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 19, 2022
6:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

2) Approval of Minutes from July 25, 2022

3) Consent

a) Noffke Roofing Company, LLC. The applicant is seeking minor request approval to allow for a driveway gate for the property located at 10341 N. Granville Road.

b) Enclave at Mequon Preserve South Ph. III. The applicant is seeking development agreement approval to allow for a 12-lot subdivision (Phase 3) and fill permit approval for 59,500 C.Y. for the property located at 7901 W. Preserve Parkway.

c) The Woods at Highland Park, LLC. The applicant is seeking Phase II final plat approval for 10 condominium units (5 buildings) located at 12431 Green Bay Road and the parcel to the west; a one-acre portion of 12424 N. Green Bay Road and 1.6-acre portion of 5555 W. Highland Drive.

d) Alex Leykin. The applicant is seeking fill permit approval to allow for 7,370 C.Y. of fill for the property located at 14132 N. Birchwood Lane.

4) Policy

1) Text Amendment to allow for Vet Clinics as a conditional use in the B-1 (Neighborhood Commercial) Zoning District and to Table 58-517 (c) allowing veterinary clinics as a conditional use to allow for a 3,150 sq. ft. veterinary clinic for the property located at 7625 W. Mequon Road.

5) Public Hearing

a) RA Smith for Primus Companies. The applicant is seeking conditional use grant and building and site plan approval to allow for a 3,150 sq. ft. veterinary clinic for the property located at 7625 W. Mequon Road.

b) Living Life AlaMode, LLC. The applicant is seeking conditional use grant approval to allow for a fitness center for the property located at 10000 N. Port Washington Road.

c) Ozaukee Country Club. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for a new 11,400 sq. ft. building and parking area for the property located at 10823 N. River Road.

6) Regular Business

a) Mark Hilgendorf. The applicant is seeking minor request for a 2,520 sq. ft. (45' x 56') accessory structure for the property located at 11819 W. Mequon Road. REMOVE FROM TABLE

b) Stephen Perry Smith for Foxtown Brewing. The applicant is seeking master sign plan approval for the property located at 6209 W. Mequon Road.

7) Announcements

The next meeting is Monday, October 17, 2022, at 6:00 p.m.

8) Adjourn

Dated: September 16, 0222 /s/ Andrew Nerbun, Chair

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

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

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

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PLANNING COMMISSION
Regular Meeting
Monday, July 25, 2022
6:00 PM
Christine Nuernberg Hall

Minutes

Mayor Nerbun called the meeting to order.

1) Call to Order, Roll Call

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

2) Approval of Minutes from June 27, 2022

Action
Commissioner Hawley made a motion to approve the July 26, 2022, meeting minutes.
Commissioner R. Schaefer made a motion to second the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Stoker, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Nerbun, Bach, Choren, Gentges, Hawley, R. Schaefer, Stoker
ABSENT:	Strzelczyk, Lemke, J. Schaefer

3) Consent/Public Hearing

a) Lakeside Development for Partnership LSD. The applicant is seeking conditional use grant approval to allow for a medical office for the property located at 1535 W. Market Street (The Milwaukee Hand Center).

Action
Commissioner R. Schaefer made a motion to open a public hearing.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (7-0)

No public comment.

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

Per applicant request, Mayor Nerbun removed item (d) from the consent agenda.

Items a, b, c and e were voted on and approved

Action
Commissioner Stoker made a motion to approve 4 consent items
Commissioner R. Schaefer seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Stoker, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Nerbun, Bach, Choren, Gentges, Hawley, R. Schaefer, Stoker
ABSENT:	Strzelczyk, Lemke, J. Schaefer

b) Lakeside Development for Partnership LSD. The applicant is seeking conditional use grant approval to allow for a medical office for the property located at 1511 W. Market Street (Well Family Chiropractic).

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RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Stoker, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Nerbun, Bach, Choren, Gentges, Hawley, R. Schaefer, Stoker
ABSENT:	Strzelczyk, Lemke, J. Schaefer

c) Daystar Properties. The applicant is seeking conditional use grant approval to allow for a medical clinic for the property located at 1500 W. Market Street (North Shore Center, LLC).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Stoker, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Nerbun, Bach, Choren, Gentges, Hawley, R. Schaefer, Stoker
ABSENT:	Strzelczyk, Lemke, J. Schaefer

d) Concord Development Company. The applicant is seeking conditional use grant approval to allow for a fitness center for the property located at 1350-1370 W. Mequon Road (Anytime Fitness).

The agent for Anytime Fitness explained that the owner is conducting a market elevation and may want a larger floorplan than originally communicated on the submitted request. The current proposal includes 3 bays, and they may wish to expand into a 4th bay with a total of 7,500 sq. ft.

Asst. Dir. Zader stated that the large square footage change would require an amendment to the CUG so that a review of the new proposed floorplan and parking needs can be evaluated and reviewed as necessary.

Mayor Nerbun recommended that if the item comes back to Planning Commission for an amendment within the next three months, that the $717 conditional use amendment fee be reduced to a $199 minor request fee to cover the notification and mailing costs so that the item can come back for reconsideration with the additional square footage included.

There was discussion among the Commission regarding lighting in the parking lot and near the business entry for safety due to the 24-hour business operating hours.

Action

Commissioner Stoker made a motion to approve this item subject to staff conditions as well as with the condition that if the item comes back in October that the fee would be reduced to $199 and that the lighting will remain on 24-hours in the parking lot.
Commissioner Choren seconded the motion.
A voice vote was taken; vote passed (7-0)

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

e) Concord Development for GF-Smoothies. The applicant is seeking conditional use grant approval to allow for a restaurant for the property located at 1400 W. Mequon Road.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John Stoker, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Nerbun, Bach, Choren, Gentges, Hawley, R. Schaefer, Stoker
ABSENT:	Strzelczyk, Lemke, J. Schaefer
DEEMED NO:	Barnes, Goldberger, Parrish

4) Regular Business

a) Mark Hilgendorf. The applicant is seeking minor request approval for a 2,100 sq. ft. (42' x 50') accessory structure for the property located at 11521 W. Mequon Road.

Asst. Dir. Zader stated that the request is for a 2,100 sq. ft agricultural building. It is a canvas hoop house structure with white and green stripes. The owner stated that it will house agricultural equipment and will be in place for about 10-15 years, which is considered a permanent structure under the code. Staff recommends denial of the request as there are no other buildings on site that match this type of structure or color. Typically, buildings over 1,000 sq. ft. are constructed of metal or steel. There have not been other requests for this type of building in the city.

The applicant, Mark Hilgendorf, stated that this type of building is very common. He offered to make it any color. He explained it is in the back and not seen from the public road and it is much more affordable than other materials.

The Commission discussed the materials, shape and the colors of the proposed hoop house structure. There was support for the cost difference of this type of structure as well as that this type of use should be allowed but concern that this approval could set precedent for this type of structure elsewhere in the city. Staff mentioned that a neighbor is opposed to the proposed location of the structure.

Action
Commissioner Choren made a motion to deny this item per staff recommendation.
Commissioner Hawley seconded the motion.
A roll call vote was taken; vote failed (No: Nerbun, R. Schaefer, Gentges, Stoker)

Mayor Nerbun suggested the proposal be modified to better match the other structures on site, to place it further from the neighbor and to include screening.

Action
Commissioner R, Schaefer made a motion to table the item.
Commissioner Gentges seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT:	**TABLED [7 TO 0]**
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Dan Gentges, Commissioner
AYES:	Nerbun, Bach, Choren, Gentges, Hawley, R. Schaefer, Stoker
ABSENT:	Strzelczyk, Lemke, J. Schaefer

b) Lokre Companies. The applicant is seeking building and site plan amendment approval to allow for a conversion from office/commercial use to residential use for the property located at 11205 - 11315 N. Cedarburg Road and 5900-6048 W. Mequon Road (2nd floor of the South Bldg).

Asst. Dir. Zader stated that this request is to convert the south building second floor into single family apartments. The PUD for the development allows up to 50 units and only 28 units have been used due to bigger unit sizes, so units can be added without a PUD amendment. The apartments will be roughly 800 sq. ft. A parking analysis was conducted by TADi and a report that was accidently omitted from the packet was on the dais for the Commissioners review. The findings show that during the week the apartments are beneficial but on Saturdays around 7:00 pm the apartments cause the parking count to be -7 spaces. A calculation for the entire development at 7:00 p.m. was run and there is excessive parking due to other commercial uses not open at that time. Staff has required that for each apartment there is 1 spot available in the north building covered garage area. He stated that there is excessive underground parking as well and surface parking if needed. Staff does recommend the item per the conditions in the staff report.

The applicant, Victor Anderson, stated they will all be luxury 1-bedroom apartments and agrees to one assigned parking spot in the covered garage per apartment.

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

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

c) Hickory Hollow Subdivision. The applicant is seeking open space plan and easement amendment approval for the property located at 9801 N. Old Barn Road.

Public Feedback

John Rothstein – 217 E. Chowning Square – supports this amendment.

Julie Rothstein – 217 E. Chowning Square – supports this amendment. She explained there are 39 families in the neighborhood, and they would like to self-regulate as much as possible.

Residents that support the amendment but do not wish to speak:

Amy Erpenbeck – 124 W. Boundary Square
Liz Weir - 140 W. Boundary Road
Celeste & Glen Arnold – 236 E. Chowning Square
Julie & Greg Lutz – 117 W. Boundary Road
Todd Burner – 102 E. White Oak Way

Asst. Dir. Zader stated that this is a somewhat unusual situation in that this was approved for the Hickory Hollow subdivision back in the 1970's. Staff received a number of complaints last winter regarding some of the uses on site, activities in the barn and the ice rink on the vacant lot, south of the barn. Staff looked through files and did not find much information regarding restrictions. There is an open space easement that is part of the HOA documents that were approved by the City which does mention several items in the open space but not many details about the regulations. Staff believes this is a good time to bring this in front of the Commission for an amendment and to codify these things to eliminate issues going forward.

Asst. Dir. Zader explained there is a neighborhood adjacent to Hickory Hollow, and it is a balancing act of protecting those neighbors from any negative impact as well as the city not to be involved with overly regulating the subdivision. He stated the issue of the ice rink will not be discussed at this meeting as there would need to be a PUD Amendment to use the vacant lot for this purpose. Staff did attempt to codify the existing regulations on Outlot 4, which consists of the pool, the tennis courts and the barn. The barn has a caretaker unit on the lower level and a clubhouse on the 2nd floor. The fire department and inspections departments have been working with the HOA to clean up a few existing code violations. Staff worked with the HOA president to compile a list of criteria for restrictions to be included in the amendment:

- Pool hours need to be determined.
- The barn, pool and tennis courts shall be only used by residents of the association and guests. No leasing or renting the clubhouse space to outside entities
- No amplified music outside past 9:00 p.m.
- Activities on Lot 28 would need a PUD Amendment.

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- Police must be contacted prior to any large event that includes parking on the street.

Staff supports the conditions listed in the report. Due to the open space easement being a part of the HOA documents, one of the conditions is that it gets formally approved by the HOA and incorporates those conditions in there as well.

Phil Weir, Hickory Hollow HOA President, stated they are concerned about the safety issues, and they are taking the code mediations very seriously. He explained that the members of the HOA have expressed their interest in maintaining control of the regulations regarding their subdivision. They will ensure they criteria for regulations are included in their HOA documents.

The Commission supported the HOA getting the barn into compliance as the safety issues are a concern. They asked questions regarding the use of the barn and the typical hours when neighbors are using the pool. There was discussion about country club pools and their operating hours as guidelines in recommending pool hours. Mr. Weir expressed the desire to be able to self-regulate their own subdivision. There was a suggestion to make a modification for condition #5 in the staff report to allow for a certain number of events per year that can exceed the standard time restrictions.

Action
Commissioner R. Schaefer made a motion to approve per staff conditions with the amendment that the pool and barn hours are not to exceed 11:00 p.m. on weekdays and midnight on weekends, outdoor amplified music not to exceed past 9:00 p.m. on weekdays and 10:00 p.m. on weekends with the exception of 4 events per year that must be notified to all neighbors.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (7-0)

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

d) Torrey Drive, LLC for Carol Wiensch. The applicant is seeking rezoning recommendation from R-3 to R-3/PUD and concept plan approval to allow a 11-lot subdivision for the property located at 10766 Torrey Drive.

Commissioner Stoker recused himself.

Public Feedback

Scott Rolfs – 7831 W. Rolling Field Drive – he is opposed and while he does not live in the surrounding area, but he has relatives near this area, and he has been a long time Mequon resident. He does not support the constant growth in the city, and he believes this area will be too congested. He requests that at the minimum, that the connection between the subdivisions not be

approved.

Rob Fetherson – 102020 N. Fairway Circle – he is opposed due to the wildlife being eliminated from this parcel as well as the noise brought to a currently quiet area. He strongly opposes the connection between the subdivisions due to safety issues, increased opportunity for criminal activity and the change from a private residential environment to a public one.

Jeff Tunney - 3110 W. Valleyview Court – he is not opposed to the development, but he vehemently opposed to the proposed access road. He has received a lot of feedback from residents in North Shore Estate subdivision that also opposed to the access due to increased traffic and safety concerns.

Residents that support the development but oppose the access thoroughfare:

Ryan & Kate Buyueske – 3427 W. Clubview Court
Rachel & Andrew Moracuk- 3424 W. Clubview Court

Laverne Knoll – 10714 N. Fairway Circle – he is a lifetime civil engineer, and he is concerned the proposed access road and impervious surface will negatively impact the existing erosion on Fairway Lane.

Rick Paler – 3407 W. Meadowview Court – he is opposed to the connection as a safety concern for the many young kids in the neighborhood and he believes no outlet in the subdivision deters criminal activity.

Justin Strom – 10708 N. Fairway Circle – he is supportive of the proposed development, but he does not support he road connection and encourages the Commission to eliminate condition #14 in the staff report from the approval.

A few residents from Gazebo Hills spoke and reiterated sentiments that the road connection and traffic is not desired as it would change the characteristics of the neighborhood.

Asst. Dir. Zader stated that the parcel is currently zoned 1-acre. He explained that this is one of the last undeveloped parcels in the area. The proposed plan shows 11 lots, approximately .7 acres each and is compatible to the surrounding neighborhood. There is a pocket of specimen trees and staff is recommending that the trees be put in an outlot and not on private property, which will leave one isolated specimen tree that will need to be protected. Staff is also recommending larger open space along two sides so that there is 30 feet all around. The applicant is requesting 25 feet on the north and the east sides and staff would accept this as both sides abut other open space areas to provide more buffer. A natural trail around the perimeter of the development is recommended.

Asst. Dir. Zader explained that if the Commission does not recommend the road connection for approval that a hardscape path that would connect the cul du sac with the public road cul du sac be recommended. Staff recommends approval according to the conditions in the report.

The Commission discussed the connection and noted that a bike path is recommended as it

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would not majorly impact the lots.

Mayor Nerbun stated that he does not support the road connection, but he does support the pedestrian bike path connection.

The applicants, Paul Apfelbach and Fred Bersh, stated this development was designed after Gazebo Hills subdivision. They met with the neighbors and the Alderwoman and are pleased with the feedback and support for this project. Mr. Apfelbach stated they are requesting a 30-ft front yard setback instead of the 50-ft set back listed in the staff report. They do not want the road connection and are requesting it be eliminated for the staff report conditions. He stated they are also requesting 25 feet outlot to be consistent with Gazebo Hills and to include the specimen trees. Mr. Bersch said they are supportive of the bike path connection but are uncertain where it would be located.

Asst. Dir. Zader stated that the 30-foot front yard setback requested by the applicant is acceptable to staff as it keeps the proposed homes further away from existing houses.

Action
Commissioner Bach made a motion to approval the item with the amendment to condition #4 to allow for a 30-foot front yard setback and amend condition #14 to be a pedestrian bike path with a minimum 10-foot width in an outlot with an 8-foot pavement, subject to staff approval of final design.
Commissioner Choren seconded the motion.
A roll call vote was taken; vote passed (6-0)

RESULT:	**APPROVED WITH CONDITIONS [6 TO 0]**
MOVER:	Greg Bach, Alternate
SECONDER:	Martin Choren, Commissioner
AYES:	Nerbun, Bach, Choren, Gentges, Hawley, R. Schaefer
ABSENT:	Strzelczyk, Lemke, J. Schaefer
RECUSED:	Stoker

5) Announcements

The next meeting is Monday, September 19, 2022, at 6:00 p.m**.**

6) Adjourn

Action
Commissioner Choren made a motion to adjourn.
Commissioner Bach seconded the motion.
A voice vote was taken; vote passed (7-0)

Respectfully Submitted,

Jac Zader

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

TO: **Planning Commission**

FROM: **LAURIE MILLER,**

DATE: **December 19, 2022**

SUBJECT: **Noffke Roofing Company, LLC. The applicant is seeking minor request approval to allow for a driveway gate for the property located at 10341 N. Granville Road.**

Applicant:	Noffke Roofing Company, LLC
Status of Applicant:	Owner
Requested:	Minor Request
Existing Zoning:	R-2 (Rural Residential Single Family) B-3 (Office and Service Business District)
Land Use Plan:	Residential 5 Acre/Office
Lot size:	2.24 Acres
Location:	10341 N. Granville Road
Tax Key Number:	#14-031-01-002.00
District:	#4

Background: The applicant is requesting Planning Commission approval for 4' x 32' cantilever galvanized chain link driveway gate at 10341 N. Granville Road for security purposes. The applicant has reported that tampering with work vehicles has occurred and security, especially given the residence on the property, is a priority for them.

Analysis:
The proposed gate is a different security measure on the property in comparison to other entry points. The property has additional access points from adjacent properties owned by the Noffke's. These entry points include a paved driveway and gravel driveway accessing the rear portion of the 10341 N. Granville Road property from 10707 W. Donges Bay Road and a gravel driveway that traverses parcel located to the south and west of 10707 W. Donges Bay Road / 10341 N. Granville Road. Each of these gravel driveways has the access blocked by a chain connected to small metal posts in the right-of-way. Debris is piled up as a barrier behind the chained gravel driveway on 10707 W. Donges Bay Road and the property located immediately to the west of 10707 W. Donges Bay Road. Please see Exhibit 1 depicting additional access points.

Staff Summary:
Planning Staff acknowledges the applicants need for additional security features to protect the assets stored on the property; however, Staff has concerns about the design of the barriers that exist and as proposed per this application. Chain link has not been an acceptable material for fencing on commercial properties, but staff does recognize the distinction of this rural business and its location from the City's commercial corridors. To enhance the appearance of the chain

link as an allowed material at this rural location, staff recommends that the proposed gate to be black vinyl coated.

In addition, staff recommends removal of the posts with chains and debris in the right of way at the other access points present. An alternative barrier, including landscaping and black coated vinyl fence, should be installed outside of the right-of way if the access points are still in use.

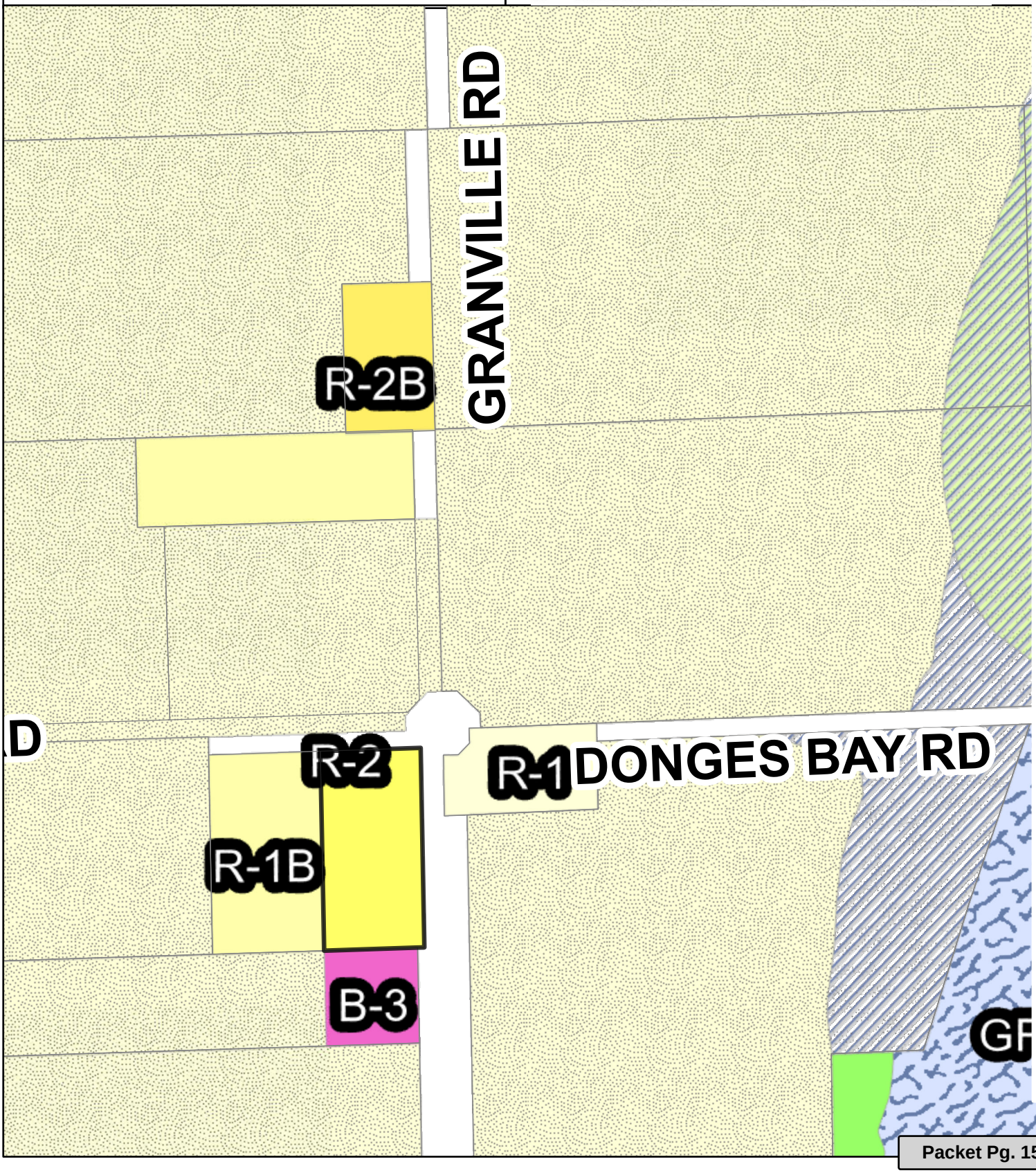
Staff Recommendation:
Planning staff recommends **approval** with the following conditions:

1. Staff review and approve the final plans for the gate prior to issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action or the required plan shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. All gates shall be black vinyl coated.
3. Chains, posts, and debris shall be removed from the access points at 10707 W. Donges Bay and the property with the tax key of #1403101000.00 by June 30, 2023.

Attachments:
Map (PDF)
driveway gate location for 10341 N Granville Rd (PDF)
Exhibit 1 (PDF)
Gate Design (PDF)

NOFFKE ROOFING COMPANY - MINOR REQUEST

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



Attachment: Map (7668 : Noffke Roofing Company, LLC)

Four (4) ft. by thirty-two (32) ft. galvanized chain link driveway gate installed by Badger Fence Company

10341 N. Granville Rd. Mequon Wi,



Attachment: driveway gate location for 10341 N Granville Rd (7668 : Noffke Roofing Company, LLC)

2020 aerial image of properties surrounding 10341 N. Granville Rd showing additional access points.



East gravel driveway on 10707 W. Donges Bay Road providing access to the west portion of 10341 N. Granville Rd.



Attachment: Exhibit 1 (7668 : Noffke Roofing Company, LLC)

East paved driveway on 10707 W. Donges Bay Road providing access to the west portion of 10341 N. Granville Rd (Google Streetview)



Gravel driveway on parcel #1403101000.00 which provides access to the south portion of 10341 N. Granville Rd. (Google Streetview)



Attachment: Exhibit 1 (7668 : Noffke Roofing Company, LLC)

800.283.8110 Sales@Chainlinkfence.com My Account Sign in or Create an account

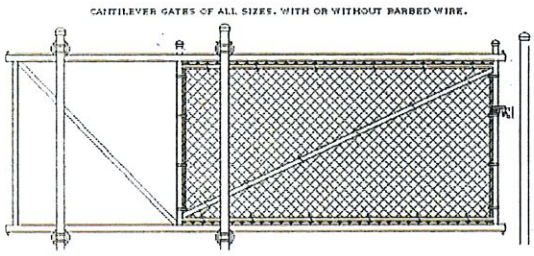
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CHAIN LINK FENCE KITS CHAIN LINK FENCE PARTS FAQ
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CHAIN LINK FENCE COMPLETE PACKAGE KITS
CHAIN LINK WIRE ONLY ROLLS - 50 ft Long
FENCE PARTS
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GATES
POOL CODE CHAIN LINK FENCES
TENNIS COURT CHAIN LINK FENCE KITS
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ALUMINUM FENCE PANELS
WOOD GUARDRAIL
WROUGHT IRON Style Steel Tubular Picket Fence Kits
SLATS FOR PRIVACY
BACKSTOPS BASEBALL
WINDSCREENS & PRIVACY SCREENS
BLACK VINYL RAILING & FENCES
WROUGHT IRON Style Tubular Railing Systems Kits
VINYL PRIVACY FENCE
CEDAR WOOD FENCES
GATE OPENERS ELECTRIC





Cantilever Gate Chain Link Fence Slide Gate, Welded with Cantilever Rollers

Send email request to Sales@Chainlinkfence.com with Size, Color and Delivery location

SKU:
CG2

* Size:
Please choose an option to add th...

* Select Color:
Please choose an option to add th...

Quantity:

Wishlist

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Product Description

INQUIRE LEAD TIMES AND AVAILABILITY, VARY BY REGION.

READ DESCRIPTION BELOW CAREFULLY. FULL CLEARANCE FOR 150% OF OPENING LENGTH OF THE GATE ON OPENING SIDE, IN FULL OPEN POSITION. ACTUAL GATE FRAME IS OPENING WIDTH PLUS 50% FOR COUNTER BALANCE.

THIS PRODUCT FALLS UNDER NON-RETURNABLE AND NON-REFUNDABLE TERMS OF SALE. NO EXCEPTIONS.

Cantilever Gate Chain Link Fence Slide Gate, Welded with Cantilever Rollers, Includes 3 Posts and all the Hardware. Shipping Method: Motor Freight Cantilever gates are made to order in various heights and opening sizes. They are offered plain top or with barbed wire arms welded on for barbed wire systems. The actual gate frame size is calculated 1ft less than stated height to allow for rollers top and bottom, and with size of the opening plus 50% for counter balance of length. For example, if the gate opening is 20 feet, the actual gate size will be 30 feet. Normally, the post sizes used for cantilever gates are 3" and 4" OD (outside diameter) pipe based on the opening size. Openings greater than 20 ft will have 2 4" gate posts and 3" latch posts. Gate frame has 2.375" OD pipe horizontals, and 1.660" OD pipe vertical and diagonal members. Cantilever gates are mounted on 3 posts; 2 are mounted with 4 rollers, one for each top and bottom. The 3rd post is the latch post where cantilever latch assembly is mounted for latching and locking. Also see ITEM# CG1

Attachment: Gate Design (7668 : Noffke Roofing Company, LLC)

Badger Fence

Work Order

Salesmen	Date
HH	07/01/2022
	Proposal #
	7712

INSTALLED AT:
NOFFKE ROOFING
10341 N. GRANVILLE
MEQUON, WI. 53097
KEN 414-406-2289
OFFICE 262-242-5320

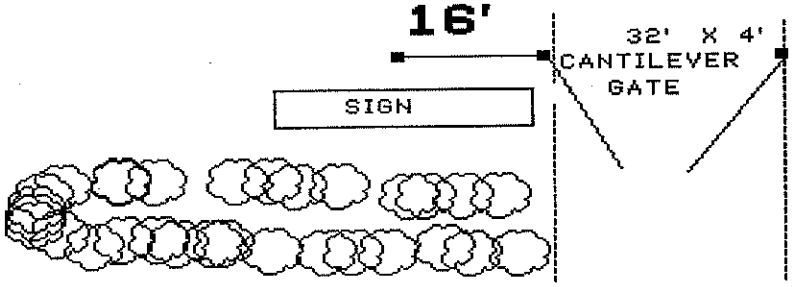
SET DATE:_____ CREW:_____ | COMPLETION DATE:_____ CREW:_____

Description	Lineal	HT	Style	Line	Term	Gates	Gate Post	Rails
GALVANIZED CHAIN NO TEAR OUT TAKE DIRT	16'	4'	GAL	1 3/8"	2 1/2'	1@32' X 4' CANTI LEVER	4"	

All Posts in Concrete | **HOTLINE**

SHOP

OFFICE



Attachment: Gate Design (7668 : Noffke Roofing Company, LLC)

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

TO: **Planning Commission**

FROM: **COLE MCCRAW, ASSISTANT CITY ENGINEER**

DATE: **September 19, 2022**

SUBJECT: **Enclave at Mequon Preserve South Ph. III. The applicant is seeking development agreement approval to allow for a 12-lot subdivision (Phase 3) and fill permit approval for 59,500 C.Y. for the property located at 7901 W. Preserve Parkway.**

Applicant:	Enclave at Mequon Preserve South Ph. III
Status of Applicant:	Agent
Requested:	Development Agreement Fill Permit
Existing Use:	Vacant
Existing Zoning:	R-6 (Plex Residential) PUD (Planned Unit Development)
Land Use Plan:	Residential 1-1.5 Acre Institutional
Lot size:	14.24 Acres
Location:	7901 W. Preserve Parkway
Tax Key Number:	#14-028-15-015.00
District:	#4

Background:
The applicant is requesting development agreement approval for Phase III consisting of 12 lots (Lots 77 to 88) on the property located at the west end of West Preserve Parkway. The preliminary plat was approved on January 13, 2020, and the final plat will be subject to further consideration by the Planning Commission at the time of its submission. The phase generally includes approximately 850 feet of roadway extension, sewer and water extension, and storm water management improvements including storm sewer and a wet pond.

Development Agreement:
Please see attached draft development agreement for Phase III. The developer utilized the template development agreement, which was modified and submitted to staff. Engineering and planning staff subsequently reviewed the document and submitted to the City Attorney for review. The development agreement provides the opportunity to construct two (2) principal structures to serve as models prior to final plat approval with the understanding that the unit can't be sold or title transferred until the associated plat is recorded. This is consistent with the table approved as a part of the template document.

Fill:

The fill and earthwork quantity associated with lot grading requires Planning Commission approval. The fill permit requests approximately 59,500 cubic yards of earthwork. Grading plans have been reviewed by engineering staff and can be approved following Planning Commission approval of the minor request.

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

The development agreement is based on the standard development agreement language and was submitted to the City Attorney. The applicant proposed mostly form and format changes. The applicant must include a legal description of the area governed by the DA.

The site plans for Phase III were reviewed by the Engineering Division. The Engineering Division has no additional comments.

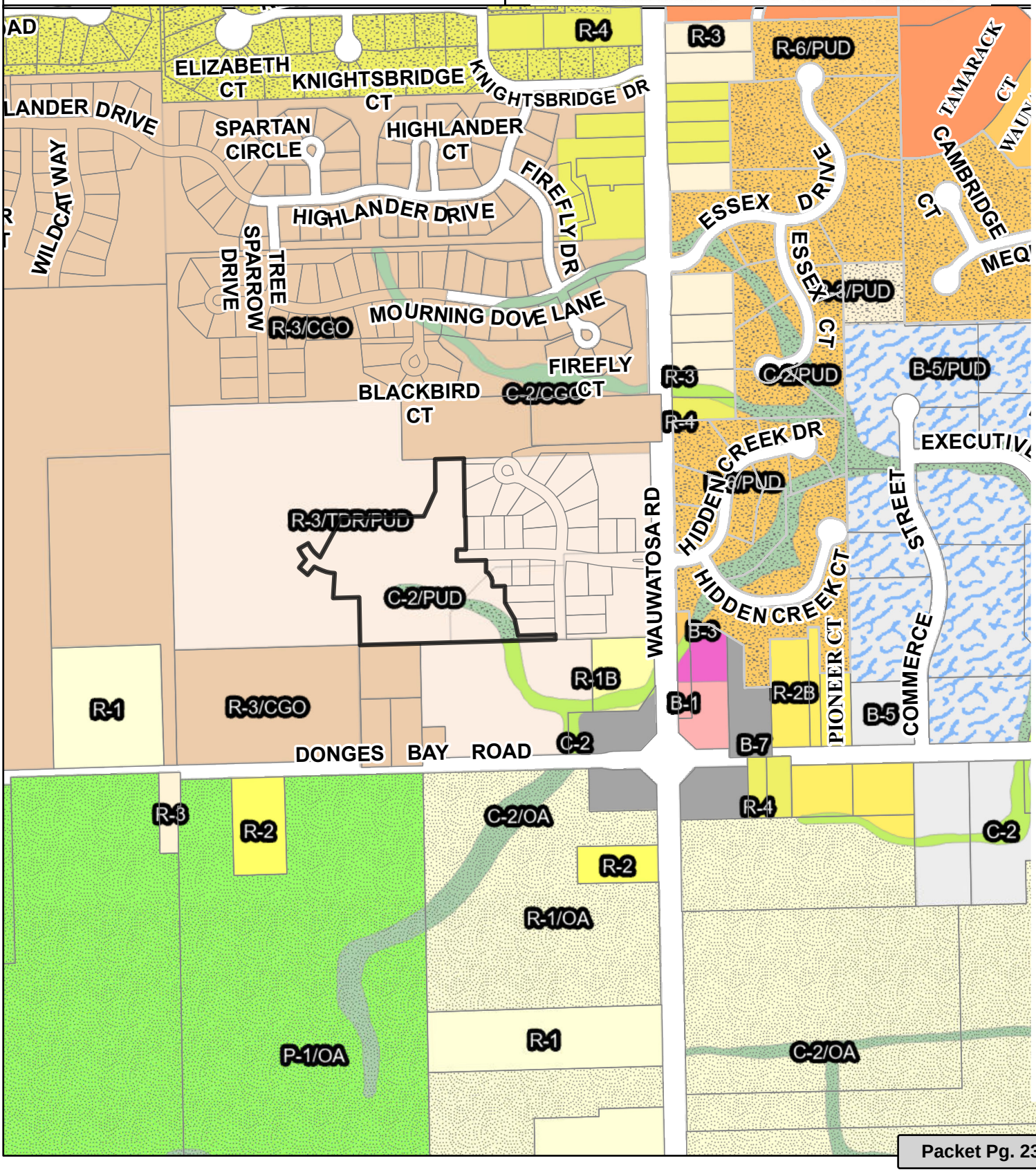
Staff Recommendation:
Staff recommends **approval** of the development agreement and fill quantity subject to the following condition(s):

1. Review of the draft DA by the City Attorney.
2. Inclusion of legal description as DA exhibit.
3. Common Council approval of the Development Agreement.

Attachments:
Map (PDF)
Development Agreement_Template EMPS Veridian TU City Edits Rev1_Cole (PDF)

ENCLAVE AT MEQUON PRESERVE SOUTH - DA AND FILL PERMIT

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



Attachment: Map (7686 : Enclave at Mequon Preserve South Ph. III)

Attachment: Development Agreement_Template EMPS Veridian TU City Edits Rev1_Cole (7686 : Enclave at Mequon Preserve South Ph. III)

Document Number	**DEVELOPMENT AGREEMENT** Document Name

Recording Data

Name and Return Address

City Engineer
11333 N Cedarburg Road
Mequon, WI 53092

Parcel Identification Number

THIS DEVELOPMENT AGREEMENT ("Agreement") is made as of _____, 2022, by _____Mequon I, LLC, a Wisconsin limited liability company (the "Developer") and the City of Mequon, a municipal corporation (the "City").

RECITALS

A. The Developer desires to improve and develop the property described on the attached Exhibit A (the "Property").

B. Wisconsin Statutes Section 236.13(2) and Sections 58-634(c) and 58-637 of the Mequon Code of Ordinances (the "Code") provide that, as a condition of approval, the City shall require that the Developer make and install or have made and installed any reasonably necessary improvements.

C. This Agreement describes the Public Improvements, as defined below, that are necessary to complete the Developer's proposed development on the Property (the "Development"), the Private Improvements, as defined below, and other terms and conditions of the Development.

D. The schedule for the City's Public Works Department, and the City's budget, do not provide for installation of the Public Improvements, and absent this Agreement, there would be a considerable delay in the installation of the Public Improvements.

E. The orderly, planned development of the Development will best promote the health, safety and general welfare of the community.

AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing recitals and the following agreements, and for other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree:

1. Improvements. As defined in this Agreement, the following terms and phrases have the following meanings:

"Improvements" means the Private Improvements and the Public Improvements.

"Private Improvements" means all improvements in the Development required by this Agreement other than the Public Improvements.

Attachment: Development Agreement_Template EMPS Veridian TU City Edits Rev1_Cole (7686 : Enclave at Mequon Preserve South Ph. III)

"Public Improvements" means all public streets, sidewalks, paths and required appurtenances to the foregoing, including without limitation street name signs, regulatory/public safety signs (speed limit signs, stop signs and so forth) and bollards; sanitary sewer facilities and water supply facilities that connect to the public sewer or public water systems, but in each instance only those portions up to and including stubs of laterals; street trees and any required landscaping in rights of way; street trees and other landscaping in easement areas dedicated to the City for that purpose, but only to the extent specified in such easements; items specified in the Plans, as defined below and approved by the City, as Public Improvements; and items specified in the Code or state statues as Public Improvements.

2. Proposed Development Plan. The Development as proposed is depicted on the Developer's proposed development plan.

~~**[USE THE FOLLOWING PROVISIONS FOR SUBDIVISON PLATS]**~~

The proposed development plan was granted Preliminary Plat approval by the Planning Commission on ~~_____~~ January 13, 2020. The Preliminary Plat is an expression of approval or conditional approval of the layout submitted and is a guide to the preparation of the Final Plat which will be subject to further consideration by the Planning Commission at the time of its submission.

~~**[USE THE FOLLOWING PROVISIONS FOR ALL OTHER APPROVALS]**~~

~~The proposed development plan was granted approval or conditional approval by the Planning Commission on _____.~~

PLANS AND SPECIFICATIONS

3. Plans and Specifications. The Developer shall, at its expense, have plans and specifications (collectively, the "Plans") prepared for the Improvements. The Plans shall include those plans that are customary in the industry for similar developments, including a site plan, grading, drainage and erosion control plans, stormwater drainage plans, landscaping and open space plans, street plans, utility plans and construction details, including those construction details described in this Agreement. The Plans shall be subject to review and approval of the City Engineer and any regulatory body or other staff person specified below. The Developer shall not commence the Improvements until the Plans are reviewed and approved.

4. Corrections to Plans. The City Engineer may, at any time prior to Final Plat approval, require changes to approved Plans for any of the Improvements to the extent such changes are necessary to correct oversights, omissions or errors, to compensate for changing site conditions or to complete fully the work in accordance with sound engineering practice. The Developer shall perform the work necessitated by any such change entirely at its expense without any claim for reimbursement.

5. Standards. The Plans and design of the Improvements shall comply with the requirements of the current edition of the City's Standard Specifications for Land Development and all applicable provisions of the Code and state and federal laws (each a "Regulation") in place at the time of preliminary approval of the Plans and design. Additionally, the Plans shall satisfy the requirements set forth below. In the event of a conflict between the Standard Specifications and this Agreement, the terms of this Agreement shall control. ~~In the event of a conflict between any Regulations, the more stringent requirement shall apply unless otherwise addressed within the Regulation.~~

6. Changes in Regulations. Should any Regulation change within two years of the preliminary approval, the Developer may choose which version of the Regulation to follow if material work on the applicable Improvement has commenced. Where work on an Improvement affected by the changed Regulation has not commenced, the Developer shall comply with the revised Regulation.

Attachment: Development Agreement_Template EMPS Veridian TU City Edits Rev1_Cole (7686 : Enclave at Mequon Preserve South Ph. III)

7. Grading, Drainage and Erosion Control Plans. The Developer shall submit grading, drainage and erosion control plans that:

(a) Indicate which lots are designed for full exposure and partial exposure and the lots that are limited to front load entry garage only.

(b) Show 2' contours for both existing and proposed grades for building pads and any culverts and storm sewers.

(c) Indicate and detail the cross-section and profiles of all drainage ways and erosion protection.

(d) Show minimum setback and offset dimensions and building grades approved by the City.

(e) For all land disturbing activities, show existing contours at least 200' into adjacent parcels.

(f) Show the location and dimension of all construction site management measures to control erosion and sedimentation.

(g) Include minimum elevations for the proposed top of principal building foundation walls based on proposed building envelopes shown on the approved specimen tree plan and approved finished yard grades.

8. Stormwater Drainage Plans. The Developer shall submit stormwater drainage plans that:

(a) Provide for a complete storm drainage system, including one or more detention basins and retention ponds, culverts, storm sewer and open ditches that are adequate to accommodate expected surface water flow within and through the Development and drain the surface water from and through the Development in accordance with the Code, Chapter 13 of the Milwaukee Metropolitan Sewerage District ("MMSD") rules, and the regulations of the Wisconsin Department of Natural Resources (the "DNR"), as may be applicable.

(b) Show all tributary areas to the proposed drainage system and downstream analysis, including all proposed and existing drainage structures in the drainage system area.

(c) Show drainage easements by dimension and detailed cross-section.

(d) Provide for erosion protection and minimum velocity design and restoration of all areas adjacent to existing and proposed roadways to conform to the approved roadway cross-section.

(e) Address all ditch slopes exceeding five percent (5%). Any such slope that is greater than 5 percent (5%) may only be approved after review and acceptance by the City Engineer. To the extent any such slope shall be greater than five percent (5%), additional analysis of the velocity of the flow and slope protection shall be provided, and such slope might not be approved.

(f) Show all roadside ditches and drainage easements with a minimum one percent (1%) slope. Any such slope that is less than one percent (1%) may only be approved after review and acceptance by the City Engineer. To the extent any such slope shall be less than one percent (1%), additional analysis of the velocity shall be provided, and such slope might not be approved.

Attachment: Development Agreement_Template EMPS Veridian TU City Edits Rev1_Cole (7686 : Enclave at Mequon Preserve South Ph. III)

(g) Provide on-site stormwater detention that complies, to the satisfaction of the City Engineer, with the City's stormwater ordinances and MMSD Chapter 13 rules and regulations.

(h) Provide hydrologic calculations for the 2-, 10- and 100-year development conditions.

(i) Provide hydraulic calculations showing pond discharge rates under proposed conditions. Under proposed conditions, a retention pond must demonstrate that the 2-, 10- and 100-year discharge rate will be less than pre-settlement conditions.

(j) Show all sump pump discharge pipes discharging to a roadside ditch, storm sewer or other location approved by the City. For roadways with an urban section, a sump pump collection system shall be required.

(k) Include, if the storm sewer design includes underground piping, a set of utility plans showing all plan and profile views of sanitary water and storm sewer. Such plan shall be used and kept current during all phases of construction.

9. Landscaping, Open Space and Signage Plans**.**

(a) The Developer shall submit a street tree plan which shall conform to the City's street tree ordinance. The street tree plan shall be subject to review and approval of the Tree Board and Planning Commission.

(b) The Developer shall submit landscape plans for all entryways, open spaces, public street cul-de-sacs and detention basin and retention pond buffers. Such plans shall be designed by a licensed landscape architect and shall be subject to review and approval of the Planning Commission. The City may have a licensed landscape architect review the submitted landscaping and open space plans.

(c) Pedestrian and bike paths may be required by the City. If so, pedestrian and bike path plans shall address the public use of the paths and maintenance. Details of such paths shall be subject to review and approval of the City Engineer. The location and use of such paths shall be subject to review and approval of the Planning Commission. Any public access path shall be subject to a ten foot (10') wide pedestrian and bike path easement. An eight-foot (8') wide path shall be designed and constructed in accordance with the Department of Transportation (DOT) Bike Path Facilities Handbook.

(d) The Developer shall submit signage and entryway plans to the City. Such plans shall be subject to review and approval by the Planning Commission.

10. Street Plans.

(a) The Developer shall submit plans for all public and private roads, driveways and roadside sidewalks (if any). Such plans shall be subject to review and approval by the City Engineer and Fire Chief.

(b) Unless otherwise approved by the City, all public and private streets shall satisfy the following requirements:

(i) All new streets shall be constructed with a twelve-inch (12") road base consisting of twelve inches (12") of one and one-quarter inch (1¼") crushed stone base course. The initial surface shall consist of two and one-half inches (2½") of bituminous binder course. Streets and driveways shall be constructed to the City's typical cross-section. The final one and one-half inch (1½") asphalt surface course shall be applied following the construction of the binder course.

Attachment: Development Agreement_Template EMPS Veridian TU City Edits Rev1_Cole (7686 : Enclave at Mequon Preserve South Ph. III)

(ii) To the extent the Development will be constructed in phases, the plans shall show all cross connections being constructed in each phase. A temporary turnaround shall be shown on the plans for any street connecting into a future phase and for any street leading to any adjoining property.

(c) The plans shall show street name signs and regulatory/public safety signs (speed limit signs, stop signs and so forth) as required by the City Engineer. Street names shall be approved by the Planning Commission.

11. Sanitary Sewer System Plans.

~~[USE THE FOLLOWING PROVISIONS IF THE SYSTEM WILL BE PUBLIC]~~

The Development will have a public sanitary sewer system. The plans for the system shall:

(a) In addition to the City's Standard Specifications for Land Development, conform to the Standard Specifications for Sewer and Water Construction in Wisconsin and additional requirements of MMSD.

(b) Be designed to meet the ultimate needs of the Development in accordance with the City's sanitary sewer system plan.

(c) Show the installation of one sewer lateral from the sanitary sewer main to the limits of the sanitary sewer utility easement or road right-of-way for each property abutting the sanitary sewer main.

(d) Show all sanitary sewer lateral locations.

(e) Be designed so the public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.

~~[USE THE FOLLOWING PROVISIONS IF THE SYSTEM WILL BE PRIVATE]~~

~~The Development will require a Private On-Site Waste Treatment System ("POWTS"). Plans shall include the location of soil borings and designated areas for the POWTS.~~

12. Water System Plans.

~~[USE THE FOLLOWING PROVISIONS IF THE SYSTEM WILL BE PUBLIC]~~

(a) Supply System. The plans shall satisfy the following requirements:

(i) The plans shall show a water supply and distribution system for the Development with mains, hydrants, valves and laterals for each lot.

(ii) All water mains to be installed in a city road right-of-way or easement shall be subject to review and approval of the City Engineer.

(iii) The City will determine the lateral locations to avoid removal of any specimen trees. The City shall approve all lateral locations.

(iv) The public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.

(v) Easements shall be provided to adjacent residentially zoned properties for access for potential future connection.

(vi) The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2500 gpm, which may require twelve-inch (12") pipe for the dead end main.

(vii) Dead end mains must be terminated with a public hydrant and phasing plans.

(b) Fire Protection.

(i) Water for fire protection will be supplied to the Development water system through the City of Mequon Water System.

(ii) All fire hydrant locations shall be subject to review and approval of the Fire Chief.

~~**[USE THE FOLLOWING PROVISIONS IF THE SYSTEM WILL BE PRIVATE]**~~

~~The Development will not be served by public water; instead, private wells will be installed. The type of and plans for a fire protection system shall be subject to review and approval of the Fire Chief.~~

~~13. **Culverts Plan. The Developer shall submit a proposed driveway culvert size plan. Such plan may be included in one of the other plans.**~~

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CONSTRUCTION REQUIREMENTS

~~14.~~13. Construction of Improvements. The Developer shall construct or have constructed, at its expense, all of the Improvements.

~~15.~~14. General Standards; Strict Compliance with Plans. All construction shall conform to the City's Standard Specifications for Land Development, latest edition. Construction will strictly conform to the Plans. The City may require the Developer to replace all the Improvements that deviate from the Plans unless the Developer seeks and obtains prior written approval from the City for such deviations.

~~16.~~15. Direction by City Engineer. The Improvements shall be constructed in strict accordance with the requirements and direction of the City and the City Engineer or the City Engineer's authorized representative and shall be under and subject to constant inspection by the City Engineer or the City Engineer's representative.

~~17.~~16. Responsibility for the Improvements. The Developer shall be fully responsible for the Improvements, all appurtenances to the Improvements and the acts and omissions of its contractors, subcontractors, material suppliers, delivery services and agents. The Developer shall repair or replace, at the Developer's cost, any damage that occurs to the Improvements and appurtenances to the Improvements during the period of the construction of the Improvements and until certification by the City Engineer, approval of the Improvements, acceptance of dedication by the City and Final Plat approval.

~~18.~~17. Lien Waivers. As a condition of final certification by the City Engineer, and approval, acceptance and dedication of the Improvements by the City, the Developer shall provide to the City paid receipts and lien waivers from all contractors and material suppliers performing work or supplying materials for the installation of the Improvements.

~~19.~~18. No Lot Assessments for Improvements. The costs and value of the Improvements will become an integral value of the abutting property; therefore, the Developer shall not make any future lot assessment for the Improvements.

Attachment: Development Agreement_Template EMPS Veridian TU City Edits Rev1_Cole (7686 : Enclave at Mequon Preserve South Ph. III)

Attachment: Development Agreement_Template EMPS Veridian TU City Edits Rev1_Cole (7686 : Enclave at Mequon Preserve South Ph. III)

~~20.~~19. Additional Grading and Drainage Requirements. The Developer shall (a) rough grade as necessary to establish lot grades in accordance with future building grades, top-soiling, seeding and mulching as required, to all exposed ground surfaces to prevent erosion; (b) keep grading and filling to a minimum, including in individual building envelopes; and (c) spread and maintain topsoil, seed and mulch over all exposed ground surfaces to prevent erosion, including surfaces disturbed by utility contractors.

~~21.~~20. Wetlands. Wetland boundaries shall be identified and marked in the field and verified by the DNR. The wetlands and setbacks shall be identified on the plat. Wetland boundary markers shall be maintained, and setbacks observed, during all phases of land disturbance and construction. No wetland shall be filled without prior approval of the DNR.

~~22.~~21. Additional Erosion and Runoff Control Requirements**.**

(a) With respect to erosion and sedimentation control, the Developer shall install and construct the Improvements in compliance with the requirements of the Ozaukee County Land Conservation Guidelines (SCS) and the DNR's "Wisconsin Construction Site Best Management Practice Handbook," latest edition, requirements. Temporary stormwater quality measures during construction activities shall include, at a minimum, the installation of silt fence and temporary sediment basins.

(b) The Developer shall install the drainage system, including roads (unpaved, but with gravel surface), first. The swale and ditches shall be sodded or planted with fast growing grasses immediately after grade certification by the City or its designated agent. The City may request temporary mulching if ground is exposed for more than seven days. Straw, hay bales, check dams or silt fences shall be placed in the drainage system as sediment traps in accordance with established best management practices. The City will decide whether sod is appropriate and whether the sediment trap method to be used.

(c) The Developer may not commence land disturbing activities until all erosion control measures are installed and approved by the City. An erosion control permit must be approved which requires the Developer to construct in conformance with the City's erosion control ordinance.

(d) The Developer shall protect all exposed soils with mulches, temporary annual grasses or erosion matting.

(e) The Developer shall not pile or permit excavated soil to be piled near the drainage system. A topsoil stockpile area shall be identified and used, complete with appropriate erosion control measures.

(f) The Developer will periodically inspect the above-described systems and control measures, including after each rain event, and shall promptly maintain, repair and replace them to their originally approved condition.

~~23.~~22. Topsoil. Excess topsoil shall only be removed from the Development by means of end-loading (no screening allowed on site) and trucking from the site. The Developer shall not disrupt topsoil where it is unnecessary, and the final arbiter of necessity shall be the City.

~~24.~~23. Additional Stormwater Drainage Requirements. Stormwater facilities shall be installed before impervious surfaces.

Attachment: Development Agreement_Template EMPS Veridian TU City Edits Rev1_Cole (7686 : Enclave at Mequon Preserve South Ph. III)

~~25.~~24. Additional Street and Street Signage Requirements.

(a) Prior to the commencement of any construction activity, the Developer shall meet with City Engineering and Public Works staff to identify and agree to a specific "haul" route for all construction equipment and material supplies associated with the Development. The Developer shall agree to confine the movement of its construction equipment to the approved route unless approved otherwise by the City Engineer. The Developer shall provide the Street Wear Financial Guarantee, as defined below. The City shall videotape and perform a road evaluation of the agreed to haul route. This evaluation, known as a service condition rating or "SCR", shall be used as the base line for establishing the level of damage that occurs as a result of the Development. At the conclusion of the construction activity and prior to the recording of the Final Plat, the City will again videotape and perform a post development SCR of the Developer's "haul" route. The road evaluation is only applicable to that portion of the approved haul route that lies within the corporate limits of the City. Prior to the City acceptance of the Public Improvements, the Developer will repair the road or pay to the City the cost, as determined by the City, for the estimated repairs, including without limitation labor, material and costs regularly charged by the City for its staff's time for inspections, shouldering, streets, curbs, gutters, failures, base repairs, defects and utility adjustments.

(b) If the surface course of a street cannot be constructed prior to October 15, the Developer shall provide the Surface Completion Letter of Credit, as defined below.

(c) At the time of any extension of any street in the Development for which a temporary turnaround was constructed, the Developer shall remove the temporary turnaround and restore the area.

(d) The roadside sidewalk shall be installed at the time of street construction. Until Final Plat approval, the Developer shall maintain (including snow and ice removal) such roadside sidewalks and repair and replace them as necessary.

(e) The Developer shall provide and install street name signs and regulatory/public safety signs required by the Plans in the form required by the City.

~~26.~~25. Additional Utility Requirements.

(a) The Final Plat shall include easements for sanitary, drainage, gas, electric, sewer, water, phone, cable television, internet and other utilities for provision of services to and from the Development.

(b) All sanitary, water and drainage easements must be prepared separately for each lot or parcel and recorded at the Developer's expense. These documents shall be subject to review and approval of the City and shall be required at the time of Final Plat approval.

(c) The Developer shall provide proof of payment in full for installation of all required utilities prior to Final Plat approval.

(d) Underground utility installations shall be subject to review and approval by the City Engineer and shall made without any street pavement removal, unless otherwise specifically approved by the City Engineer.

(e) ~~**[USE THIS PROVISION IF THE WATER SYSTEM WILL BE PUBLIC]**~~ The Developer and the City shall enter into a Water Services Agreement in form and content customarily required by the City prior to connection to the City's water system.

~~**[USE THIS PROVISION IF THE WATER SYSTEM WILL BE PRIVATE]** If the Fire Chief has required a cistern for fire protection, the Developer shall install the cistern pursuant to the~~

requirements of the Fire Chief. If the Fire Chief has allowed deferral of installation, the Developer and the City shall establish the Fire Protection Escrow as described below.

27.26. Lot Pipe Certification. The Developer shall, prior to Final Plat approval, provide to the City a lot pipe certification stamped and signed by a professional land surveyor, registered in the State of Wisconsin. The form and content of the lot pipe certification shall be acceptable to the City Engineer.

MODEL HOMES

28.27. Model Homes.

(a) Subject to satisfaction of all other requirements for a building permit, the City will issue a building permit for ~~_____~~2 principal structures to be used as sales models prior to approval and recording of the Final Plat.

[INSTRUCTION FOR COMPLETING THE NUMBER OF STRUCTURES: The number of principal structures (models) allowed shall be determined pursuant to the following table:

Land Division	Model Homes		Land Division	Model Homes
1-10 lots	1		51-60 lots	6
11-20 lots	2		61-70 lots	7
21-30 lots	3		71-80 lots	8
31-40 lots	4		81-90 lots	9
41-50 lots	5		91 or more lots	10

*The City may consider a deviation in the number of model homes, up to 10% of the number of lots included in the land division (rounded to the nearest whole number), for special circumstances. Special circumstances must be presented and justified by the Developer at the time of application.

** If the development will be constructed in phases, with a separate development agreement for each phase, the total number of model homes pursuant to this Agreement shall be limited to the number of lots in the phase addressed by this Agreement.]

(b) If the Developer is unable, despite reasonable efforts, as determined by the City in its sole discretion, to satisfy the paving requirements of Section 3.6 of the Standard Specifications for Land Development, the City will, upon application of the Developer and satisfaction of all other requirements for a building permit, issue a building permit for one model home prior to the installation of the binder course of asphalt in the adjacent dedicated public road or private access easement. The City shall not issue the building permit for such model home until stone base is installed and such stone base has successfully passed a proof roll. The stone base shall allow, as determined by the City in its sole discretion, access for inspections and emergency personnel. The City may cancel inspections if adequate access is not provided to inspections staff.

(c) The Developer shall not transfer title to any lot containing a model home until the Final Plat is approved and recorded as described below.

ASSOCIATION; COVENANTS, CONDITIONS AND RESTRICTIONS; ONGOING AGREEMENTS

29.28. The Association. The Developer shall, prior to the sale of any property within the Development, create or cause to be created an entity (the "Association") with a perpetual existence under the laws of the State

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of Wisconsin to control and maintain the common areas and facilities of the Development and to assume the obligations of the Association set forth in this Agreement. The Developer shall provide the City a description of the organization of the proposed Association, together with copies of its governing documents, including all documents governing ownership, maintenance and use restrictions for common facilities or common elements, including commonly owned outlots. Such documents shall be subject to review and approval of the City for consistency with the requirements of this Agreement. The Association shall be operating (with financial subsidization by the Developer, if necessary) before the sale of any part of the Development. All owners of any property in the Development, including the Developer, shall be members of the Association solely by virtue of such ownership and shall be jointly responsible for its obligations, which obligations shall be assessable as against such members. The Association shall have the power and authority to assess property owners for their proportionate share of costs associated with the responsibilities of the Association set forth in this Agreement. The governing documents for the Association shall confer legal authority on the Association to place a lien on the property of any member who falls delinquent in dues or assessments. Such dues and assessments shall be paid with accrued interest before the lien may be lifted. If at any time the Association does not exist or fails to satisfy its obligations, the owners of the Property shall be jointly and severally liable, with rights of contribution, for the Association's responsibilities under this Agreement and all agreements that run with the land that impose responsibilities on the Association.

~~30.~~29. Obligations of the Association. The Association shall be obligated to maintain in good condition and repair, and replace as necessary, all of the following, if any, that are required and approved as part of the Development: (a) roadside sidewalks (including snow and ice removal); (b) pedestrian and bike paths and appurtenances to such paths, including without limitation any signage and bollards; (c) monument and entrance signs; (d) roadside bollards; and (e) all landscaping and related elements (except those on private lots), including street trees, open areas and stormwater facilities. Such obligations shall be memorialized in one or more documents that shall be recorded against the Property.~~,~~ The documents memorializing such obligations shall specify that, if at any time the Association does not exist or fails to satisfy its obligations, all owners of the Property shall be jointly and severally liable, with rights of contribution, for such responsibilities.~~.~~ The documents memorializing such obligations shall be subject to review and approval of the City, and the provisions requiring the foregoing may not be amended without the prior written approval of the City.

~~31.~~30. Temporary Turnarounds. If any street constructed as part of the Development has a temporary turnaround for any future extension of the street beyond the Development, the Association shall remove such turnaround and restore the area in a manner acceptable to the City at the time the street is extended beyond the Development.

~~32.~~31. Stormwater Best Management Practices Maintenance Agreement. The Developer and the City shall enter into an agreement as described below to ensure that the Development's stormwater facilities are maintained to meet or exceed the standards to which they were constructed so that, in the future, the stormwater facilities continue to accommodate the appropriate volume and manage flow through and within the Development and meet applicable performance standards for storage and release. Accordingly, the following requirements are applicable to the Development:

(a) All stormwater drainage and storage facilities, including detention basins and ponds (whether one or more), shall be maintained and cared for by the Developer until such time as the Developer passes control of the stormwater elements of the Development and responsibility for maintenance of such stormwater elements to the Association, at which time such responsibility shall pass to the Association. In the event that the Developer transfers any portion of the Development prior to the construction, installation and approval of any required stormwater facilities, the Developer shall be released from responsibility for the installation and maintenance of the stormwater facilities only upon the City's approval, in its sole discretion, of the form of the successor in interest's assumption of the Developer's responsibilities under this Agreement; however, the transferee shall be jointly and severally responsible with the Developer until the completion of the construction, installation and approval of such facilities.

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(b) The following minimum standards for future care and maintenance of the stormwater drainage and storage facilities, including detention basins and ponds (whether one or more), shall be adhered to by Developer and Developer's assigns and successors in interest:

(i) Provide normal and customary cleaning and maintenance to the detention basins and ponds (whether one or more) located in the Development including, but not be limited to, weed and algae control, dam stabilization, emergency overflow, outlet structure (including trash rack), dredging and biological control.

(ii) Dredging of the storm water facilities shall require permits and approvals under Wisconsin Statutes Section 30.20 to remove materials from the bed of a pond ultimately connected to Lake Michigan from the DNR.

(iii) All weed, algae and other biological control utilizing chemical treatments shall be made consistent with the regulatory requirements that apply to the use of EPA/State Registered Chemicals in detention basins and ponds or lakes and regulations of the DNR. With few exceptions, a permit must be filed with, and approved by, the DNR prior to chemical treatment. In certain circumstances, a representative of the DNR will monitor or supervise the chemical treatment. Developer should contact the DNR for additional information.

(iv) All detention basins and ponds shall be certified by a licensed professional engineer or land surveyor as a condition of Final Plat approval. To assure compliance with the approved plans, the Developer shall recertify the detention basins and ponds (whether one or more) as a condition of transferring ownership to the Association, but in no event shall such recertification occur later than five years after the approval of the Final Plat.

(v) Initial certification of the detention basins and pond (whether one or more) shall be submitted with an as-built record drawing.

(vi) All detention basins and ponds shall be inspected in compliance with the inspection report form supplied by the City. Any deficiencies shall be corrected promptly~~immediately~~. A copy of the report form, including but not limited to photographs or diagrams of the deficiency and corrections with the certification shall be provided to the Association, and any other assigns and successors in interest of the Developer, and shall be promptly submitted to the City Engineer for review and approval. Specific areas shall include, but not be limited to:

- Bio-retention facility
- Pond containment berms are stable and free of animal burrowing
- Detention storage volume
- Erosion
- Vegetative cover
- Sediment accumulation
- Trash rack/culvert functions
- Outlet flow
- High water level
- Water surface elevation at time of survey
- Normal pond water level
- Emergency overflow

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(vii) To guarantee performance of all of the foregoing obligations concerning the private stormwater drainage and storage facilities, including detention basins and ponds, the Developer shall, in accordance with Section 58-677(b) of the Code, deposit a performance bond, letter of credit or cash deposit (the "Stormwater Guarantee") to guarantee the good faith execution of the approved control plan and any permit conditions. The Stormwater Guarantee shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices. The City will release the portion of the Stormwater Guarantee less any costs incurred by the City to complete installation of the facilities upon submission of a certification in accordance with Section 58-678(h) of the Code.

(viii) Not less than 90 days prior to the final expiration of the Developer's Stormwater Guarantee obligations, or at such time as the Developer shall convey the outlots or common areas in or on which are located the stormwater drainage and storage facilities, including detention basins and ponds, to the Association or other assigns or successors in interest, whichever is later, the Developer shall have the detention basins and ponds recertified as described above.

(ix) At any time in the future, if, in the opinion of the City, either the Developer (in keeping with the limitations upon its responsibility as expressed in this Section), the Association or any other assigns or successors in interest, shall fail to install or maintain the stormwater drainage and storage facilities, including detention basins and ponds, the City, at its option, may give the Developer, the Association or other assigns or successors in interest, as may be interested, written notice requiring any or all of them within 30 days of the date of notice, to cure the failure and to maintain and to provide the required care. If the notified party fails to comply with the demands of the notice, the City shall have the right, but not the obligation, to perform the work necessary to correct the deficiency, and to charge the cost of such work, including administrative charges, to the Developer, the Association or other assigns and successors in interest, or any combination of them, by drawing upon the Stormwater Guarantee and/or by imposing such charge as a special charge for services pursuant to Wisconsin Statutes Section 66.0627. If such charge is not promptly paid by the party to whom the charges were invoiced, the charges shall constitute a lien and special charge on the applicable property (whether one or more). The City may also draw on the Stormwater Guarantee upon the occurrence of an Event of Default, as defined below.~~;~~

(x) The City Engineer has the authority to stop work, amend or alter remediation measures to the detention basins and ponds. Failure to comply will result in the issuance of a municipal citation with a forfeiture as prescribed by law, an action for injunction or mandatory injunction, or any combination of remedies. Each day a violation exists shall constitute a separate offense.

(xi) The Association shall be responsible for recertifying the detention basins and ponds as and when required under the Code, to correct all deficiencies in such facilities and to comply with all other provisions of the Code related to such facilities.

(xii) The agreement (NOTE: What "agreement" is this referring to?) and all of its covenants are and shall be covenants running with the land, and shall encumber the Development, and shall bind the Developer and its heirs, personal representatives, successors and assigns, including without limitation the Association. The agreement shall specifically include this language and shall not be incorporated by reference. The agreement shall be recorded with the Ozaukee County Register of Deeds.

~~33.~~32. Additional Covenants, Conditions and Restrictions. Prior to Final Plat approval, the Developer shall record the following additional covenants, conditions and restrictions against the Property (the "Covenants"). The Covenants shall be subject to review and approval by the City. The Covenants shall:

(a) Prohibit, without the express written consent from the City Engineer and approval by the Planning Commission, future property owners from (a) removing any berms, landscaping or amenities installed on the Development as a condition of landscaping, open space, grading or drainage plans, and (b) placing

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landscape features, berms or plantings which disrupt flow of run-off in drainage ways or courses approved as a condition of the grading and drainage plans.

(b) Notify future lot owners of the obligations set forth below.

OBLIGATIONS OF BUILDER/LOT OWNER

~~34.~~33. Compliance with Grading Plan. Any person who constructs a building in the Development shall be responsible for siting the principal building and rough and fine grading the building pad to comply with the master grading plan.

~~35.~~34. Sump Pump Discharge and Roof Drainage Plan. Any person who constructs a building in the Development shall submit, at the time of architectural review and approval, a sump pump discharge and roof drainage plan in accordance with Storm Water Management Plan approved by the City Engineer.

~~36.~~35. Impact Fees. The City will assess impact fees pursuant to Sections 58-138 et seq. of the Code. Such impact fees shall be paid by the Developer or the purchaser of the lot prior to obtaining a building permit. The City retains the right to amend and modify its impact fee ordinance, the methodology by which impact fees are calculated or the numerical component values of the impact fee calculation in the future. The impact fees payable shall be based upon the impact fee calculation in effect at the time of the issuance of any building permit.

~~**[USE THE FOLLOWING PROVISION ONLY IF THERE WILL BE PUBLIC SEWER]**~~

~~37.~~36. Sanitary Sewer Laterals. If the Development is served by public sewer, lateral locations shall not deviate from the approved plan unless first approved by the City.

~~**[USE THE FOLLOWING PROVISION ONLY IF THE WATER SYSTEM WILL BE PRIVATE; DELETE (b) IF THE DEVELOPER WILL BE INSTALLING A CISTERN]**~~

~~38. Private Water.~~

~~(a) The Development will be developed with private wells in accordance with NR812 and permitted through the DNR. The private wells shall be installed and maintained by the respective property owner. Through the permitting process, the well digger must follow proper procedures with respect to the draw down effect on adjacent wells.~~

~~(b) The Developer and City shall establish an escrow fund which shall be in the total amount of $50,000 when fully funded (the "Fire Protection Escrow"). The Fire Protection Escrow shall be used for the installation of a fire cistern at the Development or as the City may otherwise decide to use the Escrow for fire protection purposes for the Development. At such time the owner of a lot in the Development applies for a building permit, in addition to all other fees and costs that are due, the owner shall pay $($50,000/XX lots) to the City (the "Fire Protection Fee"). The Fire Protection Fee shall be deposited into the Fire Protection Escrow. The City may withdraw the funds from the Fire Protection Escrow and use the funds either, as determined by the City in its sole discretion, for a cistern or for other fire protection for the Development.~~

WARRANTIES AND INDEMNIFICATIONS

~~39.~~37. Warranty of the Public Improvements. All of the Public Improvements shall be warranted against defects due to faulty materials or workmanship which appear within one year from the date of the City's acceptance of the dedication, and Developer shall assign to the City applicable contractor warranties for the Public Improvements. If any defect should appear during the warranty period, the City shall first seek to enforce

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any applicable contractor warranty; however, the Developer guarantees the Public Improvements and shall indemnify the City to the extent of any default or failure of any contractor to honor the warranty. The Developer guaranties each repair or replacement performed pursuant to this paragraph for one year from completion. This warranty survives any provision of this Agreement that purports to discharge or release the Developer.

~~40.~~38. Environmental Indemnification. The Developer shall indemnify, defend and hold the City and its officers harmless from any and all claims, demands, causes of action, losses, damages, and liabilities asserted against the City or its officers, together with related costs and expenses (including reasonable attorneys', consultants' and experts' fees, costs and expenses) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the City by, under, pursuant to, or in connection with the Final Plat or this Agreement including, but not limited to street rights of way, of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of dedication of the Public Improvements. Without limiting the generality of the foregoing, the indemnification by Developer shall include costs incurred in connection with any site investigation or any remedial, removal or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances in, on or under the real property, whether in the soil, groundwater, air or any other receptor. The City will notify the Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in, on or under the real property. Following notification to Developer that contamination may exist, the City shall make reasonable accommodations to allow the Developer to examine the real property and conduct such clean-up operations as may be required by appropriate local, state or federal agencies to comply with applicable laws. This indemnification survives any provision of this Agreement that purports to discharge or release the Developer.

~~41.~~39. Claims by Third Parties. The Developer shall indemnify, defend and hold the City and its officers harmless from any and all claims, demands, causes of action, losses, damages, and liabilities asserted against the City or its officers, together with related costs and expenses (including reasonable attorneys', consultants' and experts' fees, costs and expenses) brought in connection with any damage suffered by third parties, including personal injury or property loss, resulting from construction of the Improvements or development of the Development regardless of any asserted negligence of the City asserted in connection with inspection of work performed or materials supplied by or on behalf of the Developer or its contractors, subcontractors or agents, unless such claim is the result of negligent or willful misconduct by the City, or its officers, agents, or employees. This indemnification survives any provision of this Agreement that purports to discharge or release the Developer.

~~42.~~40. Street Damage. The Developer shall be responsible for all damage done to streets within the City, street landscaping, street trees, curbs, utilities, light poles and other property of the City as a result of construction activities associated with the Development, including without limitation street damage as a result of excessive hauling operations or installation of the Improvements. This covenant survives any provision of this Agreement that purports to discharge or release the Developer.

FINANCIAL OBLIGATIONS

~~43.~~41. Costs Incurred by the City. The Developer will pay all reasonable costs incurred by the City in connection with the Development, including without limitation costs of attorneys, landscape architects, outside engineers and other consultants and costs regularly charged by the City for its staff's time and materials used in (a) reviewing and approving the Plans (including without limitation engineering and landscaping plans), (b) inspecting the construction and/or installation of the Improvements, (c) installing street signs, and (d) reviewing and approving record drawings for City files. The Developer will also pay any other costs that may be incurred by the City in connection with the installation of the Improvements. Costs will include the costs of labor, equipment, materials, engineering, inspection and overhead costs incidental to the Improvements. The City will send invoices for the costs to the Developer periodically, as costs are incurred or as the Improvements are completed. The Developer will pay the City's invoices within 30 days after the date sent by the City. The City

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may, in its discretion, add a late payment charge of 1.5% per month, computed from the date of the original invoice until paid, for any amount not paid when due.

~~44.~~42. Special Assessments. No special assessments are contemplated in connection with the Development.

~~45.~~43. Streetlights. The Developer shall be responsible for the cost of installation of a WE-Energies LED standard streetlight mounted on a wooden pole or may provide an upgraded bronze FG Smooth pole and rectangular low fixture, as shall be approved by the City, at each main entrance to the Development. The City's Public Works Department shall arrange for the installation permit and coordinate the installation. The Developer shall pay for labor and materials within 30 days after being invoiced. After acceptance of dedication of the Public Improvements by the City, the City shall assume responsibility for the monthly energy costs and future maintenance for the streetlight(s).

~~46.~~44. Landscaping Completion Guarantee~~Letter of Credit~~. If the City agrees to Final Plat approval despite landscaping and/or hardscape amenities, including the installation of required street trees, not being completed (the City shall not be obligated to grant Final Plat approval under such circumstances), the Developer shall provide to the City bids, contracts or other evidence sufficient, in the sole opinion of the City, to demonstrate the cost of completing such work, including the costs of labor and materials. The evidence of cost shall be subject to review and approval by the City. The Developer shall, prior to Final Plat approval, provide to the City a performance bond, letter of credit or cash deposit in an amount equal to 125% of such costs. ~~The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent.~~ The form and content shall be acceptable to the City Attorney in the City Attorney's reasonable discretion. The Developer shall pay all costs of completing the work, including with limitation labor, material and costs regularly charged by the City for its staff's time. If the work is not completed to the reasonable satisfaction of the City on or before June 30 of the year following Final Plat approval, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the performance bond, letter of credit or cash deposit to defray the costs of finishing the work. The City shall hold such funds and apply them as costs are incurred. The City shall refund the balance, if any, after the work is completed. If the funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

~~47.~~45. Landscaping Survival Guarantee~~Letter of Credit~~. The Developer shall, prior to Final Plat approval, provide to the City a performance bond, letter of credit or cash deposit in an amount equal to 25% of the costs of labor and materials in installing landscaping and hardscape amenities (excluding street trees and any other landscaping that is a Public Improvement). Such costs shall be determined by the City based its review of the Developer's contracts and paid receipts. The letter of credit shall insure the cost of labor and materials to replace landscaping that dies within three years of installation. ~~The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent.~~ The form and content shall be acceptable to the City Attorney in the use of the City Attorney's reasonable discretion. The Developer or its assign shall pay all costs of replacing any dead or dying landscaping. If the responsible person fails to replace such landscaping within 30 days of demand, or upon the occurrence of an Event of Default, as defined below, the City may replace the landscaping and draw on the performance bond, letter of credit or cash deposit on demand for the cost of the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. If the funds are~~letter of credit is~~ inadequate to defray the costs, the Developer shall owe the balance to the City.

~~48.~~46. Street Tree Survival Guarantee. The Developer shall, prior to Final Plat approval, provide to the City a performance bond, letter of credit or cash deposit in an amount equal to 25% of the costs of labor and materials in installing street trees and any other landscaping that is a Public Improvement. Such costs shall be determined by the City based its review of the Developer's contracts and paid receipts or as otherwise required by Wisconsin Statutes Section 236.13. The performance bond, letter of credit or cash deposit shall insure the cost of labor and materials to replace such landscaping that dies within 14 months of installation. ~~The letter of~~

~~credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent.~~ The form and content shall be acceptable to the City Attorney in the use of the City Attorney's reasonable discretion. The Developer or its assign shall pay all costs of replacing any dead or dying landscaping. If the responsible person fails to replace such landscaping within 30 days of demand, or upon the occurrence of an Event of Default, as defined below, the City may replace the landscaping and draw on the performance bond, letter of credit or cash deposit on demand for the cost of the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. If the funds are ~~letter of credit is~~ inadequate to defray the costs, the Developer shall owe the balance to the City.

~~49.~~47. Surface Completion Guarantee~~Letter of Credit~~. If the surface course of a street cannot be constructed prior to October 15, the Developer shall provide to the City an estimate of the final surface cost, including the costs of inspections, shouldering, streets, curbs, gutters, failures, base repairs, defects and utility adjustments. The estimate shall be subject to review and approval by the City Engineer. The Developer shall, prior to October 15, provide to the City a performance bond, letter of credit or cash deposit in the amount of the approved estimate. ~~The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent.~~ The form and content shall be acceptable to the City Attorney in the use of the City Attorney's reasonable discretion. The Developer shall pay all costs of completing the work. If the work is not completed to the satisfaction of the City on or before June 30 of the immediately following year, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the Surface Completion Letter of Credit to defray the costs of finishing the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. The City shall hold such funds and apply them as costs are incurred. The City shall refund the balance, if any, after the work is completed. If the funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

~~50.~~48. Street Wear Financial Guarantee. Prior to commencement of any construction activity, the Developer shall provide to the City a performance bond, letter of credit or cash deposit in an amount equal to $1,000 per lot or unit in the Development (the "Street Wear Financial Guarantee"). The Street Wear Financial Guarantee is to provide security for compensation to the City for wear and tear and accelerated deterioration of the City's streets as a result of infrastructure improvement associated with the hauling of stone and asphalt attributable to the Development. Wear and tear shall be determined as described above. The form and content of the Street Wear Financial Guarantee shall be acceptable to the City Attorney. If the Street Wear Financial Guarantee is in the form of a letter of credit, the requirements shall be substantially similar to the requirements of other letters of credit provided in this Agreement. If the Developer does not make the repairs as and when required, but in any event on or before the 60th day after written demand from the City, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the Street Wear Financial Guarantee to defray the costs of the street repairs, including without limitation labor, material and costs regularly charged by the City for its staff's time for inspections, shouldering, streets, curbs, gutters, failures, base repairs, defects and utility adjustments. The City shall hold such funds and apply them as costs are incurred. The City shall refund the balance, if any, after the work is completed. If the funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

~~51.~~49. Stormwater Guarantee. The Developer shall provide the Stormwater Guarantee, as defined above, prior to the commencement of any construction activities. The form and content of the Stormwater Guarantee shall be acceptable to the City Attorney. If the Stormwater Guarantee is in the form of a letter of credit, the requirements shall be substantially similar to the requirements of other letters of credit provided in this Agreement.

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~~52.~~50. Public Sanitary Sewer System Connection Charge. If the Developer is required to connect the Development to the public sanitary sewer system, the Developer shall pay to the City, in accordance with the requirements of Section 58-640 of the Code, a sewer connection charge of ~~$ _____~~ $2,400 (~~XX~~ 12 lots or units @ $200 per lot or unit) prior to Final Plat approval.

~~53.~~51. Developer's Election. To the extent that any letter of credit required by this Agreement shall be determined to be for a public improvement, as that term is used in Wisconsin Statutes Section 236.13(2)(am), this Agreement constitutes the Developer's election to use a letter of credit under Wisconsin Statutes Section 236.13(2)(am)1m.a.

~~54.~~52. Maintenance of Guarantees. Unless otherwise specified in this Agreement or state statutes, letters of credit and other financial guarantees shall be maintained for the periods required by the Code. The Developer shall provide any renewal of any letter of credit to the City prior to its expiration. Failure to do so shall be an Event of Default without notice.

FINAL PLAT APPROVAL; DEDICATION; RELEASE

~~55.~~53. Final Plat Approval

(a) The Common Council shall grant Final Plat approval upon certification by the City Engineer that (i) all of the Improvements have been satisfactorily inspected by the City Engineer and the Department of Community Development which have found that the Improvements have been satisfactorily constructed, installed and completed in accordance with this Agreement; (ii) the Developer has satisfied its financial obligations, including providing required letters of credit and other guarantees; and (iii) the Developer has satisfied all other requirements of this Agreement and the Development and Final Plat meet the requirements of this Agreement, the Code and applicable state laws.

(b) The Common Council may, but shall not be required to, grant Final Plat approval despite certain of the Improvements not being completed provided escrows have been established or guarantees provided that are adequate, as determined by the Common Council in its discretion, to ensure completion.

~~56.~~54. Dedication. Title to the Public Improvements, together with the land on which they are located, unless located within a dedicated easement, shall be dedicated and given in fee simple by the Developer to the City upon recording the Final Plat, as provided by Wisconsin law, and without recourse, and free and clear of all liens, claims and encumbrances. The lien waivers required above shall be a condition precedent of recording of the Final Plat. The Public Improvements shall have access from a dedicated street, where necessary.

~~57.~~55. Continuing Obligations through Dedication. The Developer shall not be released or discharged from its obligations under this Agreement until final inspection and certification of all the Improvements has been made by the City Engineer in writing, and the Improvements have been approved and their dedication accepted by the City.

DEFAULTS

~~58.~~56. Events of Default**.** The occurrence of any of the following shall constitute an "Event of Default":

(a) Payments. The Developer fails to pay any amounts payable under this Agreement to the City when due.

(b) Non-Monetary. The Developer fails to observe or perform as and when required or breaches any of the covenants or agreements contained in this Agreement and, except as described below, such failure continues for 15 days after notice from the City of the failure (except as described for letters of credit).

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The City shall not be required to provide notice, or may shorten or eliminate the 15-day cure period, if the City determines in its discretion that the failure constitutes an imminent danger to health or safety or would constitute such an imminent danger in less than 15 days. The City may, in its sole discretion, provide in the notice for a cure period of longer than 15 days if the City determines that such longer cure period is warranted.

(c) Bankruptcy and Similar Actions. The Developer (i) is liquidated or ceases to exist; (ii) makes a general assignment for the benefit of creditors; (iii) admits in writing its, his or her inability to pay debts as they become due; (iv) files a petition by which it, he or she becomes the subject of bankruptcy or insolvency proceedings; (v) is adjudicated bankrupt or insolvent; (vi) files a petition seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or regulation; (vii) files an answer admitting or fails to contest the material allegations of a petition against it, him or her in any such proceeding; or (viii) seeks, consents to or acquiesces in the appointment of any trustee, receiver or liquidator for the Developer or the Development.

(d) Creditors' Actions. Any involuntary proceeding is filed against the Developer that seeks any reorganization, bankruptcy, arrangement, composition, readjustments, liquidation, dissolution, receivership or similar relief under any present or future statute, law or regulation that is not dismissed within 30 days of the date filed.

~~59.~~57. Remedies. Upon the occurrence of an Event of Default, without notice other than that required above, the City may exercise any one or more of the following remedies without waiving any rights or remedies available to it:

(a) Immediately suspend performance under this Agreement.

(b) Issue a stop work order.

(c) Issue citations to the extent the Event of Default constitutes a violation under any provision of the Code for which citations may be issued.

(d) Withdraw or withhold occupancy permits for any structures in the Development.

(e) Commence any legal or administrative action, in law or in equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement or covenant of the Developer under this Agreement.

(f) Perform or have performed any work, and have supplied any necessary equipment, goods, materials and services, to complete all or any part of the Developer's work, all at the Developer's cost.

(g) Draw any letter of creditor and exercise the City's remedies under any other financial guarantee.

(h) Exercise all other rights and remedies available to it at law or in equity.~~;~~

~~60.~~58. Remedies Cumulative. The rights and remedies granted to the City under this Agreement are in addition to and cumulative of any other rights or remedies the City may have under the Code or state law. A delay or failure by the City in exercising any right or remedy shall not operate as a waiver of any such right or remedy or as an acquiescence of any default. No single or partial exercise of any right or remedy shall preclude any other or further exercise of a right or remedy or the exercise of any other right or remedy.

~~61.~~59. Attorneys' Fees. The Developer shall pay the City's costs of enforcement of this Agreement, including reasonable attorneys' fees and costs provided, however, that in the event of legal or administrative

action, Developer shall only be responsible for the City's reasonable attorneys' fees and costs if the City is the prevailing party in any such legal or administrative action.

GENERAL PROVISIONS

~~62.~~60. Adequate Provision. Execution of this Agreement shall be accepted by the City as adequate provision for improvements within the meaning of Wisconsin Statutes Sections 236.01, 236.13 and 236.45(1).

~~63.~~61. Assignment. No assignment of this Agreement by the Developer shall be effective without the prior written consent of the City, and no assignment without such consent shall relieve the Developer of its obligations under this Agreement.

~~64.~~62. Effect of Acceptance. This Agreement binds and inures to the benefit of the Developer and the City and their respective heirs, legal representatives, successors and assigns. Regardless of who prepared the original draft of this Agreement, both parties have had significant input into its terms and content and, accordingly, no presumption shall be made against the drafter.

~~65.~~63. Modifications. Neither this Agreement nor any provision of this Agreement may be waived, modified, amended, discharged or terminated except by an instrument in writing signed by the party against whom the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument. No waiver by either party of any failure or refusal to comply with its obligations shall be deemed a waiver of any other or subsequent failure or refusal to so comply.

~~66.~~64. Partial Invalidity. If any term or provision of this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

~~67.~~65. Headings. The headings in this Agreement are for convenience only and do not limit or expand the terms and conditions of this Agreement.

~~68.~~66. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Wisconsin.

~~69.~~67. Requirement to Commence Construction. In accordance with Section 58-635(3)(e) of the Code, if the Developer fails to commence construction within two years of approval of this Agreement, this Agreement shall be null and void.

[SIGNATURE PAGES TO FOLLOW]

Attachment: Development Agreement_Template EMPS Veridian TU City Edits Rev1_Cole (7686 : Enclave at Mequon Preserve South Ph. III)

Attachment: Development Agreement_Template EMPS Veridian TU City Edits Rev1_Cole (7686 : Enclave at Mequon Preserve South Ph. III)

[CITY SIGNATURE PAGE TO DEVELOPMENT AGREEMENT]

CITY OF MEQUON

By: _____
John Wirth
Mayor

By: _____
Caroline Fochs
Clerk

STATE OF WISCONSIN)
) SS
OZAUKEE COUNTY)

The foregoing instrument was acknowledged before me on _____ _____, 20___, by John Wirth, Mayor of the City of Mequon.

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

STATE OF WISCONSIN)
) SS
OZAUKEE COUNTY)

The foregoing instrument was acknowledged before me on _____ _____, 20___, by Caroline Fochs, Clerk of the City of Mequon.

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

Approved by: _____
Brian C. Sajdak, City Attorney

~~[DEVELOPER SIGNATURE PAGE TO DEVELOPMENT AGREEMENT]~~

~~_____~~Mequon ~~_____~~ I, LLC

By: _____
Name: ~~_____~~Chris Ehlers
Title: ~~_____~~Authorized Officer and Signatory

STATE OF WISCONSIN)
) SS
COUNTY ~~-~~OF DANE)

The foregoing instrument was acknowledged before me on _____ _____, 20___, by Chris Ehlers~~_____~~, as Authorized Officer and Signatory~~_____~~ of Mequon I, LLC~~_____~~.

_____
Name: _____
Notary Public, Dane~~Ozaukee~~ County, Wisconsin
My Commission (expires) (is) _____

Document Drafted by:

_____
_____
_____
_____.

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Attachment: Development Agreement_Template EMPS Veridian TU City Edits Rev1_Cole (7686 : Enclave at Mequon Preserve South Ph. III)

EXHIBIT A
to the
DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF MEQUON AND
~~_____~~MEQUON I, LLC

Error! Reference source not found.~~Development Name~~Enclave at Mequon Preserve South

Legal Description

Attachment: Development Agreement_Template EMPS Veridian TU City Edits Rev1_Cole (7686 : Enclave at Mequon Preserve South Ph. III)

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 19, 2022**

SUBJECT: **The Woods at Highland Park, LLC. The applicant is seeking Phase II final plat approval for 10 condominium units (5 buildings) located at 12431 Green Bay Road and the parcel to the west; a one-acre portion of 12424 N. Green Bay Road and 1.6-acre portion of 5555 W. Highland Drive.**

Applicant:	David Hoff
Status of Applicant:	Owner
Requested:	Final Plat
Existing Use:	Vacant
Existing Zoning:	R-6 (Plex Residential) PUD (Planned Unit Development)
Land Use Plan:	Residential Plex
Lot size:	13 Acres
Location:	12431 N. Green Bay Road and parcel to the west; a one-acre portion of 12424 N. Green Bay Road and a 1.6-acre portion of 5555 W. Highland Drive.
Tax Key Number:	#14-207-00-000.00
District:	#3

Background:
The applicant is requesting final plat for the second and final phase of the Woods at Highland Park Condominium development. The 28-unit (14 building) development was approved by the Common Council on September 11, 2018 (see attached Ordinance #2018-1526). The final phase includes five 2-unit buildings.

Final Plat:
The final plat for Phase II includes 10 condominium units (5 buildings) and is consistent with the approved Planned Unit Development (PUD) concept plan. Phase II is served by a private road off Green Bay Road.

Engineering staff received all required documents and has no further comments.

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

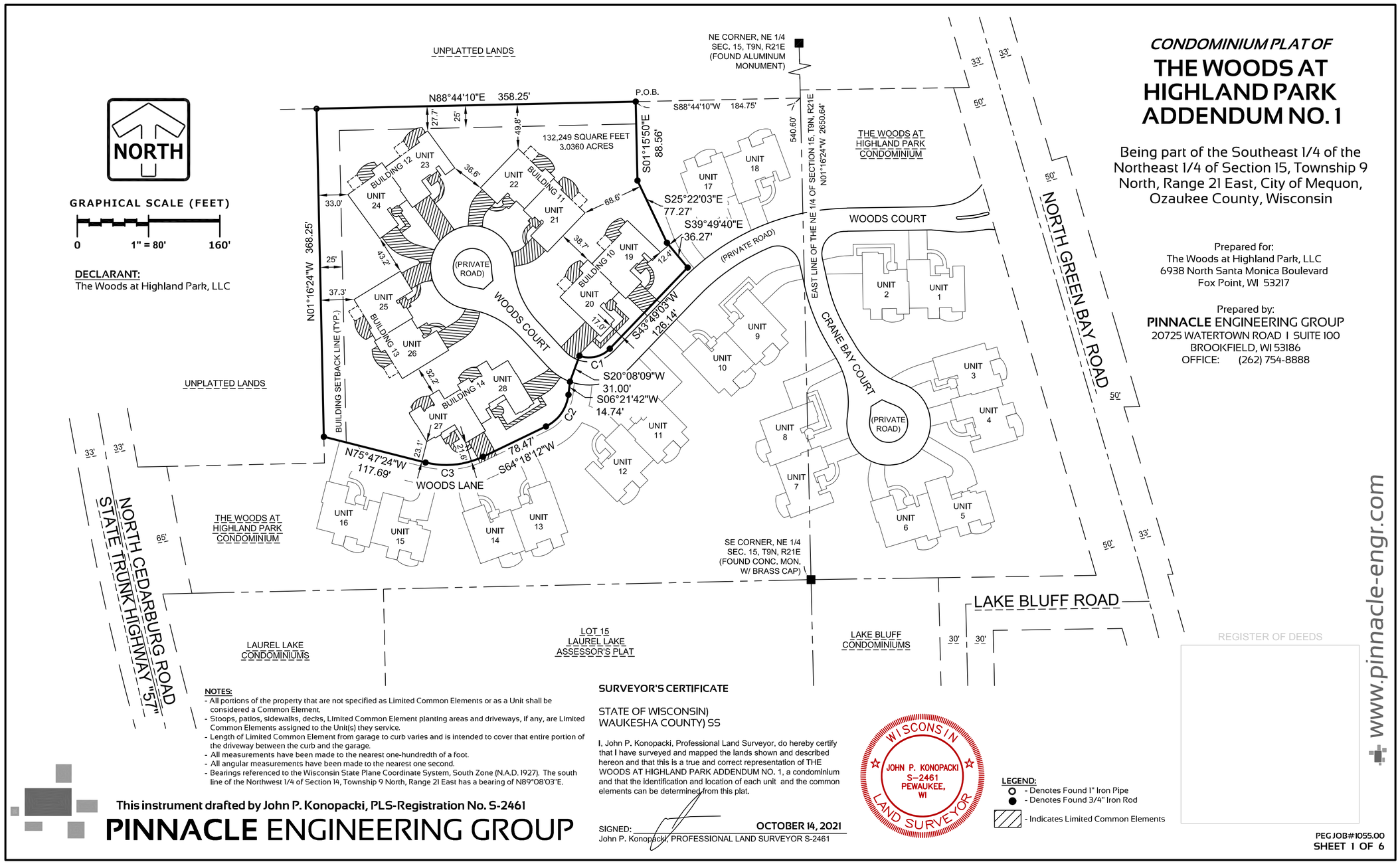
1. Common Council approval of the Final Condominium Plat.
2. Any technical corrections identified by staff shall be made to the final plat.

THE WOODS AT HIGHLAND PARK - FINAL PLAT

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



Attachment: Map (7670 : The Woods at Highland Park, LLC)



CONDOMINIUM PLAT OF

THE WOODS AT HIGHLAND PARK ADDENDUM NO. 1

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

Prepared for:
The Woods at Highland Park, LLC
6938 North Santa Monica Boulevard
Fox Point, WI 53217

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

NOTES:
- All portions of the property that are not specified as Limited Common Elements or as a Unit shall be considered a Common Element.
- Stoops, patios, sidewalks, decks, Limited Common Element planting areas and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Length of Limited Common Element from garage to curb varies and is intended to cover that entire portion of the driveway between the curb and the garage.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Northwest 1/4 of Section 14, Township 9 North, Range 21 East has a bearing of N89°08'03"E.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the lands shown and described hereon and that this is a true and correct representation of THE WOODS AT HIGHLAND PARK ADDENDUM NO. 1, a condominium and that the identification and location of each unit and the common elements can be determined from this plat.

SIGNED: _____ OCTOBER 14, 2021
John P. Konopacki, PROFESSIONAL LAND SURVEYOR S-2461

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

LEGEND:
- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod
- Indicates Limited Common Elements

REGISTER OF DEEDS

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

www.pinnacle-engr.com

PEG JOB#1055.00
SHEET 1 OF 6

Attachment: 1055.00 CONDO (7670 : The Woods at Highland Park, LLC)

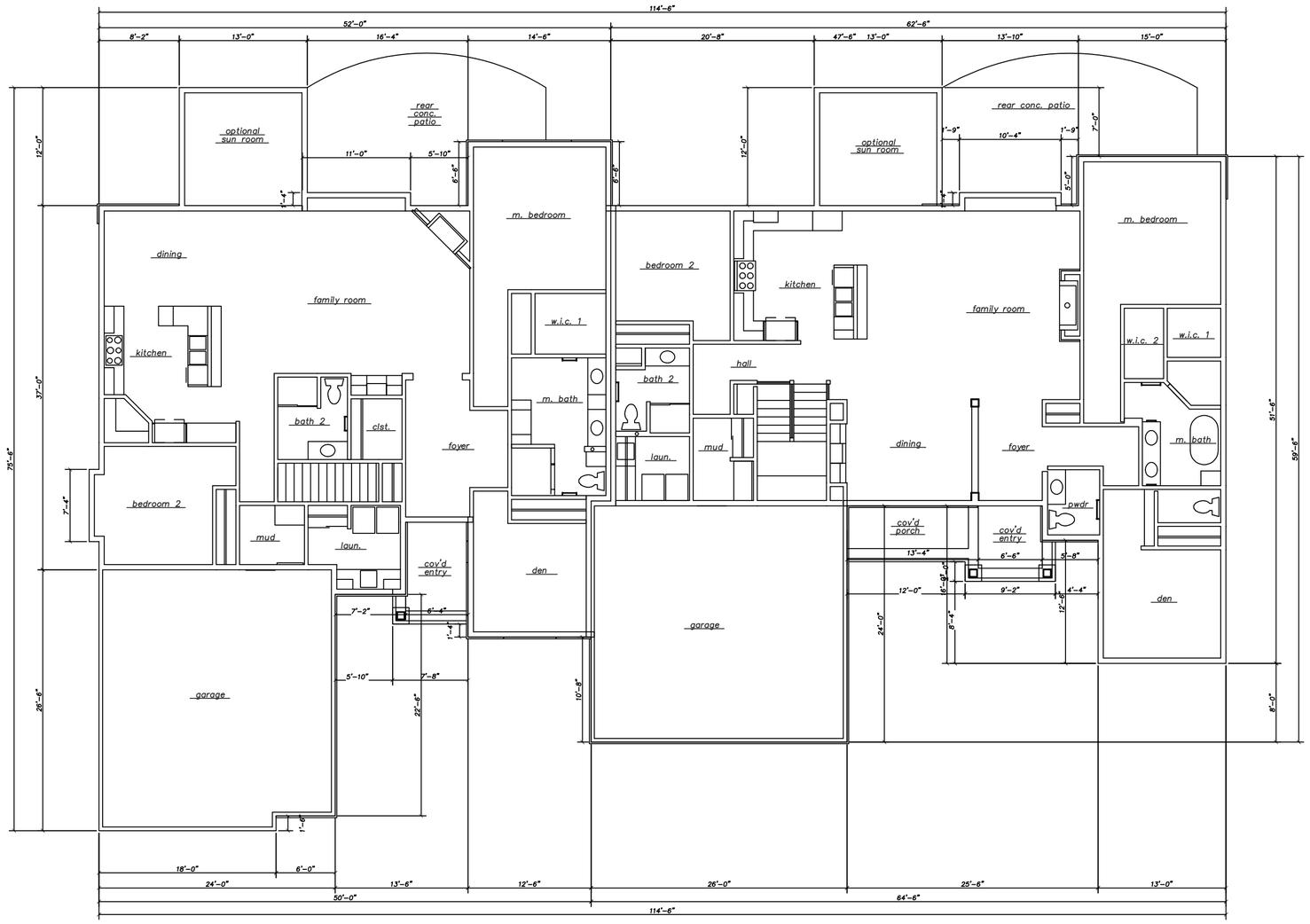
CONDOMINIUM PLAT OF

THE WOODS AT HIGHLAND PARK ADDENDUM NO. 1

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

OCTOBER 14, 2021



www.pinnacle-engr.com

NOTES:
- Unit Floor Plans may be mirrored in combinations according to Sheet 1.
- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.

2,100 SQ. FT.
UNIT 20

"PRINCETON"
FIRST FLOOR PLAN
NOT TO SCALE

2,225 SQ. FT.
UNIT 19

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

PEG JOB#1055.00
SHEET 2 OF 6

Attachment: 1055.00 CONDO (7670 : The Woods at Highland Park, LLC)

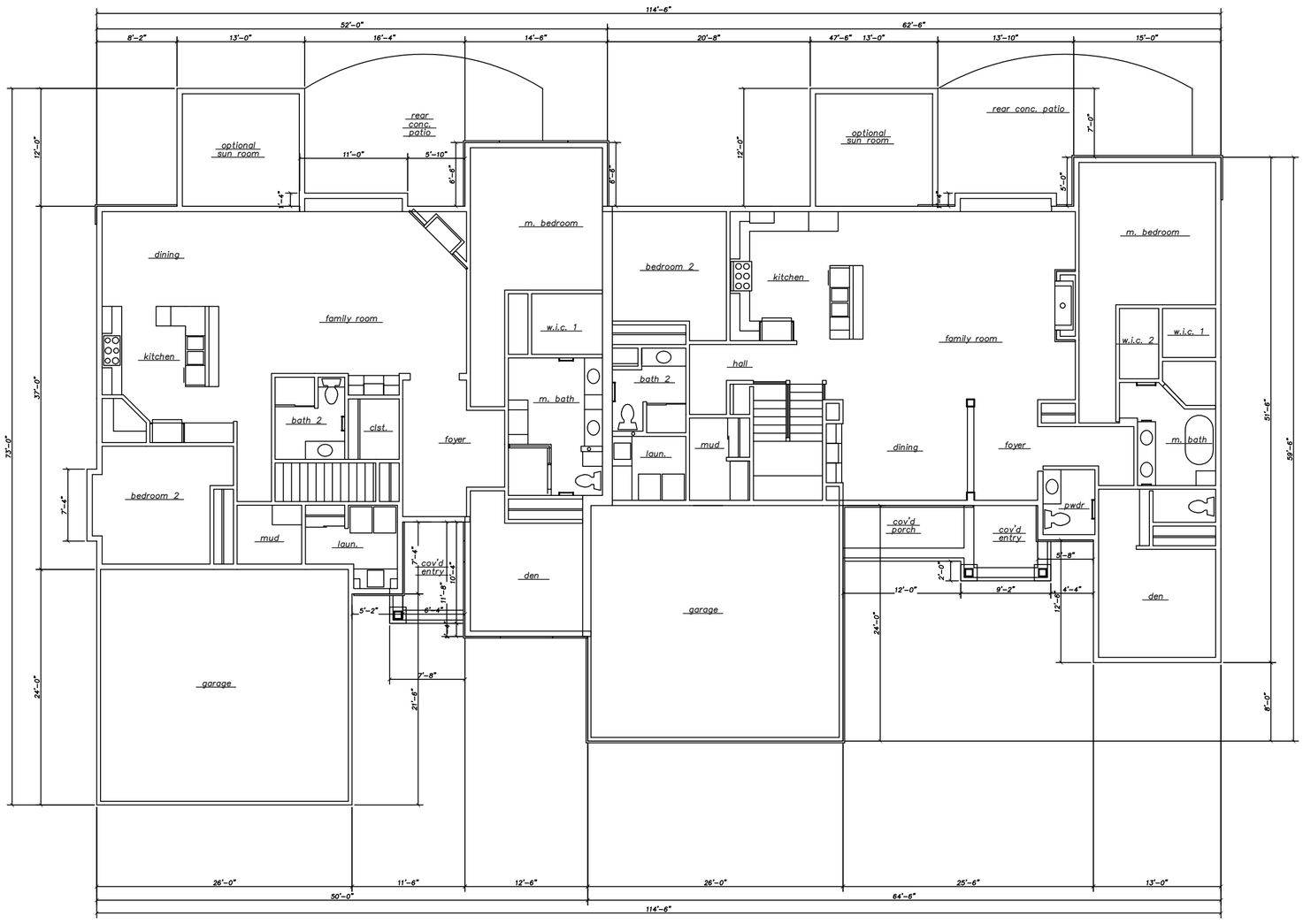
CONDOMINIUM PLAT OF

THE WOODS AT HIGHLAND PARK ADDENDUM NO. 1

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

OCTOBER 14, 2021



www.pinnacle-engr.com

NOTES:
- Unit Floor Plans may be mirrored in combinations according to Sheet 1.
- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.

2,100 SQ. FT.
UNIT 24

"PRINCETON" B
FIRST FLOOR PLAN
NOT TO SCALE

2,225 SQ. FT.
UNIT 23

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

PEG JOB#1055.00
SHEET 3 OF 6

Attachment: 1055.00 CONDO (7670 : The Woods at Highland Park, LLC)

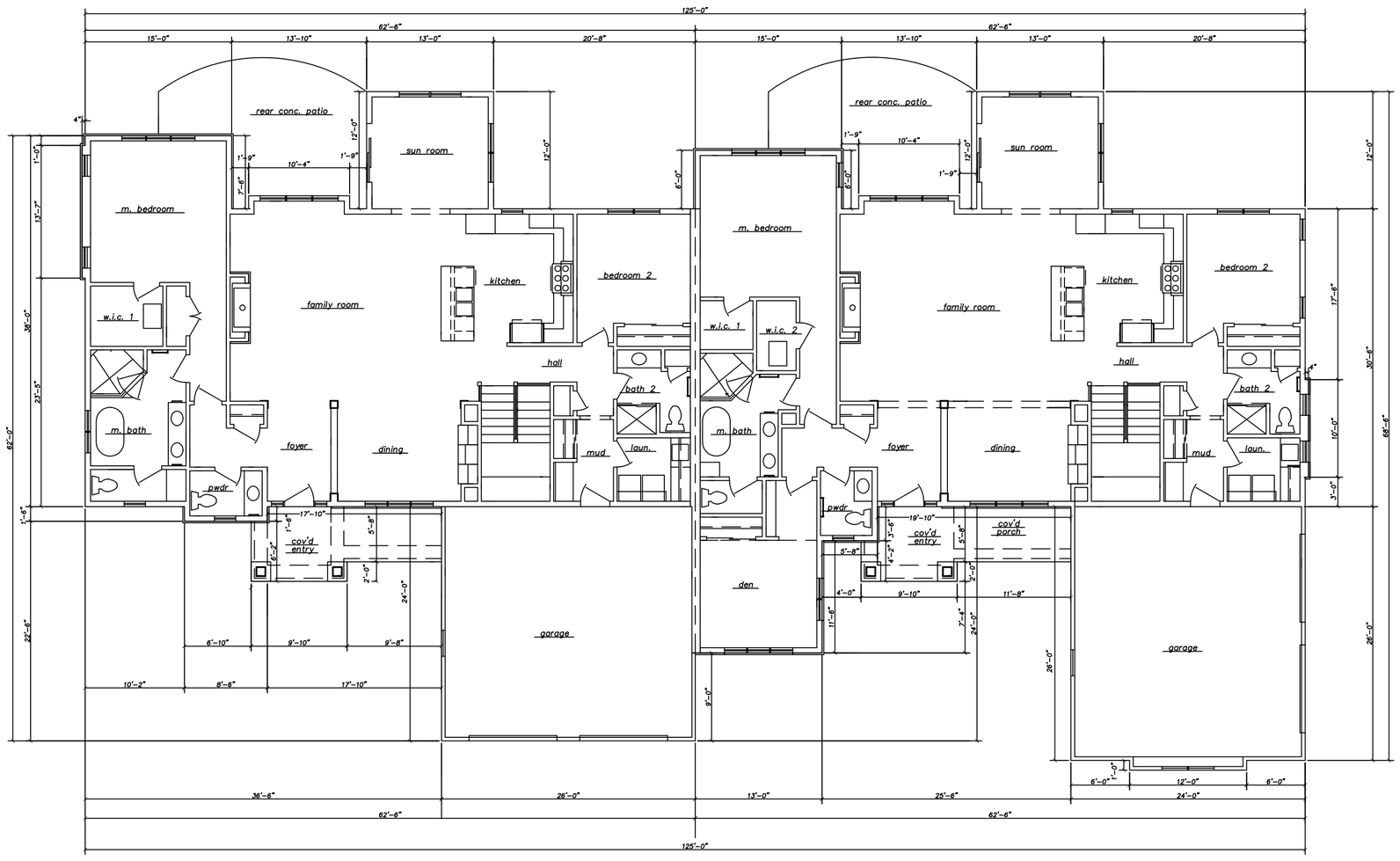
CONDOMINIUM PLAT OF

THE WOODS AT HIGHLAND PARK ADDENDUM NO. 1

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

OCTOBER 14, 2021



2,201 SQ. FT.
UNIT 27

"STANFORD"
FIRST FLOOR PLAN
NOT TO SCALE

2,381 SQ. FT.
UNIT 28

NOTES:
- Unit Floor Plans may be mirrored in combinations according to Sheet 1.
- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

PEG JOB#1055.00
SHEET 4 OF 6

www.pinnacle-engr.com

Attachment: 1055.00 CONDO (7670 : The Woods at Highland Park, LLC)

CONDOMINIUM PLAT OF

THE WOODS AT HIGHLAND PARK ADDENDUM NO. 1

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

OCTOBER 14, 2021



2,100 SQ. FT.
UNIT 22 & UNIT 26

"NOTRE DAME" G
FIRST FLOOR PLAN
NOT TO SCALE

2,100 SQ. FT.
UNIT 21 & UNIT 25

NOTES:
- Unit Floor Plans may be mirrored in combinations according to Sheet 1.
- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

PEG JOB#1055.00
SHEET 5 OF 6

www.pinnacle-engr.com

Attachment: 1055.00 CONDO (7670 : The Woods at Highland Park, LLC)

CONDOMINIUM PLAT OF

THE WOODS AT HIGHLAND PARK ADDENDUM NO. 1

Being part of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

www.pinnacle-engr.com

PLAN COMMISSION APPROVAL

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

_____ _____
Date — John Wirth, Chairman

_____ _____
Date — Secretary

COMMON COUNCIL APPROVAL

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

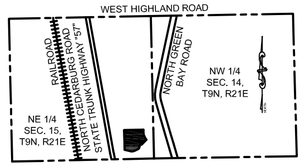
_____ _____
Date — John Wirth, Mayor

_____ _____
Date — Caroline Fochs, City Clerk

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	37.04'	32.00'	066°19'07"	S76°58'36"W	35.01'
C2	45.51'	45.00'	057°56'30"	S35°19'57"W	43.59'
C3	66.17'	95.00'	039°54'24"	S84°15'24"W	64.84'

LEGAL DESCRIPTION:

Being "Expansion Real Estate" in the Condominium Plat of The Woods at Highland Park, being all of Lot 2 of Certified Survey Map No. 4083, as recorded in the Register of Deeds office for Ozaukee County as Document No.1088855, located in the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.



VICINITY SKETCH
SCALE 1"=2000'



OCTOBER 14, 2021

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

PEG JOB#1055.00
SHEET 6 OF 6

Attachment: 1055.00 CONDO (7670 : The Woods at Highland Park, LLC)

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

TO: **Planning Commission**

FROM: **COLE MCCRAW, ASSISTANT CITY ENGINEER**

DATE: **September 19, 2022**

SUBJECT: **Alex Leykin. The applicant is seeking fill permit approval to allow for 7,370 C.Y. of fill for the property located at 14132 N. Birchwood Lane.**

Applicant:	Alex Leykin
Status of Applicant:	Owner
Requested:	Fill Permit in excess of 1,000 C.Y.
Existing Zoning:	R-1B (Residential 2.5-acre minimum)
Land Use Plan:	Rural Residential
Lot size:	3.04 Acres
Location:	14132 N. Birchwood Lane
Tax Key Number:	#15-005-04-003.00
District:	#5

Background:
The applicant requests Planning Commission approval of the Fill Permit to remediate bluff area near Lake Michigan at 14132 Birchwood Lane. Planning Commission approval is required as the earthwork volumes exceed 1,000 cubic yards. The application contained an earthwork estimate of 7,370 cubic yards.

Aside from zoning and setbacks, management of bluffs are outside of the City's jurisdiction and are regulated by the Wisconsin Department of Natural Resources and the US Army Corps of Engineers. The City and Planning Commission are only reviewing the project as it relates to requirements for a fill permit and erosion control permit.

The applicant submitted WDNR approvals with the application. No work is proposed below the ordinary high-water mark.

Per the City of Mequon Code of Ordinances and Standard Specifications for Land Development:

- Requirements for Engineering Department approval, prior to the issuance of a Fill Permit:
  - Application for an Erosion Control permit.
  - Retaining wall certification of design for any retaining walls over 3 feet in height.
- Fill Permit conditions:
  - Permittee must notify the Engineering Department before starting any land disturbing activity and again not more than five days after project completion.
  - Work must be complete on or before a date specified by the City. Requests for extensions must be made in writing.
  - Permittee shall keep a copy of the permit on site at all times.

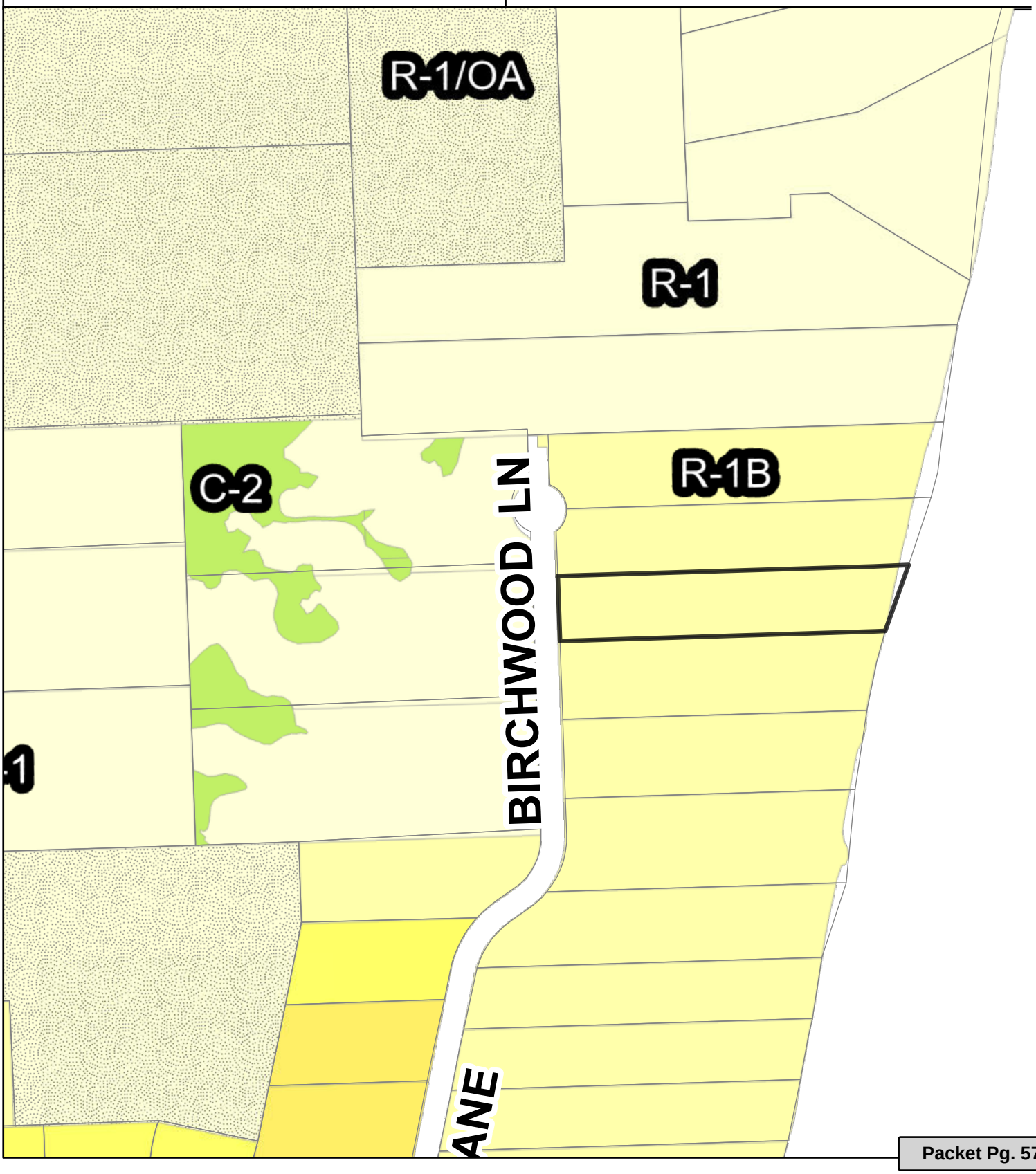
- The City or the Wisconsin Department of Natural Resources (WDNR) may revoke the permit for non-compliance.
- The City Engineer reserves the right to stop work, amend or alter construction measures.

Staff Recommendation:
Staff recommends **approval** of the fill permit based on the following conditions:

1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. The applicant shall apply for an Erosion Control Permit through the Engineering Department.
3. Retaining wall certification of design for any retaining walls over 3 feet in height.
4. The City of Mequon has no authority over the approval of the bluff revetment project itself. The applicant or property owner is required to establish and document any required approvals from the Wisconsin Department of Natural Resources and US Army Corps of Engineers, as applicable.

Attachments:
Map (PDF)
PROJECT REPORT (PDF)
21550 - Plan Set Dated 5-23-2022 (PDF)

ALEX LEYKIN - MINOR REQUEST



Attachment: Map (7673 : Alex Leykin)

PROJECT REPORT
FOR
BLUFF REMEDIATION IMPROVEMENTS
AT 14132 N BIRCHWOOD LANE
MEQUON, WISCONSIN

July 2, 2022

Attachment: PROJECT REPORT (7673 : Alex Leykin)

CONTENTS

1. Location of Property, Setting, and Improvement Needs
2. Soil Loss/Sediment Discharge and Erosion Control Plan Narrative
3. Site Evaluation for Stormwater Infiltration/Stormwater Management
4. Revegetation Plan
5. Construction Plans
6. Construction Management and Post-Construction Monitoring

Prepared by:

TAMCOR, LTD.
CONSULTING ENGINEERS
740 WATERS EDGE RD.
RACINE, WI 53402

1. Location of Property, Setting and Improvement Needs

The subject 3.08 ac. property is located at 14132 Birchwood La in Mequon, WI. The rear of the property faces Lake Michigan atop a high bluff approximately 140 ft. above the current lake level. The rearmost portion of land, approximately 1.1 ac., consists of a +/-50 ft. wide beach and two bluff segments separated by a relatively flat terrace averaging just over 50 ft. in width. The existing bluff surfaces are sparsely vegetated with both native and non-native scrub/shrub and grasses. A stand of trees and shrubs are evident on portions of the lower terrace and extending down to the lower bluff toe. The upper bluff is exhibiting near vertical scarps and a rapidly eroding bluff crest. The beach and lakeshore appear to be relatively stable as record high lake levels have receded to near “normal” water surface elevations. It would be advisable to monitor lake levels and to consider implementing shore protection in the event of rising water levels.
Soil test samples from a deep boring located near the upper bluff crest indicate a relatively consistent soil mass of stiff silty clay from just below a 12” upper horizon topsoil layer to a depth of 77 ft. Fine to medium sand was identified below the clay to a depth of 90 ft. below the surface. Refer to Sheet 11 of the Construction Plans for a depiction of the complete soil boring log.
Of the various methods used to stabilize failing bluff slopes, the only economically feasible approach at the captioned location is to regrade the overly steep slopes of the upper bluff to a 2:1 (horizontal to vertical) gradient. Refer to Sheet 9 of the Construction Plans show both existing and proposed profiles. The upper bluff crest will be cut back to a depth of +/- 20 ft., and filled at the toe to provide ballast against sliding. A permeable crushed rock layer will be placed below the fill to allow unrestrained drainage from the lower sand layer identified in the soil boring log. Soil stability calculations performed by the geotechnical engineer indicate that the post-construction gradient, even under saturated conditions, should possess an acceptable factor of safety.

2. Soil Loss/Sediment Discharge and Erosion Control Plan Narrative

The USLE model form was used to determine a sediment discharge value for the proposed construction area. Since the bluff slope in both the existing and post-construction conditions exceeds the 20% gradient limit, the form advises using a prescriptive compliance approach. The remediation design used in the Construction Plans addresses steep slope conditions and implements WDNR Best Management Practices to protect the surfaces against soil erosion through appropriate plantings and a stormwater collection system to safely collect and transport runoff. Refer to Sheets 10 and 13 of the Construction Plans for erosion control and vegetation plans, specifications and details.

Attachment: PROJECT REPORT (7673 : Alex Leykin)

3. Site Evaluation For Stormwater Infiltration/Stormwater Management

Available soils data and field screening indicates the prevalence of stiff silty clays throughout the proposed areas of regrading. According to Table 2 of the WDNR publication (#1002), *Site Evaluation for Stormwater Infiltration*, the design infiltration rate for silty clay is 0.07 in/hr. This is a very low value and most of the precipitation falling on the slope will run off downslope. Typically, rills and gullies form that eventually combine with the potential for serious soil erosion.
The Construction Plans incorporate Best Management Practices designs to collect and transport runoff. Flow rates were computed and a collection system was designed for the safe transport of stormwater. Refer to the uploaded Hydrocad stormwater model calculation results. The piping diagram is shown on Sheets 7 and 8 of the Construction Plans, with details of the collection system shown on Sheet 10.

4. Revegetation Plan

The Construction Plans identify planting details, schedule, and specifications for bluff seeding in accordance with WDNR T.S. 1059. The seed mix to be used is given in a table on Sheet 10.

5. Construction Plans

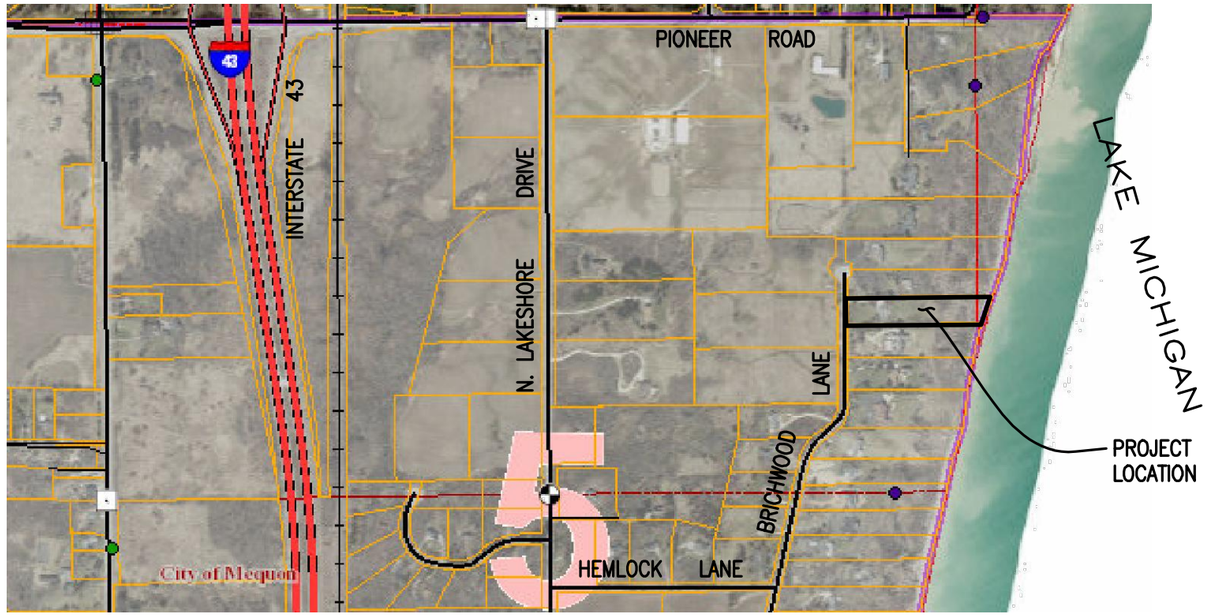
The Construction Plans, labeled *Bluff Remediation Improvements,* dated 3/15/22 and last revised 5/23/22, have been uploaded to the WAMS project page.

6. Construction Management and Post-Construction Monitoring

The property owner has retained the services of Tamcor, Ltd., Consulting Engineers, to administer the construction contract and to monitor activities during construction. Tamcor will also be handling the WPDES Permit requirements and reporting as needed. The owner intends to retain a qualified contractor to perform future bluff maintenance and repairs after the construction contractor's warranty period has expired.

Attachment: PROJECT REPORT (7673 : Alex Leykin)

LOCATION MAP



SCALE: N.T.S.

SITE MAP

SCALE: N.T.S.



INDEX OF SHEETS

1. ... COVER SHEET
2. ... OVERALL BOUNDARY AND TOPOGRAPHY SURVEY
3. ... KEY SHEET, AERIAL PHOTO and CONSTRUCTION ACCESS
4. ... EXISTING TOPOGRAPHY
5. ... PROPOSED GRADING PLAN (1 of 2)
6. ... PROPOSED GRADING PLAN (2 of 2)
7. ... PROPOSED DRAINAGE PLAN (1 of 2)
8. ... PROPOSED DRAINAGE PLAN (1 of 2)
9. ... TRANSECTS BB - PLAN AND PROFILE
10. ... EROSION CONTROL AND VEGETATION PLAN
11. ... DETAILS AND SOIL BORING LOG
12. ... DRAINAGE DETAILS
13. ... GENERAL CONSTRUCTION NOTES

NOTES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY NORTH SHORE ENGINEERING, INC. DATED 2-23-2022
2. ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NORTH LINE OF THE NE. 1/4 OF SECTION 5-9-22 WHICH BEARS EAST, PER LEGAL DESCRIPTION.)
3. SITE BENCHMARK ON CONCRETE PAD FOR ELECTRIC TRANSFORMER, SE. OF HOUSE NEAR S. LOT LINE. SW. PAD CORNER ELEVATION= 723.16.
4. MAIN BENCHMARK IS SECTION CORNER MONUMENT AT THE TURN OF PIONEER ROAD (EAST) AND N. LAKE SHORE DRIVE (NORTH) THE NE. CORNER OF SECTION 5-9-22, TOP OF MONUMENT ELEVATION = 704.94.

.	.	.
5-23-2022	CK	Grading/Drainage
5-15-2022	CK	Construction Access
DATE	BY	REVISION

LOCATION:
14132 BIRCHWOOD LANE
MEQUON, WISCONSIN

PROJECT:
BLUFF REMEDIATION IMPROVEMENTS

SHEET NAME:
COVER SHEET

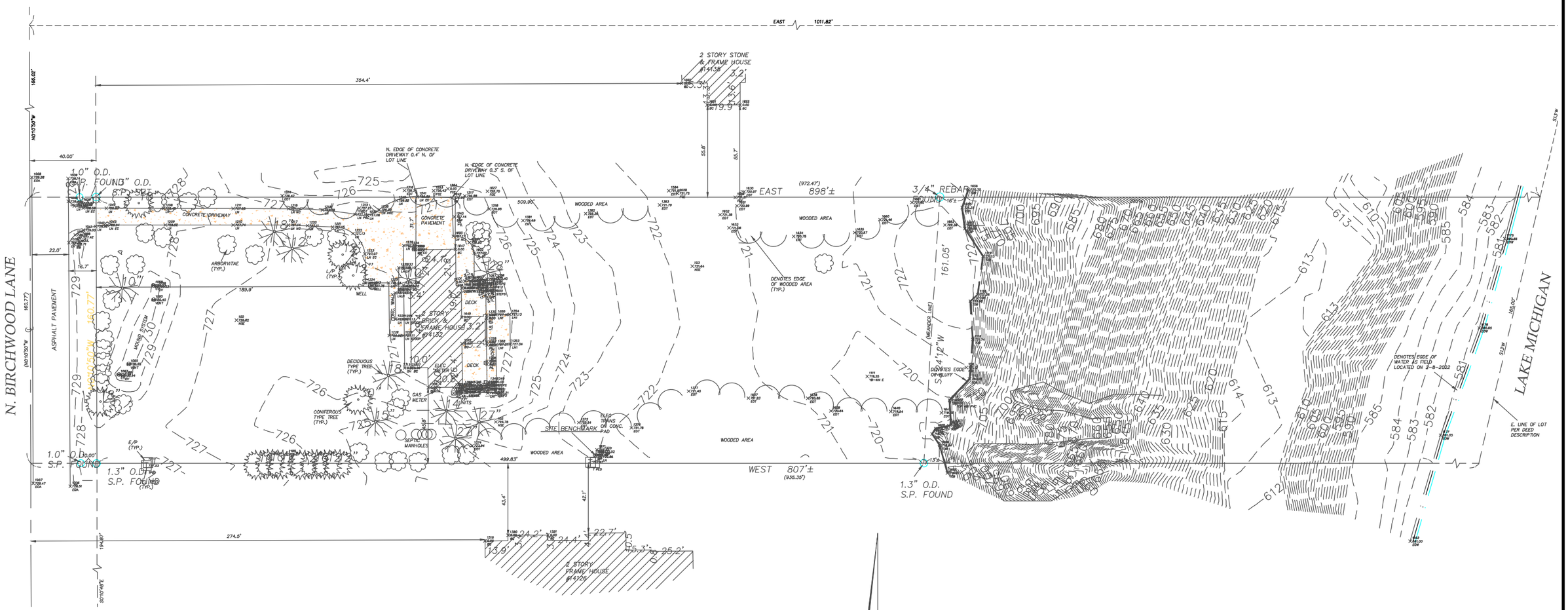
PLAN DATE:
3/15/2022

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PROJECT NO.
21550

SHEET 1 OF 13

Attachment: 21550 - Plan Set Dated 5-23-2022 (7673 : Alex Leykin)



LEGAL DESCRIPTION :

That part of the East 1/2 of Section 5, Township 9 North, Range 22 East, in the City of Mequon, County of Ozaukee, State of Wisconsin, bounded and described as follows: Commencing at a point which point is 1505.00 feet South of the North line and 1760.00 feet East of the West line of the East 1/2 of said Section; thence East on a line which is parallel to the North line of said Section, 1011.82 feet to a point on the low water mark of Lake Michigan; thence S13°W along the low water line of Lake Michigan, 170.38 feet to the point of beginning of the land to be described; thence continuing S13°W along the low water mark of Lake Michigan, 165.00 feet to a point which is 1831.78 feet South of the North line of said Section; thence West on a line which is parallel to the North line of said Section, 935.35 feet to a point which is 1760.00 feet East of the West line of the East 1/2 of said Section; thence North 0°10'50"W on a line which is parallel to the West line of the East 1/2 of said Section, 160.77 feet more or less to a point; thence East on a line which is parallel to the North line of said Section, 972.47 feet, more or less to the place of beginning.

EXCEPTING THEREFROM the Westerly 40 feet of lands described in Document No. 179381 and recorded in Volume 146 of Deeds. page 528, in the office of the Register of Deeds of Ozaukee County, Wisconsin.

Said Parcel containing 134,064 sq. ft/3.08 acres of land, more or less to the water's edge.

N

N.T.S.

NOTES :

1. ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NORTH LINE OF THE NE. 1/4 OF SECTION 5-9-22 WHICH BEARS EAST, PER LEGAL DESCRIPTION.)
2. SITE BENCHMARK ON CONCRETE PAD FOR ELECTRIC TRANSFORMER, SE. OF HOUSE NEAR S. LOT LINE. SW. PAD CORNER ELEVATION= 723.16.
3. MAIN BENCHMARK IS SECTION CORNER MONUMENT AT THE TURN OF PIONEER ROAD (EAST) AND N. LAKE SHORE DRIVE (NORTH) THE NE. CORNER OF SECTION 5-9-22, TOP OF MONUMENT ELEVATION = 704.94.
4. ( ) DENOTES BEARING OR DISTANCE PER DEED.

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

MARK	DATE	REVISION	BY	APVD

"PROPERTY SURVEY"

for
A+ Development, LLC
(Leykin Residence)

14132 N. Birchwood Lane
Mequon, WI

FIELD CREW:	E.A.J. & S.F.Z.	APPROVED:	
DWN. BY:	A.R.H.	DATE:	February 23, 2022
CHKD. BY:	J.G.S.	Plat No.	LS-5192-22

DATE	BY	REVISION
5-23-2022	CK	Grading/Drainage
5-15-2022	CK	Construction Access
.	.	.

LOCATION: **14132 BIRCHWOOD LANE MEQUON, WISCONSIN**

PROJECT: **BLUFF REMEDIATION IMPROVEMENTS**

SHEET NAME: **OVERALL BOUNDARY AND TOPOGRAPHIC SURVEY**

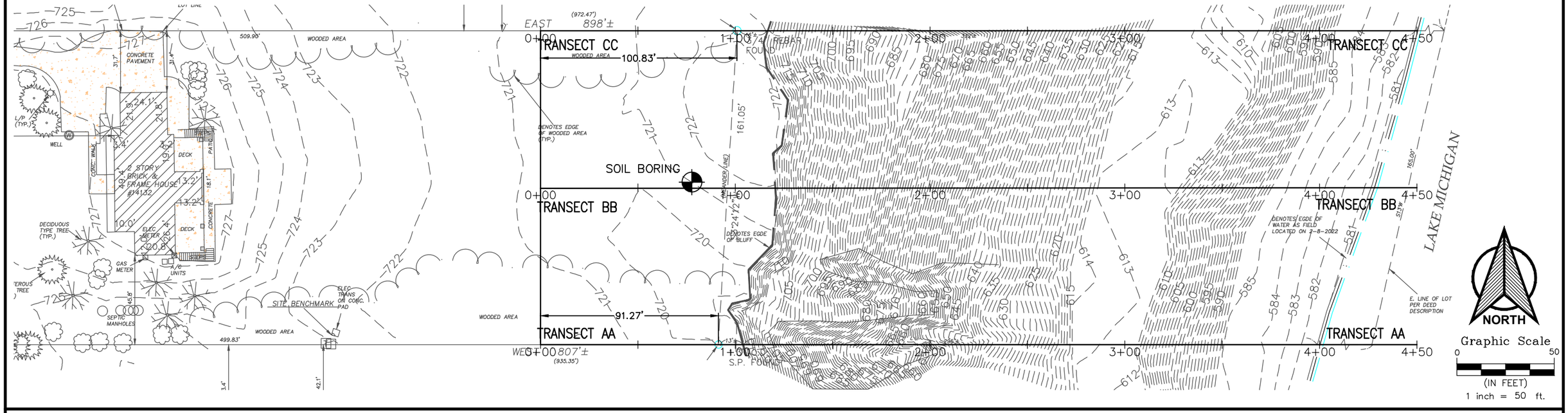
PLAN DATE: 3/15/2022

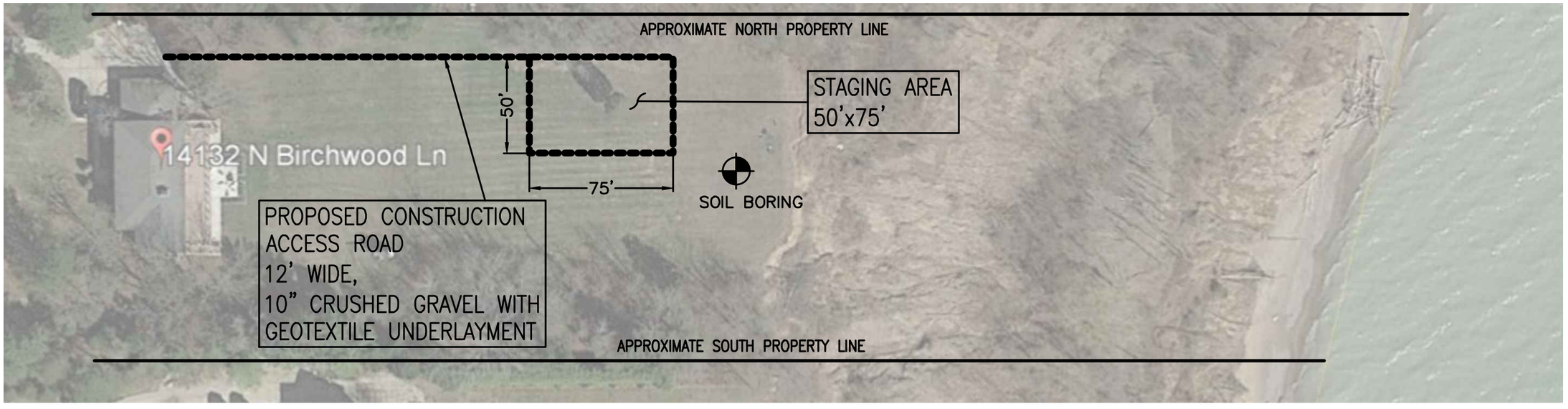
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PROJECT NO. 21550

Attachment: 21550 - Plan Set Dated 5-23-2022 (7673 : Alex Leykin)





NOT TO SCALE

.	.	.
5-23-2022	CK	Grading/Drainage
5-15-2022	CK	Construction Access
DATE	BY	REVISION

LOCATION:
14132 BIRCHWOOD LANE
MEQUON, WISCONSIN

PROJECT:
BLUFF REMEDIATION IMPROVEMENTS

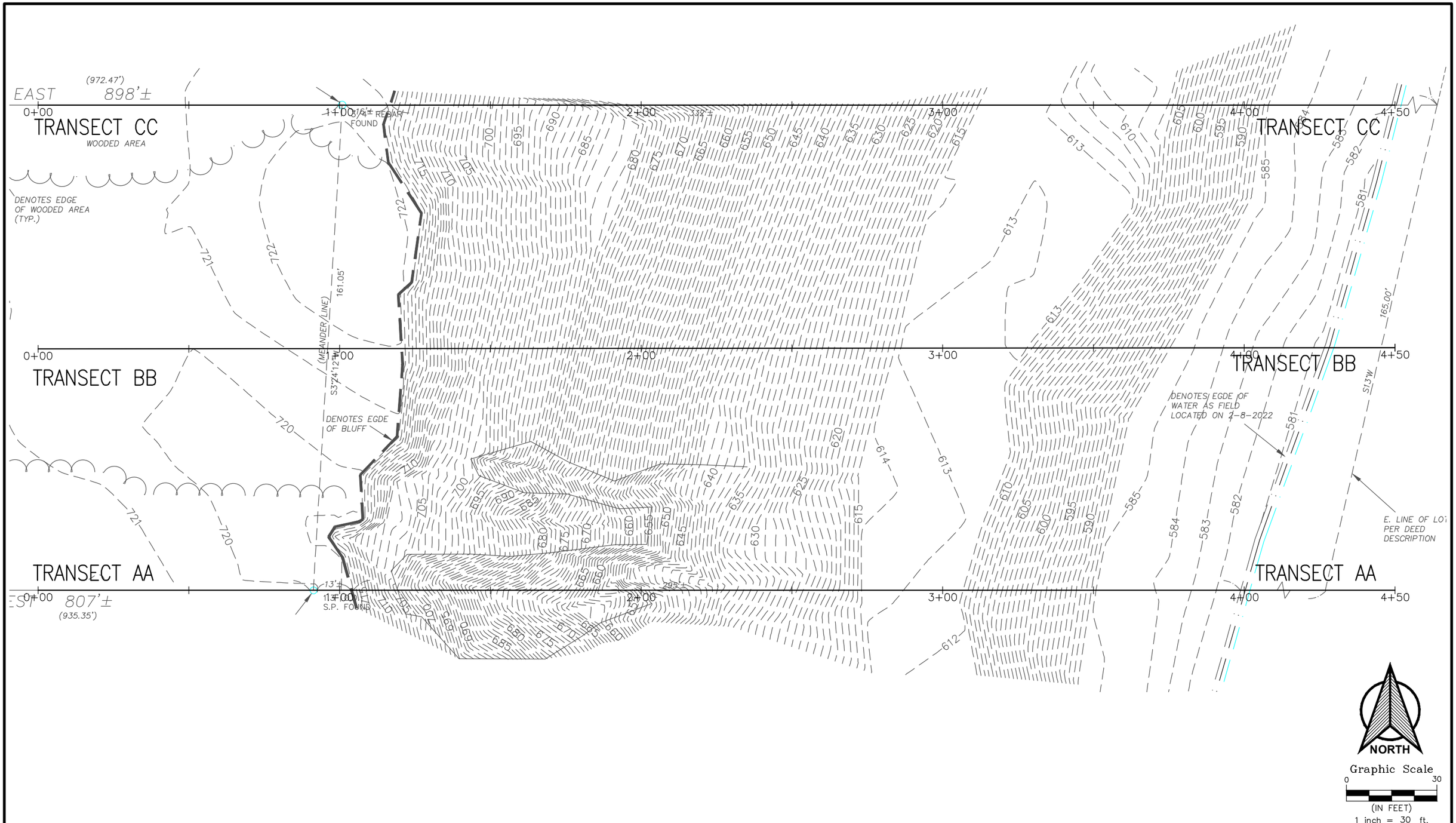
SHEET NAME:
KEY SHEET, AERIAL PHOTO and CONSTRUCTION ACCESS

PLAN DATE:
3/15/2022

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.	.	.
5-23-2022	CK	Grading/Drainage
5-15-2022	CK	Construction Access
DATE	BY	REVISION

LOCATION:
14132 BIRCHWOOD LANE
MEQUON, WISCONSIN

PROJECT:
BLUFF REMEDIATION IMPROVEMENTS

SHEET NAME:
EXISTING TOPOGRAPHY

PLAN DATE:
3/15/2022

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SHEET 4 OF 13

Attachment: 21550 - Plan Set Dated 5-23-2022 (7673 : Alex Leykin)

EAST 898'±

(972.47')

5/8" REBAR FOUND

PROPOSED TIMBER RETAINING WALL 82 L.F.

80.31'

39.42'

WOODED AREA

DENOTES EDGE OF WOODED AREA (TYP.)

719.8

720.0

717.0

719.4

720.5

712.5

708.0

720.5

719.0
RIM

703.5

699.5

694.5

720.5

(MEANDER LINE) S5°24'12"W

NOTES EDGE OF BLUFF

680.0

675.5

684.5

689.0

671.0

666.5

662.0

650.0

654.0

658.0

STATION 3+00 MATCH LINE
SEE SHEET 6

WEST 807'±

WALL ELEVATIONS CHART		
LETTER	TOP WALL	BTM WALL
A	721.0	720.0
B	721.0	718.0
C	719.0	715.0
D	716.0	712.0
E	712.0	709.0
F	709.0	706.0
G	707.0	703.0
H	703.0	700.0
I	699.0	696.0
J	696.0	694.0
K	694.0	692.0
L	692.0	690.0
M	690.0	686.0
N	688.0	684.0
O	685.0	683.0

SEE WALL ELEVATIONS CHART (TYP)

NORTH

Graphic Scale
0 20
(IN FEET)
1 inch = 20 ft.

.	.	.
5-23-2022	CK	Grading/Drainage
5-15-2022	CK	Construction Access
DATE	BY	REVISION

LOCATION:
14132 BIRCHWOOD LANE
MEQUON, WISCONSIN

PROJECT:
BLUFF REMEDIATION IMPROVEMENTS

SHEET NAME:
PROPOSED GRADING PLAN (1 of 2)

PLAN DATE:
3/15/2022

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PROJECT NO.
21550

SHEET 5 OF 13

Attachment: 21550 - Plan Set Dated 5-23-2022 (7673 : Alex Leykin)

STATION 3+00 MATCH LINE SEE SHEET 5

646.0
642.0
650.0
654.0
658.0
638.0
634.0
630.0
626.0
622.0
618.0
614.0

FUTURE
PATH EXTENSION
GRADING

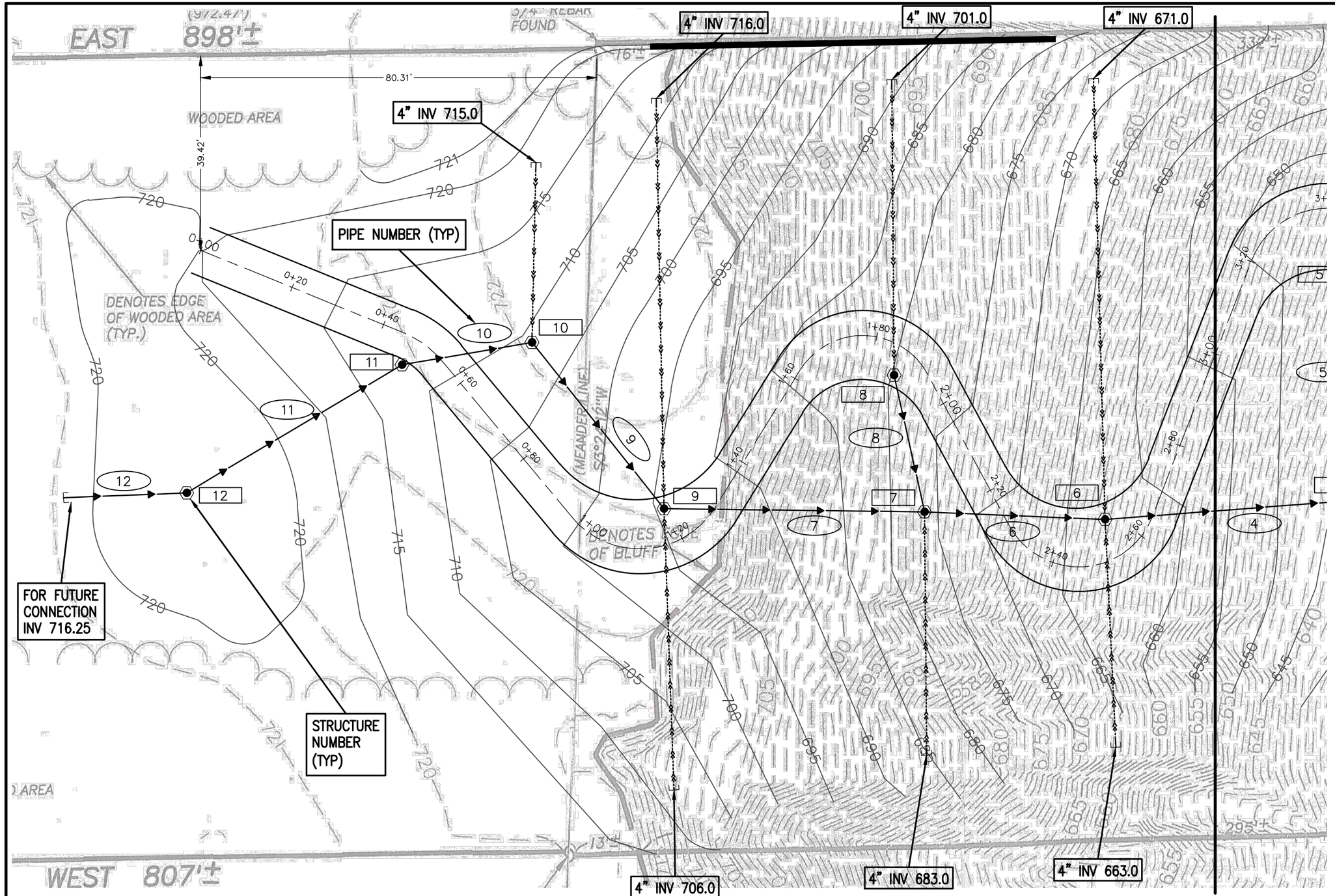
FUTURE
PATH
EXTENSION

DENOTES EGDE OF
WATER AS FIELD
LOCATED ON 2-8-2022

GRAPHIC SCALE
20 0 20
(IN FEET)
1 inch = 20 ft.

.	.	.	LOCATION:	PROJECT:	SHEET NAME:	PLAN DATE:	TAMCOR, LTD.	PROJECT NO.
5-23-2022	CK	Grading/Drainage	14132 BIRCHWOOD LANE MEQUON, WISCONSIN	BLUFF REMEDIATION IMPROVEMENTS	PROPOSED GRADING PLAN (2 of 2)	3/15/2022	740 WATERS EDGE ROAD RACINE, WISCONSIN 53402 www.tamcorconsulting.com PHONE: 847-404-1868 ©	21550
5-15-2022	CK	Construction Access						SHEET 6 OF 13
DATE	BY	REVISION						

Attachment: 21550 - Plan Set Dated 5-23-2022 (7673 : Alex Leykin)



STR No. 6
24" INLET
RIM 661.5
INV 658.5 N,W,S
INV 656.0 E

PIPE No. 4
10" PIPE
55 LF @ 31.0%

PIPE No. 6
10" PIPE
38 LF @ 60.0%

STR No. 7
36" CATCHBASIN
RIM 677.0
INV 674.0 W,N,E
INV 672.0 E

PIPE No. 7
8" PIPE
53 LF @ 30.0%

STR No. 8
24" INLET
RIM 679.5
INV 676.0

PIPE No. 8
8" PIPE
30 LF @ 6.7%

STR No. 9
24" INLET
RIM 694.0
INV 690.0

PIPE No. 9
8" PIPE
42 LF @ 38.0%

STR No. 10
24" INLET
RIM 709.0
INV 706.0

PIPE No. 10
8" PIPE
28 LF @ 10.7%

STR No. 11
24" INLET
RIM 712.0
INV 708.0

PIPE No. 11
8" PIPE
50 LF @ 14.0%

STR No. 12
36" CATCHBASIN
RIM 719.0
INV 715.0

PIPE No. 12
8" PIPE
25 LF @ 5.0%

.	.	.
5-23-2022	CK	Grading/Drainage
5-15-2022	CK	Construction Access
DATE	BY	REVISION

LOCATION:
14132 BIRCHWOOD LANE
MEQUON, WISCONSIN

PROJECT:
BLUFF REMEDIATION IMPROVEMENTS

SHEET NAME:
PROPOSED DRAINAGE PLAN
(1 of 2)

PLAN DATE:
3/15/2022

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PROJECT NO.
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SHEET 7 OF 13

Attachment: 21550 - Plan Set Dated 5-23-2022 (7673 : Alex Leykin)

STATION 3+00 MATCH LINE SEE SHEET 7

4" INV 653.0

4" INV 633.0

4" INV 629.0

4" INV 619.0

FUTURE PATH EXTENSION GRADING

FUTURE PATH EXTENSION

PIPE NUMBER (TYP)

STRUCTURE NUMBER (TYP)

15 S.Y. EXTRA HEAVY RIP-RAP WITH GEOTEXTILE UNDERLAYER

DENOTES EGDE OF WATER AS FIELD LOCATED ON 2-8-2022

STR No. 1 10" END SECTION INV 586.0	PIPE No. 1 10" PIPE 50 LF @ 40.0%
STR No. 2 36" CATCHBASIN RIM 613.0 INV 610.0 NW INV 606.0 SE	PIPE No. 2 10" PIPE 55 LF @ 16.4%
STR No. 3 36" CATCHBASIN RIM 625.5 INV 622.0 N,W,S INV 619.0 E	PIPE No. 3 10" PIPE 45 LF @ 36.0%
STR No. 4 36" CATCHBASIN RIM 642.0 INV 639.0 N,W,S INV 635.0 E	PIPE No. 4 10" PIPE 55 LF @ 31.0%
STR No. 5 24" INLET RIM 644.5 INV 641.0	PIPE No. 5 10" PIPE 48 LF @ 4.2%

GRAPHIC SCALE

20 0 20

(IN FEET)

1 inch = 20 ft.

.	.	.
5-23-2022	CK	Grading/Drainage
5-15-2022	CK	Construction Access
DATE	BY	REVISION

LOCATION: 14132 BIRCHWOOD LANE MEQUON, WISCONSIN

PROJECT: BLUFF REMEDIATION IMPROVEMENTS

SHEET NAME: PROPOSED GRADING PLAN (2 of 2)

PLAN DATE: 3/15/2022

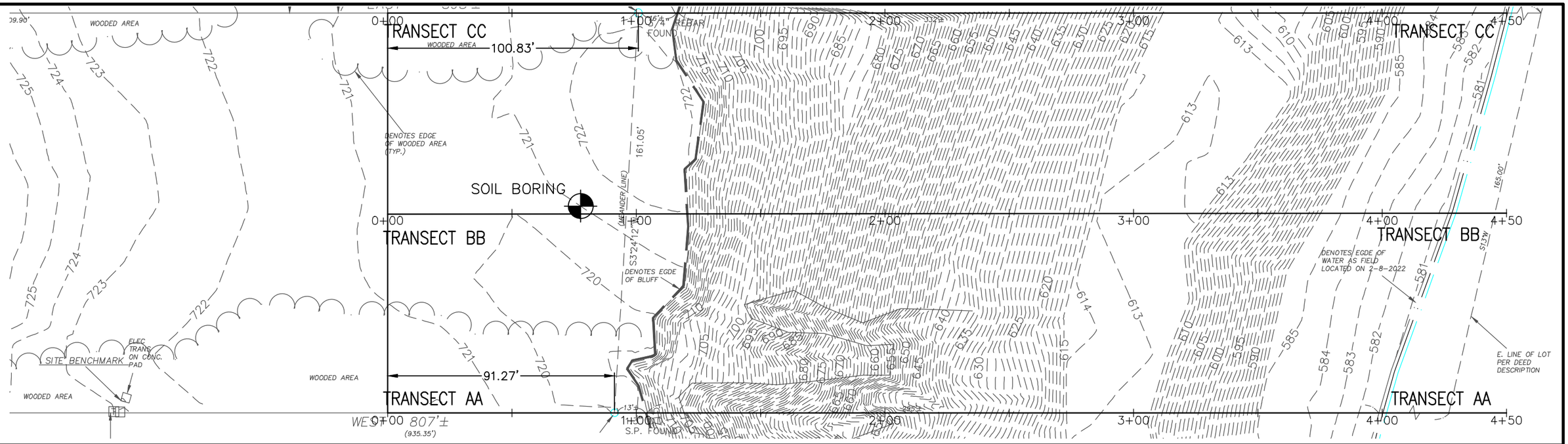
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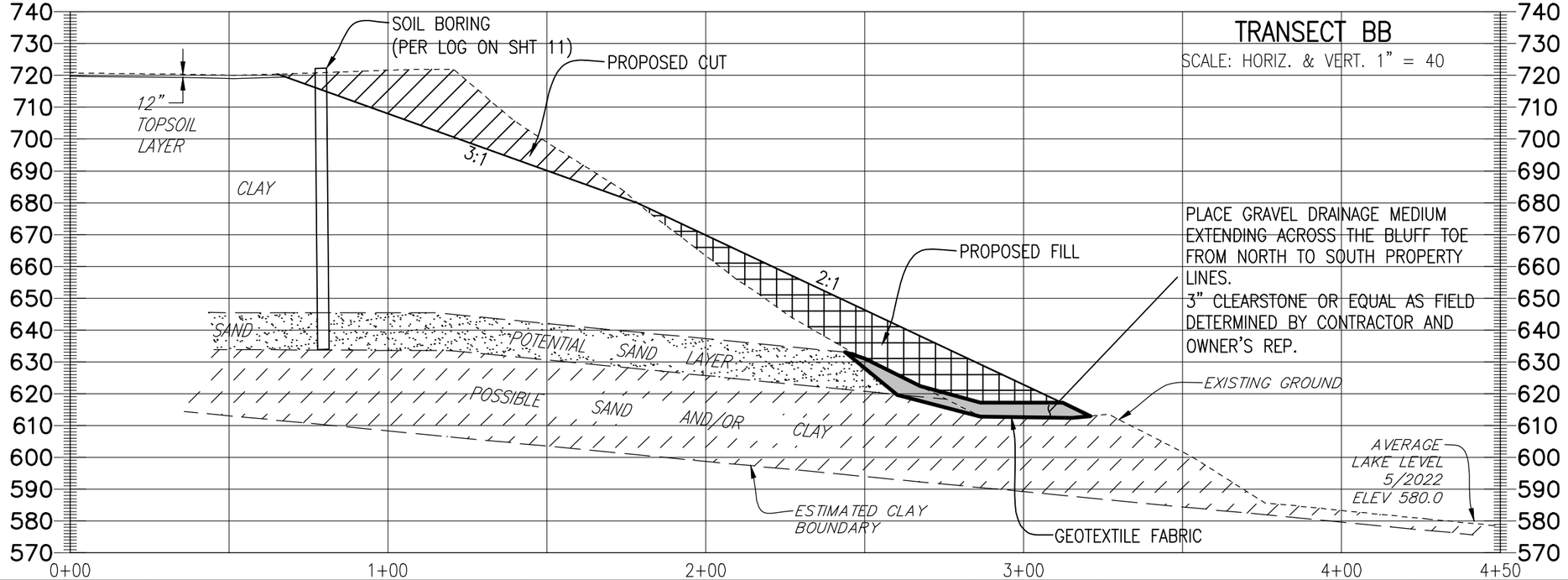
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PROJECT NO. 21550

SHEET 8 OF 13

Attachment: 21550 - Plan Set Dated 5-23-2022 (7673 : Alex Leykin)





.	.	.
5-23-2022	CK	Grading/Drainage
5-15-2022	CK	Construction Access
DATE	BY	REVISION

LOCATION:
14132 BIRCHWOOD LANE
MEQUON, WISCONSIN

PROJECT:
BLUFF REMEDIATION IMPROVEMENTS

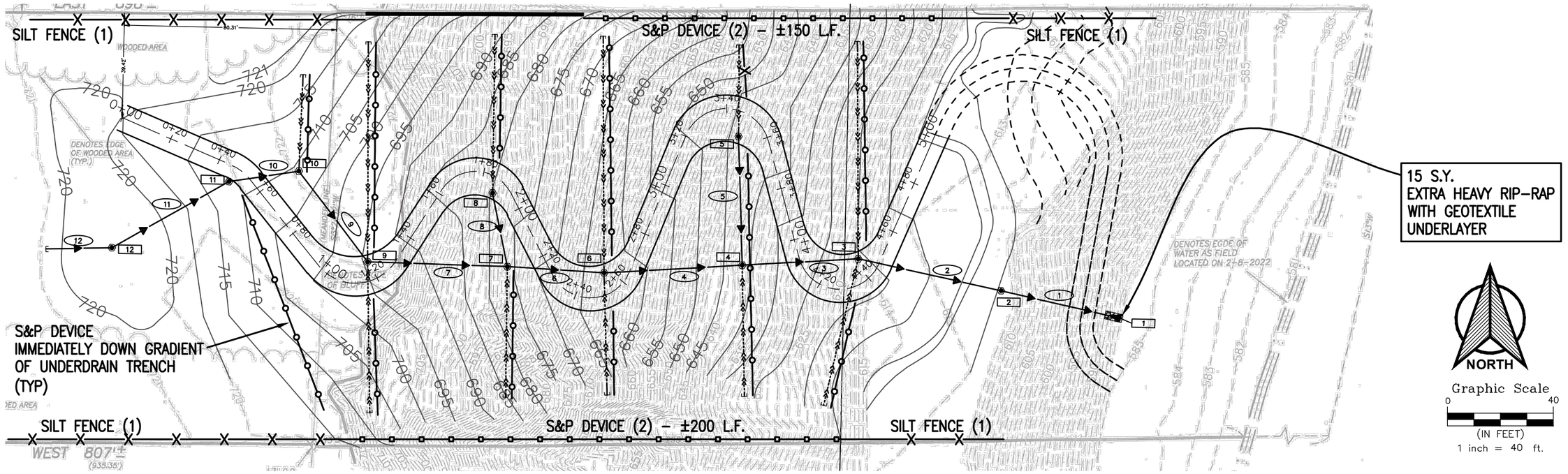
SHEET NAME:
TRANSECT BB
EXISTING AND PROPOSED PROFILE

PLAN DATE:
3/15/2022

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RACINE, WISCONSIN 53402
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PROJECT NO.
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Attachment: 21550 - Plan Set Dated 5-23-2022 (7673 : Alex Leykin)



SLOPE EROSION CONTROL MATRIX	Erosion Control
Benches	Consider benches when cuts exceed 20', bench at approximately 15' vertical intervals to collect and drain water. Treat benches as channels (ditches). Adjust elevations to provide drainage. Consider flumes at transitions.
Intercepting embankments	Used to intercept runoff from abutting lands. Flumes may be necessary to direct runoff.
Silt fence	Used at toe of slopes to intercept and detain small amounts of sediment. Use only WisDOT approved silt fence as listed in the PAL.
Temporary ditch checks or erosion bales	Used at toe of slopes to intercept and detain small amounts of sediment.
Slope drains/flumes	May be necessary on slopes (see channel matrix for design guidance).
Sediment traps	Used to trap sediment laden runoff. Could be used at the inlet or outlet end of slope drain.

NOTES FOR THE SLOPE EROSION CONTROL MATRIX
1) Cost shall be a consideration in the selection of these devices.
2) Designers should review FDM Chapter 10 prior to selection of erosion mats.
3) Install intercepting ditches to limit slope lengths to 15 foot vertical intervals (see FDM Chapter 10).
4) Refer to FDM Chapter 10 for any slopes exceeding the limits shown.
5) Approved materials for erosion products are referenced from the WisDOT PAL: http://wisconsindot.gov/Pages/doing-bus/eng-consultants/cnslt-rsrces/tools/pal/default.aspx
6) On steeper slopes that require a higher class mat, use the appropriate lower class mat or seed and mulch for the first 30-60 feet of the slope.
7) Unless project conditions require otherwise, seed and mulch all slopes that are flatter than a 5% grade, regardless of length. If practicable, bench the slopes.
8) Effective erosion control involves minimizing the amount of time soil is exposed and the selection of a combination of practices, and not reliance on just one practice.

SLOPE EROSION CONTROL MATRIX Type of Device	Slope								
	2.5:1			2:1			1:1		
	Slope Length (feet)			Slope Length (feet)			Slope Length (feet)		
	0-30	30-60	60-120	0-30	30-60	60-120	0-20	30-60	60-120
Medium duty coconut erosion mat (WisDOT Class II Type B or C)									
Sod reinforced with a double netted jute (WisDOT Class II Type A) erosion mat									
Heavy duty synthetic erosion control revegetation mat (WisDOT Class III Type A)									
Riprap									
Heavy duty synthetic turf reinforcement (WisDOT Class III Type B or C) mat									
Heavy duty synthetic turf reinforcement (WisDOT Class III Type D) mat									
Slope paving or grouted riprap									

Effective range of device for Sandy or Clayey Soil:
Device applicable, may not be cost effective:
Not applicable. Use in conjunction with other BMP's:

* For ditch grades over 9% special design considerations may be required.
*Use matrix in conjunction with notes on Page 62.

NOTES:

1.) SILT FENCE INSTALLATION PER WDNR T.S. 1056.

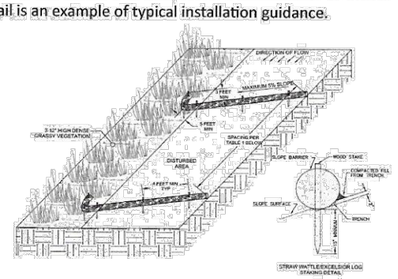
2.) MANUFACTURED SLOPE AND PERIMETER DEVICES PER WDNT T.S. 1071 THIS INCLUDES COIRLOGS, WATTLES, SILT EELS AND SIMILAR

3.) SEEDING PER WDNR T.S. 1059

4.) GRADING PRACTICES FOR EROSION CONTROL PER WDNR T.W. 1067

TEMPORARY SLOPE BREAKS INSTALLATION

- Proprietary products shall be installed per manufacturer's requirements.
- Installed to intercept sheet water flow and direct to an undisturbed area stabilized with grassy vegetation. Entrench 2 inches with the ends facing upslope. Configure lower end to provide sediment containment.
- The sediment barrier shall be secured with wooden stakes spaced every 4 lineal feet across the length of the barrier. The stakes shall be driven through the center of the barrier into the ground a minimum of 15 inches
- This detail is an example of typical installation guidance.



Slope	Slope Break Spacing
< 2 %	100 feet
2 - 5 %	75 feet
5 - 10 %	50 feet
10 - 33 %	25 feet
33 - 50 %	20 feet
>50 %	Not Permitted

INSPECTION AND MAINTENANCE
Remove sediment from behind ditch check when reaching 1/2 the height.

Modified Bluff Seed Mix			
Grasses			
Scientific Name	Common Name	PLS oz/ac	PLS lb/ac
Boutelcua curtipendula	Side-Oats Grama	80.000	5.000
Elymus canadensis	Canada Wild Rye	48.000	3.000
Elymus villosus	Silky Wild Rye	4.000	0.250
Panicum virgatum	Switch Grass	16.000	1.000
Schizachyrium scoparium	Little Bluestem Grass	80.000	5.000
Sporobolus heterolepis	Prairie Dropseed	8.000	0.500
Temporary Cover Crop			
Avena sativa	Common Oat	360.000	22.500
Lolium multiflorum	Annual Rye	100.000	6.250
Flowers			
Amorpha canescens	Leadplant	0.500	0.031
Anemone virginiana	Tall Anemone	1.000	0.063
Aquilegia canadensis	Wild Columbine	1.000	0.063
Asclepias syriaca	Common Milkweed	1.000	0.063
Asclepias tuberosa	Butterfly Weed	1.000	0.063
Aster ericoides	Heath Aster	0.500	0.031
Aster laevis	Smooth Blue Aster	0.500	0.031
Aster lateriflorus	Calico Aster	1.000	0.063
Aster novae-angliae	New England Aster	4.000	0.250
Aster oolentagiensis	Sky-Blue Aster	1.000	0.063
Baptisia leucophaea	Cream Wild Indigo	0.500	0.031
Chamaecrista fasciculata	Partridge Pea	6.000	0.375
Coreopsis lanceolata	Sand Coreopsis	5.000	0.313
Coreopsis palmata	Prairie Coreopsis	5.000	0.313
Coreopsis tripteris	Tall Coreopsis	1.500	0.094
Echinacea purpurea	Purple Coneflower	4.000	0.250
Liatris aspera	Rough Blazing Star	1.000	0.063
Liatris cylindracea	Cylindrical Blazing Star	0.500	0.031
Lupinus perennis	Wild Lupine	1.000	0.063
Monarda fistulosa	Wild Bergamot	4.000	0.250
Penstemon digitalis	Foxglove Penstemon	1.000	0.063
Ratibida pinnata	Yellow Coneflower	2.000	0.125
Rudbeckia hirta	Black-Eyed Susan	8.000	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	8.000	0.500
Rudbeckia triloba	Brown-Eyed Susan	8.000	0.500
Solidago speciosa	Showy Goldenrod	0.500	0.031
Solidago ulmifolia	Elm-Leaved Goldenrod	1.000	0.063
Tradescantia ohiensis	Spiderwort	2.000	0.125
Veronicastrum virginicum	Culver's Root	1.000	0.063
Zizia aurea	Golden Alexanders	8.000	0.500

.	.	.
5-23-2022	CK	Grading/Drainage
5-15-2022	CK	Construction Access
DATE	BY	REVISION

LOCATION: 14132 BIRCHWOOD LANE MEQUON, WISCONSIN

PROJECT: BLUFF REMEDIATION IMPROVEMENTS

SHEET NAME: EROSION CONTROL and VEGETATION PLAN

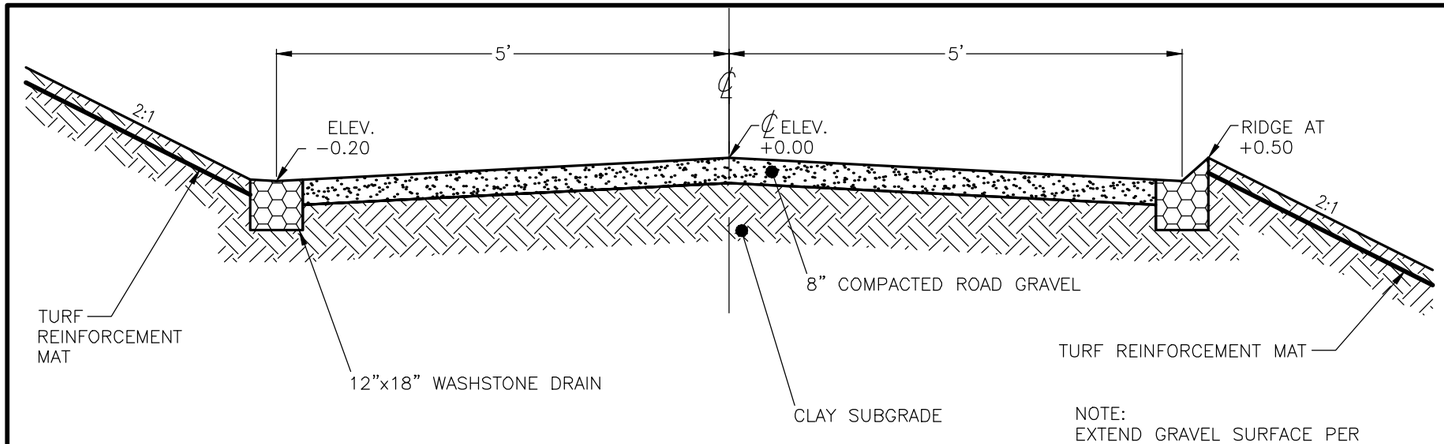
PLAN DATE: 3/15/2022

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PROJECT NO. 21550

SHEET 10 OF 13

Attachment: 21550 - Plan Set Dated 5-23-2022 (7673 : Alex Leykin)



NOTE:
PLACE 3" CRUSHED AGGREGATE FOR SLOPES STEEPER THAN 2:1 (TYP).

NOTE:
EXTEND GRAVEL SURFACE PER GRADING PLAN TO LEFT OR RIGHT OPPOSITE STATIONS 1+10, 1+80, 2+50, 3+40 AND 4+30 TO FACILITATE TURNING MOVEMENTS

TYPICAL BLUFF PATH CROSS SECTION

NOT TO SCALE



REPRESENTATIVE RETAINING WALL
(PER STRUCTURAL ENGINEER)

LOG OF BORING
JGS GEOTECH, LLC

PROJECT: Lake Michigan Bluff Restoration
CLIENT: A+ Development, LLC
LOCATION: 14132 North Birchwood Lane, Mequon, Wisconsin
JOB NO.: 0992-22-001
BORING NO.: 1
GROUND ELEVATION: 722.0*
BORING LOCATION: See Map

BORING STARTED 4/13/2022
BORING COMPLETED 4/14/2022
TOTAL BORING DEPTH 90'
Groundwater: During Drilling 38.5'
Completion of Drilling
24 Hours After Completion

*Estimate from contours on Ozaukee County GIS map

Notes and Laboratory Test Results	Sample No.	Recovery	Blow Count	Depth Feet	Sample	Material Classification	Elevation
						DARK BROWN CLAYEY TOPSOIL moist. (11")	721.1
M_c 18.0, Q_u 1.5	1	12"	3 3 5			MEDIUM STIFF REDDISH BROWN SILTY CLAY moist, trace fine to coarse sand, trace fine to coarse gravel. (CL)	718.5
M_c 15.7, Q_u 4.5	2	10"	2 4 8	5		VERY STIFF REDDISH BROWN SILTY CLAY moist, trace to little fine to coarse sand, trace fine to coarse gravel. (CL)	
Q_u 4.2	3	18"	8 11 11				
M_c 16.7, Q_u 2.5	4	18"	5 7 7	10			
						VERY STIFF BROWN SILTY CLAY moist, trace to little fine to coarse sand, trace fine to coarse gravel. (CL)	709.5
M_c 17.1, Q_u 2.0	5	18"	4 5 8	15			
M_c 17.4, Q_u 2.5	6	18"	5 6 8	20			
M_c 17.4, Q_u 2.2	7	7"	4 7 7	25			

LOGGED BY Alex (PSI) CHECKED BY JGS CLASSIFICATION SYSTEM USCS/JGS
METHOD OF DRILLING 3-1/4 in. I.D. hollow stem auger casing with carbide toothed finger bit used to 60' depth
Mud rotary method used below 60' depth
MACHINE MODEL Track-mounted Diedrich D-50
SPT HAMMER TYPE High-efficiency automatic
SPLIT-SPOON TUBE A AUGER W WASH

LOG OF BORING
JGS GEOTECH, LLC

PROJECT: Lake Michigan Bluff Restoration
CLIENT: A+ Development, LLC
LOCATION: 14132 North Birchwood Lane, Mequon, Wisconsin
JOB NO.: 0992-22-001
BORING NO.: 1
GROUND ELEVATION: 722.0*
BORING LOCATION: See Map

Notes and Laboratory Test Results	Sample No.	Recovery	Blow Count	Depth Feet	Sample	Material Classification	Elevation
M_c 17.8, Q_u 2.5	8	18"	6 7 10	30		VERY STIFF BROWN SILTY CLAY moist, trace to little fine to coarse sand, trace fine to coarse gravel. (CL)	
M_c 16.9, Q_u 2.7	9	18"	6 7 9	35			
M_c 18.2, Q_u 1.7	10	18"	4 5 7	40		VERY STIFF BROWN SILTY CLAY moist, trace to little fine to coarse sand, trace to little fine to coarse gravel, some seams of wet sand. (CL & SP)	683.5
	11	16"	6 9 11	45			
M_c 19.2, Q_u 2.2	12	18"	7 8 11	50		VERY STIFF BROWN SILTY CLAY moist, trace to little fine to coarse sand, trace fine to coarse gravel. (CL)	674.5
M_c 17.4, Q_u 2.5	13	18"	8 8 12	55			

LOG OF BORING
JGS GEOTECH, LLC

PROJECT: Lake Michigan Bluff Restoration
CLIENT: A+ Development, LLC
LOCATION: 14132 North Birchwood Lane, Mequon, Wisconsin
JOB NO.: 0992-22-001
BORING NO.: 1
GROUND ELEVATION: 722.0*
BORING LOCATION: See Map

Notes and Laboratory Test Results	Sample No.	Recovery	Blow Count	Depth Feet	Sample	Material Classification	Elevation
M_c 17.1, Q_u 2.2	14	18"	12 10 23	60		VERY STIFF BROWN SILTY CLAY moist, trace to little fine to coarse sand, trace fine to coarse gravel. (CL)	
M_c 15.5 Seam of moist sand in Sample No. 15	15	18"	11 19 13	65			
M_c 18.1, Q_u 1.2	16	18"	7 7 8	70			
						VERY STIFF BROWN VERY SILTY CLAY moist, trace to little fine sand, few seams of wet silt. (CL)	650.0
M_c 16.9 Seam of wet silt in Sample No. 17	17	18"	12 14 15	75			
	18	7"	42 50/6"	80		DENSE PALE BROWN FINE TO MEDIUM SAND wet. (SP)	644.0
	19	4"	45 50/5"	85			

LOG OF BORING
JGS GEOTECH, LLC

PROJECT: Lake Michigan Bluff Restoration
CLIENT: A+ Development, LLC
LOCATION: 14132 North Birchwood Lane, Mequon, Wisconsin
JOB NO.: 0992-22-001
BORING NO.: 1
GROUND ELEVATION: 722.0*
BORING LOCATION: See Map

Notes and Laboratory Test Results	Sample No.	Recovery	Blow Count	Depth Feet	Sample	Material Classification	Elevation
	20	10	38 41 50/5"	90		DENSE PALE BROWN FINE TO MEDIUM SAND wet. (SP)	
						END OF BORING	632.0
				95			
				100			
				105			
				110			
				115			

SOIL BORING LOG

.	.	.
5-23-2022	CK	Grading/Drainage
5-15-2022	CK	Construction Access
DATE	BY	REVISION

LOCATION:
14132 BIRCHWOOD LANE MEQUON, WISCONSIN

PROJECT:
BLUFF REMEDIATION IMPROVEMENTS

SHEET NAME:
DETAILS

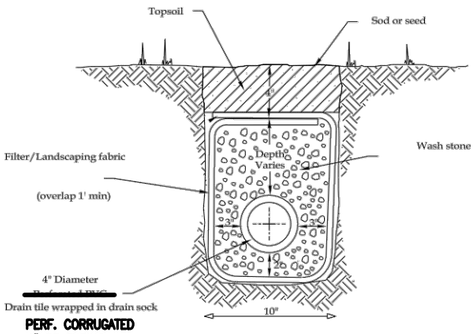
PLAN DATE:
3/15/2022

TAMCOR, LTD.
740 WATERS EDGE ROAD
RACINE, WISCONSIN 53402
www.tamcorconsulting.com
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PROJECT NO.
21550

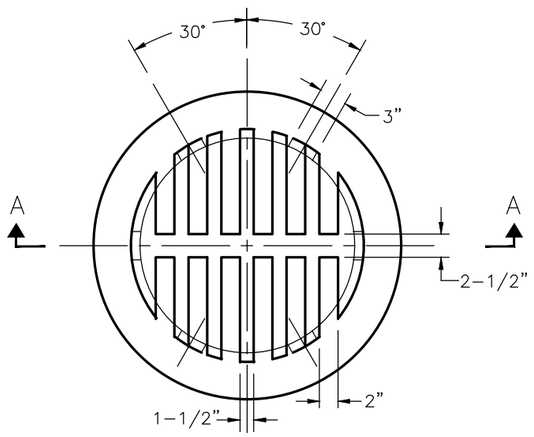
SHEET 11 OF 13

Attachment: 21550 - Plan Set Dated 5-23-2022 (7673 : Alex Leykin)



PERF. CORRUGATED 4" PE TUBING

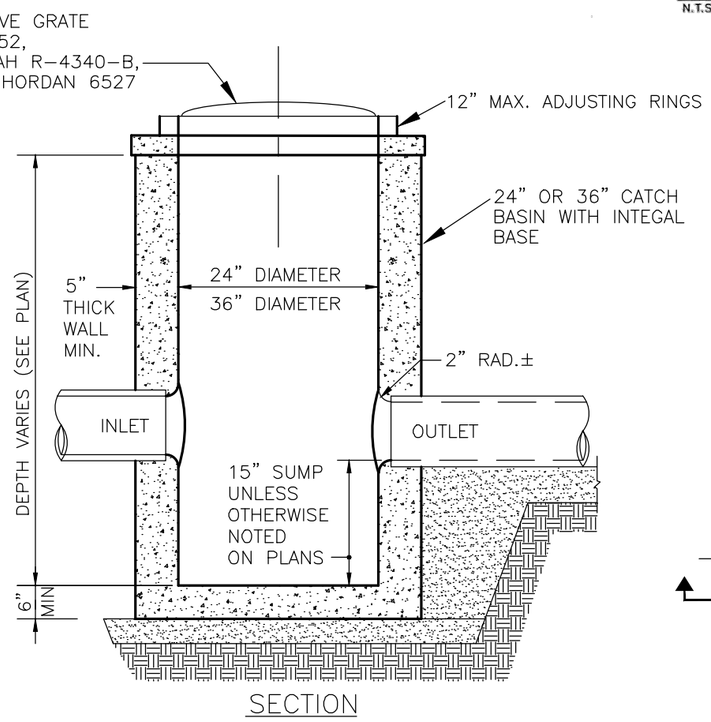
PERFORATED DRAIN TILE



MATERIAL TO BE CAST GRAY IRON OR DUCTILE IRON. NEENAH R-4340-B OR EQUAL.

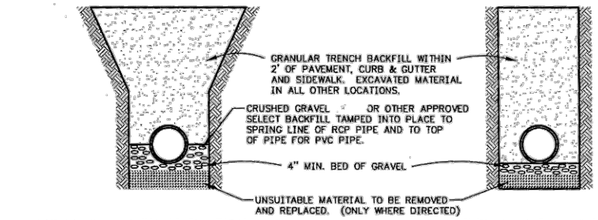
TYPE 8 GRATE

NOT TO SCALE

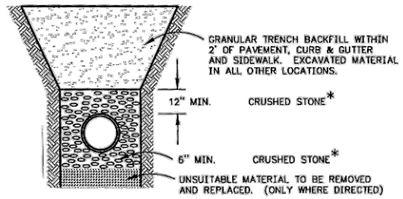


CATCH BASIN DETAIL

NOT TO SCALE



STORM SEWER TRENCH WATER MAIN TRENCH



* PER SPECIFICATIONS AT RIGHT

TYPICAL TRENCH DETAIL

N.T.S.

BEDDING MATERIALS. Shall be in accordance with the following detailed requirements:

(a) Crushed Stone Chips. Crushed stone chips shall be made from crushing sound limestone. The material shall be hard, tough and durable. The crushing process shall produce material of which 85% to 100% of the particles shall have at least one machine fractured face. Crushed stone chips shall be used for bedding sanitary and storm sewers.

1. For sewer pipe 18 inches in diameter or less, crushed stone chips meeting the grading requirements of this Table shall be used:

GRADATION REQUIREMENTS FOR 3/8 INCH CRUSHED STONE CHIPS

Sieve Size	Percentage Passing By Weight
1/2 Inch	100%
3/8 Inch	90 - 100
No. 8	0 - 15
No. 30	0 - 3

2. For pipe larger than 18 inches in diameter crushed stone chip bedding meeting the requirements of this Table may be used:

GRADATION REQUIREMENTS FOR 3/4 INCH CRUSHED STONE CHIPS

Sieve Size	Percentage Passing By Weight
1 Inch	100%
3/4 Inch	90 - 100
3/8 Inch	20 - 55
No. 4	0 - 10
No. 8	0 - 5

(b) Traffic Bond (TB) 3/4". Shall be used for the bedding of water main. TB 3/4" will be acceptable if it meets the following gradation criteria:

Sieve Size	Percentage Passing By Weight
1 Inch	100%
3/4 Inch	95 - 100
3/8 Inch	50 - 90
No. 4	35 - 70
No. 10	15 - 55
No. 40	10 - 35
No. 200	5 - 15

BACKFILL MATERIAL. Shall be in accordance with the following detailed requirements:

(a) Traffic Bond (TB) 1 1/4". Shall be used for the backfill of all utility installations, except those found in existing pavement or critical locations where Lean Concrete Mix backfill is required.

1 1/4" TB will be acceptable if it meets the following gradation:

Sieve Size	Percentage Passing By Weight
1 1/4 Inch	95 - 100%
3/4 Inch	70 - 93
3/8 Inch	42 - 80
No. 4	25 - 63
No. 10	16 - 48
No. 40	8 - 28
No. 200	2 - 12

(b) Lean Concrete Mix Backfill. This backfill is to be used in existing pavement locations or locations where a fast set is required by the City Engineer or authorized City representative.

The specification for this concrete product can be found in Section 10.14.5 of these specifications and 8.43.9 of the standard specifications.

.	.	.
5-23-2022	CK	Grading/Drainage
5-15-2022	CK	Construction Access
DATE	BY	REVISION

LOCATION: 14132 BIRCHWOOD LANE MEQUON, WISCONSIN

PROJECT: BLUFF REMEDIATION IMPROVEMENTS

SHEET NAME: DRAINAGE DETAILS

PLAN DATE: 3/15/2022

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PROJECT NO. 21550

SHEET 12 OF 13

Attachment: 21550 - Plan Set Dated 5-23-2022 (7673 : Alex Leykin)

GENERAL CONSTRUCTION NOTES

1. CONTRACT DOCUMENTS AS REFERRED TO HEREIN INCLUDE THE CONSTRUCTION CONTRACT, PLANS, SPECIFICATIONS, APPROVED SHOP DRAWINGS, CHANGE ORDERS, AND ANY OTHER DOCUMENTS IDENTIFIED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR.

2. UNLESS MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREIN SHALL COMPLY WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES, WISCONSIN NRCS CONSTRUCTION SPECIFICATIONS AND THE CITY OF MEQUON, IF APPLICABLE.

3. THE FOREGOING SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, STANDARDS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

4. NO WORK MAY COMMENCE UNTIL MUNICIPAL PERMITS, IF REQUIRED HAVE BEEN ISSUED.

5. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARDS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

6. THE ENGINEER, OWNER'S REPRESENTATIVE AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS, OR OTHER SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS, AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT LOCATION OF THE PROPOSED WORK.

7. NOTIFICATION OF COMMENCING CONSTRUCTION:
   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL DIGGERS AT 800-242-8511 SUFFICIENTLY IN ADVANCE OF COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY ALL NECESSARY TESTING AGENCIES SUFFICIENTLY IN ADVANCE OF COMMENCING WORK.

8. CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION MEETING WITH REPRESENTATIVES OF APPLICABLE PERMITTING AGENCIES, COUNTY, MUNICIPALITY, LANDOWNERS, AND ENGINEER AT LEAST 3 BUSINESS DAYS PRIOR TO COMMENCING CONSTRUCTION.

9. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF WORK BY A) THE MUNICIPALITY AND OTHER APPLICABLE GOVERNMENTAL AGENCIES AND B) THE OWNER AND OWNER'S REPRESENTATIVE.

10. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL OF THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

11. IN REQUIRED IN THE CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.

13. TEMPORARY BENCHMARKS, LINE AND GRADE STAKES WILL BE SET BY CONTRACTOR AT HIS EXPENSE. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO PROTECT STAKES PROVIDED FOR HIS USE AND TO REPORT TO THE OWNER ANY SPECIFIC INSTANCES OF DESTROYED STAKES AND/OR MONUMENTS PROVIDED. LOT CORNER IRONS ARE TO BE SET AT OWNERS EXPENSES.

GENERAL CONSTRUCTION NOTES

14. THE PROPOSED ELEVATIONS AND DATUM SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

15. CONTRACTOR SHALL KEEP ACCESS AVAILABLE AT ALL TIMES. AT NO TIME SHALL ACCESS BE DENIED TO HOMES SURROUNDING THE SITE.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL NOT BE RESPONSIBLE IF OWNER HAS PREVIOUSLY ARRANGED FOR SUCH REMOVAL OR MODIFICATION AT OWNER'S EXPENSE. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

17. IF CALLED FOR TO BE REMOVED OFF-SITE, EARTH, PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE AT LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. IF ON-SITE DISPOSAL IS NOT FEASIBLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN OFF-SITE DISPOSAL SITE AT HIS OWN EXPENSE, INCLUDING ANY PERMIT COSTS.

18. ANY DISRUPTED DRAINS OR FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE RE-CONNECTED AS SOON AS PRACTICABLE. IF BROKEN, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TRANSMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

19. WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, SUCH LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY BY THE RESPONSIBLE PARTY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING, OR ANY OTHER ACCEPTABLE METHOD. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS, IF REQUIRED, SHALL BE PROVIDED IN ACCORDANCE WITH WISDOT STANDARDS AND SPECIFICATIONS.

21. WHERE OVERHANGING BRANCHES INTERFERE WITH OPERATIONS OF CONSTRUCTION, SAID BRANCHES SHALL BE TRIMMED AND SEALED, IF INCLUDED IN THE SCOPE OF WORK. THE COST OF SAME SHALL BE INCIDENTAL TO THE CONTRACT. TREES SHALL BE REMOVED ONLY AFTER RECEIVING APPROVAL OF THE OWNER. THE OWNER SHALL DESIGNATE THOSE TREES, IF ANY, THAT ARE TO BE REMOVED. A CONTRACTOR REMOVING TREES WITHOUT OWNER'S APPROVAL WILL BE RESPONSIBLE FOR REPLACEMENT OF SAID TREE(S) AS DIRECTED BY THE OWNER AT CONTRACTOR'S EXPENSE. IF TREES OF SHRUBS MUST BE REMOVED, SUCH REMOVAL WILL BE ARRANGED AND PAID BY OWNER.

22. MOBILIZATION AND DEMOBILIZATION SHALL COMPLY WITH WISCONSIN CONSTRUCTION SPECIFICATION 7, NRCS-WISCONSIN SECTION IV, TECHNICAL GUIDE, LATEST ED.

23. CONTRACTOR SHALL PREPARE AND MAINTAIN ACCESS HAUL ROADS AND STAGING AREAS IN LOCATIONS AND IN THE MANNER DEPICTED ON THE PLANS.

24. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. BURNING ON THE SITE IS NOT PERMITTED.

25. ALL EXISTING UTILITIES OR IMPROVEMENTS INCLUDING WALKS, CURBS, PAVEMENTS, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.

26. ANY DEWATERING OF SEWER AND WATER TRENCHES, AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER'S REPRESENTATIVE) OVER-EXCAVATE AND BACKFILL IN A MANNER APPROVED BY ENGINEER.

27. IF REQUIRED IN THE SCOPE OF WORK, THE CONTRACTOR SHALL PROVIDE A SET OF "RECORD DRAWINGS" TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY REQUEST FOR FINAL INSPECTION. IF PROVIDED IN THE CONSTRUCTION CONTRACT, SAID PLANS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS AND INCORPORATE ALL FIELD CHANGES APPROVED BY THE OWNER'S REPRESENTATIVE.

GENERAL CONSTRUCTION NOTES

28. CONTRACTOR SHALL PROVIDE A VIDEO FILE OF THE WORK AREA PRIOR TO AND AFTER CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS AND THE COMPLETED WORK.

29. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR OTHERS DESIGNATED BY THE OWNER TO ARRANGE FOR PROTECTING EXISTING INGROUND LAWN IRRIGATION COMPONENTS, LANDSCAPE LIGHTING SYSTEMS, SHRUBS AND OTHER PLANTINGS AND SIMILAR INSTALLATIONS AND PROTECTIVE FENCING AT THE CONSTRUCTION SITE. ENGINEER SHALL NOT BE RESPONSIBLE FOR PROVIDING DESIGNS, SPECIFICATIONS, METHODS, SAFETY PRECAUTIONS, OR SEQUENCING OF CONSTRUCTION SITE FENCING OR BARRICADES.

SOIL EROSION CONTROL (IF CALLED FOR ON PLAN)

1. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH WISCONSIN CONSTRUCTION SPECIFICATION 5, NRCS – WISCONSIN SECTION IV TECHNICAL GUIDE LATEST EDITION.

2. ANY SOIL EROSION CONTROL MEASURES, IN ADDITION TO THOSE OUTLINED IN THESE PLANS AND THESE CONSTRUCTION NOTES THAT ARE DEEMED NECESSARY BY THE OWNER, ENGINEER, AND MUNICIPAL ENGINEER SHALL BE IMPLEMENTED IMMEDIATELY BY THE CONTRACTOR.

3. BEFORE COMMENCING CLEARING AND SITE GRADING WORK, AND IF REQUIRED BY ENGINEER, A TRACKING PAD NEAR THE CONSTRUCTION ROAD SHALL BE INSTALLED AS SHOWN ON THE PLANS. ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL OR ASPHALTIC SURFACE AS SHOWN ON THE PLANS PRIOR TO ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY FOR ITS EFFECTIVENESS TO REMOVE DIRT WHICH COULD LEAVE THE SITE BY CONSTRUCTION VEHICLES. ALL ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES. CONSTRUCTION VEHICLES ARE LIMITED TO THE CONSTRUCTION ACCESS ROAD NOTED ON THE PLAN STONE TRACING PAD, WDNR #1057.

4. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD, AND DEBRIS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES.

6. THE CONTRACTOR SHALL INSPECT AND DOCUMENT EROSION CONTROL MEASURES ON A WEEKLY BASIS AND WITHIN 24 HOURS AFTER ANY RAINFALL EVENT IN EXCESS OF ONE-HALF INCH.

7. NO SEDIMENT (SOLID OR LIQUID WASTE) SHALL BE ALLOWED TO ENTER THE EXISTING STORM SEWER SYSTEM OR DRAIN INTO THE LAKE OR OTHER SURFACE WATERS.

8. SOIL STOCKPILES SHALL BE LOCATED TO AVOID EROSION ONTO OFF-SITE AREAS AND WATER BODIES.

9. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO START OF CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.

10. THE GUARANTEE PERIOD SHALL BEGIN AFTER ALL THE PERMANENT EROSION CONTROL MEASURES ARE FULLY FUNCTIONAL AND ACCEPTABLE TO OWNER OR HIS REPRESENTATIVE.

11. UNLESS SOIL EROSION CONTROL ITEMS ARE SPECIFICALLY REFERRED TO AS BID ITEMS (SUCH AS TOPSOIL RESPREAD, SEEDING, ETC.), THEY ARE TO BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

12. IF INCLUDED IN THE SCOPE OF WORK, UPON COMPLETION OF TOPSOIL RESPREAD OPERATIONS, ALL DISTURBED AREAS SHALL BE SEEDED, SODDED, OR LANDSCAPED AS NOTED ON THE PLAN.

13. SEEDING AND MULCHING SHALL BE IN ACCORDANCE WITH WDNR CONSERVATION STANDARDS 1052 1056, 1059 AND 1067.

14. BARRIER PROTECTION SHALL BE PLACED AS SHOWN ON THE PLANS AND AT THE LIMITS OF SOIL DISTURBANCE FOR ALL UNDISTURBED WETLAND, FLOOD PLAIN, WATERS AND BUFFER AREA. THE BARRIER PROTECTION SHALL COMPLY WITH WDNR CONSERVATION PRACTICE STANDARD 1056.

15. NO PORTION OF THE LAKE SHORE BANK AND UPLAND AREAS WHICH HAVE BEEN ALTERED OR DISTURBED MAY REMAIN UNPROTECTED FOR MORE THAN 7 DAYS.

SITE PREPARATION AND EARTHWORK. (IF CALLED FOR ON PLAN)

1. WORK UNDER THIS SECTION SHALL COMPLY WITH WISCONSIN CONSTRUCTION SPECIFICATIONS 1,2,3,3A, 8 AND 21, INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

A. CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA.

TREE REMOVAL SHALL BE AS DESIGNATED BY THE OWNER AND SHALL BE KEPT TO A MINIMUM. WHERE FEASIBLE AND WHEN PERMITTED BY THE OWNER AND BY THE LOCAL JURISDICTION, TREES AND BRUSH CAN BE CUT AND LEFT ON SITE IN DESIGNATED LOCATIONS, CHIPPED. IF ADEQUATE AND APPROPRIATE SPACE IS NOT AVAILABLE FOR ON-SITE DISPOSAL, THE TREES AND BRUSH SHALL BE DISPOSED OFF-SITE. NO BURNING SHALL BE PERMITTED ON-SITE. THE CONTRACTOR SHALL COMPLY WITH LOCAL TREE ORDINANCES. TREES AND SHRUBS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY PLACING HIGHLY VISIBLE CONSTRUCTION FENCING ALONG THE DRIP LINES. TREES DESIGNATED FOR RELOCATION AND/OR TEMPORARILY STORED FOR TRANSPLANTING SHALL BE PROTECTED IN THE SAME MANNER. WHERE REQUIRED BY OWNER, TRUNKS OF DESIGNATED TREES SHALL BE PROTECTED WITH STRAPPED 2" X 6" PLANKING FROM THE BASE TO A HEIGHT OF EIGHT (8) FEET;

SITE PREPARATION AND EARTHWORK. (IF CALLED FOR ON PLAN)

B. STRIPPING OF TOPSOIL FROM DESIGNATED AREAS;

C. STOCKPILING OF TOPSOIL, EARTH, ROCK FILL, AND ARMOR STONE AT LOCATIONS AS DIRECTED BY THE OWNERS AND/OR ENGINEER. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE OF LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN ONE (1) INCH DIAMETER, OR OTHER LITTER AND WASTE PRODUCTS. FAILURE TO PROPERLY SEQUENCE THE STOCKPILING OPERATIONS SHALL NOT CONSTITUTE A CLAIM FOR ADDITIONAL COMPENSATION. NO MATERIAL SHALL BE STOCKPILED IN OVERLAND DRAINAGE SWALES; FLOOD ROUTING AREAS; WETLANDS OR UTILITY EASEMENTS;

D. DEMOLITION AND REMOVAL OF STONE, ROCK AND DEBRIS INCLUDING OFF-SITE DISPOSAL OF SAME, AT A LEGAL DISPOSAL SITE SELECTED BY THE CONTRACTOR. ON-SITE DISPOSAL WILL ONLY BE ALLOWED IF EXPRESSLY APPROVED BY OWNER IN WRITING;

E. EXCAVATION AND GRADING OF THE OPEN SPACE AND/OR YARD AREAS PER PLAN INCLUDING DESIGNATED LAKESHORE BANKS AND BERMS;

F. PLACEMENT AND COMPACTION OF CLAY TO STANDARDS AND DETAILS REQUIRED ON THE CONSTRUCTION PLANS TO THE DESIGN SUBGRADE ELEVATIONS. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT AND/OR TOPSOIL REPLACEMENT THICKNESS MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS;

G. PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS;

H. IF REQUIRED, REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL UPON COMPLETION OF GRADING;

I. MOVEMENT AND COMPACTION OF SPOIL MATERIAL;

J. FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND CROSS-SECTION SHOWN IN THESE PLANS, AND TOPSOIL PLACEMENT TO DESIGN FINISHED GRADE ELEVATIONS;

K. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS, UNLESS SPECIFICALLY EXCLUDED IN THE CONSTRUCTION CONTRACT;

2. THE QUANTITIES GIVEN IN THE BID FORM ARE INTENDED AS A GUIDE FOR THE CONTRACTOR IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS IF SO STIPULATED IN THE CONTRACT, THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

3. PRIOR TO ONSET OF MASS GRADING OPERATIONS AND IF INCLUDED IN THIS CONTRACT, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC., TO PROTECT ADJACENT PROPERTY AND DOWN SLOPE LANDS SHALL OCCUR BEFORE MASS GRADING BEGINS AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.

4. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

5. EMBANKMENT FILL WITH NON-STRUCTURAL MATERIALS APPROVED BY THE SOILS ENGINEER SHALL BE COMPACTED TO A MINIMUM OF NINETY (90) PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD).

6. THE SURFACE VEGETATION, TOPSOIL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE FILL. IF THE UNDERLYING SUBGRADE SOILS CANNOT BE ADEQUATELY COMPACTED, THE SOIL SHALL BE SCARIFIED, DRIED, AND RECOMPACTED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

7. YARD/OPEN SPACE AREAS SHALL BE ROUGH-EXCAVATED OR FILLED BY THE CONTRACTOR TO PLUS OR MINUS SIX (6) INCHES OF DESIGN SUBGRADE ELEVATIONS.

8. UPON COMPLETION OF THE SURFACE IMPROVEMENTS, CONTRACTOR SHALL RESPREAD A SIX (6) INCH LAYER OF TOPSOIL ON ALL DESIGNATED LANDSCAPE AREAS AND OTHER NON-STRUCTURAL AREAS PER PLAN.

9. RIP-RAP MATERIAL SHALL CONFORM TO WISCONSIN CONSTRUCTION SPECIFICATION 9.

10. IF SHOWN ON THE PLANS, OPEN AREAS TO BE SEEDED SHALL BE SEEDED IN ACCORDANCE WITH THE SOIL EROSION CONTROL SPECIFICATIONS AND STANDARDS.

11. ALL EQUIPMENT USED FOR THE PROJECT SHALL BE DECONTAMINATED FOR INVASIVE AND EXOTIC SPECIES AND VIRUSES PRIOR TO MOBILIZATION AND USE, IN ACCORDANCE WITH WDNR REQUIREMENTS.

12. EQUIPMENT MUST BE PARKED ON UPLAND AREAS OVERNIGHT AND MAY NOT BE LEFT ON THE BEACH OR ON EMBANKMENTS AFTER WORKING HOURS, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.

13. OPERATION ON EQUIPMENT IS NOT PERMITTED ON NEIGHBORING PROPERTIES WITHOUT EXPRESS PERMISSION OF THE LANDOWNERS.

GEOTEXTILE SPECIFICATIONS

ARMOR UNDER LAYER TO BE 12 OZ. NON-WOVEN NEEDLEPUNCHED GEOTEXTILE FABRIC TO BE MANUFACTURED OF 100% POLY-PROPYLENE STAPLE FILAMENTS, AS MANUFACTURED BY US FABRICS, GEOTEX PRODUCT NO. 1201 OR EQUAL, TO BE APPROVED BY ENGINEER.

.	.	.
5-23-2022	CK	Grading/Drainage
5-15-2022	CK	Construction Access
DATE	BY	REVISION

LOCATION: **14132 BIRCHWOOD LANE MEQUON, WISCONSIN**

PROJECT: **BLUFF REMEDIATION IMPROVEMENTS**

SHEET NAME: **GENERAL CONSTRUCTION NOTES**

PLAN DATE: 3/15/2022

TAMCOR, LTD.
740 WATERS EDGE ROAD
RACINE, WISCONSIN 53402
www.tamcorconsulting.com
PHONE: 847-404-1868
©

PROJECT NO. 21550

SHEET 13 OF 13

Attachment: 21550 - Plan Set Dated 5-23-2022 (7673 : Alex Leykin)

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

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

TO: **Planning Commission**
FROM: **Jac Zader, Assistant Director Community Development**
DATE: **September 19, 2022**
SUBJECT: **Text Amendment to allow for Vet Clinics as a conditional use in the B-1 (Neighborhood Commercial) Zoning District and to Table 58-517 (c) allowing veterinary clinics as a conditional use to allow for a 3,150 sq. ft. veterinary clinic for the property located at 7625 W. Mequon Road.**

Background*:*
The applicant is requesting a text amendment to allow for Vet Clinics as a conditional in the B-1 (Neighborhood Commercial) zoning district. This request is due to interest from a perspective tenant to locate a new business at 7625 W Mequon Road.

Currently, Vet Clinics are permitted in the TC (Town Center), AC (Arrival Corridor), and NC (Neighborhood Commercial) zoning districts and conditional in the B-2 (Community Commercial) and B-7 (Rural Office) zoning districts. There are also specific design considerations that the use is subjected to regardless of the zoning. The specifications are as follows:

(a) *Animal hospitals and veterinary clinics.* An animal hospital or veterinary clinic is an establishment that provides medical services to animals and limited boarding facilities and shall comply with the following:

(1) Such an establishment may not be located adjacent to any existing restaurant, grocery or food service within the same building.

(2) Such an establishment shall provide one or more designated outdoor areas for the animals as they arrive and leave the facility and for any walks. These outdoor areas shall be properly signed and maintained daily, screened from public view and any adjacent residential use and located within close proximity to the parking area. The size of these outdoor areas shall be determined by the size of the facility, number of staff members and number of animals served.

(3) All boarding shall be enclosed within the building.

(4) No animal shall be allowed to be left unsupervised between the hours of 10:00 p.m. and 6:00 a.m. in a building that contains residential units.

Analysis:

The B-1 district was established to generally accommodate the basic day-to-day retail and service needs of persons residing in nearby residential areas. Staff believes the proposed use of a veterinary clinic fits this description. Currently, there are other similar uses, including medical and dental clinics that are conditional in the B-1 zoning district. Staff supports the proposed text amendment to allow animal hospitals and veterinary clinics in the B-1 zoning district as a conditional use. Since Table 58-517 (c) of the Animals Division cross references the zoning district uses, the chart will need to be updated as well.

Staff Recommendation:
The Planning staff recommends **approval** of the text amendment.

Attachments:
Narrative (PDF)
PRIMUS MEQUON Zoning Text Amendment Petition (DOCX)

PRIMUS COMPANIES

401 8th Avenue SE
Cedar Rapids, IA 52401
Telephone: 319.393.4831
Facsimile: 319.393.0324

July 28, 2022

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

Subject: Letter of Intent for a Text Amendment to B-1 Zoning District to Allow Veterinary Offices

Primus Project No. 21100

Dear Director of Community Development,

Primus Companies on behalf of our client would like to propose a text amendment to the B-1 Zoning District to allow a Veterinary Clinic within the B-1 District as a conditional use. We are proposing to build a new ~3,150 sf ground up Small Animal Veterinary Clinic to be located at 7625 W Mequon Road. The Dr's use of an MRI along with the fact that they do not kennel puts them in a 'boutique' level of service offering.

The property in question is a 1.01 acre lot currently zoned B-1 and is currently in use as single family residential. The structure currently sits in the proposed ROW. To the east is B-1 zoning with a convenience store + gasoline service. To the west and south is R-6/PUD single family zoning, and to the north is B-2 Zoning.

Veterinary offices are currently allowed in the B-2 and B-7 zoning districts per conditional use permit. We submit to you that the proposed Specialty Small Animal Veterinary Office is entirely compatible with the B-1 zoning district as a conditional use. Permitted B-1 uses by definition allow 'specialty goods and services'. The proposed office provides a niche service that is a very select and specialized. A partial list of allowed Conditional Uses includes restaurants, medical clinics, and governmental offices.

The proposed Specialty Small Animal Veterinary Office is operationally compatible with the current list of Conditional Uses in B-1 Zoning. Office hours would be Monday through Friday 9 am-6 pm, closed weekends, essentially the same as most of the current Conditional Uses. Traffic would be comparable to any of the Conditional uses, and arguably less in most cases due to the limited size of the proposed facility.

We also want to clarify that this facility is not a boarding or 24 hour ER facility. Additionally the fenced area is for bathroom breaks only, not exercise. This will be limited to 3-5 minutes, single user, always with a staff member. Maybe half of the patients would be capable to use this area.

Architectural Design
Real Estate Development
Interior Design
Construction

Attachment: Narrative (7676 : Text Amendment to Allow for Vet Clinics as a conditional use in the B-1 Zoning District)

Our client believes that his office would be a great fit to this neighborhood, he would provide a unique service that is operationally compatible to B-1 zoning, is compatible with any existing and future uses, and will not in any way be injurious to the adjacent property owners or general public. This would definitely be a desirable addition to the City of Mequon.

Thank you for your consideration,
Primus Companies

KC Dietz
Senior Designer

Attachment: Narrative (7676 : Text Amendment to Allow for Vet Clinics as a conditional use in the B-1 Zoning District)

PRIMUS COMPANIES

401 8th Avenue SE
Cedar Rapids, IA 52401
Telephone: 319.393.4831
Facsimile: 319.393.0324

July 28, 2022

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

Subject: Letter of Intent for a Text Amendment to B-1 Zoning District to Allow Veterinary Offices

Primus Project No. 21100

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Attachment: PRIMUS MEQUON Zoning Text Amendment Petition (7676 : Text Amendment to Allow for Vet Clinics as a conditional use in the B-

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Primus Companies

KC Dietz
Senior Designer

Attachment: PRIMUS MEQUON Zoning Text Amendment Petition (7676 : Text Amendment to Allow for Vet Clinics as a conditional use in the B-

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 19, 2022**

SUBJECT: **RA Smith for Primus Companies. The applicant is seeking conditional use grant and building and site plan approval to allow for a 3,150 sq. ft. veterinary clinic for the property located at 7625 W. Mequon Road.**

Applicant:	RA Smith
Status of Applicant:	Agent
Requested:	Conditional Use Grant Building and Site Plan
Existing Zoning:	B-1 (Neighborhood Commercial)
Land Use Plan:	Neighborhood Commercial
Lot size:	1 Acre
Location:	7625 W. Mequon Road
Tax Key Number:	#14-028-01-026.00
District:	#4

Background: Background:
The applicant is requesting building and site plan and conditional use grant approval for a vet clinic located at 7625 W Mequon Road. The clinic specializes in MRI's for small animals, mainly dogs and cats. The request is concurrent with the text amendment to allow for vet clinics as a conditional use in the B-1.

B-1 District 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**
Minimum Lot Width:	150 feet	150 feet
Open Space Ratio:	40%	58%
Maximum FAR:	30%	7%
Maximum Building Height:	42 feet	27 feet
Building Setback	95 feet	115 feet
Building East Side Yard Offset:	20 feet	21.5 feet
Building South Side Yard Offset	20 feet	125 feet
Building West Side Yard Offset:	20 feet	46.5 feet
Minimum Parking Setback:	25 feet	41 feet
Minimum Parking Offset West:	20 feet	21 feet
Minimum Parking Offset East:	20 feet	22 feet
Off-Street Parking:	10 stalls	14 stalls

Site Plan:
The site plan shows the building in the center of the parcel with parling located between the building and Mequon Road. Access to the site is shown from a relocated curb cut from Mequon Road which under the jurisdiction of the Wisconsin DOT. There is a proposed stormwater pond located between the parking lot and the Mequon Road right of way. The proposed site plan meets all of the requirements of the B-1 zoning district. The plan shows a future expansion of the building and parking lot which is not being evaluated at this time. Staff is not supportive of the location of the dumpster enclosure. The location is in the front parking area and highly visible from Mequon Road. Staff recommends the dumpster be located behind the building in the location marked as future parking (see plan markup). Staff also recommends that the striped area adjacent to the north parking stalls be replaced with a landscaped island. The plan shows the width of the area at five feet which can be widened with the relocation of the dumpster.

Building Design:
The proposed building design includes masonry veneer, horizontal siding, aluminum storefront windows with dimensional asphalt shingles. Based on the color renderings, it appears that the siding is light grey, and the masonry veneer is dark grey. Staff has requested that the applicant provide actual color samples of the materials for the meeting. Staff believes that additional improvements to the building are warranted based on the submittal. Staff recommends that the masonry veneer be extended to all four sides of the building and additional store front windows be added to the west, south and east elevation. Based on the submitted floor plan, staff believes there are opportunities to incorporate additional windows throughout the building and the floor plan can be modified to accommodate fenestration should that be necessary.

Lighting Plan:
The proposed plan does not show any exterior lighting. Based on discussions with the applicant, there will be no outdoor lighting other than wall packs on the building. As a condition of approval, staff will require review and approval of all wall packs.

Landscape Plan:
The plan was submitted to the city's landscape architect consultant, Terry Higgins, for review and comment. Based on his comments, staff recommends the following changes:

- All street trees shall be a minimum 3" caliper
- Any existing landscaping that is removed as part of the construction shall be replaced. Staff approval is required.
- Add evergreen trees along the west property line to provide year around screening to the relocated dumpster enclosure.

There is a significant amount of existing vegetation on the permitter of the site. In the event that the existing trees and vegetation need to be removed as part of the construction, replacement landscaping shall be required.

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

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

Veterinarians are regulated by Department of Agriculture, Trade and Consumer Protection (DATCP) and are required to be licensed in the State of Wisconsin. The use should not endanger the public health, safety and general welfare.

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

A mix of zoning districts and uses are adjacent to the site and include B-1 (Neighborhood Commercial), and R-6 (Single Family Attached). The residential uses are west and south of the proposed development and there is a gas station to the east. The proposed use will provide a nice buffer between the more intense use of a gas station and the plex development. Staff does not believe the proposed use will injure the value of the adjoining parcels.

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

The proposed vet clinic will be open 9:00 a.m. to 6:00 p.m. Monday thru Friday and is closed on weekends. There will be an occasional overnight stay for certain animals recovering from surgery, aside from that no kenneling or boarding will be allowed. Staff believes the hours of operation are compatible with other uses in the surrounding neighborhood.

Engineering Report:

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

Access is provided along Mequon Road. The new connection is subject to WisDOT approval. All work within WisDOT right-of-way requires a WisDOT permit.

There is no indication of wetlands on the property.

The site is located within the City's sewer service area and connection to the public water utility is required per the Mequon Water Connection Policy. The policy also requires extension of the public transmission water main across the full front frontage of the property line. The extension is not currently shown on the proposed civil plans. There is currently sanitary sewer service available on the site.

The application was submitted with a memo evaluating the storm water management requirements that the redevelopment will be subject to. Since the added impervious area is 0.194 acre, or approximately 8,450 square feet, and therefore more than 5,000 square feet, the redevelopment is subject to a green infrastructure plan per MMSD Ch. 13 Rules and Mequon Ordinances. The proposed storm water management improvements are subject to staff and MMSD approval. Green infrastructure plans also require the execution of a Stormwater Maintenance and Easement Agreement and a drainage financial guarantee.

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.

A filling, excavating, and berms permit is required. If the total of filling and excavation exceeds 1,000 cubic yards, a haul route shall be provided for staff approval and haul route bond are required. The haul route and haul route bond are intended to protect City streets from the increase in the amount of hauled material.

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

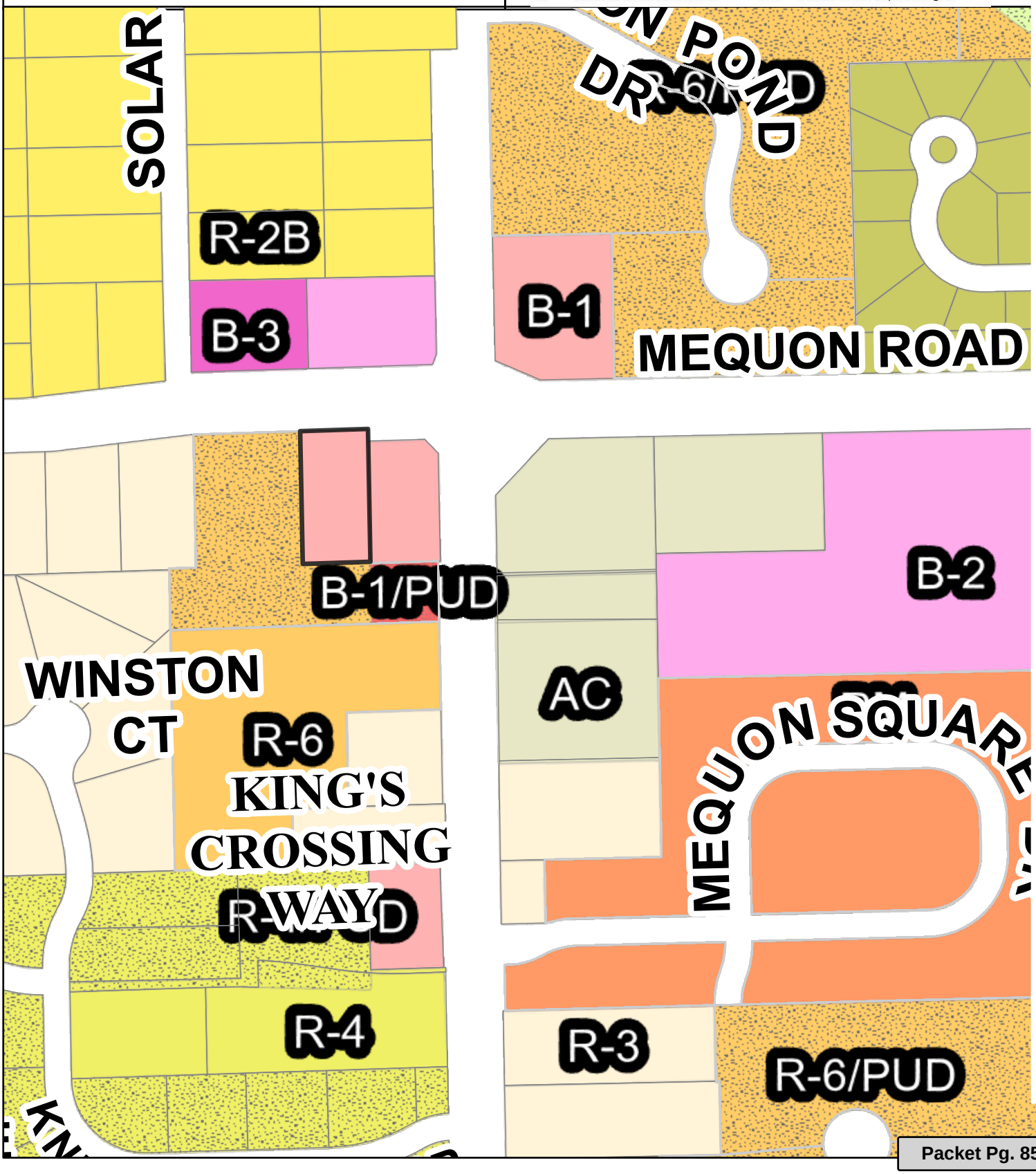
1. Common Council approval of the text amendment.
2. Hours shall be limited to 8:00 AM to 6:30 PM daily.
3. The brick veneer shall be extended to all four sides of the building.
4. Additional windows shall be added to the east, west and south elevation.
5. Submittal of building wall pack cut sheets for review and approval.
6. The dumpster enclosure shall be relocated to the rear of the building.
7. The striped area in the parking lot shall be modified to accommodate a grass island that includes a shade tree.
8. The landscaping plan shall be updated to mee the following requirements:
    - Street trees shall be a minimum of 3" caliper.
    - Other deciduous trees shall be a minimum of 2.5" caliper
    - Evergreens shall be a minimum of 7 feet in height.
    - Any existing landscaping that is removed as part of the construction shall be replaced. Staff approval is required.
    - Add evergreen trees along the west property line to provide year around screening to the relocated dumpster enclosure
9. No overnight kenneling or boarding is permitted except for recovering surgery patients.
10. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 30 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
11. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
12. All ground-level and roof top mechanical equipment shall be well screened from public view with screening or landscaping.
13. Engineering Division review and approval of the individual grading, drainage, erosion control, water distribution and sanitary sewer plans in conformance to City ordinances and the SSLD.
14. Connection and work within WisDOT right-of-way is subject to WisDOT review and approval.
15. Connection to sanitary sewer.
16. Connection to the public water infrastructure in accordance with the Mequon Water Connection Policy.
17. Entrance into a Water Services Agreement in accordance with the Mequon Water Connection Policy.
18. Submittal of an updated sanitary sewer flow allocation document subject to MMSD review.

19. Prior to the issuance of a building permit, the applicant shall design and submit for review and approval a green infrastructure plan in conformance with MMSD rules and City ordinances.
20. Submittal and City Attorney approval of a Stormwater Maintenance and Easement Agreement.
21. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions.
22. 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.
23. Application for and approval of a City Filling, Excavating, and Berms Permit, if applicable.

Attachments:
Map (PDF)
Business Operation PLan (PDF)
PRIMUS MEQUON Building Elevations (PDF)
PRIMUS MEQUON Building Floorplan (PDF)
staff paln (PDF)
PRIMUS MEQUON Site Plans 8-04-2022 (PDF)
PRIMUS MEQUON Lighting Plans (PDF)
Veterinary Clinic_Mequon Rd_ Review 1 (PDF)
Stormwater Letter (PDF)
cug (PDF)

PRIMUS COMPANIES - CUG AND BUILDING AND SITE PLAN

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



Attachment: Map (7675 : RA Smith for Primus Companies)

PRIMUS COMPANIES

401 8th Avenue SE
Cedar Rapids, IA 52401
Telephone: 319.393.4831
Facsimile: 319.393.0324

7625 W Mequon Rd – Business Operation Plan

Dr Moeser is moving to Mequon from out of state to be close to family. He is a start up and will provide a niche service for small animals, primarily dogs and cats, by means of an MRI machine for diagnoses. An MRI test can help pinpoint the cause of certain health problems when other tests fail to reveal a source and provide vital information to help the animal receive proper treatment. This facility will provide a service that is generally uncommon among veterinarians.

The focus of the practice is small animal surgery, there will not be any boarding. Any patient breaks will be limited to 3-5 minutes, single-user, always with a staff member. Overall business traffic will be at the low end, minimal impact relative to the other uses.

Business Type: Small Animal Veterinarian specializing in MRI diagnoses

Business Hours: 9 am - 6 pm Monday – Friday, closed weekends

Staffing: When fully staffed there will be two Veterinary Dr's and four veterinary staff total

Kennels: There will not be any kenneling, however there will be the occasional overnight stay for a single patient after surgery

Clientele: Small animal, typically dogs and cats

Attachment: Business Operation PLan (7675 : RA Smith for Primus Companies)

Architectural Design

Real Estate Development

Interior Design

Construction

2,013 S.F.	100%	TOTAL AREA	
218 S.F.	11%	GLASS	CLEAR GLASS IN DARK BRONZE ALUMINUM FRAMES
164 S.F.	8%	MASONRY	APPLIED MASONRY STONE VENEER
632 S.F.	32%	SIDING	ENGINEERED PAINTED WOOD LAP SIDING
999 S.F.	49%	SHINGLES	ARCHITECTURAL LAMINATED SHINGLES



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

NOTE:
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MEQUON'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF MEQUON. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE LOCAL JURISDICTION.

1,053 S.F.	100%	TOTAL AREA	
0 S.F.	0%	GLASS	CLEAR GLASS IN DARK BRONZE ALUMINUM FRAMES
26 S.F.	2%	MASONRY	APPLIED MASONRY STONE VENEER
696 S.F.	67%	SIDING	ENGINEERED PAINTED WOOD LAP SIDING
331 S.F.	31%	SHINGLES	ARCHITECTURAL LAMINATED SHINGLES



2 WEST ELEVATION
1/8" = 1'-0"

NOTE:
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MEQUON'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF MEQUON. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE LOCAL JURISDICTION.

PRIMUS COMPANIES

Mequon Vet Clinic

7625 W Mequon Rd, Mequon, WI

21100

06.23.2022

A201

Attachment: PRIMUS MEQUON Building Elevations (7675 : RA Smith for Primus Companies)

2,013 S.F.	100%	TOTAL AREA	
80 S.F.	4%	GLASS	CLEAR GLASS IN DARK BRONZE ALUMINUM FRAMES
0 S.F.	0%	MASONRY	APPLIED MASONRY STONE VENEER
899 S.F.	45%	SIDING	ENGINEERED PAINTED WOOD LAP SIDING
1,034 S.F.	51%	SHINGLES	ARCHITECTURAL LAMINATED SHINGLES



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

NOTE:
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MEQUON'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF MEQUON. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE LOCAL JURISDICTION.

1,053 S.F.	100%	TOTAL AREA	
0 S.F.	0%	GLASS	CLEAR GLASS IN DARK BRONZE ALUMINUM FRAMES
26 S.F.	2%	MASONRY	APPLIED MASONRY STONE VENEER
681 S.F.	63%	SIDING	ENGINEERED PAINTED WOOD LAP SIDING
372 S.F.	35%	SHINGLES	ARCHITECTURAL LAMINATED SHINGLES



2 EAST ELEVATION
1/8" = 1'-0"

NOTE:
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PRIMUS COMPANIES

Mequon Vet Clinic

7625 W Mequon Rd, Mequon, WI

21100

06.23.2022

A202

Attachment: PRIMUS MEQUON Building Elevations (7675 : RA Smith for Primus Companies)

1 PERSPECTIVE FROM NW
NO SCALE

PRIMUS COMPANIES

Mequon Vet Clinic

7625 W Mequon Rd, Mequon, WI

21100

06.23.2022

A203

Attachment: PRIMUS MEQUON Building Elevations (7675 : RA Smith for Primus Companies)



1 DUMPSTER ENCLOSURE SIDE/BACK
NO SCALE

2 DUMPSTER ENCLOSURE FRONT
NO SCALE

PRIMUS COMPANIES

Mequon Vet Clinic

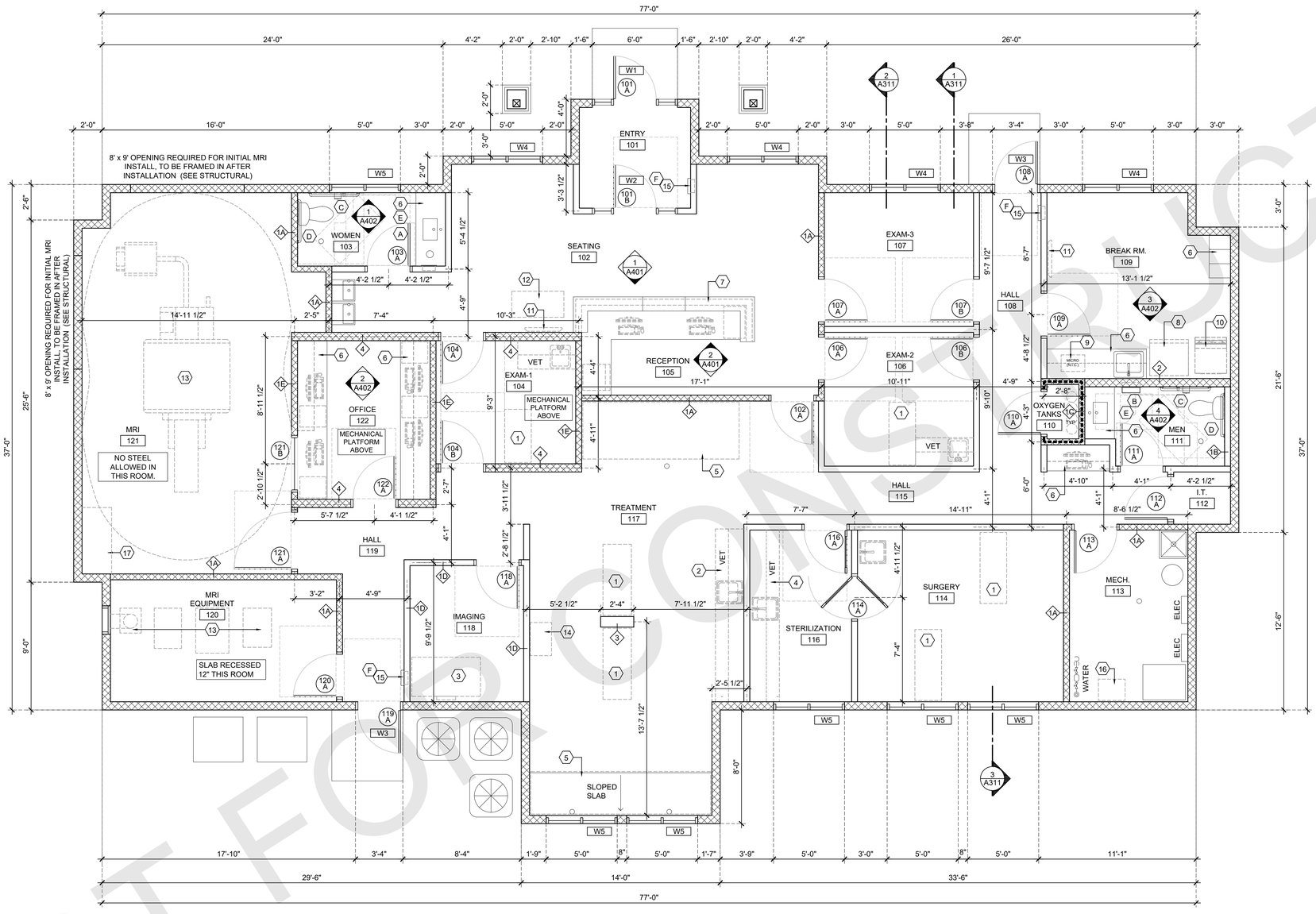
7625 W Mequon Rd, Mequon, WI

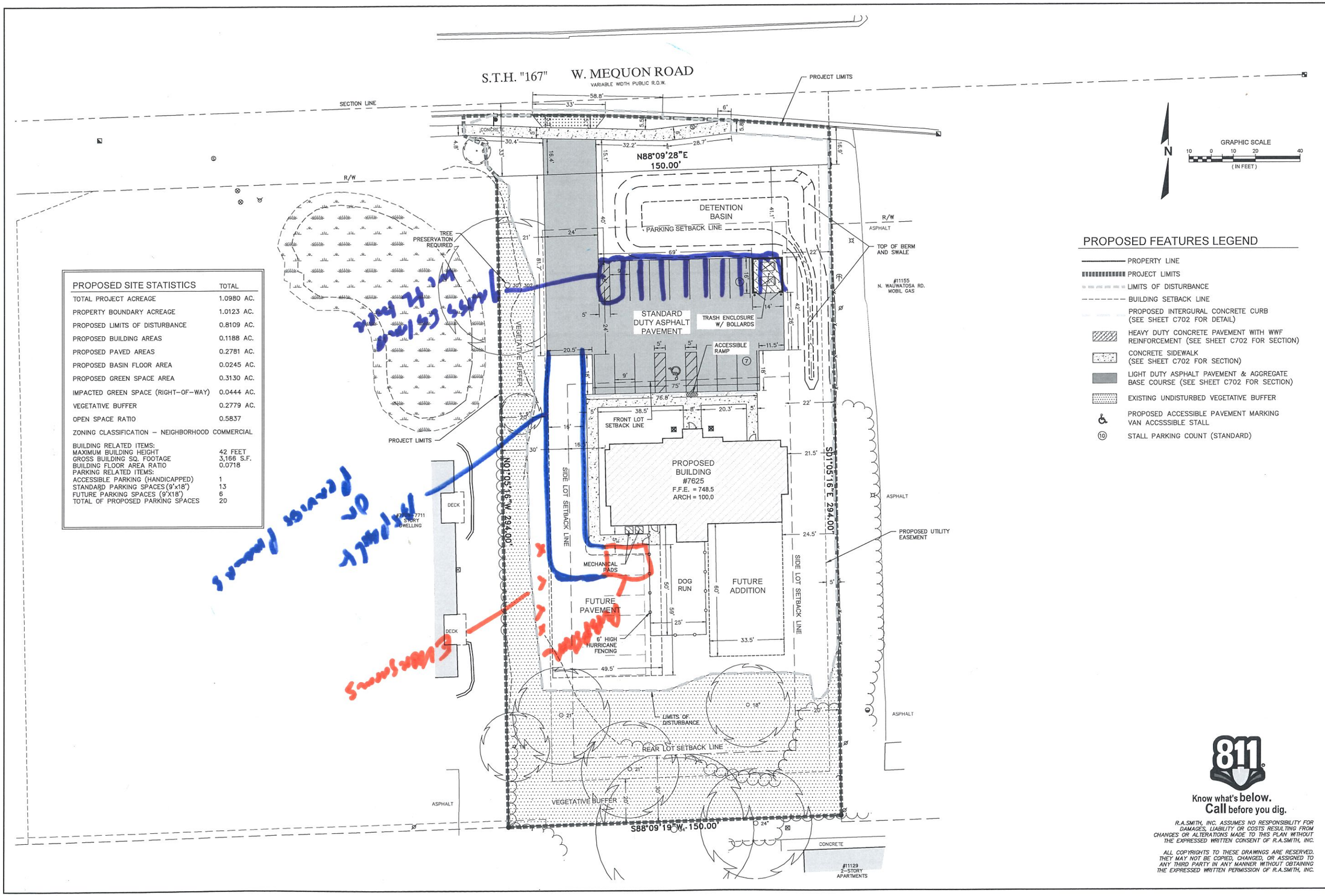
21100

06.23.2022

A204

Attachment: PRIMUS MEQUON Building Elevations (7675 : RA Smith for Primus Companies)


77'-0"
24'-0"
4'-2"
2'-0"
2'-10"
1'-6"
6'-0"
1'-6"
2'-10"
2'-0"
4'-2"
26'-0"
16'-0"
5'-0"
3'-0"
2'-0"
5'-0"
2'-0"
2'-0"
5'-0"
2'-0"
3'-0"
5'-0"
3'-8"
3'-4"
3'-0"
5'-0"
3'-0"
3'-0"
37'-0"
25'-6"
2'-6"
8' x 9' OPENING REQUIRED FOR INITIAL MRI INSTALL, TO BE FRAMED IN AFTER INSTALLATION (SEE STRUCTURAL)
8' x 9' OPENING REQUIRED FOR INITIAL MRI INSTALL, TO BE FRAMED IN AFTER INSTALLATION (SEE STRUCTURAL)
ENTRY 101
SEATING 102
WOMEN 103
MRI 121
NO STEEL ALLOWED IN THIS ROOM.
OFFICE 122
MECHANICAL PLATFORM ABOVE
RECEPTION 105
VET EXAM-1 104
MECHANICAL PLATFORM ABOVE
TREATMENT 117
HALL 119
MRI EQUIPMENT 120
SLAB RECESSED 12" THIS ROOM
IMAGING 118
SLOPED SLAB
STERILIZATION 116
SURGERY 114
EXAM-2 106
EXAM-3 107
HALL 115
VET
HALL 108
BREAK RM. 109
OXYGEN TANKS 110
MEN 111
I.T. 112
MECH. 113
HALL 115
W1
W2
W3
W4
W5
W3
W5
W5
W5



PROPOSED SITE STATISTICS	TOTAL
TOTAL PROJECT ACREAGE	1.0980 AC.
PROPERTY BOUNDARY ACREAGE	1.0123 AC.
PROPOSED LIMITS OF DISTURBANCE	0.8109 AC.
PROPOSED BUILDING AREAS	0.1188 AC.
PROPOSED PAVED AREAS	0.2781 AC.
PROPOSED BASIN FLOOR AREA	0.0245 AC.
PROPOSED GREEN SPACE AREA	0.3130 AC.
IMPACTED GREEN SPACE (RIGHT-OF-WAY)	0.0444 AC.
VEGETATIVE BUFFER	0.2779 AC.
OPEN SPACE RATIO	0.5837
ZONING CLASSIFICATION – NEIGHBORHOOD COMMERCIAL	
BUILDING RELATED ITEMS:	
MAXIMUM BUILDING HEIGHT	42 FEET
GROSS BUILDING SQ. FOOTAGE	3,166 S.F.
BUILDING FLOOR AREA RATIO	0.0718
PARKING RELATED ITEMS:	
ACCESSIBLE PARKING (HANDICAPPED)	1
STANDARD PARKING SPACES(9'x18')	13
FUTURE PARKING SPACES (9'X18')	6
TOTAL OF PROPOSED PARKING SPACES	20

PROPOSED FEATURES LEGEND

- PROPERTY LINE
- PROJECT LIMITS
- LIMITS OF DISTURBANCE
- BUILDING SETBACK LINE
- PROPOSED INTERGURAL CONCRETE CURB (SEE SHEET C702 FOR DETAIL)
- HEAVY DUTY CONCRETE PAVEMENT WITH WWF REINFORCEMENT (SEE SHEET C702 FOR SECTION)
- CONCRETE SIDEWALK (SEE SHEET C702 FOR SECTION)
- LIGHT DUTY ASPHALT PAVEMENT & AGGREGATE BASE COURSE (SEE SHEET C702 FOR SECTION)
- EXISTING UNDISTURBED VEGETATIVE BUFFER
- PROPOSED ACCESSIBLE PAVEMENT MARKING VAN ACCSSSIBLE STALL
- (10) STALL PARKING COUNT (STANDARD)

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DESCRIPTION	DATE

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(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Oostburg, WI | Naperville, IL | Irvine, CA

VETERINARY CLINIC
CITY OF MEQUON, WI

PROPOSED SITE PLAN
7625 W MEQUON ROAD

PRELIMINARY NOT FOR CONSTRUCTION

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DATE: 08/04/22
SCALE: 1" = 20'
JOB NO. 3220037
PROJECT MANAGER: CHRIS HITCH, P.E.
DESIGNED BY: KDD
CHECKED BY: CDH

SHEET NUMBER
C200

Attachment: staff pain (7675 : RA Smith for Primus Companies)

VETERINARY CLINIC

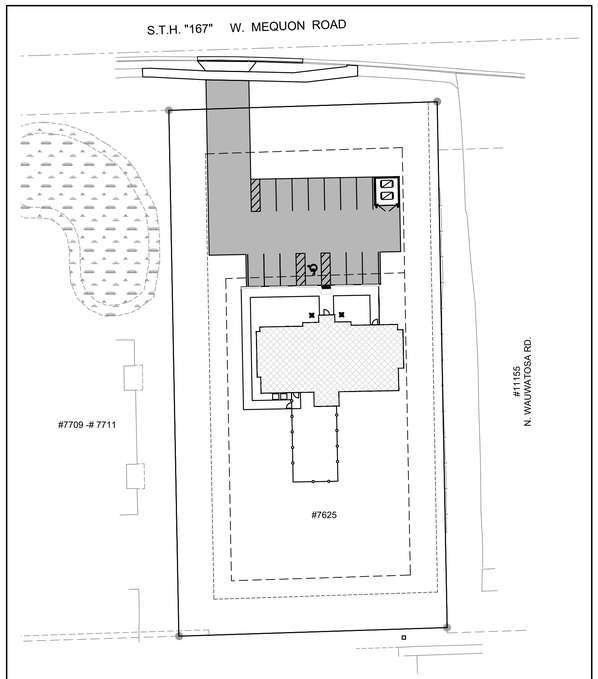
7625 WEST MEQUON ROAD

CITY OF MEQUON, WI

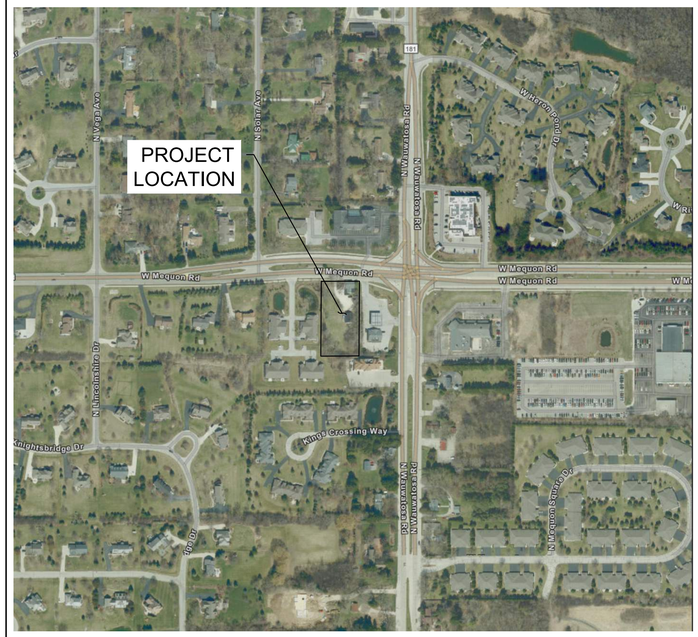
PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	SITE DEMOLITION AND EROSION CONTROL PLAN
C200	PROPOSED SITE PLAN
C300	SITE GRADING AND EROSION CONTROL PLAN
C400	SITE UTILITY PLAN
C500–C505	SITE CIVIL DETAILS AND SPECS
L100	LANDSCAPE PLAN

SITE PLAN



VICINITY MAP



ENGINEER:

raSmith
CREATIVITY BEYOND ENGINEERING

221 South 2nd Street
Milwaukee, WI 53204-1412
(262) 781-1000
rasmith.com

BENCHMARKS:

BM–N (SET) SIDE LIGHT POLE BASE
BENCHMARK ELEV: 744.94

DEVELOPER:

PRIMUS COMPANIES, INC.
401 8TH AVENUE S.E.
CEDAR RAPIDS IA, 52401
REP: KATE E. KOROGI
Phone: 612–968–5881
E–MAIL: Kate@primus–companies.com

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PLAN DATE: 08/04/22

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:
–	--	--	--

DESCRIPTION

DATE

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

VETERINARY CLINIC
CITY OF MEQUON, WI

TITLE SHEET

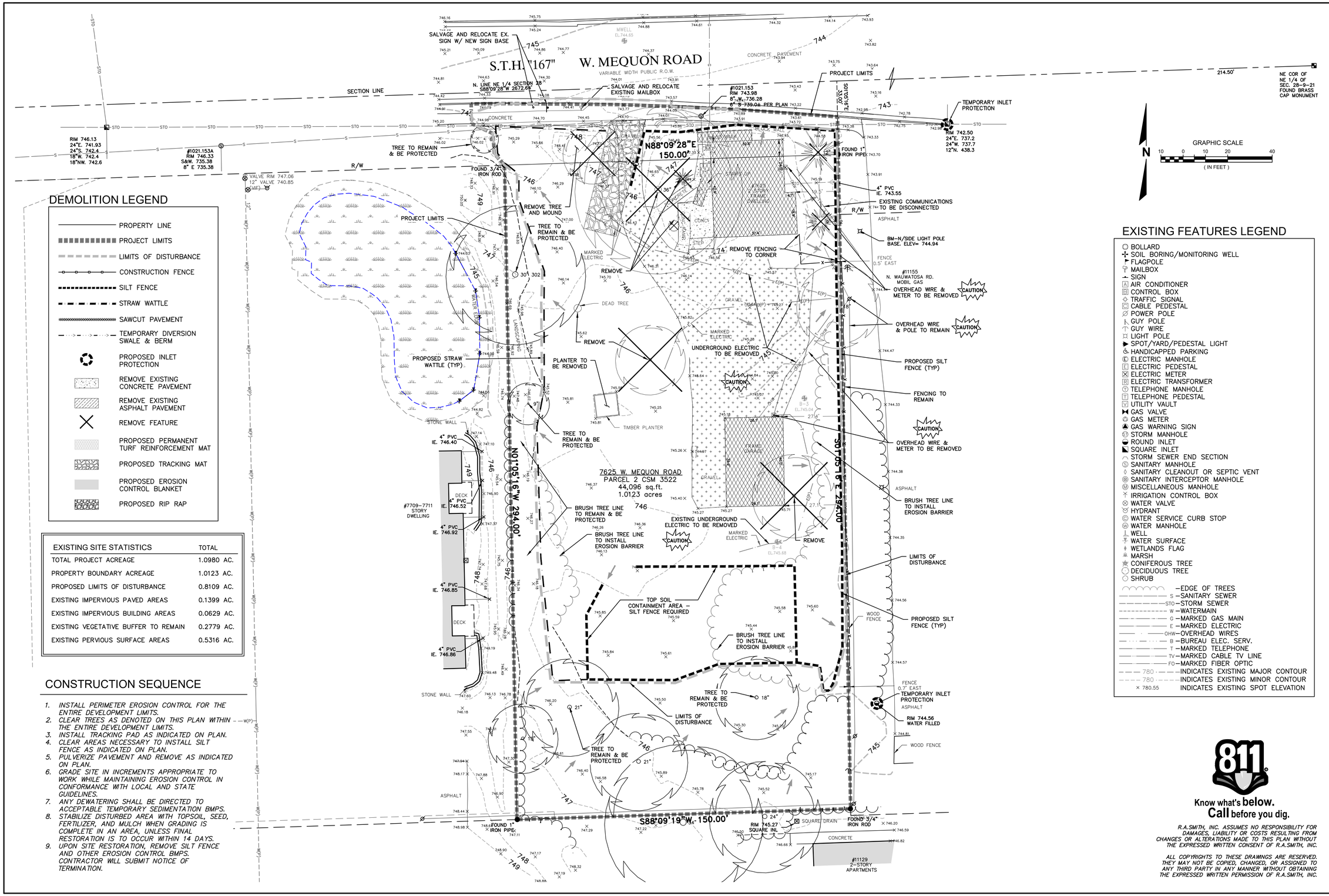
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DATE: 08/04/22
SCALE: N.T.S.
JOB NO. 3220037
PROJECT MANAGER: CHRIS HITCH, P.E.
DESIGNED BY: KDD
CHECKED BY: CDH

SHEET NUMBER
C000

Attachment: PRIMUS MEQUON Site Plans 8-04-2022 (7675 : RA Smith for Primus Companies)



DEMOLITION LEGEND

- PROPERTY LINE
- PROJECT LIMITS
- LIMITS OF DISTURBANCE
- CONSTRUCTION FENCE
- SILT FENCE
- STRAW WATTLE
- SAWCUT PAVEMENT
- TEMPORARY DIVERSION SWALE & BERM
- PROPOSED INLET PROTECTION
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE FEATURE
- PROPOSED PERMANENT TURF REINFORCEMENT MAT
- PROPOSED TRACKING MAT
- PROPOSED EROSION CONTROL BLANKET
- PROPOSED RIP RAP

EXISTING SITE STATISTICS	TOTAL
TOTAL PROJECT ACREAGE	1.0980 AC.
PROPERTY BOUNDARY ACREAGE	1.0123 AC.
PROPOSED LIMITS OF DISTURBANCE	0.8109 AC.
EXISTING IMPERVIOUS PAVED AREAS	0.1399 AC.
EXISTING IMPERVIOUS BUILDING AREAS	0.0629 AC.
EXISTING VEGETATIVE BUFFER TO REMAIN	0.2779 AC.
EXISTING PERVIOUS SURFACE AREAS	0.5316 AC.

CONSTRUCTION SEQUENCE

1. *INSTALL PERIMETER EROSION CONTROL FOR THE ENTIRE DEVELOPMENT LIMITS.*
2. *CLEAR TREES AS DENOTED ON THIS PLAN WITHIN THE ENTIRE DEVELOPMENT LIMITS.*
3. *INSTALL TRACKING PAD AS INDICATED ON PLAN.*
4. *CLEAR AREAS NECESSARY TO INSTALL SILT FENCE AS INDICATED ON PLAN.*
5. *PULVERIZE PAVEMENT AND REMOVE AS INDICATED ON PLAN.*
6. *GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING EROSION CONTROL IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.*
7. *ANY DEWATERING SHALL BE DIRECTED TO ACCEPTABLE TEMPORARY SEDIMENTATION BMPS.*
8. *STABILIZE DISTURBED AREA WITH TOPSOIL, SEED, FERTILIZER, AND MULCH WHEN GRADING IS COMPLETE IN AN AREA, UNLESS FINAL RESTORATION IS TO OCCUR WITHIN 14 DAYS.*
9. *UPON SITE RESTORATION, REMOVE SILT FENCE AND OTHER EROSION CONTROL BMPS. CONTRACTOR WILL SUBMIT NOTICE OF TERMINATION.*

EXISTING FEATURES LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- —EDGE OF TREES
- S —SANITARY SEWER
- STO —STORM SEWER
- W —WATERMAIN
- G —MARKED GAS MAIN
- E —MARKED ELECTRIC
- OHW —OVERHEAD WIRES
- B —BUREAU ELEC. SERV.
- T —MARKED TELEPHONE
- TV —MARKED CABLE TV LINE
- FO —MARKED FIBER OPTIC
- 780 —INDICATES EXISTING MAJOR CONTOUR
- 780 —INDICATES EXISTING MINOR CONTOUR
- × 780.55 INDICATES EXISTING SPOT ELEVATION

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VETERINARY CLINIC
CITY OF MEQUON, WI

SITE DEMOLITION AND EROSION CONTROL PLAN

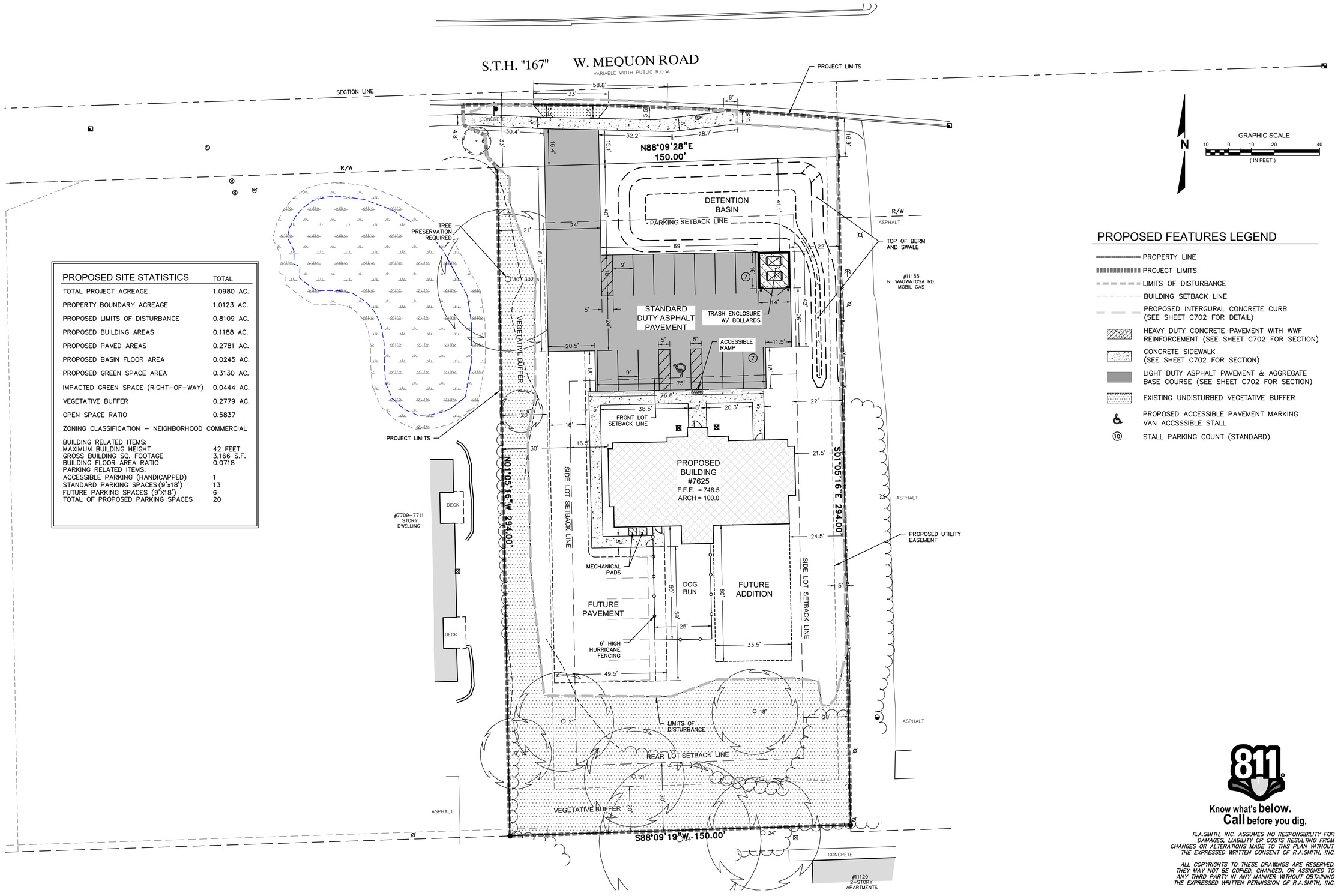
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DATE: **08/04/22**
SCALE: **1" = 20'**
JOB NO. **3220037**
PROJECT MANAGER: **CHRIS HITCH, P.E.**
DESIGNED BY: **KDD**
CHECKED BY: **CDH**

SHEET NUMBER
C100

Attachment: PRIMUS MEQUON Site Plans 8-04-2022 (7675 : RA Smith for Primus Companies)



PROPOSED SITE STATISTICS	TOTAL
TOTAL PROJECT ACREAGE	1.0980 AC.
PROPERTY BOUNDARY ACREAGE	1.0123 AC.
PROPOSED LIMITS OF DISTURBANCE	0.8109 AC.
PROPOSED BUILDING AREAS	0.1188 AC.
PROPOSED PAVED AREAS	0.2781 AC.
PROPOSED BASIN FLOOR AREA	0.0245 AC.
PROPOSED GREEN SPACE AREA	0.3130 AC.
IMPACTED GREEN SPACE (RIGHT-OF-WAY)	0.0444 AC.
VEGETATIVE BUFFER	0.2779 AC.
OPEN SPACE RATIO	0.5837
ZONING CLASSIFICATION – NEIGHBORHOOD COMMERCIAL	
BUILDING RELATED ITEMS:	
MAXIMUM BUILDING HEIGHT	42 FEET
GROSS BUILDING SQ. FOOTAGE	3,166 S.F.
BUILDING FLOOR AREA RATIO	0.0718
PARKING RELATED ITEMS:	
ACCESSIBLE PARKING (HANDICAPPED)	1
STANDARD PARKING SPACES(9'x18')	13
FUTURE PARKING SPACES (9'x18')	6
TOTAL OF PROPOSED PARKING SPACES	20

PROPOSED FEATURES LEGEND

- PROPERTY LINE
- PROJECT LIMITS
- LIMITS OF DISTURBANCE
- BUILDING SETBACK LINE
- PROPOSED INTERGURAL CONCRETE CURB (SEE SHEET C702 FOR DETAIL)
- HEAVY DUTY CONCRETE PAVEMENT WITH WWF REINFORCEMENT (SEE SHEET C702 FOR SECTION)
- CONCRETE SIDEWALK (SEE SHEET C702 FOR SECTION)
- LIGHT DUTY ASPHALT PAVEMENT & AGGREGATE BASE COURSE (SEE SHEET C702 FOR SECTION)
- EXISTING UNDISTURBED VEGETATIVE BUFFER
- PROPOSED ACCESSIBLE PAVEMENT MARKING VAN ACCSSSIBLE STALL
- (10) STALL PARKING COUNT (STANDARD)

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VETERINARY CLINIC
CITY OF MEQUON, WI

PROPOSED SITE PLAN
7625 W MEQUON ROAD

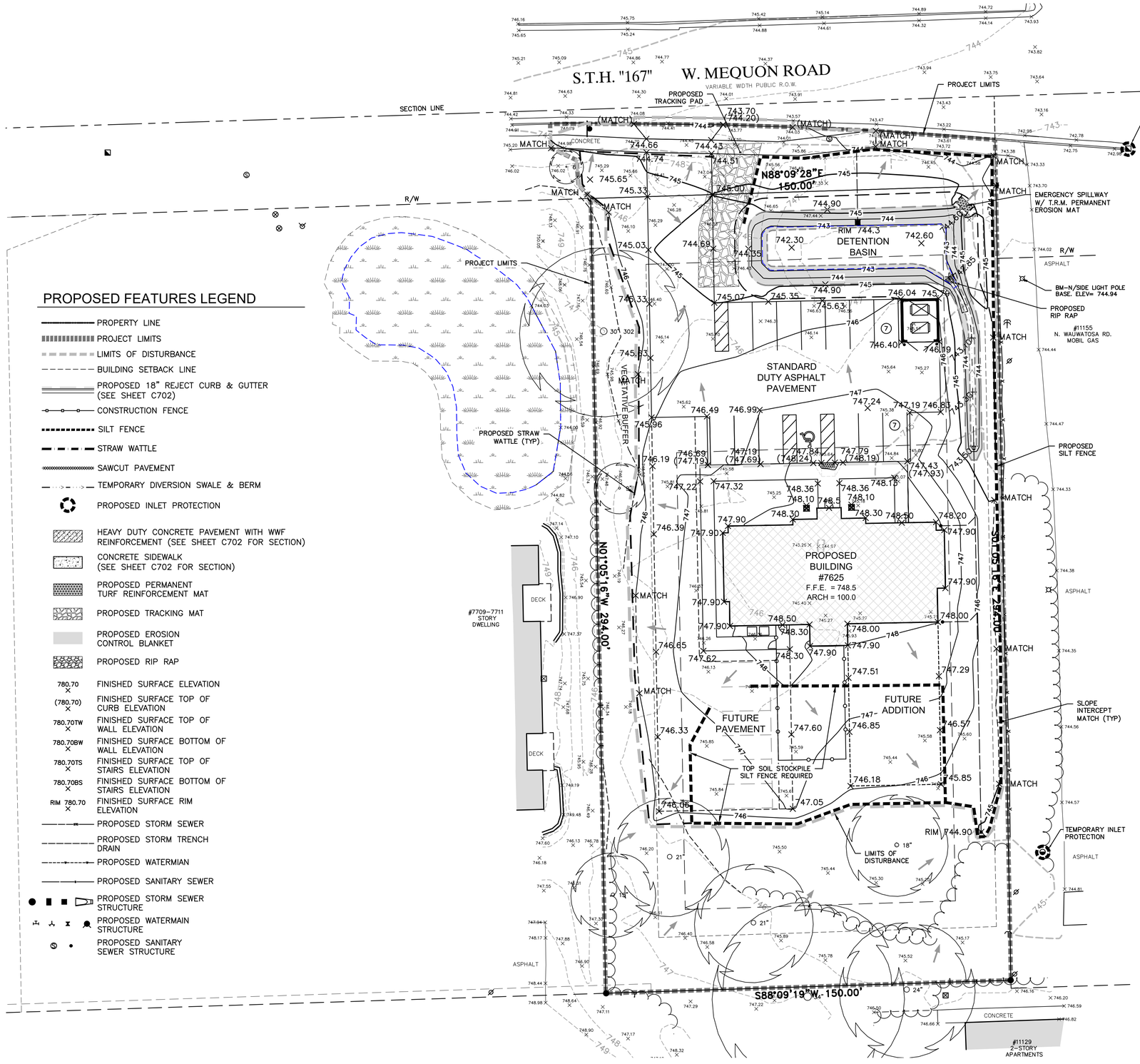
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R.A. Smith, Inc.

DATE: 08/04/22
SCALE: 1" = 20'
JOB NO. 3220037
PROJECT MANAGER: CHRIS HITCH, P.E.
DESIGNED BY: KDD
CHECKED BY: CDH

SHEET NUMBER
C200

Attachment: PRIMUS MEQUON Site Plans 8-04-2022 (7675 : RA Smith for Primus Companies)



PROPOSED FEATURES LEGEND

- PROPERTY LINE
- PROJECT LIMITS
- LIMITS OF DISTURBANCE
- BUILDING SETBACK LINE
- PROPOSED 18" REJECT CURB & GUTTER (SEE SHEET C702)
- CONSTRUCTION FENCE
- SILT FENCE
- STRAW WATTLE
- SAWCUT PAVEMENT
- TEMPORARY DIVERSION SWALE & BERM
- PROPOSED INLET PROTECTION
- HEAVY DUTY CONCRETE PAVEMENT WITH WWF REINFORCEMENT (SEE SHEET C702 FOR SECTION)
- CONCRETE SIDEWALK (SEE SHEET C702 FOR SECTION)
- PROPOSED PERMANENT TURF REINFORCEMENT MAT
- PROPOSED TRACKING MAT
- PROPOSED EROSION CONTROL BLANKET
- PROPOSED RIP RAP
- 780.70 FINISHED SURFACE ELEVATION
- (780.70) FINISHED SURFACE TOP OF CURB ELEVATION
- 780.70TW FINISHED SURFACE TOP OF WALL ELEVATION
- 780.70BW FINISHED SURFACE BOTTOM OF WALL ELEVATION
- 780.70TS FINISHED SURFACE TOP OF STAIRS ELEVATION
- 780.70BS FINISHED SURFACE BOTTOM OF STAIRS ELEVATION
- RIM 780.70 FINISHED SURFACE RIM ELEVATION
- PROPOSED STORM SEWER
- PROPOSED STORM TRENCH DRAIN
- PROPOSED WATERMIAN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED WATERMAIN STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE

CONSTRUCTION PHASING - GRADING:

- INSTALL PERIMETER EROSION CONTROL FOR THE ENTIRE DEVELOPMENT LIMITS
- CLEAR TREES (SEE SHEET C100) WITHIN THE ENTIRE DEVELOPMENT LIMITS
- ROUGH GRADE NORTH HALF OF THE DEVELOPMENT LIMITS, INCLUDING THE DETENTION BASIN PROPOSED BUILDING AND ADJACENT YARD AREAS
- STOCKPILE SALVAGED TOPSOIL AND SECURE WITH SILT FENCING AND TEMPORARY EROSION CONTROL SEEDING
- UTILITY INSTALLATIONS AND SPOIL BACKFILL PLACEMENT
- MAINTAIN PERIMETER EROSION CONTROL THROUGHOUT SITE
- FINISH GRADE DETENTION BASIN & SET SPILLWAY PERMANENT T.R.M.
- FINISH GRADE AROUND PROPOSED BUILDING AND ADJACENT YARD AREAS
- FINISH GRADE SOUTH HALF OF THE DEVELOPMENT LIMITS, INCLUDING FINISH GRADE FUTURE BUILDING AND FUTURE PAVEMENT AND ADJACENT YARD AREAS
- INSPECT AND MAINTAIN PERIMETER EROSION CONTROL THROUGHOUT SITE

CONSTRUCTION NOTICE - GRADING:

- SEE CITY OF MEQUON STANDARD SPECIFICATIONS, DATED JUNE 2018 FOR ALL GRADING & EXCAVATION CONTRACTOR COMPLIANCE STANDARDS.
- CONTRACTOR WILL BE RESPONSIBLE TO COMPLY ALL STANDARDS DEFINED WITHIN CHAPTER 7; CONTRACTOR WILL BE REQUIRED TO NOTIFY THE DEVELOPER AND ENGINEER OF RECORD 3 DAYS IN ADVANCE IF FIELD CONDITIONS EXIST TO NOT ALLOW STOCK PILING OR HAULING OF SPOIL MATERIALS
- THE CONTRACTOR IS REQUIRED TO FOLLOW THE CITY OF MEQUON NOTIFICATION POLICY AS STATED IN THE STANDARD SPECIFICATIONS
- CONTRACTOR IS REQUIRED TO KEEP ACCURATE RECORD OF ALL GROUND DATA REQUIRED FOR FINISH GRADE MATCH POINTS, BUILDING PAD, DETENTION BASIN, SPILLWAY GRADES AND WILL SUBMIT ALL DATA TO THE DEVELOPER AND ENGINEER OF RECORD FOR COMPLETION OF REQUIRED SYSTEM RECORD DRAWINGS

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VETERINARY CLINIC
CITY OF MEQUON, WI

SITE GRADING AND EROSION CONTROL PLAN

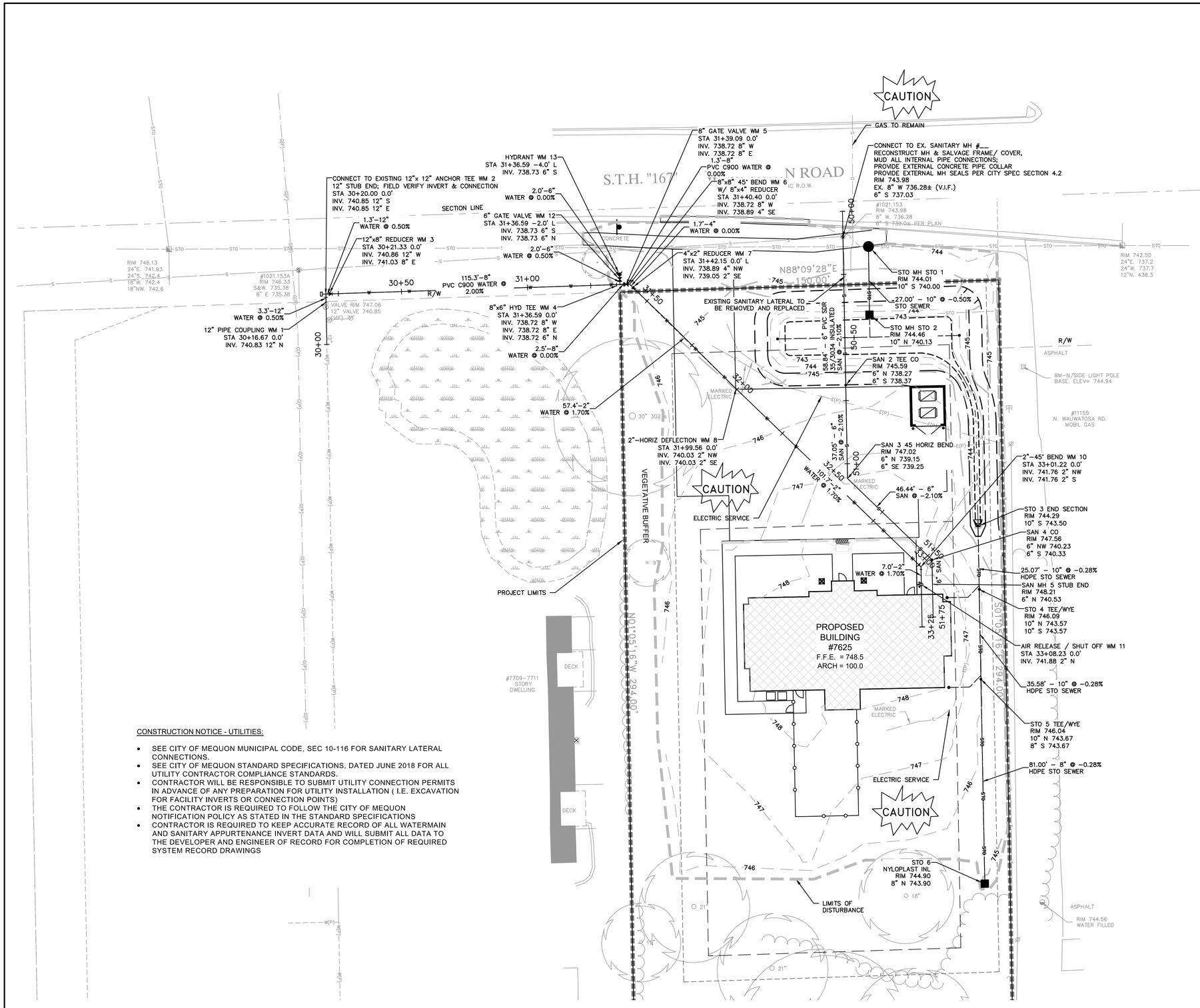
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R.A. Smith, Inc.

DATE: 08/04/22
SCALE: 1" = 20'
JOB NO. 3220037
PROJECT MANAGER: CHRIS HITCH, P.E.
DESIGNED BY: KDD
CHECKED BY: CDH

SHEET NUMBER
C300

Attachment: PRIMUS MEQUON Site Plans 8-04-2022 (7675 : RA Smith for Primus Companies)



PROPOSED FEATURES LEGEND

- PROPERTY LINE
- PROJECT LIMITS
- LIMITS OF DISTURBANCE
- BUILDING SETBACK LINE
- PROPOSED 18" REJECT CURB & GUTTER (SEE SHEET C702)
- CONSTRUCTION FENCE
- SILT FENCE
- STRAW WATTLE
- SAWCUT PAVEMENT
- TEMPORARY DIVERSION SWALE & BERM
- PROPOSED STORM SEWER
- PROPOSED STORM TRENCH DRAIN
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED WATERMAIN STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE

CONSTRUCTION NOTICE - UTILITIES:

- SEE CITY OF MEQUON MUNICIPAL CODE, SEC 10-116 FOR SANITARY LATERAL CONNECTIONS.
- SEE CITY OF MEQUON STANDARD SPECIFICATIONS, DATED JUNE 2018 FOR ALL UTILITY CONTRACTOR COMPLIANCE STANDARDS.
- CONTRACTOR WILL BE RESPONSIBLE TO SUBMIT UTILITY CONNECTION PERMITS IN ADVANCE OF ANY PREPARATION FOR UTILITY INSTALLATION (I.E. EXCAVATION FOR FACILITY INVERTS OR CONNECTION POINTS)
- THE CONTRACTOR IS REQUIRED TO FOLLOW THE CITY OF MEQUON NOTIFICATION POLICY AS STATED IN THE STANDARD SPECIFICATIONS
- CONTRACTOR IS REQUIRED TO KEEP ACCURATE RECORD OF ALL WATERMAIN AND SANITARY APPURTENANCE INVERT DATA AND WILL SUBMIT ALL DATA TO THE DEVELOPER AND ENGINEER OF RECORD FOR COMPLETION OF REQUIRED SYSTEM RECORD DRAWINGS

Know what's **below.**
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DESCRIPTION	DATE

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Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

VETERINARY CLINIC
CITY OF MEQUON, WI

SITE UTILITY PLAN
WATERMAIN AND SANITARY SEWER

PRELIMINARY NOT FOR CONSTRUCTION

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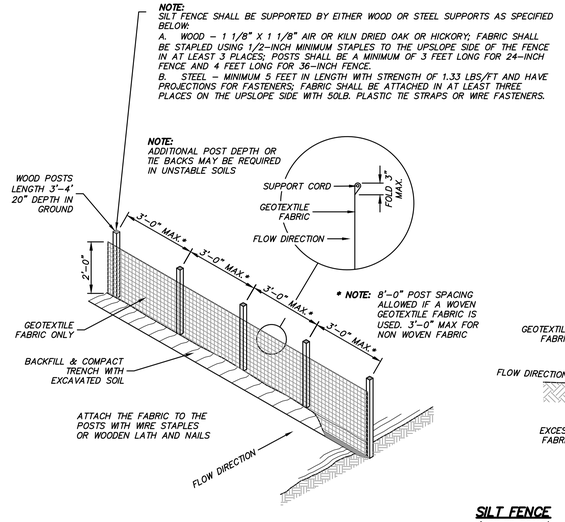
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NOTES:

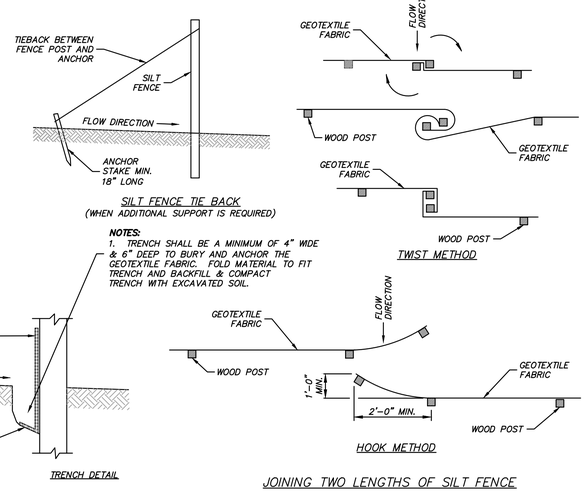
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

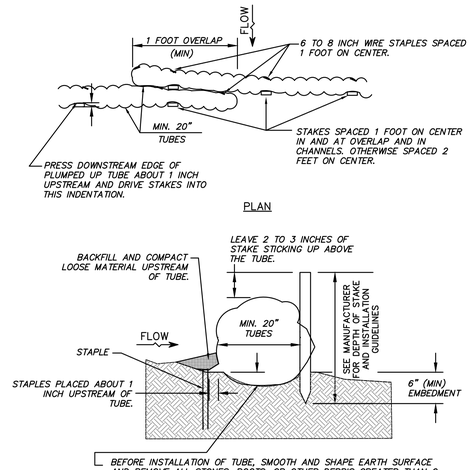
SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4–INCH TRENCH WIDE BY 6–INCH DEEP TRENCH, OR 6–INCH V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) TWIST METHOD––OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
   B) HOOK METHOD––HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.

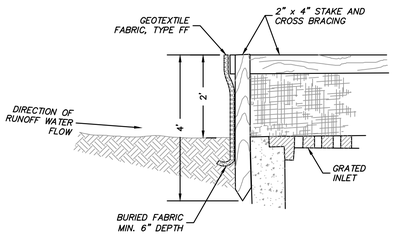


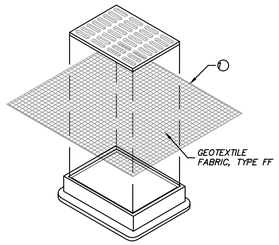
SILT FENCE
(NOT TO SCALE)



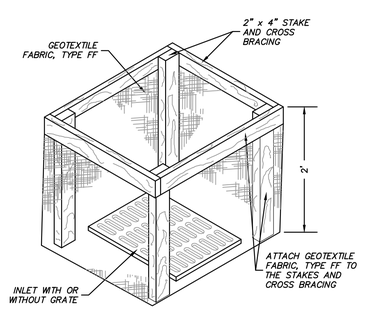


STRAW WATTLE
(NOT TO SCALE)

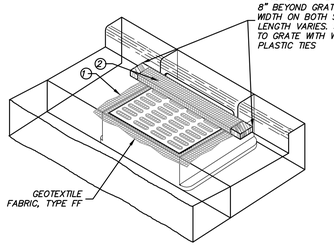




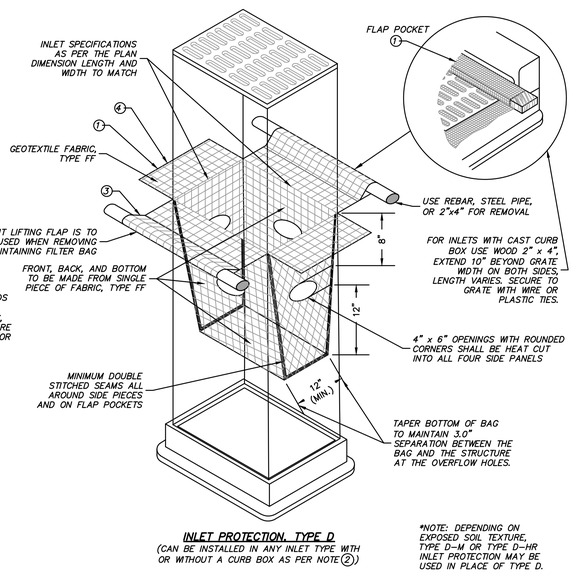
INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE ②)

*NOTE: DEPENDING ON EXPOSED SOIL TEXTURE, TYPE D–M OR TYPE D–HR INLET PROTECTION MAY BE USED IN PLACE OF TYPE D.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4. THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
④ SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WSDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

TYPE A IS TO BE USED PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER, AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.

TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB HEADS.

TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.

TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.

GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

INSTALLATION NOTES:

TYPE B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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

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

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

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

MAINTENANCE:

REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS SURFACE.

INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.

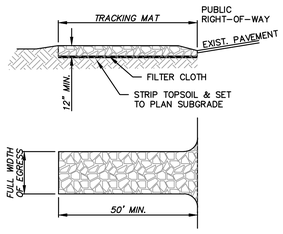
FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.

FOR TYPE D INLET PROTECTION (INCLUDING D–M AND D–HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RUNOFF EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE.

REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

STORM DRAIN INLET PROTECTION
(NOT TO SCALE)



CONSIDERATIONS:

1. TIRE WASHING AND TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
3. THE BEST APPROACH TO PREVENTING OFF–SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
4. IT IS ALWAYS PREFERABLE TO PREVENT SEDIMENT FROM BEING DEPOSITED UPON THE ROAD THAN CLEANING THE ROAD LATER. SEDIMENT ON A ROAD CAN CREATE A SAFETY HAZARD AS WELL AS A POLLUTION PROBLEM.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

NOTES:

A. TRACKING PAD:

1. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR THE TRACKING PAD SHALL BE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION OF TABLE 1 OF THE WISCONSIN DNR TECHNICAL STANDARD 1057. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATION, SECTION 312, SELECT CRUSHED MATERIAL.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WSDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
5. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

B. TIRE WASHING:

IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROAD.

1. THE WASHING STATION SHALL BE LOCATED ON–SITE ON AN AREA THAT IS STABILIZED AND DRAINS INTO A SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.
2. THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.

C. MAINTENANCE

1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP–DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12–INCH THICK PAD SHALL BE MAINTAINED.

STONE TRACKING PAD AND TIRE WASHING
(NOT TO SCALE)

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VETERINARY CLINIC
CITY OF MEQUON, WI

SITE CIVIL DETAILS
EROSION CONTROL

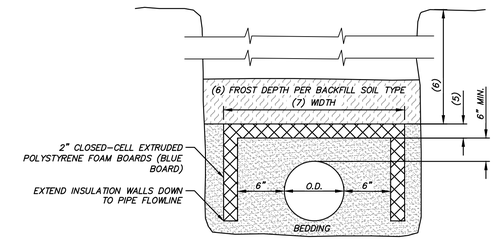
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Attachment: PRIMUS MEQUON Site Plans 8-04-2022 (7675 : RA Smith for Primus Companies)



REF: PER SPS 382.30-5 & 6 (ALL VALUES ARE MIN. THICKNESS)

FROST PROTECTION DESIGN TABLE

(5) INSULATION MATERIAL	FROST PROTECTION ZONE			
	A	B	C	D
EXTRUDED POLYSTYRENE FOAM	1 INCH	1.5 INCH	2 INCH	2.5 INCH
INSULATING CONCRETE	6 INCH	9 INCH	12 INCH	15 INCH
(6) DEPTH PER SOIL TYPE	A	B	C	D
CLAY, CLAY LOAM	2.5 FT	3.0 FT	3.5 FT	4.0 FT
SILT LOAM, SILTY CLAY LOAM	3.5 FT	4.0 FT	4.5 FT	5.5 FT
SANDY CLAY LOAM	4.0 FT	4.5 FT	5.5 FT	6.0 FT
SANDY LOAM, LOAMY SAND	4.5 FT	5.0 FT	6.0 FT	6.5 FT
SAND	5.0 FT	5.5 FT	6.5 FT	7.5 FT
GRAVELLY SAND	6.0 FT	7.5 FT	9.0 FT	10.0 FT

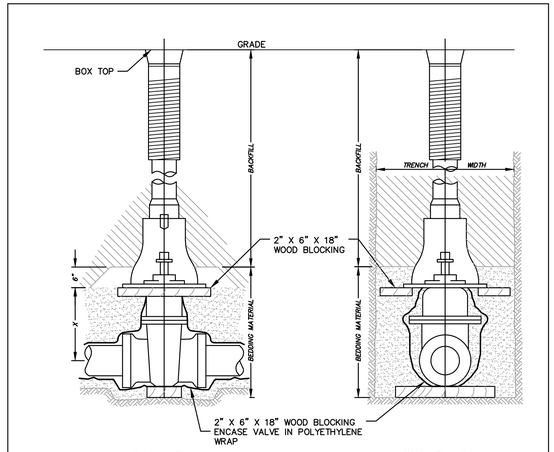
REF: PER SPS 382.30-7 (ALL VALUES ARE MIN. WIDTH)

WIDTH OF EXTRUDED POLYSTYRENE FOAM INSULATION

(7) PREDICTED DEPTH FROST IN FEET	DEPTH OF SEWER IN FEET					
	2.0	2.5	3.0	3.5	4.0	4.5
2.5	2	NR				
3.0	3	2	NR			
3.5	4	3	2	NR		
4.0	5	4	3	2	NR	
4.5	6	5	4	3	2	NR
5.0	7	6	5	4	3	2
5.5	8	7	6	5	4	3
6.0	9	8	7	6	5	4
6.5	10	9	8	7	6	5
7.0	10	10	9	8	7	6
7.5	10	10	10	9	8	7
8.0	10	10	10	10	9	8
8.5	10	10	10	10	10	9
9.0	10	10	10	10	10	10
10.0	10	10	10	10	10	10

POLYSTYRENE PIPE INSULATION (BOXED) (PER FILE NO. 48)

(NOT TO SCALE)



PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
10	17
12	21
16	30

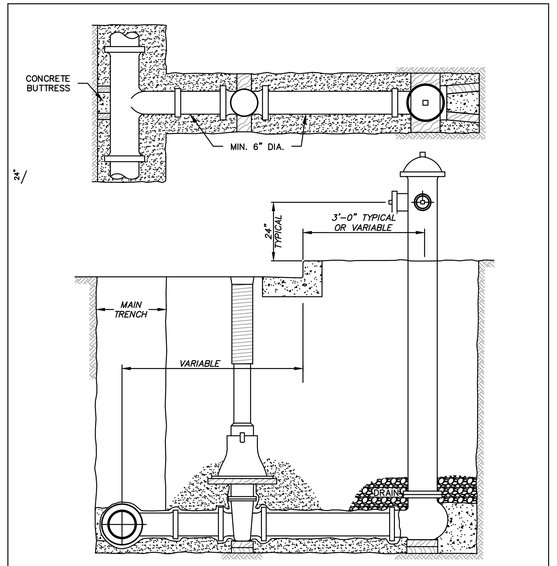
REF: CHAP. 4.8.0

STANDARD GATE VALVE BOX SETTING

NOT TO SCALE | **FILE NO. 37**

STANDARD GATE VALVE BOX SETTING PER FILE NO. 37, STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN

N.T.S.



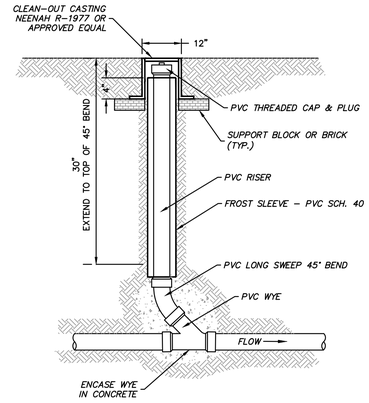
REF: SEC. 4.8.5

STANDARD HYDRANT SETTING

NOT TO SCALE | **FILE NO. 38**

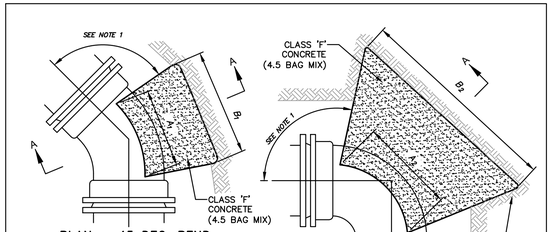
STANDARD HYDRANT SETTING PER FILE NO. 38, STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN

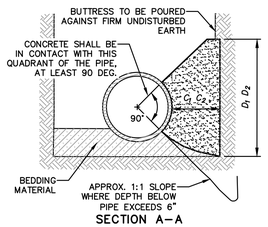
N.T.S.



CLEAN-OUT STRUCTURE

SECTION VIEW





DETAIL NOTES:

1. DIMENSION C_1 C_2 SHOULD BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO OR LARGER THAN 45 DEG.
2. DIMENSION A_1 A_2 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J. BOLTS.
3. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 P.S.I. AND ON EARTH RESISTANCE OF 2 TONS PER SQ. FT.
4. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH.
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.

BUTTRESS DIMENSIONS

PIPE SIZE	45 DEG. BENDS		90 DEG. BENDS	
	B_1	D_1	B_2	D_2
4"	0'-10"	1'-3"	1'-6"	1'-4"
6"	1'-4"	1'-8"	2'-2"	1'-10"
8"	1'-11"	2'-0"	3'-0"	2'-4"
10"	1'-11"	2'-0"	3'-0"	2'-4"
12"	2'-1"	2'-6"	3'-7"	2'-8"
16"	3'-0"	3'-0"	5'-6"	3'-0"
20"	3'-9"	3'-9"	6'-9"	3'-9"
24"	4'-7"	4'-3"	8'-4"	4'-4"

REF: SEC. 4.3.13.

BUTTRESS FOR 45 DEG. & 90 DEG. BENDS

NOT TO SCALE DECEMBER 2003 | **FILE NO. 44**

BUTTRESS DETAIL PER FILE NO. 44, STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN

N.T.S.

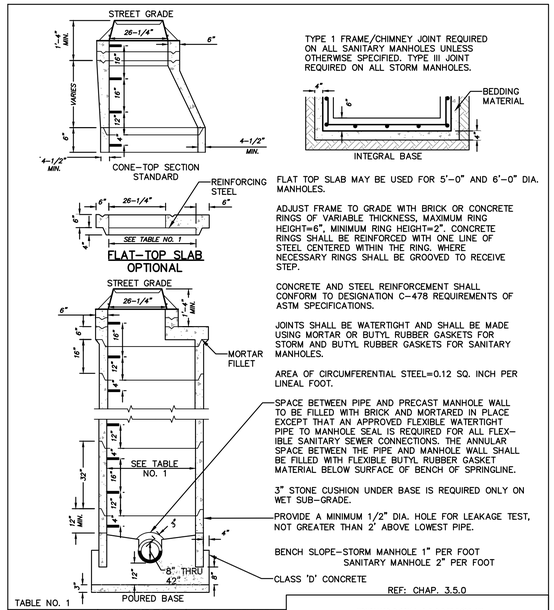


TABLE NO. 1		
PIPE DIA.	MANHOLE DIA.	WALL THICKNESS
8" THRU 27"	3'-6"	4 1/2"
30"	4'-0"	5"
36"	5'-0"	6"
42"	6'-0"	7"

REF: CHAP. 3.5.0

PRECAST MANHOLE

NOT TO SCALE JAN. 2, 1992 | **FILE NO. 12**

MANHOLE & INLET & CATCH BASIN STRUCTURE DETAIL PER FILE NO. 12, STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN

N.T.S.

STORM MANHOLE & INLET NOTES:

CATCH BASIN (CB)

REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ON THIS SHEET), EXCEPT:

A. CONSTRUCT WITH 24" SUMP
B. UNLESS OTHERWISE NOTED ON THE PLANS, USE CASTING AS INDICATED BELOW:
1.) CATCH BASINS IN CURB - NEENAH R-3067 (TYPE C) - SAGS, R-3229 (TYPE L) - ON-GRADE
2.) CATCH BASINS IN PAVEMENT - NEENAH R-2556 (TYPE G)
3.) CATCH BASINS IN GRASS AREAS - NEENAH R-4351-C
C. USE 36" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN
D. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

MANHOLE (MH)

REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ON THIS SHEET), EXCEPT:

A. UNLESS OTHERWISE NOTED ON THE PLANS, USE CASTING AS INDICATED BELOW:
ALL MANHOLES - NEENAH R-1661
B. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN
C. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

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DATE	DESCRIPTION

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Cedarburg, WI | Naperville, IL | Irvine, CA

VETERINARY CLINIC
CITY OF MEQUON, WI

SITE CIVIL DETAILS
UTILITIES

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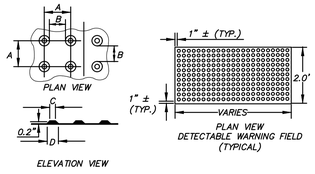
DATE: 08/04/22
SCALE: NONE
JOB NO. 3220037
PROJECT MANAGER: CHRIS HITCH, P.E.
DESIGNED BY: KDD
CHECKED BY: CDH

SHEET NUMBER
C501

Attachment: PRIMUS MEQUON Site Plans 8-04-2022 (7675 : RA Smith for Primus Companies)

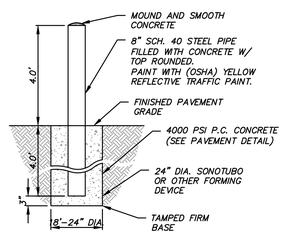
	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

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

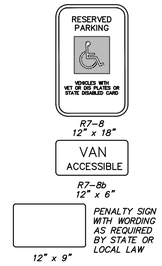


DETECTABLE WARNING FIELD
(TRUNCATED DOMES)

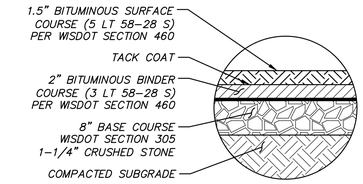
NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2. DETECTABLE WARNING FIELDS SHALL BE "NEENAH DETECTABLE WARNING PLATES" 4984-24Q, OR EQUIV.
3. CURB RAMP DETECTABLE WARNING FIELDS TO BE INSTALLED 6 TO 8 INCHES FROM THE FACE OF CURB.



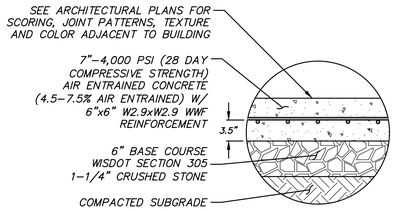
BOLLARD DETAIL
N.T.S.



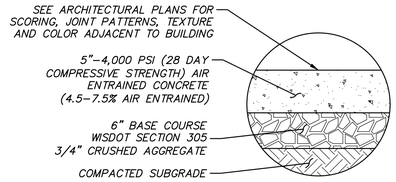
ACCESSIBLE PARKING SIGNS
N.T.S.



ASPHALT PAVEMENT SECTION (STANDARD DUTY)
(NOT TO SCALE)

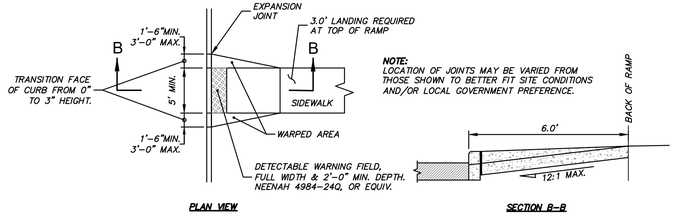


CONCRETE PAVEMENT SECTION (HEAVY DUTY)
(NOT TO SCALE)

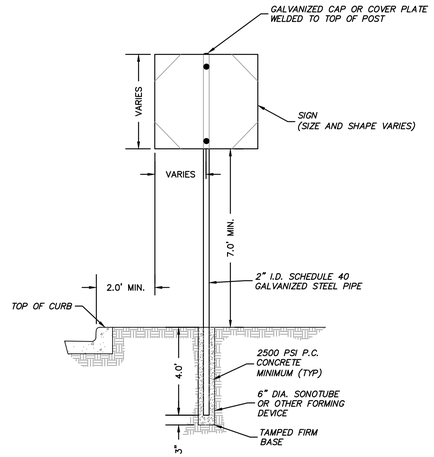


CONCRETE SIDEWALK PAVEMENT SECTION
(NOT TO SCALE)

NOTE: ALL PAVEMENT SECTIONS ARE FOR REPRESENTATIVE PURPOSES ONLY. REFER TO GEOTECHNICAL REPORT AND GEOTECHNICAL ENGINEER FOR PAVEMENT SECTIONS TO BE CONSTRUCTED.

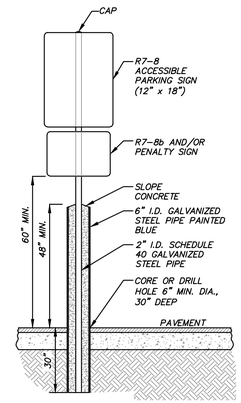


FLARED END CURB RAMP (PRIVATE SITE)
(NOT TO SCALE)

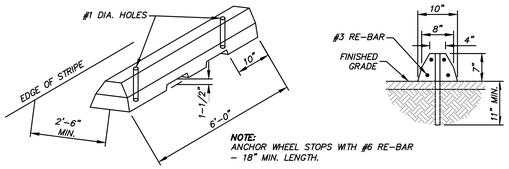


SIGN AND POST INSTALLATION - TYPE 2
FOR ALL SIGNS ON SITE, OUTSIDE THE BUILDING CURB
(NOT TO SCALE)

NOTES:
1. ALL SIGNS SHALL BE MOUNTED TO POSTS BY MEANS OF 5/16" BOLTS. HOLES 3/8" IN DIAMETER, DRILLED THROUGH BOTH SIDES OF POSTS PRIOR TO SIGN INSTALLATION.
2. ALL POST SHALL HAVE A GALVANIZED CAP OR COVER PLATE WELDED TO TOP OF POST.

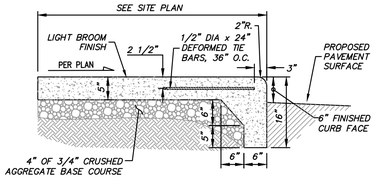


ACCESSIBLE PARKING SIGN AND POST INSTALLATION IN BOLLARD
N.T.S.



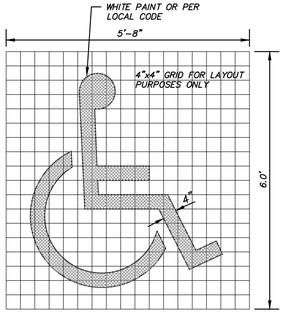
NOTE TO DESIGNER: VERIFY DETAILS WITH AVAILABLE SUPPLIERS

PRECAST CONC. WHEEL STOP
(NOT TO SCALE)



CONCRETE WALK W/ INTEGRAL CURB DETAIL
(NOT TO SCALE)

NOTES:
4,000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF ALL CURB & GUTTER DETAILS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN. 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.
3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.



PAINTED SYMBOL
FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

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Cedarburg, WI | Naperville, IL | Irvine, CA

DATE	DESCRIPTION

VETERINARY CLINIC
CITY OF MEQUON, WI

CIVIL SITE DETAILS
PAVING

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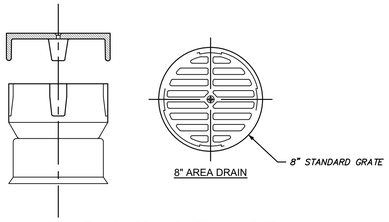
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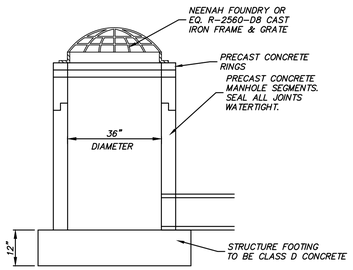
DATE: 08/04/22
SCALE: NONE
JOB NO. 3220037
PROJECT MANAGER: CHRIS HITCH, P.E.
DESIGNED BY: KDD
CHECKED BY: CDH

SHEET NUMBER
C502

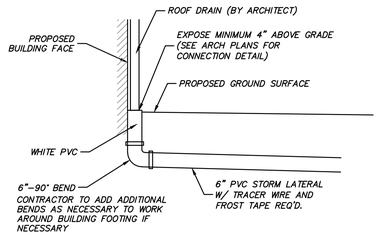
Attachment: PRIMUS MEQUON Site Plans 8-04-2022 (7675 : RA Smith for Primus Companies)



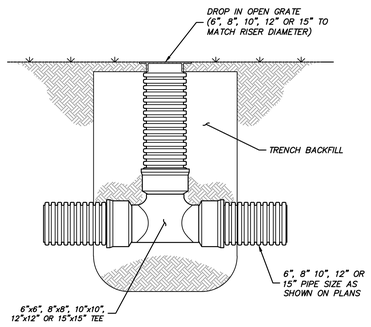
8 INCH STANDARD GRATE ASSEMBLY
(NOT TO SCALE)



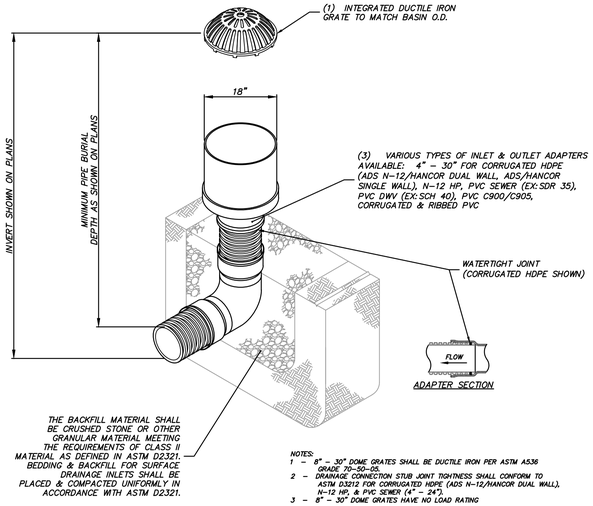
STORM SEWER POND OUTLET CONTROL STRUCTURE
(NOT TO SCALE)



ROOF DRAIN CONNECTION
(NOT TO SCALE)

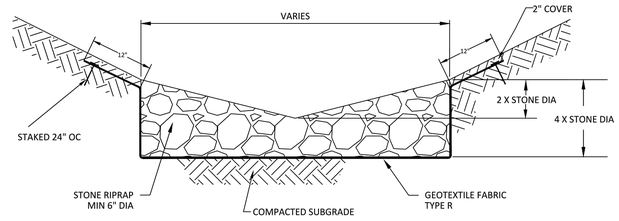


INLINE TEE/WYE CONNECTION
(NOT TO SCALE)



AREA INLET DRAIN WITH DOME GRATE
(NOT TO SCALE)

FIGURE 14
RIPRAP FLUME



NOTE: PROVIDE PLAN VIEW AND WIDTH OF FLUME BASED ON DISCHARGE RATE.

MEQUON STANDARD DETAIL DRAWING FIGURE 14
(NOT TO SCALE)

FIGURE 15
SEDIMENT BASIN WITH STANDPIPE

MEQUON STANDARD DETAIL DRAWING FIGURE 15
(NOT TO SCALE)

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SITE CIVIL STORM WATER & BIORETENTION DETAILS

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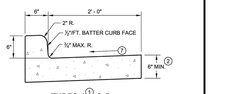
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DATE: 08/04/22
SCALE: NONE
JOB NO. 3220037
PROJECT MANAGER: CHRIS HITCH, P.E.
DESIGNED BY: KDD
CHECKED BY: CDH

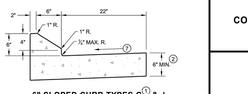
SHEET NUMBER
C503

Attachment: PRIMUS MEQUON Site Plans 8-04-2022 (7675 : RA Smith for Primus Companies)

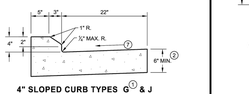
SDD 08D01-a Concrete Curb and Gutter



TYPES A① & D



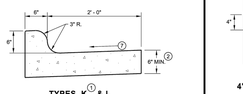
6" SLOPED CURB TYPES G① & J



4" SLOPED CURB TYPES G① & J

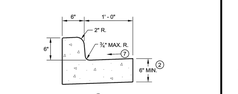


TYPES K① & L
(OPTIONAL CURB SHAPE)



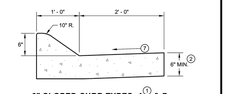
TYPES K① & L

CONCRETE CURB AND GUTTER 30"

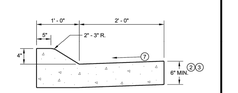


TYPES A① & D

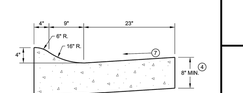
CONCRETE CURB AND GUTTER 18"



6" SLOPED CURB TYPES A① & D



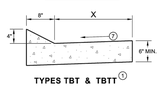
4" SLOPED CURB TYPES A① & D



4" SLOPED CURB TYPES R① & T①

CONCRETE CURB AND GUTTER 36"

TBT & TBTT	X
30"	22"
36"	28"

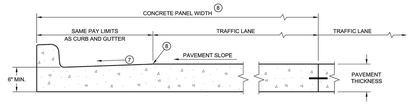


TYPES TBT & TBTT①

CONCRETE CURB AND GUTTER

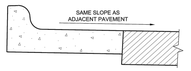
PAVEMENT THICKNESS AND MAXIMUM CONCRETE PANEL WIDTH TABLE

PAVEMENT THICKNESS	MAXIMUM PANEL WIDTH
LESS THAN 10"	12'
10" & ABOVE	15'



PARTIAL SECTION OF PAVEMENT * WITH INTEGRAL CURB AND GUTTER

* BIKE LANE IS NOT SHOWN



REVERSE SLOPE GUTTER⑤
(TYPICAL FOR ALL CURB & GUTTER TYPES)

GENERAL NOTES

DETAILS OF CONSTRUCTION AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

PAVEMENT TIES AND TIE BARS SHALL BE EPOXY COATED IN CONFORMANCE WITH SUBSECTION 505.2.6.2 OF THE STANDARD SPECIFICATIONS.

INTEGRAL CURB AND GUTTER SHALL CONFORM TO THE DETAILS SHOWN FOR CONCRETE CURB AND GUTTER INCLUDING THE TRANSVERSE GUTTER SLOPE.

UNLESS OTHERWISE SHOWN ON THE TYPICAL CROSS SECTIONS, THE BASE AGGREGATE AND COMMON EXCAVATION LIMITS ARE 2' - 0" BEHIND THE BACK OF CURBS.

① TIE BARS ARE REQUIRED FOR CURB AND GUTTERS TYPES A, G, K, R, AND TBTT.

② 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.

③ USE 9" MINIMUM GUTTER THICKNESS WHEN USED WITH AN ADJACENT CONCRETE TRUCK APRON PLACED BEHIND BACK OF CURB.

④ THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 8" MINIMUM GUTTER THICKNESS IS MAINTAINED.

⑤ THE FACE OF CURB IS 6" FROM THE BACK OF CURB.

⑥ WHEN REVERSE SLOPE GUTTER IS REQUIRED, THE LOCATION(S) WILL BE SHOWN ELSEWHERE IN THE PLAN.

⑦ USE #5 GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.

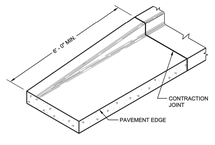
⑧ INCLUDE LONGITUDINAL JOINT AND TIE BARS ALONG LANE EDGE WHEN CONCRETE PANEL WIDTH EXCEEDS THE MAXIMUM WIDTH PER TABLE BELOW. LONGITUDINAL JOINT(S) ARE NOT ALLOWED WITHIN TRAFFIC LANES AND BIKE LANES. LONGITUDINAL JOINT MAY BE SAWED.

CONCRETE CURB AND GUTTER

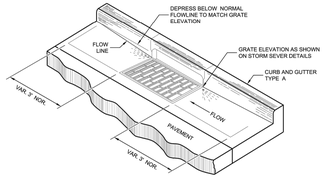
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

SDD 08D01 - 21a

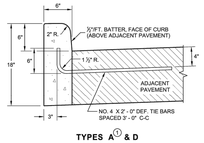
SDD 08D01-b Concrete Gutter, Ties, and Curb and Gutter Applications



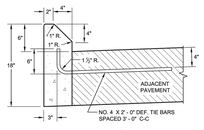
END SECTIONCURB AND GUTTER



DETAIL OF CURB AND GUTTER AT INLETS
(TYPICAL H INLET COVER SHOWN)

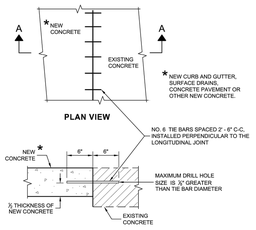


TYPES A① & D



TYPES G① & J

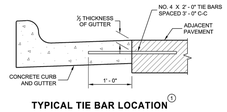
CONCRETE CURB



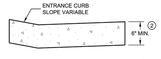
PLAN VIEW

SECTION A - A

TIE BARS DRILLED
INTO EXISTING PAVEMENT



TYPICAL TIE BAR LOCATION①



DRIVEWAY ENTRANCE CURB⑨
(WHEN DIRECTED BY THE ENGINEER)

GENERAL NOTES

DETAILS OF CONSTRUCTION AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

PAVEMENT TIES AND TIE BARS SHALL BE EPOXY COATED IN CONFORMANCE WITH SUBSECTION 505.2.6.2 OF THE STANDARD SPECIFICATIONS.

UNLESS OTHERWISE SHOWN ON THE TYPICAL CROSS SECTIONS, THE BASE AGGREGATE AND COMMON EXCAVATION LIMITS ARE 2' - 0" BEHIND THE BACK OF CURBS.

① TIE BARS ARE REQUIRED FOR CURB AND GUTTERS TYPES A, G, K, R, AND TBTT.

② 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.

⑨ REFER TO SDD 08D18 AND 08D19 FOR ADDITIONAL DRIVEWAY ENTRANCE CURB DETAILS.

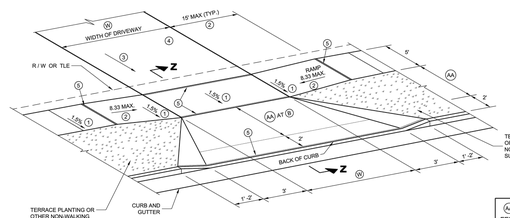
CONCRETE CURB, TIES AND CURB AND GUTTER APPLICATIONS

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
February 2022 — DATE
/S/ Rodney Taylor — ROADWAY STANDARDS DEVELOPMENT ENGINEER
FHWA

SDD 08D01 - 21b

SDD 08D19 Driveway and Sidewalk Ramps Type Z



TYPE Z
SIDEWALK WITH WIDER TERRACE
TERRACE VARIES 7 TO 12 FEET

TABLE Z

AA FEET	B 6.25% GUTTER	B 4% GUTTER
4.5'	11.5%	9% TO 11.5%
5.5'	9% TO 11.5%	8% TO 11.5%
6.5'	8% TO 11.5%	6% TO 11.5%
7.5'	7% TO 11.5%	6% TO 11.5%
8.5'	6% TO 11.5%	5% TO 11.5%
9.5'	5% TO 11.5%	4% TO 11.5%

W 12' MIN. - 24' MAX. RESIDENTIAL AND NON-COMMERCIAL (PE & FE)

16' MIN. - 35' MAX. COMMERCIAL (CE)

PROVIDE AA AND B AS SHOWN ON CROSS SECTIONS.

6.25% GUTTER SLOPE

PROVIDE AA AND B AS SHOWN ON CROSS SECTIONS.

4% GUTTER SLOPE

NOTE: SIDEWALK MY BE DEPRESSED IN DRIVEWAY AREAS FOR B VALUES NOT SHOWN IN TABLE Z.

SIDEWALK WITHIN THE LIMITS OF THE DRIVEWAY PAID FOR AS CONCRETE DRIVEWAY 6-INCH.

SEPARATE PAYMENT FOR BASE AGGREGATE WILL BE MADE.

SECTION Z - Z
DRIVEWAY DETAIL WITH CONCRETE CURB AND GUTTER
(URBAN AND SUBURBAN)

DRIVEWAY AND SIDEWALK RAMPS TYPE Z

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
February 2022 — DATE
/S/ Rodney Taylor — ROADWAY STANDARDS DEVELOPMENT ENGINEER
FHWA

SDD 08D19 - 03

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
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(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

VETERINARY CLINIC
CITY OF MEQUON, WI

PRELIMINARY NOT FOR CONSTRUCTION

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R.A. Smith, Inc.

DATE: 08/04/22
SCALE: NONE
JOB NO. 3220037
PROJECT MANAGER: CHRIS HITCH, P.E.
DESIGNED BY: KDD
CHECKED BY: CDH

SHEET NUMBER
C504

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Attachment: PRIMUS MEQUON Site Plans 8-04-2022 (7675 : RA Smith for Primus Companies)

DIVISION 1 – GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
   a. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
   b. WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
   c. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
   d. WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382–387
   e. WISCONSIN DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
   f. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   g. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)
   h. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
   i. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
   j. MUNICIPALITY DEVELOPMENT STANDARDS
   k. COUNTY DEVELOPMENT STANDARDS
2. THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
5. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR IF REQUIRED BY THE MUNICIPAL ENGINEER.
   a. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. HIGHLIGHTED IN SOME FASHION. EXAMPLE: A FITTING CUT SHEET HAS MULTIPLE PRESSURE RATING FOR DIFFERENT SIZE BENDS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON PROJECT. ALL SUBMITTALS NOT PROVIDING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.
   b. CONTRACTOR SHALL SUBMIT A PDF COPY AND AN EXPLANATION AS TO HOW THE SUBSTITUTION MEETS THE PROPOSED DESIGN (PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED) TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S APPROVAL IS GIVEN. IN PROJECT SCHEDULING CONTRACTOR SHALL ACCOUNT FOR 5 WORKING DAYS FOR SUBMITTAL REVIEW. IN THE EVENT SUCH SUBSTITUTION IS APPROVED, THE OWNER WILL REQUIRE FROM THE CONTRACTOR A CREDITED DEDUCTION FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS IN MATERIAL COST RESULTING FROM USE OF THE PROPOSED SUBSTITUTE.
6. THE CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR THE QUALITY OF WORK. IF CHANGES OR ADJUSTMENTS ARE RECOMMENDED BY THE CONTRACTOR, THEY MAY BE MADE ONLY UPON WRITTEN APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
   a. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE OWNER OR THEIR REPRESENTATIVE SHALL DECIDE ALL QUESTIONS WHICH SHALL ARISE AS TO THE QUALITY AND ACCEPTABILITY OF MATERIALS FURNISHED, WORK PERFORMED, AND WORKMANSHIP. , INTERPRETATION OF THE PLANS AND SPECIFICATIONS HE SHALL DETERMINE THE AMOUNT OF WORK PERFORMED AND MATERIALS FURNISHED.
   b. FAILURE OR NEGLIGENCE ON THE PART OF THE OWNER OR THEIR REPRESENTATIVE TO CONDEMN OR REJECT SUBSTANDARD OR INFERIOR WORK OR MATERIALS SHALL NOT BE CONSTRUED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR MATERIALS, IF IT BECOMES EVIDENT AT ANY TIME PRIOR TO THE FINAL ACCEPTANCE OF THE WORK. NEITHER SHALL IT BE CONSTRUED AS BARRING THE OWNER, AT ANY SUBSEQUENT TIME, FROM THE RECOVERY OF DAMAGES OR OF SUCH A SUM OF MONEY AS MAY BE NEEDED TO BUILD ANEW ALL PORTIONS OF THE SUBSTANDARD OR INFERIOR WORK OR REPLACEMENT OF IMPROPER MATERIALS WHEREVER FOUND.
   c. INSPECTORS EMPLOYED BY THE OWNER SHALL BE AUTHORIZED TO INSPECT ALL WORK DONE AND ALL MATERIAL FURNISHED. SUCH INSPECTION MAY EXTEND TO ALL OR ANY PART OF THE WORK AND TO THE PREPARATION, FABRICATION OR DELIVERY OF MATERIALS TO BE USED. THE INSPECTOR IS NOT AUTHORIZED TO REVOKE, ALTER OR WAIVE ANY REQUIREMENTS OF THE SPECIFICATIONS, NOR IS HE AUTHORIZED TO APPROVE OR ACCEPT ANY PORTION OF THE COMPLETED PROJECT. HE SHALL CALL THE ATTENTION OF THE CONTRACTOR TO ANY FAILURE OF THE WORK OR MATERIALS TO CONFORM TO THE SPECIFICATIONS AND SHALL HAVE AUTHORITY TO REJECT MATERIALS. ANY DISPUTE BETWEEN THE INSPECTOR AND CONTRACTOR SHALL BE REFERRED TO THE OWNER OR THEIR REPRESENTATIVE. ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHALL IN NO WAY BE CONSTRUED AS BINDING THE ENGINEER IN ANY WAY OR RELEASING THE CONTRACTOR FROM FULFILLING ANY OF THE TERMS OF THE CONTRACT.
   d. ALL MATERIALS AND EACH PART OF DETAIL OF THE WORK SHALL BE SUBJECT AT ALL TIMES TO INSPECTION BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE OR THE AUTHORITY HAVING JURISDICTION AND THE CONTRACTOR WILL BE HELD STRICTLY TO THE TRUE INTENT OF THE SPECIFICATIONS IN REGARD TO QUALITY OF MATERIALS, WORKMANSHIP, AND THE DILIGENT EXECUTION OF THE CONTRACT. SUCH INSPECTION MAY INCLUDE MILL, SHOP AND FIELD INSPECTION, AND ANY MATERIAL FURNISHED UNDER THESE SPECIFICATIONS IS SUBJECT TO SUCH INSPECTION. THE OWNER OR THEIRRESENTATIVES SHALL BE ALLOWED ACCESS TO ALL PART OF THE WORK, AND SHALL BE FURNISHED WITH SUCH INFORMATION AND ASSISTANCE BY THE CONTRACTOR AS IS DETERMINED BY THE OWNER OR THEIRRESENTATIVE, TO MAKE A COMPLETE AND DETAILED INSPECTION.
   e. ALL WORKMANSHIP SHALL CONFORM TO THE BEST STANDARD PRACTICE. UNLESS OTHERWISE SPECIFIED, THE SPECIFICATIONS OR RECOGNIZED ASSOCIATION OF MANUFACTURERS AND CONTRACTORS OR INDUSTRIAL MANUFACTURERS SHALL BE USED AS GUIDES FOR THE STANDARDS OF WORKMANSHIP.
   f. ALL EXPOSED ITEMS OF WORK SHALL PRESENT A NEAT WORKMANLIKE APPEARANCE AND SHALL BE AS TRUE TO SHAPE AND ALIGNMENT AS POSSIBLE TO OBTAIN WITH MEASURING OR LEVELING INSTRUMENTS GENERALLY USED IN THE RESPECTIVE TYPES OF WORK. ITEMS OF WORK SHALL BE SOUND AND FULLY PROTECTED AGAINST DAMAGE AND PREMATURE DETERIORATION. IT IS SPECIFICALLY UNDERSTOOD THAT IN ALL QUESTIONS OF QUALITY AND ACCEPTABILITY OF WORKMANSHIP, THE CONTRACTOR AGREES TO ABIDE BY THE DECISION OF THE OWNER OR THEIR REPRESENTATIVE.
   g. ALL MATERIALS AND WORKMANSHIP NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE, AND ALL SUCH MATERIALS, WHETHER IN–PLACE OR NOT, SHALL BE REJECTED AND SHALL BE REMOVED FROM THE WORK BY THE CONTRACTOR AT HIS EXPENSE. UPON FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH ANY ORDER OF THE OWNER RELATIVE TO THE PROVISIONS OF THIS ARTICLE, THE OWNER SHALL HAVE THE AUTHORITY TO REMOVE AND REPLACE SUCH DEFECTIVE MATERIAL AND TO DEDUCT THE COST OF REMOVAL AND REPLACEMENT FROM ANY MONIES DUE OR WHICH MAY BECOME DUE THE CONTRACTOR.
   h. THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS, SPECIFICATIONS, AND ALL PERMITS AT THE SITE OF THE WORK AT ALL TIMES.
   i. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE THE OWNER OR THEIR REPRESENTATIVE WITH A MARKED–UP SET OF DRAWINGS SHOWING ALL CHANGES OR VARIATIONS FROM THE ORIGINAL DRAWINGS. THESE CHANGES SHALL BE MADE ON A SET OF FIELD DRAWINGS AS THE WORK TAKES PLACE, AND NOT FROM MEMORY WHEN THE WORK IS DONE. THIS SET OF DRAWINGS SHOULD BE KEPT CLEAN IN A LOCATION AT THE SITE WHERE THE OWNER OR THEIR REPRESENTATIVE MAY EXAMINE THEM.
      i. THE MARKED–UP DRAWINGS SHALL BE ACCURATE. ARBITRARY MARKINGS ARE OF NO VALUE. CAREFUL MEASUREMENTS SHALL BE MADE TO LOCATE UNDERGROUND EXTERIOR AND UNDERGROUND INTERIOR SEWERS, GAS LINES, WATER LINES, ELECTRICAL CONDUIT AND MISCELLANEOUS PIPING.
7. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL WORK TO BE COMPLETED ONSITE OR IN THE PUBLIC RIGHT–OF WAY.

01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
2. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS–BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION
5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
6. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED.
9. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
11. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE.
12. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED.
13. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

DIVISION 31 – EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CALL 811 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
4. INSTALL PERIMETER FENCING AS INDICATED PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.
5. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
6. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER.
7. REMOVE EXISTING ABOVE–GRADE AND BELOW–GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
9. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
10. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
13. VOLUME LEFT BY REMOVALS SHALL BE BACKFILLED TO PREVENT PONDING OF WATER.
14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 – EARTH MOVING

1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION BASED ON FIELD CONDITIONS, AND THESE REQUIREMENTS. THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
4. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
5. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
6. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
7. AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONCENTRATED IN ONE LOCATION.
8. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
9. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A FULLY LOADED TANDEM OR DUMP TRUCK WHERE COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE WHICH IS OBSERVED TO RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERCUT IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, OR NOT PROOF ROLLED WET OR SATURATED SUBGRADE.
10. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
11. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
12. TOPSOIL REPLACEMENT DEPTH SHALL BE AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS, OR A MINIMUM OF FOUR INCHES IF NOT CALLED OUT ON LANDSCAPE PLAN.

31 25 00 – EROSION & SEDIMENTATION CONTROLS

1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS WITHIN WDNR TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY.
5. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
6. ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED.
7. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
8. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WSDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1.
9. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
15. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 00 – ASPHALT PAVING

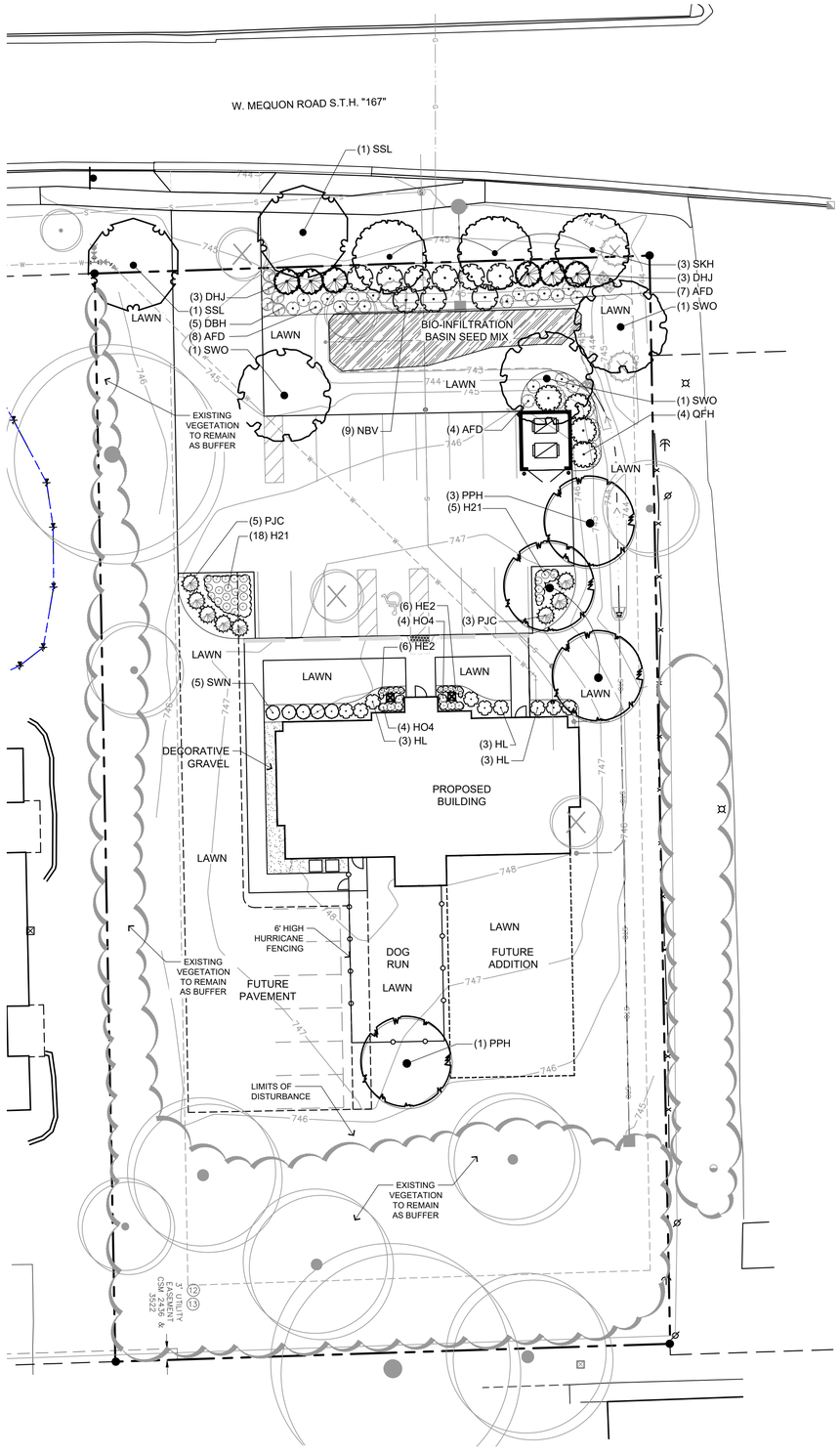
1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT–MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WSDOT STANDARD SPECIFICATIONS.
4. ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WSDOT STANDARD SPECIFICATIONS.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WSDOT STANDARD SPECIFICATIONS.
6. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
7. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WSDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4–INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4–INCH FOR SURFACE COURSE (NO MINUS).
8. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.
9. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.
10. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8–INCH TOLERANCE AS DETERMINED BY USING A 10–FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.
11. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
12. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

32 13 00 – CONCRETE PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WSDOT STANDARD SPECIFICATIONS.
4. CONCRETE SHALL BE GRADE A AIR–ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS.
6. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.
7. AIR–ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS AND ASTM C260.
8. LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WSDOT STANDARD SPECIFICATIONS AND AASHTO M 148.
9. CURBING SHALL BE IN ACCORDANCE WITH SECTION 601 OF WSDOT STANDARD SPECIFICATIONS.
10. SIDEWALK AND PATIO SHALL BE IN ACCORDANCE WITH SECTION 602 OF WSDOT STANDARD SPECIFICATIONS.
11. CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE.
12. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WSDOT STANDARD SPECIFICATIONS. JOINT PATTERN SHALL FOLLOW ARCHITECTURAL PLANS IF AVAILABLE.
13. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS.

DIVISION 32 – EXTERIOR IMPROVEMENTS

14. EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4–INCH RADIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES.
15. FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH SECTION 601 OF WSDOT STANDARD SPECIFICATIONS.
16. FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WSDOT STANDARD SPECIFICATIONS.
17. FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS IN ACCORDANCE WITH SECTION 415 OF WSDOT STANDARD SPECIFICATIONS.
18. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.
19. MAXIMUM DIFFERENCE BETWEEN CONCRETE SIDEWALKS AND ADJACENT PAVE



PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PPH	4	Prairie Pride Hackberry	Celtis occidentalis `Prairie Pride`	2 1/2" CAL	B&B	Full, matching heads
SKH	3	Street Keeper Honey Locust	Gleditsia triacanthos `Draves`	2 1/2" CAL	B&B	Full, matching heads
SWO	3	Swamp White Oak	Quercus bicolor	2 1/2" CAL	B&B	Full, matching heads
SSL	2	Sweet Street Linden	Tilia americana `Kromm`	2 1/2" CAL	B&B	Full, matching heads

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DHJ	6	Hill Dundee Juniper	Juniperus virginiana `Hillii`	7` HT	B&B	Semi-sheared, fully branched to ground

DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AFD	19	Arctic Fire Dogwood	Cornus sericea `Farrow`	24" HT	CONT.	
DBH	5	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
HL	9	Little Quick Fire Hydrangea	Hydrangea paniculata `Little Quick Fire`	18" HT	CONT.	
QFH	4	Quick Fire Hydrangea	Hydrangea paniculata `Quick Fire`	24" HT	CONT.	
SWN	5	Summer Wine Ninebark	Physocarpus opulifolius `Seward`	24" HT	B&B	
NBV	9	Nannyberry	Viburnum lentago	3` HT	B&B	

EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PJC	8	Kallay Compact Pfitzer Juniper	Juniperus chinensis `Kallays Compact`	18"SPD	CONT.	

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
H21	23	Stella de Oro Daylily	Hemerocallis x `Stella de Oro`	4 1/2"	POT	18" Spacing
HE2	12	Palace Purple Coral Bells	Heuchera micrantha `Palace Purple`	4 1/2"	POT	15" Spacing
HO4	8	Frances Williams Hosta	Hosta sieboldiana `Frances Williams`	4 1/2"	POT	24" Spacing

GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.

- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)

- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.

- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

- BIO-RETENTION SEED MIX- PRAIRIE NURSERY BIO-RETENTION BASIN -BIOSWALE OR SIMILAR.

KEY

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

BIO-INFILTRATION SEED

CITY OF MEQUON ZONING CODE

Sec. 58-564. Landscaping, screening, berming and ponds

a) Street trees

1 Tree per 30 LF ROW Street frontage = 126 LF

REQUIRED: 5 Trees

PROVIDED: 5 Trees

b) Retention of existing trees

9 Existing trees to remain

7 Existing trees to be removed

c) Parking lot landscaping

Parking lots with more than 10 stalls requires 10% landscaped area

Parking lot area 4,685 SF

REQUIRED: 468 SF

PROVIDED: 487 SF

d) Parking lot shading

30% of parking lot area will be shaded within 10 yrs

Proposed and existing trees will provide required shade

e) Screening

Existing vegetation remaining will provide screening on East, West and South

Parking - 25' landscape area between ROW and parking/driveway

12' screening between parking and ROW. Area limited by retention pond

Dumpster screening provided

f) Landscape Standards 1 tree (2 1/2")and 2 shrubs for each 1000 SF area to be landscaped

Area to be landscaped (Greenspace Area 0.3044 AC.) = 13,260 SF

REQUIRED: 14 trees and 24 shrubs

PROVIDED: 13 Proposed trees, 1 Existing tree and 59 shrubs

NORTH

0 10 20 40
GRAPHIC SCALE

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

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

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DATE	DESCRIPTION

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VETERINARY CLINIC
CITY OF MEQUON, WI

PROPOSED LANDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

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R.A. Smith, Inc.

DATE: 08/04/22
SCALE: 1" = 20'
JOB NO. 3220037
PROJECT MANAGER: CHRIS HITCH, P.E.
DESIGNED BY: NJW
CHECKED BY: CDH

SHEET NUMBER
L100

Attachment: PRIMUS MEQUON Site Plans 8-04-2022 (7675 : RA Smith for Primus Companies)

ELECTRICAL SPECIFICATIONS

1. GENERAL PROVISIONS:
   - A. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, NECESSARY FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL SYSTEMS OUTLINED.
   - B. OBTAIN ALL PERMITS, FEES, LICENSES, INSPECTIONS, AND CERTIFICATES OF COMPLIANCE OR APPROVAL AS REQUIRED BY THE AUTHORITIES.
   - C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST APPROVED EDITION OF THE NATIONAL ELECTRIC CODE (NEC), AND ALL APPLICABLE LAWS, CODES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE.
   - D. ALL TESTING REQUIRED BY AUTHORITIES SHALL BE CONSIDERED PART OF THIS WORK.
   - E. DURING CONSTRUCTION, ALL FIXTURES, EQUIPMENT, CONDUIT, ETC. SHALL BE COVERED, PLUGGED, OR CAPPED AS REQUIRED TO KEEP CLEAN AND UNDAMAGED. ALL DAMAGED ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION OR REPLACED. ALL PROTECTIVE COVERING SHALL BE REMOVED BEFORE FINAL ACCEPTANCE.
   - F. PROVIDE ALL NECESSARY CUTTING AND PATCHING OF WALLS, FLOORS, CEILINGS, AND ROOFS AS NECESSARY. PATCH AROUND ALL OPENINGS SHALL MATCH ADJACENT AREA. COORDINATE ALL ROOFING WORK WITH OWNER OR RESPONSIBLE PARTY, SO THAT THE EXISTING ROOFING WARRANTY WILL BE MAINTAINED.
   - G. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
   - H. CONTRACTOR SHALL PROVIDE ACCESS PANELS WHERE NECESSARY FOR CONCEALED ELECTRIAL COMPONENTS.
   - I. CONTRACTOR SHALL PROMPTLY CALL ENGINEERS ATTENTION TO ANY APPARENT CONTRADICTIONS, AMBIGUITIES, ERRORS, DISCREPANCIES, OR OMISSIONS IN THE PLANS OR SPECIFICATIONS.
2. OPERATION AND MAINTENANCE MANUALS:
   - A. DURING THE COURSE OF CONSTRUCTION, COLLECT AND COMPILE OPERATING INSTRUCTIONS, WIRING DIAGRAMS, CATALOG CUTS, LUBRICATION AND PREVENTIVE MAINTENANCE INSTRUCTIONS, PARTS LISTS, ETC. FOR ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT.
   - B. ALL LITERATURE AND INSTRUCTIONS SHIPPED WITH THE EQUIPMENT SHALL BE SAVED FOR INCLUSION IN THE OPERATION AND MAINTENANCE MANUALS.
   - C. ALL LITERATURE LISTED ABOVE AND ALL PAPERS LISTING WARRANTIES, ETC. SHALL BE COLLATED AND LABELED WITH THE PROJECT NAME, ADDRESS, ARCHITECT, ENGINEER, CONTRACTORS, ETC. CONTRACTORS, ETC. DOCUMENTS SHALL BE COMPILED AND BOUND IN DIGITAL FILE OR 3 RING BINDER.
3. MANUFACTURERS:
   - A. MANUFACTURERS, MODEL NUMBERS, ETC. INDICATED OR SCHEDULED ON THE DRAWINGS SHALL BE INTERPRETED AS HAVING ESTABLISHED A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED AS LIMITING COMPETITION. ARTICLES, FIXTURES, ETC. OF EQUAL QUALITY BY MANUFACTURERS SHALL BE ACCEPTABLE, SUBJECT TO STRUCTURAL AND ELECTRICAL CONSTRAINTS OF THE PROJECT DESIGN, UNLESS NOTED OTHERWISE.
4. TESTING, AND BALANCING:
   - A. ALL CIRCUITS SHALL BE TESTED FOR CONTINUITY, SHORTS, AND GROUNDS BEFORE CONNECTING TO THE PROPER PHASE AS DESIGNED TO BALANCE THE LOADING BETWEEN PHASES.
   - B. POWER AND LIGHTING PANELS SHALL BE PROPERLY PHASED TO DISTRIBUTE THE LOAD AND SHALL BE CONNECTED AND ADJUSTED TO OPERATE AS SPECIFIED.
   - C. ALL MOTORS AND SIMILAR EQUIPMENT SHALL BE CHECKED FOR PROPER PHASE ROTATION AND OPERATION.
5. RACEWAYS:
   - A. CONDUIT INSIDE THE BUILDING SHALL BE METALLIC TUBING (EMT), BEARING THE UL LABEL, WITH COMPRESSION TYPE FITTINGS OR SCREW SET FITTINGS.
   - B. CONDUIT EXPOSED TO THE WEATHER, INSTALLED UNDERGROUND, IN CONCRETE, OR USED FOR SERVICE ENTRANCE SHALL BE STANDARD RIGID CONDUIT (GALVANIZED) WITH THREADED FITTINGS.
   - C. UNDERGROUND CONDUIT MAY BE POLYVINYL CHLORIDE WITH A DEFLECTION TEMPERATURE, UNDER LOAD AT 264 PSI, OF 75 DEGREES C, AND A TENSILE STRENGTH OF 5,200 PSI. JOINTS SHALL BE FLUSH SOLVENT WELDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL BE EQUAL TO CARLON POWER AND COMMUNICATIONS DUCT TYPE DB (DIRECT BURIAL). CONDUIT AND FITTINGS SHALL BE PRODUCED BY THE SAME MANUFACTURER.
   - D. FLEXIBLE METAL CONDUIT SHALL ONLY BE USED FOR CONNECTIONS TO MOTORS, TRANSFORMERS, AND LIGHT FIXTURES. MAXIMUM LENGTH SHALL BE 6'-0".
6. CONDUCTORS:
   - A. WIRES SHALL BE CONTINUOUS WITHOUT SPLICES OR TAPS IN CONDUIT RUNS. ALL SPLICES SHALL BE MADE IN JUNCTION, PULL, OR OUTLET BOXES. ALL WIRE SHALL BE INSTALLED IN CONDUIT, WIREWAYS, OR OTHER PROTECTIVE COVER SANCTIONED BY CODES.
   - B. CONDUCTORS FOR LIGHTING AND POWER SHALL BE COPPER, MINIMUM NO. 12 A.W.G., 600 VOLT.
   - C. NO. 10 GAUGE AND SMALLER CONDUCTORS SHALL BE TYPE THHN (WET LOCATIONS) OR THHN (DRY LOCATIONS), SOLID CONDUCTOR, UNLESS OTHERWISE INDICATED.
   - D. NO. 8 GAUGE AND LARGER CONDUCTORS SHALL BE TYPE THWN (WET LOCATIONS) OR THHN (DRY LOCATIONS), STRANDED, UNLESS OTHERWISE INDICATED.
   - E. SERVICE ENTRANCE AND PANEL FEEDER CONDUCTORS, NO. 3 GAUGE AND LARGER SHALL BE TYPE XHHW-2 (WET LOCATIONS) OR THHN (DRY LOCATIONS), STRANDED COPPER, UNLESS OTHERWISE INDICATED.
   - F. ALUMINUM SERVICE WIRE MAY BE USED FOR SERVICE ENTRANCE CONDUCTORS AND/OR PANEL FEEDERS ONLY. ALL OTHER WIRING SHALL BE COPPER CONDUCTORS AS HEREINBEFORE SPECIFIED.
   - G. ALUMINUM CONDUCTORS SHALL BE TYPE XHHW-2, ALCAN, "STABLOY" TYPE ALLOY CONDUCTORS UTILIZING "AA-8030" ALUMINUM ALLOY. CONDUCTORS SHALL BE UL LISTED.
   - H. ALL ALUMINUM CONDUCTORS SHALL BE TERMINATED IN CONNECTIONS OR LUGS WHICH ARE DUAL RATED (AL7CU OR AL9CU) AND ARE LISTED BY UL FOR USE WITH ALUMINUM OR COPPER CONDUCTORS AND SHALL BE SIZED TO ACCEPT ALUMINUM CONDUCTORS OF THE AMPACITY SPECIFIED.
7. MC CABLE:
   - A. MC CABLE SHALL CONSIST OF INTERLOCK ARMORED CABLE MADE OF THREE OR FOUR TYPE THHN SOLID (#8 AWG AND LARGER MAY BE STRANDED) COPPER CONDUCTORS RATED 90°C FOR DRY LOCATIONS, WITH NYLON OR EQUIVALENT UL LISTED JACKET, PER UL STANDARD 83 THE THREE CONDUCTORS SHALL BE TWISTED TOGETHER WITH THE COPPER GROUNDING CONDUCTOR, SUITABLE FILLERS, AND WRAPPED IN BINDER TAPE. THE ASSEMBLY SHALL BE ARMORED WITH SPIRALLY WRAPPED INTERLOCKED ARMOR OF ALUMINUM OR GALVANIZED STEEL.
   - B. CABLES SHALL BE TESTED IN ACCORDANCE WITH UL STANDARD 1569 FOR TYPE MC CABLE AND RATED AT 600 VOLTS, 90 DEG. C FOR DRY LOCATIONS AND 75 DEG. C FOR WET LOCATIONS.
   - C. MC CABLE INSTALLED IN PATIENT CARE AREAS SHALL BE "HCF" TYPE WITH GREEN INSULATED COPPER GROUNDING CONDUCTOR, BARE ALUMINUM GROUNDING/BONDING CONDUCTOR AND INTERLOCKED GREEN ALUMINUM ARMOR LISTED FOR USE AS AN EQUIPMENT GROUNDING CONDUCTOR IN CONJUCTION WITH THE BARE ALUMINUM BONDING CONDUCTOR.
     1) CABLES SHALL MEET ALL NEC REQUIREMENTS FOR ARTICLE 517 AND SHALL BE UL LISTED FOR USE IN HEALTH CARE FACILITIES.
     2) HCF CABLE SHALL NOT BE USED IN HAZARDOUS ANESTHETIZING AREAS.
   - D. MC CABLE INSTALLED UNDERGROUND IN PATIENT CARE AREAS SHALL BE "HCF MCAP" TYPE PVC JACKETED ALL PURPOSE CABLE WITH GROUNDING CONDUCTOR, BARE ALUMINUM GROUNDING/BONDING CONDUCTOR AND INTERLOCKED GREEN ALUMINUM ARMOR LISTED FOR USE AS AN EQUIPMENT GROUNDING CONDUCTOR IN CONJUCTION WITH THE BARE ALUMINUM BONDING CONDUCTOR.
     1) CABLES SHALL MEET ALL NEC REQUIREMENTS FOR ARTICLE 517 AND SHALL BE UL LISTED FOR DIRECT BURIAL IN EARTH, EMBEDDED IN CONCRETE AND SUITABLE FOR WET LOCATIONS.
     2) HCF MCAP CABLE SHALL NOT BE USED IN HAZARDOUS ANESTHETIZING AREAS.
8. WIRING DEVICES:
   - A. WALL SWITCHES SHALL BE SPECIFICATION GRADE, QUIET TYPE, FLUSH TOGGLE SWITCH, RATED FOR 20 AMPS, WITH THERMOPLASTIC COVER PLATES.
     1) SINGLE POLE: HUBBELL #CS1221-X, OR EQUAL.
     2) THREE WAY: HUBBELL #CS1223-X, OR EQUAL.
     3) AS SPECIFIED ON PLANS
   - B. RECEPTACLES SHALL BE SPECIFICATION GRADE, DUPLEX, GROUNDING, THREE-WIRE TYPE, RATED FOR 20 AMPS, WITH THERMOPLASTIC COVER PLATES. HUBBELL #CR5352-X, OR EQUAL.
   - C. GROUND FAULT INTERRUPTER RECEPTACLES (GFI) SHALL BE HUBBELL #GF20-XL. DEVICE COVER PLATES SHALL BE AS HEREINBEFORE SPECIFIED.
   - D. ISOLATED GROUND RECEPTACLES (IG) SHALL BE HUBBELL #CR5352IG, ORANGE COLOR. DEVICE COVER PLATES SHALL BE AS HEREINBEFORE SPECIFIED.
   - E. RECEPTACLES OUTSIDE BUILDING AND WHERE NOTED AS WEATHERPROOF, SHALL BE LISTED 'WEATHER-RESISTANT' HUBBEL #GFTR20-X OR EQUAL AND SHALL BE INSTALLED IN A WEATHERPROOF ENCLOSURE WHICH SHALL BE INTERMATIC #WP1010MXD OR #WP1010HMXD DIECAST METAL WEATHERPROOF RECEPTACLE COVER. COVER SHALL BE WEATHER PROOF RATED WHILE IN USE.
   - F. VERIFY DEVICES AND DEVICE COVERPLATES COLOR AND STYLE WITH ARCHITECT.

ELECTRICAL SPECIFICATIONS (CONTINUED)

9. BOXES:
   - A. HOT DIPPED GALVANIZED STEEL BOXES. PROVIDE TYPE TO SUIT CONDITIONS FOR INSTALLATION.
   - B. ALL BOXES SHALL BE FLUSH MOUNTED, UNLESS INDICATED OTHERWISE.
10. PANELBOARDS:
   - A. FURNISH AND INSTALL CIRCUIT BREAKER PANELBOARDS AS SHOWN ON THE DRAWINGS. PANELBOARDS SHALL BE LISTED BY UL AND SO LABELED, AND SHALL BE FULLY RATED FOR THE VOLTAGE AND CURRENT CAPACITY INDICATED ON THE PANEL SCHEDULE. PANELBOARDS SHALL BE EQUAL TO SQUARE D TYPE NQ OR NF WITH BOLT IN TYPE BREAKERS. PANELBOARD LUGS SHALL BE RATED AT 75°C.
     1) CIRCUIT BREAKER INTERRUPTING CAPACITIES SHALL MEET OR EXCEED THE AVAILABLE RMS SYMMETRICAL FAULT CURRENTS INDICATED AND AS REQUIRED TO MEET OR EXCEED THE AVAILABLE FAULT CURRENT FROM LOCAL UTILITY.
   - B. CIRCUIT BREAKERS SHALL MEET APPLICABLE PORTIONS OF UL STANDARD 489 AND NEMA AB-1. CIRCUIT BREAKERS SHALL BE BOLT-ON, GROUP MOUNTED, AMBIENT MASNETIC, WITH COMMON TRIP, UL RATED TO CARRY 80% OF NAMEPLATE RATING CONTINUOUSLY IN FREE AIR AT 40° C. CIRCUIT BREAKERS SHALL BE TRIP INDICATING AND FULLY INTERCHANGEABLE WITHOUT DISTURBING ADJACENT UNITS. WIRE TERMINALS SHALL BE RATED 75 DEGREES C. THE OPERATING MECHANISM SHALL BE TRIP-FREE SO THAT CONTACTS CANNOT BE HELD CLOSED AGAINST ANY ABNORMAL OVERCURRENT OR SHORT CIRCUIT CONDITION.
     a) BREAKERS SHALL MEET APPLICABLE NEMA AND/OR UL SPECIFICATIONS.
   - C. PANELBOARD BOXES SHALL BE GALVANIZED SHEET STEEL WITH AMPLE WIRING GUTTER SPACE IN ACCORDANCE WITH NEC. FRONTS SHALL BE OF SHEET STEEL PAINTED LIGHT GREY OVER A SUITABLE RUST INHIBITOR PRIMER. PANELBOARDS SHALL BE EQUIPPED WITH ONE PIECE DOOR, CYLINDER TUMBLER TYPE LOCK, DIRECTORY CARD-HOLDER AND QUARTER-TURN ADJUSTABLE TRIM CLAMPS.
   - D. PANELBOARD INTERIORS SHALL CONSIST OF REINFORCED GALVANIZED SHEET STEEL FRAMES WITH ALUMINUM BUS BARS AND CIRCUIT BREAKERS, PROPERLY SUPPORTED TO PREVENT VIBRATIONS AND BREAKAGE IN HANDLING. BUS BARS SHALL BE SEQUENCE PHASED. PANELBOARD SHALL HAVE A FULL SIZED SOLID ALUMINUM NEUTRAL AND GROUND BUS.
   - E. BUS BAR BRACING SHALL BE UL LISTED AS INDICATED ON DRAWINGS. ADDITIONAL BRACING SHALL BE PROVIDED AS REQUIRED TO MEET OR EXCEED INDICATED AVAILABLE FAULT CURRENTS.
   - F. DIRECTORY CARDS SHALL BE COMPLETELY FILLED IN BY TYPEWRITER, LISTING CIRCUIT NUMBERS AND LOAD SERVED, INCLUDING EXISTING CIRCUITS. CIRCUIT BREAKERS SHALL BE IDENTIFIED BY CIRCUIT NUMBER LABELS AS HEREINBEFORE SPECIFIED.
11. DISCONNECTS:
   - A. DISCONNECTS SHALL BE EXTERNALLY OPERATED, QUICK-MAKE, QUICK-BREAK, SAFETY, WITH PROVISIONS FOR PAD LOCKING. FUSED AND NON-FUSED DISCONNECT SWITCHES SHALL BE PROVIDED AS INDICATED.
   - B. INDOOR SWITCHES SHALL BE NEMA 1 AND OUTDOOR SWITCHES SHALL BE NEMA 3R, UNLESS INDICATED OTHERWISE.
12. FUSES:
   - A. FUSES PROTECTING CIRCUIT BREAKER PANELS SHALL BE CURRENT LIMITING U.L. CLASS RK-1 FUSES WITH 200,000 AMPERES RMS SYM INTERRUPTING CAPACITY. FUSING ELEMENTS SHALL BE SILVER FOR RATINGS ABOVE 60 AMPERES.
   - B. ALL OTHER FUSES SHALL BE U.L. CLASS RK-5, DUAL-ELEMENT WITH A MINIMUM TIME-DELAY OF 10 SECONDS AT 500% RATING. FUSES SHALL HAVE CURRENT-LIMITING SHORT-CIRCUIT LINKS AND 200,000 AMPERES RMS SYM INTERRUPTING CAPACITY. FUSING ELEMENTS SHALL BE COPPER.
13. LIGHT FIXTURES:
   - A. WHERE LIGHT FIXTURES ARE MOUNTED IN A LAY-IN CEILING, PROVIDE A MINIMUM OF 2 SUPPORT WIRES ATTACHED DIRECTLY BETWEEN EACH LIGHT FIXTURE AND THE BUILDING STRUCTURE. SUPPORT WIRES SHALL BE A MINIMUM OF 12 GAUGE GALVANIZED STEEL WIRE, SOFT ANNEALED.
   - B. FIXTURES ARE REQUIRED AT ALL LIGHTING OUTLETS SHOWN ON THE DRAWINGS. APPROVED LIGHTING FIXTURE WIRE IS REQUIRED IN ALL FIXTURES AND FIXTURE RACEWAYS. 'WEATHERPROOF' WIRING IS REQUIRED FOR EXTERIOR FIXTURES. ALL PARTS OF FIXTURES AND WIRING SHALL BE IN ACCORDANCE WITH NEC REQUIREMENTS.
   - C. ALL FIXTURES SHALL CARRY UL AND ETL LABELS.
14. SLEEVES:
   - A. PROVIDE, SET, AND PROPERLY LOCATE PIPE SLEEVES AS REQUIRED FOR THIS WORK.
   - B. INTERIOR PARTITIONS: 16 GAGE GALVANIZED STEEL, PACK BETWEEN CONDUIT AND SLEEVE WITH FIRE SAFING AND CAULK AT EACH END WITH FIRE RESISTANT SEALANT.
   - C. ROOF: PROSET OR EQUAL, MANUFACTURED PVC SCHEDULE 40 PIPE SLEEVE WITH WEATHERPROOF SEAL. COORDINATE WITH ROOFING CONTRACTOR AND FLASH AS REQUIRED TO MAINTAIN ROOF WARRANTY.
15. GROUNDING:
   - A. GROUND ALL ELECTRICAL APPARATUS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) 250, AND ANY LOCAL REQUIREMENTS. INSURE CONTINUOUS BOND WHERE FLEXIBLE CONDUIT IS USED. PROVIDE BONDING JUMPER INSIDE ALL FLEXIBLE CONDUIT.
   - B. BOND METAL PIPING SYSTEMS IN COMPLIANCE WITH NEC 250.4(A)(4).

ELECTRICAL SYMBOLS LIST

CIRCUITING & NOTES

+46"	SPECIAL MOUNTING HEIGHT FOR ASSOCIATED DEVICE (CENTERLINE OF DEVICE)
GFI	GROUND FAULT CIRCUIT INTERRUPTER DEVICE
WP	WEATHERPROOF ENCLOSURE ON DEVICE
EM	EMERGENCY BATTERY BACKUP
TR	TAMPER RESISTANT OUTLET
USB	COOPER #TRT156-X OR EQUAL DUPLEX RECEPTACLE WITH DUAL USB CHARGING PORTS. PROVIDE 2-1/8" DEEP BACK BOX.
(TIE)	PARTIAL HOMERUN. REFER TO PLANS FOR ADDITIONAL DEVICES CONNECTED TO THIS CIRCUIT.
X	ELECTRICAL FLOOR PLAN NOTE WITH DESIGNATION
2 LP	CONDUIT CONCEALED WHERE POSSIBLE OR AS NOTED, ARROWS INDICATE HOME RUN TO PANEL. CIRCUIT NUMBERS INDICATED
	#12 WIRE IN CONDUIT, UNLESS NOTED OTHERWISE ON DRAWINGS OR SPECIFICATION
	GROUNDING CONDUCTOR, #12 WIRE UNLESS NOTED OTHERWISE ON DRAWINGS OR SPECIFICATION
	CONDUIT ROUTED UNDER FLOOR/GRADE

LIGHTING

	EMERGENCY TWIN HEAD LIGHT FIXTURE
	EXIT LIGHT WITH DIRECTIONAL ARROWS INDICATED
A	STRIP FIXTURE WITH TYPE DESIGNATION
A	RECESSED OR SURFACE MOUNTED FIXTURE WITH TYPE DESIGNATION
NL A	NIGHT LIGHT, CONNECT TO UNSWITCHED CIRCUIT
A	CEILING OR RECESSED FIXTURE WITH TYPE DESIGNATION
A	WALL MOUNTED FIXTURE WITH TYPE DESIGNATION

POWER DEVICES

	DUPLEX RECEPTACLE, BOTTOM OF BOX AT 18" AFF, UNLESS NOTED OTHERWISE
	FOURPLEX RECEPTACLE, BOTTOM OF BOX AT 18" AFF, UNLESS NOTED OTHERWISE
	DEVICE MOUNTED ABOVE COUNTER AND/OR SPLASH GUARD
	HEAVY DUTY OUTLET - NEMA CONFIGURATION SIZE PER EQUIPMENT MANUFACTURER'S RECOMMENDATION
	PANEL BOARD, TOP OF BOX 6'-0" AFF
J	JUNCTION BOX
	NON-FUSED DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	MOTOR WITH DESIGNATION
	FLOOR BOX

CONTROLS

S	SINGLE POLE WALL SWITCH, TOP OF BOX AT 48" AFF
S_2	TWO POLE WALL SWITCH, TOP OF BOX AT 48" AFF
S_3	THREE-WAY WALL SWITCH, TOP OF BOX AT 48" AFF
S_4	FOUR-WAY WALL SWITCH, TOP OF BOX AT 48" AFF
S_D	DIMMER SWITCH, TOP OF BOX AT 48" AFF
S_M	MANUAL MOTOR STARTER WITH OVERLOADS

OCCUPANCY SENSORS

1. DUAL TECHNOLOGY/ULTRASONIC CEILING SENSORS SHALL BE MOUNTED 6' FROM SUPPLY/EXHAUST AIR DIFFUSERS.
2. LOW VOLTAGE CEILING SENSORS SHALL BE PROVIDED WITH 6' SLACK CONDUCTOR COILED AT SENSOR.

S_O	WALL MOUNTED DUAL-TECHNOLOGY OCCUPANCY SENSOR, WATT STOPPER #DW-100, TOP OF BOX AT 48" AFF

COMMUNICATIONS

	DATA/TELEPHONE OUTLET WITH MINIMUM ¾" CONDUIT STUBBED UP TO ABOVE ACCESSIBLE CEILING, BOTTOM OF BOX AT 18", UNLESS NOTED OTHERWISE. PROVIDE WITH PULL STRING
TV	FLAT SCREEN TELEVISION - PROVIDE AND INSTALL ONE (1) HUBBELL #RR1510X RECESSED TAMPER-RESISTANT DUPLEX RECEPTACLE WITH COVERPLATE AND ONE(1) HUBBELL #HBL260 TWO GANG LARGE CAPACITY WALL BOX (UP TO 2" KNOCKOUT) W/ MUD RING AND COVERPLATE FOR DATA. PROVIDE 2"C WITH PULL STRING TO ABOVE ACCESSIBLE CEILING FOR DATA CABLES. MOUNT BOX AT 7'-6" AFF UNLESS NOTED OTHERWISE (VERIFY)

ELECTRICAL GENERAL NOTES:

1. COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACES AVAILABLE, AND WITHOUT INTERFERENCES.
2. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO PROPERLY BALANCE ALL BRANCH CIRCUITS BETWEEN THE PHASES OF THE SYSTEM REGARDLESS OF CIRCUITING INDICATED.
3. ALL EXPOSED RACEWAYS SHALL BE IN EMT CONDUIT, MC CABLE IS NOT PERMITTED IN EXPOSED AREAS.
4. ELECTRICAL CONTRACTOR TO COORDINATE MANUFACTURER ELECTRICAL REQUIREMENTS FOR HVAC EQUIPMENT BEING FURNISHED WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN. EQUIPMENT DISCONNECTS TO BE PROVIDED BY ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE IN MECHANICAL SCHEDULES.
5. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR SUPPORTING TRANSFORMERS, EQUIPMENT, ETC. FROM THE STRUCTURE. PROVIDE ADDITIONAL STEEL AS REQUIRED TO PROPERLY SUPPORT SYSTEMS FROM THE STRUCTURE.
6. ALL MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
7. EACH BRANCH CIRCUIT SHALL HAVE A DEDICATED NEUTRAL PER NEC 210.4.
8. ALL BRANCH CIRCUITS SHALL BE SIZED TO ALLOW FOR A MAXIMUM OF 3% VOLTAGE DROP. ALL FEEDERS SHALL BE SIZED TO ALLOW FOR A MAXIMUM OF 2% VOLTAGE DROP. ELECTRICAL CONTRACTOR SHALL VERIFY WIRING INDICATED IS SUFFICIENT AND INCREASE CONDUCTOR SIZE AS REQUIRED BASED OFF ACTUAL INSTALLED LENGTH OF CONDUCTORS.
9. PROVIDE LOW VOLTAGE WIRING BETWEEN ALL 0-10V DIMMING DRIVERS CONTROLLED BY 0-10V DIMMERS PER MANUFACTURER'S INSTRUCTIONS WHETHER INDICATED ON PLANS OR NO.

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Attachment: PRIMUS MEQUON Lighting Plans (7675 : RA Smith for Primus Companies)

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ELECTRICAL SPECIFICATIONS & NOTES

MA/FS
21100
07.19.2022

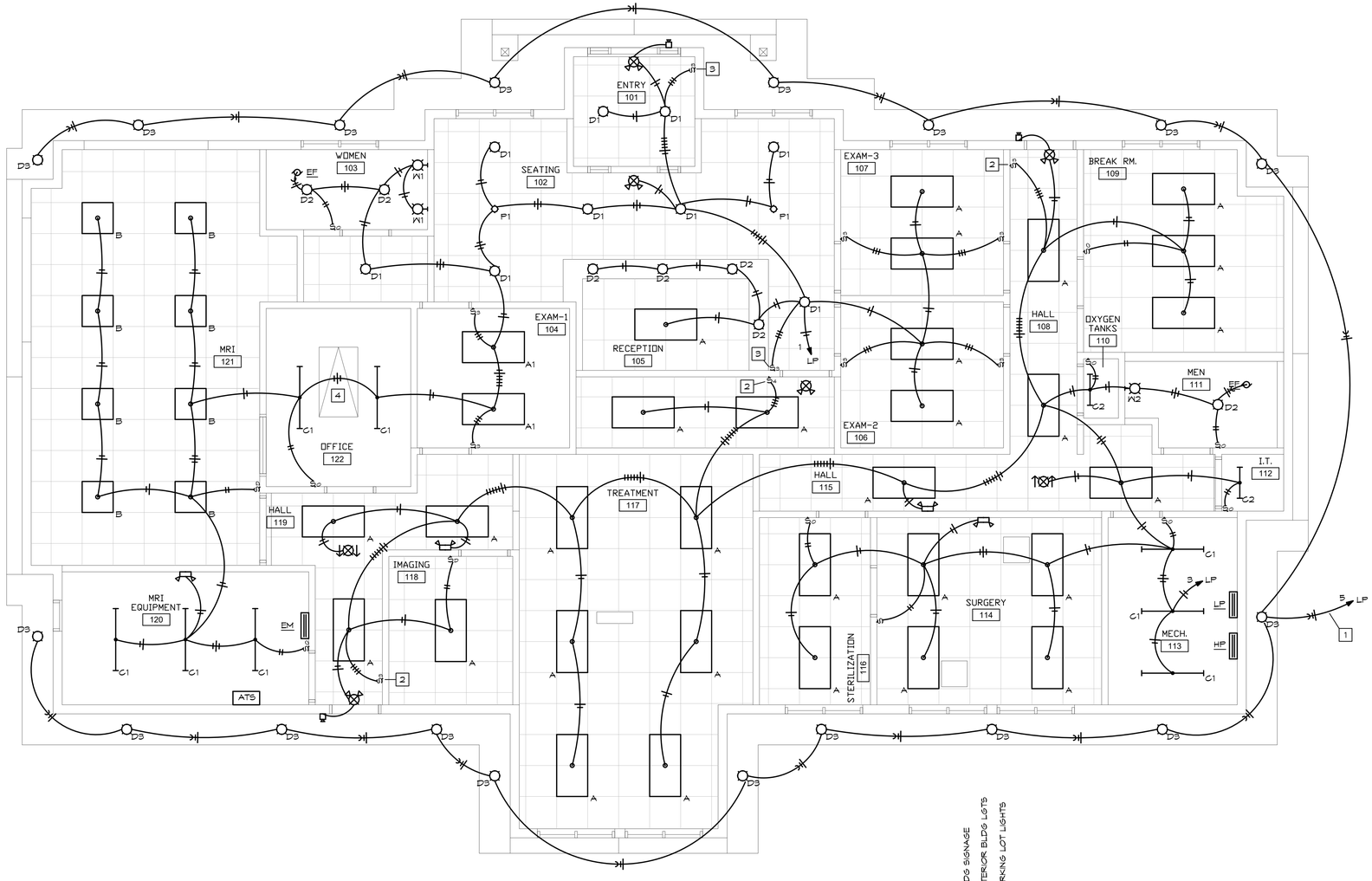
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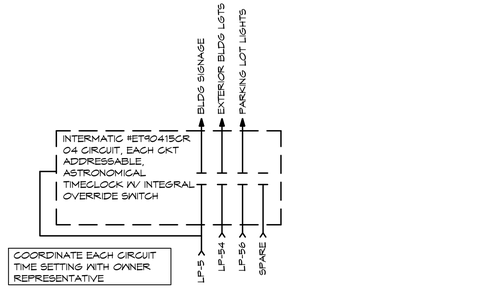
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LIGHTING PLAN NOTES:

1. ROUTE EXTERIOR LIGHTING CIRCUIT THROUGH TIMECLOCK. SEE LIGHTING CONTROL DETAIL ON THIS SHEET.
2. MULTI-ROOM SWITCH - HALL 108, HALL 115, TREATMENT 117, HALL 119.
3. MULTI-ROOM SWITCH - ENTRY 101, SEATING 102, RECEPTION 105.
4. PULL-DOWN STAIR - COORDINATE LIGHT FIXTURE INSTALLATION WITH LOCATION OF STAIRS.





EXTERIOR LIGHTS/SIGNAGE CONTROL DIAGRAM
SCALE: NONE

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Attachment: PRIMUS MEQUON Lighting Plans (7675 : RA Smith for Primus Companies)

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LIGHTING PLAN

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21100
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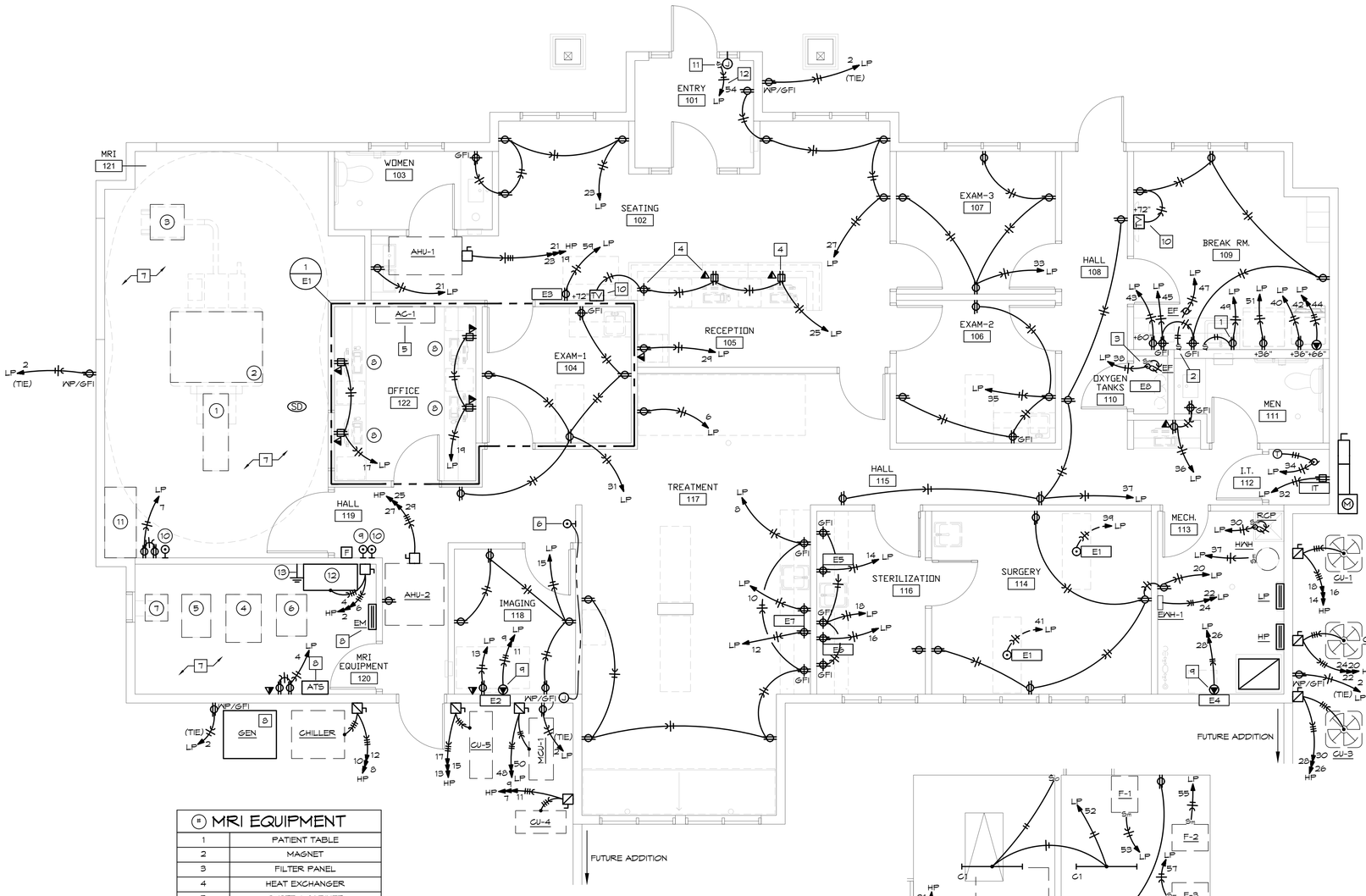
E1

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POWER PLAN NOTES:

1. SWITCHED OUTLET FOR GARBAGE DISPOSAL. VERIFY ELECTRICAL REQUIREMENTS.
2. CONTROL SWITCH FOR BREAK ROOM EXHAUST FAN. VERIFY ELECTRICAL REQUIREMENTS.
3. EXHAUST FAN FOR MEDICAL GAS TO RUN CONTINUOUSLY.
4. RECEPTACLES MOUNTED IN CASEWORK. WIRING AND CONDUIT TO BE ROUTED AND HIDDEN IN CASEWORK. COORDINATE WITH CASEWORK INSTALLER.
5. SUPPLY AIR CASSETTE CONNECTED TO MINI-SPLIT CONDENSING UNIT. VERIFY ELECTRICAL REQUIREMENTS.
6. PUSH BUTTON CONTROL FOR IMAGING EQUIPMENT. VERIFY ELECTRICAL AND DATA REQUIREMENTS WITH EQUIPMENT MANUFACTURER.
7. COORDINATE ELECTRICAL WORK FOR MRI EQUIPMENT AND CONTROLS WITH MRI SUPPLY VENDOR.
8. VERIFY LOADS TO BE ADDED TO EMERGENCY PANEL AND GENERATOR WITH MRI SUPPLY VENDOR.
9. VERIFY NEMA CONFIGURATION FOR RECEPTACLE WITH EQUIPMENT MANUFACTURER.
10. VERIFY HEIGHT OF TV RECEPTACLE WITH OWNER PRIOR TO INSTALLATION.
11. JUNCTION BOX WITH TOGGLE SWITCH FOR BUILDING SIGNAGE. VERIFY LOCATION WITH SIGNAGE VENDOR.
12. ROUTE CIRCUIT THROUGH EXTERIOR LIGHTING CONTROLS. SEE CONTROL DIAGRAM ON SHEET E1.

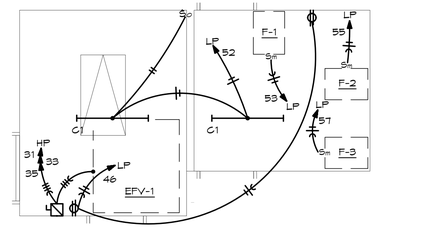


ELECTRICAL POWER PLAN

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

## VET EQUIPMENT	
E1	FLOOR BOX ELECTRICAL FOR SURGERY TABLE
E2	IMAGING UNIT
E3	SCALE
E4	SCAVENGING VACUUM PUMP
E5	STERILIZER CENTER
E6	STERILIZER
E7	LAB EQUIPMENT
E8	OXYGEN SYSTEM

# MRI EQUIPMENT	
1	PATIENT TABLE
2	MAGNET
3	FILTER PANEL
4	HEAT EXCHANGER
5	SYSTEM CABINET
6	GRADIENT AMPLIFIER
7	HELIUM COMPRESSOR
8	LCD MONITOR AND KEYBOARD
9	EM QUENCH BUTTON
10	EM ELEC STOP
11	COIL RACK
12	CONTROL BOARD
13	EARTH BAR FOR MRI INDEPENDANT GROUND



1/E1 ELECTRICAL PLAN - MECH PLATFORM

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

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Attachment: PRIMUS MEQUON Lighting Plans (7675 : RA Smith for Primus Companies)

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POWER PLAN

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E2

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PANEL: LP		VOLTS: 120/208V			PH: 3Ø		WIRE: 4W		LOCATION: MECH 113					MOUNTING: SURFACE	
BUS: 225A		MAIN: 200A MCB			IC: 22,000 RMS SYM AMPS									FEEDER: SEE RISER DIAGRAM	
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO
1	INTERIOR LIGHTING	20	1	10	1,069			900			12	1	20	EXTERIOR RECS	2
3	INTERIOR LIGHTING	20	1	10		857			360		12	1	20	EQUIPMENT RM RECS	4
5	EXTERIOR LIGHTING	20	1	10			450			800	12	1	20	TREATMENT RM REC	6
7	MRI ROOM RECS	20	1	12	360			900			12	1	20	TREATMENT RM RECS	8
9	IMAGING EQUIPMENT	20	2	12		1,500			1,000		12	1	20	LAB EQUIPMENT	10
11							1,500			1,000	12	1	20	LAB EQUIPMENT	12
13	IMAGING EQUIPMENT	20	1	12	800			1,000			12	1	20	STERILIZATION EQUIP	14
15	IMAGING RECS	20	1	12		720			1,000		12	1	20	STERILIZATION EQUIP	16
17	OFFICE RECS	20	1	12			720			540	12	1	20	STERILIZATION RECS	18
19	OFFICE RECS	20	1	12	720			900			12	1	20	SURGERY RECS	20
21	DRINKING FOUNTAIN [GFI]	20	1	12		600			2,000		12	2	20	WALL HEATER	22
23	CONVENIENCE RECS	20	1	12			720			2,000					24
25	RECEPTION RECS	20	1	12	900			1,800			12	2	20	VACUUM PUMP	26
27	CONVENIENCE RECS	20	1	12		720			1,800						28
29	PRINTER	20	1	12			180			250	12	1	20	RECIRC PUMP	30
31	EXAM RM RECS	20	1	12	900			360			12	1	20	IT REC	32
33	EXAM RM RECS	20	1	12		720			120		12	1	15	EXHAUST FAN	34
35	EXAM RM RECS	20	1	12			720			360	12	1	20	CONVENIENCE RECS	36
37	CONVENIENCE RECS	20	1	12	720			120			12	1	15	O2 EXHAUST FAN	38
39	SURGERY EQUIP	20	1	12		800			800		12	1	20	WASHER	40
41	SURGERY EQUIP	20	1	12			800			2,250	10	2	30	DRYER	42
43	MICROWAVE [GFI]	20	1	12	1,000			2,250							44
45	BREAK RM RECS	20	1	12		900			360		12	1	20	MECH PLATFORM RECS	46
47	BREAK RM EXHAUST	15	1	12			120			1,248	12	2	15	MCU-1 AC-1	48
49	GARBAGE DISPOSAL [GFI]	20	1	12	800			1,248							50
51	REFRIGERATOR [GFI]	20	1	12		800			70		12	1	20	MECH PLATFORM LGTS	52
53	FURNACE F1	20	1	12			1,536			900	10	1	20	BUILDING SIGNAGE	54
55	FURNACE F2	20	1	12	1,536			200			10	1	20	PARKING LOT LIGHTING	56
57	FURNACE F3	20	1	12		1,536						1	20	SPARE	58
59	SCALE	20	1	12			600					1	20	SPARE	60
NOTES:					8,005	9,193	7,346	9,678	7,510	9,348					
[GFI]=GFCI BRKR 5mA					18,483		16,863		16,694					TOTAL CONNECTED LOAD:	51,840 VA
														NEC DEMAND LOAD:	47,130 VA
														DEMAND AMPS @ 208 VOLT / 3Ø:	132.48 A

PANEL: HP		VOLTS: 277/480V			PH: 3Ø		WIRE: 4W		LOCATION: MECH 113					MOUNTING: SURFACE	
BUS: 400A		MAIN: 400A MLO			IC: 42,000 RMS SYM AMPS									FEEDER: SEE RISER DIAGRAM	
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO
1	PANEL LP THRU XFMR	100	3	3	10,283			34,918			1/0	3	150	MRI CONTROL PANEL	2
3						18,663			34,918						4
5							15,784			34,918					6
7	CU-4	15	3	12	2,605			18,398			3	3	90	MRI CHILLER	8
9						2,605			18,398						10
11							2,605			18,398					12
13	CU-5	25	3	10	3,575			2,162			12	3	15	CU-1	14
15						3,575			2,162						16
17							3,575			2,162					18
19	AHU-1	30	3	10	6,651			2,439			12	3	15	CU-2	20
21						6,651			2,439						22
23							6,651			2,439					24
25	AHU-2	20	3	12	4,266			2,439			12	3	15	CU-3	26
27						4,266			2,439						28
29							4,266			2,439					30
31	ERV-1	15	3	12	2,827						12	1	20		32
33						2,827					12	1	20		34
35							2,827				12	1	20		36
37	HAH	20	1	12	4,500						12	1	20		38
39		20	1	12							12	1	20		40
41		20	1	12							12	1	20		42
NOTES:					42,709	36,589	35,120	61,357	61,357	61,357					
					104,066		97,646		97,077					TOTAL CONNECTED LOAD:	298,089 VA
														NEC DEMAND LOAD:	251,335 VA
														DEMAND AMPS @ 480 VOLT / 3Ø:	302.31 A

ELECTRICAL RISER DIAGRAM

SCALE: NONE

RISER NOTES:

1. (4) 500 KCMIL, 3"C
2. (3) #3 AWG, (1) #8 GRND, 1"C
3. (4) 3/0 AWG, (1) #4 GRND, 2"C
4. (4) #6 AWG, (1) #10 GRND, 1"C

LIGHT FIXTURE SCHEDULE

MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LIGHT SOURCE	DESCRIPTION	EQUIVALENT MANUFACTURERS
A	METALUX CRUZE 24CZ LD5 40 S UNV CD1	120 29	LED 4124 LUM 4000K	2X4 LED TROFFER	OR EQUAL
A1	METALUX CRUZE 24CZ LD5 40 S UNV SK 24 WS	120 29	LED 4124 LUM 4000K	2X4 LED TROFFER WITH SHALLON SURFACE MOUNT KIT	OR EQUAL
B	KIRLIN MRP-22275-2500L-41K -BG	120 35	LED 2500 LUM 4100K	MRI SAFE LED FIXTURE	OR EQUAL
C1	PHILIPS FLUXSTREAM FSS 4 40L 840 UNV DIM	120 31	LED 4000 LUM 4000K	4 FT LED STRIP	--
C2	PHILIPS FLUXSTREAM FSS 2 30L 840 UNV DIM	120 26	LED 3000 LUM 4000K	2 FT LED STRIP	--
D1	LITHONIA LDN6 40/20 L06 WR LD MVOLT EZ10	120 22.5	LED 2008 LUM 4000K	6" LED RECESSED CAN	OR EQUAL
D2	LITHONIA LDN4 20LM 40K WR LD MVOLT	120 25	LED 2544 LUM 4000K	4" LED RECESSED CAN	OR EQUAL
D3	LITHONIA LDN4 20LM 40K WR LD MVOLT	120 25	LED 2544 LUM 4000K	4" LED RECESSED CAN - WET LOCATION COLOR TO MATCH SOFFIT PANELS	OR EQUAL
P1	OWNER SELECT PENDANT	120	LED LUM K	OWNER SELECT PENDANT	--
W1	OWNER SELECT WALL SCONCE	120	LED LUM K	OWNER SELECT WALL SCONCE	--
W2	OWNER SELECT WALL SCONCE	120	LED LUM K	OWNER SELECT WALL SCONCE	--
	DUAL-LITE EV4D-02L	120 2	INCL	EMERGENCY LIGHT WITH TWIN ADJUSTABLE 2 WATT LED HEADS AND BATTERY, MOUNT AT 7'-6"±, TO CLEAR OBSTACLES. (PROVIDES 1 FC AVG. ON 39 CENTER FIXTURE SPACING) DAMP LOCATION RATED.	OR EQUAL
	DUAL-LITE EVE-U-R-W-E	120 1	INCL	EXIT LIGHT WITH LED LAMPS, GREEN LETTERS ON WHITE BACKGROUND, UNIVERSAL MOUNT, BATTERY BACKUP	OR EQUAL
	DUAL-LITE EVC-U-R-W	120 3	INCL	COMBINATION EMERGENCY/EXIT LIGHT WITH LED LAMPS, GREEN LETTERS ON WHITE BACKGROUND, TWIN LED EMERGENCY LIGHT HEADS, UNIVERSAL MOUNT, BATTERY BACKUP	OR EQUAL
	DUAL-LITE EVC-U-R-W-D4 WITH EVO-D-X	120 5	INCL	COMBINATION EMERGENCY/EXIT LIGHT WITH LED LAMPS, GREEN LETTERS ON WHITE BACKGROUND, TWIN 6W EMERGENCY LIGHT HEADS, UNIVERSAL MOUNT, HIGH CAPACITY BATTERY BACKUP AND REMOTE TWIN HEAD OUTDOOR RATED FIXTURE	OR EQUAL

NOTES:

NOT FOR CONSTRUCTION

PRIMUS DENTAL
401 6th Ave. SE • Cedar Rapids, Iowa • 52401
Des Moines • Kansas City • Minneapolis • Omaha
www.dentalbuilders.com

Dr. Adam Moeser, DVM
7625 W Meauon Rd | Meauon, WI

Attachment: PRIMUS MEQUON Lighting Plans (7675 : RA Smith for Primus Companies)

REVISION

BC PROJECT #: 22523

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5720 Reeder Shawnee, Ks. 66203 (913)262-1772

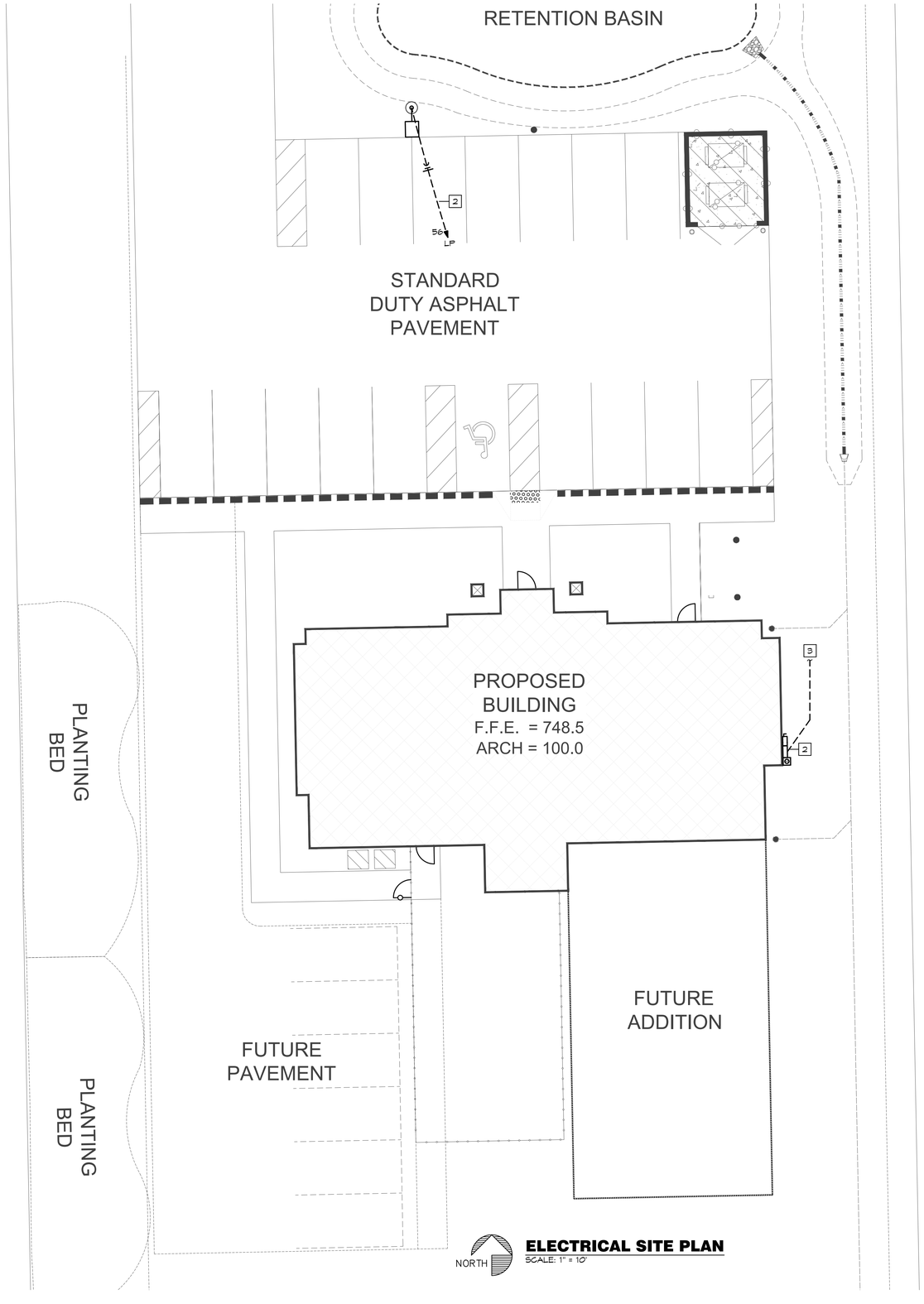
ELECTRICAL DIAGRAMS AND SCHEDULES

MA/FS

21100

07.19.2022

E3



ELECTRICAL SITE PLAN
SCALE: 1" = 10'

SITE PLAN NOTES:

1. ELECTRICAL SERVICE GEAR. COORDINATE ELECTRICAL WORK WITH LOCAL UTILITY.
2. ROUTE LIGHTING CIRCUIT THROUGH EXTERIOR LIGHTING CONTROLS. SEE DIAGRAM ON SHEET E1.
3. SECONDARY FEEDERS FROM UTILITY PAD MOUNTED TRANSFORMER TO ELECTRICAL SERVICE GEAR.

NOT FOR CONSTRUCTION

PRIMUS DENTAL
401 8th Ave. SE • Cedar Rapids, Iowa 52401
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Dr. Adam Moeser, DVM
7625 W Mequon Rd | Mequon, WI

Attachment: PRIMUS MEQUON Lighting Plans (7675 : RA Smith for Primus Companies)

REVISION

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BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, Ks. 66203 (913)262-1772

ELECTRICAL SITE PLAN

MA/FS
21100
07.19.2022

E4

August 28th, 2022

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

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape plan submittal for a Veterinary Clinic development on Mequon Rd. Since the proposed facility fronts on Mequon Road, one of the City of Mequon's Development Plan has designated as a "Gateway" commercial corridor. As a commercial corridor, the City of Mequon has required a higher level of landscape treatments since 2012.

This is the first review of the plan, dated 8/04/22. The Landscape plan is submitted by RA Smith. The plan is stamped "PRLIMINARY_NFC".

The proposed site use is business/commercial use. The business use should be low to moderately traffic intensive; the site design proposes one point of Ingress/Egress to the site. The proposal is adjacent to one of Mequon's busiest corridors and surrounded by commercial/business uses. The proposal shows (2) Two phases of site amenities. The proposed two-phase site development approach forces the proposal to have the Refuse Recycle Bins adjacent to Mequon Road; as opposed to, if the entirety of the plan is completed day one, the R&R bin could be moved to the back of the development and out of the viewshed of the Mequon corridor. (Action per the City of Mequon Planning Staff).

The nature of this review will be to assess the landscape plan for completeness; address appropriateness of design for the Mequon Road corridor and how the plant palette addresses the Planning Commission's request for greater buffering/treatments within the Mequon Road corridor. This review will be performed considering both the adjacency to the Mequon corridor and the adjacent zoning. Commentary will be generated by applying the existing and the proposed City of Mequon Landscape Codes.

➢ *General Overview:*

- This review pertains to Landscape Plan sheet: L100 dated 08/04/22. Sheet L100 is titled, PROPOSED LANDSCAPE PLAN
- The plans submitted are **NOT** sealed by a Wisconsin RLA, as required by Mequon code.
- The plan is issued at a 1"=20' scale; the plan sheet is clean and the information is discernible.
    - The proposal is adjacent to the Mequon Road Corridor is one of Mequon's regional collectors and part of the City of Mequon's designated "Gateway" roadways. Since 2012, the P&Z board has requested additional density landscape treatments and

Attachment: Veterinary Clinic_Mequon Rd_ Review 1 (7675 : RA Smith for Primus Companies)

larger-scale plantings, especially when the proposal is for a Commercial development.

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

- The plan depicts the proposed site lighting locations, or, as well as, the a sign location; although, there is not a sign elevation.

Proposed Landscape Material Review:

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

- Four Deciduous Tree Species, (Total proposed deciduous trees – 12)
- One Evergreen Tree Species, (Total proposed conifer trees – 6)
- Six Deciduous Shrub Species, (Total proposed decid. shrubs – 51)
- One Evergreen Shrub Species, (Total proposed conifer shrubs – 8)
- Three Perennials, Bulbs/corms, Groundcover Species, (Total proposed ground covers/perennials –43)
- Zero Decorative Grass species, (Total proposed grasses – 0)

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

♦ TURF: The Plan Notes fails to provide the following specifics: 1. Specify the proposed turf seed mix; 2. The plans should state the total SQR yards of the turf area. – Recommendation for this site: I would apply sod in the limited areas at the entrance & interior of the proposal; I would employ a turf seed regimen along the south <west of the proposed building>& along west boarder of the site.

➢ *Plant Schedule Comments:*

- The plant schedule does not require additional audit.
  - ❖ **Amend the following "Proposed Tree sizes"**:
    - Deciduous Trees: The plant schedule specifies a 2.5" Caliper tree. The City of Mequon has **required a minimum of 3.5" caliper trees** @ 16" above the rootball. Proposals within the Mequon Road "Gateway" corridor have typically required 4.0" caliper trees @16" above the rootball. **Amend the Plant Schedule to reflect the above stated calipers.**

➢ *Planting Zone Comments:*

➢ The submittal is organized and provides the following: 1. Street Frontage Zone; 2. Parking Lot Interior Zone; 3. Parking Lot Periphery Buffer; 4. Property Line Buffer Yard; 5. On-

Attachment: Veterinary Clinic_Mequon Rd_ Review 1 (7675 : RA Smith for Primus Companies)

Lot Zone; 6. Open Space Zone; 7. Detention Basin; 8. Loading Dock Buffer. Design Application – plants can only be used 1 time to meet any of the listed buffer requirement.

- **ROW/Street Frontage Zone**:
  Mequon Road ROW – STREET TREE Proposal: Code requires 1 approved street tree per each side of/30 feet of CL length; the Mequon Rd. ROW planting. (The plan MEETS the CITY of MEQUON ROW quantity, but not the proposed caliper/size.)
- **Street/Interior Drives Zone**:
  - Steet Trees- Interior Drives: Code requires 1 approved street tree per each 30 feet of drive, on each side of the length. The Interior Drive planting requirement is partially addressed in this proposal. The primary ingress drive <N/S axis> requires a shade tree to be placed @ 30' intervals <or, arranged in clusters, to meet the required drive buffer density>
  - While NOT a Landscape Requirement; neither the drive or the p-lot design include a curb & gutter at the edge.
    In commercial applications, the type of edge treatment/detail used will lead to future failure of the hard-surface edges.
    Additionally, the plan is showing sheet-runoff for the hydrology. The combination of no edge protective structures, or control of the storm runoff (curbs) will lead to cars impacting/rutting the grasses at every edge. The unprotected planting beds adjacent to the drive will also be adversely impacted, by: incursions by vehicles, snow loading<winter>, salt saturation <winter>, hydrologic loading…ect.

  (The Phase 1 of the plan meets the ROW code tree requirements. Action per P & Z/ Mequon Staff)

- **Parking Lot/ROW Buffer Two Phases):** (The proposed Landscape Code requires 1 tree per 25 linear feet of hard surface adjacent to a ROW<Mequon Rd.> (not counting the ROW street trees). Phase-1, The proposal provides 2 trees. The Phase-2 P-lot utilizes the existing vegetation / trees The (Phase-1) plan partially MEETS the ROW code tree requirements. The (Phase -2) Parking plan MEETS the buffering requirements. Action per P & Z/ Mequon Staff) Note to the LA/designer – The PPH (Tree) depicted in the center of the (Phase-1 turn around bump-out, will be killed due to this is where commercial snow plows will dump the entirety of the snow during plowing operations…Remove the tree so it affords snowplowing operations.
- **Parking Lot Interior Zone**. A) The parking lot layout/configuration of 90°stalls only provides limited proposed periphery planting treatments throughout the design. In comparison to the landscape treatments provided at other recent PWR business development proposal, the planting palette is very spartan and the proposed plant density is minimalist. The proposed P-lot plantings will do little to to help break Heat-Island impacts to the site. B) The overall landscaping **will** meet the 30% shade requirement over bot Phase 1&2 of the parking lot. Although, I recommend City Mequon Planning Staff requires all Decid. Trees to be Min. of 3.5" caliper < interior site, 4.0 caliper adjacent to Mequon Rd.> (The plan can Meet the P-lot Buffer requirements, but requires for the proposal to amend the Tree Size.) Action per P & Z/ Mequon Staff) Please revise Tree size as noted above/ Action per P & Z/ Mequon Staff.

Attachment: Veterinary Clinic_Mequon Rd_ Review 1 (7675 : RA Smith for Primus Companies)

- **Property Line Buffer:** Per the proposed landscape code requirements. The PL edge requires a buffer application of trees and mixed plantings. As long as this Proposal can maintain the existing PL plantings, this proposal Meets the PL buffer requirement. (Proposal Meets the PL/ side yard buffer.) 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:** < Please see the Phase 1/Phase 2 Refuse/Recycle Notes, above.> The proposed Phase-1 site-plan: the Refuse/Recycle station meets the buffering codes. But, considering the adjacency of the R&R Bin to the Mequon Corridor, the proposed Refuse /Recycle bin will be highly visible. I cannot believe City Planning feels this application will have an adverse impact to the corridor viewshed. I believe, the city of Mequon's Gateway corridor mission statement would be better served if, the Phase-2 P-lot was constructed and the Refuse/Recycle enclosure was moved to the South/West edge of the Phase-2 Parking lot, in the Rear of the proposed building. (The Phase-1 Refuse Recycle Bin Buffer; as long as the R&R Bin walls meet the 6' height requirement> the proposal meets the proposed Trash Enclosure buffering code requirement. Although, I would ask for City Staff to consider having the R&R Bin removed from the Mequon Road PL adjacency; to (rear of the proposed Bldg) on the shown Phase -2 southern P-lot, in the SW corner.

- **Signage & Site Lighting:** Plan does not address either site signage or Site lighting.

❖ *Additional Landscape Observations:*

- The proposal is located on one of Mequon's major arterial collectors <Mequon Road>. Per the City Development Plan landscape guidelines, the City of Mequon has required a higher level of landscape treatments within these corridors to preserve/enhance property values and improve the aesthetic within these concentrated use corridors; these standards have been applied and enforced within Mequon for the last nine years. The proposed landscape plan fails to address buffering within multiple areas, or, as compared to previous submittals @ Mequon Road, adequately provide sight mitigation, or to address newly created noise issues < due to the proposed use>.

I hope planning staff and the commission finds the recommendations and information presented informative and useful.

This concludes the review of Veterinary Clinic on Mequon Rd. landscape submission.

Sincerely,

M. Terry Higgins, RLA.

Attachment: Veterinary Clinic_Mequon Rd_ Review 1 (7675 : RA Smith for Primus Companies)

raSmith

CREATIVITY BEYOND ENGINEERING

R.A. Smith, Inc.
221 South 2nd Street
Milwaukee, WI 53204-1412
(262) 781-1000 | rasmith.com

August 4, 2022

MEMORANDUM

RE: Primus Veterinary Clinic – Stormwater Management Evaluation

Upon review of the proposed redevelopment plans for the property located at 7625 West Mequon Road, we have determined the work qualifies for the following exemptions in accordance with City of Mequon Code of Ordinances.

- Chapter 58 requires on-site detention and runoff control measures if development or redevelopment causes a land disturbing activity of 1.0 acre or more. As proposed, the work will result in 0.811 acre of land disturbing activity – below the requirement threshold. For this reason, the proposed redevelopment is exempt from meeting this requirement.

- Chapter 58 requires on-site detention and runoff control measures if development or redevelopment causes an increase of 0.5 acre or more impervious area. The existing impervious area within the project limits is 0.203 acre and the proposed impervious area within the project limits will be 0.397 acre, an impervious area increase of 0.194 acre – below the requirement threshold. For this reason, the proposed redevelopment is exempt from meeting this requirement.

The redevelopment area currently drains to S.T.H. "167" and this drainage pattern is proposed to be maintained. Wisconsin Department of Transportation requires that runoff rates into their existing drainage facilities must not increase after the redevelopment project. A dry detention basin is proposed directly adjacent to S.T.H. "167" to meet this requirement.

Supporting calculations are provided on the civil plans dated August 4, 2022. Please feel free to contact me at 262-781-1000 if you have any questions, or require any additional information.

Sincerely,
R.A. Smith, Inc.

Chris Hitch, P.E.

Attachment: Stormwater Letter (7675 : RA Smith for Primus Companies)

CONDITIONAL USE GRANT

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

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

described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

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

PARCEL NO.:
_____

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

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

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

GRANTED by action of the Planning Commission of the City of Mequon this ____ day of _____2022.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: cug (7675 : RA Smith for Primus Companies)

The **CONDITIONS** of this Grant are:

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

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

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

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

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

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

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

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

9. **Conditions on the Operations:**

   a. Hours of operation: 8:00 AM to 6:00 PM weekdays

   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.
- No overnight boarding or kenneling except for recovering surgery patients.

10. **Conditions of the structures:**

a. Site Plan: As per attached Exhibit A

b. Landscaping Plan: As per attached Exhibit B.

c. Elevations: As per attached Exhibit C.

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

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

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

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

Attachment: cug (7675 : RA Smith for Primus Companies)

h. The building shall comply with the building code.

11. **Conditions on the site:**

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

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

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

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

Any changes subject to Planning Commission approval.

e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, 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 _____, 2022

DRAFTED BY:

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

Attachment: cug (7675 : RA Smith for Primus Companies)

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: **LAURIE MILLER,**

DATE: **September 19, 2022**

SUBJECT: **Living Life AlaMode, LLC. The applicant is seeking conditional use grant approval to allow for a fitness center for the property located at 10000 N. Port Washington Road.**

Applicant:	Park Avenue Plaza
Status of Applicant:	Owner
Requested:	Conditional Use Grant
Existing Use:	Multi-Tenant Office Building
Existing Zoning:	B-2 (Business Community)
Land Use Plan:	Community Commercial
Lot size:	.93 Acres
Location:	10000 N. Port Washington Road
Tax Key Number:	#15-032-07-002.00
District:	#7

Background:
The applicant requests a conditional use grant to operate Living Life Alamode in the Park Avenue Plaza located at 10000 Port Washington Road. The parcel is zoned B-2 which allows fitness centers as a conditional use.

Living Life Alamode is an individual workout facility offering Neuromuscular Integrative Action (NIA)-based workout classes, workshops, and retreats. NIA workouts combine 52 simple moves with dance arts, martial arts, and healing arts to energize and enliven the well-being in 30-60 minutes, impacting the body, mind, emotion, and spirit. The proposed fitness studio will operate from 6:00 AM to 8:00 PM depending on class schedules. Each class will have a capacity of 20-25 students. Classes will be offered in-person and online. Students may pay for individual classes or join a membership. The business will operate with one employee. The tenant space consists of a 1,000 sq. ft. studio and 100 sq. ft. office space.

Site Plan:
No changes are proposed to the site plan.

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 Community Commercial. Surrounding properties are zoned B-2 as well. A fitness center can be considered compatible with the Land Use Plan designation and expected uses in the area. All of the activities will take place within the fitness center.

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. The proposed hours of operation are Monday through Sunday from 6:00 AM to 8:00 PM depending on class schedules. On average, the business estimates will be 20 to 25 students per class. There will be one staff member to lead classes. Per parking code, the site requires one space per three persons that can be accommodated at the same time and one space per employee. Staff calculated a total parking requirement of nine stalls to accommodate estimated employees and students.

The multi-tenant building houses three additional tenants including Park Avenue Beauty Salon, A-1 Dry Cleaning, and Travel Market Vacations. There are 59 parking spaces on site which are anticipated to be adequate for the multi-use building.

Site Compliance:
Staff observed site compliance issues while conducting a site visit. The following list identifies the compliance issue and recommendation as a condition of approval for the CUG:

- Signage on the building consists of box signs which are prohibited in the sign code (Exhibit 1). The property owner requested a sign waiver in 2011 to continue the allowance of box signs for new tenants but this request was denied. No Master Sign Plan for the development is on file; however, staff encourages the property owner to work with a sign company to develop a plan and have it approved through Plan Commission.
    - Recommendation as a condition of approval: That no refacing of the wall signage be allowed and any new signage must comply with the Municipal Code, Chapter 6: Signs.
- Exterior façade has chipping and missing paint in some locations (Exhibit 2).
    - Recommendation as a condition of approval: That all areas where the exterior façade is deteriorating by repaired and repainted by June 1, 2023.
- The exterior areas behind the building are being used for outdoor storage (Exhibit 3).
    - Recommendation as a condition of approval: That the items being stored outside shall be located to an interior area of the suites and outside storage containers, trailers, and other equipment be removed from the premise by October 31, 2022.
- Missing and unkempt landscaping were observed around the entirety of the property. Weeds were observed growing through the pavers (Exhibit 4).
    - Recommendation as a condition of approval: That the missing and unkempt landscaping shall be replaced and maintained in accordance with the approved landscaping plan by June 30, 2023.

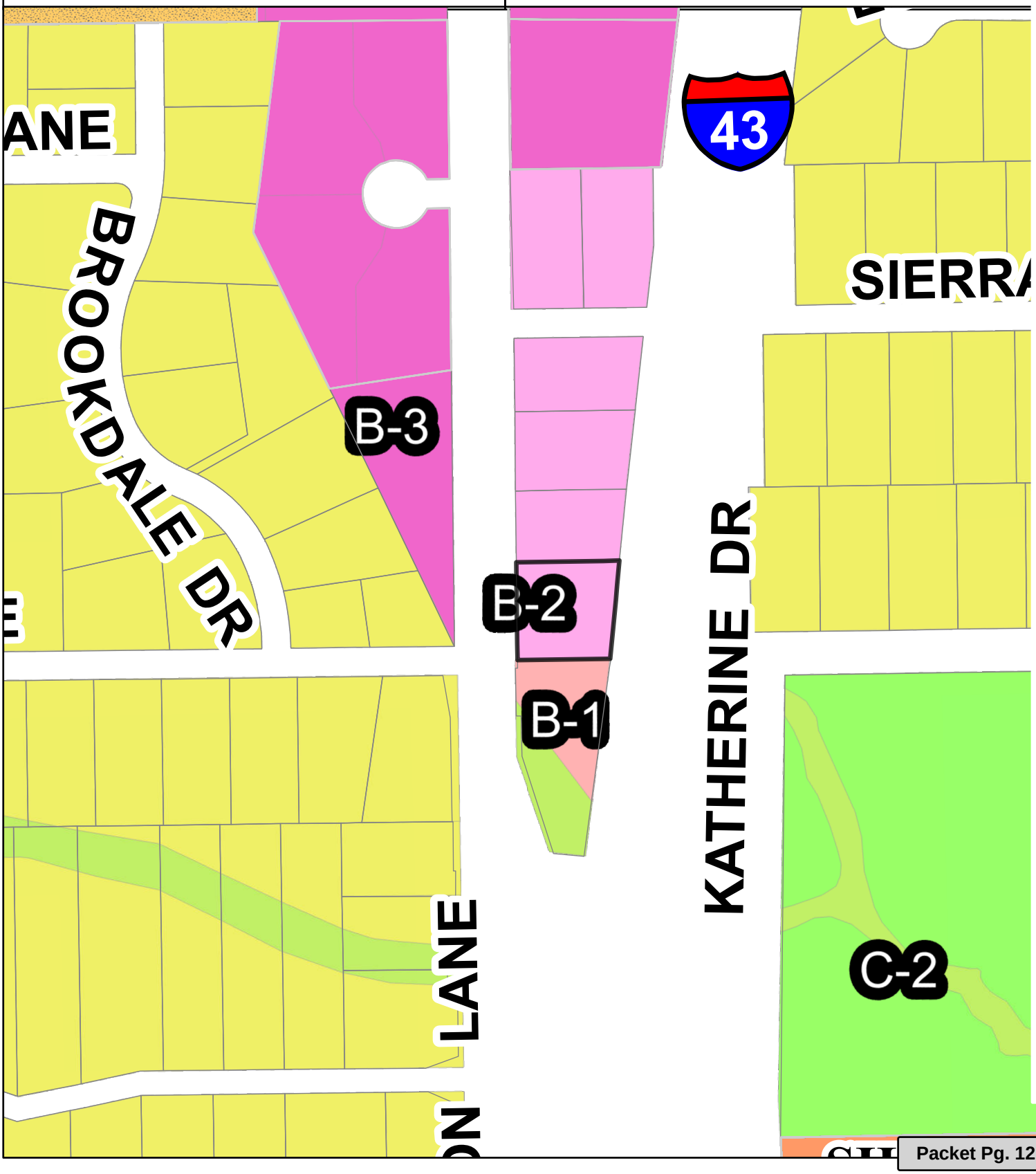
- Deteriorating parking lot conditions were observed throughout the parking lot. (Exhibit 5).
    - Recommendation as a condition of approval: Restriping and repair or replacement of the parking lot by September 1, 2023.
- Garbage enclosure is severely damaged and missing doors (Exhibit 6).
    - Recommendation as a condition of approval: Per code, garbage and refuse containers shall be screened from view from streets and adjacent sites. The Enclosure shall be constructed with materials mimicking those of the primary structure. Plans to construct the garbage enclosure shall be submitted to the Department of Community Development by December 1, 2022, and the garbage enclosure should be constructed by June 1, 2023.

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 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Hours of operation are Monday through Sunday, 6:00 AM to 8:00 PM.
3. That no refacing of the wall signage shall be allowed and any new signage must comply with Chapter 62 of the Municipal Code.
4. That all areas where the exterior façade is deteriorating be repaired and repainted by June 1, 2023.
5. That the items being stored outside shall be located to an interior area of the suites and outside storage containers, trailers, and other equipment be removed from the premise by October 31, 2022.
6. That the missing and unkempt landscaping shall be replaced and maintained in accordance with the approved landscaping plan by June 30, 2023.
7. That the parking lot shall be restriped and repaired or replaced by September 1, 2023.
8. That the garbage enclosure plans shall be submitted to the Department of Community Development for approval by December 1, 2022 and the garbage enclosure be constructed by June 1, 2023.

Attachments:
Map (PDF)
Updated Narrative (PDF)
Exhibits1 (PDF)
CUG_Living Life Alamode (PDF)

LIVING LIFE ALAMODE, LLC - CUG REQUEST



Attachment: Map (7671 : Living Life AlaMode, LLC)

Living Life AlaMode (LLA), LLC

Studio NIA Mequon

10000 Unit D, N. Port Washington Rd. Mequon, Wi 53092

CEO and President: Mary Hoehne

What is LLA Studio NIA Mequon?

Living Life AlaMode Studio NIA Mequon's mission is to create a space for physical, mindful, and wellness transformation through dance, wellness education, movement, and arts. LLA Studio NIA Mequon provides space for NIA movement and wellness education in person and virtually. In addition to our regular class schedule, LLA NIA will host immersive retreats and workshops throughout the year. These retreats provide an opportunity to focus on your practice surrounded by like-minded people. LLA Studio NIA is a holistic fitness, wellness, and lifestyle education and movement studio centered on NIA. Living Life AlaMode Studio NIA Mequon is a community devoted to living well and thriving in our bodies at any age. Guided by the joy of movement, we demonstrate the power of all Nia offerings and mindful movement practices. We deliver sustainable holistic fitness and world class education designed to inspire meaningful body and life transformation. With our local and global partners, we are crafting a community culture that supports and empowers.

At Studio Nia Mequon we will have fun, keep it real, and unleash the magic of NIA. At NIA, we believe every person can discover, explore, unleash, and enhance their individual potential to live a healthy and meaningful life by engaging their senses and listening to their bodies.

What is NIA?

NIA is based on the intelligent design of the body. Each workout combines mindfulness and dynamic movement – leaving you energized, mentally clear, and emotionally balanced. NIA workouts combine 52 simple moves with dance arts, martial arts, and healing arts to energize and enliven well-being in 30-60 minutes – body, mind, emotion, and spirit.

NIA blends dance arts, martial arts and healing arts, with an approach that will stimulate you to revolutionize the way you feel about fitness, focusing on how your body feels, rather than how it looks. Addressing the whole person, NIA pumps your heart, sparks your spirit, lubricates your joints, motivates your mind, releases your tension, enhances your balance and tones your muscles with expressive movement, and mindful awareness. NIA is non-impact, practiced barefoot, and adaptable to individual needs and abilities. Classes are taught by licensed NIA teachers.

The Studio NIA Mequon Space

- Open 6 a.m. – 8 p.m. dependent on class schedules.
- 1100 sq. ft. total

Attachment: Updated Narrative (7671 : Living Life AlaMode, LLC)

- 1000 sq. ft. of studio space
- Capacity: 20-25 students

Clients can either pay individually for a class or join a membership.

In-Person & Online Classes

Single Class

- Supporter rate $20 – This rate covers operating expenses AND helps support our community.
- Regular rate $16 – This rate provides us with the necessary funds for our offerings.
- Community rate $10 – Financial hardship? We've got you covered. If you need further assistance, please reach out.

10 Class Pass

- $135 – in-person and online classes *(valid 6 mo)*

Living Life AlaMode Studio NIA Mequon Membership

If you believe in our mission and have the ability, please consider becoming an AlaMode member. In addition to the benefits below, your membership will help us support our mission.

Membership has benefits

- Unlimited online and in-person classes
- 10% discount on retail purchases
- 20% discount on select workshops, special events and trainings
- Member appreciation events

$100/mo *(one year contract)*

Mary Hoehne has Midwestern roots. Her family's history is deeply rooted in the Milwaukee area. Mary's entrepreneurial success allowed her to travel around personally experiencing and witnessing positive physical change in others through NIA, well-being, positivity, meditation and spiritual awareness. It became her absolute passion to share this experience within her community. Thus, LLA Nia Studio Mequon came into fruition.

Attachment: Updated Narrative (7671 : Living Life AlaMode, LLC)

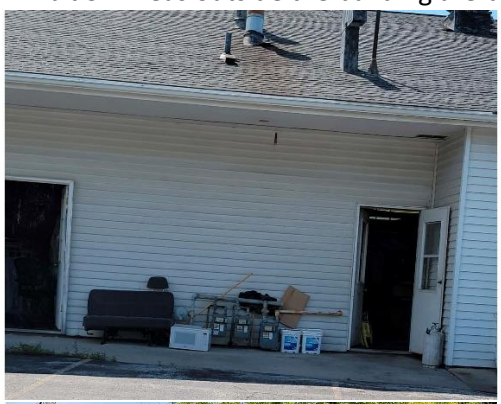
Exhibit 1: Wall signs consist of box signs which are prohibited in the sign code.



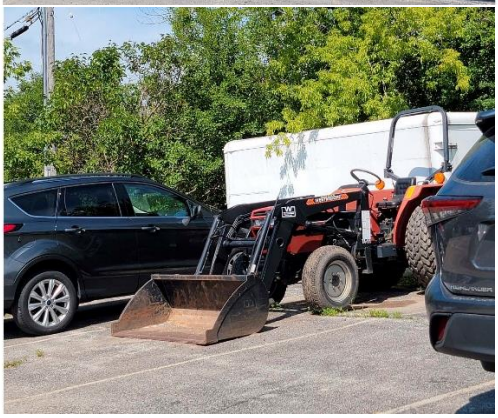
Exhibit 2: The exterior of the building is beginning to deteriorate and requires fresh paint in some locations.



Exhibit 3: Areas outside the building are being used for storage.

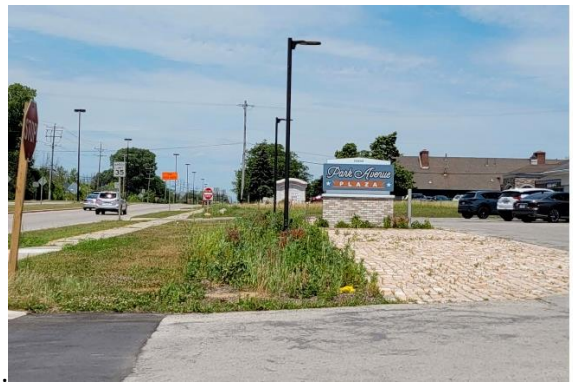






Attachment: Exhibits1 (7671 : Living Life AlaMode, LLC)

Exhibit 4: Missing and unkempt landscaping were observed throughout the property. Weeds were observed growing through the pavers.





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Exhibit 5: Deteriorated parking lot conditions





Attachment: Exhibits1 (7671 : Living Life AlaMode, LLC)

Exhibit 6: Damaged garbage enclosure.



Attachment: Exhibits1 (7671 : Living Life AlaMode, LLC)

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 19th day of September 2022 by and between Park Avenue Plaza of Mequon, LLC, owners of the property located at 10000 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 32, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further

described as follows:

LEGAL DESCRIPTION

Exhibit A-1

RETURN TO:

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

PARCEL NO.:
15-032-07-002.00

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

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

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of fitness (Living Life Alamode, LLC).

GRANTED by action of the Planning Commission of the City of Mequon this 19th day of September 2022.

_____
Andrew Nerbun, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named _____, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

Attachment: CUG_Living Life Alamode (7671 : Living Life AlaMode, 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: Monday through Sunday, 6:00 AM to 8:00 PM
    b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
    c. Water supply requirements: Public
    d. Provisions for sewage disposal: Public
    e. Other:
        - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

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

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

Attachment: CUG_Living Life Alamode (7671 : Living Life AlaMode, LLC)

11. Conditions on the site:
    a. Street access (number, location, design): Per original site plan.
    b. Off-Street Parking (location and design including screening thereof): Per original site plan.
    c. Outside storage of materials, products or refuse (location and screening thereof): Per original site plan.
    d. Parking, exterior lighting of the site, location design and power: Per original site plan.
    e. Other:
        1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
        2. Hours of operation are Monday through Sunday 6:00 AM to 8:00 PM
        3. That no refacing of the wall signage shall be allowed and any new signage must comply with Chapter 62 of the Municipal Code.
        4. That all areas where the exterior façade is deteriorating be repaired and repainted by June 1, 2023.
        5. That the items being stored outside shall be relocated to an interior area of the suites and outside storage containers, trailers, and other equipment be removed from the premise by October 31, 2022.
        6. That the missing landscaping shall be replaced in accordance with the approved landscaping plan by June 30, 2023.
        7. That the parking lot shall be restriped and repaired or replaced by September 1, 2023.
        8. Garbage enclosure plans shall be submitted to the Department of Community Development for approval by December 1, 2022 and the garbage enclosure be constructed by June 1, 2023.

Owner

Acknowledgment:

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2022, 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 _____, 2022

Attachment: CUG_Living Life Alamode (7671 : Living Life AlaMode, LLC)

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

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

TO: **Planning Commission**

FROM: **LAURIE MILLER,**

DATE: **September 19, 2022**

SUBJECT: **Ozaukee Country Club. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for a new 11,400 sq. ft. building and parking area for the property located at 10823 N. River Road.**

Applicant:	Ozaukee Country Club
Status of Applicant:	Owner
Requested:	Conditional Use Grant Amendment Building and Site Plan Amendment
Existing Zoning	IPS (Institutional and Public Service District)
Land Use Plan:	Institutional
Lot size:	151.84 Acres
Location:	10823 – 11185 N. River Road
Tax Key Number:	#14-026-01-000.00
District:	#6

Background: The applicant is requesting building and site plan approval for a 60' x 190' (11,400 square foot) accessory structure at 10823-11101 N River Road. The structure will be used for a variety of purposes including office space, staff areas, member restrooms, equipment storage and service areas and a greenhouse.

Building Design:
The proposed building is shown to have a metal panel roof and metal wall panels on all elevations. A three-foot wainscot accent is shown on the east and west elevations. There are two overhead doors on the south elevation and three overhead doors on the east elevation of the building. The proposed colors of the building are beige with green accents and roof which is different than the tan siding and light brown shingled roof of the accessory structure constructed on the northwest side of the property in 2019, along Mequon Road. Staff recommends as a condition of approval that the color of roof be changed to match existing roofs on the property. The applicant has stated that they will have color samples available at the meeting.

The location of the structure contains a steep grade causing the need to build the north elevation to be partially built into the hill. The overall height of the building is approximately 38 feet which complies with the 42-foot maximum height requirement. Ten skylights and a bank of windows is located on the south side of the building and a portion of the southeast and southwest facades to provide ample light for the greenhouse. Staff recommends the installation of two additional windows serving the storage area to create more visual interest on east elevation. This portion of the east elevation is currently blocked from view with mature trees located in the

ultimate right-of-way of River Road, but the tree line may need to be removed in the future should this intersection ever be improved.

Site Plan:
The site plan shows the removal of two existing structures to accommodate the new building. Both buildings are not in compliance with the required 60-foot setback from the ultimate right-of-way of River Road. The southern-most building, which encroached on the required setback the most, is situated 20 feet from the River Road ultimate right-of-way.

The proposed building is located 65 feet from the Mequon Road right-of-way which complies with the IPS front setback of 65 feet; however, the building is situated 32.6 feet from the ultimate right-of-way from River Road. The applicant has stated that they cannot meet the required setbacks without disrupting the existing golf tee areas. Expanding the accessory structure located on the northwest corner of the property is not a viable option due to its limited access from Mequon Road and the potential creation of light and noise disturbances the adjacent residences will experience should they have a full functioning maintenance facility be located in this area. The applicant is requesting a setback waiver to accommodate the encroachment. The distance of the 12.6 feet is an improvement from the soon-to-be raised building.

The plan shows the driveway will be moved south in an effort to improve sight distance issues along River Road. This shift in location will also provide more space for screening of the maintenance facility, trash enclosures, and fuel storage areas.

The proposed trash enclosure and fuel storage area is proposed to be located south of the building, facing River Road. Since the driveway is proposed to shift to the south and additional landscaping is proposed along River Road, passers-by will not have direct view of this area.

The existing parking lot is shown to be located in the ultimate right-of-way. No approval for this encroachment has been found in our archives. The applicant is requesting continued use of the area for parking because the building will provide an adequate buffer between the cars and rogue balls shot off the nearby tees. Staff has advised the applicant that he may continue to utilize this area for parking with the understanding that the City has a right to remove the asphalt parking pad at any time should the City choose to widen/improve River Road and prior to the issuance of permits for construction, the applicant shall be subject to a ROW waiver agreement.

Compliance:
Staff have noticed several items being stored outside of the existing maintenance buildings. Upon the completion of the construction project, storage of equipment and materials will be prohibited outside of the building and storage bins.

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

Access is provided on North River Road south of the existing entrance location. The existing entrance must be removed per the proposed plans. The current plans show a private storm pipe conveying storm water under the driveway entrance. Staff will review grading and utility plans and, if it is determined that a driveway culvert is needed, the applicant will need to submit a Driveway Culvert Permit application to Mequon Department of Public Works for installation by the City.

There is no indication of wetlands on the site.

The building is currently served by a private well for water service. The plans submitted show connection to the public sanitary sewer and maintaining use of the private well. Connection to public water is required per the Mequon Water Connection Policy.

The improvements propose 10,931 sq. ft. of new impervious surface (0.25 acres). The last accessory structure on the property was approved in 2018. A condition of approval read:

An addition of 0.38 acres of new impervious with this application or any future applications will trigger the requirement to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria

Future improvements of 0.13 acres of impervious surface or more will require a storm water management plan in accordance with city, WDNR, and MMSD criteria.

The proposed structure will add more than 5,000 square feet of impervious surface and is not covered by a stormwater management plan, therefore per MMSD rules, a green infrastructure plan will be required. Prior to the issuance of a building permit, the applicant shall design and submit for review and approval a green infrastructure plan in conformance with MMSD rules and City ordinances. Green infrastructure plans also require the execution of a Stormwater Maintenance and Easement Agreement and a drainage financial guarantee.

A Filling and Excavation permit is required. A haul route shall be provided for staff approval and a haul route bond is required. The haul route and haul route bond are intended to protect City streets from the increase in the amount of hauled material.

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

Staff Recommendation:
Planning staff recommends **approval** of the conditional use grant waiver and building and site plan based on the following condition(s):

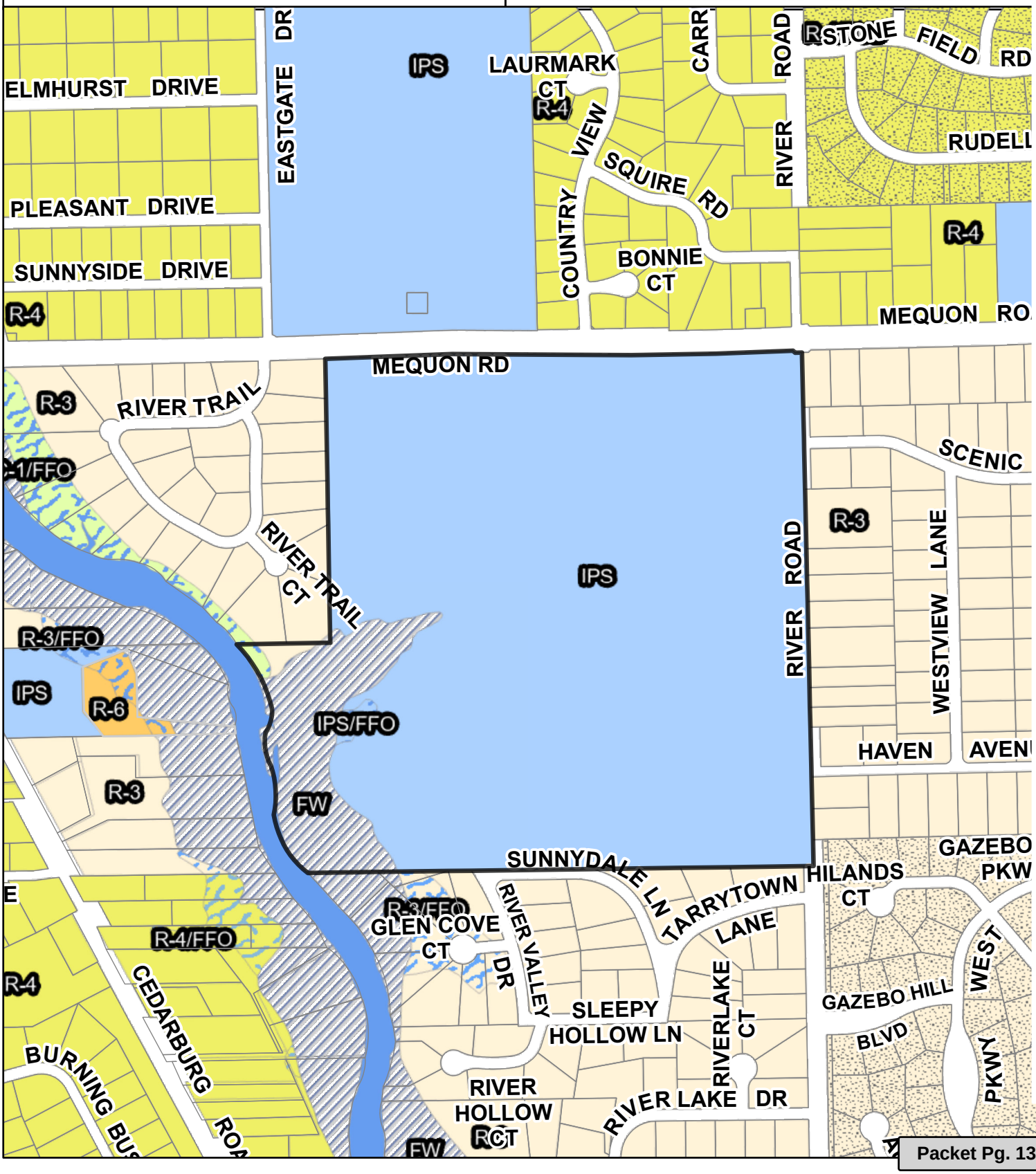
1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Staff review and approval of final site, lighting, landscaping and elevation plans.
3. Updated elevations showing additional windows on the east elevation and change in roof color shall be submitted for staff review and approval.
4. The property owner may be required to remove the parking pad should the City choose to exercise their right to use the ultimate right-of-way and shall enter into a ROW agreement.
5. Upon the completion of the construction project, storage of equipment and materials will be prohibited outside of the building and storage bins.
6. Staff review and approval of any building lighting to verify compliance with the lighting code.
7. Engineering Division review and approval of the individual grading, drainage, erosion

control, and utility plans in conformance with City ordinances and the SSLD.
8. Removal of the existing access entrance on North River Road.
9. Driveway culvert permit for the new access, if applicable.

Attachments:
Map (PDF)
Packet narrative 2r (PDF)
Packet Floor Plans (PDF)
Packet Civil Plans 9.7.22 (PDF)
Packet River Rock _ Cultured Stone _ Manufactured Stone Veneer (PDF)
Current Site (PDF)
Alternative Locations for Project (PDF)

OZAUKEE COUNTRY CLUB - CUG AMENDMENT AND BUILDING AND SITE PLAN AMENDMENT

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



Attachment: Map (7672 : Ozaukee Country Club)

Planning Commission Members,

We are asking for a conditional use grant and waiver because Ozaukee Country Club is completely landlocked. Current setbacks cannot reasonably accommodate the minimum required structure. The submitted plans will enable OCC to continue operating as it has for the last 100 years.

This small area on the corner of Mequon road and River road is the heart of the maintenance operation for Ozaukee Country Club. The Country Club has been utilizing this space and the building from the original farmstead for the past 100 years. Because the existing structure is no longer viable to repurpose, in order to maintain current operations, a new maintenance facility needs to be constructed. Over the past 100 years golf course maintenance has changed dramatically from the way we maintain turf to the equipment used to maintain it. Maintenance crews are larger requiring more personnel space: break room, locker room, offices and staff restrooms along with member restrooms.

Turf maintenance equipment required to maintain a modern golf facility has not only increased in size but requires many more specialized pieces of equipment. This in turn not only requires more inside storage space but larger areas to service the equipment.

Our current facility consists of two buildings, the barn and the chemical storage building. We utilize the 2 levels of the barn which equals 6,216 square feet. The 720 square foot chemical storage building is used to store, mix, and load chemicals for the golf course. Attached to the outside of the chemical building is a small make shift greenhouse. This is an unheated area that needs updating to accommodate the needs of our onsite horticulturist. The combined square footage of the two buildings is only 6,936 square feet. Because of this lack of inside storage we have to store over $500,000 worth of equipment outside. The existing facility also has limited ceiling height in the shop area not allowing for a vehicle lift to help in safely servicing equipment. The existing building only offers one restroom that has to service 25 employees, 260 golfing members and their guests.

With our very limited area available to house our maintenance facility on the property. We are proposing a 60’ x 190’ building with a total of 11,400 square feet to replace the over century old outdated, undersized and structurally prohibitive to update/expand current buildings. We are trying to accommodate our needs while still providing landscape screening for Mequon road, River road and #6 tee complex. The northern part of the building will be partially buried into the hill to help hide it from Mequon road. The new maintenance building will include:

- Offices
- Breakroom/Kitchenette
- Locker room
- Staff restrooms

Attachment: Packet narrative 2r (7672 : Ozaukee Country Club)

- Member restrooms
- Equipment storage area
- Equipment service area
- Greenhouse area

Over the years right of ways and set backs have changed on the corner of Mequon road and River road. The original right of way was 33' from the centerline of River road giving us the room to park and the ability to construct the chemical building we have now. Somewhere around 1994 the ultimate right of way was changed to 60'. With this change of 60' right of way our already limited space for parking becomes unusable. This leaves us no other place to safely park cars away from #6 tee shots. Parking to the south side of the maintenance facility along the ultimate right of way would be in play on hole #6.

Between the centerline of River Road and #6 tee complex measures less than 170'. If we have to follow the new 60' right of way and the 60' set back totaling 120', that only leaves us less than 50'. In that 50' we would need to construct a building and provide landscape screening between the building and the tee complex. A building of only 30' wide would have to be constructed, which is narrower than the existing barn. This would not accommodate the current or future needs of the maintenance facility.

With the #6 tee complex and #5 green directly to the west of the proposed building site we cannot move the building any farther west to accommodate new setbacks. Relocating #6 tee complex is not a viable option for the country club. Hole #6 is already a short par 3, shortening the hole to accommodate a new building site would make the hole unusable. We have very limited options for placement of the maintenance facility.

We have considered the area on the northwest corner of the property by the recently added unheated/uninsulated storage building. This location would have many issues to deal with. The biggest issue would be the adjacent homes. We start our day 7 days a week as early as 4:00am. We would anticipate receiving constant complaints from the neighbors due to the engine noise, backup alarms, blower noise, and headlights waking them up at 4:00 am. This location also has limited access, with only east bound entrance on Mequon road. With no U-turn capability at Mequon and North River Trail, access to the entrance becomes more difficult for staff and delivery trucks. Access would require U-turn capability and/or the addition of a turn lane in the medium for west bound traffic on Mequon road. Without turn lanes to access the new facility the heavy Homestead high school traffic makes a recipe for disaster. The views of the golf course that a few of the neighbors on North River Trail have now would be blocked by the construction of a new building and parking lot for staff vehicles.

Attachment: Packet narrative 2r (7672 : Ozaukee Country Club)

Our current location has no adjacent homes that would be affected by our operating hours. Any homes that are on the eastside of River road near our existing facility are accustomed to the early morning noise, with no complaints that we know of over the past 100 years.

Please consider the hardship that the 60' right of way and 60' set back will play in trying to construct our new maintenance facility. Ultimately this project will allow Ozaukee Country Club the ability to house the necessary equipment and personal to maintain our historic property. Improving the overall aesthetics so that it fits even more seamlessly into the expectations of the city of Mequon.

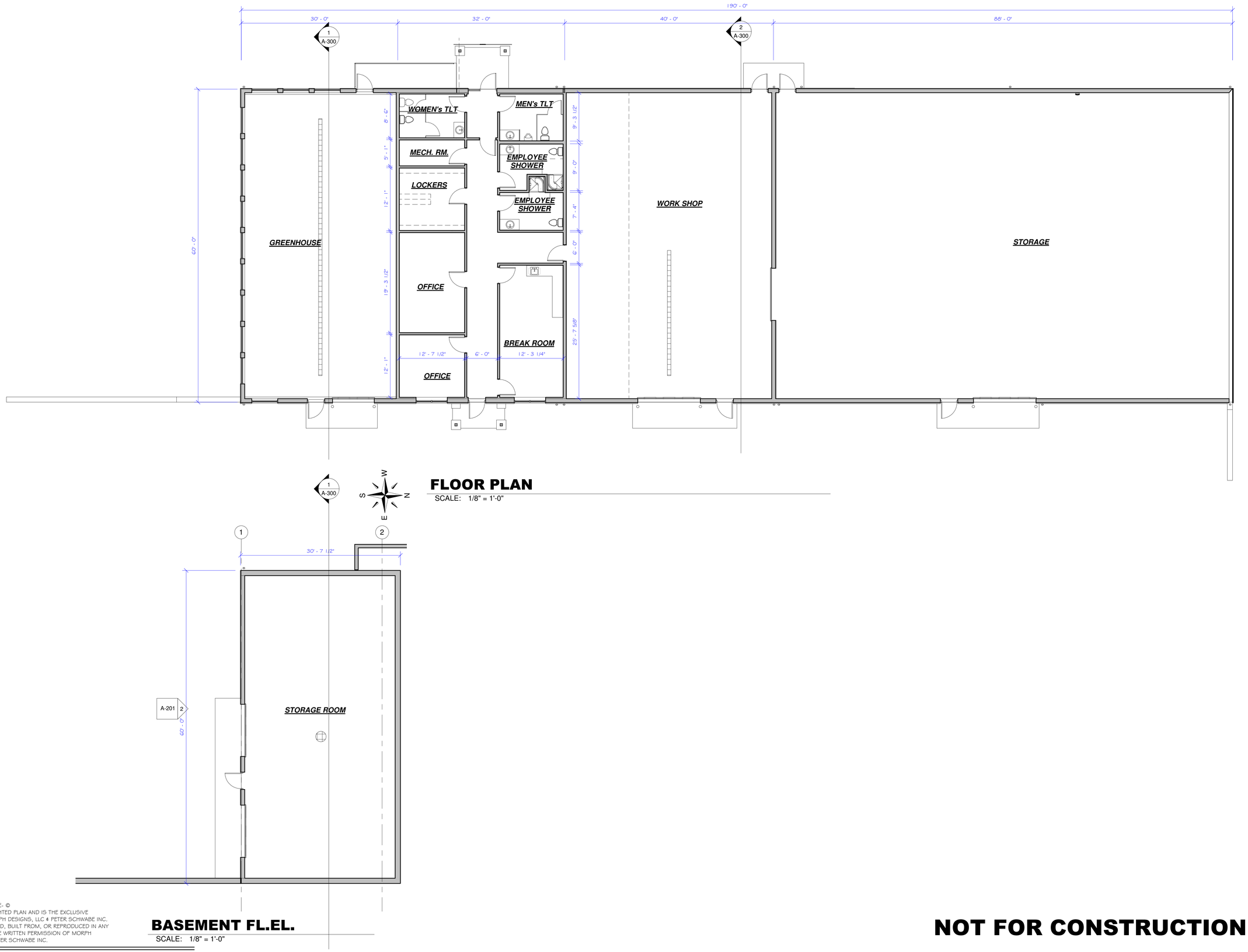
View aerial photos of:

1. #5 Green and #6 Tee Complex
2. Photo of building location compiling with right of ways and setbacks
3. Photo of building location as submitted
4. Plan showing a new facility located on northwest corner of property by 2019 constructed cold storage building
5. Overall view of Ozaukee Country club showing no other possible locations on the property to construct the maintenance facility

Attachment: Packet narrative 2r (7672 : Ozaukee Country Club)



Attachment: Packet narrative 2r (7672 : Ozaukee Country Club)



FLOOR PLAN

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

BASEMENT FL.EL.

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

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Building & Structural
Design Services
Phone: 920-948-7975
email:
morphdesigns@sbcglobal.net

Peter Schwabe Inc. CONSTRUCTION
Proven Performance For 80 Years

13890 BISHOPS DRIVE, SUITE 100
BROOKFIELD, WI 53005
262-662-5551

PRELIMINARY

08/15/2022

OZAUKEE COUNTRY CLUB

NEW MAINTENANCE FACILITY

111 175 N. RIVER ROAD
MEQUON, WI

PROJECT DATA

DATE:

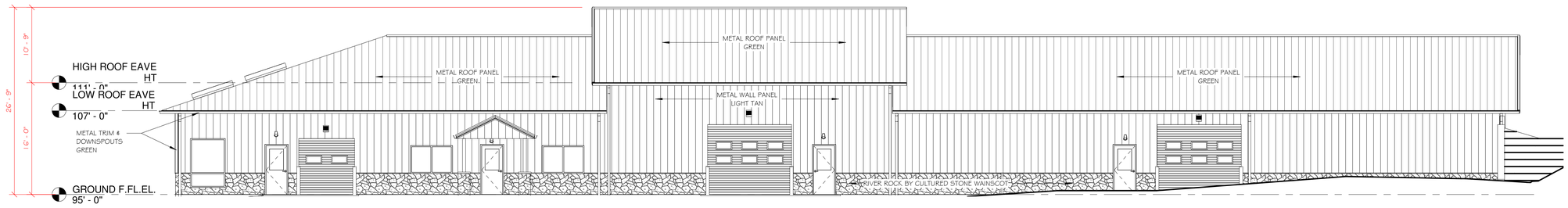
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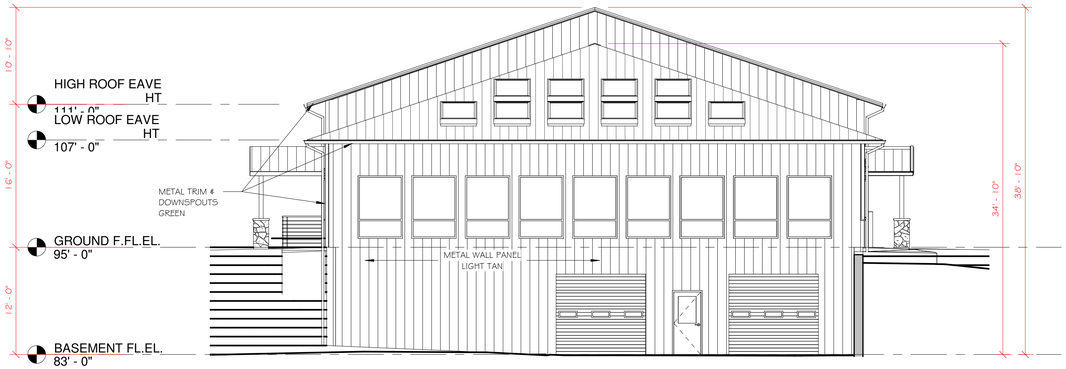
NOT FOR CONSTRUCTION

Attachment: Packet Floor Plans (7672 : Ozaukee Country Club)
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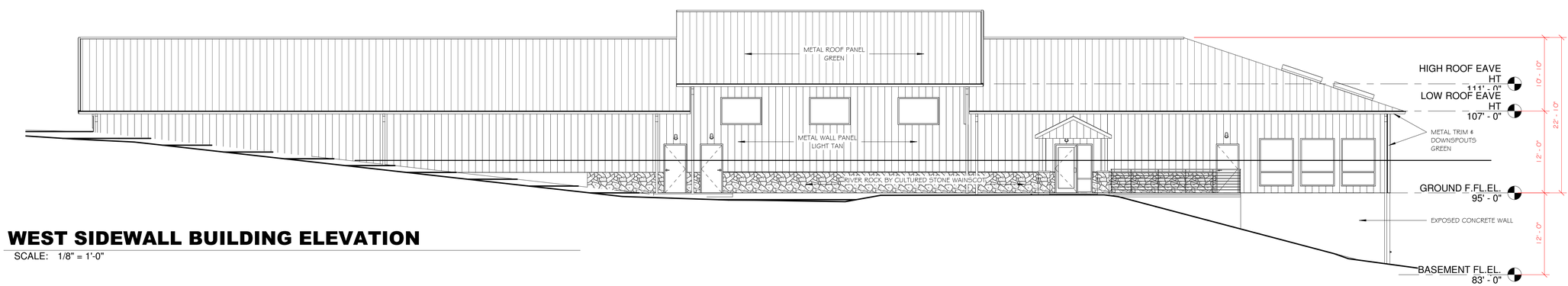
EAST SIDEWALL BUILDING ELEVATION

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



SOUTH ENDWALL BUILDING ELEVATION

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



WEST SIDEWALL BUILDING ELEVATION

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

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NOT FOR CONSTRUCTION

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Building & Structural
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Phone: 920-948-7975
email:
morphdesigns@sbcglobal.net

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PROVEN PERFORMANCE FOR 85 YEARS

13890 BISHOPS DRIVE, SUITE 100
BROOKFIELD, WI 53005
262-662-5551

PRELIMINARY

08/15/2022
09/08/2022

OZAUKEE COUNTRY CLUB
NEW MAINTENANCE FACILITY
111 175 N. RIVER ROAD
MEQUON, WI

PROJECT DATA

DATE:

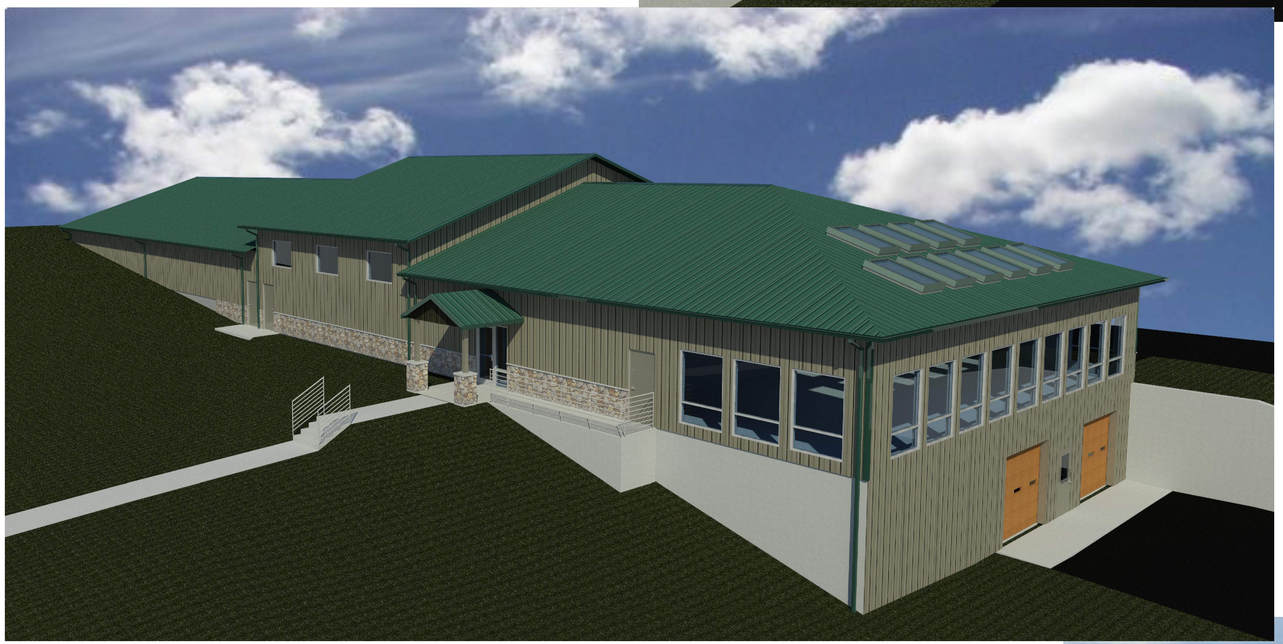
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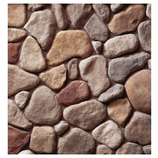
A-201

Attachment: Packet Floor Plans (7672 : Ozaukee Country Club)
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WAINSCOT:
CULTURED STONE MANUFACTURED VENEER -
RIVER ROCK, EARTH BLEND



METAL WALL PANEL:
MULTI-V RIB - BEIGE COLOR

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BROOKFIELD, WI 53005
262-662-5551

PRELIMINARY

08/15/2022
09/08/2022

OZAUKEE COUNTRY CLUB

NEW MAINTENANCE FACILITY

111 175 N. RIVER ROAD
MEQUON, WI

PROJECT DATA

DATE:

JOB NUMBER:

SHEET NUMBER:

A-202

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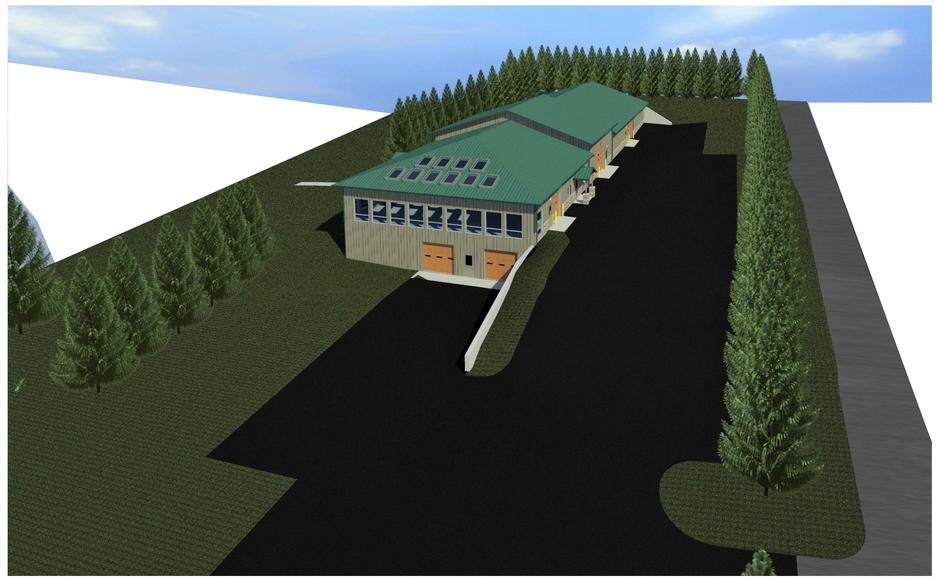
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EXISTING PICTURES FROM RIVER ROAD



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13890 BISHOPS DRIVE, SUITE 100
BROOKFIELD, WI 53005
262-662-5551

PRELIMINARY

09/08/2022

OZAUKEE COUNTRY CLUB
NEW MAINTENANCE FACILITY
111 175 N. RIVER ROAD
MEQUON, WI

PROJECT DATA

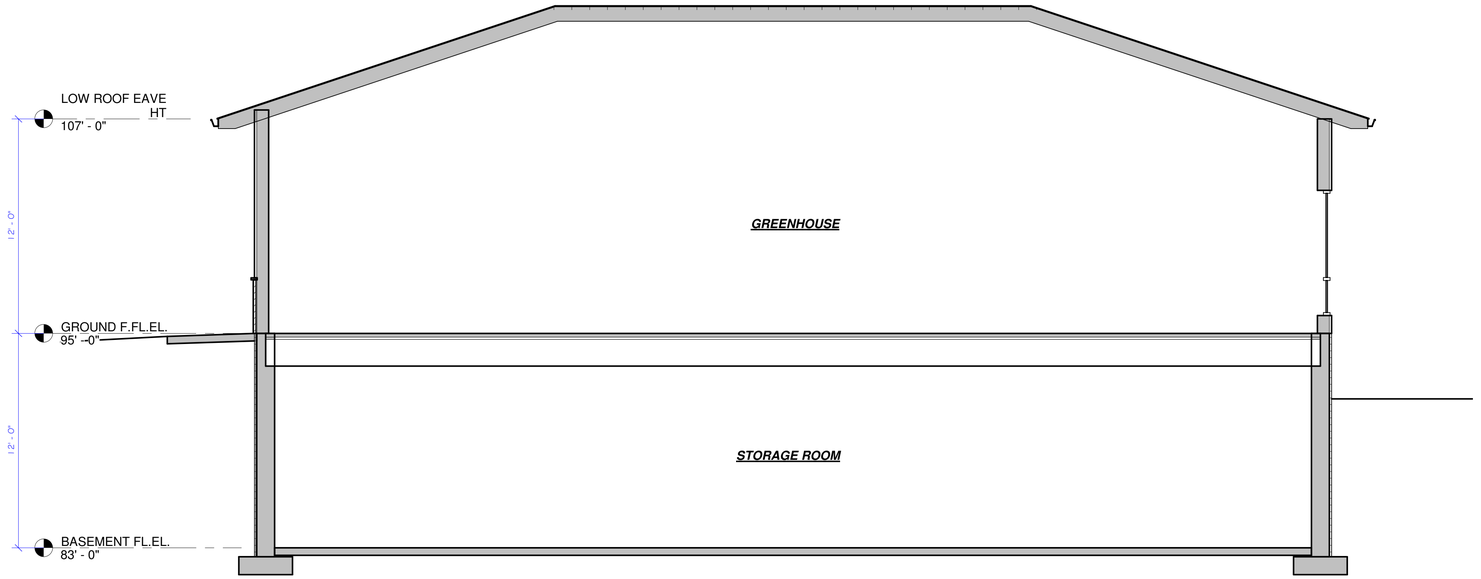
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SHEET NUMBER:

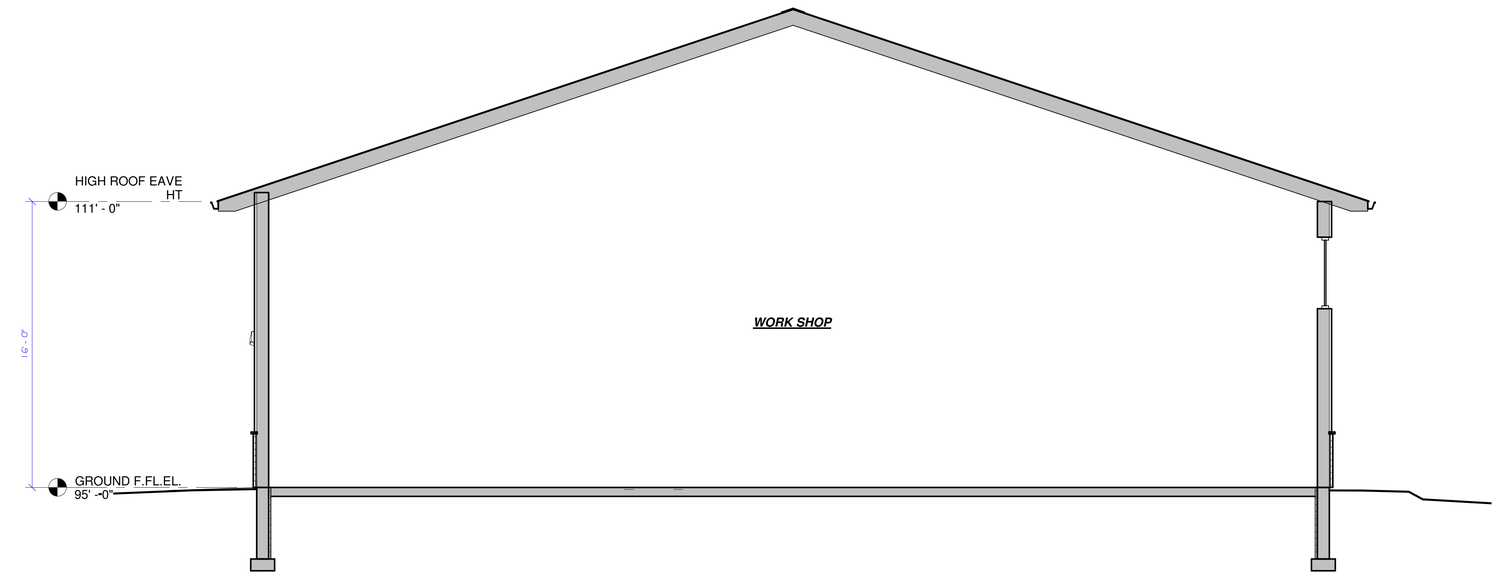
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Attachment: Packet Floor Plans (7672 : Ozaukee Country Club)
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1 A-300 **SECTION THRU GREENHOUSE & STORAGE BASEMENT**

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



2 A-300 **SECTION THRU WORKSHOP**

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

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262-662-5551

PRELIMINARY

08/15/2022

OZAUKEE COUNTRY CLUB

NEW MAINTENANCE FACILITY

111 175 N. RIVER ROAD
MEQUON, WI

PROJECT DATA

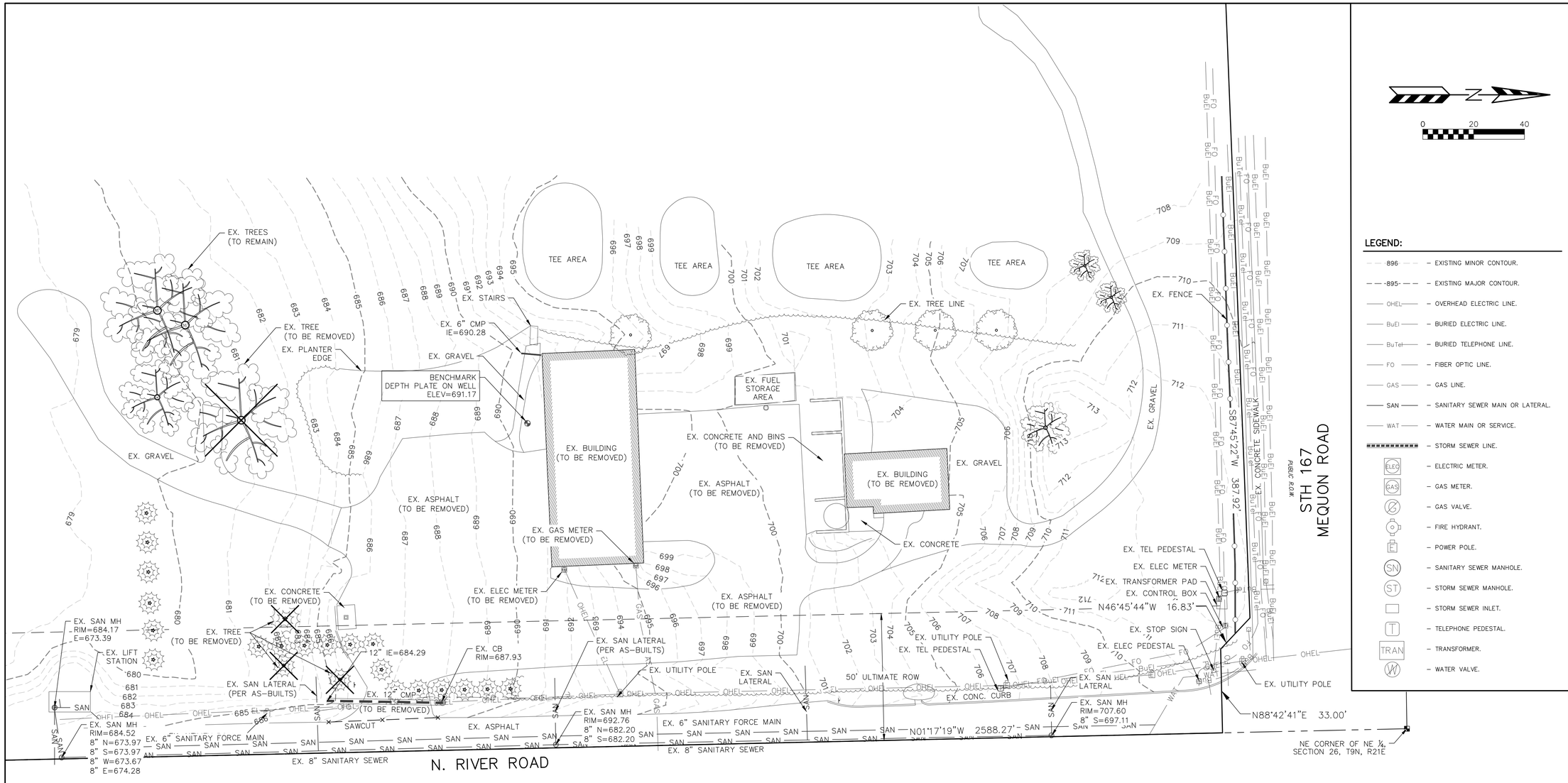
DATE:

JOB NUMBER:

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A-300

Attachment: Packet Floor Plans (7672 : Ozaukee Country Club)
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0 20 40

LEGEND:

- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
- GAS – GAS LINE.
- SAN – SANITARY SEWER MAIN OR LATERAL.
- WAT – WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- GAS VALVE.
- FIRE HYDRANT.
- POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/7/22	PARKING REVISIONS

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

PROJECT TITLE:
OZAUKEE COUNTRY CLUB
10823 N RIVER ROAD
MEQUON, WI 53092

PLAN TITLE:
EXISTING CONDITIONS PLAN

DRAWN BY:
JDR

DESIGNED BY:
JDR

CHECKED BY:
KJP

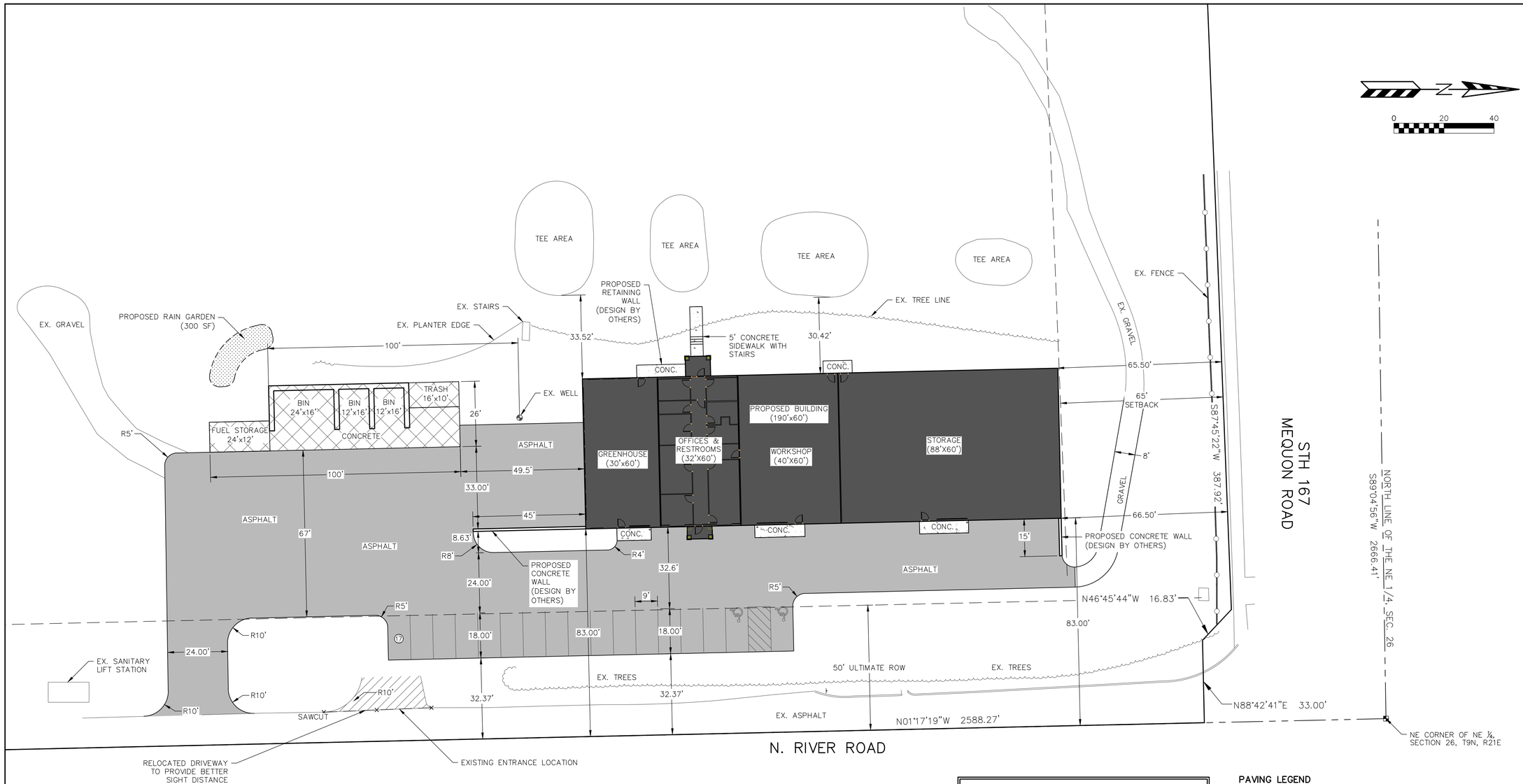
PLAN DATE:
9-7-2022

PROJECT NO:
\PS-10-22

BID SET

SHEET NO:
C1.01

Attachment: Packet Civil Plans 9.7.22 (7672 : Ozaukee Country Club)



SITE INFORMATION BLOCK

Site Address 10823 N RIVER ROAD
Site acreage (total) 151.835 ACRES
Area of Disturbance 0.97 ACRES

Current Zoning IPS
Setbacks Building/Pavement
Front 65' (Mequon Rd/60' River Rd)
Side 20'
Rear 20'
Number of Parking stalls provided: 27

Surface Coverage Total:

Existing Impervious	25,695 SF (0.59 Acres)
Proposed Impervious	36,626 SF (0.84 Acres)
New Impervious	10,931 SF (0.25 Acres)

SITE PLAN NOTES:

1. DIMENSIONS ARE TO EDGE OF PAVEMENT AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

PAVING LEGEND

ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S

CONCRETE PAVEMENT
6" CRUSHED AGGREGATE BASE COURSE
6" CONCRETE

CONCRETE SIDEWALK
6" CRUSHED AGGREGATE BASE COURSE
4" CONCRETE

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/7/22	PARKING REVISIONS

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

PROJECT TITLE:
OZAUKEE COUNTRY CLUB
10823 N RIVER ROAD
MEQUON, WI 53092

PLAN TITLE:
PROPOSED SITE PLAN

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

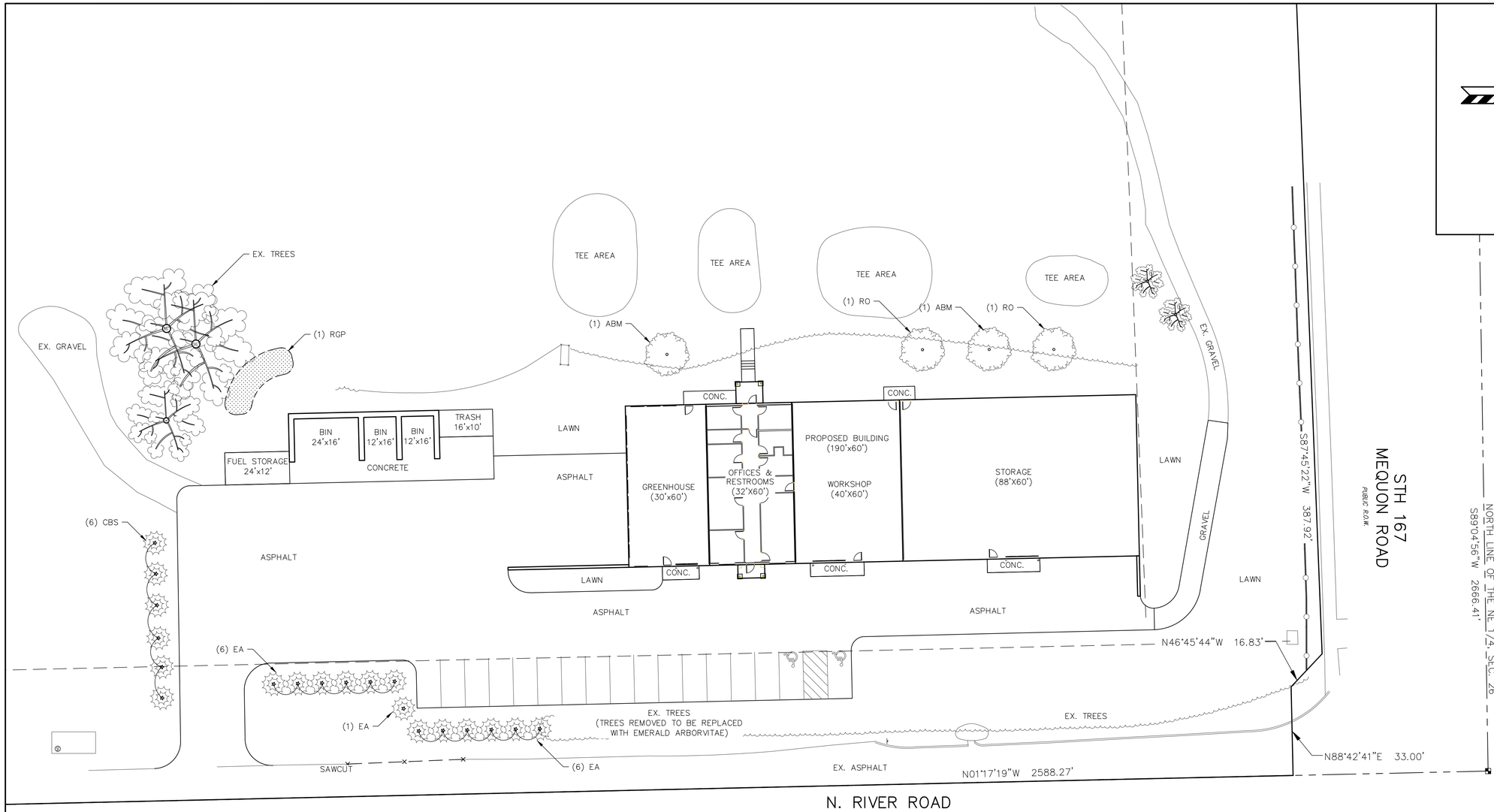
PLAN DATE: **9-7-2022**

PROJECT NO: **\PS-10-22**

BID SET

SHEET NO:
C1.02

Attachment: Packet Civil Plans 9.7.22 (7672 : Ozaukee Country Club)



NOTES:

1) DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND LOCALLY GROWN BLUEGRASS SOD.
2) PARKING LOT ISLANDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH #2 WASHED STONE MULCH SPREAD TO A DEPTH OF 3" OVER WEED BARRIER FABRIC.
3) FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF 3".
4) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4' DIAMETER) SPREAD TO A DEPTH OF 3"
5) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
6) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

PLANT LIST

KEY	QTY	SIZE	COMMON NAME	ROOT
	(2)		CANOPY TREES	
ABM	2	2"	AUTUMN BLAZE MAPLE	BB
RO	2	2"	RED OAK	BB
	(6)		EVERGREEN TREES	
CBS	6	4'	COLORADO BLUE SPRUCE	BB
	(13)		UPRIGHT EVERGREEN SHRUBS	
EA	13	4'	EMERALD ARBORVITAE	BB
			BIO-RETENTION PLANTINGS	
RGP	300	2 ½"	(PLANTED 12" ON CENTER)	PLUG
			COMMON BLUE STAR	
			BOTTLE GENTINE	
			OBEDIENT PLANT	
			COLUMBINE	
			SWITCHGRASS	
			BLACK EYED SUSAN	
			WILD IRIS	
			SWAMP MILKWEED	
			WHITE TURTLEHEAD	
			CARDINAL FLOWER	
			TURK'S CAP LILY	
			LITTLE BLUESTEM	

0 20 40

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/7/22	PARKING REVISIONS

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

PROJECT TITLE:
OZAUKEE COUNTRY CLUB
10823 N RIVER ROAD
MEQUON, WI 53092

PLAN TITLE:
LANDSCAPE PLAN

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **9-7-2022**

PROJECT NO: **\PS-10-22**

BID SET

SHEET NO:
C1.06

Attachment: Packet Civil Plans 9.7.22 (7672 : Ozaukee Country Club)



EARTH BLEND







Attachment: Packet River Rock _ Cultured Stone _ Manufactured Stone Veneer (7672 : Ozaukee Country


EARTH BLEND


LAKE TAHOE


LAKESHORE

River Rock has the ancient appeal of stones shaped by the tumbling waters of northern riverbeds. Comfortable and

timeless, its organic flow lends itself to naturally-inspired projects.

Dimensions (approx): 2" - 14" H x 2" - 14" L

River Rock Gallery

Attachment: Packet River Rock _ Cultured Stone _ Manufactured Stone Veneer (7672 : Ozaukee Country

City of Mequon



9/15/2022, 1:49:34 PM

Contours 2010

Parcels

Road Reservation

Road Right-of-Way

Condominium

Gap

Overlap

Tax Parcel

Historical Parcel Lines

Local Roads

Private Road

Town/Public Road

Highways

US Highway

State Highway

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

Milwaukee County GIS & Land Information | Sou

Attachment: Current Site (7672 : Ozaukee Country Club)

Location of proposed building in relation to setback requirements.
Staff would like to note that the applicant needs to meet a 50' ultimate ROW and 60' setback, not 60' ultimate right of way and 60' setback.



Attachment: Alternative Locations for Project (7672 : Ozaukee Country Club)

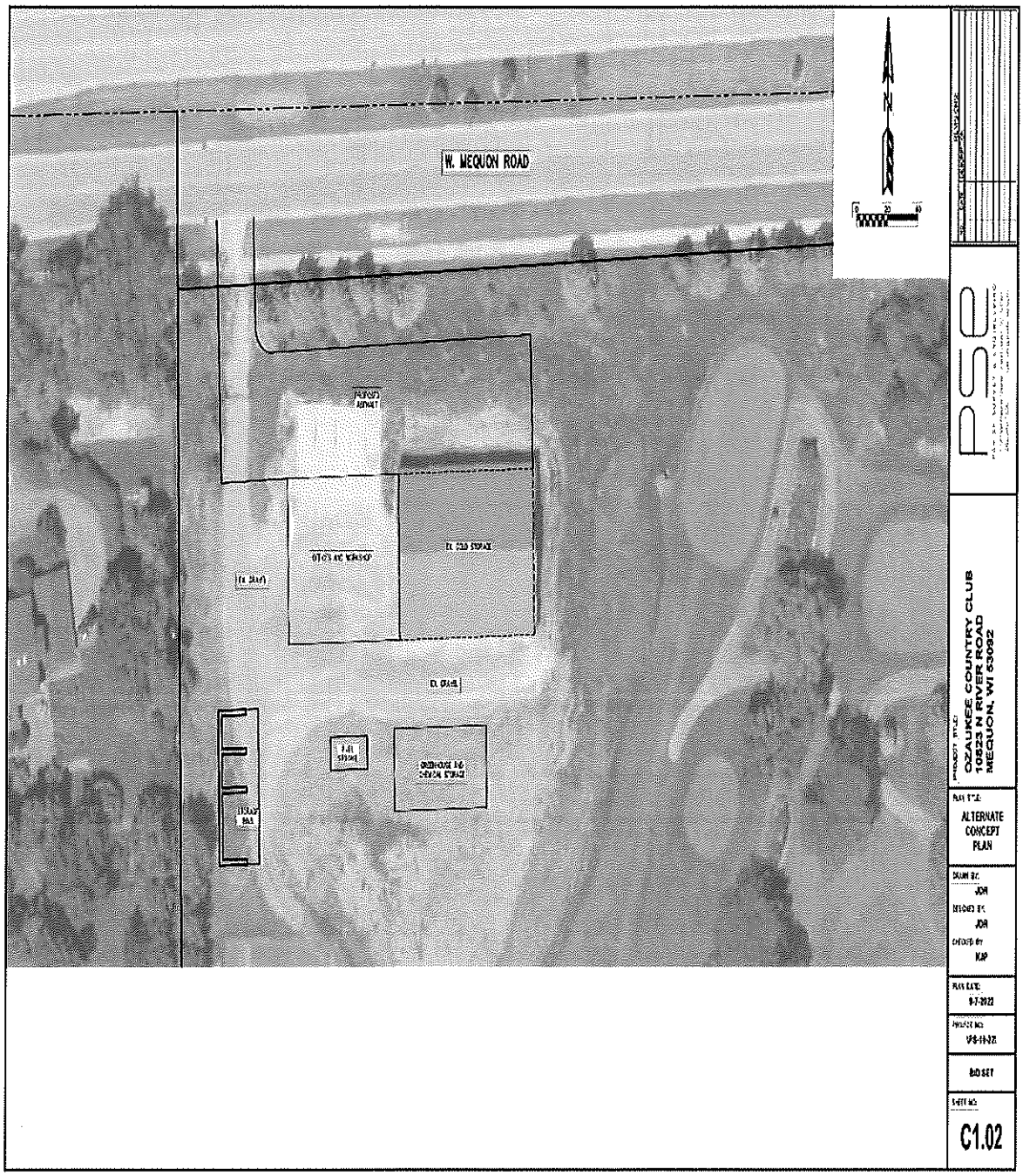
Alternative meeting setback requirements.

Staff would like to note that the applicant needs to meet a 50' ultimate ROW and 60' setback, not 60' ultimate right of way and 60' setback; therefore the alternative location shown is 10' further than it would require to be.



Attachment: Alternative Locations for Project (7672 : Ozaukee Country Club)

Alternative location: This location has limited access, with the ability to enter from the west and exit to the east. The proximity to the residential areas will also be an issue given that work starts in the maintenance facility at 4:00 AM



Attachment: Alternative Locations for Project (7672 : Ozaukee Country Club)

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

TO: **Planning Commission**

FROM: **LAURIE MILLER,**

DATE: **September 19, 2022**

SUBJECT: **Mark Hilgendorf. The applicant is seeking minor request for a 2,520 sq. ft. (45' x 56') accessory structure for the property located at 11819 W. Mequon Road. REMOVE FROM TABLE**

Applicant:	Mark Hilgendorf
Status of Applicant:	Owner
Requested:	Minor Request – Accessory Structure in excess f 1,000 sq. ft.
Existing Zoning:	R-1 (Rural Residential Single Family) OA (Agricultural Overlay) C-2 (General Conservancy)
Land Use Plan:	Residential 5 Acre
Lot size:	56.68 Acres
Location:	11819 W. Mequon Road
Tax Key Number:	#14-030-05-001.00
District:	#3

Background: At the July 25, 2022 meeting, the Planning Commission tabled an application for a 2,100 square foot, 16’ tall, accessory building to be used for agricultural purposes at 11819 W. Mequon. The item was held to allow the applicant time to address the Commission’s concerns regarding color of canvas and lack of screening and/or location of the structure. The applicant has since amended the proposal by changing the color of the canvas, increasing the height, increasing the square feet of the structure, and suggesting the installation of pine trees near the north property line for screening purposes. Per Section 58-265 (b) of the zoning code, Planning Commission approval is required because the structure exceeds 1,000 square feet.

Accessory Structure:
Discrepancies between the narrative and supportive documentation have been perpetuated by the applicant throughout the staff review process. The attached Memo (Exhibit 1) documents the final conversation that occurred between Associate Planner Laurie Miller and Mark Hilgendorf, property owner, to confirm size and height of the structure as well as setbacks.

The proposed structure has increased in size from 42’ x 50’ (2,100 sq. ft.) to 45’ x 56’ (2,520 sq. ft.) and 16’ to 19’-0” tall at its peak. The change in size is due to the property owner’s ability to get a larger structure for the same price as the smaller structure.

The structure location has been slightly changed due to the change in size of the structure and inaccuracies of the originally reported offsets (Exhibit 2). The setback from the north property line of the neighboring property located at 11805-11807 W. Mequon Road has changed from 52’

to 55'. The setback from Mequon Road changed from 382' to 385'. The east and west property line offsets changed from 642' to 558' from the west property line and 740' from the east property line. The applicant stated that he cannot make significant changes to the proposed location of the structure because he would like the structure to be accessed from the existing driveway. The applicant also excluded other potential location options because of an existing ditch, proximity to livestock which would lead to the quick destruction of the canvas, and loss of pasturelands and trees. Staff understands the applicants concerns but still see the potential for the structure to be situated further away from the neighboring property with minimal expansion of the existing driveway and little disturbance to the trees or pasturelands.

The structure will be used for the storage of seed, straw, and hay in the spring, summer and fall. Agricultural equipment will be stored in this structure during the winter months. The applicant has stated that this structure will not be used to house livestock. Buildings and structures on properties zoned A-1 must comply with a minimum 30' setback; however, buildings and structures that house livestock shall not be erected closer than 50' to a side or rear lot line.

The proposed location of the site is not visible from Mequon Road but is visible from Wausaukee Road and adjacent residential areas in Germantown due to the south-westerly slope of the pasturelands.

The building is a pre-galvanized tubing structure covered with canvas fabric (see Exhibit 3 and 4). The color of the fabric has changed from predominately white with green striping to a solid silver color to match the existing barn roof and silos. Exhibit 3 and 4 provide information on how the trusts are constructed and fabric is tied into the frame. Each trust will be anchored onto concrete pads that are two square feet in area. The structure's trust system allows for easy expansion of the structure by adding additional trusts to the end of the structure and replacing the canvas. The applicant has stated that he does not have plans to expand the structure.

The proposal states that the structure will have a life span of 10 to 15 years; therefore, this structure is considered permanent and architectural requirements and standards apply. Architectural requirements that are not being met by this proposed structure are as follows:

Section 58.566(a)

- *(3) Materials: Material selection for architectural design shall be based upon the prevailing material already on existing buildings in the area. No building shall be permitted when any exposed façade is constructed or faced with a finished material which is aesthetically incompatible with other building facades in the area and which presents an unattractive appearance to the public and surrounding properties.*

  No structures in the area have fabric roofs and the finished materials are aesthetically incompatible with other buildings facades in the area (See Exhibit 5 for surrounding structures). The applicant has acknowledged that the canvas can be delicate and easily damaged.

  The closest in shape and materials are hoop house/greenhouses which are typically constructed with metal or wood trusts and glass panels or plastic covering. Hoop houses/greenhouses are specifically used for growing and propagating plants by allowing sunlight to enter and prevent heat from escaping. Mequon has historically exempted greenhouses from architectural requirements due to the specific requirements for this use

to be successful (Exhibit 6). The proposed structure in question will be used for the storage of equipment, seed, hay, and straw. The storage of such items does not have specific building construction material requirements for the use to be successful and therefore not able to be considered for this exemption.

The proposed location of the site is not visible from Mequon Road but is visible from Wausaukee Road and adjacent residential area in Germantown due to the south-westerly slope of the pasturelands.

- *(6) Compatibility. No building shall be permitted to the design or exterior appearance which is of such unorthodox or abnormal character in relation to the surroundings as to be unsightly or offensive to generally accepted taste.*

  The roof structure shape and materials are not consistent or compatible to the surrounding structures (Please see Exhibit 5 for surrounding structures).

Screening: The applicant has proposed to plant 12 - 5' pine trees at a spacing of 5' apart for screening purposes along the north property line separating 11805-11807 W. Mequon Road from 11819 W. Mequon Road (Exhibit 7).

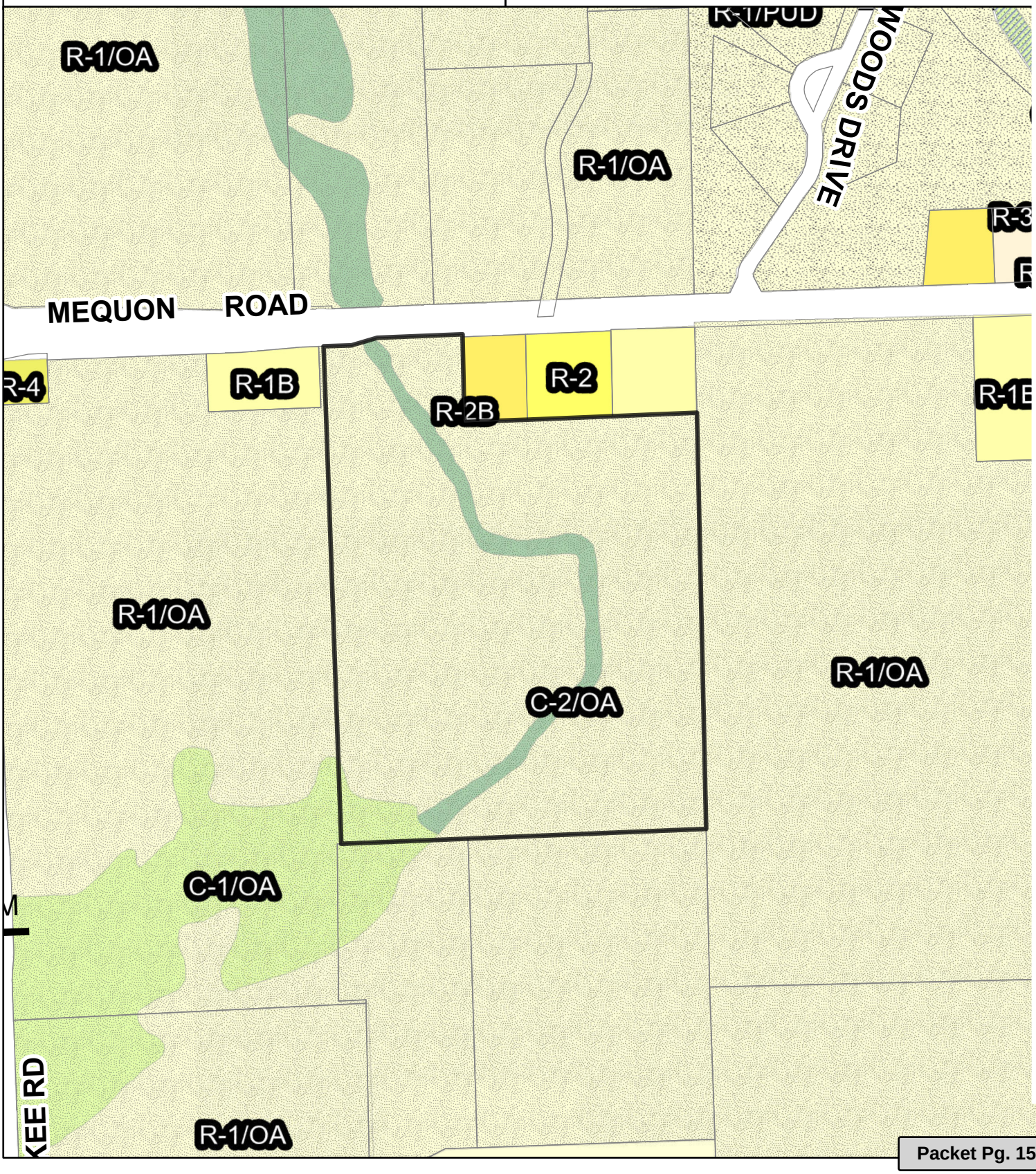
Staff Summary:
Since the proposed structure does not meet architectural requirements and its approval could set a precedence of allowing future structures of this type, Staff does not recommend approval of the structure.

Staff Recommendation:
Planning staff recommends **denial.** However, if the Planning Commission supports the proposal, staff recommends the following conditions of approval:

1. Staff review and approval of final floor plans prior to issuance of permits. The applicant shall submit such plan within 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. The structure shall not exceed the height of 19' and 2,520 sq. ft. in area.
2. The structure's opening shall be situated facing to the east or west, away from the view of the neighboring properties.
3. No future expansion of the structure shall be permitted, unless approved by the Planning Commission.
4. No livestock shall be housed in the structure.
5. No electrical or water shall serve the structure.
6. The fabric shall be well maintained and free of damage. Any damage to the canvas shall be repaired or replaced with materials matching in color and fabric type but must be done within 30 days of damage.
7. The canvas shall cover the top of all trusts and no trusts shall be exposed.
8. That screening of the structure, using 12 - 7' pine trees at a spacing of 5' apart shall be installed along the north property line by November 1, 2022.

Attachments:
Map (PDF)
Narrative 09_12_22 (PDF)

HILGENDORF-
MINOR REQUEST



Attachment: Map (7683 : Mark Hilgendorf)

To ; MEQUON PLANNING Commission

The of the structure is to be used for agriculture. Store seed in the spring, straw + hay in summer r FALL and agricultural Equipment in the winter months, There are several of these structure scattered about MEQUON ; with 35 - 28'x 96' structures 1 3/4 mi. South of MEQUON Rd on WAUSAUKEE Rd. Will PLANT 12 - 5' pine trees on the North Boundry Line at a space of 5' APART as shown on DRAWING r Photo

The LOCATION of the structure WAS CHOSEN BECAUSE of the existing drive which CAN BE USED YEAR AROUND placing it south it would BE in the Feed Lot + to close to the Ditch + EAST would place it in the MIDDLE of the PASTURE + Numerous trees would HAVE to BE cut DOWN. The color silver WAS chosen to match the BARN roof + grain BINS and the gray color of the BARN. The FIRST structure of 42'x 50'x 19h WAS CHANGED to 45'x 56'x 18'h BECAUSE the dealer offered me this size For the SAME price. I'm APROXIMATLY 740' off my EAST property Line, 558' off my west property Line, 1530' off my So. Property Line and 39' off my North Property Line. The ARCHED trusses to set on 2' sq Concrete pads Bored to 4' on BEDROCK which Ever comes Firsh USE Time 10 to 15 YEARS

Sincerely Mark Hilgendorf
262-242-0624

Attachment: Narrative 09_12_22 (7683 : Mark Hilgendorf)

Exhibit 1

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

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

TO: **Planning Commission**
FROM: **Laurie Miller, Planner**
DATE: **September 14, 2022**
SUBJECT: **Documentation of phone call conversation between Laurie Miller, Planner, and Applicant, Mark Hilgendorf, regarding his project proposal for 11817 W. Mequon Road.**

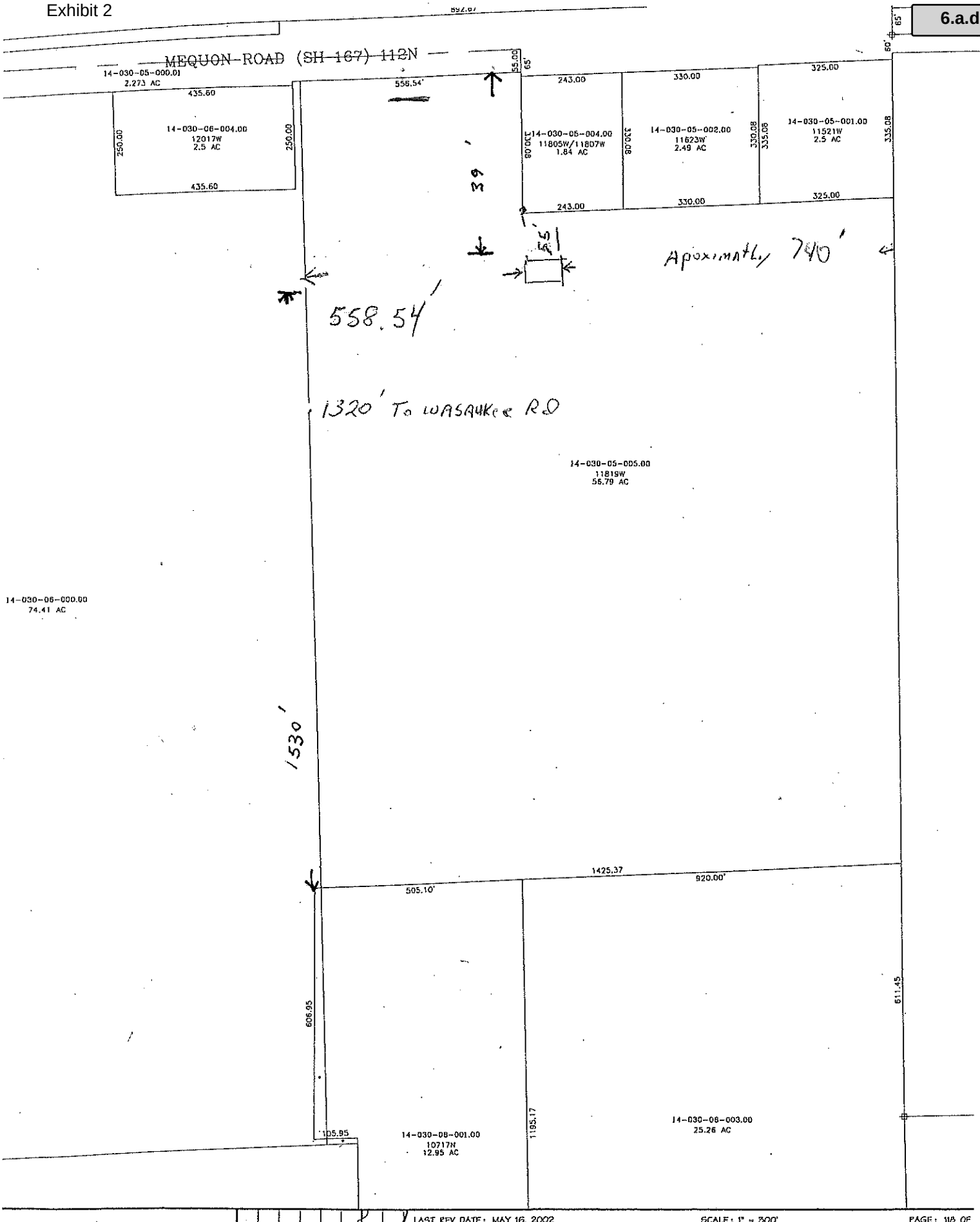
This document serves as the official record of the conversation that occurred on September 14, 2022 between Laurie Miller, Planner, and applicant Mark Hilgendorf regarding his accessory structure proposal to be heard at the September 19, 2022 Planning Commission meeting.

Ms. Miller explained to Mr. Hilgendorf that there were a few inconsistencies between his narrative, plans, site plan and past conversations and would like to confirm setbacks and the height of the structure.

Ms. Miller noted that his narrative and survey stated that the setback from W. Mequon Road was 39’ but in previous iterations of his plans, the setback was 390’. Ms. Miller noted that the setback would actually be 385’ because his plan showed that the building would be constructed 55’ from the neighboring rear property line and the length of that parcel is 330’ from Mequon Road. Mr. Hilgendorf confirmed that the setback was 385’.

Ms. Miller stated that the height of the structure in the narrative is 18’. The height of the structure from the center of the trust to the bottom of the arc is hand-written in the plan and states 18’-2”; however, the total height of the structure is printed to the left and states 19’-0” in the plan. Mr. Hilgendorf confirmed that the height was 19’.

Attachment: Exhibit 1 Memo (7683 : Mark Hilgendorf)



: This drawing is neither a legally recorded map
id is not intended to be used as such. This drawing
of records, information and data located in various
state offices, and other sources, affecting the land
and is to be used for reference purposes only. The
shall not be responsible for any inaccuracies herein
screpancies are found, please contact the Mequon

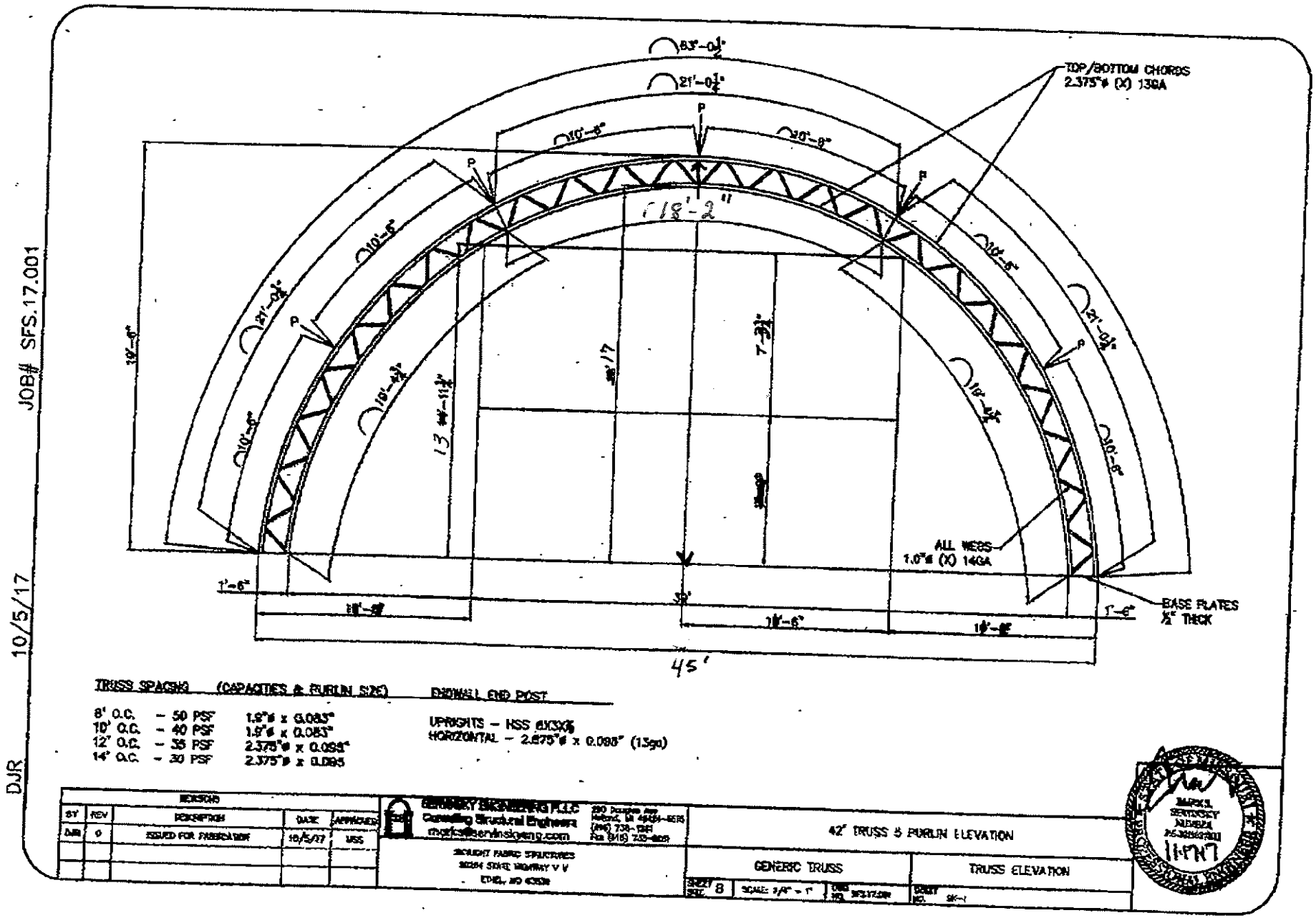
LAST REV DATE: MAY 16, 2002 SCALE: 1" = 300' PAGE: 118 OF

NW 1/4 Sec 30, R 21

Attachment: Exhibit 2 Plat 09_12_22 (7683 : Mark Hilgendorf)

Truss specs for Mark Hilgendorf proposed [redacted]' wide building

45'



JOB# SFS.17.001

10/5/17

DJR

TRUSS SPACING (CAPACITIES & PURLIN SIZE)

8' O.C. – 50 PSF 1.9"ø x 0.083"
10' O.C. – 40 PSF 1.9"ø x 0.083"
12' O.C. – 35 PSF 2.375"ø x 0.095"
14' O.C. – 30 PSF 2.375"ø x 0.095

ENDWALL END POST

UPRIGHTS – HSS 6X3X¼
HORIZONTAL – 2.875"ø x 0.095" (13ga)

BY	REV	DESCRIPTION	DATE	APPROVED
DJR	0	ISSUED FOR FABRICATION	10/5/17	MSS

MARK S. SERVINSKY PLLC
Consulting Structural Engineers
mark@servinskyeng.com
290 Douglas Ave
Holland, MI 49424-6515
(616) 738-1581
Fax (616) 212-4659

BRIGHT FABRIC STRUCTURES
9834 STATE HIGHWAY V W
ETHEL, MO 63539

42' TRUSS & PURLIN ELEVATION

GENERIC TRUSS

TRUSS ELEVATION

SHEET NO. 8 SCALE: 3/4" = 1' DWG NO. SFS17.001 SHEET NO. SK-1

MARK S. SERVINSKY MEMBER 2003000780 11-24-17

Exhibit 3

#803

6.a.e

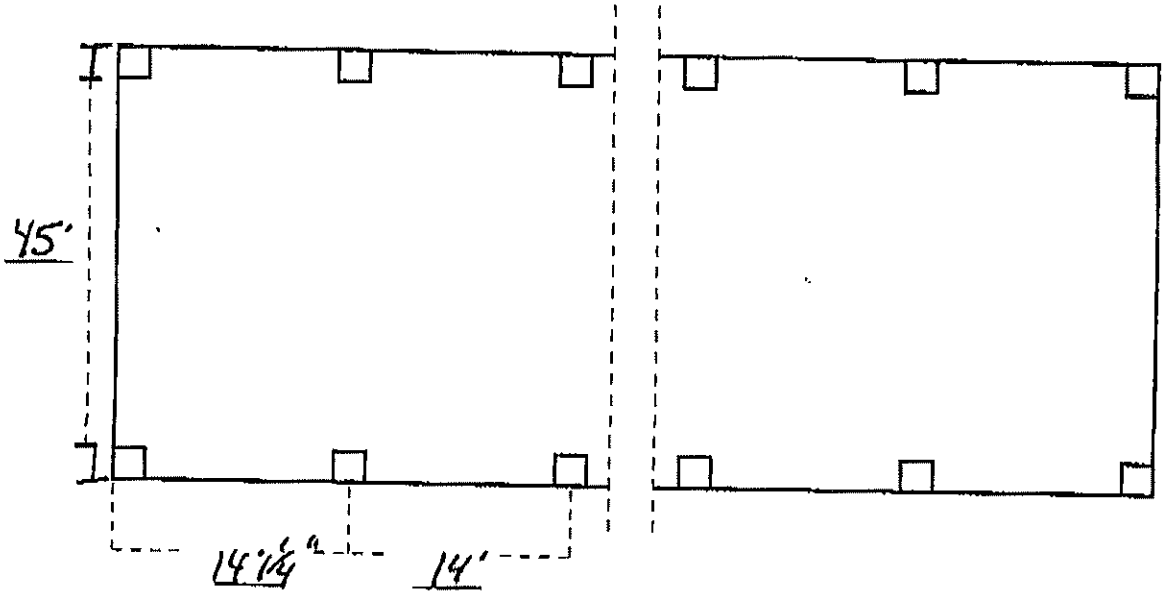
Packet Pg. 161

Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

Mark Hilgendorf Project

SKYLIGHT FABRIC STRUCTURES

Step 1: Foundation Diagram for Post Placement



Building Dimensions: 45' x 56'

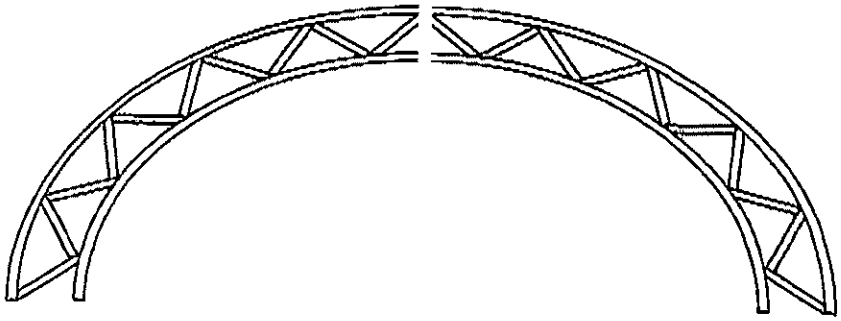
Place all center posts: 14' apart

Distance from center post to end post: 14'1/4"

Step 2: Assembling Arches

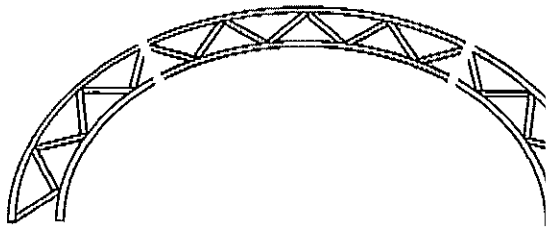
Building Layout

- 35' wide buildings require two full pieces per truss.

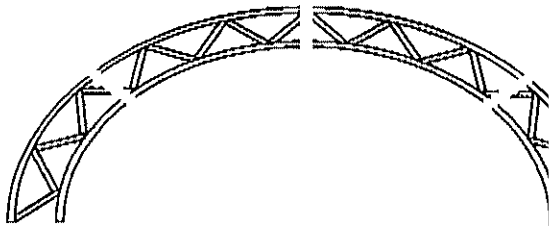


Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

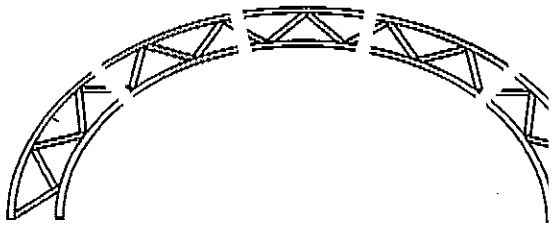
- 42', 45', and 50' wide buildings require three full pieces per truss.



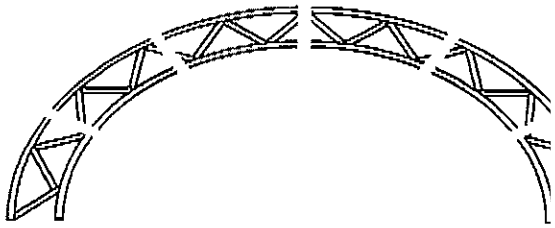
- 55', 60' and 65' wide buildings require 4 full pieces per truss.



- 80' wide buildings require 5 full pieces per truss.

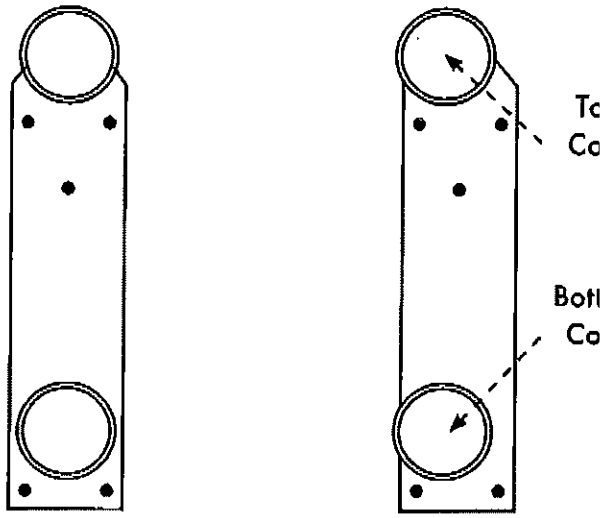


- 100' wide buildings require 6 full pieces per truss.



- Lay truss sections out on ground to assemble.
- If your building gets purlins attached to truss connector plate, leave purlin holes empty until truss has been erected.
- Refer to your specific building width on the next page.
- Use ½" x 2 1/4" bolts to connect purlins to truss connector plates.
- Use ½" x 1 ½" bolts and flange nuts to assemble truss sections.
- Make sure there is no offset from one truss section to the next.
- **All trusses must be inspected for any burrs on the top surface of the truss to avoid abrasion on canvas. Remove all burrs with grinding disc.**

Identify End Trusses



Center Truss

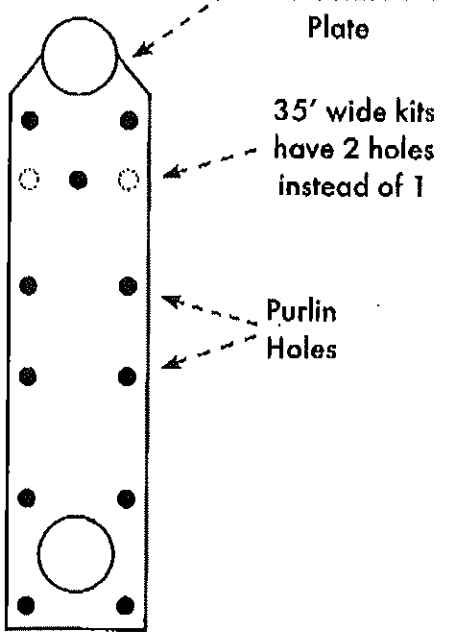
Offset plate = end trus

Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

SKYLIGHT FABRIC STRUCTURES

35′ & 42′ & 45′ wide kits

Refer only to one of the following truss assembly instructions.

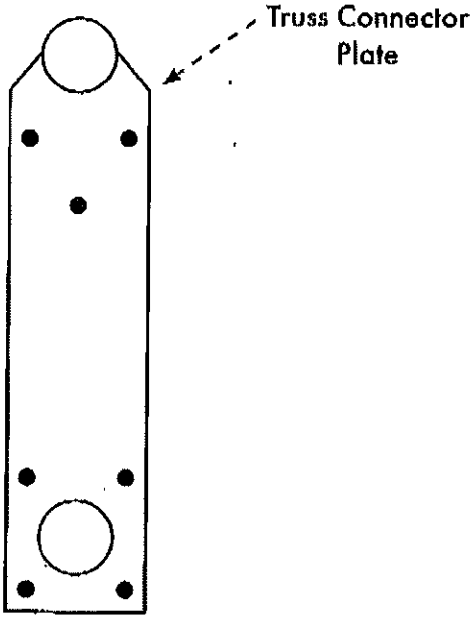


- Your building is a... ☐ 5-purlin kit. ☐ 7-purlin kit.

5 or 7 indicates how many rows of purlins your building will have.

- **7-Purlin Kits** - do not get purlins at truss connector plate.
- **5-Purlin Kit** - use the 4 purlin holes to attach purlins.
  - Use ½" x 2 1/4"bolts to attach purlins to truss connector plate.
  - Use ½" x 1 ½" bolts to bolt truss sections together.
  - 35′ wide truss requires 2 truss sections per truss.
  - 42′ – 45′ wide truss requires 3 truss sections per truss.
  - When bolting truss sections together, make sure there is not an offset from one section to the next.

50′ wide kits



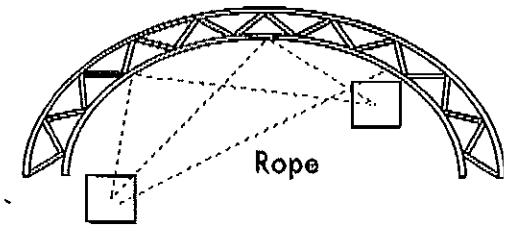
- Use ½" x 1 ½" bolts to assemble truss.
- 50′ wide buildings have 7 rows of crossing purlins.
- Use ½" x 2 1/4" bolts to connect purlins.
- 50′ wide truss requires 3 truss sections per truss.
- When bolting truss sections together, make sure there is not an offset from one section to the next.

Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

SKYLIGHT FABRIC STRUCTURES

Step 3: Erecting End Truss

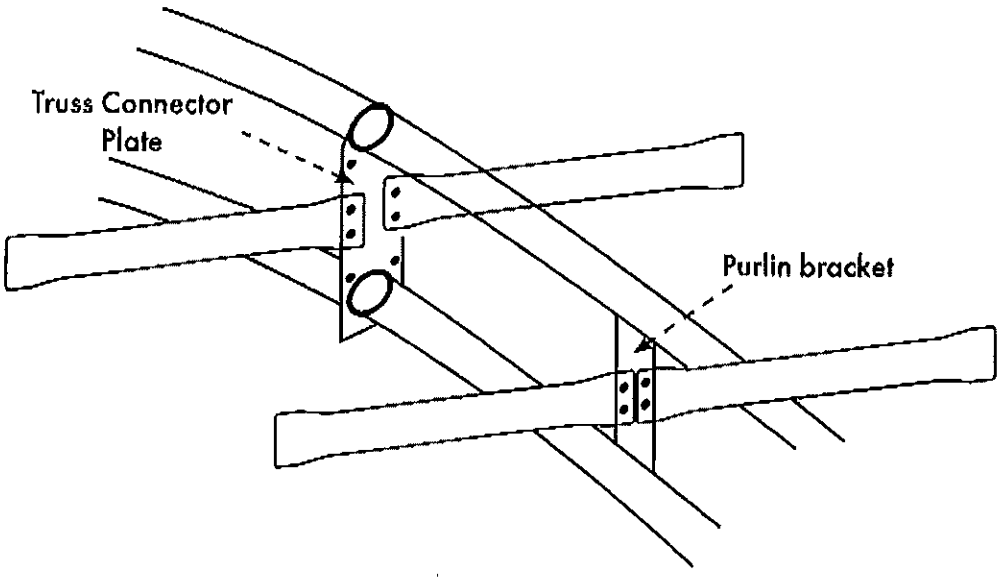
- Lift first end truss and set in place.
- Once truss is set in place, anchor securely in a plumb position with temporary rope.
- Fasten truss to foundation with provided bolts. Bolt size may vary depending on foundation.
- Rope must remain in place until 3 trusses have been installed and cable bracing is installed.
- Refer to page 4 to identify end trusses



Step 4a: Purlin Installation

35′ & 42′ & 45′ wide - Straight Purlin

- Your building may or may not get a purlin at truss connector plate.
- Refer to your specific building width on page 5.

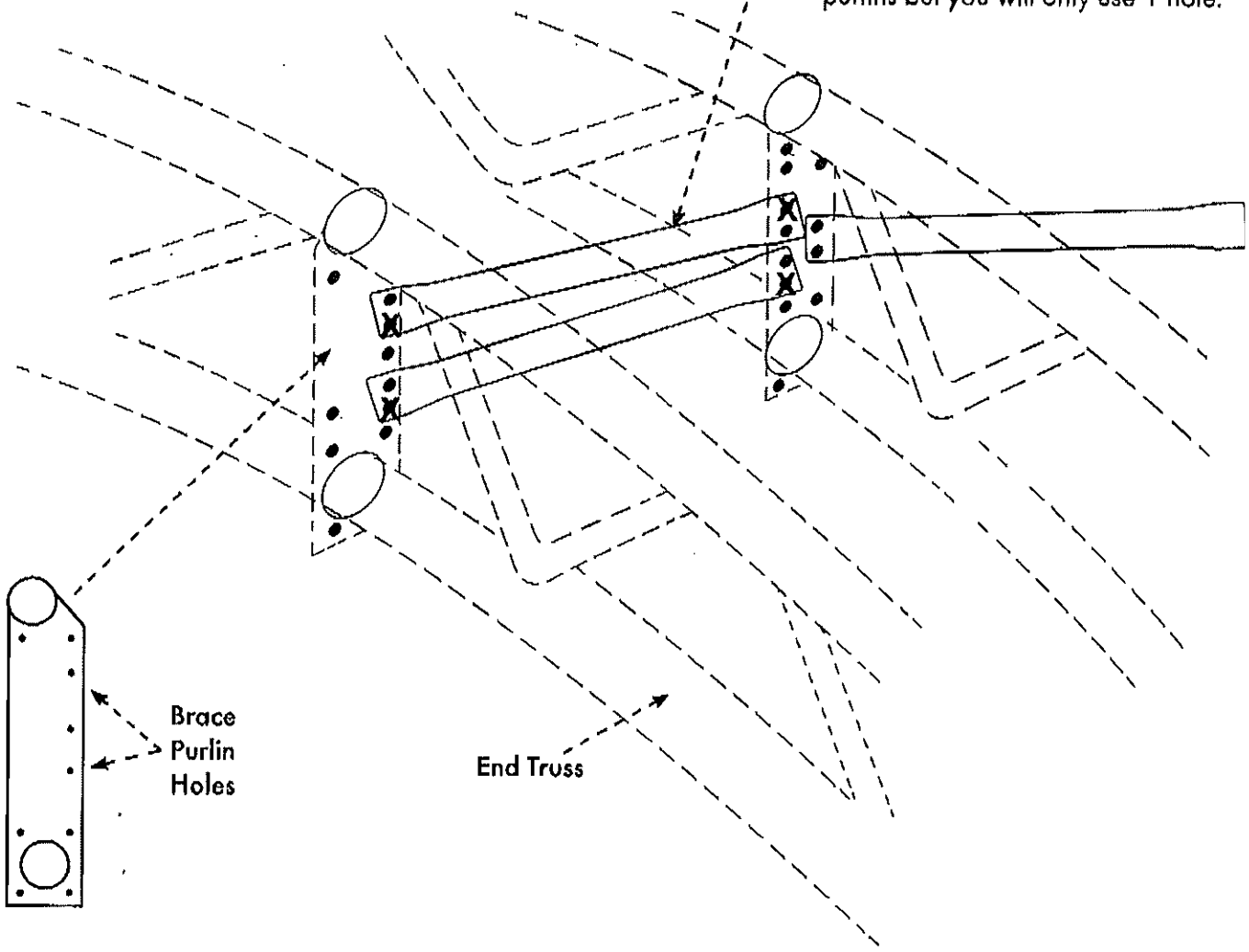


Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

SKYLIGHT FABRIC STRUCTURES

35′ through 45′ wide - Bracing Purlins

- You will only use 1 hole per purlin end, on all end bay purlins. "X" indicates which holes are not to be used.
- Install additional brace purlin above all primary purlins in end bay only
- Brace purlins are same as primary purlins but you will only use 1 hole.

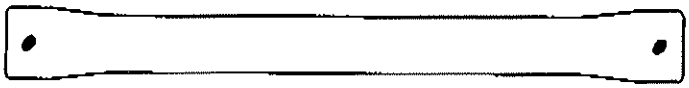


Step 4b: Purlin Identification

35′ through 45′ purlins



50′ through 100′ purlins have single holes

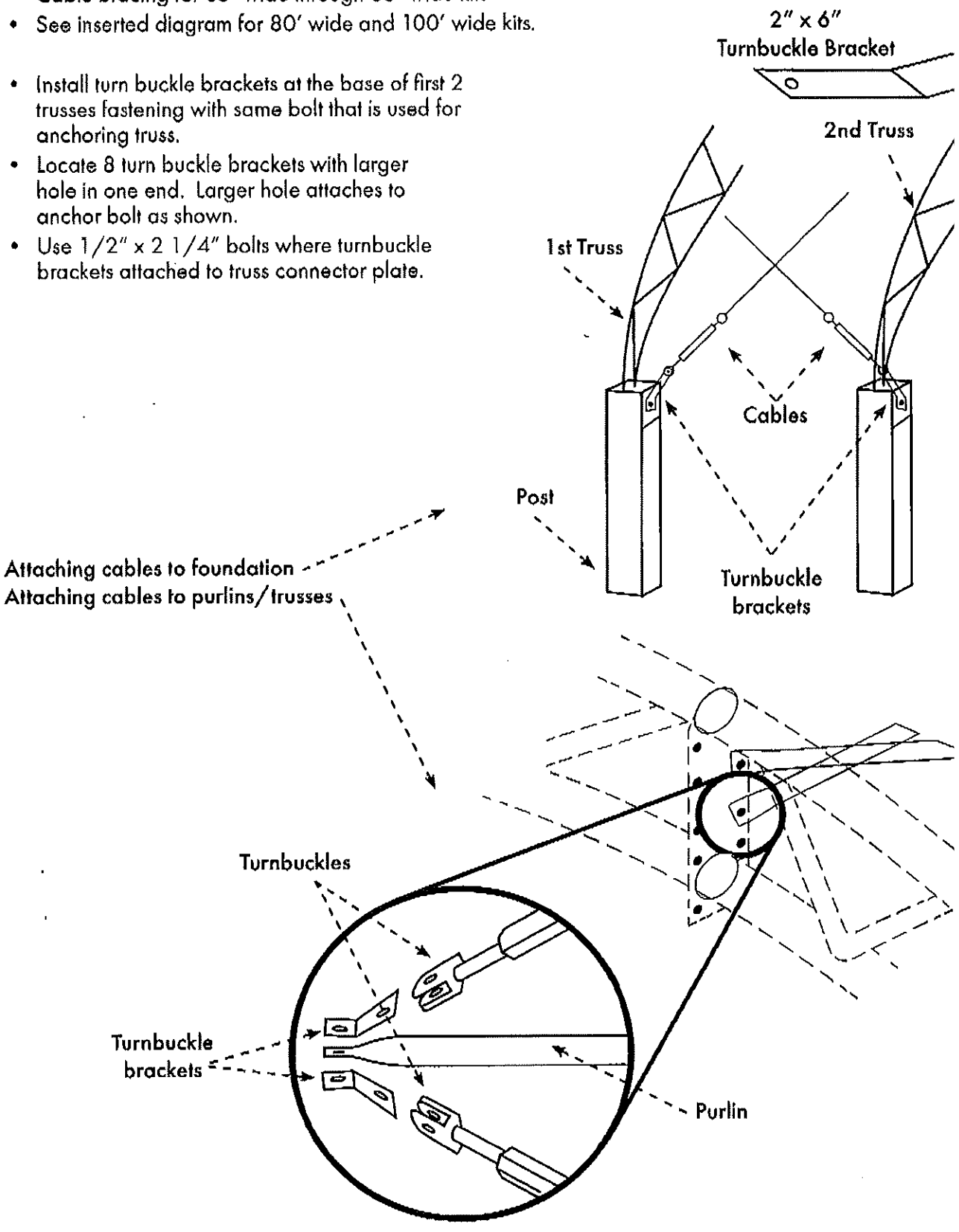


Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

Step 5: Cable Bracing

- Cable bracing for 35' wide through 65' wide kits
- See inserted diagram for 80' wide and 100' wide kits.

- Install turn buckle brackets at the base of first 2 trusses fastening with same bolt that is used for anchoring truss.
- Locate 8 turn buckle brackets with larger hole in one end. Larger hole attaches to anchor bolt as shown.
- Use 1/2" x 2 1/4" bolts where turnbuckle brackets attached to truss connector plate.



Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

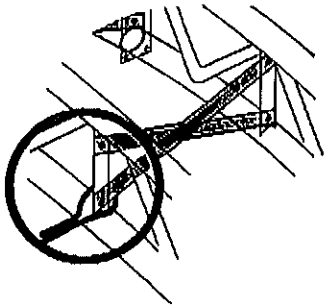
SKYLIGHT FABRIC STRUCTURES

Step 6: Cable Placement Diagram

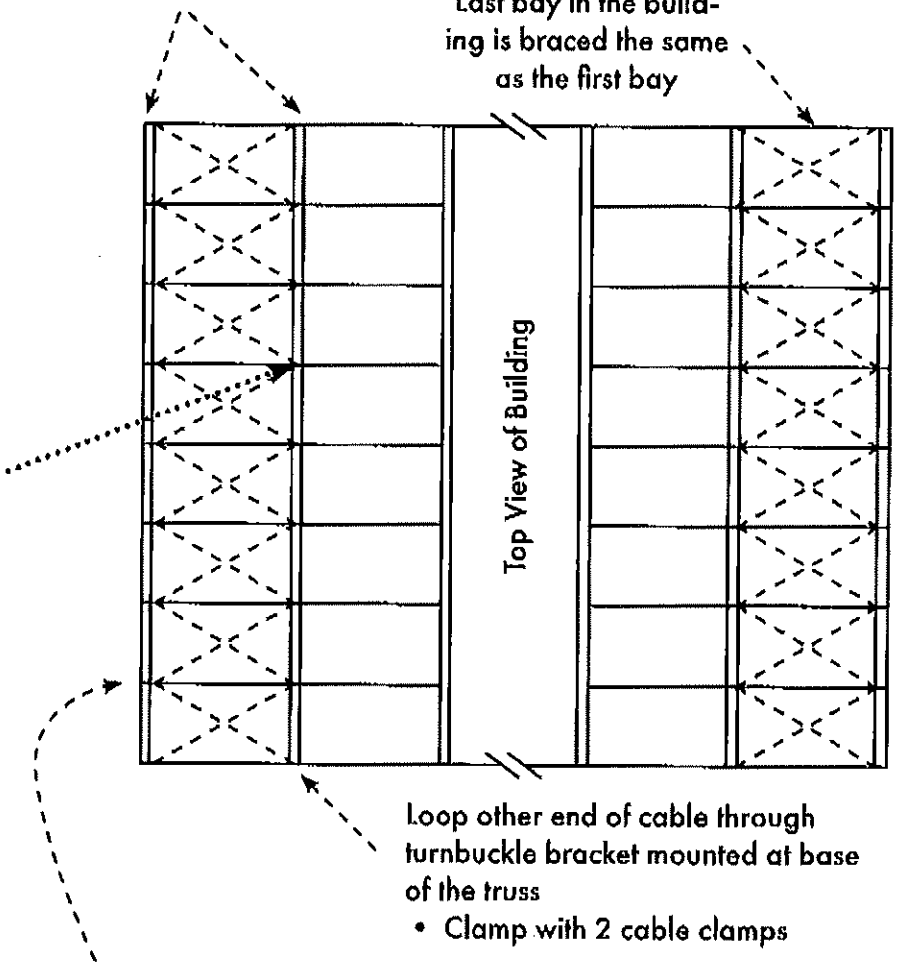
Truss
Purlins
Cable

- 35′ to 45′ wide buildings
- Loop other end of cable around purlin bracket above purlin
- **No turn turnbuckle brackets required on truss #2 except at base**

- 50′ to 100′ wide buildings
- Loop other end of cable around purlin bracket below purlin
- Clamp all terminals with 2 cable clamps



Loop around bottom of purlin as shown (for 50′ - 100′ wide)



For Buildings that Exceed 120′ in Length

- Additional cable bracing needs to be added in bay #_____
- Additional bays are to be braced the same as the ends of the building.

Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

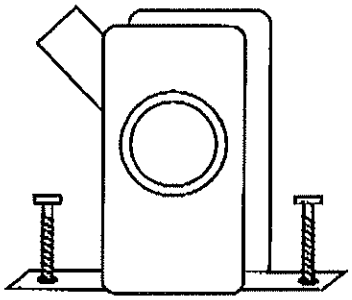
Step 5: Installation of Lashing Winches

Winch and Winch Plate

- Insert winch plate through the winch.
- Fasten winch plate using 2 bolts from package labeled "winch bolts."



1-1/2" x 3/8" x 5" Winch Plate



Pier/Concrete Mounted Winch

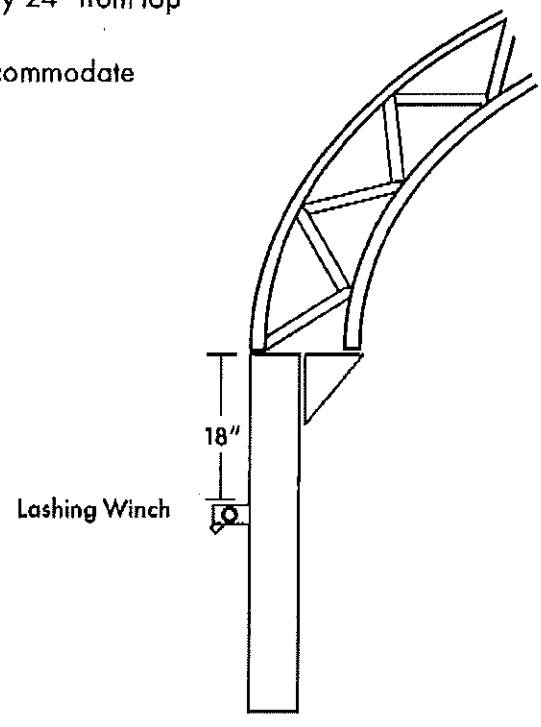
- Winch may be mounted flat on the surface of the pier, depending on the application

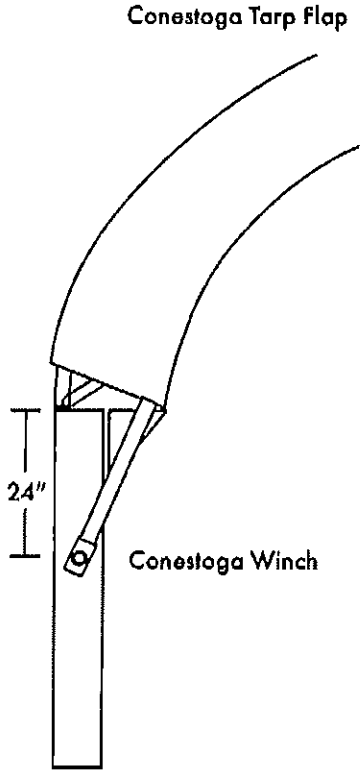
Winch and Winch Plate

- Mount lashing winch 18" from top of wall. Size of bolts used may vary depending upon application.
- Mount lashing winch at every truss
- Single Arch Buildings use smaller ratchets placed every 8' or every other arch.

Install Conestoga Winch

- Mount winch approximately 24" from top of wall.
- Install at slight angle to accommodate webbing angle.





Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

SKYLIGHT FABRIC STRUCTURES

Step 6: Installation of Cover Pipes

Unrolling the Cover

- Unroll the cover leaving approximately 5' of space between it and the building
- The cover will unfold in thirds
- See unrolling instructions located on outside of cover protection layer.

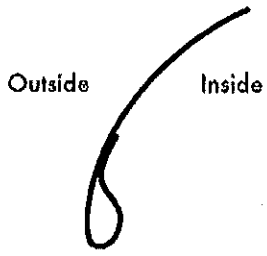
Cover Pipes

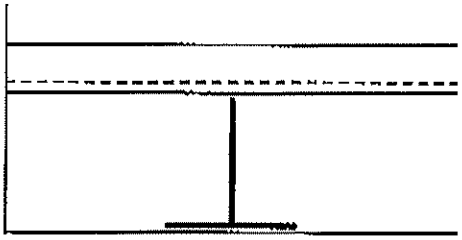
- Pipe is 2-7/8" OD
- Pipe for single arch building is 2-3/8" OD
- Use self-tapping screws to couple the pipes. (screws not provided).
- Wrap splices with Duct tape to protect your cover. (tape not provided).
- To avoid damage to your cover, cut and place an empty soda bottle over the leading edge of the pipe prior to insertion.
- Install both pipes before trying to install the cover.

Step 7: Installation of Pull Ropes

Cover Pockets

- Locate the "X" or notches on the inside layer of cover pocket to determine where to locate pull ropes.
- If the pocket is not notched, locate the "X" and slot the pocket as shown.





Cut one 3" vertical slot and one 3" horizontal slot into the inside layer only of the pocket.

Attaching the Pull Ropes

- Ropes may be attached as far as 30' apart
- Attach ropes to the pipe only, do not attach to canvas
- Throw free end of ropes over the building to the other side.

Before Proceeding Check For:

- Sharp objects on ground or trusses
- That all ropes are securely fastened
- Pull pipes are in proper position
- Tie-down straps are easily accessible (2" x 5' webbing)
- No wind, or only a slight breeze, preferably from the pulling side.

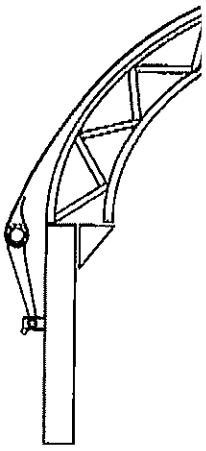
DO NOT ATTEMPT TO INSTALL THE COVER IN HIGH WINDS

Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

Step 8: Pulling the Cover

Pull Cover Evenly and Carefully

- Use caution when installing with motorized equipment.
- Make sure you have a clear communication plan in place with your crew.
- Once cover is over the building install tie-down straps loosely. DO NOT tighten.
- Adjust cover to a square position on the building.
- Check that Conestoga flaps hang evenly over both ends.



Buildings with Concrete Foundation

- Mount 1"x 6" boards as padding, on outside of concrete wall, flush with the top of the concrete under the cover to avoid unnecessary rubbing and wear.

DO NOT LEAVE COVER UNATTENDED UNTIL COMPLETELY SECURE AND TIGHT.

Step 9: Installation of PVC in Cover End Pockets

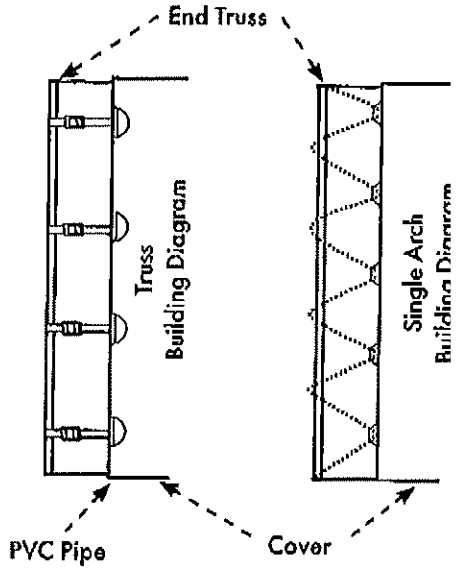
Installing PVC Pipe

- Locate 1" PVC pipe.
- Screw and tape all couplings.
- Locate inserted rope in PVC pocket on cover close to each end.
- Attach rope to leading edge of PVC (truss frame buildings only) in order to push/pull it through the pocket.
- A small funnel or cone on leading edge may reduce complications.

Step 10: Tensioning Cover Ends

Tighten from Center and Down Each Side

- Use 1" ratchet sets with sewed on webbing tail to tension cover length-wise on the building.
- **Single arch buildings do not use rachet sets. See diagram on the right.**
- Loop strap around end truss and back to PVC as shown.
- Install a ratchet at every notch.
- Start tightening evenly left and right, from top down to bottom
- You may need to repeat these steps at each end several times.
- All ratchets should be tight at both ends when complete.
- Distance from PVC to outside of truss should measure approximately _____.



Single Arch Buildings

- Use 1" Roll lacing, and lace through D-rings in place of PVC
- Distance from D Rings to outside of arch should measure approximately _____.

Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

SKYLIGHT FABRIC STRUCTURES

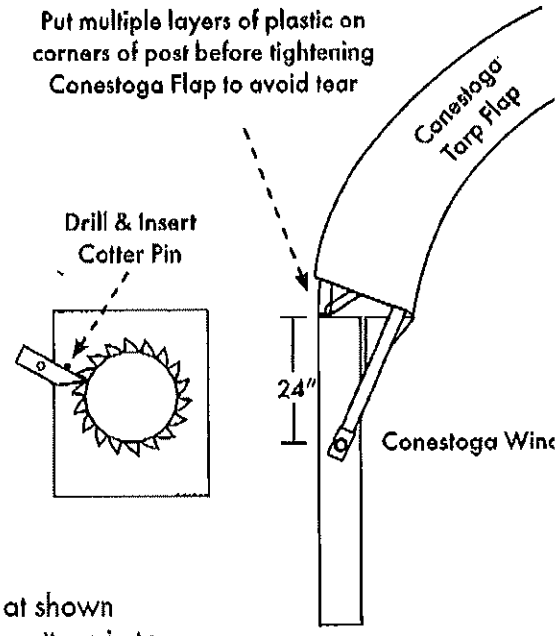
Step 11: Installation of Conestoga Flap & Cover Tightening

Install Conestoga Winch

- Mount winch approximately 24" from top of wall.
- Install at slight angle to accommodate webbing angle.

Tightening the Cover

- After length way tensioning is complete, tighten Conestoga flap
- Next tighten down sides with 2" wall mounted lashing winches.
- **Single arch buildings will have 2" handle ratchet**
- Be sure all winches are latched properly when finished.
- It is important that the cover be tight and wrinkle free.
- If its difficult to get it wrinkle free, cover does not have enough length way tension.



After Installing the Cover

- All Conestoga winches must have 1/8" cotter pin installed at shown location. Drill 1/8' hole tight against ratchet release. Apply cotter pin to avoid an accidental winch release. (Cotter pin not supplied).

Step 12: Curtain Installation

Curtain Pipe

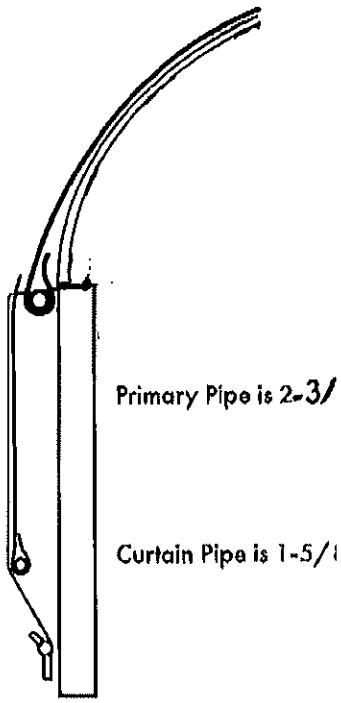
- Curtain Pipe is 1-5/8" OD as compared to 2-3/8" OD Primary Pipe.
- Push Curtain Pipe into Curtain Sleeve.
- Leave end of pipe approximately 6" past the sleeve.
- Insert gudgeon & fasten with supplied bolt
- Attach crank to gudgeon.
- Pipe will need to be cut to length.

Attach Curtain Ratchets

- Attach 1" Curtain Ratchet approximately 18" below curtain sleeve at every truss.
- Single Arch Buildings attach ratchets every other arch.

Installing Curtain Straps

- Create a 3" horizontal slot where curtain and canvas are welded and fabric is double thick.



Continued on pp 18

Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

Step 12: Curtain Installation (cont)

- Hand tie 1" heavy webbing to inside cord of truss.
- Feed free end over the primary pipe, through the horizontal slot at the seam, and down through the 1" Curtain Ratchet.

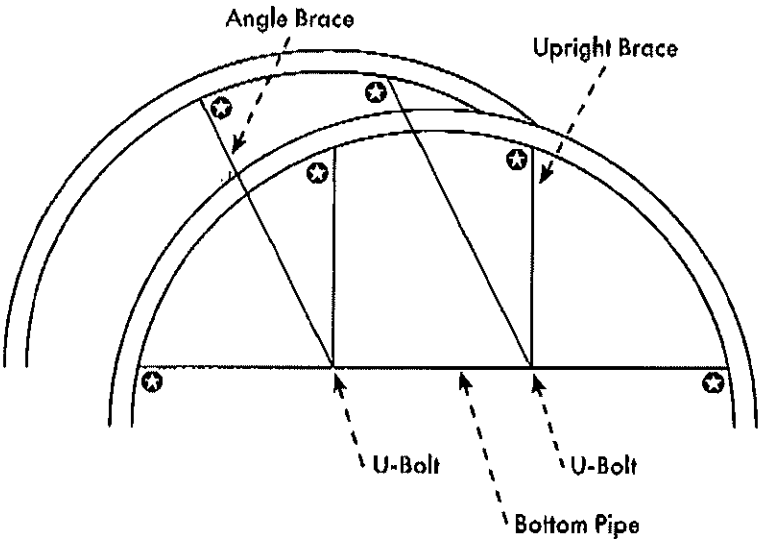
Fasten Curtain to Curtain Pipe

- Use self tapping screws with washers, (not included)
- Screw through curtain at each seam where fabric is double layered, and/or a max of 6' apart.

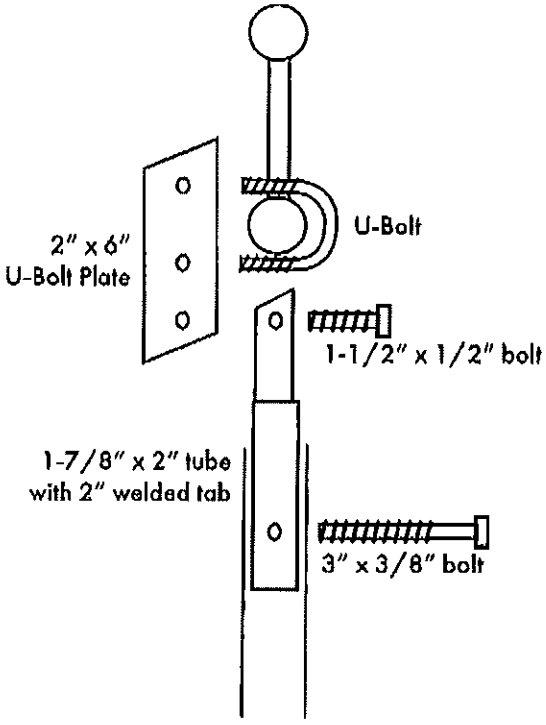
Step 13: Half Moon Installation

- Upright and angle braces are 2-3/8" OD tubing with U-bolt plate at one end.
- Slide 2-3/8" OD tubing into canvas pocket at bottom of canvas.
- Pull half moon up to approximately 8" from the top cord of the truss and temporarily fasten half moon around radius approximately 10' apart
- Custom cut bottom pipe, keeping it at a minimum of 10" away from bottom cord of truss to allow space for telescopic. You will have to cut inside layer of pocket for pipe to exit.
- Install 2 upright braces at notch in tarp attaching to bottom pipe with U-bolt and to bottom cord of truss with a telescopic system. (See diagram). Also install telescopics in ends of bottom pipe.
- Drill a 3/8" hole through the upright brace and 1-7/8" telescopic. Drill hole in a direction that the bolt will not rub on the canvas. This will secure the telescopic to the brace.
- Tape with a few layers of tape at top of brace where the cut was made.
- Tighten half moon width wise first.
- Next start at peak and tighten in each direction using 1" ratchet sets installed as shown on page 19

= Telescopic Locations



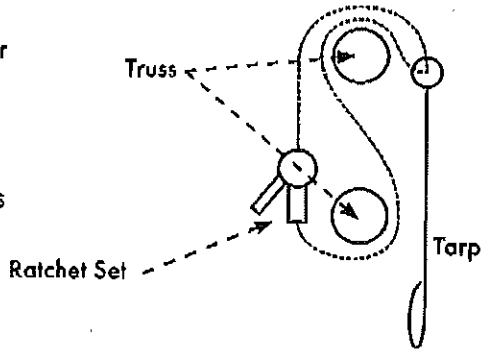
Telescopic Diagram



Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

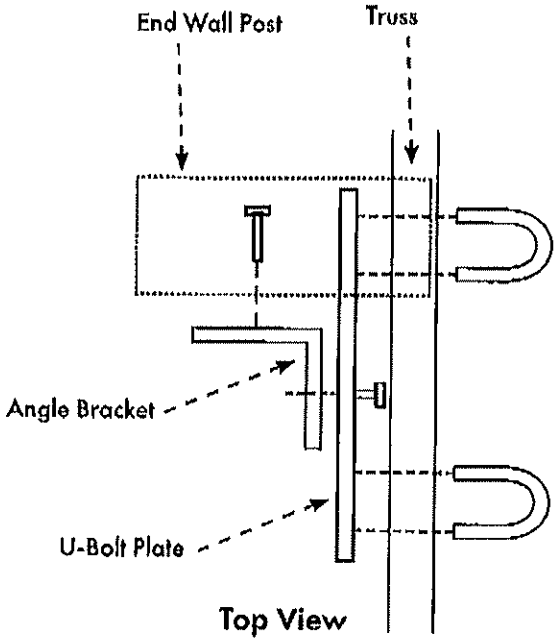
SKYLIGHT FABRIC STRUCTURE

- Once half moon has been fully tightened install angle braces connecting at bottom pipe of half moon (same location as upright brace) with U-bolt, then connect other end on bottom cord of truss #2 with telescopic system.
- Finally use 1" roll of webbing, lacing from upright brace back to D-ring rows in zig-zag pattern.
- Depending on half moon size you might not have D-rings at upright braces.

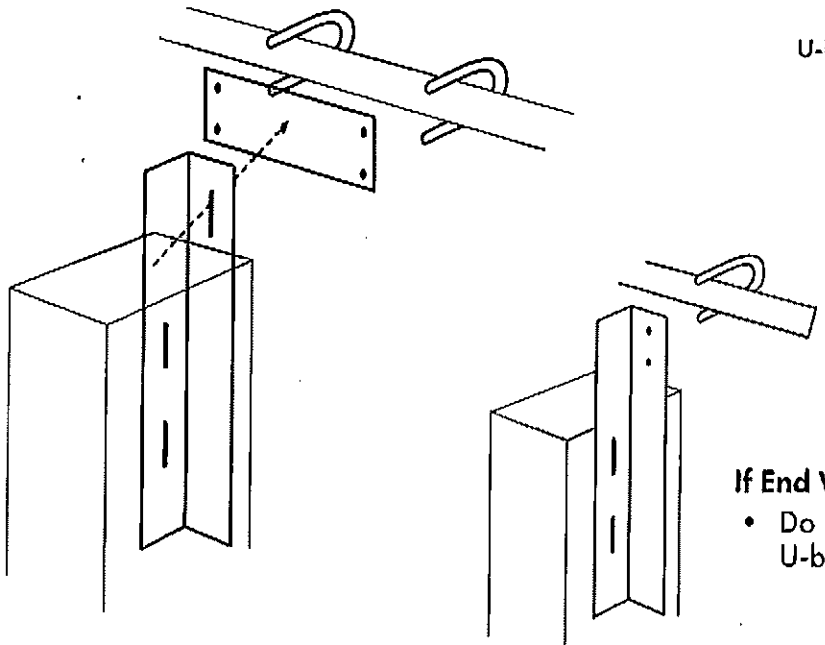


Step 14: End Installation

- Attach 6" x 8" plate with 5 holes on inside of bottom cord of truss with 2 U-bolts saddling from outside.
- Attach 3" x 3" angle to post with (2) 1/2" bolts drilling through post. Make sure post is flush with the outside of the building. (See top view diagram).
- Attach 3" x 3" angle to U-bolt plate with 5/8" bolt
- Tape top of end post where cut was made to avoid canvas rub
- Check and remove any burrs on endwall post to avoid canvas rub



Top View



If End Wall has a Center Post

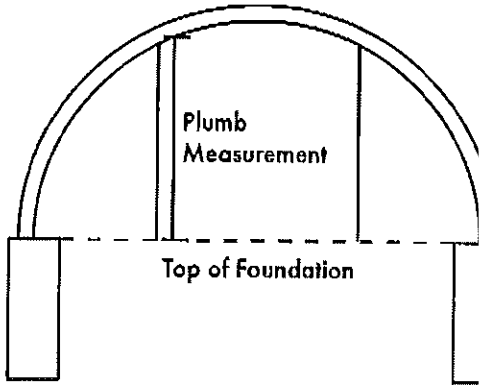
- Do not use U-bolt plate, simply connect 1 U-bolt directly to the angle bracket.

Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

Step 14: End Installation (cont)

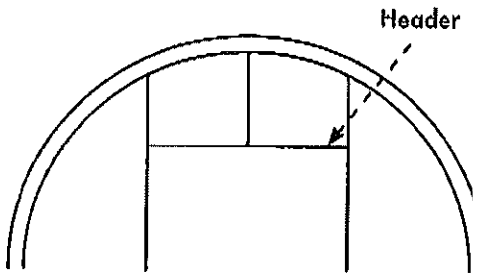
Measuring

- Measure from the top of the foundation (plumb position) to the bottom cord of the truss at each endwall framing post location.
- Find the post that measures closest to your need and cut it approximately 2" shorter than the distance to the bottom of the cord.
- See inserted drawing of your specific end kit to ensure you cut the correct post.



Attach Feet

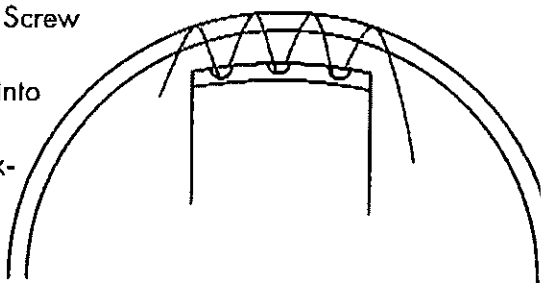
- Attach base of posts with supplied bolts.
- Locate purlin brackets on end posts.
- Attach purlins with 1/2" x 1-1/2" bolts.



Step 15: Installing End Canvas

Lacing End Canvas

- Lay canvas out and insert PVC in pocket around radius end. Screw all joints. (Single Arch Buildings do not use PVC).
- Push PVC tight into pocket and put a screw through the tarp into PVC at each end for best results.
- To pull end up attach 1" lacing at a few spots to avoid breaking the PVC.
- Once end is up install bottom tensioning pipe to create an even weight before continuing tightening process.
- Keep end approximately 8" from top cord, lacing through notched pocket and around top cord, working from center down each side.
- After end has been positioned, tighten end with pipe in bottom pocket.
- Every post requires a lashing winch mounted below it.
- After all tightening is complete, lace all interior D-rings to posts.



Be sure to take the extra time to remove all wrinkles to ensure the overall quality of the building.

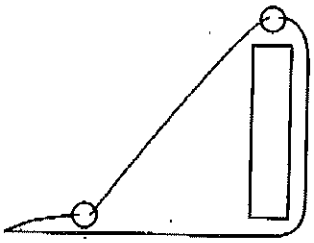
Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

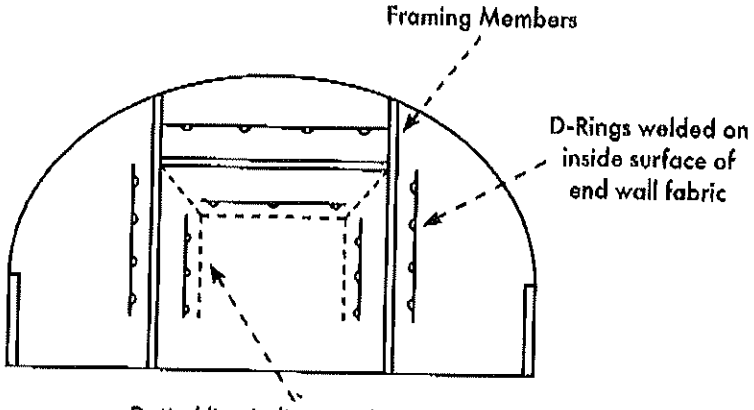
Step 16: Installing Door End Canvas

SKYLIGHT FABRIC STRUCTURES

Door End

- Do not cut door opening until end is completely tight.
- Locate 2 rows of D-rings around door opening. One to each side of post. Wrap inside one around the post and lace it back to the one behind the post as shown. Dotted line represents lacing.

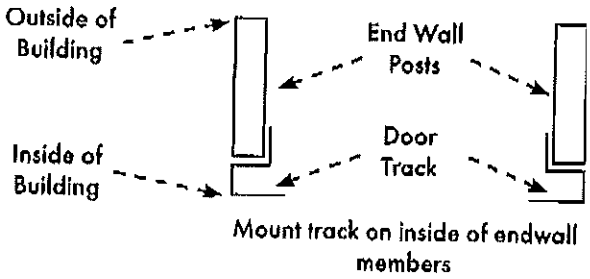




Step 17: Door Installation

Door Install

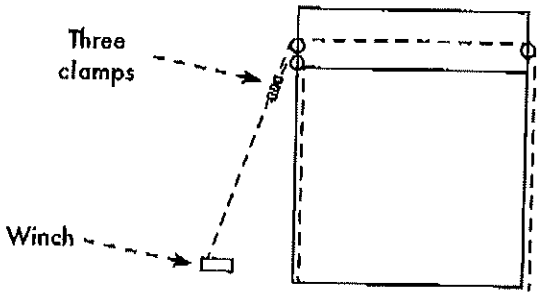
- Mount track on inside of building, attaching track with provided fasteners. (Track not pre-drilled).
- Cut 2-3/8" OD pipes 1/2" to 3/4" shorter than the measurement from inside the track to the inside the track.
- Drill a 3/8" to 1/2" hole through both ends of pipes approximately 3/4" from edge of pipe.
- Insert all pipes into door pockets
- Pull door to top of opening and attach with u-bolts to plate welded on header.
- Mount pulleys to pulley bracket on endwall post above door opening.



- Feed cable down through all pipes. At bottom pipe feed cable through the top hole only.
- Fold and clamp cable then place back into pipe.
- One cable can continue from bottom of door, to top, then down to winch. Other side must attach with clamps as shown.

Door Winch

- Winch mounting is custom depending on application.
- Attach your winch to your foundation with two bolts.



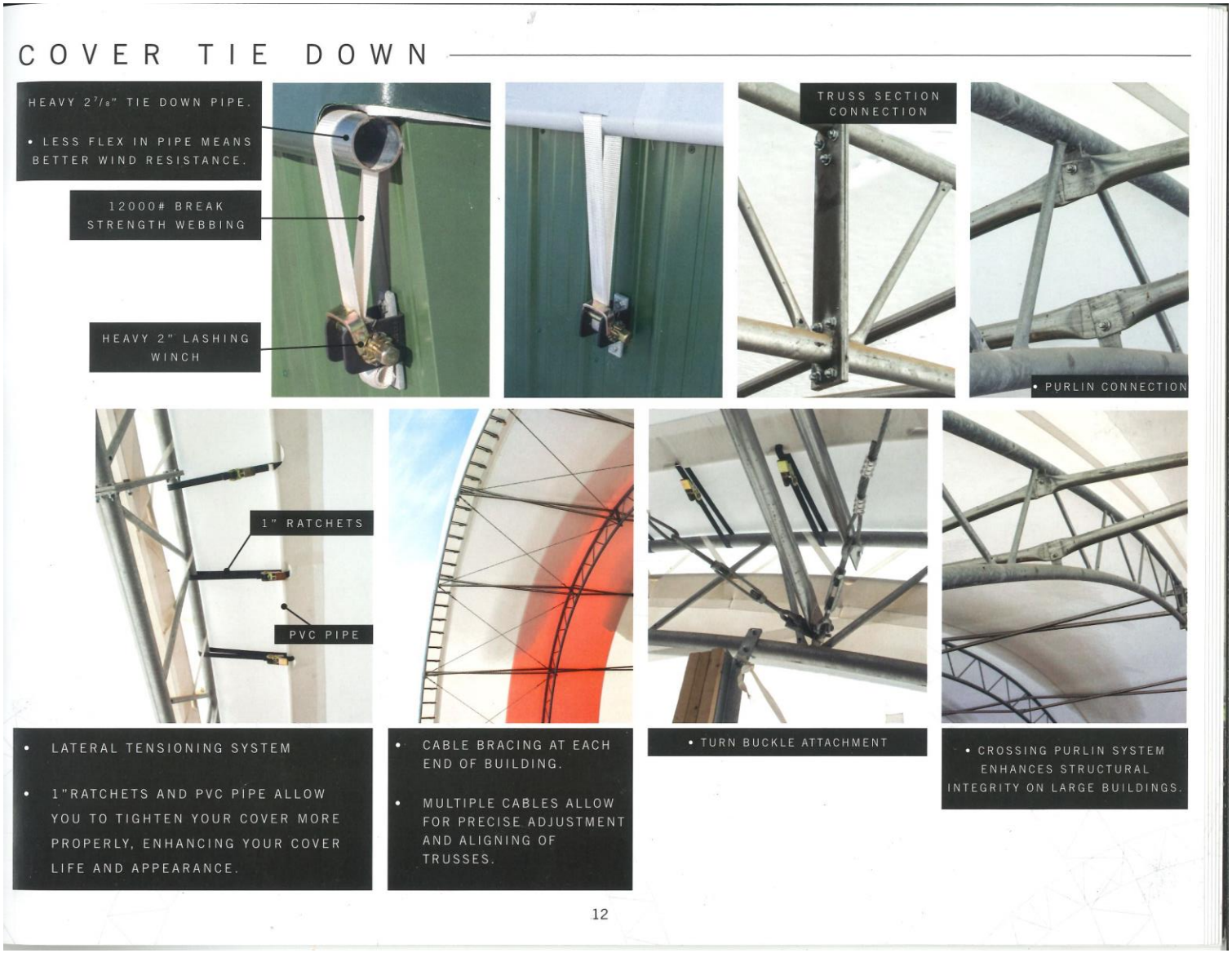
Attachment: Exhibit 3 Plans 09_12_22 (7683 : Mark Hilgendorf)

Exhibit 4: The structure design and color scheme



Attachment: Exhibit 4-5 (7683 : Mark Hilgendorf)

Exhibit 4: Trust construction and fabric tie downs



Attachment: Exhibit 4-5 (7683 : Mark Hilgendorf)

Exhibit 5: Photos of surrounding structures

Photos of the Hilgendorf property from google street view.





Attachment: Exhibit 4-5 (7683 : Mark Hilgendorf)

Surrounding homes near the Hilgendorf property







Attachment: Exhibit 4-5 (7683 : Mark Hilgendorf)

Exhibit 6

1/2 Mile So of FARM on WASAUKee Rd

Exhibit 7

Attachment: Exhibit 7 Proposed location for trees (7683 : Mark Hilgendorf)

From: Kurt Lebesch
To: Laurie Miller
Subject: Hilgendorf barn
Date: Wednesday, September 14, 2022 5:51:48 PM

I am writing in behalf of the Mae Brielmaier family trust, located at 11805 and 11807 West Mequon Rd. It pertains to the location of the temporary structure proposed by Mr. Mark Hilgendorf.

Our concern is how this will affect our property value, as well as the rentable value, Of our property. Our concerns are based on the proposed size and location of this structure.
The size of the structure is quite large and could cover a modest ranch home. In addition the structure is a very unappealing architecturally.
The location as drawn on Mr. Hilgendorf's sketch does not match the measurements. The 740 foot measurement from the east property line of Mr. Hilgendorfs property, to the front of the proposed barn, places the structure within 85 feet of the property line between 11805 and 11823. This is basically directly in our backyards.
His drawing, place's the structure starting at, the property line between 11805 and the adjacent agricultural property 11819. This location is 56 feet within the property boundary on the western side.
Placing the structure within the 11819 N. South property line, would be the best alternative to conceal this structure from view when facing south. In addition We suggest he run the length of the structure, the 52 feet dimension, north and south. This actually utilizes the gravel road allowing a direct path into the structure. It also eliminates approximately another 10 feet heading east.
We request that upon approval of such location, there is City inspection oversight to make sure it is located where it's supposed to be.
The subject of screening utilizing evergreens has also been discussed. Mr. Hilgendorf's proposal of 5 foot tall pine trees does nothing to cover a 20 foot tall structure. Obviously trees at least 15 feet should be required. Also will there be periodic inspection in the future in case the trees don't survive?
I have enclosed a sketch to try to illustrate Mr. Hilgendorfs proposed sketch location, dimension location, and to propose location that I suggest.
Thank you for your time and consideration. I intend on attending the review meeting on Monday, September 19.

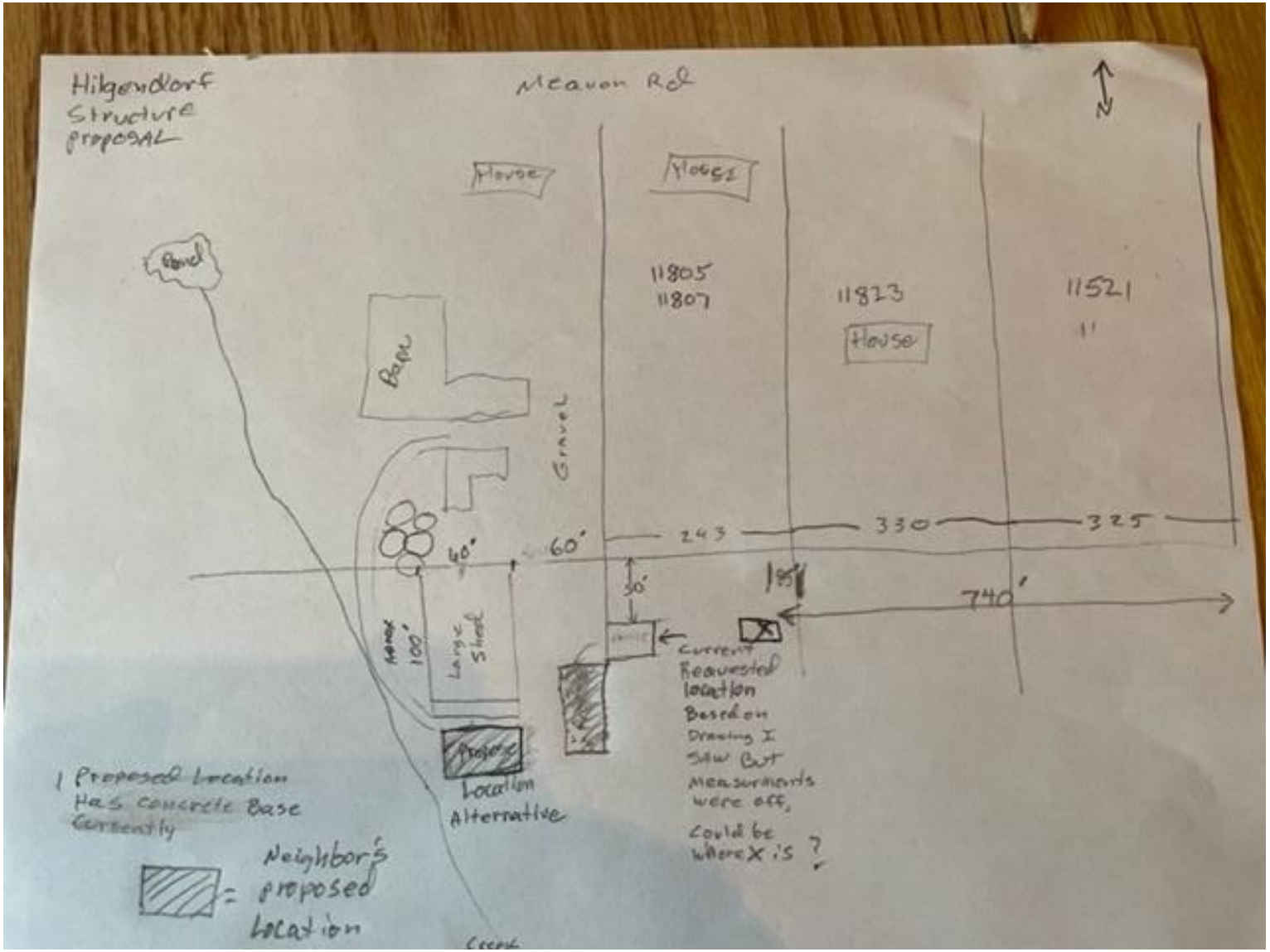
Sincerely

Kurt Lebesch

Sent from my iPhone

Attachment: Public Feedback_Opposition Letter_Kurt Lebesch (7683 : Mark Hilgendorf)

Kurt Lebesch suggested site plan



Attachment: Kurt Lebesch_Opposition Image (7683 : Mark Hilgendorf)

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 19, 2022**

SUBJECT: **Stephen Perry Smith for Foxtown Brewing. The applicant is seeking master sign plan approval for the property located at 6209 W. Mequon Road.**

Applicant:	Stephen Perry Smith
Status of Applicant:	Agent
Requested:	Master Sign Plan
Existing Zoning:	Town Center
Land Use Plan:	Town Center
Lot size:	3.3 Acres
Location:	6209 W. Mequon Road
Tax Key Number:	#4
District:	#14-027-01-030.00

Background:
The applicant requests Master Sign Plan approval for Foxtown Station (Building D) located at 6209 W Mequon Road. The building and site plan for the building was approved by Planning Commission on July 27, 2020. The multi-tenant building includes a restaurant and two special event halls.

Master Sign Plan:
The Master Sign Plan includes two freestanding signs, three building identification signs and seven tenant identification signs. The two freestanding signs are shown over an arched gateway at the north and west entrances of the building. The signs are 16 feet in height at their tallest point which exceeds the code maximum of six feet. The signs are part of the site's interior gateway entrance feature and includes brick columns and a decorative ornamental metal frame. The applicant states the signage along with the building is meant to replicate an old train depot.

Staff is supportive of the signs in general as they provide a nice entryway feature along the promenade at the front of the building and to the outdoor entertainment space in the rear.

Staff does not support parts of the sign design as well as the location of the sign at the front entranceway. The sign incorporates the use of decorative metal which is not consistent with the building and the design is reminiscent of the recently approved Beautiful Savior cemetery sign. Staff recommends that the top portion of the sign incorporate the wood beams and brackets that exist on the building with signage that matches the building signs. Staff believes this design will also be more

in character with the desire to emulate the look of an old train depot. Staff also recommends the sign be shifted approximately 10 feet south adjacent to the bend in the patio wall. Based on the overall height of the sign, staff believes it should be setback further off the property line than required for a compliant sized sign.

There are three wall signs that identify the building as Foxtown Station that are located on the north, south, and east elevations. The signs on the north and south elevations are 30 square feet in area and the sign on the east elevation is 12 square feet in area. Staff is supportive of the number of building identification signs since the building is adjacent to public spaces and pedestrian connections to the commercial site. Interconnectivity between the public and private is a specific objective in the neighborhood. Staff does recommend the sign proposed on the east side of the building subject to relocation to the area designated for a Zimmerman tenant space. Since the east elevation of the building is adjacent to the Ozaukee Interurban Trail, staff is supportive of a sign for the building along the façade but since there is no entranceway to the Zimmerman Hall, a tenant panel sign is not warranted (see below).

According to the applicant, there are three separate entities that will occupy the building each with a separate identifier. Optiz Hall is located on the north end of the building and is shown to have signs on the north and west elevation above each entrance. The Icehouse is located in the center of the building with one sign located on the west elevation of building above the entrance. Zimmerman Hall is located on the south end of the building with signs shown on the east, west and south elevation. The signs located on the south and west elevation are located above an entranceway. As stated above, staff does not support the tenant panel on the east elevation since it is not directly located above a primary entrance. Other than this issue, staff is supportive of the size and location of the tenant panel signs.

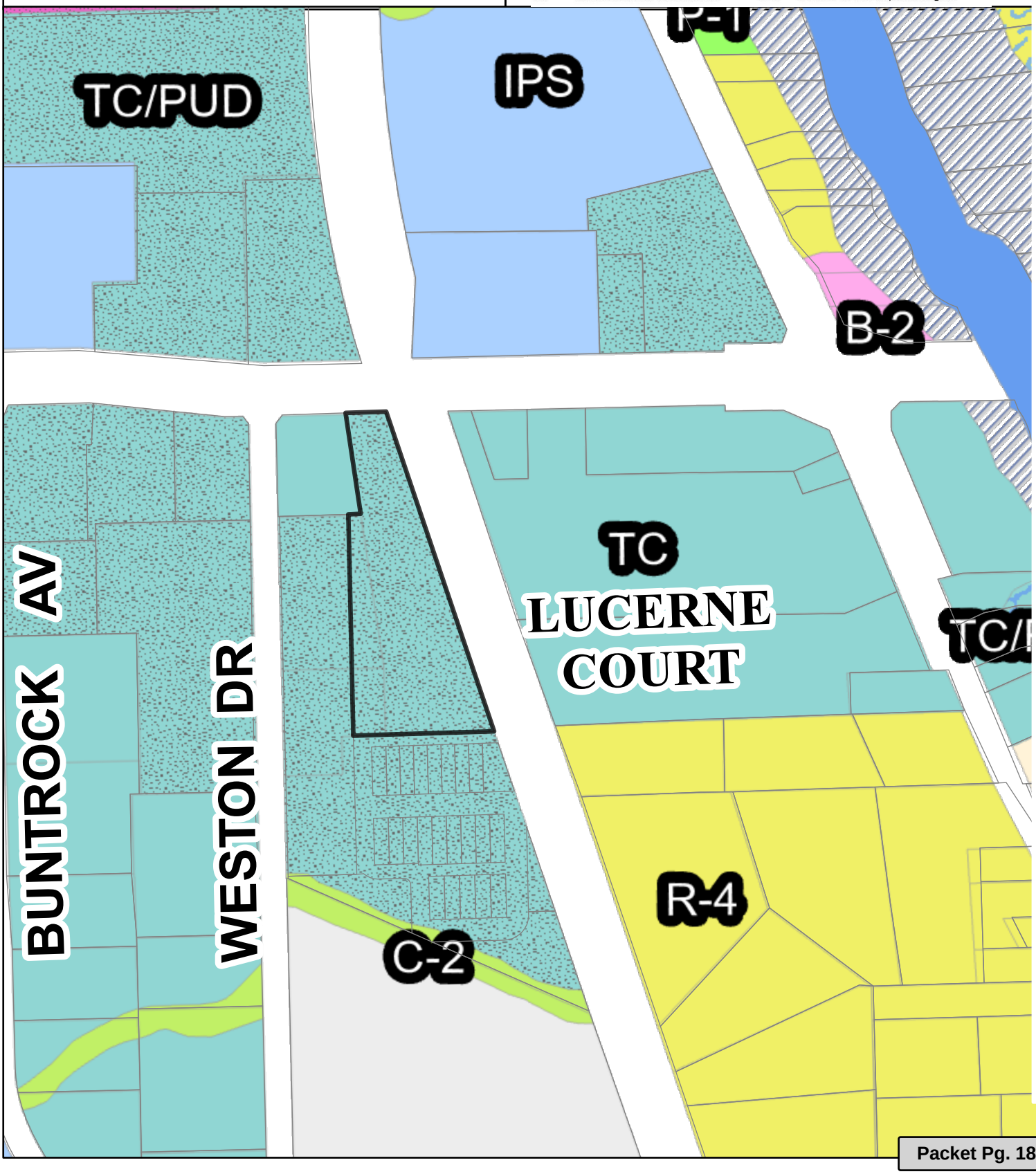
Staff Recommendation: Planning staff recommends **approval** of the Master Sign Plan and subject to the following conditions:

1. The final Master Sign Plan exhibit and document shall be reviewed and approved by staff.
2. The two freestanding signs shall incorporate wood beams and columns to match building.
3. The freestanding sign at the north end of the building shall be setback an additional 10 feet to the south.
4. The Foxtown Station wall sign on the east elevation shall be located where the proposed Zimmerman Hall sign is shown.
5. The Zimmerman Hall sign on the east elevation shall be eliminated.

Attachments:
Map (PDF)
22-0906 Foxtown Bld D - Signage Set (PDF)

FOXTOWN BREWING- BUILDING AND SITE PLAN AMENDMENT AND MASTER SIGN PLAN

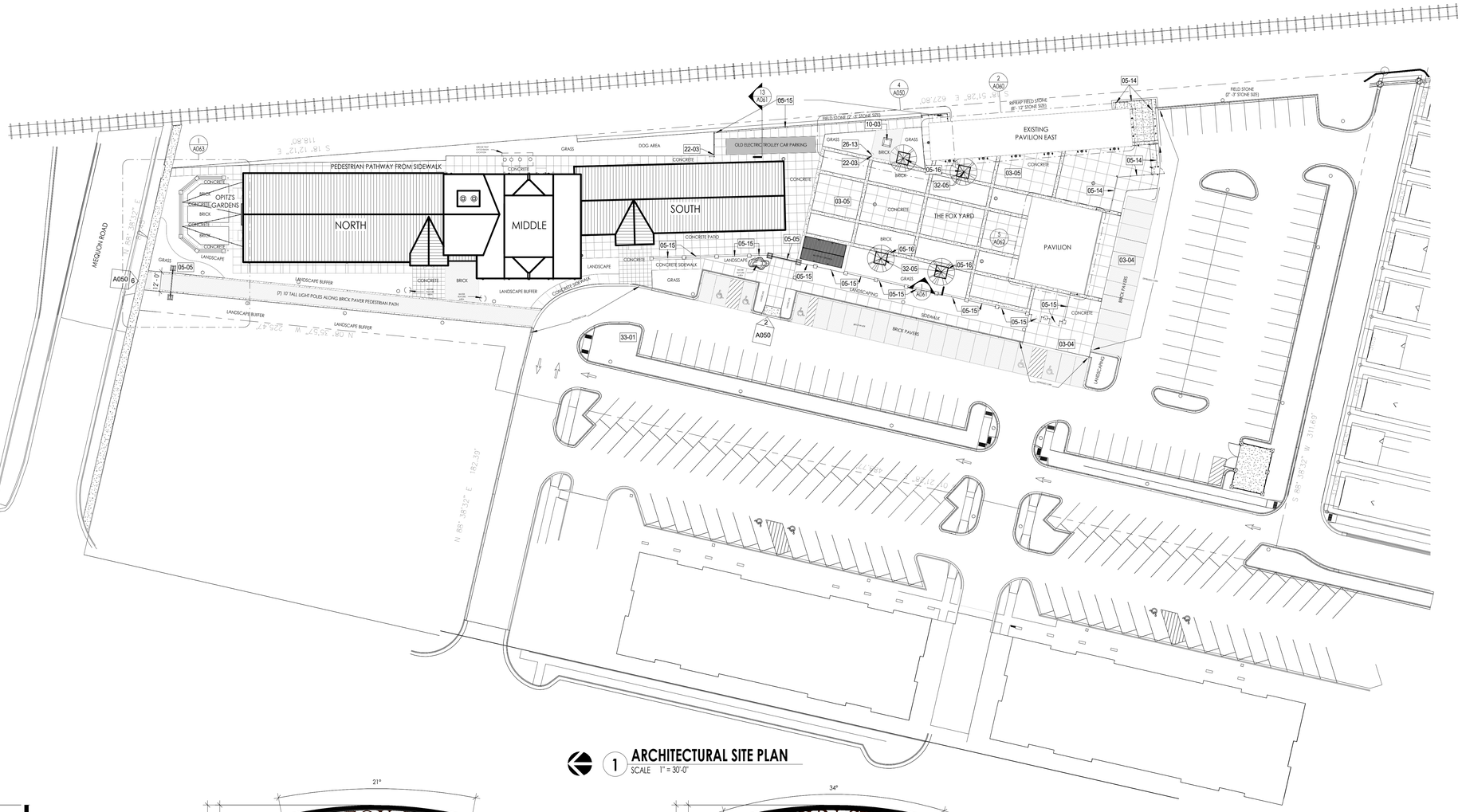
AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	NC	Neighborhood Commercial
A-2	General Agricultural	OA	Agricultural Overlay
B-1	Neighborhood Business	PUD	Planned Unit Development Overlay
B-2	Community Business	P-1	Park & Recreation
B-3	Office & Service Business	R-1	Single-Family Residential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



Attachment: Map (7674 : Stephen Perry Smith for Foxtown Brewing)

SHEET KEYNOTES

03-04	DEPRESSED CURB GC TO COORDINATE
03-05	BROOM FINISH CONCRETE (NOTE DIRECTION OF ARROW FOR BROOM FINISH DIRECTION)
05-05	CUSTOM IRON METAL GATEWAY
05-14	8FT TALL ORNAMENTAL FENCE SEE DETAIL 5/A061
05-15	4FT TALL ORNAMENTAL FENCE SEE DETAIL 7/A061
05-16	72" X 72" TREE GRATE WITH (2) LANDSCAPE TREE LIGHTS PER TREE
10-03	GAS FIRE PIT
22-02	GAS FIRE PIT SHUT OFF & TIMER
22-03	YARD HYDRANT LOCATION G/C TO COORDINATE W/ D/B CONTRACTOR
26-13	SINGLE CIRCUIT SWITCHED LIGHT POLE. ABILITY TURN OFF WHEN FIRE-PITS ARE ON
32-05	NO CONCRETE, LEAVE OPEN FOR TREES TO BE PLANTED
32-08	PROVIDE METAL EDGING STRIP TO LOCK IN BRICK PAVERS
33-01	SEE CIVIL FOR TRANSFORMER LOCATION


PEDESTRIAN PATHWAY FROM SIDEWALK
NORTH
MIDDLE
SOUTH
OPITZ GARDENS
OLD ELECTRIC TROLLEY CAR PARKING
EXISTING PAVILION EAST
THE FOX YARD
PAVILION
MEQUON ROAD
DOG AREA
GRASS
CONCRETE
BRICK
LANDSCAPE
LANDSCAPE BUFFER
CONCRETE PATIO
CONCRETE SIDEWALK
BRICK PAVERS
FIELD STONE (2' - 3' STONE SIZE)
RIPRAP FIELD STONE (6" - 12" STONE SIZE)
(7) 10' TALL LIGHT POLES ALONG BRICK PAVER PEDESTRIAN PATH
12' - 0"
N 86° 35'57" W 254.92'
S 18° 12'12" E 118.80'
N 86° 35'57" W 627.80'
S 51° 28' E
N 86° 35'57" W 254.92'
N 86° 35'57" W 627.80'
S 18° 12'12" E 118.80'
S 86° 35'57" E 254.92'
N 86° 35'57" W 254.92'
N 86° 35'57" W 627.80'
S 18° 12'12" E 118



12 WEST ICEHOUSE SIGNAGE
SCALE 1/4" = 1'-0"



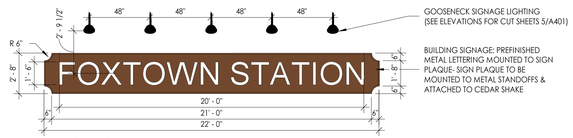
11 NORTH & WEST OPITZ HALL SIGNAGE
SCALE 1/4" = 1'-0"



10 WEST, EAST & SOUTH ZIMMERMANN HALL SIGNAGE
SCALE 1/4" = 1'-0"



9 EAST FOXTOWN STATION SIGNAGE
SCALE 1/4" = 1'-0"



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



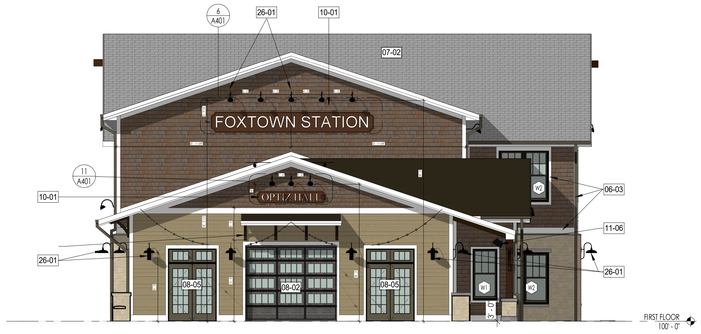
4 WEST ELEVATION
SCALE 1/16" = 1'-0"



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



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



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

SHEET KEYNOTES

03-01	HORIZONTAL CEDAR BOARD FORMED CONCRETE COLUMN BASE TO MATCH BLD. A BREWERY ENTRY BASE COLUMNS
05-09	3 FT HIGH PROTECTION ANGLES AT ALL O.H. DOOR OPENINGS AND AROUND COLUMNS OF SOUTH BUILDING
06-03	COMPOSITE TRIM
06-06	WOOD FRAMING (SEE STRUCTURAL)
07-01	METAL STANDING SEEM ROOF (ROOF TYPE #1)
07-02	ASPHALTIC ROOFING SHINGLES (ROOF TYPE #2)
08-02	PREFINISHED FULL OVERHEAD DOOR
08-03	PREFINISHED 3/4 OVERHEAD DOOR
08-04	FIBERGLASS SINGLE DOOR WITH INSULATED, LOW-E GLASS
08-05	FIBERGLASS DOUBLE DOOR WITH INSULATED, LOW-E GLASS
08-06	HOLLOW METAL SINGLE INSULATED DOOR
08-09	WINDOW SHADOW BOXES AT INTERIOR WALL CAVITY (SEE DETAILS)
08-12	HOLLOW METAL INSULATED DOOR, LOW-E GLASS, WITH TRANSOM ABOVE
10-01	BUILDING SIGNAGE
11-06	PATIO HEATERS (CONFIRM LOCATION WITH PLUMBING D/B)
23-01	UPBLAST CENTRIFUGAL ROOF EXHAUST FAN
23-04	METAL HVAC LOUVER
26-01	BUILDING LIGHTING

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

CONSULTANTS

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

raSmith
CREATIVITY BEYOND ENGINEERING

REYN ENGINEERING

PROJECT

PROPOSED BUILDING FOR:

BUILDING 'D' FOXTOWN

6209 W MEQUON ROAD,
MEQUON, WI 53092

OWNER

REVISIONS

NO.	DESCRIPTION	DATE
A	ADD. A	10/21/20
C	ADD. C	12/16/20
1	REV. 1	1/19/21
3	REV. 3	4/1/21
4	REV. 4	4/20/21
5	REV. 5	5/6/21
6	REV. 6	6/14/21
7	REV. 7	8/2/21
8	REV. 8	9/9/21
9	REV. 9	9/28/21
18	REV. 18	7/7/22

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	16-848
ISSUED FOR	CITY REVIEW
DATE	08/20/20

SHEET

BUILDING ELEVATIONS

A401

Attachment: 22-0906 Foxtown Bld D - Signage Set (7674 : Steph en Perry Smith for Foxtown Brewing)