
SHEET NO: E1

Packet Pg. 48

NOT FOR CONSTRUCTION
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N. PORT WASHINGTON RD.



1 SITE PLAN - PHOTOMETRIC
1" = 10'-0"

GENERAL NOTES:
1. SITE LIGHTING CALCULATED AT GRADE.

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

MEQUON NORTH SHORE BANK SITE FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMP TYPE	VOLT	WATTS	MANUFACTURER	CATALOG NUMBER	NOTE
H1	24' LOW PROFILE WALL PACK - 6000 LUMENS - BATTERY	5000K LED	120	10	LUMINAIRE	BLD 24IN MINI 10W 50K MVOLT DF SIL EHB3310	1
H2	27" LOW PROFILE WALL PACK - 7000 LUMENS - BATTERY	5000K LED	120	53	LUMINAIRE	BLD 27IN MINI 53W 50K MVOLT DF SIL EHB3310	1
I1	24'x4' RECESSED LINEAR WEATHERPROOF - 400 LMF	5000K LED	120	96	MARK	SLIMLOP-24FT-FI LP-FL-36CRI-50K-400LMF-MINT-120-XXXSLVT-WL	
LP1	13' STRAIGHT SQUARE STEEL POLE 4" POLE	-	-	-	LITHONIA	SSS-13-4C-DM19	
X1	GROUND MOUNTED SPOTLIGHT - VANDAL GUARD - 1425 & 713 LUMENS	5000K LED	120	21	LITHONIA	DSXFT-P1-50K-H45P-MVOLT-S-DMG DSXFVGU	1
Y2	AREA FIXTURE - TYPE 4 - 18422 LUMENS	5000K LED	120	142	LITHONIA	DSXLED-P3-50K-80CRI-T4M MVOLT SPA-HS	
Y1	AREA FIXTURE - TYPE 2 - 7062 LUMENS	5000K LED	120	51	LITHONIA	DSXLED-P1-50K-80CRI-T4M MVOLT SPA-HS	

GENERAL NOTES:
1. SEE SPECIFICATIONS FOR FIXTURE REQUIREMENTS.
2. ALTERNATE FIXTURES TO HAVE EQUAL CHARACTERISTICS OF SPECIFIED FIXTURES.
3. ALL LED FIXTURES TO HAVE MINIMUM CRI OF 70.
4. ARCHITECT TO SELECT STANDARD COLOR AND FINISH.

PLAN NOTES:
1. FIXTURE TO BE DIMMED TO MEET CITY ORDINANCES.

LP1 & LP2 FIXTURE BASE DETAIL
SCALE: NTS

DRAWN BY: Author 6/19/2023 9:27:36 AM

July 10th, 2023

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 plan Resubmittal for the North Shore Bank development on PWR. The proposed facility fronts on Port Washington Road. PWR is one of the City of Mequon's commercial corridors that the City has required a higher level of landscape treatments since 2012. This is the second landscape revision submittal and the first review of the plan dated 09/2023. Again, the Landscape plan has been submitted by Robert E. Lee & Associates, Inc.

The nature of this review will be to assess the landscape plan for completeness; address appropriateness of design for the Port Washington Road corridor and how the plant palette addresses the Planning Commission's request for greater buffering/treatments within the Port Washington Road corridor. The proposed site use is business/institutional. The business use will be moderately traffic intensive, with two points of Ingress/Egress to the site. The proposal is adjacent to one of Mequon's busiest corridors and surrounded by commercial/business uses. This review will be performed considering both the adjacency to the Mequon corridor and the adjacent zoning. Commentary will be generated by applying the existing and the proposed City of Mequon Landscape Codes.

- ***General Overview:***

  - This review pertains to Landscape Plan sheets: 4 &5, both dated 09/2023. Sheet 4 is titled, LANDSCAPE PLAN; plan sheet 5 is titled LANDSCAPE DETAILS.

  - The plans submitted are sealed by a Wisconsin RLA, as required by Mequon code.

  - The plan is issued at a 1"=10' scale; the plan sheet is clean and the information is easily discernible.

    - The Proposal is for a Commercial/Business use. The site is adjacent to the west side of the Port Washington Road Corridor <PWR>; the proposed commercial site use has two ingress/egresses connecting the site to PWR. PWR is one of Mequon's regional collectors and part of the City of Mequon's designated "Gateway" roadways. Since 2012, the P&Z board has requested additional density landscape treatments and larger scale plantings, especially adjacent to the PWR ROW.

    - Sustainability: This Landscape application does not appear to have given consideration to the application of sustainable site practices, like: Bio-swale filtering treatments or Green Roof application to help slow the rate of hydrologic contribution.

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

- The plan provides an attached plant schedules with common name, scientific name, of plants specified, size specified and the total quantities, as required. Please see the review below for additional commentary of the proposed plant palette, sizing requirements and diversity.

- The plan fails to depict the proposed site lighting locations on the Landscape Plans, although, the plans have been updated to include the business sign location. Although, the plans fail to include a sign elevation.

- The plan graphically depicts a 10' x 20' exterior structure, located in the SW corner of the parking-lot. As shown, this area has no buffering elements to mitigate the refuse/recycle bins from the adjacent properties, as well as, the PWR corridor. City Staff is to confirm if this area is Refuse/Recycle area. It is a requirement to provide 100% buffering and architectural enclosure. Please provide detail to define what are the proposed architectural finishes and dimensions of the proposed refuse center's walls. See the requirements for buffering Refuse/Recycle areas.

Proposed Landscape Material Review:

➢ **Outline of the proposed plant types and quantities found on the plan:**

- Five Deciduous Tree Species, (Total proposed deciduous trees – 6)
- Zero Evergreen Tree Species, (Total proposed conifer trees – 0)
- Eight Deciduous Shrub Species, (Total proposed decid. shrubs – 43 shown)
- One Evergreen Shrub Species, (Total proposed conifer shrubs – 11)

  Four Perennials, Bulbs/corms, Groundcover Species, (Total proposed ground covers/perennials –85 shown)

- Three Decorative Grass species, (Total proposed grasses – 42 shown)

♦ The species proposed have the ability to perform in the local soils and are within the prescribed USDA Zone 5a.

♦ TURF: The Plan fails to provide the following specifics: 1. Specify the proposed turf seed mix; 2. the plans should state the total SQR yards of the turf area.

➢ *Plant Schedule Comments:*

- The entire plant schedule quantity requires an audit; only 2 of the 20 listed plants have an accurate count.

  TREES:

  - AA_Acer rubrum "Armstrong" , the schedule states 1; 3 are shown in the plan. Amend schedule.
  - CO_Celtis occidentalis, the schedule states 1; 2 are shown in the plan Amend the schedule
  - GT_Gleditsia tricanthos "Skyline", the schedule states 1; graphically, zero is depicted. Amend plan.

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

- AC_Amelanchier canadensis (Hasselkus, PhD – UW Arboretum & Dirr, PhD_Arnold Arboretum – lists this species as a shrub not a tree) Amend the plan schedule.

CONIFER SHRUB:

- Taxus tauntonii, the schedule lists 11, the plan only provides 8. Amend the plan to include 11 plants.

SHRUBS:

- The following plant symbols have incorrect counts: Fs, Sb, Hm, Hk, Hk, Kj, Sp, & Vj. Amend Schedule to report accurate quantities. Audit the # of graphic representations shown on plan to equal the stated plant count.

PERRENIALS:

- The following plant symbols have incorrect counts: cv, lp, ls & ns. Amend Schedule to report accurate quantities. Audit the # of graphic representations shown on plan to equal the stated plant count.

GRASSES:

- The following plant symbols have incorrect counts: ec, pa, pv. Amend Schedule to report accurate quantities. Audit the # of graphic representations shown on plan to equal the stated plant count.

- Proposed Deciduous Tree sizes: The plant schedule incorrectly specifies both a 2" & 3" Caliper tree. The City of Mequon has required all trees to have a minimum of 3.5" caliper @ 16" above the rootball since 2012. Proposals within the PWR corridor have typically required 4.0" caliper trees @16" above the rootball. Also, the City of Mequon does not differentiate between deciduous trees and ornamental deciduous trees; amend the schedule's Ornamental caliper to a 3.5", or a minimum caliper of 4.0", if Staff requires the PWR standard to be observed.
- This design proposal fails to meet multiple buffer requirements. The PWR corridor standards are typically observed when the application is for a commercial development. See the Buffer comments below.

➢ *Planting Zone Comments:*

➢ The submittal is organized and provides the following: 1. Street Frontage Zone; 2. Parking Lot Interior Zone; 3. Parking Lot Periphery Buffer; 4. Property Line Buffer Yard; 5. On-Lot Zone; 6. Open Space Zone; 7. Detention Basin; 8. Loading Dock Buffer

➢ **ROW/Street Frontage Zone**:

➢ Port Washington Road ROW: Code requires 1 approved street tree per each side of/30 feet of CL length; the Port Washington Rd. ROW Street Tree planting requirement is not addressed. (The plan FAILS to meet the ROW code tree requirements. Action per P & Z/ Mequon Staff).

➢ **Street/Interior Drives Zone**:

- The Interior Drives: Code requires 1 approved street tree per each 30 feet of drive, on each side of the entire length of drive. The western, eastern & southern Interior Drives planting requirement is not fully addressed in this proposal. The internal drives requires shade trees to address the length of the drives. (The plan FAILS to meet the

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

ROW code tree requirements < plan should be amended to include an additional . Action per P & Z/ Mequon Staff)

- **Parking Lot @ROW Buffer**: The proposed Landscape Code requires 1 tree per 35 linear feet of hard surface adjacent to a ROW<PWR> (not counting the ROW street trees). The proposal provides 3 trees, 1 additional tree is required. (The plan FAILS to meet the ROW code tree requirements. Action per P & Z/ Mequon Staff) The reviewer recommends adding one tree.

- **Parking Lot Interior Zone**. A) The parking lot layout/configuration of 90°stalls only provides limited periphery planting treatments throughout the design. In comparison to the landscape treatments provided at other recent PWR business development proposal, the planting palette is very spartan and the proposed density is minimalist. The proposed periphery plantings will do little to to help break Heat-Island impacts to the site. B) Because of the applicants use of tall shrubs vs. the proposal using climax canopy trees, the proposed landscaping **will not** provide 30% shade over the parking lot. Additionally, the lack of shade coverage is exacerbated by the use of small caliper trees/tall shrubs. Reviewer recommends Decid Trees to be minimally 3.5" caliper < interior site, 4.0 caliper adjacent to PWR> (The plan FAILS to meet the ROW code tree requirements. Action per P & Z/ Mequon Staff) The reviewer recommends adding one tree. Please revise Tree size as stated.) Action per P & Z/ Mequon Staff).

- **Property Line Buffer:** Per the proposed landscape code requirements. The PL edges requires a buffer application of trees, shrubs and mixed ground plantings. This proposal fails to address the PL buffer requirement. The Western PL has 1 canopy tree proposed; the Northern PL has no buffering plantings to help mitigate the headlights/parking lot impacts; the southern PL has a single shrub, a small and a medium tree as buffer. None of these plantings will provide buffering from vehicle lights. (Proposal FAILS to meets the PL/ side yard buffer. Action by City Staff/Planning Board.) Action per P & Z/ Mequon Staff.

- **Foundation Plantings:** The Plan provides foundation planting density at the primary entrance and selectively throughout the proposal. (Proposal meets the intention of Foundation Planting requirements, although considering the prior standards enforced within the PWR corridor, the provided treatment is very Spartan.)

- **Trash Enclosure:** The Refuse/Recycle station; the plan fails to clearly describe what is taking place here. While there is a structure/wall enclosure, the service drive is not addressed and considering the 0' setback, this review would recommend plantings to help mitigate the visual massing or the potential for noise to the adjacent lot.

  (As long as the walls meet the 6' height requirement, the proposal meets the proposed Trash Enclosure buffering code requirement. Although, I would ask for the southern access drive receive additional Street tree & Conifer trees to mitigate the visual massing and the potential noise of the refuse center pick up.)

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❖ *Additional Landscape Observations:*

- The proposal is located on a major arterial collector <PWR>. Per the City Development Plan landscape guidelines, the City has required a higher level of landscape treatments within these corridors to preserve/enhance property values and improve the aesthetic within these concentrated use corridors; these standards have been applied and enforced within Mequon for the last twelve years.

As recommended above, the plant schedule needs to be audited, including:

- Amend tree listings, the specified Amelanchier is a shrub…. & it is suckering <not typically a desirable characteristic in a commercial site>
- Audit & Revise schedule plant counts
- Audit & Revised tree plant size to <min 3.5”Caliper>
- The plan fails to meet a number of the City of Mequon’s existing landscape and proposed buffering codes. There are several actions/decisions to be forwarded by P&Z and, or City Staff. It is this reviewer’s opinion, with a little effort, this plan could be revised to meet the current standard PWR buffering standards.

I hope staff and Planning Commission finds the recommendations and information presented informative and useful.

This concludes the review of the North Shore Bank, PWR landscape submission.

Sincerely,

M. Terry Higgins, RLA.

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

made to this project.

Action
Commissioner Choren made a motion to table this item until further detail about the fixtures can be provided.
Mayor Wirth seconded the motion.
A roll vote was taken; vote passed (5-3) (No votes: Ald. Parrish, Lemke, Gentges)

Action
Ald. Parrish made a motion to table the development agreement amemdment item.
Commissioner Lemke seconded the motion.

Dir. Lundeen stated that due to the timeframe required for paving if the applicant wants to get final plat, that if this is tabled, it is essentially requiring that they pave the surface course.

Ald. Parrish withdrew his motion.

Action
Mayor Wirth made a motion to approve the development agreement amendment per staff conditions.
Ald. Parrish seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	**TABLED [5 TO 3]**	**Next: 10/26/2020 6:00 PM**
MOVER:	Martin Choren, Commissioner	
SECONDER:	John Wirth, Chair	
AYES:	Wirth, Bach, Choren, J. Schaefer, R. Schaefer	
NAYS:	Parrish, Gentges, Lemke	
ABSENT:	Stoker	

f) North Shore Bank. The applicant is seeking a consultation for a 3,250 sq. ft. bank building with rear drive-through for the property located at 11319-11333 N. Port Washington Road.

Asst. Dir. Zader stated that this is a request for a proposed bank to be located on the site where the current Citgo and Mequon Lawn & Garden businesses are located. The request is for a stand-alone bank. Staff has met with the applicant several times and most of the issues have been addressed but there are still a few minor details to work out. The applicant is before the Commission for a consultation as they feel that it is important to get Commission feedback; mainly regarding the design of the building, before going further in the process.

Asst. Dir. Zader showed a site plan and stated that it is a small parcel of only .78 acres; much smaller than the 2-acre B-2 zoning district requirement. This project will require several waivers due to the small parcel. The location of the building was discussed, and the applicant wants to match the Starbucks building to the south; with a 40-foot front set back. Staff supports this as it cannot be placed any further back as it would bump up against the rear parking and building set

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

2) Public Hearing

a) North Shore Bank. The applicant is seeking conditional use grant extension approval to allow for a 3,250 sq. ft. bank building previously approved on November 22, 2021, for the property located at 11319 - 11333 N. Port Washington Road.

Motion
Ald. Strzelczyk made a motion to approve to open a public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (7-0)

No Public Comment

Motion
Commissioner Stoker made a motion to close the public hearing.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (7-0)

Planner Laurie Miller stated that the request is for a conditional use grant ("CUG") extension for a 3,250 sq. ft. financial institution with a drive-thru. The original CUG and building and site plan was approved in October 2020 and an extension was approved in November 2021. A CUG requires that building permits are issued or that the use commence within 1 year of the approval. There are no changes to the building plans however Engineering staff noted in the report that the Mequon Water Utility water connection policy has been adopted and the development must adhere to this policy.

Motion
Commissioner Stoker made a motion to approve the CUG extension per staff recommendations.
Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	John Stoker, Commissioner
SECONDER:	Stephanie Hawley, Alternate
AYES:	Nerbun, Strzelczyk, Bach, Barnes, Gentges, Hawley, Stoker
ABSENT:	Choren, Lemke, J. Schaefer, R. Schaefer

3) Regular Business

a) Walter Buildings for Gierch Farms. The applicant is seeking minor request approval to allow for a 10,800 sq. ft. agricultural storage building for the property located at 10232 W. Bonniwell Road (Gierch Farms).

Planner Miller stated that the proposed structure exceeds 1,000 sq. ft. and requires Commission approval. The proposed pole barn will be 60 feet x 168 ft. and just under 28 feet in height at its peak. The structure will have green steel siding and cream-colored structure panels for roofing. The east elevation is proposed to have a double sliding door and the west elevation will have

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

2) Public Hearing

a) North Shore Bank. The applicant is seeking conditional use grant extension approval for the previously approved bank building with a rear drive-through for the property located at 11319 N. Port Washington Road. This was previously approved in October 2020.

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

No public comment.

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

Planner Vang stated that this item was approved for a conditional use grant (CUG) for the project on Port Washington Road on October 26, 2020. CUG's require the project to either obtain building permits or for the use to commence on the site no later than one year of the date of approval. The applicant has made progress and is working on obtaining building permits, they have not yet been obtained and it is past the year deadline. The approval requested is an extension of the CUG along with the requirement to obtain permits within a year or commence use on the site. Staff recommends approval of the extension of the CUG based on all previously approved conditions from last October.

The applicant, David Kane from North Shore Bank, stated that no issues have arisen that would prevent building, the delay is due to the process (labor shortage, construction delays) taking additional time. They plan to demo the existing building in the next few weeks.

Action
Commissioner Choren made a motion to approve the extension of the CUG.
Commissioner Hawley seconded the motion.
A roll call vote was taken; vote passed (8-0)

RESULT:	**APPROVED [8 TO 0]**
MOVER:	Martin Choren, Commissioner
SECONDER:	Stephanie Hawley, Alternate
AYES:	Strzelczyk, Nerbun, Choren, Gentges, Hawley, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Lemke, Wirth

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	LP1

FEATURES & SPECIFICATIONS

INTENDED USE — **These specifications are for USA standards only.** Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

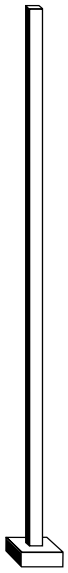
FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

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

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.



Anchor Base Pol

SS

SQUARE STRAIGHT STE

BA

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SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDB

SSS						
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness[2]**	**Mounting[3]**		**Options**	**Finish[14]**
SSS[1]	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting[4] DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/ HLA/KAX Drill mounting[4] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[4,5] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting[4] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	AERIS™ Suspend drill mounting[4,6] DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting[4,6] DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed VD Vibration damper[7] HAxy Horizontal arm bracket (1 fixture)[8,9] FDLxy Festoon outlet less electrical[8,10] CPL12/xy 1/2" coupling[8] CPL34/xy 3/4" coupling[8] CPL1/xy 1" coupling[8] NPL12/xy 1/2" threaded nipple[8] NPL34/xy 3/4" threaded nipple[8] NPL1/xy 1" threaded nipple[8] EHHxy Extra handhole[8,11] STLHHC Steel handhole cover (standard is plastic, finish is smooth) FBCSTL2PC 2 Piece steel base cover (standard is plastic) IC Interior coating[12] L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant[13]	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

1. Handhole covers (HHC), full base covers (FBC) and top caps (TC) shipped separately. No need to call out in nomenclature. For additional parts please order as replacements.
2. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
3. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
4. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
5. All RAD drilling's require a minimum top O.D. of 4".
6. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
7. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
   Example: Pole height is 25ft, A provision cannot be placed above 16ft.
8. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 5ft = 5 and 20ft 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5' 8 ", orientation C = CPL12/5-8C
9. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy. *Example: HA20BD.*
10. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
11. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
12. Provides enhanced corrosion resistance.
13. Use when mill certifications are required.
14. Finish must be specified. Additional colors available; see Architectural Colors brochure linked here (Form No. 794.3 Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: *Order as separate catalog number.*	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings

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SSS Square Straight Steel Poles

TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust

Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft²) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.120"	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.120"	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.120"	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.120"	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.120"	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.120"	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.179"	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.120"	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.179"	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.120"	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.179"	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.120"	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.179"	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.179"	7	6.7	168	4.4	110	2.6	65	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.120"	11	4.7	150	2	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.179"	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.179"	7	19	475	13.2	330	9	225	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.179"	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.179"	7	12.4	310	7.6	190	4.2	105	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.179"	7	7.2	180	3	75	--	--	11--13	1 x 36 x 4	605

NOTE: * EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

TECHNICAL INFORMATION — EPA (ft²) WITH 3-SECOND GUST PER AASHTO 2013

Series	Mounting Height (ft)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate sh weight (lbs.)
SSS	10	4C	20	500	16	400	13	325	10.5	263	8.5	213	7	175	6	150	75
SSS	12	4C	16	400	13	325	10	250	8	200	6.5	163	5	125	4	100	90
SSS	14	4C	13.5	338	10	250	7.5	188	6	150	4.5	113	3.5	88	2.5	63	100
SSS	16	4C	10.5	263	7.5	188	5.5	138	4	100	3	75	1.5	38	1	25	115
SSS	18	4C	8	200	5.5	138	4	100	2.5	63	1.5	38	0.5	13	-	-	125
SSS	18	4G	13	325	9.5	238	7	175	5	125	3.5	88	2.5	63	1.5	38	185
SSS	18	5C	13	325	9.5	238	6.5	163	4.5	113	3	75	1.5	38	.5	13	170
SSS	20	4C	6	150	4	100	2.5	63	1	25	-	-	-	-	-	-	140
SSS	20	4G	10.5	263	7.5	188	5.5	138	3.5	88	2	50	1	25			205
SSS	20	5C	10	250	7	175	4.5	113	2.5	63	1	25	-	-	-	-	185
SSS	20	5G	20	500	15	375	11.5	288	8.5	213	6	150	4.5	113	3	75	265
SSS	25	4C	2	50	0.5	13	-	-	-	-	-	-	-	-	-	-	170
SSS	25	4G	5.5	138	3	75	1.5	38	-	-	-	-	-	-	-	-	245
SSS	25	5C	4.5	113	2	50	-	-	-	-	-	-	-	-	-	-	225
SSS	25	5G	12	300	8.5	213	5.5	138	3	75	1.5	38	-	-	-	-	360
SSS	25	6G	19	475	13.5	338	9	225	5.5	138	3	75	1	25			445
SSS	30	4G	1.5	38	-	-	-	-	-	-	-	-	-	-	-	-	291
SSS	30	5C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	265
SSS	30	5G	6.5	163	3.5	88	1	25	-	-	-	-	-	-	-	-	380
SSS	30	6G	11	275	6	150	2.5	63	-	-	-	-	-	-	-	-	520
SSS	35	5G	2	50	-	-	-	-	-	-	-	-	-	-	-	-	440
SSS	35	6G	4	100	-	-	-	-	-	-	-	-	-	-	-	-	540
SSS	39	6G	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605

NOTE: AASHTO 2013 criteria is the most conservative existing EPA calculation. For poles not showing EPA values under AASHTO 2013, EPA values may exist under commercial criteria (see table above).

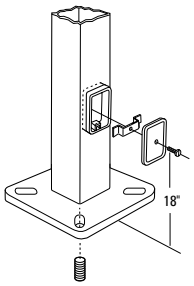
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

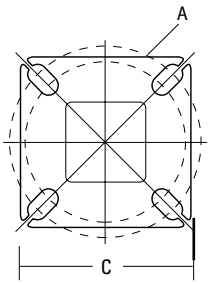
OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

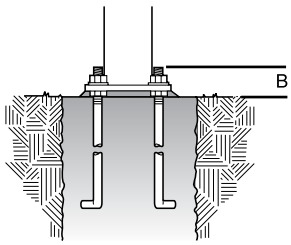
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BASE DETAIL

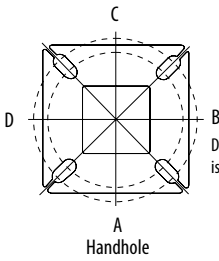


POLE DATA							
Shaft base size	**Bolt circle A**	**Bolt projection B**	**Base square C**	**Base plate thickness**	**Template description**	**Anchor bolt description**	**Anchor bolt and template description**
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G
5"	10" – 12"	3.5"- 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5
6"	11" – 13"	4"- 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	N/A





HANDHOLE ORIENTATION



Default DM19 is on side B.

IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anch bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish dama
- Lithonia Lighting is not responsible for the foundation desig
- Bolt circles have +/- 1/2" tolerance.

CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

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BLADE **BLD**

Vandal Resistant

BLD LE



Fixture Type H1&H2

Date

Job Name

Approved By

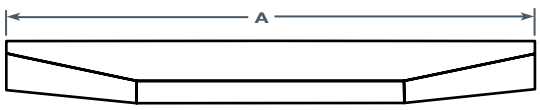
Catalog Number

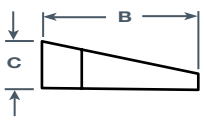
SPECIFICATIONS

Description	The Blade BLDcombines a sleek, patent pending design shaped with high performance, full cut off optics to achieve unobtrusive illumination of a space or path of egress. When mounted over a doorway or mullion, the fixture is perceived as an element of the building structure, and, additionally, provides water protection in the form of a drip cap over the entranceway. Multiple lengths are available to match a given door opening and our quick-mount system facilitates installation and maintenance.
Housing	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat.
Wall Mount	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat. Designed to provide quick mounting to housing and secured with (2) captive stainless steel TORX® head screws.
Lens Frame	Marine grade heat treated extruded aluminum. Secured to fixture (4) captive stainless steel TORX® head screws.
Lens	Extruded UV stabilized opal polycarbonate with integral prisms. Maximum wall thickness 0.160". Secured to housing with die cast aluminum clamps and stainless steel TORX® head screws.
End Plate	Die-cast marine grade aluminum. Chemically primed and finished with robotically applied polyester powder coat.
Drivers	Dimming to 1%, 10% or Programable Lumen Output driver options. Non-Dimming Driver is also available.
LED	Samsung LM561B+ series @ 2700K, 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L70 projected life of over 130,000 hours at 50ºC.
Gaskets	Closed cell self-adhesive neoprene to provide watertight seal between fixture and mounting surface.
UL Listing	U.L., C.UL. Wet Location Listing standard.
Buy American Act	Luminaire LED, LLC products are assembled in the USA. Our products meet the Buy America(n) government procurement requirements under FAR, DFARS, and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.
Warranty	**Lifetime** warranty, Luminaire LED incorporated will repair or replace any fixture damaged due to vandalism for the lifetime of the installation. **10-year** warranty on LED boards against operational defects. Tested in accordance with LM-80. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed.
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. The product images shown are for illustration purposes only and may not be an exact representation of the product. Specifications subject to change without notice.

DIMENSIONAL DATA

	A	B	C
BLD12	20.0"	5.6"	2.4"
BLD24	30.8"	5.6"	2.4"
BLD36	41.6"	5.6"	2.4"
BLD48	52.4"	5.6"	2.4"
BLD72	74.0"	5.6"	2.4"





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ORDERING INFORMATION

Example: BLD 48IN MIN1 35W 27K 120 CLP WH

Series*	Size (Nominal)*[1]	Drivers*	Dual Drivers	Wattage (Nominal)[1]	Lumens (For PRD Only)
BLD Mullion Mountable Vandal Resistant Full Cut-off Path of Egress Luminaire	12IN[2,3] 24IN[4,5,6] 36IN[7] 48IN[8] 72IN	MIN1 Dimming to 1% MIN10 Dimming to 10% NODIM Non-Dimming Driver PRD Driver Programmed to Specific Lumen Output Consult Factory *PRD not available with Wattage* *PRD standard 0-10V dimming to 1%*	2DRV[9,10] Two LED drivers for independent LED board operations.	5W 20W 55W 10W 30W 15W 35W *Required for all drivers except PRD driver*	200LM - 6300LM - Lumens available in 100LM increments *Lumens required if PRD driver chosen*

CCT*	Voltage*	Lens*	Finish*
27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	120 120 Volt 277 277 Volt MVOLT 120-277 Volt 347[9,11,12] 347 Volt	DP Diffused Polycarbonate	BLK Black WHT White BRZ Bronze GRY Gray SIL Silver CUST Custom Color, Consult Factory RALTBD Ral Paint finishes RALTBD for pricing only. Replace with applicable RAL call out when ready to order. See the RAL BROCHURE for available options

*Required

OPTIONS

Emergency[13]

EMB310	Self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F). 1000 lumens	EMB20R[15,16]	Remote mounted micro inverter that will operate a 25W maximum load for 90 min. 0°C (32°F) to 45°C (113°F)
EMB310ST	Self-testing, self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F) Meets CA Title 20 Standards. 1000 lumens	EMB125R[16]	Remote inverter that will operate a maximum 125W load for 90 min. 20°C (68°F) to 30°C (86°F)
EMB310T20	Self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F). Meets CA Title 20 standards. 1000 lumens	EMB250R[16]	Remote inverter that will operate a 250W maximum load for 90 min. 20°C (68°F) to 30°C (86°F)
EMB10ST	Self-testing, self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F) Meets CA Title 20 Standards. 1000 lumens		
EMBDA[14,19]	Two drivers and two emergency battery packs self-contained within fixture for independent light engine operation. Each battery pack will operate each light engine for a minimum of 90 minutes		

Knockout	Fusing	Photocell	Sensors	Hardware
KO2 Optional mouse hole in both end caps for accessing 1/2" knockout	GLR[17] Fuse and Fuse Holder	PC[11,17] Photoelectric Switch	PIR[18] Passive Infrared Occupancy Sensor/Daylight Harvesting Photocell. Maximum coverage 10' radius from 8' height. PIR50[9,18,19] Passive Infrared Occupancy Sensor/Daylight Harvesting Photocell. Maximum coverage 10' radius from 8' height. 50% of LED's constantly on and 50% sensored on/off *RCHRC required for Field Adjustable Settings*	PHSC Phillips Head instead of TORX® head

Ordering Notes

1. See Size and Wattage Chart
2. Not available with EMB10ST, EMB310, EMB310ST, or EMB310T20
3. 12IN with MIN1 or PRD; Not available with PIR
4. Not available with MIN1 or PRD and EMB10ST, EMB310, EMB310ST, or EMB310T20
5. Not available with 2DRV and PIR or PIR50
6. Not available with PIR or PIR50 and EMB10ST, EMB310, EMB310ST, or EMB310T20
7. 36IN with MIN1 or PRD; Not available with 2DRV and EMB10ST, EMB310, EMB310ST, EMB310T20
8. 48IN with MIN1 or PRD; Not available with 2DRV and PIR or PIR50 and EMB10ST, EMB310, EMB310ST, or EMB310T20
9. Not available with 12IN
10. 24IN with 2DRV; Not available with EMB10ST, EMB310, EMB310ST, or EMB310T20
11. Not available with PIR or PIR50
12. Not available in 24IN with 2DRV
13. Not available with 347
14. Only available in 72IN
15. Not available with Wattage or 25W or PRD
16. Not available with MVOLT
17. Not available with MVOLT or 347
18. Not available with EMB20R, EMB125R, EMB250R
19. Must include 2DRV

Accessories: *Order as separate catalog number.*

TXSD	TORX® Screwdriver Bit *Initial shipment includes one (1) TXSD per fixture*
RCHRC	Remote Control for Field Adjustable Sensor Settings *One (1) RCHRC per Job for PIR/PIR50 Sensor. Optional*

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SIZE & WATTAGE CHART

Size	Wattage
12IN	5W | 10W
24IN	10W | 20W
36IN	15W | 30W
48IN	20W | 35W
72IN	30W | 55W

SIZE & LUMEN CHART (For PRD)

Size	Lumen Range
12IN	200LM - 1000LM
24IN	400LM - 2100LM
36IN	600LM - 3100LM
48IN	800LM - 4100LM
72IN	1200LM - 6300LM

PHOTOMETRIC DATA

Model	Watts	Input Watts	Delivered Lumens				
			2700K	3000K	3500K	4000K	5000K
BLD 12IN	5W	6.5W	447	452	461	476	490
BLD 12IN	10W	11.8W	875	885	903	931	958
BLD 24IN	10W	10.6W	962	973	993	1024	1055
BLD 24IN	20W	21.3W	1885	1907	1946	2006	2066
BLD 36IN	15W	14.7W	1444	1461	1491	1537	1583
BLD 36IN	30W	29.6W	2828	2860	2919	3009	3099
BLD 48IN	20W	19.6W	1926	1948	1987	2049	2111
BLD 48IN	35W	36.4W	3770	3812	3890	4011	4132
BLD 72IN	30W	29.4W	2969	3003	3064	3159	3254
BLD 72IN	55W	57.1W	5789	5855	5974	6184	6345
BLD xxIN	PRD		Programmable Driver. Must Specify Lumens in Ordering Information, see Chart above.				

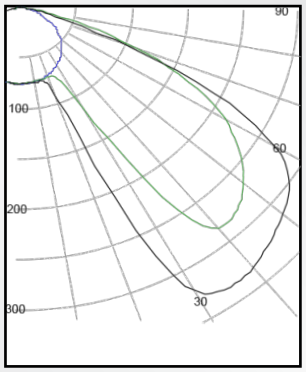
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PHOTOMETRIC DATA

MODEL: BLD 12IN 5W 40K

Delivered Lumens: 476 Lumens



IES FILE: BLD 12IN 5W 40K

Total Power: 7W

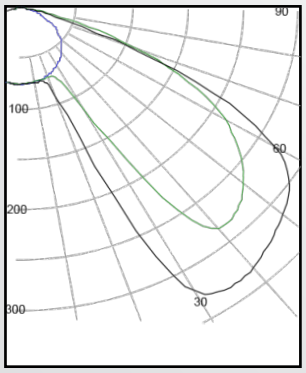
Testing was performed in accordance with IES LM-79-08

Bug Rating: B0U0G1

Zone	Lumens	% Luminaire
0 - 30	69	14.5
0 - 40	149	31.1
0 - 60	359	75.5
60 - 90	117	24.5
0 - 90	476	100.0
90 -180	0	0.0
0 - 180	476	100.0

MODEL: BLD 36IN 15W 40K

Delivered Lumens: 1537 Lumens



IES FILE: BLD 36IN 15W 40K

Total Power: 14.7W

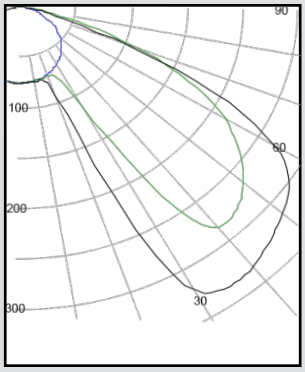
Testing was performed in accordance with IES LM-79-08

Bug Rating: B0U0G1

Zone	Lumens	% Luminaire
0 - 30	377	124.5
0 - 40	640	41.6
0 - 60	1219	79.3
60 - 90	317	20.7
0 - 90	1537	100.0
90 -180	0	0.0
0 - 180	1537	100.0

MODEL: BLD 36IN 30W 40K

Delivered Lumens: 3009 Lumens



IES FILE: BLD 36IN 30W 40K

Total Power: 29.6W

Testing was performed in accordance with IES LM-79-08

Bug Rating: B1U0G1

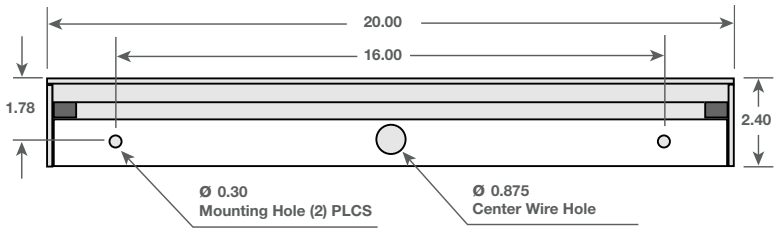
Zone	Lumens	% Luminaire
0 - 30	739	24.6
0 - 40	1253	41.6
0 - 60	2387	79.3
60 - 90	622	20.7
0 - 90	3009	100.0
90 -180	0	0.0
0 - 180	3009	100.0

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

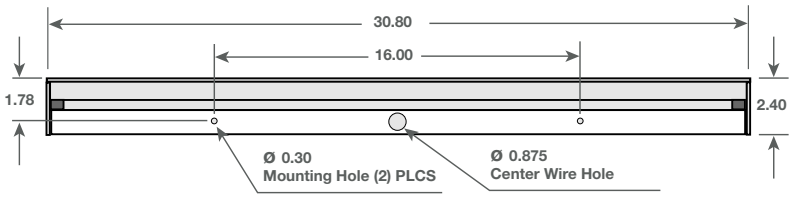
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MOUNTING PLATE DETAILS

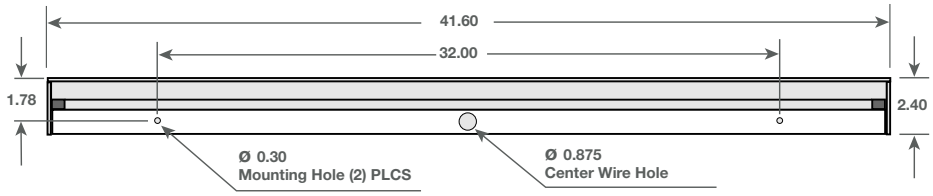
BLD12



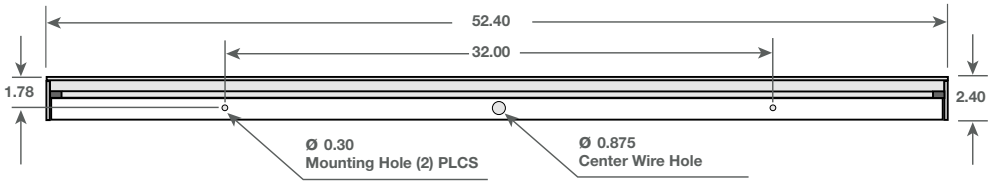
BLD24



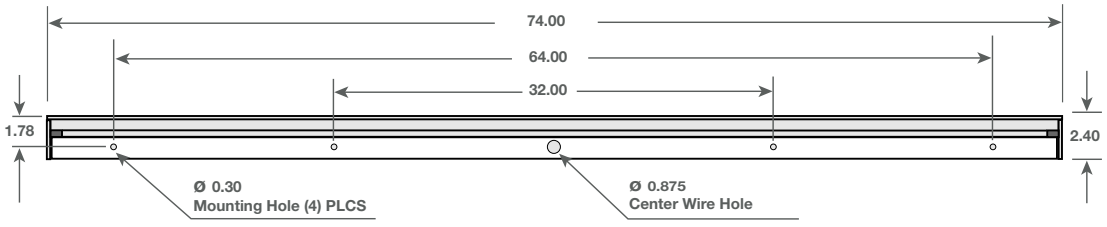
BLD36



BLD48



BLD72



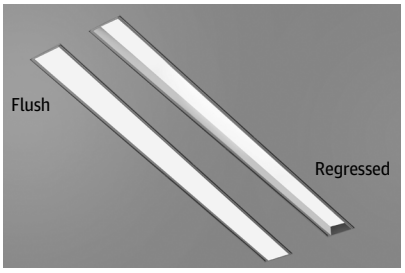
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MARK
ARCHITECTURAL
LIGHTING™

Slot 4 LED
Recessed Linear

Type:



Slot 4 LED takes both form and function a step further with increased efficacy and integral controls creating a digitally addressable luminaire that is perfect where visually harmonious illumination and energy efficiency are desired.

Slot 4 LED is the ideal choice for spaces that emphasize lines and clean contemporary design. It is a perfect fit for Armstrong TechZone™ ceiling systems. A regressed lens option provides added dimension to the sleek, slender design and the flush lens now has a Wet Label option.

Project:

LP1

Catalog Number:

DO NOT TYPE HERE. Autopopulated field.

Specification Features

Housing
Nominal 4" x 2', 3', 4', 5', 6', 7', 8' and continuous rows in 1" increments as standard, upper housing fabricated from cold-rolled steel with extruded aluminum ceiling trim.

Finish
Polyester powder coat painted finish.

Reflector
Precision-formed steel; high reflectance matte white powder coat; 93% reflectivity.

Shielding
Flush Lens: Snap-in 90% transmissive satin acrylic lens. Lens is not sealed or gasketed.

Regressed Lens: Lay-in 90% transmissive satin acrylic lens.

Mounting
Recessed. Available for sheetrock, 9/16" slot grid or 15/16" inverted tee ceilings, or 9/16" inverted tee.

Certification
CSA tested to UL 1598 standards. Optional Damp or Wet location listings available, see ordering tree. This product is IC rated.

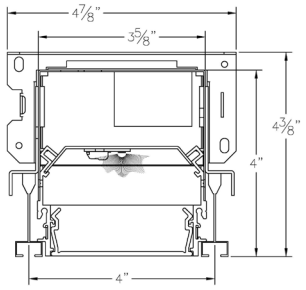
Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

A+ Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products.
All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specification for chromatic consistency - including color rendering, color fidelity, and color temperature tolerance around standard CIE chromaticity coordinates.

To learn more about Acuity A+ standards, specifications, and testing, visit www.acuitybrands.com/aplus

***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.

Technical Drawing



Flush - (FLP)

Fixture Performance - SL4L*

Lumens Output	400 LMF		600 LMF**		800 LMF**		1000LMF	
Fixture Style	RLP	FLP	RLP	FLP	RLP	FLP	RLP	FLP
Delivered Lumens/FT	316	314	544	541	737	734	928	924
Input Watts/FT	4	4	6	6	8	8	10	10
Lumen/Watt	91	91	95	95	93	93	90	89

** CCT (35K)*
** Consult factory for customized lumen output and wattage*
*** Based on calculated values*

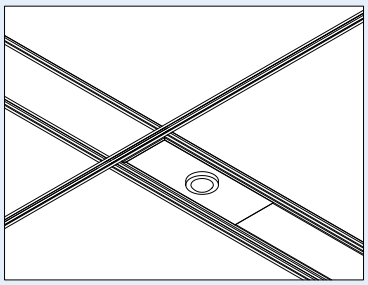
Note: *UGR data available on Page 5*

LED Components
Linear: Nichia® - 757 Series LED chips (available in 80 or 90 CRI)

LED Life
Rated 65,000 hours (L80) at 25 °C ambient temperature.

Color Consistency
The Acuity Brands circuit boards for the linear LED components use a precise binning algorithm which creates a consistent color temperature from board to board. Color variation is no greater than a 2.5 Step MacAdam (2.5SDCM) along the black body locus from board to board.

Driver
eldoLED constant current driver options delivers ultra-smooth dimming resolution from 100% to 0.1%, while assuring flicker free, low current inrush, 89% efficiency and low EMI.



Occupancy Sensor (PDT) and/or Photocell (ADC)

Integrated Controls
Optional nLight® embedded controls make luminaire addressable- allowing it to digitally communicate with other nLight enabled controls such as dimmers, switches, occupancy sensors and photocontrols. Simply connect all the nLight enabled control devices using standard CAT5 Cabling. (Input option: NLIGHT)

Photometry
For photometric information refer to www.marklighting.com.

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MARK ARCHITECTURAL LIGHTING™

Slot 4 LED
Recessed Linear

Design Select options indicated by this color background.

Ordering

Example: SL4L LOP 4FT FLP TG 90CRI 35K 400LMF MIN1 277V NLIGHT

Series

SL4L	Slot 4 LED Linear Recessed

Linear Length Plan

LOP	Linear Optimized Plan

Total Run Length

2FT	2'
3FT	3'
4FT	4'
5FT	5'
6FT	6'
7FT	7'
8FT	8'
_FT_	*Specify continuous linear feet in 1" increments (7FT6 = 7FT 6IN)
_FT	**Specify continuous linear feet in 1 foot increments

Fixture Style

RLP[1,3]	Regressed Lens
FLP[2]	Flush Lens

Ceiling Trim

FL[4]	5/8" Flange(sheetrock)
FLINB[23,24]	5/8" Flange (sheetrock) Install From Below
TG	9/16" or 15/16" Flat or Inverted Tee
GB[4]	Trimless (sheetrock)
WFL	Perimeter Mount, 5/8" Flange (Sheetrock)
WTG	9/16" Flat or Inverted Tee, Perimeter Mount

*For metal pan, hard wood or other ceiling types consult factory.

Direct Light Source Color Rendering

80CRI	80 CRI
90CRI	90 CRI

Direct LED Color Temp

27K*	2700K
30K	3000K
35K	3500K
40K	4000K
50K*	5000K

Direct LED Light Output

400LMF	400 Lumens per FT
600LMF	600 Lumens per FT
800LMF	800 Lumens per FT
1000LMF	1000 Lumens per FT
_LMF* [11]	## Lumens per FT (Limited to 300LMF to 1000LMF in 50LMF increments)

Direct Distribution

(blank)	Standard Distribution
WW[5]	Wall Wash

Downlight[11]

2DL[3,6]	LED Downlight Standard
_DL[3,6]	LED downlights per Run (3DL, 4DL, ect.)

Downlight Color Rendering

S80CRI	80 CRI
S90CRI	90 CRI

Downlight Color Temp

S27K	2700K
S30K	3000K
S35K	3500K
S40K	4000K

Minimum Dimming Level

NODIM	Non - Dim
MIN1	Constant current, dimming to 1%
DARK	Constant current, dimming to 0.1%
MIN10[18]	Constant current, dimming to 10%

Voltage

120	120V
277	277V
347[8]	347V

Finish

(blank)	White (satin)
xxx/BLKT	Black (satin)
xxx/SLVT	Silver (satin)
xxx/RALTBD	RAL paint finish

xxx = fill in with the appropriate ceiling trim. Only trims are painted

RALTBD is for pricing only. Replace with applicable RAL number and texture when placing order

Emergency Options

(blank)	No Emergency
_E10WLCP[9]	Number of 4ft Emergency Section(s) with battery pack
_EC[10]	# of Emergency Circuits

Control Input

(blank)	Non-dim [12]
ZT	0 10V
NLIGHT	nLight enabled
NLTAIR2[19]	nLight Air (wireless enabled)
ECOD* [17]	Lutron Hi-Lume digital driver
DALI[20]	DALI compatible

Primary Sensor[13]

(blank)	Single Zone, No Sensor
NS	Multi-zone, No Sensor Main Zone
PDT[14]	Dual Technology Occupancy Sensor, PIR and Microphonics Sensor
ADC[14]	Daylight Dimming Sensor
API[15]	Passive Infrared Occupancy Sensor and Daylight Dimming Sensor
APD[15]	Dual Technology Occupancy Sensor and Daylight Dimming Sensor

Secondary Sensor[13]

(blank)	No additional zones/sensors
SNS	Multi-zone, with no sensor in secondary zone
SPDT[14]	Dual Technology Occupancy Sensor, PIR and Microphonics Sensor
SADC[14]	Dual Technology Occupancy Sensor, PIR and Microphonics Sensor
SAPI[15]	Passive Infrared Occupancy Sensor and Daylight Dimming Sensor
SAPD[15]	Dual Technology Occupancy Sensor and Daylight Dimming Sensor

Tertiary Zone

(blank)	No additional zones/sensors
TNS	Multi-zone, with no sensor in tertiary zone

Options

(blank)	No Options
CP[21]	Chicago Plenum
BAA	Buy America(n) Compliant
WL[3,11,22]	Wet Location Listing
DPL[22]	Damp Location Listing
PWS	6' Pre-Wire, 3/8" Diameter, 18 Gauge

* Requires longer lead time.

Notes

1. Supplied with lift and shift lay-in lens.
2. Supplied with snap-in lens.
3. Wet Location label not available with downlights, regressed lens, or with sensor options, or PWS. Cannot be installed on vertical surfaces.
4. Not intended for post sheetrock installation.
5. Wall Wash not available with downlights, RLP lens and all sensor options.
6. See notes on page 3, downlights only available with DARK dimming level.
7. No longer applicable.
8. Not available with 2' sections, E10WLCP or sensors. Only available with NODIM or MIN1 with ZT.
9. Default battery pack is integral, battery pack will be remote on 2' & 3' (RE10WLCP). Integral battery not available with RLP, WW, sensors or downlights. Only 1 integral battery pack per unit. CP listing must have an integral battery. Remote batteries are not wet location listed, they may be used with a wet location fixture is the battery itself is mounted in a dry location.
10. Standard 4' EC section, defaults to end of run. 2ft, 3ft and 5ft powers entire fixture, 6ft powers 3ft EC section.
11. Not available with ECOD control input.
12. Only available with NODIM option.
13. Sensors not available with WW, NODIM driver, WL, RLP, downlights or 2' & 3' units. Not available with 347 & NLIGHT together. Default location for sensor is the left side of the fixture. For runs the first fixture will include the sensor.
14. Requires ZT or NLIGHT Control Input.
15. Requires ZT, NLIGHT or NLTAIR2 Control Input.
16. No longer applicable.
17. Must select MIN1 options.
18. MIN10 not available with 347, sensors, NLIGHT or NLTAIR2, requires ZT.
19. Must select MIN1 or DARK. Not available with RLP, WW, PDT, ADC or 347, DPL or WL.
20. DALI is only available with DARK or MIN1. It is not available with sensors or downlights.
21. CP not available with NLTAIR2.
22. Lens is not sealed or gasketed.
23. 1" increments will have extended lead times.
24. Not available with RLP regressed lens option.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Maximum order quantity for Design Select lead times is 350 linear feet.

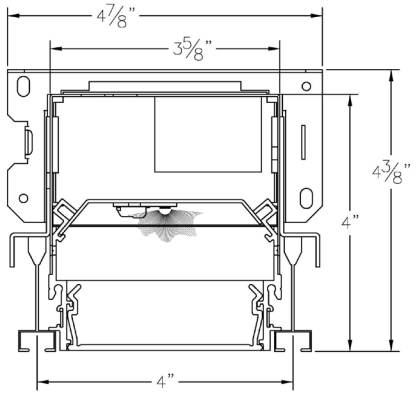
marklighting.com | 800-705-SERV (7378) | © 2015-2023 Acuity Brands Lighting, Inc. All Rights Reserved. We reserve the right to change design, materials and finish in any way that will not alter installed appearance or reduce function and performance.

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

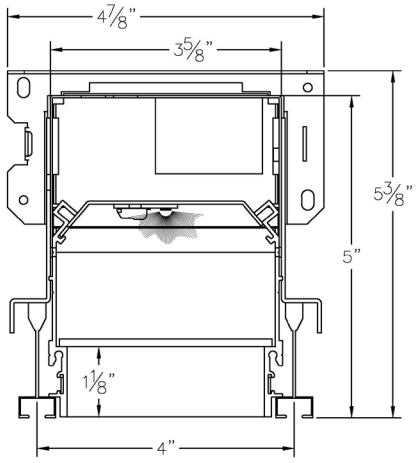
MARK
ARCHITECTURAL
LIGHTING™

Slot 4 LED
Recessed Linear

Technical Drawing

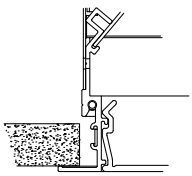


Flush - (FLP)

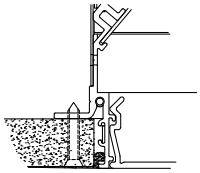


Regressed - (RLP)

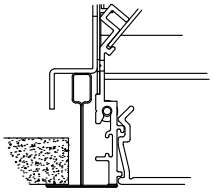
Ceiling Trim



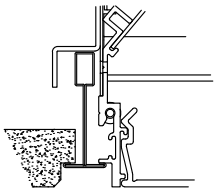
FL
(Flanged sheetrock)



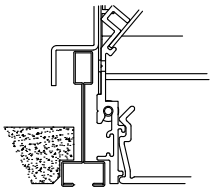
GB
(Flangeless sheetrock)



TG
(15/16" Grid)



TG
(9/16" Grid)

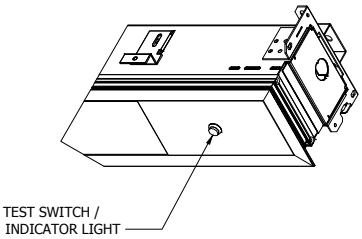


TG
(9/16" Slot Grid)

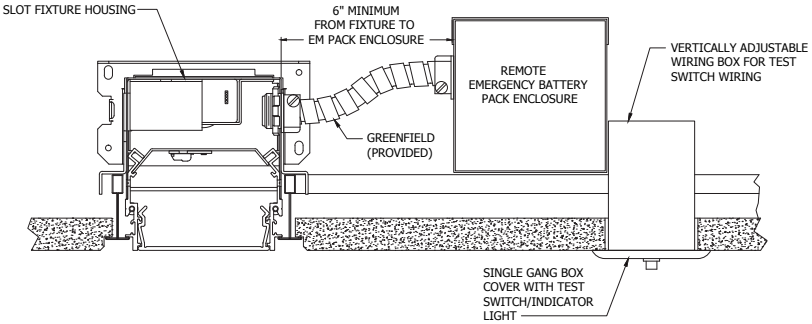
TG ceiling trim is suitable to mounted to a 4" techzone ceiling type.

Emergency Battery

Internally Mounted (E10WLCP)



Remote Mounted (RE10WLCP)



Notes
- Delivers 700 lumens per 4FT length. Default location is the right side of fixture and end of run.
- Provided with 4FT of flexible conduit. Maximum of 25FT remote distance if extended. Extension provided by others.
- See ordering tree notes for remote battery pack scenarios.

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

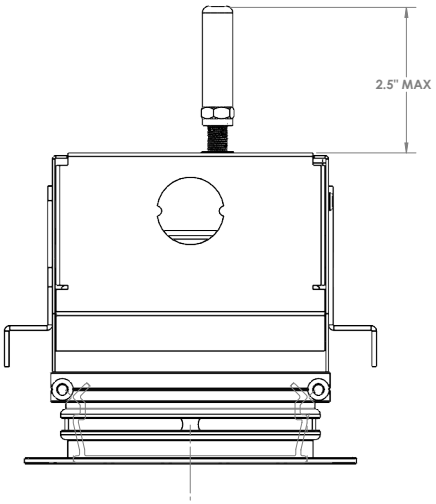
MARK ARCHITECTURAL LIGHTING™

Slot 4 LED
Recessed Linear

nLight Air Wireless

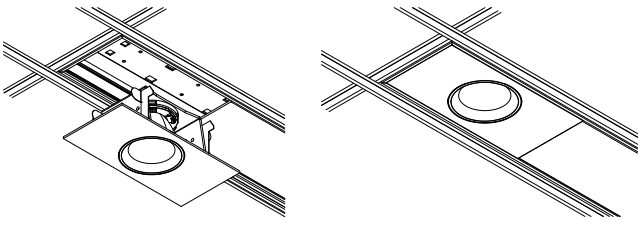
nLight Air

The default location of the antenna will be at the left end of an individual unit. On a run, it will be placed at the beginning or left end of the first section. Please consult factory for other placement options.

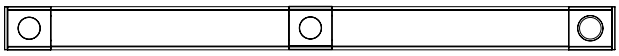


Downlights

Optional downlights powered by Xicato Spot Modules are available with any linear length and no less than 2' on center spacing. Each downlight module is 6W with 700 lumens delivered (28 degree beam spread). Downlights are supplied with a dedicated feed-point and will be controlled separately.



Standard Downlight Location



Other Downlight Configuration (consult factory)

Notes

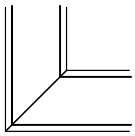
- 2DL - Downlights are supplied at each end of an individual unit
- __DL - Multiple downlights will be supplied with one at each end and the remainder will be centered over the length of the run.
- Downlights are not adjustable and are provided with solite lens

Continuous Runs

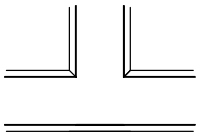
Slot 4 LED continuous rows can be configured in 1" increments.

Run Patterns, Corners and Junction

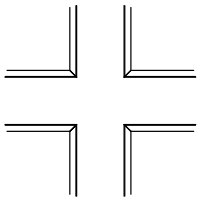
Slot 4 LED patterns be configured in 1' increments with illuminated 90° inside and outside corners, T junctions, and X junctions with standard 2' corner and junction lengths. For custom angles, corner or junction lengths, consult factory.



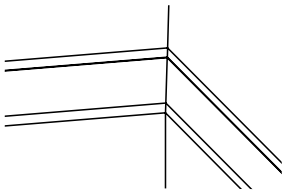
90° Corner



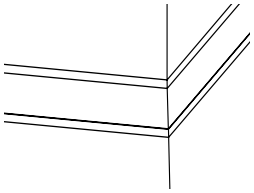
T Junction



X Junction



Inside Corner



Outside Corner

Layout Sketch

Please draw and configure your linear run below.

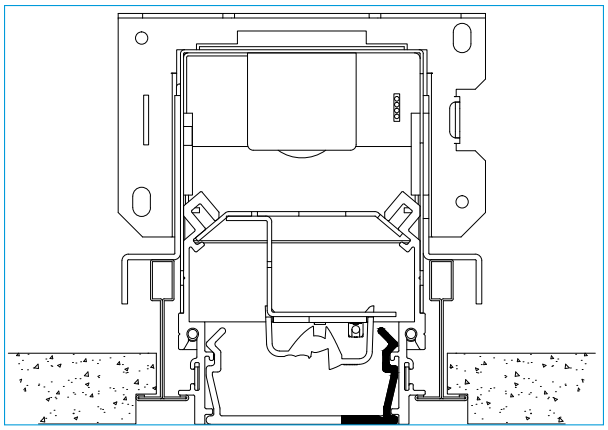
Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

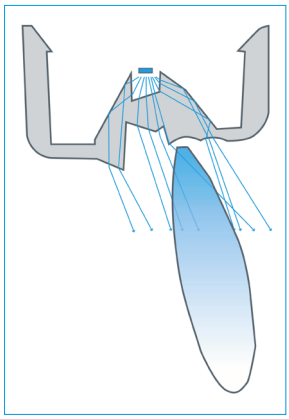
MARK ARCHITECTURAL LIGHTING™

Slot 4 LED
Recessed Linear

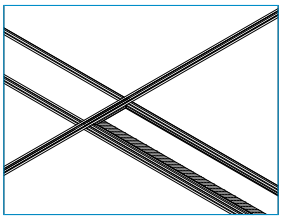
OPTICS

Slot LED's patent-pending, precision lumen DIRECTIR optics condition and refract light to deliver accurately controlled, striation-free, and uniform white light. All lumen DIRECTIR optics are injection-molded, optical grade, UV-resistant acrylic with selective finishing/polishing treatment.

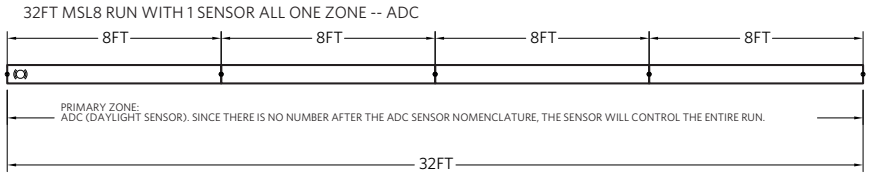




Wall Wash (WW)



INTEGRATED SENSOR LAYOUT



Notes:
- Only one sensor per zone

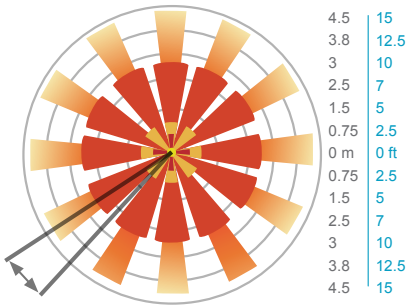
OCCUPANCY DETECTION COVERAGE

At the 7.5 ft (2.9 m) hanging height of a typical pendant mount fixture the sensor provides 10 ft (3.05 m) radial detection of small motion. At a 9 ft (2.74 m) hanging height the radius is 12 ft (3.66 m) for small motion.

Adequate for walking motion detection from mounting heights between 7.5 ft (2.29 m) and 20 ft (6.10 m).

Initial detection will occur earlier when walking across sensor's field of view than when walking directly at sensor.

Initial detection of walking motion into long coverage segment will occur at distances of 2x the mounting height up to 15 ft (4.57 m) and 1.75x up to 20 ft (6.10 m). Lens assembly rotates 15° to enable adjustment in order to line up long segments.



UGR CHART

Lumen Package	UGR (70% 50% 20% REFLECTANCE USING A 4H X 8H ROOM SIZE)					
	Crosswise			Endwise		
	FLP	RLP	WW	FLP	RLP	WW
400LMF	21.4	20.8	20.2	21.4	17.8	18.7
600LMF	23.3	22.7	22.1	23.3	19.7	20.6
800LMF	24.4	23.7	23.2	24.3	20.8	21.6
1000LMF	25.2	24.5	24	25.1	21.6	22.4

**UGR varies based on luminaire options and is affected by application dependent parameters. Numbers depicted here are considered "Luminaire-UGR" and/or "Point-UGR" values. To determine a more precise maximum UGR value ("Application-UGR"), a full lighting design layout should be completed with the selected luminaire configuration for each application.*
*** Click here for more information on UGR FAQ*

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d"series

D-Series DSXF1
LED Floodlight

Catalog Number

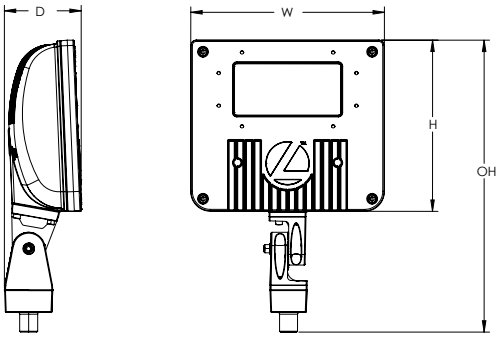
Notes LP1

Type

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

Specifications

EPA:	0.6 ft² *(0.05 m²)*
Depth:	3.52" *(8.9 cm)*
Width:	8.86" *(22.5 cm)*
Height:	7.84" *(19.9 cm)*
Overall Height	13.37" *(34.0 cm)*
Weight:	7.2 lbs *(3.3 kg)*



Introduction

The D-Series floodlights feature a site-wide offering to meet specifier's every floodlighting need in application. The D-Series flood offers three sizes delivering 3,000 to 27,000 lumens. Available with seven precision optics, three mountings and three color temperatures, D-Series floodlights offer vast design capabilities while delivering significant energy savings and long life.

The DSXF1 delivers 3,000 to 5,500 lumens, meeting a large breadth of illumination requirements for design and renovation when replacing 70W to 150W HID floodlights. All configurations are assembled in the USA allowing for quick delivery.

Ordering Information

EXAMPLE: DSXF1 LED P1 40K MSP MVOLT THK DDBXD

DSXF1 LED					
Series	**Performance Package**	**Color Temperature**	**Distribution**	**Voltage**	**Mounting**
DSXF1 LED	P1 P2	30K 3000K 40K 4000K 50K 5000K	WFL Wide flood (6X6) FL Flood (5X5) MFL Medium flood (4X4) WFR Wide flood rectangular (6X5) HMF Horizontal medium flood (6X4) MSP Medium spot (4X4) NSP Narrow spot (3X3)	MVOLT [1] 347	**Shipped included** THK Knuckle with 1/2" NPT threaded pipe IS Integral slipfitter (fits 2-3/8" O.D. tenon) YKC62 Yoke with 2ft 16-3 SO cord

Options

Shipped installed

PE	Photocontrol, button style [2]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
SPD10KV	Separate surge protection

Shipped separately [3]

UBV	Upper/bottom visor (universal)
FV	Full visor
VG	Vandal guard

Finish (required)

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White

Accessories[3]

Ordered and shipped separately.

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" OD tenons; 1/2" THK required (specify finish)
FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" OD tenons; YKC62 required (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" OD tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" OD tenon (specify finish)
DSXF1UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF1FV DDBXD U	Full visor accessory (specify finish)
DSXF1VG U	Vandal guard accessory

For more mounting options, visit our Floodlighting Accessories pages.

NOTES

1. MVOLT driver operates on line voltage from 120-277V.
2. Requires MVOLT or 347V (not available in 480V).
3. Also available as accessories; see Accessories information at left.

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Mounting, Options and Accessories

Mountings



IS – Adjustable Slipfitter
(Fits 2-3/8" O.D. tenon)



YKC62 - Yoke with 16-3
SO cord, 2ft



THK - Threaded Knuckle with
1/2" NPT threaded pipe

External Shields



UBV Visor
Top Mounted



UBV Visor
Bottom Mounted



FV - Full Visor

Accessories



VG - Vandal Guard



DSXF1/2TS - THK
Slipfitter Accessory

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

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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 applicable tolerances. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		30K (3000K, 70 CRI)			40K (4000K, 70 CRI)			50K (5000K, 70 CRI)		
			°H	°V	°H	°V	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd
P1	21W	NSP	37	38	18	19	2,601	124	16,316	2,876	137	18,039	2,876	137	18,039
		MSP	51	51	27	28	2,578	123	9,908	2,850	136	10,954	2,850	136	10,954
		MFL	60	60	46	45	2,435	116	4,027	2,692	128	4,452	2,692	128	4,452
		FL	84	91	59	72	2,682	128	2,255	2,965	141	2,494	2,965	141	2,494
		WFL	109	101	86	85	2,766	132	1,494	3,058	146	1,652	3,058	146	1,652
		WFR	103	92	80	71	2,794	133	1,809	3,089	147	2,000	3,089	147	2,000
		HMF	124	63	100	48	2,329	111	2,001	2,575	123	2,212	2,575	123	2,212
P2	42W	NSP	37	38	18	19	4,741	113	29,740	5,242	125	32,881	5,242	125	32,881
		MSP	51	51	27	28	4,699	112	18,060	5,195	124	19,967	5,195	124	19,967
		MFL	60	50	46	45	4,439	106	7,340	4,908	117	8,115	4,908	117	8,115
		FL	84	91	59	72	4,889	116	4,111	5,406	129	4,545	5,405	129	4,545
		WFL	109	101	86	85	4,753	113	2,568	5,573	133	3,011	5,573	133	3,011
		WFR	103	92	80	71	5,094	121	3,297	5,631	134	3,645	5,632	134	3,645
		HMF	124	63	100	48	4,245	101	3,647	4,693	112	4,032	4,693	112	4,032

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	
0°C	32°F
10°C	50°F
20°C	68°F
25°C	**77°F**
30°C	86°F
40°C	104°F

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXF1 LED P2** platform noted in a 25C 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.

TM-21 Percent Lumen Maintenance	60,000 hrs
Lumen Maintenance Factor	>88%

Electrical Load

		Current (A)					
Light Engines	System Watts	120	208	240	277	347	480
P1	21W	0.18	0.1	0.09	0.08	0.07	-
P2	42W	0.35	0.20	0.18	0.15	0.12	-

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

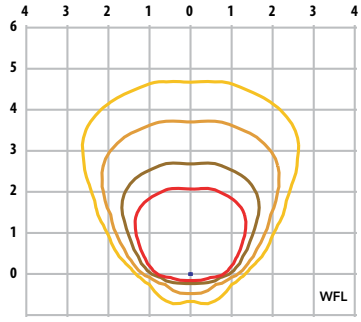
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Photometric Diagrams

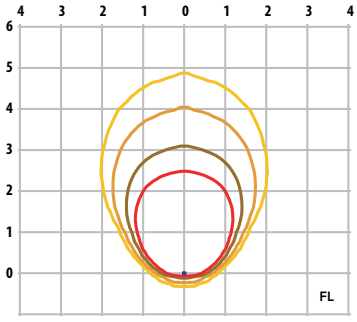
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Flood Size 1 homepage.

Isofootcandle plots for DSXF1. Distances are in units of mounting height (15ft).

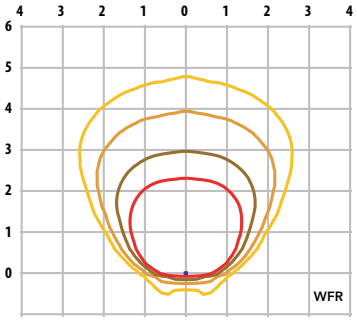
LEGEND
- 0.1 fc
- 0.25 fc
- 0.5 fc
- 1.0 fc



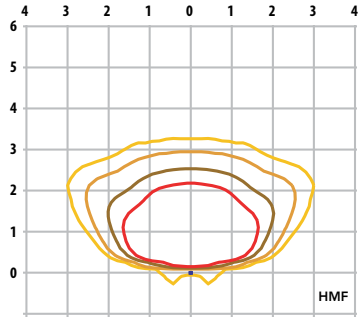
DSXF1 LED P2 40K - Tilted at 45°



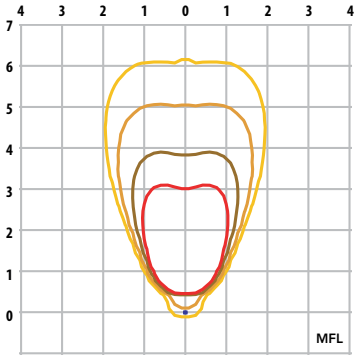
DSXF1 LED P2 40K - Tilted at 45°



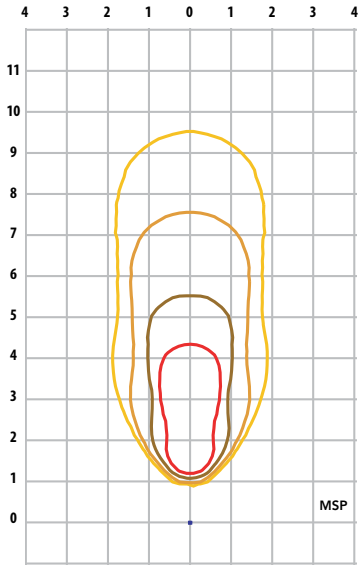
DSXF1 LED P2 40K - Tilted at 45°



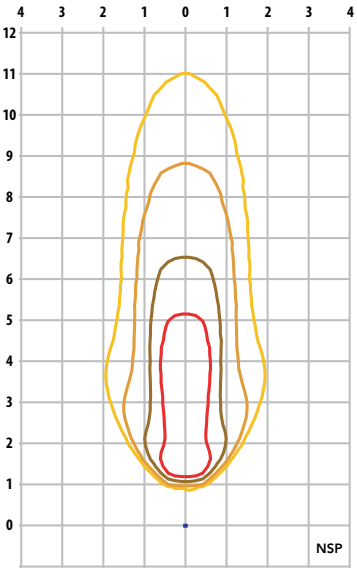
DSXF1 LED P2 40K - Tilted at 45°



DSXF1 LED P2 40K - Tilted at 60°



DSXF1 LED P2 40K - Tilted at 80°



DSXF1 LED P2 40K - Tilted at 80°

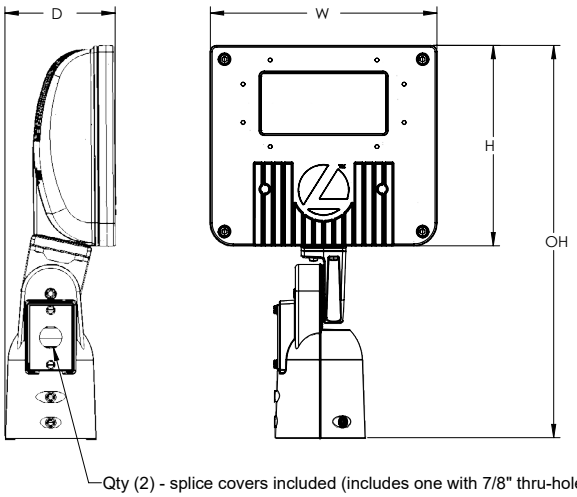
MH = 15ft
Grid = 15ft x 15ft

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

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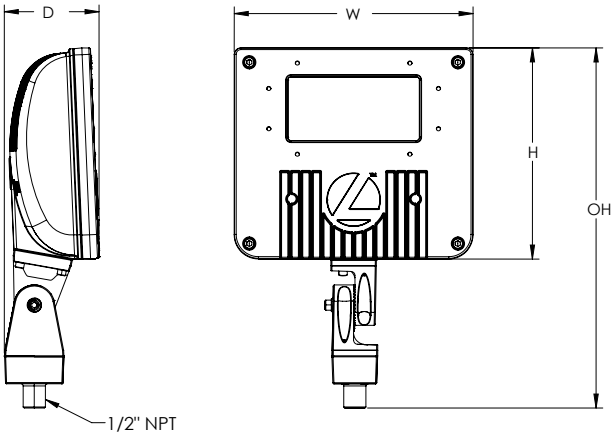
Dimensions

Adjustable Slipfitter (IS)



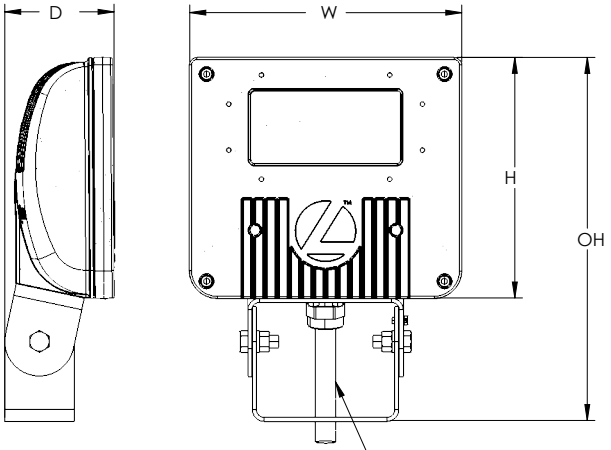
Width: 8.86" (22.5 cm)
Depth: 4.32" (11.0 cm)
Height: 7.84" (19.9 cm) main body
Overall:15.35" (39.0 cm) with arm
Weight: 7.7 lbs

Threaded Knuckle (THK)



Width: 8.86" (22.5 cm)
Depth: 3.52" (8.9 cm)
Height: 7.84" (19.9 cm) main body
Overall:13.37" (34.0 cm) with arm
Weight: 7.2 lbs

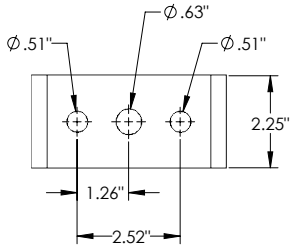
Yoke (YKC62)



Width: 8.86" (22.5 cm)
Depth: 3.56" (9.0 cm)
Height: 7.84" (19.9 cm) main body
Overall:11.84" (30.0 cm) with arm
Weight: 7.5 lbs

Note: Standard cord is 16-3 wire, 2 ft cord. Other lengths can be specified.
Ex: YKC62
YK = Yoke Mount
C6 = 16 gage, 3 wire cord
2 = 2 feet (5 = 5ft, 6 = 6ft, etc.)

Yoke (YK) Mounting Detail



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Pole Mounting Information

Accessories including bullhorns, cross arms and other adapters are available. For the complete line of accessories available, visit the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek and compact design of the D-Series floodlights reflects the embedded high performance LED technology while offering a clean aesthetic suitable for specification and general purpose floodlighting applications. Three sizes are available with seven precision optics allowing for maximum design versatility. DSXF1 delivers 3,000 to 5,500 lumens and is ideal for commercial lighting applications including new construction and replacing 70W to 150W HID floodlights. DSXF1 is ideal for security, facade, flagpole, column grazing and signage lighting applications.

CONSTRUCTION
The DSXF1 LED floodlight features rugged die-cast aluminum construction with integral heat sink fins that optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. The housing and lens frame are completely sealed against moisture and environmental contaminants providing an IP66 rating. Low EPA (0.8 ft2) for optimized wind loading. DSXF1 is 1.5G vibration rated per ANSI C136.31.

FINISH
Exterior painted 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 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, and white. Available in textured and non-textured finishes.

OPTICS
Seven unique precision-molded vacuum-metalized specular reflectors are engineered for superior field-to-beam ratios, uniformity and spacing. Light engines are available in 3000K, 4000K or 5000K (minimum 70 CRI) configurations. Optional visors offer additional versatility when shielding is required.

ELECTRICAL
Light engines consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life. LED lumen maintenance is L88/60,000 hours. Class 1 electronic 0-10V continuous dimming drivers ensure system power factor. 90% and THD <20%. Optional 10kV surge protection device meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

CONTROLS
DSXF2 features MVOLT (120-277V) and 347V button photocontrol.

INSTALLATION
The die-cast integral "IS" mount features an adjustable slipfitter that mounts on a 2 3/8" OD teno Includes integral splice compartment offering easy installation and wiring. An extra cover plate wit 7/8" through hole is provided to accommodate 1/2" water-tight fitting for power run from outside of the tenon. The "THK" adjustable knuckle mount includes a 1/2-14 NPT pipe thread. A steel yoke "YK" mount is available and includes a water tight cord grip and cord. DSXF1 features a glas lens enclosure that is protected to IP66 and is rated for lighting aimed up above 90°. Suitable for mounting within 4 feet of ground.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient.

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.

BUY AMERICAN ACT
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/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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D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

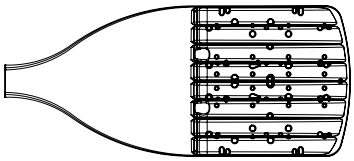
Type Y1&Y2

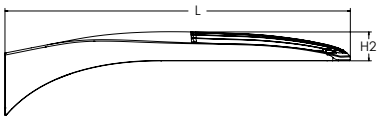
Hit the Tab key or mouse over the page to see all interactive elements.

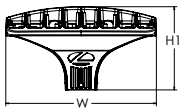
d-series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)







Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in 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 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature [2]	Color Rendering Index [2]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10 [1] P12 [1] P11 [1] P13 [1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare [3] T4M Type IV medium T4LG Type IV low glare [3] TFTM Forward throw medium	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control [3] BLC4 Type IV backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT (120V-277V) [4] HVOLT (347V-480V) [5,6] XVOLT (277V - 480V) [7,8]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling [9] RPA5 Round pole mounting #5 drilling [9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket [10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. [11,12,20,21]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [13,20,21]
PER	NEMA twist-lock receptacle only (controls ordered separate) [14]
PER5	Five-pin receptacle only (controls ordered separate) [14,21]
PER7	Seven-pin receptacle only (controls ordered separate) [14,21]
FAO	Field adjustable output [15,21]
BL30	Bi-level switched dimming, 30% [16,21]
BL50	Bi-level switched dimming, 50% [16,21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]
DS	Dual switching [18,19,21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard) [22]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
CCE	Coastal Construction [23]
HA	50°C ambient operation [24]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

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_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

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Ordering Information

Accessories

Ordered and shipped separately.

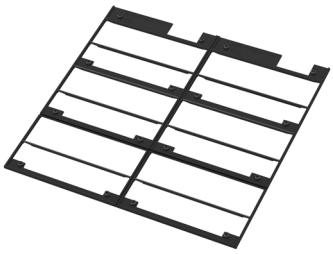
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK	Shorting cap [25]
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES
1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10.
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

Shield Accessories



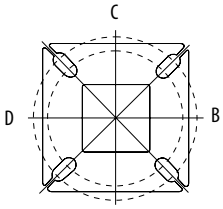
External Glare Shield (EGSR)

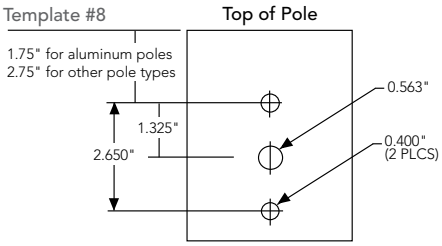


House Side Shield (HS)

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
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

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 Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

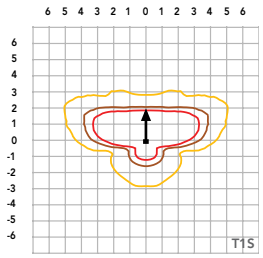
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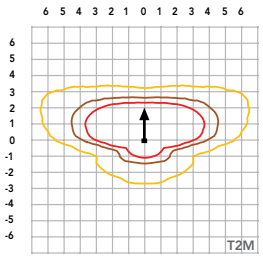
Photometric Diagrams

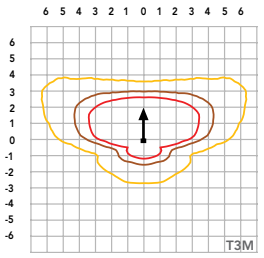
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

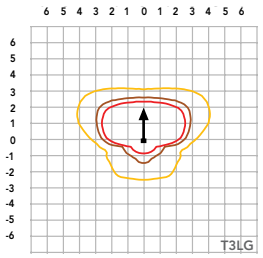
Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

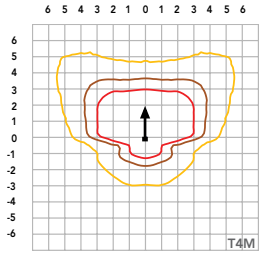
LEGEND
- 0.1 fc
- 0.5 fc
- 1.0 fc

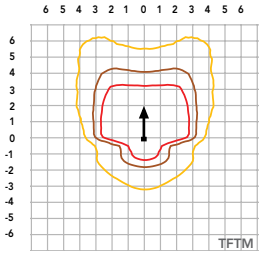


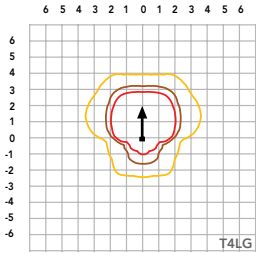


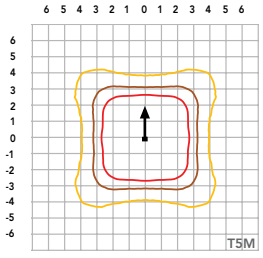


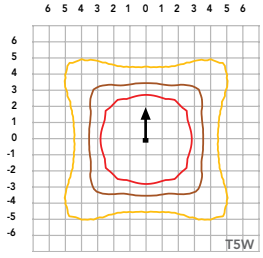


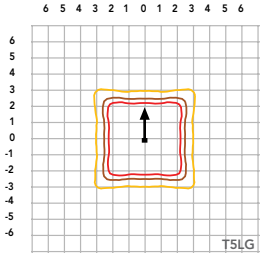


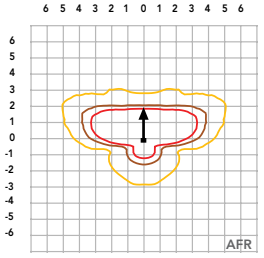


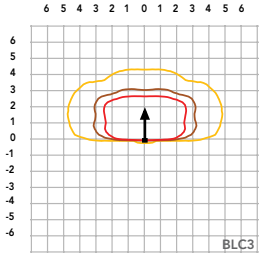


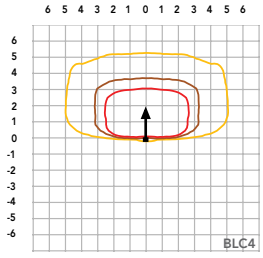


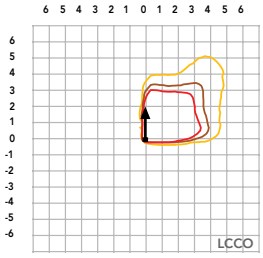


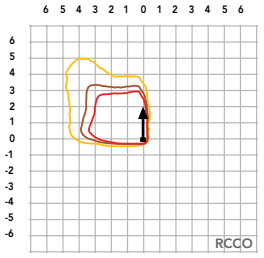












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Performance Data

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°C**	**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	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Phototcell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

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 (not available on DSX0)	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 receptacle	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. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
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 rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

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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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

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Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

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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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

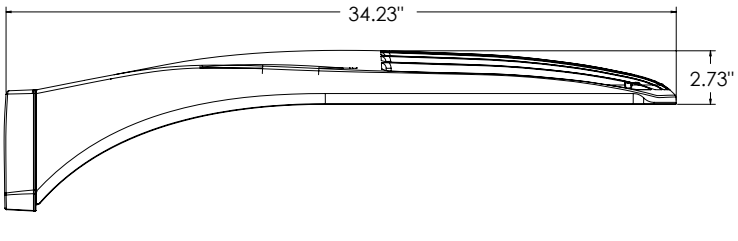
Rotated Optics

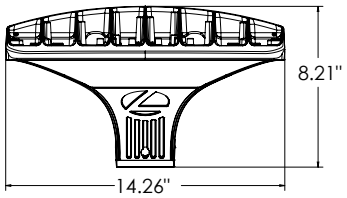
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

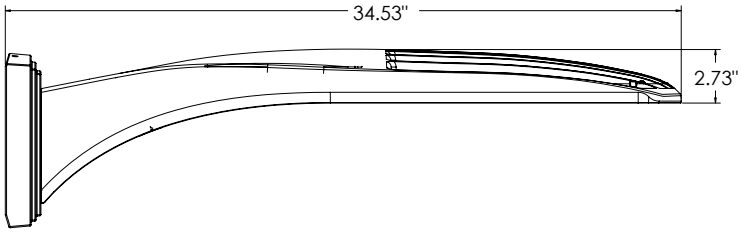
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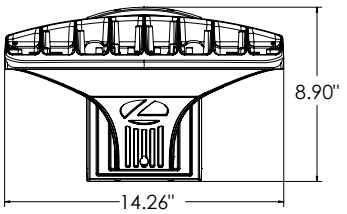
Dimensions



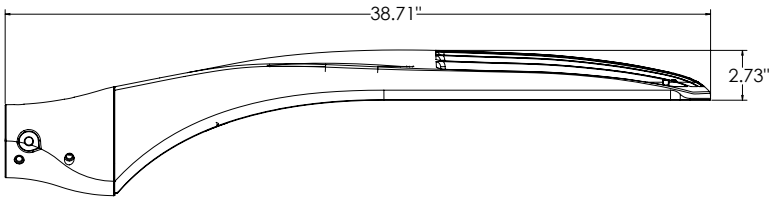


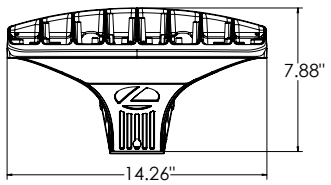
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs





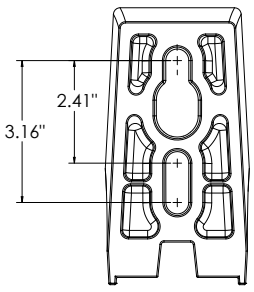
DSX1 with WBA mount
Weight: 38 lbs



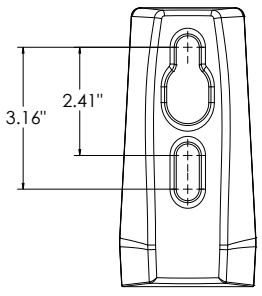


DSX1 with MA mount
Weight: 39 lbs

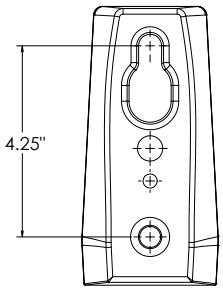
SPA (STANDARD ARM)



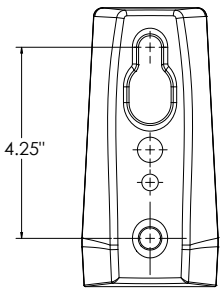
RPA



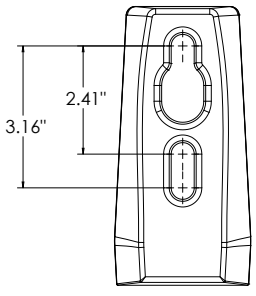
SPA5



RPA5



SPA8N



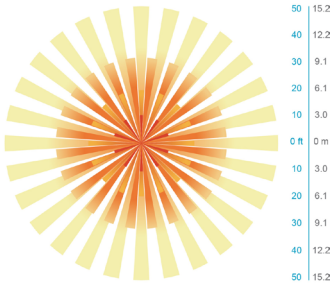
Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

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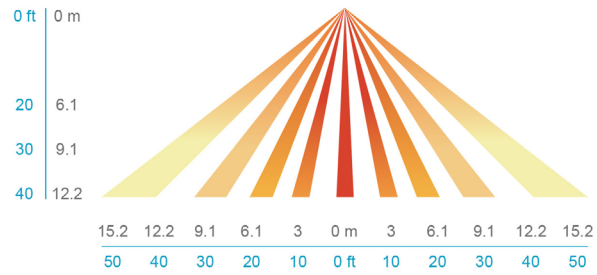
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern
NLTAIR2 PIRHN





Top



Side

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 driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft²) 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.

Coastal Construction (CCE)
Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS
Precision-molded proprietary silicone 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. 80CRI configurations are also available. 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 L81/100,000 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 sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

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
Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standar "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40ºC minimum ambient.

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.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms locate at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

Attachment: Packet Docs_NSB (8611 : Plunkett-Rayish Architects, LLP for North Shore Bank FSB)

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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: **EVAN HOIER, ASSOCIATE PLANNER**

DATE: **July 24, 2023**

SUBJECT: **Perspective Design, Inc. for Ci-Dell Plastics Inc. The applicant is seeking site plan amendment approval to allow for the expansion of the parking lot and storm water basin for the property located at 6301 W. Executive Drive.**

Applicant:	Ci-Dell Plastics
Status of Applicant:	Owner
Requested:	Site Plan Amendment
Existing Zoning:	B-5 (Light Industrial District)
Land Use Plan:	Light Industrial
Lot size:	3.83 Acres
Location:	6301 W. Executive Drive
Tax Key Number:	#14-027-15-011.00
District:	#4

Background: The applicant is requesting site plan amendment for expansions to the parking lot at 6301 West Executive Drive. The parking lot expansion will serve a future building expansion for Ci-Dell Plastics Inc, which is expected to be built out in roughly 3 years but serves to provide parking for an increase in staff and the overlap of staffing during a shift change.

Site Plan Amendment:
The proposed site plan shows one new parking area with the addition of 36 spaces and is in the southwest portion of the site. The proposal meets City setback requirements. The layout of the proposed stalls complies with code requirements and ties into the current parking pattern. Access to the new parking spaces runs through the existing parking lot. The proposed landscaping plan for the new parking lot does not comply with Section 58-564(c) of City ordinance; the applicant is required to have at least 10% of the interior of the parking lot landscaped but has only provided it in 6.1% of the proposed area. The applicant is also proposing to remove two trees on the premises. Upon further review with the applicant, those trees are not specimen trees.

PARKING CALCULATION

ZONING CODE	
Use	Industry and related uses.
Parking	*Warehouse.* One space per employee for the work shift with the largest number of employees, plus one space per 5,000 square

Requirement	feet of gross floor area.

Factors	
Largest Shift	50 employees
Increments of 5,000 sq ft	6

PARKING CALCULATION	
Parking Required	56 stalls
Parking Proposed	71 stalls
Code Requirement	**Meets/exceeds code requirement.**

The Planning Commission has historically preferred to maintain open space versus overparking sites. While improvements to parking and the future loading dock area are normally welcome, creating too much impervious area could be detrimental. However, Ci-Dell has explained that their business has grown quite considerably in recent years and that their current parking lot of 35 spaces cannot handle the 50 employees that it has at this time and that an addition to the parking lot is needed.

Lighting Plan:
A total of six new lighting fixtures are proposed for the new parking areas. The lighting plan shows a zero footcandle at the property line. The parking lot lighting, both with and without taking into account the existing lot, meets the two-foot candle average. The entire lot including the proposed and existing parts maintain an average of 2.30 footcandles, while just the proposed portion has an average of 2.546 footcandles. However, the proposed lighting plan does not meet the 12:1 uniformity ratio either with or without considering the existing lot sections as well. Both the existing and proposed lots have portions with 0.1 and 0.2 footcandles, which keeps their ratio limit to 1.2 or 2.4 footcandles with leeway. Both averages exceed this. The proposed light poles are also listed at 20 feet high. The applicant did not provide the height of the existing building, the code states that no outdoor lighting installation can exceed 16 feet.

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

No changes to street access are proposed. The proposed parking area matches the drive aisle and stall dimensions of the existing parking lot.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

The site is located within the City's sewer service area and the existing building is connected to public sewer and water.

The improvements, including the future building addition, propose an additional 0.91 acres of impervious surface. The site proposes an increase in impervious surface in excess of one-half acre and therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The stormwater management improvements are subject to a drainage financial guarantee per Sec. 58-677(b) of City ordinance. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management facilities are subject to certification in accordance with Sec. 58-677 and 58-678 of City ordinance.

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

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

Site Compliance Review:
Associate Planner, Evan Hoier, conducted a site compliance review. As per City ordinance, any ground mounted freestanding signs shall require a landscaping area that extends a minimum of five feet from the base of the sign. The monument sign at the entrance to the business was found to not include any of the required landscaping. Staff recommends installation of the required landscaping and shall be shown on the final landscaping plan. Other regulations appear to be followed and the site is in acceptable condition.

Staff Recommendation:
Staff recommends **approval** of site plan amendment subject to the following conditions:

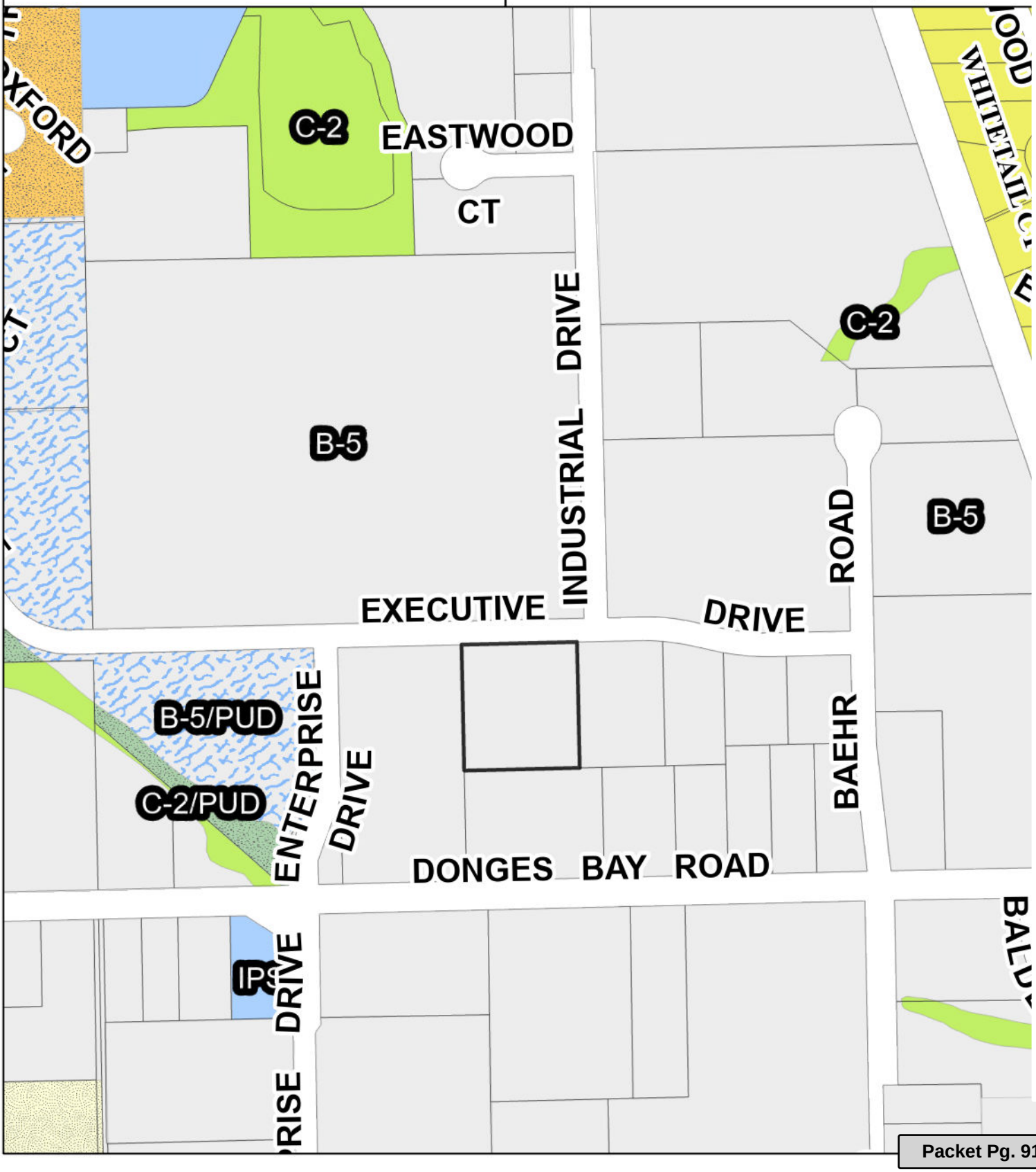
1. Planning staff review and approval of final site, lighting and landscaping plans prior to the issuance of permits. The applicant shall submit such plan within 90 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Installation of lighting on the north end of the existing parking lot to illuminate that area is required and shall create lighting uniformity.
3. Installation of lighting poles that meet City height regulations of 16' and shall be identified on the final lighting plan.
4. Extension of interior parking lot landscaping spaces to meet City's 10% minimum and updated landscaping plan.
5. The monument sign at the entrance of the parking lot shall have landscaping installed to meet City ordinance requirements.
6. The future addition to the building shall not exceed the allowed Floor Area Ratio as per City ordinance.

7. A landscaping escrow equal to 125% of the improvement costs for installation of new landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
8. Engineering Division review and approval of the individual grading, drainage, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
9. 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 and Easement Agreement with maintenance provisions for all proposed Best Management Practices (BMPs).
10. The City Engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
11. Application for and approval of a City Filling and Excavation Permit. The permit is required prior to the issuance of a building permit.
12. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit. The permit is required prior to the issuance of a building permit.

Attachments:
Packet Docs_CiDell (PDF)

CI-DELL

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



Attachment: Packet Docs_CiDell (8612 : Perspective Design, Inc. for Ci-Dell Plastics Inc.)

6301 W Executive Dr., Mequon, WI 53092
262-512-4080(ph)
262-512-4085 (fx)
ci-dell.com

Ci-Dell Thermoset Plastics

Ci-Dell Plastics is a custom mold shop that was founded in 1986 by Ken Cihlar and Dan Trudell. In 1999 a new shop in the Mequon business park was constructed. Currently we own and operate over 20 compression and injection presses. Due to continued growth and customer demand, this facility now operates 24 hours a day, five days a week.

Our 2023 and beyond sales outlook projects continued growth. Since 1999 we have tripled our sales and correspondingly our workforce. Our first shift parking needs are the largest area of concern; however, with expected continued growth and shift change needs, we find that the additional parking requested will meet our needs for the future.

The future warehouse expansion is projected to primarily be raw material storage and product storage, while freeing up room in our manufacturing space. We look forward to remaining a vital part of the Mequon Business Park.

Attachment: Packet Docs_CiDell (8612 : Perspective Design, Inc. for Ci-Dell Plastics Inc.)

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)	
LOT ZONING		
LOT AREA	166,959 SQ. FT.	3.83 Acres
SITE BUILDING AREA	51,300 SQ. FT.	1.18 Acres
TOTAL IMPERVIOUS	90,436 SQ. FT.	2.08 Acres
TOTAL GREENSPACE	76,523 SQ. FT.	1.76 Acres
SITE LANDSCAPE PERCENTAGE	45.8%	
TOTAL PARKING STALLS	70 STALLS	

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

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

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

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

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

(F) LANDSCAPING STANDARDS.

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

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

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

SECTION 84-6. - REMOVAL OF TREES AND REPLACEMENT:

THE TOTAL DBH OF ALL REPLACEMENT TREES SHALL BE 75% OF THE TOTAL DBH OF THE REMOVED SPECIMEN TREES. THE CITY FORESTER'S OR HIS ASSOCIATE SHALL SELECT REPLACEMENT SPECIES AFTER CONSIDERING THE SPECIES REMOVED AND THOSE PRESENT ON THE LOT

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
5. VERIFY LOCATION OF ALL EXISTING EASEMENTS.
6. INSITE LANDSCAPE DESIGN, INC, ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
www.Diggershotline.com
(800)-242-8511
OR

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

LANDSCAPE PLAN GENERAL NOTES

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

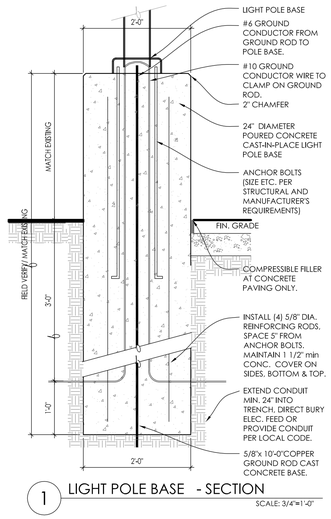
1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING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

PHOTOMETRIC PLAN GENERAL NOTES

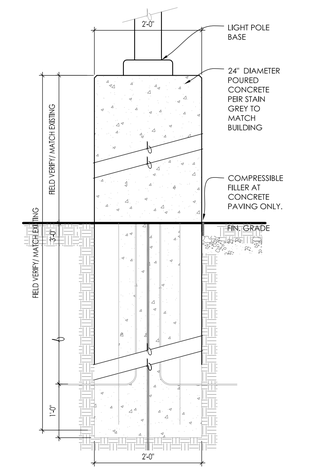
1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON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

EXISTING CONDITIONS GENERAL NOTES

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



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



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

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

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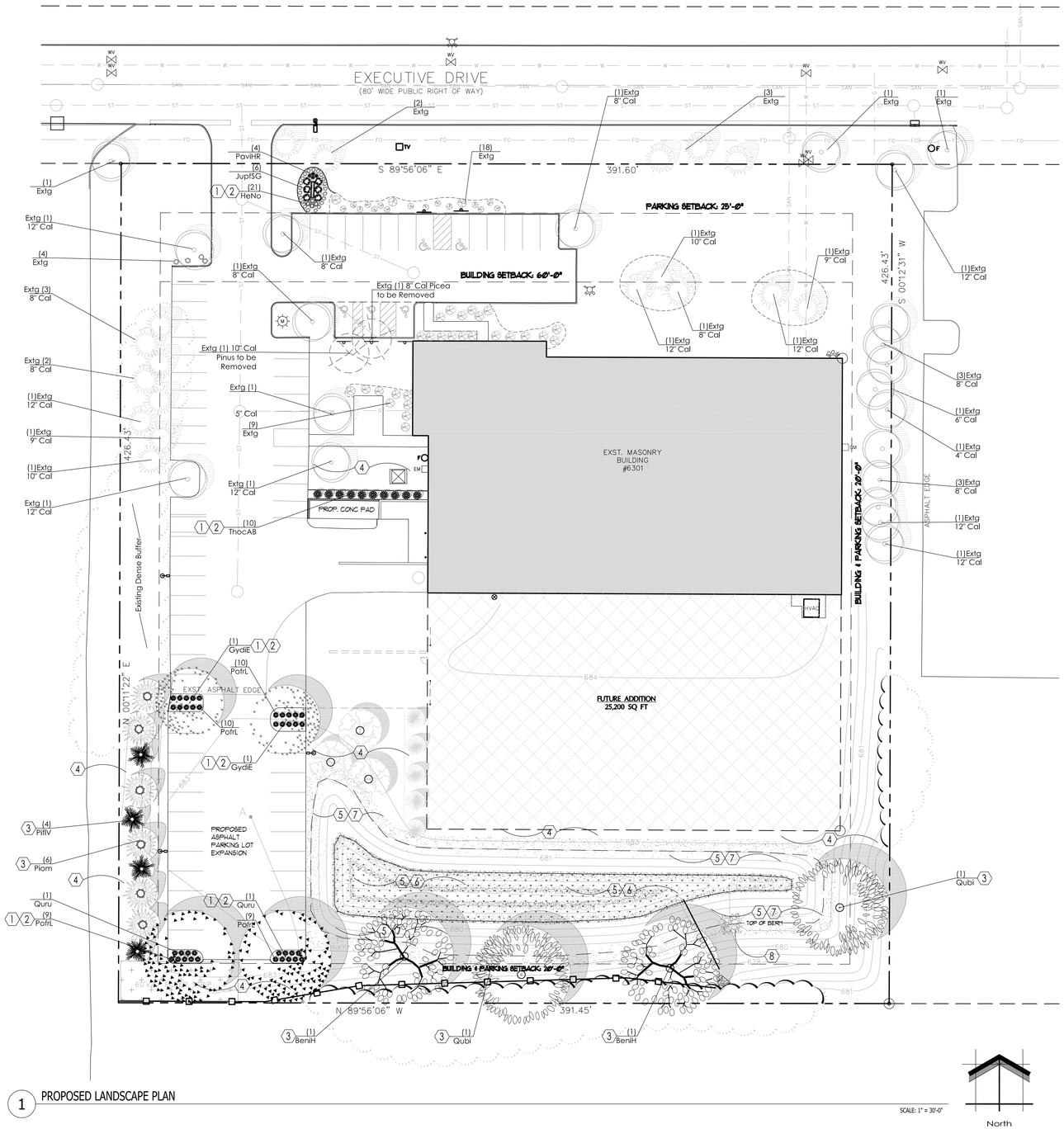
Sheet Title:

PROPOSED PLAN GENERAL NOTES, AND PLANT MATERIAL TABLE

Date of Drawing:	07/14/23
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L23-019

Sheet Number:

LGD1.0



1 PROPOSED LANDSCAPE PLAN

SCALE: 1" = 30'-0"

North

EXISTING INTERIOR PARKING LOT GREEN SPACE

EXISTING PARKING LOT IMPERVIOUS
20,849 SQUARE FEET
EXISTING PAVMENT INTERNAL GREEN SPACE
1,507 SQUARE FEET
7.2%

PROPOSED PROJECT SCOPE INTERIOR PARKING LOT GREEN SPACE

PROPOSED NEW PARKING LOT IMPERVIOUS
9,654 SQUARE FEET
PROPOSED NEW INTERIOR PARKING LOT GREEN SPACE
586 SQUARE FEET
6.1 %

PROPOSED OVERALL INTERIOR PARKING LOT GREEN SPACE

PROPOSED NEW PARKING LOT IMPERVIOUS
30,503 SQUARE FEET
PROPOSED NEW INTERIOR PARKING LOT GREEN SPACE
2093 SQUARE FEET
6.9 %

Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	BeniH		Betula Nigra 'Heritage"	Heritage River Birch	4"-Cal - B&B	1
2	GydiE		Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	3"-Cal - B&B	1, 7
2	Qubi		Quercus bicolor	Swamp White Oak	4"-Cal - B&B	1
2	Quru		Quercus rubra	Northern red oak	3"-Cal - B&B	1
1	Extg		Existing to Remain	Existing to Remain	Existing 5" Cal	2
1	Extg		Existing to Remain	Existing to Remain	Existing 6" Cal	2
1	Extg		Existing to Remain	Existing to Remain	Existing 4" Cal	2
9	Extg		Existing to Remain	Existing to Remain	Existing 8" Cal	2
6	Extg		Existing to Remain	Existing to Remain	Existing 12" Cal	2

Conifer Evergreen

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	Piom		Picea omorika	Serbian Spruce	7' - B&B	4
4	PiflV		Pinus flexis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	7' - B&B	4
10	ThocAB		Thuja occidentalis 'Art Boe'	North Pole Arborvitae	7' - B&B	4
3	Piab		Existing to Remain	Existing to Remain	Existing 12" Cal	2
6	Piab		Existing to Remain	Existing to Remain	Existing 8" Cal	2
2	Piab		Existing to Remain	Existing to Remain	Existing 10" Cal	2
5	Piab		Existing to Remain	Existing to Remain	Existing	2
2	Piab		Existing to Remain	Existing to Remain	Existing 9" Cal	2
1	Extg		Existing Black Hills Spruce to be Removed	Existing Picea glauca to be Removed	Extg 8" Cal Demo	3, 8
1	Extg		Existing Austrian Pine to be Removed	Existing Pinus nigra to be Removed	Extg 10" Cal Demo	3, 8

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
38	PofrL		Potentilla fruticosa 'Lundy'	Happy Face Yellow Bush Cinquefoil	18" - Cont	5
45	Extg		Existing to Remain	Existing to Remain	Existing	2

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	JupfSG		Juniperus x pfizeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	5
4	Extg		Existing to Remain	Existing to Remain	Existing	2

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
4	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
33	HeNo		Hemerocallis x 'Nosferatu'	Trophytaker Nosferatu Daylily	4 1/2" pot	6

Bio Retention Area

Upper Third of the Bowl - Economy Prairie Seed Mix @ Bio-Retention and Adjacent Areas from Agrecol

Quantity	Symbol	Supplier	Type
OVERALL 11,400 sq. ft. VERIFY		Agrecol	Economy Prairie Seed Mix - mixture contains 7 native permanent grass/ sedge species and 15 native forb species. Apply at 33.75 PLS pounds per acre. Refer to cut sheets for mix specifics and installation instructions.

Lower Two-Thirds of the Bowl - Rainwater Renual Seed Mix @ Bio-Retention Area from Agrecol

Quantity	Symbol	Supplier	Type
5,500 sq. ft. VERIFY		Agrecol	Rainwater Renual Prairie Seed Mix - mixture contains 15 native permanent grass/ sedge species and 19 native forb species. Refer to cut sheets for mix specifics and installation instructions.

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil and sow turf grass seed as required.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only
8. ***Existing Tree scheduled to be removed is not listed on the City of Mequon Speciment Tree List, Located in Section 6, of the Administrative Guidelines Policy Manual for Tree Protection and Preservation and Street Tree Requirements (Page 10)***

LANDSCAPE PLAN CODED CONSTRUCTION NOTES

LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

LANDSCAPE INSTALLATION CONTRACTOR TO COORDINATE INSTALLATION OF NEW PLANT MATERIAL AND THE COORDINATION WITH EXISTING TREES TO BE SALVAGED.

1. PLANTING BED MULCH AREA. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
2. EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE. TYPICAL ALL PLANT MATERIAL AREAS. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
3. MULCHED 4'-0" DIA. TREE RING BED AREA w/ EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE AS REQUIRED. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. REFER TO LSP1.2, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. SEEDED AREAS OF TURF GRASS. REPAIR ANY AND ALL TURF DAMAGE FROM THE CONSTRUCTION PROCESS. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE TURF GRASS FOR PROPER GERMINATION AND SURVIVABILITY OF THE SEED MIX AND REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. ALSO, REFER TO GRADING PLAN, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
5. BIONET - S150BN- SHORT-TERM BIODEGRADABLE DOUBLE-NET STRAW BLANKET (0.23 INCHES) INSTALLED AT BIO RETENTION BASINS ABOVE STORM-WATER SEED MIX. - INSTALL WITH 4 INCH BIODEGRADABLE NORTH AMERICAN GREEN BIOSTAKE.
6. RAIN WATER RENEWAL SEED MIX FROM AGRECOL FOR LOWER ⅔'s OF THE STORMWATER MANAGEMENT BOWL. APPLY AT A RATE OF 33 LBS/ACRE. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE PRAIRIE GRASS FOR PROPER GERMINATION AND SURVIVABILITY. ALSO REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. REFER TO GRADING PLAN FOR FURTHER INFORMATION.
7. ECONOMY PRAIRIE SEED MIX FROM AGRECOL FOR UPPER ⅓rd OF THE STORMWATER MANAGEMENT BOWL. A RATE OF 38.5 LBS/ACRE. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE PRAIRIE GRASS FOR PROPER GERMINATION AND SURVIVABILITY. REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL & SEED INSTALLATION AND TO GRADING PLAN FOR FURTHER INFORMATION.
8. CLEAN, DENSE AND WELL GRADED LIMESTONE 6"-12" LIMESTONE RIPRAP LINED w/ HEAVY DUTY WEED BARRIER. REFER TO CIVIL ENGINEERING DESIGN DOCUMENTS FOR FURTHER

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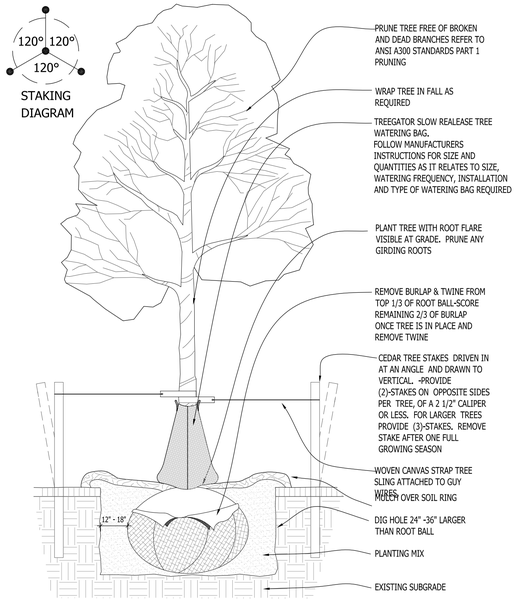
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Date of Drawing: 07/14/23
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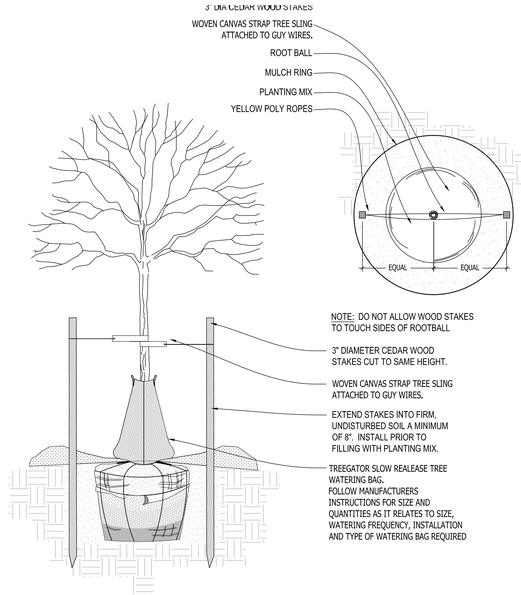
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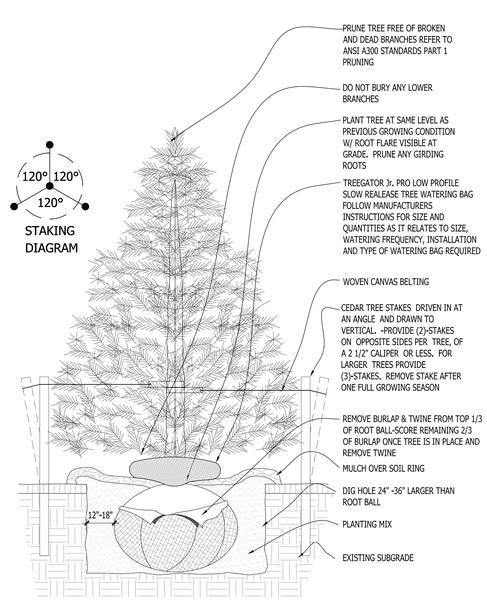
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



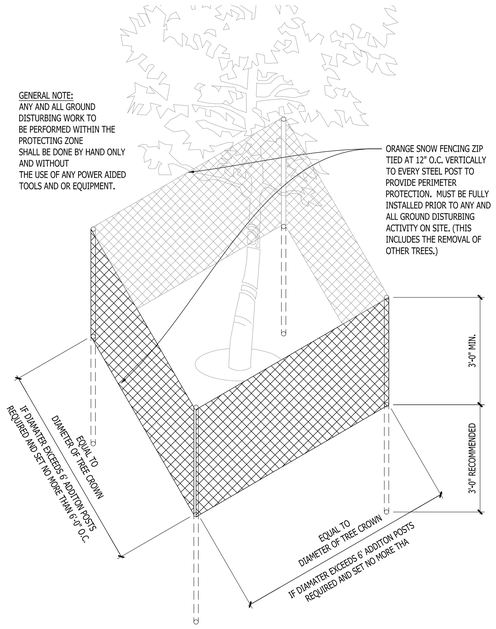
2 DECIDUOUS TREE STAKING
PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



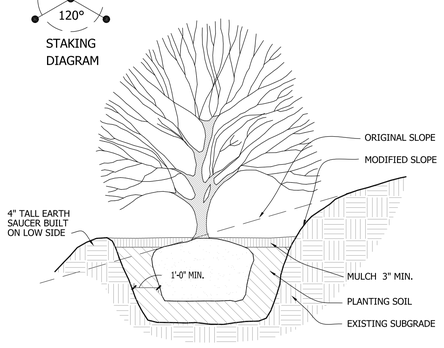
3 CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL

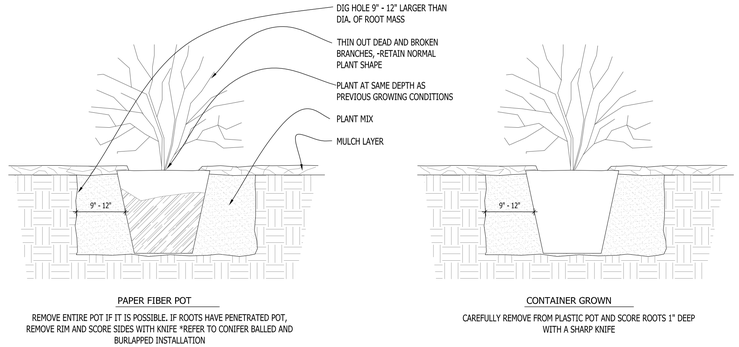
SCALE: NONE



5 SLOPE PLANTING DETAIL

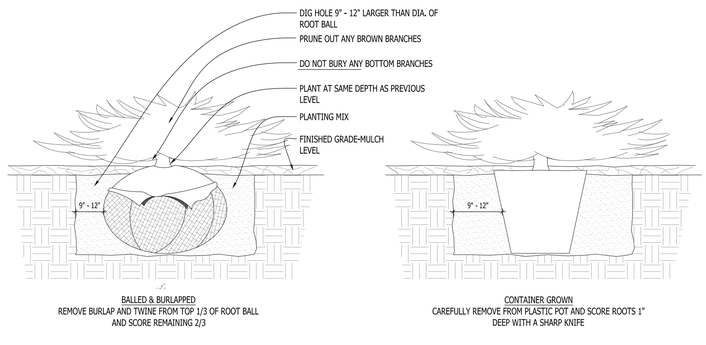
SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



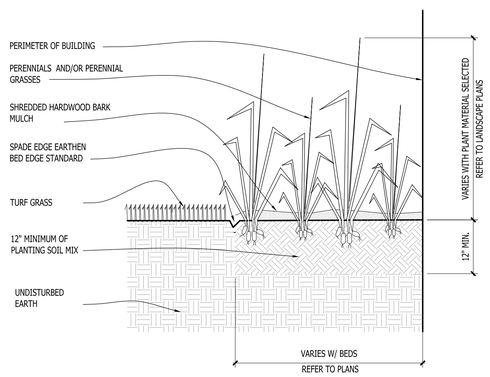
6 DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NONE



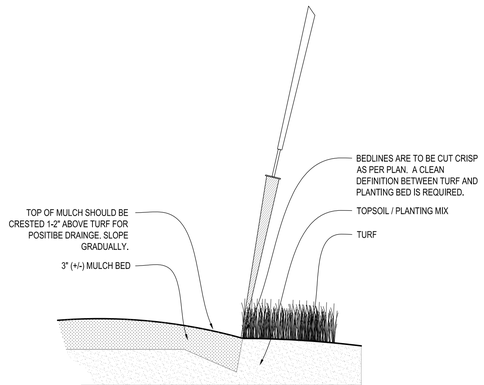
7 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NONE



8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE

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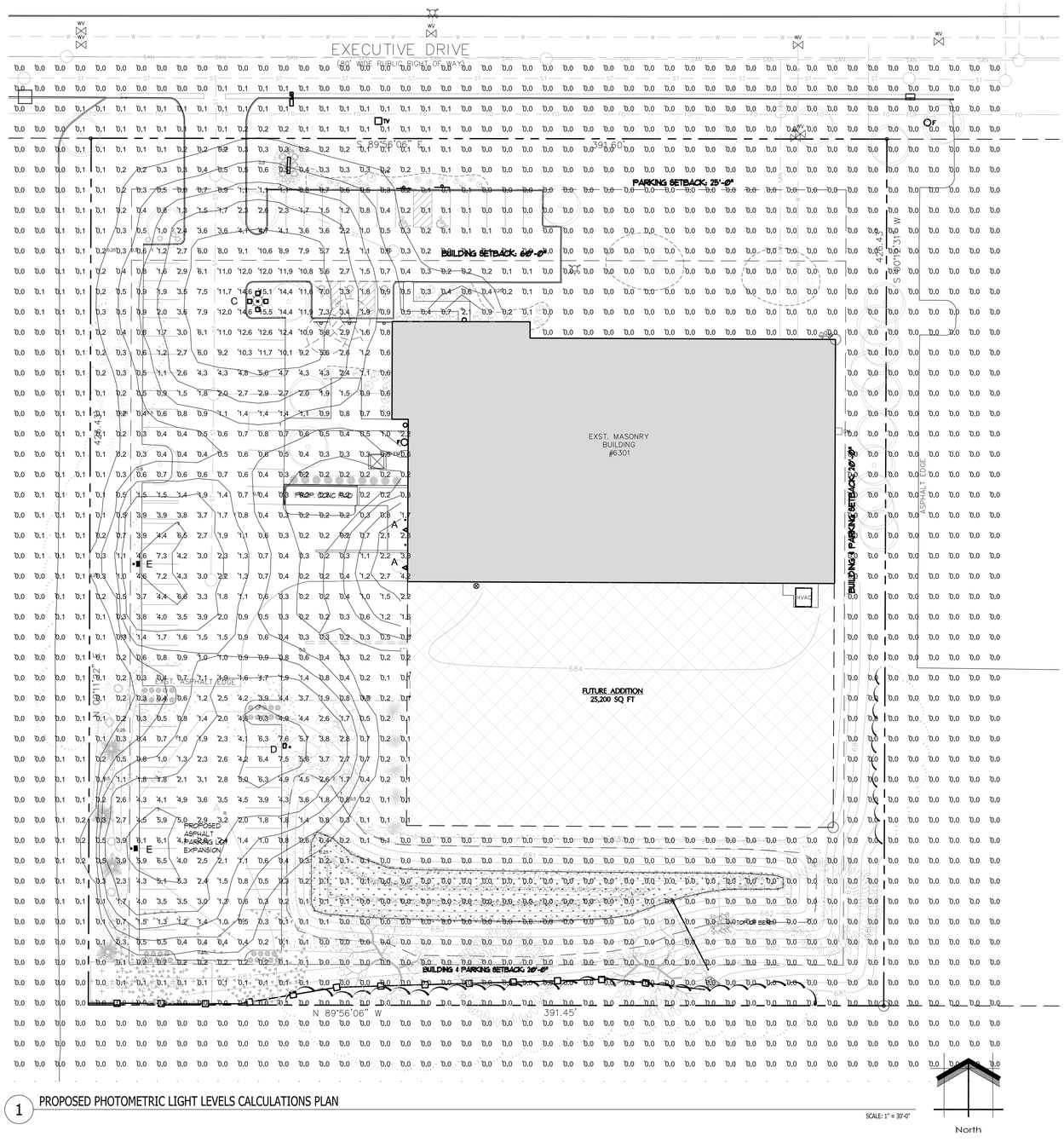
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Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing: 07/14/23
Scale: As Noted
Drawn By: MCD
Job Number: L23-019
Sheet Number:

LSP1.2



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	2		EXISTING OVERHEAD DOOR WALL PACK	N/A	c-wp-b-rdc-3l-40k-db.ies	Absolute	1.00	23
EXISTING LOCATION SHOWN FOR REFERENCE ONLY									
	B	2		EXISTING EXIT DOOR WALL PACK	N/A	C-LM-63-1995.ies	1710	1.00	51
EXISTING LOCATION SHOWN FOR REFERENCE ONLY									
	C	1	OSQ-A-xx-4ME-K-40K-ULxxxxx CONFIGURED FROM OSQ-A-xx-4ME-B-30K-ULxxxxx	Cree OSQ Series Area Luminaire, Type IV Medium Distribution, K Input Power Desiignator, 4000K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium Distribution, B Input Power Desiignator, 4000K	CONFIGURED FROM Eight Cree MDA LEDs	OSQ-A-XX-4ME-K-40K-ULXXXXX_CONFIGURED.ies	Absolute	1.00	520
EXISTING LOCATION, NEW HEADS COLOR TO MATCH EXISTING. FOR CALCULATION PURPOSES ALL POLE MOUNTED AREA LUMINAIRE HEIGHTS WERE SET AT 20'-0"									
	D	1	OSQ A NM 4ME T 40K-UL-CS CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, w/ Glare Shield, T Input Power Designator, 4000K	CONFIGURED FROM MDA	OSQ-A-XX-4ME-T-40K-ULXXXXX_CONFIGURED.ies	Absolute	1.00	166
NEW FIXTURE IN NEW LOCATION w/ GLARE SHIELD REINFORCED POLE BASE HEIGHT, POLE HEIGHT AND COLOR TO MATCH EXISTING FOR CALCULATION PURPOSES ALL POLE MOUNTED AREA LUMINAIRE HEIGHTS WERE SET AT 20'-0"									
	E	2	OSQ A NM 4ME T 40K-UL-CS CL-SSP-4011-25 -D6-PS-ABL -BLSLF	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, w/ Backlight Shield, T Input Power Designator, 4000K	CONFIGURED FROM MDA	OSQ-A-XX-4ME-T-40K-ULXXXXX W_OSQ-BLSLF_CONFIGURED.ies	Absolute	1.00	166
NEW FIXTURE IN NEW LOCATION w/ HOUSE SIDE SHIELDING / BACKLIGHT SHIELDING REINFORCED POLE BASE HEIGHT, POLE HEIGHT AND COLOR TO MATCH EXISTING FOR CALCULATION PURPOSES ALL POLE MOUNTED AREA LUMINAIRE HEIGHTS WERE SET AT 20'-0"									
	F	0	XSPW-A-0-3-M -C-UL-CS	Cree XSPW Series Wallpack Luminaire, Type III Medium, 4000K, C Input Power Designator, Platinum Silver factory Finish, U.L. listed for Wet Locations	4 type MDA LEDs	XSPWAx3FC-U_RESTL-2014--0018.IES	Absolute	1.00	42.7
NEW FIXTURE IN NEW LOCATION									

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	15.5 fc	0.0 fc	N / A	N / A

1. FIXTURE "C" (1) IS AN EXISTING POLE LOCATION w/ EXISTING AIMED POLE MOUNTED FIXTURES (QUAD HEAD AND TENONS) ON AN EXISTING POLE AND REINFORCED CONCRETE LOGHT POLE BASE.
2. FIXTURE "D" (2) IS A NEW POLE LOCATION w/ NEW POLE MOUNTED FIXTURES (SINGLE HEAD, TENON AND W/ **BACKLIGHT/HOUSE SIDE SHIELD**). FIXTURES ARE TO BE INSTALLED ON A NEW REINFORCED POURED CONCRETE FOUNDATION (HEIGHT TO MATCH EXISTING) ON A NEW POLE (POLE HEIGHT AND COLOR TO MATCH EXISTING) REFER TO DETAILS 1/LGD1.0 AND 2LGD1.0 FOR FURTHER INFORMATION REGARDING REINFORCED POURED CONCRETE FOUNDATION
3. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISH IS TO MATCH EXISTING W/ OPTIONAL PHOTOCELL CONTROL.
4. ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
5. ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3-0" FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE, UNLESS NOTED OTHERWISE.
6. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
7. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
8. PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) ARE TO HAVE A SILVER FINISH W/ OPTIONAL PHOTOCELL CONTROL.
9. ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS. FOR PURPOSES OF CALCULATING THE SITE LIGHTING AND PHOTOMETRIC OUTPUT ALL BUILDING MOUNTED OVERHEAD DOOR FLOOD LIGHTS WERE PLACED AT 14'-0" ABOVE FINISHED FLOOR ELEVATION

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

INSITE LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
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mdavis@insitedesigninc.com

Project:

CI-DELL PLASTICS INC.

6301 W. Executive Drive
Mequon, WI 53092

Issuance and Revisions:

Date	Number	Description
03/17/23		Client Review Submittal
06/15/23		Plan Commission Submittal
07/14/23		Construction Document Submittal

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-
(8612 : Perspective Design, Inc. for CI-Dell Plastics Inc.)
Attachment: Packet Docs_CiDell (8612 : Perspective Design, Inc. for CI-Dell Plastics Inc.)

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Sheet Title:

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

Date of Drawing:	07/14/23
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L23-019
Sheet Number:	PHO1.1

1 XPS SERIES EXTERIOR LED WALL PACK

2 OSQ SERIES LED AREA/FLOOD

3 PB SERIES SQUARE STEEL POLE BRACKET

4 PS SERIES SQUARE STEEL POLE

XSP Series

XSPW™ LED Wall Pack Luminaire

CREE

Making the Switch to LED Lighting an Easy Decision



OUTSTANDING Performance

Capable of replacing 70W - 175W Metal halide wall packs while reducing energy consumption up to 65%. The XSPW Wall Pack also provides superior optical control that contributes to creating a safe and inviting site.

MAXIMUM Lighting Value

The XSPW LED Wall Pack offers high performance solutions for your site lighting needs at remarkably attractive price points. And it's backed by a comprehensive 10-year limited warranty.

OPTICAL Precision

Featuring our NanoOptics® Precision Delivery Grid™ optic, the XSPW Wall Pack is designed for application-based performance that delivers targeted, uniform illumination. The optical precision and efficient design help maximize energy savings.

EASY Installation

Designed with versatility in mind, the XSPW Wall Pack can seamlessly mount to a variety of configurations. Options for surface or through-wiring backplates provide flexibility for both new and existing wall-mounted Metal Halide wall packs simple and easy.

Visit **www.cree.com/lighting/xspwall** or contact a Cree lighting representative to learn more.

Cree **IS** LED Lighting

Product Specifications

CONSTRUCTION & MATERIALS

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

ELECTRICAL SYSTEM

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

REGULATORY & VOLUNTARY QUALIFICATIONS

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

Electrical Data*

Input Power Designator	System Watts 120-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
B	66	0.73	0.43	0.37	0.32	0.25	0.19
K	130	1.09	0.65	0.56	0.49	0.36	0.28

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

Recommended OSQ Series Lumen Maintenance Factors (LMF)†

Ambient	Optic	Initial LMF	25K hr Projected‡ LMF	50K hr Projected‡ LMF	75K hr Projected‡ LMF	100K hr Calculated‡ LMF
5° C (41°F)	Asymmetric	1.04	0.99	0.93	0.89	0.84
	Symmetric	1.05	1.00	0.96*	0.92*	0.86*
10° C (50°F)	Asymmetric	1.03	0.98	0.92	0.88	0.83
	Symmetric	1.04	0.99	0.95*	0.91*	0.87*
15° C (59°F)	Asymmetric	1.02	0.97	0.92	0.87	0.82
	Symmetric	1.02	0.98	0.94*	0.90*	0.87*
20° C (68°F)	Asymmetric	1.01	0.96	0.91	0.86	0.82
	Symmetric	1.01	0.96	0.92*	0.88*	0.85*
25° C (77°F)	Asymmetric	1.00	0.95	0.90	0.85	0.81
	Symmetric	1.00	0.95	0.91*	0.88*	0.84*

† Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing in accordance with IESNA TM-21-11. Projected values represent interpolated value based on time durations that are within the constraints of the current IESNA LM-80-08 data test duration (as found by the device under testing (DUT)) i.e. the extrapolated LED chip.

‡ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.

AA Mount



Weight
26.5 lbs. (12kg)

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Recommended OSQ Series Lumen Maintenance Factors (LMF)†

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5° C (41°F)	Asymmetric	1.04	0.99	0.93	0.89	0.84
	Symmetric	1.05	1.00	0.96*	0.92*	0.86*
10° C (50°F)	Asymmetric	1.03	0.98	0.92	0.88	0.83
	Symmetric	1.04	0.99	0.95*	0.91*	0.87*
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20° C (68°F)	Asymmetric	1.01	0.96	0.91	0.86	0.82
	Symmetric	1.01	0.96	0.92*	0.88*	0.85*
25° C (77°F)	Asymmetric	1.00	0.95	0.90	0.85	0.81
	Symmetric	1.00	0.95	0.91*	0.88*	0.84*

† Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing in accordance with IESNA TM-21-11. Projected values represent interpolated value based on time durations that are within the constraints of the current IESNA LM-80-08 data test duration (as found by the device under testing (DUT)) i.e. the packaged LED chip.

‡ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.

OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

Product Description

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

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptics® Precision Delivery Grid™ optic

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

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 134 LPW

CRI: Minimum 70 CRI (4000K & 5700K, 3000K asymmetric optics), 80 CRI (3000K symmetric optics)

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

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

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

Accessories

Field-Installed

Backlight Shield
OSQ-BLSHF
- Front facing optics

OSQ-BLSHR
- Rotated optics

Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-AASV • **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

Mount (Luminaire must be ordered separately)

OSQ-

OSQ-AA Adjustable Arm
OSQ-DA Direct Arm

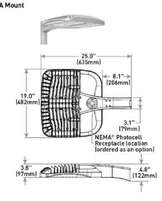
Color Options: **SV** Silver, **BK** Black, **BZ** Bronze, **WH** White

Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
OSQ	A	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **3ME*** Type III Medium **Symmetric** **5ME** Type V Medium **5W** Type V Wide **WDN** Wide Spin **15S** 15° Flood **25S** 25° Flood **40S** 40° Flood	**B** 84W **K** 132W	**30K** 3000K **40K** 4000K **57K** 5700K	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**DIM** 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified input power designator **F** **Fuse** - When code dictates fusing, use time delay fuse **ML** **Multi-Level** - Refer to ML spec sheet for details - High: 100% , Low: 30% - Available with UL voltage only - Intended for downlight applications at 8' - 10' **PML** **Programmable Multi-Level, 20-40' Mounting Height** - Refer to PML spec sheet for details - Available with UL voltage only - Intended for downlight applications at 20' - 40' **PML2** **Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Available with UL voltage only - Intended for downlight applications at 10' - 30' **OT** **Field Adjustable Output** - Refer to Field Adjustable Output spec sheet for details **R** **NEMA® Photocell Receptacle** - Intended for downlight applications with maximum 15' - 18' - 3-pin receptacle per ANSI C136.10 - Photocell and shorting cap by others **RL** **Rotate Left** - LED and optic are rotated to the left **RR** **Rotate Right** - LED and optic are rotated to the right

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

DA Mount



Weight
26.5 lbs. (12kg)

Rev. Date: V11 09/27/2016

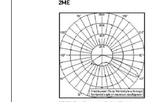
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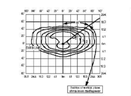
Photometry

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

2ME



RES7L Test Report #: #120875-1811
OSQ-A-**-2ME-B-30K-UL
Initial Delivered Lumens: 10,381



OSQ-A-**-2ME-B-40K-UL
Mounting Height: 20' (6m) A.F.G.
Initial Delivered Lumens: 11,426
Initial FC at grade

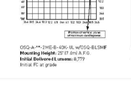
Type II Medium Distribution

Input Power Designator	3000K Initial Delivered Lumens*	3000K BUG Ratings** Per TM-15-11	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
B	10,738	B2 U0 G2	11,424	B3 U0 G2	11,648	B2 U0 G2
K	16,822	B3 U0 G3	16,953	B3 U0 G3	17,291	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Brochures/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



CE SEL Test Report #: PLMT100-0616
OSQ-A-**-2ME-U-57K-UL-w/OSQ-BLSHF
Initial Delivered Lumens: 22,622



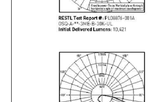
OSQ-A-**-2ME-B-40K-UL-w/OSQ-BLSHF
Mounting Height: 20' (6m) A.F.G.
Initial Delivered Lumens: 8,779
Initial FC at grade

Type III Medium Distribution

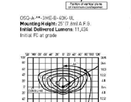
Input Power Designator	3000K Initial Delivered Lumens*	3000K BUG Ratings** Per TM-15-11	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
B	8,251	B2 U0 G2	8,779	B3 U0 G2	8,950	B2 U0 G2
K	12,342	B2 U0 G2	13,002	B3 U0 G2	13,264	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Brochures/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

3ME



RES7L Test Report #: #120875-1814
OSQ-A-**-3ME-B-30K-UL
Initial Delivered Lumens: 10,421



OSQ-A-**-3ME-B-40K-UL
Mounting Height: 20' (6m) A.F.G.
Initial Delivered Lumens: 11,726
Initial FC at grade

Type III Medium Distribution

Input Power Designator	3000K Initial Delivered Lumens*	3000K BUG Ratings** Per TM-15-11	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
B	10,738	B3 U0 G3	11,424	B3 U0 G3	11,648	B3 U0 G3
K	16,822	B3 U0 G3	16,953	B3 U0 G3	17,291	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Brochures/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



CE SEL Test Report #: PLMT100-0616
OSQ-A-**-3ME-U-57K-UL-w/OSQ-BLSHF
Initial Delivered Lumens: 22,681

OSQ-A-**-3ME-B-40K-UL-w/OSQ-BLSHF
Mounting Height: 20' (6m) A.F.G.
Initial Delivered Lumens: 9,919
Initial FC at grade

Type III Medium w/BLS Distribution

Input Power Designator	3000K Initial Delivered Lumens*	3000K BUG Ratings** Per TM-15-11	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
B	8,477	B1 U0 G2	9,019	B1 U0 G2	9,196	B1 U0 G2
K	12,681	B2 U0 G2	13,361	B3 U0 G2	13,630	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Brochures/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

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Brackets and Tenons

Product Specifications

FINISH

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

LIMITED WARRANTY†

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

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

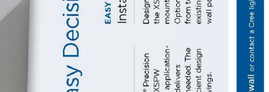


PB Series

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

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

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



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

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

PB	-				
Product	-	Mounting Configurations	Pole Size (O.D.)	Color Options	
PB	-	2B 180° Twin 3B 180° Triple 4B 180° Quad	2.375 2.375" (60mm) Other Models Available	BK Black BZ Bronze SV Silver WH White	



Rev. Date: V4-06/15/2015

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PS Series

Crown-Weld® Square Straight Steel Poles

Product Description

Non-tapered square steel poles are supplied with a welded base with cover, four galvanized anchor bolts, masonite mounting template and pole cap (except tenon mount). Each anchor bolt is provided with two washers and two nuts. Steel pole base has slotted holes. Per National Electrical Code requirements, pole is standard with a 2" x 6" hand hole, located 18" above the bottom of pole base. A #10-32 stainless steel weld stud with grounding lug is located inside the pole, opposite the hand hole. A hand hole cover is supplied but shipped separately. In addition, 4' x 2ft" and 4' x 30' poles include an internal 5/16" steel reinforced sleeve welded inside the bottom 24" of the pole, as well as a reinforcement welded around the hand hole for added strength. The hand hole location on reinforced poles is 12" above the bottom of the pole base.



CONSTRUCTION & MATERIALS

- Square, non-tapered pole of structural steel tubing (ASTM A 500) with a minimum yield of 46,00 p.s.i.
- Welded to a formed carbon steel base plate with a minimum yield strength of 36,000 p.s.i.
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion

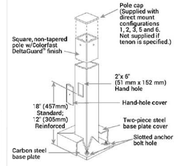
REGULATORY & VOLUNTARY QUALIFICATIONS

- National Electrical Code Requirements
- UL Listed is J35 for electrical ground bonding
- CSA Certified in Canada for ground bonding and structural strength

LIMITED WARRANTY†

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

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



Accessories

Field-Installed

DPA Outlet Accessory – 120V
RSC-GF1W
- White Finish

RSC-GF1BZ
- Bronze Finish

RSC-GF1SV
- Silver Finish

RSC-GF1BK
- Black Finish

Ordering Information

Example PS20SDC19K

Product				Mounting Configuration	Color Options
PS20SC 10' x 3" x 0.125" **PS25SC** 15' x 3" x 0.125" **PS30SC** 20' x 3" x 0.125" **PS35SC** 25' x 3" x 0.125" **PS40SC** 12' x 4" x 0.125"	**PS45SC** 10' x 4" x 0.135" **PS50SC** 17' x 4" x 0.135" **PS55SC** 20' x 4" x 0.135" **PS60SC** 25' x 4" x 0.135" **PS65SC** 27' x 4" x 0.188"	**PS45SC** 25' x 4" x 0.135" **PS45S19** 25' x 4" x 0.188" **PS45S27** 27' x 4" x 0.135" **PS45S29** 30' x 4" x 0.135"	**PS45S5W** 30' x 4" x 0.188" **PS55S5** 25' x 5" x 0.188" **PS55S6** 30' x 5" x 0.188" **PS65S6** 30' x 6" x 0.188"	1 Single* 2 Twin @ 180° 3 Twin @ 90° 5 Triple* 6 Quad T Tenon*	**BK** Black **BZ** Bronze **SN** Silver **WH** White

* Direct mount pole configuration. Will be Cree Edge™ High Output luminaires
* Order tenon separately separately. Refer to Bracket and Tenons spec sheet for additional information

Rev. Date: V1 12/14/2015

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

CREE

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

Project:

CI-DELL PLASTICS INC.

6301 W. Executive Drive
Mequon, WI 53092

Issuance and Revisions:

Date	Number	Description
03/17/23		Client Review Submittal
06/15/23		Plan Commission Submittal
07/14/23		Construction Document Submittal

CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-
Attachment: Packet Docs, CiDell (3612 : Perspective Design, Inc. for CI-Del Plastics Inc.)

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Sheet Title:

PROPOSED LIGHT FIXTURES

Date of Drawing:	07/14/23
Scale:	NONE
Drawn By:	MCD
Job Number:	L23-019
Sheet Number:	PHO1.2

PLOT DATE: 6/14/2023

APPLICABLE CODES
- BUILDING CODE: WIS. COMM. BUILDING CODE 2015 (IBC-2015)
- ZONING CODE: CITY OF MEQUON

SITE CRITERIA
- ZONING DESTINATION: B-5 (LIGHT INDUSTRIAL DISTRICT)

BUILDING CRITERIA

BUILDING AREA	±26,100 SF.
BUILDING ADDITION AREA	25,200 SF.
OCCUPANCY:	B (BUSINESS) F-1 (FACTORY) S-1 (STORAGE)
CONSTRUCTION CLASS:	IIIB
SPRINKLER SYSTEM:	COMPLETE
RELATIVE HAZARD:	ORDINARY (MODERATE)

ZONING CRITERIA
- OVERALL LOT AREA: 166,959 SF. / 3.8328 ACRES

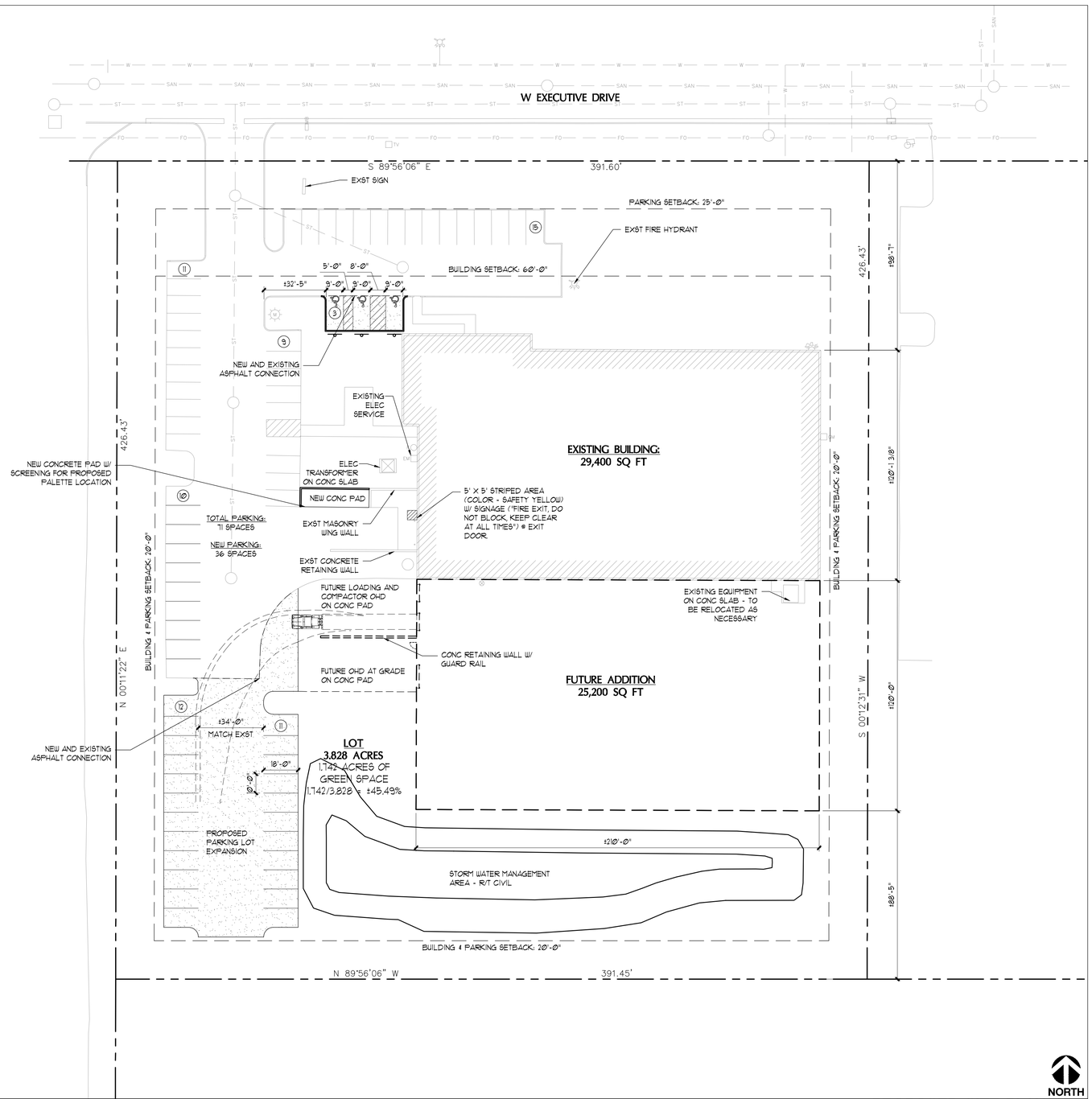
EXISTING BUILDING:	26,100 SF	15.63%
EXISTING ASPHALT:	23,886 SF	14.31%
EXISTING CONCRETE:	1,462 SF	0.88%
TOTAL EXISTING IMPERVIOUS:	51,448 SF	30.82%
NEW BUILDING ADDITION:	25,200 SF	15.09%
NEW ASPHALT:	10,400 SF	6.23%
NEW CONCRETE:	3,562 SF	2.37%
TOTAL NEW IMPERVIOUS:	39,562 SF	23.70%
TOTAL IMPERVIOUS (EXISTING & NEW):	91,010 SF	54.51%

BUILDING SETBACKS

	REQUIRED	ACTUAL
NORTH SETBACK - FRONT (EXISTING):	60'-0"	±90'-1 1/2"
EAST SETBACK - SIDE (EXISTING):	20'-0"	±24'-11 1/4"
SOUTH SETBACK - REAR (FUTURE):	20'-0"	±87'-1 3/4"
WEST SETBACK - SIDE (EXISTING):	20'-0"	±148'-5 1/2"

PARKING

STALL SIZE:	10'-0" x 18'-0"	10'-0" x 18'-0" EXISTING STALLS: 9'-0" x 18'-0"
AISLE WIDTH:		25'-0" ±34'-0"
WAREHOUSE PARKING	1 PER EMPLOYEE ON LARGEST SHIFT	10
	1 PER 5,000 GROSS SF	6
TOTAL PARKING REQ. (INCLUDES ADA)		16
EXISTING PARKING		35
TOTAL PARKING PROVIDED (INCLUDES ADA)		71
ADA COUNT:		3



PROPOSED SITE PLAN
SCALE: 1" = 30'
1

SITE PLAN NOTES
2

FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
	06.14.23	PLANNING COMMISSION SUBMITTAL	BJK

Project:

Building Addition For:
Ci - Dell

6301 W Executive Dr
Mequon, WI 53092

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:
PROPOSED SITE PLAN

THIS BOX IS 2" x 2"

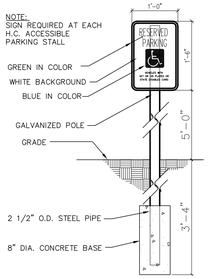
Date: 06/14/23
Scale: NOTED
Drawn: MJ
Job: 22-103
Sheet: **SP1.1**

FILE NAME: P:_PROJECTS\OTT - CI-DELL__SP1.01_22-103.DWG

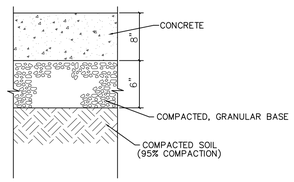
Attachment: Packet Docs_CiDell (6612 : Perspective Design, Inc. for Ci-Dell Plastics Inc.)

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9205 W. Center Street
Suite 214
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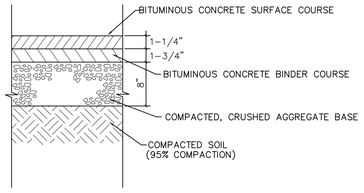
NOTE:
SIGN REQUIRED AT EACH H.C. ACCESSIBLE PARKING STALL



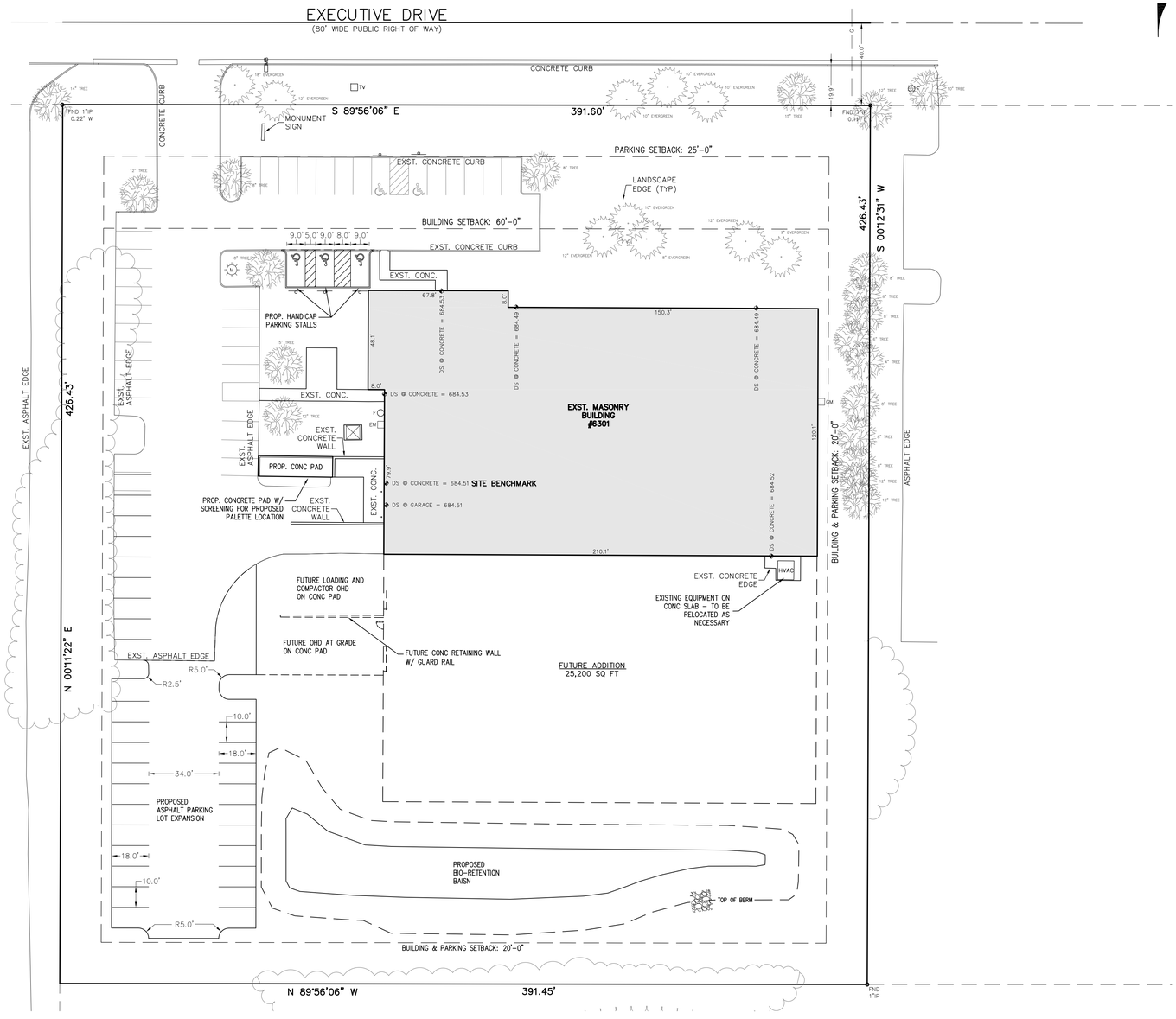
HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE



CONCRETE PAVEMENT
NOT TO SCALE



ASPHALT PAVEMENT
NOT TO SCALE



CI-DELL

6301 W EXECUTIVE DRIVE MEQUON, WISCONSIN

CJE NO.: 2262R0
JUNE 14, 2023

SITE AREAS:

TOTAL AREA: 166,959 S.F. (3.833 ACRES)

TOTAL DISTURBED AREA: 78,075 S.F. (1.792 ACRES)
ADDITIONAL PAVEMENT: 14,177 S.F. (0.325 ACRES)
FUTURE BUILDING ADDITION: 25,200 S.F. (0.579 ACRES)

ULTIMATE PAVEMENT AREA: 39,136 S.F. (0.898 ACRES)
ULTIMATE BUILDING AREA: 51,300 S.F. (1.178 ACRES)
ULTIMATE IMPERVIOUS AREA: 90,436 S.F. (2.076 ACRES) [54%]
ULTIMATE OPEN AREA: 76,523 S.F. (1.757 ACRES) [46%]

SITE PARKING:

EXISTING REGULAR PARKING SPACES = 34
EXISTING ACCESSIBLE PARKING SPACES = 2
EXISTING TOTAL PARKING SPACES = 36

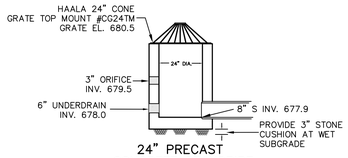
PROPOSED REGULAR PARKING SPACES = 65
PROPOSED ACCESSIBLE PARKING SPACES = 5
PROPOSED TOTAL PARKING SPACES = 70

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

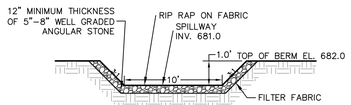
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SITE PLAN C1.0

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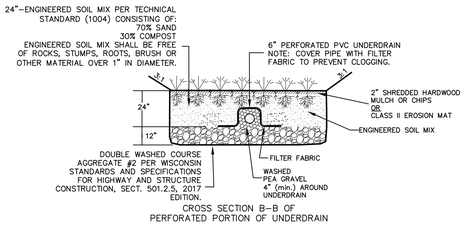


24" PRECAST
CONCRETE STANDPIPE
NOT TO SCALE

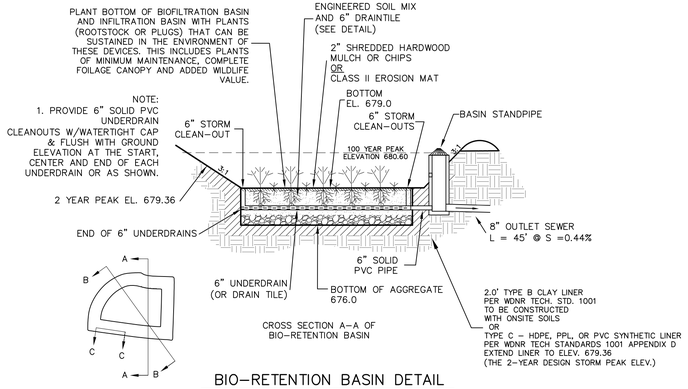


CROSS SECTION C–C OF
EMERGENCY SPILLWAY

SPILLWAY DETAIL
NOT TO SCALE

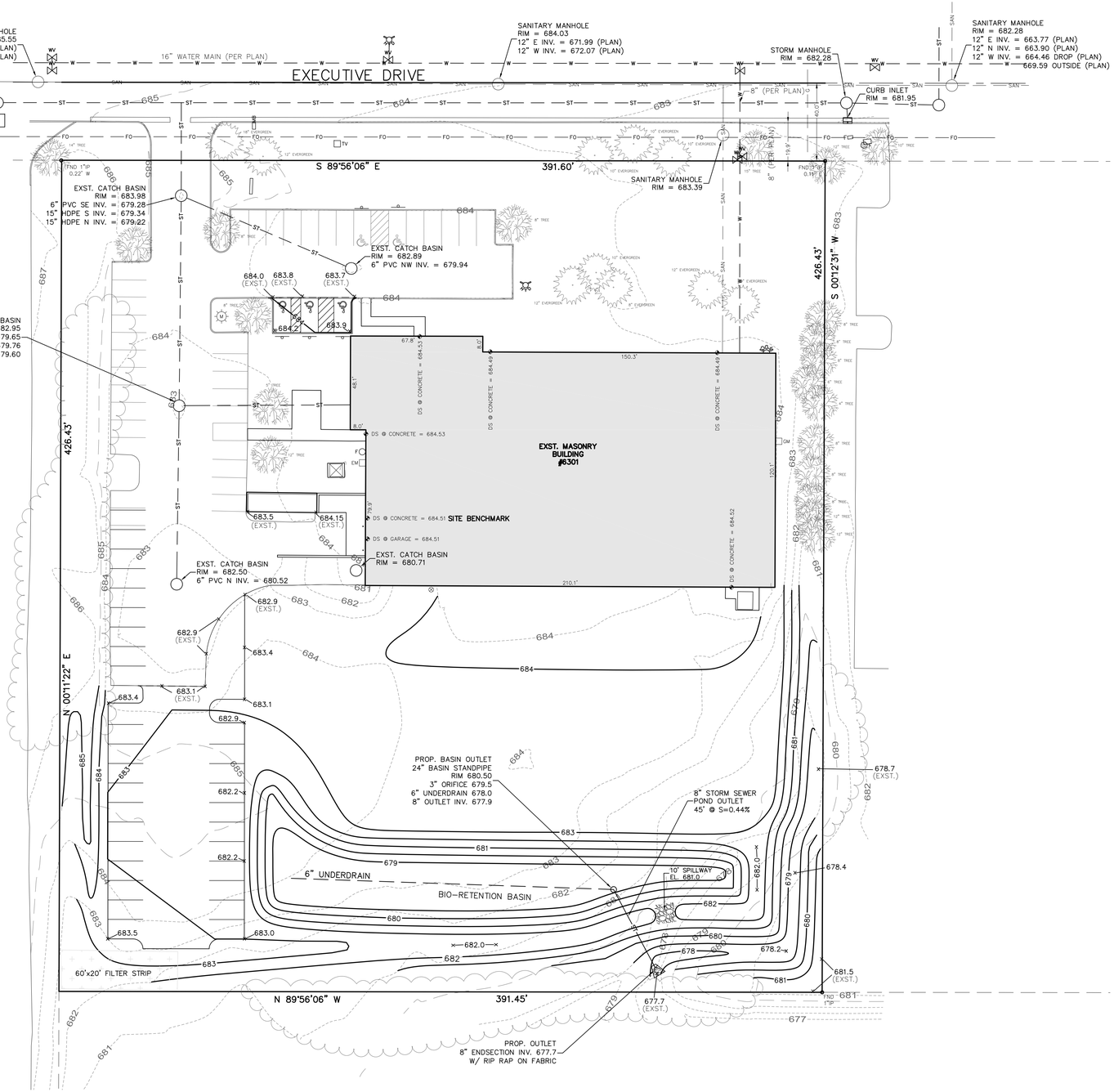


CROSS SECTION B–B OF
PERFORATED PORTION OF UNDERDRAIN



CROSS SECTION A–A OF
BIO–RETENTION BASIN

BIO–RETENTION BASIN DETAIL
NOT TO SCALE



LEGEND

685	EXISTING CONTOUR
684	PROPOSED CONTOUR
x 683.5	PROPOSED ELEVATION
– – – – – – –	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
G	BURIED GAS MAIN
//	OVER HEAD WIRE
E	BURIED ELECTRIC

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GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

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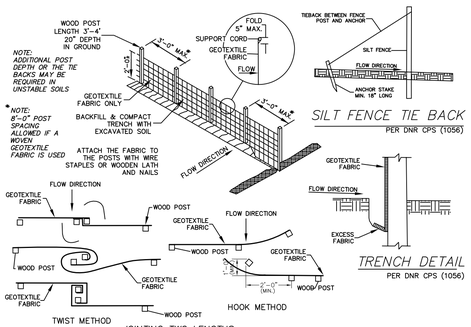
CI-DELL

6301 W EXECUTIVE DRIVE
MEQUON, WISCONSIN

CJE NO.: 2262R0
JUNE 14, 2023

SITE GRADING PLAN C2.0

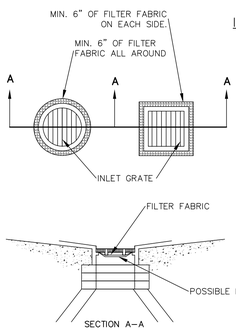
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SILT FENCE
PER WDNR TECHNICAL STANDARD 1056 — (1)
NOT TO SCALE

SILT FENCE CONSTRUCTION SPECIFICATIONS
PER DNR CPS (1056)

1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM
2. LOCATE POSTS PER DNR CPS (1056)
3. WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)
4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH – 50 LB/LIN. IN. (MIN.) — AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH
6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.
7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.
8. USE WIRE REINFORCEMENT IN UNSTABLIZED MINOR SWALES, DITCHES AND DIVERSIONS.
9. USE WISDOT APPROVED SILT FENCE

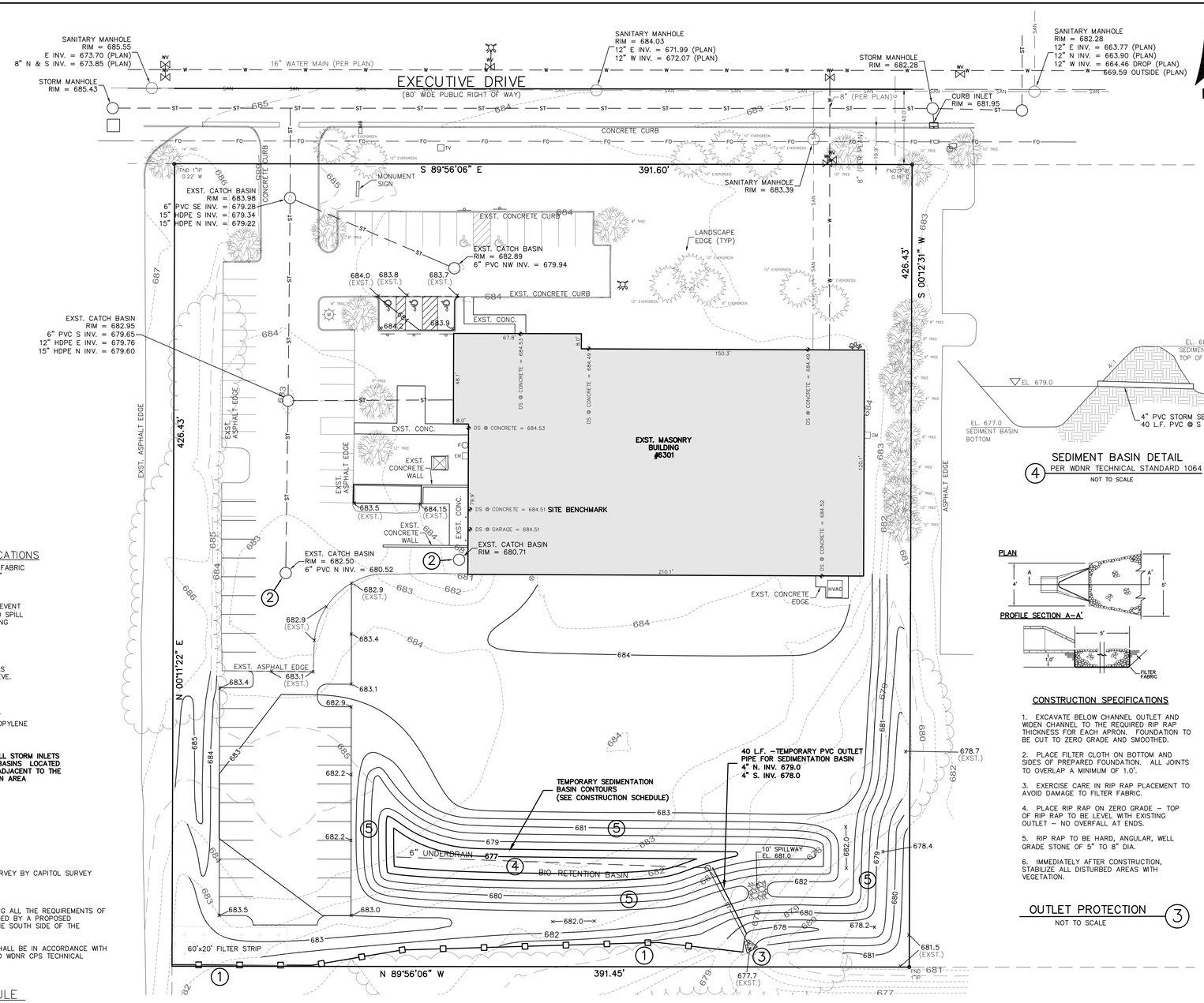


INLET GRATE SCREEN CONSTRUCTION SPECIFICATIONS

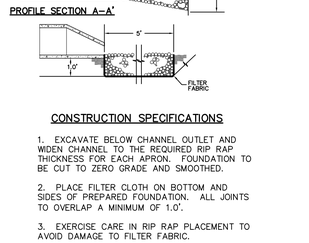
1. REMOVE INLET GRATE AND PLACE A SINGLE SHEET OF FILTER FABRIC ACROSS THE OPENING. THE FABRIC SHOULD EXTEND AT LEAST 6" BEYOND THE INLET OPENING. A REINFORCING MATERIAL MAY BE REQUIRED TO PREVENT SAGGING.
2. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR AT A DEPTH OF 1". EXTREME CARE SHALL BE TAKEN NOT TO SPILL ACCUMULATED SEDIMENT INTO INLET, WHEN CLEANING OR REPLACING FILTER FABRIC.
3. FILTER FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
   A. GRAB STRENGTH: 100LBS. (ASTM D–3786)
   B. MULLEN BURST: 200 PSI (ASTM D–3786)
   C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE. BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
   D. WATER FLOW RATE OF 10 GAL/MIN./SQ.FT. AT 50 MM CONSTANT HEAD (ASTM D–4491)
   E. ULTRA VIOLET RADIATION STABILITY OF 90% F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT.

NOTE:
INSTALL IN ALL STORM INLETS AND CATCH BASINS LOCATED WITHIN AND ADJACENT TO THE CONSTRUCTION AREA

INLET GRATE SCREEN
(2) PER WDNR TECHNICAL STANDARD 1060
NOT TO SCALE



SEDIMENT BASIN DETAIL
(4) PER WDNR TECHNICAL STANDARD 1064
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP RAP ON ZERO GRADE – TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET – NO OVERFALL AT ENDS.
5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

OUTLET PROTECTION
(3) NOT TO SCALE

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LEGEND

685	EXISTING CONTOUR
684	PROPOSED CONTOUR
x 683.5	PROPOSED ELEVATION
	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
G	BURIED GAS MAIN
//	OVER HEAD WIRE
E	BURIED ELECTRIC
	PROPOSED SILT FENCE

NOTES:

1. EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES.
2. DISTURBED AREA = 1.801 ACRES
3. STORM WATER MANAGEMENT MEETING ALL THE REQUIREMENTS OF THE CITY AND NR 151 WILL BE PROVIDED BY A PROPOSED BIO–RETENTION BASIN LOCATED ON THE SOUTH SIDE OF THE PROPERTY.
4. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF MEQUON STANDARDS AND WDNR CPS TECHNICAL STANDARDS.

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL SILT FENCE.
3. INSTALL INLET GRATE SCREENS ON EXISTING STORM INLETS AS LABELED ON PLAN.
4. STRIP TOPSOIL FROM BIORETENTION AREA FOR SEDIMENTATION BASIN INSTALLATION AND STOCKPILE AT LOCATION TO BE DETERMINED BY CONTRACTOR.
5. INSTALL TEMPORARY SEDIMENT BASIN (FUTURE BIORETENTION BASIN):
   A. THE AREA OF THE PERMANENT BIO–RETENTION BASIN WILL BE USED AS TEMPORARY SEDIMENTATION BASIN DURING CONSTRUCTION. DO NOT INSTALL DRAINTILE, AGGREGATE AND ENGINEERED SOIL AT THIS STAGE.
   B. ROUGH GRADE AND OVER EXCAVATE BASIN TO ELEVATION OF 677.0. INSTALL 4" PVC OUTLET PIPE AS SHOWN.
6. STRIP AND STOCK PILE TOP SOIL. SURROUND TOP SOIL STOCK PILE WITH SILT FENCE AND TEMP. STABILIZE. LOCATION OF STOCK PILE TO BE DETERMINED BY CONTRACTOR.
7. ROUGH GRADE SITE.
8. INSTALL BASE COURSE OF PAVEMENT.
9. REMOVE TEMPORARY SEDIMENT BASIN. DEWATER BASIN INTO DEWATERING BAG. INSTALL AGGREGATE, 6" DRAIN TILES AND OUTLET PIPE, ENGINEERED SOIL AND PLANTINGS.
10. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS.
11. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
12. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 – OCTOBER 15) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* Fall Seeding

LAND APPLICATION OF ADDITIVES:
DURING NONGROWING SEASON (OCT. 15 – MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) – SEE WDNR TECHNICALSTANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY ½" RUNOFF–PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

EROSION CONTROL PRACTICES SCHEDULE

1. SILT FENCE
2. INLET PROTECTION
3. OUTLET PROTECTION
4. SEDIMENT BASIN
5. EROSION MAT

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER "WISDOT EROSION CONTROL PAL" (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

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Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

CI-DELL
6301 W EXECUTIVE DRIVE
MEQUON, WISCONSIN

CJE NO.: 2262R0
JUNE 14, 2023

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

SITE EROSION CONTROL PLAN
C3.0

Attachment: Packet Docs. CiDell (8612 : Perspective Design, Inc. for Ci-Dell Plastics Inc.)

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

TO: **Planning Commission**

FROM: **EVAN HOIER, ASSOCIATE PLANNER**

DATE: **July 24, 2023**

SUBJECT: **Steve & Brenda Schieble for Roots and Stems. The applicant is seeking approval to allow for a temporary roadside stand for the property located at 11627 W. Highland Road.**

Applicant:	Steve & Brenda Schieble for Roots and Stems
Status of Applicant:	Owner
Requested:	Minor Request – Temporary Use
Existing Zoning:	R-1 (Rural Residential) OA (Agricultural Overlay)
Lot size:	18.27 Acres
Location:	11627 W. Highland Road
Tax Key Number:	#14-018-05-004.00
District:	#3

Background:
Steve and Brenda Schieble, owners and operators of Roots & Stems LLC, a floral company, are seeking a temporary roadside stand for their property located at 11627 West Highland Road in Mequon. The applicant is looking to operate a temporary roadside stand from July through October, to allow for the following:

- Sale of flowers from the "U-Pick" flower field
- Public access to the sunflower walk
- Outdoor workshops relating to flowers and planting.

Sale of alcoholic beverages at the workshops is proposed (liquor license application was approved by the Finance & Personnel Committee on July 17, 2023). The operation of the temporary use would also include installation of a portable toilet near the check-in booth and clearly identified parking available on the west side of the driveway. The parking area designated on the map provided by the applicant outlines a 20' x 250' parking area, covered in gravel, with an overflow parking area extending to the west of the gravel parking area.

Analysis:
The subject property is located within an R-1 zoning district with an Agricultural Overlay (OA). Section 58-265 (c) (1) of the zoning code states that temporary roadside stands for display and sale of agricultural products grown or produced on the premises shall be subject to planning commission approval and the following requirements:

A. Off-street parking for a minimum of four vehicles shall be provided.

The applicant proposes a gravel parking area that can accommodate 27 parking spaces, with overflow parking being provided to the west of this area as well.

B. No stand shall be permitted in a location where it would create a traffic hazard or nuisance. Driveways shall be located to minimize possible interference with normal flow of highway traffic.

The proposed stand is planned to be significantly far away from the road, not causing any sort of traffic hazard or nuisance.

C. No such stand shall be closer than 50 feet to the existing street line or closer than 20 feet to any other lot line.

GIS analysis indicates that the stand is about 617.2' setback from the street, 337.2' offset from the east lot line, 307.5' from the west lot line, and setback 676.2' from the rear lot line and therefore compliant with requirements.

D. One sign, not exceeding 20 square feet in area, shall be set back at least ten feet from the road right-of-way.

There was no plan for signage is included in the application. There is an existing sign located close to the road right-of-way present on the property. For approval of this item, it must be moved to adhere to the temporary use regulations for setbacks and applicant must submit sign dimensions to ensure compliance with size requirements.

§ 58-441(6) of The City Zoning Ordinance requires all off-street parking areas shall be surfaced with a bituminous or Portland cement concrete pavement in accordance with the "City of Mequon Standard Specifications for Land Development". However, §58-441 provides for flexibility in application of the City parking standard. The planning commission may allow for deviations from the requirements of this section whenever it finds that the deviation will not adversely impact traffic circulation or public safety.

The applicant has identified two marked ADA parking spaces for accessibility.

Over time, parking on grass can compact the soils resulting in the open space being considered impervious from a regulatory stormwater management standpoint and the oil, dirt and other pollutants negatively impact the open space. However, surfacing the proposed parking area with concrete pavement would also result in the area being made impervious to runoff as well.

A near 30 space parking lot for commercial operations would typically require pavement, lighting and landscaping. Given the temporary, agricultural nature of the proposed use, staff supports the use of gravel with an overflow parking area on the grass. The application shall submit a site plan for final staff approval that addresses the following:

- Location of gravel lot with an indication of the how the perimeter of the lot, ingress/egress and movement will be clearly defined.
- Location and limit of overflow parking with an indication of how the perimeter will be clearly defined.
- The location of and fixture type for lighting during the seasonal period when operations exceed sunset (these shall be low level, temporary lighting in keeping with the rural environment and character).

Staff recommends a sunset provision in which the applicant returns for a staff review and site visit after two years of seasonal operations to evaluate the parking conditions. Should the parking conditions merit further compliance with Chapter 58, Zoning Code, the applicant and staff shall develop a revised parking plan for Planning Commission review. This would ensure that parking addressed based on current operations. Should the business grow by operational hours, type or volume of customer traffic and staffing, the applicant shall seek Planning Commission approval for an expansion of the temporary roadside stand. This allows the City to address other issues as the business grows, rather than after-the-fact or through enforcement proceedings.

Staff Recommendation:

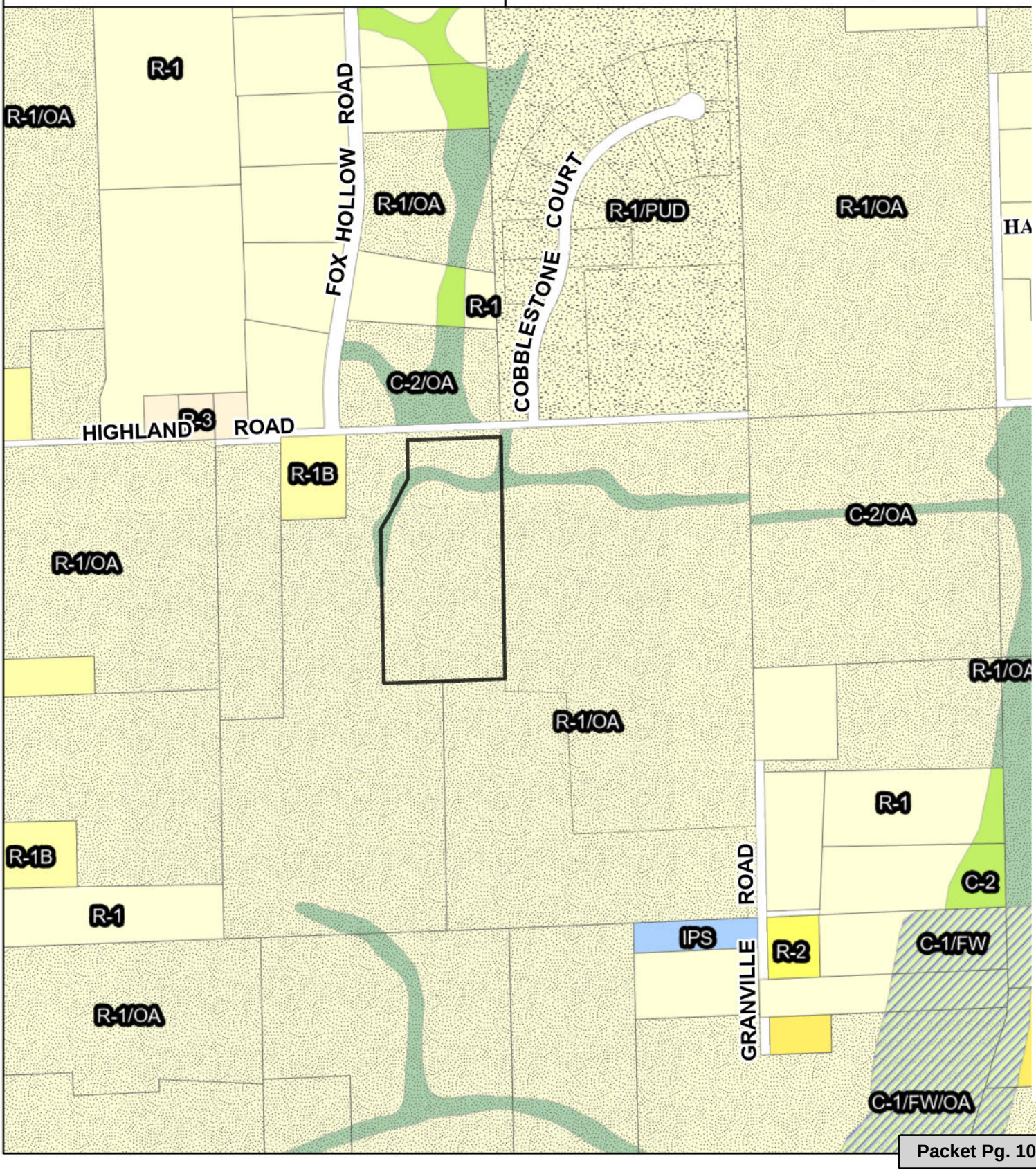
Planning Staff recommends **approval** of the temporary roadside stand subject to the following conditions:

1. The primary parking area of no more than 250' x 20' is covered in gravel.
2. Location of gravel lot with an indication of the how the perimeter of the lot, ingress/egress and movement will be clearly defined.
3. Location and limit of overflow parking with an indication of how the perimeter will be clearly defined.
4. The location of and fixture type for lighting during the seasonal period when operations exceed sunset (these shall be low level, temporary lighting in keeping with the rural environment and character).
5. No stand shall be in a location where it creates a traffic hazard or nuisance.
6. No stand shall be closer than 50 feet to the existing street line or closer than 20 feet to any other lot line.
7. One sign, not exceeding 20 square feet in area, shall be set back at least 10 feet from the road right-of-way.
    a. If the existing sign is within or at the road right-of-way, it must be moved back to fit the temporary use setback listed above.
    b. Applicant will provide dimensions of signage to City staff to ensure compliance with size regulations.
8. Adherence to the sunset provision, in which the applicant shall request a staff review and site visit by April 1st, 2025 for approval for the 2025 season.
9. Any changes to the site plan, operations, or use of the land must be approved by City staff.
10. This temporary use shall not be allowed beyond July through October of any given year.
11. Hours of operation shall be no longer than 7:00am to 9:00pm.
12. Planning staff review and approval of final site, lighting, and landscaping plans prior to the issuance of permits. The applicant shall submit such plan within 90 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.
13. The final landscaping plan shall screen of the lot from public view on the street.

Attachments:
Packet Docs_RootsandStems (PDF)

ROOTS AND STEMS

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



Attachment: Packet Docs_RootsandStems (8614 : Steve & Brenda Schieble for Roots and Stems)

June 25, 2023

Kim Tollefson
City of Mequon
11333 N. Cedarburg Rd.
Mequon, WI 53092

Dear Ms. Tollefson,

I am writing to ask for approval of a permit to allow for a "roadside stand" at 11627 W. Highland Rd. This permit would allow for the following during the months of July through October:

-Public U-Pick Flower Picking (Customers can stroll our fields and pick a pitcher of flowers)

-Public Sunflower Walk (Customers can stroll the sunflower path and pick a handful of sunflowers along the way. This field is usually only open for 3 weeks sometime within the months of July & August).

-Outdoor Workshops related to flowers, planting, etc. These workshops will also allow for the sale of alcoholic beverages (permit applied for separately).

These events would not start before 7am and would not exceed 9pm.

A portable toilet will be located near the "Check-In Booth" on the north-east side of the barn.

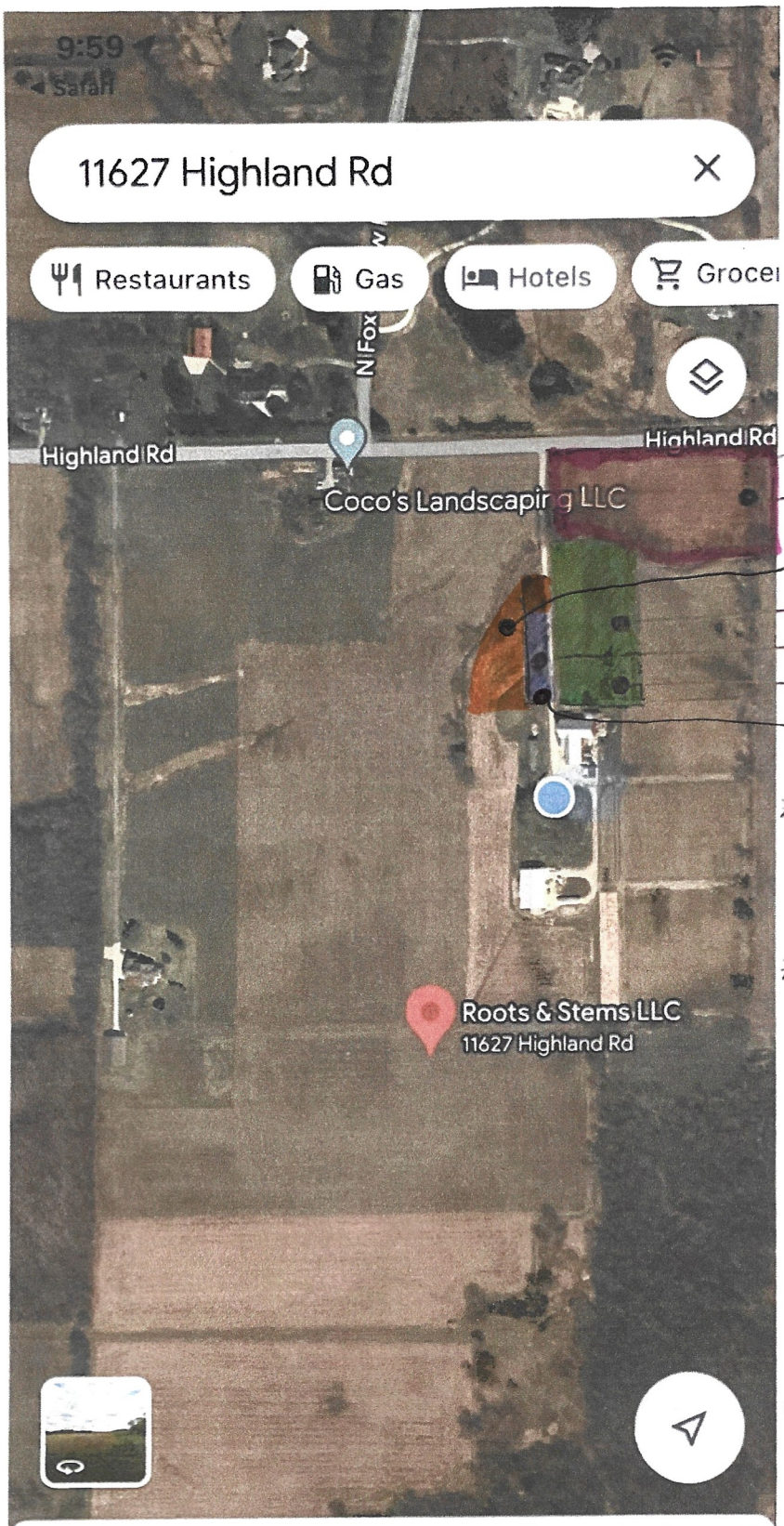
Parking will be clearly identified on the west side of the driveway.

Thanks for your review on this matter. Please let me know if you have any questions.

Thanks,

Brenda Schieble

Attachment: Packet Docs_RootsandStems (8614 : Steve & Brenda Schieble for Roots and Stems)



→ BARRIER OF SUNFLOWERS BETWEEN ROAD PATH.

→ SUNFLOWER WALK

→ OVERFLOW HAY F PARKING

→ U-PICK FLOWER FIELD

→ PARKING 25

→ PAYMENT / CHECK-IN

→ 2-MARKED ADA

* ALL OTHER AREAS OF PROPERTY MARKED AS "PRIVATE".

* HOPING TO HAVE OUTDOOR WORKS IN 2023.
- AFTER DISCUSSION W/ KIM WE HAV DECIDED TO FOR GO WORKSH IN THE BARN.

* PORTO POTTY ON-SITE

* HOPING TO RELEI BEER LICENCE TO SERVE MALT BEV DURING WORKS

* UP UNTIL THIS PO WE HAVE BEEN GROWING FOR MARKETS + OTHER RETAILERS.

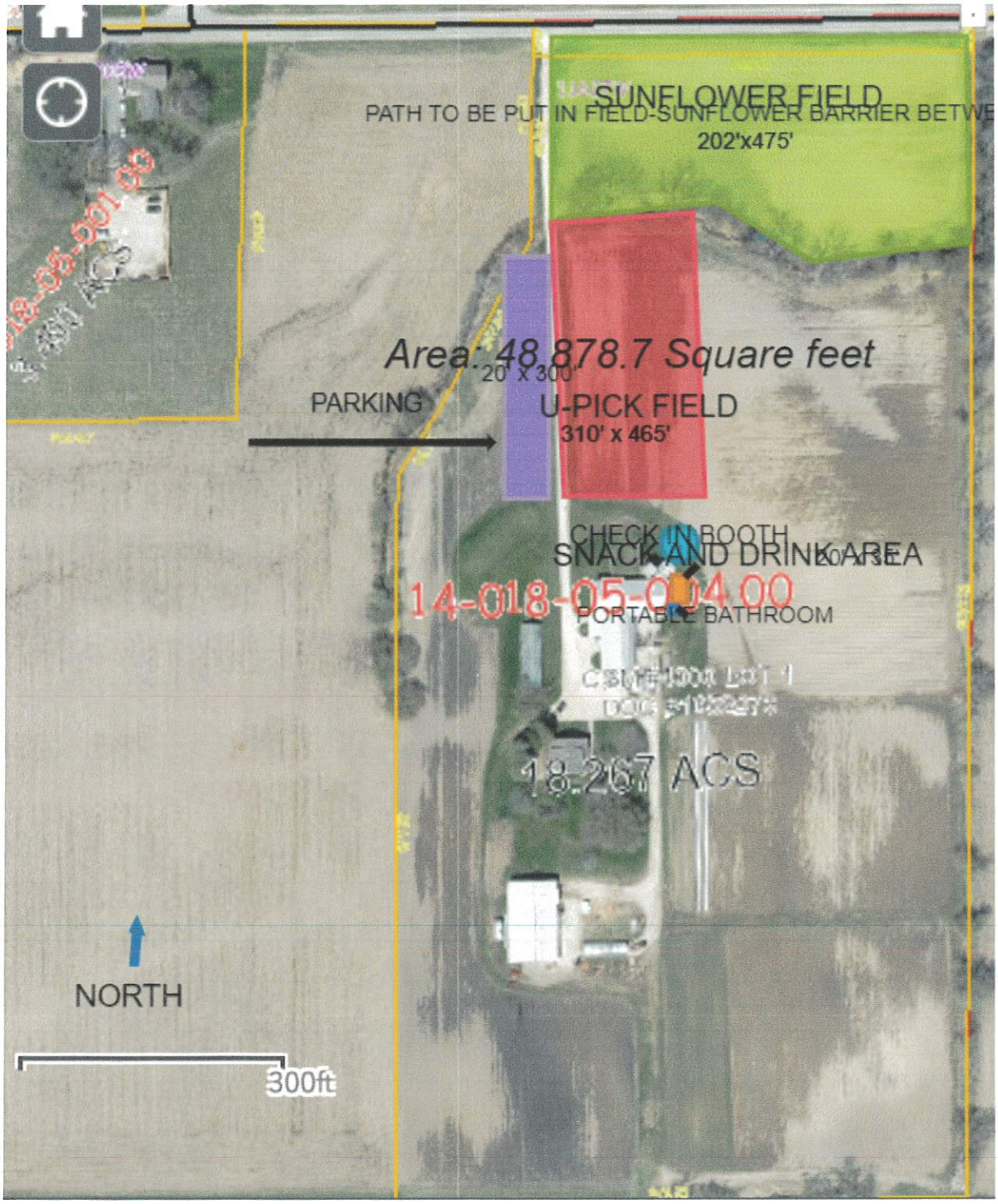
- PLEASE FEEL FREE TO CONTACT M WITH ANY QUESTIONS.

THANKS MUCH,
BRENDA SCHIEBLE
262.305.5026

Roots & Stems LLC

11627 Highland Rd, Mequon, WI 53097

Attachment: Packet Docs_RootsandStems (8614 : Steve & Brenda Schieble for Roots and Stems)



Attachment: Packet Docs_RootsandStems (8614 : Steve & Brenda Schieble for Roots and Stems)

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

TO: **Planning Commission**

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

DATE: **July 24, 2023**

SUBJECT: **Joe Woelfle for State Farm Insurance. The applicant is seeking building and site plan amendment approval for improvements to the existing building for the property located at 1714 W. Mequon Road.**

Applicant:	Joe Woelfle
Status of Applicant:	Owner
Requested:	Building and Site Plan Amendment
Existing Zoning:	B-1 (Neighborhood Business)
Lot size:	1.51 Acres
Location:	1714 W. Mequon Road
Tax Key Number:	#15-019-15-006.00
District:	#5

Background: The applicant is requesting building and site plan approval for the development of the Joe Woelfle State Farm Insurance agency located at 1714 West Mequon Road. Mr. Woelfle's business has been in Mequon for 13 years. The property was approved for rezoning to B-1 (Office) by the Common Council in April 2023. The project includes the conversion of a single-family home to office and modifications to the site for parking, landscaping, and signage.

Site Plan Amendment:
The proposed site plan shows one new parking area with the addition of 6 spaces and located in the east portion of the site. The layout of the proposed stalls however does jeopardize an identified specimen tree (Black Walnut). The tree can be preserved by extending the northern parking lane further east to accommodate the two spaces proposed by the specimen tree. The parking aisle is reduced to 22 feet which staff supports given the low volume of traffic. The lot otherwise complies. The plan does not adequately address required landscaping. The following requirements shall be met and shown on the final, approved landscaping plan:

- Screening of the lot from public view on the street and east side with a mix of species and varied placement and height.
- 30% of the parking area shall be shaded.

PARKING CALCULATION

ZONING CODE	
Use	Professional Office
Parking Requirement	One space per for 200 square feet

PARKING CALCULATION	
Parking Required	4 stalls
Parking Proposed	6 stalls
Code Requirement	**Meets/exceeds code requirement.**

Building Design:
The applicant is converting a single-family home to commercial operations. The business operations will occur on the first floor only. The structure will be white with red accents (see attached elevations and color rendering). The applicant proposes vinyl siding with a wood grain finish. Historically, the Commission has only authorized vinyl siding for commercial buildings if there is an addition to one that already constructed with vinyl siding. The Commission could consider this as a similar justification. The materials of adjacent commercial and residential structures include stone with minor accent materials.
Should the Commission support vinyl siding, staff recommends the proposed Majestic Quest, white, in 4" Woodgrain in 16'8" length.
The office and barn will be upgraded with new roofs and the windows and deck railings will be replaced. The barn will be painted white.

Lighting Plan:
A total of four building wall lights are proposed. Fixture A is a flood light and is shielded however it should be directed downward and be installed with 3000K or less. The illumination of the parking is unknown based on the lighting plan. The application shall address the following:

- Fixture A as noted above or provide an alternative light fixture
- Parking lot lighting (barn wall lighting may be an option)
- Lighting plan that shows illumination location on property in which the light reaches 0.0.
- Parking lot lighting shall meet the two fo1714ot candle average.
- The applicant shall confirm that the parking lot lighting also meets the 12:1 uniformity ratio.

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

Access is provided on Mequon Road / STH 167, which is under jurisdiction of the Wisconsin Department of Transportation (WisDOT). The access for the change of use is subject to review by WisDOT.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

The property is within the sewer service area but is not connected to public water or sewer. No changes are proposed to utility connection.

The improvements propose a parking lot and driveway expansion. The site appears to have existing gravel surface where the parking lot is proposed. A calculation of net added impervious surface shall be submitted with the site plans. If the net added impervious surface exceeds 5,000 square feet, review and approval of a green infrastructure plan in conformance with MMSD rules and City ordinances is required. Net added impervious surface exceeding ½ acre requires a storm

water management plan.

A filling, excavation, and berms is required. The total amount of filling and excavation is anticipated to be less than 1,000 cubic yards.

The proposed improvements may disturb an area greater than 4,000 square feet. If 4,000 square feet of disturbance is proposed, a City of Mequon Erosion Control Permit is required.

1. Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance to City ordinances and the Standard Specifications for Land Development.
2. The applicant must submit a calculation of net added impervious surface. For construction that exceeds 5,000 square feet of impervious area, the applicant will be required to provide a green infrastructure plan meeting MMSD requirements. The green infrastructure improvements also require a Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval, and a drainage financial guarantee.
3. Application for and approval of a City Filling and Excavation Permit.
4. Application for and approval of a City erosion control permit, if applicable.

Site Compliance Review:
Based on a site visit conducted by staff, the following site and building maintenance is recommended as part of this building and site plan review:

- Gutter and downspout replacement on the office building.
- Porch overhang repair or replacement.
- Roof replacement and painting to match office/barn of two remaining sheds on property by August of 2025.

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

1. Planning staff review and approval of final site, lighting and landscaping plans prior to the issuance of permits. The applicant shall submit such plan within 90 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. The final landscaping plan shall screening of the lot from public view on the street and east side with a mix of species and varied placement and height.
3. Thirty percent of the parking area shall be shaded.
4. A landscaping escrow equal to 125% of the improvement costs for installation of new landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
5. The final lighting plan shall address the following:
    - Fixture A as noted above or provide an alternative light fixture
    - Parking lot lighting (barn wall lighting may be an option)
    - Lighting plan that shows illumination location on property in which the light reaches 0.0.
    - Parking lot lighting shall meet the two-foot candle average.
    - The applicant shall confirm that the parking lot lighting also meets the 12:1

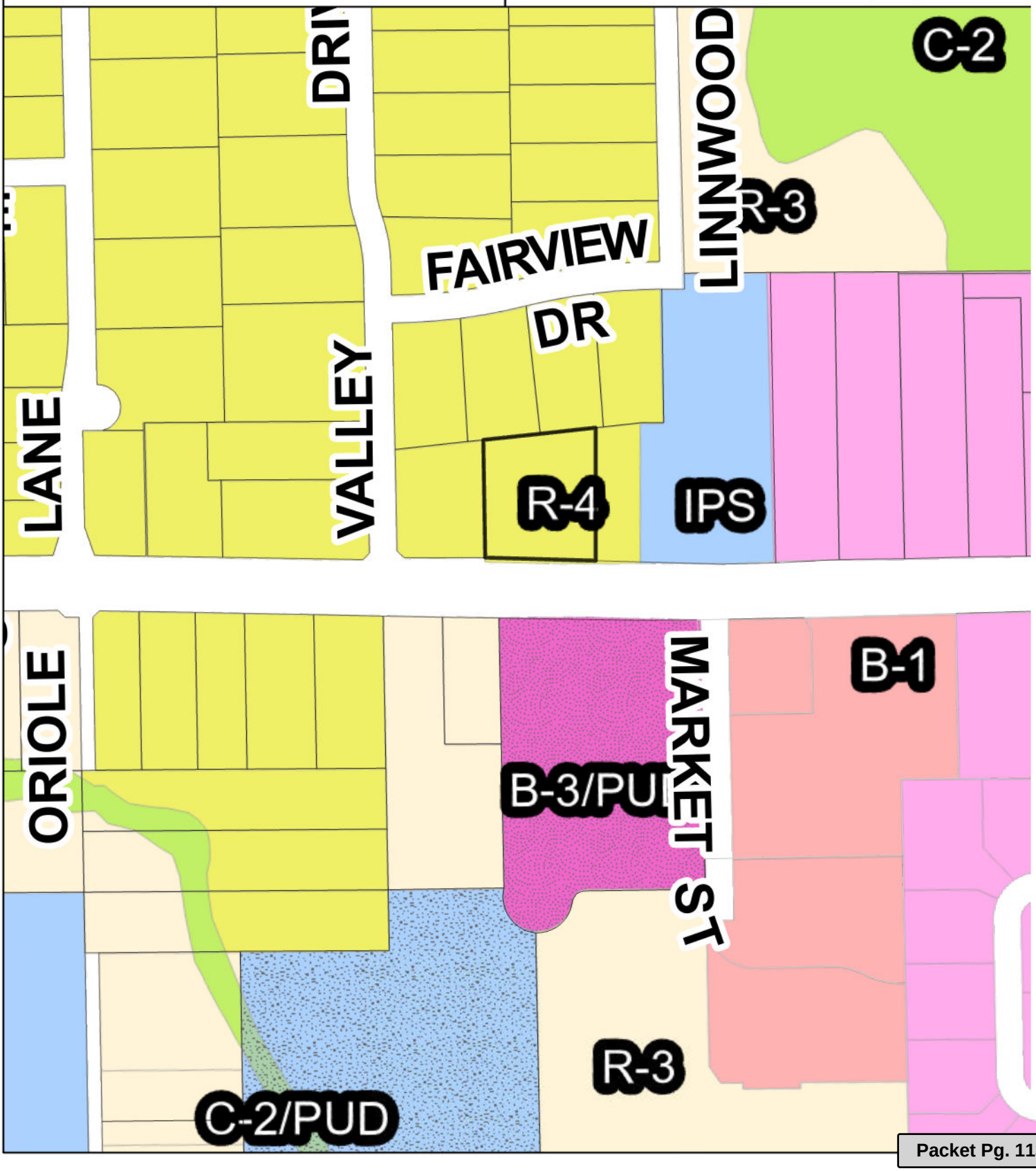
uniformity ratio.

6. Site compliance conditions shall be met prior to business occupancy.
7. Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance to City ordinances and the SSLD.
8. The applicant must submit a calculation of net added impervious surface. For construction that exceeds 5,000 square feet of impervious area, the applicant will be required to provide a green infrastructure plan meeting MMSD requirements. The green infrastructure improvements also require a Stormwater Maintenance and Easement Agreement, subject to City Attorney review and approval, and a drainage financial guarantee.
9. Application for and approval of a City Filling and Excavation Permit.
10. Application for and approval of a City erosion control permit, if applicable.

Attachments:
Packet Docs_StateFarm (PDF)

ST. JOHNS

AC	Arrival Corridor	IPS	Institutional & Public Service
A-1	Agricultural Preserve	NC	Neighborhood Commercial
A-2	General Agricultural	OA	Agricultural Overlay
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FFO	Flood Fringe Overlay	RM	Multi-Family Residential
FW	Floodway	TC	Town Center
IPS	Institutional & Public Service	TDR	Transfer of Development Rights



Attachment: Packet Docs_StateFarm (8615 : Joe Woelfle for State Farm Insurance)

Project Narrative: 1714 W Mequon Rd, State Farm – Joe Woelfle Agency

My goal is to keep the look and feel of the original farmhouse.

I have been doing business in the city of Mequon for almost 13 years. It is a great community and look forward to being a part of it for a long time and have spent years looking for a space to call my own. This property at 1714 W Mequon Rd would be a great win for all involved. The church will be able to sell a piece of unused property, I will be able to have an office of my own and Mequon will get a cleaned up and maintained property and a nice buffer of business use to residential for years to come.

The roof of the barn, and home are to be replaced. The windows and exterior will be replaced, and the deck railings will be replaced. The replaced windows and doors will all be brought up to code and the only major exterior difference of the home will be the addition of the code compliant handicap ramp. The only thing I would like a variance for is an exception to use a high-end residential vinyl on the exterior. New vinyl can more closely replicate the look of wood, has a longer usable life expectancy and is easier to clean.

The home would be done in white with some exterior accents in red as State Farm's colors are red and white. I would also paint the barn white to match the home. I plan to keep all the trees I can. Once I own the property, I will have an arborist inspect the trees, ones that are healthy will be trimmed up, any ones that need to come down will come down and have trees replaced in accordance with code. The only one I'm concerned about is the one in the southwest corner but I'm not an arborist so I don't know for certain. The final exterior piece is the addition of a parking lot. Per the site plan the paved portion would extend to the handicap ramp and would hope to have as minimal impact as possible. It would consist of 5 spaces and 1 van accessible space.

Code does allow for incidental business-related storage. I have a vintage fire truck I use for parades and community events. It is maintained by a shop in Waukesha so no maintenance would be done on site and the trucks takes up all usable space in the barn and would not be used for anything else. The doors would be closed and secured so it would also not be visible on a regular basis. The side shed would house my lawn mower and snow blower to maintain the yard and clear snow.

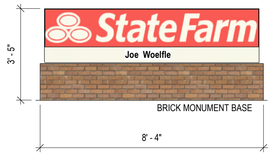
Attachment: Packet Docs_StateFarm (8615 : Joe Woelfle for State Farm Insurance)

Business Operation Plan, State Farm – Joe Woelfle Agency

As a State Farm office our regular business activities on site are the solicitation and sale of insurance and financial products as offered from our corporate offices. This is primarily home and auto insurance but includes life insurance, health insurance, securities products, annuity products and bank products. Our regular office hours are 8-6pm Monday through Friday most bank holidays closed and occasional seasonal hours. The most I've had employed at any one time has been 3 employees from this location and that would be the max expected. The 6 proposed parking spots meets the code requirement.

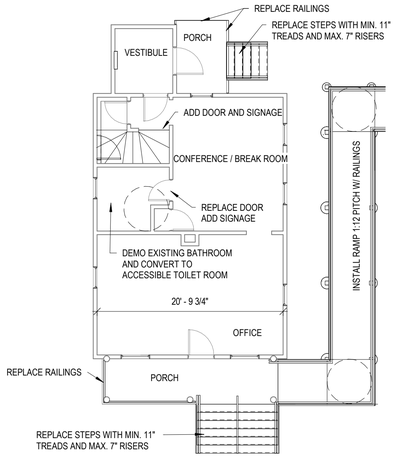
As described in the site narrative above the barn would be used for the parking of a vintage fire truck. The truck is branded with my office information and State Farm and used for parades and community events. The truck is maintained at a shop in Waukesha and no maintenance to it would be completed on site. The neighboring shed would store the lawn mower and snowblower. There is a small chicken coup that I will be removing.

Attachment: Packet Docs_StateFarm (8615 : Joe Woelfle for State Farm Insurance)



MONUMENT SIGN

3/8" = 1'-0"



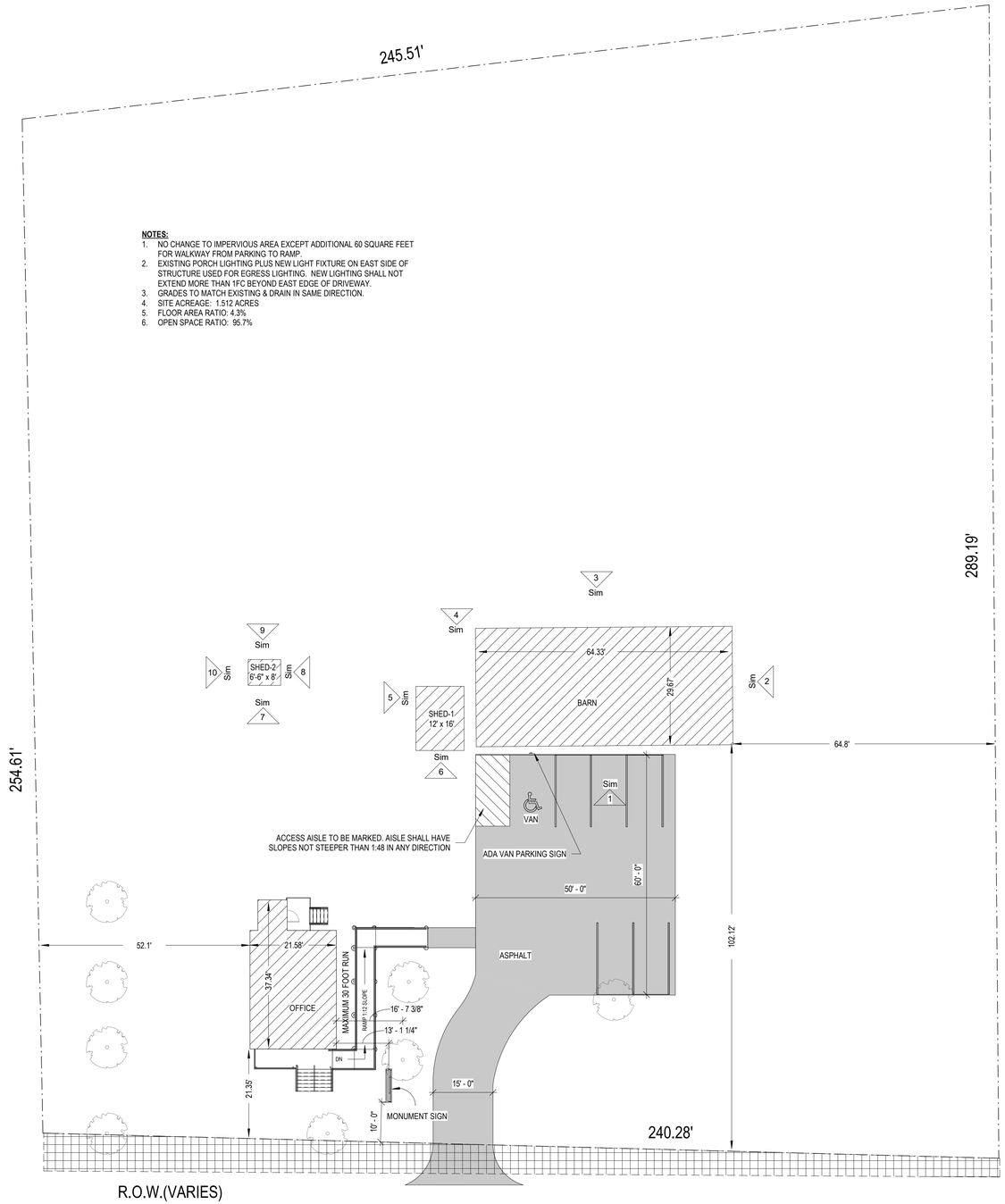
1ST LEVEL

1/8" = 1'-0"



NOTES:

1. NO CHANGE TO IMPERVIOUS AREA EXCEPT ADDITIONAL 60 SQUARE FEET FOR WALKWAY FROM PARKING TO RAMP.
2. EXISTING PORCH LIGHTING PLUS NEW LIGHT FIXTURE ON EAST SIDE OF STRUCTURE USED FOR EGRESS LIGHTING. NEW LIGHTING SHALL NOT EXTEND MORE THAN 1FC BEYOND EAST EDGE OF DRIVEWAY.
3. GRADES TO MATCH EXISTING & DRAIN IN SAME DIRECTION.
4. SITE ACREAGE: 1.512 ACRES
5. FLOOR AREA RATIO: 4.3%
6. OPEN SPACE RATIO: 95.7%



MEQUON ROAD

1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

NORTH

StrucRite
Architectural & Engineering Services
707 N. Grand Ave. - Suite 102
Waukesha, WI 53186
262.549.3222 - www.srdinc.biz

Joe Woelfle

1714 W. Mequon Road
Mequon, WI 53092

Attachment: Packet Docs_StateFarm (9615 : Joe Woelfle for State Farm Insurance)

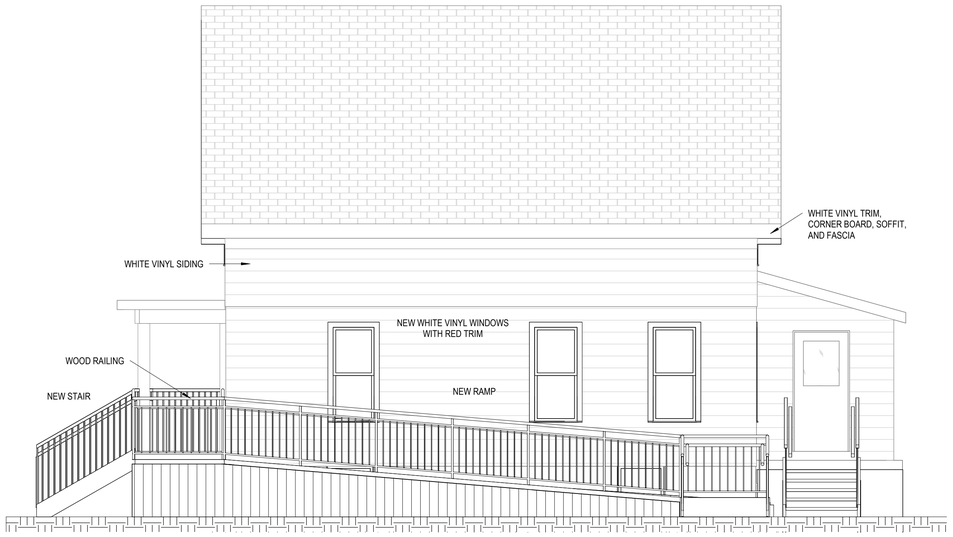
REVISIONS

No.	DATE	DESCRIPTION

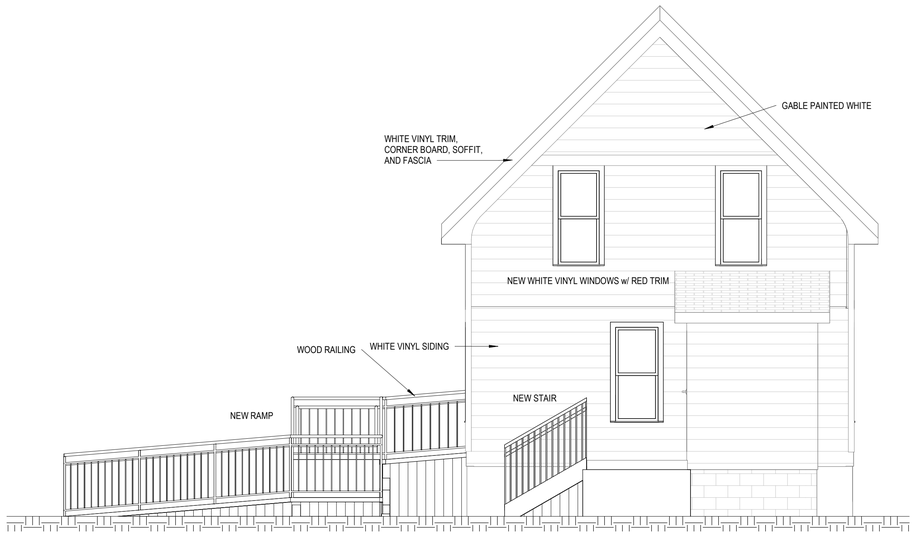
DESIGN DEVELOPMENT

SHEET TITLE:	ARCH. SITE PLAI
JOB NUMBER:	2217
ISSUED DATE:	06.19.202
DRAWN BY:	k
SHEET NUMBER:	A0.0

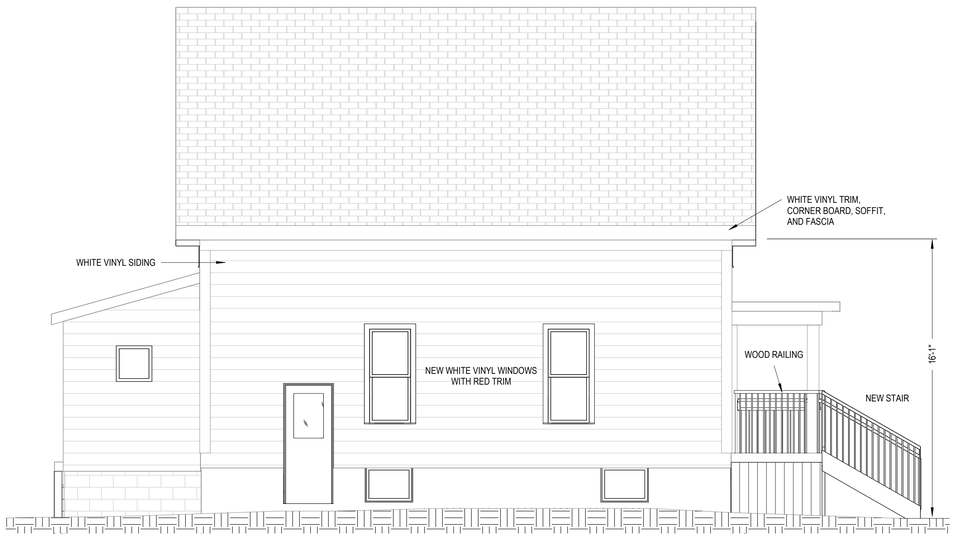
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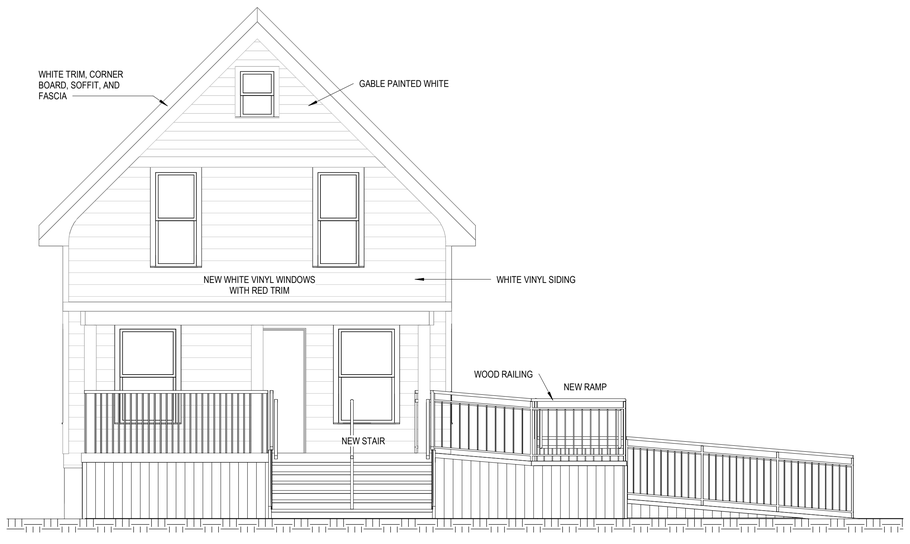
1 EAST ELEVATION
1/4" = 1'-0"



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



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



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

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707 N. Grand Ave. - Suite 102
Waukesha, WI 53186
262.549.3222 - www.srdinc.biz

Joe Woelfle
1714 W. Mequon Road
Mequon, WI 53092

Attachment: Packet Docs_StateFarm (8615 : Joe Woelfle for State Farm Insurance)

REVISIONS

No.	DATE	DESCRIPTION

DESIGN DEVELOPMENT

SHEET TITLE: EXTERIOR ELEVATIONS
JOB NUMBER: 2217
ISSUED DATE: 06.19.202
DRAWN BY: Autho
SHEET NUMBER: A2.0

6/20/2023 8:23:16 AM

ELEVATION GENERAL NOTES:

1. NOT USED



10 ELEV - 10
NOT TO SCALE



9 ELEV - 9
NOT TO SCALE



8 ELEV - 8
NOT TO SCALE



7 ELEV - 7
NOT TO SCALE



6 ELEV - 6
NOT TO SCALE



5 ELEV - 5
NOT TO SCALE



4 ELEV - 4
NOT TO SCALE



3 ELEV - 3
NOT TO SCALE



2 ELEV - 2
NOT TO SCALE

BARN TO BE PAINTED WHITE



1 ELEV - 1
NOT TO SCALE

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DESIGN DEVELOPMENT

SHEET TITLE: EXTERIOR ELEVATIONS
JOB NUMBER: 2217
ISSUED DATE: 06.19.202
DRAWN BY: Autho
SHEET NUMBER: A2.1

6/20/2023 8:23:20 AM

MONUMENT SIGN

3/8" = 1'-0"

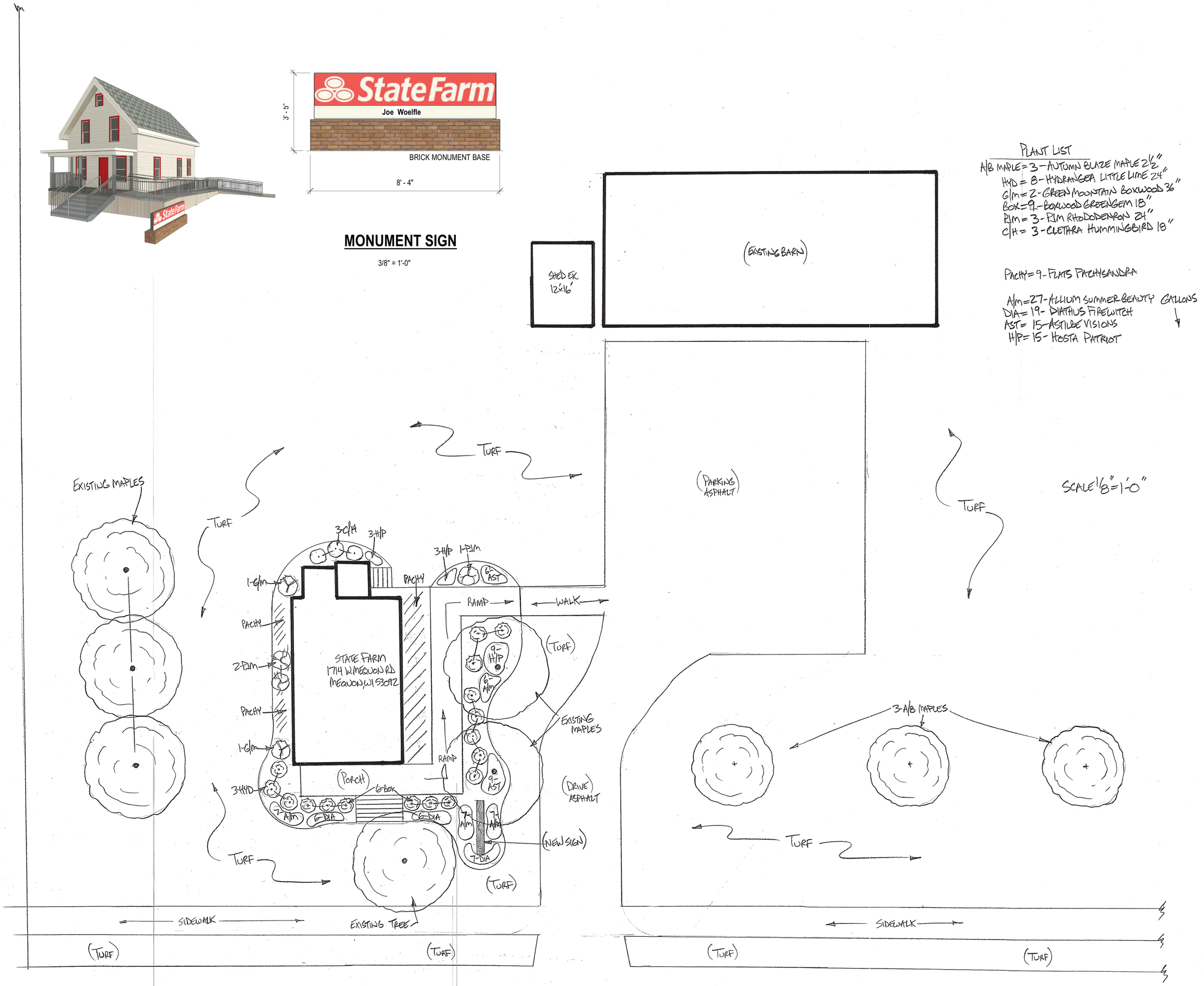
PLANT LIST

A/B MAPLE = 3 - AUTUMN BLAZE MAPLE 2½"
HYD = 8 - HYDRANGEA LITTLE LIME 24"
G/M = 2 - GREEN MOUNTAIN BOXWOOD 36"
BOX = 9 - BOXWOOD GREENGEM 18"
R/M = 3 - R/M RHODODENRON 24"
C/H = 3 - CLETHRA HUMMINGBIRD 18"

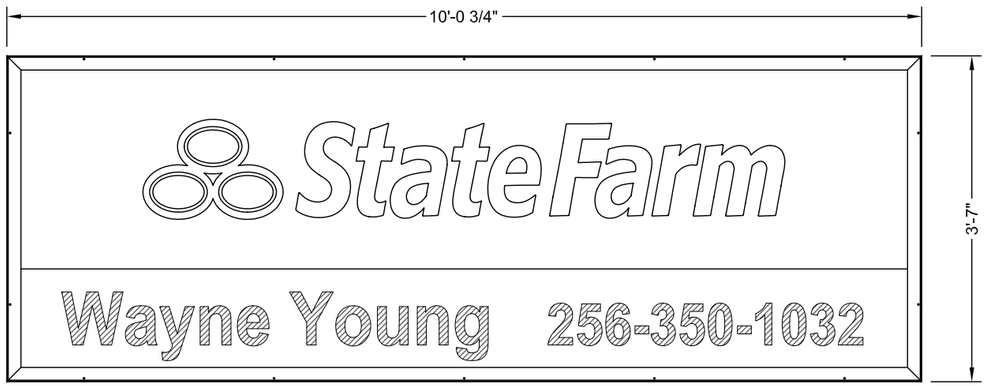
PACHY = 9 - FLATS PACHYSANDRA

A/M = 27 - ALLIUM SUMMER BEAUTY GALLONS
DIA = 19 - DIATHUS FIRE WITCH
AST = 15 - ASTILBE VISIONS
H/P = 15 - HOSTA PATRIOT

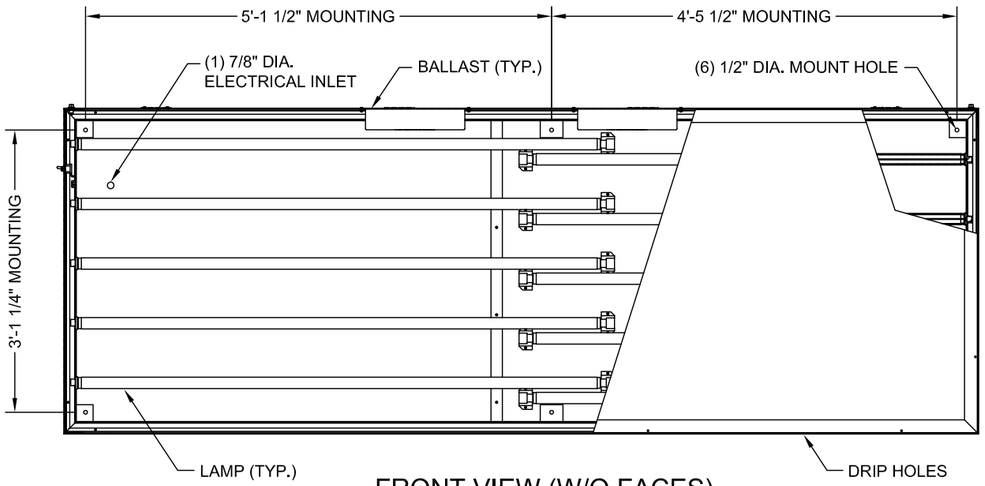
SCALE 1/8" = 1'-0"



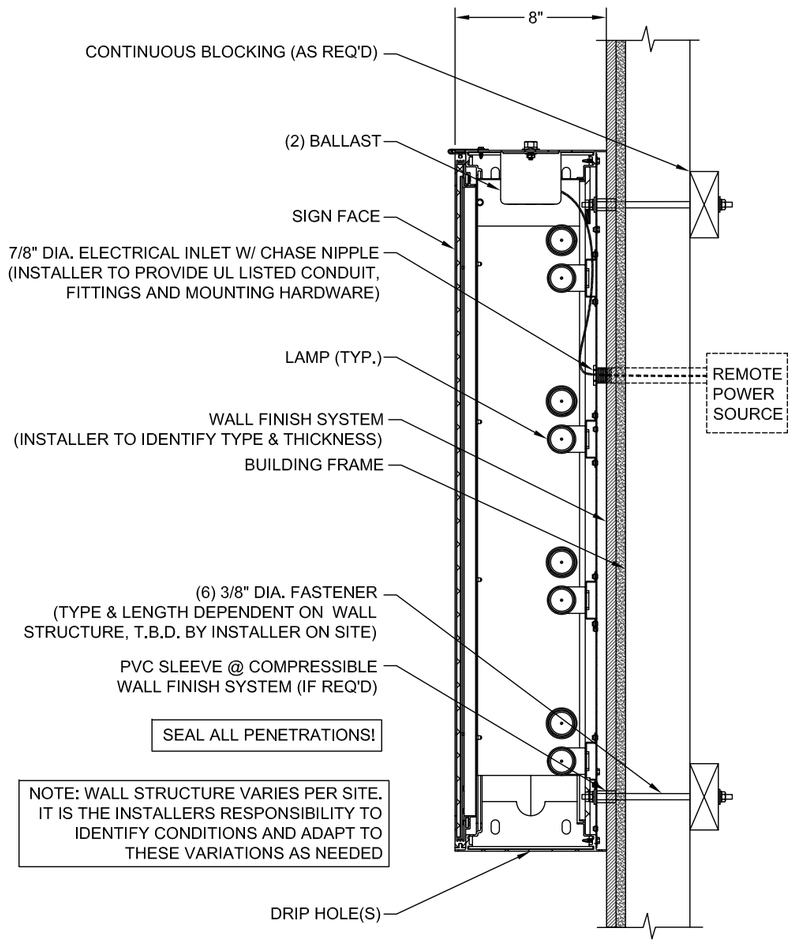
Attachment: Packet Docs_StateFarm (8615 : Joe Woelfle for State Farm Insurance)



FRONT VIEW
SCALE 1:20



FRONT VIEW (W/O FACES)
SCALE 1:20



SECTION VIEW
SCALE 1:8

INSTALLATION INSTRUCTIONS

1. OPEN PACKAGING CAREFULLY AND INSPECT FOR DAMAGE. IF DAMAGE IS FOUND, CLAIM MUST BE FILED WITHIN 15-DAYS WITH SHIPPING AGENT.
2. DETERMINE SIGN LOCATION AND TAPE UP THE PROVIDED TEMPLATE ON THE SURFACE TO WHICH IT WILL BE INSTALLED, RECEIVE CONFIRMATION FROM CLIENT OR CONTRACTOR.
3. LAYOUT AND PRE-DRILL ALL MOUNTING AND ELECTRICAL HOLES REQUIRED FOR MOUNTING THE SIGN ON THE WALL IT IS TO BE INSTALLED.
4. FILL ALL HOLES WITH SILICONE PRIOR TO MOUNTING THE SIGN.
7. ATTACH THE HORIZONTAL BLOCKING BEHIND WALL STUDS SO ALL CONNECTION POINTS HAVE SUPPORT.
5. ALIGN CABINET TO MATCHING PRE-DRILLED HOLES WHILE INSERTING FASTENERS THROUGH CABINET, WALL AND BLOCKING. FASTEN WITH NUTS & WASHERS. USE PVC SLEEVES TO PROTECT BUILDING FINISH SYSTEM OVER SHEATHING.
6. MAKE FINAL ELECTRICAL HOOK UP TO PRIMARY WIRING OF POWER SUPPLIES THROUGH DRILLED ELECTRICAL HOLES.
9. TEST LIGHT THE SIGN TO ENSURE THE SIGN IS LIGHTED AND FUNCTIONING PROPERLY..
11. PERFORM TOUCH UP AS REQUIRED
12. CLEAN UP: CLEAN INSTALLATION WORK SITE OF ALL EXCESS MATERIALS AND DEBRIS.

CLEAN UP NOTE: DO NOT DISCARD ANY MATERIAL OR DEBRIS INTO ON SITE DUMPSTERS.

SIGN SPECS.

1. AREA OF SIGN - SQUARED: 36 SQ FT
   AREA OF VISIBLE OPENING: 32 SQ FT
2. LUMENS: 51000
   LUMENS PER SQ FT: 1417
3. LAMPS: (5) F72T12 DL/HO (5) F60T12 DL/HO
4. ELECTRONIC BALLAST:
   (2) 32 FOOT BALLAST (3.0 AMPS EA)
   (TOTAL = 6 AMPS @ 120VAC)
5. (1) 20 AMP CIRCUIT, 60Hz UL 48 & NEC COMPLIANT
6. OVERALL DIMENSIONS OF SIGN:
   HEIGHT: 3'-7"
   WIDTH: 10'-3/4"
   DEPTH: 8"
9. SIGN WILL BE SERVICEABLE BY HINGED DOOR

GENERAL NOTES

INCLUDE COMPLETION PHOTOS OF MOUNTING/CONNECTION POINTS AND OVERALL ELEVATION.

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

REVISIONS

REV.	DESCRIPTION	DATE	DRN	CHK
A	RELEASED FOR INSTALL	3-20-14	SAJ	RHB

DWG TITLE: STATE FARM 3'-7"X10'-1" LOGO BOX SIGN - WALL MOUNT

SITE: SF10309
2614 CENTRON DR SW
DECATUR, AL 35603-2500

DRN BY	DATE	SCALE	DWG NO.	REV.
SAJ	3-20-14	AS SHOWN	IN01774P	A
CHK BY: RHB	DATE: 3-20-14	PIF REF: 307072		

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Everbrite
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P.O. BOX 20020
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414-529-3500

FIXTURE A

C-FL-B-RD Series
LED Bullet Light | Narrow, Medium and Wide Flood Light
Replaces up to 100W PSMH

C-LITE LED LIGHTING

A VERSATILE INSTALL

Our cULus Listed Bullet LED Flood Light features a ½-inch adjustable fitter mount and a narrow, medium or wide light distribution for precise aiming. It delivers either 2800 or 5000 lumens and is available in 4000K and 5000K.



C-FL-B-RDM-2L C-FL-B-RDW-5L

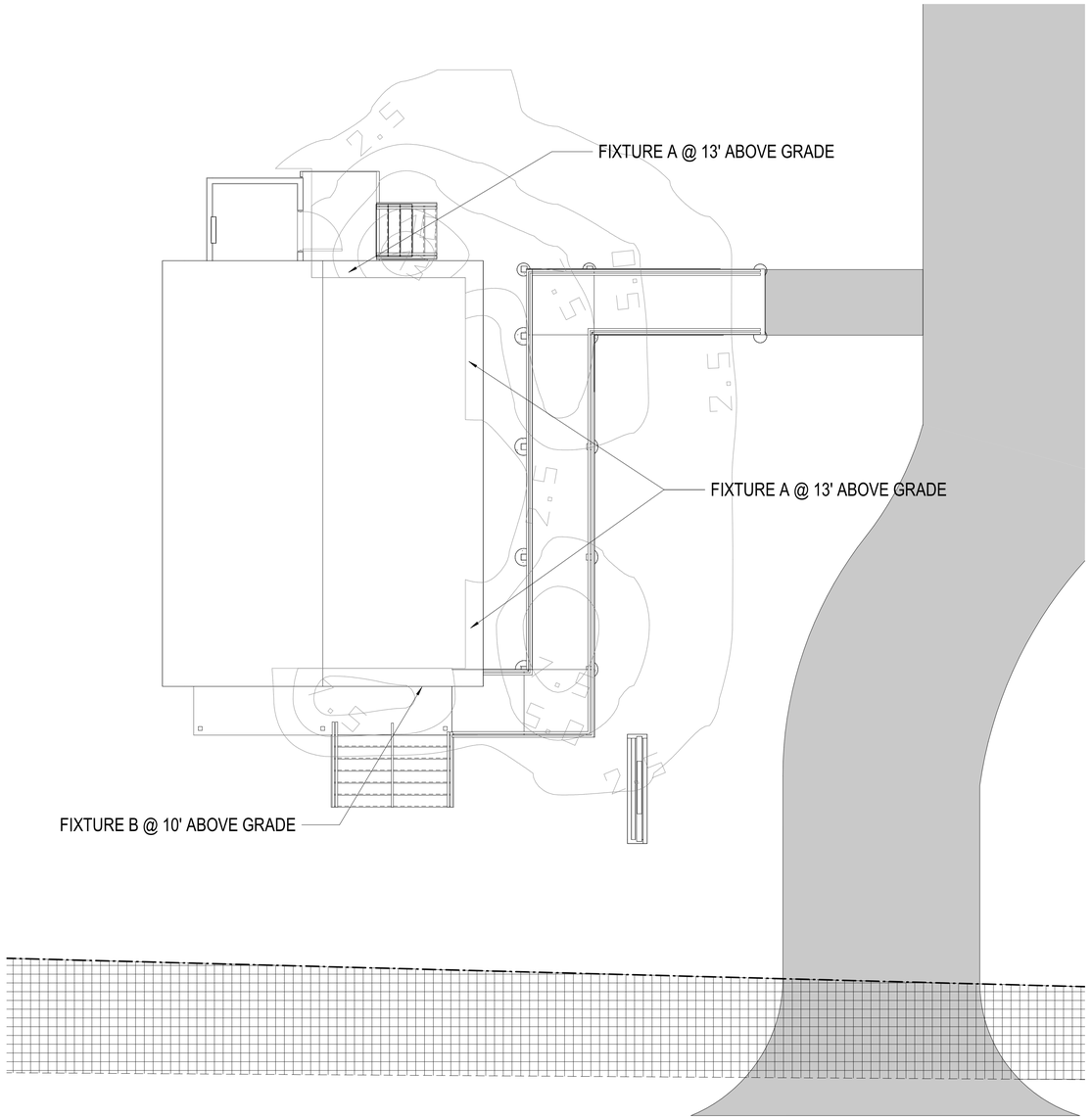
PRODUCT SPECIFICATIONS

FIXTURE B

DESCRIPTION

naturaLED® Wall Lights come in 10-watt, 20-watt and 25-watts to replace your existing incandescent up to 200-watt, saving up to 90% of energy. Super energy efficient and lasts up to 50,000+ hours average life. naturaLED® wall lights are an ideal lighting solution for security lights, both residential, commercial and many other outdoor applications.





1 EXTERIOR LIGHTING
3/16" = 1'-0"

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Joe Woelfle
1714 W. Mequon Road
Mequon, WI 53092

REVISIONS

No.	DATE	DESCRIPTION

DESIGN DEVELOPMENT

SHEET TITLE: EXTERIOR LIGHTIN(
JOB NUMBER: 2217
ISSUED DATE: 06.19.202
DRAWN BY: BE(
SHEET NUMBER: A0.1

Attachment: Packet Docs_StateFarm (8615 : Joe Woelfle for State Farm Insurance)

ORDERING

Watts (W)	Description	Color Temp (K)	Lumens (lm)	Equiv. Wattage (W)	Size	Beam Angle	Color	Voltage	Wet	ES
	**Up/Down Wall Sconce (Black)**									
10	LED-FXDWS10/830/BK	3000K	700	90	2.5” x 6.7”	38°	Black	120V	•	•
10	LED-FXDWS10/850/BK	5000K	700	90	2.5” x 6.7”	38°	Black	120V	•	•
20	LED-FXDWS20/830/BK	3000K	1,400	200	3.15” x 11.7”	38°	Black	120V	•	•
20	LED-FXDWS20/850/BK	5000K	1,400	200	3.15” x 11.7”	38°	Black	120V	•	•
	**Up/Down Wall Sconce (White)**									
10	LED-FXDWS10/830/WH	3000K	700	90	2.5” x 6.7”	38°	White	120V	•	•
10	LED-FXDWS10/850/WH	5000K	700	90	2.5” x 6.7”	38°	White	120V	•	•
20	LED-FXDWS20/830/WH	3000K	1,400	200	3.15” x 11.7”	38°	White	120V	•	•
20	LED-FXDWS20/850/WH	5000K	1,400	200	3.15” x 11.7”	38°	White	120V	•	•
	**Up/Down Wall Sconce (Nickel)**									
10	LED-FXDWS10/830/NI	3000K	700	90	2.5” x 6.7”	38°	Nickel	120V	•	•
20	LED-FXDWS20/830/NI	3000K	1,400	200	3.15” x 11.7”	38°	Nickel	120V	•	•
	**Wall Sconce (Black)**									
25	LED-FX5DWS25/33S/930/BK	3000K	1,750	250	5” x 7.5”	33°	Black	120-277V	•	•

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Packet P

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

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

TO: **Planning Commission**
FROM: **Kim Tollefson, Director of Community Development**
DATE: **July 24, 2023**
SUBJECT: **SW Industrial Land Uses**

Background: The Economic Development Board is considering industrial land uses in the southwest area of the city since January 2023. The impetus for the land use discussion was two residential development concept plans the Council considered in 2022, located in the central are of the city, south of the Mequon Business Park, and located on Light Industrial (B-5) zoned lands. While some policymakers believed residential land uses in the proposed location may have merit, the Council directed staff to consider the potential for future industrial land uses elsewhere in the community. Staff is advancing the policy discussions per the Board's direction based on the analysis completed.

The Common Council weighed in on the policy matter at their meeting of July 11, 2023. The Council directed staff to address the necessary sewer service analysis with a contracted consultant in January 2024, after the expenditure is approved by the Appropriations Committee for the annual 2024 budget.

The major efforts associated with policy work for 2024 include the following:

- Sewer service analysis and subsequent expansion if determined suitable.
- Master plan the utilities and infrastructure.
- Financial policy assessment of utility and infrastructure master plan.
- Substantiate the current Rural Industrial zoned land with specificity of use and development standards.
- Conversion of industrially zoned land to residential south of the Mequon Business Park.

The purpose of this report is to inform the Planning Commission of the potential 2024 land use and work program. There is no action requested of the Planning Commission at this time however initial reactions and needs of the Planning Commission for future decision-making are encouraged.

Property Owner Outreach: Planning staff has notified all property owners within the study area and has discussed the concepts and analysis to date. Some property owners plan indicated their interest to attend the Committee of the Whole meeting.

Location, Marketability and Regional Agency Input:
Location: Assessing the surrounding context and current uses of land as well as the neighborhood assets of is a typical first step in our policy analysis. The southwest area of the city currently has approximately 295 acres of Light Industrial (B-5) and Rural Industrial (B-6) zoned land (see attached Current Zoning Map and Zoning District Standards). The scope of the study area is identified on the attached map and does not include the current residential zoning north of the critical environmental area that runs east and west through the section of land.

The neighborhood context includes a variety of quasi and light to medium industrial operations both in Mequon and the neighboring communities of the City of Milwaukee and Village of Germantown. These existing uses include catering services, multi-tenant office, landscape contracting, petroleum services, warehouse and cold storage facilities, waste collection services, landfills, trucking companies, auto and fuel suppliers. In the neighboring community of Menomonee Falls there is new industrial, manufacturing and office developments.

Marketability and Regional Agency Input: The site is close in proximity to HWY 41/45 where, in addition to the new development in the Village of Menomonee Falls, the Village of Germantown has planned for and seen significant growth (285 acres) in pure industrial development along HWY 41/45 and Holy Hill Road through a TID and there is opportunity for additional growth.

Staff sought input from Ozaukee County Economic Development, Milwaukee 7 (M7) and Wisconsin Economic Development Corporation (WEDC). The following highlights the regional agency input received:

- Prime location given proximity to north Milwaukee County and south Washington County as well as west Waukesha County. Transportation options and the larger labor pool are significantly positive and access to Hwy 41/45 is only 5-7 minutes.
- Public water is critical, especially given the requirements for fire protection.
- Public sewer is important, but if public sewer is not desired or feasible, maintain a heavier type of industrial. Office, corporate parks and light industrial uses will expect public sewer.
- Well maintained roads are critical.
- The proximity to established residential is not adjacent, which is good.

Zoning District: The Board vetted a draft of uses, by permitted or conditional, for a future industrial zoning district (see attached Use Table with preliminary technical standards). Additional standards, such as building design and operational, are necessary and continue to be evaluated for the Board's review. Generally, the Board directed staff to trend land uses towards medium levels of operations or intensity while maintaining thresholds for operations that pose a great risk of pollution, contamination, odor or vibrations and noise.

Infrastructure: Based on the technical standards and the overall study area's acreage, the new area could accommodate 9M square feet of industrial use at a floor area ratio of 50%. Based on that, infrastructure analysis has been initiated.

Sewer: The nearest public sewer main is located at the intersection of County Line and Granville Road. To serve the study area with public sewer, expansion of the sewer service area is required. This process is expected to be a 6-9-month process that requires the approval of SEWRPC, DNR and MMSD. A baseline analysis was completed to determine if a gravity system can serve the area of scope. The analysis concluded that will not be feasible. Therefore, alternative routes to serve the area are currently being explored. Detailed analysis will be necessary before requesting the expansion of the sewer service area. As part of this analysis, the city is considering the residential west growth area for potential development to be served and how that would help or hinder the sewer expansion.

Water: The nearest public water main will be located at the intersection of County Line and Swan Road at the time of construction for a new subdivision, Swan Ridge Farms. Expansion of the new public water main requires a contract amendment with the City of Milwaukee.

An analysis of infrastructure size, location and necessary connectivity is required to determine the cost of these infrastructure improvements followed by a policy discussion of whether the City wants to make the expenditure for infrastructure expansion or to require that a developer build and contribute the infrastructure. This is a similar process to the one staff addressed for Central Growth and the new Ulao Creek Neighborhood.

Road Conditions: The roads are jointly owned and will require negotiations with other governmental entities related to improvements and maintenance. Washington County, Village of Germantown and the City of Milwaukee will be partners related to road improvements. The city has begun an evaluation of the trip generation based on the type and amount of industrial operations at full buildout. This will assist the city in determining upgrades to current road conditions for future projected use. The road will likely remain as two lanes of travel, with a center turn lane and excel/decel lanes. In addition, the staff is evaluating potential concentrated traffic locations for common access points and can provide the benefits and cons of that analysis.

The City rates each of the roads as good to very good. The City has an established road program with ratings and annual approval of road work. The city roads are categorized as follows (please see attached Paser Ratings System Key):

- Wausaukee Road - (County Line to 0.5 miles N of Donges) - Rating 7
- County Line Road - (Wausaukee to Granville) - Rating 7
- County Line Road - (Granville, east ¾ mile) - Rating 8
- Granville Road - (Freistadt to Mequon) - Rating 8
- Granville Road - (Mequon to County Line) - Rating 7

At this point, there are no plans for reconstruction of these road sections in the 5-year plan for the Mequon maintained portions.

The roads are jointly owned and will require negotiations with other governmental entities related to improvements and maintenance. Washington County, Village of Germantown and the City of Milwaukee will be partners related to road improvements. The city has begun an evaluation of the trip generation based on the type and amount of industrial operations at full buildout. This will assist the city in determining upgrades to current road conditions for future projected use. The road would likely remain as two lanes of travel, with a center turn lane and excel/decel lanes. In addition, staff is evaluating potential concentrated traffic locations for common access points and can provide the benefits and cons of master planning the internal road system.

Staff recommended the following steps for Council's consideration:

1. Sewer Service Analysis via Consultant Analysis (contract to return to Council for authorization in 2024)
2. Based on sewer analysis, petition to expand sewer service area (SSA)
3. During SSA review process:

    a) Discussion financial policy associated with expansion of infrastructure.
    b) Partnership/negotiation regarding water, roads.
    c) Property owner coordination
    d) Final draft of zoning district standards

Additional steps may Include the following:

1. Study Ancillary Features: Name / Signage / Landscaping / Broker (Expenditures)
2. Study Economic Development Partnerships: Oz Co / M7 / WEDC

Conversion of industrially zoned land to residential south of the Mequon Business Park.

Background: Staff is advancing the policy discussions related to future residential land use in the City, in conjunction with the discussion regarding industrial land uses. In the recent year, two residential development proposals were advanced to the Common Council for consideration in the study area described below.

Neighborhood Context:
The neighborhood of study is generally located on Baehr Rd, south of Donges Bay and north of County Line Roads. Land uses to the north include mid-sized industrial and office, agricultural to the west, a mix of uses to the east and low density residential to the south, including single-family residential neighborhoods on the south side of County Line Road, in the Village Brown Deer. Lily Lane Preserve and Trinity Creek are environmental features that connect the study area to the Mequon Nature Preserve and the Milwaukee River.

Zoning District:
The area is currently zoned Light Industrial, Single-Family, Critical Environmental, and Agricultural Overlay. Because of the mixed zoning and land uses, the area was identified in the 2035 Comprehensive Plan as a future study area. Planning staff believes the features of the area are ideal for residential development with the use of senior or plex development at the north to transition from the industrial land use. This is a familiar and tested land use pattern in the city including developments such as Essex Place, Hidden Creek, Windsor Estates as well as Winding Hollow and Mequon Court Apartments on the west side of N Port Washington Road. And, the development of plex or single-family to the south, transitioning to Lily Lane Preserve. Densities and the assessment of sewer and water service infrastructure are critical factors. The development to the east and west are both served with private lift stations, limiting the city's ability to master plan the infrastructure in the same manner as the southwest industrial zoning area.

The Common Council directed staff to develop residential zoning standards for this subject study area during the remainder of the 2023 work program.

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Mequon, WI 53092-1930
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PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: Economic Development Board

FROM: Kristen Lundeen, Director of Public Works/City Engineer

DATE: June 19, 2023

SUBJECT: Public Utility Service to Southwest Mequon

The attached technical memos provide an overview of the requirements to serve the southwest corner of the City with public utilities. A summary of the connection location and constraints on serving the area is detailed below. In addition to the technical requirements for service, public utility infrastructure requires several policy discussions as well.

From a public utility perspective, the density and specific use of the buildings will have a large impact on the technical requirements for service. As noted in the memos, industrial uses create a wide-ranging demand on public utilities. Warehousing, as an example, generates minimal waste and therefore minimal impact on the sewer system. Likewise, it has a minimal draw on the water system, but may require more capacity to ensure proper fire protection. A bottling plant places a higher demand on both sewer and water, and therefore may restrict the allowable development or increase the size and cost of public infrastructure.

SEWER

Properties within the southwest corner of the City would be served by connecting and extending public sewer infrastructure from the existing location at the County Line Road and Granville Road intersection.

Limiting factors for serving the area with public sewer infrastructure relate to topography and discharge limits. Serving properties via gravity is the standard for new development. A portion of the area could be served by an extension of the existing sewer infrastructure, but gravity service is limited and other properties would require installation of a lift station.

All City of Mequon sewers ultimately discharge into the Milwaukee Metropolitan Sewerage District (MMSD) system. MMSD imposes limits on discharge into the system. As noted, the varying levels of discharge based upon the specific industrial uses may limit the type or density of development within the area.

WATER

Properties within the southwest corner of the City would be served by public water infrastructure in one of two ways:

1. Extending the existing infrastructure from the intersection of County Line Road and Swan Road, after a second connection and meter pit is installed as a condition of the Swan Ridge Farms subdivision.
2. Petition Milwaukee Water Works for a contract amendment to allow for a third connection to the system.

The design for the public water infrastructure depends upon both the size of the facilities to achieve compliant fire protection and the type of use, as noted above. As public water infrastructure is pressurized, topography is not the limiting factor for extension.

POLICY

The southwest corner of the City is not currently included within the Sewer Service Area (SSA) nor the Mequon Water Utility Service Area (MWUSA). In accordance with the Water Connection Policy, if a SSA boundary amendment were completed to include the lands, it would automatically be included in the MWUSA. However, if the City determined that the area would remain outside of the SSA, the City could separately consider amending the MWUSA to include the area and serve with public water infrastructure. That is the policy decision that was made for the Ulao Creek Neighborhood, due to prohibitive sewer costs. Therefore the City must determine whether boundary amendments will be requested for the SSA, the MWUSA or both.

New development in the SSA and/or MWUSA is required to build and contribute public infrastructure at the time of construction. Fundamentally, this results in higher construction costs for properties located further from the existing infrastructure. This can impact the marketability and/or property value of the lands within the area. In 2015, the City addressed this concern for the Central Growth Area by assessing for the sanitary sewer costs, whereby all benefitting properties paid an equitable portion of the sewer costs. Please note that the Mequon Water Utility cannot build public infrastructure on prospect at the cost of existing rate payers, nor by referendum can the City of Mequon pay for public water infrastructure costs.

City staff can facilitate a policy discussion on public utility financing outlining the various options for consideration.

TIMELINE

One critical path item for public infrastructure is the sewer service area boundary amendment. The boundary amendment first requires Sewer Utility District Commission recommendation and Common Council approval, which can typically be accomplished in one meeting night. The boundary amendment includes a list of all impacted properties, which must be contiguous to the existing sewer service area. The process also requires a public hearing.

Once approved at the City level, the request is forwarded to SEWRPC, WDNR and MMSD for approval and that process is typically six to nine months. Both SEWRPC and MMSD include all of the City of Mequon within the planning boundary, therefore expansion should not be a policy debate and is more administrative to ensure compliance.

Please note that the sewer service area boundary amendment has an immediate fiscal impact on property owners. MMSD capital charges are levied as a sewer tax. Therefore all properties within the sewer service area pay the sewer tax, regardless of access to public sewer. Staff generally recommends that the request be initiated concurrent to a development application so that property owners do not pay additional taxes while the market determines the demand for construction.

Once the sewer service area boundary amendment is approved, properties within the boundary may connect to public sewer. Staff recommends that a sewer study be completed to define critical elevations and/or lift

station citing and design parameters to prepare for development. This study could be completed concurrently with the request for the sewer service area boundary amendment.

Further, the study could be completed prior to the sewer service area boundary amendment, to both determine the serviceability to the area (gravity service versus lift stations, etc). Please note that this would require an additional policy discussion. Typically, the City requires that new development be self-funding, and not impact existing taxpayers or rate payers. If the design is completed on prospect, the City would need to determine whether the taxpayers fund the design, the sewer rate payers fund the design, or whether the design costs are assessed against the properties in combination with a future construction project.

The policy discussions regarding both design and infrastructure financing and ownership could also be concurrent to the sewer service area boundary amendment. Fundamentally the capacity and design of the system will be the driving factor for either the traditional build and contribute model, or utilized for a public infrastructure construction project. The pipe depth and sizing will be the same regardless of the financing mechanism.

For public water infrastructure, if the properties are included within the sewer service area, it is required to be served by public water infrastructure. As noted, if the area is ultimately not included within the sewer service area, the Water Utility Commission could consider a Mequon Water User Service Area boundary amendment to include the section, similar to the process completed for the Ulao Creek Neighborhood. The amendment can take place at a regularly scheduled meeting and is not subject to public hearing requirements.

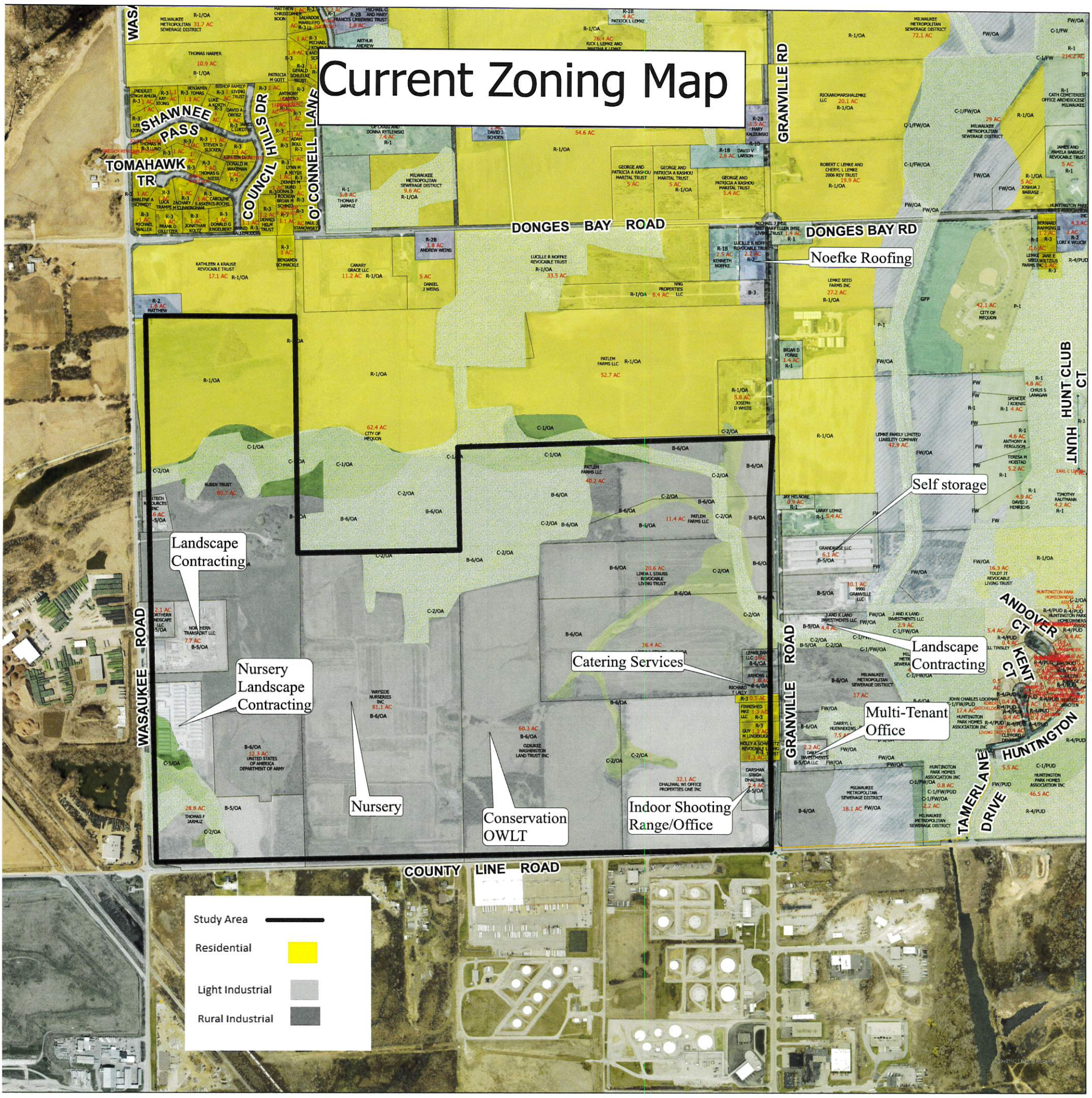
Similar to the recommendation for public sewer infrastructure, a master utility plan for water infrastructure is recommended. Please note that the Mequon Water Utility cannot finance, design or construct public water infrastructure on prospect. The City could finance the project, but Water Utility funds are regulated such that existing water rate payers cannot fund future development.

Staff recommends against constructing public utility infrastructure on prospect. Unused and underutilized infrastructure cause maintenance issues and drive up the cost to all utility rate payers. If the City proactively generates a master utility plan for the area, defining the required capacity, sizing and general layout for the infrastructure, it can leverage the initial development for construction. Regulatory approvals are a typical part of the review process and can be incorporated into standard approvals.

For both sewer and water, the City could construct the public infrastructure and special assess for the cost. Special assessments are statutorily regulated, and will add three to six months to the construction process. Please note that the build and contribute model can be structured to allow for a refund clause in lieu of a special assessment, reducing the timeline and financial obligation of the City.

As it relates to regulatory approvals for the public water infrastructure, the Public Service Commission includes all of the City of Mequon in the Water User Service Area, therefore any expansion is required at the Water Utility Commission level only. In addition to Mequon Water Utility approvals, construction plans must be approved by the WDNR. Plans for individual developments and larger trunk projects are reviewed in generally the same timeframe, so there is no impact on the timeline for leveraging the development process to install the mainline public water infrastructure.

Current Zoning Map



USE TABLE

Uses	City of Mequon					Menomonee Falls			Germantown			
	B5 Light Ind	B4 Business Park	B6 Rural Ind	UC MC Mixed Comm	NEW SW	I1 Light Ind	I2 Heavy Ind	I3 Executive	M1 Limited Ind	M2 General	M3 Special	HIA Overlay
light manufacturing	P	C	C	P	P	P		P	p	P	P/C	
processing	P	C			P	P		P				
wholesale	P	C			P	P			P	P	P	
distribution	P	C			P	P						
R & D	P	C		P	P	P		P				
Print and Publication	P	C			P	P						
offices	P	P			P	P		P				
furniture repair	P				P							
specialty trade	P			P								
salons	C	C		C								
bookstores	C	C										
daycare	C	C			ACCESSORY			P		C		
non fast food restaurants	C				ACCESSORY							
florists - large scale assembly and storage	C	C			P							
gift shops	C	C										
pharmacy	C	C			ACCESSORY							
studios for art	C	C										
lumber / bldg supply	C			P	C	C						
transporation terminals	C				C		C					
warehousing	C	C			C	P			p	P	P	
auto service	C	C										
pet day care / kennels	C	C		C								
fitness centers	C	C						P				
indoor sport shooting	C		C									
resale furniture and household merch	C											
architectural salvage	C											
outdoor power equiipment	C											
theatres		C										
agriculture			P	P	NON CONFORM					C		
wineries			C	P								
microbreweries			C	P								
storage					P	P			P	P/C	P	
commercial bakeries				C	P							
greenhouses				P				P				
corporate campus					P	P		P				
salvage					C		C					
heavy manufacture					C		C	P				
High tech w corporate and headquarters				P	P							
athletic fields				P/C				P				
banks								P				
data processing				P	P			P				
recycling					P					C		
second had goods retail										C		
landfill										C		
schools				C								
religious institutions				C								
vet clinics				C								
Lodge / clubs				C								
Performing Arts Center				C								

TECHNICAL STANDARDS	
Min Lot Size	2 Acre
Min Lot Width	150 feet
FAR	50%
Bldg HT	50 feet
Setback	50 feet
Offset*	30 feet
Open Space	30%

P=Permitted
C=Conditional

DRAFT Zoning District Standards

Sec. 58-XXX. – Name To Be Determined

(a) *Purpose.* The _____district is established to increase the supply of land served with public water and sewer for the development industrial uses in proximity to the corridor of HWY 41/45.

(b) *Definitions.*

(c) General Requirements.

(1) The development shall be designed and sized in a manner which is architecturally, aesthetically, and operationally harmonious with surrounding development.

(2) All business, servicing, processing or storage except for off-street parking or loading, shall be conducted within completely enclosed buildings unless specifically approved by the planning commission.

(3) The development shall be improved with underground utilities.

(4) *Off-street parking.* Off-street parking shall be in accordance with the applicable regulation set forth in this chapter.

(5) *Minimum parking and driveway offset.* No driveway or parking area shall be located closer than 20 feet from a side or rear lot line unless specifically waived by the planning commission.

(6) *Minimum parking setback.* No driveway (excluding the portion of driveway required for road access) or parking area shall be located closer than 25 feet to the ultimate road right-of-way.

(7) *Loading docks.* Loading docks shall generally not face a dedicated or reserved public street.

(8) *Roof-mounted equipment.* Roof-mounted equipment shall be located, screened and/or painted to minimize visibility from streets and adjacent sites.

(9) *Storage.* Garbage and refuse containers shall be screened from view from streets and adjacent sites.

(10) *Site development. Building and Site Plan designs* shall be approved by the planning commission in accordance with this chapter.

(c) *Permitted, accessory and conditional uses.* Table 58-XXX, Uses in the _____District, lists all the permitted and conditional uses.

(d) *Yard Requirements.* The yard requirements shall be as follows in Table 58-XXX:

Table 58-XXX Lot Dimension and Yard Requirements

Uses	Min. Lot Area	Min. Lot Width	Front Yard	Interior Side / Rear Yard	Corner Side	FAR
Industrial Uses	2 AC	200 ft	50 ft	20 ft	50 ft	50%

(e) *Building standards.* Buildings shall have a minimum of 30,000 square feet.

(f) Building height. The height of any dwelling unit shall not exceed 60 feet. The height of any accessory structure shall not exceed 42 feet.

(g) Street alignments and cross connections are required as follows:

(1) The development shall have one or more street connections at the boundaries of the development.
(2) Provided at least one street connection creates legal access to an existing street, any other connection may be made to one or more adjacent undeveloped parcels or, as approved by the planning commission, parcels likely to be developed. For future street connections to undeveloped parcels.

(h) Open space ratio.

(1) The open space ratio shall not be less than 30 percent and include the following open space features:

a) Primary conservation features including but not limited to wetlands, floodplains,
b) drainage courses, steep slopes, specimen trees shall be identified and protected.
c) Create large and contiguous areas that represent an integrated system that connects to features on adjacent sites.
d) Protection of site features.
e) Connect to environmental features on adjacent sites. Long, thin strips shall be prohibited unless a conservation feature is linear and necessary to provide a green belt with other natural features, amenities and adjacent developments.
f) Maintain a perimeter, low-maintenance open space buffer with a minimum width of 20 feet along public streets, paved and unpaved paths.

g) Include outdoor plazas and hardscape features intended for informal use or gatherings of customers and employees.

(i) *Development Agreement.* A development agreement is required for development in which public or private infrastructure and open space is planned and shall comply with the City Standard Specifications for Land Development, latest edition. The development agreement is subject to the approval of the City Planning Commission and Common Council.

(j) E*xceptions to the district requirements.* All district requirements shall be met unless a concept plan review application is submitted to the Planning Commission that includes each of the following:

(1) Project concept plan meeting all district requirements.
(2) Project concept plan graphically detailing any requested exceptions to district requirements.
(3) Project narrative addressing reason for exception(s), the impact and effect of exception(s) and the additional amenities proposed to mitigate the impact and effect of such exception(s).

The burden of persuasion on the issue of whether the development, if completed as proposed, will comply with the spirit and intent of this district always remains on the applicant.

The Planning Commission may approve exceptions to the district requirements upon finding that the use or development includes building or site amenities that address any adverse effects of the exception(s) and where the Planning Commission finds that strict compliance to the requirements is impractical because of site conditions or location.

Further, Planning Commission approval of an exception shall require Common Council confirmation upon written request from two aldermen or one alderman and the mayor. Such request shall be made within 14 days of the corresponding Planning Commission approval of the exception.

Rating system

Surface rating	*Visible distress**	*General condition/ treatment measures*
10 Excellent	None.	New construction.
9 Excellent	None.	Recent overlay. Like new.
8 Very Good	No longitudinal cracks except reflection of paving joints. Occasional transverse cracks, widely spaced (40′ or greater). All cracks sealed or tight (open less than ¼″).	Recent sealcoat or new cold mix. Little or no maintenance required.
7 Good	Very slight or no raveling, surface shows some traffic wear. Longitudinal cracks (open ¼″) due to reflection or paving joints. Transverse cracks (open ¼″) spaced 10′ or more apart, little or slight crack raveling. No patching or very few patches in excellent condition.	First signs of aging. Maintain with routine crack filling.
6 Good	Slight raveling (loss of fines) and traffic wear. Longitudinal cracks (open ¼″–½″). Transverse cracks (open ¼″–½″), some spaced less than 10′. First sign of block cracking. Sight to moderate flushing or polishing. Occasional patching in good condition.	Shows signs of aging. Sound structural condition. Could extend life with sealcoat.
5 Fair	Moderate to severe raveling (loss of fine and coarse aggregate). Longitudinal and transverse cracks (open ½″ or more) show first signs of slight raveling and secondary cracks. First signs of longitudinal cracks near pavement edge. Block cracking up to 50% of surface. Extensive to severe flushing or polishing. Some patching or edge wedging in good condition.	Surface aging. Sound structural condition. Needs sealcoat or thin non-structural overlay (less than 2″)
4 Fair	Severe surface raveling. Multiple longitudinal and transverse cracking with slight raveling. Longitudinal cracking in wheel path. Block cracking (over 50% of surface). Patching in fair condition. Slight rutting or distortions (½″ deep or less).	Significant aging and first signs of need for strengthening. Would benefit from a structural overlay (2″ or more).
3 Poor	Closely spaced longitudinal and transverse cracks often showing raveling and crack erosion. Severe block cracking. Some alligator cracking (less than 25% of surface). Patches in fair to poor condition. Moderate rutting or distortion (greater than ½″ but less than 2" deep). Occasional potholes.	Needs patching and repair prior to major overlay. Milling and removal of deterioration extends the life of overlay.
2 Very Poor	Alligator cracking (over 25% of surface). Severe rutting or distortions (2″ or more deep). Extensive patching in poor condition. Potholes.	Severe deterioration. Needs reconstruction with extensive base repair. Pulverization of old pavement is effective.
1 Failed	Severe distress with extensive loss of surface integrity.	Failed. Needs total reconstruction.

** Individual pavements will not have all of the types of distress listed for any particular rating. They may have only one or two types.*