



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, September 18, 2023
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes from July 23, 2023

2) Public Hearing

- a) NM Massage & Wellness LLC. The applicant is seeking conditional use grant approval for therapeutic massage for the property located at 10624 N. Port Washington Road #21 (Mend Studio).
- b) Mayer Helminiak Architectural Design for Concordia University. The applicant is seeking conditional use grant and building and site plan approval to allow for a 15,000 sq. ft. commercial hatchery located at the parcel north of 12800 & 13206 N. Lake Shore Drive.
- c) Design 2 Construct for Sagrillo. The applicant is seeking conditional use grant, building and site plan and sign waiver approval to allow for a proposed 4,382 sq. ft. 2-story building for the property located at 10404 N. Port Washington Road (Re-Fresh Aesthetic Center).

4) Announcements

The next meeting is Monday, October 23, 2023, at 6:00 p.m.

5) Adjourn

Dated: September 14, 2023

/s/ Andrew Nerbun, Chair

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

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

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



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Department of Community Development
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PLANNING COMMISSION
Regular Meeting
Monday, July 24, 2023
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

Acting Chairman Alderman Brian Parrish
Commissioner Nancy Urbani
Commissioner Bruce Barnes
Commissioner Martin Choren
Commissioner Dan Gentges
Commissioner Stephanie Hawley
Commissioner Rebecca Schaefer
Commissioner John Stoker

Ald. Parrish called the meeting to order at 6:00 p.m.

a) Approval of Meeting Minutes from June 26, 2023

Action

Commissioner Schaefer made a motion to approve the meeting minutes from June 24, 2023.
Commissioner Urbani seconded the motion,
A voice vote was taken: vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Nancy Urbani, Commissioner
AYES:	Urbani, Barnes, Choren, Gentges, Hawley, Parrish, Schaefer, Stoker

Attachment: PC Minutes_07.24.23 (8768 : Meeting Minutes from July 23, 2023)

2) Public Hearing

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

Action

Commissioner Stoker made a motion to open a public hearing.

Commissioner Schaefer seconded the motion,

A voice vote was taken: vote passed (8-0)

No Public Comment

Action

Commissioner Schaefer made a motion to close the public hearing.

Commissioner Urbani seconded the motion,

A voice vote was taken: vote passed (8-0)

Asst. Dir. Zader stated this is a conditional use grant for an acupuncture business. This business will go into a small office with one person and staff recommends approval per the conditions in the staff report.

Action

Commissioner Schaefer made a motion to approve the CUG per staff recommendations.

Commissioner Choren seconded the motion,

A voice vote was taken: vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Urbani, Barnes, Choren, Gentges, Hawley, Parrish, Schaefer, Stoker

3) Regular Business

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

Commissioner Choren recused himself from this item.

Asst. Dir. Zader stated this item has been in front of the Commission several times and the project was approved in 2020, 2021 and in 2022 they received extensions. The waivers are still in effect because the last extension was approved within the past calendar year.

He commented that some modifications have been made to both the building and the site plans. Staff and the applicant have worked through most of the items but there are a few remaining minor issues to be resolved with feedback from the Commission.

The waivers are related to the front setback and the parking setback off the rear. Staff is supportive of the front setback and the location. Staff believes the setback compliance to the west can be achieved by reducing the size of the parking stalls from 10-feet to 9-feet. The other concern is the dumpster location as staff prefers it be placed closer to the building and not in public view. If the Commission approves the location selected by the applicant, staff recommends that screening to the east and the south of the enclosure be required. Regarding the frontage drive, the applicant is proposing only one lane instead of 2 lanes, reducing the width of the lane, which staff supports.

Staff is not supportive of the proposed green material on the front of the building or the large bird logo on the window. A few other issues include landscaping, a flood light on the front sign and overly bright white lights.

Asst. City Engineering Cole McCraw stated the three issues listed in the staff report are:

1. The proposed one-way loop and the suggestion that the parking lot on the north side be converted to one-way as well.
2. Narrowing of the north entry way and to be for ingress only from Port Washington Road.
3. Entry way on the south side to include more of a visual barrier.

The applicant stated:

- The trash enclosure placement is based on mobility and convenience for collection.
- They prefer there be an egress to make a right-turn from the north entry to help alleviate too much traffic at the south entrance.
- They request the seagull logo be allowed as it is part of their branding.
- The green color is part of their branding, and they request the color be allowed.

There was discussion about the green element proposed and the Planning Commission provided support for the color to be allowed. There was consensus that the seagull logo should not be allowed.

Action

Commissioner Stoker made a motion to approve the item per staff recommendations, staff to determine the amount of screening needed for the dumpster, the lighting should be reduced to 4000 Kelvin and the northern entry should have a right turn lane (exit to the south), the green color be allowed at the north entrance and the seagull logo not be allowed on the east windows.

Commissioner Hawley seconded the motion.

Clarification that the north parking area will remain two way and the arrows as shown on the plan remains correct.

A roll call vote was taken; vote passed (7-0) (Choren was recused)

RESULT: **APPROVED WITH CONDITIONS [7 TO 0]**
SECONDER: Stephanie Hawley, John Stoker
AYES: Urbani, Barnes, Gentges, Hawley, Parrish, Schaefer, Stoker
RECUSED: Choren

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

Planner Evan Hoier stated that Ci-Dell Plastics is looking to expand their operations in the next few years and the proposed parking lot and storm water pond are for future expansion plans.

He stated that there are a couple of minor issues that need to be amended such as the lighting plan has a few ratio uniformity issues showing deficiency and does not currently meet the code. The landscaping plan does not currently comply with the 10% minimum interior landscaping. Landscaping needs to be included around the base of the monument sign as well. Staff does recommend approval of this item.

The applicant stated they are working to maximize the parking lot for future expansion. They are working on modifying the landscape plan and they will review the lighting on site. They are requesting 9-ft parking stalls be approved to allow for more green space in the parking lot islands.

There was discussion about the lighting on the north side of the building and whether it is efficient enough for that location.

Action

Chairman Parrish made a motion to approve conditions #1-#12 as written, replace #3 regarding the light on the north side be revisited at the time of the proposed expansion and that the 9-ft parking spaces be allowed as long as the additional space is reallocated to green space.

Commissioner Stoker seconded the motion.

A voice vote was taken; vote passed (8-0)

RESULT: **APPROVED WITH CONDITIONS [8 TO 0]**
MOVER: Brian Parrish, Alternate Alderman
SECONDER: John Stoker, Commissioner
AYES: Urbani, Barnes, Choren, Gentges, Hawley, Parrish, Schaefer, Stoker

- c) Steve & Brenda Schieble for Roots and Stems. The applicant is seeking approval to allow for a temporary roadside stand for the property located at 11627 W. Highland Road.

Planner Hoier stated that this temporary use is for a roadside stand for the sale and tour of the sunflower field and you pick field. This are also operations and workshops on site regarding hobby farming and planting. The only issue noted by staff is regarding the parking area and the recommendation for more impervious surface. The applicant provided a revised site plan in

which 250 x 50 feet of gravel and then overflow of dirt area would be acceptable. The current sign should be moved back from the road to meet setback requirements. Staff recommends approval based on the conditions in the staff report.

There was a short discussion regarding materials that qualify as impervious surface; wood chips do not qualify; it needs to be gravel.

Action

Commissioner Choren made a motion to approve the temporary use request.

Commissioner Gentges seconded the motion.

A voice vote was taken; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	Martin Choren, Commissioner
SECONDER:	Dan Gentges, Commissioner
AYES:	Urbani, Barnes, Choren, Gentges, Hawley, Parrish, Schaefer, Stoker

- d) Joe Woelfle for State Farm Insurance. The applicant is seeking building and site plan amendment approval for improvements to the existing building for the property located at 1714 W. Mequon Road.

Director Kim Tollefson stated that this property was rezoned earlier this year and the site plan shows the addition of 6 parking stalls. A specimen tree located near the parking lot area has caused the parking lot to be shifted to protect the tree. The building remodel design is proposed with vinyl siding (white or cream color) with red accents to match the existing barn. Staff added a condition to the landscaping plan that the parking lot does need to have screening between the public street and the parking lot. It is also recommended that the lighting be reduced.

She explained that vinyl siding is not typically approved for commercial buildings, but this is a single-family home being converted to a small scale commercial use and could be appropriate in this location. Staff recommends approval based on the conditions in the staff report.

The applicant, Joe Woelfle, stated the character of the building will not change the remodel is for aesthetic purposes. He is willing to do what is requested to get his property properly converted.

Chairman Parrish reminded the public that part of the rezoning conditions includes that no drive-thrus or restaurants are allowed on this parcel.

Additionally, the barn will not be used for personal use, it will store commercial equipment for maintenance.

The Planning Commission discussed the proposed red monument sign and that the red color exemplifies State Farm branding which is an existing known brand. Additionally, per the sign code, the color of the sign must be tied into color from the existing structure.

Action

Commissioner Stoker made a motion to approve per staff conditions.

Commissioner Gentges seconded the motion.
A voice vote was taken; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Dan Gentges, Commissioner
AYES:	Urbani, Barnes, Choren, Gentges, Hawley, Parrish, Schaefer, Stoker

4) Policy

1) SW Industrial Land Uses

Director Kim Tollefson stated that the area being considered for an industrial park is located in the southwest corner of the city bound by Wasaukee Road, County Line Road and Granville. She explained there is a large environmental corridor located in this area, otherwise most of the use is zoned B-5 (Light Industrial) or B-6 (Rural Industrial zoning district) which does not allow for anything as a permitted use. Immediately to the north is zoned R-1 (5-acre minimum) and mostly used as agricultural land. There is a small subdivision to the north, Little Menomonie and Lemke Park are nearby and Huntington Park subdivision is located to the east.

This policy discussion came from the Common Council's review of two proposed conservation subdivisions to be located south of Donges Bay Road, on the west side of Baehr Road. Although the area is currently zoned industrial, the two proposals for residential developments caused the Council to consider the merit of rezoning this area to residential. Staff were asked to review other locations in the city that could be considered for industrial zoning.

Staff contacted other entities for reactions to a proposed industrial site and the reaction was positive based what is happening in the market. The input also included that public water is critical, especially for fire protection, and that public sewer is less critical but desirable.

Staff presented this proposed rezoning to the Common Council for feedback on whether the next policy step should be taken as there is much further analysis and evaluation to be done regarding infrastructure and utilities.

The sewer analysis will need to be contracted and those services are not budgeted for 2023. It was decided that the contract will be budgeted for 2024 and staff will prepare for this endeavor to take place in the new year.

Dir. Tollefson reached out to the surrounding property owners and the feedback is supportive of this proposal.

She commented that the timing and the next steps are outlined in the report in the packet.

She concluded by stating that there is no action needed from the Planning Commission tonight, staff wanted to ensure that the Commission is informed of this initiative and any and all feedback is welcome.

5) Announcements

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

6) Adjourn**Action**

Commissioner Stoker made a motion to adjourn the meeting.

Commissioner Urbani seconded the motion.

A voice vote was taken; vote passed (8-0)

The meeting concluded at 7:32 p.m.

Respectfully Submitted,

Jac Zader

Attachment: PC Minutes_07.24.23 (8768 : Meeting Minutes from July 23, 2023)



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Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

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Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: September 18, 2023
SUBJECT: NM Massage & Wellness LLC. The applicant is seeking conditional use grant approval for therapeutic massage for the property located at 10624 N. Port Washington Road #21 (Mend Studio).

Applicant:	Nadin Bailey
Status of Applicant:	Tenant
Requested:	Conditional Use Grant
Existing Use:	Multi-Tenant
Existing Zoning:	B-3 (Office and Service District)
Lot size:	1.1 Acres
Location:	10624 N. Port Washington Road, Suite #201
Tax Key Number:	#15-029-10-014.00
District:	#8

Background:

The applicant requests a conditional use grant to operate a 1,475 square foot Therapeutic Massage Center in Suite 210 of the Marathon Office Condominium located at 10624 N. Port Washington Road. The parcel is zoned B-3 which allows beauty aids and personal grooming services as a conditional use.

Conditional Use Grant:

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.

All of the activities will take place within the building and will be monitored at all times by staff. The State of Wisconsin regulates licenses for massage therapists. The use should not have a negative impact on the public health, safety, and general welfare.

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

The Land Use Plan designates the site as Office. Surrounding properties are zoned RM (Multi-family Residential), B-4 (Business Park) and B-3. The use is low intensity and is compatible with the many medical, financial, and professional service offices found in surrounding properties.

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

The proposed activities of the use will fit the character of the surrounding area. Staff recommends establishing standard operating hours for the property as follows: Monday through Friday, from 9:00 AM to 9:00 PM, and Saturday and Sunday, from 9:00 AM to 2:00 PM. Per parking code, the site requires one space per 200 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees. Staff calculated a total parking requirement of ten stalls to accommodate ten employees and 1,475 square foot office space. There are 40 parking spaces on site which are anticipated to be adequate for all of the units in the multi-use office building.

Staff Recommendation:

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

1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Signage for the use shall comply with the sign code.

Attachments:

MendMap (PDF)

Narrative (PDF)

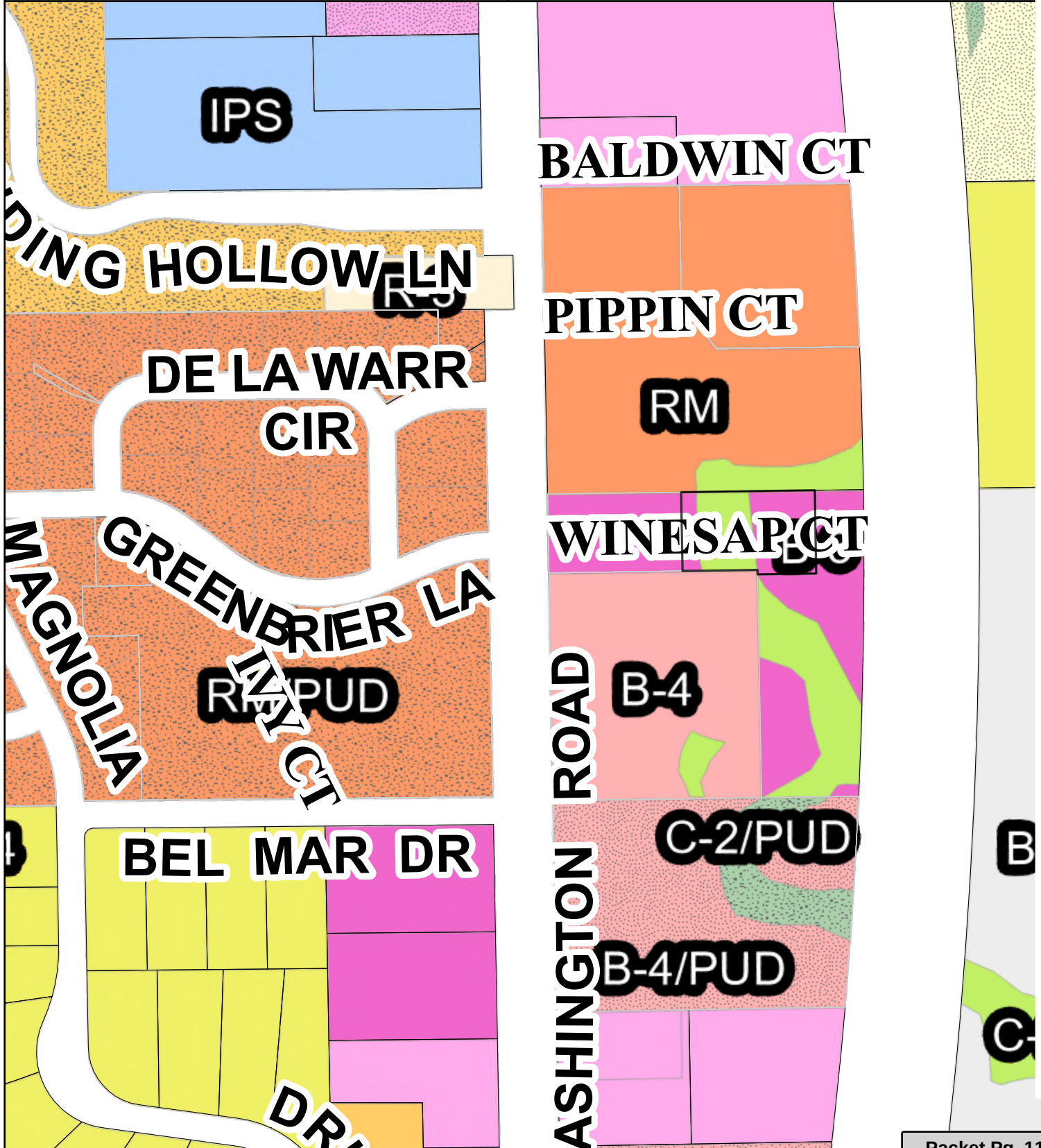
Floor Plan & Site Plan (PDF)

cug (PDF)

MEND STUDIO

AC Arrival Corridor
 A-1 Agricultural Preserve
 A-2 General Agricultural
 B-1 Neighborhood Business
 B-2 Community Business
 B-3 Office & Service Business
 B-4 Business Park
 B-5 Light Industrial
 B-6 Rural Industrial
 B-7 Rural Business
 C-1 Shoreland/Wetland Conservancy
 C-2 General Conservancy
 CGO Central Growth Overlay
 FFO Flood Fringe Overlay
 FW Floodway
 IPS Institutional & Public Service

IPS Institutional & Public Service
 NC Neighborhood Commercial
 OA Agricultural Overlay
 PUD Planned Unit Development Overlay
 P-1 Park & Recreation
 R-1 Single-Family Residential (5 Ac. Min.)
 R-1B Single-Family Residential (2.5 Ac. Min.)
 R-2 Single-Family Residential (2 Ac. Min.)
 R-2B Single-Family Residential (1.5 Ac. Min.)
 R-3 Single-Family Residential (1 Ac. Min.)
 R-4 Single-Family Residential (3/4 Ac. Min.)
 R-5 Single-Family Residential (1/2 Ac. Min.)
 R-6 Single-Family Residential (4 DU/Ac.)
 RM Multi-Family Residential
 TC Town Center
 TDR Transfer of Development Rights



NB Massage & Wellness LLC DBA Mend Studios

Partners: Nadin Bailey and Thomas Grieve

Address: 10624 n Port Washington Rd Suite 210, Mequon, WI 53092

Email: nbailey@mendstudio.com

MEND Mequon is a place of wellness. We offer Massage Therapy from licensed therapists who are top rated in their field. Mend is owned and operated by a Licensed Massage Therapist with over 8 years of experience in the industry. The owners are committed to offering the absolute best and most well-rounded care for all types of people. The staff at MEND is educated and trained to uphold the highest standard. Mend's therapists are highly educated all have attended a massage school to complete the required hours of education, hold a valid massage license in the state of Wisconsin, and keep up with their required 24 hours of continuing education every 2 years. The standard of care is of utmost importance to us at MEND so we make sure our staff is well educated in all aspects of therapy.

We have an established location in the Town of Brookfield- MEND Studios- Brookfield. We have been open in that location for 2 years in September 2024. Us being present in that location has improved the property's aesthetic and since we have opened the building has filled with other wellness businesses. We do offer yoga and private training at our location in Brookfield but that is not something we will be bringing to the Mequon location. We have 60+ 5 star reviews on Google at our Brookfield location and we are going to repeat that high standard of care and attention at our Mequon location.

Our hours of operation:

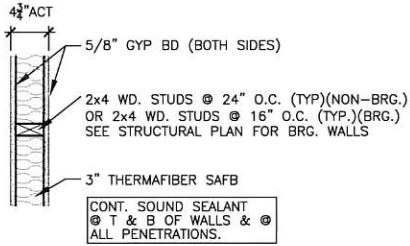
Monday-Friday from 9am to 9pm

Saturday and Sunday 9am-2pm

Number of Employees: 5-10 adding on more as the business continues to grow

GENERAL NOTES

1. SEE THIS SHEET FOR WALL TYPES. ALL WALLS ARE TYPE A UNLESS OTHERWISE NOTED.
2. "FE" IDENTIFIES THE LOCATION OF EXISTING FIRE EXTINGUISHERS TO REMAIN.
3. G.C. TO COORDINATE WITH OWNER ALL ELECTRICAL OUTLET NEEDS/LOCATIONS.
4. G.C. TO COORDINATE WITH OWNER ALL FINISHES.
5. PLEASE NOTE TYPE IA, IB, IIA AND IIB CONSTRUCTION CLASSIFICATION TYPES REQUIRE FIRE TREATED BLOCKING.
6. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET AREAS, INCLUDING BUT NOT LIMITED TO TOILET ROOMS, KITCHENS, AND JANITOR CLOSETS



PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET AREAS, INCLUDING BUT NOT LIMITED TO TOILET ROOMS, KITCHENS, AND JANITOR CLOSETS

WALL TYPE A

SCALE: N.T.S.



PARTIAL 2nd FLOOR PLAN

Drawn by	Checked by
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Revisions		
No.	Date	Description
	06.23.23	Preliminary

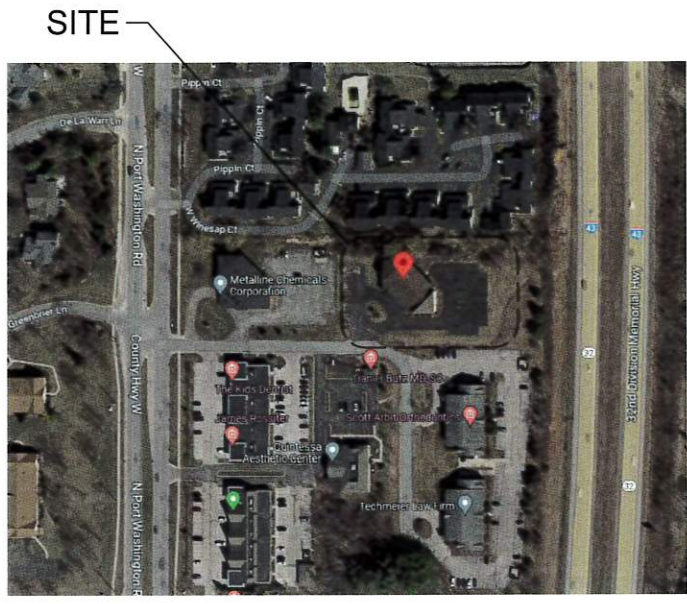
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

Project Info. — 23082

Mend Studio

Interior alterations
10624 N. Port Washington Road
Mequon, WI

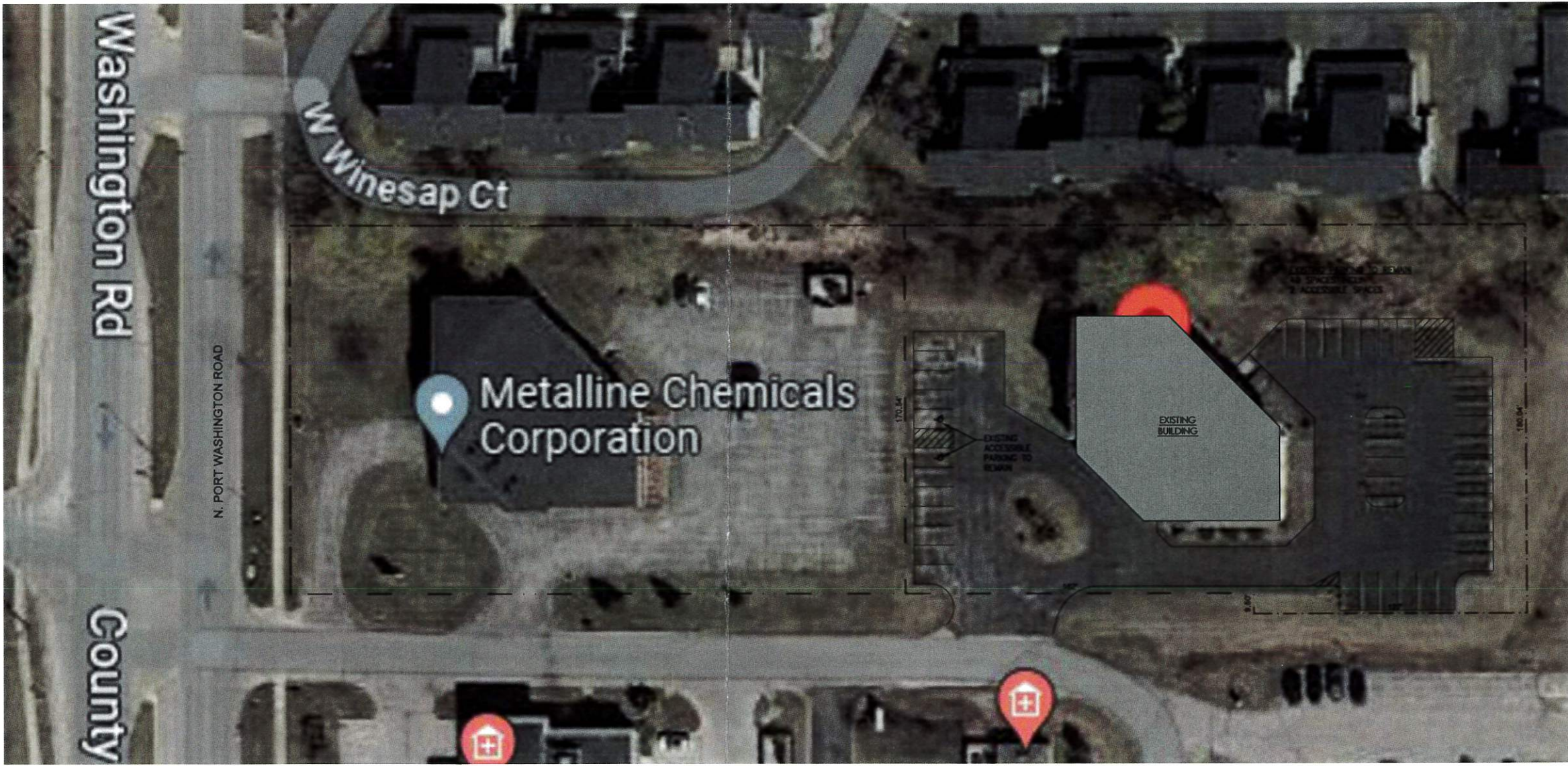
Sheet Title



SITE LOCATION MAP
SCALE: NTS

2

N



SITE PLAN
SCALE: 1"=30' (22x34); 1"=60' (11x17)

1

N

SITE PLAN

Drawn by	Checked by
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Revisions		
No.	Date	Description
	06.21.23	Preliminary

Sheet No.

SP1.0

		2.a.d
CONDITIONAL USE GRANT Articles of Agreement made and entered into this 18th day of September, by and between Hanning Mequon LLC owners of the property located at 10624 N Port Washington Road and the City of Mequon Planning Commission. Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 29, Range 15 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows: LEGAL DESCRIPTION Exhibit A-1 WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the <u>City of Mequon</u> having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance. Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of <u>massage studio</u>. GRANTED by action of the Planning Commission of the City of Mequon this ____ day of _____2023. ----- John Wirth, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2023, the above named Andrew Nerbun, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same. _____ Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ ----- Planning Commission Secretary Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2023, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same. _____ Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____		RETURN TO: City of Mequon 11333 North Cedarburg Road 60W Mequon, WI 53092 PARCEL NO.: 150291001400

Attachment: cug (8765 : NM Massage & Wellness LLC)

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.
9. **Conditions on the Operations:**
 - a. Hours of operation: 9:00 AM to 9:00 PM Monday thru Friday
9:00 AM to 2:00 PM Weekends
 - b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
 - c. Water supply requirements:
Public
 - d. Provisions for sewage disposal:
Public
 - e. Other:
 - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
 - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
10. **Conditions of the structures:**
 - a. Site Plan: As on file with Community Development Department, City of Mequon
 - b. Landscaping Plan: As on file with Community Development Department, City of Mequon
 - c. Elevations: As per attached Exhibit A.
 - d. Sign: As on file with Community Development Department, City of Mequon
 - e. Floor Plan: As on file with Community Development Department, City of Mequon
 - f. Exterior lighting of the site and building: N/A
 - g. Fence / Wall / Dumpster plan details: N/A
 - h. The building shall comply with the building code.

- Owner

Acknowledgment:

STATE OF WISCONSIN)

)SS

OZAUKEE COUNTY)

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

Notary Public, Ozaukee County, Wisconsin

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

DRAFTED BY:

City of Mequon
11333N Cedarburg Road
Mequon, WI 53092
Phone: (262) 236-2904



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: September 18, 2023
SUBJECT: Mayer Helminiak Architectural Design for Concordia University. The applicant is seeking conditional use grant and building and site plan approval to allow for a 15,000 sq. ft. commercial hatchery located at the parcel north of 12800 & 13206 N. Lake Shore Drive.

Applicant:	Mayer Helminiak
Status of Applicant:	Agent
Requested:	Conditional Use Grant Building and Site Plan
Existing Use:	Vacant
Existing Zoning:	R-1 (Five-Acre Residential) AO (Agricultural Overlay)
Lot size:	30 Acres
Location:	North of 12800 and 13206 N. Lake Shore Drive
Tax Key Number:	#15-008-08-001.00
District:	#5

Background:

The applicant requests building and site plan and conditional use grant approval to construct a 15,000 square foot commercial fish hatchery located north of 12800 and 13206 N Lakeshore Drive. The parcel is zoned R-1/OA (Agricultural Overlay). The OA allows Commercial Fish Hatcheries as a conditional use. In anticipation to questions related to the proposed use in the OA zoning district, the City Attorney has prepared the attached memo. While the parcel is owned by Concordia University, there are no classrooms at the facility and the only involvement of university students will be potential internships to help run the fish hatchery operations.

Building Plan

The 15,000 square foot building is shown to be constructed of metal siding with a standing seam metal roof. The building incorporates windows on the north and side of the building as well as on the shed dormers. Due to the operations in the building, the windows are required to be opaque or covered with blackout shades. The applicant has provided several different color designs for review. Staff prefers the color option labeled Scheme D. While the design was modified to incorporate windows and the shed dormers to make it look more agricultural and less industrial, staff believes the design does not go far enough. Staff has included in the packet elevations from the Ozaukee County maintenance building that was approved several years ago and serves as a good example of incorporating details into the design that give it a more agricultural aesthetic. The applicant is willing to continue working with staff on the design but is hesitant to continue the work until the conditional use is approved. Due to this, staff recommends tabling this portion

of the proposal until the design details are resolved.

Site Plan:

The site plan shows access to the building from Lakeshore Drive. The building complies with all setbacks and offsets of the OA zoning ordinance. The building is located in the southwest corner of the 30-acre parcel approximately 400 feet from the nearest single-family dwelling. There are 11 parking spaces on the proposed plan that will meet the peak demand of the fish hatchery operation. There is a driveway that wraps around the building that provide access to the loading area at the rear of the site. There is a storm water detention basin to the south on the building.

Landscaping Plan:

The applicant has provided a landscape plan that includes street trees, foundation plantings and other shrubs and trees scattered around the building. There are also evergreen trees and plants located at the rear of the building to help provide screening from headlights of delivery vehicles. Staff will add as a condition that all street trees shall be 3" in diameter and all other trees shall be a minimum of 2.5" in diameter.

Lighting Plan:

The only lighting that is being proposed is building wall packs at the front and rear of the building. The light fixture cut sheets show the wall lighting in compliance with the full cutoff requirements of the lighting code.

Conditional Use Grant:

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.

All of the activities will take place within the building and will be monitored at all times by staff. The use should not have a negative impact on the public health, safety, and general welfare.

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

The Land Use Plan designates the site as Residential 5 acre. Surrounding properties are zoned R-1/OA, R-1B (2.5 acre residential) and IPS (Institutional). The use is considered low intensity with all activities taking place within the building and very little traffic generated to the site. The building is similar in size and appearance to other uses in the Agricultural Overlay including horse stables, riding academies and landscape contracting facilities. These uses typically have much more impact on the surrounding area based on their operations than the current proposal Staff believes the use should have no impact to the value of surrounding parcels.

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

The site is located in the R-1 (Rural Residential District) with an OA (Agricultural Overlay) which is intended to provide for, maintain, preserve and enhance agricultural land and uses. Fish hatcheries are a growing component of the Aquaculture market which has seen

tremendous growth of the last decade. Hatcheries allow for species to be released into a natural setting which can help boost and support wild populations of fish and aquatic wildlife. This type of use is considered compatible with other traditional agriculture and other non-traditional agricultural uses.

Engineering Report:

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

Access is proposed with a new driveway connection on Lake Shore Drive. The location shown on the plans meets spacing requirements. The connection does not meet Mequon Standard Specifications for Land Development (SSLD) requirements for acceleration, deceleration, or bypass lanes.

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

The site is not located within the City's sewer service area, and therefore is not required to connect to public sewer or water. A proposed well and septic location is shown on the plans. New wells are reviewed and permitted by WDNR. New private onsite wastewater treatment systems are reviewed and permitted by Ozaukee County.

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

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

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

Staff Recommendation:

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

1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. The use shall not include classrooms or other strictly educational components to the use.
3. Signage for the use shall comply with the sign code.
4. Deliveries or pickups to the site shall occur between the hours of 7:00 AM and 6:00 PM.
5. Engineering Division review and approval of the individual grading, drainage, erosion

- control, and utility plans in conformance to City ordinances and the Standard Specifications for Land Development.
6. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Management Maintenance and Easement Agreement with maintenance provisions for all proposed Best Management Practices (BMPs).
 7. 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).
 8. Application for and approval of a City Filling and Excavation Permit. The permit is required prior to the issuance of a building permit.
 9. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit, if applicable. The permit is required prior to the issuance of a building permit.

Staff Recommendation:

Staff recommends tabling of the building and site plan.

Attachments:

ConcordiaMap(PDF)

Packet Docs_Concordia_09.18.23 (PDF)

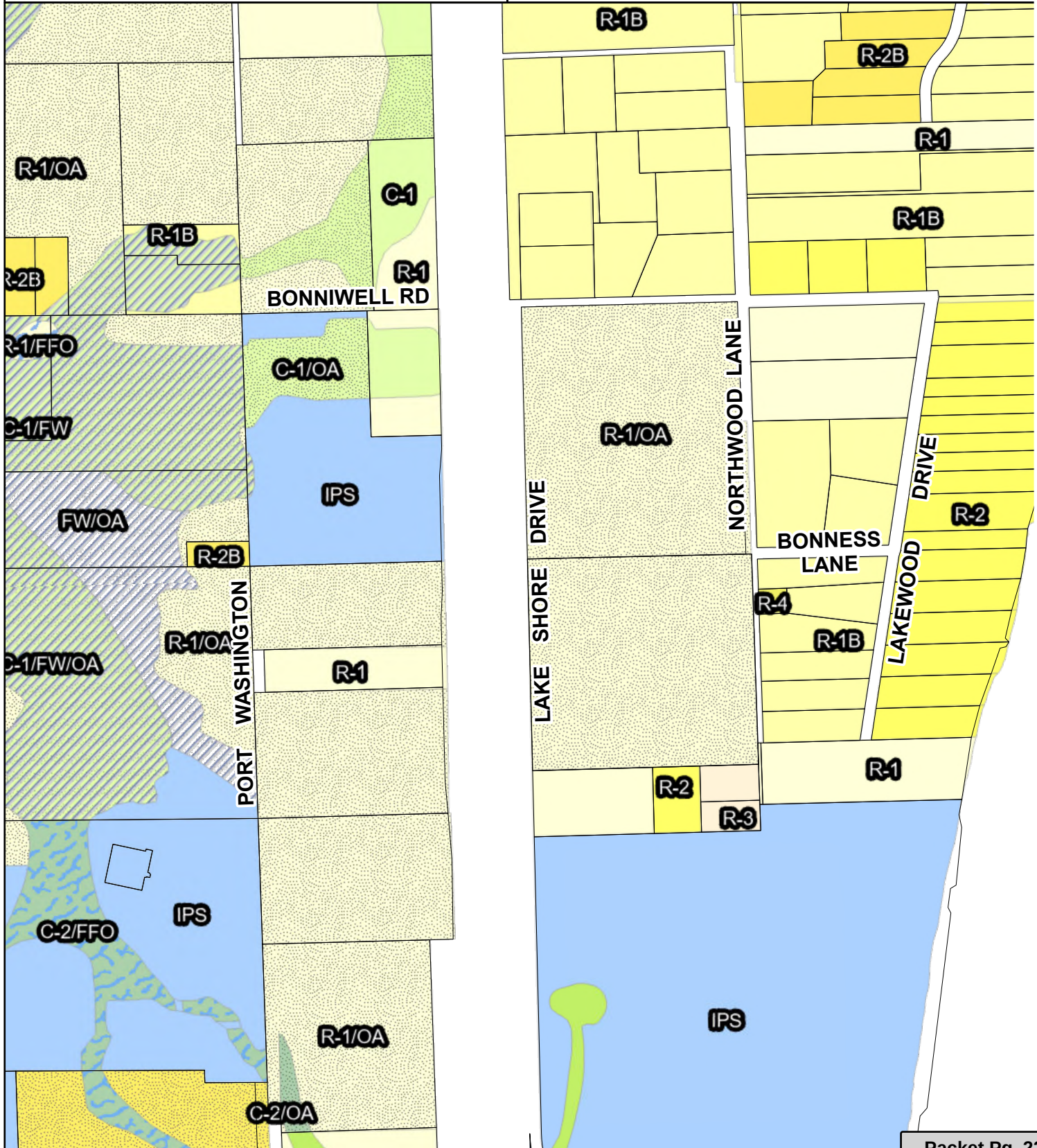
cug (PDF)

CONCORDIA COMMERCIAL FISH HATCHERY

AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

IPS Institutional & Public Service
NC Neighborhood Commercial
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 DU/Ac.)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

2.b.a



Attachment: ConcordiaMap (8767 : Mayer Helminiak Architectural Design for Concordia University)

Proposed Concordia University Fish Farm and Aquaculture Facility

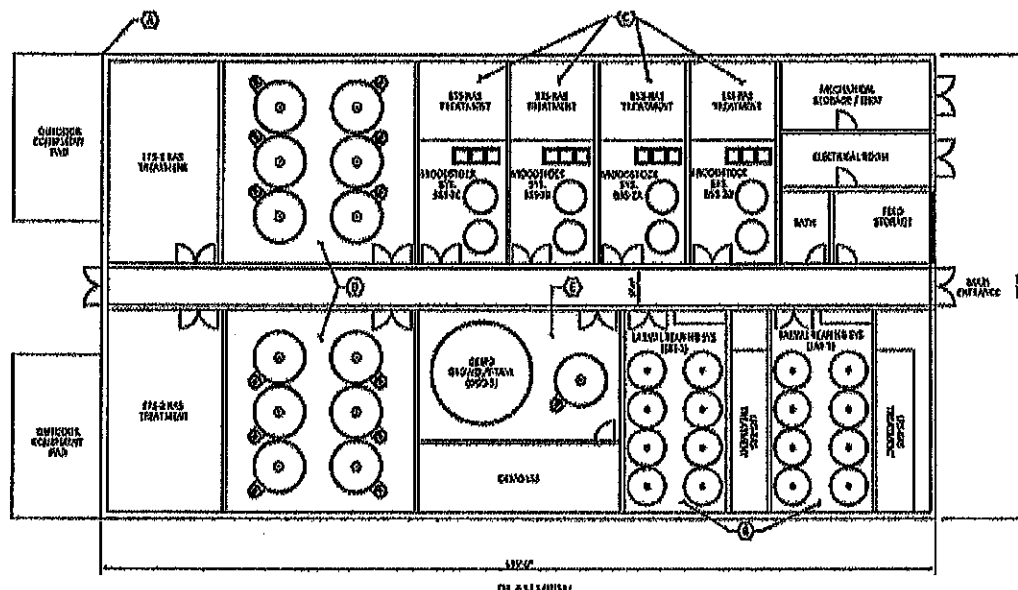
Project description. Concordia University is partnering with a private company, co-owned by Jack Furey, to build and manage a 15,000 square foot facility devoted to fish farming and aquaculture.

Facility description. The fish facility will be a simple metal structure with the appearance of a rural farm building, and will house large tanks for breeding and growing fish (Walleye) to fingerling size. This is the focus of the building, which will also contain equipment for pumping and purifying and analyzing water for the fish. The facility will not have classrooms, although Concordia students may participate in helping to run the operations, in what will be structured like internships for students. Staff to run the facility will be around 4-6, and not likely to exceed 10. There is not any significant traffic to the facility with pickups approximately every 60 days. There is no processing at this facility, as well as no odor or noise.

Location. The facility is to be located on the northern end of Concordia's campus, in an area that is zoned for agricultural use R1/OA. This location is ideal relative to other options (e.g. south of campus), because it is in walking distance of the CCES (Center for Environmental Stewardship) building, where classrooms and faculty are located, who will help manage the fish facility as part of degree and certificate programs.

Purpose. The purpose of the facility is to breed and grow Walleye fish to fingerling size (typically < 5 inches), with fish ultimately sold for the purpose of stocking lakes or to larger production facilities that grow the fish to food fish size. Thus, it is a fish farm, owned and run by a private entity in partnership with Concordia University. A secondary purpose is to provide internship and lab experiences to students who will be involved in helping to run the commercial fish farm, as part of their applied learning experience in classes and certificate programs that Concordia will develop and offer. Such programs are unique in Wisconsin, being offered only at UW-Milwaukee and UW-Stevens Point, but not in the same manner being proposed here.

Preliminary design. The preliminary design of the 15,000-sf fish farm facility, containing predominantly tanks (indicated by circles) for growing fish, is shown below.





Private Office:
Wesolowski, Reidenbach & Sajdak, S.C.
11402 W. Church St.
Franklin, WI 53132
(414) 529-8900

www.ci.mequon.wi.us

Office of the City Attorney

MEMORANDUM

TO: Kim Tollefson, Director of Community Development
FROM: Brian C. Sajdak, City Attorney
DATE: September 7, 2023
RE: Concordia University — Proposed Fish Hatchery Project

Question Presented

Is a fish hatchery¹ an allowed use on the subject property?

Brief Answer

A fish hatchery is not a permitted use on the property. It is, however, a conditional use on the property based upon the OA agricultural overlay for the the property.

Introduction

Concordia University is seeking approval for a potential fish hatchery facility on a parcel they own that near their campus. This property is presently zoned R-1/OA. Concordia reports that they intend on partnering with a private company to build and manage a 10,000 square foot facility devoted to fish farming and aquaculture. They describe the project as follows:

The facility will not have classrooms, although Concordia students may participate in helping to run the operations, in what will be structured like internships for students. The purpose of the facility is to breed and grow Walleye fish to fingerling size (typically < 5 inches), with fish ultimately sold for the purpose of stocking lakes or to larger production facilities that grow the fish to food fish size. Thus, it is a fish farm, owned and run by a private entity in partnership with Concordia University. A secondary purpose is to provide internship and lab experiences to students who will be involved in helping to run the commercial fish farm, as part of their applied learning experience in classes and certificate programs that Concordia will develop and offer.

Thus, by Concordia's own description, the facility is largely a commercial operation which will be utilized by Concordia to supplement educational experiences.

¹ The terms "fish farm" and "fish hatchery" appear to be generally used interchangeably in common usage, and will be in this memo as well. However, at least one source does note that these are technically separate uses. A hatchery being a facility where fish are "are spawned, then hatched and cared for." See *Understanding Marine Aquaculture*, NOAA Fisheries (September 7, 2023, 3:57 pm), <https://www.fisheries.noaa.gov/insight/understanding-marine-aquaculture>. These fish will "remain at the hatchery until they are large enough to be transferred to a fish or shellfish farm or released into the wild as part of a stock enhancement program." *Id.* Given that the description of the facility by the applicant includes breeding and selling the fish "to larger production facilities that grow the fish to food fish size," the facility appears to be properly termed a hatchery.

Discussion

The question is, at its most fundamental level, whether this proposed commercial use would be allowed on the property.² The answer to this question requires an analysis of the zoning code. Under the zoning code, uses are generally classified as either permitted, prohibited, or conditional uses. Any use which is not specifically classified shall be considered prohibited. See Zoning Code § 58-172. “Where a proposed use has attributes of more than one use classification it shall be classified as that use classification which it most closely reflects as determined by the department of community development.” Zoning Code § 58-5. “When determining whether a proposed use is deemed permitted or conditional, the department of community development may rely on use definitions listed in section 58-8 or categories established in the NAICS (National American Industry Classification System).” Id. Finally, while the code provides that “the provisions of this chapter shall be held to the minimum requirements and shall be liberally construed in favor of the city and shall not be deemed a limitation or repeal of any other power granted by the state statutes,” Zoning Code § 58-5, any ambiguity in a zoning regulation is generally resolved in favor of the owner and the free use of land. See *Cohen v. Dane Cnty. Bd. of Adjustment*, 74 Wis. 2d 87, 91, 246 N.W.2d 112, 114 (1976).

Turning to the use, the R-1 district largely limits uses to single-family development. However, in the case of lands which are protected conservancy areas within this district, “agricultural and animal-related uses that are conditional uses in the OA” district are also conditional uses for such conservancy lands. Zoning Code § 58-234(d)(2)c.1. However, the lands that are subject to this request are not protected conservancy area. Therefore, under the R-1 zoning, the proposed use would not be allowed.

However, the lands are nonetheless also within the OA agricultural overlay district. Under this district, there are numerous permitted uses which include “any use by right in the underlying base district,” Zoning Code § 58-265(b)(1), and:

All uses commonly classified as agriculture, horticulture, or forestry, including crop and tree farming, truck farming, gardening, nursery operation, stock raising (not including raising of fur-bearing animals, or animal hospitals), dairy farming, and forestry operations, together with the operation of any machinery or vehicles incidental to the above uses.

Zoning Code § 58-265(b)(2). Preliminarily, Concordia has suggested that the proposed use is an “agriculture” use and would thus be a permitted use. Generally, there might be significant support for this. “Agriculture” is defined in section 58-8 as:

all uses, commonly classified as agriculture, horticulture, floriculture, viticulture, or forestry, such as: the tilling of soil, crop and tree farming, truck farming, gardening, plant nurseries, dairy farming, keeping or raising of domestic livestock or poultry and sod farming together with the operation of any machinery or vehicles that are incidental to the above uses and any agricultural business such as fruit packing, dairying or similar activity.

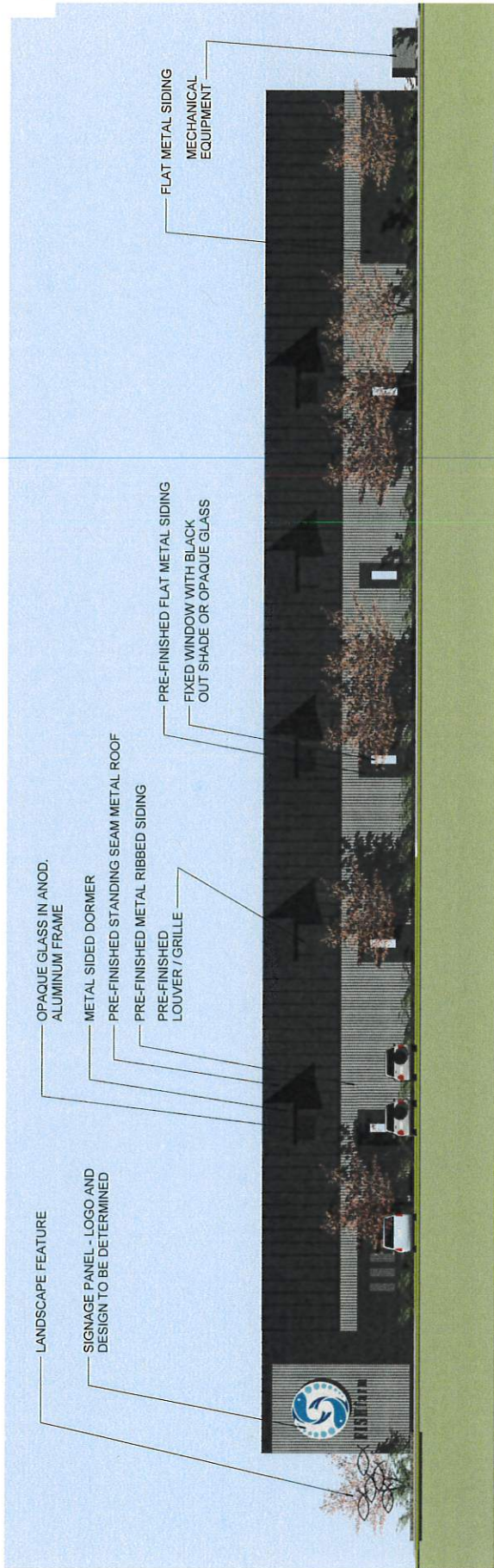
This definition does not fully answer the question as it defines agriculture by using the term agriculture. When faced with an undefined term, it is a “well-established rule of statutory construction that nontechnical words and phrases are to be construed according to their common and ordinary usage.” State

² This discussion will center on the primary commercial use both because that is the primary use proposed for the property and also because educational uses are largely confined to the IPS Institutional and Public Service district, which does not match the current zoning on the property making such use non-permitted.

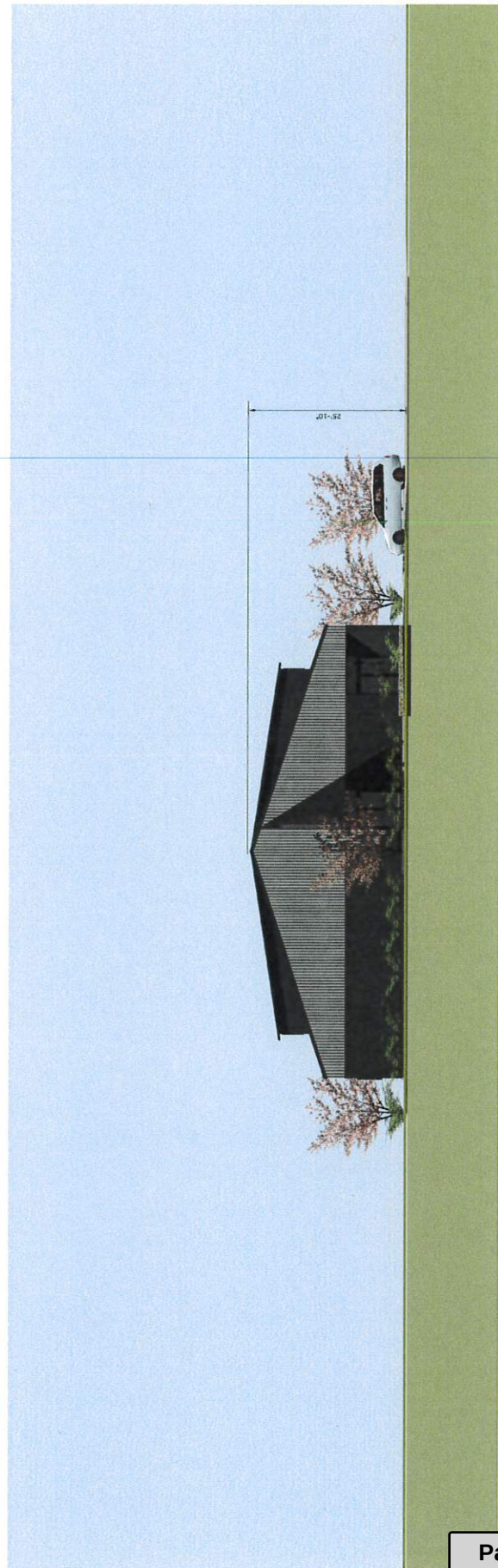
ex rel. B'nai B'rith Found. of U. S. v. Walworth Cnty. Bd. of Adjustment, 59 Wis. 2d 296, 307, 208 N.W.2d 113, 119 (1973). In this case, there are multiple instances where aquaculture is considered to be agriculture. First, under the North American Industry Classification System ("NAICS"), aquaculture and fish hatcheries are contained under Agriculture, Forestry, Fishing, and Hunting category. Similarly, under Chapter 91 of the Statutes, related to farmland preservation, an agricultural use is defined as: "Any of the following activities conducted for the purpose of producing an income or livelihood: . . . Aquaculture." Wis. Stat. § 91.02(1). Finally, the Department of Revenue, in its Agriculture Assessment Guide, categorizes land where Aquaculture (Fish Farms) are located as "Specialty Land" that is "devoted primarily to an agricultural use that is unable to support "typical" crops." As such, a common and ordinary use of agriculture would appear to include aquaculture and the fish hatchery.

However, that does not end the analysis. While § 58-265 does include the general language related to agriculture uses discussed above, it also contains a list of conditional uses in the OA district. Among those conditional uses is commercial hatcheries. See § 58-265((d)(2). This creates a situation where there is an apparent conflict between the two provisions of the code — the general reference to agriculture uses versus the specific use of commercial hatcheries. However, "it is well settled that where two conflicting statutes apply to the same subject, the more specific controls." Nicolet Mins. Co. v. Town of Nashville, 2002 WI App 50, ¶ 17, 250 Wis. 2d 831, 845, 641 N.W.2d 497, 502 (Internal quotation omitted). Thus, the more specific reference to commercial hatcheries applies to this proposed use. Therefore, Concordia's proposal would require a conditional use permit for the project.

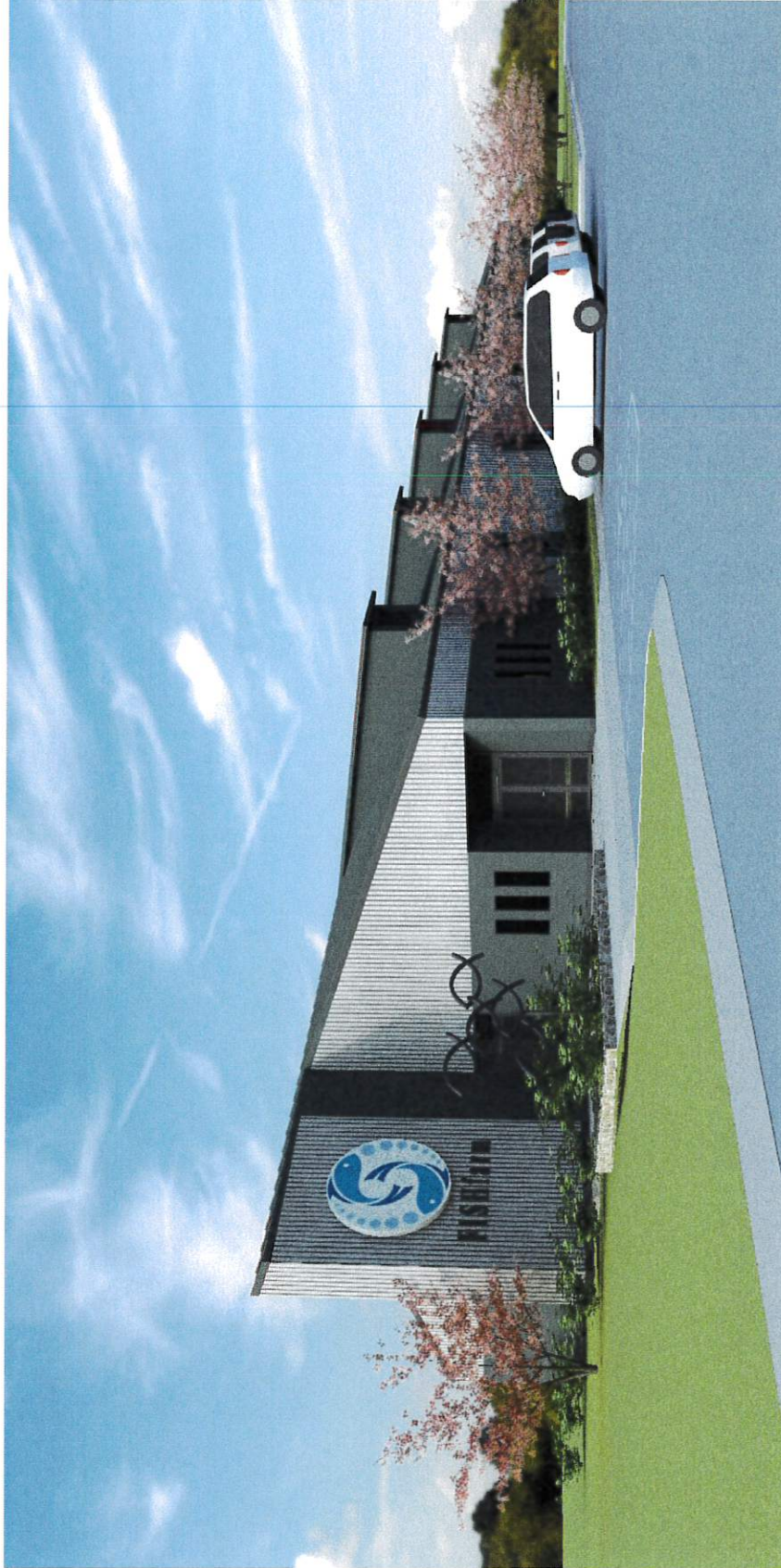
BCS



NORTH



A7



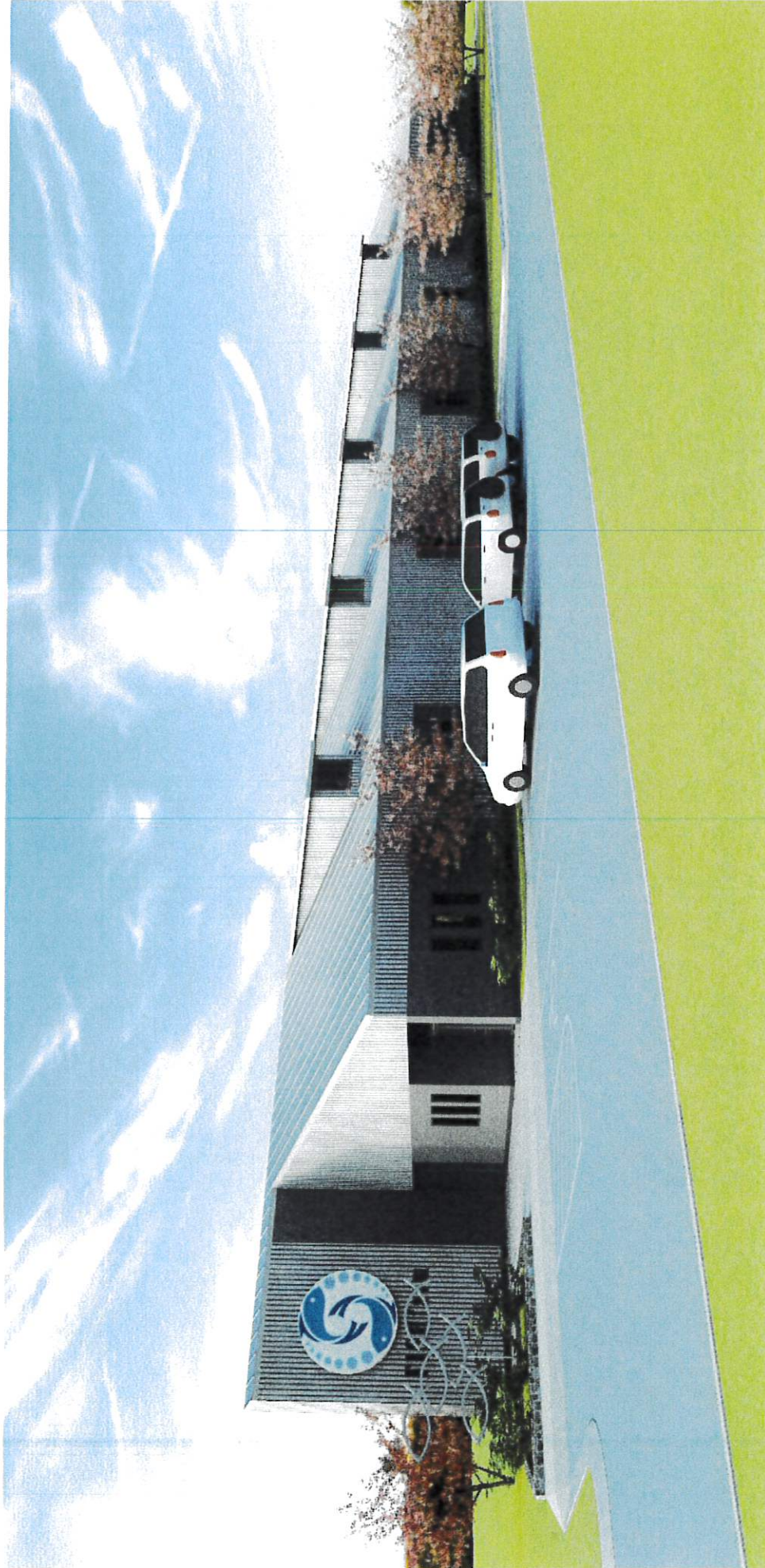
CUW AQUACULTURE FACILITY

09.11.2023
 Project Number
PERSPECTIVE

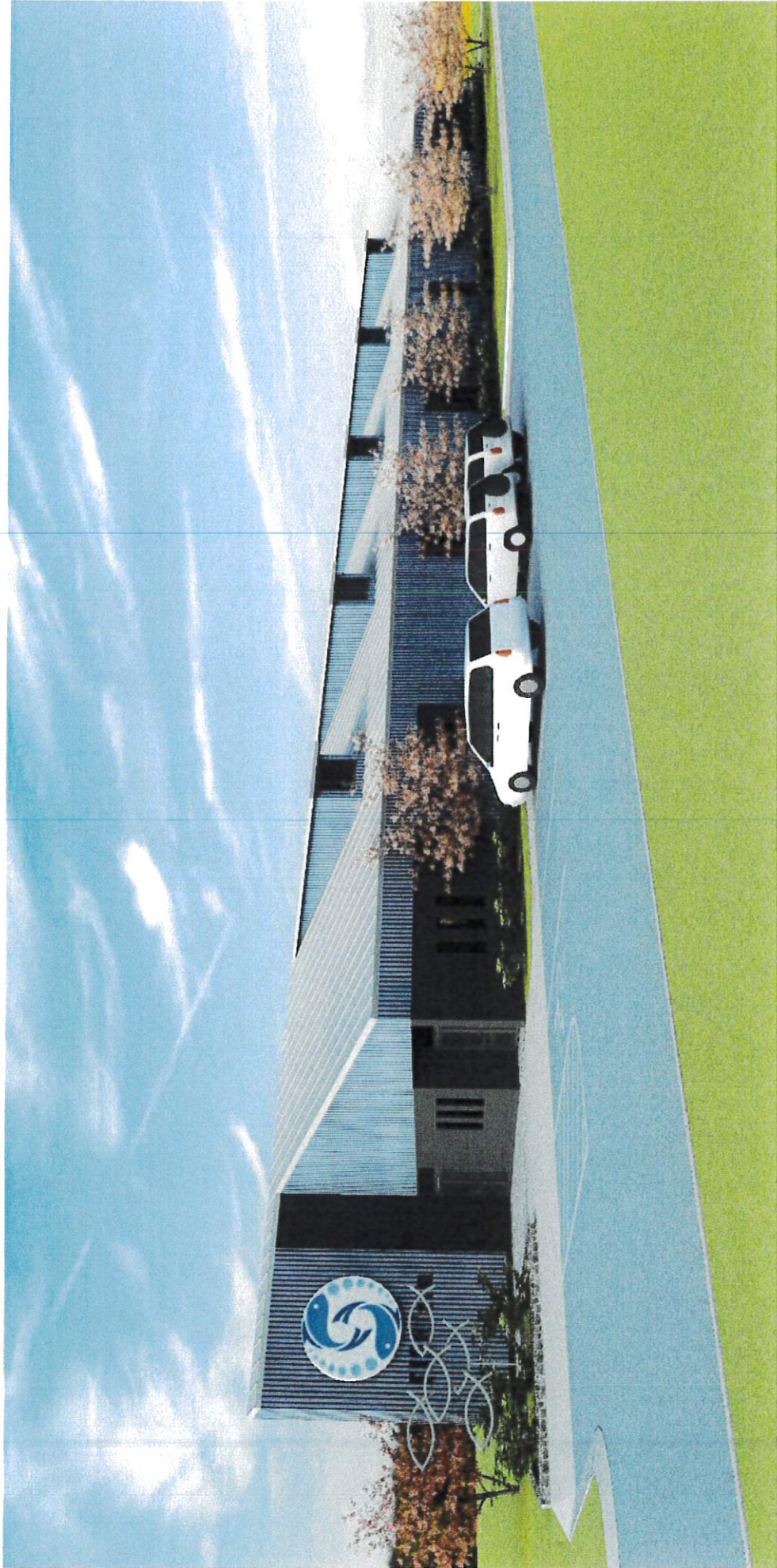
UNIDRAW ARCHITECTS, LLC. All Rights Reserved
 REP OF DOCUMENTS
 any and the above and design material used herein, as an instrument of professional service, is the sole property of Mayer-Helminiak Architects, LLC, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Mayer-Helminiak Architects, LLC.

A3

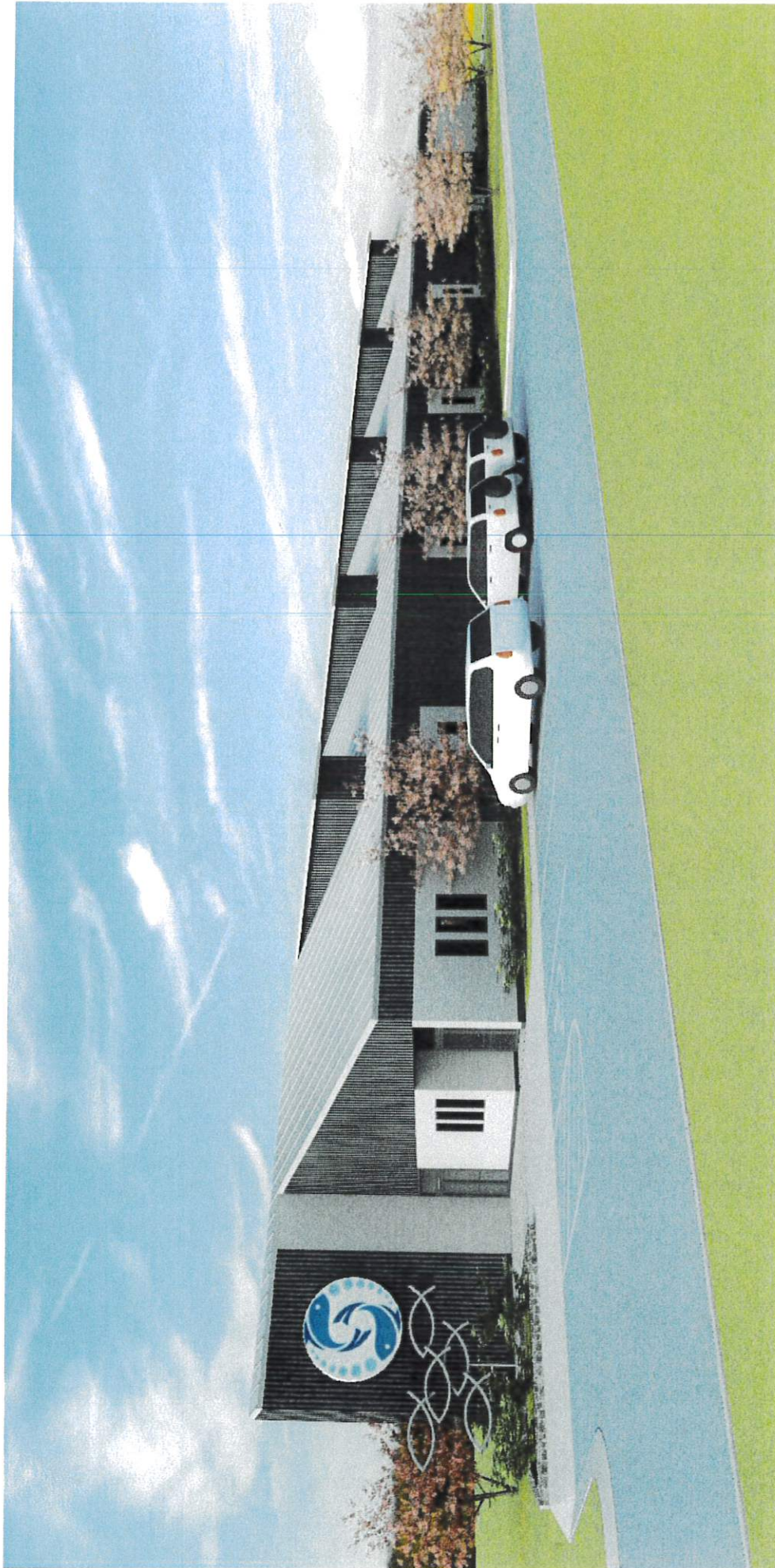
Scheme A

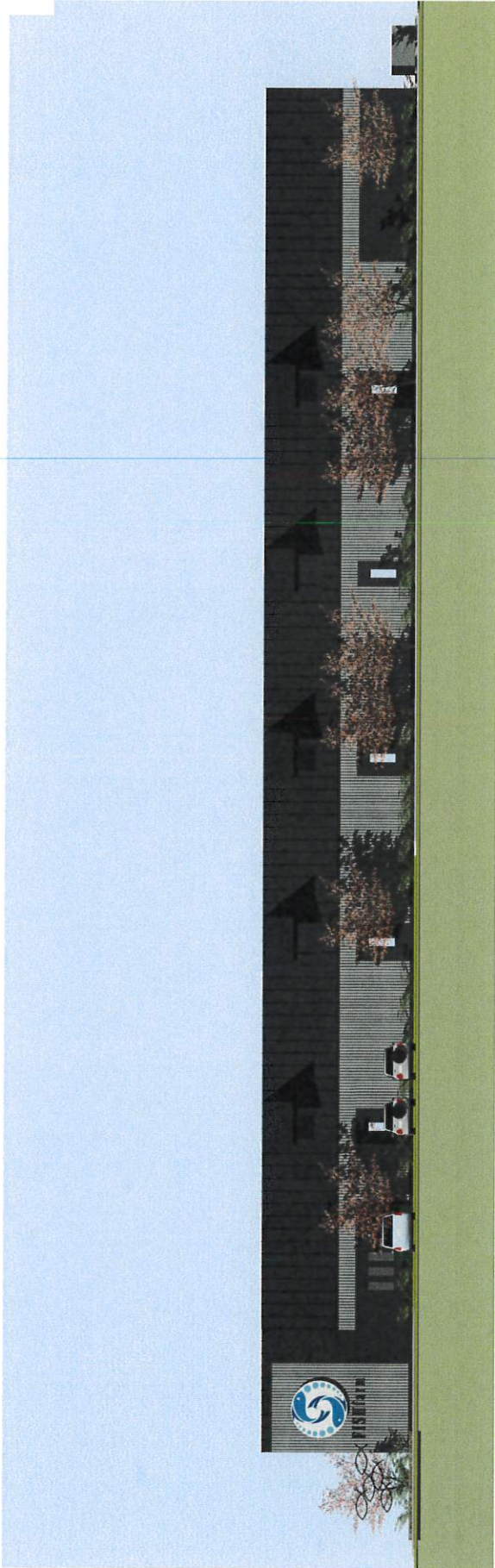


Scheme B

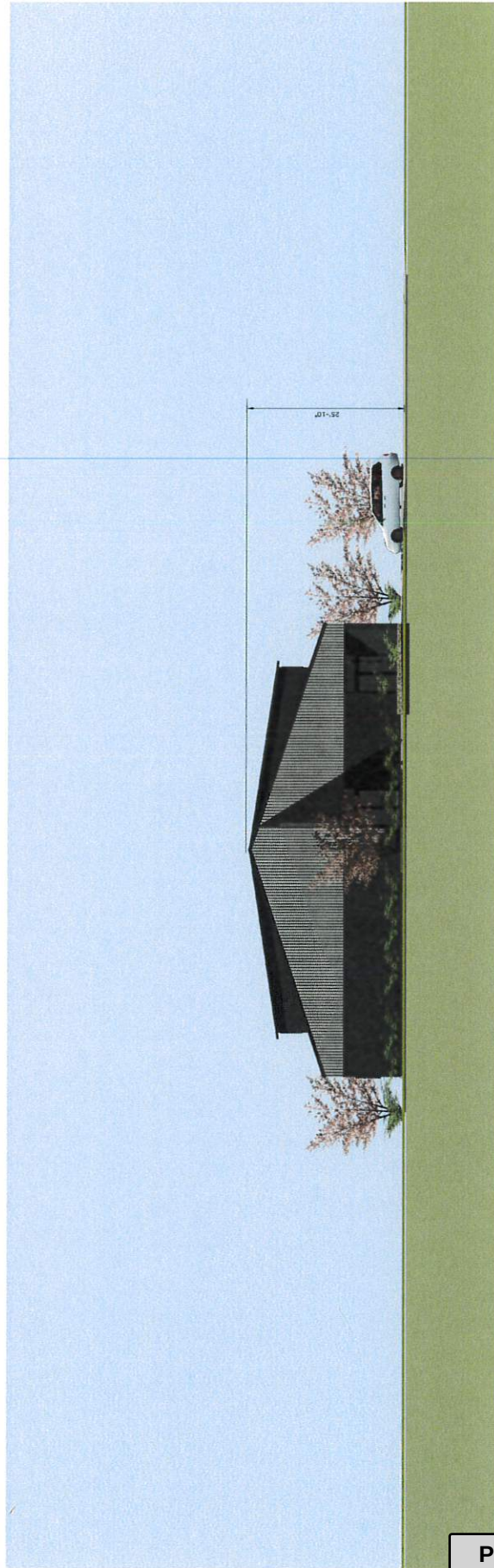


Scheme D





NORTH



WEST



CONCORDIA
UNIVERSITY
WISCONSIN
Owner Address

PROJECT
CUW
AQUACULTURE
FACILITY
Enter address here

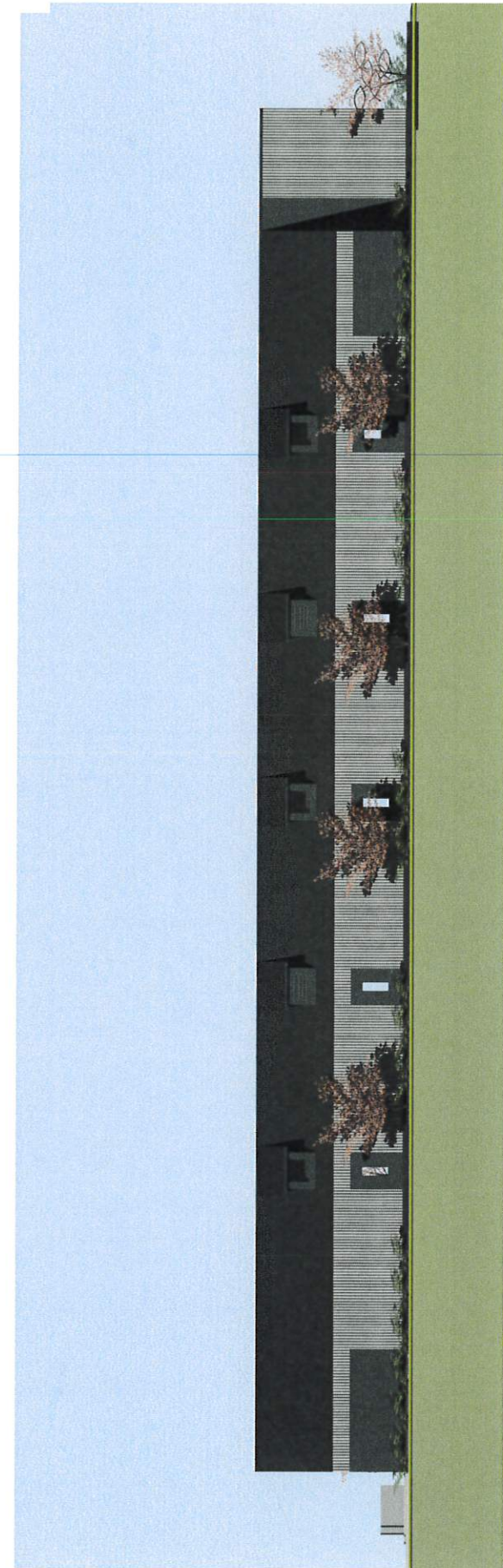
REVISIONS/
NO. DATE DESCRIPTION

Project Status

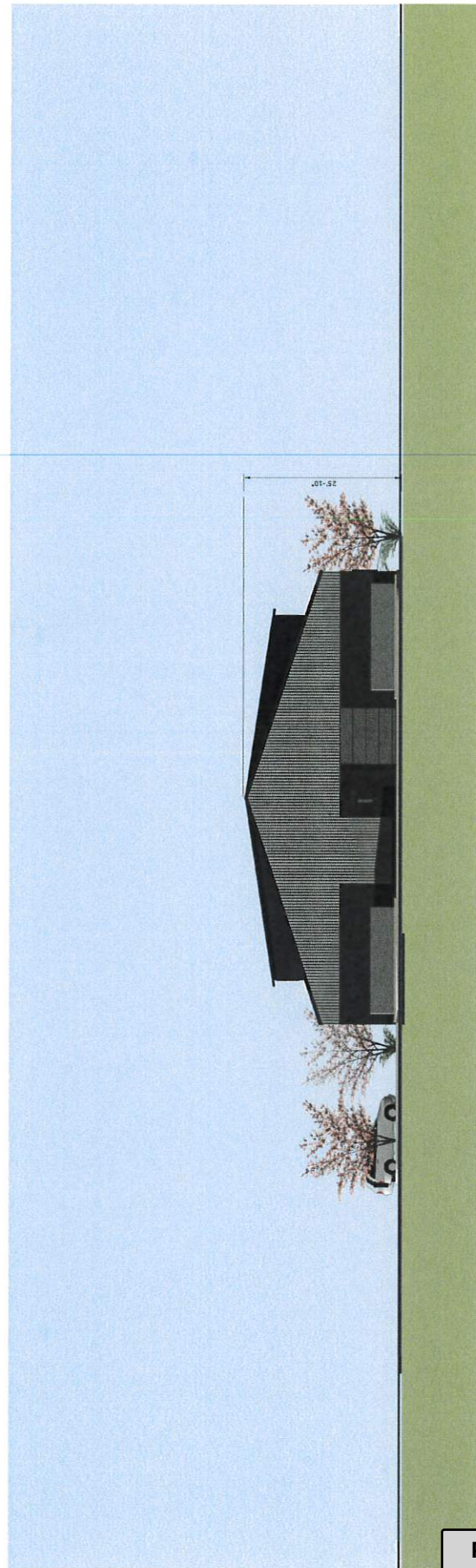
Project Number
08-11-2023
Project Date
08-11-2023
Project Status
08-11-2023 1:42:35 PM

NOT FOR CONSTRUCTION
MHA PROJECT # Project Number
08-11-2023
PROJECT DATE
DRAWN BY
APPROVED BY
CHECKED
SHEET ISSUE DATE
08-11-2023
ELEVATIONS
A7

2.b.b



SOUTH



EAST

iha
Mayer Helminiak
Architects, LLC
1000 University Ave. #100
St. Paul, MN 55105
612.291.1111
mayerhelminiak.com
CONSULTANT

OWNER
CONCORDIA UNIVERSITY
WISCONSIN

CONCORDIA
UNIVERSITY
WISCONSIN
Owner Address
Enter address here

PROJECT
**CUW
AQUACULTURE
FACILITY**
Enter address here

REVISIONS
NO. DATE DESCRIPTION

DESIGNED BY: MAYER HELMINIAK ARCHITECTS, LLC
DRAWN BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
APPROVED BY: J. J. JENSEN
DATE: 09/11/2023
PROJECT: CUW AQUACULTURE FACILITY
SHEET: A8
ELEVATIONS

Project Status

NOT FOR CONSTRUCTION

ISSUE PROJECT #	Project Number
PROJ DATE	09/11/2023
DRAWN BY	Author
APPROVED BY	Checker
SHEET ISSUE DATE	09/11/2023
ELEVATIONS	
A8	

2.b.b

IN ACCORDANCE WITH WISCONSIN STATUTE 182.01(7), DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED ONE CALL SYSTEM, NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATORS' WORK.



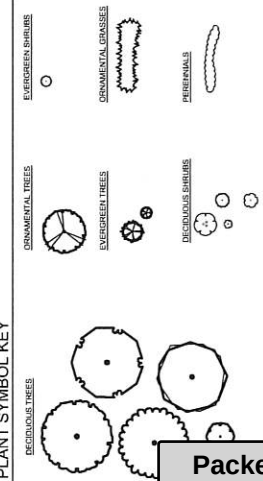
LANDSCAPE REQUIREMENTS

Site Summary	275 LF	4,530 SF	11,530 SF
Site Area			
Parking Lot Area			
Site Landscape Area			
Code Category	Ratio	Regulation	Provided
Parking Lot Landscape	1 Tree / 30 LF	9.2 Trees	10 Trees
Parking Lot Shading	10% of Paved Area	463 SF	564 SF (12.6%)
Site Landscape	30% of Paved Area	1,389 SF	1,600 SF (34.5%)
	1 Tree / 1,000 SF	11.53 Trees	15 Trees
	2 Shrubs / 1,000 SF	23.06 Shrubs	60 Shrubs

GENERAL NOTES

- All landscape installation & maintenance is to conform with all applicable local codes & ordinances.
- Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both existing and proposed, prior to construction. Coordinate with local public utility locating entity as needed.
- All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock," ANSI Z60.1-2004. The Landscape Architect reserves the right to reject any unsatisfactory plant material. Such rejected material shall be removed from the project site immediately.
- Mulch: All tree circles and plantings beds to receive a 3" deep layer of high quality shredded hardwood bark mulch.
- Bed edging: Edge all planting beds with a 4" deep spigged edge (shovel cut or mechanical). Bedlines are to be cut per plan. A clean definition between the lawn and plant bed is required.
- Lawn seeding shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plan and specifications. All turf restoration shall be seeded turf unless otherwise noted.
- Seed mix: "Doliver 50 Mix" shall be supplied by Reminis, Madison, WI, 608-244-0200. Apply @ 6 lbs per 1000 GSF.

PLANT SYMBOL KEY





WDGE3 LED

Architectural Wall Sconce

Catalog
Number

Notes

Type

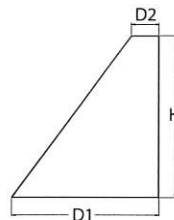
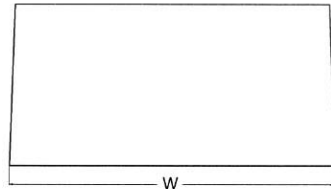
Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

Specifications

Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: 19.5 lbs
 (without options)



WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE3 LED	P1	30K 3000K	70CRI	R2 Type 2	MVOLT	Shipped included	
	P2	40K 4000K	80CRI	R3 Type 3	347 ¹	SRM	AWS
	P3	50K 5000K		R4 Type 4	480 ¹	ICW	PBBW
	P4			RFT Forward Throw			
						Shipped separately	
							3/8inch Architectural wall spacer
							Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options			Finish	
E15WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°C min)	Standalone Sensors/Controls PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	DDBXD	Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)		DBLXD	Black
PE	Photocell, Button Type ³		DNAXD	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁴		DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.		DSSXD	Sandstone
SPD10KV	10KV Surge pack ⁵		DBBTXD	Textured dark bronze
BAA	Buy America(n) Act Compliant		DBLBXD	Textured black
			DNATXD	Textured natural aluminum
		DWHGXD	Textured white	
		DSSTXD	Textured sandstone	

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE3PBBW DDBXD U	WDGE3 surface-mounted back box (specify finish)

NOTES

- 347V and 480V not available with E15WH and E20WC.
- Not qualified for DLC. Not available with emergency battery backup or sensors/controls
- PE not available in 480V and with sensors/controls.
- DMG option not available with sensors/controls.
- Not available with E20WC option.



COMMERCIAL OUTDOOR

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WDGE3 LED
 Rev. 05/11/23

Performance Data

Lumen Output

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

Performance Package	System Watts	Dist. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	52W	R2	7,037	136	1	0	1	7,649	148	2	0	1	7,649	148	2	0	1
		R3	6,922	134	1	0	2	7,524	145	1	0	2	7,524	145	1	0	2
		R4	7,133	138	1	0	2	7,753	150	1	0	2	7,753	150	1	0	2
		RFT	6,985	135	1	0	2	7,592	147	1	0	2	7,592	147	1	0	2
P2	59W	R2	7,968	135	2	0	1	8,661	147	2	0	1	8,661	147	2	0	1
		R3	7,838	133	1	0	2	8,519	144	1	0	2	8,519	144	1	0	2
		R4	8,077	137	1	0	2	8,779	149	1	0	2	8,779	149	1	0	2
		RFT	7,909	134	1	0	2	8,597	146	2	0	2	8,597	146	2	0	2
P3	71W	R2	9,404	132	2	0	1	10,221	143	2	0	1	10,221	143	2	0	1
		R3	9,250	130	2	0	2	10,054	141	2	0	2	10,054	141	2	0	2
		R4	9,532	134	2	0	2	10,361	145	2	0	2	10,361	145	2	0	2
		RFT	9,334	131	2	0	2	10,146	142	2	0	2	10,146	142	2	0	2
P4	88W	R2	11,380	129	2	0	1	12,369	140	2	0	1	12,369	140	2	0	1
		R3	11,194	127	2	0	2	12,167	138	2	0	2	12,167	138	2	0	2
		R4	11,535	131	2	0	2	12,538	142	2	0	2	12,538	142	2	0	2
		RFT	11,295	128	2	0	2	12,277	139	2	0	2	12,277	139	2	0	2

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	52W	0.437	0.246	0.213	0.186	0.150	0.110
P2	59W	0.498	0.287	0.251	0.220	0.175	0.126
P3	71W	0.598	0.344	0.300	0.262	0.210	0.152
P4	88W	0.727	0.424	0.373	0.333	0.260	0.190

Lumen Output in Emergency Mode (4000K, 70 CRI)

Option	Dist. Type	Lumens
E15WH	R2	3,185
	R3	3,133
	R4	3,229
	RFT	3,162
E20WC	R2	3,669
	R3	3,609
	R4	3,719
	RFT	3,642

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.891
40K	0.906
50K	0.906

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.97	>0.92



COMMERCIAL OUTDOOR

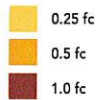
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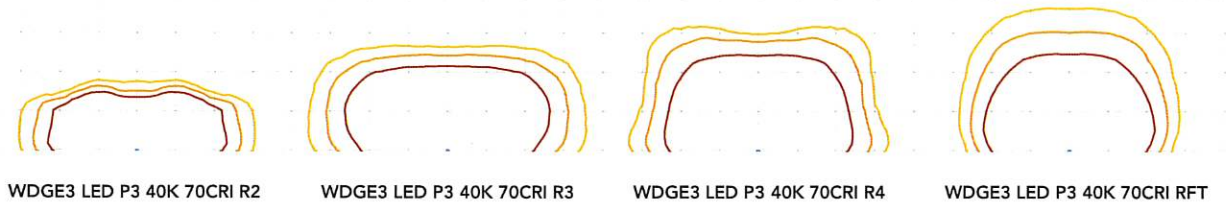
Photometric Diagrams

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

LEGEND



MH = 15ft
Grid = 15ft x 15ft



Emergency Egress Options

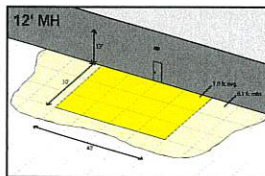
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain, minimum of 60% of the light output at the end of 90 minutes.

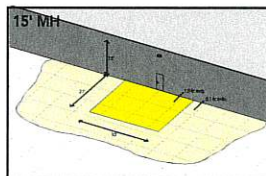
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E15WH or E20WC and R4 distribution.

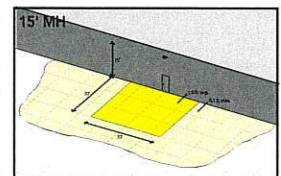
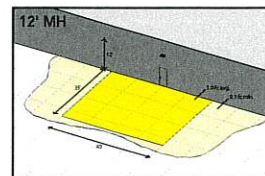
Grid = 10ft x 10ft

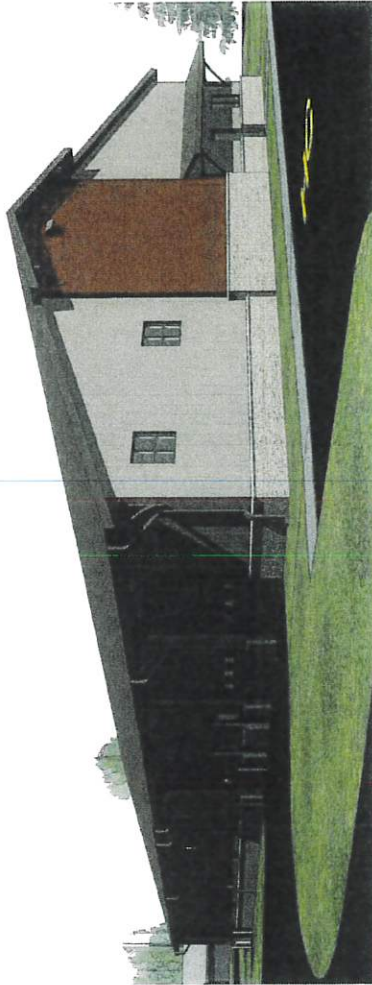
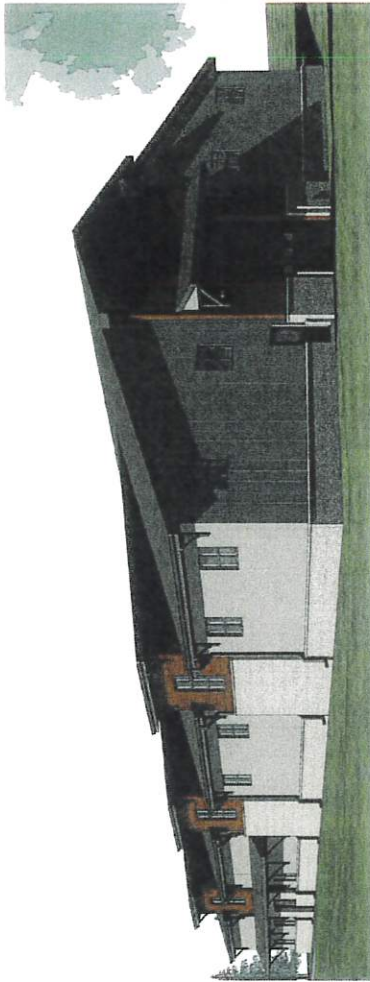


WDGE3 LED xx 40K 70CRI R4 MVOLT E15WH



WDGE3 LED xx 40K 70CRI R4 MVOLT E20WC





EXCEL
ENGINEERING, INC.
100 CAMDEN DRIVE
PO BOX 1000
GREEN BAY, WI 53001
TEL: 920.835.8800
FAX: 920.835.8801
Always a Better Place

OWNER:
OZAUKEE COUNTY
MEENON GOLF COURSE
GREEN BAY ROAD
MEQUON, WI

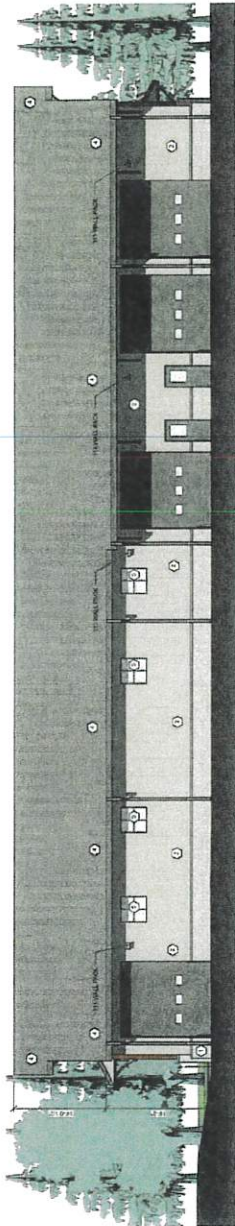
PROJECT:
PROPOSED MAINTENANCE BUILDING
GREEN BAY ROAD
MEQUON, WI

PRELIMINARY
SHEET DATES:
AUGUST 27, 2013
AUGUST 27, 2013
JANUARY 22, 2013

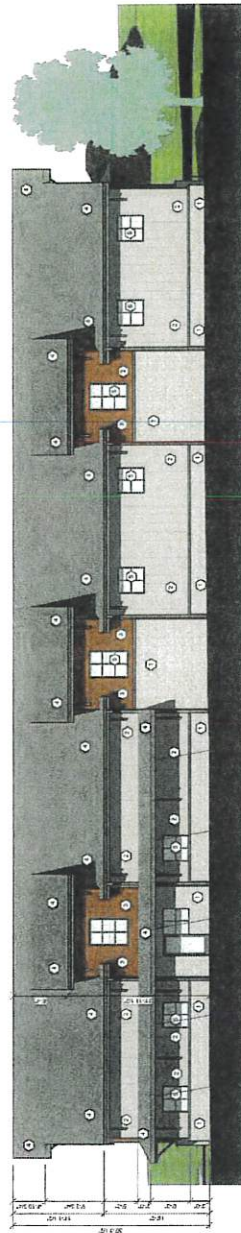
JOB NUMBER:
1118700
SHEET

A2.1

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



WEST ELEVATION



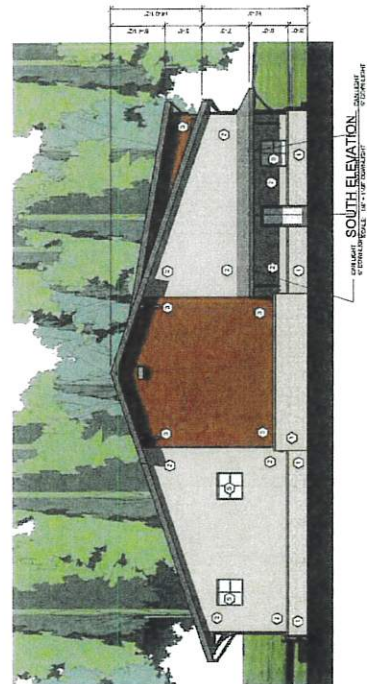
EAST ELEVATION

[illegible]

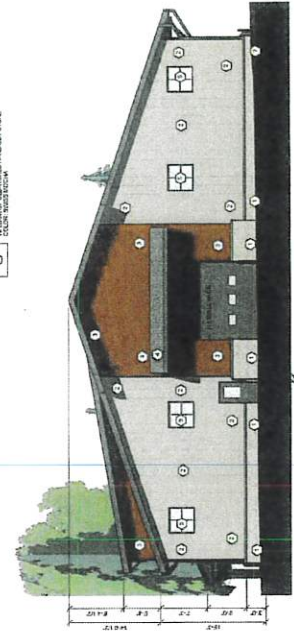
**PRELIMINARY
SHEET DATES:**
JULY 11, 2012
AUGUST 27, 2012
JANUARY 22, 2013

JOB NUMBER:
1116780
SHEET

A2.0



SOUTH ELEVATION



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

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

		2.b.c		
CONDITIONAL USE GRANT Articles of Agreement made and entered into this 18th day of September, by and between Concordia University of Wisconsin owners of the property located north of 12800 and 13206 N Lakeshore Drive and the City of Mequon Planning Commission. Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 8, Range 15 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows: LEGAL DESCRIPTION Exhibit A-1 WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the <u>City of Mequon</u> having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance. Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of commercial fish hatchery. GRANTED by action of the Planning Commission of the City of Mequon this ____ day of _____2023. John Wirth, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2023, the above named Andrew Nerbun, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ Planning Commission Secretary Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2023, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ RETURN TO: City of Mequon 11333 North Cedarburg Road 60W Mequon, WI 53092 PARCEL NO.: 150080800000 Attachment: cug (8767 : Mayer Helminiak Architectural Design for Concordia University) <tr><td colspan="2"></td><td>Packet Pg. 41</td></tr>				Packet Pg. 41
		Packet Pg. 41		

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.
9. **Conditions on the Operations:**
 - a. Hours of operation: Continuous
Deliveries from 7:00 AM to 6:00 PM
 - b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
 - c. Water supply requirements:
Well
 - d. Provisions for sewage disposal:
On Site
 - e. Other:
 - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
 - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
10. **Conditions of the structures:**
 - a. Site Plan: As per attached Exhibit A.
 - b. Landscaping Plan: As per attached Exhibit B
 - c. Elevations: As per attached Exhibit C.
 - d. Sign: As on file with Community Development Department, City of Mequon
 - e. Floor Plan: As per attached Exhibit D
 - f. Exterior lighting of the site and building: N/A
 - g. Fence / Wall / Dumpster plan details: N/A
 - h. The building shall comply with the building code.

- Owner

Acknowledgment:

STATE OF WISCONSIN)

)SS

OZAUKEE COUNTY)

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

Notary Public, Ozaukee County, Wisconsin

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

DRAFTED BY:

City of Mequon
11333N Cedarburg Road
Mequon, WI 53092
Phone: (262) 236-2904



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: EVAN HOIER, ASSOCIATE PLANNER
DATE: September 18, 2023
SUBJECT: Design 2 Construct for Sagrillo. The applicant is seeking conditional use grant, building and site plan and sign waiver approval to allow for a proposed 4,382 sq. ft. 2-story building for the property located at 10404 N. Port Washington Road (Re-Fresh Aesthetic Center).

Applicant: Design 2 Construct
Status of Applicant: Agent
Requested: Conditional Use Grant
Building and Site Plan
Sign Waiver
Existing Zoning: B-1 (Neighborhood Business District)
Lot size: 1 Acre
Location: 10404 N. Port Washington Road
Tax Key Number: #15-029-11-002.00
District: #8

Background:

The applicant is requesting a conditional use grant and a building and site plan review for the property located at 10404 North Port Washington Road. The site is currently occupied by Ferrante's Restaurant. This new development will include a 4,382 square foot 2-story building and additional site development to support the new aesthetics business. ReFresh Aesthetics Center offers a large range of beauty and cosmetic services. The business includes 9 administrative staff and 9 clinical providers, with only 40% of that staff being full-time. Personal service establishments are permitted in the B-1 zoning district. The conditional use grant is required due to waivers requested per section 58-294(e)(10) due to the nonconforming size of the lot.

B-1 Requirements and Standards: The following table compares the proposed plan to the B-1 district standards:

District Regulations:	B-1:	Proposed Use:
Minimum Lot Area:	1.5 Acres	1 acre
Open Space Ratio:	40 percent	39.1 percent
Maximum FAR:	30 percent	10 percent

Maximum Building Height:	42 feet	33 feet 6 inches
Building South Setback:	65 feet	48 feet 4 inches
Building West Side Setback:	30 feet	0 feet
Building East Side Offset:	30 feet	113 feet
Building North Rear Offset	30 feet	6 feet
Minimum Parking Setback:	25 feet	0 feet
Off-Street Parking:	36 spaces	31 spaces

Site Plan: The plan shows access to Donges Bay Road from a new driveway on the South side of the parcel. The proposed site plan includes 31 parking spaces designed to accommodate staff and customers of ReFresh. Based on the size of the space and the number of employees on the largest shift, this number of parking stalls does not meet the minimum set forth by the zoning code. In a response letter to staff, the applicant indicated that at maximum staff and customers on-site, they would need 24 parking spaces (14 staff, 10 customers at a time). This leaves approximately 7 parking spaces available for additional use. The code requires 36 spaces to meet the standard with 14 employees on at one time. Staff is supportive of the reductions based on the operations of the proposed use.

The lot does not conform to the minimum lot size for the B-1 district and when incorporating the requirement to reduce the buildable area to the ultimate right of way, the developable area of the lot is only approximately 0.51 acres. The proposal includes waivers to the following district standards:

- open space ratio
- building front (west) setback
- building south side setback
- building rear offset

Because the site is so constrained, and the applicant has been cooperative in dedicating the right-of-way to the City and County, staff believe that granting these waivers will not be to the detriment of the site or surrounding area because of the use of landscaping and other screening offered by the project.

For the West side of the site, fixing the sidewalk, architectural elements on the building, and the presence of trees softens the building being so far into the setback. Staff also believes shifting the setback to increase 5 feet here and reducing by 5 feet on the east side of the property will help screening even more. On the North side of the property, there is a significant grade change between the proposed building and Goodyear's parking lot. The proposed North Elevation also includes architectural features that break up the box-style of the building. The South side of the property includes a large amount of landscaping that can provide screening of the building and parking lot. This side of the building also includes the frontage of the building with multiple architectural features. The dedication of such a large portion of a lot to the right-of-way provides a significant distance to both the building and surrounding parking lot.

The Open Space Ratio is only reduced by 0.9%. Given the constraints of the site and the quality landscaping plan proposed, staff supports the small reduction.

The current structure on the lot violates the setback requirements to a larger degree than the proposed building. So, while ReFresh will not meet the code requirements, it will be creating less of a nonconforming site than before.

The applicant has indicated that the dumpster enclosure in the center-rear shown on the original submittal will be moved to the Northeastern corner of the site hidden from view from Port Washington Road.

As part of the project the existing driveway entrance along North Port Washington Road is being removed. The applicant is showing a new sidewalk in this location to connect to the existing walkway. Staff is recommending the sidewalk be modified to fit the Port Washington Road concept design prepared by Harwood Engineering Consultants in October of 2022. This includes straightening out the sidewalk to create a more contiguous linear path. Since modifications of the sidewalk will need to be made offsite (see staff markup), the city will pay for the cost of the new sidewalk with the use of TIF funds. Other streetscape improvements that are planned by the City will be completed at a later date.

Building Design: The building's placement maximizes the potential footprint while accommodating other site requirements. Staff recommend slight changes to the placement to increase the front yard (Port Washington Road) setback to 5 feet and reduce the east side building setbacks to 108 feet. The reduction to the east lot would result in a loss of parking spaces.

The building design is similar to recent commercial development near the intersection of Port Washington Road and Mequon Road including the PNC building and the Associated Bank building. These buildings have received critique from the general Mequon community. The critique has included the following:

- A flat roof.
- “Box-style” architecture, which lacks large architectural or structural features.

In addition, staff finds the number of varying building materials a potential concern. The applicant did not provide alternatives solutions to staff perceived concern. The South, West, and rear of the building is anchored in the center with limestone-colored stone. In between this stone is aluminum siding that is colored to resemble dark wood. The lower half of the building is housed by dark grey “Sioux City Brick”. The upper half of the building is comprised of a silver/grey Reynobond Duragloss composite stone.

Regarding windows, the applicant indicated that the windows facing Port Washington Road were to have archways rounding out the top, while the rest of the building's windows were to be more traditionally rectangular. There is a decorative black metal flat canopy wrapping the front entrance around the light-colored stone. Staff believes that architectural elements to the facade could be changed to better fit the surrounding neighborhood. Adding frontage elements to the Port Washington Road portion of the building, extending the decorative awning to the front (Port

Washington Road) street elevation, and implementing other rooftop features (pitched roof, extending parapets, cornice) could make the project more attractive to the community.

While the applicant has two wall signs included on the renderings, that was only to show multiple possible locations for one sign, not both.

Landscape Plan: The plan was submitted to the City’s landscape architect consultant, Terry Higgins, for review and comment. The proposed landscape plan meets the 30% shade coverage requirement, which will mitigate “heat island” impacts. The installation of street trees was agreed to be put on hold until the dedication agreement is crafted. For the interior/ornamental trees, a caliper of 2.5” is required, which the trees designated GLTDR and GIBPS do not meet. As a condition of approval, final staff review and approval of the landscaping will be required.

Lighting Plan: As indicated on the lighting plans for the proposal, the site maintains a 1.9 footcandle average, which is below the 2 footcandle average standard in the code. While this is technically below the code requirement, a 0.1 footcandle difference won’t be noticeable to the naked eye. The 12:1 uniformity ratio is also not met, with the minimum of 0.1 footcandles creating a uniformity standard of 1.2 footcandles, which is lower than the 1.9 average.

Sign Waiver: The applicant indicated on their site plan a location for a monument sign that would not comply with setback requirements for signage (ten feet from the right-of-way). Because ReFresh has agreed to dedicate the right-of-way as an act of good faith, and because the signage would still be quite a way back from the road, staff believes that granting a waiver for signage in this location would not negatively affect neighboring properties or the aesthetics from the street. The proposed location for signage is not in the right-of-way but is within the setbacks from the property line. The allowed monument sign would be 4 feet from the Port Washington Road right-of-way on the west side of the property and 7 feet 4 inches from the Donges Bay right-of-way on the South side of the property.

Engineering Report:

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

The site is located on the northeast corner of Donges Bay Road and North Port Washington Road. The plans propose eliminating access to Port Washington Road and propose a driveway access on Donges Bay Road. Staff is in favor of the elimination of the driveway given the proximity to the intersection and public safety concern regarding the potential for rear-end accidents. The driveway access to Donges Bay Road meets spacing requirements from the intersection. Acceleration and deceleration and a bypass lane is not required by the Mequon Standard Specifications for Land Development (SSLD).

While the application for building and site plan does not typically trigger the requirement for dedication of right-of-way, staff is requesting dedication as a condition of approval. Right-of-way dedication will not only allow for future public improvements, but also match the dedication on adjacent properties. The right-of-way along the public streets will be dedicated at the width of the ultimate right-of-way. The ultimate right-of-way on Donges Bay Road is 80 feet, but the 50-

foot rather than 40-foot dedication will be consistent with the properties to the east. Additional dedication near the intersection is warranted should turn lanes be required at the intersection in the future, and also to provide for the streetscaping improvements. The dedication is subject to Common Council approval. Dedication will require a Dedication Agreement.

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

The site is currently connected to public water and sanitary sewer. The proposed utility plan shows connection to public utilities for the new building. A City of Mequon right-of-way permit will be required for the sanitary connection. Razing the existing building may require a sewer lateral abandonment permit and/or televising the sewer lateral. An Ozaukee County right-of-way permit will be required for the water connection. Water connection shall conform to the Mequon Water Utility Water Connection Policy.

The project improvements will not disturb an area exceeding one acre and will not increase impervious surface by greater than 5,000 square feet, therefore, the improvements do not trigger the requirement for storm water management or green infrastructure by local, WDNR, and MMSD standards and rules.

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

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

Conditional Use Grant Findings:

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

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

The operation of the site is subject to medical scrutiny and regulation. The proposed use is similar to the Quintessa Aesthetics Center, Aspen Medical Aesthetics, and La Marie Beauty, all of which are located in similar neighborhoods around Mequon. This use should not have a negative impact on access or traffic and should not endanger the public health, safety, and general welfare.

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

The proposed building and subsequent use should not have a negative effect on the value of any neighboring property. Adjacent parcels are zoned B-2 and B-4, which constitutes other commercial activity, with the B-4 parcels carrying heavier “business park” uses. Staff does not feel that the proposed use will injure the value of adjoining or abutting property.

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

The subject site is located within a B-1 (Neighborhood Business) district. While other parcels nearby do not share this exact zoning designation, the scale and intensity of their uses are comparable to the proposal at 10404 N Port Washington Road. Planning staff believes that if the conditions of the approval listed below are met, the proposal should be harmonious with the surrounding uses.

Staff Recommendation (BSPA):

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

1. Planning staff review and approval of final site, lighting, and landscaping plans prior to the issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. A landscaping escrow equal to 125% of the improvement costs for installation of new landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to ensure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
3. All ground-level and rooftop mechanical equipment shall be well-screened from view.
4. The applicant agrees to dedicate to the City and Ozaukee County the land that encompasses the ultimate right-of-way.
5. Common Council acceptance of right-of-way dedication.
6. The updated landscaping plan shall include that all interior/ornamental trees must have a caliper of at least 2.5" measured 16" above the rootball.
7. The updated light plan shall show that the installation meets the 12:1 uniformity ratio.
8. Installation of new sidewalk to the corner of Donges Bay and Port Washington Road within 30 days of completion of building construction (or concurrent).
9. Engineering Division review and approval of the individual grading, drainage, erosion control, and utility plans in conformance to City ordinances and the Standard Specifications for Land Development.
10. Connection to public sewer and water. Water connection shall conform to the Mequon Water Utility Water Connection Policy.
11. Submittal of an updated sanitary sewer flow allocation document for submittal to MMSD.
12. Application for and approval of a City right-of-way work permit prior to work in the City right-of-way.
13. Application for and approval of a City Filling and Excavation Permit. The permit is required prior to the issuance of a building permit.
14. Application for and approval of a City erosion control permit. The permit is required prior to the issuance of a building permit.

Staff Recommendation (CUG):

Staff recommends **approval** of the conditional use grant subject to the following conditions:

1. Approval of waivers for the site's technical requirements.
2. Conditional Use Grant document reporting.

Staff Recommendation (Sign Waiver):

Staff recommends **approval** of the sign waiver subject to the following conditions:

1. Applicant must submit a Sign Permit Application for any signage on the property separately from any Plan Commission approval.

Attachments:

ReFreshMap (PDF)

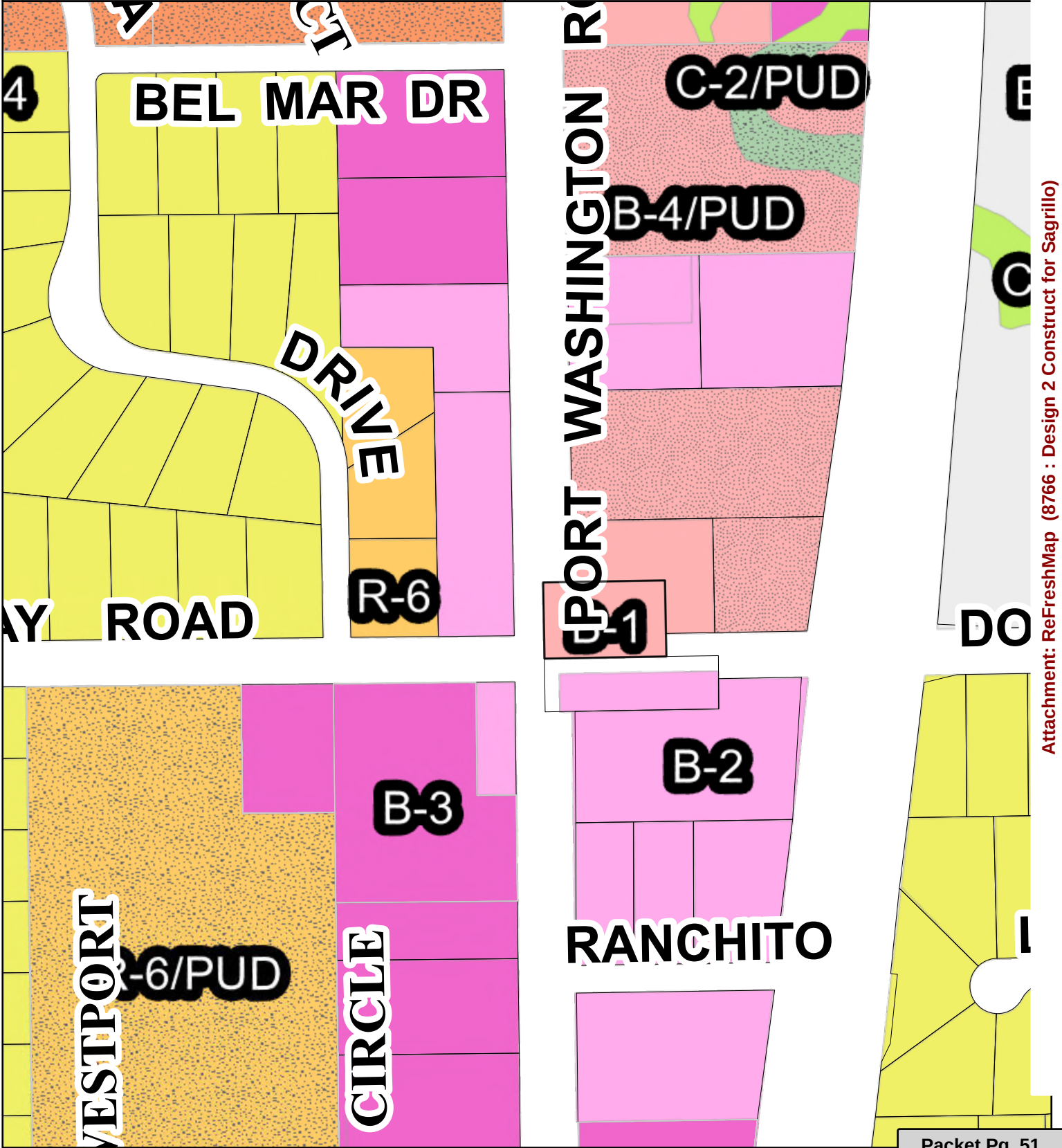
Packet Docs_ReFresh (PDF)

Refresh CUG (PDF)

REFRESH AESTHETIC

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

2.c.a



Attachment: ReFreshMap (8766 : Design 2 Construct for Sagrillo)



September 7, 2023

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

Re: Refresh Aesthetic Center Pre-Development Meeting Response

To Whom it May Concern,

A Pre-Development meeting was held with the City of Mequon planning staff, Evan Hoier and Jac Zader, as well as Design 2 Construct architect Mark Hertzfeldt to discuss a recent plan commission submittal for Refresh Aesthetic Center. In this meeting a number of concerns about the recent submittal were raised by staff. Following I will outline each concern and indicate how these concerns will be addressed.

1. Ultimate Right of Way:

- This site requires a Right of Way (ROW) adjustment along N. Port Washington Road and Donges Bay Road. The adjustment will consist of noting the location for the ultimate ROW position on the development plans without providing a dedication of the area within the ultimate ROW to the City of Mequon. The City of Mequon will require an "Instrument of Dedication" for this area.
- The sidewalk along N. Port Washington Road will need to be adjusted to accommodate the removal of the drive approach. City staff will provide a configuration for the sidewalk which will then be installed by the Refresh Aesthetic Center (RAC). The City of Mequon will reimburse RAC for this work.
- The private sidewalk from RAC development will be placed on hold until the city staff has completed plans for the streetscaping work in this area.
- Staff asked that street trees not be installed at this time while the streetscaping plans are in development.

The Applicant agrees to these items.

2. Building and Site development location:

- Staff asked that the entire development, building and site be moved north 5'-0". This movement would provide additional space for a future turn lane on Donges Bay Road without impacting the southernmost parking area and landscaping.

The Applicant agrees to this change in site design. Revised plans will be provided.

3. Building Design:

- Staff has indicated that the building orientation, with the entrance facing south to Donges Bay Road is not the preferred orientation. Staff has



indicated they would prefer the building be sited to have the main entrance to the building facing west to N. Port Washington Road.

- Staff has indicated that more than one configuration of window is not preferred in building design. Staff has asked if the arch top windows could be changed to a square top design.

The Applicant does not agree with the staff requests to change the building and site design.

- Initial conversations with staff indicated the preferred position of the building would be as far west as possible to create an urban edge along N. Port Washington Road. The location of the building complies with this request, however the orientation of the building faces south rather than west.

In a brief tour of development along N. Port Washington Road it was observed that several developments are designed with the main entrance to the building off of N. Port Washington Road. See the examples provided at the end of this narrative.

Due to the amount of site that was taken as part of the ROW correction, facing the building south makes the most sense as it allows for a row of parking in front of the building to provide vehicular and pedestrian access. The front of the building addressed three of the four directions of traffic on N. Port Washington Road and Donges Bay Road.

If the building had been rotated with the main entrance to face N. Port Washington Road, the pedestrian circulation on the site would have been difficult with parking behind the building and all visitors and staff navigating around the building to the main entrance. The business owners process would not support two entrances, one on the east and one on the west.

Staff asked for the site to provide a connection to the sidewalk in the ROW. This building location and site design supports the extension of a private sidewalk to the public walk along N. Port Washington Road. The private walk provides direct access to the building's main entrance.

The applicant has agreed to add a design element to the west façade of the building similar in design to the stone element on the north façade. Revised plans will be provided as soon as possible.

- The arch top window configuration is part of a design aesthetic requested by the business owner. While working through the design of the building it was determined that a mixture of window types worked better than just one type.



In a brief tour of developments along N. Port Washington Road it was observed that several developments are designed with more than one configuration of windows. See the examples provided at the end of this narrative.

It is the intent of the applicant to keep the window configuration as originally designed.

4. Trash Enclosure Location:

- Staff has requested that the trash enclosure be relocated to the northeast side of the parking lot to prevent direct vision into the enclosure when in the drive aisle.

The Applicant agrees to this change. Revised plans will be provided as soon as possible.

5. Parking Count for Plan of Operation

- The first and second floor show what looks like a total of 15 treatment rooms. Staff is concerned that there will not be adequate parking on the site for this use. While that count is accurate it is not accurate to believe all rooms will be in operation at the same time. Staffing for the business when at capacity is 14.

When the business is at capacity, considering when a room has been used it will need to be sterilized and prepared for the next client, between 8 and 10 rooms will be in use at the same time.

The three rooms on the second floor with glass walls are rooms used for training, not patient care. Training takes place at off business hours.

The applicant believes that the 30 parking stalls provided is adequate. With 14 total staff members at full staffing and a maximum of 10 clients a total of 24 parking stalls will be utilized. This allows for 6 open stalls.

Please let me know if you have any questions or need additional information relating to these points.

Sincerely,

Mark Hertzfeldt
Architect
Design 2 Construct



Refresh Aesthetic Development
10404 N. Port Washington Road; Mequon, WI
Storm Water Management Memo
8/14/2023

General Project Description

The project involves the redevelopment of the existing parcel at 10404 N. Port Washington Road in Mequon, Wisconsin. The parcel is approximately 1-acre in area and includes portions of the adjacent N. Port Washington Road and Donges Bay Road. The parcel previously was home to Ferrante's Restaurant. The existing restaurant building and parking lots will be removed and a new building with a footprint of approximately 4,400 square feet will be constructed with a new drive to Donges Bay Road and new parking to the south and west of the proposed building. The existing access drive to the site from N. Port Washington Road will be closed. In addition, the property lines of the site will be adjusted to accommodate the ultimate future right-of-way. The project will disturb approximately 0.78-acres and will result in a **reduction** in impervious area of approximately 2,733 square feet.

Storm Water Management Regulation Applicability

WDNR NR 151 post construction storm water management regulations apply to projects which disturb more than one- acre of land. As the project will not disturb more than one-acre, the project is exempt from these regulations.

MMSD Chapter 13 storm water management regulations apply to projects that either create more than 5,000 square feet of additional impervious surface, creates more than 1/2-acre of additional impervious surface or a redevelopment project that disturbs more than 2-acres of land. As none of these conditions are met with the proposed development, the project is exempt from the MMSD storm water management regulations.

City of Mequon Article VIII Erosion and Stormwater Runoff Controls regulations apply to projects that disturb more than one-acre or create more than ½-acre of additional impervious surface. Neither of these conditions are met with the proposed development, and therefore, the project is exempt from City of Mequon storm water management regulations.

Description of Proposed Storm Water Drainage/Collection System

Storm water runoff from the proposed parking lot will drain by sheet flow from the east to the west to storm catch basin located at the southwest corner of the parking lot. The roof drain for the proposed building is also proposed to be discharged to this catch basin. The catch basin includes a 24" sump to help settle debris and sediment. The catch basin will discharge to the existing storm sewer at the northeast corner of the intersection of N. Port Washington Road and Donges Bay Road.

Storm water runoff from the proposed green space area to the north of the building will be routed to an existing storm inlet located on the property line between the project parcel and the parcel to the north. This is consistent with existing conditions.

Conclusion

As the project will not disturb more than one-acre or create more than 5,000 square feet of additional impervious surface, the project is exempt from post-construction storm water management regulations. In addition, storm water runoff from the proposed development will be properly collected on-site and discharged to the existing public storm sewer system.



REFRESH AESTHETIC CENTER DEVELOPMENT

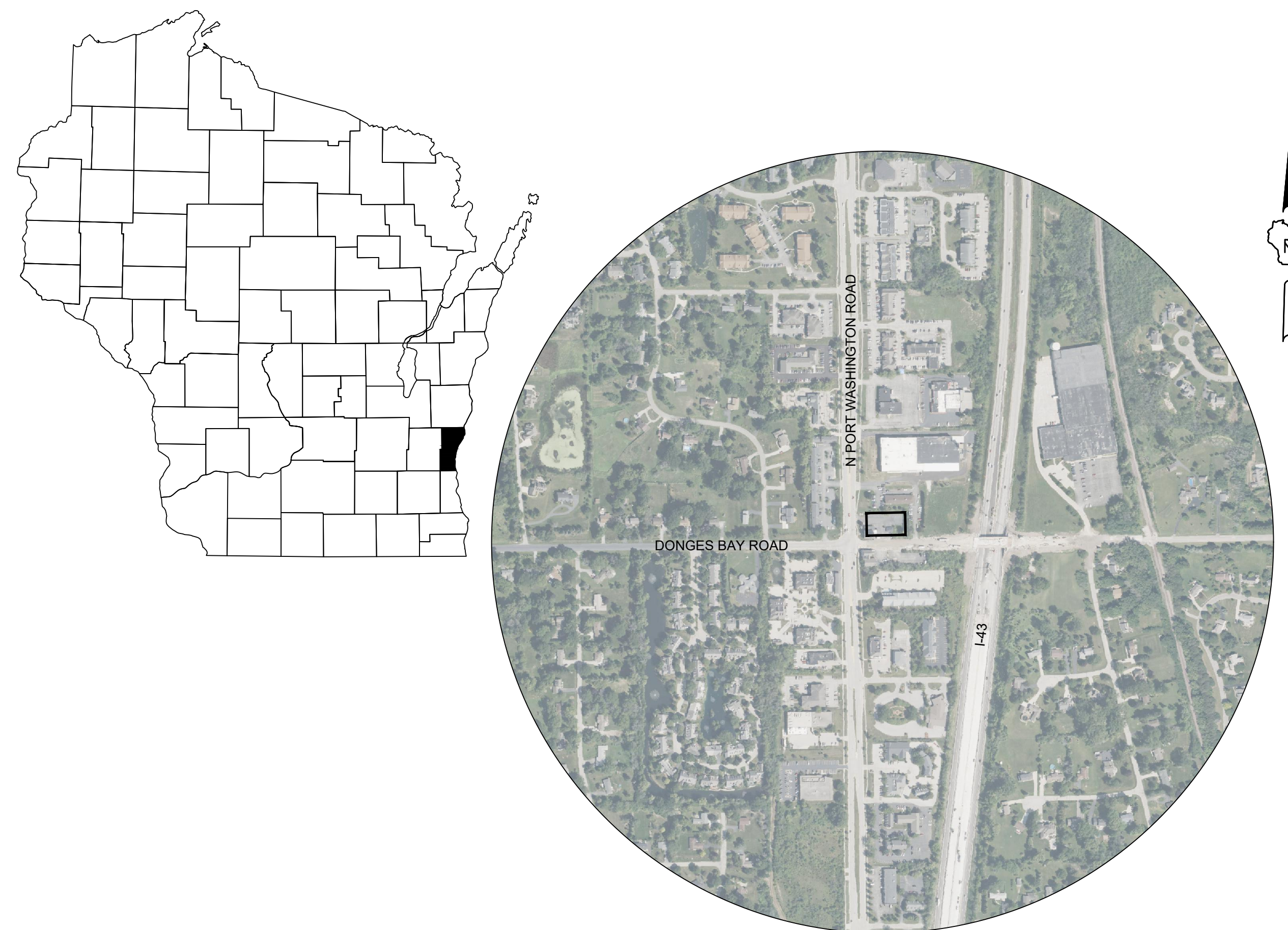
10404 N. PORT WASHINGTON ROAD, MEQUON, WI CIVIL ENGINEERING PLANS

PREPARED BY:

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

SITE LOCATION MAP:

NOT TO SCALE

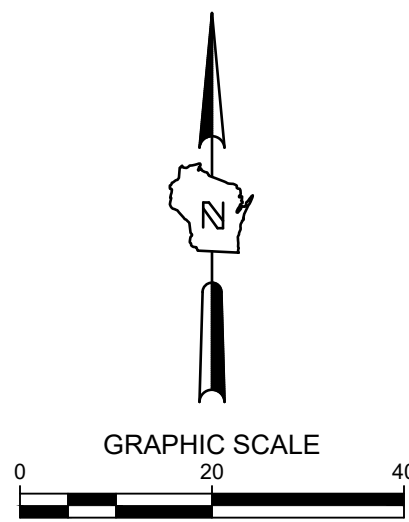


SHEET INDEX

Sheet No.	Sheet Name
C000	COVER
C001	Site Survey
C002	Site Preparation & Erosion Control
C100	Site Dimension
C200	Grading
C300	Utility Plan
C400	Details
C401	Details
C500	Specifications
C501	Specifications

CITY SUBMITTAL

08/14/2023



REFRESH AESTHETIC CENTER DEVELOPMENT
10404 N. PORT WASHINGTON ROAD
MEQUON, WI

SITE SURVEY

Attachment: Packet Docs_ ReFresh (8766 : Design 2 Construct for Sagrillo)

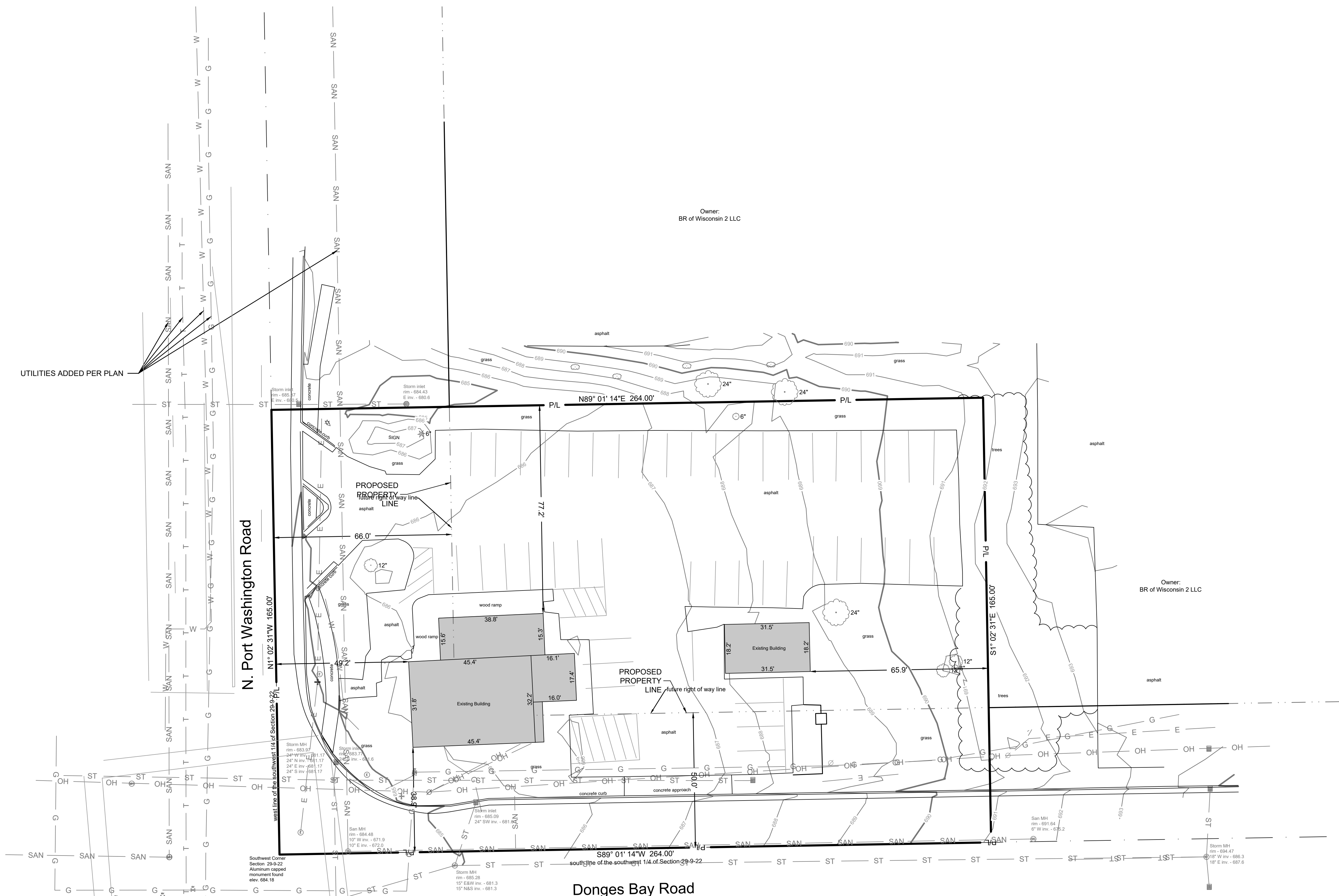
**PRELIMINARY
NOT FOR
CONSTRUCTION**

ISSUANCE	DATE
CITY SUBMITTAL	08/14/2023

NO. REVISION	DATE
--------------	------

PROJECT NO:	21706
DESIGN DATE:	2023-05-30
PLOT DATE:	2023.08.09
DRAWN BY:	KJB
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	

C001



LEGEND:

	SECTION 1/4 SECTION LINE
	PROPERTY LINE
	EASEMENT
	CHAIN LINK FENCE
	GUARD RAIL
	METAL FENCE
	WOOD FENCE
	TREE LINE
	OVERHEAD UTILITY LINE
	ELECTRIC
	TELEPHONE
	FIBER OPTIC
	CABLE TV
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	WATER MAIN
	GAS
	EXISTING CONTOUR
	WETLAND
	FLOODPLAIN
	UNKNOWN MANHOLE
	SANITARY MANHOLE
	STORM MANHOLE
	ELECTRIC MANHOLE
	MMSD MANHOLE
	TELEPHONE MANHOLE
	CLEANOUT
	CATCH BASIN
	CATCH BASIN (ROUND)
	ROOF DRAIN
	CULVERT END
	HYDRANT
	WATER VALVE
	GAS VALVE
	GAS METER
	ELECTRIC METER
	UTILITY PEDESTAL
	HANDHOLE
	VENT
	MONITORING WELL
	IRON PIPE FOUND/SET
	REBAR FOUND/SET
	CHISELED CROSS FOUND/SET
	PK NAIL FOUND/SET
	SPIKE/NAIL
	MONUMENT
	BENCHMARK
	SIGN
	PARKING METER
	FLAG POLE
	DECIDUOUS TREE
	CONIFEROUS TREE
	BUSH
	POST
	SOIL BORING
	TRAFFIC SIGNAL
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	GUY POLE

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON 02/16/23.

4. DATUM FOR THE PROJECT SURVEY IS USGS NAVD 88. BENCHMARK FOR THE PROJECT SURVEY IS SOUTHWEST CORNER OF SECTION 29-9-22. ELEVATION 684.18.

5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

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

A circular sign with a diagonal slash through it, indicating prohibition. Inside the circle is a line drawing of a shovel, representing digging. This is a standard "No Digging" sign.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

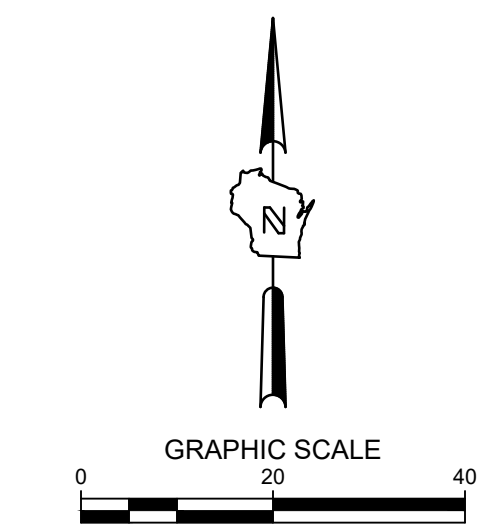


CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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

MILW. AREA 259-118

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



REFRESH AESTHETIC CENTER DEVELOPMENT
10404 N. PORT WASHINGTON ROAD
MEQUON, WI
SITE PREPARATION & EROSION CONTROL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

ISSUANCE	DATE
CITY SUBMITTAL	08/14/2023

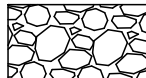
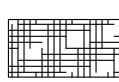
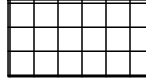
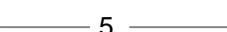
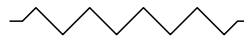
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PROJECT NO:	21706
DESIGN DATE:	2023-05-30
PLOT DATE:	2023.08.09
DRAWN BY:	KJB
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	

C002

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LEGEND:

- | | | |
|---|---|--|
|  |  | PROPOSED SILT FENCE |
|  |  | PROPOSED INLET PROTECTION |
|  |  | PROPOSED TRACKING PAD |
|  |  | PROPOSED DITCH CHECK EROSION BALES |
|  |  | PROPOSED EROSION MATTING WISDOT
APPROVED CLASS 1 TYPE B |
|  | | EXISTING CONTOUR |
|  | | PROPOSED CONTOUR |
|  | | UTILITY REMOVAL |
|  | | CURB REMOVAL |
|  | | SAWCUT |
|  | | STRUCTURE REMOVAL |
|  | | PAVEMENT REMOVAL |

GENERAL NOTES:

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2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. SEE SHEET C401 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.017(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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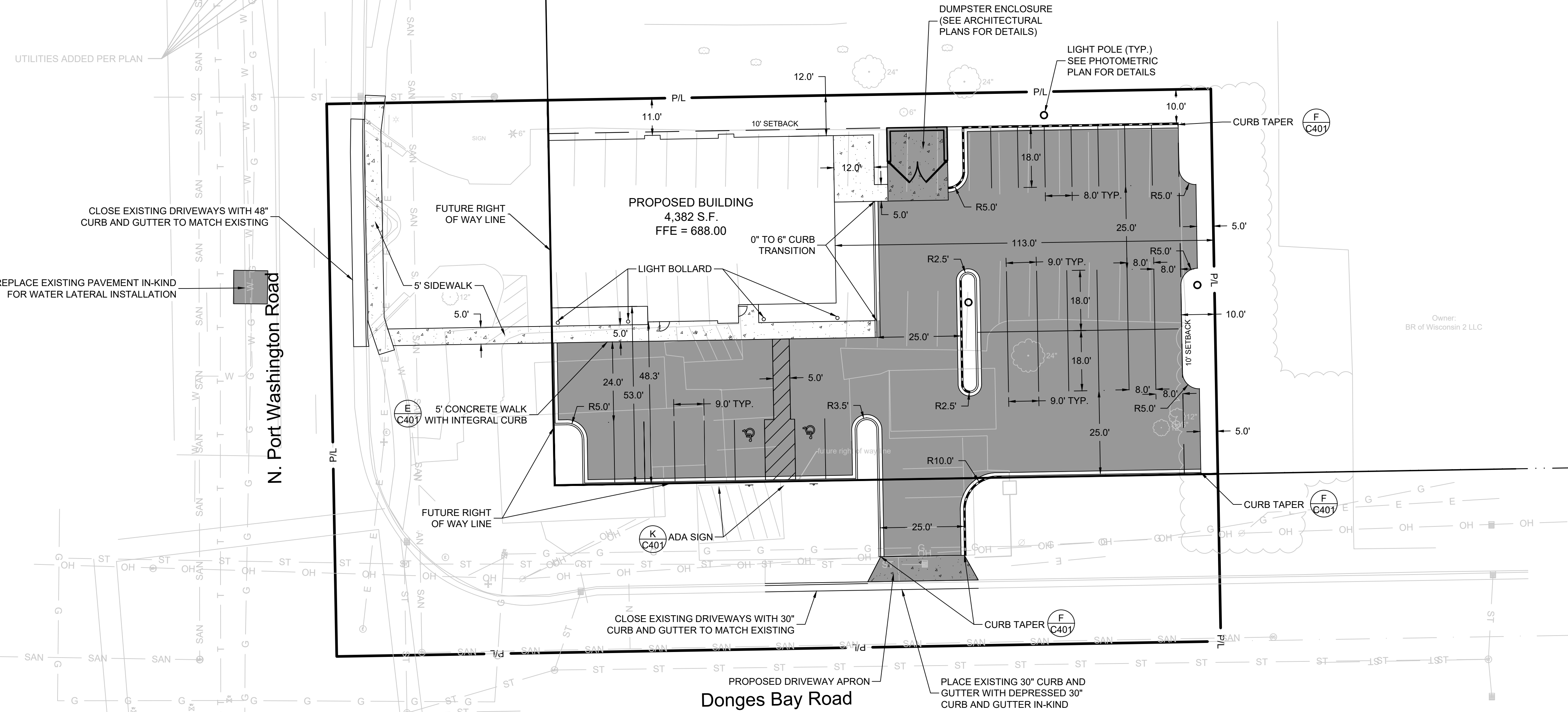
CLOSE EXISTING DRIVEWAYS WITH 48" CURB AND GUTTER TO MATCH EXISTING

REPLACE EXISTING PAVEMENT IN-KIND FOR WATER LATERAL INSTALLATION

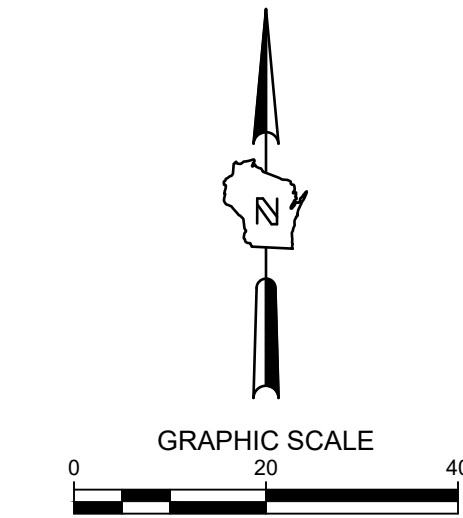
N. Port Washington Road

Owner:
BR of Wisconsin 2 LLC

Owner:
BR of Wisconsin 2 LLC



SITE INFORMATION			
EXISTING SITE AREA	43560	1.000 AC	
PROPOSED SITE AREA	22770	0.523 AC	
SITE DISTURBED AREA	34030	0.781 AC	
EXISTING IMPERVIOUS AREA	29252	0.672 AC	67.2 %
PROPOSED IMPERVIOUS AREA	26519	0.609 AC	60.9 %
TOTAL PARKING SPACES	31		
ADA PARKING SPACES	2		



REFRESH AESTHETIC CENTER DEVELOPMENT
10404 N. PORT WASHINGTON ROAD
MEQUON, WI

SITE DIMENSION

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE	DATE
CITY SUBMITTAL	08/14/2023

NO. REVISION	DATE
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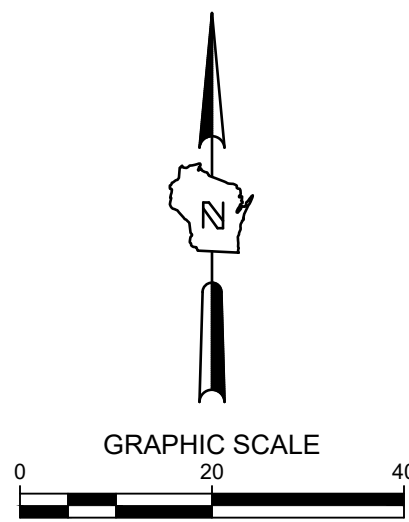
GENERAL NOTES:

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- WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
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- DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
- EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

- LEGEND:
- 5" THICK CONCRETE WALK
 - CONCRETE PAVEMENT
 - ASPHALT SURFACE
 - CURB & GUTTER (ACCEPT)
 - CURB & GUTTER (REJECT)

PROJECT NO:	21706
DESIGN DATE:	2023-05-30
PLOT DATE:	2023.08.09
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	

C100



REFRESH AESTHETIC CENTER DEVELOPMENT
10404 N. PORT WASHINGTON ROAD
MEQUON, WI

GRADING

GRADING

Attachment: Packet Docs_ ReFresh (8766 : Design 2 Construct for Sagrillo)

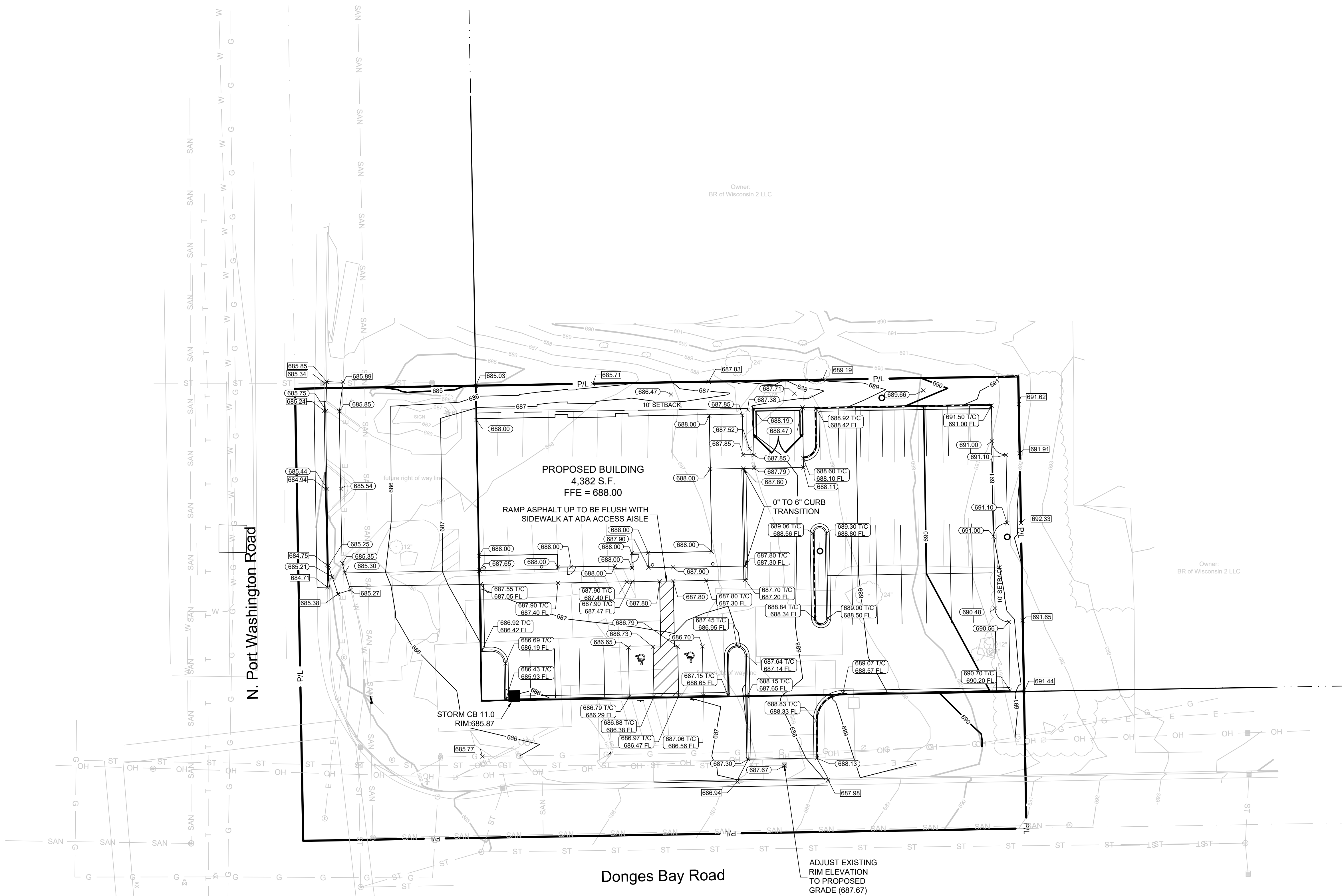
**PRELIMINARY
NOT FOR
CONSTRUCTION**

ISSUANCE	DATE
CITY SUBMITTAL	08/14/2023

NO. REVISION	DATE
--------------	------

PROJECT NO:	21706
DESIGN DATE:	2023-05-30
PLOT DATE:	2023.08.09
DRAWN BY:	KJB
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	

C200



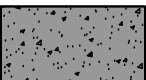
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
MRS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

LEGEND:

		5" THICK CONCRETE WALK
		CONCRETE PAVEMENT
		ASPHALT SURFACE

 GRADE BREAK LINE

— 5 ——— EXISTING CONTOUR

— 5 ——— PROPOSED CONTOUR

PROPOSED CURB & GUTTER SPOT GRADE
T/C: TOP OF CURB GRADE
FL: FLOW LINE CURB GRADE

PROPOSED SURFACE
SPOT GRADE

PROPOSED TOP OF WALL AT FINISHED GRADE
PROPOSED BOTTOM OF WALL AT FINISHED GRADE

EXISTING SURFACE
SPOT GRADE (MATCH)

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. NOT LIMITED TO THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

REFRESH AESTHETIC CENTER DEVELOPMENT
10404 N. PORT WASHINGTON ROAD
MEQUON, WI

UTILITY PLAN

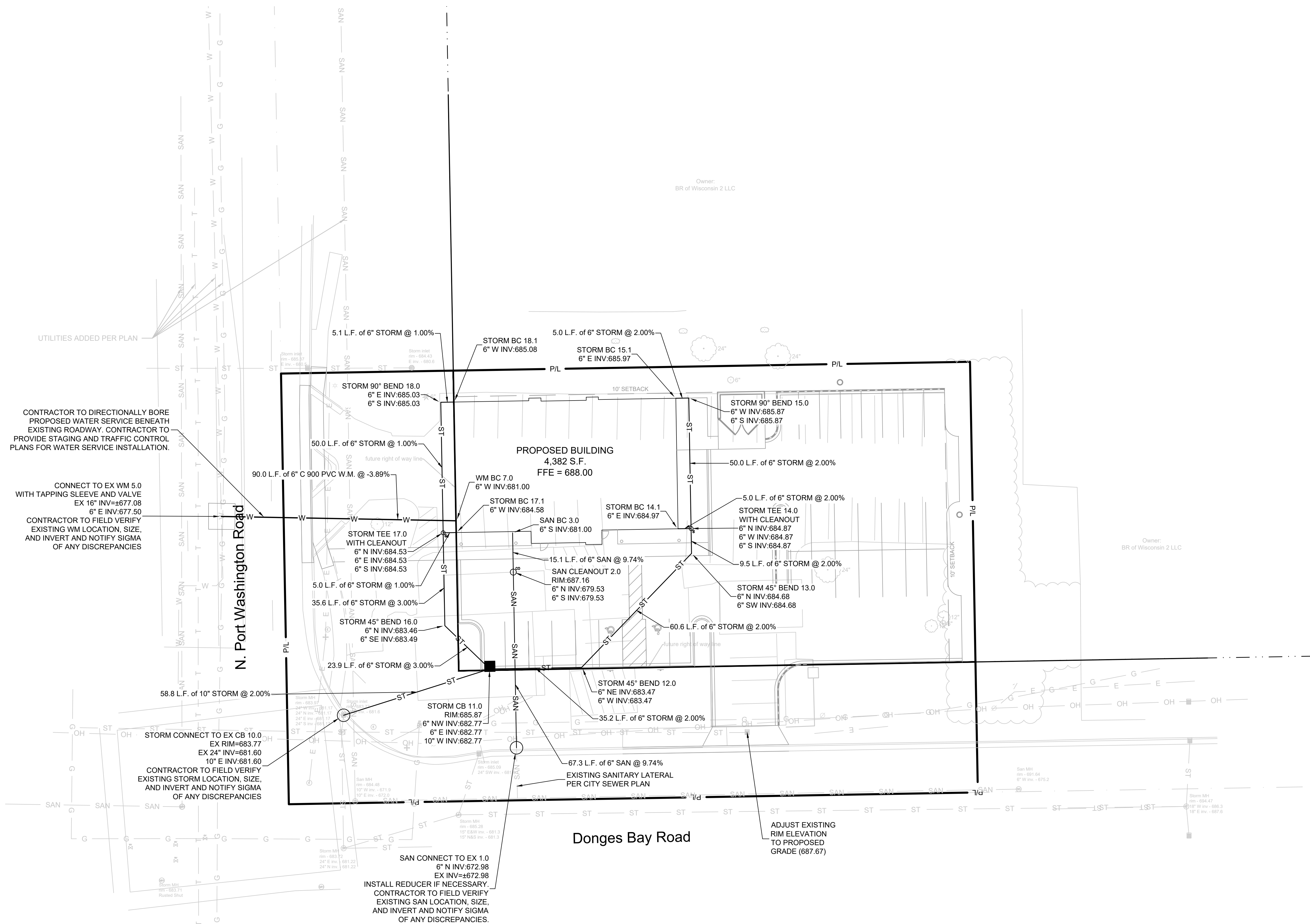
Attachment: Packet Docs ReFresh (8766 : Design 2 Construct for Sagrillo)

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO. REVISION	DATE
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PROJECT NO:	21706
DESIGN DATE:	2023-05-30
PLOT DATE:	2023.08.09
DRAWN BY:	KJB
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	

C300



LEGEND:

—W—	PROPOSED WATER SERVICE
—SAN—	PROPOSED SANITARY SERVICE
—>—	PROPOSED STORM SEWER
—DT—	PROPOSED DRAIN TILE (UNDERDRAIN)
—E—	PROPOSED ELECTRICAL SERVICE
—T—	PROPOSED TELEPHONE SERVICE
—G—	PROPOSED GAS SERVICE
—CUC—	PROPOSED CITY UNDERGROUND CONDUIT

PROPOSED STORM INLET

PROPOSED STORM MANHOLE

PROPOSED FLARED END SECTION

PROPOSED SANITARY MANHOLE

PROPOSED HYDRANT ASSEMBLY

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS HALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BENDS AND WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
12. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S 44-45-46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

CONTRACTOR TO DIRECTIONALLY BORE
PROPOSED WATER SERVICE BENEATH
EXISTING ROADWAY. CONTRACTOR TO
PROVIDE STAGING AND TRAFFIC CONTROL
PLANS FOR WATER SERVICE INSTALLATION.

CONNECT TO EX WM 5.0
WITH TAPPING SLEEVE AND VALVE
EX 16" INV=±677.08

CONTRACTOR TO FIELD VERIFY
EXISTING WM LOCATION, SIZE
AND INVERT AND NOTIFY SIGMA
OF ANY DISCREPANCIES

STORM CONNECT TO EX CB 10.0
EX RIM=683.77
EX 24" INV=681.60
10" F INV:681.60

CONTRACTOR TO FIELD VERIFY
EXISTING STORM LOCATION, SIZE,
AND INVERT AND NOTIFY SIGMA
OF ANY DISCREPANCIES

SAN CONNECT TO EX 1.0
6" N INV:672.98
EX INV:=672.98
INSTALL REDUCER IF NECESSARY.
CONTRACTOR TO FIELD VERIFY
EXISTING SAN LOCATION, SIZE,
AND INVERT AND NOTIFY SIGMA
OF ANY DISCREPANCIES.

Donges Bay Road

ADJUST EXISTING
RIM ELEVATION
TO PROPOSED
GRADE (687.67)

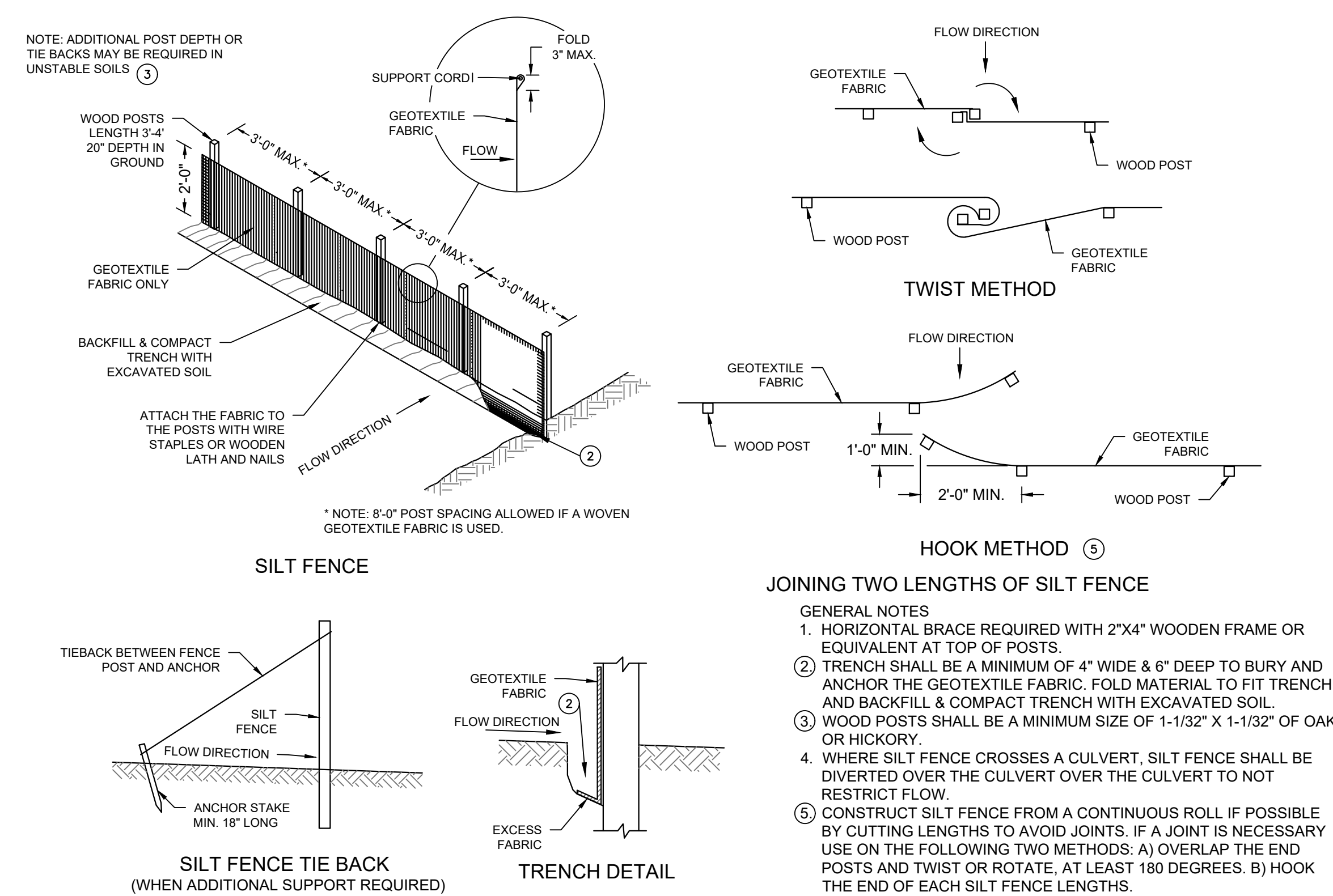
TO OBTAIN LOCATIONS OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511

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

MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



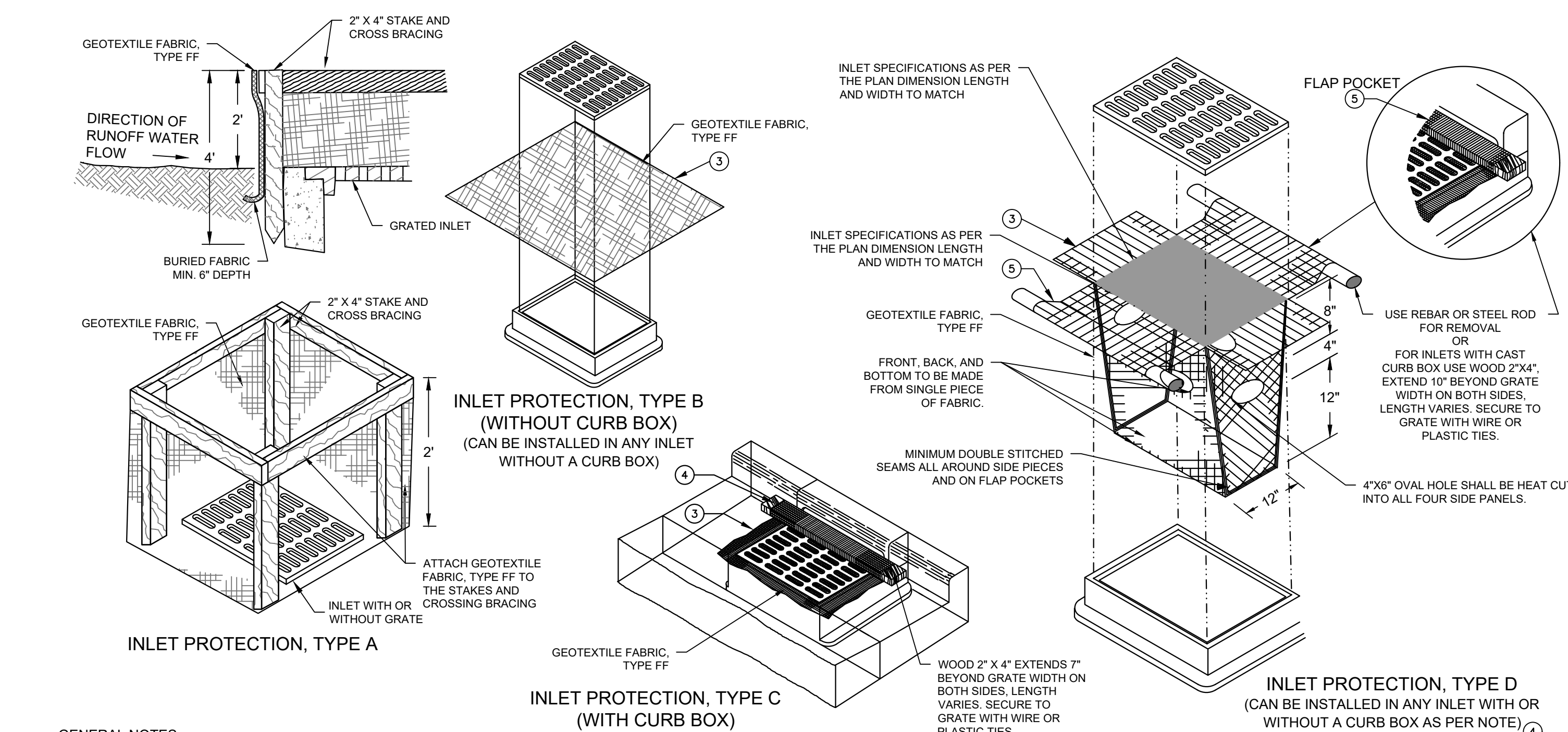
A SILT FENCE - WDNR TS-1056
SCALE:NTS

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

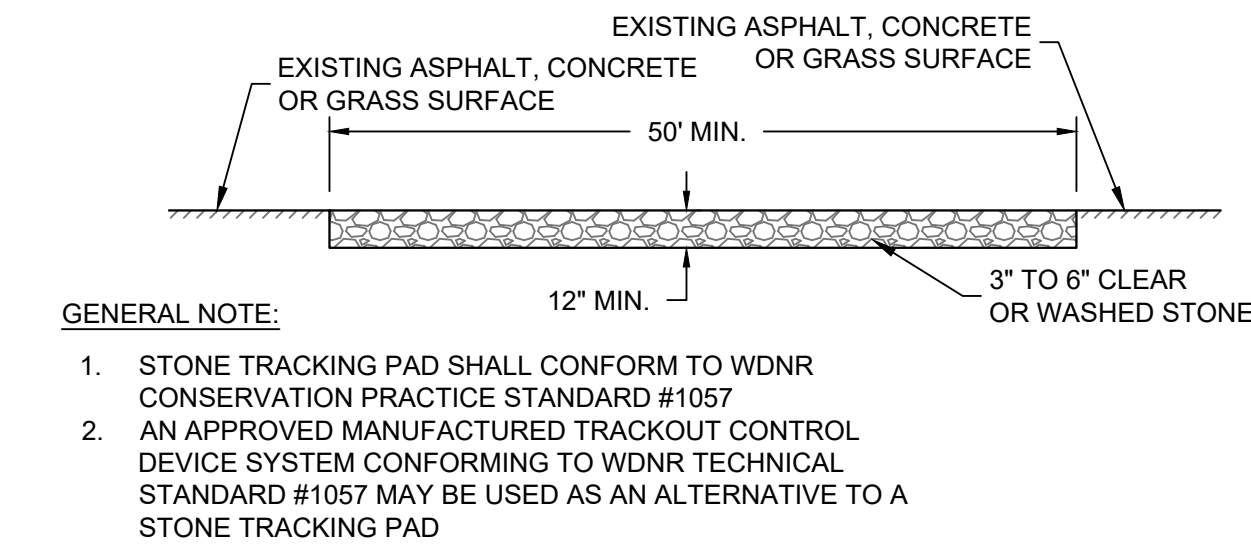
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCING AND INLET PROTECTION.
3. INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
4. CONSTRUCT DIVERSION SWALES. INSTALL ASSOCIATED DITCH CHECKS.
5. STRIP TOPSOIL FROM REMAINDER OF SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
6. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
7. PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
8. INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER.
9. STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
10. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

EROSION CONTROL NOTES:

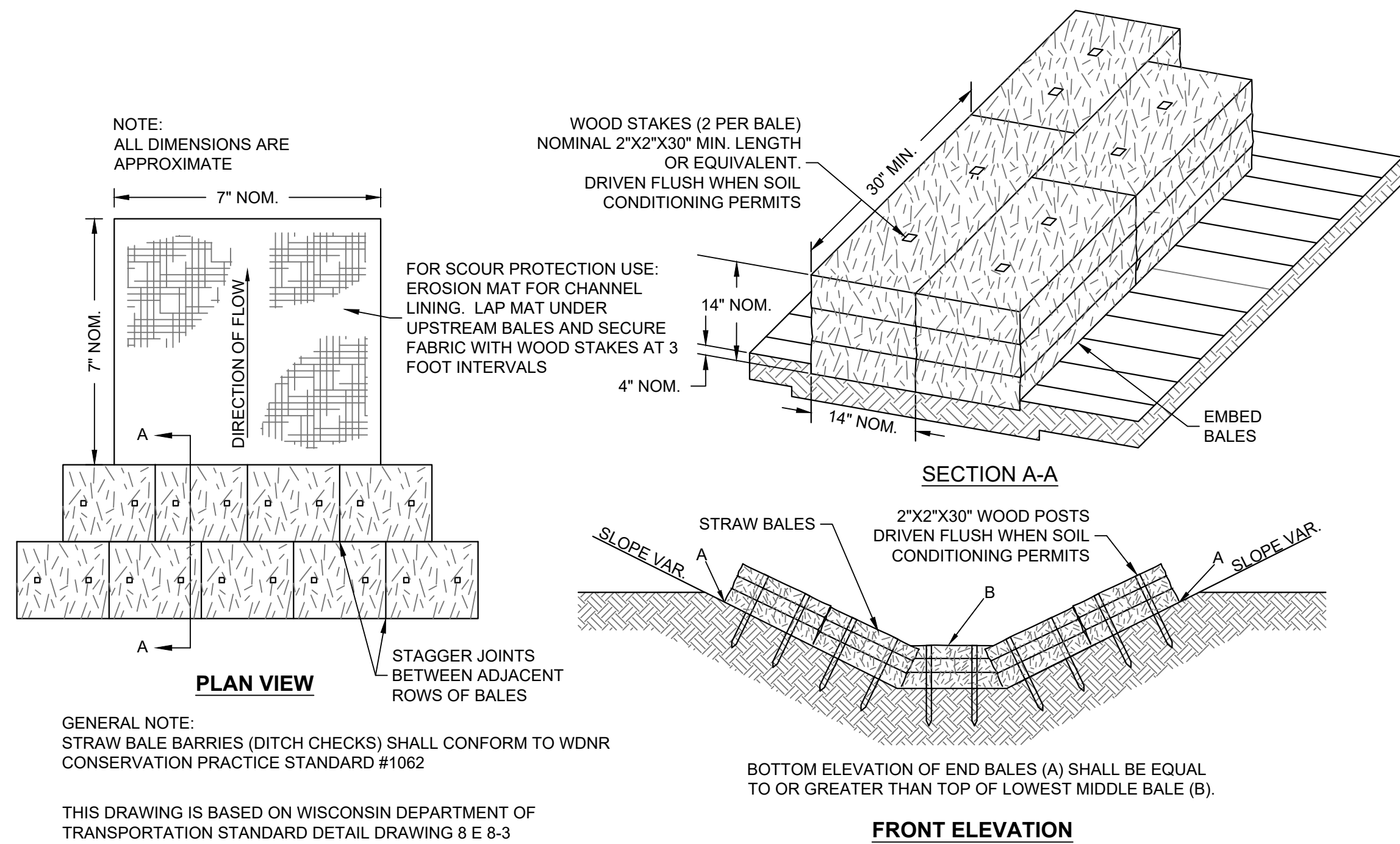
1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
9. SITE DEWATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
10. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
11. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY OF MEQUON, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY THE CITY OF MEQUON OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
14. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
15. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
20. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
21. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
22. WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
23. CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
24. PERMANENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
25. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY.



B EROS INLET PROTECTION - WDNR TS-1060
SCALE:NTS



C CONSTRUCTION ENTRANCE - WDNR TS-1057
SCALE:NTS



D DITCH CHECK - WDNR TS-1062
SCALE:NTS

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
CITY SUBMITTAL	08/14/2023
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NO. REVISION	DATE
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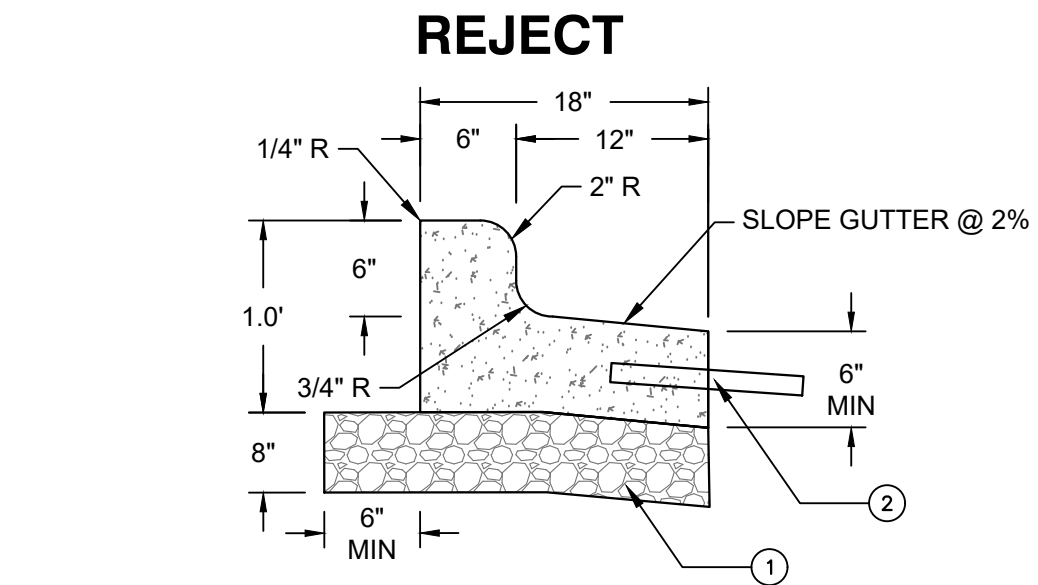
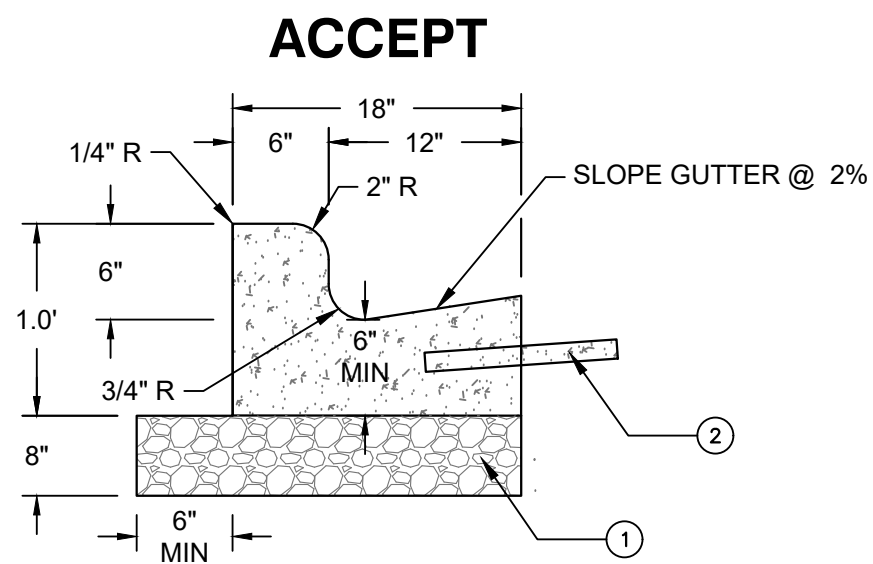
PROJECT NO:	21706
DESIGN DATE:	2023-05-30
PLOT DATE:	2023.08.09
DRAWN BY:	KJB
CHECKED BY:	---
APPROVED BY:	---
SHEET NO:	C400

E EROSION MATTING - WDNR TS-1052
SCALE:NTS

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

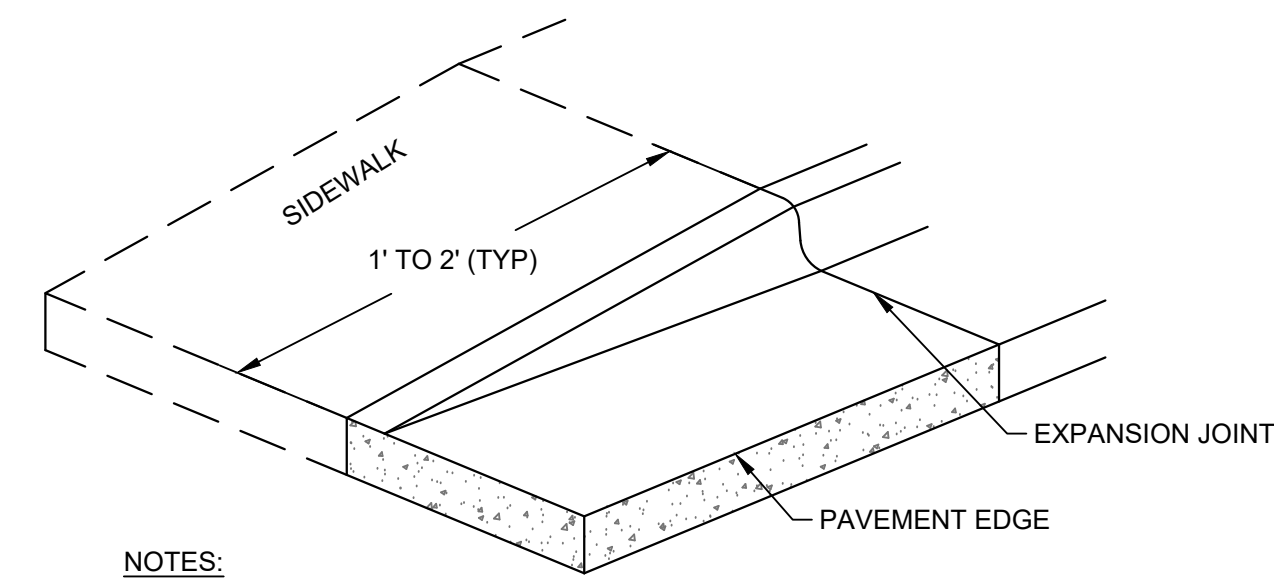
REFRESH AESTHETIC CENTER DEVELOPMENT
10404 N. PORT WASHINGTON ROAD
MEQUON, WI

DETAILS



- NOTES:
- 1-1/4" DENSE GRADED AGGREGATE BASE COURSE.
 - TIE-BAR IF ADJACENT TO CONCRETE (NO. 4 X 2'-0" DEFORMED TIE BARS SPACED AT 3'-0" C-C).
 - THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

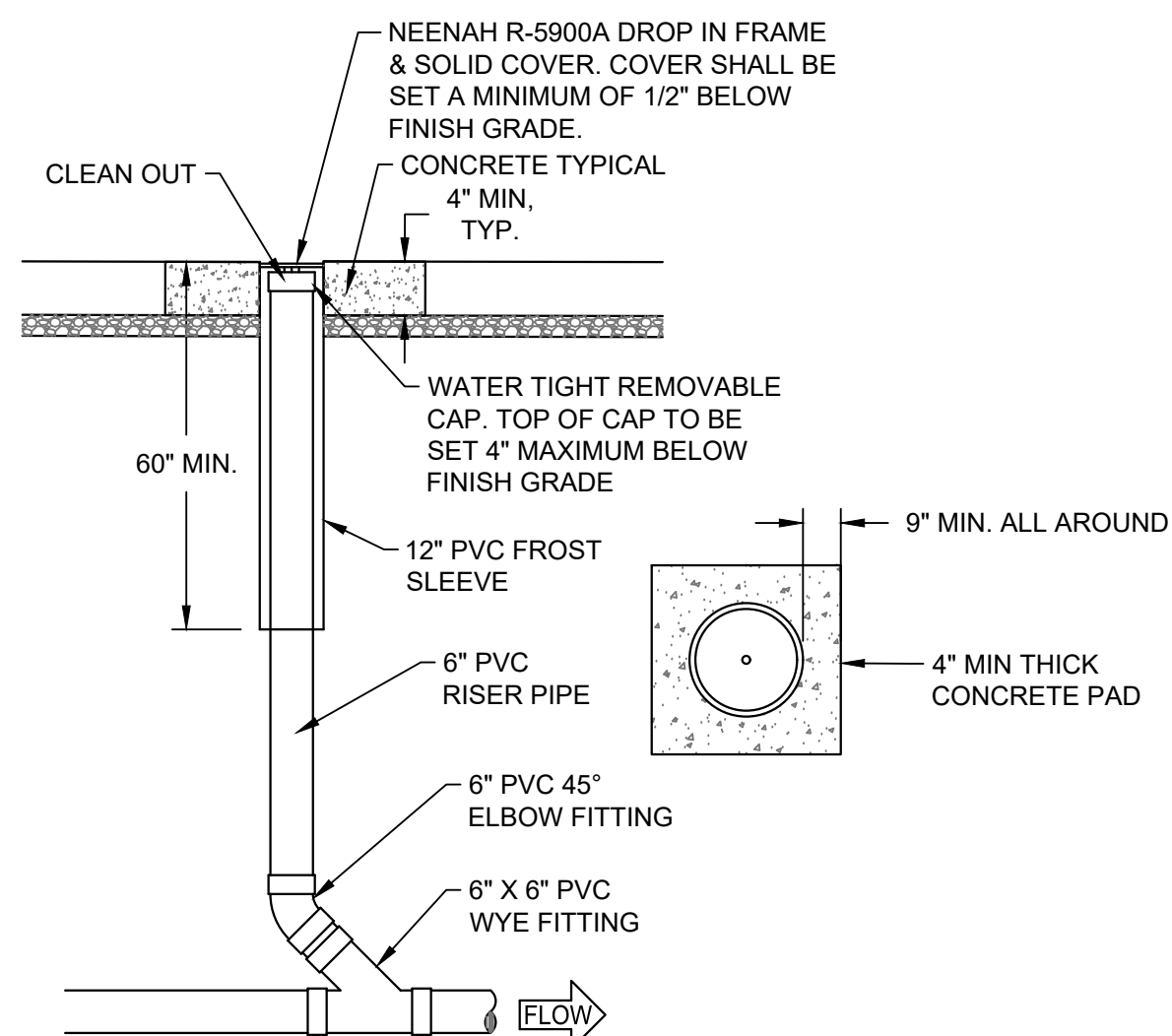
A 18 INCH CONCRETE CURB AND GUTTER
SCALE: NTS



NOTES:

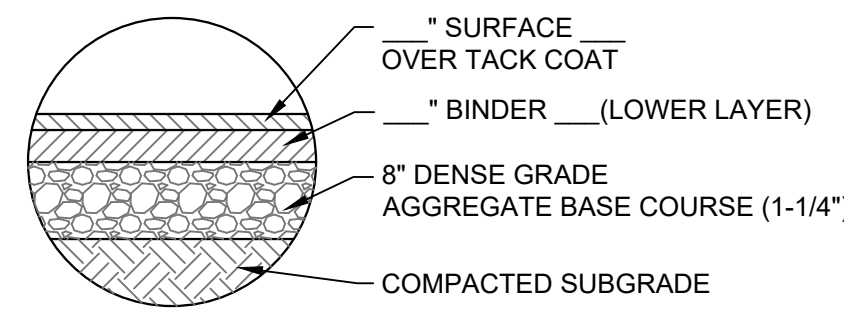
IF SIDEWALK IS ADJACENT TO CURB TAPER, TAPER SHALL BE EXTENDED TO 10' TO MAINTAIN 5% MAX SLOPE ON WALK FOR ADA ACCESS

F CURB TAPER
SCALE: NTS

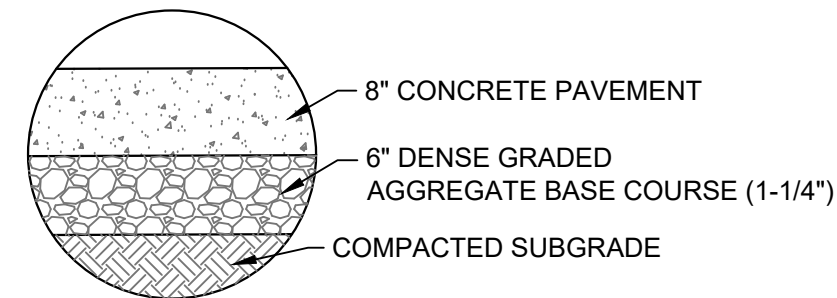


COMM TABLE 82.35		
DIA. OF LATERAL	MIN. DI. OF CLEANOUT RISER	MIN. DI. OF RISER CAP
1.5	1.5	1.5
2	1.5	1.5
3	3	2.5
4	4	3.5
5	5	4
6	6	5
8+	6	6

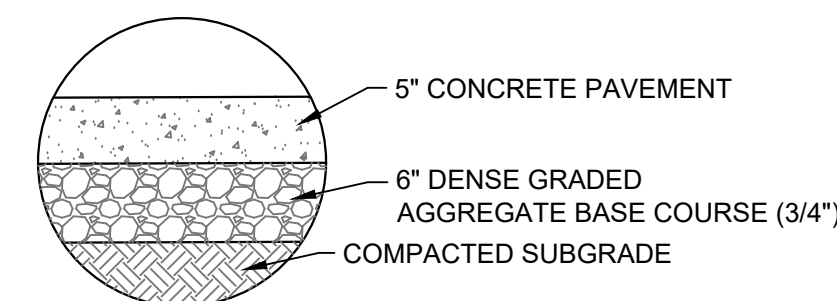
H CLEANOUT
SCALE: NTS



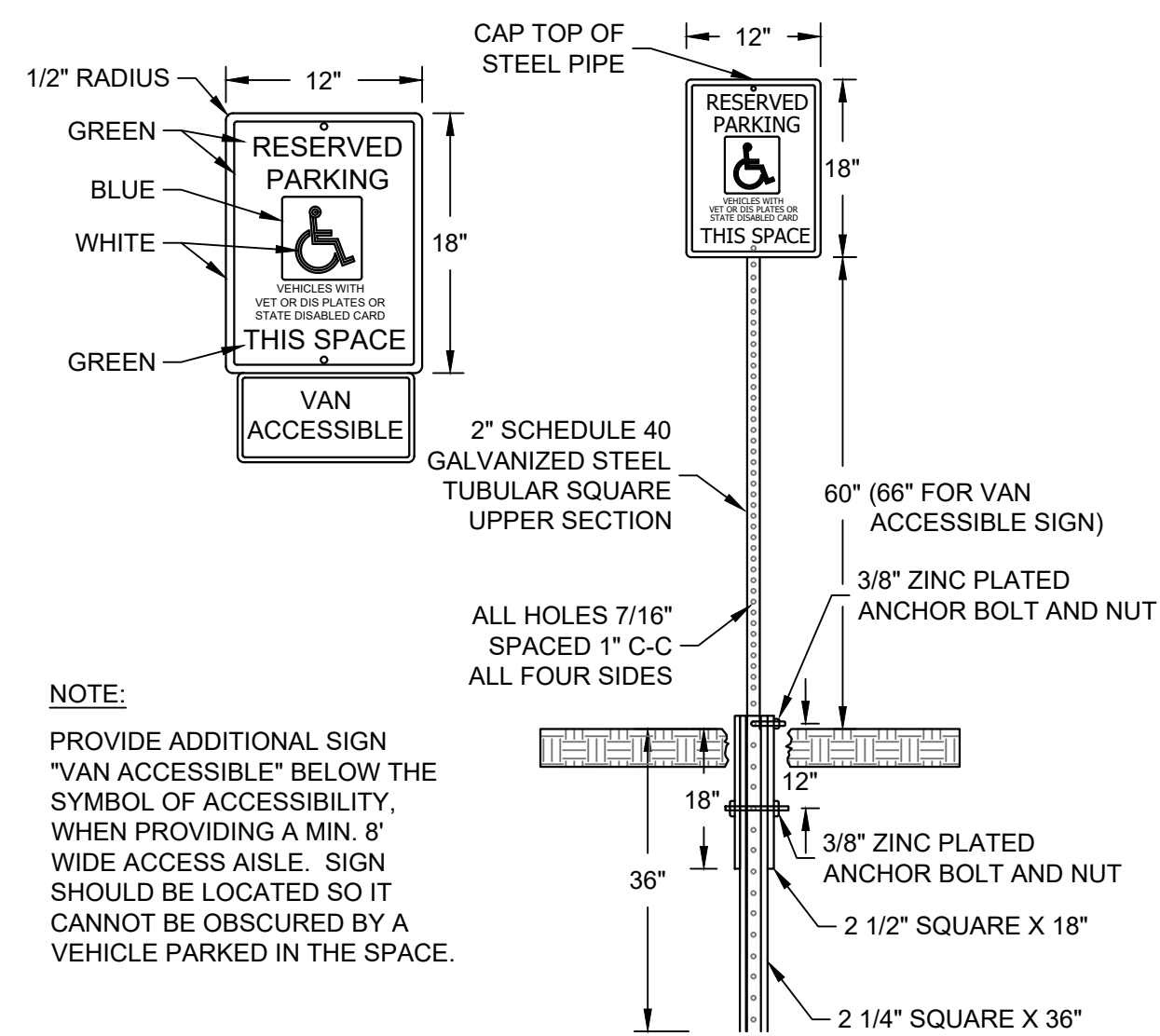
B ASPHALT PAVEMENT SECTION
SCALE: NTS



C CONCRETE PAVEMENT SECTION
SCALE: NTS



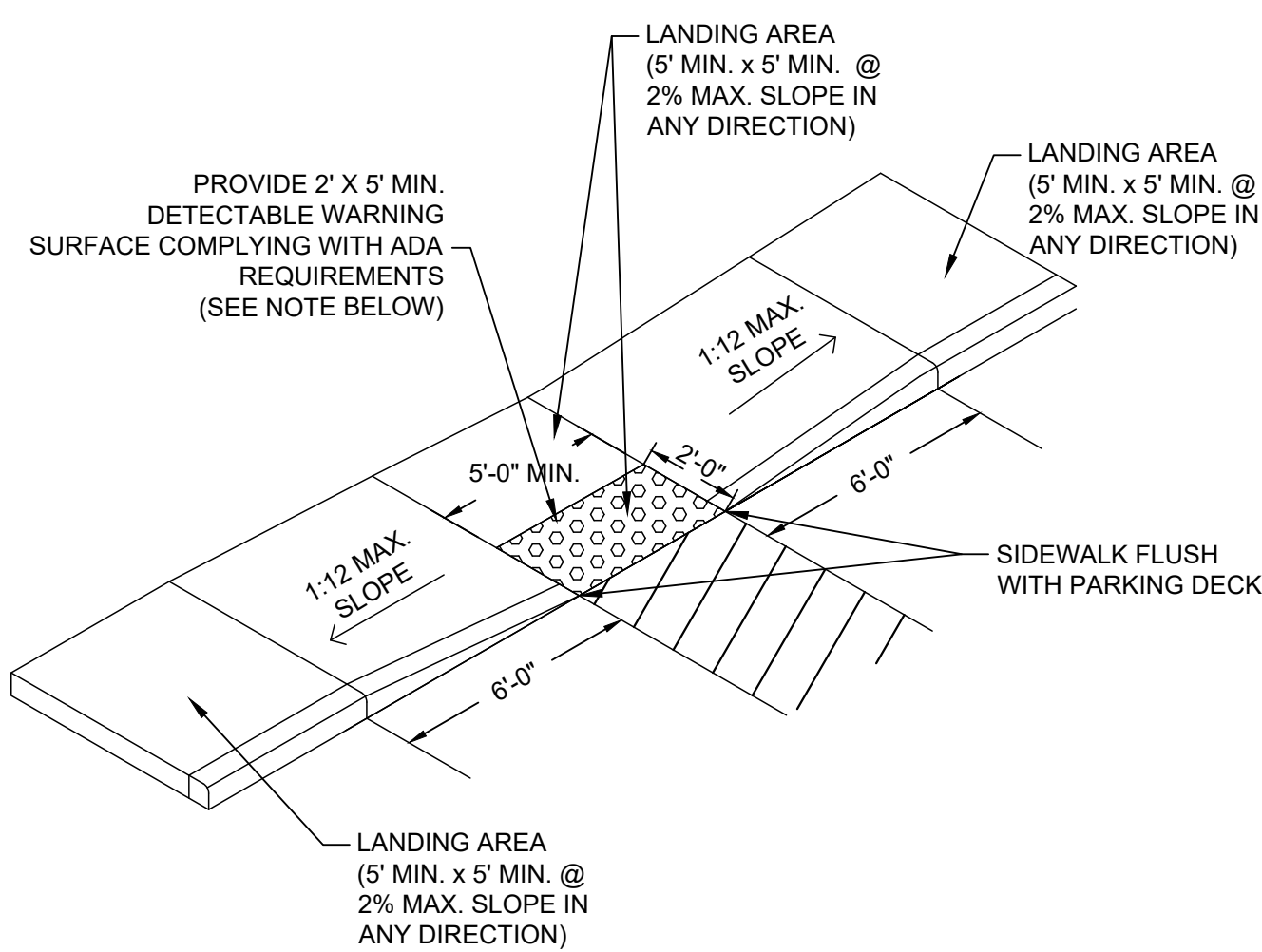
D CONCRETE SIDEWALK SECTION
SCALE: NTS



NOTE:

PROVIDE ADDITIONAL SIGN "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY, WHEN PROVIDING A MIN. 8' WIDE ACCESS AISLE. SIGN SHOULD BE LOCATED SO IT CANNOT BE OBSERVED BY A VEHICLE PARKED IN THE SPACE.

K ADA SIGN AND POST
SCALE: NTS

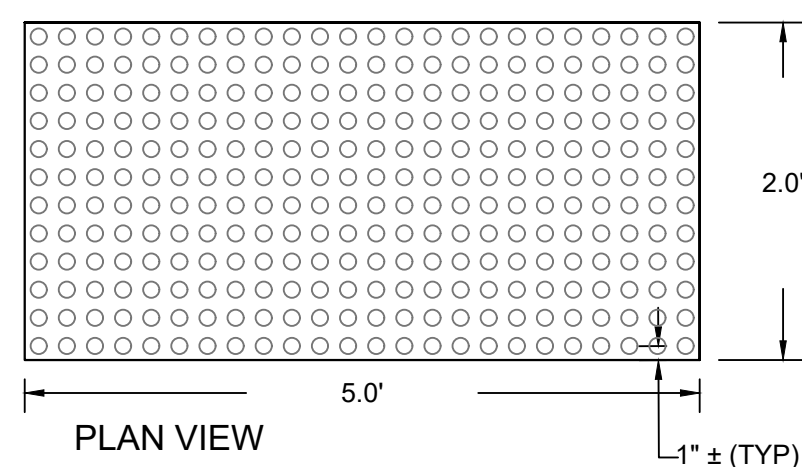


NOTES:

- CONTRACTOR TO VERIFY ADA RAMP DETAIL WITH CITY AND ADJUST AS NEEDED.
- PROVIDE DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES OF SIZE, SPACING AND CONTRAST REQUIRED BY ADA GUIDELINES.
- DETECTABLE WARNINGS SHALL BE PER CITY STANDARDS.

J ADA RAMP - TYPE 1
SCALE: NTS

E CONCRETE WALK - INTEGRAL CURB
SCALE: NTS

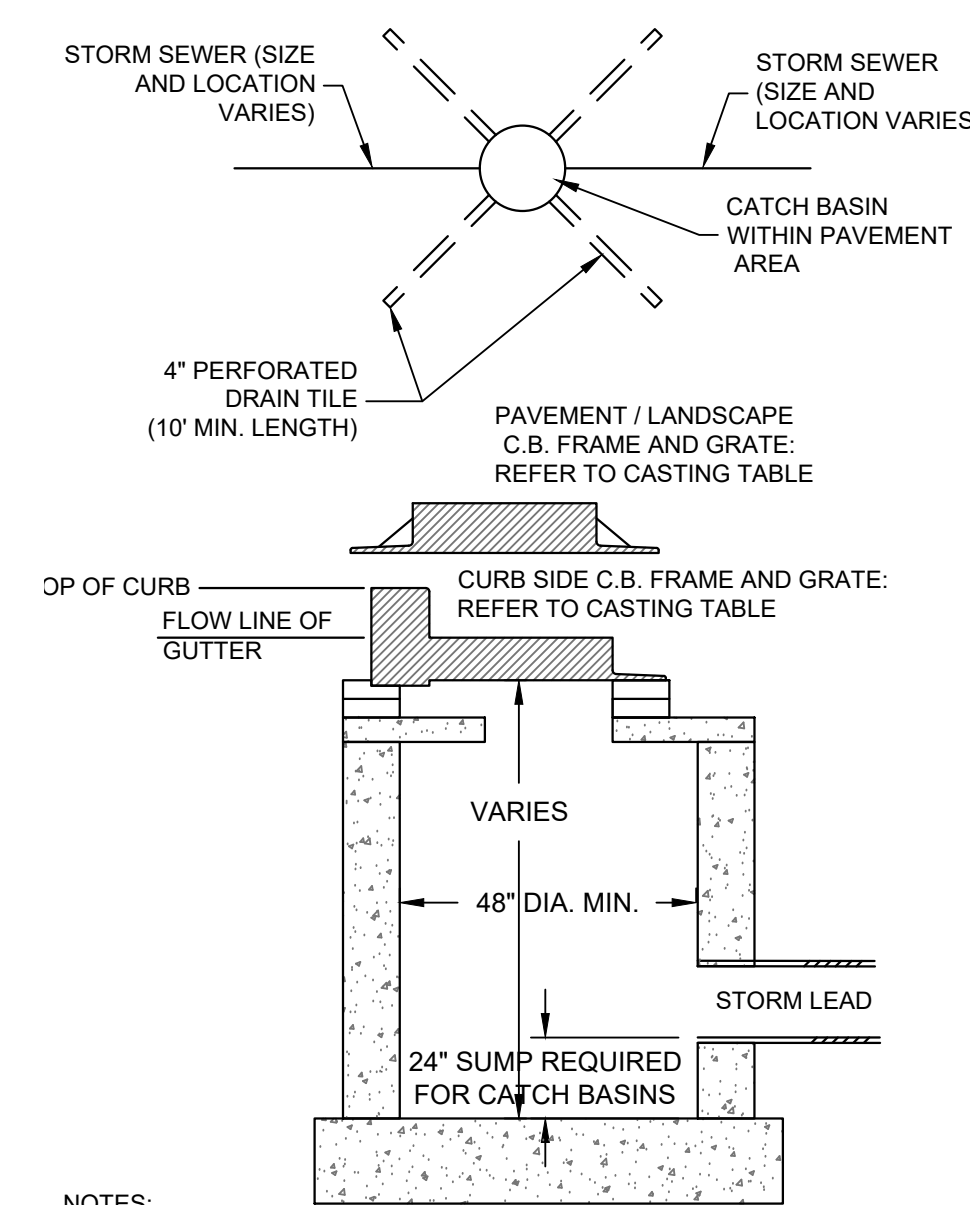


	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	X	X
D	0.9"	1.4"

X = THE C DIMENSIONS IS 50% TO 65% OF THE D DIMENSION

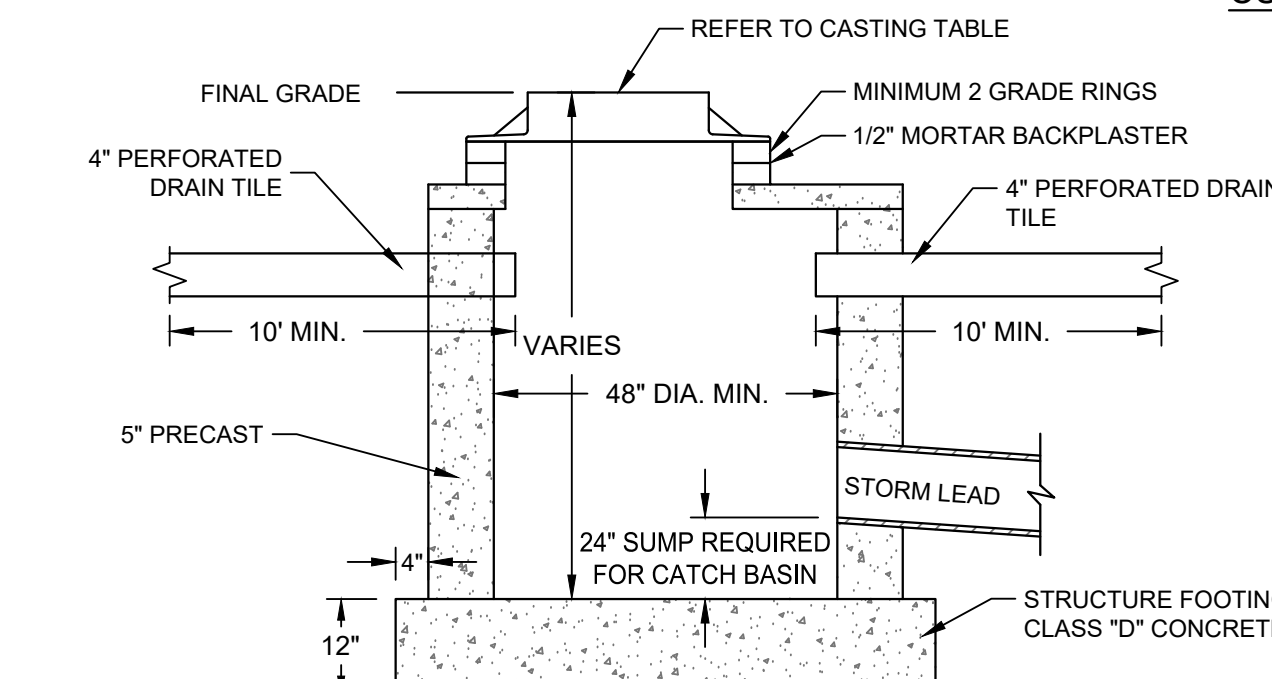
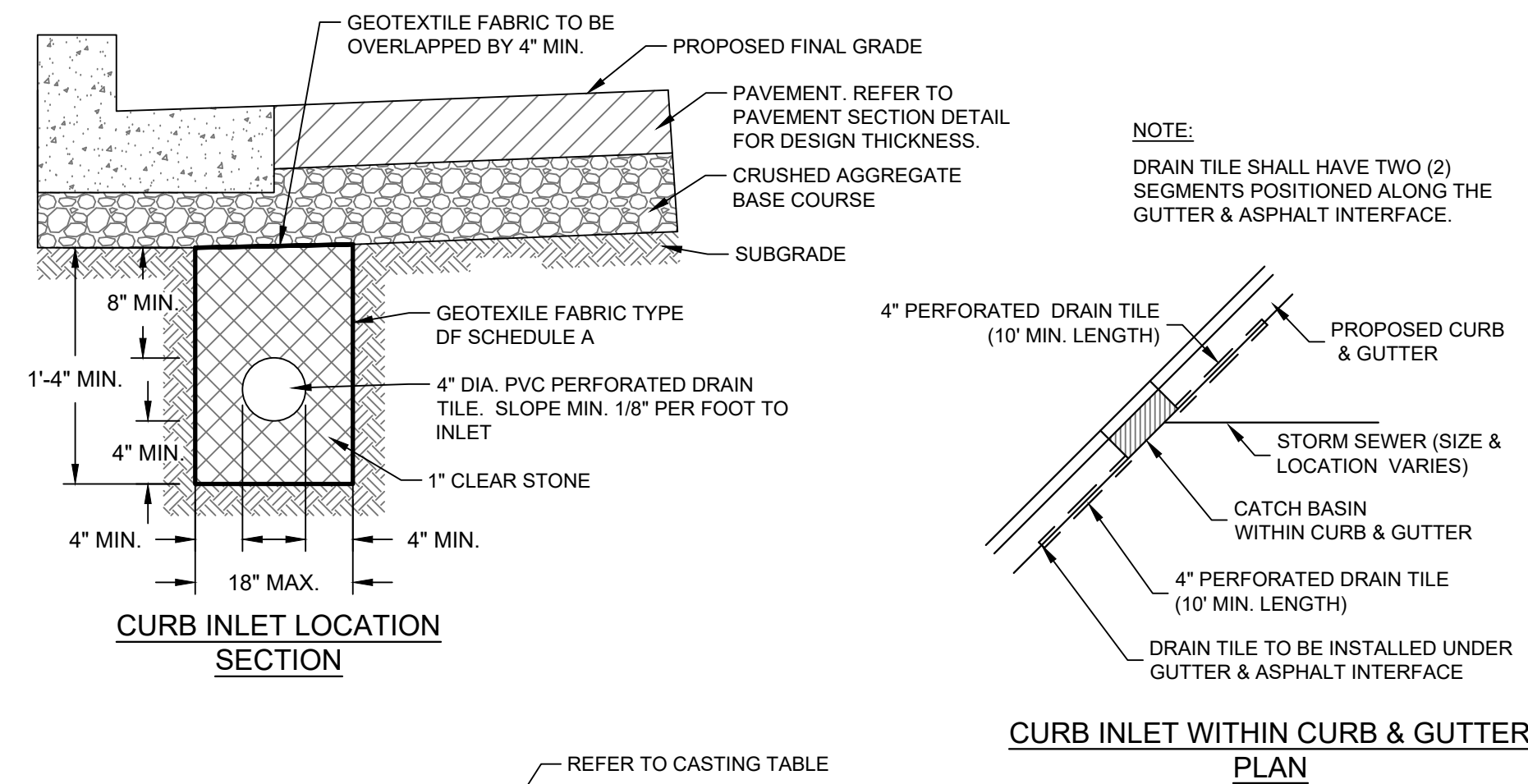
L TRUNCATED DOMES
SCALE: NTS

CATCH BASIN
WITHIN LOW POINT OF PAVEMENT AREA

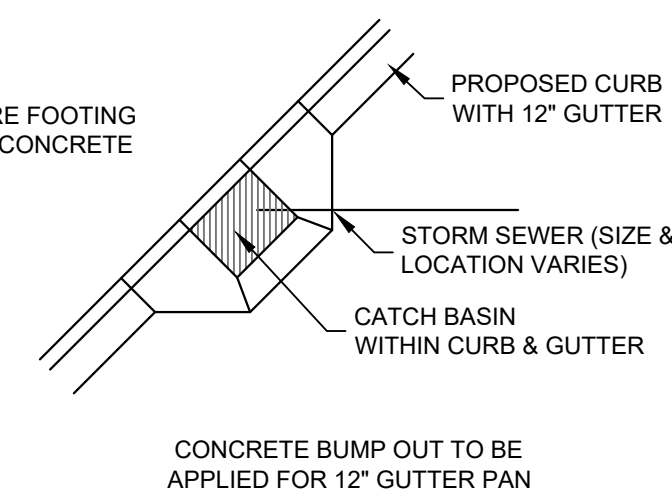


- NOTES:
- ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING.
 - CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
 - 3" MIN. BEDDING OF STONE UNDER BASE REQUIRED. ADDITIONAL BEDDING STONE MAY BE REQUIRED ON WET SUB-GRADE.
 - UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL CATCH BASIN SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

G INLET AND CATCH BASIN
SCALE: NTS



CATCH BASIN / INLET CASTING TABLE						
	IF 18" CURB & GUTTER		IF 24" CURB & GUTTER		IF 30" CURB AND GUTTER	
	CASTING	GRATE	CASTING	GRATE	CASTING	GRATE
CURB INLET	NEENAH R-3067	A	NEENAH R-3067	A	NEENAH R-3228H	C
AREA INLET	NEENAH R-2050	C				



REFRESH AESTHETIC CENTER DEVELOPMENT
10404 N. PORT WASHINGTON ROAD
MEQUON, WI

DETAILS

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE	DATE
CITY SUBMITTAL	08/14/2023
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NO. REVISION	DATE
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PROJECT NO:	21706
DESIGN DATE:	2023-05-30
PLOT DATE:	2023.08.09
DRAWN BY:	KJB
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	C401

THE SIGMA GROUP
Single Source. Sound Solutions.
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1300 West Canal Street
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Phone: 414-643-4200
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GENERAL:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.
2. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HOTLINE AND SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL UTILITY CROSSINGS AND PROPOSED CONNECTIONS FOR CONFLICTS/DISCREPANCIES PRIOR TO INITIATING CONSTRUCTION. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

SITE CLEARING:

1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
3. SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.
4. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.
5. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.
6. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
7. LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.
8. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION; RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.
9. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED; ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.
10. EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY THE OWNER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES.
11. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED; PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
12. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
13. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
14. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMINGLING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
15. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
16. SAWCUT ALL PAVEMENTS FULL DEPTH PRIOR TO REMOVAL; SAWCUTS SHALL BE IN STRAIGHT LINES PERPENDICULAR AND/OR PARALLEL TO EXISTING PAVEMENT JOINTS AND PAVEMENT EDGES.
17. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
18. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMINGLING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

SITE WATER SERVICE:

1. COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIREMENTS AND STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS, APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND STATE PLUMBING CODE OR LOCAL JURISDICTIONAL AUTHORITY, STATE PLUMBING CODE AND LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS GOVERN.
2. DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER-DISTRIBUTION SERVICE.
3. WATER SERVICE PIPING MAY BE EITHER DUCTILE IRON WATER PIPE OR PVC WATER PIPE AS ALLOWED BY THE LOCAL WATER UTILITY.
4. DUCTILE IRON WATER PIPE CONFORMING TO THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE CENTRIFUGALLY CAST, AWWA C151/A21.51 - LATEST REVISION AND REQUIREMENTS OF CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
 - a. CLASS 52
 - b. CEMENT MORTAR LINING AND INTERNAL AND EXTERNAL BITUMINOUS COATS IN ACCORDANCE WITH SECTION 51.8 OF AWWA C151.
 - c. PUSH-ON GASKET PIPE
 - d. PLAIN RUBBER GASKETS
 - e. BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD TESTING
5. JOINTS FOR DUCTILE IRON PIPE: JOINTS SHALL BE RUBBER GASKET JOINTS; CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR RUBBER GASKET JOINTS FOR DUCTILE IRON PRESSURE PIPE AND FITTINGS (ANSI/AWWA C111/A21.11, LATEST EDITION)
6. FITTINGS FOR DUCTILE IRON PIPE: CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON AND GRAY IRON FITTINGS, 3" THROUGH 48" FOR WATER ANSI/AWWA C110/A21.10, LATEST EDITION); CLASS 250 MECHANICAL JOINT PIPE FITTINGS; CEMENT LINED; ALL BELLS; ENTIRE FITTING TARR'D; CONDUCTIVE MECHANICAL JOINT (NO LEAD) RUBBER GASKETS, FLANGES, AND BOLTS.
7. PVC AWWA PIPE: AWWA C900, CLASS 235 WITH BELL END WITH GASKET AND WITH SPIGOT END AND MEETING REQUIREMENTS OF CHAPTER 8.20.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. FITTINGS SHALL BE IN ACCORDANCE WITH CHAPTER 8.22.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. MECHANICAL -JOINT, DUCTILE IRON FITTINGS: AWWA C153, DUCTILE-IRON COMPACT PATTERN. GLANDS, GASKETS AND BOLTS: AWWA C111, DUCTILE IRON GLANDS, RUBBER GASKETS AND STEEL BOLTS.
8. GATE VALVES: CONFORM TO AWWA C-500 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN SUITABLE FOR DIRECT BURY.
9. VALVE BOXES: CAST IRON CONFORMING TO ASTM DESIGNATION A-48, CLASS 20 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
10. FIRE HYDRANTS: TO MEET LOCAL STANDARDS.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL. PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS
12. GENERAL WATER PIPE INSTALLATION: IN ACCORDANCE WITH CHAPTER 4.3.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
13. INSTALL DUCTILE-IRON, WATER-SERVICE PIPING ACCORDING TO AWWA C600 AND CHAPTER 4.4.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
14. ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYETHYLENE PER AWWA C105, LATEST EDITION AND IN ACCORDANCE WITH CHAPTER 4.4.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. ALL JOINTS AND FITTINGS SHALL HAVE POLYETHYLENE ENCASEMENT INSTALLED PER MANUFACTURER'S REQUIREMENTS AND PROCEDURES.
15. INSTALL PVC AWWA PIPE ACCORDING TO ASTM F645 AND AWWA M23 AND CHAPTER 4.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
16. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S 44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL WATER SERVICE PIPING SUCH THAT THERE IS A MINIMUM OF 6' OF COVER OVER THE TOP OF THE WATER SERVICE PIPING.

SITE WATER SERVICE CONT.:

17. BEDDING AND COVER FOR WATER SERVICE PIPING SHALL BE IN ACCORDANCE WITH SECTION 4.3.3 AND FILE NO. 36 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. TRENCH BACKFILL SHALL BE GRANULAR B BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION ON-SITE.
18. INSTALL TRACER WIRE FOR NON-METALLIC WATER SERVICES IN ACCORDANCE WITH SPS SECTION 382.40(8)(K). TRACER WIRE INSULATION COLOR SHALL BE BLUE FOR POTABLE WATER SERVICE PIPING.
19. DUCTILE-IRON PIPING, RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 4.4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
20. PVC PIPING GASKETED JOINTS: USING JOINING MATERIALS ACCORDING TO AWWA C900. CONSTRUCT JOINTS WITH ELASTOMERIC SEALS AND LUBRICANTS ACCORDING TO ASTM D2774 OR ASTM D3139 AND PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS.
21. CONDUCT HYDROSTATIC TESTS IN ACCORDANCE WITH CHAPTER 4.15.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
22. CLEAN AND DISINFECT WATER SERVICE PIPING IN ACCORDANCE WITH SPS CHAPTER 82.40(8)(I) AND AWWA C651.

SANITARY SEWERAGE:

1. ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
5. MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
6. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(1)(H) AND 382.36(7)(D).
7. PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS. JOIN PVC SEWER PIPE ACCORDING TO ASTM D3231 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE COUPLINGS
8. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
9. CLASS B COMPACTED TRENCH SECTION (FILE NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
10. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
11. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
12. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(4) OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS. TEST NEW BUILDING SEWER IN ACCORDANCE WITH SECTION 5.4.0 OF THE STANDARD SPECIFICATIONS. REPLACE LEAKING PIPE USING NEW PIPE MATERIALS AND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

STORM DRAINAGE:

1. ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. REINFORCED CONCRETE PIPE: ASTM C76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
5. HDPE PIPE: ADS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT REGISTER.
6. CATCH BASINS: STANDARD PRECAST CONCRETE CATCH BASINS CONFORMING TO CHAPTER 3.6.0 OF THE STANDARD SPECIFICATIONS AND IN GENERAL CONFORMANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS. DEPTH AND DIAMETER AS INDICATED ON PLANS. CATCH BASIN SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
7. FRAMES AND GRATES: AS INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE; IF NOT, NOTIFY ENGINEER.
8. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.3.9.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
9. MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
10. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
11. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
12. CLASS B COMPACTED TRENCH SECTION (FILE NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
13. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
14. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
15. CATCH BASIN INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE STANDARD SPECIFICATIONS. CATCH BASIN EXCAVATION AND PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.4(A) AND (B) OF THE STANDARD SPECIFICATIONS. FRAMES AND GRATES SHALL BE SET TO THE ELEVATIONS SHOWN ON THE PLANS.
16. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(1)4 OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.

EARTH MOVING:

- ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOTECHNICAL REPORT, GEOTECHNICAL ENGINEER RECOMMENDATIONS MADE IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
3. CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
4. OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL.
5. FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FLOOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE.
6. SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OR COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER.
7. UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE GROUPS UNLESS DEEMED SATISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION.
8. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.
9. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.
10. BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND CONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
11. DRAINAGE COURSE BENEATH BUILDING SLABS: NARROWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL, ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.
12. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
13. PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
14. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
15. SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, STRUCTURES, AND UTILITIES TO MEET OSHA REQUIREMENTS. DESIGN OF TEMPORARY SUPPORT OF EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.
17. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH FULLY LOADED TANDEN AXLE DUMP TRUCK OR RUBBER TIERED VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 TONS/AXLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PRESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY WEATHER. PROOF ROLL IN PRESENCE OF PROJECT GEOTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY >1") SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL. IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFORMED, THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED INTO THE SURROUNDING SUITABLE SOIL SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.
18. DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF THE OVEREXCAVATION SHALL BE SLOPED TO A DRAINPILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SUCH DRAINPILES SHALL BE 0.5%.
19. CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME IN PROJECT SCHEDULE.
20. ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D1557. EACH LIFT OF COMPACTED ENGINEERED FILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
21. EXISTING OLD FILL MATERIAL SHALL BE REMOVED BELOW FOOTINGS OR FOUNDATION SUPPORTING FILL. ENGINEERED FILL BELOW FOOTINGS SHOULD HAVE AN IN-PLACE DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. ENGINEERED FILL BELOW FOOTINGS SHALL BE EVALUATED BY IN-FIELD DENSITY TESTS DURING CONSTRUCTION.
22. WHERE UNSUITABLE BEARING SOILS ARE ENCOUNTERED IN A FOOTING EXCAVATION, THE EXCAVATION SHALL BE DEEPEMED TO COMPETENT BEARING SOIL AND THE FOOTING LOWERED OR AN OVEREXCAVATION AND BACKFILL PROCEDURE PERFORMED. OVEREXCAVATION AND BACKFILL TREATMENT REQUIRES WIDENING THE DEEPEMED EXCAVATION IN ALL DIRECTIONS AT LEAST 6 INCHES BEYOND THE EDGE OF THE FOOTING FOR EACH 12 INCHES OF OVEREXCAVATION DEPTH. THE OVEREXCAVATION SHALL BE BACKFILLED UP TO FOOTING BASE ELEVATION IN MAXIMUM 8 INCH LOOSE LIFTS WITH SUITABLE GRANULAR FILL MATERIAL AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. SOILS AT FOUNDATION BEARING ELEVATION IN THE FOOTING EXCAVATIONS SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
23. A MINIMUM OF FOUR INCHES OF DRAINAGE COURSE MAT SHALL BE PLACED BELOW BUILDING FLOOR SLABS. DRAINAGE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557).
24. UTILITY TRENCHES FOR SEWER AND WATER SHALL CONFORM TO CLASS B COMPACTED TRENCH SECTION IN ACCORDANCE WITH FILE NO. 4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
25. BACKFILL UTILITY TRENCHES IN 4 TO 6 INCH LOOSE LIFTS COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. BACKFILL SHALL BE MOISTURE CONDITIONED TO BE WITH 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557.
26. UTILITY BEDDING PLACEMENT: CONFORM TO SECTION 3.2.6 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. BEDDING MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557).
27. COMPACTION TESTING OF UTILITY TRENCHES SHALL BE PERFORMED ONE FOR EVERY 200 CUBIC YARDS OF BACKFILL PLACED OR ONE FOR TEST PER 200 LINEAR FEET OF TRENCH FOR EACH LIFT, WHICHEVER IS LESS.
28. AGGREGATE BASE COURSE BENEATH PAVEMENTS SHALL BE PLACED AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. AGGREGATE BASE SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
29. GRADING GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.
30. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
31. FOOTING SUBGRADE TESTING: EACH ISOLATED FOOTING SHALL INCLUDE AT LEAST ONE TEST PROBE. TEST PROBES SHALL BE PERFORMED EVERY 20 LINEAR FEET IN CONTINUOUS FOOTINGS.
32. BUILDING SLAB AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EVERY 2500 SQ. FT. OR LESS OF BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
33. PAVEMENT AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY LIFT FOR EVERY 2,500 SQUARE FEET OF PAVEMENT AREA, BUT IN NO CASES FEWER THAN 3 TESTS.
34. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EACH 50 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.
35. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
36. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF OWNER'S PROPERTY.



REFRESH AESTHETIC CENTER DEVELOPMENT

10404 N. PORT WASHINGTON ROAD

MEQUON, WI

SPECIFICATIONS

Attachment: Packet Docs ReFresh (8766 : Design 2 Construct for Sagrillo)

**PRELIMINARY
NOT FOR
CONSTRUCTION**

ISSUANCE	DATE
CITY SUBMITTAL	08/14/2023

[illegible]

PROJECT NO:	21706
DESIGN DATE:	2023-05-30
PLOT DATE:	2023.08.09
DRAWN BY:	KJB
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	

C500

2023.08.09

KBAFFIN

C501

21706

CONCRETE PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTIONS 415, 416, 501, 601, AND 602 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS AND SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER OF READY-MIXED CONCRETE PRODUCTS WHO COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT AND APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
4. CONCRETE GRADE: GRADE A, GRADE A-2, OR A-FA CONFORMING TO SECTION 501.3.1.3 OF THE WISDOT STANDARD SPECIFICATIONS
5. AGGREGATES: CONFORM TO SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
6. WATER: ASTM C 94/C 94M AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
7. AIR-ENTRAINING ADMIXTURE: ASTM C 260 AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
8. CHEMICAL ADMIXTURES: PER SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
9. CURING MATERIALS IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
10. EXPANSION JOINT MATERIAL: CONFORM TO SECTION 415.2.3 OF THE WISDOT STANDARD SPECIFICATIONS.
11. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE IN ACCORDANCE WITH SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
12. GENERAL EXECUTION: CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS.
13. PROOFROLL SUBGRADE AND AGGREGATE BASE AS OUTLINED IN EARTH MOVING SPECIFICATION PRIOR TO PLACEMENT OF PAVEMENTS.
14. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.
15. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM-RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.
16. JOINTS GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE, UNLESS OTHERWISE INDICATED. CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS
17. CONSTRUCTION JOINTS: SET CONSTRUCTION JOINTS AT SIDE AND END TERMINATIONS OF PAVEMENT AND AT LOCATIONS WHERE PAVEMENT OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVEMENT TERMINATES AT ISOLATION JOINTS.
18. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, AND WHERE INDICATED.
19. CONTRACTION JOINTS: FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS TO MATCH JOINTING OF EXISTING ADJACENT CONCRETE PAVEMENT.
20. EDGING: TOOL EDGES OF PAVEMENT, GUTTERS, CURBS, AND JOINTS IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS ON CONCRETE SURFACES.
21. CURBING: COMPLY WITH SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS.
22. SIDEWALKS: COMPLY WITH SECTION 602 OF THE WISDOT STANDARD SPECIFICATIONS.
23. MOISTEN AGGREGATE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.
24. FINISH CURBING IN ACCORDANCE WITH SECTION 601.3.5 OF THE WISDOT STANDARD SPECIFICATIONS.
25. FINISH SIDEWALK AND PATIO IN ACCORDANCE WITH SECTION 602.3.2.3 OF THE WISDOT STANDARD SPECIFICATIONS (LIGHT BROOM FINISH).
26. FINISH CONCRETE VEHICULAR PAVEMENTS AND PADS IN ACCORDANCE WITH SECTION 415.3.8 OF THE WISDOT STANDARD SPECIFICATIONS (ARTIFICIAL TURF DRAG FINISH).
27. PROTECT AND CURE SIDEWALK IN ACCORDANCE WITH SECTION 602.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
28. PROTECT AND CURE CURBING IN ACCORDANCE WITH SECTION 601.3.7 OF THE WISDOT STANDARD SPECIFICATIONS.
29. PROTECT AND CURE VEHICULAR CONCRETE PAVING IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
30. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE OR THAT DOES NOT COMPLY WITH REQUIREMENTS IN THIS SECTION.
31. PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 7 DAYS AFTER PLACEMENT.
32. MAINTAIN CONCRETE PAVEMENT FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVEMENT NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

ASPHALTIC PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS).
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.
4. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER.
5. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.
6. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS.
7. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS.
8. HOT-MIX ASPHALT: ASPHALTIC BINDER COURSE AND SURFACE COURSE SHALL BE MIXTURE LT FOR REGULAR DUTY PAVEMENT AND LT FOR HEAVY DUTY PAVEMENT COMPLYING WITH THE WISDOT STANDARD SPECIFICATIONS. ASPHALTIC BINDER SHALL BE 58-28 S UNLESS NOTED.
9. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS.
10. PAVEMENT PLACEMENT GENERAL: ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB-MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE WISDOT STANDARD SPECIFICATIONS.
11. PREPARE AND PROOFROLL SUBGRADES AND AGGREGATE BASE COURSE AS OUTLINED IN EARTH MOVING SPECIFICATIONS PRIOR TO PLACEMENT OF ASPHALT PAVEMENTS.
12. SWEEP LOOSE GRANULAR PARTICLES FROM SURFACE OF AGGREGATE BASE COURSE PRIOR TO PAVEMENT PLACEMENT. DO NOT DISLODGE OR DISTURB AGGREGATE EMBEDDED IN COMPACTED SURFACE OF BASE COURSE.
13. SPREAD AND FINISH ASPHALTIC MIXTURE IN ACCORDANCE WITH SECTION 450.3.2.5 OF THE WISDOT STANDARD SPECIFICATIONS. PAVEMENT THICKNESSES SHALL BE AS INDICATED ON THE PLANS.
14. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAVER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FORMING HIGH SPOTS. FILL DEPRESSIONS WITH HOT-MIX ASPHALT TO PREVENT SEGREGATION OF MIX; USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.
15. COMPACT ASPHALTIC PAVEMENT IN ACCORDANCE WITH SECTION 450.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
16. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.
17. THICKNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS ¼ INCH FOR BINDER COURSE AND PLUS ¼ INCH FOR SURFACE COURSE, NO MINUS.
18. SURFACE SMOOTHNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS: BINDER COURSE: ¼ INCH; SURFACE COURSE: 1/8 INCH. REMOVE AND REPLACE ALL HUMPS OR DEPRESSIONS EXCEEDING THE SPECIFIED TOLERANCES.
19. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH ENGINEER.
20. APPLY MARKINGS TO A DRY SURFACE FREE FROM FROST. REMOVE DUST, DIRT, OIL, GREASE, GRAVEL, DEBRIS OR OTHER MATERIAL THAT MAY PREVENT BONDING TO THE PAVEMENT.
21. APPLY PAINT AS THE MANUFACTURER SPECIFIES WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES AT A MINIMUM RATE OF 17.6 GALLONS/MILE FOR A CONTINUOUS 4" LINE.
22. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND TO PREPARE TEST REPORTS.

THE



SIGMA GROUP

Single Source. Sound Solutions.

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Milwaukee, WI 53233

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REFRESH AESTHETIC CENTER DEVELOPMENT

10404 N. PORT WASHINGTON ROAD

MEQUON, WI

SPECIFICATIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE	DATE
CITY SUBMITTAL	08/14/2023

NO. REVISION	DATE

PROJECT NO:	21706
DESIGN DATE:	2023-05-30
PLOT DATE:	2023.08.09
DRAWN BY:	KJB
CHECKED BY:	----
APPROVED BY:	----

SHEET NO:

C501

kapurinc.com

LOCATION:
1040 N. PORT
WASHINGTON
ROAD
MEQUON, WI 53092

CLIENT:

RELEASE:
PLAN COMMISSION
SUBMITTAL

REVISIONS

NORTH ARROW:



all in

SHEET:
SITE LANDSCAPE
PLAN

PROJECT MANAGER:	BB
PROJECT NUMBER:	230622.01
DATE:	08/09/2023

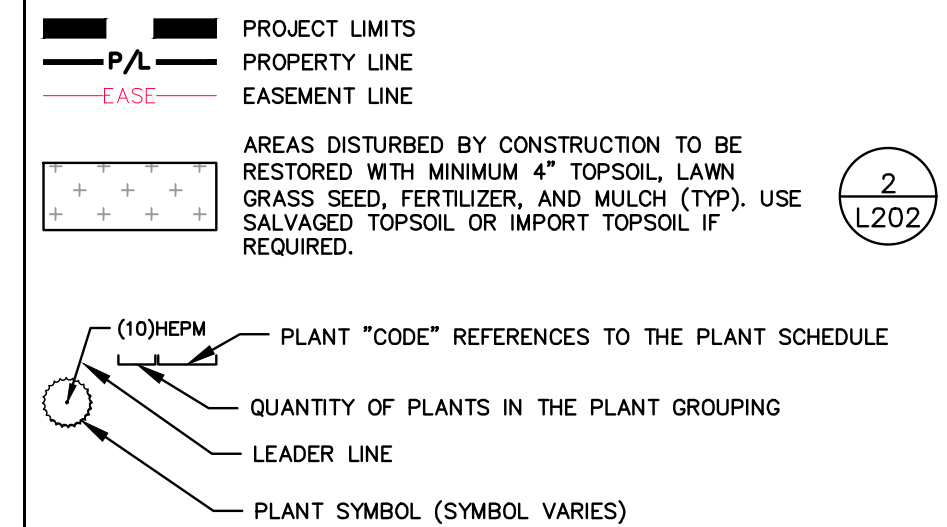
SHEET NUMBER:

L101

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HATCH LEGEND



KEY INDEX

①	SHREDDED HARDWOOD MULCH	6 L201
②	ALUMINUM EDGING AT PLANTING BED	7 L201
③	DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)	
④	EXISTING VEGETATION (TO REMAIN)	
⑤	EXISTING 24" DBH BOXELDER (TO BE REMOVED)	
⑥	EXISTING 12" DBH BOXELDER (TO BE REMOVED)	
⑦	EXISTING 6" DBH BOXELDER (TO BE REMOVED)	
⑧	EXISTING 12" DBH BOXELDER (TO BE REMOVED)	
⑨	EXISTING 12" DBH ROYAL RED MAPLE (TO BE REMOVED)	
⑩	EXISTING 6" DBH BOXELDER (TO BE REMOVED)	
⑪	EXISTING 24" DBH BOXELDER (TO REMAIN)	
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⑭	EXISTING 5' TALL MUGO PINE (TO REMAIN)	
⑮	EXISTING 6' TALL MUGO PINE (TO REMAIN)	
⑯	EXISTING 8' TALL MUGO PINE (TO REMAIN)	
⑰	MONUMENT SIGN	
⑱	BOLLARD LIGHT (SEE SITE LIGHTING PLAN FOR OFFICIAL LOCATIONS)	
⑲	LIGHT POLE (SEE SITE LIGHTING PLAN FOR OFFICIAL LOCATIONS)	
⑳	EXISTING 6" DBH ARBORVITAE (TO BE REMOVED)	

INFORMATION SHOWN ON THIS DRAWING IS BASED ON THE ARCHITECTURAL SITE PLAN COMPLETED BY OTHERS. THE LANDSCAPE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION. THE LOCATION OF EXISTING SITE UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. NOTIFY THE ARCHITECT WHEN THERE ARE CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED LANDSCAPE FEATURES AND PERENNIAL PLANT MATERIALS. TO AVOID EXISTING UTILITIES AS DIRECTED BY THE ARCHITECT. ALL INFORMATION SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

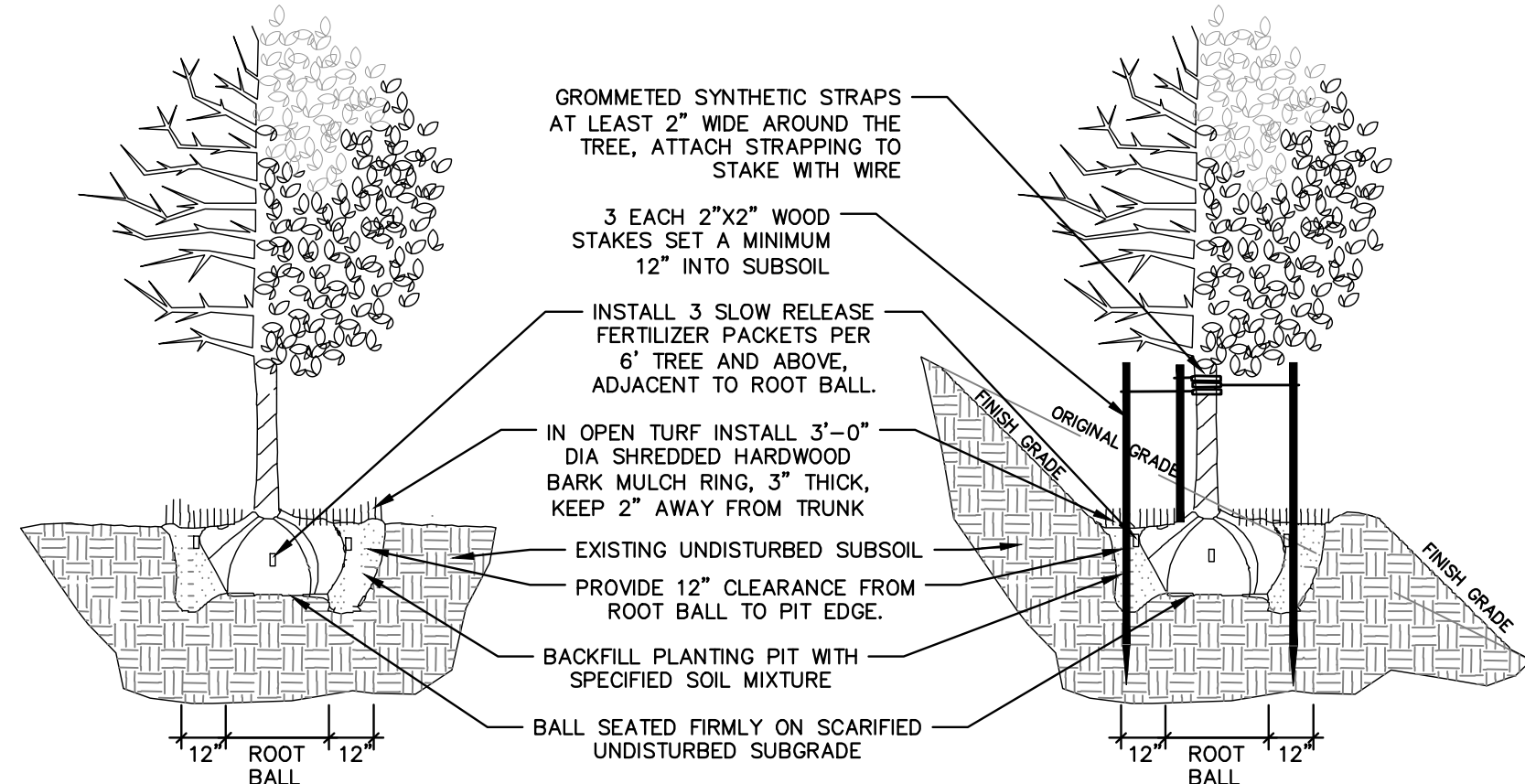
LANDSCAPE SHEET INDEX

L101 SITE LANDSCAPE PLAN
L201 PLANT SCHEDULE, CALCULATIONS & LANDSCAPE DETAILS
L202 SITE LANDSCAPE NOTES

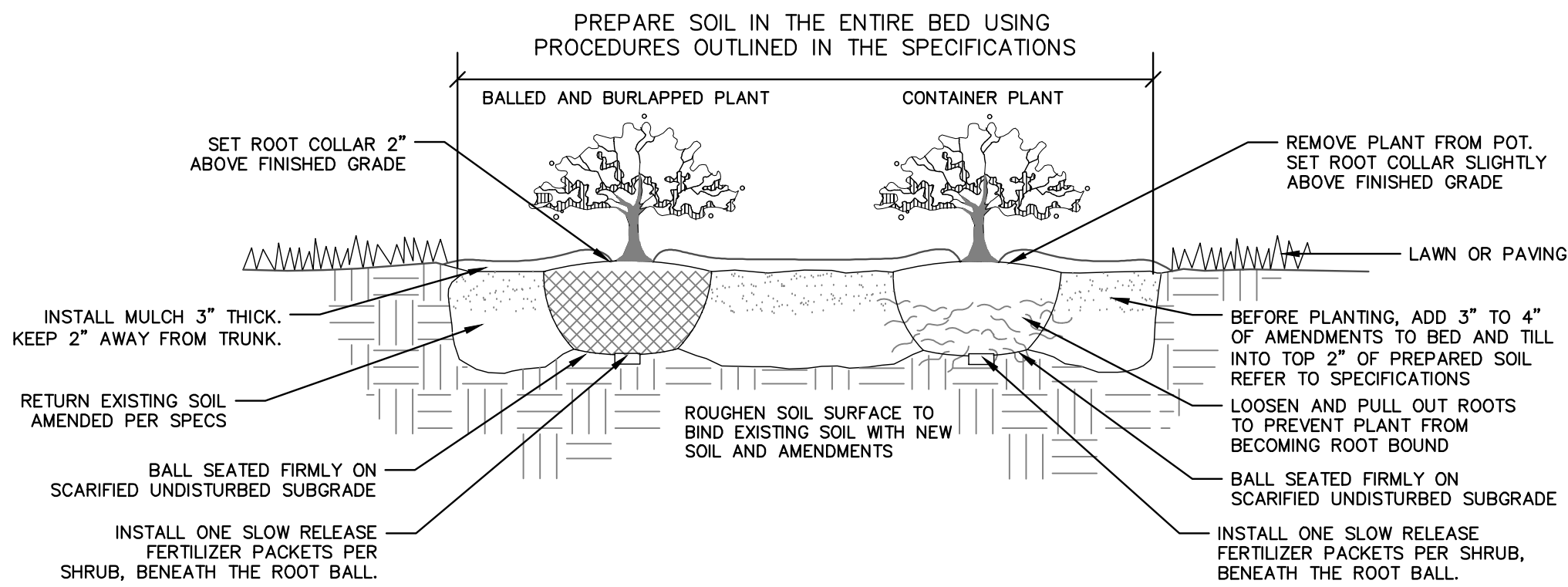
Plant Schedule

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)	Notes
Canopy Trees: (Install street trees in accordance with City of Mequon specifications as indicated in "Notes" column. All other trees install in accordance with detail 3/L201)							
ACFAF	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	3	Per Plan	3" caliper B&B	50'/30'	Street trees - Install in accordance with city specifications
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	1	Per Plan	2" caliper B&B	40'/15'	
GLTDR	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	3	Per Plan	2" caliper B&B	45'/20'	
QUBI	Quercus bicolor	Swamp White Oak	1	Per Plan	2" caliper B&B	50'/40'	
Ornamental Trees: (Install street trees in accordance with City of Mequon specifications as indicated in "Notes" column. All other trees install in accordance with detail 3/L201)							
HYPALS	Hydrangea paniculata 'Limelight' on standard	Limelight Hydrangea on standard	1	Per Plan	7' tall pot	6'-10'/6'-8'	Street trees - Install in accordance with city specifications
MAJEF	Malus 'Jefgreen' PP23.863	Emerald Spire Crabapple	4	Per Plan	3" caliper B&B	15'/6'	
SYREI	Syringa reticulata 'Elliot'	Snowcap Japanese Tree Lilac	3	Per Plan	3" caliper B&B	15'-20'/10'-15'	Street trees - Install in accordance with city specifications
Deciduous Shrubs: (Install in accordance with detail 4/L201)							
ARME	Aronia melanocarpa var. 'Elata'	Glossy Black Chokeberry	2	Per Plan	18" tall pot	5'-7'/4'-6'	
HYPAI	Hydrangea paniculata 'ILVOBO' PP22.782	Bobo Hydrangea	12	Per Plan	24" tall pot	3'/3'-4'	
HYPAJ	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	3	Per Plan	18" tall pot	3'-5'/3'-5'	
HYQRS	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	2	Per Plan	18" tall pot	3.5/4'-5'	
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	4	Per Plan	18" spread pot	2'-3'/6'-8'	
RORPP	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	2	Per Plan	18" tall pot	3'-6'/3'-4'	
SPBET	Spirea betulifolia 'Tor'	Tor Birchleaf Spirea	8	Per Plan	24" tall pot	2'-3'/3'	
SPFRA	Spirea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	5	Per Plan	18" tall pot	2'-3'/2'-3'	
Evergreen Shrubs: (Install in accordance with detail 4/L201)							
BUGM	Buxus x 'Green Mountain'	Green Mountain Boxwood	2	Per Plan	3' tall B&B	5'/3'	
JUCHK	Juniperus chinensis 'Pfitzeriana Kallay'	Kallays Compact Juniper	8	Per Plan	18" spread pot	3'/6'-8'	
JUCTR	Juniperus chinensis 'Trautman'	Trautman Juniper	8	Per Plan	4' tall B&B	12'/4'	
Perennials: (Install in accordance with detail 5/L201)							
ALSB	Allium x 'Summer Beauty'	Summer Beauty Globe Lily	37	Per Plan	#1 cont.	18"-24"/12"-18"	
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	26	Per Plan	#1 cont.	5'-6'/18"-24"	
ECPWB	Echinacea purpurea 'PowWow Wild Berry'	PowWow Wild Berry Coneflower	24	Per Plan	#1 cont.	18"-24"/12"-16"	
HEBTH	Hemerocallis 'Big Time Happy'	Big Time Happy Daylily	72	Per Plan	#1 cont.	18"-24"/18"-24"	
HOJU	Hosta x 'June'	June Hosta	16	Per Plan	#1 cont.	18"-24"/24"-37"	
LESDM	Leucanthemum x superbum 'Daisy May' (Daisy Duke)	Daisy May Shasta Daisy	20	Per Plan	#1 cont.	12"-24"/12"-18"	
NEJW	Nepeta x 'Junior Walker'	Junior Walker Catmint	23	Per Plan	#1 cont.	15"-18"/30"-36"	
NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.							

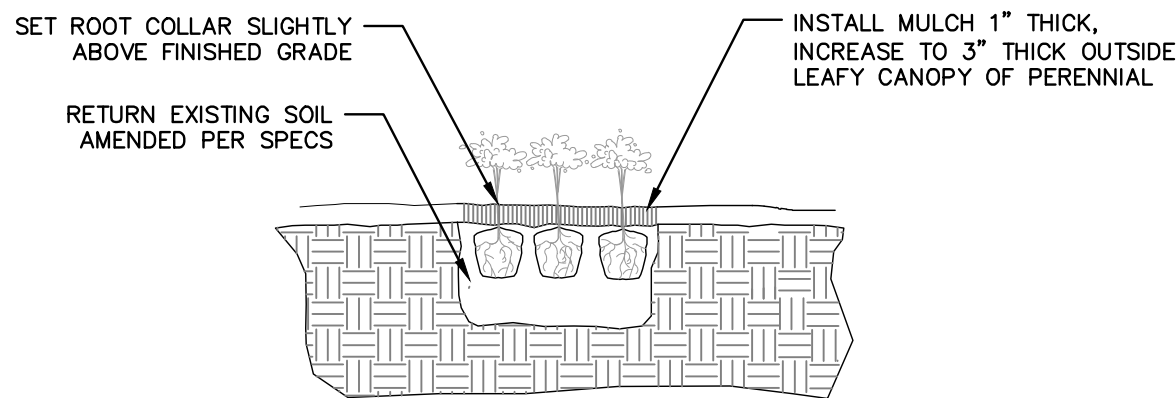
1 PLANT SCHEDULE
L201 REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



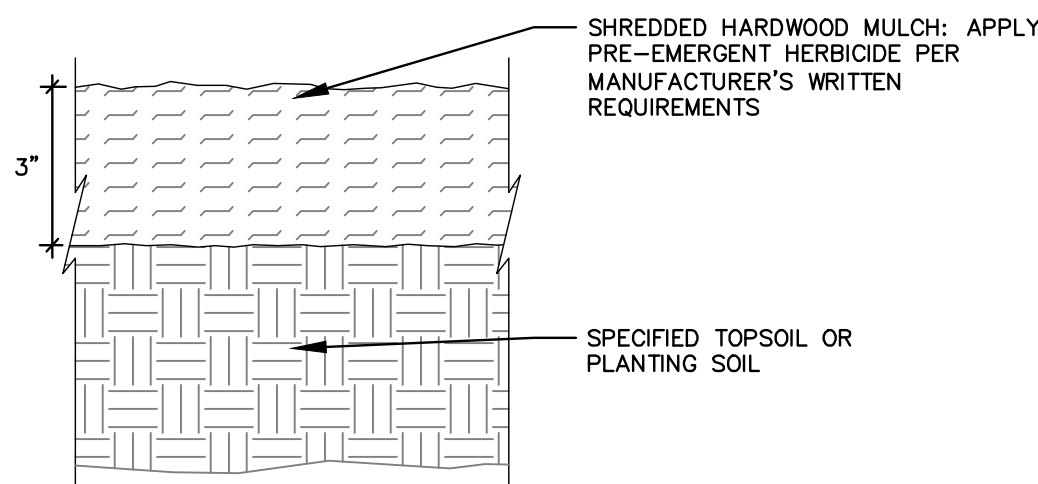
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
L201 N.T.S.



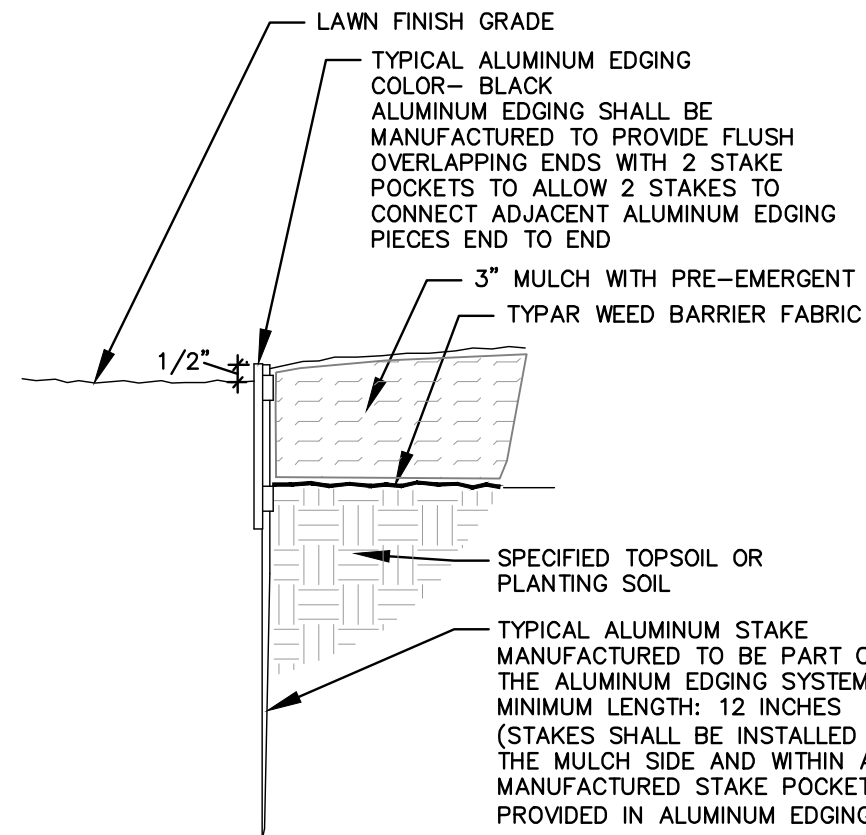
4 DECIDUOUS & EVERGREEN SHRUB PLANTING
L201 N.T.S.



5 PERENNIAL PLANTING
L201 N.T.S.



6 SHREDDED HARDWOOD MULCH SECTION
L201 N.T.S.



7 ALUMINUM EDGING AT PLANTING BED SECTION
L201 N.T.S.

LANDSCAPE CALCULATIONS

City of Mequon Landscaping Requirements		
Site Zoning = B-1 (Neighborhood Business District) N. Port Washington Road street frontage length = 115 linear feet Donges Bay Road street frontage length = 172 linear feet (not included driveways) Total landscape area = 16,142 square feet		
	Required	Provided
Street Trees		
North Port Washington Road 1 tree required per 30 feet of roadway frontage	115 ft / 30 ft = 3.83 street trees required	4 street trees provided
Donges Bay Road 1 tree required per 30 feet of roadway frontage Minimum street tree size shall be 3-inch caliper	172 ft / 30 ft = 5.73 street trees required 3-inch caliper required	6 street trees provided 3-inch caliper provided
Parking Lot Landscape		
Parking Lot Shading - Landscaping in and around parking lots shall be designed, planted and maintained so that a minimum of 30 percent of the parking areas will be shaded during summer growth within ten years of planting.	30% parking lot shading in 10 years required	30% parking lot shading in 10 years provided
Where a non-residential or multifamily residential site adjoins a single-family residential site, a solid wall or fence, vine covered fence or compact vegetative screen not less than 4-1/2 nor more than six feet in height, shall be located adjoining the property line except in a required front yard.	Property does not adjoin a single-family residential site - Not applicable	Not applicable
In non-residential or multifamily residential developments a landscaping area at least 25 feet in depth between the abutting ultimate road right-of-way and parking/driveway areas will be planted with materials suitable for screening or ornamenting the site, whichever is appropriate.	Lot is too small to have a 25 feet deep landscape area along the road right-of-way and still have room for buildings and parking lots - Not applicable	Not applicable
A compact landscaping hedgerow or undulating berm, not more than three feet in height, shall be located directly adjacent to commercial and multi-family residential parking and driveway areas facing public roads. Hedges shall be a minimum of two feet in height when measured immediately after planting and shall be maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one year after time of planting. This landscping buffer in intended to screen the view of parked cars and asphalt from pedestrian and motorist view.	A compact landscaping hedgerow or undulating berm adjacent to parking and driveway areas facing public roads required	A compact landscaping hedgerow adjacent to parking and driveway areas facing public roads provided
Dumpster Screening		
Dumpsters shall be located and screened in accordance with city approval.	Dumpster screening required	Landscape screening around dumpster enclosure provided
Sign Landscape		
In the case of any pole or ground mounted freestanding signs, a landscape area shall extend a minimum of five feet from the base of the sign.	Sign landscape minimum 5 feet from the sign required	Sign landscape minimum 5 feet from the sign provide
Landscaping Standards		
The undeveloped area of any commercial or multi-family residential site (exclusive of areas under roof or pavement) shall be landscaped with approved living trees, shrubs, vines, flowers, grass and ground covers and may include water bodies, crushed rock, sand, wood chips, landscaping furniture and ornamental pieces.	Required	Provided
At least one tree shall be planted for each 1,000 square feet or portion thereof of the area to be landscaped. Each required tree shall have an initial caliper of no less than two inches and a height of at least seven feet	16,142 sf landscaped area / 1000 sf x (1 tree) = 16.1 trees (minimum 2" caliper or 7' tall) required	16 trees (minimum 2" caliper or 7' tall) provided
At least two shrubs shall be planted for each 1,000 square feet or portion thereof of the area to be landscaped.	16,142 sf landscaped area / 1000 sf x (2 shrubs) = 32.2 shrubs required	69 shrubs provided
No tree as measured from its center shall be located within five feet of a vehicular accessway, bike trail or public sidewalk or within ten feet of a street light, stop sign, fire hydrant, street sign or directional sign.	Tree seperation distance required	Tree seperation distance provided

2 LANDSCAPE CALCULATIONS
L201

GENERAL NOTES:

1. LOCATE ALL PRIVATE AND PUBLIC UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY DIGGING/CLEARING OPERATIONS. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY THE CONTRACTOR AT NO COST TO THE OWNER.
2. DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER AND OWNER. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER AND OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIALS.
4. KEEP DRIVEWAYS, PARKING LOTS AND ENTRANCES SERVING THE PREMISES CLEAR AND AVAILABLE AT ALL TIMES UNLESS AREAS ARE INDICATED FOR STORAGE AND STAGING. DO NOT USE THESE AREAS FOR PARKING OR STORAGE OF MATERIALS. SCHEDULE DELIVERIES TO MINIMIZE SPACE AND TIME REQUIREMENTS FOR STORAGE OF MATERIALS AND EQUIPMENT ON SITE.
5. (IF APPLICABLE) CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO REMAIN AND CLEARLY TAG THEM WITH MARKING TAPE AND 4" TALL ORANGE CONSTRUCTION FENCE TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION. TREE PROTECTION FENCE SHALL BE PLACE A MINIMUM OF 1 FOOT FOR EACH DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE TO BE PROTECTED.
6. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS AND QUANTITIES OF MATERIALS SHALL BE FIELD VERIFIED WITH SITE CONDITIONS.
7. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLAN AND/OR CIVIL DRAWINGS, (AND ANY OTHER SITE DRAWING) THE DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECTS/ENGINEERS ATTENTION FOR COORDINATION AND RESOLUTION.
8. THE PLANT SCHEDULE IS ON SHEET L201. PLANT QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. PLANT QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN DISCREPANCIES BETWEEN THE SCHEDULE, LABELS AND THE PLAN OCCUR, THE QUANTITY DRAWN ON THE PLAN SHALL BE THE OFFICIAL QUANTITY.
9. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
10. REMOVE ALL EXISTING TREES, SHRUBS, PLANTS, SOD, MULCH, WEED BARRIER, DEBRIS, ETC. TO PERMIT THE INSTALLATION OF NEW PLANT MATERIAL UNLESS INDICATED TO REMAIN. REMOVE ALL GRAVEL TO WHATEVER DEPTHS ENCOUNTERED IN AREAS THAT ARE BEING CONVERTED TO LANDSCAPE ISLANDS OR LAWN AREAS. REPLACE GRAVEL WITH TOPSOIL. DO NOT PLANT OR SEED LAWN OVER GRAVEL BASE.
11. EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED TO BE RE--SPREAD BY OTHERS AFTER GRADING WORK IS COMPLETED. PROVIDE ADDITIONAL TOPSOIL IF QUANTITY OR QUALITY OF STRIPPED TOPSOIL IS INSUFFICIENT. TOPSOIL SHALL HAVE A pH RANGE OF 6.0-7.5, BETWEEN 3 AND 8 PERCENT ORGANIC MATERIAL CONTENT WITH A LIBERAL AMOUNT OF HUMUS, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION, WEED SEEDS, ROOTS AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SUITABLE FOR THE GROWTH OF GRASS AND PLANTS.
12. ALL LAWN AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS OR TREE PITS ARE TO RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES AND SHALL BE SEEDED WITH SPECIFIED LAWN GRASS OR APPROVED EQUAL. LANDSCAPE CONTRACTOR SHALL INCLUDE COST FOR ADDITIONAL SEED OPERATIONS TO RE--ESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN PER THE CIVIL PLANS. NO PONDING STORM WATER IS PERMITTED OUTSIDE OF THE STORM WATER MANAGEMENT AREA(S) (IF APPLICABLE). PONDING AREAS SHALL BE REPAIRED TO BE FREE DRAINING.
14. FINISH GRADES OF LAWN AREAS SHALL BE 1/2 INCH BELOW THE TOP OF ADJACENT PAVEMENTS AND CURBS UNLESS OTHERWISE NOTED ON THE PLANS.
15. PLANTING SOIL FOR PLANTING BEDS TO BE BLENDED CONSISTING OF A RATIO OF 3 PARTS TOPSOIL TO 1 PART COMPOST. TOPSOIL TO HAVE A pH RANGE OF 6.0-7.5, BETWEEN 3 AND 8 PERCENT ORGANIC MATERIAL CONTENT, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH. COMPOST TO BE WELL--COMPOSTED, STABLE, AND WEED--FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT OF 5 TO 10 DECISEMENS/M, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS, FREE OF SUBSTANCES TOXIC TO PLANTINGS AND ORGANIC CONTENT OF BETWEEN 50 TO 60 PERCENT DRY WEIGHT. PLANTING SOIL TO BE INSTALLED 12 INCHES DEEP. TILL PLANTING BEDS TO A MINIMUM DEPTH OF 6 INCHES PRIOR TO PLANTING.
16. TREES, SHRUBS AND PERENNIALS SHALL BE INSTALLED PER THE PLANTING DETAILS AND LANDSCAPE NOTES. SEE PLANTING DETAILS ON SHEET L201 FOR PLANT INSTALLATION REQUIREMENTS
17. ALL AREAS INDICATED AS "SOD" SHALL BE SODDED AS SPECIFIED. ALL AREAS INDICATED AS "LAWN" SHALL BE SEEDED WITH THE SPECIFIED SEED MIX AND COVERED WITH STRAW EROSION MAT --OR-- SODDED BY THE CONTRACTORS OPTION. ALL AREAS DISTURBED DURING CONSTRUCTION INCLUDING TRENCHING DISTURBANCE SHALL BE SODDED OR LAWN SEEDED. SEE CIVIL PLANS FOR APPROXIMATE LIMITS OF GRADING AND TRENCHING WORK.
18. LAWN INSTALLATION-- CONTRACTOR SHALL TILL THE TOPSOIL AND REMOVE ALL STONES 1 INCH DIAMETER AND LARGER TO PREPARE THE TOPSOIL FOR SEEDING. APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE STRAW EROSION MAT FOR ALL SEEDED AREAS OR AS SPECIFIED ON THE EROSION CONTROL PLAN AND INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF, FREE FROM ANY BARE AREAS IN EXCESS OF 5 INCHES BY 5 INCHES. POORLY SEEDED AREAS SHALL BE RE--SEEDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. SOD MATERIALS-- CERTIFIED, NUMBER 1 QUALITY/PREMIUM, INCLUDING LIMITATION ON THATCH, WEEDS, DISEASES, NEMATODES, AND INSECTS COMPLYING WITH "SPECIFICATIONS FOR TURFGRASS SOD MATERIALS" IN TP1'S "GUIDELINE SPECIFICATIONS TO TURGRASS SODDING." FURNISH VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE, STRONGLY ROOTED, AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. SOD SHALL BE COMPOSED OF GRASS SPECIES AS FOLLOWS, WITH NOT LESS THAN 95% GERMINATION AND NOT LESS THAN 85% PURE SEED, AND NOT MORE THAN 0.5% WEED SEED:
FULL SUN-- KENTUCKY BLUEGRASS (POA PRATENSIS), A MINIMUM OF THREE CULTIVARS
SUN AND PARTIAL SHADE-- PROPORTIONED BY WEIGHT AS FOLLOWS:
45--55% KENTUCKY BLUEGRASS CULTIVAR(S) (POA PRATENSIS VARIETY(S))
20--30% CREEPING RED FESQUE CULTIVAR(S) (FESTUCA RUBRA VARIETY(S))
20--30% PERENNIAL RYEGRASS CULTIVAR(S) (LOLIUM PERENNE VARIETY(S))
SHADE-- PROPORTIONED BY WEIGHT AS FOLLOWS:
15--25% SHADE TOLERANT KENTUCKY BLUEGRASS CULTIVAR(S) (POA PRATENSIS VARIETY(S))
0--15% SHADE TOLERANT HARD FESQUE CULTIVAR(S) (FESTUCA OVINA VARIETY(S))
20--35% SHADE TOLERANT CHEWINGS FESQUE (FESTUCA RUBRA COMUTATA VARIETY(S))
25--50% SHADE TOLERANT CREEPING RED FESQUE CULTIVAR(S) (FESTUCA RUBRA VARIETY(S))
5--15% SHADE TOLERANT PERENNIAL RYEGRASS CULTIVAR(S) (LOLIUM PERENNE VARIETY(S))
20. SOD INSTALLATION-- LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SUBGRADE OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH TOPSOIL. ELIMINATE AIR POCKETS, AND FORM A SMOOTH SURFACE. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS. LAY SOD ACROSS ANGLE OF SLOPES EXCEEDING 1:3. ANCHOR SOD ON SLOPES EXCEEDING 1:6 WITH WOOD PEGS SPACED AS RECOMMENDED BY SOD MANUFACTURER BUT NOT LESS THAN 2 ANCHORS PER SOD STRIP TO PREVENT SLIPPAGE. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 4 INCHES BELOW SOD.
21. SEED AND STRAW EROSION BLANKET THE LANDSCAPE AREA BETWEEN THE PROPERTY LINE AND STREET PAVEMENT EDGE WITHIN THE RIGHT--OF--WAY ADJACENT TO THE PROJECT SITE. IF THE DISTURBED AREA EXTENDS BEYOND THE PROPERTY LINE OR IF THE EXISTING VEGETATION WITHIN THE RIGHT--OF--WAY IS NOT LAWN. SEED SHALL MATCH THE PROPOSED SEED USED ON THE PROJECT SITE IN ORDER TO BLEND THE TWO AREAS SEAMLESSLY TOGETHER. INSTALL IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION OR ACCORDING TO THE LANDSCAPE SPECIFICATIONS IF THERE ARE NO MUNICIPAL REQUIREMENTS.
22. WATER SEEDED AREAS IMMEDIATELY AFTER SEEDING AND STRAW EROSION MAT INSTALLATION COMPLETION. MAINTAIN A 1--INCH PER WEEK NATURAL OR AUGMENTED WATERING REGIME FOR ALL PLANTINGS AND LAWN. OPTIONALLY PROVIDE AUTOMATIC LAWN OR TREE/SHRUB/PERENNIAL WATERING DEVICES DURING INITIAL TREE/SHRUB/PERENNIAL ESTABLISHMENT.
23. THE CONTRACTOR SHALL PROVIDE A 1--YEAR GUARNTY ON THE ENTIRE LANDSCAPE INSTALLATION STARTING FROM THE DATE OF SUBSTANTIAL COMPLETION.
24. LIGHT POLES AND UNDERGROUND UTILITIES INDICATED ON THIS PLAN ARE SHOWN FOR CONVENIENCE ONLY. SEE SITE LIGHTING PLAN FOR OFFICIAL LIGHT POLE LOCATIONS AND SURVEY/CIVIL PLANS FOR OFFICIAL GRADING AND UNDERGROUND UTILITY LOCATIONS. ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY TO AVOID LIGHT POLES AND UNDERGROUND UTILITIES
25. CONFINE OPERATIONS TO AREAS WITHIN THE PROJECT LIMIT LINE INDICATED. PORTIONS OF THE SITE BEYOND AREAS IN WHICH CONSTRUCTION OPERATIONS ARE INDICATED ARE NOT TO BE DISTURBED.
26. CONTRACTOR SHALL LEAVE THE SITE FREE OF ALL CONSTRUCTION DEBRIS AND WASTE.

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GENERAL NOTES

GRASS SEED MIX

GRASS SEED SHALL CONSIST OF THE FOLLOWING VARIETIES (OR APPROVED EQUAL)--

NAME	MIN.	% GERM.	MIN.	% PURE SEED	MAX.	% WEED SEED
20% KENTUCKY BLUEGRASS (SOD QUALITY)	85%		80%		0.50%	
10% MERCURY KENTUCKY BLUEGRASS	85%		80%		0.50%	
20% KENBLUE KENTUCKY BLUEGRASS	85%		80%		0.50%	
25% CREEPING RED FESQUE	85%		85%		0.50%	
15% WCKED PERENNIAL RYEGRASS	95%		85%		0.50%	
10% FIESTA 4 PERENNIAL RYEGRASS	95%		85%		0.50%	

SEEDING RATE SHALL BE 4.5 POUNDS PER 1,000 SQUARE FEET

SEEDS SHALL BE INSTALLED 3/8" TO 1/2" BELOW FINISH GRADE.

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LAWN SEED MIX

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 4 OR 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES" SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH; NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. SEE DETAIL 7/L201 FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS TO RECEIVE A 3--INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH WITH LANDSCAPE EDGING. LANDSCAPE EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "Y" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI--STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3"--0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5"--0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING -- ONLY STAKE EVERGREEN TREES 5"--0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES -- UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE. ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHALL BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.

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L202

LANDSCAPE NOTES

PROJECT:

REFRESH
AESTHETIC
CENTER - MEQUON

LOCATION:

1040 N. PORT
WASHINGTON
ROAD
MEQUON, WI 53092

CLIENT:

RELEASE:

PLAN COMMISSION
SUBMITTAL

REVISIONS:

#	DATE	DESCRIPTION

SEAL:

all in

SHEET:

SITE LANDSCAPE
NOTES

PROJECT MANAGER:	BB
PROJECT NUMBER:	230622.01
DATE:	08/09/2023

SHEET NUMBER:

L202

PLANT PALETTE

CANOPY TREES



Autumn Fantasy Maple (Fall)



Princeton Sentry Ginkgo (Fall)



Street Keeper Honeylocust (Summer)



Swamp White Oak (Summer)

ORNAMENTAL TREES



Limelight Hydrangea on standard (Summer)



Emerald Spire Crabapple (Spring)



Snowcap Japanese Tree Lilac (Late Spring)

DECIDUOUS SHRUBS



Glossy Black Chokeberry (Spring)



Bobo Hydrangea (Summer)



Little Lime Hydrangea (Summer)



Ruby Slippers Oakleaf Hydrangea (Summer)



Gro-Low Sumac (Fall)



Purple Pavement Rugosa Rose (Summer)



Tor Birchleaf Spirea (Late Spring)



Pink-a-licious Fritsch Spirea (Summer)

EVERGREEN SHRUBS



Green Mountain Boxwood (Summer)



Kallays Compact Juniper (Summer)



Trautman Juniper (Summer)

PERENNIALS



Summer Beauty Globe Lily (Summer)



PowWow Wild Berry Coneflower (Summer)



Big Time Happy Daylily (Summer)



June Hosta (Summer)



Daisy May Shasta Daisy (Summer)



Junior Walker Catmint (Summer)

ORNAMENTAL GRASSES



Karl Foerster Feather Reed Grass (Summer)

REFRESH AESTHETIC CENTER

1040 N. PORT WASHINGTON ROAD, MEQUON, WI 53092

PLANT PALETTE SHEET

PREPARED BY:

PREPARED FOR:

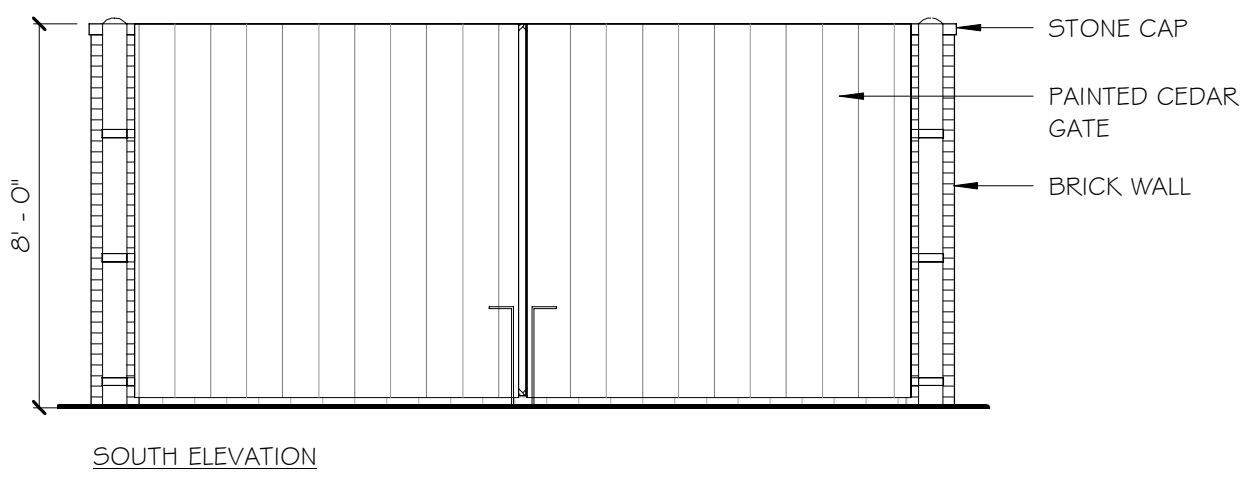
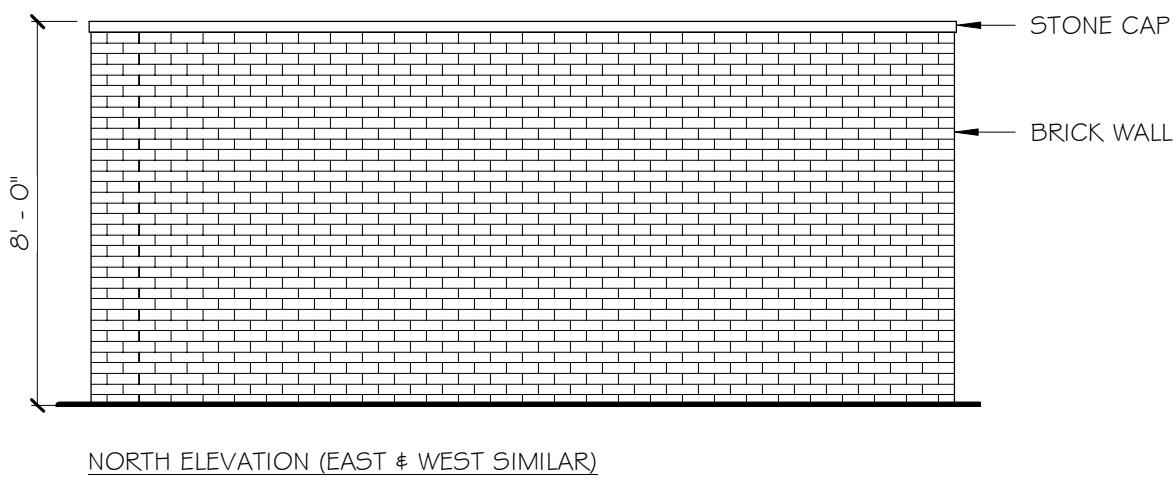
kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

Design 2 Construct.
Development Corporation
N173W21010 Northwest Passage
Jackson, WI 53037

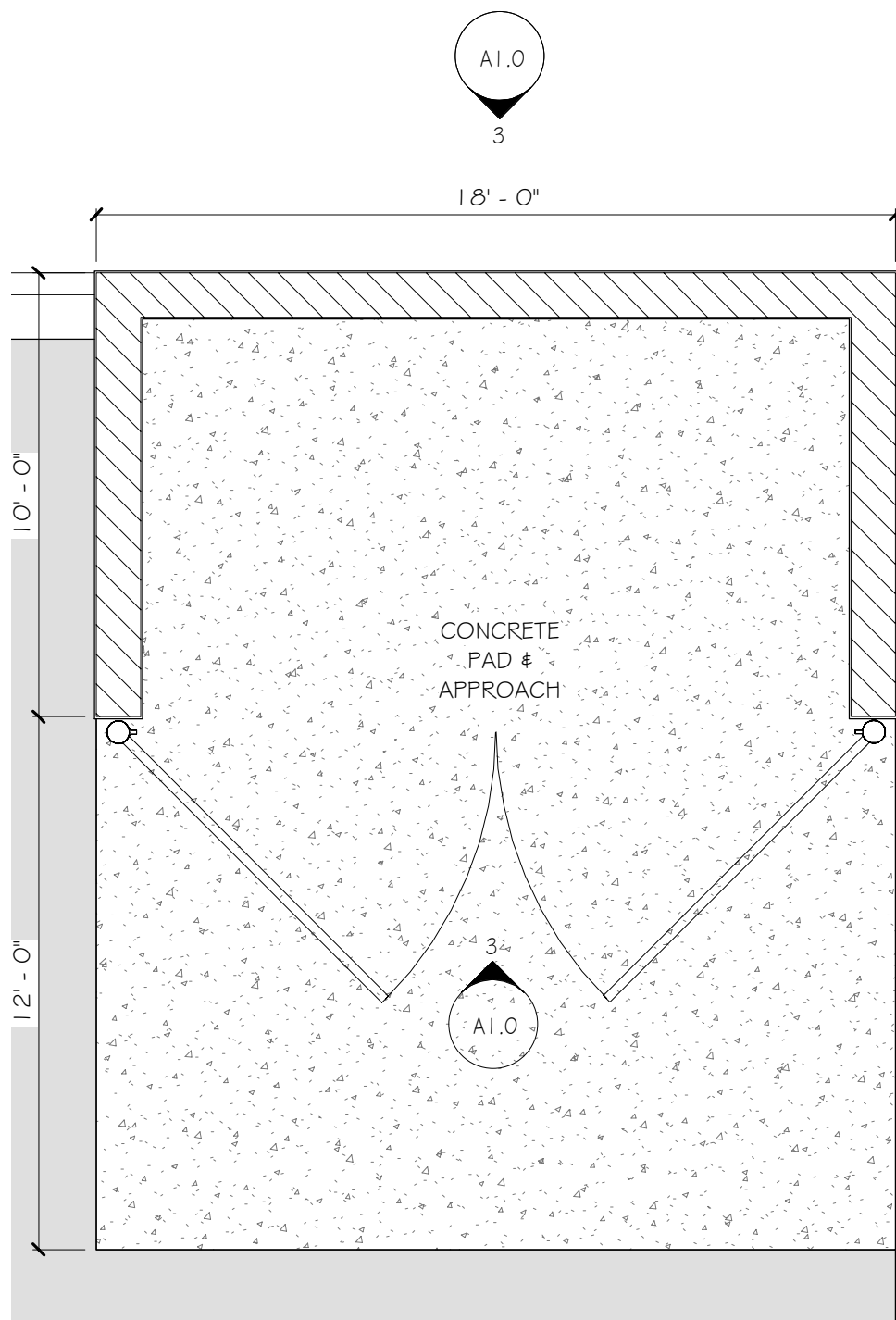
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SITE DATA:

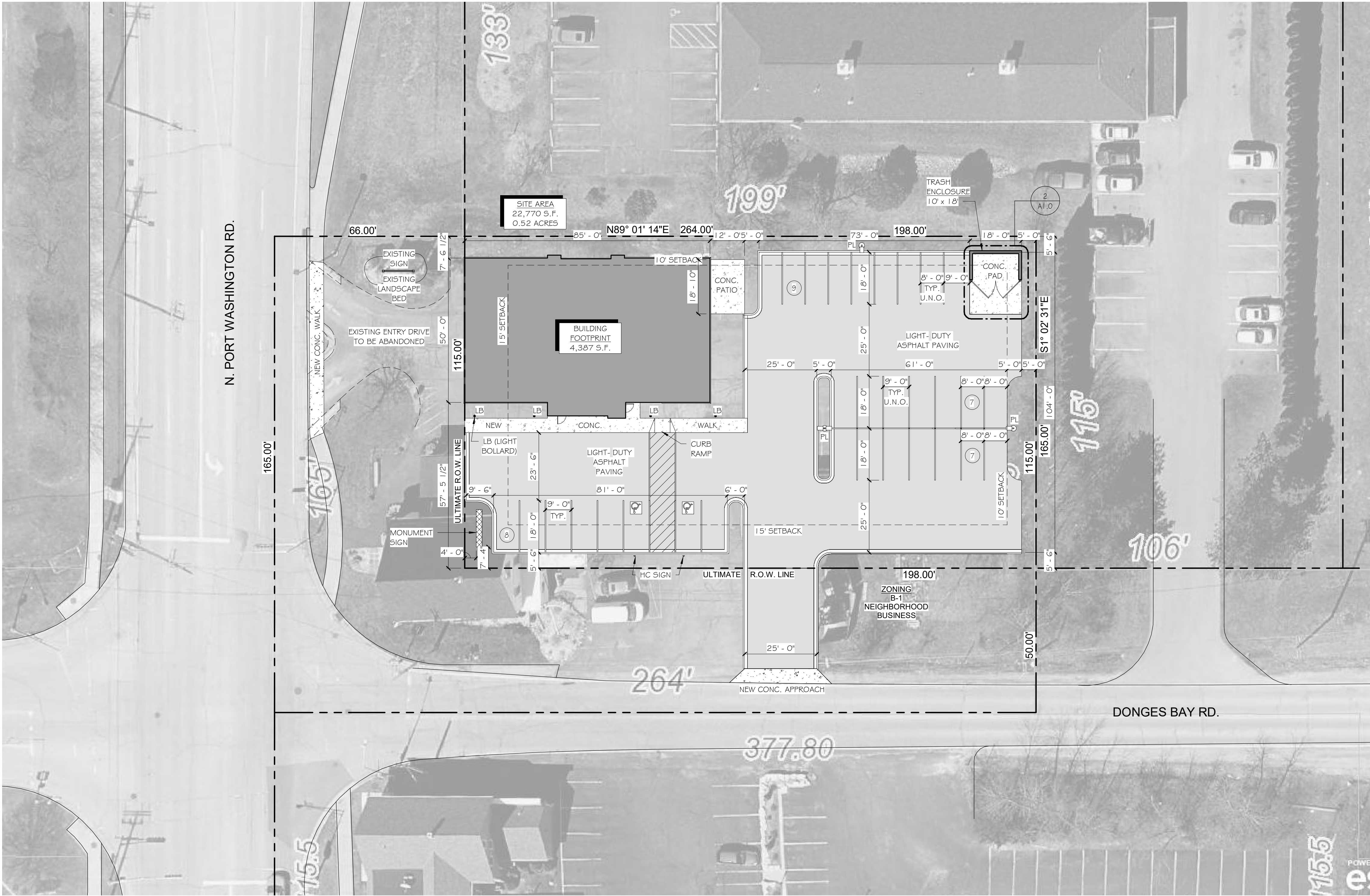
SITE AREA:	43,560 SF
OVERALL SITE AREA:	1.00 ACRE
ULTIMATE RIGHT-OF-WAY AREA:	22,770 SF 0.52 ACRES
PROPOSED BUILDING FOOTPRINT:	4,387 SF (19.2% OF SITE)
TOTAL HARD SURFACE AREA:	13,188 SF (57.9% OF SITE)
ON SITE:	890 SF
CONCRETE AREA:	12,298 SF
LIGHT DUTY PAVING:	392 SF
OFF SITE:	807 SF
CONCRETE AREA:	5,195 SF (22.9% OF SITE)
LIGHT DUTY PAVING:	491 LF
TOTAL GREEN SPACE AREA:	B-1
LINEAR FEET OF CURB:	NEIGHBORHOOD BUSINESS
ZONING DISTRICT:	42'-0"
ALLOWABLE BUILDING HEIGHT:	31 (INCL. H.C. STALLS)
TOTAL PARKING PROVIDED:	2
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	



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



2 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

BUILDING DESIGN FOR:
REFRESH AESTHETIC CENTER
10404 N. PORT WASHINGTON RD.
MEQUON, WI 53092

SHEET TITLE
ARCHITECTURAL SITE PLAN

REVISIONS

PROJECT DATA	
DATE	07.31.2023
JOB NO.	23-00101
SET USE	PLAN COMMISSION
DRAWN BY	DLH
SHEET NO.	

A1.0

N. PORT WASHINGTON RD.

DONGES BAY RD.

Luminaire Schedule								
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
2	OC4	SINGLE	0.950	LITHONIA	DSX0 LED P1 40K 80CRI BLC4 - 13FT POLE 3 FT BASE	33.21	66.42	3302
1	OA4	SINGLE	0.950	LITHONIA	DSX1 LED P3 xxK 80CRI BLC4- 13FT POLE 3FT BASE	102.17	102.17	9485
4	OB	SINGLE	0.950	LUMINIS	MA30-L1W18-R2	18.5	74	1751
1	OB5	BACK-BACK	0.950	LITHONIA	(2) DSX1 LED P3 xxK 80CRI T5W- 13FT POLE 3 FT BASE	102.17	204.34	13398

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROP LINE	Illuminance	Fc	0.61	17.3	0.0	N.A.	N.A.
SIDEWALK	Illuminance	Fc	6.34	22.69	0.46	13.78	49.33
SITE	Illuminance	Fc	1.90	5.6	0.0	N.A.	N.A.
PARKING AREA 1	Illuminance	Fc	1.01	1.7	0.3	3.37	5.67
PARKING AREA 2	Illuminance	Fc	2.90	5.6	0.7	4.14	8.00

REFRESH AESTHETIC

MEQUON, WISCONSIN

LIGHTING LAYOUT

DRAWN BY : AD

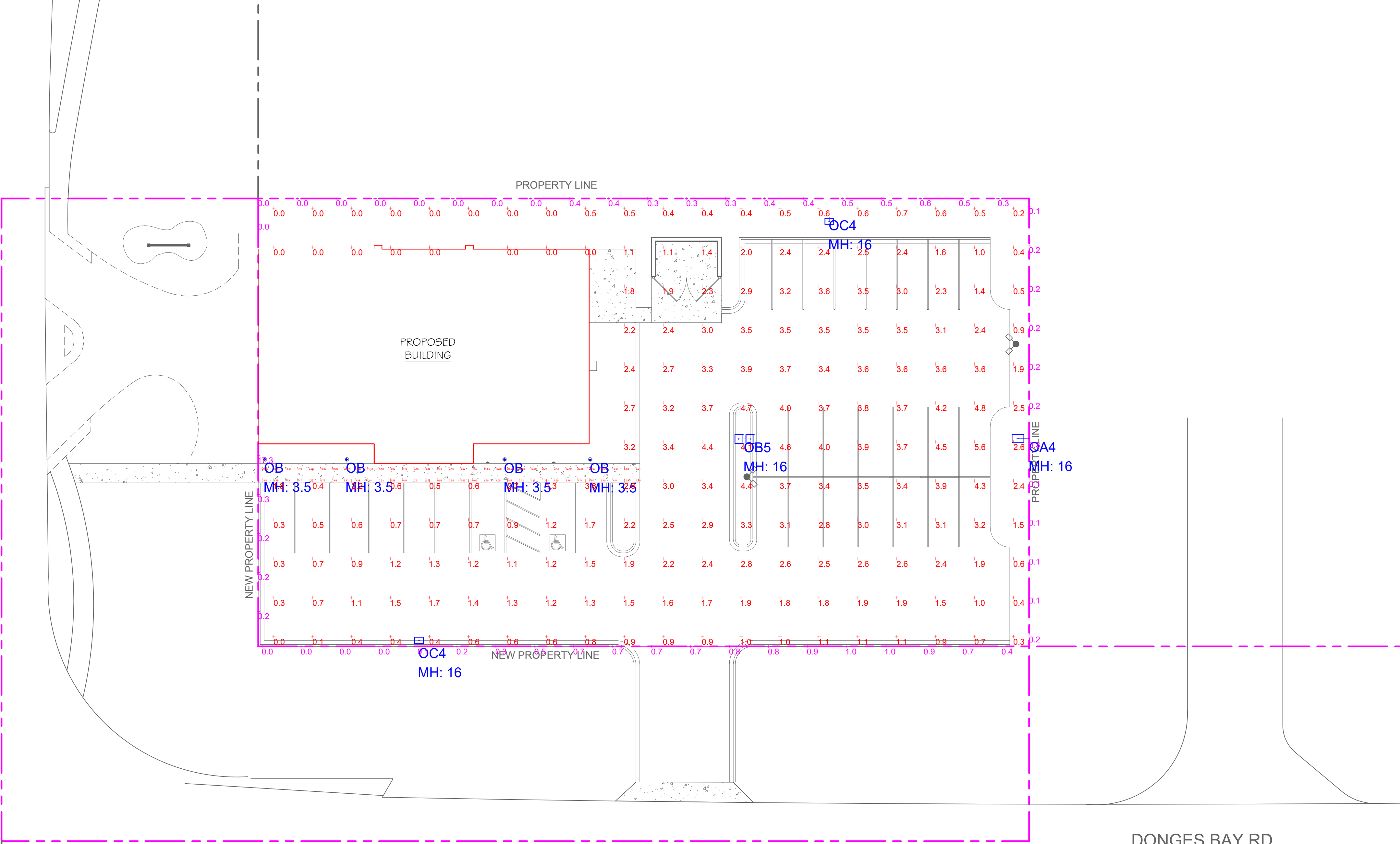
DATE : AUG 10, 2023

SCALE : 1/16" = 1'- 0"

REVISIONS	
#	COMMENTS

ENTERPRISE

Lighting & Control



2.c.b

DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010

NORTHWEST PASSAGE WAY

JACKSON, WI 53037

PHONE 262.677.9933

FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:

REFRESH AESTHETIC CENTER

10404 N. PORT WASHINGTON RD.

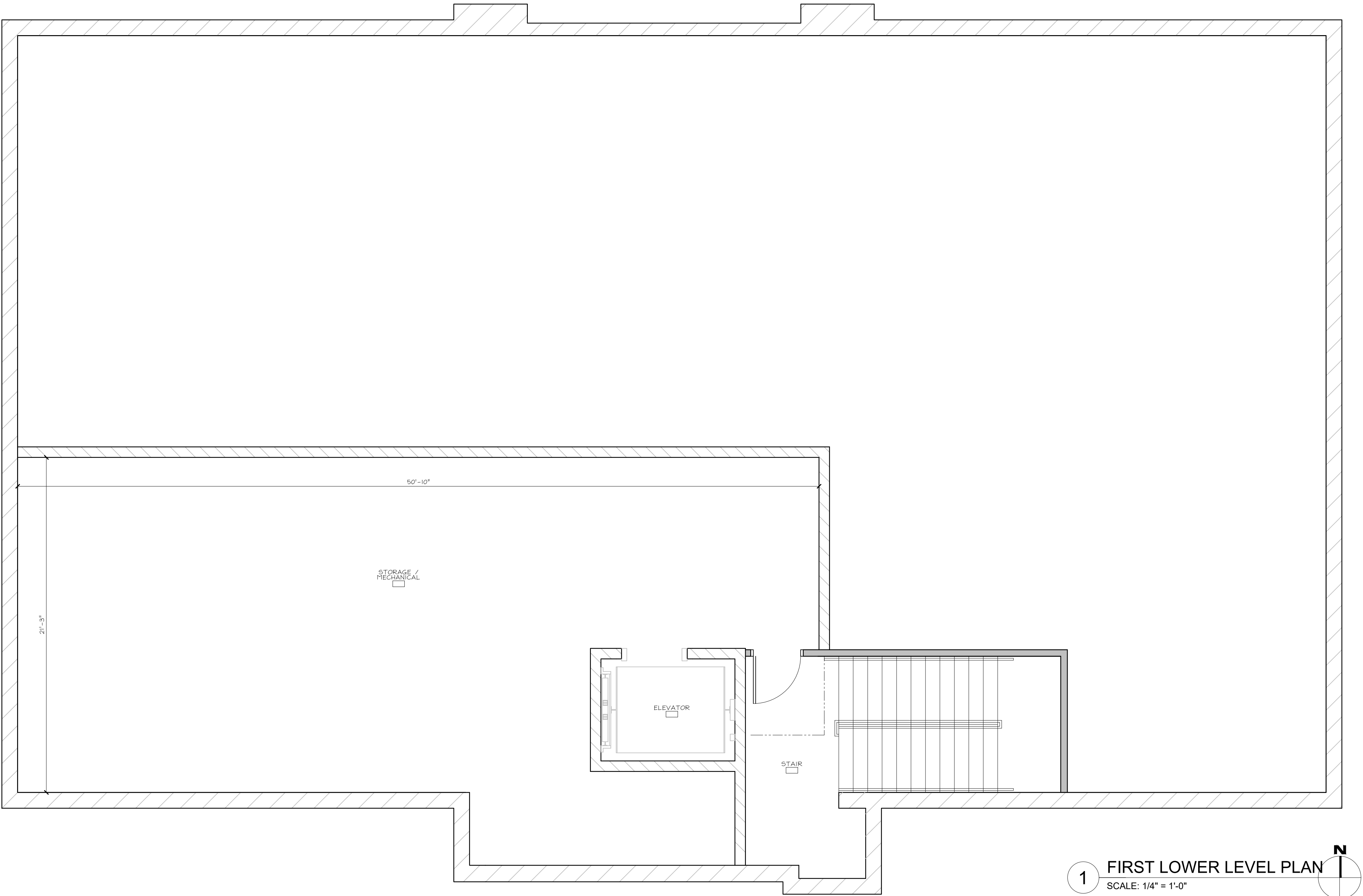
MEQUON, WI 53092

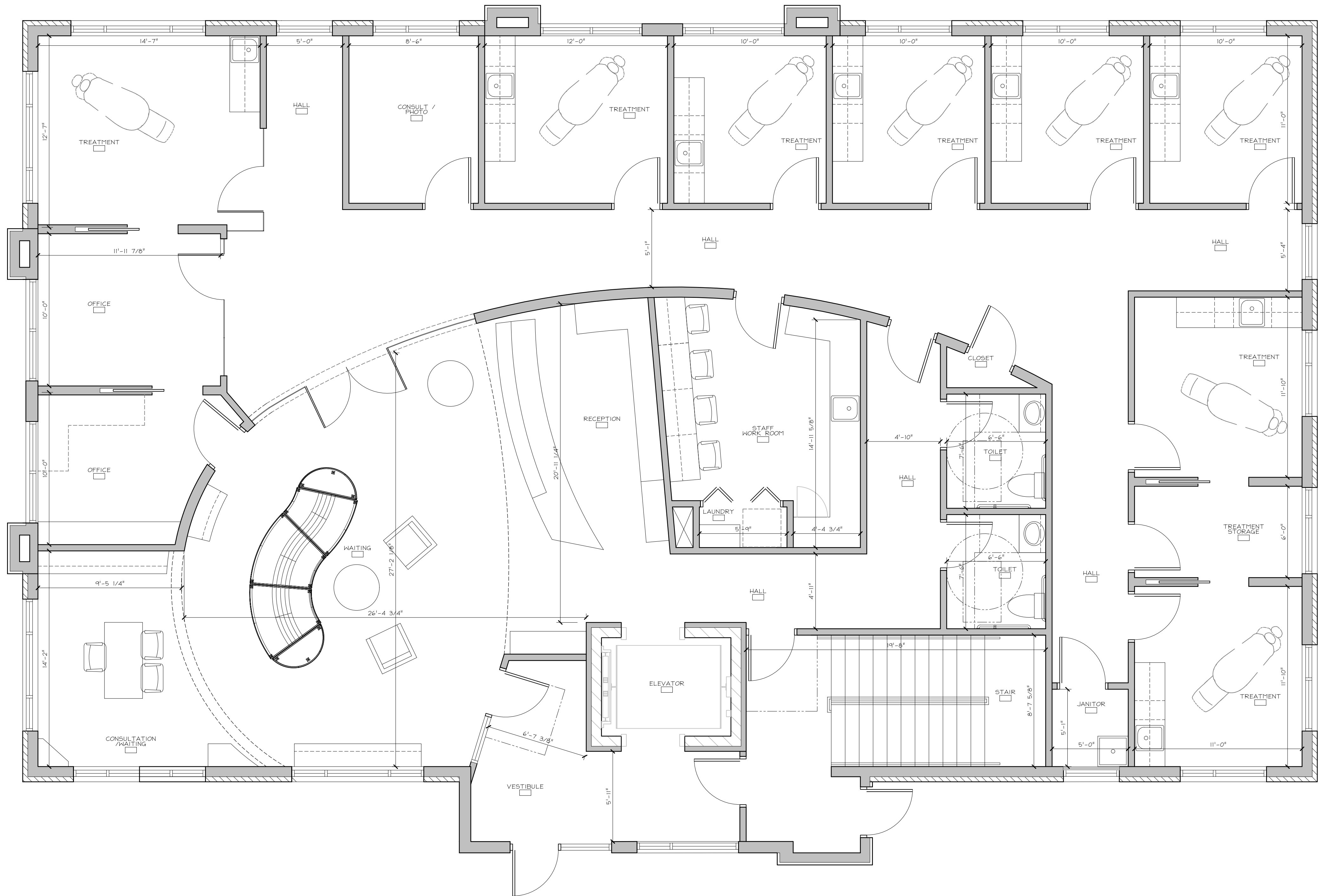
SHEET TITLE
PROPOSED LOWER PLAN

REVISIONS

PROJECT DATA
DATE
07.31.2023
JOB NO.
23-00101
SET USE
PLAN COMMISSION
FILE NAME
E3-A2.0
DRAWN BY
MVH
SHEET NO.
A2.0

Packet Pg. 73





1

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

N

BUILDING DESIGN FOR:

REFRESH AESTHETIC CENTER

10404 N. PORT WASHINGTON RD.
MEQUON, WI 53092

SHEET TITLE

PROPOSED FIRST FLOOR PLAN
PROPOSED SECOND FLOOR

REVISIONS

PROJECT DATA

DATE
09.06.2023

JOB NO.
23-00101

SET USE
PLAN COMMISSION

FILE NAME
E4-A2.1

DRAWN BY
MVH

SHEET NO.

A2.1

BUILDING DESIGN FOR:

REFRESH AESTHETIC CENTER

10404 N. PORT WASHINGTON RD.
MEQUON, WI 53092

SHEET TITLE

PROPOSED SECOND FLOOR

REVISIONS

PROJECT DATA

DATE

09.06.2023

JOB NO.

23-00101

SET USE

PLAN COMMISSION

FILE NAME

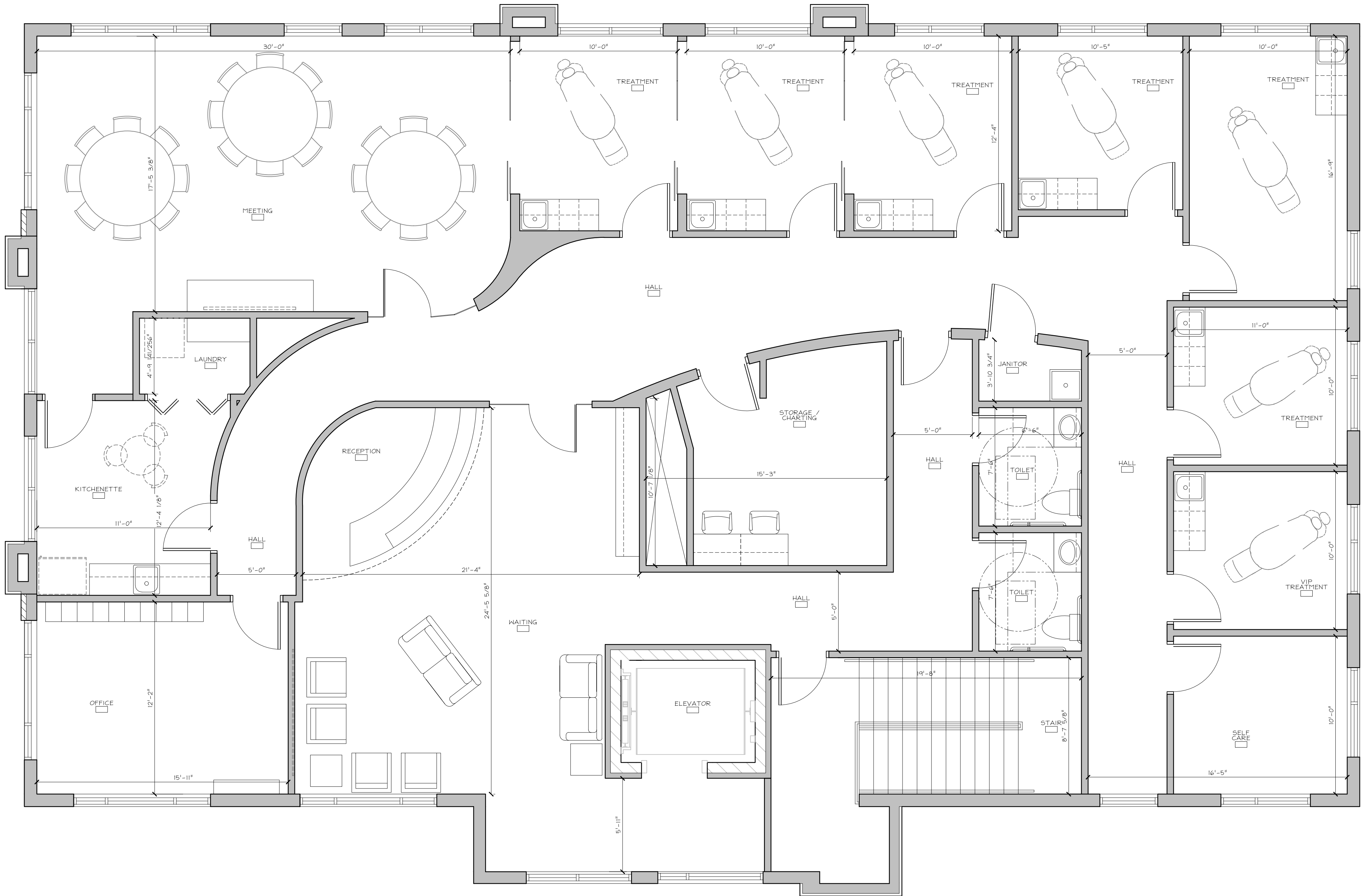
E5-A2.2

DRAWN BY

MVH

SHEET NO.

A2.2



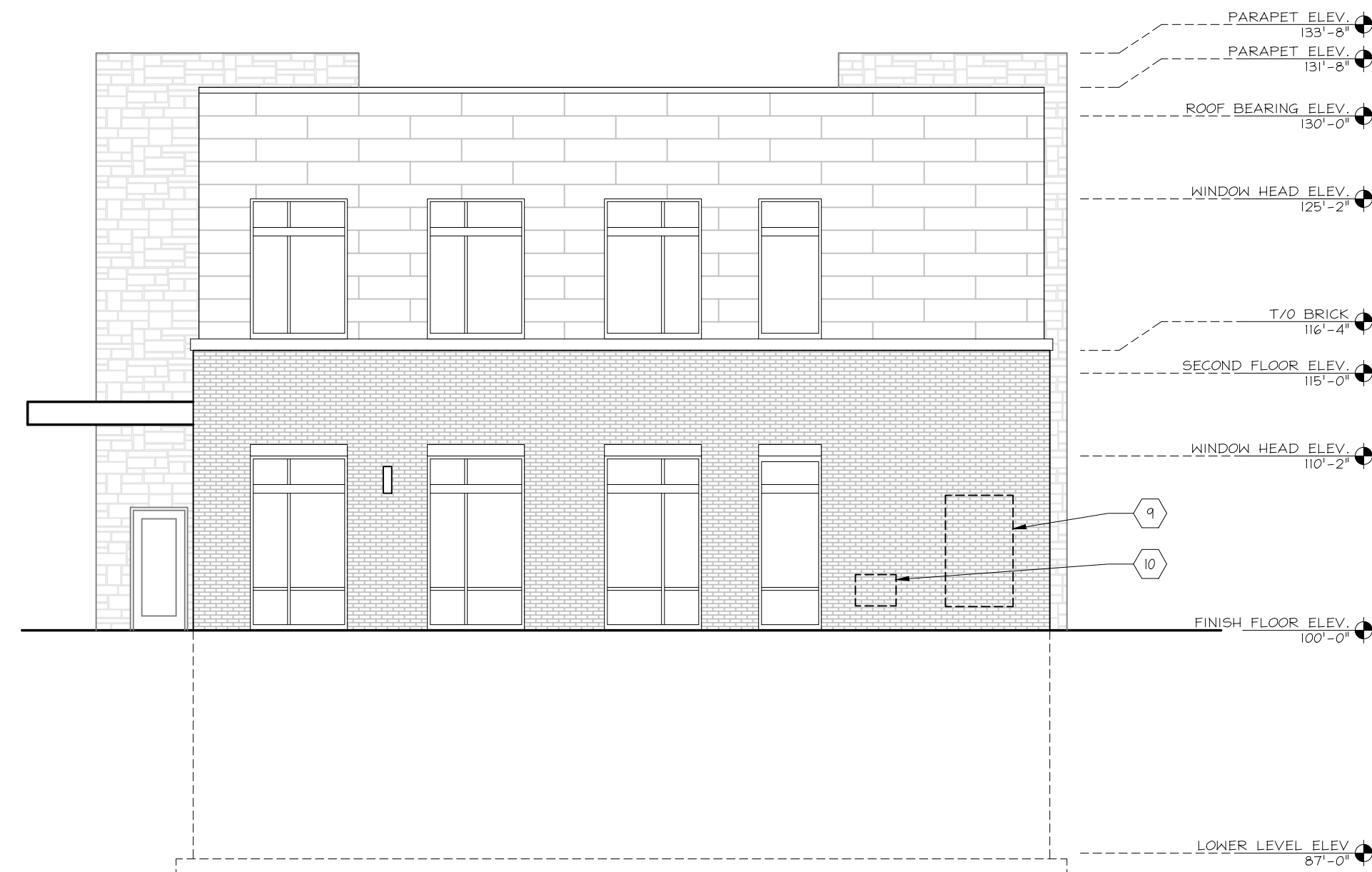
2 SECOND FLOOR PLAN

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

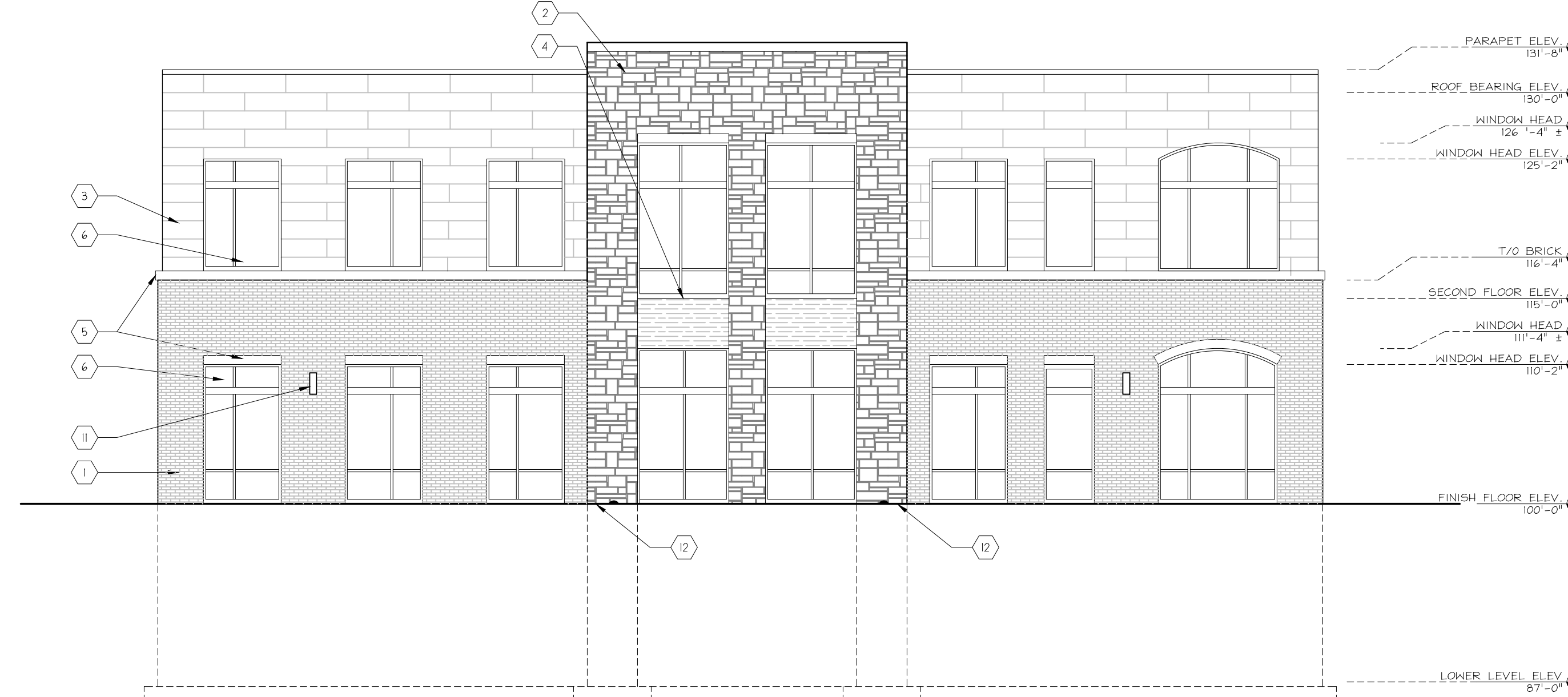
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EXTERIOR MATERIALS:

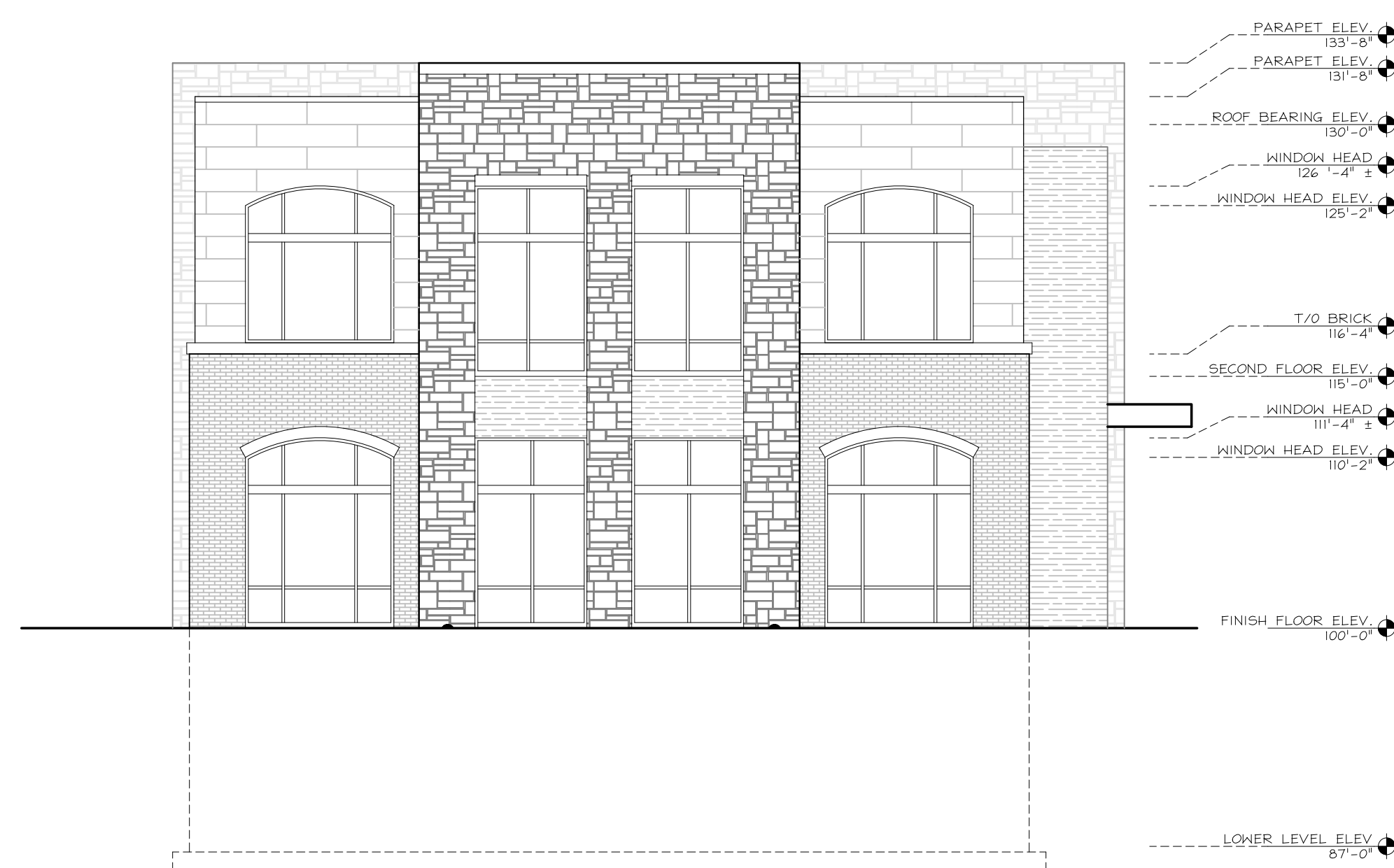
- 1 MODULAR FACE BRICK.
GLEN GERY "EBONITE SMOOTH"
- 2 THIN VENEER STONE
HALQUIST STONE "MIDDLETON"
- 3 ALUMINUM COMPOSITE METAL (ACM)
ARCONIC REYNOBOND "INDUSTRIAL CONCRETE"
- 4 LONGBOARD ALUMINUM WOOD LOOK SIDING
"TABLE WALNUT"
- 5 STONE SILL / HEADER
TO MATCH "MIDDLETON"
- 6 ANNODIZED ALUMINUM WINDOW W/ TINTED
INSULATED GLAZING
FINISH "BLACK"
- 7 ANNODIZED ALUMINUM ENTRY W/ TINTED
INSULATED GLAZING
FINISH: BLACK
- 8 DECORATIVE METAL CANOPY
FINISH "BLACK"
- 9 ELECTRIC PANEL
- 10 GAS METER
- 11 DECORATIVE LIGHT FIXTURE
UP DOWN ACCENT
- 12 LANDSCAPE WALL WASH LIGHT FIXTURE



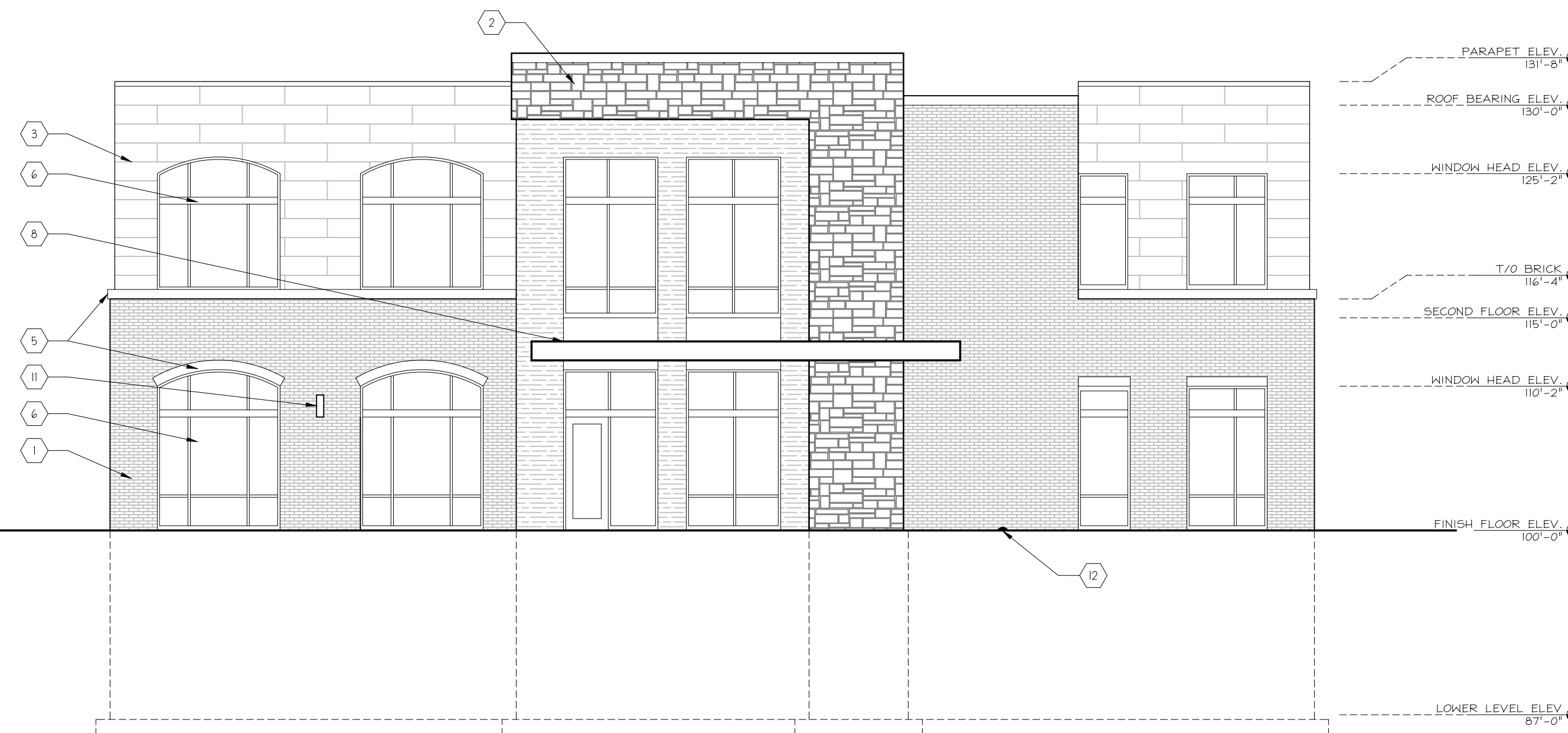
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

**N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037**

**PHONE 262.677.9933
FAX 262.677.9934**

info@design2construct.com

BUILDING DESIGN FOR:
REFRESH AESTHETIC CENTER
10404 N. PORT WASHINGTON RD.
MEQUON, WI 53092

SHEET TITLE

EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA

DATE

09.06.2023

JOB NO.

23-00101

SET USE

PLAN COMMISSION

FILE NAME

H1-A4.0

DRAWN BY

MVH

SHEET NO.

A4.0



Examples of Existing Developments:

Developments in which the building is sited without the main entrance on N. Port Washington Road.





Attachment: Packet Docs_ReFresh (8766 : Design 2 Construct for Sagrillo)









Developments in which the building is designed with more than one type of window design.



- Coincidentally, this development also has its main entrance behind the building rather than on Mequon Road -the main thoroughfare.



N173 W21010 Northwest Passage // Jackson, Wisconsin 53037 // 262.677.9933 // design2construct.com















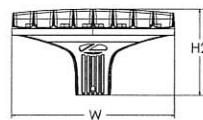
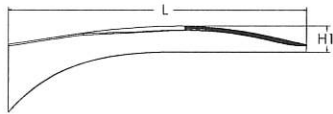
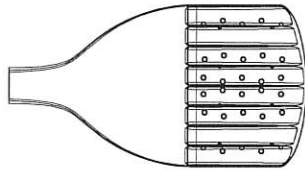
D-Series Size 0 LED Area Luminaire



d-series

Specifications

EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)

Catalog
Number

Notes

Type

For the full key to our symbols, please refer to the full product specification.

Introduction

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

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution			Voltage	Mounting
DSX0 LED	Forward optics		(this section 70CRI only)		AFR Automotive front row	TSM Type V medium	MVOLT (120V-277V) ⁴	Shipped included
	P1	P5	30K 3000K	70CRI	T1S Type I short	TSLG Type V low glare	HVOLT (347V-480V) ^{5,6}	
	P2	P6	40K 4000K	70CRI	T2M Type II medium	TSW Type V wide	XVOLT (277V-480V) ^{7,8}	
	P3	P7	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control ³		RPA Round pole mounting (#8 drilling, 3" min. RND pole)
	P4	(this section 80CRI only, extended lead times apply)			T3LG Type III low glare ³	BLC4 Type IV backlight control ³		
	Rotated optics				T4M Type IV medium	LCCO Left corner cutoff ³		SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) ⁹
	P10 ¹	P12 ¹	27K 2700K	80CRI	T4LG Type IV low glare ³	RCCO Right corner cutoff ³		
	P11 ¹	P13 ¹	30K 3000K	80CRI	TFTM Forward throw medium			
			35K 3500K	80CRI				RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) ⁹
			40K 4000K	80CRI				
			50K 5000K	80CRI				SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
								WBA Wall bracket ¹⁰
								MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11, 12, 18, 19}	HS Houseside shield (black finish standard) ²⁰	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13, 18, 19}	L90 Left rotated optics ¹	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴	R90 Right rotated optics ¹	DWHXD White
PER5 Five-pin receptacle only (controls ordered separately) ^{14, 19}	CCE Coastal Construction ²¹	DDBTXD Textured dark bronze
	HA 50°C ambient operation ²²	DBLBXD Textured black
	Shipped separately	DNATXD Textured natural aluminum
	EGSR External Glare Shield (reversible, field install required, matches housing finish)	DWHGXD Textured white
	BSDB Bird Spikes (field install required)	



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0-LE
Rev. 04/25/23
Page 1 of 9

Ordering Information

Accessories

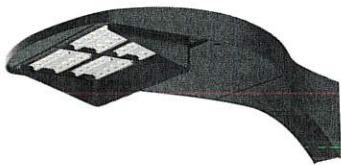
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK	Shorting cap ²³
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPAS (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPAS (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0SDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1, P2 or P10.
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT.
- PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P6, P7, P12 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

Shield Accessories



External Glare Shield (EGSR)

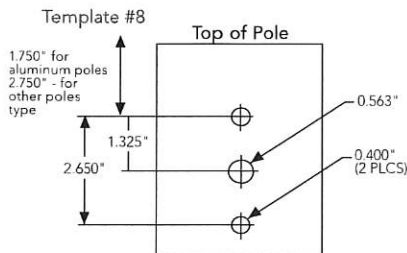
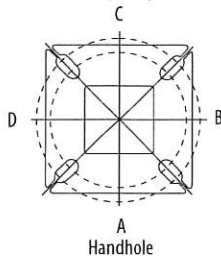


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION

(from top of pole)



Tenon Mounting Slipfitter

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

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

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

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

Ordering Information

Accessories

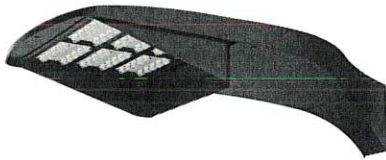
Ordered and shipped separately.

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

NOTES

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

Shield Accessories



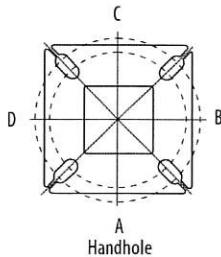
External Glare Shield (EGSR)



House Side Shield (HS)

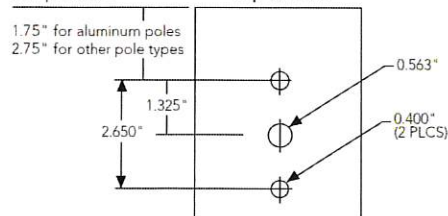
Drilling

HANDHOLE ORIENTATION



Handhole

Template #8



Tenon Mounting Slipfitter

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

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPAS	#5	3"	3"	3"	3"		3"
RPAS	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

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

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

DESCRIPTION

Combining value and performance in a unique, patent-pending durable design, the Tracer LED floodlight luminaire delivers superior uniformity and excellent illumination to the targeted application. The rugged, die-cast housing is IP66 rated for exceptional durability and long-term reliability. The Tracer floodlight provides design flexibility for applications such as landscape, accent, facade, or sign lighting.

Catalog #	CLS TCRL20S	Type	OA
Project		Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Construction

Heavy-duty, die-cast aluminum housing provides durability and an IP66 rating to protect against moisture and contaminants. Clear tempered glass lens protects optics and encloses the front cover of the luminaire.

Optics

The discrete LED optics provide illumination that has been precisely designed to shape the distribution as spot, medium, or wide. Multiple lumen packages ranging from 550 up to 2,900 lumens. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 5000K CCT or 3000K CCT available. Removable, pre-installed standard symmetric snoot as well included and field-replaceable with included extended visor for more cut-off applications.

Electrical

LED driver is internally mounted for optimal heat sinking. 120-277V 50/60Hz standard operation. Integral 4kV surge is standard. 0-10V dimming is standard with external purple and grey leads. Suitable for ambient temperatures from -40°C to 40°C. 90% lumen maintenance greater than 60,000 hours per IESNA TM-21.

Mounting

Heavy-duty, die-cast aluminum knuckle base utilizes tooth-lock adjustment with visual 15° adjustment indicators that allow for precise rotation of the luminaire. Knuckle fits 1/2" NPS available mounting junction box cover (supplied by others) and is secured with supplied locking nut.

Finish

Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is carbon bronze. Additional colors available in summit white, black, and verde green. Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors.

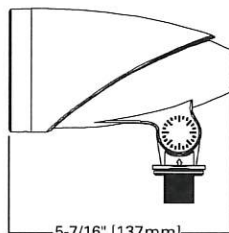
Warranty

Five-year warranty.

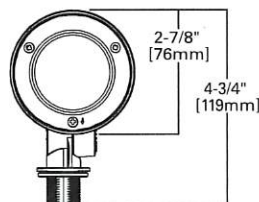
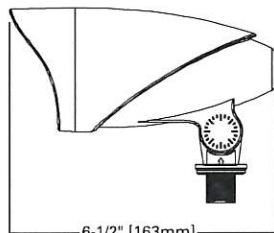


DIMENSIONS

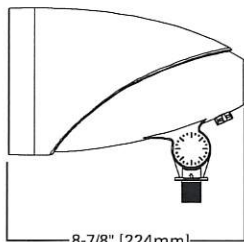
Tracer Small
(Standard symmetric snoot)



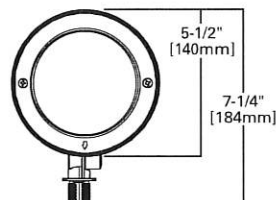
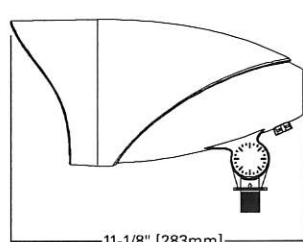
Tracer Small
(Optional extended visor)



Tracer Large
(Standard symmetric snoot)



Tracer Large
(Optional extended visor)



TCRS / TCI TRACI

Solid State

FLOODLI



CERTIFICATION DATA

UL/cUL Wet Location Listed
DesignLights Consortium® Qualifier
IP66 Fixture and Optical Chamber
LM79/LM80 Compliant
FCC Class A
1.5G Vibration Rated
RoHS Compliant

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
-40°C Min. Ambient Temperature R
+40°C Max. Ambient Temperature F

EPA

Effective Projected Area (Sq. Ft.): 0.

SHIPPING DATA

Approximate Net Weight:
Small fixture=2 lbs. (0.91kgs.)
Large fixture=5 lbs. (2.27kgs.)



POWER AND LUMENS

Light Engine		TCRS5	TCRS8	TCRL15	TCRL20	TCRL26
Power (Watts)		5.0	8.0	12.0	17.6	25.1
Input Current @ 120V (A)		0.04	0.07	0.10	0.15	0.22
Input Current @ 277V (A)		0.02	0.03	0.05	0.07	0.10
Configuration						
Spot (20°)	4000K/5000K Lumens	530	812	1,500	2,039	2,718
	3000K Lumens	512	785	1,450	1,971	2,628
Medium (30°)	4000K/5000K Lumens	552	846	1,630	2,215	2,953
	3000K Lumens	533	818	1,575	2,141	2,854
Wide (50°)	4000K/5000K Lumens	561	860	1,657	2,251	3,002
	3000K Lumens	542	831	1,602	2,176	2,902

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
Up to 40°C	90%	153,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.97

ORDERING INFORMATION

Sample Number: TCRS5S-WH-7050

Product Family ¹	Light Engine	Distribution
TCRS=Tracer Flood Small LED TCRL=Tracer Flood Large LED	TCRS 5=5W, 550 Nominal Lumens 8=8W, 850 Nominal Lumens TCRL 15=15W, 1,600 Nominal Lumens 20=20W, 2,200 Nominal Lumens 26=26W, 2,900 Nominal Lumens	S=Spot M=Medium W=Wide
Options (Add as Suffix) ²		
[blank]=Carbon Bronze (Standard) BK=Black VG=Verde Green WH=White 7030=70 CRI / 3000K CCT 7050=70 CRI / 5000K CCT		

NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Extended lead times apply to any options selected.

STOCK ORDERING INFORMATION

Stock SKUs	
Small TCRS5S=Tracer Small 5W, 550 lumens, Spot Distribution TCRS5M=Tracer Small 5W, 550 lumens, Medium Distribution TCRS5W=Tracer Small 5W, 550 lumens, Wide Distribution TCRS8S=Tracer Small 8W, 850 lumens, Spot Distribution TCRS8M=Tracer Small 8W, 850 lumens, Medium Distribution TCRS8W=Tracer Small 8W, 850 lumens, Wide Distribution	Large TCRL15S=Tracer Large 15W, 1,600 lumens, Spot Distribution TCRL15M=Tracer Large 15W, 1,600 lumens, Medium Distribution TCRL20M=Tracer Large 20W, 2,200 lumens, Medium Distribution TCRL26S=Tracer Large 26W, 2,900 lumens, Spot Distribution TCRL26M=Tracer Large 26W, 2,900 lumens, Medium Distribution

NOTES: Options not available with stock products. Refer to standard ordering information to add options. Stock fixture is 4000K, dimming, 120-277V, carbon bronze only.

STAKE

M6000-STAKE 12V & 120V

WAC

LANDSCAPE LIGHTING



Fixture Type:

OA-POST

Catalog Number:

WAC M6000-STAKE

Project:

Location:

PRODUCT DESCRIPTION

Outdoor Stake for WAC Landscape Lighting

ORDERING NUMBER



M6000-STAKE

*Easy wiring accessory designed for 12V & 120V products
Eliminates the need for a separate junction box*

M6000-STAKE

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

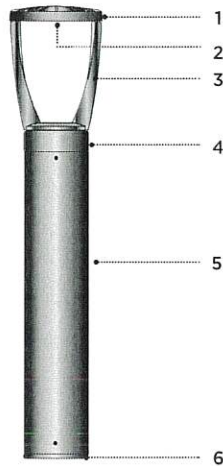
Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

TYPE: _____ QUANTITY: _____ PROJECT: _____

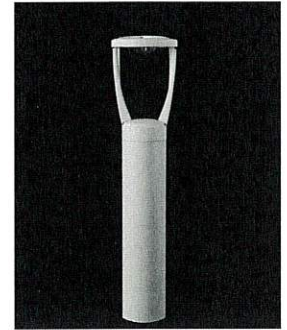
CATALOG NUMBER:

FIXTURE WATTAGE VOLTAGE FINISH OPTION OPTION OPTION OPTION



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

MA30



MATERIALS

Maya is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.

COB LED is assembled on a thick pad housing chamber designed with a heat sink pattern to optimize heat dissipation and luminaire efficacy. The power supply is enclosed in an isolated chamber allowing a quick access for electrical maintenance without disturbing the optical light chamber.

COB LED is removable and replaceable for ease of maintenance or lighting upgrade.

ELECTRICAL

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

LED Type II, IV or V light distribution via high performance optical lenses. Standard 4000K/80CRI. Optional 2700K, 3000K and 3500K.

Optional true amber LED for turtle sensitive areas.
Wavelengths: 585nm to 597nm.

LIFE

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

FINISH

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

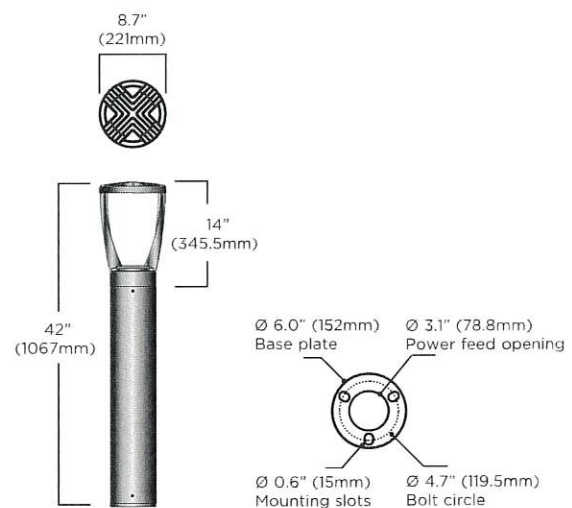
MOUNTING

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

CERTIFICATION

Certified and Approved as per CSA C22.2 No.: 250.0 standard and ANSI/UL 1598 standard, for wet location. Rated IP66.

Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C/77°F. Lumen depreciation in accordance with IESNA LM80 standards.



MA30 SERIES MAYA

LUMINAIRE SELECTION

MODEL#



☐ MA30

LED LIGHT SELECTION (4000K/80CRI)

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

VOLTAGE¹

☐ 120V
☐ 277V

 Optional
☐ 347V
☐ 480V

FINISH

STANDARD COLORS*

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

OPTIONAL COLORS

☐ CS	Custom color
☐ RAL	RAL# color

AMBER LED LIGHT SELECTION - TURTLE FRIENDLY

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

*Refer to color chart

*Refer to color chart

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

OPTIONS

ELECTRICAL

- ☐ REML2-50 Remote mount battery backup for LED 90 mins, 7W.
Remote mount to 50ft. 12" square enclosure with access cover.
- ☐ PH Photocell²
- ☐ FS Fuse²
- ☐ SP Surge protector 10KV

LIGHT

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

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

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

MOUNTING

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

ACCESSORIES

- ☐ GFI Ground fault interruption receptacle³
- ☐ CGF Ground fault circuit interruption with clear in-use cover³
- ☐ BLC Back light control⁴

FAUX WOOD COLORS⁵

- ☐ ADG American douglas
- ☐ BRC Birch
- ☐ CHN Chestnut
- ☐ CRY Cherry
- ☐ KNP Knotty pine
- ☐ MPL Maple
- ☐ OFL Oak
- ☐ RSW Rosewood
- ☐ TEK Teak
- ☐ WLN Walnut



For IDA certification compliance, luminaire must be ordered with 3000K or warmer.

NOTES

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

LUMINIS®

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

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Packet Pg. 97

LUMINIS®

SQ602 SERIES SYRIOS SQUARE WALL UP/DOWN LIGHT

TYPE: _____ QUANTITY: _____ PROJECT: _____

 CATALOG
NUMBER:

FIXTURE

SUFFIX

REFLECTOR

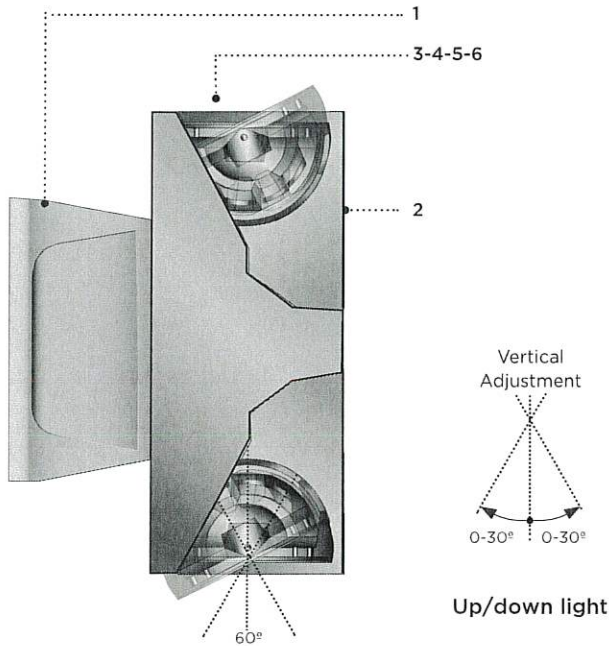
VOLTAGE

FINISH

OPTION

OPTION

OPTION

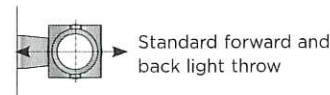


SQ602

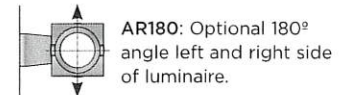
- 1- Cast aluminum driver housing. Includes galvanized steel wall mount pressure plate.
- 2- Seamless extruded aluminum housing.
- 3- Fully sealed cast aluminum up/down light assembly.
- 4- Sealed cast aluminum lens frame.
- 5- Clear tempered glass lens.
- 6- Faceted specular aluminum reflector.

All stainless steel hardware.

Syrios Square light module is designed with a tilting mechanism allowing forward and back light adjustability. The $\pm 30^\circ$ directional module allows to aim the light beam in the desired direction, without disturbing the luminaire mounting. The module can be secured using the built in locking mechanism.



Standard forward and back light throw



AR180: Optional 180° angle left and right side of luminaire.

Other adjustment factory set positions are available. Please consult factory.

MATERIALS

Syrios Square is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. The main housing is made of seamless extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance. Syrios Square is standard with a unique proprietary design allowing the sealed LED module to tilt within the housing. Syrios Square SQ602 series is standard with 30° optic. See options section for alternate selection.

ELECTRICAL

DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C/-40°F to 55°C/131°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED Standard 4000K/80CRI. Optional 2700K, 3000K & 3500K. Optional Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

LIFE

60,000hrs $L_{70}B_{50}$ (based on IESNA TM-21 Test Method and LM-80 data). Up to 70,000hrs $L_{70}B_{50}$ (calculated projection from LM-80 data).

FINISH

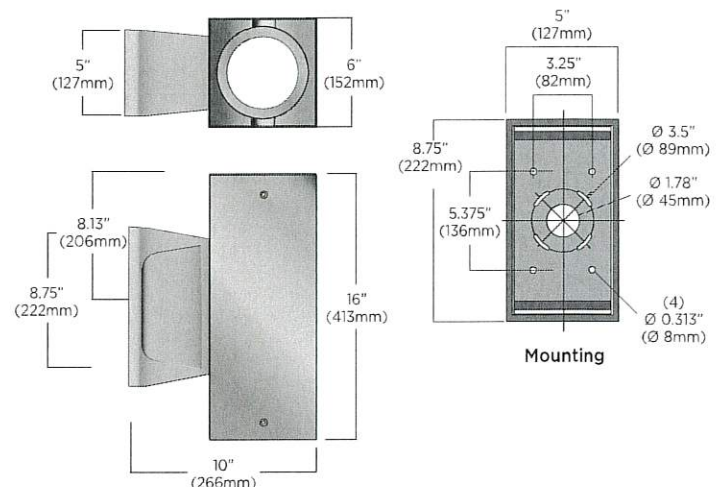
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

MOUNTING

Maximum weight: 12.2 lbs (5.5 kg)
The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes. Additional mounting holes are provided as per site requirements.

CERTIFICATION

Certified and Approved as per CSA C22.2 No.: 250.0 standard and ANSI/UL 1598 standard, for wet location. Rated IP66.



SQ602 SERIES

SYRIOS SQUARE

LUMINAIRE SELECTION

1 MODEL#	2 LED LIGHT SELECTION	3 REFLECTORS*	4 VOLTAGE	5 FINISH																				
 ☐ SQ602	<table border="0"> <thead> <tr> <th>SUFFIX</th> <th>DELIVERED LUMENS</th> <th>INPUT WATTS</th> <th>CRI</th> <th>CCT °K</th> </tr> </thead> <tbody> <tr> <td>☐ L2L15</td> <td>3198</td> <td>31W</td> <td>80</td> <td>4000</td> </tr> <tr> <td>☐ L2L25</td> <td>5087</td> <td>51W</td> <td>80</td> <td>4000</td> </tr> <tr> <td>☐ L2L40</td> <td>7630</td> <td>86W</td> <td>80</td> <td>4000</td> </tr> </tbody> </table>	SUFFIX	DELIVERED LUMENS	INPUT WATTS	CRI	CCT °K	☐ L2L15	3198	31W	80	4000	☐ L2L25	5087	51W	80	4000	☐ L2L40	7630	86W	80	4000	☐ R15 Narrow optics 15° ☐ R30 Flood optics 30° (standard) ☐ R55 Wide flood optics 52° *All reflector options listed above must be selected independently for uplight & downlight. Add U (for uplight) and D (for downlight) to suffix. (i.e. R55U-R30D is 52° uplight and 30° downlight)	☐ 120V ☐ 277V Optional ☐ 347V ⁴	STANDARD COLORS* ☐ WHT Snow white ☐ BKT Jet black ☐ BZT Bronze ☐ MST Matte silver ☐ GRT Titanium gray ☐ DGT Gun metal ☐ CHT Champagne ☐ SGT Steel gray ☐ BGT English cream
	SUFFIX	DELIVERED LUMENS	INPUT WATTS	CRI	CCT °K																			
	☐ L2L15	3198	31W	80	4000																			
	☐ L2L25	5087	51W	80	4000																			
☐ L2L40	7630	86W	80	4000																				
AMBER LED ☐ L2L3K2A 529 21W AMBER	OPTIONAL COLORS ☐ CS Custom color ☐ RAL RAL# color																							
VERY NARROW DISTRIBUTION ☐ L2L15NR 3144 56W 80 4000	☐ R9 Very narrow optics 9° Field angle 18° (42,920 candela)	NATATORIUM SUITED COLORS ☐ NWHT White ☐ NBKT Black																						

*Refer to color chart

OPTIONS

ELECTRICAL

- ☐ FS Fuse
☐ PH Photocell¹
☐ 347L Step down transformer for 347V input
☐ DS Dual circuit switching (independent uplight & downlight control)
☐ MS PIR Motion sensor (Device is located at bottom of luminaire wall box)³
☐ REML2-50 7W remote emergency battery backup for LED, 90 min. Remote mount 50ft - 12" (305mm) square enclosure with access cover²

FAUX WOOD COLORS*

- | | |
|---|---------------------------------------|
| ☐ ADG American douglas | ☐ MPL Maple |
| ☐ BRC Birch | ☐ OFL Oak |
| ☐ CHN Chestnut | ☐ RSW Rosewood |
| ☐ CRY Cherry | ☐ TEK Teak |
| ☐ KNP Knotty pine | ☐ WLN Walnut |

LIGHT & OPTICS

Alternate CCT °K LED (LCF: Lumen conversion factor)

- | | |
|--|---|
| ☐ 2K27 2700K CCT 80 CRI (LCF: 0.91) ⁵ | NOTE: Other CCT & higher CRI available, please consult factory. |
| ☐ 2K3 3000K CCT 80 CRI (LCF: 0.94) | |
| ☐ 2K35 3500K CCT 80 CRI (LCF: 0.983) ⁵ | |
| ☐ AR180 Light module with side to side adjustment | |

ACCESSORIES

All options listed below must be selected independently for uplight & downlight. Add U (for uplight) and D (for downlight) to suffix.

- ☐ HL Hexcell louver
☐ SL Solite lens (light loss factor [LLF]: 0.9)
☐ LSL Linear spread lens (Asymmetric lens distribution is achieved when light module is tilted)

MOUNTING

- ☐ SWK Adaptor box for surface 3/4" conduit feed (4 sides plus back entry)

NOTES

- Photocell (PH) not available with REML2-50 and DS options.
- The remote enclosure must be interior (cable by others). Battery powers downlight module, unless otherwise requested (only one module is powered by the emergency battery).
- PIR Motion sensor (MS) not available with REML2-50 and DS options, L2L40 and L2L15NR at 347V.
- 347V not compatible with Amber LED L2L3K2A.
- 2K27 and 2K35 options not available with the R9 optics.
- Faux wood finish not applied to driver housing, lens frame or accessories.

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260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

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Packet Pg. 99

September 7th, 2023

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

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape submittal for the Refresh Aesthetic Center development, located at the NE intersection of Port Washington & Donges Bay Roads.

The proposal is an adaptive reuse of an existing B-1 zoned business site, that fronts on the Port Washington Road corridor. The PWR corridor is one of the City of Mequon's commercial corridors that both the City Comprehensive use plan & the 2012 Entry Corridor study identifies as requesting additional Landscape treatment. Reviews for the PWR corridor has requested the P&Z Board to require a higher level of landscape treatments, since 2012.

This is the first Refresh Aesthetic Center landscape review of the plan dated 08/09/2023. The Landscape plan has been submitted by Kapur. The plan is not currently sealed by a Wisconsin Registered Landscape Architect, as required by code.

The nature of this review will be to assess the landscape plan for completeness; address appropriateness of design, for the Port Washington Road corridor and to provide commentary about how the proposed plant palette addresses the Planning Commission's request for greater buffering/treatments within the Port Washington Road corridor.

The proposed site use is zoned B-1 Business and the proposal is adjacent to other existing business zoned facilities. The business use will be moderately traffic intensive, with a single point of Ingress/Egress off Donges Bay Rd. The proposal is fronts on one of Mequon's busiest corridors. This Review and Commentary will be generated by applying the existing City Landscape Codes and with consideration & commentary of the proposal with consideration of the City of Mequon's 2012 PWR Corridor Gateway standards, as well as, the 2010 proposed REV. Landscape & Buffer treatments.

The Refresh Aesthetic Center - "Site Plan" depicts the Property Line (P/L) designation to be within the existing PWR & Donges Bay Rd ROWs. Per City of Mequon staff, this is a known condition which is being addressed through the application process. This will impact this review, as several of the traditional buffering "Zones" that would be addressed, will be completed by the "City", under future capital improvement projects. Areas of review that will be impacted includes:

- ROW- Street Tree Req.
- P-Lot setback & Buffer Requirements
- Impervious Surface %
- Open Greenspace % / Greenspace Planting Req's

➤ **General Overview:**

- ❖ This review pertains to Landscape Plan sheets: L101, L201 & L202, all dated 08/09/2023. The Sheet titles, include: SITE LANDSCAPE PLAN; PLANT SCHEDULE, CALCULATIONS & LANDSCAPE DETAILS & SITE LANDSCAPE NOTES.
- ❖ The plans submitted are **not yet** sealed by a Wisconsin RLA, as required by Mequon code.
- ❖ The Site plan is issued at a 1"=20' scale; the plan sheet is clean and the information is easily discernible.
 - The proposal is for a Commercial/Business use. The site is located on the east side of the Port Washington Road Corridor <PWR>; the proposal has one ingress/egresses connecting the site to Donges Bay Rd. While the site is located on one of the City of Mequon "Gateways".
 - PWR is one of Mequon's designated roadways as a regional collector and part of the City of Mequon's designated "Gateway". Since 2012, the P&Z board has requested additional landscape treatments and larger scale plantings, especially when the proposal has been adjacent to the PWR ROW.
 - Sustainability: This application does not appear to have given consideration to the application of sustainable site practices, like: Bio-swale filtering treatments or Green Roof application to help slow the rate of hydrologic contribution. Although, given the issue of the P/L transition, this site has limited bearing capacity for mitigation.
 - The proposed design meets the 30% shade coverage requirement: this will help mitigate Heat Island impacts.
 - The plans provide a complete plant schedule, with: common name, scientific name, # of plants specified, size specified as well as planting notes, as required. Please see the review below for additional commentary of the proposed plant palette, sizing requirements, expanded diversity requirements, as well as, any plan audits required.
 - The plan fails to depict the proposed site Parking/Drive lighting fixture/standards locations, on the Landscape Plans; although, the site plan does include the business sign location. Unfortunately, the plan fails to include a sign elevation; so, it is impossible to provide comments concerning the relationship of the proposed plantings and the sign face height.
 - The plan graphically depicts a Refuse/Recycle exterior structure on the plan. It is located in the NE corner of the proposed parking-lot. As proposed, the Refuse Recycle bin has **minimal** buffering provided. The plan is required to provide a combination of elements to buffer/visually mitigate the refuse/recycle bins from the adjacent property. This will be especially true for this application, since the site is part of the "PWR Gateway" corridor. I request that City Staff confirms that the recycle/refuse bin has adequate 6' tall architectural wall treatments and opaque gates, with the addition of adequate landscape buffering.

- Please provide City Staff detail to define what the proposed architectural finishes of the proposed refuse center's walls & gates.

Proposed Landscape Material Review:

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

- Seven Deciduous Tree Species, (Total proposed deciduous trees – 16)
- One Evergreen Tree Species, (Total proposed conifer trees – 8)
- Eight Deciduous Shrub Species, (Total proposed decid. shrubs – 38 shown)
- Two Evergreen Shrub Species, (Total proposed conifer shrubs – 10)
- Seven Perennials, Bulbs/corms, Groundcover Species, (Total proposed ground covers/perennials – 218 shown)
- Three Decorative Grass species, (Total proposed grasses – 42 shown)
- ◆ The species proposed have the ability to perform in the local soils and are within the prescribed USDA Zone 5a.
- ◆ TURF: The Plan specifications does provide the following specifics: 1. Specify the proposed Sod /turf -seed mix; 2. Please add to the Site Plan: state the total SQR yards of turf area. It helps the contractor's greatly.

➤ *Plant Schedule Comments:*

- The plant schedule requires one quantity audit;
Deciduous Shrubs:
 - RORPP- Rosa rugosa “Purple Pavement” , the schedule states 2; a total of 4 is shown in the plan. Amend schedule.
 - RHARG- Rhus aromatica “Grow low”, the schedule states 2; a total of 4 is shown in the plan. Amend schedule.
- **Proposed Deciduous Tree sizes:** The plant schedule incorrectly specifies both a 2” & 3” Caliper tree. The City of Mequon has required all trees to have a minimum of 3.5” caliper @ 16” above the rootball, since 2012. Proposals within the PWR corridor have typically required 4.0” caliper trees @ 16” above the rootball. Also, the City of Mequon does not differentiate between deciduous trees and ornamental deciduous trees; amend the schedule's Ornamental caliper to a 3.5”, or a minimum caliper of 4.0”, if City of Mequon Staff requires the PWR standard to be observed.
 - Including Decid. Trees with the following symbols: **ACFAF, GIBPS, GLTDR, QUBI HYPALS, MAJEF, SYREI**
 - **Conifer Tree: with the symbol-JUCTR. I disagree, this is tree form, not a shrub. If the designer wants to maintain the J. Trautman as a “shrub form, please provide a revised site-plan with an additional conifer species to address the buffering and visual softening of the Refuse/Recycle bin.**
- As previously cited, this proposal fails to meet multiple “typical” buffer requirements. But, this a Non-typical situation and the City of Mequon Staff is working with the developer to

arrive at an equitable solution. The PWR corridor standards are typically observed when the application is for a commercial development. See the additional Buffer comments below.

➤ **Planting Zone Comments:**

- The submittal is organized and provides the following zone review: 1. ROW/Street Frontage Zone; 2. Parking Lot Interior Zone; 3. Parking Lot Periphery Buffer & Setback; 4. Property Line Buffer; 5. On-Lot Zone; 6. Yard/"Open Space" Zone; 7. Detention Basin Buffer; 8. Loading Dock Buffer:
 - Each plant shown in the proposal, can only be attributed/counted (1 time) toward meeting a single Zone requirement. (i.e.- a Tree counted to meet the ROW/Terrace tree requirement, cannot "also" be included to meet a PL buffer requirement; the PL Buffer would require a unique set of plants.)
- **ROW/Street Frontage Zone:**
 - Port Washington Road & Donges Bay ROW: Code requires 1 approved street tree per each side of 30 feet of CL length; the Port Washington Rd. ROW Street Tree planting requirement is not addressed. (While the plan FAILS to meet the ROW code tree requirements, the City of Mequon staff is addressing this requirement under a separate City Capital improvement project. Action per P & Z/ Mequon Staff).
- **Street/Interior Drives Zone:**
 - The Interior Drives: Code requires 1 approved street tree per each 30 feet of drive, on each side of the entire length of drive. (Proposal meets the intention of Interior Drive requirements, although considering the prior standards enforced within the PWR corridor, the provided treatment is very Spartan.)
- **Exterior Parking Lot @ROW Buffer:**
 - The proposed Landscape Code requires 1 tree per 35 linear feet of hard surface adjacent to a ROW<Donges Bay> (not counting the ROW street trees). The proposal provides 6 trees. I would request the plans to be amending with the following: place additional massings of perennial plantings, along the entirety of Donges Bay Rd. (Proposal meets the Exterior Parking Lot @ ROW requirements, this proposal is spatially challenged. Add multiple groups/massing of perennial plantings along both Donges Bay & PWR, will help with seasonal interest, color & aesthetic interest.)
- **Parking Lot Interior Zone.**
 - A) The parking lot layout/configuration of 90° stalls only provides limited periphery planting treatment. In comparison to the landscape treatments provided at other recent PWR business development proposals, the adept use of perennials will provide a lot of visual "pop" even though the proposed planting density is minimalist.
 - B) While the interior parking planting opportunity is low, the proposal's incorporation of the Ginko & Gleditsia sp. will allow the design to achieve the 30% shade requirement.
 - C) This reviewer questions the use of the three (3) Ivory Silk Trees along the southern edge of the P-lot. The trees will be adversely impacted by winter wind exposure/ high heat from the P-lot <micro climate issues> and the high potential for the annual damage due to

snowplow loading <winter>. The reviewer recommends the “GIBPS” – Ginko Sp., already included in this proposal.

D) All Deciduous Trees to be minimally 3.5” caliper <interior site, 4.0 caliper adjacent to PWR & Donges Bay Rd.> The plan MEETS both the Buffer @ ROW code and the 30% Internal P-lot shade requirements. (Action per P & Z/ Mequon Staff) Please consider the reviewer recommendation to revise the Syringa Ret. to the Ginko Sp.. Lastly, please revise the Tree size as outlined.) Action per P & Z/ Mequon Staff).

- **Property Line Buffer:** Per the proposed landscape code requirements. The PL edges requires a buffer application of trees, shrubs and mixed ground plantings. As previously cited, this proposal is in process of re-addressing the South and West PLs. The Eastern PL has 3 canopy trees proposed; the Northern PL has only 1 tree to help mitigate the headlights/parking lot impacts. The Northern PL also has an existing drainage swale adjacent, which does not preclude the buffer to be fully addressed. (Proposal only FAILS to meets the Northern PL/ side yard buffer. Action by City Staff/Planning Board.) Action per P & Z/ Mequon Staff.

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

- **Trash Enclosure:** The Refuse/Recycle station; the plan fails to clearly describe what is taking place here. As long as there is a 6’ height structure/wall enclosure, that is completely opaque, this review would recommend plantings to help mitigate the visual massing or the potential for noise to the adjacent lot.

(As long as the Refuse/Recycle bin walls meet the 6’ height requirement & are fully opaque, the proposal meets the proposed Trash Enclosure buffering code requirement. Although, I would ask for the 8 J. chinensis ‘Trautman’ Conifer trees , must be installed with a 7’ height Min. This is a narrow juniper tree, with an open habit. At 4’ tall, they will have minimal impact to mitigate the visual mass of the recycle bin; or, the potential noise of the refuse pick up service.)

❖ ***Additional Landscape Observations:***

- This proposal is unique. This a considerate landscape plan and the design does a very nice job of repurposing an existing B-1 zoned property. While the proposal is located on a “Gateway” arterial collector <PWR>, the site is bound by future City of Mequon infrastructure projects that limits the application of a traditional buffering approach. As cited within the review, the following revisions, additions will be by the discretion of the City Mequon Staff and, or the Mequon P&Z Board.

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

- Audit & Revise: the “Plant Schedule” Deciduous Shrub quantities.
- Audit & Revise: Deciduous Tree caliper sizes to <min 3.5” Caliper>
- Revise the Plant Schedule to list the “J. chinensis Tautman” as a Conifer tree, make the Min, planting height 6’

- Revise plan with additional groupings/massing of perennial plantings along the site periphery at the PWR & Donges Bay ROWs.
- Add the SY of Sodd/Seeding required, to the site plan.

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

This concludes the review of the Refresh Aesthetic Center @ PWR landscape submission.

Sincerely,



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

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CONDITIONAL USE GRANT Articles of Agreement made and entered into this 18th day of September, by and between Dawn and Jon Sagrillo owners of the property located at 10404 North Port Washington Road and the City of Mequon Planning Commission. Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 29, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows: LEGAL DESCRIPTION Exhibit A-1 WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the <u>City of Mequon</u> having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance. Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of <u>personal service office</u>. GRANTED by action of the Planning Commission of the City of Mequon this ____ day of _____2023. John Wirth, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2021, the above named John Wirth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ Planning Commission Secretary Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2021, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ RETURN TO: City of Mequon 11333 North Cedarburg Road 60W Mequon, WI 53092 PARCEL NO.: _____ Attachment: Refresh CUG (8766 : Design 2 Construct for Sagrillo) <tr><td colspan="2"></td><td>Packet Pg. 106</td></tr>				Packet Pg. 106
		Packet Pg. 106		

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.
9. **Conditions on the Operations:**
 - a. Hours of operation:
9:00 AM to 5:00 PM Monday
9:00 AM to 7:00 PM Tues-Thurs
9:00 AM to 5:00 PM Friday
9:00 AM to 5:00 PM Saturday
9:00 AM to 3:00 PM Sunday
 - b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
 - c. Water supply requirements:
Public
 - d. Provisions for sewage disposal:
Public
- e. Other:
 - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
 - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
10. **Conditions of the structures:**
 - a. Site Plan: As per attached Exhibit A
 - b. Landscaping Plan: As per attached Exhibit B.
 - c. Elevations: As per attached Exhibit C.
 - d. Sign: As on file with Community Development Department, City of Mequon

Conditional Use Grant

- e. Floor Plan: As on file with Community Development Department, City of Mequon
 - f. Exterior lighting of the site and building: As per Exhibit A
 - g. Fence / Wall / Dumpster plan details: As per Exhibit A
 - h. The building shall comply with the building code.
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- 11. **Conditions on the site:**
 - a. Street access (number, location, design): As per attached Exhibit A
 - b. Off-Street Parking (location and design including screening thereof): As per attached Exhibit A.
 - c. Outside storage of materials, products or refuse (location and screening thereof): As per attached Exhibit A
 - d. Parking, exterior lighting of the site, location design and power:
Any changes subject to Planning Commission approval.
 - e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN))SS
OZAUKEE COUNTY)
Personally came before me, this ____ day of _____, 2021, the above named _____, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin

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

DRAFTED BY:

City of Mequon
11333N Cedarburg Road
Mequon, WI 53092
Phone: (262) 236-2904

Attachment: Refresh CUG (8766 : Design 2 Construct for Sagrillo)