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 27, 2020
6:00 PM
GoToMeeting Teleconference
Agenda

ELECTRONIC MEETING NOTICE: Pursuant to the current recommendation of the CDC limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the GoToMeeting platform with each member accessing the meeting remotely. Citizens may join the meeting online or by phone. Please go to https://global.gotomeeting.com/join/116424117 to join the meeting online or call into the meeting by dialing 1.877.309.2073 and enter access code 116-424-117.

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

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

1) Call to Order, Roll Call

a) Approval of Minutes from June 22, 2020

2) Regular Business

a) Equine Properties Group, LLC. The applicant is seeking conditional use grant amendment approval for an addition to the barn for the stable located at 8850 W. Highland Road (Willow Run Stables).

b) Michelle Hintz. The applicant is seeking certified survey map and land use plan amendment approval to allow for a 3-lot land division for the property located at 8320 W. Freistadt Road.

c) General Dynamics. The applicant is seeking site plan amendment approval to allow for a wood fence instead of the approval brick enclosure to be installed around the previously approved backup generator for the existing telecommunications tower located at 11300 N. Buntrock Avenue.

d) Dan Mehail. The applicant is seeking minor request approval for an agricultural structure greater than 1,000 sq. ft. for the property located at 12701 N. Farmdale Road.

e) Riverland Estates. The applicant is seeking final plat and development agreement amendment approval for a 13-lot single-family subdivision for the property located at 3730 W. Bonniwell Road (Riverland Estates).

f) Foxtown Ventures. The applicant is seeking building and site plan approval to allow for a 22,069 sq. ft. multi-tenant commercial building located at 6209 W. Mequon Road. The applicant is also seeking rezoning recommendation amendment to the PUD located at 6209, 6375 & 6411 W. Mequon Road and 11050, 11090 & 11127 N. Weston Drive, in connection with modifying the concept plan to allow for a one-way access driveway to Mequon Road from 6209 W. Mequon Road.

g) Project 4 Services. The applicant is seeking rezoning recommendation from R-2B to NC/PUD, land use plan amendment and certified survey map approval for a 2-lot land division to allow for a medical office clinic for the property located at the northwest corner of Highland Road and Port Washington Road.

3) Announcements

The next meeting is Monday September 21, 2020 at 6:00 p.m.

4) Adjourn

Dated: July 27, 2020 /s/ John Wirth, Chair

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

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

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

City of Mequon

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Mequon, WI 53092
Phone: 262-236-2904
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Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, June 22, 2020
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:
Chair John Wirth
Alderman Andrew Nerbun - **Late**
Commissioner Martin Choren
Commissioner Rebecca Schaefer
Commissioner John Stoker
Commissioner James Schaefer
Alternate Dan Gentges
Alternate Stephanie Hawley
Commissioner James Baka - **Absent**
Commissioner Rick Lemke - **Absent**

a) Approval of Minutes

RESULT:	**APPROVED BY VOICE ACCLAMATION [7 TO 0]**
AYES:	Wirth, Choren, Gentges, Hawley, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Baka, Lemke
NOT PRESENT:	Nerbun

b) Minutes from May 11, 2020

Action
Commissioner Stoker made a motion to approve the minutes from May 11, 2020.
Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (7-0)

2) Regular Business

Attachment: DRAFT_06.22.2020 (5274 : Minutes from June 22, 2020)

a) William & Catherine Chavez. The applicant is seeking a 1-lot certified survey map approval to update the property description for the parcel located at 8549 Highland Road.

Action
Commissioner Jim Schaefer made a motion to approve the CSM.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	James Schaefer, John Stoker
AYES:	Wirth, Choren, Gentges, Hawley, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Baka, Lemke
NOT PRESENT:	Nerbun

b) Athlete Performance. The applicant is seeking landscape plan approval for a new 35, 526 sq. ft. athletic facility with accessory business tenants for the property located northwest of Executive Drive.

Planner Vang stated that this applicant was at the previous meeting and is seeking landscape approval at this meeting. Staff gave the applicant some recommendations from the landscape consultant and the applicant submitted a revised landscape plan addressing all of staff recommendations prior to this meeting (included in the packet). Based on the resubmitted plan, staff recommends approval.

The applicant, Mark Hertzfeldt, the architect with Design 2 Construct, stated that regarding the recommendation for additional screening along the northern property line; he explained that he submitted photographs to staff that show the entire northern and western edges are completely screened with mature trees. He believes it is excessive to request additional trees for screening there. He agrees with all the other recommendations from staff except for this request and he would like it to be removed from the approval conditions.

Planner Vang stated that the recommendation was based on the report from the landscape consultant based on the original plan submittal which only showed screening on the east side of the northern property line. The consultant recommended that the applicant add 7 trees to the west to balance the northern property line; there is buffering on the other side of the property line there as well. Staff supports the recommendation from the consultant. She stated that the Commission has the final vote on whether the recommendation for the additional trees should be included in the approval.

Mayor Wirth stated that he has concerns regarding the buffer in the case that many of the trees could die. He feels that it is important to have good screening of trees when putting a commercial building next to residential properties. He believes that good screening on both sides of the property line makes the most sense.

DRAFT

Attachment: DRAFT_06.22.2020 (5274 : Minutes from June 22, 2020)

Action
Commissioner Choren made a motion to approve item as presented.
Commissioner Jim Schaefer seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED [7 TO 0]**
MOVER:	Martin Choren, Commissioner
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Choren, Gentges, Hawley, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Baka, Lemke
NOT PRESENT:	Nerbun

3) Policy

a) RESOLUTION 3695. A Resolution Amending the City of Mequon's Standard Specifications for Land Development to Update Figure 5 (Acceleration/Deceleration & Bypass Lanes) and Include a Template Development Agreement

Eng. Dir. Lundeen stated that several months ago there was policy discussion regarding the many standards in the Development Agreement ("DA"). She explained that staff has always used a template as a starting point with developers but based on different conversations from the Commission regarding waivers that have been granted and the desire to make some of those elements standard specifics of the development agreement, staff took the opportunity to go through the development agreement to make some amendments. The main issues were the number of model homes allowed prior to final plat, whether final pavement is required prior to final plat and whether the model home could be installed prior to the installation on the binder course.

She explained that the language suggested from the Commission was put together and several attorneys reviewed it to update and refresh the language. Staff also worked to simplify the document as there were historically many different documents used depending on the type of project and whether there were public utilities or private utilities. Approval of the template would then become an exhibit to the Standard Specifications of Land Development. If there is a consideration to allow a reduced acceleration/deceleration lane and/or bypass lane, then an approval of Exhibit 5 is also requested.

There was discussion regarding the table, on page 44 of the packet, representing the number of model homes allowed and it was noted that this allowance is per phase of developments. Exceptions for a Parade of Homes situation was also mentioned. The newly proposed DA would require a developer to request a wavier for that situation.

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

Attachment: DRAFT_06.22.2020 (5274 : Minutes from June 22, 2020)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Stoker, Commissioner
SECONDER:	Stephanie Hawley, Alternate
AYES:	Wirth, Nerbun, Choren, Gentges, Hawley, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Baka, Lemke

4) Announcements

The next meeting is Monday July 27, 2020 at 6:00 p.m.

5) Adjourn

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

Respectfully Submitted,

Jac Zader

DRAFT

Attachment: DRAFT_06.22.2020 (5274 : Minutes from June 22, 2020)

City of Mequon

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Department of Community Development

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **July 27, 2020**

SUBJECT: **Equine Properties Group, LLC. The applicant is seeking conditional use grant amendment approval for an addition to the barn for the stable located at 8850 W. Highland Road (Willow Run Stables).**

Applicant:	Equine Properties Group, LLC
Status of Applicant:	Owner
Requested:	Conditional Use Grant Amendment
Existing Use:	Riding Stable
Existing Zoning:	R-1/OA (5-acre Residential/Agricultural Overlay)
Land Use Plan:	Residential 5-Acre Minimum
Lot size:	12.01 acres
Location:	8850 W. Highland Road
Tax Key:	#14-009-11-003.00
District:	#1

Background:
The applicant requests conditional use grant amendment approval for a lean to shed addition at 8850 W Highland Road. The additional space will add needed storage space for equipment used to operate the existing commercial riding stable. The property has a conditional use grant approved by the Planning Commission on September 21, 1970 and amended on September 9, 1974 and November 21, 1994.

Site Plan:
The proposed addition to the existing barn is 592.5 square feet. There is an error on the plans. The proposed addition is 13'-2" x 54' but the plan shows a length of 75 feet for the addition which is inaccurate. Staff will require updated plans to correct this error as a condition of approval. The addition will match the metal siding and color of the existing building and will be used for storage for equipment associated with the riding stable. The addition will have an overhead door on the south elevation. The addition meets the setback, offset and height requirements of the R-1 district.

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

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

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

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

The Land Use Plan designates the site as Residential 5 Acre Minimum. Surrounding properties are zoned R-1/OA (5-Acre Single Family/Agricultural Overlay). A riding stable can be considered compatible with the Land Use Plan designation and expected uses in the area.

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

The proposed activities of the stable fit the character of the surrounding area. Planning staff believes the proposed addition and activities should be harmonious with the surrounding uses.

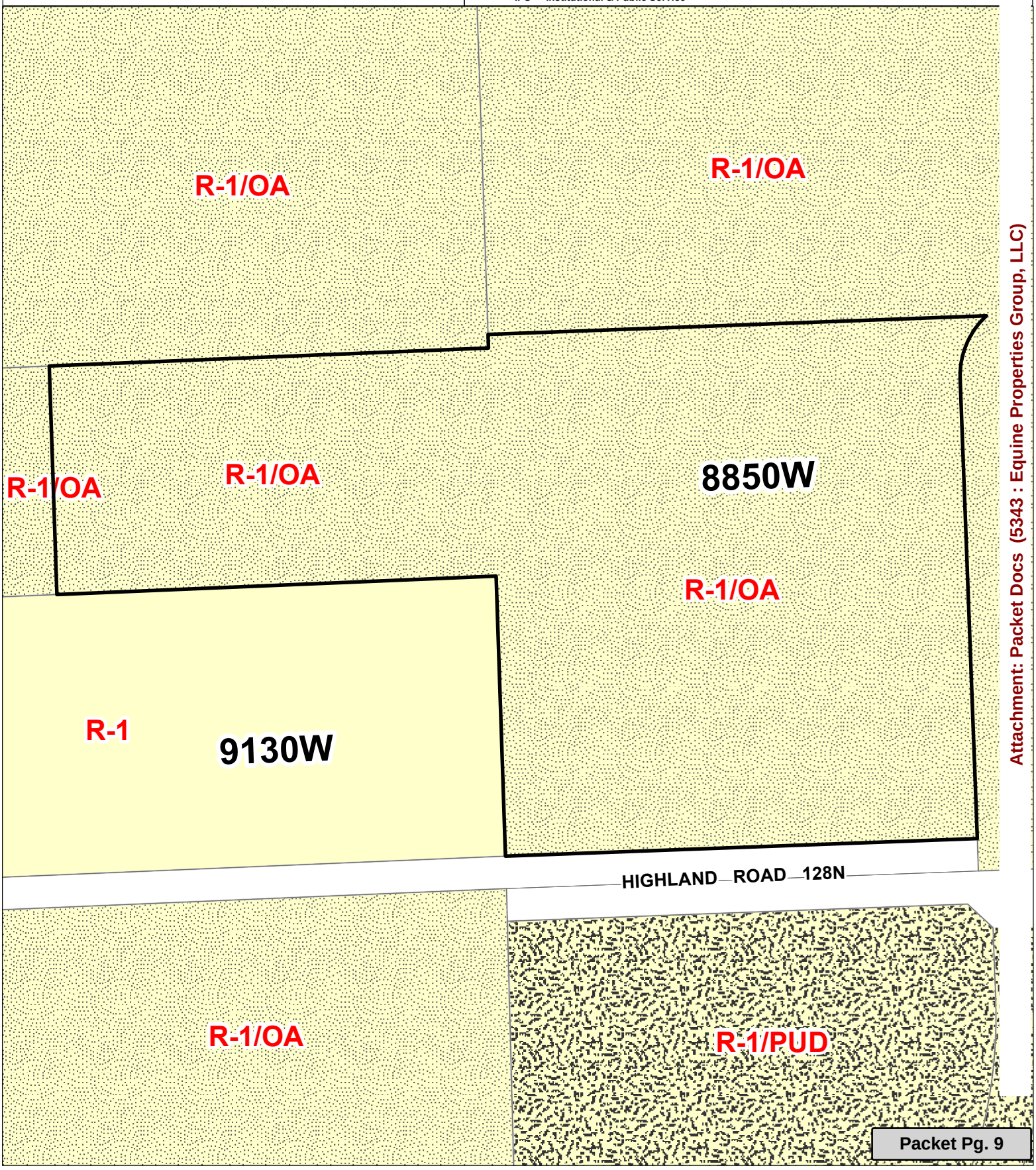
Staff Recommendation:
Planning staff recommends **approval** of the conditional use grant amendment based on the following condition(s):

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. Updated floor plans that show correct dimensions of addition shall be submitted to staff for review and approval.
3. Compliance with the stipulations of the original conditional use grant document as well as the amended conditional use grant document dated August 26, 1974 and the amended conditional use grant document recorded on April 21, 1995.

Attachments:
Packet Docs (PDF)

Equine Properties LLC (Willow Run Stables)

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



Attachment: Packet Docs (5343 : Equine Properties Group, LLC)

WILLOW RUN STABLES

BOARDING • LESSONS
TRAINING

JUNE 22, 2020

DEAR PLANNING COMMISSION MEMBERS,

MY NAME IS KATE CARR OLDENBURG. I AM THE OWNER AND MANAGER OF WILLOW RUN STABLES LOCATED AT 8900 WEST HIGHLAND ROAD, MEQUON 53097. I PURCHASED THE BUSINESS AND LAND IN JANUARY OF 2004. MY HOME IS ALSO ON THE PROPERTY.

I AM REQUESTION PERMISSION TO EXTEND THE LEAN-TO SHED FURTHER SOUTH, TO THE SAME LENGTH OF THE MAIN BUILDING. I FEEL THIS WILL IMPROVE THE APPEARANCE OF THE STABLE, ADDING SYMMETRY AND BALANCE. THE ADDITIONAL SPACE WILL PROVIDE MUCH NEEDED STORAGE SPACE FOR THE EQUIPMENT USED TO OPERATE THE STABLE.

THANK YOU FOR YOUR TIME AND CONSIDERATION.

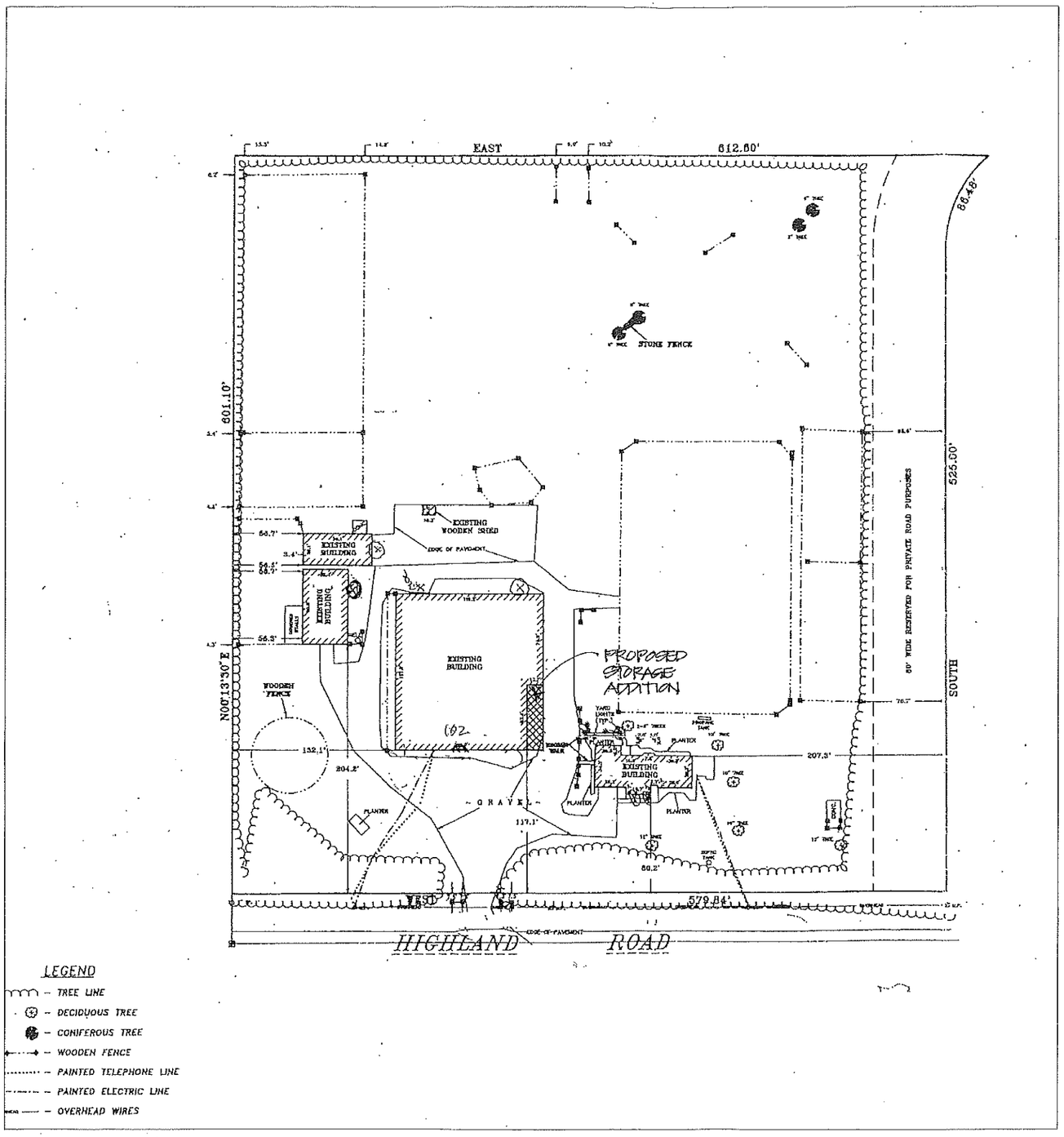
SINCERLY,

Kate Carr Old

KATE CARR OLDENBURG
OWNER
WILLOW RUN STABLES

8900 West Highland Road • Mequon, WI 53097 • (262) 242-5510

Attachment: Packet Docs (5343 : Equine Properties Group, LLC)



1 SITE PLAN

SCALE: N.T.S.

STEPHEN PERRY SMIT
ARCHITECTS

N88 W16447 MAIN STREET SUITE 40
MENOMONEE FALLS, WISCONSIN 5305
TELEPHONE: 262-437-4000
FACSIMILE: 262-437-4001

PROJECT

PROPOSED STORAGE ADDITION TO WILLOW RUN STABL

8900 HIGHLAND ROAD
MEQUON, WISCONSIN

OWNER

KATE CARR

8900 HIGHLAND ROAD
MEQUON, WISCONSIN

SHEET

SITE PLAN

REVISIONS

ITEM	DATE	BY

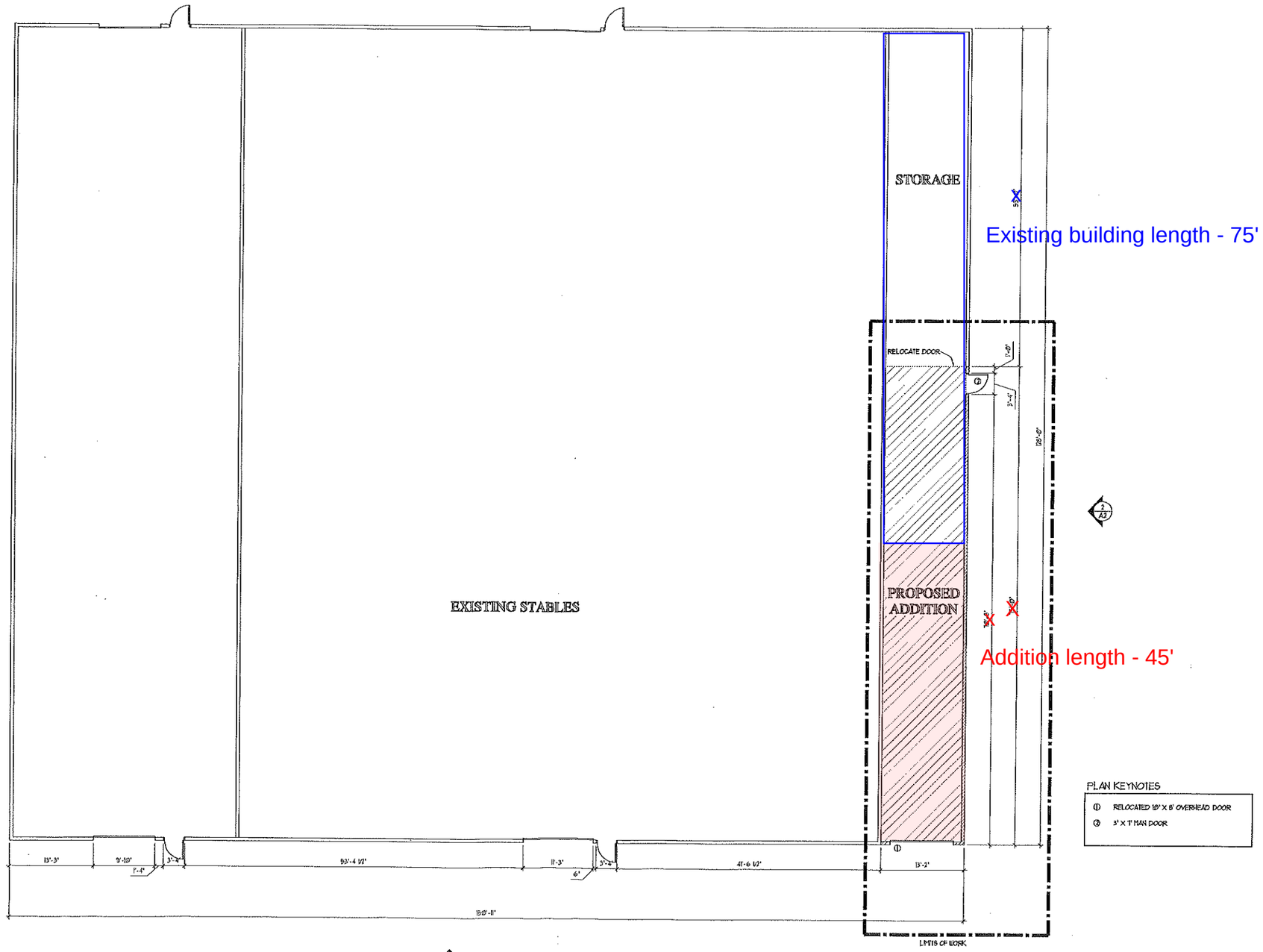
INFORMATION

PROJECT ARCHITECT	S
DRAWN BY	JI
PROJECT NUMBER	JG-04-3
ISSUED FOR	REVIE
DATE	NOVEMBER 18, 20

SHEET NO.

A0

Attachment: Packet Docs (5343 : Equine Properties Group, LLC)



PLAN KEYNOTES

1. RELOCATED 10' X 8' OVERHEAD DOOR
2. 3' X 7' MAN DOOR

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

STEPHEN PERRY SMITH ARCHITECTS

N88 W16447 MAIN STREET SUITE 400
MENOMONEE FALLS, WISCONSIN 53051
TELEPHONE: 262-437-4000
FACSIMILE: 262-437-4001

PROJECT

PROPOSED STORAGE ADDITION TO WILLOW RUN STABLE

8900 HIGHLAND ROAD
MEQUON, WISCONSIN

OWNER

KATE CARR

8900 HIGHLAND ROAD
MEQUON, WISCONSIN

SHEET

FIRST FLOOR PLAN

REVISIONS

ITEM	DATE	BY

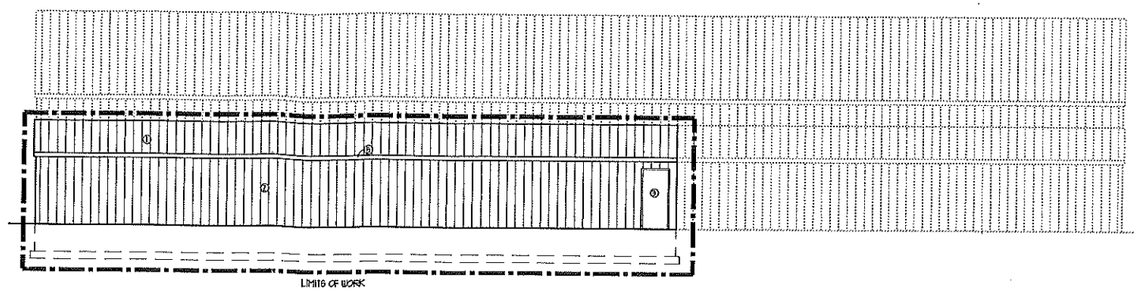
INFORMATION

PROJECT ARCHITECT	SPS
DRAWN BY	JDH
PROJECT NUMBER	JG-04-312
ISSUED FOR	REVIEW
DATE	NOVEMBER 18, 2004

SHEET NO.

A1

Attachment: Packet Docs (5343 : Equine Properties Group, LLC)

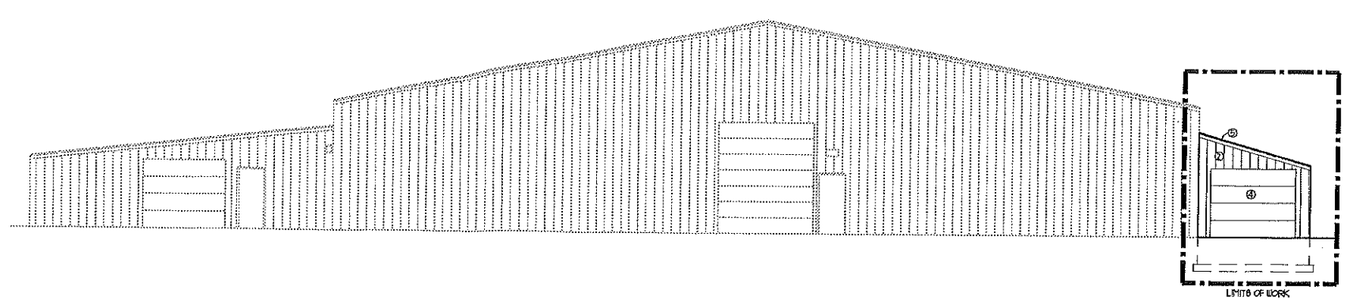


2 EAST ELEVATION

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

ELEVATION KEYNOTES

1. 12" METAL ROOFING TO MATCH EXISTING
2. 12" VERTICAL METAL SIDING TO MATCH EXISTING
3. 3' X 7' MAN DOOR
4. RELOCATED 10' X 8' OVERHEAD DOOR
5. 6" DARK GREEN TRIM TO MATCH EXISTING



1 SOUTH ELEVATION

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

STEPHEN PERRY SMITH
ARCHITECTS

N88 W16447 MAIN STREET SUITE 400
MENOMONEE FALLS, WISCONSIN 53051
TELEPHONE: 262-437-4000
FACSIMILE: 262-437-4001

PROJECT

PROPOSED STORAGE ADDITION TO WILLOW RUN STABLE

8900 HIGHLAND ROAD
MEQUON, WISCONSIN

OWNER

KATE CARR

8900 HIGHLAND ROAD
MEQUON, WISCONSIN

SHEET

EAST ELEVATION
SOUTH ELEVATION

REVISIONS

ITEM	DATE	BY

INFORMATION

PROJECT ARCHITECT	SPS
DRAWN BY	JDH
PROJECT NUMBER	JG-04-312
ISSUED FOR	REVIEW
DATE	NOVEMBER 18, 2004

SHEET NO.

A2

Attachment: Packet Docs (5343 : Equine Properties Group, LLC)

Attachment: Packet Docs (5343 : Equine Properties Group, LLC)

DOCUMENT NO.

RETURN TO:

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

PARCEL NO.:
14-009-11-003.00

CONDITIONAL USE GRANT AMENDMENT

8850 W. Highland Road

Following action by the Planning Commission of the City of Mequon approving an amendment of the Conditional Use Grant, these Articles of Agreement are made and entered into this 27th day of July 2020, by and between Equine Properties Group LLC and the City of Mequon.

It is agreed upon by and between the parties hereto that the Conditional Use Grant for the use of property as a riding arena located at 8850 W Highland Road; the original grant approved by the Planning Commission on September 21, 1970 and Recorded as Conditional Use Grant 732 and amended as Document 267288 in Volume 351, Page 267 on October 18, 1974 and amended as Document 536501 in Volume 928, Page 611 on April 21, 1995, be amended as follows:

1. Condition 7.f of the conditional use grant shall now read: As per Exhibit F
2. Condition 8.k of the conditional use grant shall now read: As per Exhibit G
3. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
4. Updated floor plans that show correct dimensions of addition shall be submitted to staff for review and approval.
5. Compliance with the stipulations of the original conditional use grant document as well as the amended conditional use grant document dated August 26, 1974 and the amended conditional use grant document recorded on April 21, 1995.

GRANTED by action of the Planning Commission of the City of Mequon this 27th day of July 2020.

_____
John Wirth, Mayor, Planning Commission Chairperson

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2020, the above named _____, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Planning Commission Secretary

Acknowledgment

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Attachment: Packet Docs (5343 : Equine Properties Group, LLC)

Personally came before me, this ____ day of _____, 2020, the above named _____, Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

OWNER(S):

By:_____

Acknowledgment

STATE OF _____)
)SS
_____COUNTY)

Personally came before me, this ____ day of _____, 2020, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
Notary Public

Attachment: Packet Docs (5343 : Equine Properties Group, LLC)

Document drafted by: The City of Mequon, Wisconsin

Attachment: Packet Docs (5343 : Equine Properties Group, LLC)

City of Mequon

11333 N. Cedarburg Rd
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Fax: 262-242-9655

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Department of Community Development

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **July 27, 2020**

SUBJECT: **Michelle Hintz. The appliant is seeking certified survey map and land use plan amendment approval to allow for a 3-lot land division for the property located at 8320 W. Freistadt Road.**

Applicant:	Michelle Holly Hintz
Status of Applicant:	Owner
Requested:	Final Land Division Approval Land Use Plan Amendment
Existing Zoning:	R-1 (5-Acre Residential) R-2B (1.5-Acre Residential)
Existing Land Use Plan:	Residential 5-Acre Minimum
Proposed Land Use Plan:	Residential 5-Acre Minimum Residential 1-1.5 Acres
Lot size:	9.85 acres
Location:	8320 W. Freistadt
Tax Key:	#14-016-12-005.00
District:	#3

Background:
The applicant is requesting approval for a three-lot land division of 9.85 acres located at 8320 W Freistadt Road. The property is currently zoned R-2B (1.5 acre minimum) and R-1 (5-acre minimum). The applicant is also requesting Land Use Plan amendment from Residential 5-Acre to Residential 1-1.5 Acres for a portion of the property.

Land Use Plan Map and R-1 and R-2B District Standards:
The Land Use Plan map designates the property as Residential 5-Acre. The property is currently split-zoned with the front portion zoned R-2B (1.5 acre minimum) and the rear portion zoned R-1 (5 Acre Minimum). The certified survey map is consistent with the R-1 and R-2B district standards, however, the proposed certified survey map (CSM) will create two lots that are less than five acres which will be inconsistent with the Land Use Plan designation of Residential 5-Acre (see Exhibit A- Land Use Plan Amendment). In order to maintain consistency with the Land Use Plan, the approval of the 3-lot land division will be contingent upon the approval of a Land Use Plan amendment.

The property is split-zoned which staff believes was done to be consistent with the sewer service area boundary. Staff found records that show the sewer service area boundary was amended at

one point in the 1990s. The amendment included only a portion of the property, including the house and barn, while leaving the rest of the property out of the sewer service area. The rezoning of the front portion of the property to R-2B followed. There is no record on file to why the front portion of the property was zoned R-2B and why the zoning boundary was created at that location. As it exists today, the sewer service area boundary does not follow the R-2B zoning line, and the boundary currently runs through the center of the portion of the property that is R-2B (see Exhibit B – Zoning Map).

Land Use Plan Amendment:
The property is situated between lots that have a Land Use designation of Residential 1-1.5 Acres. Woodridge Estates Subdivision to the east is zoned R-4. The property to the west has the same zoning as the subject property with R-2B in the front and R-1 in the rear. This property has a Land Use Plan designation of Residential 1 – 1.5 Acres even though it is entirely outside of the sewer service area. Staff supports the Land Use Plan amendment from Residential 5 Acre to Residential 1 -1.5 Acres for the portion of the property that is currently zoned R-2B (see hatched portion on Exhibit A). Staff feels that the Land Use Plan amendment is consistent with the Land Use designation of adjacent properties. In addition, the Land Use Plan amendment would make the Land Use designation consistent with the current R-2B zoning.

Site Conditions:
Lot 1 is 1.63 acres; Lot 2 is 1.79 acres and Lot 3 is 6.43 acres. Access for the lots will be gained off Freistadt Road. As a condition of approval, a shared access agreement shall be reviewed and approved by the City Attorney prior to recording of the CSM. There is an existing easement for access to the cell tower on proposed Lot 3. The site contains wetlands. See Engineering section for more information regarding wetlands.

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

The ultimate Right of Way (ROW) on Friestadt Road is 100-feet. The CSM shows the existing right of way to be 66-feet. Additional Right of way dedication will not be required with the CSM due to the proximity of the existing barn to the existing ROW line.

Lot 1 is located in the city sewer service area. Lots 2 and 3 are located outside the City's sewer service area. A soil evaluation report for the usage of septic or mound systems is required and were provided by the applicant. Per Ordinance 58-632 (d) No parcel of land may be divided where public sanitary sewer is unavailable or where soil conditions preclude the installation of approved septic or mound systems unless the divided parcel(s) are deed restricted to uses which do not require a sewage disposal facility. Approval of the soil evaluation report is performed by Ozaukee County.

Wetlands appear to be present on site. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources is required. The setbacks shall be shown on the face of the CSM.

The proposed CSM closes and the description matches the mapping. There are minor corrections needed in the symbology prior to recording.

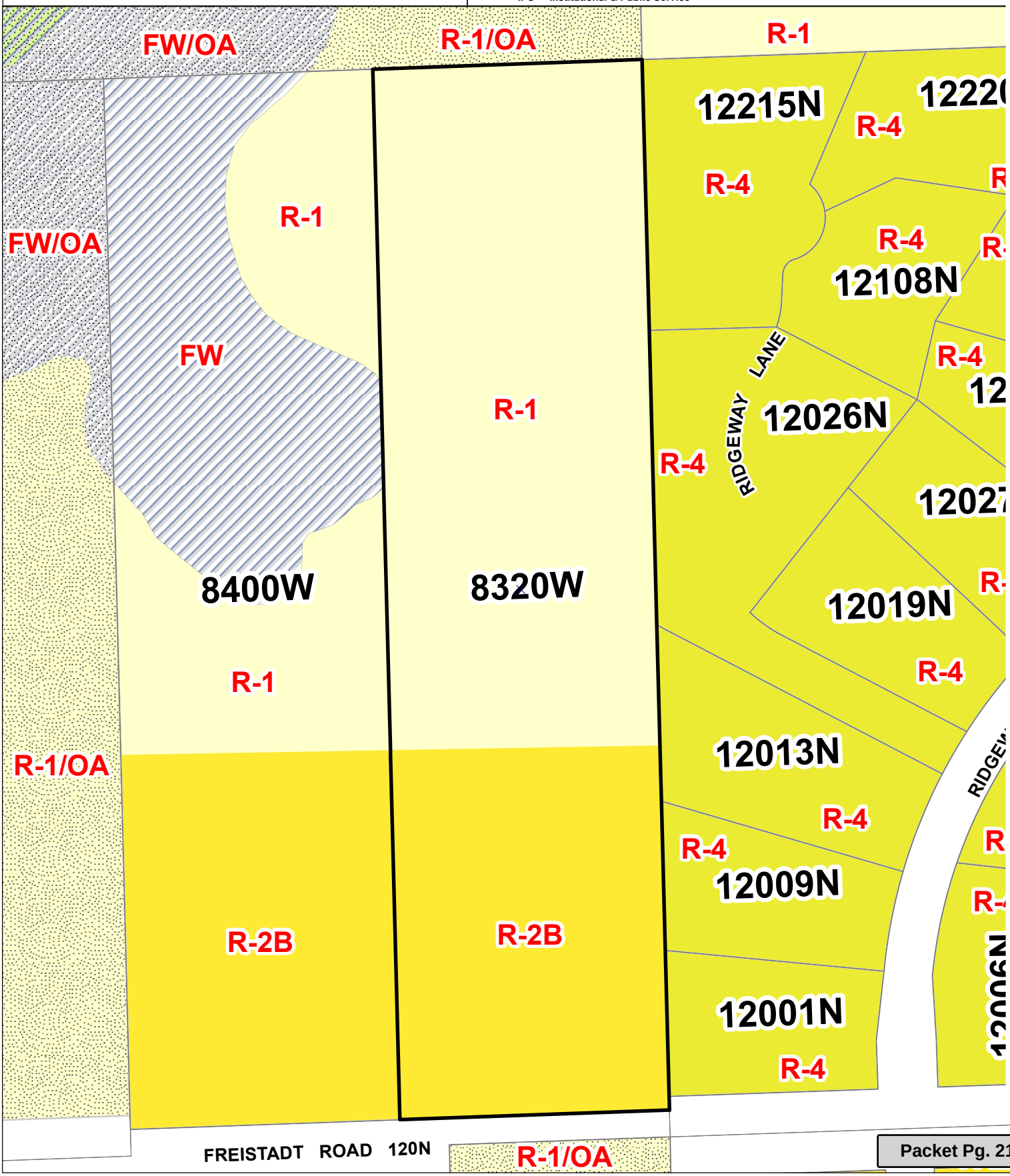
Staff Recommendation:
Staff recommends **approval** of the land division and Land Use Plan amendment subject to the following conditions:

1. Common Council approval of the Land Use Plan amendment.
2. The applicant shall make any technical corrections to the final CSM.
3. Compliance with the Tree Preservation Ordinance.
4. Final staff review and approval of CSM.
5. All required setbacks and offsets shall be shown on final CSM.
6. City Attorney review and approval of a shared driveway easement.
7. Applicant shall provide the wetland delineation report and add the wetland boundary to the face of the CSM, including applicable setbacks.
8. Approval of the soil evaluation report by Ozaukee County.
9. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 83).

Attachments:
Packet Docs (PDF)

Hintz CSM

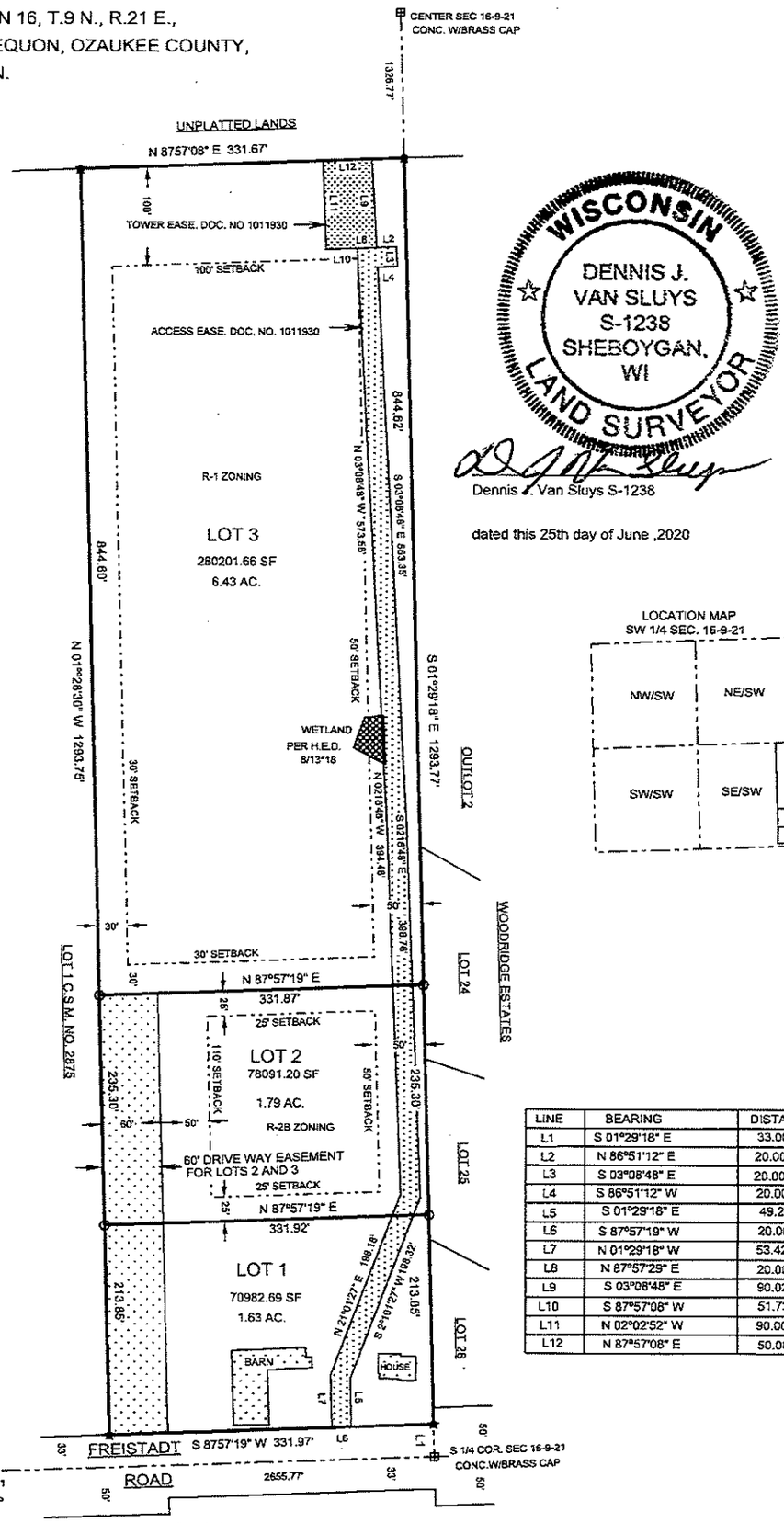
AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family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



Attachment: Packet Docs (5344 : Michelle Hintz)

CERTIFIED SURVEY MAP
STATE OF WISCONSIN)
OZAUKEE COUNTY) SHEET 1 OF 2

BEING ALL OF LOT 2 OF C.S.M. NO. 2875
LOCATED IN THE SE 1/4 OF THE SW 1/4
OF SECTION 16, T.9 N., R.21 E.,
CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN.

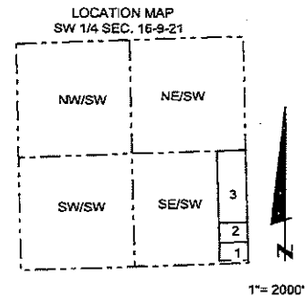


WISCONSIN
DENNIS J.
VAN SLUYS
S-1238
SHEBOYGAN,
WI
LAND SURVEYOR

Dennis J. Van Sluys S-1238

dated this 25th day of June ,2020

LOCATION MAP
SW 1/4 SEC. 16-9-21



LINE	BEARING	DISTANCE
L1	S 01°29'18" E	33.00
L2	N 86°51'12" E	20.00
L3	S 03°08'48" E	20.00
L4	S 86°51'12" W	20.00
L5	S 01°29'18" E	49.24
L6	S 87°57'19" W	20.00
L7	N 01°29'18" W	53.42
L8	N 87°57'29" E	20.00
L9	S 03°08'48" E	90.02
L10	S 87°57'08" W	51.73
L11	N 02°02'52" W	90.00
L12	N 87°57'08" E	50.00

Attachment: Packet Docs (5344 : Michelle Hintz)

CERTIFIED SURVEY MAP
STATE OF WISCONSIN)
OZAUKEE COUNTY) SHEET 2 OF 2

BEING ALL OF LOT 2 OF C.S.M. NO. 2875
LOCATED IN THE SE 1/4 OF THE SW 1/4
OF SECTION 16, T.9 N., R.21 E.,
CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Dennis J. Van Sluys, Wisconsin Registered Land Surveyor of D & H Land Surveys LLC, certify that under the direction of MICHELLE HINTZ (owner), I have surveyed, divided and mapped ALL OF LOT 2 CERTIFIED SURVEY MAP NUMBER 2875 LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, T.9 N., R.21 E., CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN and described as: COMMENCING AT THE SOUTH QUARTER CORNER SAID SECTION 9; THENCE N 01°29'18" W., 33.00 FEET TO THE POINT OF BEGINNING; THENCE S 87°57'19" W., 331.97 FEET; THENCE N 01°28'30" W., 1293.75 FEET; THENCE N 87°57'08" E., 331.67 FEET; THENCE S 01°29'18" E., 1293.77 FEET TO THE POINT OF BEGINNING.

I, do further certify that I have complied with section 236.34 of the Wisconsin Statutes and the subdivision ordinace of the City of Mequon in surveying and mapping the same. Such plat correctly represents all exterior boundries and the subdivision of the land surveyed.

Dated this 25th day of June ,2020.

Dennis J Van Sluys W.R.L.S. S-1238
D & H Land Surveys
1628 GEORGIA AVE.
Sheboygan, WI.

WISCONSIN
DENNIS J. VAN SLUYS S-1238 SHEBOYGAN, WI
LAND SURVEYOR

OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on this map to be surveyed, divided and mapped as repesented on this map.

DATED _____ _____
MICHELLE H. HINTZ

CITY OF MEQUON PLAN COMMISSION APPROVAL:

approved by the City of Mequon Plan Commission on this_____day of_____,2020.

_____ _____
Chairperson Secretary

COMMON COUNCIL OF THE CITY OF MEQUON APPROVAL:

Approved by the Common Council of the City of Mequon this_____ day of _____ 2020.

_____ _____
Clerk Mayor

THIS INSTRUMENT DRAFTED BY DENNIS J VAN SLUYS DATA/MEQUON/SC16921 L-24016

Attachment: Packet Docs (5344 : Michelle Hintz)

CSM Correction Notes

CERTIFIED SURVEY MAP
STATE OF WISCONSIN)
OZAUKEE COUNTY) SHEET 1 OF 2

BEING ALL OF LOT 2 OF C.S.M. NO. 2875
LOCATED IN THE SE 1/4 OF THE SW 1/4
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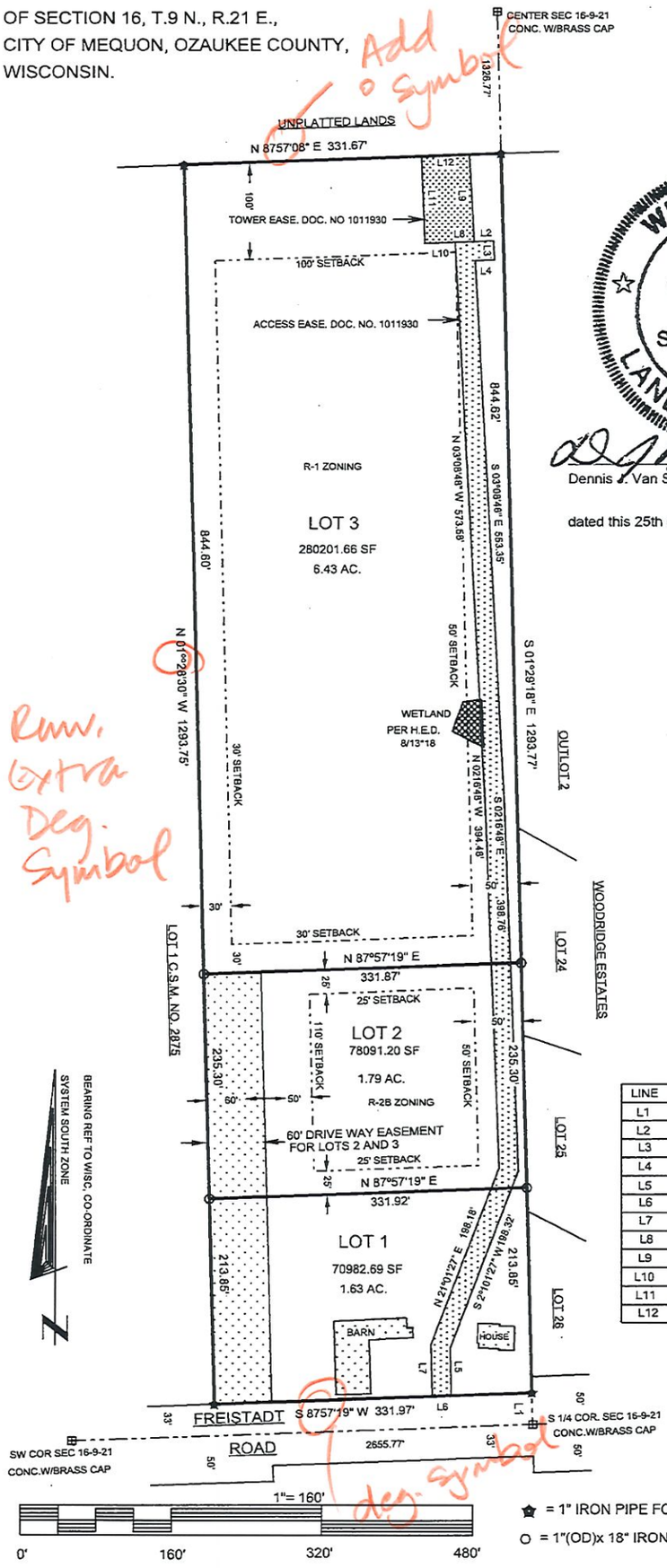
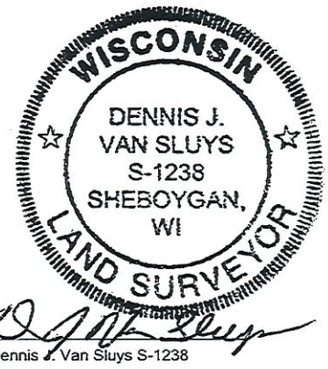
WISCONSIN.

Add o Symbol



Rmv. Extra Deg. Symbol

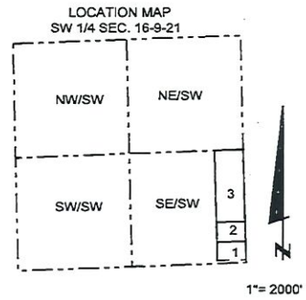
deg. symbol



Dennis J. Van Sluys S-1238

dated this 25th day of June ,2020

LOCATION MAP
SW 1/4 SEC. 16-9-21



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L11	N 02°02'52" W	90.00
L12	N 87°57'08" E	50.00

★ = 1" IRON PIPE FOUND
O = 1"(OD)x 18" IRON PIPE WEIGHING 1.13 LBS/FT

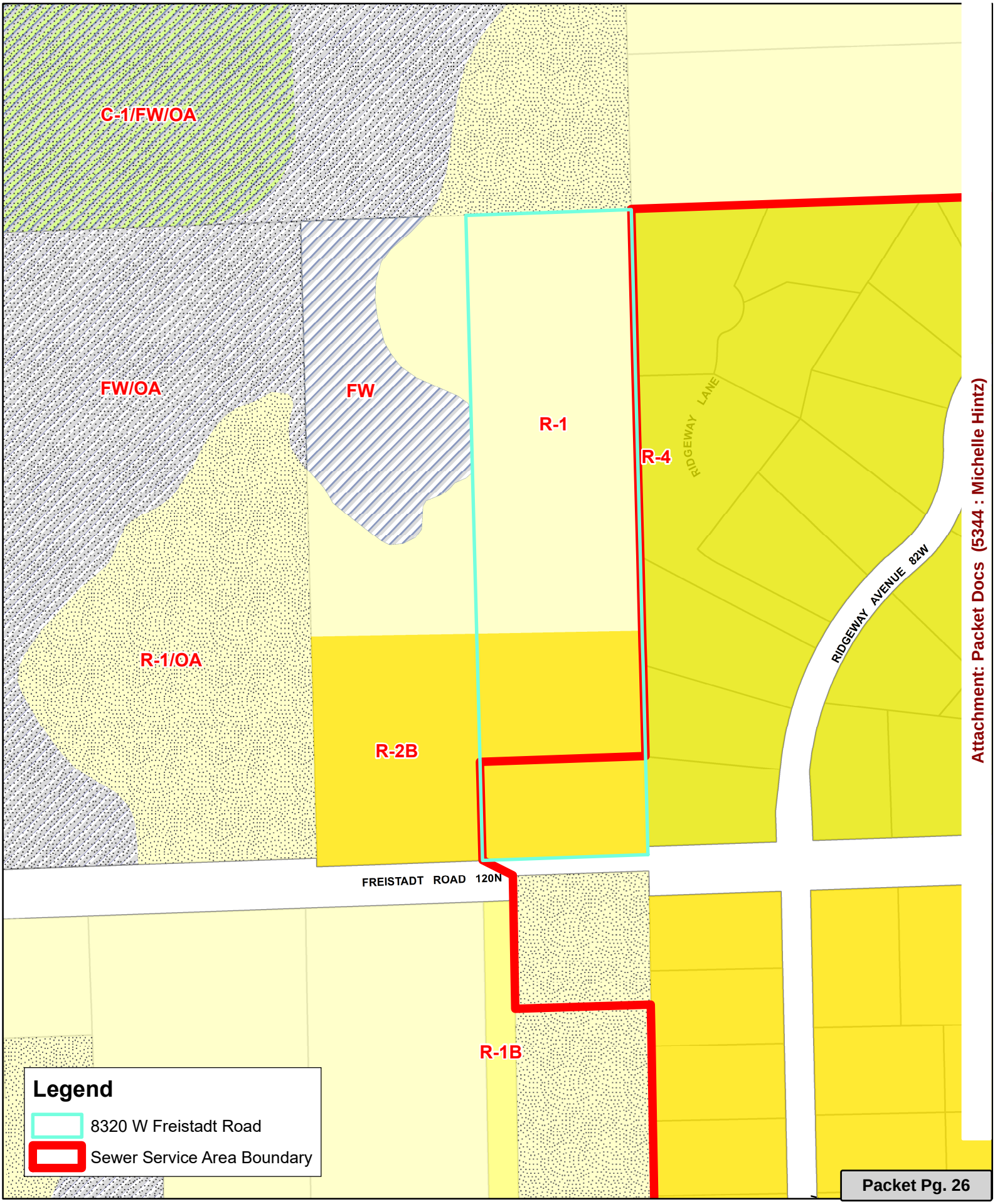
THIS INSTRUMENT DRAFTED BY DENNIS J VAN SLUYS DATA/MEQUON/SC16921 L- 24016

Attachment: Packet Docs (5344 : Michelle Hintz)

Exhibit A - Land Use Plan Amendment

Attachment: Packet Docs (5344 : Michelle Hintz)

Exhibit B - Zoning Map



Attachment: Packet Docs (5344 : Michelle Hintz)

City of Mequon

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

www.ci.mequon.wi.us

Department of Community Development

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **July 27, 2020**

SUBJECT: **General Dynamics. The applicant is seeking site plan amendment approval to allow for a wood fence instead of the approved brick enclosure to be installed around the existing telecommunications tower located at 11300 N. Buntrock Avenue.**

Applicant:	General Dynamics Information Technology
Status of Applicant:	Agent
Requested:	Site Plan Amendment
Existing Use:	Police/Fire Station
Existing Zoning:	IPS (Institutional and Public Service)
Land Use Plan:	Institutional/Town Center
Lot size:	2.56 acres
Location:	11300 N. Buntrock Avenue
Tax Key:	#14-050-02-010.00
District:	#3

Background:
The applicant requests site plan amendment approval to allow for a wood fence instead of the approved brick enclosure to be installed around the existing telecommunication facility located at 11300 N Buntrock Avenue (Public Safety Building site).

Site Plan Amendment:
In October 2019, the Planning Commission approved a backup generate for the existing telecommunication facility at 11300 N Buntrock Avenue. The Planning Commission approved the generator with a condition that the existing chain-link fence be replaced with a 6-foot-tall brick enclosure to match surrounding structures and a low (2-3 feet) landscape treatment to include boxwood with yellow daylilies be installed around the perimeter of the enclosure.

The applicant is requesting a site plan amendment to allow for a wood fence instead of the approved brick enclosure. The City has an existing lease with General Dynamics for the tower on the Public Safety Building site. The applicant indicated that the approved backup generator is part of FirstNet (an AT&T service) which operates a broadband network dedicated to public safety. The applicant indicated that the backup generator would allow first responders to be able to communicate in case of a widespread power outage. The applicant indicated that due to costs, AT&T is requesting to install a wood fence instead of a brick enclosure.

The facility in a visible and heavily trafficked area of Town Center that has received an extensive amount of public and private investment. In addition, a brick/stone enclosure is consistent with enclosures that the Planning Commission has approved in the past for other telecommunication

facilities (Riverbarn Park, Beautiful Savior**,** Highland Road WEPCO). Staff does not support a wood fence enclosure around the telecommunication tower.

Staff Recommendation:
Planning staff recommends **denial** of the site plan amendment.

Attachments:
Packet Docs (PDF)

General Dynamics Information Technology

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
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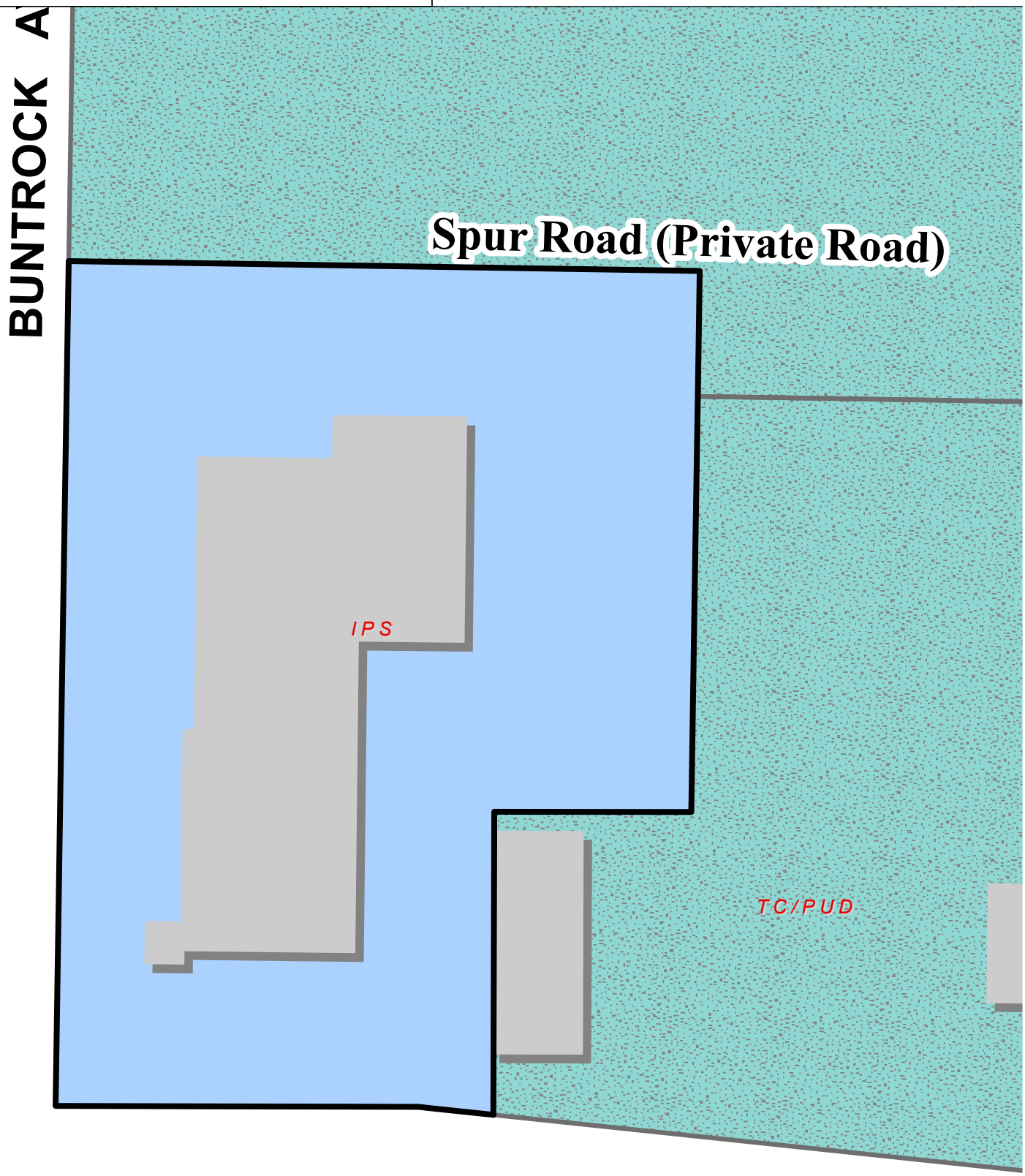


Attachment: Packet Docs (5347 : General Dynamics)

Enclosed please find a revised zoning application for adding a backup generator at the cell tower located at 11300 North Buntrock Ave. AT&T has agreed to install a wood fence around the compound. This is the only change.

Thanks!

Ginnell Phillips
Site Acquisition Specialist

Attachment: Packet Docs (5347 : General Dynamics)

EXISTING FENCE

Attachment: Packet Docs (5347 : General Dynamics)

MEQUON PUBLIC SAFETY BUILDING

FA#: 10080295

USID: 38568

11300 NORTH BUNTROCK AVE
MEQUON, WI 53092

GENERATOR UPGRADE

GENERAL DYNAMICS
Wireless Services
12906 SHELBYVILLE ROAD, STE. 230
LOUISVILLE, KY 40243
502-653-6963

BENCHMARK SERVICES, INC.
Consulting Engineers
Land Surveyors
PO Box 5 318 North Main Street
Huntingburg, Indiana 47542
Phone: (812) 683-3049

SITE INFORMATION

GOVERNING CODE:	IBC & NEC
SITE ADDRESS:	11300 NORTH BUNTROCK AVE MEQUON, WI 53092
COUNTY:	OZAUKEE
PROPERTY OWNER:	CITY OF MEQUON, A WISCONSIN MUNICIPAL CORPORATION
PROPERTY OWNER CONTACT:	UNSPECIFIED
APPLICANT:	AT&T MOBILITY 930 NATIONAL PKWY, 4TH FLOOR SCHAUMBURG, IL 60173
SCOPE OF WORK:	INSTALL NEW DIESEL GENERATOR WITH SUBBASE FUEL TANK ON NEW CONCRETE PAD. INTEGRATE EXISTING ALARM AND ELECTRICAL CONNECTIONS WITH NEW GENERATOR. EXTEND EXISTING FENCE.
UTILITY INFORMATION:	THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURE, ABOVE GROUND STRUCTURES AND/OR EXISTING UTILITIES BELIEVED TO BE IN THE WORKING AREA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITIES, PIPELINES AND OTHER STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY STATE AND LOCAL UTILITY NOTIFICATION SERVICES BEFORE DIGGING OR DRILLING. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AND ENGINEER AT THE CONTRACTOR'S EXPENSE.
GENERAL SITE INFORMATION:	(1) FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (2) HANDICAP ACCESS IS NOT REQUIRED. (3) FACILITY HAS NO PLUMBING OR PARKING. (4) NO GRADING WILL BE REQUIRED FOR THIS SITE.

APPROVALS

AT&T CONSTRUCTION MANAGER	DATE
GENERAL DYNAMICS CONSTR. MGR	DATE
PROPERTY OWNER	DATE
SITE ACQUISITION	DATE
CONTRACTOR	DATE
CONTRACTOR	DATE
CONTRACTOR	DATE

SHEET INDEX

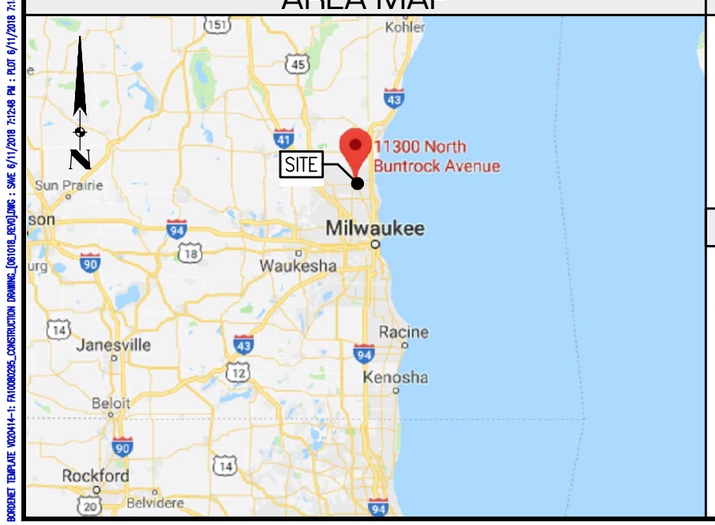
SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	0
SP-1	GENERAL NOTES	0
A-1	SITE PLAN	0
S-1	FOUNDATION DETAILS	0
E-1	WIRING DIAGRAM	0
D-1	PANEL AND PENETRATION DETAILS	0
D-2	ATS, CONDUIT, TRENCH AND GROUND ROD DETAILS	0
G-1	GENERATOR DETAILS	0
G-2	GENERATOR DETAILS	0
G-3	GENERATOR DETAILS	0

DRAWING REVISIONS

REV.	DESCRIPTION	DATE	BY
0	100% CDs	6-10-18	MC

WISCONSIN
RALPH WALLEM
E-38500
HUNTINGBURG INDIANA
PROFESSIONAL ENGINEER

AREA MAP



PROJECT TEAM

ENGINEER:

BENCHMARK SERVICES, INC.
GARY VAN WINKLE
PO BOX 318 NORTH MAIN STREET
HUNTINGBURG, IN 47542

TEL: 812-683-3049

WWW.BENCHMARKSERVICESINC.BIZ

MARKET LEAD:

JOHN ADAMS
GENERAL DYNAMICS
WIRELESS SERVICES
12906 SHELBYVILLE ROAD, STE. 230
LOUSIVILLE, KY 40243
OFFICE 502-653-6963

DRIVING DIRECTIONS

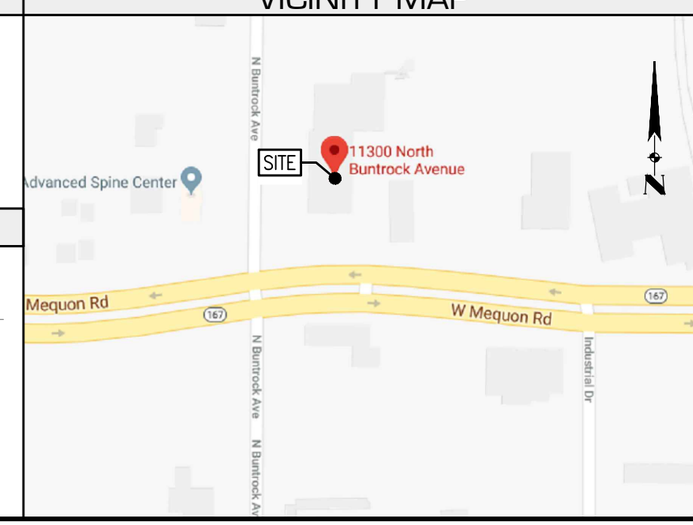
TOWER COORDINATES

LATITUDE: 43.2227 LONGITUDE: -87.9886

DRIVING DIRECTIONS

FROM OHARE: 1: MERGE ONTO I-294 N TOWARD MILWAUKEE / I-90 W / ROCKFORD (PORTIONS TOLL). 13.4 MILES 2: I-294 N BECOMES I-94 W (PORTIONS TOLL) (CROSSING INTO WISCONSIN). 63.0 MILES 3: TAKE I-43 N TOWARD GREEN BAY. 13.1 MILES 4: TAKE THE MEQUON RD / WI-167 W / WI-57 S EXIT- EXIT 85. 0.2 MILES 5: TURN LEFT ONTO WI-167 W / WI-57 S / W MEQUON RD. CONTINUE TO FOLLOW WI-167 W. 3.4 MILES 6: TURN RIGHT ONTO N BUNTROCK AVE. 0.1 MILES 7: END AT 11300 N BUNTROCK AVE MEQUON, WI 53092

VICINITY MAP



MEQUON PUBLIC SAFETY BUILDING
FA#: 10080295
USID: 38568

11300 NORTH BUNTROCK AV
MEQUON, WI 53092

GENERATOR UPGRADE

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSI & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NO THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEF PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAM

SHEET NAME:

TITLE SHEET

SHEET NO.: T-1

REVISIO NUMBE 0

BORDER2 TEMPLATE V020414-1: FA10080295_CONSTRUCTION DRAWING_(B01018_REV0).DWG : SAVE 6/11/2018 7:12:49 PM : PLOT 6/11/2018 7:13:45 PM

Attachment: Packet Docs (5347 : General Dynamics)

NOTES TO CONTRACTOR:

1. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.

2. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

3. THE CONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKMAN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHOD NEEDED FOR PROPER PERFORMANCE OF THE WORK.

4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED. IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

5. SITE GROUNDING SHALL COMPLY WITH AT&T MOBILITY WIRELESS SERVICES TECHNICAL SPECIFICATIONS FOR FACILITY GROUNDING FOR CELL SITE STANDARDS, LATEST EDITION, AND COMPLY WITH AT&T MOBILITY TOWERS GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT, THEY SHALL GOVERN.

6. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. IF FAA LIGHTING AND MARKING IS PRESENT ON SITE AND IS POWERED BY ELECTRICAL SERVICE THAT IS TO BE INTERRUPTED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE NECESSARY LIGHTS AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A PROBLEM.

7. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.

8. ANY DAMAGE TO THE ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE LANDOWNER AND THE ENGINEER.

9. THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF TOTAL BID PACKAGE PRIOR TO BID SUBMITTAL.

10. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.

11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIME. SILT FENCE AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

12. PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.

13. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWING WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.

14. RECORD PHOTOS: INCLUDE TIME/DATE STAMPED PHOTOS WITH TAPE MEASURE DEPTH VERIFICATION.

15. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATION.

17. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.

18. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTOR SHALL NOTIFY GENERAL DYNAMICS WIRELESS SERVICES OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

19. CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE HELD TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO THE PROPERTY OUTSIDE THE LEASED PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

20. ALL SUITABLE MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATION APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.

21. SEEDING AND MULCHING OF THE SITE SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SITE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING AN ADEQUATE COVER OF VEGETATION OVER THE SITE FOR A MINIMUM PERIOD OF ONE YEAR.

GENERAL NOTES:

1. THIS PROPOSAL IS FOR THE ADDITION OF A NEW GENERATOR ON A CONCRETE PAD TO AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY.
2. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE.
3. THE PROPOSED FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITATION. NO HANDICAP ACCESS IS REQUIRED.
4. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH BY AT&T TECHNICIANS.
5. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT PROPOSED.
6. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
8. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTOR SHALL NOTIFY AT&T OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

ELECTRICAL NOTES:

A. GENERAL

1. COORDINATE LOCATION AND PROPER REQUIREMENTS OF ALL EQUIPMENT WITH AT&T MOBILITY AND EQUIPMENT SUPPLIES PRIOR TO INSTALLATION.

2. COORDINATE LOCATION AND REQUIREMENTS FOR ELECTRICAL SERVICE WITH THE PROPERTY REPRESENTATIVE, AT&T MOBILITY AND UTILITY COMPANIES. ROUTING OF CONDUITS MAY BE MODIFIED TO MEET SITE REQUIREMENTS. EXACT CONDUIT ROUTING TO BE DETERMINED IN THE FIELD.

3. ALL WIRING AND EQUIPMENT SHOWN ON ELECTRICAL SHEETS SHALL BE FURNISHED AND INSTALLED UNDER ELECTRICAL PORTION OF CONTRACT UNLESS OTHERWISE NOTED.

4. UNINTERRUPTED ELECTRICAL SERVICE FOR EXISTING EQUIPMENT SHALL BE MAINTAINED DURING THE INSTALLATION OF THE WORK DESCRIBED UNDER THESE DOCUMENTS. TEMPORARY EQUIPMENT, CABLES AND WHATEVER ELSE IS NECESSARY SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO MAINTAIN ELECTRICAL SERVICE. TEMPORARY SERVICE FACILITIES, IF REQUIRED AT ANY TIME, SHALL NOT BE DISCONNECTED OR REMOVED UNTIL NEW SERVICE EQUIPMENT IS IN PROPER OPERATION. IF ANY SERVICE OR SYSTEM MUST BE INTERRUPTED, THE CONTRACTOR SHALL REQUEST PERMISSION IN WRITING STATING THE DATE, TIME, ETC. THE SERVICE WILL BE INTERRUPTED AND THE AREAS AFFECTED. THIS REQUEST SHALL BE MADE IN SUFFICIENT TIME FOR PROPER ARRANGEMENTS TO BE MADE. WRITTEN PERMISSION SHALL BE OBTAINED FROM THE OWNER BEFORE INTERRUPTING ELECTRICAL SERVICE.

5. COORDINATE NEW WORK WITH OTHER TRADES AND VERIFY EXISTING CONDITIONS TO AVOID INTERFERENCE. IN CASE OF INTERFERENCE, AT&T MOBILITY'S REPRESENTATIVE WILL DECIDE WHICH WORK IS TO BE RELOCATED, REGARDLESS OF WHICH WAS FIRST INSTALLED.

6. THE INSTALLATION MUST COMPLY WITH NEC AND ALL FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.

7. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE DEFINED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS AND RACEWAY ROUTING SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS AND/OR DIRECTIONS FROM AT&T MOBILITY'S REPRESENTATIVE.

8. CONTRACTOR SHALL PAY ALL PERMITS AND FEES REQUIRED.

9. ALL MATERIALS SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARDS REFERENCED BELOW:
   - A. ANSI (AMERICAN NATIONAL STANDARDS INSTITUTE)
   - B. ASTM (AMERICAN SOCIETY FOR TESTING MATERIALS)
   - C. ETL (ELECTRICAL TESTING LABORATORY)
   - D. ICEA (INSULATED CABLE ENGINEERS ASSOCIATION)
   - E. IEEE (INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS)
   - F. NBFU (NATIONAL BOARD OF FIRE UNDERWRITERS)
   - G. NESC (NATIONAL ELECTRICAL SAFETY CODE)
   - H. NEMA (NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION)
   - I. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
   - J. UL (UNDERWRITERS LABORATORY)

10. CONTRACTOR SHALL REVIEW PLANS, DETAILS AND SPECIFICATIONS IN DETAIL AND ADJUST WORK TO CONFIRM WITH ACTUAL SITE CONDITIONS SO THAT ELECTRICAL DEVICES AND EQUIPMENT WILL BE PROPERLY LOCATED AND READILY ACCESSIBLE. QUANTITIES LISTED IN MATERIAL LISTS ON THE DRAWINGS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL PROVIDE HIS OWN TAKEOFF FOR MATERIAL QUANTITY AND TYPES BASED ON ACTUAL SITE CONDITIONS. IN ADDITION, CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS TO INSTALL EQUIPMENT FURNISHED BY AT&T MOBILITY OR ITS SUPPLIERS. ALL ITEMS NOT SPECIFICALLY MENTIONED HEREIN OR SHOWN ON THE CONTRACT DRAWINGS, BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED.

11. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) AT&T MOBILITY'S REPRESENTATIVE OF ANY CONFLICTS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.

12. ALL FLOORS WHERE PENETRATIONS ARE REQUIRED IN BUILDING ARE TO BE CORE DRILLED AND THEN FIREPROOFED.

B. WIRING/CONDUIT

1. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR AS REQUIRED BY CODE SUCH THAT NO MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREES TOTAL) EXIST IN/ON CONDUIT RUN.

2. ALL POWER AND CONTROL/INDICATION WIRING SHALL BE TYPE THHN/THWN 800V RATED 75 DEGREES CELSIUS, UNLESS NOTED OTHERWISE.

3. CONDUIT BENDS SHALL BE MADE IN ACCORDANCE WITH NEC TABLE 346-10. NO RIGHT ANGLE DEVICE OTHER THAN STANDARD CONDUIT ELBOWS WITH 12" MINIMUM INSIDE SWEEPS FOR ALL CONDUITS 2" OR LARGER.

4. POWER WIRING SIZE SHALL NOT BE SMALLER THAN #12 AWG.

5. ALL WIRING SHALL BE COPPER. ALUMINUM WILL NOT BE ACCEPTABLE. ALL POWER CIRCUITS SHALL CONTAIN A GROUND WIRE.

6. PHASE MARKINGS TO BE USED AT POWER CONDUCTOR TERMINATIONS.

7. CONTRACTOR SHALL ENSURE INTEGRITY IS MAINTAINED WHEN INSTALLING CONDUIT AND WIRING.

8. INSTALL PULL STRING IN ALL CONDUIT.

9. FOR ROOFTOP INSTALLS AND BUILD-OUTS, CONDUITS INSIDE BUILDING AND ON ROOF SHALL BE RGS, UNLESS OTHERWISE NOTED. FOR RAW LAND SITES AND CO-LOCATES, PVC SCHEDULE 80 SHALL BE UTILIZED UNLESS NOTED OTHERWISE.

10. MAINTAIN MINIMUM 1'-0" VERTICAL AND 1'-0" HORIZONTAL SEPARATION FROM ANY MECHANICAL GAS PIPING.

11. ALL WIRING ROUTED IN PLENUM TO BE PLENUM RATED OR IN METALLIC FLEX (LIQUIDTITE) CONDUIT.

12. INSPECTION WINDOWS ARE REQUIRED ON ALL LUGS.

C. EQUIPMENT

1. EQUIPMENT/PARTS CONNECTED TO EXISTING PANELS, DUCTS, ETC. SHALL MATCH THE CHARACTERISTICS (A/C, V, A) OF THAT EQUIPMENT.

2. ALL ELECTRICAL EQUIPMENT OUTSIDE SHALL BE NEMA OR 3R RATED.

D. GROUNDING

1. ALL GROUND CONNECTIONS TO BUILDING SHALL BE MADE USING TWO-HOLE CONNECTORS. PROVIDE STAINLESS STEEL BOLTS AND LOCK WASHERS ON ALL MECHANICAL GROUND CONNECTIONS.

2. ALL EQUIPMENT SURFACES TO BE BONDED TO GROUNDING SYSTEM SHALL BE STRIPPED OF ALL PAINT AND DIRT. CONNECTIONS TO VARIOUS METALS SHALL BE OF A TYPE AS TO NOT CAUSE A GALVANIC OR CORROSIVE REACTION. AREA SHALL BE REPAINTED FOLLOWING BONDING.

3. ANY METALLIC ITEM WITHIN 6' OF GROUND CONDUCTORS MUST BE CONNECTED TO THE GROUNDING SYSTEM.

4. EXTERIOR, ABOVE GRADE GROUND CONNECTIONS SHALL BE FURNISHED WITH A LIBERAL PROTECTIVE COATING OF ANTI-OXIDE COMPOUND.

5. ALL MATERIALS AND LABOR REQUIRED FOR THE GROUNDING SYSTEM AS INDICATED ON THE PLANS AND DETAILS, AND AS DESCRIBED HEREIN SHALL BE FURNISHED BY THIS CONTRACTOR UNLESS OTHERWISE NOTED.

6. EXACT LOCATION OF GROUND CONNECTION POINTS SHALL BE DETERMINED IN FIELD. ADJUST LOCATIONS INDICATED ON THE PLANS ACCORDING TO ACTUAL EQUIPMENT LOCATIONS TO KEEP THE GROUND CONNECTIONS CABLES AS SHORT AS POSSIBLE.

7. PROVIDE ALL ELECTRICAL SYSTEM AND EQUIPMENT GROUNDS AS REQUIRED BY THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE AND THE CURRENT EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE. BONDING JUMPERS WITH APPROVED GROUND FITTINGS SHALL BE INSTALLED AT ALL RACEWAYS, EQUIPMENT ENCLOSURES, PULL BOXES, ETC. TO MAINTAIN GROUND CONTINUITY WHERE REQUIRED BY CODE.

8. ALL EQUIPMENT GROUND CONDUCTORS SHALL BE TIN COATED, #2 AWG COPPER UNLESS NOTED OTHERWISE ON THE DRAWINGS.

E. INSPECTION/DOCUMENTATION

1. INCLUDE TIME/DATE STAMPED PHOTOS WITH TAPE MEASURE VERIFICATION FOR ALL BURIED CONDUIT.

2. THE CONTRACTOR, UPON COMPLETION OF HIS WORK, SHALL PROVIDE AS-BUILT DRAWINGS. INFORMATION SHOULD BE GIVEN TO THE GENERAL CONTRACTOR FOR INCLUSION IN FINAL AS BUILT SURVEY DOCUMENTS TO BE GIVEN TO THE OWNER.

3. CONTRACTOR SHALL SUPPLY DOCUMENTATION ATTESTING TO THE COMPLETE GROUND SYSTEM'S RESISTIVITY (MAX. 5 OHMS).

4. AN ELECTRICAL INSPECTION SHALL BE MADE BY AN INSPECTING AGENCY APPROVED BY AT&T MOBILITY'S REPRESENTATIVE. CONTRACTOR SHALL COORDINATE ALL INSPECTIONS AND OBTAIN POWER COMPANY APPROVAL.

5. CONTRACTOR SHALL HAVE ATS AND GENERATOR RELAY INSTALLATION AND CONNECTIONS INSPECTED BY OTHERS TO ENSURE THAT UL LISTING FOR THAT EQUIPMENT IS NOT VOIDED.

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	BY
0	100% CDs	6-10-18	MC

WISCONSIN RALPH WALLEM E-38500 HUNTINGBURG INDIANA PROFESSIONAL ENGINEER

MEQUON PUBLIC SAFETY BUILDING
FA#: 10080295
USID: 38568

11300 NORTH BUNTROCK AV
MEQUON, WI 53092

GENERATOR UPGRADE

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSI & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOT THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEF PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAM

SHEET NAME:
GENERAL NOTES

SHEET NO.: SP-1

REVISION NUMBER: 0

BORDENET TEMPLATE V020414-1: FA10080295_CONSTRUCTION DRAWING_[061018_REV0].DWG : SAVE 6/11/2018 7:12:48 PM : PLOT 6/11/2018 7:13:50 PM

Attachment: Packet Docs (5347 : General Dynamics)

SCOPE OF WORK NOTES

GENERAL:
- NEW DIESEL GENERATOR PROVIDED BY GENERAL DYNAMICS AND INSTALLED BY GENERAL CONTRACTOR.
- NEW 4'-0" X 10'-0" CONCRETE PAD PROVIDED AND INSTALLED BY GENERAL CONTRACTOR (AS REQUIRED) SEE S-1.
- NEW AUTOMATIC TRANSFER SWITCH PROVIDED BY GENERAL DYNAMICS AND INSTALLED BY CONTRACTOR (AS REQUIRED)
- CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION.

CONDUITS:
- INSTALL PULL STRING IN EACH CONDUIT.
- (1) NEW 2" AND (1) NEW 1" ELECTRICAL CONDUITS WITH CONDUCTORS TO RUN FROM NEW GENERATOR TO NEW ATS. CONDUIT PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. SEE E-1
- (2) NEW 1" ELECTRICAL CONDUIT WITH CONDUCTORS TO RUN FROM NEW GENERATOR TO AC PANEL. CONDUIT PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. SEE E-1
- (1) NEW 1" ALARM CONDUIT AND CABLING PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. SEE E-1

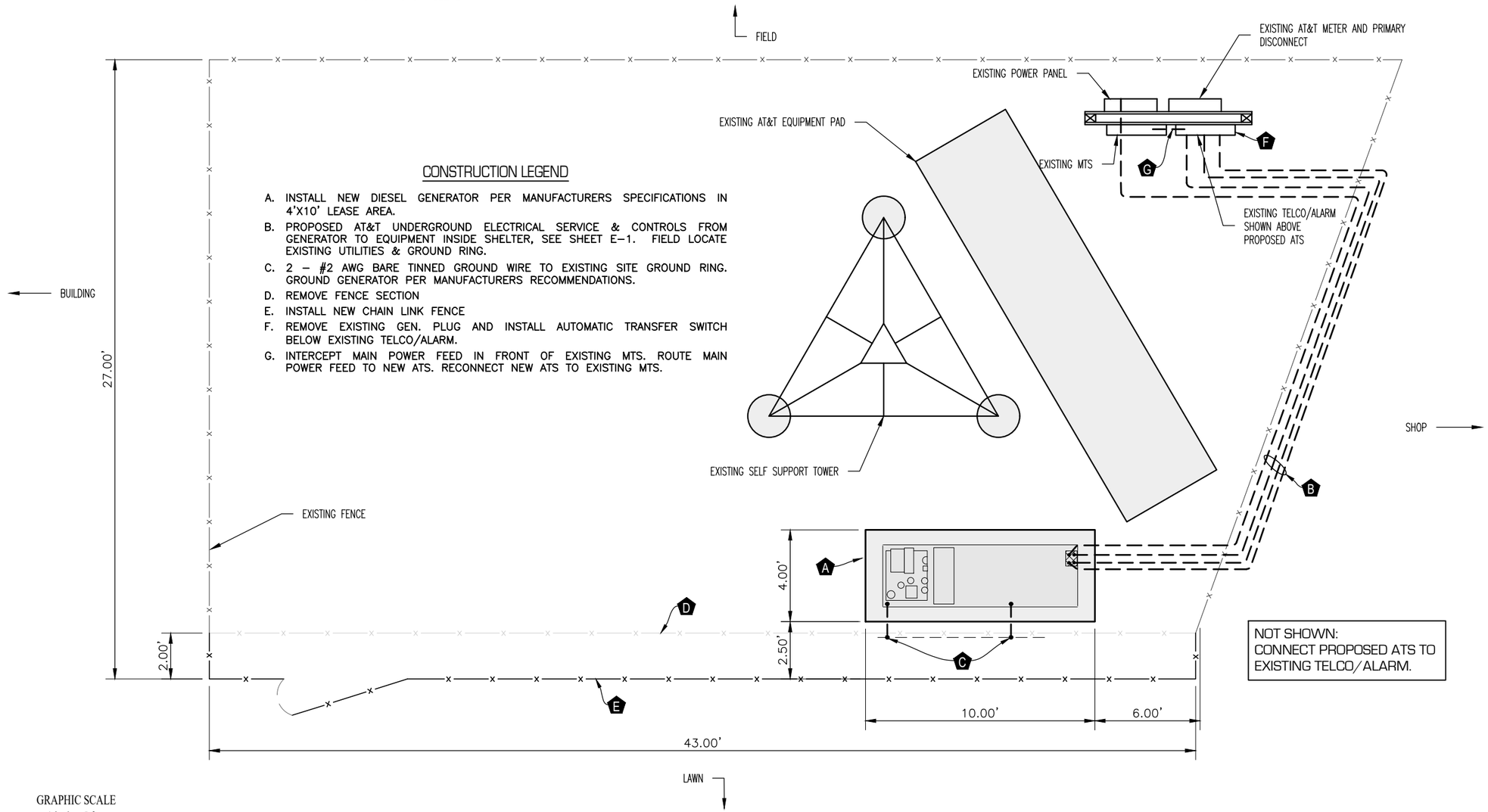
GROUNDING:
- NEW EXOTHERMIC CONNECTION FROM EXISTING GROUND RING TO NEW MECHANICAL CONNECTION AT GENERATOR CHASSIS. GENERAL CONTRACTOR TO VERIFY LOCATION IN FIELD. LOCATE GROUND RODS NO MORE THAN 16'-0" APART.

H-FRAME:
- PROVIDE NEW H-FRAME IF REQUIRED, MATCH EXISTING H-FRAME MATERIAL FOR CONSTRUCTION OF NEW H-FRAME.
- USE ALL GALVANIZED COMPONENTS, WHITE PLASTIC CAPS ON UNI-STRUTS, WEATHER CAPS ON TOPS OF PIPE AND CONCRETE.
- SUPPORTS BELOW FROST LINE.
- TOP OF FOOTING SHOULD BE AT LEAST 2" ABOVE EXISTING GROUND LEVEL.
- SLOPE THE GROUND AWAY FROM THE H-FRAME FOR POSITIVE WATER DRAINAGE OFF OF THE FORM.

FIRE PROTECTION
- A TEN POUND DRY CHEMICAL (MONOAMMONIUM PHOSPHATE) FIRE EXTINGUISHER SHALL BE PLACED ON-SITE. COORDINATE PLACEMENT AND LOCATION WITH SITE OWNER OR CONSTRUCTION MANAGER.

CONSTRUCTION LEGEND

A. INSTALL NEW DIESEL GENERATOR PER MANUFACTURERS SPECIFICATIONS IN 4'X10' LEASE AREA.
B. PROPOSED AT&T UNDERGROUND ELECTRICAL SERVICE & CONTROLS FROM GENERATOR TO EQUIPMENT INSIDE SHELTER, SEE SHEET E-1. FIELD LOCATE EXISTING UTILITIES & GROUND RING.
C. 2 – #2 AWG BARE TINNED GROUND WIRE TO EXISTING SITE GROUND RING. GROUND GENERATOR PER MANUFACTURERS RECOMMENDATIONS.
D. REMOVE FENCE SECTION
E. INSTALL NEW CHAIN LINK FENCE
F. REMOVE EXISTING GEN. PLUG AND INSTALL AUTOMATIC TRANSFER SWITCH BELOW EXISTING TELCO/ALARM.
G. INTERCEPT MAIN POWER FEED IN FRONT OF EXISTING MTS. ROUTE MAIN POWER FEED TO NEW ATS. RECONNECT NEW ATS TO EXISTING MTS.



NOT SHOWN:
CONNECT PROPOSED ATS TO EXISTING TELCO/ALARM.

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DRAWING REVISIONS

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RALPH WALLEM
E-38500
HUNTINGBURG INDIANA
PROFESSIONAL ENGINEER

MEQUON PUBLIC SAFETY BUILDING
FA#: 10080295
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MEQUON, WI 53092

GENERATOR UPGRADE

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIO & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOT THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEF PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAM

SHEET NAME:

SITE PLAN

SHEET NO.: A-1

REVISIO NUMBE

BORDCNET TEMPLATE: W20X14-1; FA10080295_CONSTRUCTION DRAWING_(D61018_REV0).DWG ; SAVE: 6/11/2018 7:12:48 PM ; PLOT: 6/11/2018 7:13:55 PM

Attachment: Packet Docs (5347 : General Dynamics)

STRUCTURAL GENERAL NOTES

1.0 GENERAL CONDITIONS

1.1 DESIGN AND CONSTRUCTION OF ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES, ACI 318–11. IN CASE OF CONFLICT BETWEEN THE CODES, STANDARDS, REGULATIONS, SPECIFICATIONS, GENERAL NOTES AND/OR MANUFACTURER'S REQUIREMENTS,USE THE MOST STRINGENT PROVISIONS.

1.2 IT IS THE EXPRESS INTENT OF PARTIES INVOLVED IN THIS PROJECT THAT THE CONTRACTOR OR SUBCONTRACTOR OR INDEPENDENT CONTRACTOR OR THE RESPECTIVE EMPLOYEES SHALL EXCULPATE THE ARCHITECT, THE ENGINEER, TECH. CONSTRUCTION MANAGER, THE OWNER, AND THEIR AGENTS FROM ANY LIABILITY WHATSOEVER AND HOLD THEM HARMLESS AGAINST LOSS, DAMAGES, LIABILITY OR ANY EXPENSE ARISING IN ANY MATTER FROM THE WRONGFUL OR NEGLIGENT ACT, OR FAILURE TO CARRY METHODS, TECHNIQUES OR PROCEDURES OR FAILURE TO CONFORM TO THE STATE SCAFFOLDING ACT IN CONNECTION WITH THE WORK.

1.3 DO NOT SCALE DRAWINGS.

1.4 VERIFY ALL EQUIPMENT MOUNTING DIMENSIONS PER MANUFACTURER DRAWINGS

1.5 DESIGN LOADS ARE (KOHLER):

LIVE LOAD:	100 PSF
EQUIPMENT SIZE:	99" H, 94.8" W, 38" D
WEIGHT WITH WOODEN SHIPPING SKID	
ENCLOSED GENERATOR WITH EMPTY FUEL TANK:	3750 LBS
TANK SIZE:	210 GAL

2.0 FOR DESIGN AND ANALYSIS OF THE FOUNDATION, THE MINIMUM NET SOIL BEARING CAPACITY SHALL BE ASSUMED TO BE 2000 PSF.

3.0 CONCRETE

3.1 MEET OR EXCEED THE FOLLOWING CODES AND STANDARDS:

DESIGN:	ACI 318–11
CONSTRUCTION:	ACI 301
DETAILING:	CRSI MANUAL OF STANDARD PRACTICE
REINF. STEEL:	ASTM A 615 GRADE 60, DEFORMED
MIXING:	ASTM C 94. READY MIX CONCRETE
AIR ENTRAINMENT:	ACI 318 AND ASTM C–260
AGGREGATE:	ASTM C 33 AND C 330 (FOR LIGHT WEIGHT)

3.2 CONCRETE STRENGTH AT 28 DAYS SHALL BE 4000 PSI MINIMUM.

3.3 DO NOT FIELD BEND OR WELD TO GRADE 60 REINFORCED STEEL.

3.4 PROVIDE AIR ENTRAINED CONCRETE WITH AIR CONTENT OF 5 TO 7% FOR ALL CONCRETE EXPOSED TO EARTH OR WEATHER.

3.5 MAXIMUM AGGREGATE SIZE: 3/4"

3.6 DO NOT USE IN ADMIXTURE, WATER OR OTHER CONSTITUENTS OF CONCRETE WHICH HAS CALCIUM CHLORIDE.

3.7 MINIMUM COVER FOR REINFORCING STEEL SHALL BE AS SHOWN ON PLAN.

4.0 FOUNDATION AND EXCAVATION NOTES

4.1 SLAB SHALL BE CONSTRUCTED UPON UNDISTURBED, NATURAL SUBGRADE OR COMPACTED GRANULAR FILL WITH AN ASSUMED MINIMUM NET ALLOWABLE BEARING CAPACITY OF 2000 PSF.

4.2 ALL ORGANIC AND / OR OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FROM FOUNDATION AND SLAB SUBGRADE AND BACKFILL AREAS, AND THEN BACKFILLED WITH ACCEPTABLE GRANULAR FILL COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT (ASTM D1557).

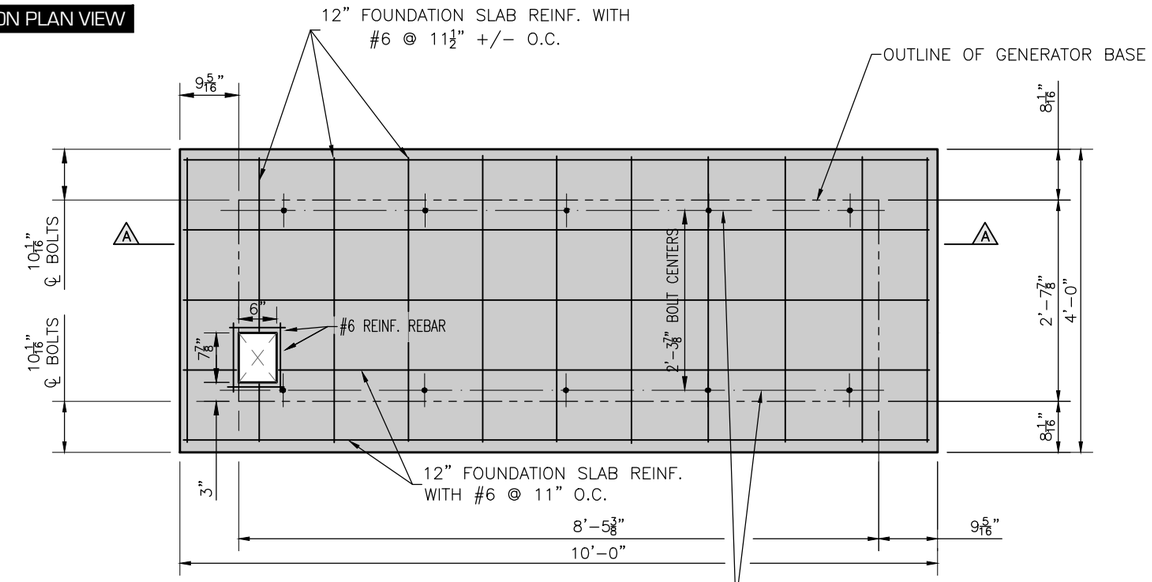
4.3 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY WATER, FROST, OR ICE FROM PENETRATING ANY FOOTING OR STRUCTURAL SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE, AND UNTIL SUCH CONCRETE HAS FULLY CURED.

DOUBLE WALL FUEL TANK BASE SPECIFICATION

REF: ATT 50KW GENERATOR PACKAGE
UL REGISTRATION NUMBER: MH18459
U.L. 142 DOUBLE WALL FUEL TANK BASE SPECIFICATION
FUEL TANK BASE CONSTRUCTION:

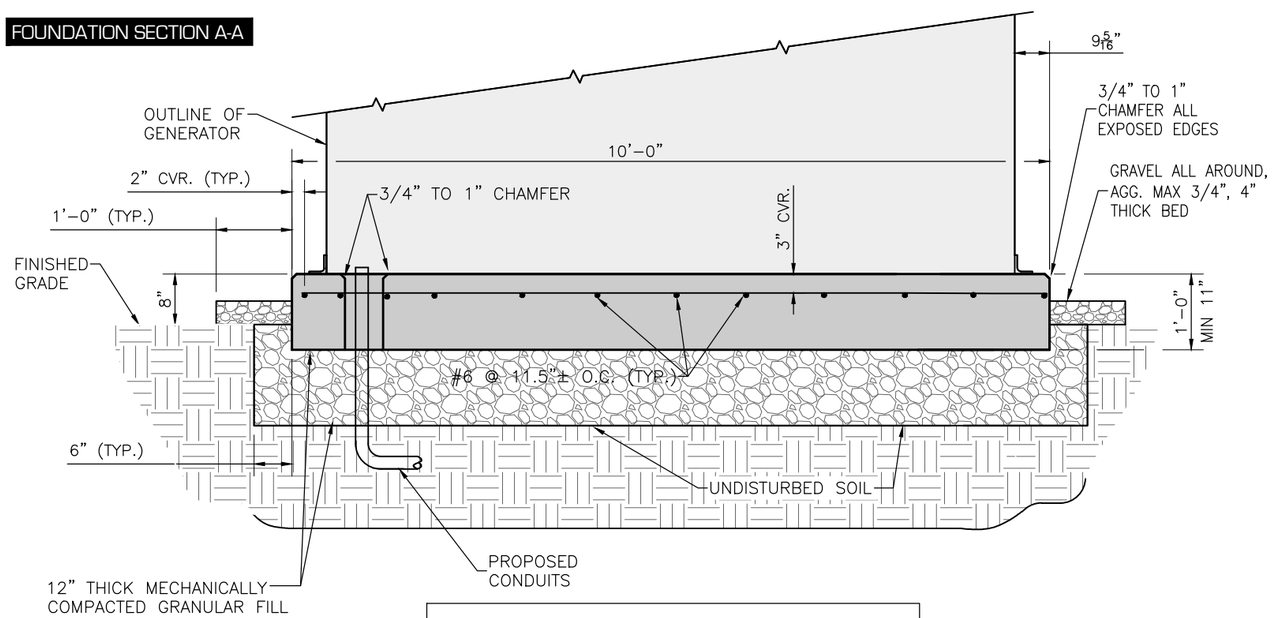
- BE CONSTRUCTED IN ACCORDANCE WITH UNDERWRITERS LABORATORIES STANDARD UL–142. BE CONSTRUCTED IN ACCORDANCE WITH FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE, NFPA 30; THE STANDARD FOR INSTALLATION AND USE OF STATIONARY COMBUSTIBLE ENGINE AND GAS TURBINES, NFPA 37; AND THE STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, NFPA 110.
- ANCHORS MINIMUM (4) @ 5/8" FOR GEN–SET MOUNTING
- SUB BASE TANK TESTING: PRIMARY TANK AND SECONDARY CONTAINMENT BASIN SECTIONS SHALL BE PRESSURIZED AT 3–5 PSI AND LEAK–CHECKED TO ENSURE INTEGRITY OF SUB BASE WELD SEAMS PER UL–142 STANDARDS
- FUEL FILL: – 5 GALLON SPILL CONTAINMENT WITH ALARM
  – 40% REMAINING FOR ALARM
  – 20% REMAINING FOR SHUT–DOWN
  – FACTORY PRE–SET AT 95% FULL FOR ALARM
- FUEL CONTAINMENT BASIN: SUB BASE TANK SHALL INCLUDE A WELDED STEEL CONTAINMENT BASIN, SIZED AT A MINIMUM OF 110% OF THE TANK CAPACITY TO PREVENT ESCAPE OF FUEL INTO THE ENVIRONMENT IN THE EVENT OF A TANK RUPTURE. A FUEL CONTAINMENT BASIN LEAK DETECTOR SWITCH SHALL BE PROVIDED.

FOUNDATION PLAN VIEW



SEE SITE PLAN ON DRAWING A–1 FOR ORIENTATION OF GENERATOR SLAB / CONDUIT STUB–UPS

FOUNDATION SECTION A-A



FOUNDATIONS ARE DESIGNED FOR AN ASSUMED MINIMUM NET SOIL BEARING CAPACITY OF 2000 PSF

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SHEET NAME:

FOUNDATION DETAILS

SHEET NO.: S-1

REVISIO NUMBE 0

Attachment: Packet Docs (5347 : General Dynamics)

BORDERET TEMPLATE V020414-1: F:\10080295_CONSTRUCTION DRAWING_(08101B_BOD)\DWG : SMC 6/11/2018 7:12:40 PM : PLOT 6/11/2018 7:14:00 PM

DIAGRAM CIRCUIT SCHEDULE

NO.	FROM	TO	WIRES	GROUND	CONDUIT SIZE	FUNCTION
1	SERVICE PROVIDER	PROPOSED ATS	(3) 3/0	(1) #4	2"	POWER FEED
2	PROPOSED ATS	GENERATOR	(2) #10	(1) #10	1"	START CIRCUIT
3	GENERATOR	PROPOSED ATS	(3) 3/0	(1) #4	2"	POWER FEED
4	PROPOSED ATS	EXISTING MTS	(3) 3/0	(1) #4	2"	POWER FEED
5	EXISTING MTS	EXISTING CIRCUIT PANEL	(3) 3/0	(1) #4	2"	POWER FEED
6	EXISTING CIRCUIT PANEL	GENERATOR	(2) #12 (2) #12	(1) #12 (1) #12	1"	2–20 AMP CIRCUITS FOR (1) GENERATOR BLOCK HEATER & (2) BATTERY HEATER/CHARGER
7	PROPOSED ATS	EXISTING ALARM	4–PAIR 24 AWG	N/A	1"	ALARM CABLES FROM ATS. PROVIDE 25' OF SLACK CABLE. FINAL PUNCH DOWN IS BY AT&T TECH. LABEL ALL WIRES.
8	GENERATOR	EXISTING ALARM	12–PAIR 24 AWG	N/A	1"	ALARM CABLES FROM GENERATOR. PROVIDE 25' OF SLACK CABLE. FINAL PUNCH DOWN IS BY AT&T TECH. LABEL ALL WIRES.

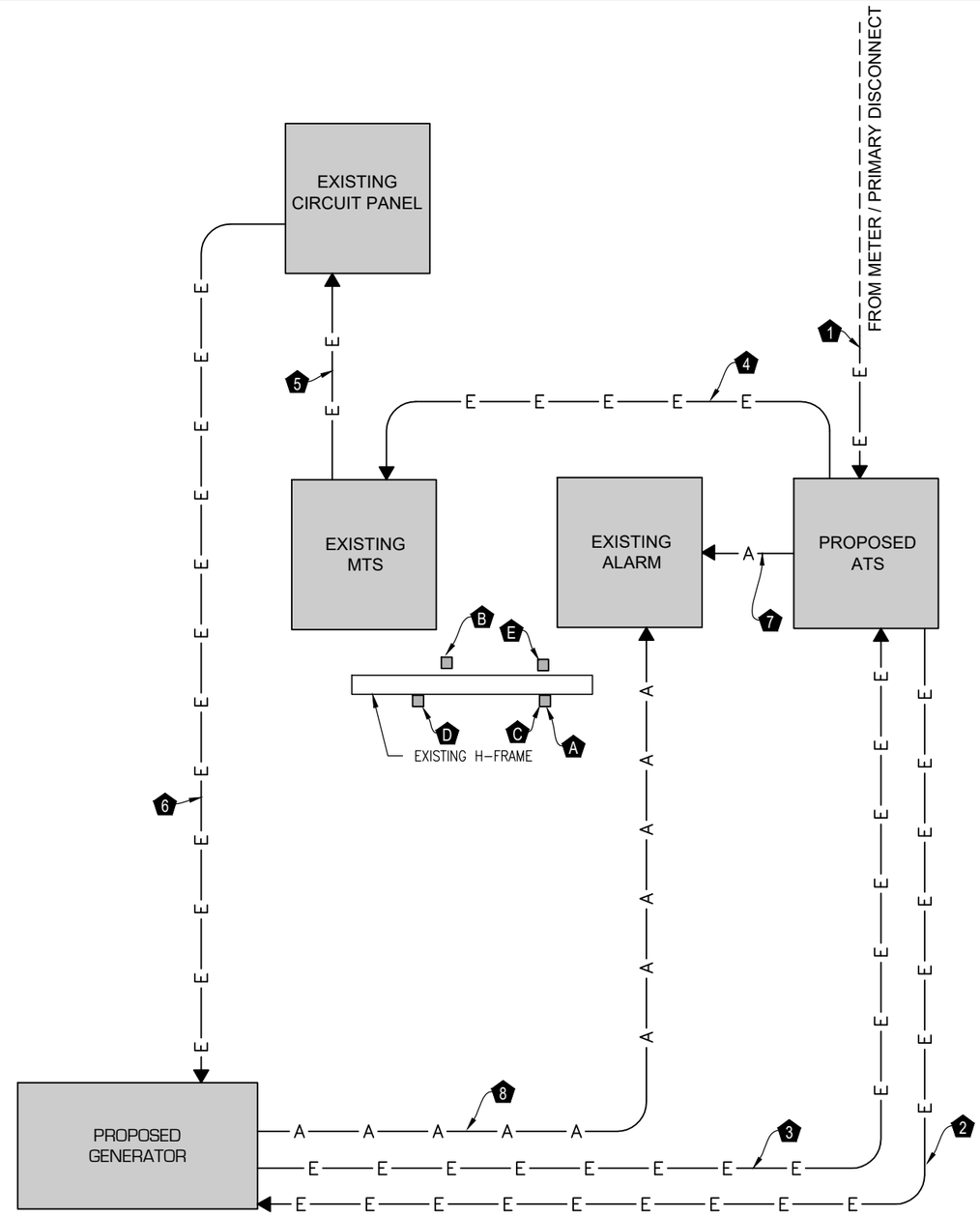
Pair #	Colors	AT&T Nomenclature	GenDyn cards nomenclature
1	Blue White	RBS Generator Rupture Basin	Critical Failure
	White		
2	Orange White	RBS Generator Overfill	Fuel Leak/Overflow
	White		
3	Green White	RBS Generator Running	Generator Running
	White		
4	Brown White	RBS Generator Low Fuel	Low Fuel
	White		
5	Slate White	RBS Generator Shutdown	Major Fault
	White		
6	Red Blue	RBS Generator Common	Minor Fault
	Red		
7	FROM ATS TO 66 BLOCK Blue White/White	Commercial Power Fail	Commercial Power Fail
	white	Commercial Power Fail	Commercial Power Fail

EQUIPMENT
A. TELCO/ALARM PANEL
B. AC PANEL
C. PROPOSED ATS
D. EXISTING MTS
E. EXISTING METER

NOTE:
FIELD VERIFY LOCATION OF ALL EQUIPMENT

NOTE:
CONTRACTOR TO FOLLOW MANUFACTURER'S ALARM RECOMMENDATIONS

NOTE:
EXISTING ALARM SHOWN NEXT TO PROPOSED ATS. PROPOSED ATS LOCATED BELOW EXISTING ALARM



1 PROPOSED WIRING DIAGRAM
SCALE: NONE

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GENERAL DYNAMICS
Wireless Services
12906 SHELBYVILLE ROAD, STE. 230
LOUISVILLE, KY 40243
502-653-6963

BENCHMARK SERVICES, INC.
Consulting Engineers
Land Surveyors
PO Box 5 318 North Main Street
Huntingburg, Indiana 47542
Phone: (812) 683-3049

DRAWING REVISIONS

REV.	DESCRIPTION	DATE	BY
0	100% CDs	6-10-18	MC

WISCONSIN
RALPH WALLEM
E-38500
HUNTINGBURG INDIANA
PROFESSIONAL ENGINEER

MEQUON PUBLIC SAFETY BUILDING
FA#: 10080295
USID: 38568
11300 NORTH BUNTROCK AV
MEQUON, WI 53092
GENERATOR UPGRADE

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSI & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NO THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEF PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAM

SHEET NAME:
WIRING DETAILS

SHEET NO.: E-1
REVISIO NUMBE 0

Attachment: Packet Docs (5347 : General Dynamics)

BORDERSET TEMPLATE V020414-1: FA10080295_CONSTRUCTION DRAWING_(061018_REV0).DWG : SAVE 6/11/2018 7:12:48 PM : PLOT 6/11/2018 7:14:05 PM

VOLTAGE	240 VOLTS	MODEL NUMBER	NOT SPECIFIED
MAINBREAKER	200 AMP	PHASE	SINGLE
MOUNT	SURFACE	BUSS RATING	200 AMPS
ENCLOSURE TYPE	NEMA 3R	NEUTRAL BAR	YES
PANEL STATUS	EXISTING	NEUTRAL TO GROUND BOND	YES

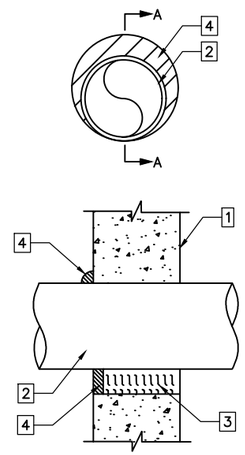
CKT	LOAD DESCRIPTION	BREAKER AMPS	BREAKER POLES	BREAKER STATUS	BREAKER STATUS	BREAKER POLES	BREAKER AMPS	LOAD DESCRIPTION	CKT
1	[UNLABELED]	30	2	ON	ON	2	40	RECT 1	2
3									4
5	[UNLABELED]	30	2	ON	ON	2	40	RECT 2	6
7									8
9	[UNLABELED]	30	2	ON	ON	2	40	RECT 3	10
11									12
13	[UNLABELED]	15	2	ON	ON	2	40	RECT 4	14
15									16
17	[UNLABELED]	*	1	ON	ON	2	40	RECT 5	18
19	LITE	*	1	ON					20
21	MOKE	*	1	ON	ON	2	*	HVAC #1	22
23	[UNKNOWN]	*	2	ON					24
25					ON	2	*	HVAC #2	26
27									28
29	[UNKNOWN]	*	2	ON	ON	2	*	HVAC #3	30
31									32
33	[UNKNOWN]	*	2	ON	OFF	2	*	HVAC #4	34
35									36
37					OFF	2	*	[UNKNOWN]	38
39									40
41									42

1 EXISTING PANEL
SCALE: NONE

* = UNKNOWN

NOTE:
CONTRACTOR TO LABEL WIRES WITH P-TOUCH OR SIMILAR LABELS ONLY. ABSOLUTELY NO HANDWRITTEN LABELS

*CONTRACTOR TO UTILIZE NEXT AVAILABLE IN SEQUENCE SINGLE BREAKER POSITION FOR GENERATOR, BATTERY CHARGER, BATTERY HEATER, AND BLOCK HEATER.



SECTION A - A

U.L. SYSTEM NO. C–AJ–1150
CONDUIT THROUGH BEARING WALL SIMILAR TO U.L. DESIGN NO. U902
F RATING = 3 HR
T RATING = 0 HR

1. FLOOR OR WALL ASSEMBLY : MINIMUM 4–1/2" THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100–150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAMETER OF OPENING IS 4". SEE CONCRETE BLOCKS (CATZ) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.
2. THROUGH PENETRATIONS : ONE METALLIC PIPE OR CONDUIT TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM. PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE ANNULAR SPACE SHALL BE MINIMUM 0". (POINT CONTACT) TO MAXIMUM 1–3/8". THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES OR CONDUITS MAY BE USED:
   A. STEEL PIPE–NOMINAL 6" DIAMTER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE.
   B. IRON PIPE–NOMINAL 6" DIAMETER (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   C. CONDUIT–NOMINAL 4" DIAMETER (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR NOMINAL 3–1/2" DIAMETER (OR SMALLER) STEEL CONDUIT.
3. PACKING MATERIAL: MINIMUM 6" THICKNESS OF MIN 4.0 PCF MINERAL WOOL BATTING INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
4. FILL, VOID, OR CAVITY MATERIAL*: SEALANT: MINIMUM 1/4" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR AND WITH BOTH SURFACES OF WALL. AT THE POINT CONTACT LOCATION BETWEEN PIPE AND CONCRETE, A MINIMUM 1/2" DIAMETER BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE CONCRETE/PIPE INTERFACE ON THE TOP SURFACE OF FLOOR AND ON BOTH SURFACES OF WALL. W RATING APPLIES ONLY WHEN CP601S OR CP604 SEALANT IS USED.

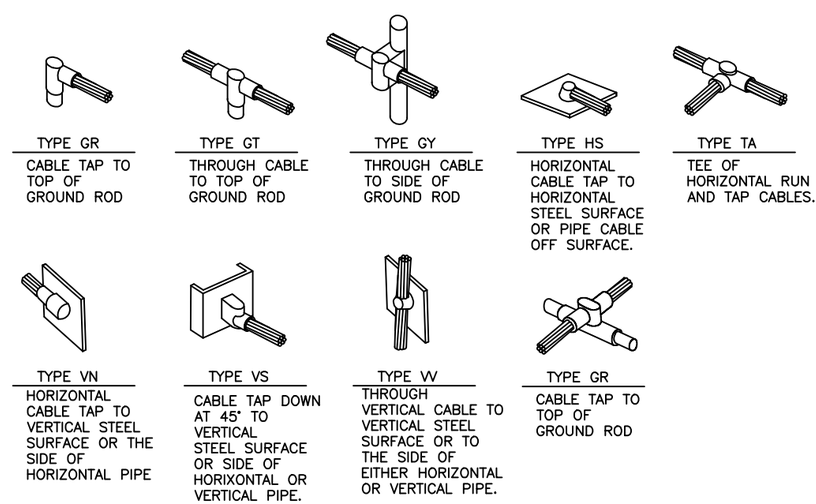
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. : CP601S, CP604, CP606, OR FS–ONE SEALANT.

* BEARING THE UL CLASSIFICATION MARK

NOTE:
IF EXISTING CONSTRUCTION VARIES FROM THIS DETAIL, AN EQUAL 3-HOUR U.L. PENETRATION APPROPRIATE FOR THE EXISTING 2WALL TYPE SHALL BE CONSTRUCTED

NOTE:
GC SHALL USE NON-SHRINKING CAULK TO WEATHERSEAL ALL PENETRATIONS INTO OR THRU SHELTER WALL

2 OUTER WALL PENETRATION DETAIL (IF APPLICABLE)
SCALE: NONE



3 CADWELD DETAILS
SCALE: NONE

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	BY
0	100% CDs	6-10-18	MC

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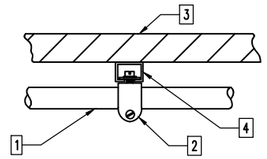
SHEET NAME:
PANEL & PENETRATION DETAILS

SHEET NO.: D-1
REVISION NUMBER: 0

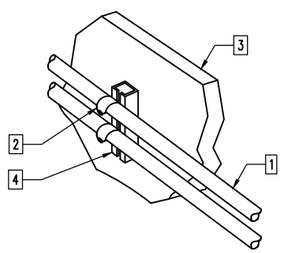
Attachment: Packet Docs (5347 : General Dynamics)

BORDERLET TEMPLATE V020414-1: FA10080295_CONSTRUCTION DRAWING_(D61018_BOD).DWG : SAVE 6/11/2018 7:12:48 PM : PLOT 6/11/2018 7:14:10 PM

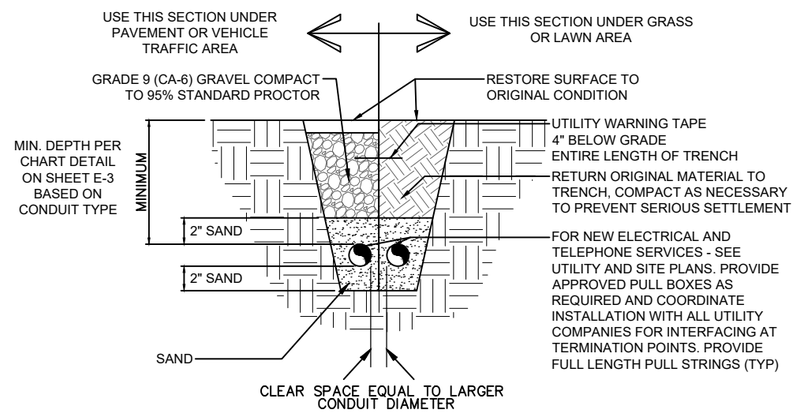
1. CONDUIT (TYP)
2. BUTTERFLY CLAMP AS REQUIRED
3. EXISTING WALL / CEILING
4. VERTICAL "UNISTRUT" P1000 'T' SERIES LENGTH BASED ON NUMBER OF CONDUIT TO BE MOUNTED



UNISTRUT MOUNTING CHART	
WALL CONSTRUCTION TYPE	USE
HOLLOW	3/8"ø TOGGLE BOLT
HOLLOW, AT STUD	3/8"ø LAG SCREW
CONCRETE BLOCK(HOLLOW)	3/8"ø HILTI HY-20 WITH SCREEN, MIN. EMBEDMENT 2-1/2"
CONCRETE (SOLID)	3/8"ø HILTI HY-150 WITH SCREEN, MIN. EMBEDMENT 2-1/2"
NOTE: USE GALVANIZED OR STAINLESS STEEL HARDWARE FOR WALL MOUNT AND CONNECTIONS OF CHANNELS SPACE UNITS @ 5'-0" O.C. LENGTH OF RUN	



1 CONDUIT WALL MOUNT
SCALE: NONE



* INCLUDE TIME/DATE STAMPED PHOTOS WITH TAPE MEASURE DEPTH VERIFICATION.
* CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.

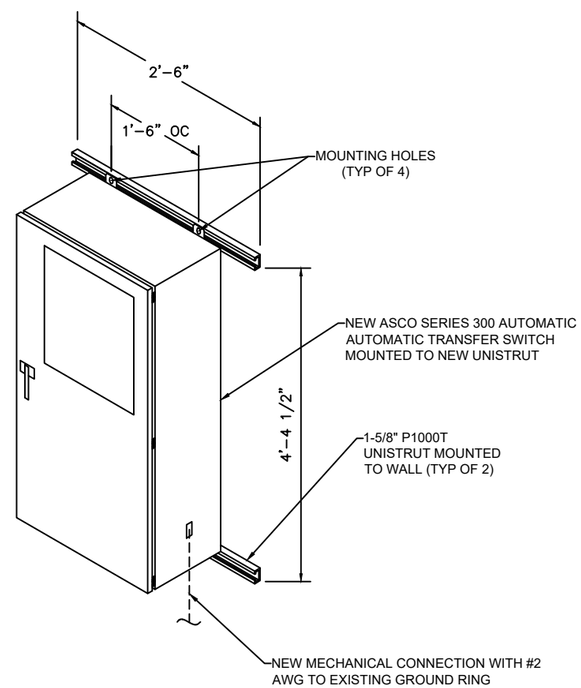
MINIMUM COVER REQUIREMENTS, 0 TO 600 VOLTS, NOMINAL, BURIAL IN INCHES		
TYPE OF WIRING METHOD OR CIRCUIT		
LOCATION OF WIRING METHOD OR CIRCUIT	DIRECT BURIAL CABLES OR CONDUCTORS	RIGID METAL CONDUIT OR INTERMEDIATE METAL CONDUIT
ALL LOCATIONS NOT SPECIFIED BELOW	24 INCHES	6 INCHES
IN TRENCH BELOW 2 INCH THICK CONCRETE OR EQUIVALENT	18 INCHES	6 INCHES
UNDER STREETS OR HIGHWAYS	24 INCHES	24 INCHES
COVER IS DEFINED AS THE SHORTEST DISTANCE IN INCHES MEASURED BETWEEN A POINT ON THE TOP SURFACE OF ANY DIRECT-BURIED CONDUCTOR, CABLE, CONDUIT, OR OTHER RACEWAY AND THE TOP SURFACE OF FINISHED GRADE, CONCRETE, OR SIMILAR COVER.		
INSTALL WARNING TAPE 4" BELOW GRADE FOR THE ENTIRE LENGTH OF TRENCH.		
PROVIDE AT LEAST 2 " OF SAND BED ABOVE CONDUIT AND 2" OF SAND BED BELOW THE CONDUIT.		

2 CONDUCTOR BURIAL REQUIREMENTS
SCALE: NONE

UNISTRUT MOUNTING CHART	
WALL CONSTRUCTION TYPE	USE
HOLLOW	3/8"ø TOGGLE BOLT
HOLLOW, AT STUD	3/8"ø LAG SCREW
CONCRETE BLOCK(HOLLOW)	7/16"ø HILTI HY-20 WITH SCREEN MINIMUM EMBEDMENT 2-1/2"
CONCRETE (SOLID)	7/16"ø HILTI HY-150 WITH SCREEN MINIMUM EMBEDMENT 2-1/2"

NOTE:
USE GALVANIZED OR STAINLESS STEEL HARDWARE FOR WALL MOUNT AND CONNECTION OF CHANNELS

NOTE:
GC SHALL USE NON-SHRINKING CAULK TO WEATHER SEAL ALL PENETRATIONS INTO OR THROUGH SHELTER WALL



4 INTERSECT ATS MOUNTING DETAIL
SCALE: NONE

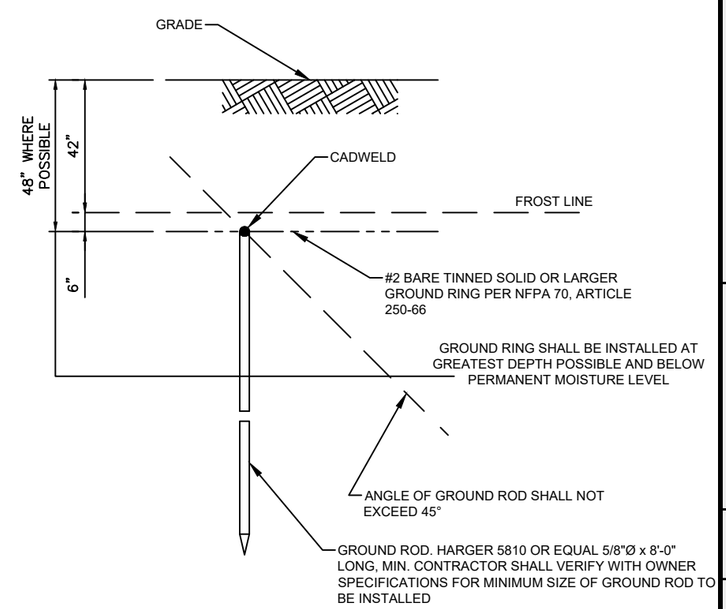
NOTE:
GROUND RODS MAY BE:
-COPPER CLAD STEEL
-SOLID COPPER

NOTE:
GROUND RODS SHALL HAVE A MAXIMUM SPACING TWICE THE LENGTH OF ROD

NOTE:
SEE RESISTIVITY REPORT FOR VERIFICATION AS AVAILABLE

NOTE: A LARGER CONDUCTOR SHALL BE REQUIRED IN AREAS HIGHLY PRONE TO LIGHTNING AND/OR AREAS WITH HIGHLY ACIDIC SOIL

NOTE:
GROUND RODS INSTALLED WITHIN CLOSE PROXIMITY TO TOWER OR WHEN SOIL IS AT OR BELOW 2,000 OHM-CM, SHALL BE GALVANIZED TO PREVENT GALVANIC CORROSION OF TOWER, (SEE ANSI/TIA-EIA-222-G)



3 GROUND ROD DETAIL
SCALE: NONE

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	BY
0	100% CDs	6-10-18	MC

WISCONSIN
RALPH WALLEM
E-38500
HUNTINGBURG INDIANA
PROFESSIONAL ENGINEER

MEQUON PUBLIC SAFETY BUILDING
FA#: 10080295
USID: 38568
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GENERATOR UPGRADE

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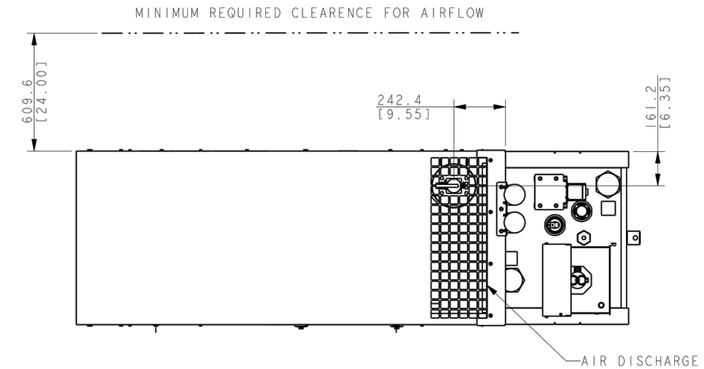
SHEET NAME:
PANEL & PENETRATION DETAILS

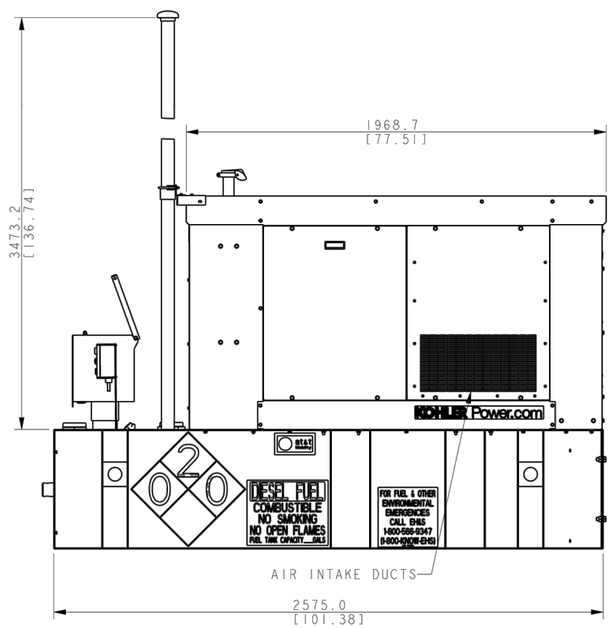
SHEET NO.: D-2
REVISION NUMBER: 0

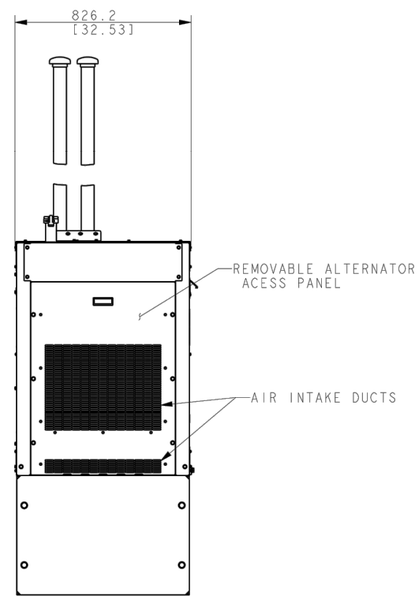
Attachment: Packet Docs (5347 : General Dynamics)

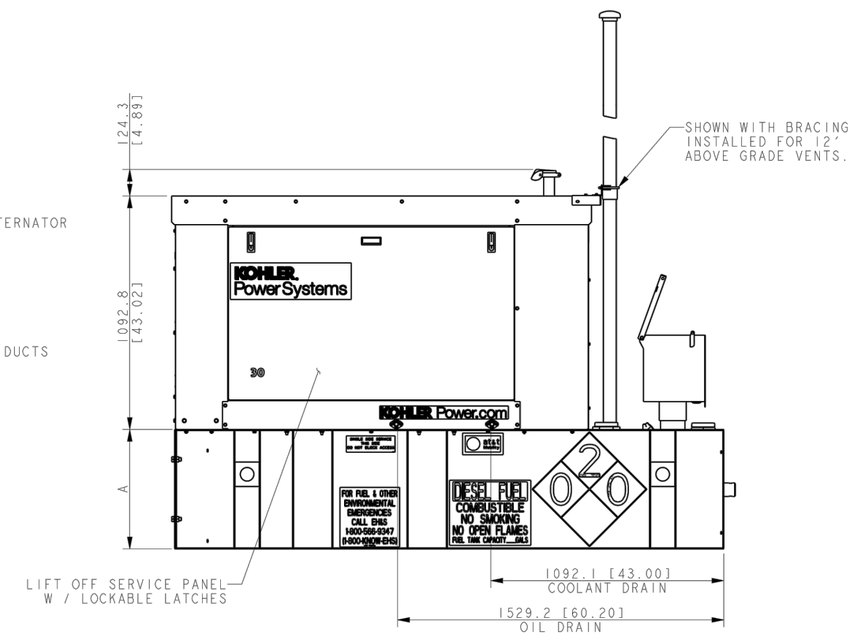
BORDER2 TEMPLATE V020414-1: FA10080295_CONSTRUCTION DRAWING_(D01018_REV0).DWG : SAVE 6/11/2018 7:12:40 PM : PLOT 6/11/2018 7:14:15 PM

NOTES:
1. THE RIGHT SIDE OF THE GENERATOR IS SERVICE ACCESSIBLE.
2. 6 AMP BATTERY CHARGER.
3. 120VAC ENGINE BLOCK HEATER.
4. 120VAC 80W BATTERY HEATER
5. GENERATOR MUST BE GROUNDED.
6. SOUND ATTENUATED ENCLOSURE STANDARD WITH GENERATOR.
7. MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST.
8. MUST ALLOW FREE FLOW OF INTAKE AIR.
9. EASY ACCESS SERVICE PANEL IS LOCATED ON THE RIGHT SIDE OF THE GENERATOR ONLY.
10. BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB-UP AREA.
11. SEE TABLE FOR SUBBASE FUEL TANK CAPACITY.
12. IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
13. GENERATOR IS INSTALLED ON A UL-142 RATE DOUBLE WALL SUBBASE FUEL TANK.
14. DRAWING SHOWS STATE TANK CONFIGURATION WITH DUAL 12' NORMAL VENTS USED ON THE WA. STATE TANK. STANDARD NORMAL VENT HEIGHT IS 2" ABOVE FUEL FILL HIEGHT.









NOTE: TANK SHOWN IN THESE DRAWING VIEWS IS CONFIGURED FOR WA. STATE WITH DUAL 120' ABOVE GRADE NORMAL VENTS, THESE ITEMS NOT INCLUDED IN ALL STATE CONFIGURATIONS.

GENSET	TANK P/N	TANK HT (A) MM [IN]	DESCRIPTION	ASSY WEIGHT
20REOZK	GM101667-MA2	558.8 [22.0]	SKID/WA ST TANK 148 GAL	984 KG [2170 LBS]
20REOZK	GM101667-MA1	558.8 [22.0]	SKID/ST TANK 148 GAL	984 KG [2170 LBS]
30REOZK	GM101667-MA2	558.8 [22.0]	SKID/WA ST TANK 148 GAL	1051 KG [2316 LBS]
30REOZK	GM101667-MA1	558.8 [22.0]	SKID/ST TANK 148 GAL	984 KG [2170 LBS]

20-30KW KOHLER DIESEL
SOUND ENCL W/ LIFT OFF PANEL

REV	DATE	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL	BY
-	7-13-16	NEW DRAWING [CT152476]	JMR

UNLESS OTHERWISE SPECIFIED - 1) DIMENSIONS ARE IN MILLIMETERS 2) TOLERANCES ARE: X.XX ± 0.25, X.X ± 1.0, X ± 1.5, ANGLES ± 0° 30' — SURFACE FINISH 125 MAX.

THIRD ANGLE PROJECTION

APPROVALS		DATE
DRAWN	JMR	7-13-16
CHECKED	JMR	7-13-16
APPROVED	LBD	7-13-16

KOHLER CO. METRIC PRO-E
POWER SYSTEMS, KOHLER, WI 53044 U.S.A.
THIS DRAWING IN DESIGN AND DETAIL IS KOHLER CO. PROPERTY AND MUST NOT BE USED EXCEPT IN CONNECTION WITH KOHLER CO. WORK. ALL RIGHTS OF DESIGN OR INVENTION ARE RESERVED.

TITLE: DIMENSION PRINT, KDI2504TM AT&T ST TANK W/SOUND ENCL.
SCALE 0.09 | CAD NO. | SHEET 1 of 3
DWG NO. ADV-8918 | D

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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	BY
0	100% CDs	6-10-18	MC

WISCONSIN RALPH WALLEM E-38500 HUNTINGBURG INDIANA PROFESSIONAL ENGINEER

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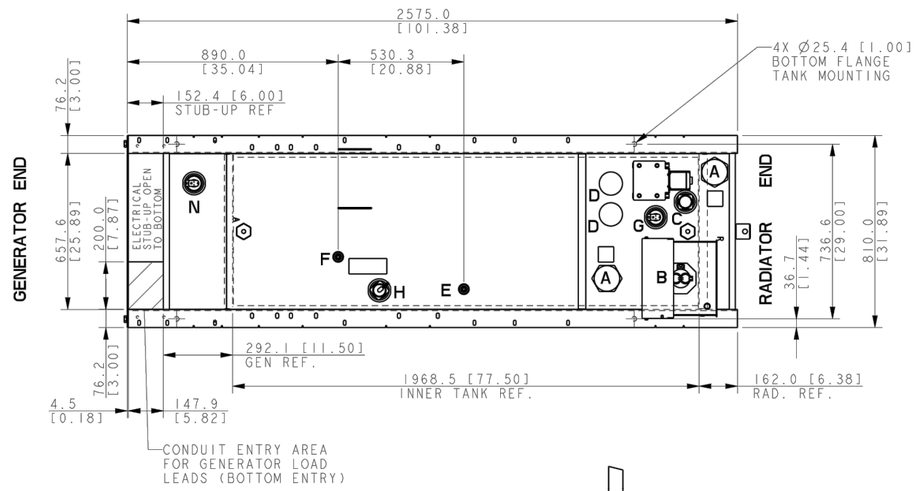
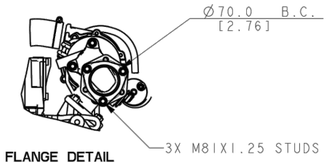
SHEET NAME:
GENERATOR DETAILS

SHEET NO.: G-1
REVISIO NUMBE 0

Attachment: Packet Docs (5347 : General Dynamics)

BORDSET TEMPLATE V020414-1: FA10080295_CONSTRUCTION DRAWING_[D01018_REV0].DWG : SAVE 6/11/2018 7:12:48 PM : PLOT 6/11/2018 7:14:23 PM

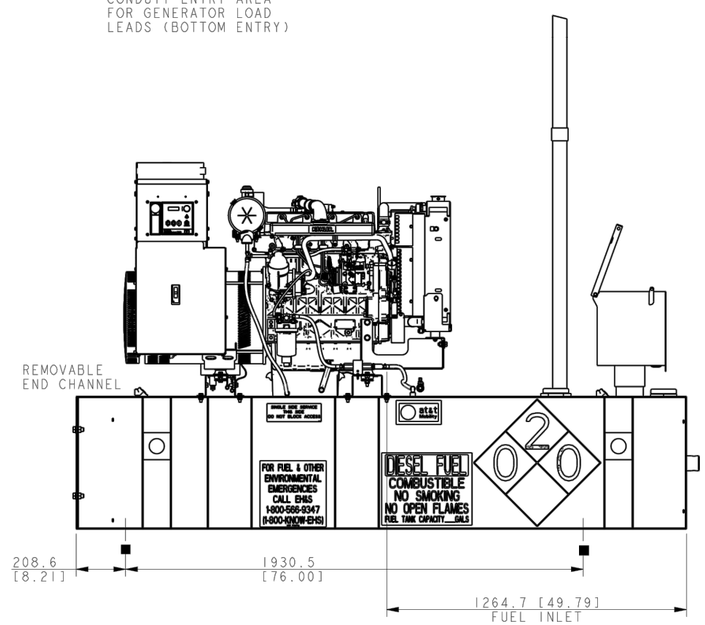


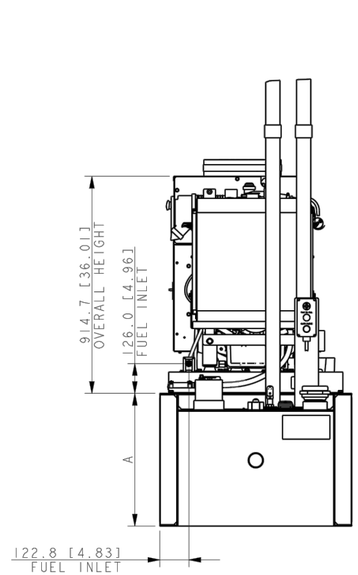


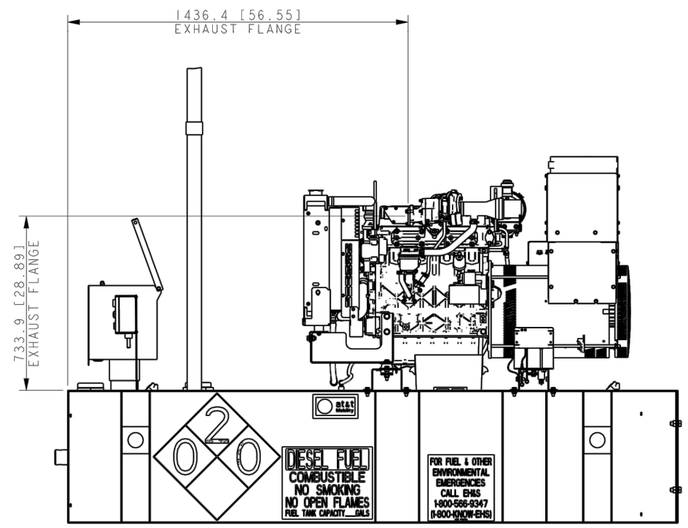
EXHAUST FLANGE DETAIL

TANK FITTINGS:

A. 3" NPT EMERGENCY VENT FITTING PER NFPA 30 WITH VENT CAPS (QTY 2).
B. 4" NPT FUEL FILL FITTING WITH 5 GAL SPILL BOX AND 95% OVERFILL PREVENTION VALVE.
C. 2" NPT FITTING FOR FUEL LEVEL SENDING UNIT WITH MECHANICAL INDICATOR NEEDLE.
D. 2" NPT NORMAL VENT FITTING WITH MUSHROOM VENT CAP AND 138" RISER. (QTY 2)
E. 1/2" NPT FITTING REMOVABLE ENGINE SUPPLY DIP TUBE (3/8" NPT WITH CHECK VALVE.
F. 1/2" NPT FITTING REMOVABLE FUEL RETURN DIP TUBE (3/8" NPT FEMALE).
G. 2" NPT FITTING FOR HIGH FUEL LEVEL ALARM SWITCH (SET AT 90% FULL).
H. 2" NPT FUEL LEVEL SENDING UNIT.
N. 2" NPT FOR FUEL IN BASIN SWITCH







NOTE: TANK SHOWN IN THESE DRAWING VIEWS IS CONFIGURED FOR WA. STATE WITH DUAL 12' ABOVE GRADE NORMAL VENTS, THESE ITEMS NOT INCLUDED IN ALL STATE CONFIGURATIONS.

NOTE:
FOR FURTHER TANK DETAIL SEE INDIVIDUAL DRAWINGS

4X Ø25.4 [1.00]
■STANDARD MOUNTING

20-30KW KOHLER DIESEL

REV	DATE	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL	BY
-	7-13-16	NEW DRAWING [CT152476]	JMR

UNLESS OTHERWISE SPECIFIED - 1) DIMENSIONS ARE IN MILLIMETERS 2) TOLERANCES ARE:
X.XX ± 0.25
X.X ± 1.0
X ± 1.0
ANGLES ± 0° 30'
SURFACE FINISH 125 MAX.
THIRD ANGLE PROJECTION

APPROVALS		DATE
DRAWN	JMR	7-13-16
CHECKED	JMR	7-13-16
APPROVED	LBD	7-13-16

KOHLER CO. METRIC PRO-E
POWER SYSTEMS, KOHLER, WI 53044 U.S.A.

THIS DRAWING IN DESIGN AND DETAIL IS KOHLER CO. PROPERTY AND MUST NOT BE USED EXCEPT IN CONNECTION WITH KOHLER CO. WORK. ALL RIGHTS OF DESIGN OR INVENTION ARE RESERVED.

TITLE: DIMENSION PRINT KDI2504TM AT&T ST TANK W/SOUND ENCL.
SCALE 0.10 CAD NO. SHEET 2 of 3
DWG NO. ADV-8918 D

at&t
GENERAL DYNAMICS
Wireless Services
12906 SHELBYVILLE ROAD, STE. 230
LOUISVILLE, KY 40243
502-653-6963

BENCHMARK SERVICES, INC.
Consulting Engineers
Land Surveyors
PO Box 5 318 North Main Street
Huntingburg, Indiana 47542
Phone: (812) 683-3049

DRAWING REVISIONS

REV.	DESCRIPTION	DATE	BY
0	100% CDs	6-10-18	MC

WISCONSIN
RALPH WALLEM
E-38500
HUNTINGBURG
INDIANA
PROFESSIONAL ENGINEER

MEQUON PUBLIC SAFETY BUILDING
FA#: 10080295
USID: 38568

11300 NORTH BUNTROCK AV
MEQUON, WI 53092

GENERATOR UPGRADE

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIO & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOT THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEF PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAM

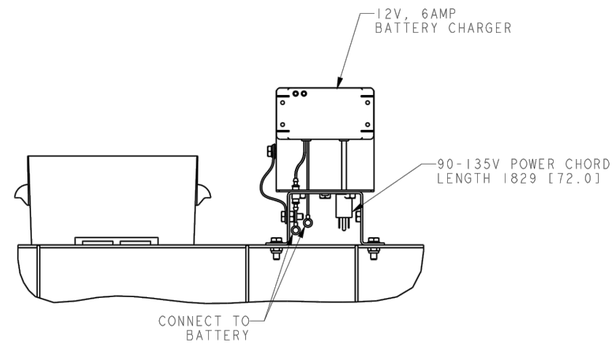
SHEET NAME:
GENERATOR DETAILS

SHEET NO.: G-2
REVISION NUMBER: 0

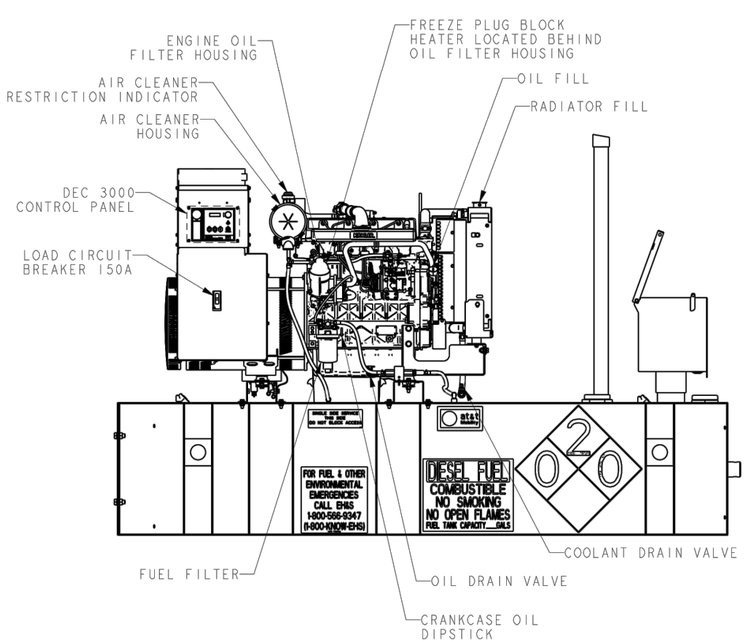
BORDERSET TEMPLATE V020414-1: FA10080295_CONSTRUCTION DRAWING_[DB1018_BRD].DWG : SAVE 6/11/2018 7:12:49 PM : PLOT 6/11/2018 7:14:30 PM

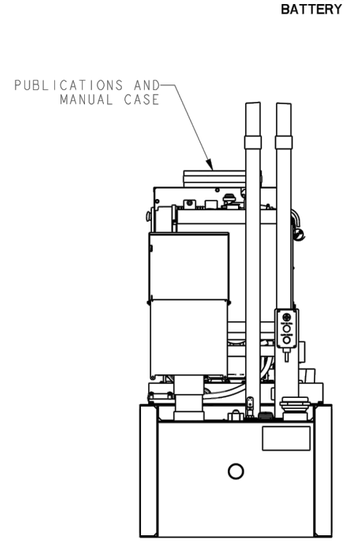
Attachment: Packet Docs (5347 : General Dynamics)

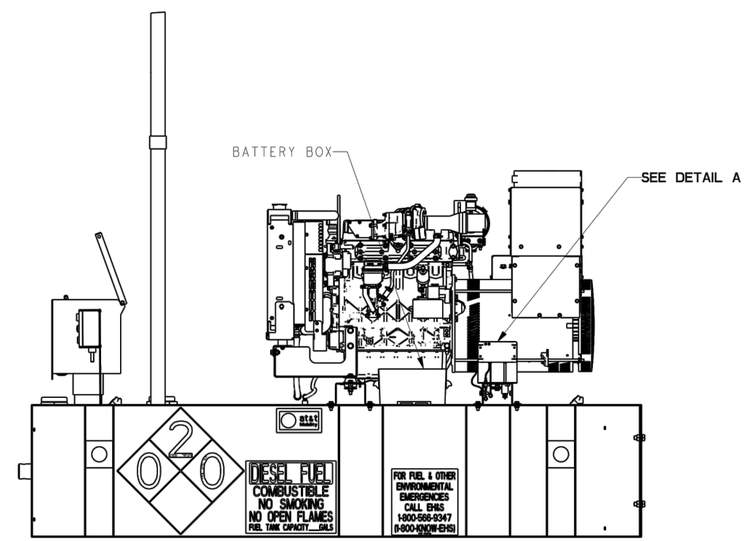
NOTE:
THIS GENERATOR SET HAS FRONT ACCESSIBILITY TO ALL ROUTINELY SERVICED COMPONENTS INCLUDING:
1. AIR FILTER
2. OIL FILTER / FILL
3. FUEL FILTER
4. OIL DRAIN
5. COOLANT DRAIN



DETAIL A
BATTERY CHARGER







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20-30KW KOHLER DIESEL

REV	DATE	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL	BY
-	7-13-16	NEW DRAWING [CTI52476]	JMR

UNLESS OTHERWISE SPECIFIED -
1) DIMENSIONS ARE IN MILLIMETERS
2) TOLERANCES ARE:
X.XX ± 0.25
X.X ± 1.0
X ± 1.5
ANGLES ± 0° 30'
SURFACE FINISH MAX.
THIRD ANGLE PROJECTION

APPROVALS		DATE
DRAWN	JMR	7-13-16
CHECKED	JMR	7-13-16
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TITLE
DIMENSION PRINT KDI2504TM
AT&T ST TANK W/SOUND ENCL.

SCALE 0.10 | CAD NO. | SHEET 3 of 3
DWG NO. ADV-8918 | D

at&t
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12906 SHELBYVILLE ROAD, STE. 230
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DRAWING REVISIONS

REV.	DESCRIPTION	DATE	BY
0	100% CDs	6-10-18	MC

WISCONSIN
RALPH WALLEM
E-38500
HUNTINGBURG
INDIANA
PROFESSIONAL ENGINEER

MEQUON PUBLIC SAFETY BUILDING
FA#: 10080295
USID: 38568
11300 NORTH BUNTROCK AV
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GENERATOR UPGRADE

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIO & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOT THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFO PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAM

SHEET NAME:
GENERATOR DETAILS

SHEET NO.: G-3
REVISION NUMBER: 0

BORDSET TEMPLATE V020414-1: FA10080295_CONSTRUCTION DRAWING_[D81018_REV0].DWG : SAVE 6/11/2018 7:12:48 PM : PLOT 6/11/2018 7:14:40 PM

Attachment: Packet Docs (5347 : General Dynamics)

City of Mequon

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

www.ci.mequon.wi.us

Department of Community Development

TO: **Planning Commission**

FROM: **PA PHOUALA VANG, PLANNER**

DATE: **July 27, 2020**

SUBJECT: **Dan Mehail. The applicant is seeking minor request approval for an agricultural structure greater than 1,000 sq. ft. for the property located at 12701 N. Farmdale Road.**

Applicant:	Dan Mehail
Status of Applicant:	Owner
Requested:	Construction of an accessory structure in excess of 1,000 sq. ft.
Existing Zoning:	R-1 (Rural Residential)/OA (Agricultural Overlay) C-1 Shoreland-wetland conservancy
Land Use Plan:	Residential 5 Acre Critical Environmental
Lot size:	40.2 acres
Location:	12701 N. Farmdale Road
Tax Key:	#14-017-05-000.00
District:	#3

Background:
The applicant is requesting Planning Commission approval for a 2,520 square foot accessory building at 12701 N Farmdale Road. The structure will be used for storage of equipment related to the agriculture use of the property. Planning Commission approval is required because the agricultural structure exceeds 1,000 square feet.

Accessory Structure:
The proposed 40’ x 63’ building will be used as storage for agricultural equipment. The building is designed with steel wall panels and a steel panel roof. The floor plan shows overhead doors on the north and south elevations. The color rendering shows a blue building exterior. The rendering does not show an accurate depiction of the actual proposed building color. The applicant indicated that the building will match the color of other structures on site, and staff will add a condition of approval that requires the proposed building to match the color of existing buildings. Images of the existing structures are included in the packet. The structure is located 100 feet west of the existing house and meets the R-1 district requirements including lot coverage, setback, offsets and height. The property has a stop work order as detailed in the Engineering section below. Staff will add a condition of approval that building permits shall not be issued until the stop work order is removed.

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

The subject property currently has a stop work order from the Engineering Division for violating the filling, excavating and berms requirements.

In January 2020, an application was submitted for an after-the-fact filling, excavating and berms permit for the property. The berms that were installed were too close to the roadway, too tall, and too steep to meet city standards. The approved after-the-fact permit included that the berms were to be located at least 5 feet off the right-of-way, be at least a 3:1 side slope and contain less than 1,000 cubic yards of material. The berm height could not exceed 4.5 feet. An erosion control permit was required prior to the movement of fill material. The permit expiration was June 1, 2020. (Permit 2020-01).

In May 2020, staff received numerous calls about significant berm construction. Upon investigation, it was determined that the berms were too high and too large to be approved by the Engineering staff and did not conform to the previously issued permit. The total amount of fill likely exceeded the 1,000 cubic yard limit and the height was well over 4.5 feet. Planning Commission approval is required for both of those instances. The disturbed area also requires a City Erosion control permit and likely a WDNR WRAPPP for disturbance greater than an acre. Staff issued a stop work order on July 1, 2020 and requested the following items in order to move forward with the project:

- All applicable permits from the City of Mequon and the Wisconsin DNR have been secured for all current and future work proposed on the site.

- A volume survey which indicates the calculated amount of fill material placed upon the entire property, to date, will be required to be submitted to the Engineering Division for review. Fill volumes in excess of 1000 cu. yds. will require Plan Commission approval to remain on the premises beyond the violation correction date of August 18, 2020.

If the agricultural building and berm projects are being built exclusively of each other, a separate filling, excavating and berms permit is still required for the construction of the agricultural building.

The total land disturbance for the filling project and the agricultural building is estimated to be greater than one acre. A City erosion control permit is required for land disturbance greater than 4,000 square feet. Evidence of the WDNR required WRAPP permit shall also be provided for the site prior to the building permit for the agricultural building. The land disturbance has already occurred and is in violation of the state erosion control requirements.

MMSD requires the installation of green infrastructure for new impervious areas greater than 5,000 square feet. This application for the accessory structure results in 2,520 square feet of new impervious surface. The requirement is cumulative so future additions of 2,480 square feet or more would trigger the green infrastructure requirement. The future stormwater management would need to account for all of the site impervious surface.

Staff Recommendation:
Since the proposed structure is consistent with prior approvals of agricultural structures and appears to be harmonious with the surrounding area, staff recommends **approval** based on the following condition(s):

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted

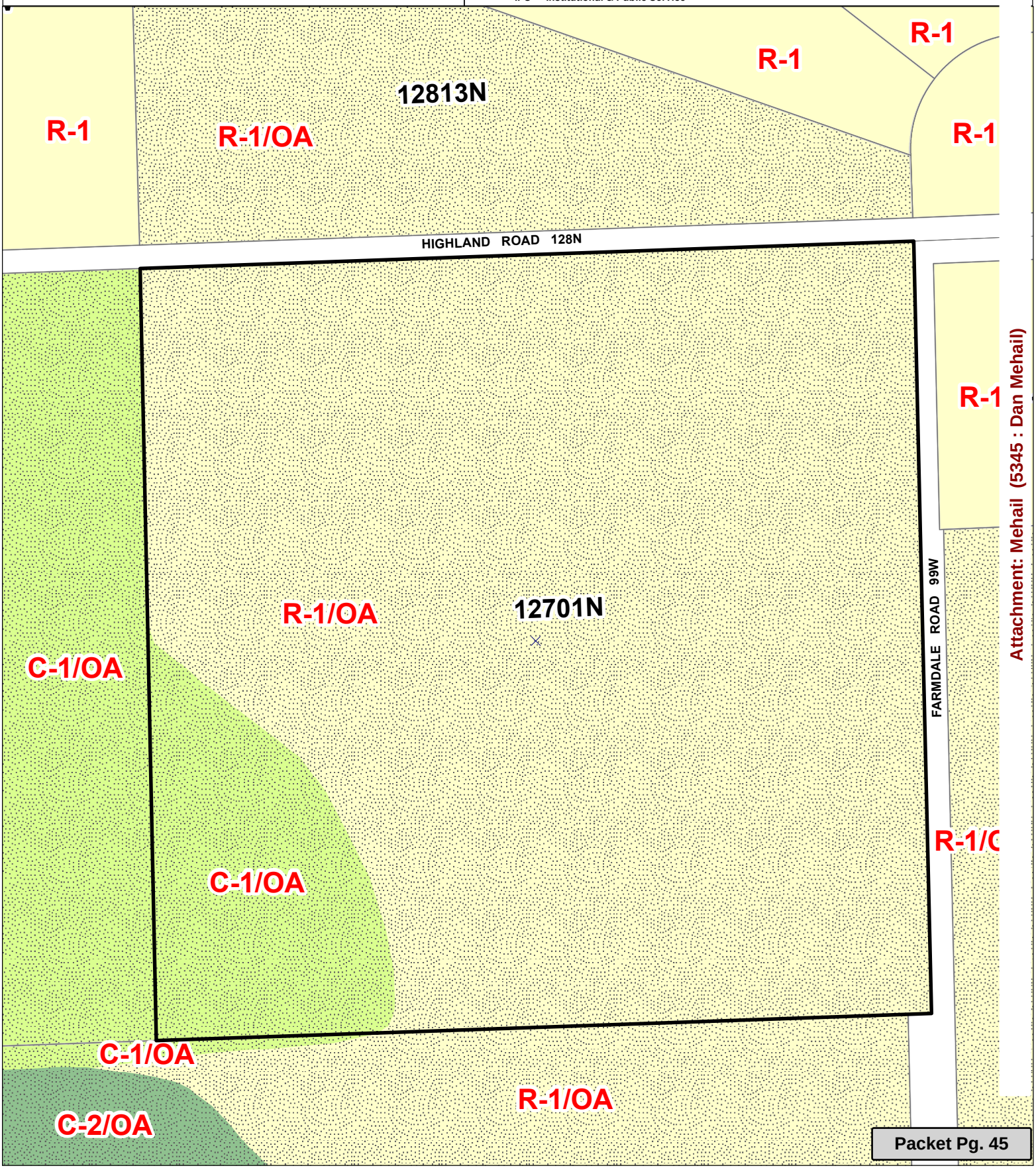
within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.

2. The structure shall be used for agricultural related equipment and activities only.
3. Building permits shall not be issued until the stop work order is removed.
4. The structure shall match the color of other agricultural buildings on site.
5. Any proposed lighting for the building shall be approved by staff.
6. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
7. Application for and approval of a City Filling and Excavation Permit.

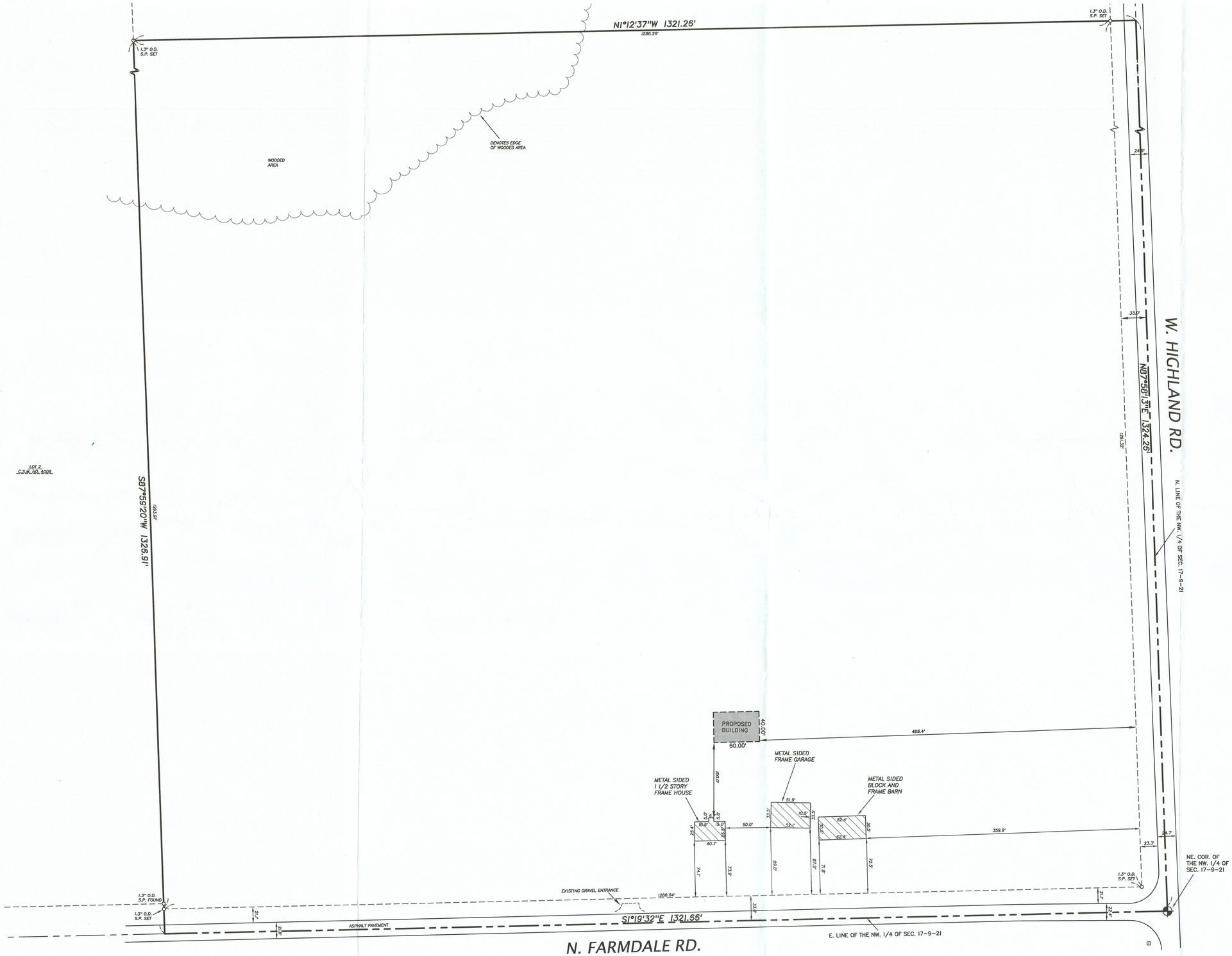
Attachments:
Mehail (PDF)
Packet Docs (PDF)

Mehail

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



Attachment: Mehail (5345 : Dan Mehail)



LEGAL DESCRIPTION :
The Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section Seventeen (17), Township Nine (9) North, Range Twenty-one (21) East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 1,665,328 sq. ft/38.23 acres of land, more or less.

SURVEY CERTIFICATE

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

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

3-3-2020
Date

James G. Schneider
Surveyor – S-2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

BEARING REFERENCE :
ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NORTH LINE OF THE NE. 1/4 OF SECTION 17-9-21, WHICH BEARS S87°58'13"W.)

N

0 60 90 120 180

SCALE 1" = 60'

MARK	DATE	REVISION	BY	APVD
2	7-3-20	ADD PROPOSED 40'X60' BLDG. LOCATION	JGS	JWH
1	3-10-2020	REVISE PROPOSED BLDG. LOCATION	JGS	JWH

"PROPERTY SURVEY"

FOR
DAN MEHAIL

12701 N. FARMDALE RD.
MEQUON, WI

FIELD CREW:	E.A.J. & S.F.Z.	APPROVED:	
DWN. BY:	A.R.H.	DATE:	MARCH 3, 2020
CHKD. BY:	J.G.S.	Plat No.	LS-4683-20

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

Attachment: Packet Docs (5345 : Dan Mehail)

MENARDS

Date: Jul 7, 2020 3:25:29 PM
Store: GERMANTOWN
W186N9754 APPLETON AVE
GERMANTOWN, WI 53022
Ph: 262-502-1641

MIDWEST MANUFACTURING

Design #: 317354808073

Estimate #: 7070

Estimated price: $20,391.31 *

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

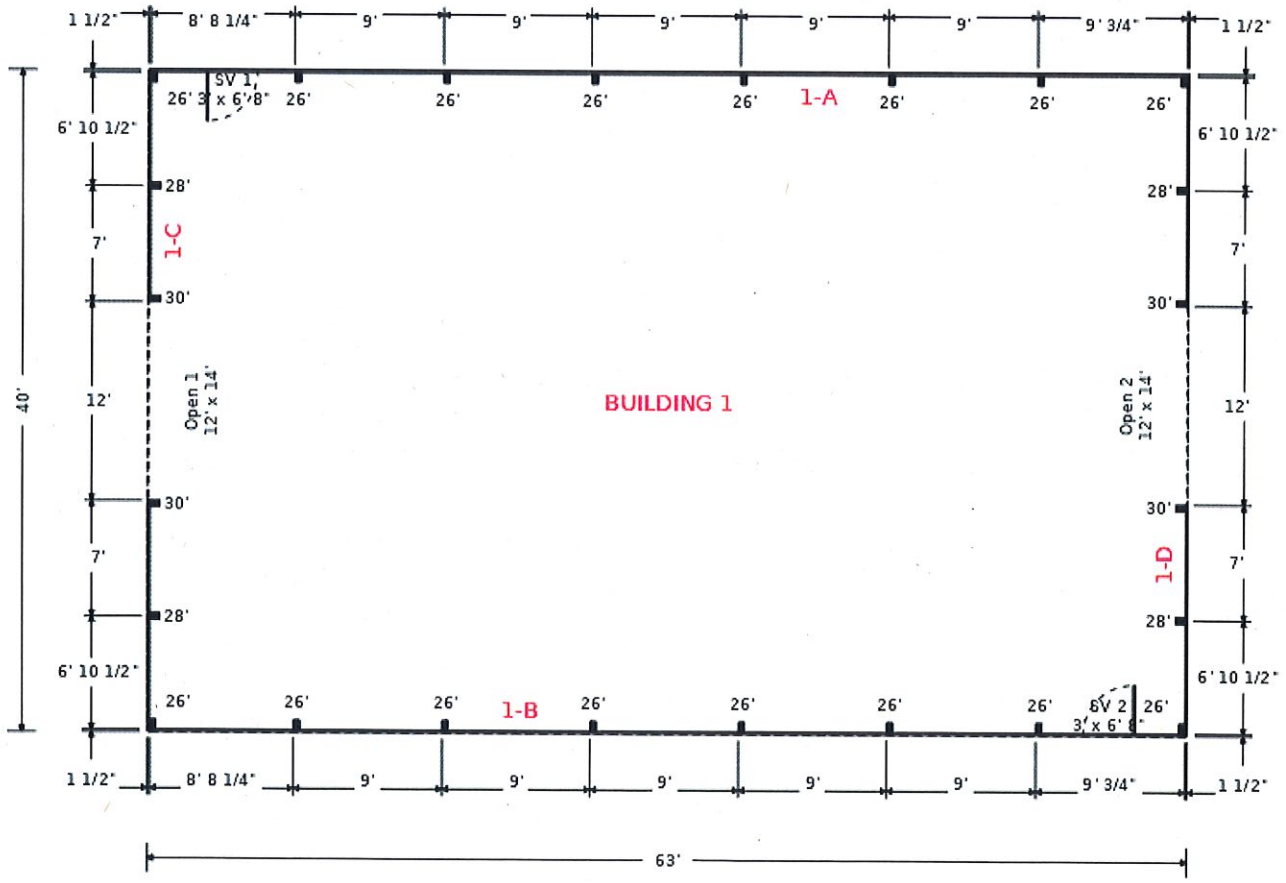
How to purchase at the store

1. Have a building materials team member enter the estimate number into System V to print SOC's.
2. Take the SOC to the register and pay.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Log into your account.
3. Go to Saved Designs under the Welcome Login menu.
4. Select the saved design to load back into the estimator.
5. Add your building to the cart and purchase.

FLOOR PLAN

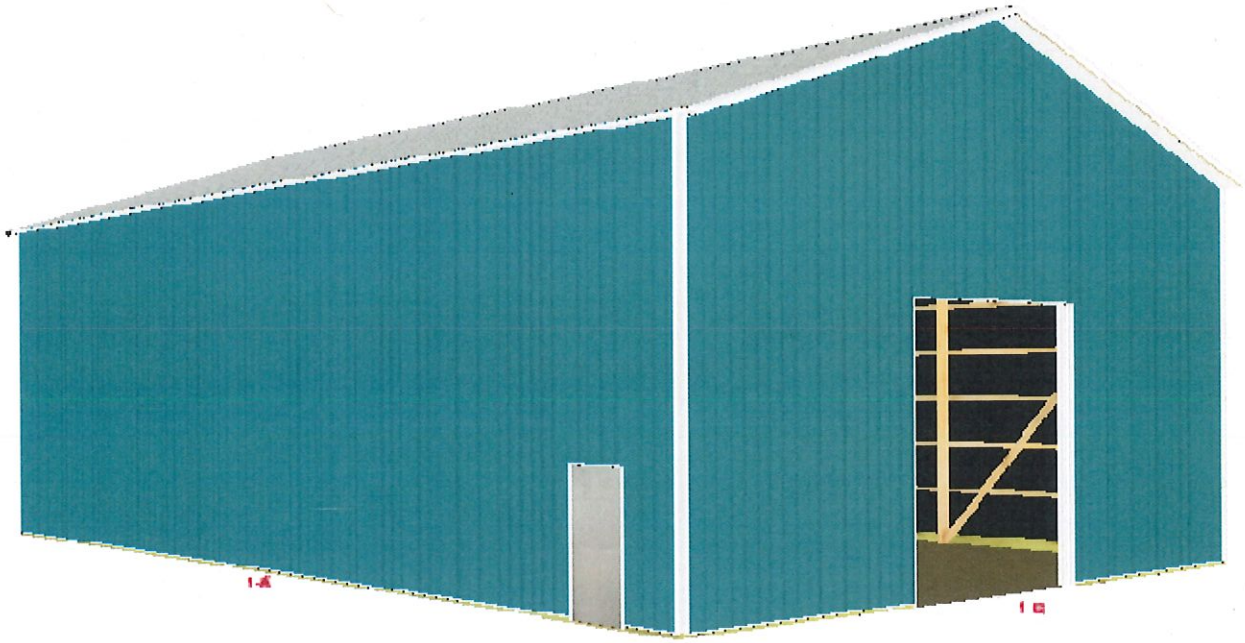


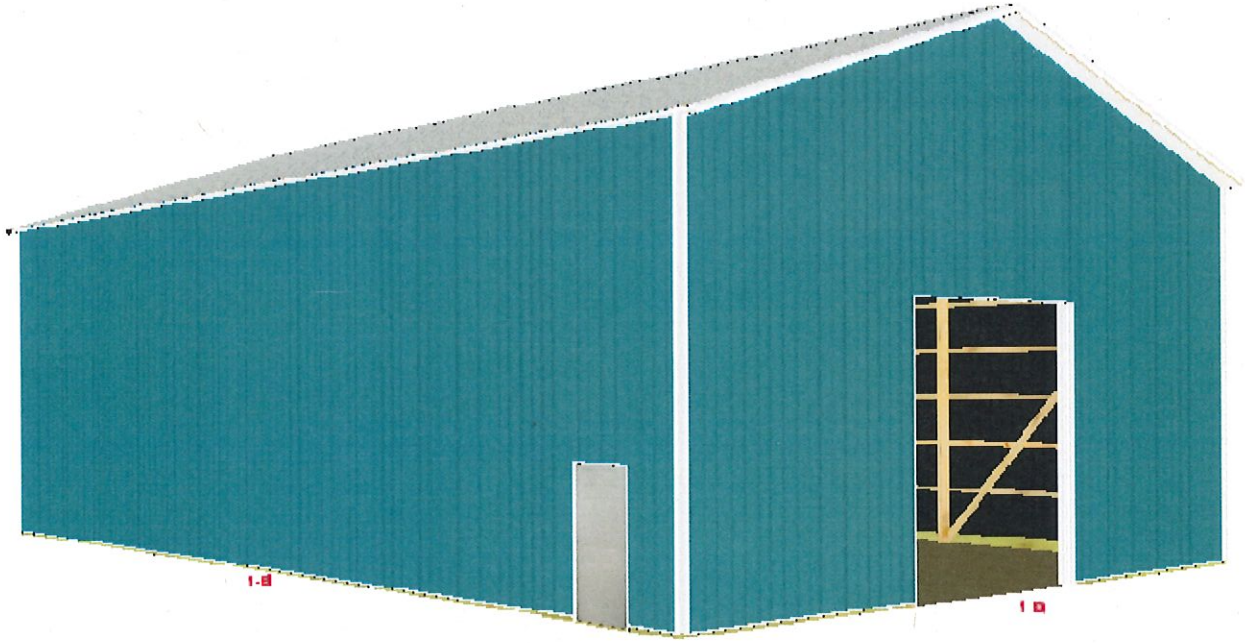
Attachment: Packet Docs (5345 : Dan Mehail)

Design #: 317354808073
Estimate #: 7070
Store: GERMANTOWN

Post Frame Building Estimate
Date: Jul 7, 2020 3:25:29 PM

Elevation Views





Attachment: Packet Docs (5345 : Dan Mehail)

Design #: 317354808073
Estimate #: 7070
Store: GERMANTOWN

MENARDS

Post Frame Building Estimate
Date: Jul 7, 2020 3:25:29 PM

Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products select one of the links below or visit us on the web at www.midwestmanufacturing.com.

Premium Steel Panels - Pro-Rib and Premium Pro-Rib steel panels are your best options for steel panels in the market.

- Steel Panels are Grade 80 (full hard steel).
- Prepaint zinc phosphate coating for superior paint paint adhesion - available in multiple colors.
- Pro-Rib features a limited 40 year paint warranty.
- Premium Pro-Rib has a limited lifetime paint warranty.
- All painted panels are ENERGY STAR rated, using a Cool Chemistry paint system.
- Pro-Rib and Premium Pro-Rib panels are UL Certified for Wind Uplift UL 580, Fire Resistance UL 790, Impact Resistance of Roof UL 2218.
- Pro-Rib and Premium Pro-Rib panels are IRC and IBC compliant.

Engineered Trusses - Post frame trusses are specifically engineered to meet your application and geographic location.

- All Midwest Manufacturing trusses can be supplied with engineered sealed prints.
- TPI approved and third party inspected.

Laminated Columns - Designed to replace standard treated posts as vertical supports in Post Frame Construction.

- Columns 20' or less are treated full length.
- Lifetime Warranty against rot and decay.
- Columns over 20' in length are reinforced with 20 gauge stainless steel plates at each splice location.
- Lower portion of columns treated for in ground use.
- Rivet Clinch Nails provide superior holding power.
- Columns provide superior truss to pole connection.

Pressure Treated Lumber - All treated post and grade board used in your building will safely and effectively resist decay.

- Treated to AWPA compliance.
- Post and grade board offer a lifetime warranty against rotting and decay.

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.

Attachment: Packet Docs (5345 : Dan Mehail)

Design #: 317354808073
Estimate #: 7070
Store: GERMANTOWN

MENARDS

Post Frame Building Estimate
Date: Jul 7, 2020 3:25:29 PM

Building Information

1. Building Use:	Code Exempt
2. Width:	40 ft
3. Length:	63 ft
4. Inside Clear Height:	20 ft
5. Floor Finish:	Dirt / Gravel
6. Post Embedment Depth:	4 ft
7. Footing Pad Size:	14 in x 4 in

Wall Information

1. Post Type:	Columns
2. Post Spacing:	9 ft
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Slate Blue
6. Trim Color:	White
7. Sidewall A Eave Light:	None
8. Sidewall B eave light:	None
9. Wall Fastener Location:	In the Flat
10. Bottom Trim:	Yes
11. Eave Trim:	Yes
12. Gradeboard Type:	2x8 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Insulation:	No

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	9 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Galvanized
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	1 ft
8. Sidewall Overhangs:	0 ft
9. Fascia Size:	4 in Fascia
10. Soffit Color:	White
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	None
14. Purlin Placement:	On Edge
15. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	None
5. Gutters:	No
6. End Cap:	No
7. Mini Print:	None

Attachment: Packet Docs (5345 : Dan Mehail)

Design #: 317354808073
Estimate #: 7070
Store: GERMANTOWN

MENARDS

Post Frame Building Estimate
Date: Jul 7, 2020 3:25:29 PM

Doors & Windows

Name	Size	Wall
Service Door	36"x80"	1-A
Service Door	36"x80"	1-B
Overhead Opening	12' x 14'	1-C
Overhead Opening	12' x 14'	1-D

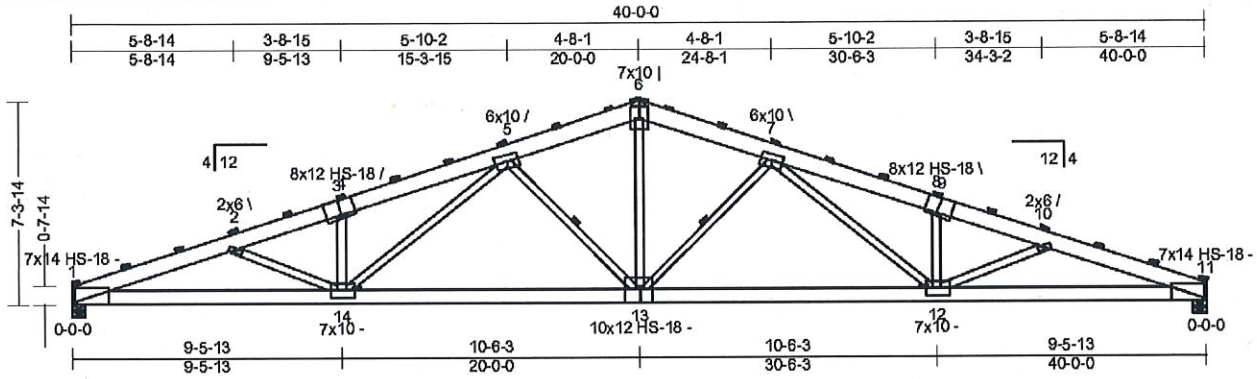
Attachment: Packet Docs (5345 : Dan Mehail)

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical\l,heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Midwest Manufacturing

Truss: P4035
JobName: PF STOCK
Date: 02/16/17 14:26:37
Page: 1 of 1

SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
40-0-0	4 /12	1	0-0-0	0-0-0	0-0-0	0-0-0	1	96 in	279 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection		L/	(loc)	Allowed
TCLL: TABLE	Bldg Code: IBC 2015/ TPI 1-2014	TC: 0.94 (10-11)	Vert TL:	1.09 in	L / 431	(12-13)	L / 120
TCDL: 4(rake)	Rep Mbr Increase No	BC: 0.93 (11-12)	Vert LL:	0.78 in	L / 600	(12-13)	L / 180
BCLL: 0	Lumber D.O.L.: 115 %	Web: 0.89 (7-13)	Horz TL:	0.35 in		11	
BCDL: 5							

Reaction

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max Wind Uplift	Max Uplift	Max Horiz
1	1	5.5 in	5.20 in	6,275 lbs	-	-409 lbs	-409 lbs	-80 lbs
11	1	5.5 in	5.20 in	6,275 lbs	-	-409 lbs	-409 lbs	-

THIS TRUSS ANALYZED FOR THE FOLLOWING LOADING CONDITIONS:

GSL (PSF)	TCLL (PSF)	TCDL (PSF)	BCDL (PSF)	TOTAL (PSF)	(MAX.) O.C. Spacing	B.C. Purlin Spacing
40	24	4	5	33	9'-0"	Sheathed or Purlins at 10-0-0, Purlin design by Others.
50	30	4	5	39	8'-0"	Sheathed or Purlins at 10-0-0, Purlin design by Others.
70	40	4	5	39	6'-0"	Sheathed or Purlins at 10-0-0, Purlin design by Others.

Material

TC: SYP 2400/2.0 2 x 8
BC: SYP 2400/2.0 2 x 6
Web: SPF #2 2 x 4 except:
SPF 1650/1.5 2 x 4: 6-13
SPF Stud 2 x 4: 2-14, 4-14, 8-12, 10-12

Bracing

TC: Purlins at 24 " OC, Purlin design by Others.
BC: Sheathed or Purlins at 10-0-0, Purlin design by Others.
Web: One Midpoint Row: 5-13, 7-13

Loads

1) This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: TABLE psf ground snow load, Terrain Category C, Exposure Category Fully Exposed (Ce = 0.9), Risk Category I (I = 0.80), Thermal Condition Unheated (Ct = 1.2), DOL = 1.15. Unventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h = 15 ft, Not End Zone Truss, Both end webs considered. DOL = 1.60

3) Minimum storage attic loading has not been applied in accordance with IBC 1607.1

4) In accordance with IBC 1607.1, minimum BCLL's do not apply.

5) This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSI-10 for installation and temporary bracing.

Member Forces

Table includes: Member ID, max CSI, max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

TC	1-2	0.944	-15,070 lbs		4-5	0.792	-14,476 lbs		6-7	0.499	-9,936 lbs		8-10	0.900	-14,320 lbs				
	2-4	0.900	-14,320 lbs		5-6	0.499	-9,936 lbs		7-8	0.792	-14,476 lbs		10-11	0.944	-15,070 lbs				
BC	11-12	0.931	13,934 lbs	(-980 lbs)	12-13	0.910	11,148 lbs	(-609 lbs)	13-14	0.910	11,148 lbs	(-609 lbs)	14-1	0.931	13,934 lbs	(-980 lbs)			
Web	2-14	0.328	-812 lbs		5-13	0.886	-3,698 lbs		7-12	0.799	3,258 lbs	(-172 lbs)							
	4-14	0.467	-1,684 lbs		6-13	0.750	4,621 lbs	(-263 lbs)	8-12	0.467	-1,684 lbs								
	5-14	0.799	3,258 lbs	(-172 lbs)	7-13	0.886	-3,698 lbs		10-12	0.328	-812 lbs								

JSI

1 = 0.90, 2 = 0.44, 3 = 0.59, 4 = 0.65, 5 = 0.84, 6 = 0.96, 7 = 0.84, 8 = 0.65, 9 = 0.59, 10 = 0.44, 11 = 0.90, 12 = 0.98, 13 = 0.95, and 14 = 0.98

Notes

1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
2) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
3) The fabrication tolerance for this roof truss is 5 % (Cq = 0.95).
4) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 4 psf.
5) Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 5 psf.
6) Design assumes minimum 2x_ (vertical orientation, visually graded) purlins attached to the TC at purlin spacing shown with at least 2-10d nails.
7) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
8) Creep has been considered in the analysis of this truss.
9) The "SYP" label shown in the "Material Summary" above indicates the new SPIB design values effective June 1, 2013 were used.
10) ⊠ Indicates lateral bracing required perpendicular to the plane of the truss at either the midpoint (one shown) or third points (two shown), bracing by others. See BCSI-B3 for additional information.
11) Listed wind uplift reactions based on MWFRS Only loading.

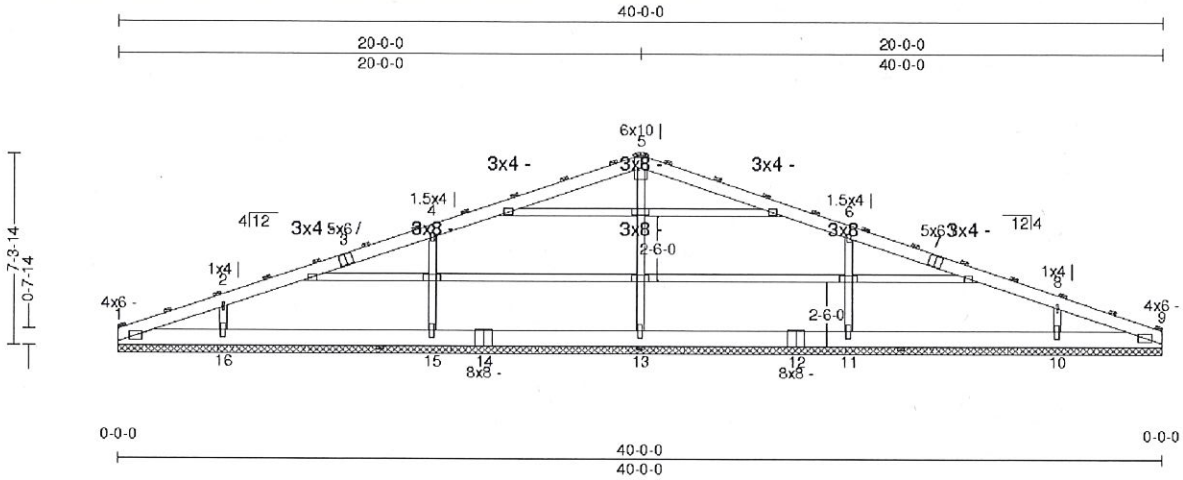
ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCT'S DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.5.2.253
Eagle Metal Products
Dallas, TX 75234

Attachment: Packet Docs (5345 : Dan Mehail)

	My Company Name Address 1 Address 2 City, State Zip	Truss: p40e JobName: new pf ends Date: 10/22/16 13:23:46 Page: 1 of 1

SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
40-0-0	4 /12	1	0-0-0	0-0-0	0-0-0	0-0-0	1	48 in	225 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection		L/	(loc)	Allowed
TCLL: 30	Bldg Code: IBC 2012/ TPI 1-2007	TC: 0.57 (5-6)	Vert TL:	0.01 in	L/999	(10-11)	L/120
Snow(Ps/Pg): 28/50	Rep Mbr Increase: No	BC: 0.09 (15-16)	Vert LL:	0 in	L/999	9	L/180
TCDL: 4 (rake)	Lumber D.O.L.: 115 %	Web: 0.84 (5-13)	Horz TL:	0 in			
BCLL: 0							
BCDL: 5							

Reaction Summary

Brg Combo	Brg Width	Max React	Ave React	Max Grav Uplift	Max Wind Uplift	Max Uplift	Max Horiz
1	-	1,632 lbs	180 plf	-24 lbs	-167 lbs	-167 lbs	-223 lbs

Material Summary

TC	SPF 2100/1.8 2 x 6
BC	SPF #2 2 x 8
Webs	SPF Stud 2 x 4

Bracing Summary

TC Bracing:	Purlins at 24" OC, Purlin design by Others.
BC Bracing:	Sheathed or Purlins at 10-0-0, Purlin design by Others.

Loads Summary

1) This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 50 psf ground snow load, Terrain Category C, Exposure Category Fully Exposed (Ce = 0.9), Risk Category I (I = 0.80), Thermal Condition Unheated (Ct = 1.2), DOL = 1.15. Unventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h= 15 ft, Not End Zone Truss, Both end webs considered. DOL= 1.60

3) This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSI-10 for installation and temporary bracing.

Member Forces Summary

Table indicates: Member ID, max CSI, max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

TC	2-4	0.558	-397 lbs	5-6	0.569	-520 lbs					
	4-5	0.569	-520 lbs	6-8	0.558	-397 lbs					
BC											
Webs	2-16	0.204	-923 lbs	5-13	0.838	-935 lbs	8-10	0.204	-923 lbs		
	4-15	0.542	-1,506 lbs	6-11	0.542	-1,506 lbs					

Notes:

1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
2) Gable requires continuous bottom chord bearing.
3) Gable webs placed at 96" OC, U.N.O.
4) Attach gable webs with 2x6 20ga plates, U.N.O.
5) Bracing shown is for in-plane requirements. For out-of-plane requirements, refer to BCSI-B3 published by the SBCA.
6) When this truss has been chosen for quality assurance inspection, the Effective Tooth Count Method per TPI 1-2002/A3.4 shall be used.
7) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 4 psf.
8) Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 5 psf.
9) Design assumes minimum _x2 (flat orientation, visually graded) purlins attached to the top of the TC at purlin spacing shown with at least 2-10d nails.
10) Creep has been considered in the analysis of this truss.
11) Due to negative reactions in gravity load cases, special connections to the bearing surface at joints 1, 9 may need to be considered.
12) Listed wind uplift reactions based on MWFRS Only loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.5.2.220
Eagle Metal Products
Dallas, TX 75234

Attachment: Packet Docs (5345 : Dan Mehail)

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: **BRIDGET HENK, ASSISTANT CITY ENGINEER**

DATE: **July 27, 2020**

SUBJECT: **Riverland Estates. The applicant is seeking final plat and development agreement amendment approval for a 13-lot single-family subdivision for the property located at 3730 W. Bonniwell Road (Riverland Estates).**

Applicant:	Paul Apfelbach
Status of Applicant:	Agent
Requested:	Final Plat
Existing Use:	Vacant
Existing Zoning:	R-1 (5-Acre minimum) PUD (Planned Unit Development) C-2 (General Conservancy)
Existing Land Use Plan:	Residential 5 Acre Critical Environmental
Lot size:	68.12 acres
Location:	3730 W. Bonniwell Road
Tax Key:	#14-001-09-001.00
District:	#1

Background:
The applicant is requesting final plat for a 13-lot subdivision development on 68.12 acres of land located at the corner of Bonniwell and Riverland Roads. The Common Council approved the rezoning to a PUD to allow for the conservation subdivision at their November 13, 2018 meeting. Planning Commission approved the preliminary plat in December of 2018.

Final Plat:
The final plat includes 13 lots and is consistent with the approved preliminary plat. The subdivision is served by a public road, Pine View Court. The approved open space plan showed landscaping at the entrance into the subdivision and a walking path which have been installed. Streets trees have been installed in accordance with the approved Street Tree Plan. No sign has been installed. Planning Commission approval of a subdivision sign is required.

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

The storm water conveyance including storm sewer and open ditches have been installed and inspected. The storm water detention pond has been constructed and a certification report has been provided. The certification report indicates that the pond is non-compliant. The noncompliance is due to a missing trash rack. The rack is in the process of being installed.

The grading as-built certification was provided on July 7. There are some areas of non-compliance that are being evaluated with the developer. The areas are minor but require correction prior to final plat approval by the Common Council. The developer has been made aware of the options to establish conformance with the plans.

The lot pipe certificate has been provided. The lot pipe certificate confirms that the lots have been established within the subdivision.

The stormwater maintenance and easement agreement and any other required legal documents shall be recorded prior to the recording of the final plat. The legal documents have been received and are being reviewed by the City Attorney.

City staff has done a cursory review of the development and provided general comments to the applicant. The applicant shall meet with City field staff to address any remaining punch list items. Mass grading, restoration and submittal of all record drawing is required prior to final plat.

The Development Agreement specifies that easements are to be provided on the plat for WE Energies, AT&T, cable TV and other utilities for provision of services in the subdivision. The easements are shown on the plat. The developer shall provide proof of payment in full for the installation of the utilities prior to final plat.

The development agreement also requires an amendment relating to the topsoil haul off. The executed agreement indicates that no topsoil shall be hauled off the site. There is a significant topsoil pile that is located in the outlot at the entrance of the subdivision. The developer would like to reuse the topsoil as the homes are constructed; however, city staff is concerned that the topsoil pile would remain indefinitely.

The developer and City staff have agreed to amending the development agreement to indicate that the topsoil pile shall be removed with 18 months of the final plat or sale of 50% of the homes whichever comes first. An escrow equating to 125% of the cost of the removal of the topsoil be must be provided to the City prior to final plat approval.

Staff Recommendation:
Staff recommends **approval** of the final plat subject to the following condition(s):

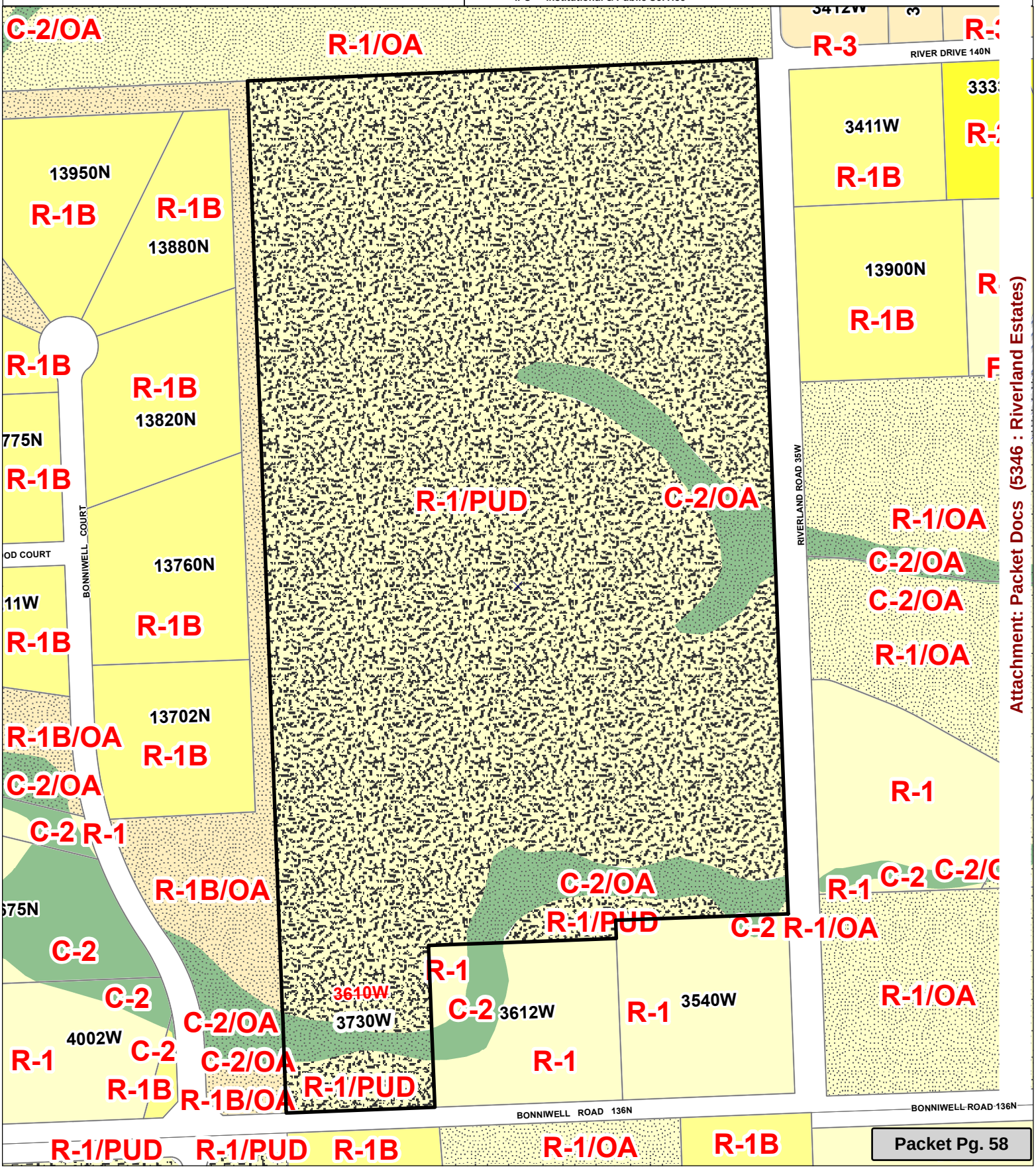
1. Common Council approval of the Final Plat.
2. Common Council approval of the Development Agreement Amendment.
3. Any technical corrections identified by staff shall be made to the final plat.
4. Staff approval and acceptance of the grading as-built drawing.
5. Staff acceptance of the stormwater certification.
6. Recording of the Stormwater Maintenance and Easement Agreement and Pedestrian Access Agreement.
7. Acceptance of the proof of payment for the installed utilities.
8. Acceptance of the cost estimate and escrow for the topsoil stockpile removal as reference in the development agreement amendment.
9. Completion of all punchlist items.
10. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
11. A 14-month bond for street trees 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.

12. A permanent subdivision sign is subject to review and approval by Planning Commission.

Attachments:
Packet Docs (PDF)

Riverland Estates

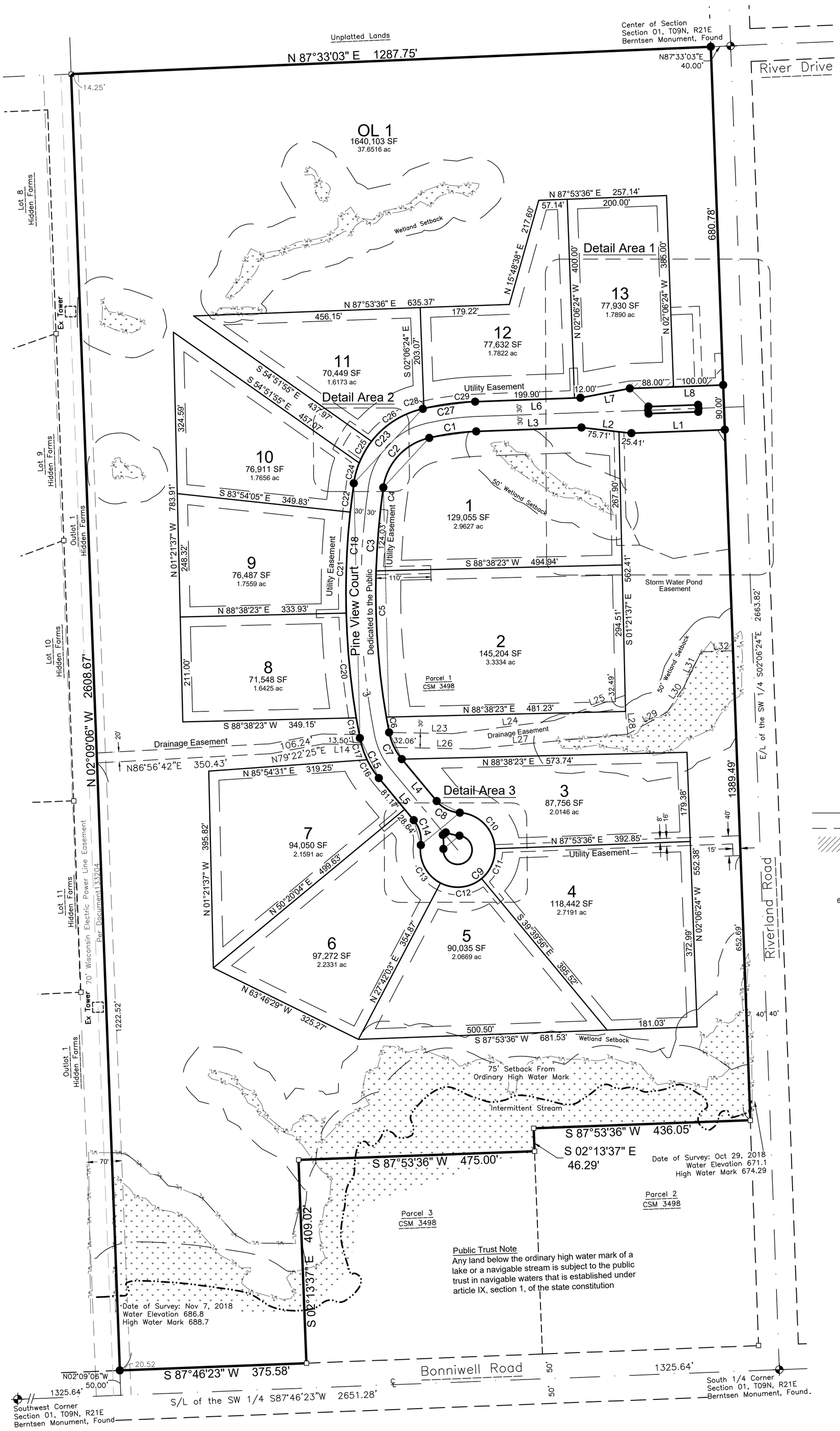
AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family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



Attachment: Packet Docs (5346 : Riverland Estates)

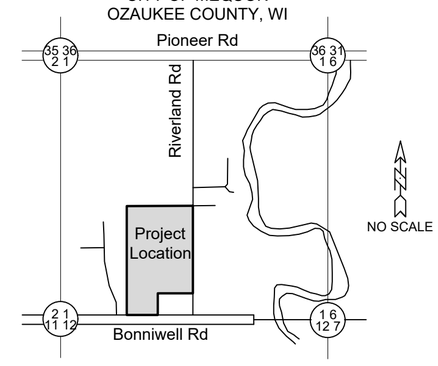
Riverland Estates

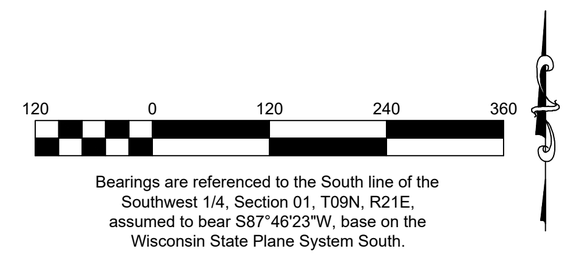
All of Parcel 1, Certified Survey Map 3498 being part of the Northeast 1/4 of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, Section 1, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin



LOCATION MAP

SEC 01, T09N, R21E,
CITY OF MEQUON
OZAUKEE COUNTY, WI





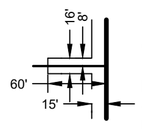
Bearings are referenced to the South line of the Southwest 1/4, Section 01, T09N, R21E, assumed to bear S87°46'23"W, base on the Wisconsin State Plane System South.

NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.
3. Drainage Easements and Storm Water Pond Easement are herein granted t the City of Mequon.
4. Owners of the residential lots with this subdivision shall each own an equal undivided fractional interest in Outlots 1, 2 and 3 of this subdivision. Ozaukee County shall not be liable for fees or special charges in the event they become the owner of any lot or Oulot in the Subdivision by reason of tax delinquency.
5. Storm Water Management Facilities are located on Outlot 1 and Outlot 3 of this Subdivision. The owners of all lots within this Subdivision shall be liable for an equal undivided fractional share of the cost to repair, maintain or restoration said Storm Water Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within the Subdivision.
6. Platted Setbacks
   Front Yard: 50 feet
   Side Yard: 20 feet
   Rear Yard: 20 feet
7. Access Restriction Note:
   The East 88.00 feet of Lot 13 is access restricted. The Driveway for Lot 13 must be installed to the West of that area.

LEGEND

- ○ ¾" Rebar Found
- □ 1" Iron Pipe Found
- ◪ 2" Iron Pipe Found
- ● 1¼" x 18" Steel Rebar @ 4.30lbs/LF SET
  All other corners
  ¾" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet
- Building Setback
- Easement line
- No Access Area see Note 7



TYPICAL UTILITY EASEMENT AREAS - No POLES or BURIED CABLES are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line or street line. The disturbance of a survey stake by any one is a violation of Section 236.32 of Wisconsin Statutes. Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

Public Trust Note
Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution

James R. Sehloff Professional Land Surveyor 2692 Date

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

File: 5211Final.dwg
Date: 01/23/2020
Drafted By: jim
Sheet: 1 of 4
Revision Date: Jan 23, 2020

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

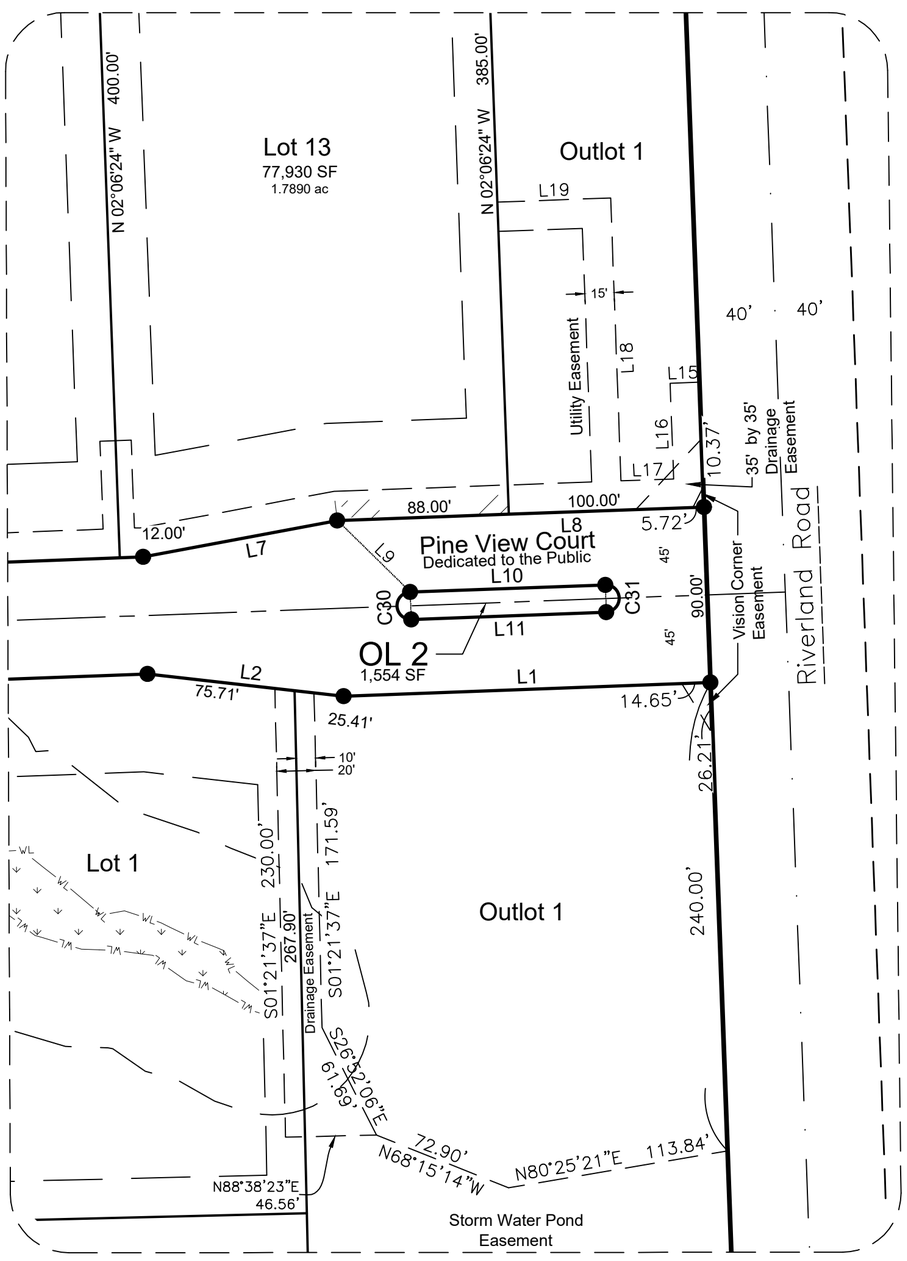
Jan 23,2020-2:23pm J:\Projects\5211hil\dwg\Civil 3D\5211Final.dwg Printed by: jim

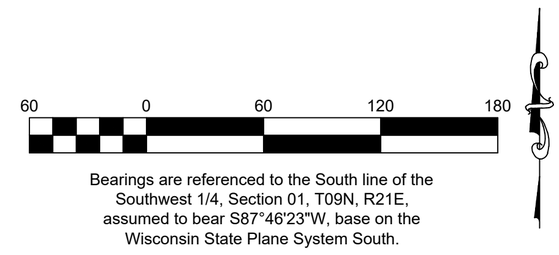
Attachment: Packet Docs (5346 : Riverland Estates)

Riverland Estates

All of Parcel 1, Certified Survey Map 3498 being part of the Northeast 1/4 of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, Section 1, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

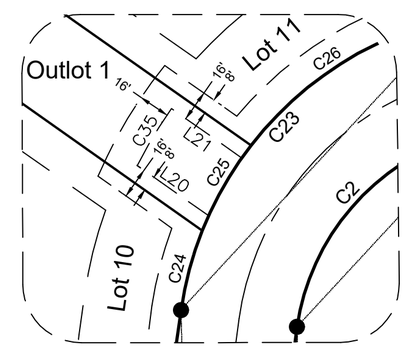
Detail Area 1



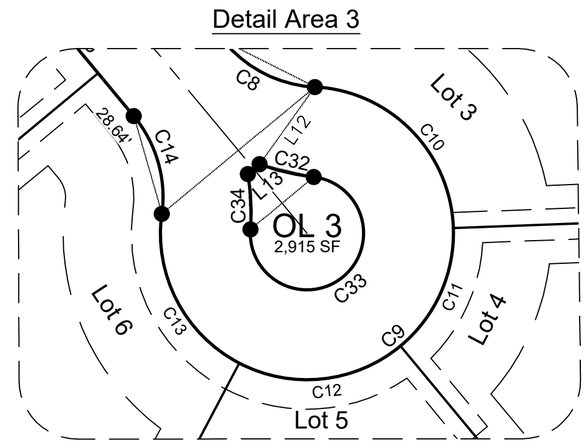


Bearings are referenced to the South line of the Southwest 1/4, Section 01, T09N, R21E, assumed to bear S87°46'23"W, base on the Wisconsin State Plane System South.

Detail Area 2



Detail Area 3



LINE TABLE		
Line	Bearing	Length
L1	S 87°53'36" W	188.00'
L2	N 83°34'33" W	101.12'
L3	S 87°53'36" W	211.90'
L4	S 39°39'56" E	109.81'
L5	N 39°39'56" W	109.81'
L6	S 87°53'36" W	211.90'
L7	N 79°21'45" E	101.12'
L8	N 87°53'36" E	188.00'
L9	S 45°33'31" E	52.35'
L10	N 87°53'36" E	100.00'
L11	S 87°53'36" W	100.00'
L12	S 35°34'35" W	48.61'
L13	N 50°20'04" E	7.76'
L14	S 88°53'45" E	77.49'
L15	N 87°53'36" E	15.00'
L16	N 02°06'24" W	49.00'
L17	N 87°53'36" E	27.00'

LINE TABLE		
Line	Bearing	Length
L18	S 02°06'24" E	145.00'
L19	N 87°53'36" E	58.00'
L20	N 54°51'55" W	44.63'
L21	S 54°51'55" E	44.00'
L23	S 88°53'45" E	128.75'
L24	N 82°34'27" E	204.87'
L25	N 70°26'17" E	151.54'
L26	S 88°53'45" E	157.66'
L27	N 84°32'54" E	313.27'
L28	S 05°32'00" E	45.95'
L29	N 60°42'20" E	90.74'
L30	N 34°00'34" E	58.54'
L31	N 26°13'15" E	80.67'
L32	N 87°53'36" E	64.21'

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	477.51'	S 82°07'44" W	95.23'	95.39'	11°26'46"	S 87°51'06" W	S 76°24'21" W
C2	120.00'	S 42°48'45" W	136.04'	144.64'	69°03'34"	S 77°20'32" W	S 08°16'58" W
C3	1470.00'	S 01°21'37" E	492.49'	494.82'	19°17'11"	S 08°16'59" W	S 11°00'13" E
C4	1470.00'	S 05°00'22" W	168.05'	168.15'	6°33'13"	S 08°16'59" W	S 01°43'45" W
C5	1470.00'	S 04°01'35" E	294.83'	295.33'	11°30'39"	S 01°43'45" W	S 09°46'54" E
C6	1470.00'	S 10°23'34" E	31.35'	31.35'	1°13'19"	S 09°46'54" E	S 11°00'13" E
C7	120.00'	N 25°20'05" W	59.41'	60.03'	28°39'56"	N 39°40'03" W	N 11°00'13" W
C8	65.00'	S 63°17'58" E	52.12'	53.62'	47°16'05"	S 39°39'56" E	S 86°56'01" E
C9	75.00'	S 50°20'04" W	101.79'	359.37'	274°32'09"	S 86°56'01" E	N 07°36'08" E
C10	75.00'	S 44°31'12" E	101.17'	111.04'	84°49'37"	S 86°56'01" E	S 02°06'24" E
C11	75.00'	S 24°06'50" W	66.27'	68.65'	52°26'28"	S 02°06'24" E	S 50°20'04" W
C12	75.00'	S 84°01'03" W	83.19'	88.18'	67°21'59"	S 50°20'04" W	N 62°17'57" W
C13	75.00'	N 27°20'55" W	85.93'	91.50'	69°54'06"	N 62°17'57" W	N 07°36'08" E
C14	65.00'	N 16°01'54" W	52.12'	53.62'	47°16'05"	N 07°36'08" E	N 39°39'57" W
C15	180.00'	N 25°20'05" W	89.11'	90.05'	28°39'49"	N 39°39'54" W	N 11°00'13" W
C16	180.00'	N 32°38'18" W	44.04'	44.15'	14°03'16"	N 39°39'56" W	N 25°36'40" W
C17	180.00'	N 18°18'27" W	45.77'	45.89'	14°36'27"	N 25°36'40" W	N 11°00'13" W
C18	1530.00'	N 01°21'37" W	512.59'	515.02'	19°17'11"	N 11°00'13" W	N 08°16'59" E
C19	1530.00'	N 10°13'35" W	41.51'	41.51'	1°33'16"	N 11°00'13" W	N 09°26'57" W
C20	1530.00'	N 05°29'06" W	211.55'	211.72'	7°55'42"	N 09°26'57" W	N 01°31'15" W

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C21	1530.00'	N 02°17'20" E	203.32'	203.47'	7°37'10"	N 01°31'15" W	N 06°05'55" E
C22	1530.00'	N 07°11'27" E	58.32'	58.33'	2°11'03"	N 06°05'55" E	N 08°16'59" E
C23	180.00'	N 42°48'45" E	204.06'	216.96'	69°03'34"	N 08°16'58" E	N 77°20'32" E
C24	180.00'	N 15°00'51" E	42.20'	42.29'	13°27'45"	N 08°16'58" E	N 21°44'43" E
C25	180.00'	N 29°45'52" E	50.22'	50.38'	16°02'17"	N 21°44'43" E	N 37°47'00" E
C26	180.00'	N 57°33'46" E	121.82'	124.28'	39°33'32"	N 37°47'00" E	N 77°20'32" E
C27	536.84'	N 82°10'46" E	106.27'	106.44'	11°21'37"	N 76°29'58" E	N 87°51'35" E
C28	536.84'	N 76°37'35" E	2.38'	2.38'	0°15'14"	N 76°29'58" E	N 76°45'11" E
C29	536.84'	N 82°18'23" E	103.90'	104.06'	11°06'23"	N 76°45'11" E	N 87°51'35" E
C30	7.00'	N 02°06'24" W	14.00'	21.99'	180°00'00"	S 87°53'36" W	N 87°53'36" E
C31	7.00'	S 02°06'24" E	14.00'	21.99'	180°00'00"	N 87°53'36" E	S 87°53'36" W
C32	123.00'	S 76°40'22" E	28.42'	28.48'	13°16'00"	S 70°02'22" E	S 83°18'22" E
C33	29.00'	S 50°20'04" W	41.97'	135.28'	267°16'52"	S 83°18'22" E	N 03°58'29" E
C34	123.00'	N 02°39'31" W	28.42'	28.48'	13°16'00"	N 03°58'29" E	N 09°17'31" W
C35	224.00'	N 30°51'05" E	34.10'	34.13'	8°43'46"	N 26°29'12" E	N 35°12'58" E

James R. Sehloff Professional Land Surveyor 2692 Date

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

File: 5211Final.dwg
Date: 01/23/2020
Drafted By: jim
Sheet: 2 of 4
Revision Date: Jan 23, 2020

Attachment: Packet Docs (5346 : Riverland Estates)

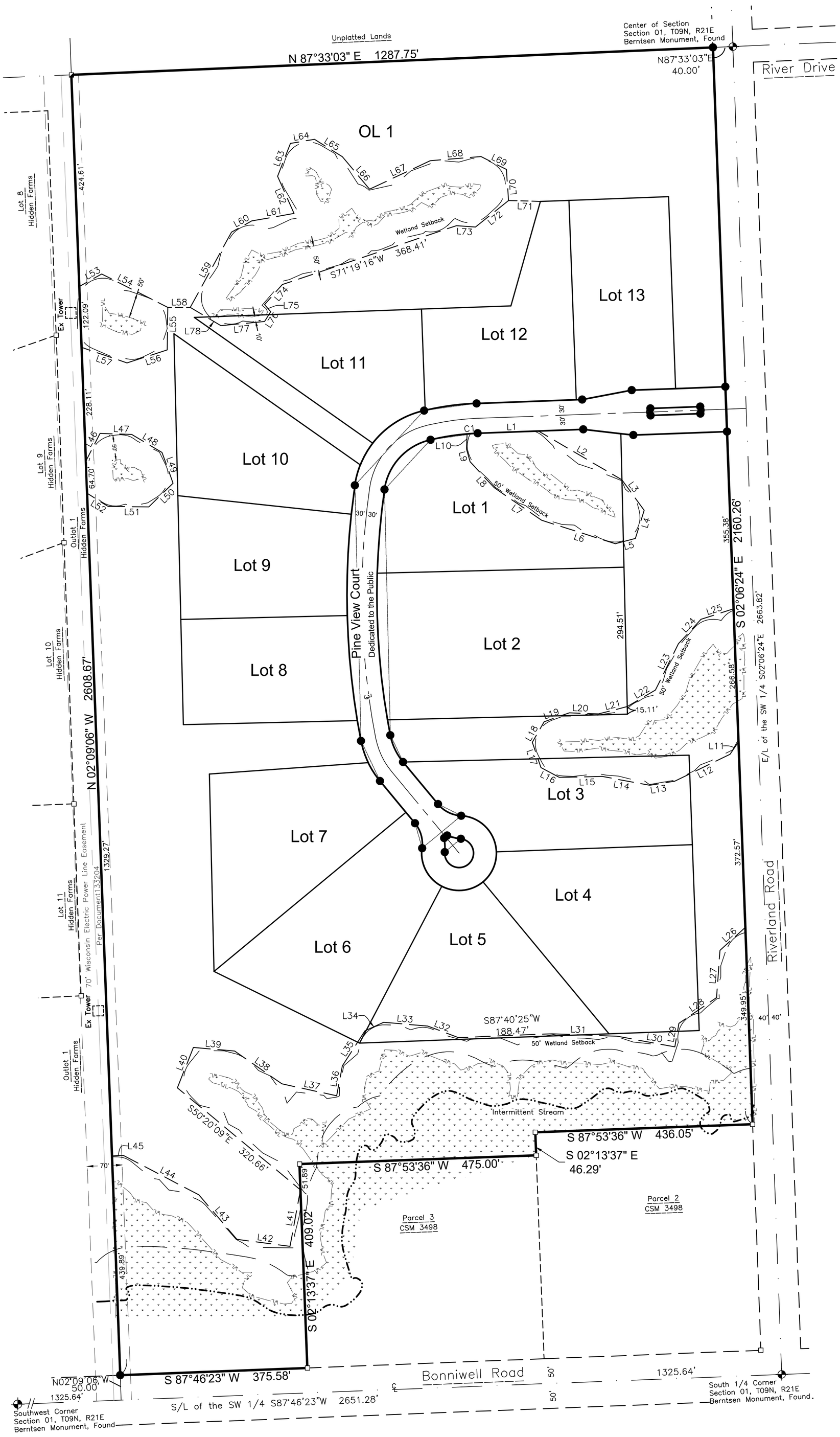
Riverland Estates

All of Parcel 1, Certified Survey Map 3498 being part of the Northeast 1/4 of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, Section 1, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

Wetland Exhibit Map

120 0 120 240 360

Bearings are referenced to the South line of the Southwest 1/4, Section 01, T09N, R21E, assumed to bear S87°46'23"W, base on the Wisconsin State Plane System South.



CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	477.51'	S 86°34'21" W	21.32'	21.33'	2°33'32"

LINE TABLE		
Line	Bearing	Length
L1	N 87°53'36" E	121.86'
L2	S 59°44'26" E	193.81'
L3	S 36°08'44" E	75.72'
L4	S 17°20'43" W	59.04'
L5	S 75°03'14" W	41.60'
L6	N 72°17'45" W	155.25'
L7	N 55°34'08" W	115.53'
L8	N 42°50'36" W	70.90'
L9	N 15°40'52" W	26.36'
L10	N 02°14'50" E	30.27'
L11	S 33°50'02" W	30.45'
L12	S 64°07'40" W	123.41'
L13	S 80°37'21" W	50.87'
L14	N 79°26'26" W	96.49'
L15	S 88°53'42" W	86.35'
L16	N 62°13'10" W	41.44'
L17	N 18°47'12" W	53.82'
L18	N 29°43'21" E	47.25'
L19	N 70°27'27" E	54.02'
L20	S 87°41'54" E	58.32'
L21	N 75°42'13" E	59.60'
L22	N 59°30'52" E	65.40'
L23	N 26°27'27" E	103.84'
L24	N 42°45'03" E	66.56'
L25	N 72°09'28" E	68.70'
L26	S 47°53'10" W	68.59'
L27	S 04°00'47" W	94.92'
L28	S 55°42'53" W	91.64'
L29	S 09°38'46" W	47.91'
L30	N 79°30'34" W	117.48'
L31	N 87°51'07" W	130.77'
L32	N 69°11'54" W	65.56'
L33	N 85°17'43" W	88.46'
L34	S 65°45'53" W	41.36'
L35	S 32°49'36" W	83.38'
L36	S 10°44'37" W	61.11'
L37	N 77°44'23" W	112.22'
L38	N 55°17'56" W	115.43'
L39	N 85°04'21" W	82.92'
L40	S 21°45'36" W	87.01'

LINE TABLE		
Line	Bearing	Length
L41	S 10°29'23" W	115.04'
L42	N 82°29'09" W	107.47'
L43	N 40°28'03" W	117.14'
L44	N 62°25'47" W	170.53'
L45	S 87°50'54" W	23.27'
L46	N 27°03'29" E	62.30'
L47	S 88°07'26" E	63.54'
L48	S 59°17'59" E	70.62'
L49	S 19°47'31" E	65.59'
L50	S 45°38'44" W	67.94'
L51	N 89°25'07" W	81.44'
L52	N 58°03'37" W	49.88'
L53	N 60°42'40" E	51.29'
L54	S 63°14'49" E	148.55'
L55	S 00°42'55" W	85.37'
L56	S 72°07'45" W	84.87'
L57	N 71°04'31" W	96.16'
L58	S 89°45'01" E	45.04'
L59	N 28°40'52" E	172.17'
L60	N 61°11'38" E	46.40'
L61	N 79°55'20" E	86.22'
L62	N 24°01'12" W	81.45'
L63	N 21°23'15" E	70.84'
L64	N 80°23'20" E	49.08'
L65	S 58°01'02" E	65.75'
L66	S 39°56'12" E	84.96'
L67	N 64°51'53" E	134.08'
L68	N 85°15'10" E	102.38'
L69	S 63°05'11" E	57.30'
L70	S 03°47'32" E	62.30'
L71	N 88°23'47" W	64.04'
L72	S 51°19'17" W	84.97'
L73	N 86°04'08" W	38.22'
L74	S 41°34'01" W	53.67'
L75	S 40°37'33" E	18.93'
L76	S 32°39'22" W	23.16'
L77	S 84°30'15" W	87.83'
L78	N 59°18'36" W	71.53'

Note:
This exhibit is a representation of current conditions and regulations, at the time of platting. Due to changing nature of environmental conditions and regulations of wetlands these dimensions should only act as a guide and actual field conditions and/or legislative regulations are held over dimensions shown on this map.

James R. Sehloff Professional Land Surveyor 2692 Date

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

File: 5211FinalS3.dwg
Date: 11/14/2019
Drafted By: jim
Sheet: 3 of 4
Revision Date: Nov 14, 2019

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

Nov 14,2019-11:07am J:\Projects\5211hil\dwg\Civil 3D\5211FinalS3.dwg Printed by: jim

Attachment: Packet Docs (5346 : Riverland Estates)

Riverland Estates

All of Parcel 1, Certified Survey Map 3498 being part of the Northeast 1/4 of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, Section 1, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Mequon, and under the direction of KKD, LLC, owner of said land, I have surveyed divided and mapped Riverland Estates; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Parcel 1, Certified Survey Map 3498, being located in part of the Northeast 1/4 of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, Section 1, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin , containing 2,968,056 Sq Ft (68.1372 Ac) of land, subject to all easement and restrictions of record.

Given under my hand this _____ day of _____, 20_____.

_____
James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

KKD, LLC,, Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, a Wisconsin Corporation, Grantee,
and
Spectrum, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

KKD, LLC

_____
Managing Member Date

_____
Print Name

Owner's Certificate of Dedication

KKB, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

KKB, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Mequon
Department of Administration

Dated this _____ day of _____, 20_____.

In the presence of: KKB, LLC

_____
Managing Member Date

_____
Print Name

State of Wisconsin)

_____ _____County) ss

Personally came before me this _____ day of _____, 20____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ _____ My Commission Expires _____
Notary Public, Wisconsin

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the City of Mequon and Ozaukee County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

_____ _____
City Treasurer Date

_____ _____
County Treasurer Date

City of Mequon Approval

Resolved, that the plat of Riverland Estates in the City of Mequon, Ozaukee County, KKD, LLC, owner, having been approved by the City of Mequon Planning Commission is hereby approved by the Common Council of the City of Mequon.

_____
Mayor Date

I hereby certify that the foregoing is a copy of a resolution adopted by the the Common Council of the City of Mequon.

_____
Clerk Date

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record:	Recording Information:	Parcel Number(s):
KKD, LLC	Doc No. 1073182	14-001-09-001.00

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

File: 5211Final.dwg
Date: 11/13/2019
Drafted By: jim
Sheet: 4 of 4
Revision Date: Nov 13, 2019

Attachment: Packet Docs (5346 : Riverland Estates)

TONY EVERS
GOVERNOR
JOEL BRENNAN
SECRETARY
Plat Review
101 E Wilson St FL 9, Madison WI 53703
PO Box 1645, Madison WI 53701
(608) 266-3200 Fax: (608) 264-6104 TTY: (608) 267-9629
E-mail: plat.review@wi.gov
http://doa.wi.gov/platreview

0185

February 3, 2020

PERMANENT FILE NO. 28144

JAMES SEHLOFF
DAVEL ENGINEERING
1164 PROVINCE TER
MENASHA WI 47946

Subject: RIVERLAND ESTATES
SW1/4 S1 T9N R21E
CITY OF MEQUON, OZAUKEE COUNTY

Dear Mr. Sehloff:

You have submitted RIVERLAND ESTATES for review. The Department of Administration does not object to the final plat bearing the January 23, 2020 revision date. We certify that it complies with s. 236.15, s. 236.16, s. 236.20, and s. 236.21, Wis. Stats. Certification of this plat does not include review for compliance with requirements relating to private sewage systems.

DEPARTMENT OF ADMINISTRATION COMMENTS:
The Department of Administration has no conditions for this plat.

s. 236.20 (1) Per request the department does herewith waive the strict requirements of this section and allow for the plat to be drawn at a scale of 1" = 120'. Information depicted on the main and various detail drawings is legible.

NOTE TO SURVEYOR: You must sign, date and seal all sheets of the plat prior to final approval and recording.

The plat shall be presented to the City Council for final approval and signing. The City, during its review of the plat, will have resolved when applicable that the plat:
- complies with local comprehensive plans, official map or subdivision control ordinances;
- conforms with areawide water quality management regulations;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- is served by public sewer or private sewage systems;
- includes service or is serviceable by necessary utilities.

Attachment: Packet Docs (5346 : Riverland Estates)

Any changes to the plat involving details checked by this Department will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the recordable document with the copy of the certified plat furnished with this letter.

If there are any questions concerning this review, please contact our office, at the number listed below. If there are any questions regarding private sewage system review, please contact Mark Finger, Department of Safety and Professional Services, at (608) 574-1189.

Sincerely,

Renée M. Powers, PLS
Plat Review
Phone: (608) 266-3200

Enc: Recordable Document

cc: Paul Apfelbach, Owner
Clerk, City of Mequon
Department of Safety and Professional Services
Register of Deeds
SEWRPC

ORIGINAL RECEIVED FROM SURVEYOR ON 12/16/2019; REVIEWED ON 01/13/2020
SUBSTITUTE ORIGINAL RECEIVED FROM SURVEYOR ON 01/23/2020; NECESSARY INFORMATION RECEIVED FROM SURVEYOR ON 02/03/2020

Attachment: Packet Docs (5346 : Riverland Estates)

Riverland Estates

Amendment to the Development Agreement dated and signed on March 12, 2019

9.E. Previously Approved

Excess topsoil shall only be removed from the subdivision Development by means of end-loading (no screening allowed on site) and trucking from the site. The Developer shall not disrupt topsoil where it is unnecessary, and the final arbiter of necessity shall be the City.

Proposed Amendment

Excess topsoil shall only be removed from the subdivision Development by means of end-loading (no screening allowed on site) and trucking from the site. The Developer shall not disrupt topsoil where it is unnecessary, and the final arbiter of necessity shall be the City. The topsoil stockpile shall be removed within 18 months of the approval of the final plat or sale of 50% of the lots, whichever comes first. An escrow equivalent to 125% of the cost of the removal of the stockpile shall be provided to the City prior to the approval of final plat. Release of the escrow may be requested after a grading certification is submitted to the City which validates adherence to the master grading plan.

Attachment: Packet Docs (5346 : Riverland Estates)

Riverland Estates

CITY OF MEQUON

By_____
John Wirth, Mayor

By_____
Caroline Fochs, City Clerk

OWNER

Riverland Estates

By: _____

By: _____

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2020, the above named Mayor and City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____

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

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this _____ day of _____, 2020, the above named_____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

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

Approved by: _____
City Attorney

Attachment: Packet Docs (5346 : Riverland Estates)

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 27, 2020**

SUBJECT: **Foxyard LLC. The applicant is seeking building and site plan approval to allow for a 22,069 sq. ft. multi-tenant commercial building located at 6209 W. Mequon Road. The applicant is also seeking rezoning recommendation amendment to the PUD located at 6209, 6375 & 6411 W. Mequon Road and 11050, 11090 & 11127 N. Weston Drive, in connection with modifying the concept plan to allow for a one-way access driveway to Mequon Road from 6209 W. Mequon Road.**

Applicant:	Thompson Project Management, LLC.
Status of Applicant:	Agent
Requested:	Building and Site Plan Rezoning Recommendation Amendment
Existing Zoning:	Town Center (TC)
Existing Land Use Plan:	Town Center (TC)
Lot size:	3.19 aces
Location:	6209 W. Mequon Road
Tax Key:	#14-027-01-030.00
District:	#4

Background:
The applicant requests rezoning recommendation and building and site plan approval for an approximately 21,000 square foot mixed use building located at 6209 W Mequon Road. The Common Council approved the mixed-use PUD on January 9, 2017 (see attached concept plan and Ordinance 2017-1512). The applicant is requesting to amend the approved concept plan to include vehicular access to Mequon Road.

Rezoning Recommendation:
The concept plan approved as part of Ordinance 2017-1512 does not include a vehicular connection from Site D to Mequon Road. In addition, the Traffic Impact Analysis completed by TADi for the Foxtown development did not contemplate this connection as part of their report or design recommendations. The applicant is requesting a change to the concept plan to include a one way exit only drive aisle to Mequon Road. According to the applicant, the request is based on the need to provide curbside pickup at the front entrance to the proposed restaurant. This request is based on the increased demand for food service pick up due to the Covid-19 pandemic. The applicant states that driveway is needed because of the location of the restaurant on the north end of the building and its proximity to the parking lot (see attached site plan).

Staff understands the desire to provide for a convenient curbside pickup location for customers and believes there are other opportunities to address this issue on site without having the drive access to Mequon Road. Accordingly, we are not supportive of the vehicular connection to Mequon Road as shown on the plan. A vehicular connection to Mequon Road at this location is problematic for several reasons. One of the goals of the Town Center is to establish and promote pedestrian character. The vehicular connection creates conflict with pedestrians within the site itself as well as with pedestrians along Mequon Road. In addition, the Common Council recently approved a contract with TADi to look at improving the design of the Interurban Crossing at Mequon Road. One of the preferred concept alternatives of the Council is to reroute pedestrians to the Weston Drive intersection to cross Mequon Road (see attached). It is contemplated that this intersection will have a traffic signal in the future. This vehicular connection would be in direct conflict with trail users who follow this route. In addition, another design option related to the Interurban Crossing is the narrowing of Mequon Road from Buntrock Avenue to Cedarburg Road. A driveway connection at this location may have implications to narrowing the road at this location. Staff understands that the applicant has engaged TADi to look at the impact of the driveway on the proposed changes to Mequon Road. Completion of this review is expected in early August.

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

District Regulations:	**TC:**	**Proposed Use:**
Minimum Lot Area:	.5 acres	3.19 acres
Maximum FAR:	100%	15.8%
Building North Side Setback:	10 feet max	**55 feet**
Building East Side Offset:	10 feet	15 feet
Building West Side Offset:	10 feet	40 feet
Building South Side Offset:	10 feet	180 feet
Minimum Parking Offset East	10 feet	15 feet
Minimum Parking Offset West:	10 feet	**0 feet**
Minimum Parking Offset South:	10 feet	15 feet
Total Parking Stalls:	148 stalls	134 stalls

Site Plan:
The proposed site plan shows a 21,000 square foot building which includes a restaurant and flex space that could be used for weddings, musical entertainment, or a farmer's market. The plan also shows a proposed railroad car that will be used as a food truck, a covered pavilion and a structure that would provide storage for bicycles. The building layout and parking lot is similar to what was shown on the approved concept plan with exception of the one-way vehicular connection to Mequon Road. As identified at the time of concept plan approval, the proposed plan does not comply with the 70% building frontage requirement along Mequon Road. The applicant has addressed this issue by activating the space with an outdoor seating area with decorative lighting and a seat wall.

The plan shows a total of 134 parking spaces dedicated on site which is approximately 14 stalls short of the zoning code based on the proposed uses at this time. As part of the rezoning process, the applicant was required to complete a parking and traffic analysis. The report was completed by TADi on November 29, 2017. The analysis shows that traffic demand generated by the proposed uses can be met during all times with the exception on weekends during dinner hours. There is a shared parking agreement among all parcels as part of the Foxtown development. Peak demand for the E1 and E2 buildings is shown to be weekdays during normal business hours. This area would provide adequate overflow parking during the peak demand times for the restaurant. The 10 stalls in the paver area are being removed and are not included in the parking count.

The plan shows pedestrian connections to the E1 and E2 buildings as well as to the pocket homes to the south. In addition, the applicant is working with the railroad to secure a crossing to connect to the Interurban Trail.

Building Design:
The applicant, for the most part is keeping the existing footprint and layout of the existing buildings. The exterior elevations of the existing building are being completely renovated with materials that include brick, horizontal lap siding and cedar shake siding. The design incorporates many of the buildings original window locations including the original vertical slot windows at the center of the building. There are a number of exterior decorative elements added to the building including cedar columns and brackets, overhead doors and a standing seam metal roof over the north and south ends of the building.

The applicant is attempting to maintain as much of the original design of the building and maintain consistency with other buildings in the development. As with other existing buildings in the development, the plan does not comply with several of the Town Center design standards. The design fails to comply with the 60% windows coverage of the first floor and the 80% primary materials requirement. The breakdown of percentages are as follows:

	N	W	S	E
Window %	50%	30%	37%	24%
Primary Material %	14%	28%	34%	25%

Staff feels the applicant has done a nice job of retaining the historic character of the building, incorporating elements consistent with other buildings in the development and adding architectural details to the structure. As a result, staff is supportive of waiving the requirements for the building.

The applicant did not provide elevation drawings for the pavilion, bike storage structure or railroad car. Staff approval of these items will be added as a condition of approval.

Lighting Plan:
The proposed lighting plan shows parking lot pole lights, wall packs, bollards, deck lights and festoon lights. The parking lot lights are similar to what is installed on Cedarburg Road as well as in the other Foxtown developments. The lights are shown to be 15 feet in height which complies with the lighting code.

The applicant has provided calculations to verify that the parking lot illumination does not exceed the two foot-candle average requirement. The proposed barn lights shall be partially shielded or classified as full cutoff. The outdoor string lighting is prohibited in the code and will require a waiver by the Planning Commission. The lights are similar to what was approved on Café Hollander, Spur 16 and the Foxtown Brewery. Staff feels the lights are a nice compliment to the building design and other onsite amenities and are consistent with the goal of the Town Center to create active and vibrant quasi-public spaces. As with other approvals, staff will add conditions to the approval that will limit the output to 70 lumens per bulb and that the lights shall remain static.

Landscape Plan:
Based on a letter dated, July 20, 2020 the city's landscape architect consultant, Terry Higgins, offered comments regarding the landscaping proposal as a whole (please see attached letter). Based on his comments, staff is recommending the following changes to the landscaping plan:

- The two Eastern Redbuds shall be replaced with a species to be approved by staff.
- Conifer trees shall be a minimum of 7' in height.

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

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

Access is provided through three shared driveways with the parcels to the east and south of the development. A shared access agreement is required and has been provided by the developer. There is also a proposed access on Mequon Road that utilizes the existing driveway. This driveway was not included in the previous Traffic Impact Analysis (TIA) as discussed in the Community Development section of this report. The TIA update should evaluate the proposed access under three conditions:

1. Within current build out conditions.
2. At full build out, including the traffic signal at Weston Drive.
3. With the City's proposed improvements for modifying Mequon Road to include safety measures for the OIT crossing and narrowing Mequon Road.

The Foxtown team engaged TADI to complete the review as requested. TADI indicates that the report will not be available until the second week of August.

The south access to the residences at Foxtown and the Site D drive shall align with

the through lane as indicated on the Residences at Foxtown plan review.

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

The agent has submitted a grading plan as part of their proposed site plan submittal. A Filling, Excavating and Berms permit is required. The total amount of filling and excavation may exceed 1,000 cubic yards and requiring Planning Commission review. As a condition of approval, the applicant shall provide documentation of the proposed haul route and a road bond if the total filling or excavation is greater than 1,000 cubic yards.

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

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

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

Staff Recommendation: Planning staff recommends **denial** of the rezoning recommendation to allow for driveway access to Mequon Road.

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

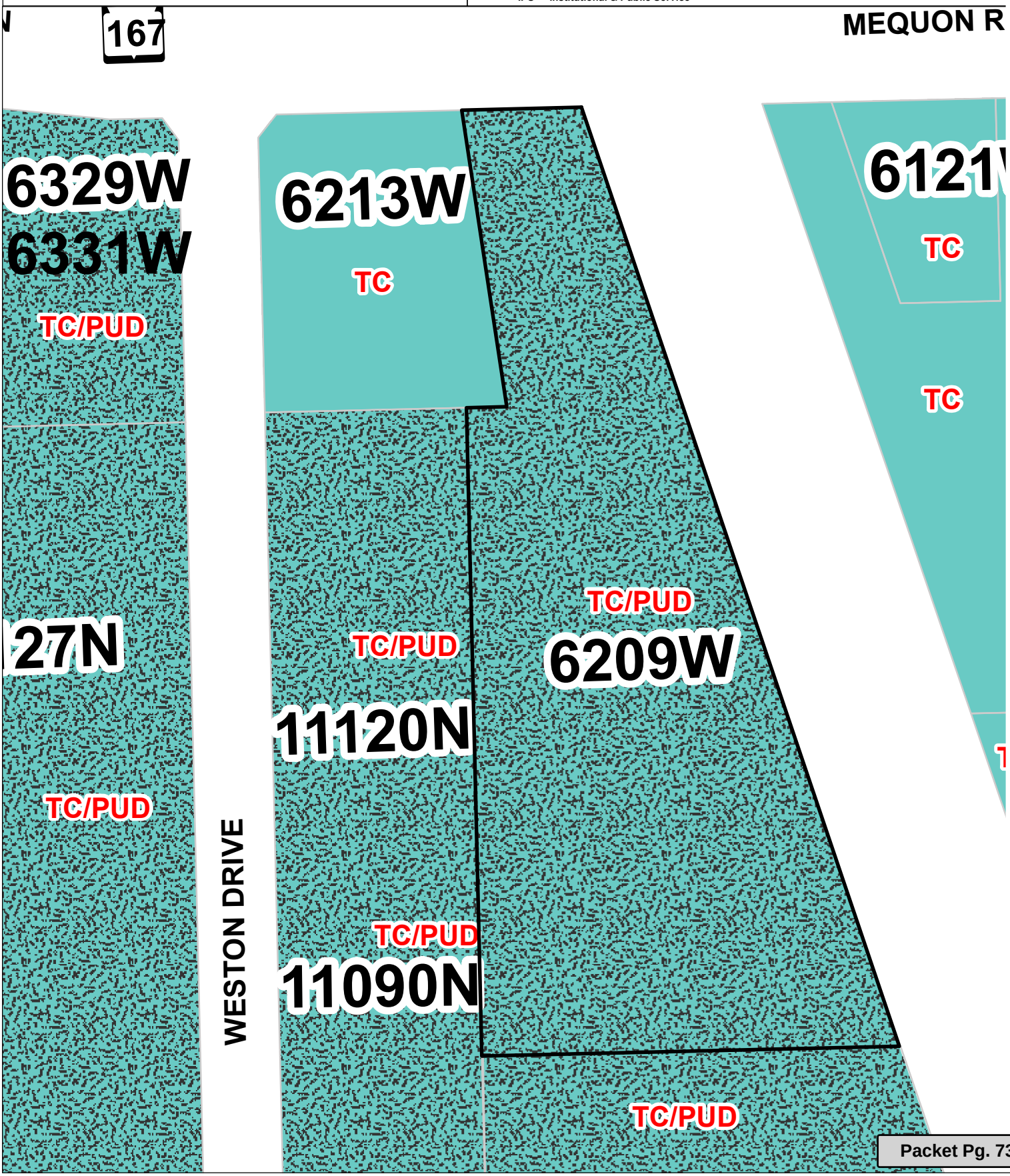
1. Final staff review and approval of site, landscaping, elevations, floor plans, dumpster screening and lighting plans prior to the issuance of permits.
2. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 30 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
3. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
4. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
5. Driveway access to Mequon Road shall be eliminated.
6. Staff review and approval of all accessory structures and railroad cars.

7. The proposed barn lights shall be partially shielded or classified as full cutoff.
8. The festoon lighting shall not exceed 70 lumens per bulb and the lights shall remain static.
9. The landscaping plan shall be updated to include the following changes:
    - Conifer trees shall be a minimum of 7' in height.
    - The proposed Eastern Redbud shall be replaced with species approved by staff.
10. The hours of the building are limited to 6:00 AM to 11:00 PM Sunday thru Thursday and 12:00 AM Friday and Saturday.
11. There shall be no amplified music past 11:00 PM on the outdoor patio.
12. The brewery hours are limited to 6:30 AM to 6:00 PM.
13. Shared access and maintenance easements shall be required for all interior private driveways and pedestrian access.
14. Submittal of a revised traffic impact analysis, based upon the following three conditions:
    - Within current build out conditions.
    - At full build out, including the traffic signal at Weston Drive.
    - With the City's proposed improvements for modifying Mequon Road to include safety measures for the OIT crossing and narrowing Mequon Road.
15. Engineering Division review and approval of the individual grading, drainage, erosion control, water distribution and sanitary sewer plans in conformance to City ordinances and the Standard Specifications for Land Development.
16. Adherence to the approved stormwater management plan. A technical memo comparing the site plan to the approved SWMP is required prior to building permit. If modifications to the SWMP are required, they shall be obtained prior to the approval of the building permit.
17. Application for and approval of a City Filling, Excavating, and Berms Permit.
18. The applicant shall provide documentation of the proposed haul route and road bond to ensure that any damage attributed to construction traffic prior to occupancy.
19. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
20. City of Mequon right-of-way permit for any utility or construction within the right-of- way.
21. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:
packet docs (Temp) (Converted) (PDF)

Foxyard LLC

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



Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

STEPHEN PERRY SMITH ARCHITECTS, INC.

FOXTOWN - BUILDING "D"
PROJECT DESCRIPTION

The proposed Building "D" in Foxtown consists of the adaptive reuse and renovation of the former metal lumber shed buildings which flank the original central wooden 2-story "Icehouse" located at the northeast end of Foxtown into a multi-use family centric facility. The total interior building area is approximately 13,478 square feet with parking provided for a total of 134 cars of which 5 spaces are for the handicapped. In addition, cross easements will allow for a shared parking with Buildings E1 and E2 during their off-hours. A shared multiple dumpster enclosure for Buildings E1, E2 and D is located at the southwest corner of the site. More specifically, the project will include the following uses (and current proposed names which may be subject to change):

- The restaurant (new name TBD) in the north wing with the outdoor Opitz Beer Garden patio spaces to the north and to the west.
- The central "Icehouse" that will include a pizza from a Wood Stone oven (gas fired), soda fountain and ice cream bar with a two-story atrium seating area along with mechanical rooms and restroom facilities and a mezzanine arcade which overlooks the ground level seating.
- The "Foxtown Station" south wing will include an additional prep kitchen, restrooms with a multi-purpose train depot style hall and multiple garage doors that open up to covered patio seating to accommodate a variety of pedestrian friendly uses such as a farmer's market, musical entertainment, weddings and other public gatherings. In addition, given its adjacency to the railroad tracks to the east, there are proposed to be two train cars that will be repurposed into a galley "food truck" type kitchen and adjacent dining car to reinforce the Foxtown Station theme.
- "Foxtown Square" will consists of a brick paver hardscape plaza which is flanked to the east by the renovated lumber sheds, the construction of a new timber framed pavilion at the south that will serve as a multi-purpose venue for music, farmer's market, festivals and other public gatherings in Foxtown.

The architecture for the renovation of Building D carries through the architectural design for Foxtown that makes reference to the "Arts & Crafts" era and embodies similar materials and design elements including the use of "Cream City" brick, horizontal lap siding and cedar shingle siding with light colored corner boards and trim, covered porches and patios with cedar columns and bracket elements, dark bronze divided light windows and overhead doors and the use of a dark bronze standing seam metal roof on the north and south wings and asphalt shingle roofs on the central two story roof gables to provide visual continuity to the Building A - Foxtown Brewery and Building B - The Annex. The original vertical slot windows in the "Icehouse" centered on each of the double gables will be opened-up on both the east and west elevations to express its original use and flood the interior spaces with natural light. The north and south wings spaces will open up to the exterior patio spaces through the use of overhead doors to provide both physical and

Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

visual connectivity. The use of a low stone wall with "Cream City" masonry piers will serve to enclose and protect the north Opitz Beer Garden patio along Mequon Road while the use of pole mounted festoon lighting will complement the similar treatment of the patio space in Building B while also incorporating the Foxtown project identification sign and anchoring the east end of the project. A similar patio area is now being proposed for the northwest corner of the Foxtown Brewery to anchor the west end of the Foxtown development serving as visual "bookends" that both identify the project while activating Mequon Road with inviting pedestrian friendly uses. A new timber framed covered patio space will be added to the south wing to provide for overhead protection and desired outdoor seating. The lighting and signage shall be consistent with the Foxtown standards to provide for continuity with the preceding Foxtown buildings including the parking lot pole fixtures, the wall mounted "barn" lights and gooseneck signage lighting.

Given the experience and lessons learned from COVID-19, the need for outdoor spaces and the importance of curbside pick-up have changed the way restaurants have had to conduct business for the health and safety of their customers and to remain in business. As such, while contrary to the original proposed approved Master Plan, given the desire to have the restaurant in the north wing for visibility to Mequon Road which is on the narrow portion of the overall lot, a one-way brick paver access drive is proposed to connect from the west parking lot to Mequon Road to facilitate the curbside pick-up of customers that would be less convenient due to the detached proximity of the west and south parking lots.

The restaurant will be a casual dining restaurant featuring gastro food with a full bar (beer, wine, liquor) while operating the exterior patio spaces to the north and west during the appropriate seasons. The overall restaurant operations will employ approximately 50 staff which will include managers, chefs, servers, hosts, bartenders, and cleaning crew. The staff will generally work part-time and an average 15 employees will be working on site on any given day throughout the week.

The vendors will be scheduled to deliver prior to opening throughout the week and will use the service doors located on the east elevation off the east sidewalk as the primary delivery doors throughout the year. Trucks and catering vehicles will have dedicated parking spaces directly south of the building making it easier for their access. An employee parking area will be delineated for the staff in the southern portion of the south lot thus allowing more guest parking access directly to the west and south of Building D.

The proposed Hours of Operation are open seven days a week from 6:00 AM - 11:00 PM Sunday-Thursday and 6:00 AM – 12 Midnight Friday-Saturday.

Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

A

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

OKTOBERFEST AND FESTIVAL EXPANSION
INTO WEST PARKING AREA

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

OPEN FALL 2018

B

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

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

SHARED PARKING WITH
SPECTRUM

OPEN SPRING 2019

C

MEQUON APARTMENTS:
(3 RESIDENTIAL LEVELS ON TOP OF ONE
UNDERGROUND LEVEL OF PARKING) :
- NORTH BUILDING 48 DWELLING UNITS (PHASE I)
- SOUTH BUILDING 48 DWELLING UNITS (PHASE II)
- 140 GARAGE PARKING (UNDERGROUND BUILDING)
- FRONT PORCH AREA WITH WALK UP UNITS

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

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

D

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

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

OPEN AIR PAVILION/BEER GARDEN

OPEN SUMMER 2019

E

E1 GROUND FLOOR: RETAIL
SECOND FLOOR: OFFICE
THIRD FLOOR: RESIDENTIAL EXTENDED STAY (11 UNITS)
3 STORY - 11,275 SF EACH FLOOR

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

OPEN SUMMER 2020

E2 GROUND FLOOR: RETAIL
SECOND FLOOR: OFFICE
THIRD FLOOR: RESIDENTIAL EXTENDED STAY (11 UNITS)
3 STORY - 11,275 SF EACH FLOOR

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

OPEN SUMMER 2021

E3 TWO STORY: RETAIL
2 STORY - 5,500 SF EACH FLOOR
5.36 CARS/1000 SF 2 CARS/UNIT

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

OPEN SUMMER 2022

F

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

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

OPEN AIR PAVILION "POCKET PARK"

OPEN 2020 3 YEAR PHASES COMPLETION

FOXTOWN MASTERPLAN

MEQUON, WISCONSIN

NORTH

0' 50' 100' 200' 400'

JUNE 12, 2017

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

PROJECT:

FOXTOWN DEVELOPMENT

BUILDING D

6209 W. MEQUON RD. MEQUON, WI 53092

ISSUED FOR: **CITY REVIEW**

ARCHITECT:

STEPHEN PERRY SMITH ARCHITECTS, INC.
MILWAUKEE, WISCONSIN

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

CONSULTANTS

PROJECT

PROPOSED BUILDING FOR:

BUILDING 'D' FOXTOWN

6209 W MEQUON ROAD,
MEQUON, WI 53092

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION
THESE DOCUMENTS REFLECT PROGRESS AND REVIEW AND MAY BE SUBJECT TO CHANGE, INCLUDING ADDITIONAL REVISIONS. THESE ARE NOT FINAL CONSTRUCTION DOCUMENTS AND SHALL NOT BE USED FOR FINAL BIDDING OR CONSTRUCTION-RELATED PURPOSES.

OWNER

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	16-848
ISSUED FOR	CITY REVIEW
DATE	6/22/20

SHEET

TITLE PAGE

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S:\Projects\drawing\2016\Neenah Companies\Building D\revit\848 BLD D.rvt\Cover

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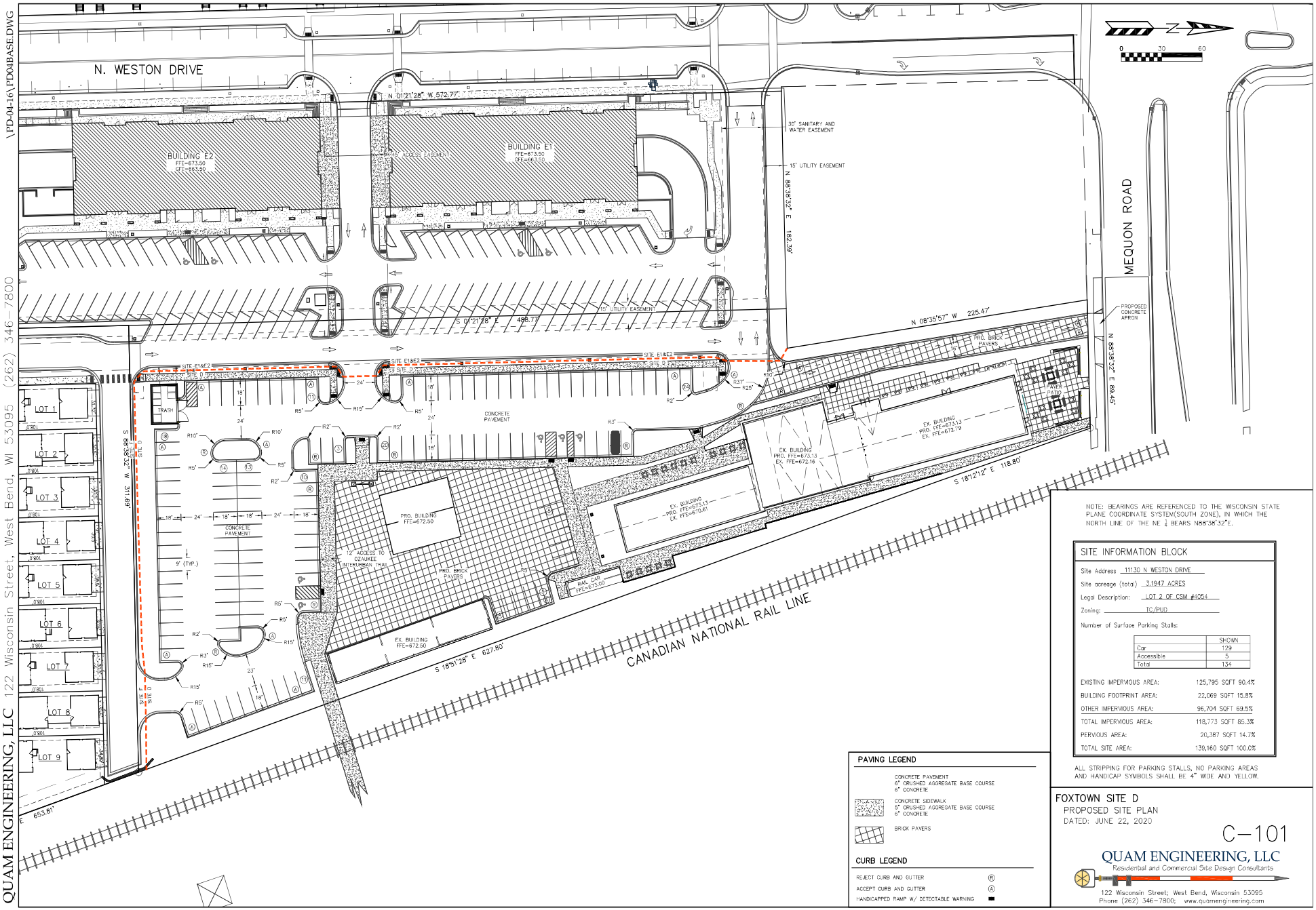

NOTE: BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM(SOUTH ZONE), IN WHICH THE NORTH LINE OF THE NE ¼ BEARS N88°38'32"E.

SITE INFORMATION BLOCK

Site Address 11130 N WESTON DRIVE

Site acreage (total) 3.1947 ACRES

Legal Description: LOT 2 OF CSM #4054

Zoning: TC/PUD

Number of Surface Parking Stalls:

	SHOWN
Car	129
Accessible	5
Total	134

EXISTING IMPERVIOUS AREA:	125,795 SQFT 90.4%
BUILDING FOOTPRINT AREA:	22,069 SQFT 15.8%
OTHER IMPERVIOUS AREA:	96,704 SQFT 69.5%
TOTAL IMPERVIOUS AREA:	118,773 SQFT 85.3%
PERVIOUS AREA:	20,387 SQFT 14.7%
TOTAL SITE AREA:	139,160 SQFT 100.0%

ALL STRIPPING FOR PARKING STALLS, NO PARKING AREAS AND HANDICAP SYMBOLS SHALL BE 4" WIDE AND YELLOW.

PAVING LEGEND

CONCRETE PAVEMENT
6" CRUSHED AGGREGATE BASE COURSE
6" CONCRETE

CONCRETE SIDEWALK
5" CRUSHED AGGREGATE BASE COURSE
6" CONCRETE

BRICK PAVERS

CURB LEGEND

REJECT CURB AND GUTTER Ⓡ

ACCEPT CURB AND GUTTER Ⓐ

HANDICAPPED RAMP W/ DETECTABLE WARNING

FOXTOWN SITE D
PROPOSED SITE PLAN
DATED: JUNE 22, 2020

C-101

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 346-7800
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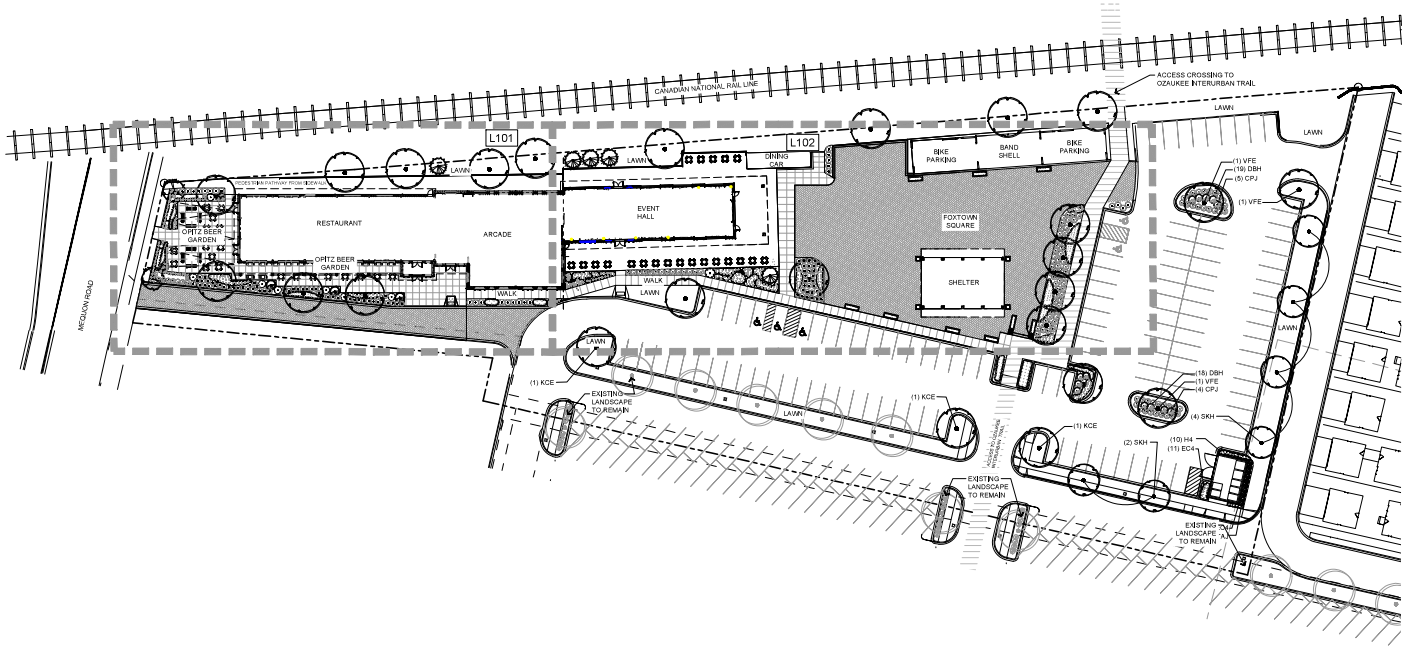

PLANT SYMBOL KEY

- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS SHRUB TO REMAIN

PLANT SCHEDULE PARKING LOT

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SKH	6	Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'	3" CAL DBH	B&B	Full, matching heads
KCE	3	Espresso Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	3" CAL DBH	B&B	Full, matching heads
VFE	3	Valley Forge American Elm	Ulmus americana 'Valley Forge'	3" CAL DBH	B&B	Full, matching heads
EVERGREEN TREES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
TAJ	10	Taylor Juniper	Juniperus virginiana 'Taylor'	6' HT	B&B	Full, Branched to Ground
SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
DBH	37	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
CPJ	9	Compact Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana Compacta'	24" SPD	CONT.	
PERENNIALS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
EC4	16	Purple Coneflower	Echinacea purpurea	4 1/2"	POT	18" Spacing
H4	10	Happy Returns Daylily	Hemerocallis 'Happy Returns'	4 1/2"	POT	18" Spacing

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

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GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

NORTH

0 15 30 60
GRAPHIC SCALE

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

DATE	DESCRIPTION
-	-
-	-
-	-
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raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Oconomowoc, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

FOXTOWN - BUILDING D
MEQUON ROAD, MEQUON, WI

LANDSCAPE PLAN
OVERALL

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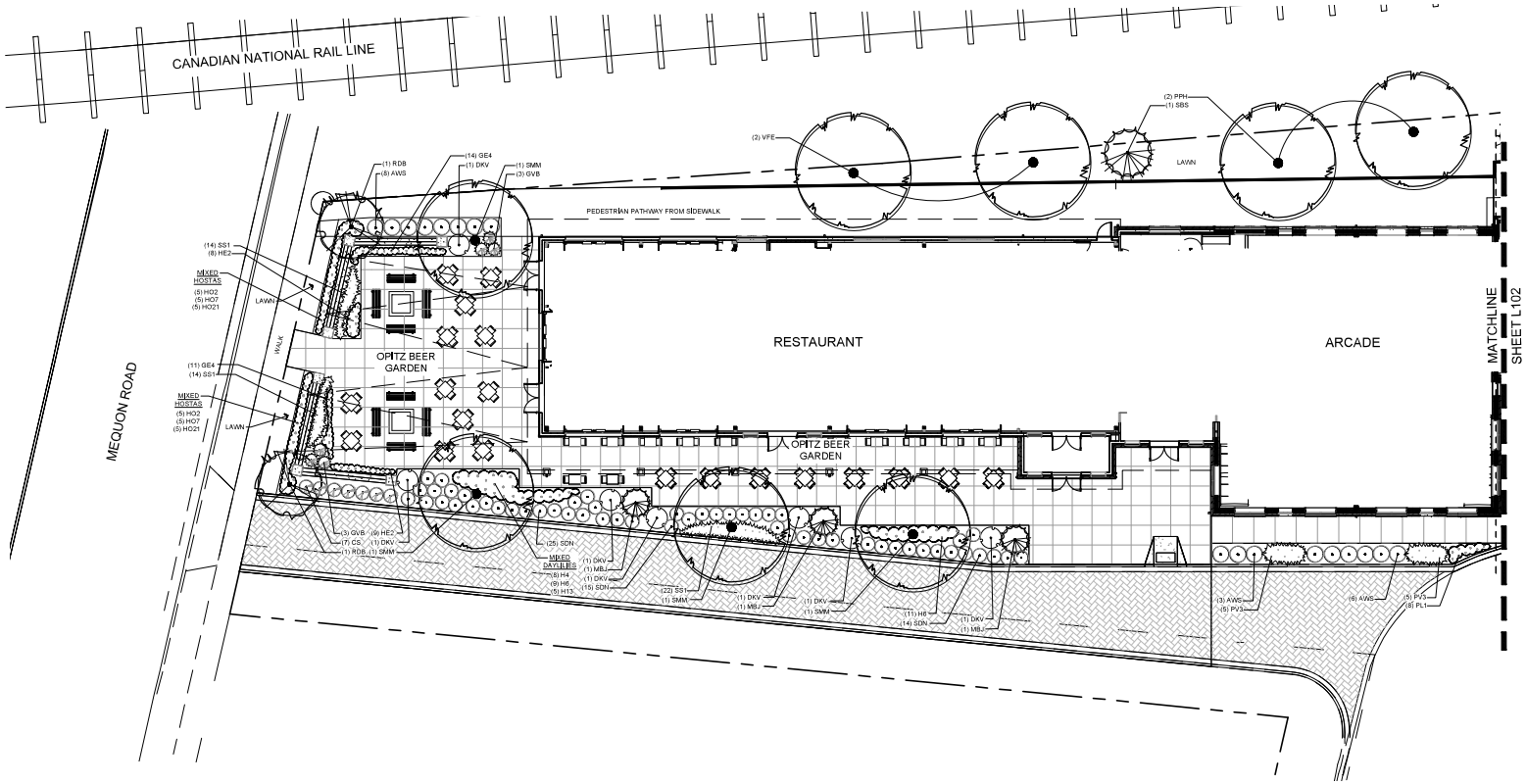
DATE: 06/18/2020
SCALE: 1" = 30'
JOB NO. 3170118
PROJECT MANAGER: TOM MORTENSEN, PLA, ASLA
DESIGNED BY: LJH/NJW
CHECKED BY: LJH
SHEET NUMBER
L100

Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)



PLANT SYMBOL KEY

- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

PLANT SCHEDULE NORTH

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SMM	4	State Street Mystic Maple	Acer ininalae 'Morton' TM	3" CAL DBH	B&B	Full, matching heads
RDB	2	Eastern Redbud	Cercis canadensis	2 1/2" CAL	B&B	Full, matching heads, Northern grown
VFE	4	Valley Forge American Elm	Ulmus americana 'Valley Forge'	3" CAL DBH	B&B	Full, matching heads
EVERGREEN TREES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
MBJ	3	'Mountbatten' Juniper	Juniperus chinensis 'Mountbatten'	7' HT	B&B	Full, Branched to Ground
SBS	1	Serbian Spruce	Picea omorika	7' HT	B&B	Semi-Informal, fully branched to ground
SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
GVB	6	Green Velvet Boxwood	Buxus x 'Green Velvet'	24" HT	B&B	
SDN	54	Nikko Slender Deutzia	Deutzia gracilis 'Nikko'	18" HT	CONT.	
CS	7	Champlain Shrub Rose	Rosa x 'Champlain'	18" HT	CONT.	
AWS	17	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	24" HT	CONT.	
DKV	7	Dwarf Korean Spice Viburnum	Viburnum carlesii 'Compactum'	36"HT	CONT.OR BB	
ORNAMENTAL GRASSES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
PV3	10	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	1 GAL	POT	30" Spacing
SS1	50	Little Bluestem Grass	Schizachyrium scoparium	1 GAL	POT	18" Spacing
PERENNIALS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
GE4	25	Rozanne Cranesbill	Geranium x 'Rozanne' TM	4 1/2"	POT	18" Spacing
H4	8	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing
H6	20	Little Business Daylily	Hemerocallis x 'Little Business'	4 1/2"	POT	24" Spacing
H13	5	Mini Pearl Daylily	Hemerocallis x 'Mini Pearl'	4 1/2"	POT	24" Spacing
HE2	17	Palace Purple Coralbells	Heuchera micrantha 'Palace Purple'	4 1/2"	POT	18" Spacing
HO2	10	Gigi Standard Hosta	Hosta fortunei 'Gigi Standard'	4 1/2"	POT	18" Spacing
HO7	10	August Moon Hosta	Hosta x 'August Moon'	4 1/2"	POT	24" Spacing
HO21	10	Blue Umbrellas Hosta	Hosta x 'Blue Umbrellas'	4 1/2"	POT	24" Spacing
PL1	8	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	18" Spacing

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NORTH

0 10 20 40
GRAPHIC SCALE

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- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

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rasmith.com
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FOXTOWN - BUILDING D
MEQUON ROAD, MEQUON, WI

LANDSCAPE PLAN
NORTH

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R.A. Smith, Inc.

DATE: 06/18/2020
SCALE: 1" = 20'
JOB NO. 3170118
PROJECT MANAGER: TOM MORTENSEN, PLA, ASLA
DESIGNED BY: LJH/NJW
CHECKED BY: LJH
SHEET NUMBER
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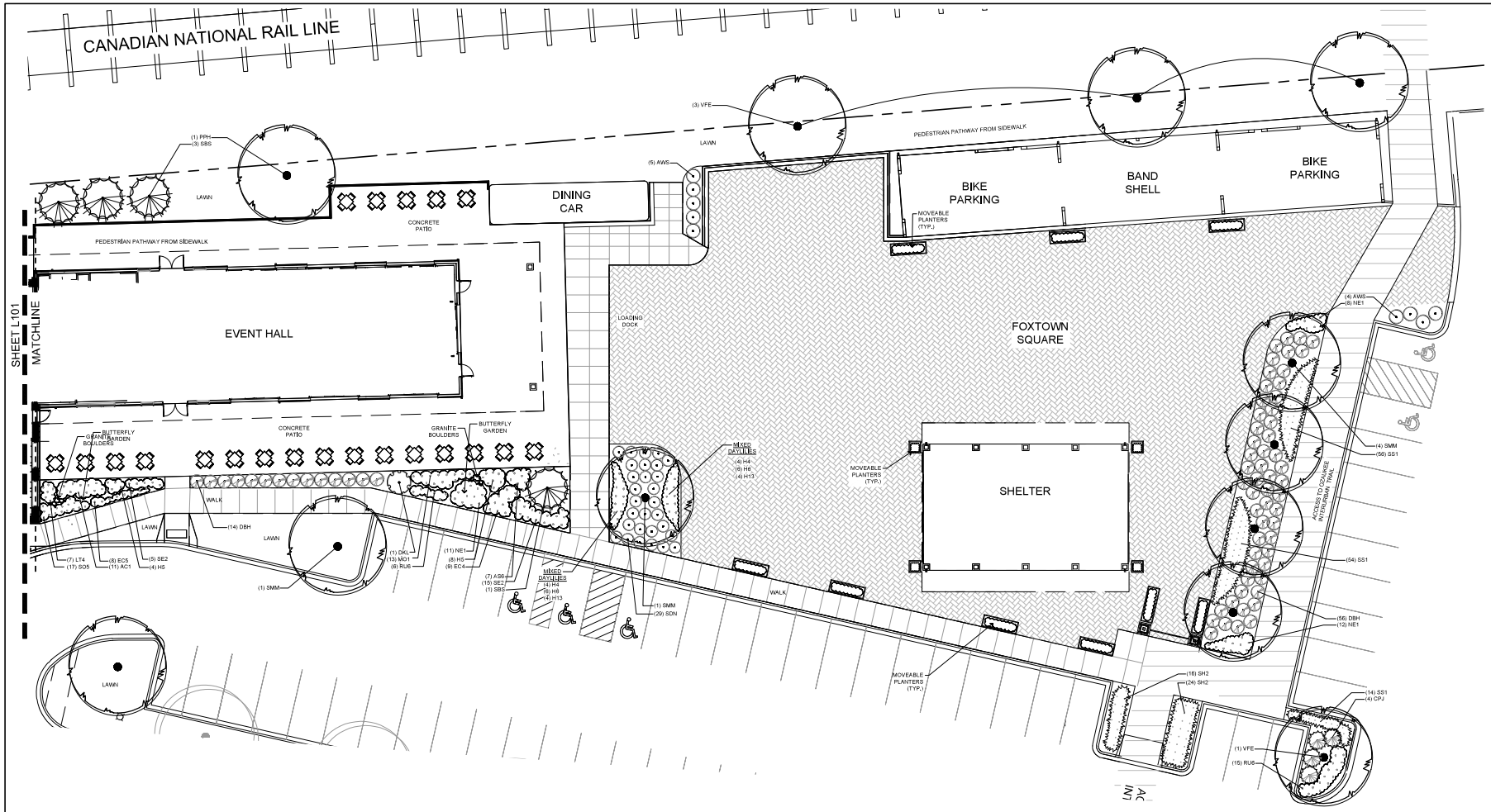

PLANT SYMBOL KEY

- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

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PLANT SCHEDULE SOUTH

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
BMS	4	Black Beauty Mystic Maple	Acer nigrum 'Monlan TM'	2" CAL. DBH	B&B	Full, matching heads
VFE	7	Valley Forge American Elm	Ulmus americana 'Valley Forge	2" CAL. DBH	B&B	Full, matching heads

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SBS	4	Serbian Spruce	Picea omorika	7' HT	B&B	Semi-sheared, fully branched to ground

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SDW	29	Nikko Slender Deutzia	Deutzia gracilis 'Nikko'	18" HT	CONT.	
DBH	70	Dwarf Bush Honeysuckle	Diervilla lonicera	18" HT	CONT.	
CPJ	4	Compact Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana Compacta'	24" SPD	CONT.	
AWS	9	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	24" HT	CONT.	

DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DKL	1	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	18" HT	CONT.	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SS1	124	Little Bluestem Grass	Schizachyrium scoparium	1 GAL	POT	18" Spacing
SH2	42	Tall Prairie Dropseed	Sporobolus heterolepis 'Tara'	1 GAL	POT	24" Spacing

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AC1	11	Paprika Yarrow	Achillea millefolium 'Paprika'	4 1/2"	POT	24" Spacing
EC4	9	Purple Coneflower	Echinacea purpurea	4 1/2"	POT	18" Spacing
EC5	8	Kim's Knee-High Purple Coneflower	Echinacea purpurea 'Kim's Knee-High' TM	4 1/2"	POT	18" Spacing
H4	8	Happy Returns Daylily	Hemerocallis 'Happy Returns'	4 1/2"	POT	18" Spacing
H5	12	Hyperion Daylily	Hemerocallis 'Hyperion'	4 1/2"	POT	24" Spacing
H6	12	Little Business Daylily	Hemerocallis 'Little Business'	4 1/2"	POT	24" Spacing
H13	6	Mini Pearl Daylily	Hemerocallis 'Mini Pearl'	4 1/2"	POT	24" Spacing
LT4	7	Kobold Gayfeather	Liatris spicata 'Kobold'	4 1/2"	POT	15" Spacing
MO1	13	Gardenview Scarlet Bee Balm	Monarda didyma 'Gardenview Scarlet'	4 1/2"	POT	
NE1	31	Blue Wonder Catmint	Nepeta x faassenii 'Blue Wonder'	4 1/2"	POT	18" Spacing
RU6	21	Goldsturm Black-eyed Susan	Rudbeckia fulgida 'Goldsturm'	4 1/2"	POT	18" Spacing
SE2	20	Autumn Fire Sedum	Sedum spectabile 'Autumn Fire'	4 1/2"	POT	24" Spacing
SG5	17	Little Lemon Goldenrod	Solidago x 'Little Lemon'	4 1/2"	CONT.	
AS6	7	New England Aster	Symphyotrichum novae-angliae	4 1/2"	POT	

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NORTH

0 10 20 40
GRAPHIC SCALE

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FOXTOWN - BUILDING D
MEQUON ROAD, MEQUON, WI

LANDSCAPE PLAN
SOUTH & FOXTOWN SQUARE

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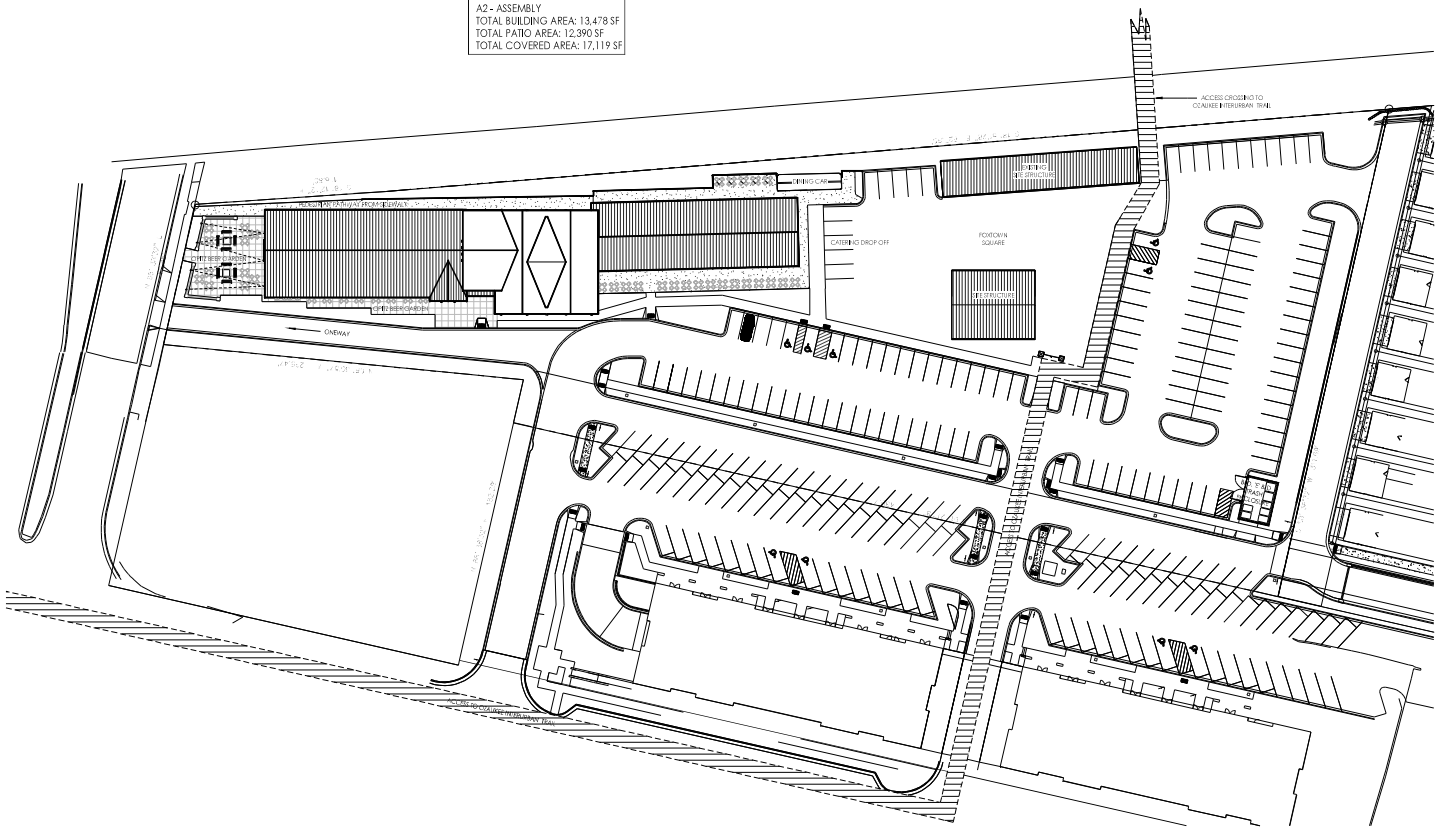
DATE: 06/18/2020
SCALE: 1" = 20'
JOB NO. 3170118
PROJECT MANAGER: TOM MORTENSEN, PLA, ASLA
DESIGNED BY: LJH/NJW
CHECKED BY: LJH
SHEET NUMBER
L102

Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

SHEET KEYNOTES

BUILDING 'D'

2 STORY - SLAB ON GRADE
TYPE VB CONSTRUCTION
A2 - ASSEMBLY
TOTAL BUILDING AREA: 13,478 SF
TOTAL PATIO AREA: 12,390 SF
TOTAL COVERED AREA: 17,119 SF



1 ARCHITECTURAL SITE PLAN
SCALE 1" = 30'-0"

← N

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MILWAUKEE, WISCONSIN 53202
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spsarchitects.com

CONSULTANTS

PROJECT

PROPOSED BUILDING FOR:

BUILDING 'D' FOXTOWN

6209 W MEQUON ROAD,
MEQUON, WI 53092

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OWNER

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	16-848
ISSUED FOR	CITY REVIEW
DATE	6/22/20

SHEET

ARCHITECTURAL SITE PLAN

A050

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Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

GENERAL PLAN NOTES

A. COMPLY WITH CODES, LAWS, ORDINANCES, RULES OF AUTHORITIES HAVING JURISDICTION.

B. GENERAL CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

C. ALL SHADED AREAS ARE NOT INCLUDED IN THE TENANT BUILD-OUT

D. DO NOT SCALE THE DRAWINGS, WRITTEN DIMENSIONS OR NOTES SHALL GOVERN, AND IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE ARCHITECT BEFORE PERFORMING ANY WORK IN QUESTION.

E. THE NOTE 'ALIGN' WILL SUPERSEDE ANY DIMENSIONAL NOTE AND IF THERE IS A DISCREPANCY, THE CONTRACTOR SHOULD CONSULT THE ARCHITECT.

F. IF THERE ARE ANY CONFLICTS BETWEEN FLOOR PLAN AND INTERIOR DETAILS AND ELEVATIONS, GENERAL CONTRACTOR TO CONSULT THE ARCHITECT.

G. CONTRACTOR TO PROVIDE A COMPLETE AND THOROUGH CLEANING FOR THE ENTIRE BUILD-OUT.

H. ALL INTERIOR GYPSUM BOARD PARTITIONS SHOULD BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. ANY PATCH WORK THAT IS REQUIRED ON EXISTING WALLS THAT ARE ADJACENT TO NEW WALLS SHALL BE FLUSH.

I. OWNER/TENANT WILL PROVIDE WORK NOTED "BY OTHER" OR "NIC" UNDER SEPARATE CONTRACT. GENERAL CONTRACTOR TO COORDINATE THIS WORK IN ORDER TO ASSURE APPROPRIATE INSTALLATION AND PROPER SEQUENCE OF INSTALLATION.

J. BUILDING OWNER AND TENANT TO APPROVE KEYING ALL NEW AND RE-KEYING OF EXISTING HARDWARE.

K. CONTRACTOR TO PROVIDE ALL WALL REINFORCING OR BLOCKING REQUIRED FOR ALL HARDWARE AND FIXTURES.

L. ALL DIMENSIONS ARE TO FACE OF MASONRY, CENTERLINES OF COLUMN LINES, OR NOMINAL DIMENSION OF PARTITION WALLS. NON-MODULAR WALLS ARE DIMENSIONED TO CRITICAL FACES.

M. GENERAL CONTRACTOR TO REPAIR BUILDING STANDARD FRAMES AND DOORS AND INSTALL AS INDICATED IN THE PROPOSED BUILD-OUT.

N. GENERAL CONTRACTOR TO INSTALL BUILDING STANDARD HARDWARE THAT IS IN PROPER WORKING ORDER.

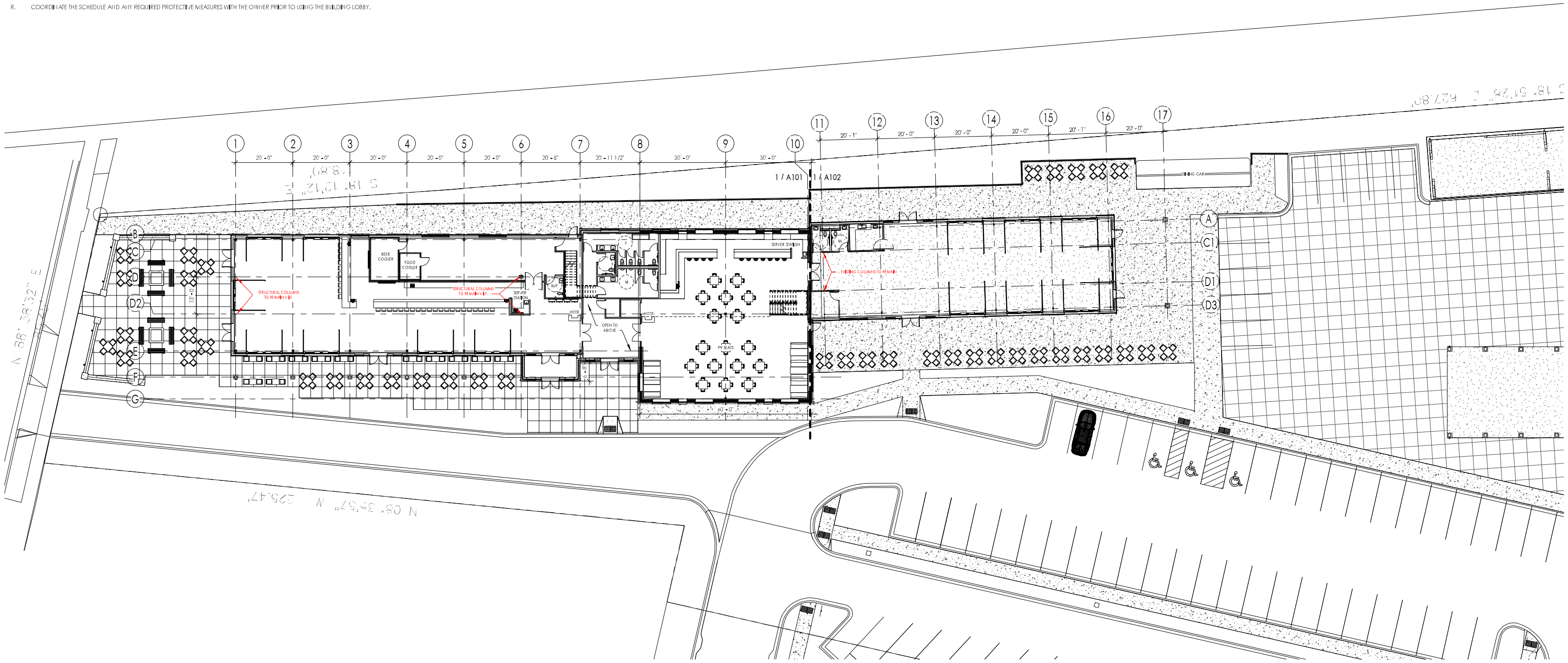
O. ALL EXISTING WALLS TO BE REPAIRED AS REQUIRED AND PREPARED TO RECEIVE NEW WALL FINISHES.

P. REPAIR ALL FRAMES, DOORS, HARDWARE, ETC. THAT ARE SALVAGED PRIOR TO INSTALLATION IN TENANT SPACE.

Q. THE IMPRINTING OR ADHERING OF COMPANY CONTACT INFORMATION IS PROHIBITED ON ANY FINISHED SURFACE.

R. COORDINATE THE SCHEDULE AND ANY REQUIRED PROTECTIVE MEASURES WITH THE OWNER PRIOR TO USING THE BUILDING LOBBY.

SHEET KEYNOTES



1 1ST FLOOR
SCALE 1/16" = 1'-0"

N

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CONSULTANTS

PROJECT

PROPOSED BUILDING FOR:

BUILDING 'D' FOXTOWN
6209 W MEQUON ROAD,
MEQUON, WI 53092

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OWNER

REVISIONS

NO.	DESCRIPTION	DATE

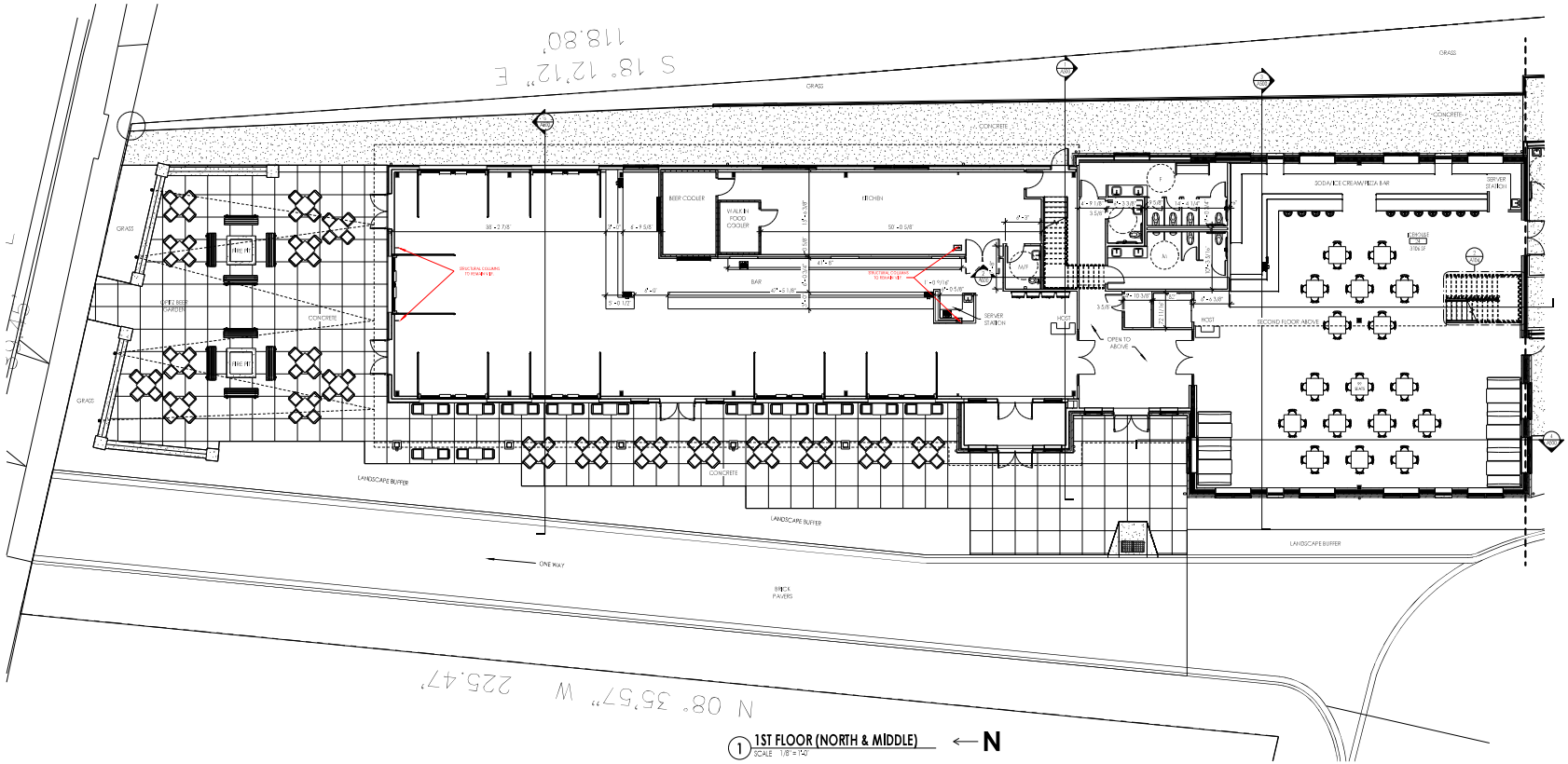
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	16-848
ISSUED FOR	CITY REVIEW
DATE	6/22/20

SHEET
CONSTRUCTION PLAN - FIRST FLOOR

A100

Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)



1 1ST FLOOR (NORTH & MIDDLE)
SCALE 1/8" = 1'-0"

← N

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PROJECT MANAGER	EJN
PROJECT NUMBER	16-848
ISSUED FOR	CITY REVIEW
DATE	6/22/20

SHEET

ENLARGED FLOOR PLAN (NORTH & MIDDLE BUILDINGS)

A101

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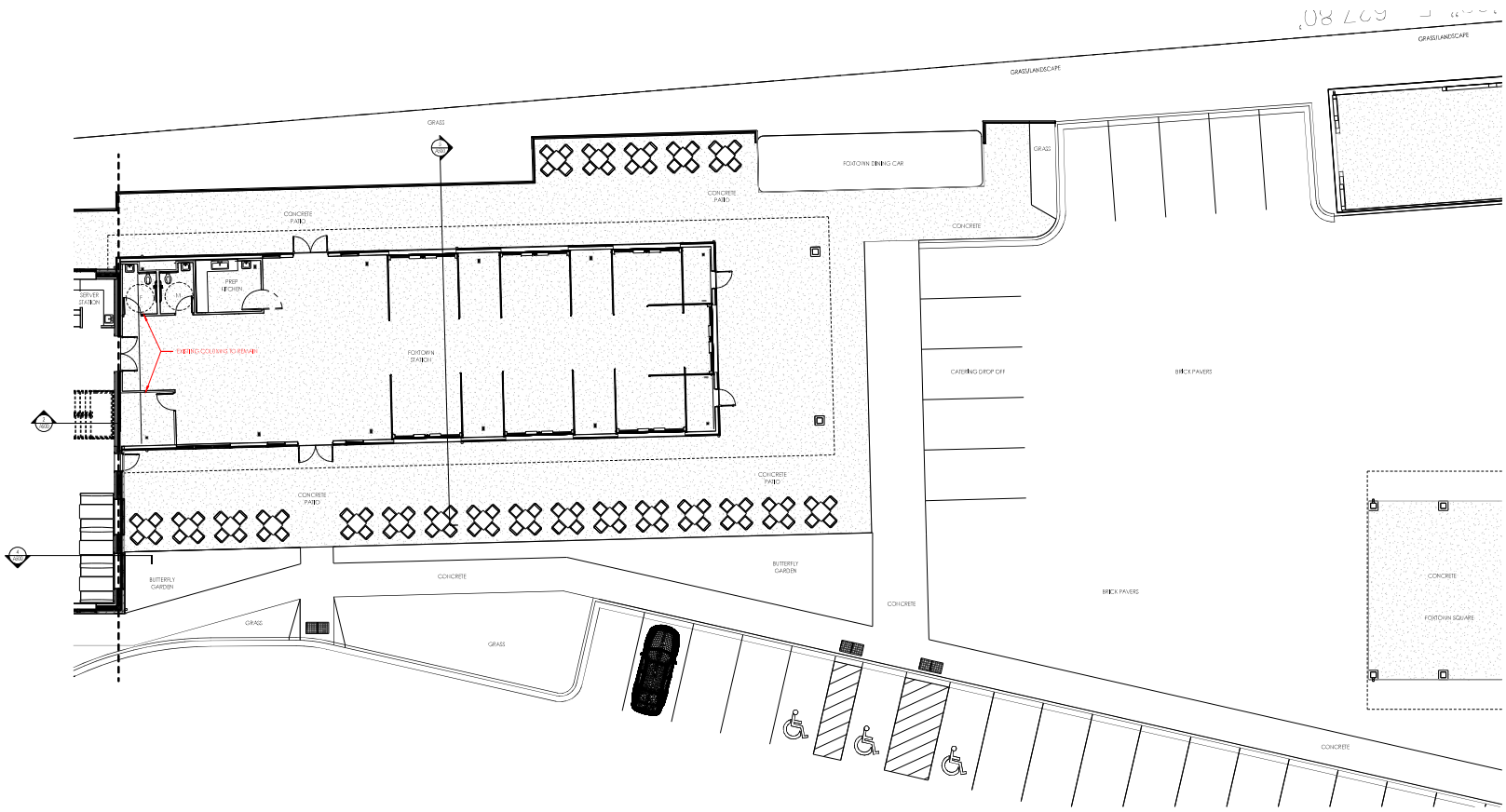

1 1ST FLOOR (SOUTH)
SCALE 1/8" = 1'-0"

← N

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CONSULTANTS

PROJECT

PROPOSED BUILDING FOR:

BUILDING 'D' FOXTOWN

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MEQUON, WI 53092

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PROJECT MANAGER	EJN
PROJECT NUMBER	16-848
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DATE	6/22/20

SHEET

ENLARGED PLANS (SOUTH BUILDING)

A102

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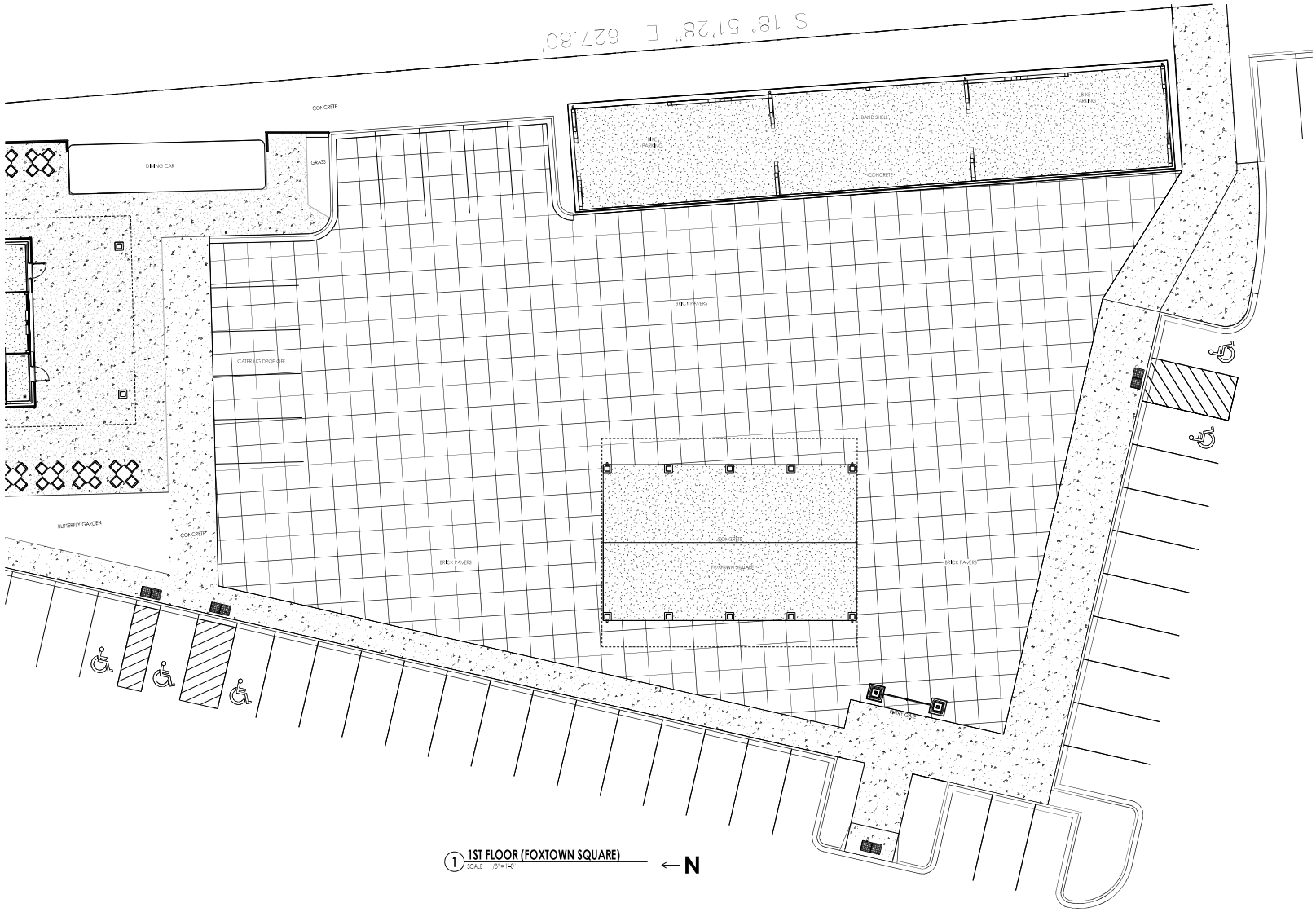

1 1ST FLOOR (FOXTOWN SQUARE)
SCALE 1/8" = 1'-0"

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PROJECT MANAGER	EJN
PROJECT NUMBER	16-848
ISSUED FOR	CITY REVIEW
DATE	6/22/20

SHEET

ENLARGED PLANS (FOXTOWN SQUARE)

A103

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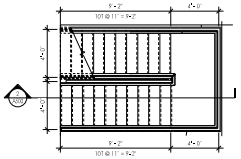
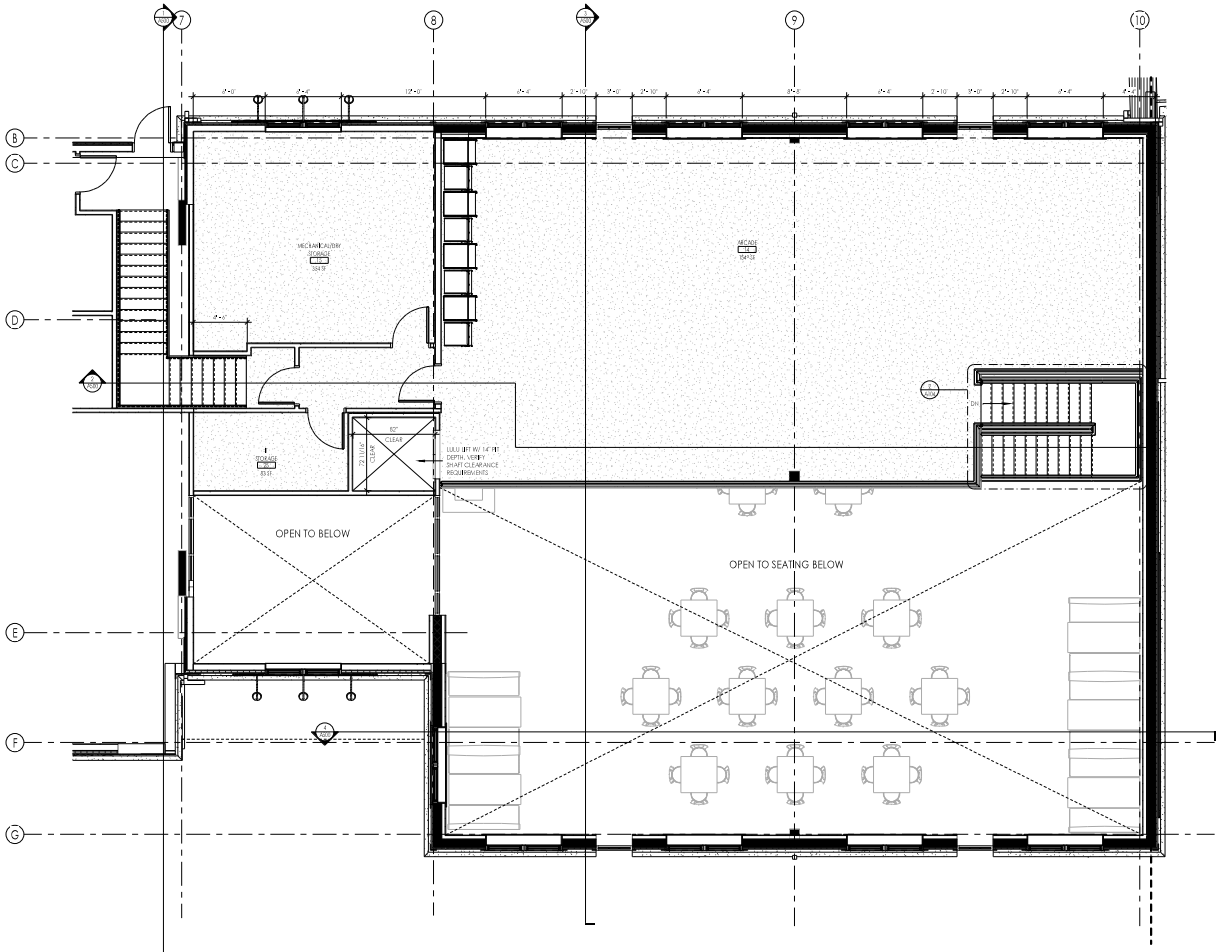
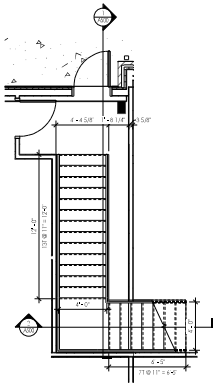


2 ENLARGED MIDDLE STAIR PLAN
SCALE 1/4" = 1'-0"



1 2ND FLOOR
SCALE 1/4" = 1'-0"



3 ENLARGED MIDDLE EGRESS STAIR
SCALE 1/4" = 1'-0"

SHEET KEYNOTES

GENERAL PLAN NOTES

A. COMPLY WITH CODES, LAWS, ORDINANCES, RULES OF AUTHORITIES HAVING JURISDICTION.

B. GENERAL CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

C. ALL SHADED AREAS ARE NOT INCLUDED IN THE TENANT BUILD-OUT

D. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR NOTES SHALL GOVERN. AND IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE ARCHITECT BEFORE PERFORMING ANY WORK IN QUESTION.

E. THE NOTE AND/OR WILL SUPERSEDE ANY DIMENSIONAL NOTE AND IF THERE IS A DISCREPANCY, THE CONTRACTOR SHOULD CONSULT THE ARCHITECT.

F. IF THERE ARE ANY CONFLICTS BETWEEN FLOOR PLAN AND INTERIOR DETAILS AND ELEVATIONS, GENERAL CONTRACTOR TO CONSULT THE ARCHITECT.

G. CONTRACTOR TO PROVIDE A COMPLETE AND THOROUGH CLEANING FOR THE ENTIRE BUILD-OUT.

H. ALL INTERIOR GYPSUM BOARD PARTITIONS SHOULD BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. ANY PATCH WORK THAT IS REQUIRED ON EXISTING WALLS THAT ARE ADJACENT TO NEW WALLS SHALL BE FLUSH.

I. OWNER/TENANT WILL PROVIDE WORK NOTED "BY OTHER" OR "NIC" UNDER SEPARATE CONTRACT. GENERAL CONTRACTOR TO COORDINATE THE WORK IN ORDER TO ASSURE APPROPRIATE INSTALLATION AND PROPER SEQUENCE OF INSTALLATION.

J. BUILDING OWNER AND TENANT TO APPROVE KEYING ALL NEW AND re-KEYING OF EXISTING HARDWARE.

K. CONTRACTOR TO PROVIDE ALL WALL REINFORCING OR BLOCKING REQUIRED FOR ALL HARDWARE AND FIXTURES.

L. ALL DIMENSIONS ARE TO FACE OF MASONRY, CENTERLINES OF COLUMN LINES, OR NOMINAL DIMENSION OF PARTITION WALLS. NON-MODULAR WALLS ARE DIMENSIONED TO CRITICAL FACES.

M. GENERAL CONTRACTOR TO REPAIR BUILDING STANDARD FRAMES AND DOORS AND INSTALL AS INDICATED IN THE PROPOSED BUILD-OUT.

N. GENERAL CONTRACTOR TO HINT ALL BUILDING STANDARD HARDWARE THAT IS IN PROPER WORKING ORDER.

O. ALL EXISTING WALLS TO BE REPAIRED AS REQUIRED AND PREPARED TO RECEIVE NEW WALL FINISHES.

P. REPAIR ALL FRAMES, DOORS, HARDWARE, ETC. THAT ARE SALVAGED PRIOR TO INSTALLATION IN TENANT SPACE.

Q. THE IMPRINTING OR ADHERING OF COMPANY CONTACT INFORMATION IS PROHIBITED ON ANY FINISHED SURFACE.

R. COORDINATE THE SCHEDULE AND ANY REQUIRED PROTECTIVE MEASURES WITH THE OWNER PRIOR TO USING THE BUILDING LOBBY.

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CONSULTANTS

PROJECT

PROPOSED BUILDING FOR:

BUILDING 'D' FOXTOWN

6209 W MEQUON ROAD,
MEQUON, WI 53092

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION
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OWNER

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	16-848
ISSUED FOR	CITY REVIEW
DATE	6/22/20

SHEET

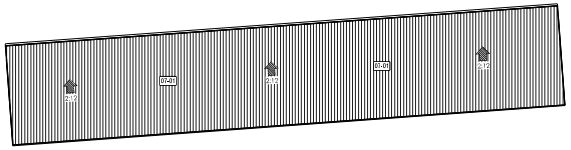
CONSTRUCTION PLAN - SECOND FLOOR

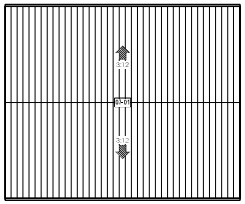
A104

S:\Projects\drawing\2016\Herman Companies\Building D remodel\848 Bldg D rev0.rvt

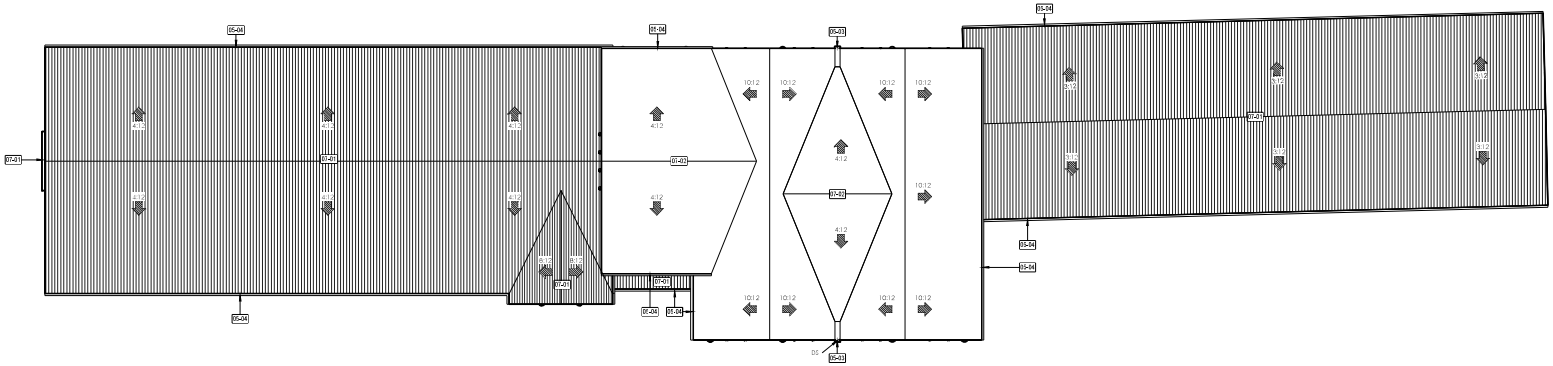
Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

KEYNOTES - PER SHEET	
05-03	PREFINISHED METAL DOWNSPOUT
05-04	PREFINISHED METAL GUTTER
07-01	METAL STANDING SEAM ROOF
07-02	ASPHALTIC ROOFING SHINGLES





2 ROOF PLAN OUT BUILDINGS
SCALE 3/32" = 1'-0"



1 ROOF PLAN
SCALE 3/32" = 1'-0"

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PROJECT MANAGER	EJN
PROJECT NUMBER	16-848
ISSUED FOR	CITY REVIEW
DATE	6/22/20

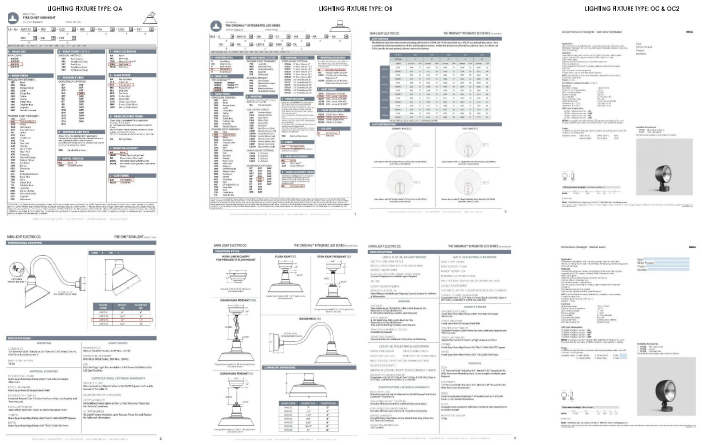
SHEET

CONSTRUCTION PLAN - ROOF

A105

S:\Projects\drawing\2016\Herman Companies\Building D remodel\848 R6.0 rev0.rvt

Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)



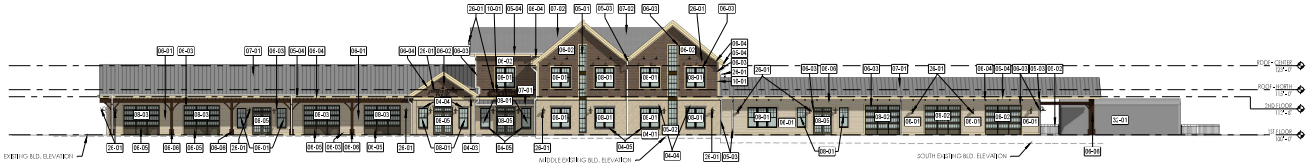
5 LIGHTING CUT SHEET
SCALE 1/16" = 1'-0"

6 BUILDING SIGNAGE
SCALE 1/4" = 1'-0"

KEYNOTES – PER SHEET	
04-03	CREAM CITY BRICK
04-03	CAST STONE COPINGS
04-04	CAST STONE LINTEL
04-05	CAST STONE SILL
05-01	DARK ANODIZED STOREFRONT WINDOW
05-02	PREFINISHED RAILINGS
05-03	PREFINISHED METAL DOWNSPOUT
05-04	PREFINISHED METAL GUTTER
06-01	FIBER CEMENT HORIZONTAL SIDING
06-02	CEDAR SHAKE SIDING
06-03	COMPOSITE TRIM
06-04	COMPOSITE FASCIA
06-05	COMPOSITE PANEL
06-06	CEDAR TIMBER FRAMING
07-01	METAL STANDING SEAM ROOF
07-02	ASPHALTIC ROOFING SHINGLES
08-01	FIBERGLASS DOUBLE HUNG WINDOW WITH INSULATED, LOW-E GLASS
08-02	PREFINISHED FULL OVERHEAD DOOR
08-03	PREFINISHED 3/4 OVERHEAD DOOR
08-04	FIBERGLASS SINGLE DOOR WITH INSULATED, LOW-E GLASS
08-05	FIBERGLASS DOUBLE DOOR WITH INSULATED, LOW-E GLASS
08-06	FIBERGLASS SINGLE INSULATED DOOR
10-01	BUILDING SIGNAGE
26-01	BUILDING LIGHTING
32-01	ART LOCOMOTIVE DINING CAR

MATERIAL TAKEOFF

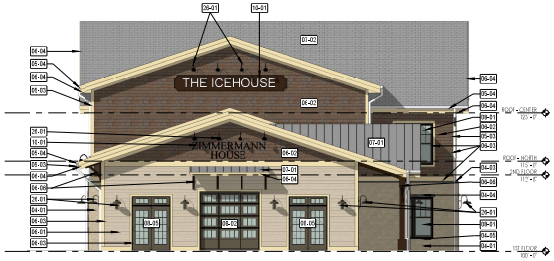
MATERIAL	NORTH	WEST	SOUTH	EAST	TOTAL
BRICK	195(SF)	900(SF)	364(SF)	952(SF)	2411(SF)
STONE	2(SF)	256(SF)	114(SF)	58(SF)	430(SF)
SIDING (LAP)	400(SF)	1792(SF)	328(SF)	2205(SF)	4725(SF)
SIDING (SHAKE)	845(SF)	1199(SF)	620(SF)	1106(SF)	3769(SF)
WINDOWS & DOORS	206(SF)	867(SF)	167(SF)	636(SF)	1876(SF)
OVERHEAD DOORS	100(SF)	744(SF)	120(SF)	528(SF)	1492(SF)
STOREFRONT	0(SF)	174(SF)	0(SF)	176(SF)	350(SF)



4 WEST
SCALE 1/16" = 1'-0"

3 EAST
SCALE 1/16" = 1'-0"

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



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

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CONSULTANTS

PROJECT

PROPOSED BUILDING FOR:

BUILDING 'D' FOXTOWN

6209 W MEQUON ROAD,
MEQUON, WI 53092

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OWNER

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NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	16-848
ISSUED FOR	CITY REVIEW
DATE	6/22/20

SHEET

BUILDING ELEVATIONS

A401

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PROJECT MANAGER	EJN
PROJECT NUMBER	16-848
ISSUED FOR	CITY REVIEW
DATE	6/22/20

SHEET

BUILDING PERSPECTIVES

A402

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CONSULTANTS

PROJECT

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PROJECT MANAGER	EJN
PROJECT NUMBER	16-848
ISSUED FOR	CITY REVIEW
DATE	6/22/20

SHEET

BUILDING PERSPECTIVES

A403

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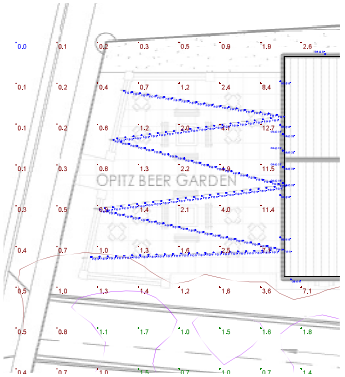

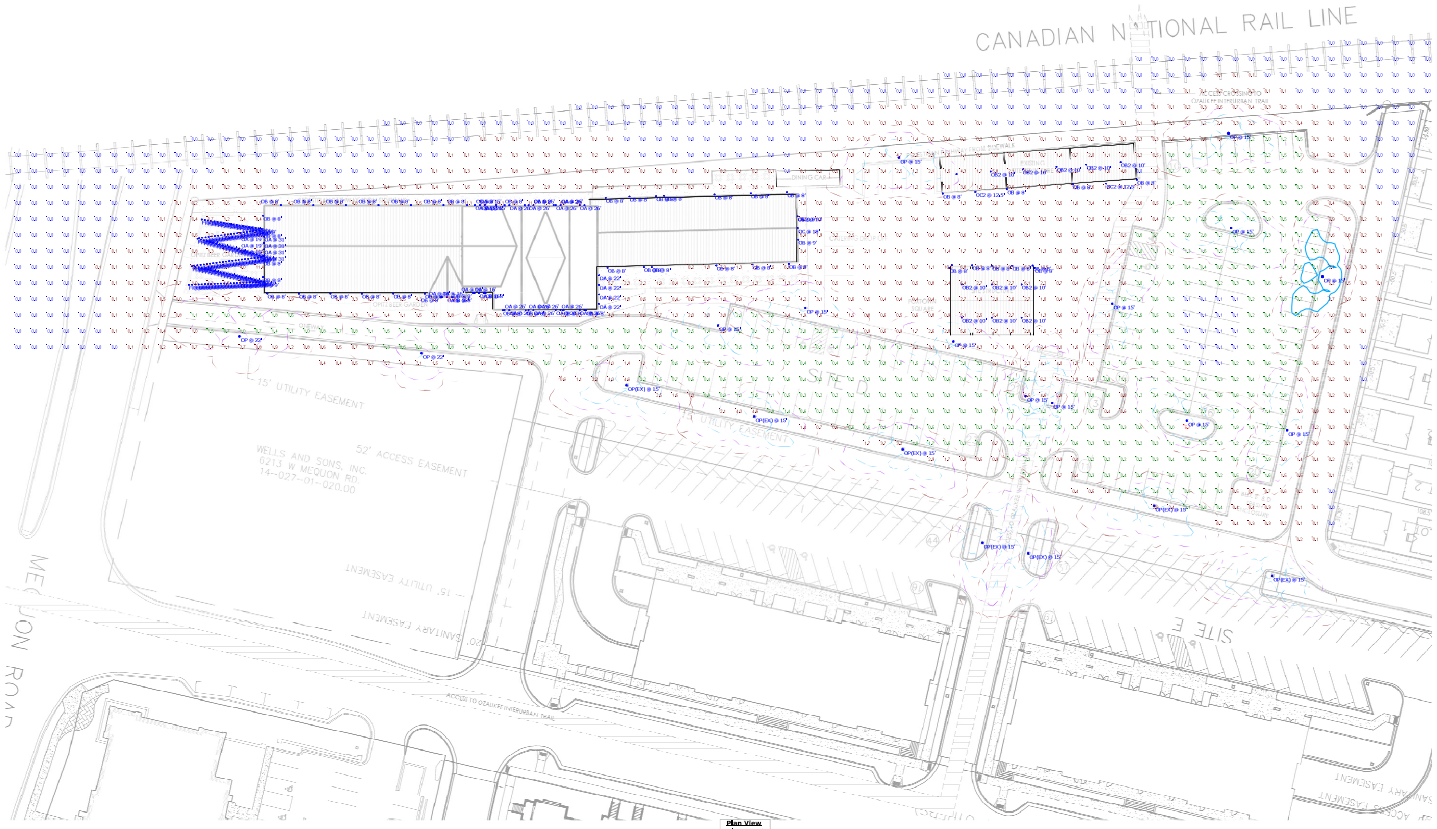

1 ARCHITECTURAL SITE PLAN
SCALE 1" = 30'-0"

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	F	131	Celestial Lighting	Hydra STL GF 24		120V 60HZ 1.5W 2400K	1	SFST19DIM8124A.IES	70	0.96	1.5
	OA	37	BARNLIGHT	BLE-G-ASFC12-105-G22-105-NA-CGG-FST-105-NA-E26		E26 LAMP	1	OS-Barnlight-BLE-X-ASFC12-PC-LED-3000-4000K (2724-4)(2)(1).ies	1569	0.96	27.76
	OB	54	BARNLIGHT	BLE-G-WHS18-105-G15-105-NA-NA-105-NA-LED16-3000K-DL		LED	1	WHS28-3000LM - FLAT.ies	1250	0.96	16
	OB2	12	BARNLIGHT	BLE-G-WHS18-105-G15-105-NA-NA-105-NA-LED16-3000K-DL		LED	1	WHS28-3000LM - FLAT.ies	1250	0.96	16
	OC	1	BEGA Converted by LUMCat V 20.02.2018 / H.R.	84545K3	84545K3	LED 71.1W	1	84545K4.ies	8167	0.9	77
	OC2	2	BEGA Converted by LUMCat V 13.07.2017 / H.R.	84506K3	84506K3	LED 37.5W	1	84506.ies	3802	0.9	42
	OP	14	Spring City Electrical Manufacturing Co	ALMRCH-LE080-EVX-X2-30-CR3-GPLO-FBR-CU	Formed aluminum housing clear glass lens enclosure	72 white LEDs	1	RCH-LE080-X2-30-CR3-GPLO.IES	6539	0.96	80.7832
	OP(EX)	7	Spring City Electrical Manufacturing Co	ALMRCH-LE080-EVX-X2-30-CR3-GPLO-FBR-CU	Formed aluminum housing clear glass lens enclosure	72 white LEDs	1	RCH-LE080-X2-30-CR3-GPLO.IES	6539	0.96	80.7832

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING/DRIVE		1.2 fc	5.7 fc	0.1 fc	57.0:1	12.0:1
SITE		1.2 fc	20.8 fc	0.0 fc	N/A	N/A

elan LIGHTING
Milwaukee Metro Office
Phone: 262.567.1001
Fax: 262.567.1003
Madison Office
Phone: 608.513.1001
Fax: 262.567.1003

FOXTOWN BUILDING "D"
SITE

Designer
Date 6/12/2020
Scale Not to Scale
Drawing No.
Summary
1 of 1

Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

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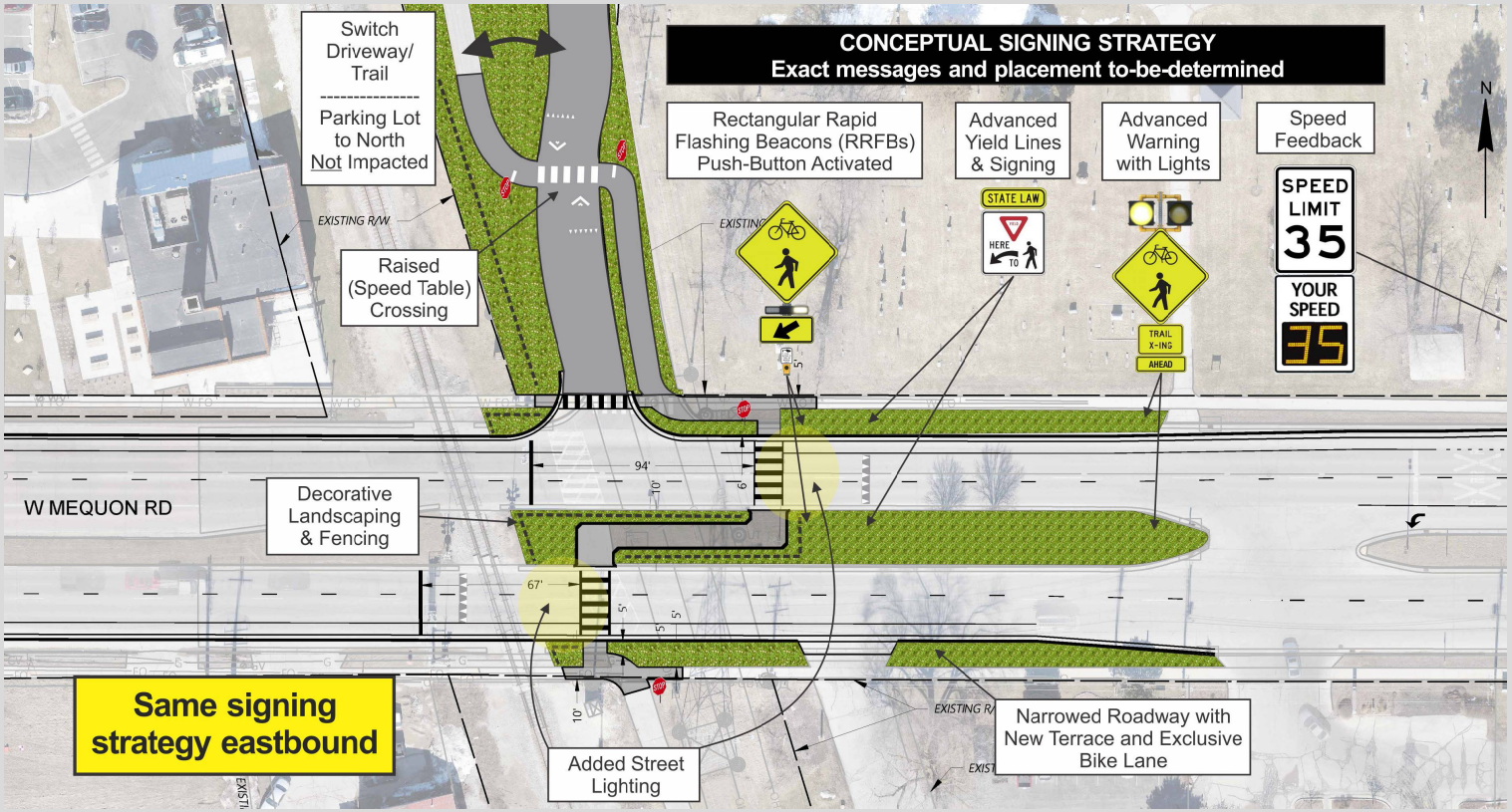
Staggered Crossing – Conceptual Drawing



Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

Diverted Crossing

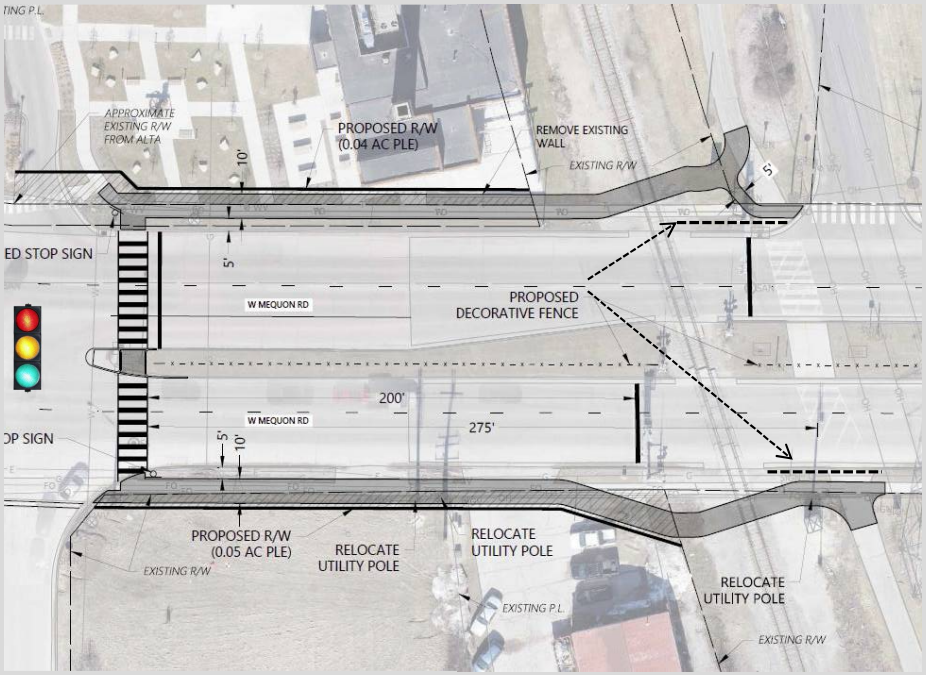
Trail users would be physically diverted 260 feet to a nearby traffic signal at the intersection with Weston Drive.

The traffic signal would be equipped with pedestrian countdown timers, high-visibility crosswalks, and a median refuge.

Decorative fencing, landscaping, and/or signing would be used to encourage users to use the traffic signal crossing. This diversion could take several minutes to walk, therefore some users may cross Mequon Road at the RR tracks.

ROW and property impacts are expected.

The concept is from FHWA's Rails with Trails Publication (2002) and is used in practice. Denton, TX has a similar concept.



Conceptual Drawing

Features

- Separated from RR tracks
- Controlled by signal
- Sidewalk widened
- Accommodating to ADA community

Challenges

- Users may take shortcut at RR tracks
- Railroad approvals necessary
- Adds several minutes of travel time for pedestrians on OIT tra
- ROW and property impacts

Costs

Construction:	$200,000
Right-of-Way:	$130,000
Utility:	$30,000
Total:	**$360,000***

*Does not include base project costs at Buntrock Ave. and Weston Dr. intersections or costs associated with road narrowing (see summary for all costs)

Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE 2017-1512

An Ordinance Amending the City Zoning Code to Rezone the Properties Located at 6209 W. Mequon Road and 11050, 11127, 11124 N. Industrial Drive from TC (Town Center) to TC with a PUD (Planned Unit Development) for a Mixed-Use Development of 13.97 Acres

SECTION I:

Pursuant to section 62.23(3) of the Wisconsin Statues, the City of Mequon, is authorized to prepare and adopt a comprehensive plan, or amendment thereof, as defined in section 66.1001(1)(a) and 66.1001(2).

SECTION II:

The Planning Commission of the City of Mequon, by majority vote of the Commission on October 9, 2017, has recommended approval of a Zoning Map amendment to designate the property illustrated in Exhibit A as "Town Center and PUD".

SECTION III:

Following recommendation of the Planning Commission on the 9th day of October, 2017, and after due notice and hearing by the Common Council of the City of Mequon on the 9th day of January, 2018, the existing and official City of Mequon district zoning maps are hereby amended so as to change the zoning classification of certain properties, as described and illustrated in Exhibit A, to Town Center (TC) and Planned Unit Development (PUD) subject to the following conditions:

1. Common Council text amendment allowing for single family dwellings in the TC zoning district.
2. Common Council approval of the rezoning and concept plan.
3. The recommendations of the Traffic Impact and Parking Analysis shall be implemented as part of the project.
4. Planning Commission approval of conditional use grant and building and site plan for each of the individual buildings.
5. City Attorney review and approval of all legal documents including a development agreement and shared parking agreement.
6. The phasing schedule for the development shall be as follows:
    - All demolition of existing buildings shall be completed prior to issuance of permits for any individual phase.
    - No occupancy shall be granted for the first phase of the apartments until occupancy has been granted for the brewery (Parcel A).

Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

- No occupancy shall be granted for the second phase of the apartments until occupancy has been granted for the mixed use retail building (Parcel B).
- The improvements to Industrial Drive shall be completed prior to occupancy of the first phase of the apartments.

7. The final site plan shall incorporate the following:
    - Internal roads shall be consistent with public streetscaping elements including the use of the TC light fixture, incorporation of on-street parking and the inclusion of sidewalks and street trees.
    - Buildings along Mequon Road and Industrial Drive shall provide pedestrian connections to the public sidewalk and to public streets.
    - A sidewalk shall be provided along Buntrock Avenue on Parcels A/B
    - Pedestrian connections shall be provided between the parking lots on Parcels A/B.
    - The transition from Parcel D to the railroad right of way needs to be addressed with landscaping, architectural features, etc. along the entire property line.
    - The access road on Parcel C shall be complete prior to the occupancy of the mixed use building on Parcel B.
    - The two northerly access points on Parcel E shall be installed prior to occupancy of the development on Parcel D.
    - All sites shall meet the required parking requirements of the TC zoning district and Zoning Code Section 58-441 unless a waiver is granted by the Planning Commission.
    - All portions of the Mequon Road, Buntrock Avenue, and Industrial Drive street frontage not occupied by a building wall shall contain significant and active amenities along the public sidewalk that will bridge the gap between the structures, create a defined edge between the street and semi-public area and help screen interior parking
8. Final building designs shall incorporate the following recommendations:
    - All of the newly constructed buildings shall achieve compliance with the fenestration requirements of the Town Center Zoning District.
9. Portions of the site not initially developed shall be seeded and mulched.
10. Total number of residential apartments shall not exceed 96.
11. No more than 33 percent of the residential units shall be less than 1,000 square feet, provided that no unit will be less than 800 square feet.
12. Shared access and maintenance easements shall be required for all interior private driveways.
13. Connection to public water and sanitary sewer. The applicant shall obtain the necessary approval and permits for the installation of the sanitary sewer and water main from the various regulatory agencies. This will require public main extensions and easements.
14. The private roadway will require an Ingress/Egress Easement and Shared Maintenance Agreement between all benefiting parties.
15. Engineering Department review and approval of the individual grading, drainage, erosion control, water distribution and sanitary sewer plans along with a shared storm water management plan in conformance to City ordinances and the Standard Specifications for Land Development.
16. Approval of a shared storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Facilities

Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

Maintenance and Easement Agreement.

17. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
18. Execution of a Water Service Agreement between the applicant and the Water Utility, subject to applicable fees. The mainline water main shall meet Water Utility standards for ISO recommended fire flows.
19. City of Mequon right-of-way permits for any utility or construction within the right-of-way.
20. As a condition of approval and issuance of the permit, the City Engineer will require in accordance with City Ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow/letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Approved by: Dan Abendroth, Mayor

Date Approved: January 9, 2018

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on January 9, 2018.

Caroline Fochs, City Clerk

Published: January 16, 2018

Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

July 20th, 2020

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

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape submittal for Foxtown Common, Building D. A multi-phase development, the Foxtown Building D proposal, like the previous Foxtown submittals, it is a commercial development located on Mequon Rd. As a multiphase development, it is fair to observe, the previous phase's Landscape submittals were found deficient. This is the first review of the landscape plan dated 06/18/20. The landscape plans were submitted by RA Smith.

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

General Overview: Dated 06/18/20 the plan sheets are titled: L100 Overall, L101(North) & L102(South) Landscape Plans.

- The plans are NOT currently sealed or signed by a WI RLA, as required by code. To be Provided.
- Sheet 100 – Overall is provided at a clean 1"=30' scale; both L101 & L102 sheets are provided at a readable 1" = 20' scale. All the plan sheets submitted are clean and the information is discernable.
    - Sheets L101&L102, each provides a plant schedule that only addresses the plantings on that sheet. Sheet L100 Overall, unfortunately does not provide a plant schedule that comprehensively addresses the Building D proposal. The Plant Schedules provided, include: common name, scientific name, size specified and the total quantities, as required. See the review for specific notes, to each sheet's Plant Schedule. Amend Plant Schedule per the enclosed notes, below.
    - Please note, the caliper sizes provided below are the typical size standards enforced throughout the City of Mequon other Commercial applications with adjacency to Mequon Rd. and within the Industrial Drive corridor. (See size comments below. Amend plans accordingly.)
    - The three-sheet plan is nicely composed and the proposed landscape design is thoughtful. With that stated, the comments provided below outlines the areas of non-compliance and seeks ways to improve the submission.
- The submittal notes the use of a seed TURF, but it fails to provide: the rate of application of the interim turf/erosion control seeding mix. Plans should be amended, to indicate:
    - Provide notes on sheet L100 & that defines the sod/seeding area SYD. Currently, plan notes outlines seeding, amend plans to also specify: 1. type of seed mix, 2. rate of application, 3. fertilizer

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type, 4. fertilizer application rates, 5. number of total proposed applications <seed & fertilizer>, Define which contractor is responsible for fine grading and define the performance level of the finished surface prior to seeding. 6. The City of Mequon applies a performance criterion for approving TURF acceptance. 7. The OWNER accepts multiple seeding may be required to meet the performance requirements of turf. 8. Failure to meet the TURF performance criteria is grounds for withholding permit of occupancy, or bonding requirements. 9. Failure to implement seeding without enough time to establish a turf that meets the performance criteria, is the OWNER's responsibility. The City has the right to require the execution of fine grading and turf implementation until the performance standards are met. 10. The OWNER may wish to apply SOD if fine grading is not complete to enable the seed turf establishment.

❖ ***Landscape Schedule Review: Sheet L100- Overview***

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

- Three deciduous Tree Species, (Total proposed deciduous trees – 12)
- One Coniferous Tree Species, (Total proposed conifer trees –10)
- One Deciduous Shrub Species, (Total proposed decid. shrubs –27)
- One Coniferous Shrub Species, (Total proposed conifer shrubs --9)
- Two Perennials, Bulbs/corms, Groundcover Species, (Total proposed groundcovers/perennials –26)
- Zero Decorative Grass species, (Total proposed grasses – 0)
- Zero vines - (Total proposed vines --0)
  - Sheet L100 – Recommend the schedule is revised to be a comprehensive Building D proposal plant schedule. It should aggregate the individual schedules found on Sheets L101 & L102.
  - Provide the Turf comments and requesting information on this sheet.

As required by City of Mequon, for all Commercial developments for several years – I would recommend City Staff & the P&Z Board require the proposed plant sizes to be revised to the following size standards:

- The plant schedule shall be amended to specify all:
- All Deciduous trees shall have a minimum 3.5inch caliper @ 16" above the root ball
- The Conifer tree shall have a minimum 7ft height (to the top lateral branch, not to the top of the central leader) above the rootball.
  - The proposed plant palettes are commonly reused throughout Ozaukee Co.
  - None of the proposed plants are listed in the 2017 Wisconsin NCRS Invasive prohibited or regulated lists.

➢ ***Sheet L101 Plant Schedule Comments:***

- The species proposed have the ability to perform in the local soils.
- Sheet L101 Plant Schedule requires the following amendments:

1. The plan applies the following plant symbol – PPH; the plant schedule fails include the PPH information. Either the symbol is incorrect or the Plant Schedule needs to be amended. Please amend the plant schedule to reflect:

   a) Under <u>Trees</u>, VFE – the listed count is four; only two are present on the plan sheet.

2. As required by City of Mequon, for all Commercial developments for several years – I would recommend City Staff & the P&Z Board require the proposed plant sizes to be revised to the following size standards:

   - The plant schedule shall be amended to specify all:

Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

- All Deciduous trees shall have a minimum 3.5inch caliper @ 16" above the root ball
- The Conifer tree shall have a minimum 7ft height (to the top lateral branch, not to the top of the central leader) above the rootball. The conifer shall have a full form, per the proposed code.
  - The proposed plant palettes are commonly reused throughout Ozaukee Co.
  - None of the proposed plants are listed in the 2017 Wisconsin NCRS Invasive prohibited or regulated lists.

Sheet L102 Landscape Schedule Review:

- **Outline of the <u>proposed plant types</u> and quantities:**
  - Two deciduous Tree Species, (Total proposed deciduous trees – 13)
  - One Coniferous Tree Species, (Total proposed conifer trees –4)
  - Four Deciduous Shrub Species, (Total proposed decid. shrubs –109)
  - One Coniferous Shrub Species, (Total proposed conifer shrubs --4)
  - Fourteen Perennials, Bulbs/corms, Groundcover Species, (Total proposed groundcovers/perennials –184)
  - Two Decorative Grass species, (Total proposed grasses – 164)
  - Zero vines - (Total proposed vines --0)

- ***Sheet L102 Plant Schedule Comments:***
  - The species proposed have the ability to perform in the local soils.
  - Sheet L102 Plant Schedule requires the following amendments:

1. Under <u>Trees</u>, SMM – the listed count is four; but six are present on the plan sheet.
2. As required by City of Mequon, for all Commercial developments for several years – I would recommend City Staff & the P&Z Board require the proposed plant sizes to be revised to the following size standards:

   - The plant schedule shall be amended to specify all:
     - All Deciduous trees shall have a minimum 3.5inch caliper @ 16" above the root ball
     - The proposed plant palettes are commonly reused throughout Ozaukee Co.

None of the proposed plants are listed in the 2017 Wisconsin NCRS Invasive prohibited or regulated lists. The proposed plant palettes are commonly reused throughout Ozaukee Co. None of the proposed plants are not listed in the 2017 Wisconsin NCRS Invasive prohibited or regulated lists.

Also, the plan calls for the use of two Eastern Redbud adjacent to the Mequon ROW & the 32' driveway; per notes from Hasselkus PhD (UW Arboretum) & Dirr PhD (Arnold Arboretum), the Cercis canadensis is not urban tolerant, does not like to be subjected to salt spray or heat island effects. This is an edge of woodland/shade transition plant, it will have limited, to no success in the proposed locations. This review recommends an alternate tree.

➢ *Sheets L100, L101 & L102- Zone Review/Comments:*

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

- **<u>Street Frontage Zone</u>**:
  Code requires 1 tree per each 35 CL length of:

Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

- Mequon Rd. ROW, the 32'wide (north-south) access drive & the 24'wide East-West access drive at the southern end of the proposal:
  - Mequon Rd. ROW - *Does not meet requirements. Action by City staff.*
  - The 32' access drive, south off Mequon Rd. While it is private circulation drive, it should be addressed with Street Trees @ 35' spacing: *Does not meet requirements. Action by City staff.*
  - The 24'wide East-West access drive at the southern end of the proposal; two trees should be added to meet the 35' minimum spacing requirement: *Does not meet requirements. Action by City staff.*

Parking Lot:
Proposed Parking Lot Interior Zone.
Internal P-lot 30 % shade Requirement. *The plan approaches meeting the interior P-lot 30% shade requirement.*

Parking Periphery Buffer: The proposed Landscape Code requires 1 tree per 30 linear feet of parking adjacent to Private Drive/ROW's (not counting street trees).
The interior parking lot layouts, universally fails meets the typical 25' street edge setback/buffer the City of Mequon enforces for all Commercial developments. This reviewer acknowledges this is a phased development, but neither phasing, or PUD applications should reduce the applied landscaping or spatial standards traditional zoning reviews apply. *Does not meet requirements. Action by City staff.*

Property Line Buffer: the plan only shows the Northern & Eastern PL. There is no requirement for a PL Buffer at either the Norther or Eastern PL. Although, with the installation of the proposed pedestrian RR-track crossing, **every** train will be required to blast it's horn through the norther pedestrian crossing, Mequon Rd crossing and now the southern crossing. That's a whole lot of train horn! I would suggest for the owner of this proposal, to have their designer attempt to mitigate that sound and visual impacts by installing layers of trees, shrubs and perennials. **Plan meets the new code requirements.**

Building Foundation Plantings – The proposal fails to address building footings, or provide a minimum treatment at the foundation edge, for either building (L101 &L102). *Does not meet foundation landscape requirements. Action by City staff.*
Interior Lot Zone: The plan fails to provide any interior landscaping. Mostly, because the entire site is impervious surfaces and will have an incredible heat-island affect. The L102 plan sheet should be amended to include 8-10 in ground tree planters in the Foxtown Square. Additionally, I would recommend the Staff/P&Z to request for the western patio, adjacent to the Event Hall structure, have trees installed every 40'.
Loading Dock: Non is show on the plan. But on sheet L101 the entire Eastern Edge is noted as a "Pedestrian Pathway". The plans indicate the 14' wide Pedestrian Path" looks suspiciously more like a delivery access for the restaurant. As a delivery access, that would mandate a buffer treatment and a "Pedestrian Path" would not. **Reviewer is unable to determine if the proposal meets code.**

Trash Enclosure: The Refuse/Recycle bin is not shown on site. A wall depicted with a minimum treatment of a single row of plants. Like most of this plan, the proposed landscaping is the minimum required. **Plan meets the new code requirements.**

o *Additional Landscape Observations:*

It is this reviewer's opinion, the Planning Commission/City Staff should require: 1) Require a smadter plant schedule and make revisions to L101 &L102 plant schedules, as outlined; 2) revise the plant calipers in both plant schedules, as outlined; 3) provide the Turf notes and area of proposed turf on each sheet, as outlined. 4) Amend the Interior islands design (L100 & L101) to support the addition of Medium/Large canopy trees; 5) Add ramps to the walks in the islands, if this intended to support pedestrian/bicycle routing.

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This concludes the landscape review of the Foxtown Building D submittal. I hope City of Mequon planning staff and the commission finds the information presented and recommendations useful.

Sincerely,

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

Attachment: packet docs (Temp) (Converted) (5348 : Foxyard LLC)

City of Mequon

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

www.ci.mequon.wi.us

Department of Community Development

TO: **Planning Commission**

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

DATE: **July 27, 2020**

SUBJECT: **Project 4 Services. The applicant is seeking rezoning recommendation from R-2B to NC/PUD, land use plan amendment to Neighborhood Commercial and certified survey map approval for a 2-lot land division to allow for a medical office clinic for the property located at the northwest corner of Highland Road and Port Washington Road.**

Applicant:	Patrick Shanahan, Project 4 Services
Status of Applicant:	Agent
Requested:	Rezoning Recommendation Land Use Plan Amendment Certified Survey Map
Existing Zoning:	R-2B (Single Family 2.5 Acre)
Proposed Zoning:	PUD (Planned Unit Development) NC (Neighborhood Commercial)
Existing Use:	Vacant
Existing Land Use Plan:	Residential 1.5 – 5 Acre
Proposed Land Use Plan:	NC (Neighborhood Commercial)
Lot size:	39.98
Location:	Northwest corner of Highland Road and Port Washington Road
Tax Key:	#15-007-16-000.00
District:	#5

Background:
The owner of the property, Highland Investments LLC, in partnership with other entities, seeks a rezoning recommendation, land use plan amendment and certified survey map approval for the property located at 1310 W Highland Road. The joint application is made with Mequon Medical LLC, Patrick Shanahan of Project 4 Services and John Ford, partner at Catalyst Partners. The rezoning request is for a 4.2-acre portion of the 40-acre parcel located at the immediate corner of N Port Washington Road and W Highland Road. The entire 40-acre parcel is currently zoned R-2B (Residential 1.5) acre with a Land Use Plan Map designation of Residential 1 – 1.5 acres.

The request is to rezone the 4.2-acre portion of the site to NC (Neighborhood Commercial) with a PUD (Planned Unit Development) and maintain R-2B for the remainder of the site. The applicant's request for a PUD overlay would limit the use to medical office only. The proposed use of the 3.4-acre site is for a 30,000 square foot medical office for Mequon Medical LLC which is affiliated with Ascension (Columbia St. Mary's).

The applicant appeared in front of the Planning Commission in February of 2020 with a similar proposal. The item was tabled based on the ongoing efforts of the PC policy subcommittee to determine appropriate land use and zoning for the area. The subcommittee has continued to meet

since the February meeting and there has been consensus regarding the corner of the site. The subcommittee concluded that a neighborhood commercial land use and zoning designation for the corner of the site was the most appropriate. An update was provided to the Common Council at its July 14, 2020 meeting regarding the proposed land uses in the corridor. While there was no action taken at the meeting, there was no objection to allowing some type of commercial development at the corner.

Previous City Engagement with Partners of Proposal To Date: The parcel was acquired by the Highland Investments LLC in October of 2018. Per the owner's request, Planning and Engineering staff met regularly with the owners to discuss the collective interest for development at this location. The developer ultimately presented a plan that includes the following uses (see attached concept plan):

- Senior Housing constructed and operated by United Financial Group for up to 300 to 355 units, ranging from 3-4 stories
- Assisted Living/Memory Care Facility containing 70 to 100 beds
- Medical Office of 30,000 square feet, one story
- Daycare Facility operated by Ozaukee Daycare containing 10,000 square feet
- Financial Institution – an unknown user, but approximately 15,000 square feet
- Hotel for up to 70 to 80 rooms and four stories

This plan was presented to the Common Council on November 12, 2019 as part of a consultation to feedback from the Council members. There were no votes taken at the meeting, but there were general comments expressed. Council commentary and the discussion can be viewed at https://www.youtube.com/watch?v=i3Gz7fdhIh8 and read in the attached Common Council meeting minutes.

- Certain Council members suggested single-family residential was an appropriate use for the site, but with smaller lot sizes in the .75 to 1 acre range.
- Certain Council members support the medical, senior housing and institutional uses.
- Certain Council members expressed concerns regarding the density and height of the senior housing component.
- Certain Council members opposed a hotel at this location.
- Certain Council members stated that a decision on the appropriate zoning and land use would be premature until the East Growth Land Use study is complete.

After assessing the Council's feedback, the applicant chose to formalize the rezoning request for the just the corner piece to meet the timeline desired by Mequon Medical LLC and postpone a request for rezoning on the remaining parcel. As stated previously, this item was tabled at the February 10, 2020 meeting.

Site Context:
As noted, the 40-acre parcel is zoned as single-family residential with a residential land use plan designation. It is the only undeveloped parcel on Port Washington Road, north of Highland Road, that is currently within the sewer service area. Properties adjacent to the subject parcel have land use designations that include Office (east), Institutional (north and west), Single Family 5 Acre (northeast) and Single Family 1-1.5 Acre (west). The uses present at the intersection include a restaurant (Highland House), a medical office (current location of Mequon Medial LLC) and a continuum of care residential neighborhood (New Castle East).

Rezoning Analysis: Factors to consider when analyzing a rezoning request include the following:

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

The surrounding land uses provide a great enough mix to consider the proposed medical use compatible. Even as staff assesses the transition of commercial uses to residential uses to the west at this location, staff can point to several examples throughout the North Port Washington Road corridor where office land uses, medical or otherwise, are placed on the west side of the road and immediately adjacent to single-family residential. Since the current request is specific to the rezoning of the property, the applicant did not provide elevations of the proposed building. Several stakeholders involved in the process were concerned with the design and scale of a building at this location. It was stressed that the building design fit in with the surrounding area and have a more residential look and feel to it. Staff will continue to work with the applicant on the design prior to submittal for Building and Site Plan approval.

Is there a Public Interest?
The land use analysis currently underway does impact the City's position on this specific rezoning request. The City has received input from the public through two community surveys and a neighborhood open house attended by over 100 interested stakeholders. These were initiated to understand the public's interest in redevelopment, land uses, whether incentives are supported, and to ensure the vitality of current commercial corridor and ensure appropriate land uses to the north. Staff also engaged with professionals in both the residential and commercial development industry to test desired land uses and evaluate market demand and benefits of varying land uses. While there was debate regarding the use for the entire parcel, there was consensus among most of these various groups that a non-retail commercial use at this location would be most appropriate.

Are there reasonable uses under existing zoning?
The parcel is currently zoned R-2B which allows single family homes at one lot per 1.5 acres. Conditional Uses in the district include schools, daycares, and community living arrangements of greater than nine people. While there has been much debate and discussion regarding the land use of the parcel as whole, there is consensus that the corner of the parcel is most suitable for a non-residential use. There is the concern of the proposed use and the impact it may have on the ability to develop the remained of the site as residential. As stated previously, this development pattern of office as a transition to single family has been utilized successfully on the west side of Port Washington Road south of Highland Road.

Concept Plan:
A concept site plan for the proposed medical office is included. The plan shows a one story, 29,000 square foot building with 130 parking spaces. Access to the site is shown from both Port Washington Road and Highland Drive. The site design includes a .5-acre Outlot on the corner of Port Washington Road and Highland Road. The applicant is proposing the outlot to accommodate any future landscaping or signage that the city may be interested in utilizing in the future. According to the applicant, the concept plan meets all technical requirements of the NC zoning district.

Certified Survey Map:
The proposed certified survey map creates two lots and an outlot that follow the boundary of the proposed split zoning of the parent parcel. Both lots, as proposed, comply with the current and proposed zoning requirements.

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

While not part of the approval request, the applicant has provided a concept site plan which shows a right in, right out access to Port Washington Road and a full site access on Highland Road. A Traffic Impact Analysis may be required to determine the need for other access improvements, and to recommend spacing giving the proximity to the intersection. If approved, at the time of building and site plan, staff will review the need for acceleration and deceleration lanes, a bypass lane, and turning lanes. Staff anticipates there could be a need for restrictions of turning movements on Highland Road. Port Washington Road is the jurisdiction of Ozaukee County.

The Wisconsin Department of Transportation (WisDOT) has acknowledged their intent for the improvements to I-43 including the construction of an interchange at Highland Road. The potential start of construction for this is 2022. The development of this site would need to be coordinated with interchange plans to be cohesive. At the current stage of the design of both projects, there appears to be no conflict. However, this information will be reviewed against the traffic analysis and any intersection improvements that may be required.

The site is located within the City's sewer service area and connection to the public utility is required. The sanitary sewer and water would need to be extended to the site as a developer build and contribute asset. The specifics of the requirements of the developer for the utilities would be covered under a development agreement. Please note that the City is examining the potential of expansion of utilities north on Port Washington Road. Utility design and coordination would be required to consider future growth and development in the corridor. Please also note that the existing sanitary sewer capacity in this area is limited, therefore on-site accommodations may be required to adjust flow allowances.

Wetlands appear to be present on site. A wetland delineation report and concurrence by the WDNR was not provided. As a matter of practice, Staff does not recommend the effectiveness of an approved rezoning take place until the wetland delineation is concurrence is provided and setbacks established. In addition, wetland boundaries and required setbacks are required to be shown on the face of the CSM prior to recording.

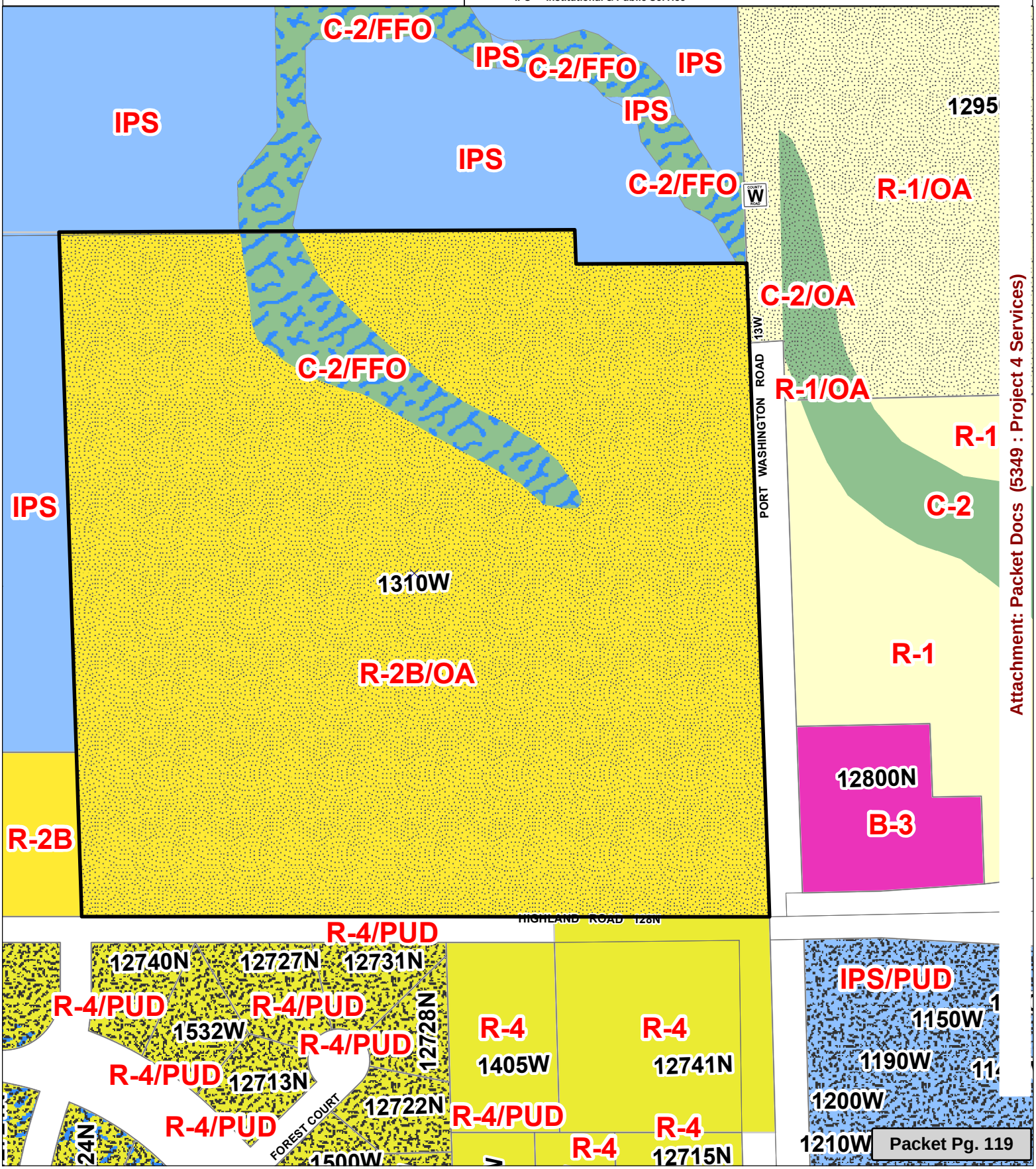
Staff Recommendation: Planning staff recommends **approval** of the rezoning, land use amendment, and certified survey map based on the following conditions:

1. Common Council approval of the rezoning amendment.
2. The use shall be limited to medical office only. Any future change of use will require an amendment to the PUD.
3. The proposed building shall be less than 30,000 square feet.
4. The applicant agrees to rezone the parcel at a later date if the city creates a specialized zoning district for commercial properties for the East Growth Corridor.
5. The City of Mequon reserves the right to install streetscaping and signage in the outlot at the corner
6. All other technical standards of the NC District shall be complied with.
7. Planning Commission approval of the Building and Site Plan.
8. Applicant shall provide the wetland delineation report and add the wetland boundary to the face of the CSM, including applicable setbacks.

Attachments:
Packet Docs (PDF)

Project4 Services

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



Attachment: Packet Docs (5349 : Project 4 Services)

OVERALL SITE PLAN

Highland Rd & Port Washington Rd (CTH W)

City of Mequon, Wisconsin

Date: July 20, 2020

SITE DATA SUMMARY

PARCEL AREA:	39.988 acres
- Right-of-Way:	*- 3.34 acres*
TOTAL AREA:	36.648 acres
- Wetland (per Meyer 8-18-17):	- 1.14 acres
NET AREA:	35.508 acres

Proposed Development:

Description	Area
LOT 1	3.698 acres
OUTLOT 1 Common Area	0.539 acres
LOT 2 Future Development	32.411 acres
- Storm Water Drainage Easement 0.34 acres	
Sub-Total Area	36.648 acres
Dedicated Right-of-Way	*+3.34 acres*
TOTAL AREA	39.988 acres

Lot 1 - Ascension Site Data

Lot Coverage:

Ascension Site.....	3.698 acres
- Building =	0.69 acres
- Pavement =	1.29 acres
- Sidewalk =	0.15 acres
- SUBTOTAL Impervious =	2.13 acres (57.5%)
- OPEN SPACE =	1.57 acres (42.5%)

Ascension Parking 130 spaces
(6 ADA Parking Spaces)

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Attachment: Packet Docs (5349 : Project 4 Services)

ASCENSION SITE PLAN

Highland Rd & Port Washington Rd (CTH W)

City of Mequon, Wisconsin

DEVELOPMENT SUMMARY

Ascension	
Parcel Area:	161,086 s.f. (3.698 ac)
Out Lot Area:	23,496 s.f. (0.539 ac)
Floor Area Ratio:	18.6%
Parking:	**130 spaces** [6 ADA Spaces]
Lot Coverage Calculations:	
Impervious Area:	
Buildings:	29,892 s.f. (0.69 ac)
Sidewalk:	6,501 s.f. (0.15 ac)
Pavement(on-site):	56,185 s.f. (1.29 ac)
Total:	92,578 s.f. (2.125 ac.) **[57.5% total area]**
Open Space:	68,508 s.f. (1.573 ac) **[42.5% total area]**

0 15 30 60

Scale: 1" = 30' (22"X34")

Scale: 1" = 60' (11"X17")

Date: July 20, 2020

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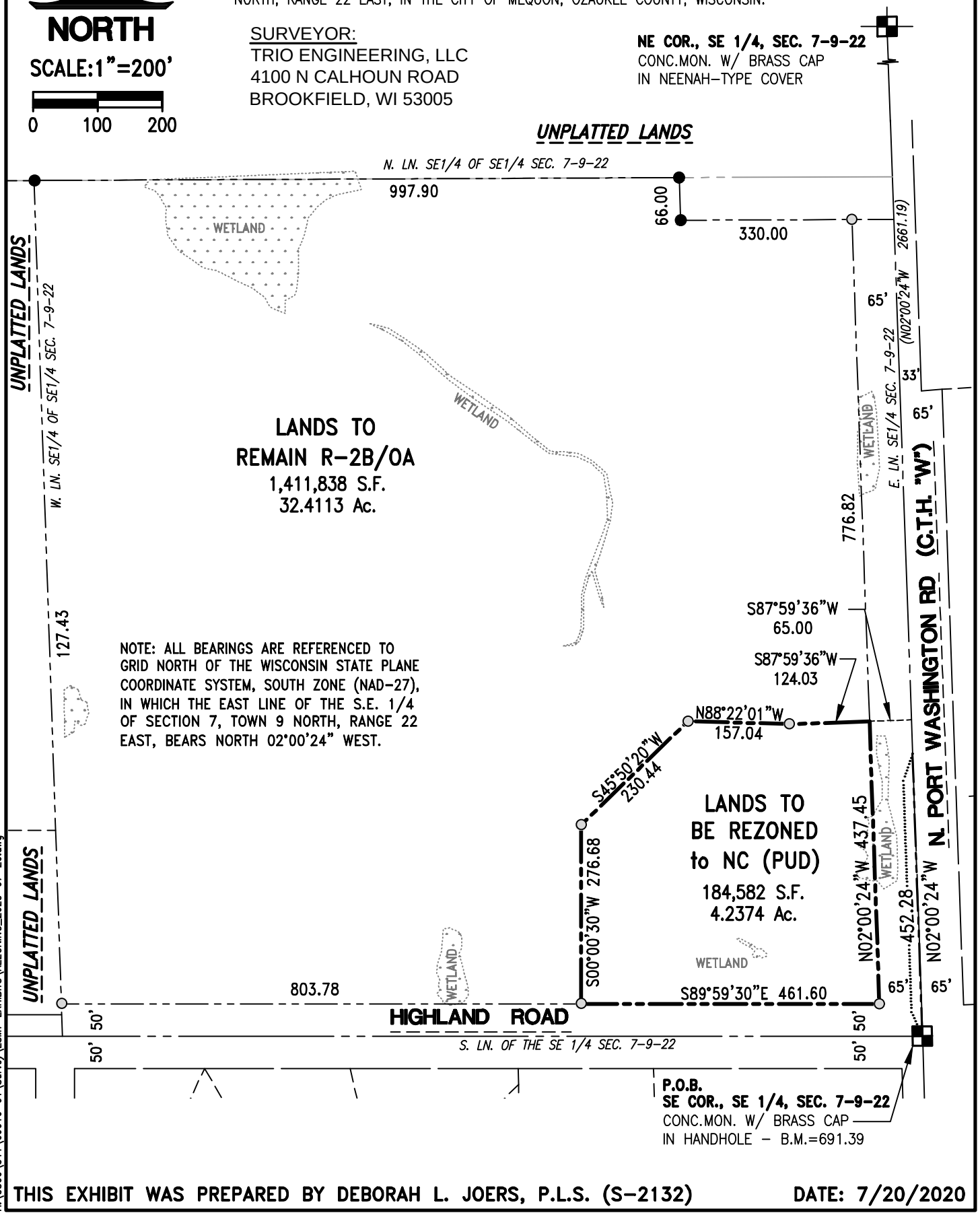
Attachment: Packet Docs (5349 : Project 4 Services)

REZONING EXHIBIT "A"

BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



THIS EXHIBIT WAS PREPARED BY DEBORAH L. JOERS, P.L.S. (S-2132) DATE: 7/20/2020

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Attachment: Packet Docs (5349 : Project 4 Services)

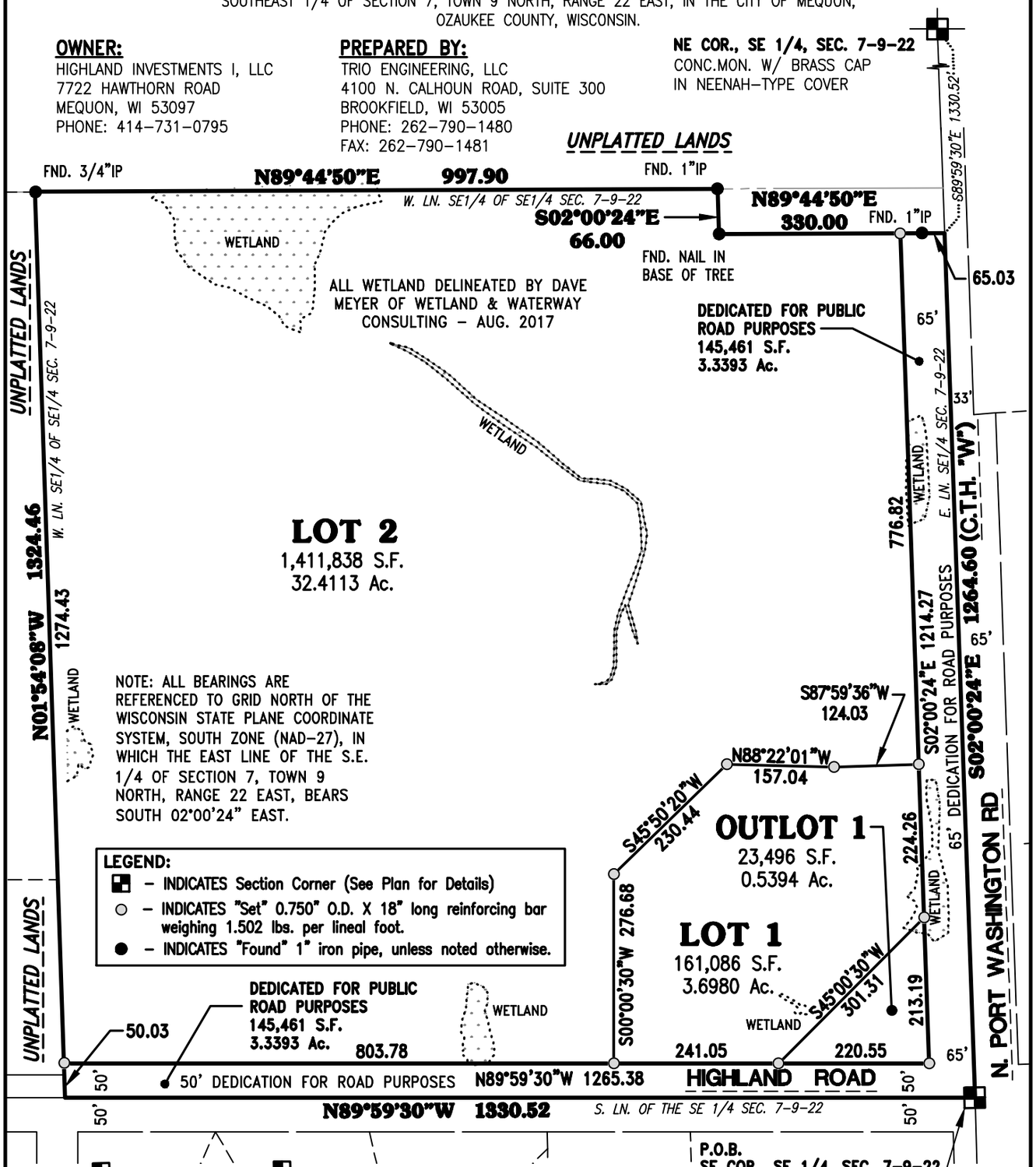
CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

OWNER:
HIGHLAND INVESTMENTS I, LLC
7722 HAWTHORN ROAD
MEQUON, WI 53097
PHONE: 414-731-0795

PREPARED BY:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: 262-790-1480
FAX: 262-790-1481

NE COR., SE 1/4, SEC. 7-9-22
CONC.MON. W/ BRASS CAP
IN NEENAH-TYPE COVER



LOCATION MAP:
S.E. 1/4 SEC. 7, T. 9 N., R. 22 E.
SCALE: 1"= 2000'

OVERALL DETAIL SHEET

DRAFTED THIS 20TH DAY OF JULY, 2020
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

JOB NO. 311-09016-01
SHEET 1 OF 5

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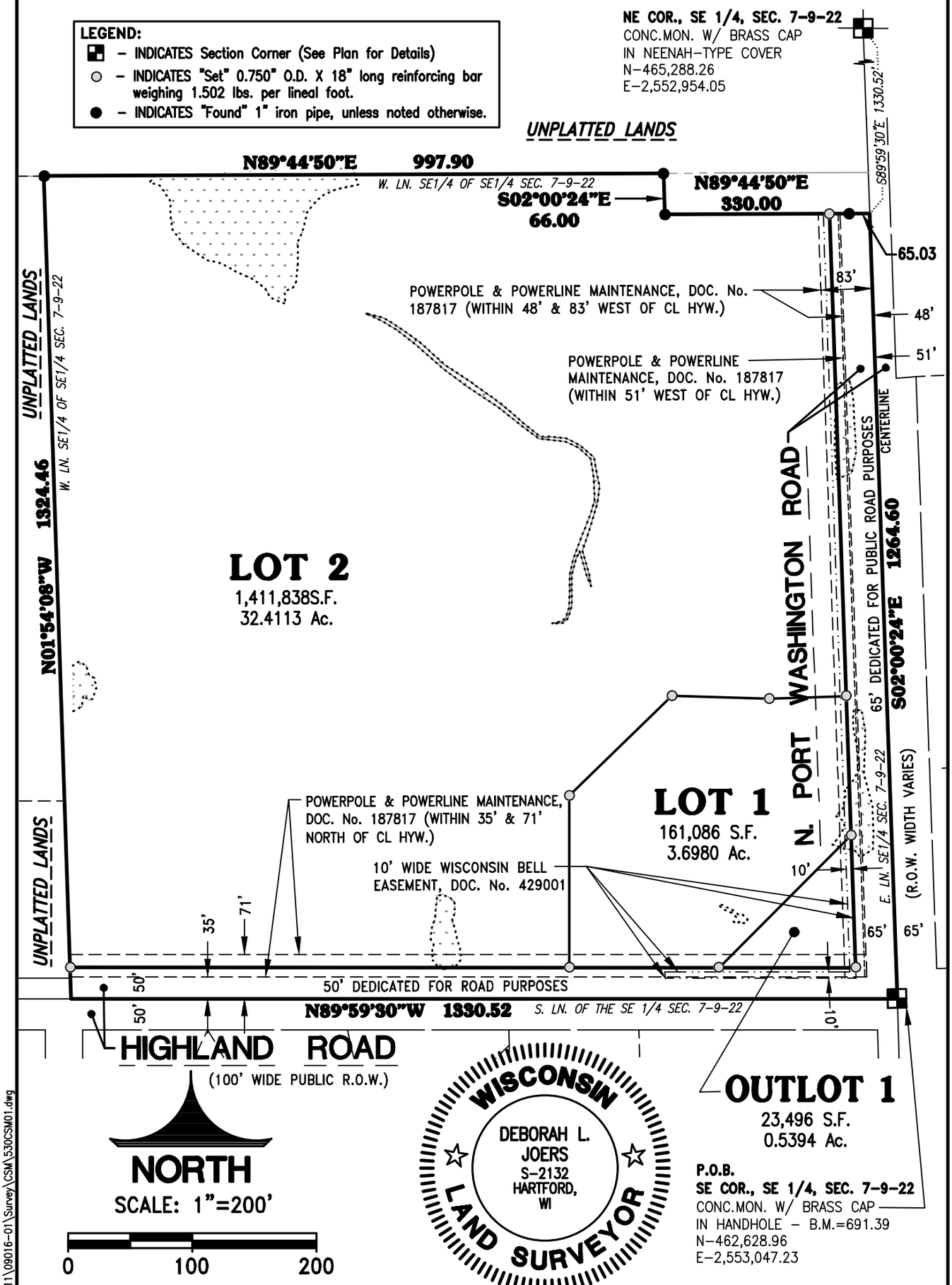
Attachment: Packet Docs (5349 : Project 4 Services)

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

EXISTING EASEMENT DETAIL



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JOB NO. 311-09016-01
SHEET 2 OF 5

H:\C300\311\09016-01\Survey\CSM\530CSM01.dwg

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CERTIFIED SURVEY MAP NO._____

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 7, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Deborah L. Joers, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of the Southeast 1/4 of the Southeast 1/4 of Section 7, Town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southeast Corner of said Southeast 1/4 of said Section 7; Thence North 89°59'30" West along the South line of the said Southeast 1/4, a distance of 1330.52 feet to a point on the West line of the Southeast 1/4 of the said Southeast 1/4; Thence North 01°54'08" West along said West line, a distance of 1324.46 feet to a point on the North line of the Southeast 1/4 of the said Southeast 1/4; Thence North 89°44'50" East along said North line, a distance of 997.90 feet to a point; Thence South 02°00'24" East, a distance of 66.00 feet to a point; Thence North 89°44'50" East, a distance of 330.00 feet to a point on the East line of the said Southeast 1/4; Thence South 02°00'24" East along said East line, a distance of 1264.60 feet to the place of beginning of lands hereinafter described.

The Gross area of said Parcel contains 1,741,881 Square Feet (or 39.9881 Acres) of land, more or less. The Net area of said Parcel after the Right-of-Way dedication of "Highland Road" and N. Port Washington Road" (C.T.H. "W") contains 1,596,420 Square Feet (or 36.6487 Acres) of land, more or less.

That I have made such survey, land division, map and dedication by the direction of **HIGHLAND INVESTMENTS I, LLC**, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Mequon subdivision regulations in surveying, dividing and mapping the same.

Dated this_____ day of_____, 2020.

_____

Deborah L. Joers, P.L.S.
Professional Land Surveyor, S-2132
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

Drafted this 20th day of JULY, 2020 Job. No. 09-016-311-01
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132 SHEET 3 OF 5
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Attachment: Packet Docs (5349 : Project 4 Services)

CERTIFIED SURVEY MAP NO._____

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 7, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

HIGHLAND INVESTMENT I, LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes, and the City of Mequon Subdivision Regulations, this _____ day of _____, 20 _____.

HIGHLAND INVESTMENT I, LLC

_____
Paul Weaver, Owner/Representative

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, Paul Weaver, as Representative of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be the Representative, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

_____
Print Name: _____
Notary Public, _____County, WI
My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE:

FIRST BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of **HIGHLAND INVESTMENT I, LLC**, owner, this _____ day of_____, 20 _____.

FIRST BANK

_____
Kevin Much, Representative

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Kevin Much, Representative of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Representative of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____
Print Name: _____
Notary Public, _____County, WI
My commission expires: _____

Drafted this 20th day of JULY, 2020 Job. No. 09-016-311-01
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132 SHEET 4 OF 5
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Attachment: Packet Docs (5349 : Project 4 Services)

CERTIFIED SURVEY MAP NO._____

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 7, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CITY OF MEQUON PLANNING COMMISSION APPROVAL:

Approved by the Planning Commission of the City of Mequon on this _____ day of _____, 20_____.

_____ John Wirth, Mayor

_____ Caroline Fochs, City Clerk

CITY OF MEQUON COMMON COUNCIL APPROVAL:

Approved by the Common Council of the City of Mequon on this _____ day of _____, 20_____.

_____ John Wirth, Mayor

_____ Caroline Fochs, City Clerk

Drafted this 20th day of JULY, 2020 Job. No. 09-016-311-01

THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132 SHEET 5 OF 5

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