



11333 N. Cedarburg Road
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www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

**PLANNING COMMISSION
Regular Meeting
Monday, September 21, 2020
6:00 PM
GoToMeeting Teleconference
AGENDA**

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

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

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

) Call to Order, Roll Call

- a) Approval of Minutes from July 27, 2020

2) Public Hearing

- a) St John's Properties, Inc. for Superb Health, L.L.C. The applicant is seeking conditional use grant approval for a personal fitness studio for the property located at 10650 N. Baehr Road.
- b) Milanco Properties, L.L.C. for MShiraz Wines of Wisconsin. The applicant is seeking conditional use grant approval to allow for warehousing and office operations located at 1115 W. Liebau.
- c) R.A. Smith, Inc. for Ryan Companies US, Inc. The applicant is seeking conditional use grant and building site plan approval to allow for a single-story hospital of + 17,000 sq. ft. located at 11421 N. Port Washington Road (Froedtert & the Medical College of Wisconsin Neighborhood Hospital).

3) Regular Business

- a) Brian and Nicole Lammi. The applicant is seeking specimen tree removal approval to allow for 2 Oak trees to be removed for the property located at 11410 N. Creekside Court.

- b) Patrick and Caroline O'Leary. The applicant is seeking specimen tree removal approval to allow for 4 White Pine trees to be removed for placement of a new home for the parcel located at 13930 N. Hawks Landing.
- c) Farmdale Estates. The applicant is seeking street tree and landscape plan approval for a six-lot single-family subdivision for the property located at the northwest corner of Mequon and Farmdale Roads.
- d) Dan Mehail. The applicant is seeking minor request approval for fill in excess of 1,000 c.y. and for berms in excess of 4.5 feet in height for the property located at 12701 N. Farmdale Road.
- e) Residence at Foxtown. The applicant is seeking street lighting and development agreement amendment approval for a proposed 23 single-family home development for the property located immediately east of 11050 N. Weston Drive.
- f) North Shore Bank. The applicant is seeking a consultation for a 3,250 sq. ft. bank building with rear drive-through for the property located at 11319-11333 N. Port Washington Road.

4) Announcements

The next meeting is Monday October 26, 2020 at 6:00 p.m.

5) Adjourn

Dated: September 18, 2020

/s/ John Wirth, Chair

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

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

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



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PLANNING COMMISSION
Regular Meeting
Monday, July 27, 2020
6:00 PM
GoToMeeting Teleconference

MEETING MINUTES

1) Call to Order, Roll Call

Present:

Chair John Wirth
Alderman Andrew Nerbun
Commissioner Martin Choren
Commissioner Rick Lemke
Commissioner Rebecca Schaefer
Commissioner John Stoker
Commissioner Dan Gentges
Commissioner Gregg Bach - **Absent**
Alternate Stephanie Hawley - **Absent**
Commissioner James Schaefer - **Absent**

a) Approval of Minutes from June 22, 2020

Action

Commissioner Stoker made a motion to approve the minutes from June 22, 2020.

Commissioner Choren seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Wirth, Nerbun, Choren, Gentges, Lemke, Schaefer, Stoker
ABSENT:	Hawley, Schaefer, Bach

Attachment: DRAFT_07.27.2020 (5487 : Meeting Minutes from July 27, 2020)

2) Regular Business

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

Action

Commissioner Stoker made a motion to approve the item.

Commissioner Choren seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Wirth, Nerbun, Choren, Gentges, Lemke, Schaefer, Stoker
ABSENT:	Hawley, Schaefer, Bach

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

Planner Vang stated that the request is for a 3-lot land division of a 9.98-acre lot. The lot is currently split-zoned with the front portion of the lot zoned R-2B and the rear portion is zoned R-1, 5-acre minimum. Based on the CSM proposal, a land use plan amendment is also required because the land use is currently Residential 5-acre. The CSM will create two lots that are less than 5-acres each and this will not be consistent with the current land use plan. The land use plan amendment shall be approved prior to approval of the 3-lot CSM.

She explained the history of the zoning for this property and staff believes that the split-zoning was consistent with what was then the sewer service area boundary line. It appears that the sewer service area was amended in the 1990's and the boundary only included a portion of the front part of this property; which includes the house and barn. The zoning to R-2B followed this amendment and there are no records indicating the reason for why only a portion of this parcel was zoned R-2B or why the sewer service area boundary ran between the zoning.

The parcel is positioned between two lots that have a land use designation of Residential 1 – 1.5-acre. The property to the east is zoned R-4 and the property to the west has the same zoning as the subject property with R-2B zoning in the front and R-1 zoning in the rear. The property to the west has a land plan use of 1-1.5-acre zoning for the majority of that property. Staff is supportive of the land use plan amendment as it will make the land use plan consistent with the zoning of R-2B. Staff is only supportive of a land use amendment for the portion of the property that is zoned R-2B (shown in Exhibit A in the packet).

The CSM shows 3 lots that are consistent with the current zoning of the property. The site does contain wetlands and there are wetland delineations requirements with the DNR that are a condition of approval. Staff does support the land use plan and the land use plan amendment.

Action

Ald. Nerbun made a motion to approve the item.

Commissioner Stoker seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	Andrew Nerbun, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Nerbun, Choren, Gentges, Lemke, Schaefer, Stoker
ABSENT:	Hawley, Schaefer, Bach

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

Planner Vang stated that a backup generator had been previously approved for the cell tower located at the public safety building site on Buntrock Avenue. As a condition of approval, a brick enclosure was required to replace the existing chain link fence as well as landscaping improvements. Although the applicant was aware of this condition, one of their leases (AT&T) requested that a wood fence be installed due to the cost of the required brick enclosure. Staff recommends denial of this site plan amendment and recommends the originally approved condition requiring the brick enclosure in keeping consistent with the Town Center improvements and to be consistent in the requirement of other cell tower facilities to install a brick enclosure.

Action

Commissioner Choren made a motion to deny the request due to the original approve and the location of the cell tower in a prominent location in Town Center.

Commissioner Becky Schaefer seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	DENIAL [7 TO 0]
MOVER:	Martin Choren, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Wirth, Nerbun, Choren, Gentges, Lemke, Schaefer, Stoker
ABSENT:	Hawley, Schaefer, Bach

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

Action

Commissioner Stoker made a motion to approve minor request.

Commissioner Choren seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Andrew Nerbun, Alderman
AYES:	Wirth, Nerbun, Choren, Gentges, Lemke, Schaefer, Stoker
ABSENT:	Hawley, Schaefer, Bach

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

The Mayor noted that this development has 5-acre zoning and retains 5-acre density. The zoning has already been previously approved at a prior meeting.

Planner Vang stated that the final plat does match the preliminary plat showing 13 lots which are at least 5- acres each in size. The street trees have been installed according to the street tree plan as well as the landscape and walking path are installed. She commented that the subdivision sign has not yet been approved but will require Planning Commission approval. Staff does recommend approval of the final plat.

Asst. Eng. Henk stated that the only engineering item is addressed in the development agreement amendment regarding the topsoil to be kept on site for as long as possible to reuse that topsoil.

In response to a comment submitted from the community relating to the streetlights, Asst. Eng. Henk stated that the neighbors do not like the light as it is directly over the entry to the subdivision. She explained that these lights are required for every development as part of the development agreement.

Mayor Wirth commented that this policy should be reviewed as there are alternatives to streetlights which may be more appropriate for some locations. He agrees that it is not in keeping with some rural subdivisions.

Commissioner feedback is that the light is not very obtrusive and does not emit excessive lighting but agree that this policy should be further reviewed especially relating to rural settings.

The applicant, Paul Apfelbach, stated that he opposes the streetlight, but it has been installed per the development agreement and he suggested that maybe it could be turned off at some point if another alternative is approved at a future point.

Action

Commissioner Stoker made a motion to approve per staff recommendations.

Commissioner Choren seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Wirth, Nerbun, Choren, Gentges, Lemke, Schaefer, Stoker
ABSENT:	Hawley, Schaefer, Bach

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

Asst. Dir. Zader stated that there are two parts to this approval request; a rezoning request and a request for building and site plan for building D. The rezoning is required because the original concept plan that is part of the ordinance did not include a connection to Mequon Road. Staff has discussed with the developer that they do not support a connection at that location. Staff suggested a connection through the back of the development to Weston Drive, which has been installed. The TADI report that was conducted did not include an analysis of a connection in that location, so the traffic impact there is unknown at this time. The applicant has indicated they would like to have TADI do an analysis of the impact of the proposed connection, but it has not yet been conducted. Staff feels that this is a significant change to the PUD, so the applicant is also requesting a PUD amendment. Staff is not supportive of a connection to Mequon Road as it contradicts the Town Center pedestrian-friendly environment and interrupts pedestrian traffic along Mequon Road. Additionally, city staff are in a contract with TADI to do a study of the interurban crossing which may also interfere with changes at the crossing. He included two concepts of proposed crossings that have been presented to the Common Council; and shows that the proposed connection would be located very close to the railroad crossing as well.

The site plan shows a parking field of 134 spaces around the site. The number of spaces is less than the required number of spaces, however the TADI report conducted of the entire development, using shared parking, there is ample parking. The peak hours at these buildings will most likely occur during the day, while the peak hours for subject site will most likely be weekends and evenings. Staff is supportive of the site plan if the connection to Mequon Road is for pedestrian traffic only.

The only compliance issue is that the front setback is supposed to be within 10 feet of an existing building; but staff is supportive of the seating area that was added as an active front to this location.

Asst. Dir. Zader explained that the applicant is attempting to preserve as much of the bones of the building as possible; while adding brick, lap siding and cedar shake siding and trying to keep as many of the window openings as possible. He showed several of the proposed renderings submitted by the applicant. Staff is very supportive of the elevations and renderings. There are a few additional buildings included on the site plan: a covered pavilion, band shelter and a bike

rack that have not yet been finalized but will require staff approval. There are also some proposed railroad cars which would be used like food trucks which will also need final approval from staff.

Staff is supportive of the building and is not recommending any changes. Although it does not comply with primary materials requirements or windows requirements staff is supportive as the applicant is trying to keep the character of the building, like the brewery. The lighting will follow all the other buildings in Foxtown for light fixtures and wall scones that will match all the other Town Center developments. They are adding festoon lighting in the front, like Spur 16 and Foxtown Brewery. The landscape consultant review indicates that there are a few Redbuds along the front that are recommended be replaced by another species as he feels they will not do well there.

The applicant is requesting extended hours to midnight on the weekends; the Town Center allows operating hours until 11:00 p.m. unless approved by the Planning Commission. This request is consistent with Foxtown Brewery and other developments in Town Center and staff supports this request as well.

In conclusion; staff recommends denial of the rezoning request and approval of the building and site plan request with the elimination of the vehicular connection.

Mayor Wirth stated that he feels this is a very exciting proposal of a great redevelopment of an existing building which will be connected to retail spaces and he feels it will be a great addition to the Town Center. He stated that he does have concerns regarding the proposed Mequon Road connection in relation to the interurban trail and it should possibly be tabled until TADI can do an analysis of the projected impacts.

The Mayor excused himself and turned the meeting over to Ald. Nerbun as acting Chairman (6:33 p.m.).

The applicant is represented by Stephen Smith, Tom Nieman and Eric Nesibit. They agree with the staff report conditions except for the connection point. Mr. Smith explained that this is important for them as they will use it for curb side pickup. They respect the staff concerns for vehicular access here and they propose eliminating the curb at this location in an effort to create a stronger pedestrian pathway from Mequon Road. He offered that bollards could possibly be installed to block vehicular traffic but be available for emergency vehicle access. He explained this area will be the main center of the square and will generate a need for pedestrian circulation; especially during the farmers market and festivals. They feel that a wider pedestrian access here will be an asset for their development and for the city. They are requesting approval for at least the widen pedestrian access from the Commission. He explained that this project has been evolving and they are excited about some of the changes including the band shell and the 2 railroad cars which will house a kitchen and dining car. He talked about some of the proposed patio areas and their excitement about creating a gathering place for the community.

There was discussion regarding the requested vehicular access being eliminated from the request and a widen pedestrian pathway to be allowed instead; which was acceptable to the applicant.

Asst. Dir. Zader responded that this request is acceptable to maintain the widened approach for pedestrian traffic with the exception that the curb not be removed as he explained that it is confusing and dangerous regarding vehicular traffic.

Action

Commissioner Stoker made a motion to approve per staff conditions with an amendment to condition #5 to change the vehicular driveway to a pedestrian driveway only without vehicular access and to eliminate staff condition #14.

Commissioner Lemke seconded the motion.

A voice vote was taken; vote passes (6-0)

Action

Commissioner Becky Schaefer made a motion to deny the rezoning request.

Commissioner Stoker seconded the motion.

A voice vote was taken; vote passes (6-0)

RESULT: APPROVED WITH CONDITIONS [6 TO 0]

MOVER: John Stoker, Commissioner

SECONDER: Rick Lemke, Commissioner

AYES: Nerbun, Choren, Gentges, Lemke, Schaefer, Stoker

ABSENT: Hawley, Schaefer, Bach

NOT PRESENT: Wirth

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

Public Feedback

Tom Zabjek – supports this project and believes this is the best use for this site. He is on the Ascension Board and communicated that they really want this medical office building to be located at this site.

Mary Marchare – feels that the public feedback is that this development is not supported from the community. She feels that a high-density project will cause high-volume traffic to the area and she feels it will lower the property taxes of the homes nearby. She feels that this project should be built next to the hospital and not on the highly visible corner.

{Mayor Wirth returned to the meeting 6:56 pm}

Patrick Rochford – he sent a letter that was included in the Resident Feedback packet which was forwarded to the Commission. He feels that the new interchange provides an opportunity for new

development in this area. He encourages the Commission to look at the long view and not be short-sighted in making these decisions.

Asst. Dir. Zader stated that the request is to rezone the corner of Port Washington and Mequon Roads and it is similar to what was previously submitted. The difference is the request to rezone to Neighborhood Commercial (“NC”) zoning with a PUD (Planned Unit Development). The PUD would limit the use to medical office only and would limit the building to a one-story, 30,000 sq. ft. building. There is a corner outlot on the property which the applicant has offered to the city to use; could be used to add signage or sidewalks in the future if desired.

The Policy Subcommittee has been meeting monthly to discuss land use and zoning for this area as well as the remainder of this site. There was consensus from the Subcommittee that it is appropriate for the corner of this parcel to be a use other than residential.

Asst. Dir. Zader explained that there are many instances of office used as a buffer from Port Washington Road to residential developments. Based on the Subcommittee’s recommendation which also went before the Committee of the Whole and the Common Council in July, there was no objection to this portion of the site being zoned and used for something other than residential. Based on all of these factors, staff does support the rezoning of the corner to Neighborhood Commercial zoning with the conditions listed in the report; which limit it to one-story, not greater than 30,000 sq. ft. There is also a condition that if the rest of the non-residential district is rezoned to something other than NC, that this site will rezone to that zoning name so as to have consistency with the land use plan in this area.

The applicant was represented by Patrick Shanahan, Blake Estes, Nick Patera and Josh Pedelko. Mr. Estes, representative from Ascension, stated that Ascension Wisconsin is seeking to relocate the current office across the street to a bigger facility to include primary care, specialty care, diagnostic and physical therapy services and they are very excited about this site and its potential to expand their health care offerings. They strive to be a good neighbor and excellent healthcare provider to the City of Mequon.

Mr. Shanahan, representative from Project4 as agent for the owner, stated that of the 4.2-acre parcel, just under 3.7 acres will be used for the medical office. The corner outlot of .5 acres will be dedicated as a community outlot for the city to use as an open space landscaping area. He explained that they have closely monitored the Subcommittee and they are respectful of the process the city is going through to analyze and evaluate the best uses and zoning for this area. Based on the feedback from the various discussions among the city committees, they are focused on the front corner in response to the support of the NC zoning there and they have slowed down the development of the remaining 36 acres of this parcel.

Mr. Patera, representative from Teska Partners, stated that they are viewing this site from a land planning and a site planning point of view. They view this site as a cornerstone that will emphasize the landscape and the architecture; the parking is located behind the building and not in front of it. He explained that the building will have a 400-foot front set back to avoid being so close to the corner. The 45-degree angle of the building is to emphasize the architecture and the surrounding landscape.

Mr. Pedelko, representative from Trio Engineering, stated that the property has been studied; a wetland delineation was completed and the water service and sanitary sewer around the site has been evaluated. He explained that there is sanitary sewer present as well as a 16" water main which has ample capacity for the proposed building. He talked about the topography of the site. Overall, he feels that the design fits into the environment and respects the corner.

There was discussion among the Commission regarding the hours of operation and the impact on traffic in the area. They also inquired about the discussions and ongoing recommendations of the Subcommittee. Mayor Wirth explained that these discussions are ongoing and that conclusions have not yet been made regarding exact uses or definitions of the proposed Neighborhood Commercial zoning district. He stated that the intent is for low density uses and for uses that do not fit into other commercial areas along Port Washington Road to be allowed in this new zoning district. He explained that the NC zoning typically recommends that buildings stay under 20,000 sq. ft. with the exception that with a PUD it can be approved to be larger. He had hoped that the EDB or the Subcommittee would have had architectural design standards established before applications were submitted, but that has not happened. He added that more work needs to be done but that applications need to be reviewed and addressed as they are submitted.

Mayor Wirth stated that he is conflicted about this application. He stated that if the rest of the parcel was committed to proposed single-family housing on the remainder of the parcel, he would be much more supportive of this proposed development. Although the visual is attractive from the front of Port Washington and Highland Roads, he questions the rear view from potential residential housing behind it. A concept plan has not been submitted yet and he is concerned about what a 30,000 sq. ft building will look in a residential neighborhood. He feels this is a big decision to be made with very little information. He feels that this use on the corner is an acceptable use, but he is unsure how it all will fit together.

Ald. Nerbun stated he feels that an amendment limiting the operating hours be limited to 8:00 a.m. – 6:00 p.m. as well as language requiring enough buffering along the perimeter to block headlights from shining into a potential residential area.

Other Commissioners commented they are also struggling with making their decision regarding this application. They agree that strong language needs to be included regarding landscape buffering to protect the remainder of the parcel. Most of the Commissioners feel that a medical office is a good use for this corner, but some do not agree with the exceptions that would need to be made to accommodate this proposed development. Some commented that they would be more favorable if a concept plan that included the plans for the entire site was submitted.

The applicant was asked by the Commission if they could accommodate a 20,000 sq. ft building and Mr. Estes replied that is not feasible for them to do so.

Motion

Commissioner Stoker made a motion to approve the rezoning per the conditions in the staff report.

Commissioner Lemke seconded the motion.

Ald. Nerbun made an amendment to include restricted hours of operation to 8:00 a.m. to 6:00 p.m.

Commissioner Stoker and Commissioner Lemke accepted this friendly amendment.

Commissioner Choren made an amendment regarding the landscape and sufficient buffering to be required at the north and west property lines in order to avoid headlights from shining into potential residential homes on the remainder of the parcel in the future.

Commissioner Stoker and Commissioner Lemke accepted this friendly amendment.

A roll call vote was taken; vote passed (5-2) (No votes: Mayor Wirth, Becky Schaefer).

RESULT:	APPROVED WITH CONDITIONS [5 TO 2]
MOVER:	John Stoker, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Nerbun, Choren, Gentges, Lemke, Stoker
NAYS:	Wirth, Schaefer
ABSENT:	Hawley, Schaefer, Bach

3) Announcements

The next meeting will be Monday, September 21st at 6:00 p.m.

4) Adjourn

Action

Commissioner Stoker made a motion to adjourn the meeting
Commissioner Lemke seconded the motion.

A voice vote was taken; vote passed (7-0)

The meeting adjourned at 7:56 p.m.

Respectfully Submitted,

Jac Zader

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: September 21, 2020
SUBJECT: St John's Properties, Inc. for Superb Health, L.L.C. The applicant is seeking conditional use grant approval for a personal fitness studio for the property located at 10650 N. Baehr Road.

Applicant:	Nick Lynch
Status of Applicant:	Agent
Requested:	Conditional Use Grant
Proposed Use:	Fitness Center
Existing Zoning:	B-5 (Light Industrial)
Land Use Plan:	Business Park
Lot size:	12.03 acres
Location:	10650 N. Baehr Road
Tax Key:	#14-027-16-009.00
District:	#6

Background:

The applicant requests conditional use grant approval for a fitness center located at 10650 N Baehr Road. The proposed fitness center will occupy 1,500 square feet in an existing multi-tenant building within the Business Park. The property is zoned B-5 (Light Industrial), which allows fitness centers as a conditional use.

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

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

The proposed use should not endanger the surrounding area; all of the activities will take place within the building and will be monitored at all times by staff. The proposed floor plan shows an open floor plan training room with equipment stations and a restroom.

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

The Land Use Plan designates the site as Business Park. Surrounding properties are zoned B-5. A fitness center can be considered compatible with the Land Use Plan designation and expected uses in the area. In the past, the Planning Commission has approved other similar uses (Splash + Swim, Moro Performance, Pure Fitness, HYPE Fitness) in industrial areas.

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

The proposed activities of the fitness center fit the character of the surrounding area. The daily hours of operation are from 7:00 AM to 6:00 PM. There is one full time employee. The applicant indicated that the fitness center is a private by appointment training studio. Superb Health and Performance offers one on one sessions and small group sessions for up to 6 individuals. Occasionally, workshops are offered with groups up to 15. The code requires a total of 6 stalls to accommodate the fitness center based on the maximum number of 15 clients. The property is part of a multi-tenant property in the Business Park with a total of 45 parking spaces to accommodate all customers and employees of the multi-tenant building. Staff used the parking code and industry standards to calculate a total parking requirement of 35 stalls for the site (see Exhibit A). The number of stalls on site meet the parking requirements and staff believes the parking is adequate to accommodate the fitness center.

Staff anticipates a majority of traffic to the site will come from Baehr Road which has adequate ingress/egress facilities to accommodate the increased traffic. Planning staff believes the proposed use and activities should be harmonious with the surrounding uses.

Staff Recommendation:

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

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.

Attachments:

Packet Docs (PDF)

Superb Health & Performance

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

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

2.a.a

B-5

B-5

10520N
10650N

B-5

50

R-4

CANADIAN NATIONAL RAILWAY COMPANY

ROAD 60W

Attachment: Packet Docs (5488 : St John's Properties, Inc. for Superb Health, L.L.C.)



August 12, 2020

RE: Conditional Use Grant for 10650 N. Baehr Road, Suite K, Mequon, WI 53092

To Whom It May Concern:

Superb Health and Performance is an appointment by schedule private personal training studio. I see clients 1 on 1, partners and small groups of up to 6.

Occasionally I teach a workshop with groups of up to 15.

My teachings are centered around quality of movement, meditation and breathwork.

I am the sole employee. My wife Natalie helps with the books.

My hours September - April are Monday, Wednesday, Thursday 7a - 6p. Friday 7a - 4p.

May - August are same as above except for the following two additions:

Tuesdays 7a - 1p

Fridays 7a - 6p

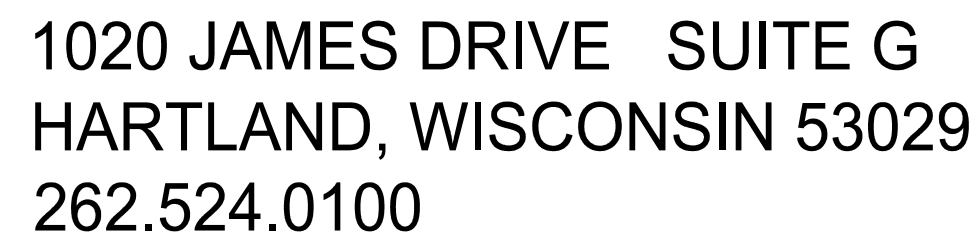
I believe I covered all that you asked in this letter. If I've missed anything please feel free to call me at 414-477-2071.

Thank you!

Sincerely,

Nick Lynch, Owner
Superb Health LLC

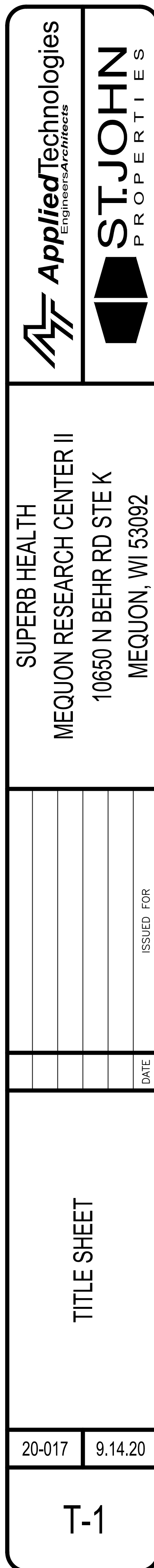
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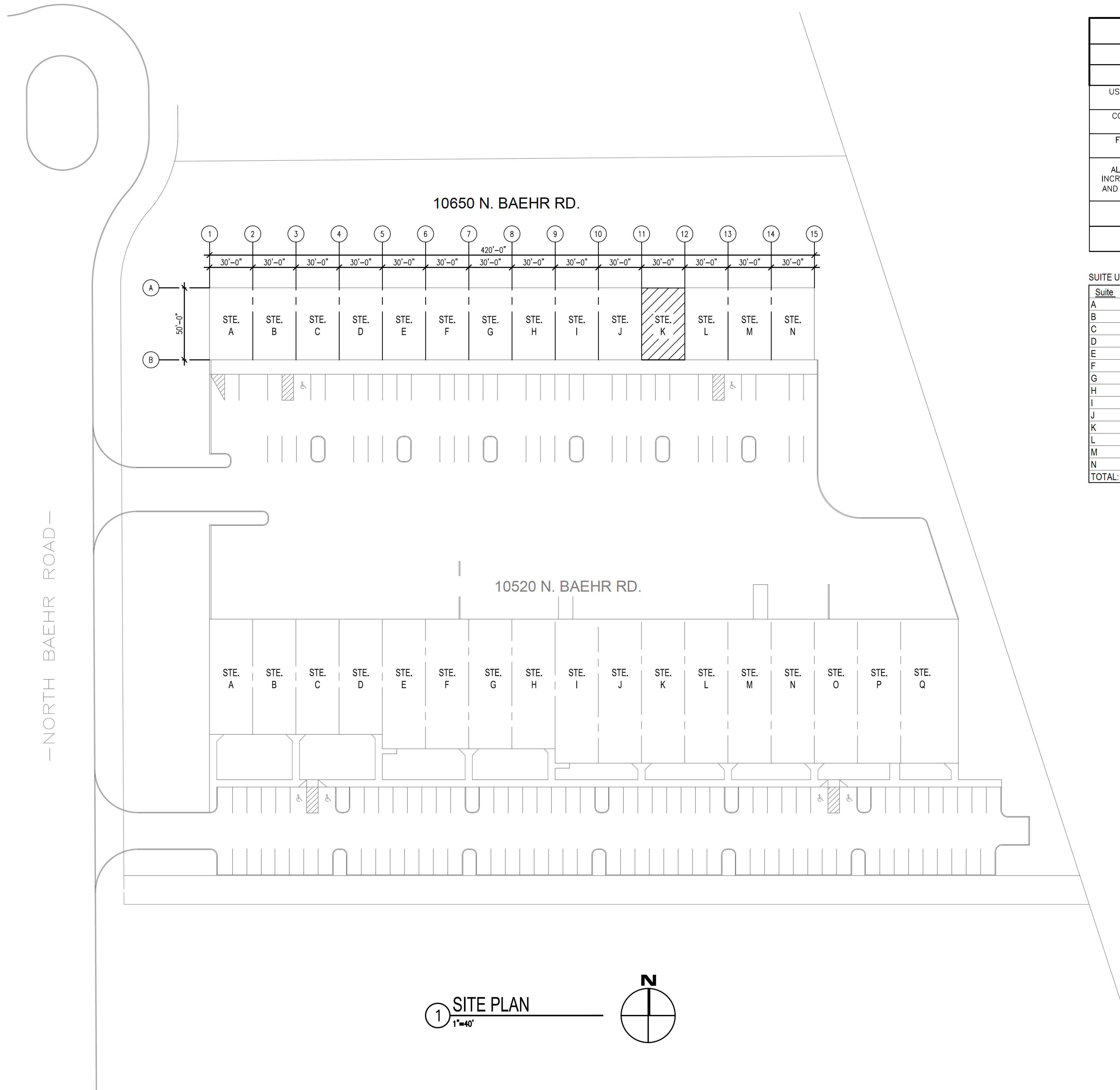


MEQUON RESEARCH CENTER II
10650 N BEHR RD STE K
MEQUON, WI 53092

* SEE SP-1 FOR CODE DATA FOR BUILDING SHELL AND OCCUPANCY DESIGNATION

Sheet Number	Sheet Title
T-1	TITLE SHEET
SP-1	SITE PLAN
A-1	FLOOR PLAN





CODE DATA - OVERALL BUILDING		
WISCONSIN ENROLLED COMMERCIAL CODE 2002		
CODE DATA	ALLOWABLE PER CODE	PROPOSED
USE AND OCCUPANCY (S-302)	B, F1, F2, S1, S2	B, F1, F2, S1, S2
CONSTRUCTION TYPE (T-601)	IIB	IIB
FIRE SUPPRESSION (CH. 9)	SPRINKLERED	SPRINKLERED
ALLOWABLE AREA W/ INCREASE FOR FRONTAGE AND SPRINKLER (S-506)	73625	21000
HEIGHT/STORIES (T-503)	55'-0"/2 STORIES (ASSUME 'F1' MOST RESTRICTIVE)	18'-8"/1 STORY
OCCUPANTS (T-1003.2.2.2)	1005F / OCC. = 210 (ASSUME 'B' MOST RESTRICTIVE)	210

SUITE USE DATA					
Suite	B	F1	F2	S1	S2
A	1500 SF				
B				1500 SF	
C				1500 SF	
D				1500 SF	
E	354 SF		1146 SF		
F				1500 SF	
G	976 SF				524 SF
H					1500 SF
I	330 SF				1170 SF
J	555 SF				945 SF
K	1500 SF				
L					1500 SF
M					1500 SF
N	1500 SF				
TOTAL:	5215 SF		1146 SF	4500 SF	7139 SF

1. ALL WORK IN THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS, REGULATIONS, ETC., REQUIRED, ISSUED, OR OTHERWISE ENFORCED BY ANY AND ALL AUTHORITIES HAVING JURISDICTION.
2. ALL SUBCONTRACTORS (PLUMBING, ELECTRICAL, HVAC, AND FIRE SPRINKLER) ARE RESPONSIBLE FOR DESIGNING THEIR RESPECTIVE SYSTEMS, AND FOR PREPARING AND SUBMITTING DRAWINGS AND CALCULATIONS (TO THE STATE AND LOCAL MUNICIPALITY) NECESSARY TO OBTAIN PERMITS.
3. ALL EXISTING DIMENSIONS, CONSTRUCTION, AND CONDITIONS ARE TO BE FIELD-VERIFIED BY CONTRACTOR PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND DRAWINGS.
4. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND UNCONDITIONED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, UNLESS HEREIN SPECIFIED TO THE CONTRARY.
5. ALL WORK BE GUARANTEED AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM OCCUPANCY UNLESS A LONGER PERIOD IS SPECIFIED HEREIN.
6. INCLUDE ALL CLEANUP DURING AND AT THE COMPLETION OF THE PROJECT. THE CONSTRUCTION MANAGER WILL DESIGNATE AREAS FOR TEMPORARY STORAGE OF WASTE MATERIALS AND RUBBISH FOR EACH CONTRACTOR. EACH CONTRACTOR IS RESPONSIBLE FOR CLEANING UP HIS OWN MATERIALS AS SOON AS HE HAS COMPLETED A PHASE OF WORK, OR AT LEAST ONCE A WEEK IF HIS WORK IS ONGOING.
7. INCLUDE ALL PATCHING AND REPAIR OF FINISHES THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF THE WORK.
8. ALL DOORS 3'-0"x 7'-0", ALL DOORS TO BE SOLID CORE OAK IN HOLLOW METAL FRAME UNLESS OTHERWISE NOTED. HARDWARE TO BE 1-1/2" PAIR BUTTS AND LATCHSET. PRIVACY LOCKSET REQUIRED AT TOILET ROOMS. DOOR HARDWARE SHALL BE ADA COMPLIANT. ALL GLAZING AT DOORS AND SIDELIGHTS TO BE TEMPERED GLASS.
9. TENANT AND BUILDER TO COORDINATE ALL FINISH MATERIALS WITH THE OWNER, PRIOR TO CONSTRUCTION.
10. PROVIDE 6" HIGH WATERPROOF BASE IN TOILET ROOMS.
11. ALL WINDOWS TO BE INSTALLED W/ 42" SILL HEIGHT UNLESS OTHERWISE NOTED.
12. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO DETERMINE THE QUANTITY AND LOCATION OF LIGHT FIXTURES, SWITCHES, OUTLETS ETC. IN ACCORDANCE WITH APPLICABLE CODES. COORDINATE QUANTITIES, LOCATIONS AND POWER REQUIREMENTS FOR WAREHOUSE AREA WITH TENANT AND OWNER.
13. FE - FIRE EXTINGUISHER: MULTIPURPOSE DRY-CHEMICAL TYPE: UL RATED 4-A:60-B:C, 10 LB. MOUNT PER ADA REQUIREMENTS.
14. ADA APPROVED DRINKING WATER DISPENSER TO BE PROVIDED BY TENANT.

<u>NEW</u>	<u>EXISTING</u>
1	1
2	2
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4	4
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100	100

WALL CONSTRUCTION NOTES:

-
- Diagram of a 90-degree elbow. The horizontal leg has a length of 18". The vertical leg has a height of 12". The second leg, which is horizontal, has a length of 60".

EXISTING 12" CMU

THROUGH WALL FLASHING WITH END DAMS

SEE DOOR OPENING NOTES

1/4" x 1/2" @ 9" TYP

PROVIDE MESH WEEPS @ 16" O.C.

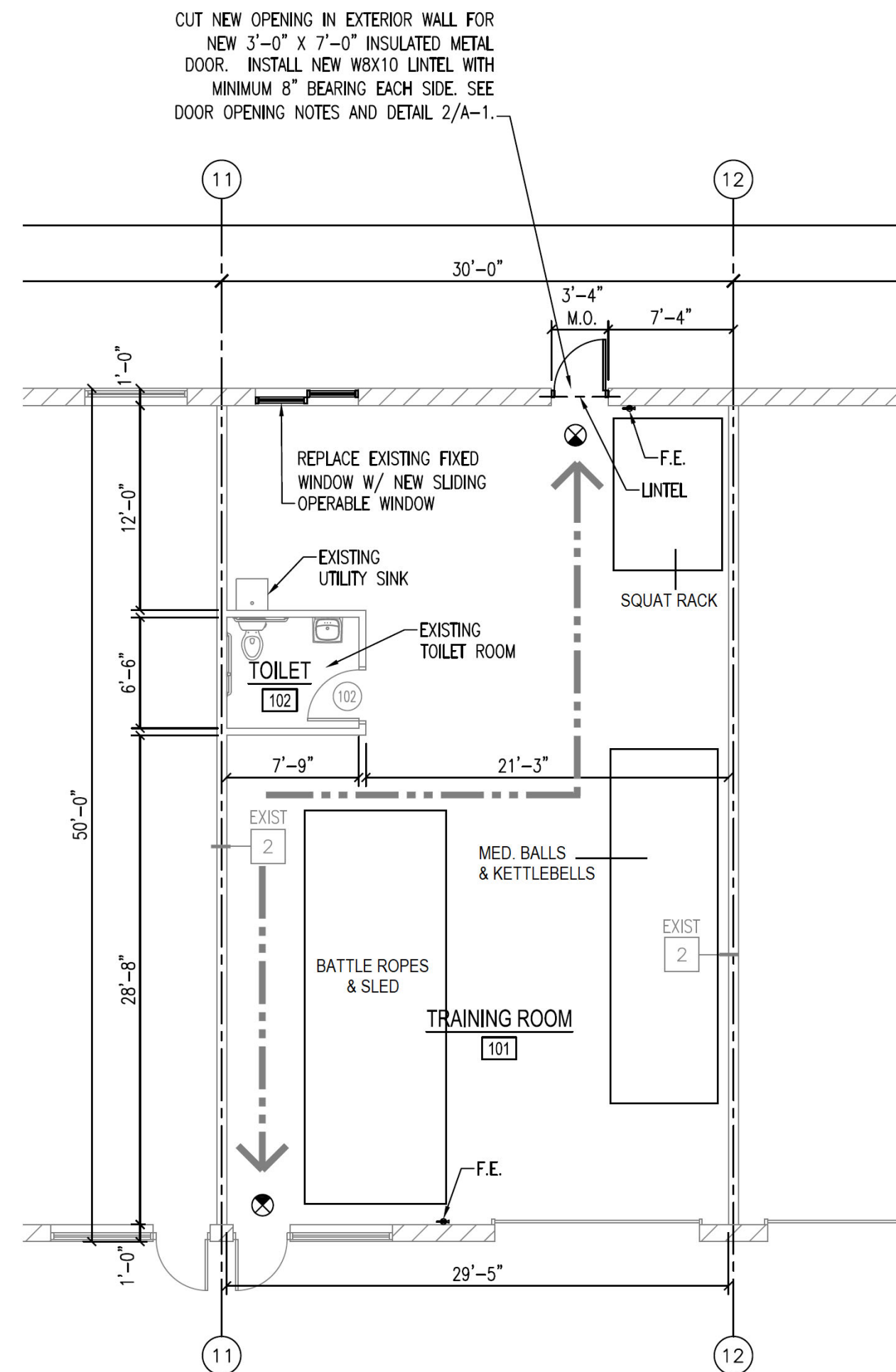
3/8"

WALL WIDTH - 3/4"

3/8"

5/16" STEEL PLATE

ANCHORED FACE SHELL



PARKING CALCULATION FOR SUPERB HEALTH & PERFORMANCE

ZONING CODE	
Use	Health and athletic clubs.
Parking Requirement	<i>One space per three persons that can be accommodated at the same time and one space per employee.</i>

PROPOSED HEALTH & ATHLETIC CLUB	
Max. Clients	15
Total square footage	1,500 square feet
Max. employees on one shift	1 employee

PARKING CALCULATION	
Parking Required for Proposed Use	6 stalls based on code requirement
Parking requirement for entire site	35 based on code requirement
Parking on Site	45 stalls - part of multi-tenant development with shared parking
Code Compliance	Parking on site meets code and industry standard

Exhibit A

Parking Calculation for 10650 N Baehr Road

Gross Leasable Area = 21,000 SF

Total Parking Stalls On Site = 45 Stalls

TENANT	SIZE	USE	Parking Requirement	Max Employee Count	Parking Stalls Required
Superb Health & Performance	1,500 SF	Health club	Health club. One space per three persons that can be accommodated at the same time and one space per employee.	1	6 stalls
HiLine of Wisconsin	3,000 SF	Supplier/distributor	Industry standard. Industrial Park – multi-tenant. 2 spots per 1,000 SF	2	6 stalls
Alme Design Co. LLC	3,000 SF	Home staging storage	Warehousing. One space per employee for the work shift with the largest number of employees, plus one space per 5,000 square feet of gross floor area.	1	1 stall
Better Bidders	3,000 SF	Light manufacturing	Light manufacturing. One space per employee for the two consecutive work shifts with the largest number of employees.	1	1 stall
Los Althos Partners LLC	3,000 SF	Cleaning service provider	Industry standard. Industrial Park – multi-tenant. 2 spots per 1,000 SF	5	6 stalls

Angels Dream Renovations LLC	1,500 SF	Contractor services	Industry standard. Industrial Park – multi-tenant. 2 spots per 1,000 SF	2	3 stalls
EZ Window Cleaning Inc	1,500 SF	Cleaning service provider	Industry standard. Industrial Park – multi-tenant. 2 spots per 1,000 SF	5	3 stalls
Paul Reilly Company	4,500 SF	Dock equipment provider and service	Industry standard. Industrial Park – multi-tenant. 2 spots per 1,000 SF	9	9 stalls
TOTAL	21,000 SF				35 stalls required

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 21st day of September, 2020 by and between Mequon II LLC, owner of the property located at 10650 N Baehr 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 26, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A

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 center.

GRANTED by action of the Planning Commission of the City of Mequon this 21st day of September 2020.

John Wirth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN))SS
OZAUKEE COUNTY)
Personally came before me, this ____ day of
_____, 2020, the above named John Wirth,
Mayor, to me known to be the person who executed the foregoing
instrument and acknowledged the same.

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

Planning Commission Secretary
Acknowledgment:

STATE OF WISCONSIN))SS
OZAUKEE COUNTY)
Personally came before me, this ____ day of
_____, 2020, the above named _____,
Planning Commission Secretary, to me known to be the person
who executed the foregoing instrument and acknowledged the
same.

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

RETURN TO:

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

PARCEL NO.:
14-026-10-005.00

Attachment: Packet Docs (5488 : St John's Properties, Inc. for Superb Health, L.L.C.)

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-Sunday: 7:00 AM – 6:00 PM
 - b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.
 - c. Water supply requirements:
Public
 - d. Provisions for sewage disposal:
Public
 - e. Other:
 - If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
 - If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
- a. **Conditions of the structures:**
 - a. Site Plan: As on file with Community Development Department, City of Mequon
 - b. Landscaping Plan: N/A
 - c. Elevations: As on file with Community Development Department, City of Mequon
 - d. Sign: As on file with Community Development Department, City of Mequon
 - e. Floor Plan: Exhibit B
 - f. Exterior lighting of the site and building: As on file with Community Development Department, City of Mequon
 - g. Fence / Wall / Dumpster plan details: As on file with Community Development Department, City of Mequon
 - h. The building shall comply with the building code.

11. **Conditions on the site:**
- a. Street access (number, location, design: As on file with Community Development Department, City of Mequon

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

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

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

e. Other:

Owner

Acknowledgment:

STATE OF WISCONSIN))SS
OZAUKEE COUNTY)
Personally came before me, this ____ day of _____, 2020, 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 _____, 2020

Attachment: Packet Docs (5488 : St John's Properties, Inc. for Superb Health, L.L.C.)

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: September 21, 2020
SUBJECT: Milanco Properties, L.L.C. for MShiraz Wines of Wisconsin. The applicant is seeking conditional use grant approval to allow for warehousing and office operations located at 1115 W. Liebau.

Applicant:	Milanco Properties, LLC.
Status of Applicant:	Owner
Requested:	Conditional Use Grant
Proposed Use:	Warehousing
Existing Zoning:	B-4 (Business Park)
Land Use Plan:	Business Park
Lot size:	2.57 acres
Location:	1115 W. Liebau Road – Suite 3000
Tax Key:	#15-017-10-009.00
District:	#5

Background:

The applicant requests a conditional use grant approval for warehousing located at 1115 W Liebau Road. M Shiraz, a wholesale liquor/wine distributor, sells directly to businesses with no walk-in traffic. The warehouse will occupy 5,500 square feet of the 28,870 square foot building. The property is zoned B-4 (Business Park), which allows warehousing as a conditional use.

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

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

The proposed use should not endanger the surrounding area; activities will take place within the building and will always be monitored by staff. The applicant indicated that traffic to the site is limited to 2 to 3 weekly deliveries. Outgoing traffic consists of 2 to 3 small-to-medium cargo vans loading at 5:00 AM – 7:00 AM and returning between 3:00 PM – 6:00 PM four days per week. The proposed floor plan shows pallet racking and shelving as well as a van parking loading area.

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

The Land Use Plan designates the site as Business Park. Surrounding properties are zoned B-4. A warehousing can be considered compatible with the Land Use Plan designation and expected uses in the area. Other uses in the building include Ozaukee Day Care & Learning and Automation Solutions of Wisconsin. Uses in the area include Roeming Industries, Inc., Aurora

Sports Medicine Institute and a multi-tenant building to the south which includes a law and engineering office. All vehicles, except the straight truck, will be store indoors.

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

The proposed activities of the warehouse use fit the character of the surrounding area. The hours of operation will be Monday-Friday from 4:00 AM to 7:00 PM. The applicant indicated that typical hours are between 5:00 AM – 6:00 PM but occasionally there may be orders that require a 4:00 AM loading time. The warehousing operation includes three full time employees and 2.5 full time delivery drivers. The property is part of a multi-tenant property with a total of 77 parking spaces to accommodate all customers and employees of the multi-tenant building. Based on the code requirement, the daycare tenant requires a total of 42 stalls, Automation Solutions requires a total of 6 stalls and the proposed warehouse use requires a total of 6 stalls for a total of 54 stalls. The parking on site meets the code requirement. Staff believes the parking is adequate to accommodate the warehousing use.

Staff anticipates most of the traffic to the site will come from Liebau Road, which has adequate ingress/egress facilities to accommodate the increased traffic. Planning staff believes the proposed use and activities should be harmonious with the surrounding uses.

Staff Recommendation:

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

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.

Attachments:

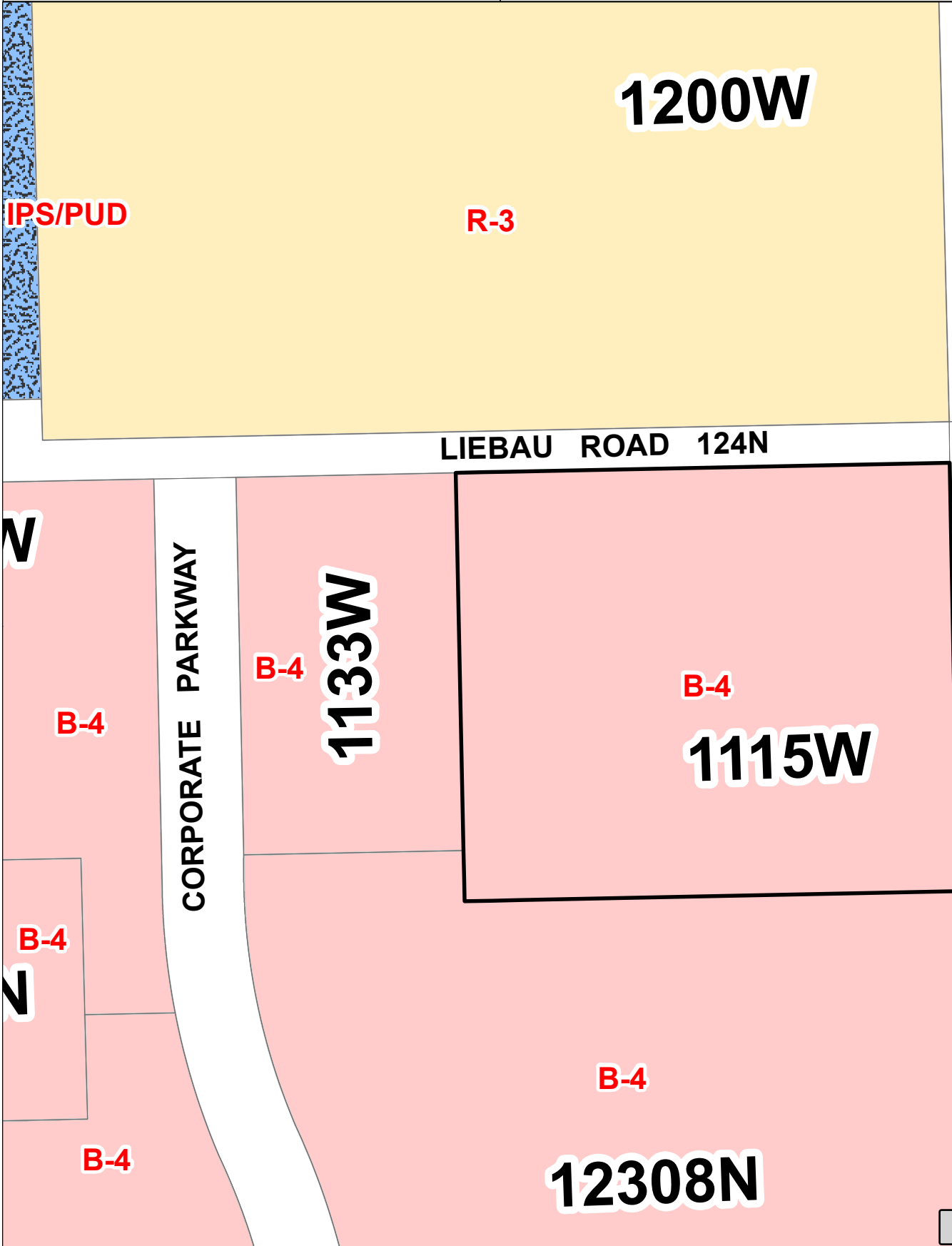
Packet Docs (PDF)

M Shiraz

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

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

2.b.a



Attachment: Packet Docs (5489 : Milano Properties, L.L.C. for MShiraz Wines of Wisconsin)

MSHIRAZ

WINES OF WISCONSIN



668 North Progress Drive
Saukville, Wisconsin 53080

Presented by

Mark J. Schraith

414.899.6504

Attachment: Packet Docs (5489 : Milanco Properties, L.L.C. for MShiraz Wines of Wisconsin)

Statement of Purpose

The purpose of this document is to outline the existing and planned future operations of M Shiraz, LLC to secure a Conditional Use Permit to move our primary operations to 1115 W. Liebau Rd, Suite 300, in Mequon.

Summary

On March 30, 2020, M Shiraz's sole principal, Mark J. Schraith, purchased the building at 1115 W. Liebau Rd, Mequon, through his real estate investment company, Milano Properties, LLC. The current long-term tenants, who will remain in their respective suites, are Ozaukee Day Care Center and Automation Solutions of Wisconsin.

M Shiraz currently operates out of a 7,500 square foot warehouse in the Saukville industrial park (668 N. Progress Dr., Saukville). That property was put up for sale with the intent of moving to a larger location after the sale.

As a result of the pandemic, M Shiraz was forced to re-evaluate and streamline operations and product offerings to remain competitive. In response to this, it is our intention to move the majority of our operations to the rear warehouse at 1115 W. Liebau Rd. (approximately 5,500 sq ft), utilizing portions of the entire suite until a suitable tenant can be found for the office space. At that time a separate building permit/request for revised conditional use will be filed to remodel the space(s) to suit 2 tenants.

As of the writing of this plan, there is an active offer to purchase on the Saukville Property, with a projected closing date of November 1, 2020; time is of the essence.

Background

M Shiraz, LLC, was created in June of 2008, by Mark Schraith to acquire the assets and distribution rights of Wine of the Woods, a Wisconsin wholesale wine distributor serving ½ of the state of Wisconsin and portions of Illinois. At the time of the purchase, Wine of the Woods had 3 full time sale representatives and was distributing for one Wisconsin winery, with case sales of 6,800 annually.

Mark was a Police Officer and later Sergeant with the Shorewood, WI, Police Department from 1995-2006, and a lifelong resident of the North Shore/Mequon/Grafton area.

M Shiraz currently runs operations out of Saukville, Wisconsin, with a satellite (cross-dock) storage facility in Tomahawk, WI, and now covers 90% of the State of Wisconsin. M Shiraz has long since ceased operations in Illinois, and currently has case sales of just over 30,000 annually, with over 500 active SKU's comprised of wines from all over the world.

M Shiraz employs fourteen (14) full-time, three (3) part-time, and two (2) contract/10-99 employees.

As a wholesale liquor/wine distributor, M Shiraz acts as the 'middle-man' between wineries, distilleries, and importers of fine wine & spirits, and the bars, restaurants and retailers that sell the product to the end consumer. The 'three-tier' system that exists in the United States does not allow a wholesaler to sell direct to consumer. M Shiraz's operations are 100% business-to-business, with no "walk-in" traffic.

Consumption on the premises is limited to taste samples by employees to evaluate new brands and familiarize our sales representatives with our product offerings.

Technical/Logistics

Primary warehousing and operations will be moved to the Mequon Property upon approval of all required Federal, State and Local permits.

Those operations include three FTE (full time equivalent) employees operating at the office/warehouse, and 2.5 FTE delivery drivers working out of the Mequon location.

Traffic is generally limited to 2 – 3 LTL (less than truckload) deliveries to the location per week. Outgoing traffic (our delivery trucks) consist of 2 – 3 small to medium cargo vans loading up from 5AM – 7 AM, and returning between 3 PM – 6 PM, four days per week. In addition we operate one larger (<26,000 lbs, 25 foot) straight truck 1 – 2 days per week on average.

All vehicles, with the exception of the straight truck, will be stored indoors.

On occasion sales representatives will come to the office, but they generally work remotely and directly in our customers accounts.

Future operations may include one night-time “order picker” to pull and stage orders for daytime deliveries.

Pre-COVID we conducted an average of nine (9) ‘on site’ sales meetings annually. We expect to return to this type of schedule when the pandemic is under control.

Attachments

Attached to this plan, please find pictures of our existing operation, trucks, and the existing floorplan for 1115 W. Liebau Rd, Suite 300.





Attachment: Packet Docs (5489 : Milanco Properties, L.L.C. for MShiraz Wines of Wisconsin)



Attachment: Packet Docs (5489 : Milanco Properties, L.L.C. for MShiraz Wines of Wisconsin)

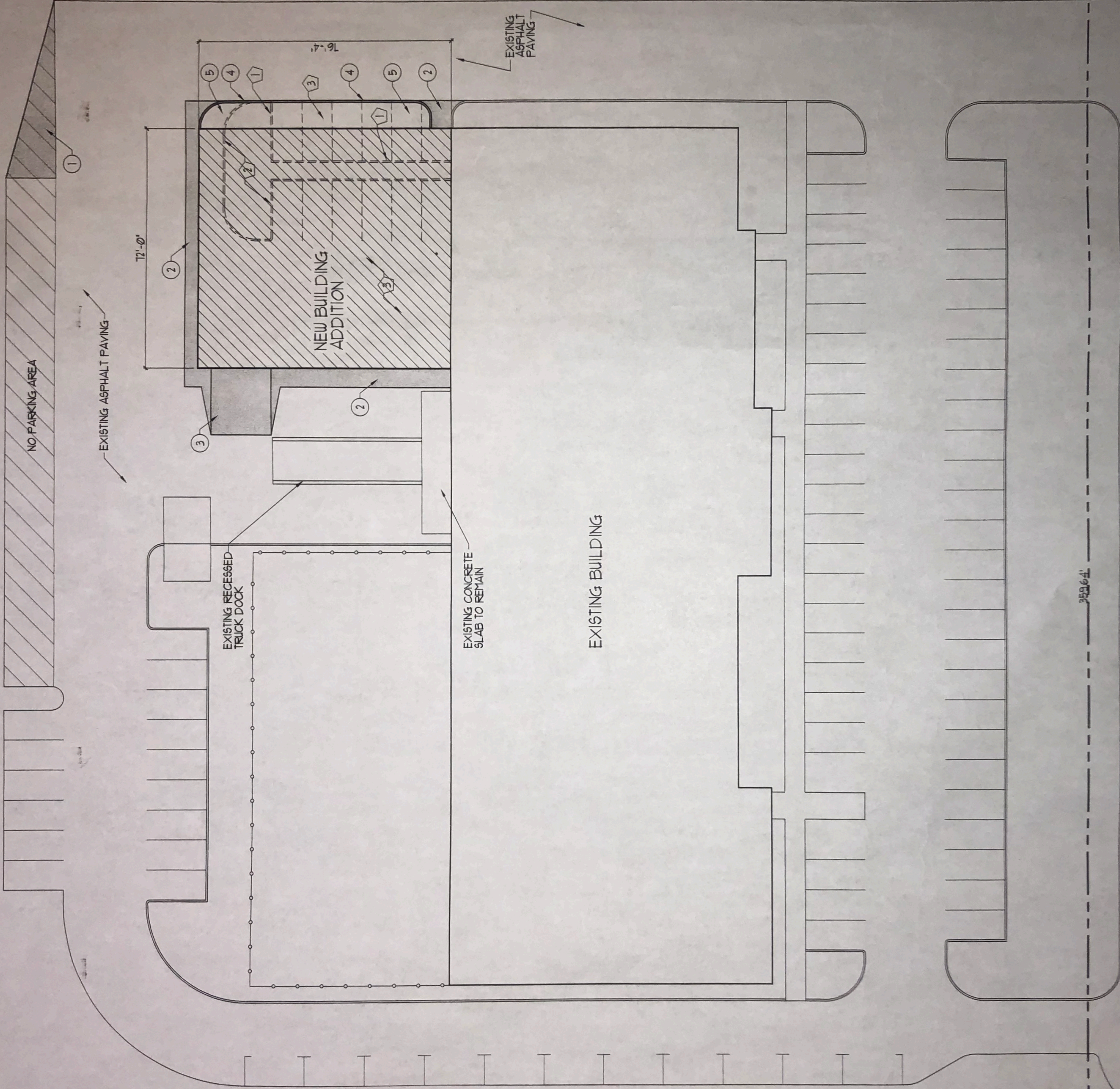




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Attachment: Packet Docs (5489 : Milanco Properties, L.L.C. for MShiraz Wines of Wisconsin)



62.00'

275.00'

337.00'

EXISTING ASPHALT PAVING

EXISTING ASPHALT PAVING

NO PARKING AREA

EXISTING RECESSED TRUCK DOCK

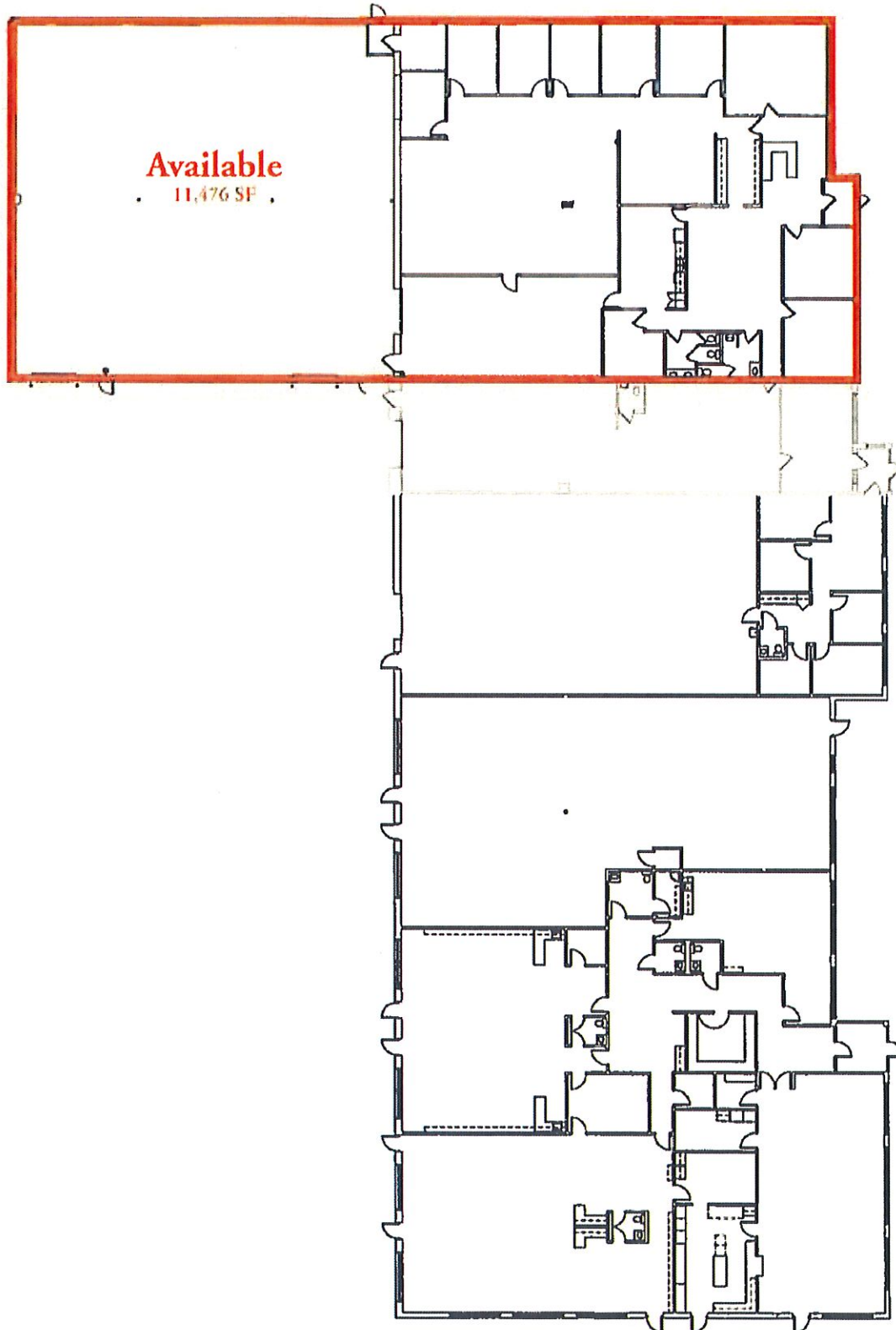
EXISTING CONCRETE SLAB TO REMAIN

EXISTING BUILDING

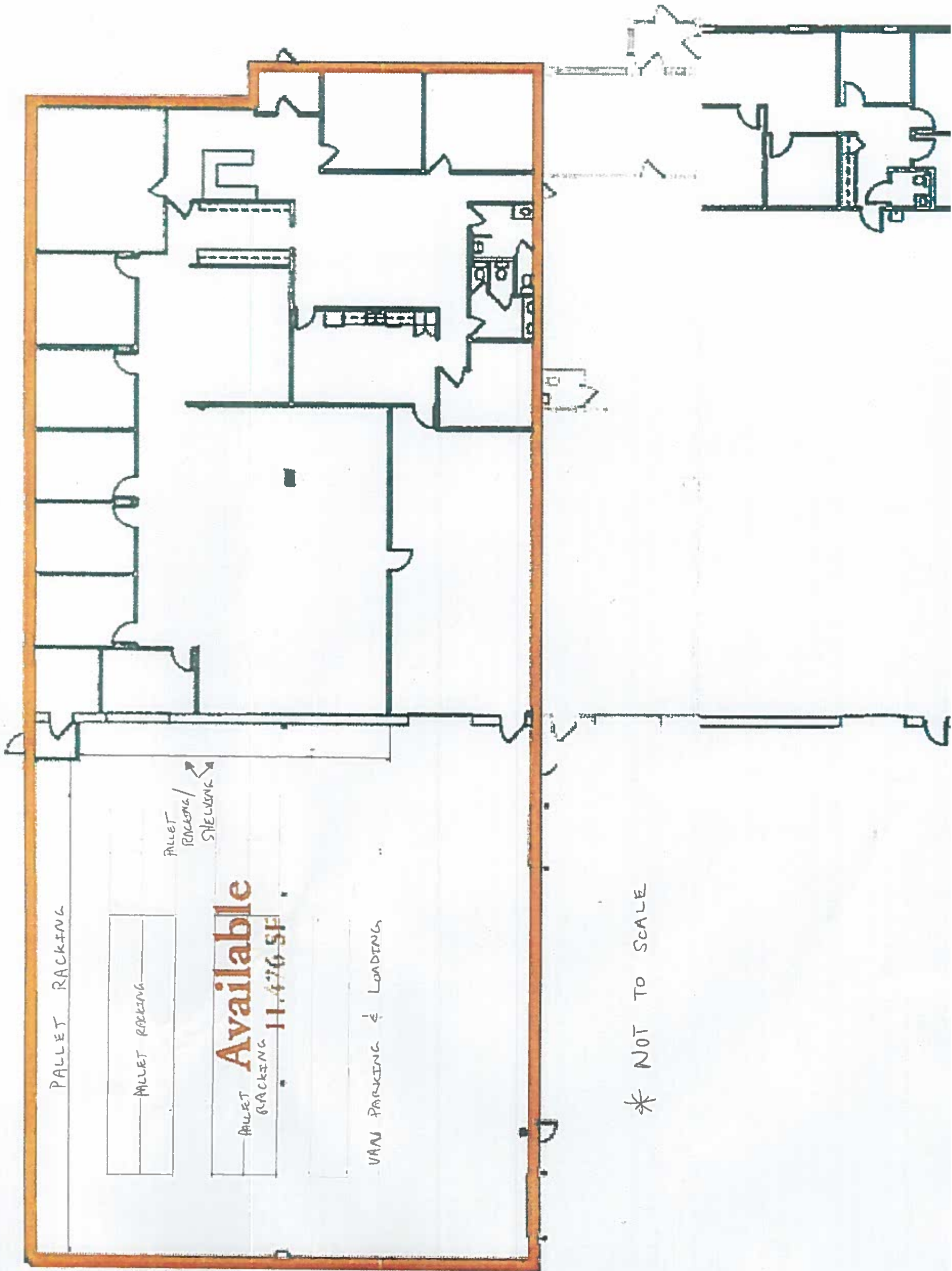
NEW BUILDING ADDITION

359.64'

FLOOR PLAN



FLOOR PLAN



PARKING CALCULATION FOR M SHIRAZ

ZONING CODE REQUIREMENT	
Proposed Use	Warehousing
Parking Requirement	<i>One space per employee for the work shift with the largest number of employees plus one space per 5,000 square feet of gross floor area.</i>

ZONING CODE REQUIREMENT	
Other Tenants	Ozaukee County Day Care & Automation Solutions
Existing Tenant - Day Care	<i>Children's nursery schools or day schools. One space per employee for the work shift with the largest number of employees, plus one space per six students at the highest class attendance period.</i>
Existing Tenant - Automation Solutions	<i>One space per employee for the work shift with the largest number of employees, plus one space per 5,000 square feet of gross floor area.</i>

PROPOSED WAREHOUSING	
Max. Employees on one shift	5
Total square footage	5,500 square feet

PARKING CALCULATION	
Parking Required for Proposed Warehouse Use	6 stalls
Parking Required for Daycare	42 stalls
Parking Required for Automation Solutions	6 stalls
Parking requirement for entire site	54 stalls
Parking on Site	77 stalls for entire multi-tenant development
Code Compliance	Meets Parking Code Requirement

		2.b.a
CONDITIONAL USE GRANT Articles of Agreement made and entered into this 21st day of September, 2020 by and between Milanco Properties LLC, owner of the property located at 1115 W Liebau 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 17, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows: LEGAL DESCRIPTION Exhibit A WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the <u>City of Mequon</u> having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance. Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of <u>warehousing</u>. GRANTED by action of the Planning Commission of the City of Mequon this 21st day of September 2020. John Wirth, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2020, the above named John Wirth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ Planning Commission Secretary Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2020, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ RETURN TO: City of Mequon 11333 North Cedarburg Road 60W Mequon, WI 53092 PARCEL NO.: 15-017-10-009.00 Attachment: Packet Docs (5489 : Milanco Properties, L.L.C. for MShiraz Wines of Wisconsin) Packet Pg. 42		

The **CONDITIONS** of this Grant are:

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

- a. Street access (number, location, design: As on file with Community Development Department, City of Mequon
- b. Off-Street Parking (location and design including screening thereof): As on file with Community Development Department, City of Mequon
- c. Outside storage of materials, products or refuse (location and screening thereof): As on file with Community Development Department, City of Mequon
- d. Parking, exterior lighting of the site, location design and power: Any changes subject to Planning Commission approval.
- e. Other:

Acknowledgment:

STATE OF WISCONSIN)

)SS

OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2020, 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 _____, 2020

Attachment: Packet Docs (5489 : Milanco Properties, L.L.C. for MShiraz Wines of Wisconsin)



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 21, 2020
SUBJECT: R.A. Smith, Inc. for Ryan Companies US, Inc. The applicant is seeking conditional use grant and building site plan approval to allow for a single-story hospital of + 17,000 sq. ft. located at 11421 N. Port Washington Road (Froedtert & the Medical College of Wisconsin Neighborhood Hospital).

Applicant: R.A. Smith
Status of Applicant: Agent
Requested: Conditional Use Grant
Building and Site Plan
Existing Zoning: B-3 (Office)
Proposed Zoning: IPS (Institutional)
Existing Use: Vacant
Existing Land Use Plan: Office
Lot size: 1.79 acres
Location: 11409-21 N. Port Washington Road
Tax Key: #15-019-13-021.00
District: #5

Background:

The applicant is seeking conditional use grant and building and site plan approval for a 16,900 square foot neighborhood hospital at 11421 N Port Washington Road. The parcel was rezoned in September of 2018 (Ord. #2018-1527) to IPS (Institutional). Hospitals are a conditional use in the IPS zoning district. The Planning Commission approved the conditional use grant and building and site plan on July 23, 2018 contingent on the zoning change. While the zoning change was approved, approvals for the building and site plan and conditional use have expired.

IPS District Standards: The following table compares the proposed plan to the IPS district standards:

District Regulations:	IPS:	Proposal
Minimum Lot Area:	1 acre	1.79 acres
Open Space Ratio:	40%	40.5%
Maximum FAR:	30%	21.6%
Maximum Building Height:	42 feet	21 feet
Building Setback	95 feet	95.2 feet
Building North Side Yard Offset:	20 feet	96 feet
Building South Side Yard Offset:	20 feet	20 feet
Building West Side Yard Offset	30 feet	75 feet
Minimum Parking Setback:	25 feet	30 feet
Minimum Parking Offset South	20 feet	21 feet

Minimum Parking Offset North	20 feet	20 feet
Minimum Parking Offset West	20 feet	35 feet
Off-Street Parking: (Office)	21 stalls	32 stalls

Site Plan:

The proposed site plan shows access to the site from Port Washington Road via a new shared driveway with the parcel to the north and from the Kohler Credit Union to the south. Port Washington Road is under the jurisdiction of Ozaukee County which has approved the proposed driveway modification.

The proposed plan shows 32 parking stalls which exceeds the 21 stall requirement based on the use of a hospital. The plan shows 10 foot parking stalls and 25-30 foot drive aisles which comply with the zoning code. The applicant has updated the plan from the previous approval and now meets all requirements of the zoning code.

The plan identifies a six foot tall board on board fence along the west property line. The fence is shown to be constructed of cedar and it is intended along with the landscaping to help screen the development to the single family to the west. The plan also shows a retaining wall adjacent to the detention pond. Staff has reviewed and approved all details related to the retaining wall.

Building Plan:

The proposed 17,365 square foot single story building is shown to be constructed of brick, stone, metal wall panels and aluminum storefront glass. There are entryway doors located on the east and north elevation that lead to a central vestibule. According to the applicant, the building material choices were intended to be consistent with the Froedtert Medical Clinic. The plan was updated slightly after the previous Planning Commission approval which was approved at a staff level.

The plan does not provide any detail for the trash/generator enclosure. Staff will require as a conditional of approval that the enclosure is constructed of the same materials as proposed on the hospital.

Landscaping:

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

- All deciduous trees shall have a 3" caliper
- All evergreen trees shall be a minimum of 7' in height
- Provide a screening detail of the trash /refuse enclosure

Lighting:

The lighting plan shows sixteen foot tall parking lot lights which comply with the lighting code. The provided cut sheet shows that the fixtures are classified as full cutoff as required by code. The applicant has submitted a photometric plan which shows parking lot light levels exceed the 2 foot-candle average. Staff will add a condition of approval compliance with this requirement. The plan does not show any wall packs or other lighting as part of the proposed development. Staff will require as a condition of approval review and approval of any additional site lighting.

Conditional Use Grant:

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

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

Hospitals are well regulated by the State of Wisconsin Department of Health and Family Services regarding issues of health, safety and building codes. The proposed use should not endanger the public health, safety or general welfare.

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

The majority of the surrounding land uses are commercial or office and should not be impacted by the development. There are single family homes directly to the west of the proposed development. The applicant has shifted the building as far south as possible to mitigate the impact of use on the adjacent single family parcels. The applicant has also added a six foot privacy fence along the west property line to provide additional screening.

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

Based on the size of the building and the scale of the operations the use can be considered compatible with the surrounding area. The concept of the neighborhood hospital is to provide the needed medical services on a smaller scale so that it can be integrated into commercial or office districts. From the perspective of the public, the use will appear similar to a medical office facility which offers outpatient procedures and urgent care. In addition, while the facility operates 24 hours a day, the use of the building is limited to emergency room visits which will result in less daily trips to the site as compared to other commercial or office users in the area,

Engineering Report:

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

The site is accessed from Port Washington Road which is the jurisdiction of Ozaukee County. Approval of the access location was previously approved by Ozaukee County. Documentation that the approval is still valid is required prior to the issuance of a building permit.

The site is located within the City's sewer service area and connection to the public utility is required. There is currently sanitary sewer service and water service available on the site. Previous approvals required that one water service be connected to the west watermain and a redundant service connected to the east side watermain. The approval also required that the west watermain be extended along the frontage to the northern property boundary. These requirements were incorporated into a Water Services Agreement and are shown on the current plans.

Wetlands are present on site. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources was filed with the City and shown on the CSM. Approval by the WDNR of any wetland filling is required.

The site proposes an increase in impervious surface in excess of one half acre and site disturbance of greater than an acre therefore requires a stormwater management plan (SWMP). A SWMP was submitted and approved for the site. The approval remains in effect unless substantial plan changes impact the approved design.

The July 23, 2018 Planning Commission approval included a minor request – fill in excess of 1,000 cubic yards. That approval does not expire, therefore did not require renewal as a part of this application. The applicant must complete the fill permit process with staff.

Staff Recommendation: Planning staff recommends approval of the building and site plan, conditional use, rezoning recommendation, land use amendment, and certified survey map subject to the following conditions:

1. The landscaping plan shall be updated to address the following:
 - All deciduous trees shall have a 3” caliper
 - All evergreen trees shall be a minimum of 7’ in height
 - Provide a screening detail of the trash /refuse enclosure
2. Staff review and approval of site, elevation, lighting and landscaping plans.
3. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant’s application and the requirements of the Planning Commission’s approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
4. The generator shall not exceed 65 dBA when measured at the property line.
5. Weekly testing of the generator shall only occur on weekdays between the hours of 10:00 AM and 2:00 PM.
6. 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.
7. All ground-level and roof top mechanical equipment shall be well screened from public view.
8. Validation of the previous approval of the driveway access location by Ozaukee County.
9. Applicant shall provide the wetland delineation report. The wetland boundary and applicable setbacks shall be included on the face of the CSM.
10. Applicant shall provide wetland fill approval from the WDNR.
11. Engineering Division review and approval of any modifications to the previously approved grading, drainage, sanitary sewer, watermain, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
12. Renewal of the City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
13. Renewal of the City Filling and Excavation Permit.
14. Connection to public water and sanitary sewer.
15. Extension of the public watermain and execution of the associated Water Service Agreement, in accordance with the terms listed in the report.
16. Approval of modifications to the previously approved storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
17. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by

the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:

Packet Docs_Neighborhood Hospital (PDF)

Ryan Companies, Inc. Neighborhood Hospital

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

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

2.c.a

R-4

B-3

HOMESTEAD TRAIL 115N

11431N

B-3

R-4

IPS

11421N

IPS

C-2

B-3

11351N

11357N

PORT WASHINGTON ROAD 13W



Attachment: Packet Docs_Neighborhood Hospital (5490 : R.A. Smith, Inc. for Ryan Companies US, Inc.)

Froedtert & the Medical College of Wisconsin Neighborhood Hospital – Mequon

Executive Summary

This project remains substantially the same as previously approved by the City of Mequon. The exterior of the building and site remains the same with some updates to the interior space for better operations. The project start was delayed to finalize operational planning and to avoid a winter construction and was further delayed due to COVID-19 issues.

In keeping with its commitment to innovation and quality patient care, the Froedtert & the Medical College of Wisconsin Neighborhood Hospital - Mequon will meet the needs of today's patient, who expects high quality care in a convenient setting with an exceptional experience. The neighborhood hospital's state of the art, compact, yet streamlined design (17,000 square feet) fits easily into suburban neighborhoods and offers closer, faster access to emergency and inpatient care to residents where they live and work, bringing care to the patient when and where they need it.

The Neighborhood Hospital – Mequon will be a licensed, accredited acute-care hospital, open 24 hours a day, seven days a week, 365 days a year, and staffed with board-certified/eligible physicians and registered nurses.

In addition to a seven-bed emergency room, each hospital will be equipped with eight inpatient beds for patients requiring additional care, observation and testing. With fewer than 10 inpatient beds, the hospital does not qualify for non-profit status under State of Wisconsin requirements. Additional services include lab, imaging and a dedicated pharmacy for patients. Transfer agreements will be in place with local hospitals to send them patients requiring surgery or higher levels of care. Adding a neighborhood hospital to the Froedtert & MCW health network is part of a broader plan to deliver the right care in the right place by expanding access points and care options, and to address capacity constraints at network hospitals, particularly Froedtert Hospital.

In addition to the high quality, compassionate care for which the Froedtert & MCW health network is known, the neighborhood hospital will focus on providing an exceptional patient experience from beginning to end, including low wait times, quick turn-around times on test results, free parking, open visiting hours for family and friends, a family lounge with complimentary refreshments, flat-screen TVs, free Wi-Fi and soothing, welcoming interiors for maximum comfort and a stress-free visit.

Construction is scheduled to start in October 2020, with an opening in October 2021 at 11430 N. Port Washington Road, Mequon, Wis.

Complimentary Services

After exploring possible sites for the Neighborhood Hospital – Mequon, the selected location at 11430 N. Port Washington Road in Mequon is across the street from the Froedtert & MCW

Mequon Health Center. The neighborhood hospital will complement many of the health center's services, such as primary care, urgent care, orthopedics and spine care.

For example, if a patient at the Mequon Health Center is found to need intravenous fluids, the person can quickly be treated at the neighborhood hospital across the street. Someone with chest pain can be quickly evaluated and treated in an emergency setting, and, if needed, admitted to the hospital for an overnight stay.

Over the past five years, several Mequon area residents traveled each day to Froedtert Hospital for emergency or hospital care. The neighborhood hospital will give area residents another option for care. This approach responds to consumer preferences for quality care that is readily available, nearby and simple to access. The smaller footprint of the Neighborhood Hospital – Mequon simplifies access and the availability of inpatient beds assures appropriate, local care.

“We see the neighborhood hospital as a way to keep care close to home and free up beds, particularly at Froedtert Hospital,” stated Cathy Jacobson, president and chief executive officer of Froedtert Health. “We want to lead the innovation of the hospital model, by expanding access points and offering care options that meet people where they are.”

The Facility

The Neighborhood Hospital - Mequon should not be confused with an urgent care facility or free-standing emergency department (FSED). This is a 16,900-sq. ft. general acute care hospital, CMS (Medicare) accredited, that treats high-acuity patients in the ED. Patients who experience the neighborhood hospitals understand that serious medicine takes place at the facility, resulting in a very low percentage of use by patients who might have otherwise gone to an urgent care center.

With eight inpatient and seven ED beds, this innovative hospital model is designed around the patient:

- High quality care at a lower cost
- Streamlined-processes and state of the art diagnostic equipment
- Reduced wait times and faster door to discharge time with high quality health care

Inpatient Services

With eight state-of-the-art inpatient beds, the neighborhood hospital provides above-industry standard of care with a high nurse-to-patient ratio and follows the exact admitting physician's protocol. Specialized and personalized meals based on the patient's condition and dietary preferences are provided, as well.

The hospital will provide seamless admissions and transfers via ambulance or patient transportation, if necessary. Through a quick intake process, admissions are coordinated

quickly and efficiently over the phone. Upon arrival, the patient will be greeted immediately by a member of the medical team and taken to their prepared room.

The dedicated in-house lab, radiology and hospital pharmacy result in little to no wait time for highly anticipated diagnostic answers and medications.

Telemedicine capabilities allow patients and clinical staff access to board-certified internal medicine physicians.

The scope of inpatient services includes everything except: same day ICU and surgery, pediatric, high acuity psychiatric cases, and same-day high acuity specialty care. Should these cases present themselves at the neighborhood hospital, the patient will be stabilized and then transferred to the appropriate facility.

Emergency Care

Emergency department capabilities include, but are not limited to:

- Seven emergency department beds
- 24/7 board-certified/eligible emergency physicians onsite
- Registered nurses on site 24/7/365
- Radiology including CT, X-Ray and Ultrasound
- Expanded STAT LAB and reference lab
- In-house pharmacy
- Fully integrated into community services for disaster preparedness and response
- STAT transfer protocols for STEMI and stroke to tertiary care centers

Common diagnoses admitted to the emergency department includes chest pain, stroke symptoms, back pain, concussions, severe asthma attacks and minor trauma.

Staffing

Board-certified/eligible Medical College of Wisconsin emergency medicine physicians and experienced registered emergency and inpatient nurses will staff the hospital. With a mix of clinical and non-clinical employees, including an onsite physician 24/7, the hospital will typically employ 50 people.

The hospital will have a medical director who provides leadership and management for the emergency department. This individual serves as a liaison with heads of diagnostic and therapeutic departments to ensure availability, quality, and effective use of services. This key staff member will also review processes, address complaints and build relationships with the community, first responders and civic/government leaders.

The hospitalist (a dedicated in-patient physician who works exclusively in a hospital) is responsible for deciding if all admissions are appropriate for the neighborhood hospital or if the patient needs to be transferred to a higher level of care.

Other team members include, but are not limited to:

- Inpatient telemedicine hospitalists
- Licensed radiological technicians
- Pharmacists
- Dieticians
- Paramedics
- Patient Access Coordinators

Better, faster access to inpatient and emergency care

The Neighborhood Hospital – Mequon is strategically placed in the prime retail location at 11430 N. Port Washington Road, 350 feet south of Homestead Trail in Mequon, to provide the most convenient, fastest access to inpatient and emergency care where patients live and work. Wait times to see a board-certified/eligible emergency medicine physician average less than 10 minutes and patient satisfaction scores are among the highest of any hospital anywhere in the US. This hospital will be state-of-the-art with the latest innovations in workflow, radiology, lab, technology and telemedicine capabilities.

For physicians looking to admit patients quickly and seamlessly into a safe, high quality, attractive environment near where patients live, the Neighborhood Hospital – Mequon inpatient capabilities are ideal.

Patient Experience

Neighborhood hospitals are designed with a focus on providing an exceptional patient experience in a calming, caring and healing environment.

The goal is for the patient to be seen by the physician in less than 10 minutes, with an average length of stay in the emergency department of less than two hours.

The Neighborhood Hospital – Mequon will be part of the Froedtert & MCW health network, following its care and quality protocols.

The hospital will accept all presenting patients, including those covered by Medicaid, Medicare, and commercial insurance, as well as those who are uninsured. Neighborhood Hospital – Mequon will offer the same charity care, financial assistance and payment plan support as other hospitals in the Froedtert & MCW health network. EMTALA regulations also apply to the neighborhood hospital.

PROJECT LOCATION

dry Ln

W Valley Dr

W Mequon Rd

I-43

85

85

Shore Cliff Park

N Lake Shore Dr

BENCHMARK #2
SANITARY MANHOLE NEAR CENTER OF ROW IN N. PORT WASHINGTON ROAD
RIM
ELEV. 676.20

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
C000	TITLE SHEET
C100	SITE DEMOLITION AND INITIAL EROSION CONTROL PLAN
C200	SITE PLAN
C300	GRADING PLAN AND FINAL EROSION CONTROL
C400	UTILITY PLAN
C401	PUBLIC WATER MAIN
C500	SITE DETAILS
C502	STORM WATER DETAILS
C503	UNDERGROUND DETENTION SYSTEM DETAILS
C504	UNDERGROUND DETENTION SYSTEM DETAILS
C505	EROSION CONTROL DETAILS
C506	EROSION CONTROL DETAILS
C507	TRAFFIC CONTROL DETAILS
C508	SPECIFICATIONS
L100	LANDSCAPE PLAN
L101	LANDSCAPE NOTES & DETAILS
L200	IRRIGATION PLAN
L201	IRRIGATION NOTES & DETAILS

PLAN DATE: 3/29/2019

[illegible]

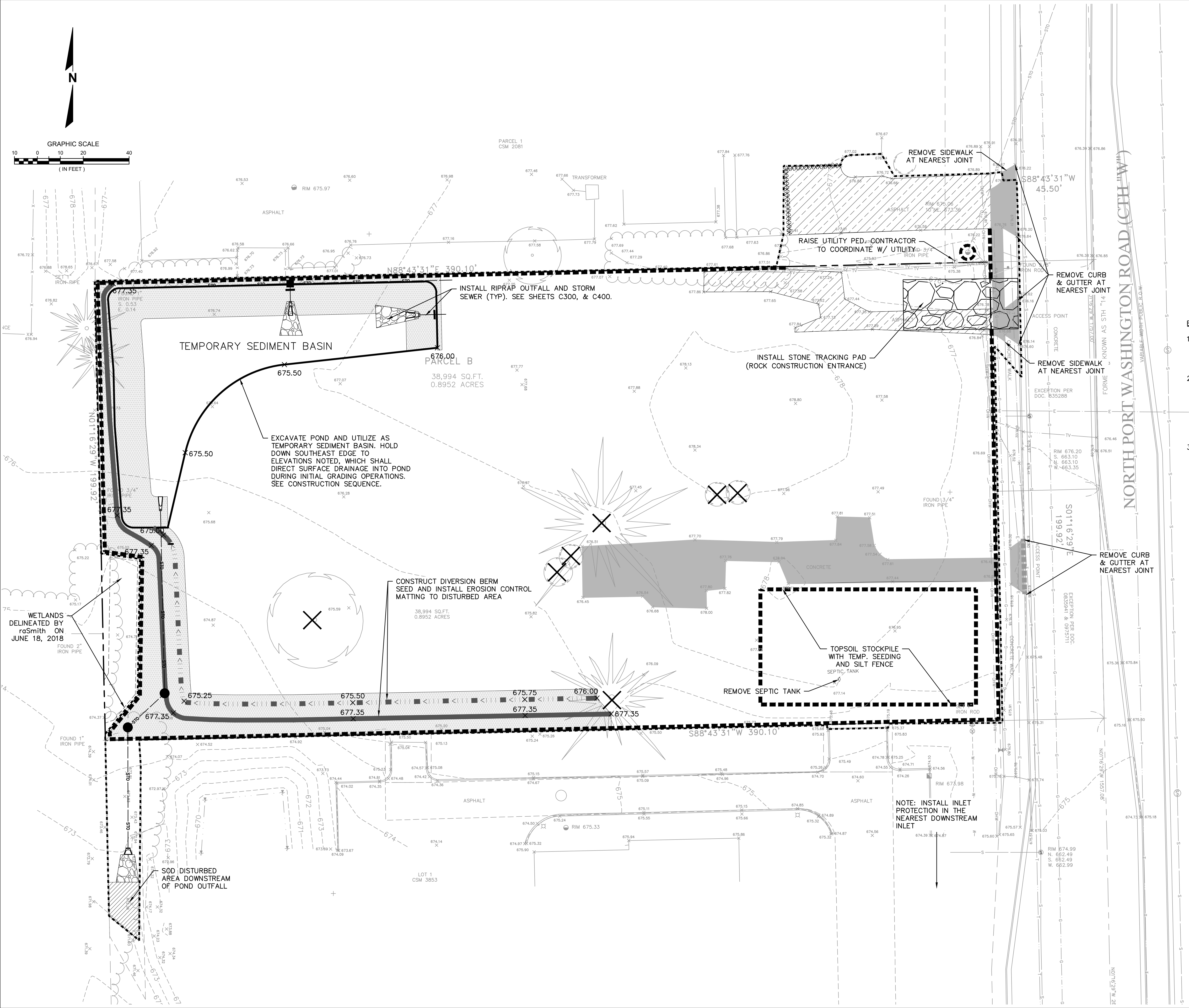
© COPYRIGHT 2020
R.A. Smith, Inc.
DATE: 3/29/2019
SCALE: NTS
JOB NO. 3170353
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.
DESIGNED BY: JAH
CHECKED BY: RJH

SHEET NUMBER
C000

raSmith
CREATIVITY BEYOND ENGINEERING

CONTACT: ROBERT J. HARLEY, P.E.
16745 W. BLUEMOUND RD.
BROOKFIELD, WI 53005-5938
PHONE: 262-781-1000
EMAIL: ROBERT.HARLEY@RASMITH.COM





LEGEND

- PROPOSED PROPERTY LINE
- EXISTING 5-FT CONTOUR
- EXISTING 1-FT CONTOUR
- DRY UTILITY REMOVAL (ELEC, GAS, TELE, OHW)
- DEMO CURB & GUTTER
- SAWCUT PAVEMENT
- TEMPORARY CONSTRUCTION FENCE
- LAND DISTURBANCE LIMITS
- PROPOSED SILT FENCE
- STORM DRAIN INLET PROTECTION
- TREE TO BE REMOVED
- PROPOSED ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- PROPOSED DIVERSION BERM (TOP OF BERM)
- PROPOSED DIVERSION BERM (FLOW LINE)

EROSION CONTROL NOTES

- INITIAL EROSION CONTROL MEASURES (SILT FENCE, ROCK CONSTRUCTION ENTRANCE, INLET PROTECTION) SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN PROJECT LIMITS.
- STABILIZE ALL DISTURBED AREAS AS SOON AS GRADING IS COMPLETE IN AN AREA. ENSURE SEEDING MEASURES, EROSION CONTROL MATTING AND MISCELLANEOUS EROSION CONTROL DEVICES ARE INSTALLED AS INDICATED ON THE EROSION CONTROL PLANS AND EROSION CONTROL SPECIFICATIONS. TEMPORARY SEEDING SHALL CONFORM TO WISDOT STANDARD SPECIFICATIONS. PERMANENT SEEDING SHALL CONFORM TO THE LANDSCAPE PLANS AND SPECIFICATIONS.
- UPON FOLLOWING SPRING SEASON OF CONSTRUCTION, CHECK THE VEGETATIVE COVER IN AREAS WHERE SEEDING WAS PLACED DURING THE FALL OF THE PREVIOUS YEAR. RESEED AREAS WHERE VEGETATION IS NO LONGER ESTABLISHED OR HAS DIED. INSPECT ALL EROSION CONTROL DEVICES AND REPAIR AS NECESSARY. RESUME CONSTRUCTION ACTIVITY: CONTINUE BUILDING CONSTRUCTION, UTILITY INSTALLATION, AND PAVING.

DEMOLITION NOTES

- THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL SITE AND DEMOLITION PERMITS.
- THE DEMOLITION CONTRACTOR SHALL PREPARE AND MAINTAIN A PROJECT SAFETY PLAN. ALL SITE SAFETY EQUIPMENT AND MEASURES, INCLUDING FENCING, FIRE PROTECTION, AND THE LIKE ARE THE SOLE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
- THE DEMOLITION CONTRACTOR SHALL DEVELOP, OBTAIN NECESSARY APPROVALS/PERMITS AND MAINTAIN TRAFFIC AND PEDESTRIAN CONTROL PLANS THROUGHOUT ALL PHASES OF DEMOLITION.

CONSTRUCTION SEQUENCE

- INSTALL ROCK CONSTRUCTION ENTRANCE. THIS IS THE ONLY ENTRANCE AND EXIT TO BE USED FOR ALL CONSTRUCTION ACTIVITIES.
- INSTALL SILT FENCE.
- INSTALL STORM DRAIN INLET PROTECTION ON EXISTING INDICATED STORM INLETS.
- STRIP TOPSOIL AND STOCKPILE. APPLY TEMPORARY SEEDING PER WDNR NRCS 1059 TO STOCKPILE IMMEDIATELY. SURROUND STOCKPILE WITH SILT FENCE.
- CONSTRUCT DIVERSION BERM AND STABILIZE WITH TEMPORARY SEEDING AND EROSION MATTING.
- CONSTRUCT TEMPORARY SEDIMENT BASIN AND STABILIZE WITH PERMANENT SEEDING AND EROSION MATTING.
- GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING SEDIMENTATION AND EROSION CONTROL PRACTICES IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs WHEN SITE WORK AND GRADING ALLOWS.
- PREPARE BUILDING PAD AND INSTALL FOOTINGS & FOUNDATIONS.
- CONSTRUCT UTILITIES. INSTALL ADDITIONAL STORM DRAIN INLET PROTECTION ON STORM SEWER INLETS UPON CONSTRUCTION.
- PREPARE ROADWAY AND PARKING LOT SUBGRADE. INSTALL CURB AND GUTTER AND PAVE SITE.
- APPLY SEED FERTILIZER AND MULCH TO LANDSCAPE LAWN AREAS AS SOON AS POSSIBLE.
- FLUSH STORM SEWER.
- ONCE THE PROJECT SITE IS 80% STABILIZED, ALL REMAINING TEMPORARY EROSION CONTROL BMPs SHALL BE REMOVED.

DATE	DESCRIPTION
04/26/2019	CONSTRUCTION DOCUMENTS
06/11/2019	ADDENDUM 2/CITY REVIEW COMMENTS
08/17/2020	CB #02

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CREATIVITY BEYOND ENGINEERING

**FROEDTERT COMMUNITY HOSPITAL - MEQUON
MEQUON, WI**

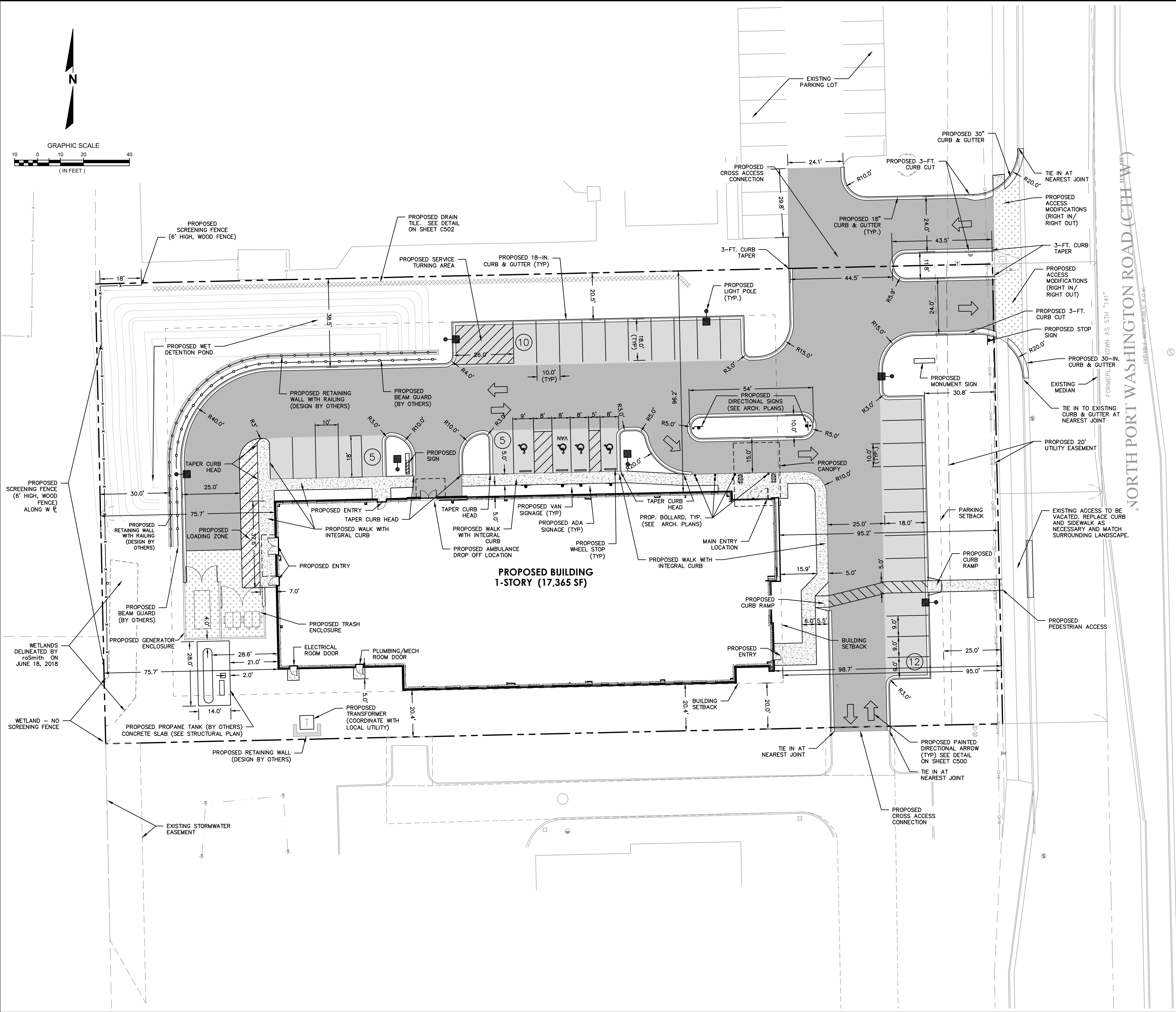
**SITE DEMOLITION AND
INITIAL EROSION CONTROL PLAN**

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R.A. Smith, Inc.
DATE: 3/29/2019
SCALE: 1" = 20'
JOB NO. 3170353
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.
DESIGNED BY: JAH
CHECKED BY: RJH

SHEET NUMBER
C100

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LEGEND

- (5) PARKING COUNT
- PROPOSED 18" CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPERTY LINE
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LIGHT POLES
- PROPOSED SIGN

PARKING CALCULATIONS

STANDARD SPACES	28
ACCESSIBLE SPACES	4

TOTAL PARKING SPACES 32

SITE STATISTICS

PARCEL AREA	SQFT	AC	COVERAGE
DISTURBED AREA	84,189	1.93	
EXISTING BUILDING AREA	0	0.00	00.0%
EXISTING PERVIOUS AREA	73,317	1.68	94.0%
EXISTING IMPERVIOUS AREA	4,671	0.11	6.0%
PROPOSED BUILDING AREA	17,365	0.40	22.3%
PROPOSED PERVIOUS	31,593	0.72	40.5%
PROPOSED IMPERVIOUS	29,036	0.67	37.2%

GENERAL NOTES:

EXISTING TOPOGRAPHY OBTAINED BY raSmith., DATED 12/11/2017.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MEQUON EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.

ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

ALL WORK IN THE PUBLIC ROW SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER OF THE CONDITION EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION.

ALL DAMAGED PAVEMENT DUE TO CONSTRUCTION RELATED ACTIVITIES IN VERONA ROAD FRONTAGE ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH CITY'S PAVEMENT PATCHING CRITERIA.

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DESCRIPTION
04/26/2019 CONSTRUCTION DOCUMENTS
06/11/2019 ADDENDUM 2/CITY REVIEW COMMENTS
08/17/2020 CB #02

DATE

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Brookfield, WI 53005-5938
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CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA

FROEDTERT COMMUNITY HOSPITAL - MEQUON
MEQUON, WI

SITE PLAN

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R.A. Smith, Inc.

DATE: 3/29/2019

SCALE: 1" = 20'

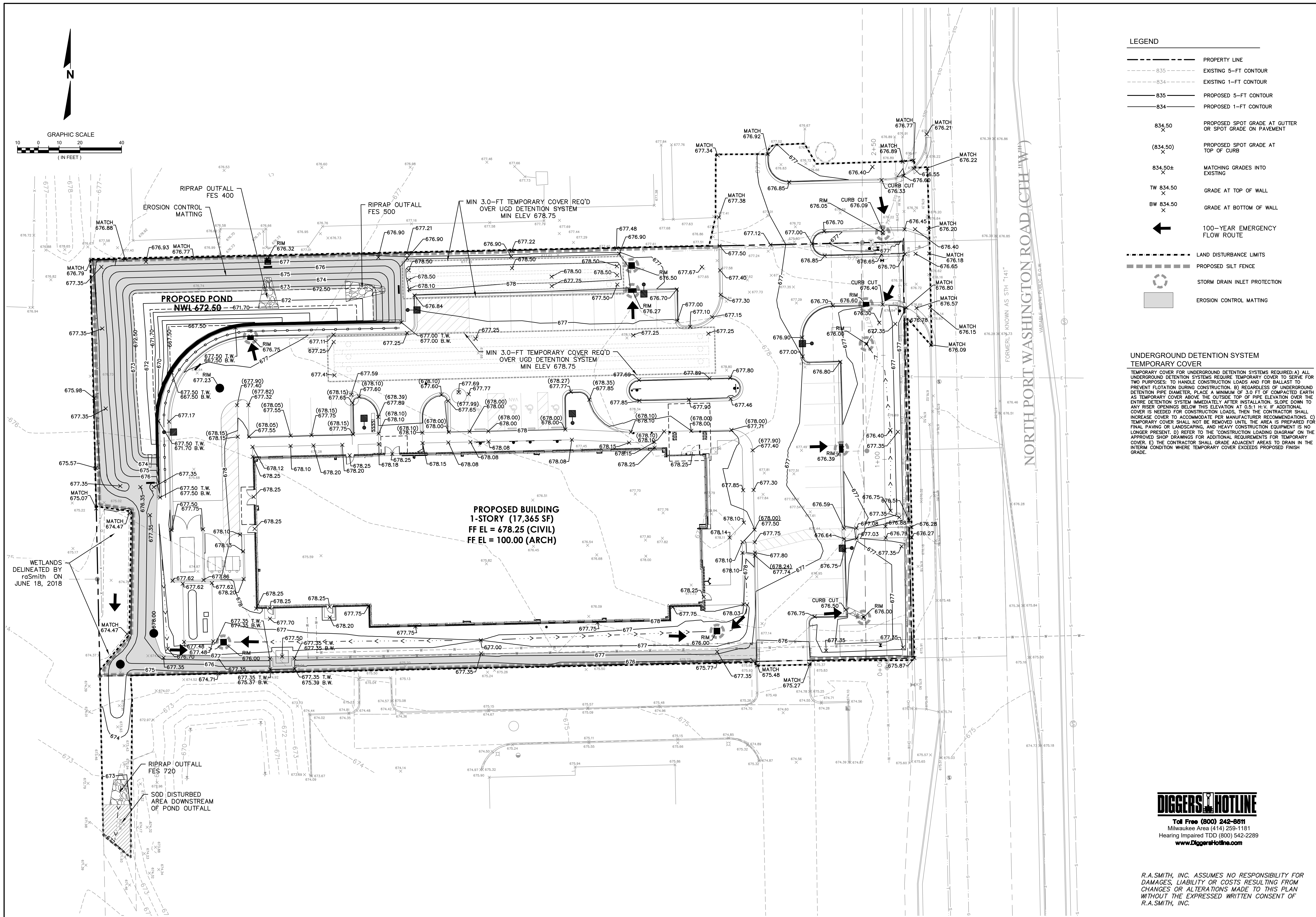
JOB NO. 3170353

PROJECT MANAGER:
ROBERT J. HARLEY, P.E.

DESIGNED BY: JAH

CHECKED BY: RJH

SHEET NUMBER
C200



DATE	DESCRIPTION
04/26/2019	CONSTRUCTION DOCUMENTS
06/11/2019	ADDENDUM 2/CITY REVIEW COMMENTS
08/14/2019	CB 1/CITY & DSPS REVIEW COMMENTS
09/17/2020	CB #02

16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	raSmith CREATIVITY BEYOND ENGINEERING
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Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Mount Pleasant, WI Naperville, IL Pittsburgh, PA Irvine, CA	
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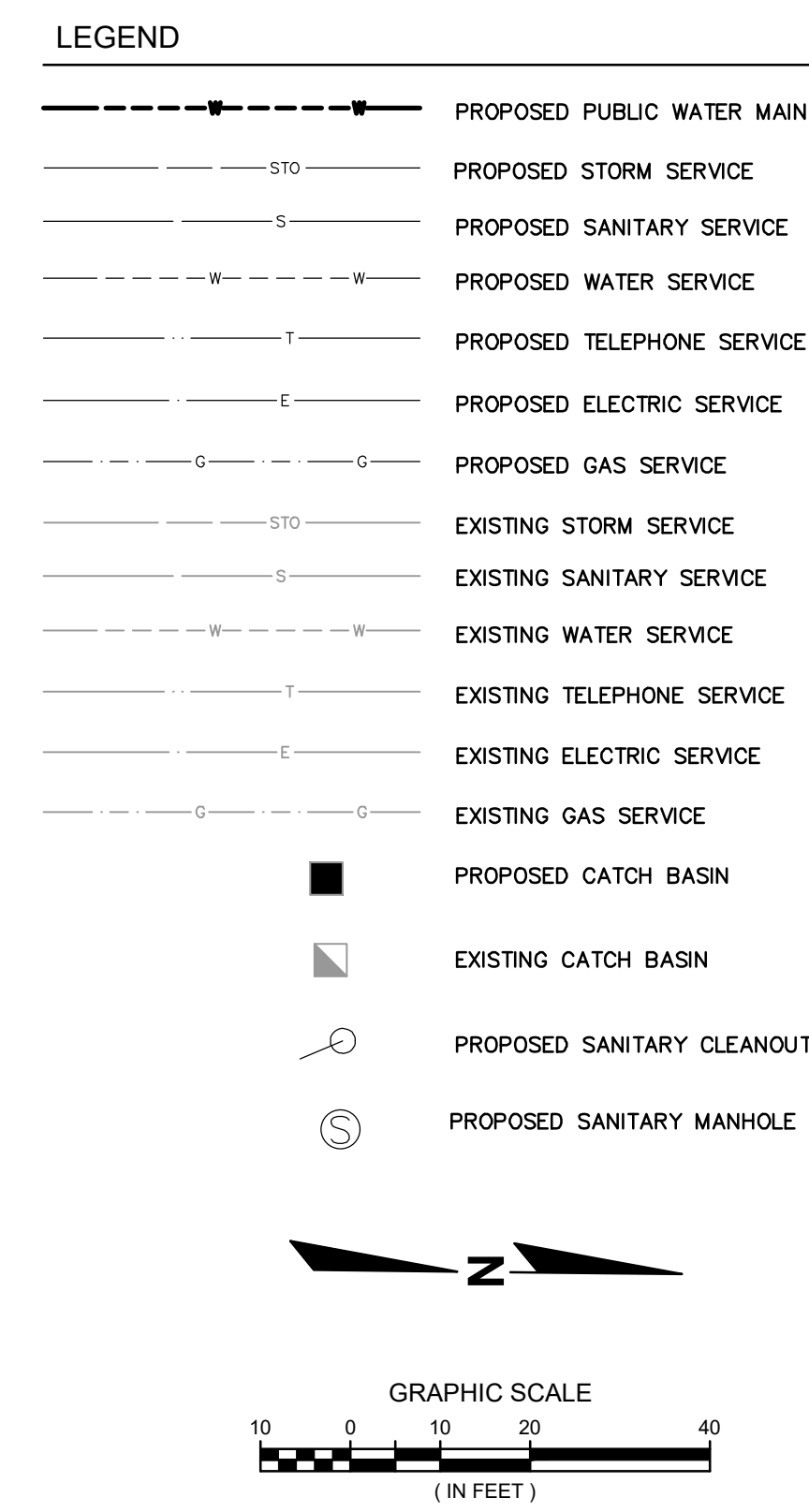
FROEDTERT COMMUNITY HOSPITAL - MEQUON MEQUON, WI	GRADING PLAN AND FINAL EROSION CONTROL
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© COPYRIGHT 2020 R.A. Smith, Inc. DATE: 3/29/2019 SCALE: 1" = 20' JOB NO. 3170353 PROJECT MANAGER: ROBERT J. HARLEY, P.E. DESIGNED BY: RJH CHECKED BY: JAH	SHEET NUMBER C300
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1. WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW), AND THE CITY OF MEQUON'S STANDARD SPECIFICATIONS FOR LAND DEVELOPMENT.
2. PUBLIC WATER MAIN PIPE MATERIAL SHALL BE AWWA C-900 PVC SDR 18 PIPE IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 4.6.0 AND CHAPTER 8.20.0 OF THE SSSWCW. PIPE SHALL HAVE PUSH-ON JOINTS WITH FLEXIBLE ELASTOMERIC RING GASKETS IN ACCORDANCE WITH AWWA D-1869.
3. MATERIAL FOR HYDRANT LEADS SHALL BE DUCTILE IRON PIPE, CLASS 52, IN CONFORMANCE WITH AWWA C-515, ANSI A21.51 AND THE REQUIREMENTS OF CHAPTER 4.4.0 AND 8.18.0 OF THE SSSWCW.
4. MATERIAL FOR PIPE FITTINGS SHALL BE DUCTILE IRON, IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 8.22.0 AND SHALL BE ENCASED IN POLYETHYLENE WRAP AS SPECIFIED IN SECTION 4.4.4 AND CHAPTER 8.21.0 OF THE SSSWCW.
5. ALL HYDRANTS SHALL BE WATERLOUS, OR MUELLER CENTURIUM BREAK FLANGE TYPE.
6. HYDRANT TEES SHALL BE CLOW F012177 MECHANICAL JOINT ANCHORING TEES OR APPROVED EQUAL CRUSHED STONE AS SPECIFIED IN CHAPTER 8.43.6 OF STANDARDS SPECIFICATIONS SHALL BE PLACED BELOW THE BASE TO AT LEAST 6-INCHES ABOVE DRAIN HOLE IN HYDRANT STEM.
8. INSULATED #10 GAUGE SOLID COPPER TRACER WIRE SHALL BE INSTALLED, IN CONFORMANCE WITH CHAPTER 2.11.0 OF THE SSSWCW.
9. PIPE BEDDING, COVER AND BACKFILL MATERIALS SHALL CONFORM TO CHAPTER 8.43.0 OF THE SSSWCW. BEDDING MATERIAL SHALL CONSIST OF 3/8-INCH CRUSHED STONE CHIPS PER CHAPTER 8.43.2 OF THE SSSWCW. COVER MATERIAL SHALL CONFORM TO CHAPTER 8.43.3 OF THE SSSWCW AND SHALL BE THE SAME MATERIAL AS THE BEDDING. GRANULAR BACKFILL MATERIAL SHALL BE USED ABOVE THE PIPE ZONE UNDER DRIVEWAYS AND SIDEWALKS. GRANULAR BACKFILL MATERIAL SHALL MEET THE REQUIREMENTS OF CHAPTER 8.43.4 OF THE SSSWCW. SPOIL BACKFILL MAY BE USED ABOVE THE PIPE ZONE IN UNPAVED AREAS. SPOIL BACKFILL SHALL MEET THE REQUIREMENTS OF CHAPTER 8.43.5 OF THE SSSWCW. ALL TRENCH BACKFILL SHALL BE COMPACTED BY MECHANICAL MEANS UNTIL IT MEETS THE REQUIREMENTS OF CHAPTER 2.6.14 OF THE SSSWCW.
10. POTHOLING WILL BE REQUIRED TO VERIFY ALIGNMENTS OF UTILITY CROSSINGS.

ALL PROPOSED UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE LATEST EDITION OF: THE STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN; WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 110 & NR 811.

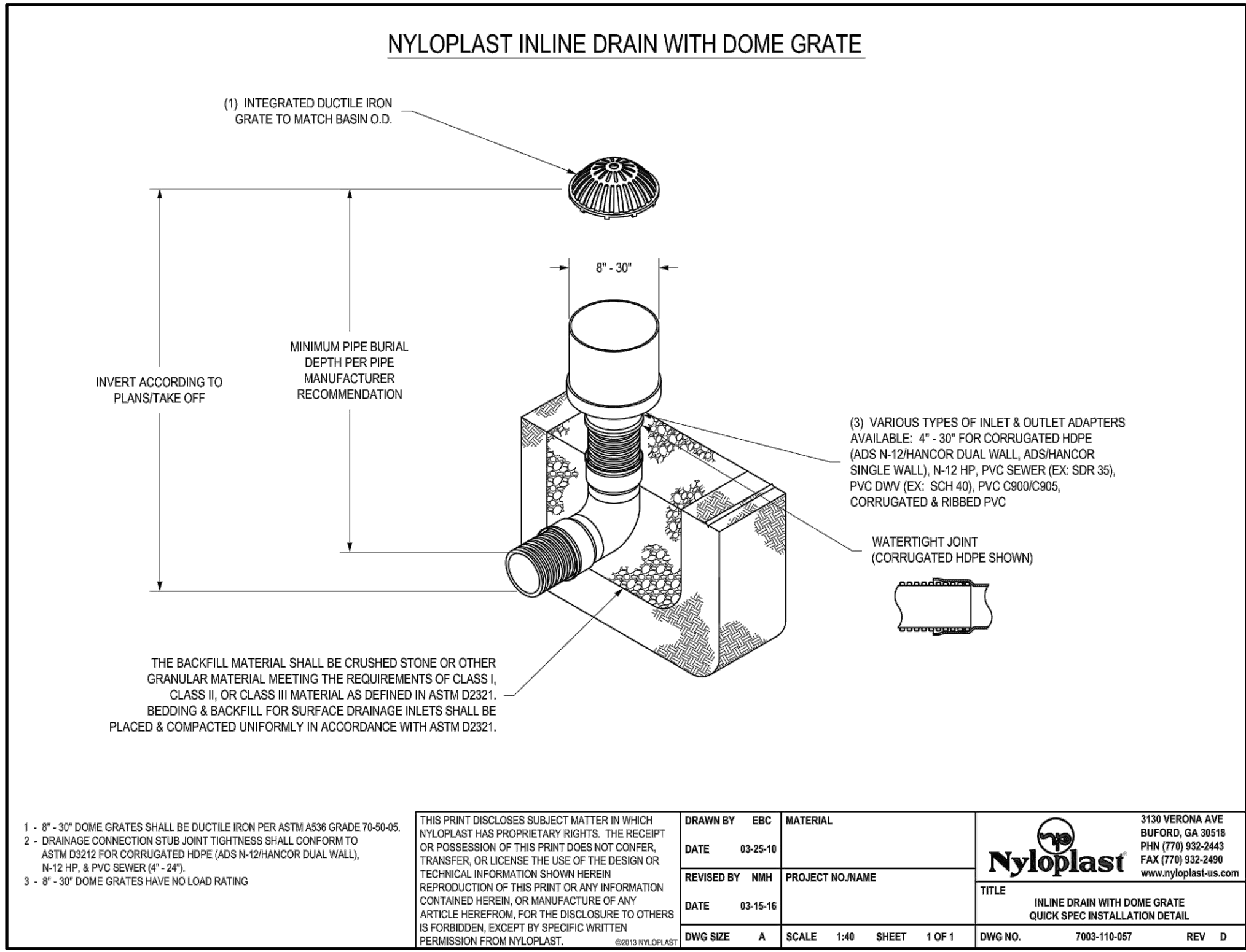
TRACER WIRE SHALL BE INSTALLED ON ALL NON-METALLIC STORM AND WATER MAINS, AND LATERALS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, LATEST EDITION, AND ANY ADDITIONAL LOCAL REQUIREMENTS AS APPLICABLE.

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

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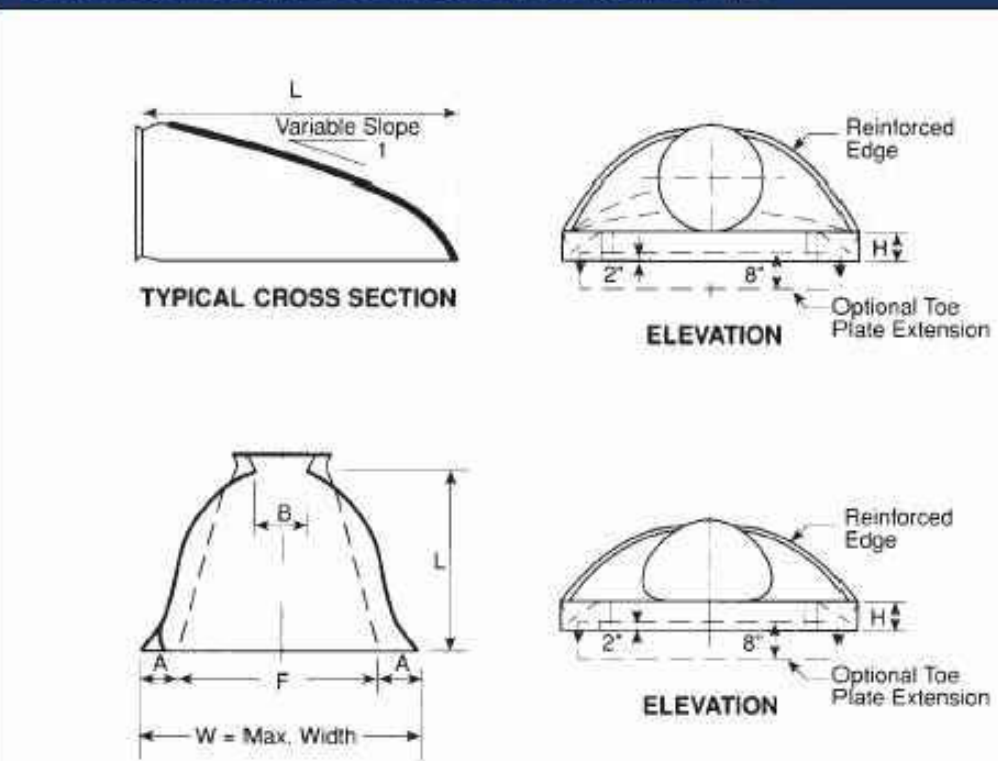
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NYLOPLAST INLINE DRAIN DETAILS
WITH DOME GRATE
SEE UTILITY PLAN FOR LOCATIONS

Flared End Sections

Dimensions of Steel End Sections for Round Pipe

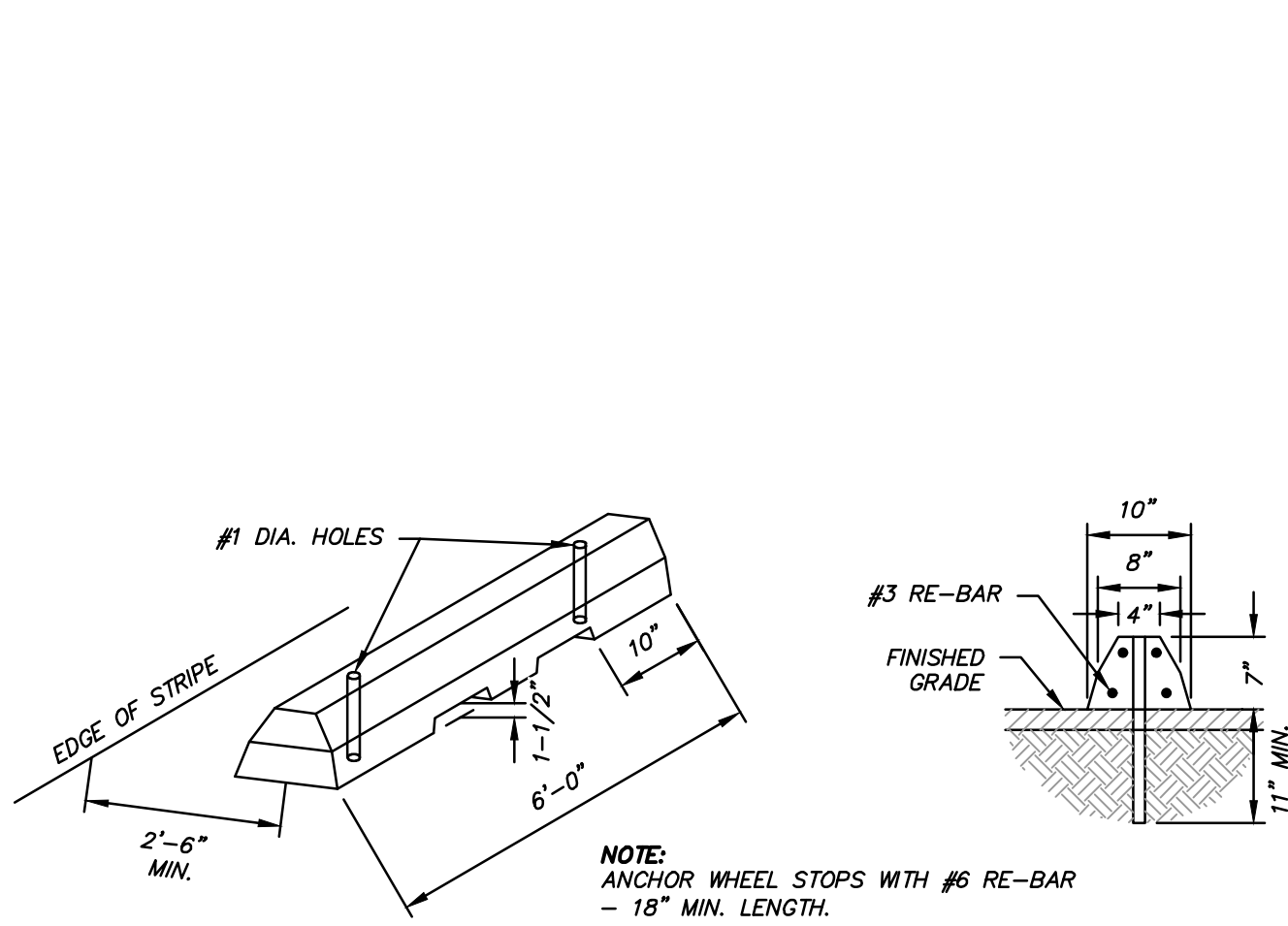


Pipe Diameter (in.)	Specified Thickness (in.)	A Min. (in.)	B Max. (in.)	H Min. (in.)	F Min. (in.)	L ± 2 (in.)	W Max Width (in.)	Average End Section Slope (in.)
6	0.052	3	1	3	10	8	24	13/4
8	0.052	5	5	4	14	14	32	23/8
10	0.052	5	6	6	18	14	39	2
12	0.064	5	7	6	22	21	44	21/4
15	0.064	6	8	6	28	26	52	21/4
18	0.064	7	10	6	34	31	58	21/8
21	0.064	8	12	6	40	36	66	21/8
24	0.064	9	13	6	46	41	72	21/8
30	0.079	11	16	8	55	51	88	21/8
36	0.079	13	19	9	70	60	105	2
42	0.109	15	25	10	82	69	122	21/8
48	0.109	17	29	12	88	78	131	2
54	0.109	17	33	12	100	84	143	2
60	0.109	17	36	12	112	87	157	17/8
66	0.109	17	39	12	118	87	162	15/8
72	0.109	17	44	12	120	87	169	11/2
78	0.109	17	48	12	130	87	178	13/8
84	0.109	17	52	12	136	87	184	11/3
90	0.109	17	58	12	142	87	188	11/4
96	0.109	17	58	12	144	87	197	11/8

Notes: *Fill slope need not match the end section slope. Fill can be shaped at each site to fit.
1. End sections available in galvanized steel or aluminum steel, Type 2.
2. Some larger sizes may require field assembly.
3. Optional toe plates may be provided to depths specified.

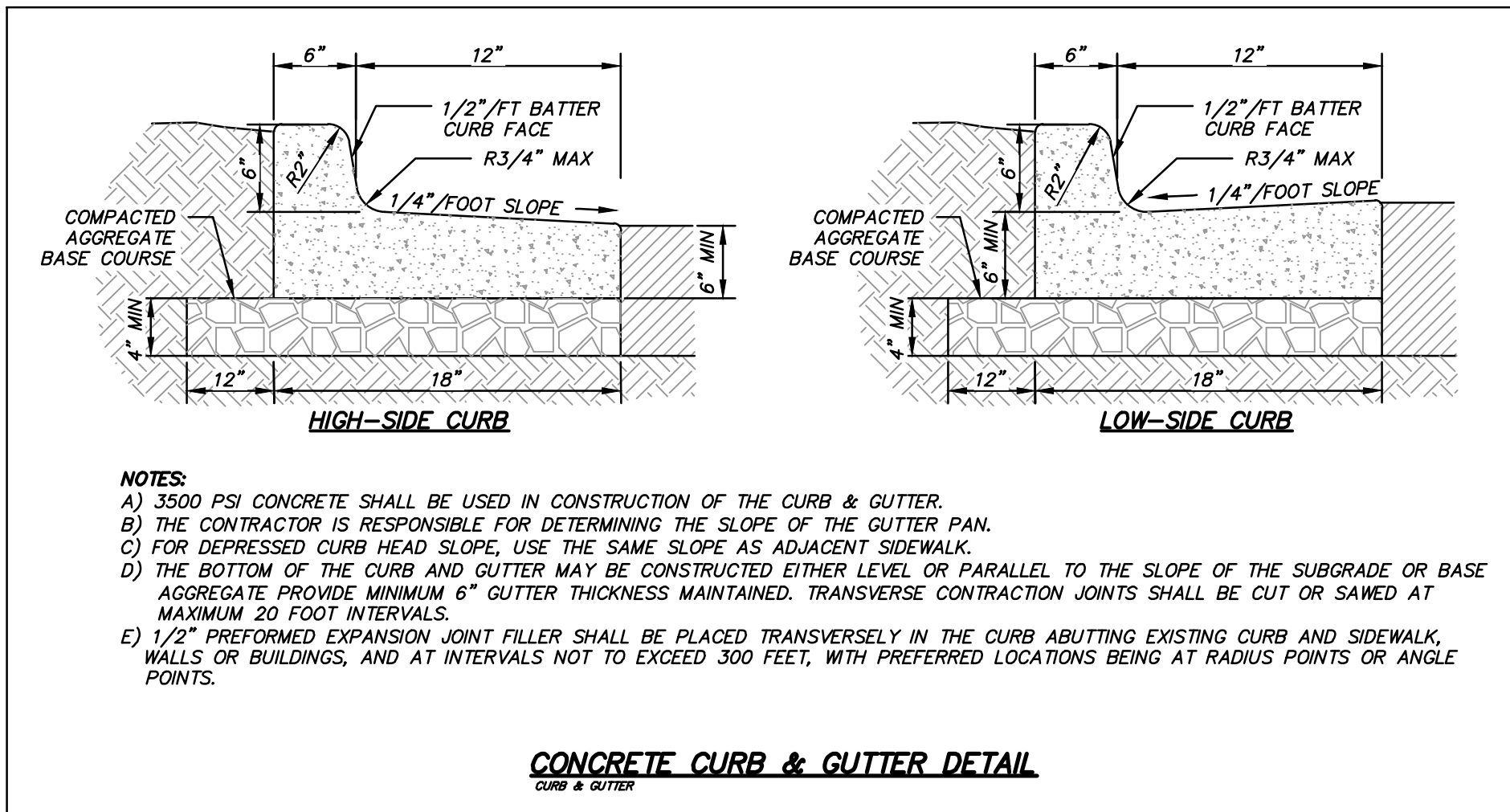
Excerpted from National Corrugated Steel Pipe Association

METAL ENDWALL DETAIL
SEE UTILITY PLAN FOR LOCATIONS



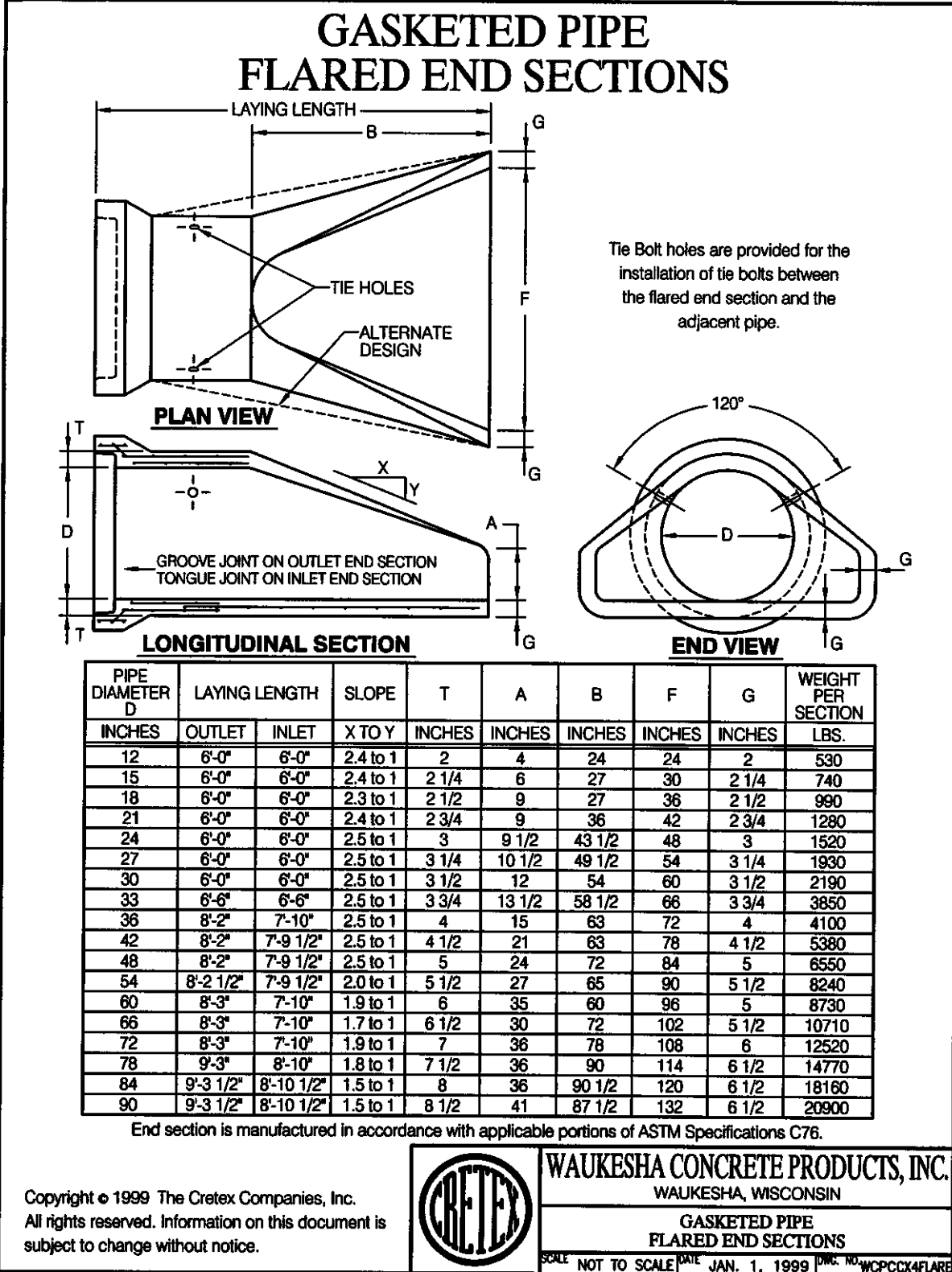
NOTE TO DESIGNER: VERIFY DETAILS WITH AVAILABLE SUPPLIERS

PRECAST CONC. WHEEL STOP



NOTES:
A) 3500 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER.
B) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.
C) FOR DEPRESSION CURB HEAD SLOPE, USE THE SAME SLOPE AS ADJACENT SIDEWALK.
D) THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE. PROVIDE MINIMUM 6" GUTTER THICKNESS MAINTAINED. TRANSVERSE CONTRACTION JOINTS SHALL BE CUT OR SAWED AT MAXIMUM 20 FOOT INTERVALS.
E) 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB ABUTTING EXISTING CURB AND SIDEWALK, WALLS OR BUILDINGS, AND AT INTERVALS NOT TO EXCEED 300 FEET, WITH PREFERRED LOCATIONS BEING AT RADIUS POINTS OR ANGLE POINTS.

CONCRETE CURB & GUTTER DETAIL



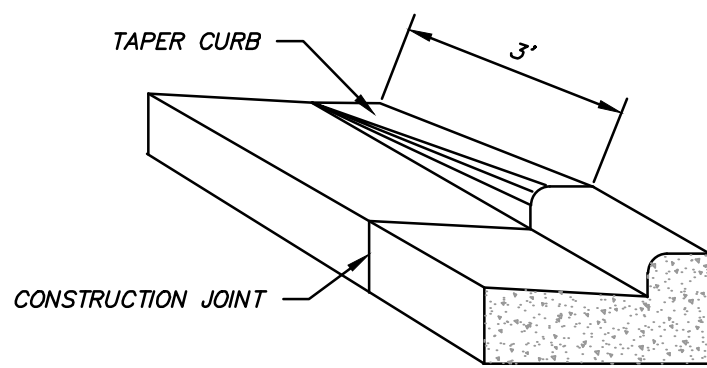
End section is manufactured in accordance with applicable portions of ASTM Specifications C76.



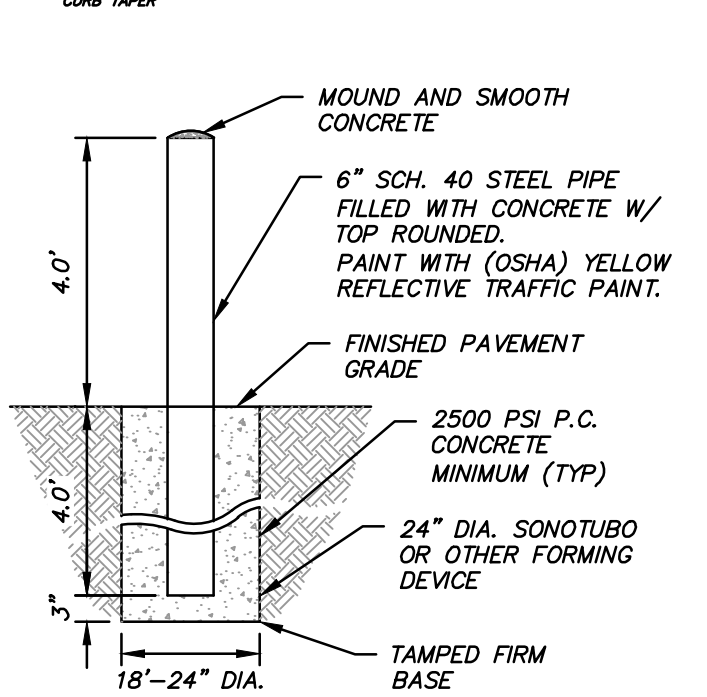
WAUKESHA CONCRETE PRODUCTS, INC.
WAUKESHA, WISCONSIN
GASKETED PIPE
FLARED END SECTIONS
NOT TO SCALE JAN. 1, 1999

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REINFORCED CONCRETE (RCP) ENDWALL DETAIL
SEE UTILITY PLAN FOR LOCATIONS



DETAIL OF CURB & GUTTER TERMINI



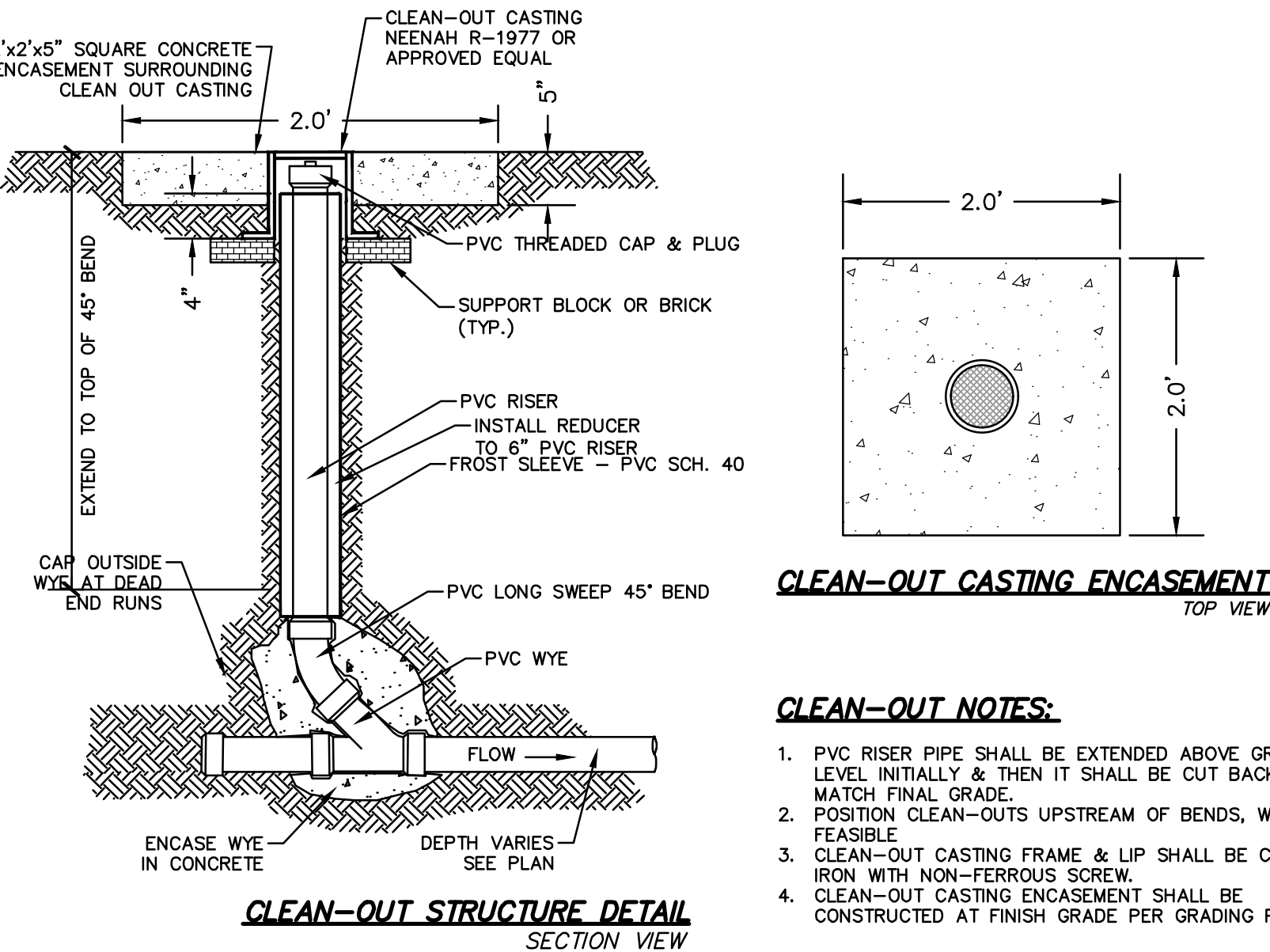
MANHOLE/INLET STRUCTURE DETAIL PER FILE NO. 12. STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN (MODIFIED)

PRIVATE STORM MANHOLE & INLET NOTES:

WORK PERFORMED, MATERIALS SUPPLIED AND INSTALLATION FOR ALL STORM SEWER STRUCTURES, PIPES AND APPURTENANCES SHALL CONFORM TO SPECIFICATIONS PROVIDED WITHIN THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW) AND THE CITY OF MEQUON STANDARD SPECIFICATIONS FOR LAND DEVELOPMENT (SSLD).

- INLET (INL) OR CATCH BASIN (CB)
REFER TO FILE NO. 12 (SSSWCW, MODIFIED DETAIL ON THIS SHEET), EXCEPT:
A. USE CASTING AS INDICATED BELOW:
1.) INLETS IN CURB - NEENAH R-3229-A, TYPE C GRATE
2.) INLETS IN PAVEMENT - NEENAH R-2501, TYPE G GRATE
3.) INLETS IN LAWN - NEENAH R-2501, TYPE G GRATE, OR - NYLOPLAST 12" DUCTILE IRON DOME (SEE PLAN)
4.) UNDERGROUND DETENTION ACCESS RISERS - NEENAH R-2501, TYPE G GRATE WITH REINFORCED CONCRETE CMP PROTECTION SLAB, SQUARE OPTION.
B. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN.
C. CONSTRUCT MINIMUM 18" SUMP IN ALL STRUCTURES LABELED CATCH BASIN PER SSLD SECTION 6.3.7.D.
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 (SSSWCW, MODIFIED DETAIL ON THIS SHEET), EXCEPT:
A. USE CASTING AS INDICATED BELOW.
ALL MANHOLES - NEENAH R-1642, WITH SOLID LID
B. ALL STORM MANHOLES SHALL BE CONSTRUCTED WITH AN 18-INCH DEEP SUMP, PER CITY OF MEQUON SSLD, SECTION 6.3.8.B.
C. USE 48" 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.



CLEAN-OUT NOTES:

1. PVC RISER PIPE SHALL BE EXTENDED ABOVE GROUND LEVEL INITIALLY & THEN IT SHALL BE CUT BACK TO MATCH FINAL GRADE.
2. POSITION CLEAN-OUTS UPSTREAM OF BENDS, WHEN FEASIBLE.
3. CLEAN-OUT CASTING FRAME & LIP SHALL BE CAST IRON WITH NON-FERROUS SCREW.
4. CLEAN-OUT CASTING ENCASEMENT SHALL BE CONSTRUCTED AT FINISH GRADE PER GRADING PLAN.

**FROEDTERT COMMUNITY HOSPITAL - MEQUON
MEQUON, WI
SITE DETAILS**

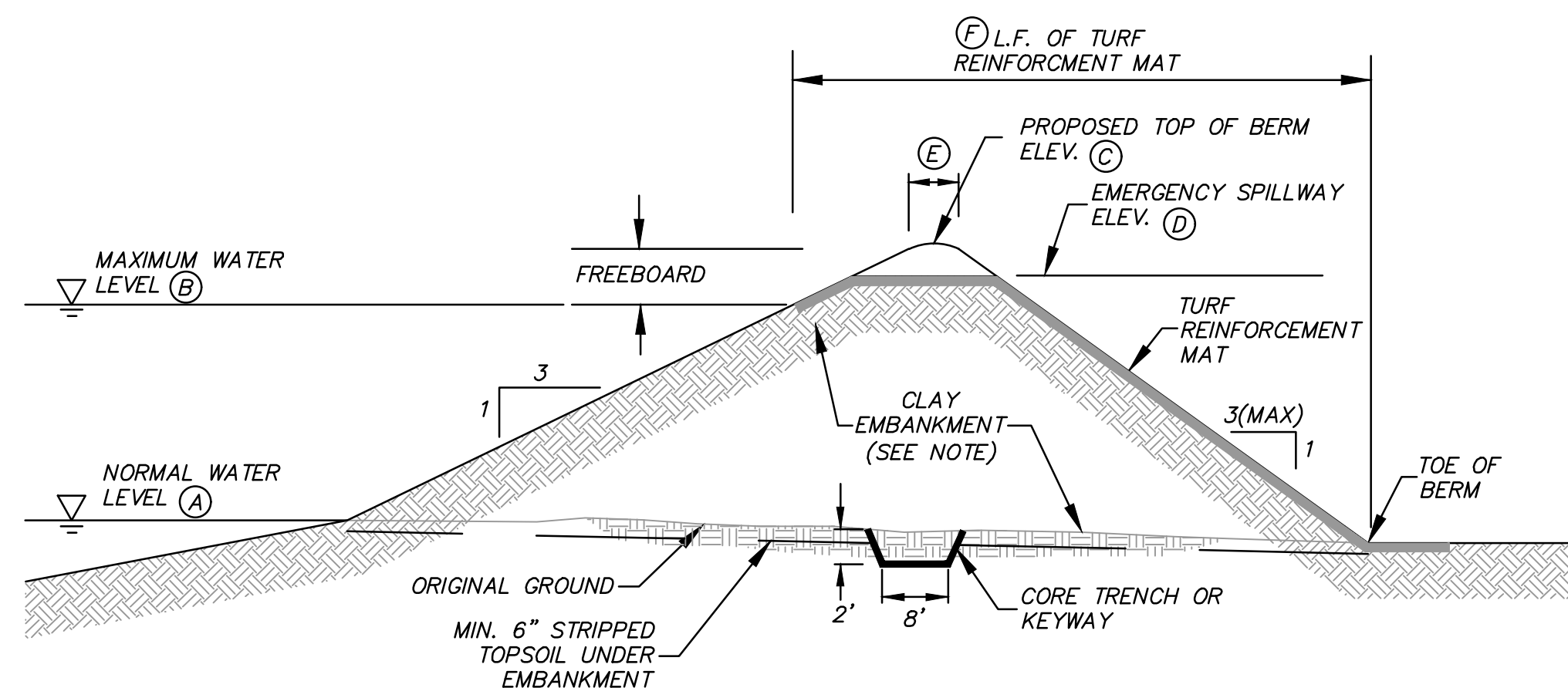
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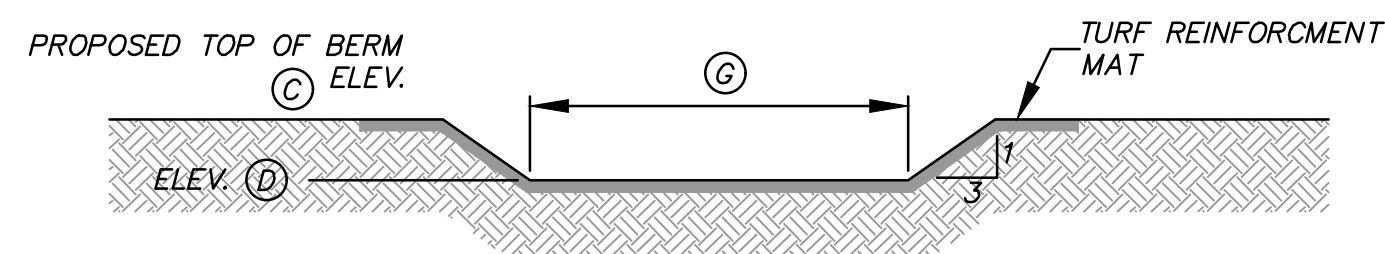
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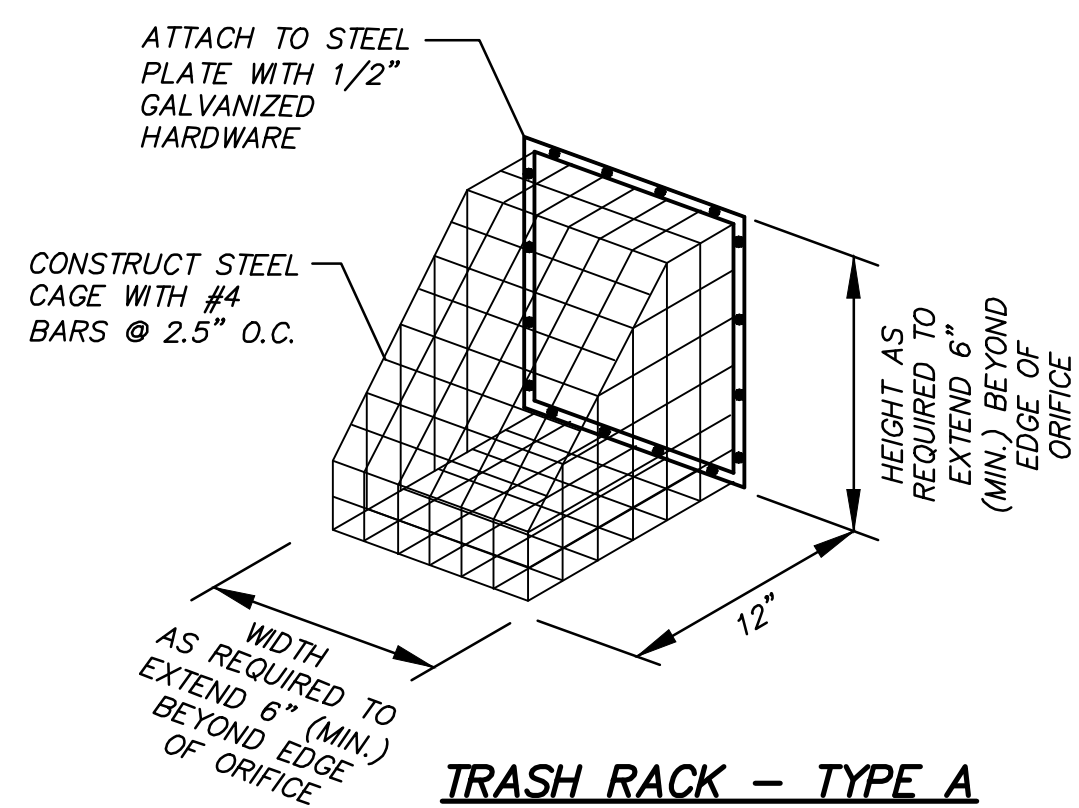
WET DETENTION POND 1 OUTLET CONTROL STRUCTURE DETAIL - MH 710
N.T.S.



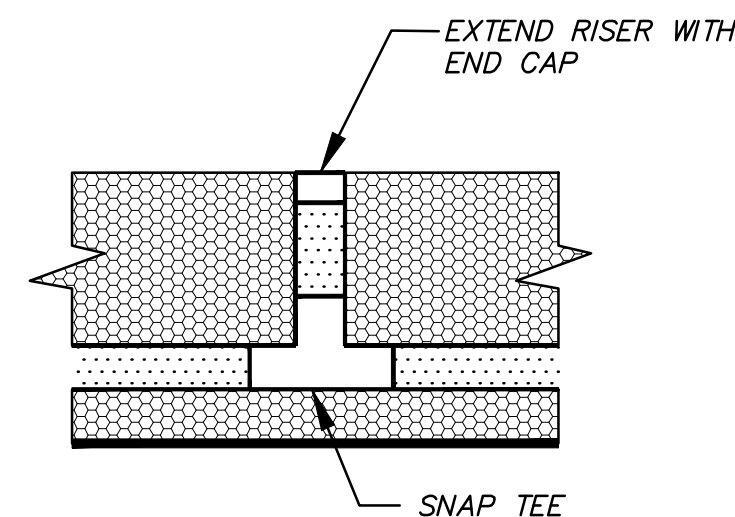
PROPOSED EMERGENCY SPILLWAY DIMENSIONS							
	A	B	C	D	E	F	G
WET DETENTION POND WEST	672.50	675.94	677.35	676.35	4'	15'	10'



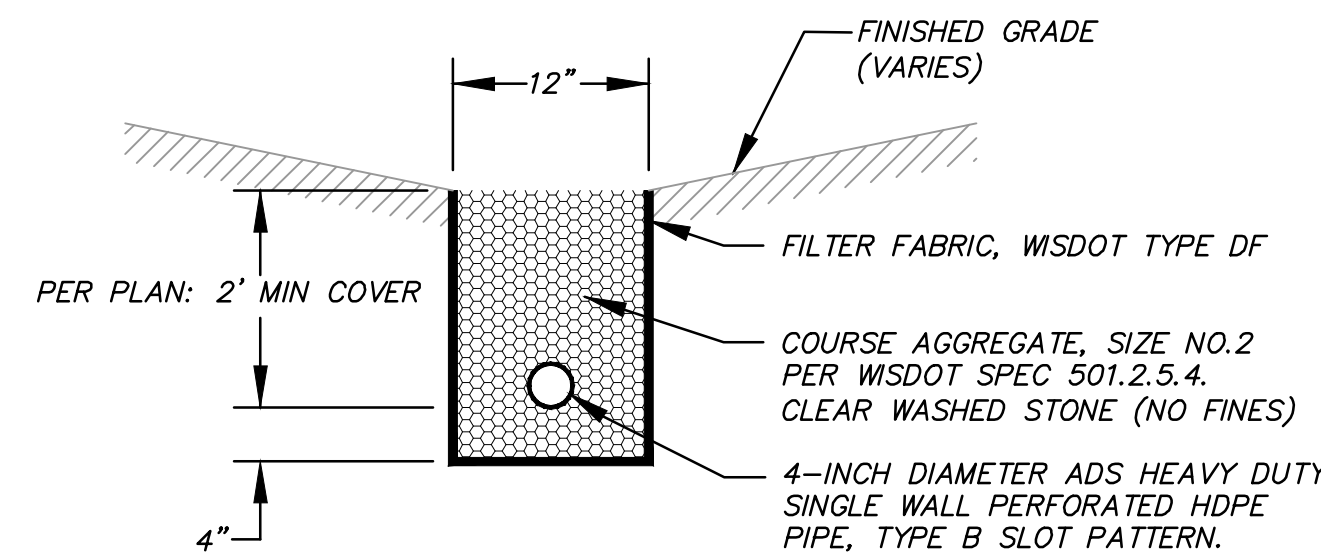
PROPOSED EMERGENCY SPILLWAY



TRASH RACK - TYPE A

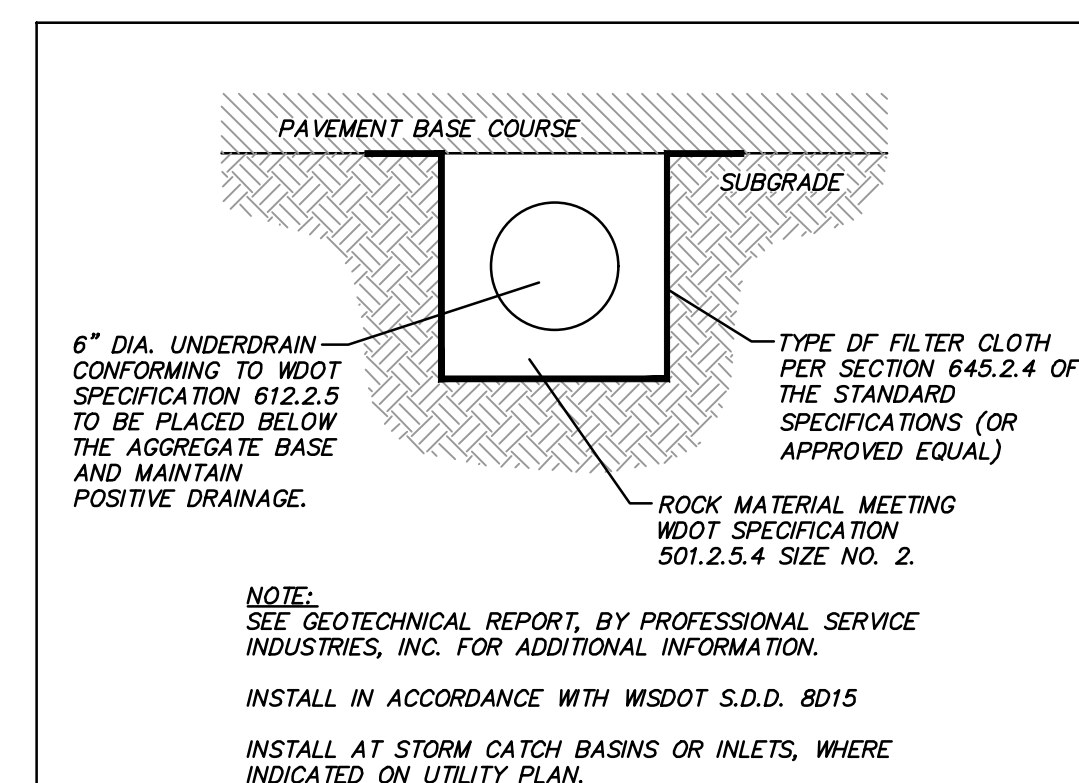


DRAIN TILE RISER DETAIL

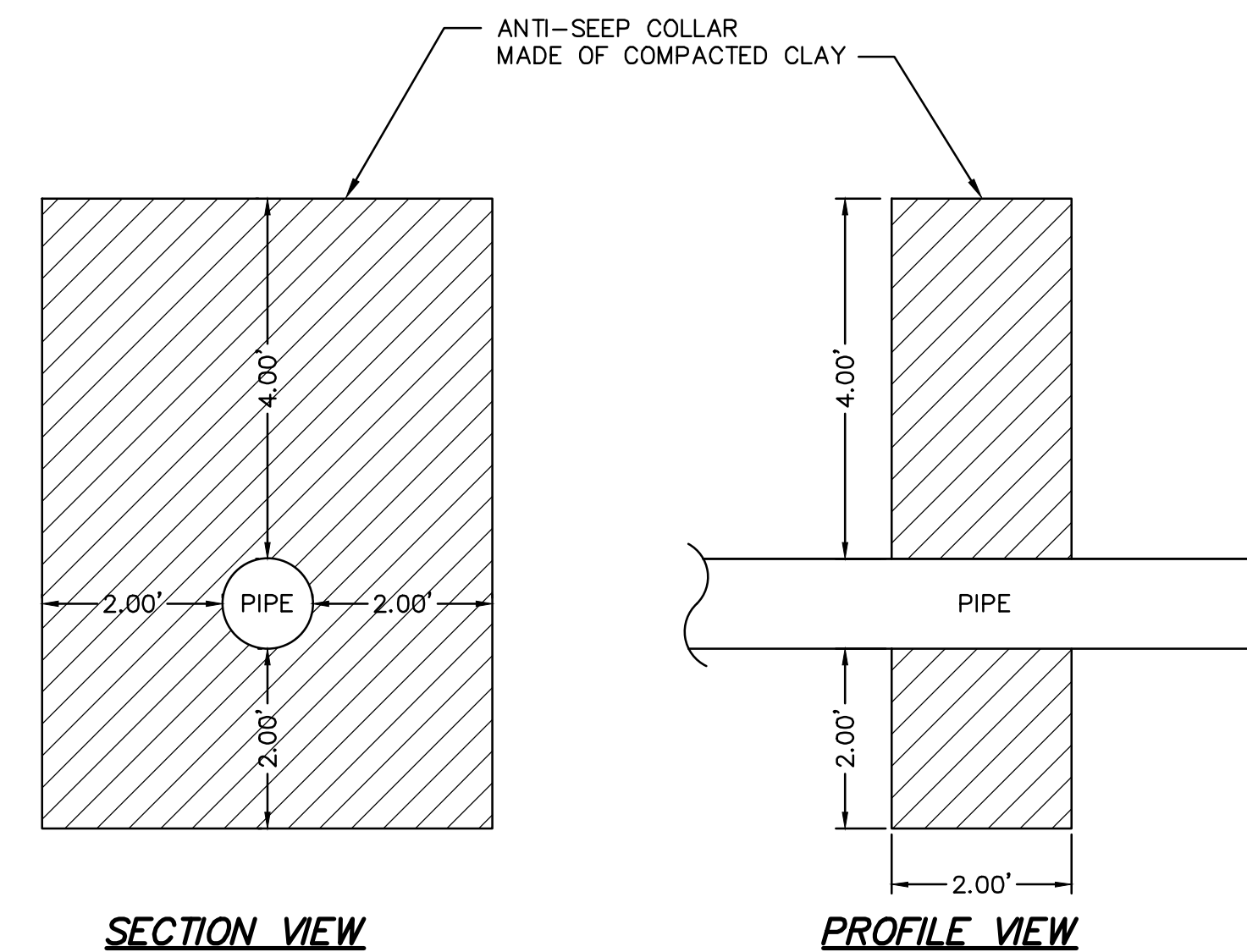


DRAIN TILE SECTION

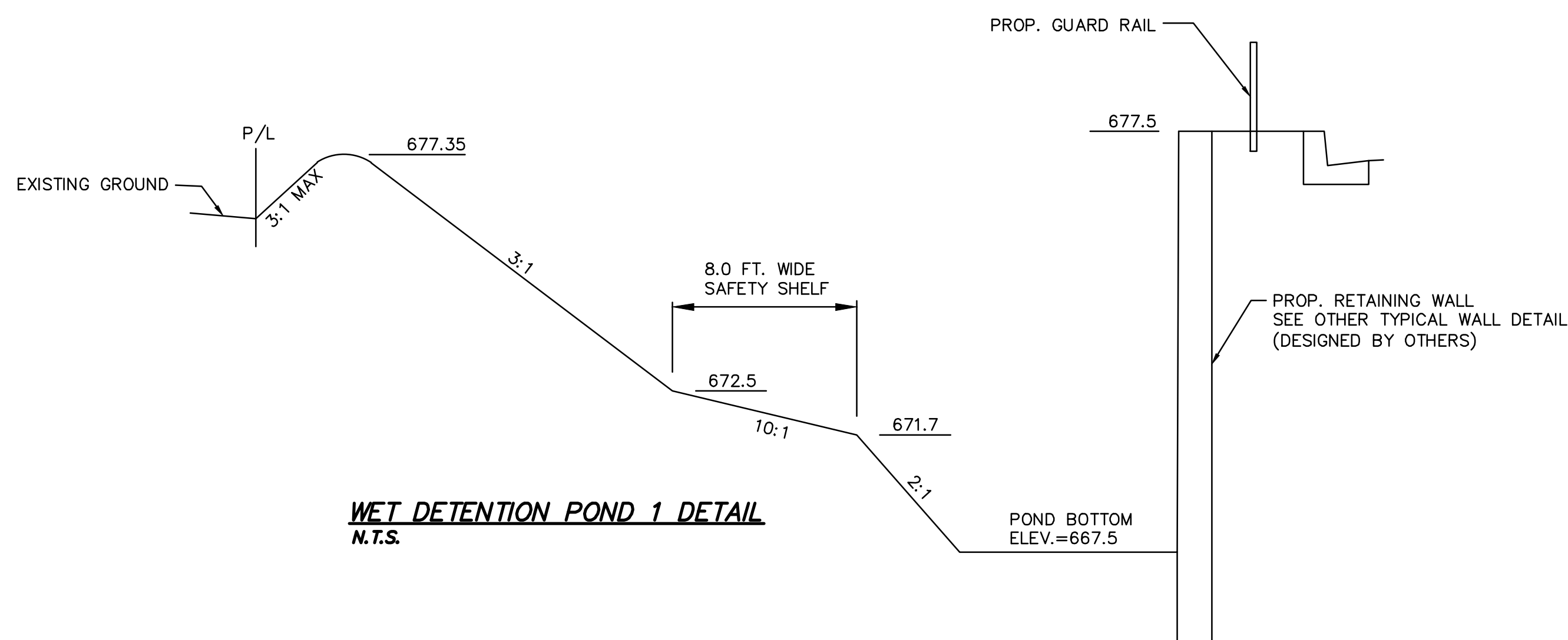
NOTE:
SEE PLAN FOR LOCATIONS.
DRAIN TILE RISERS:
RISER 420
RISER 415
RISER 214
RISER 212



UNDERDRAIN DETAIL



ANTI-SEEP COLLAR DETAIL



WET DETENTION POND 1 DETAIL
N.T.S.

POND CLAY LINER & EMBANKMENT NOTE:

THE ENTIRE POND AREA, FROM THE BASE OF THE EMERGENCY SPILLWAY TO THE BOTTOM, SHALL BE UNDERCUT TO A MINIMUM DEPTH OF 2 FEET, SCARIFIED TO A DEPTH OF 6 INCHES AND COMPACTED AS STRUCTURAL FILL. THE UNDERCUT AREA SHALL THEN BE FILLED WITH CLAY AND COMPACTED AS STRUCTURAL FILL. IF THE POND IS CUT INTO SUITABLE CLAY, THE ENTIRE POND SHALL BE SCARIFIED TO A DEPTH OF 1 FOOT AND RECOMPACTED AS STRUCTURAL FILL. THE EMBANKMENT FOR STORMWATER PONDS SHALL BE PLACED IN STRICT CONFORMANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.

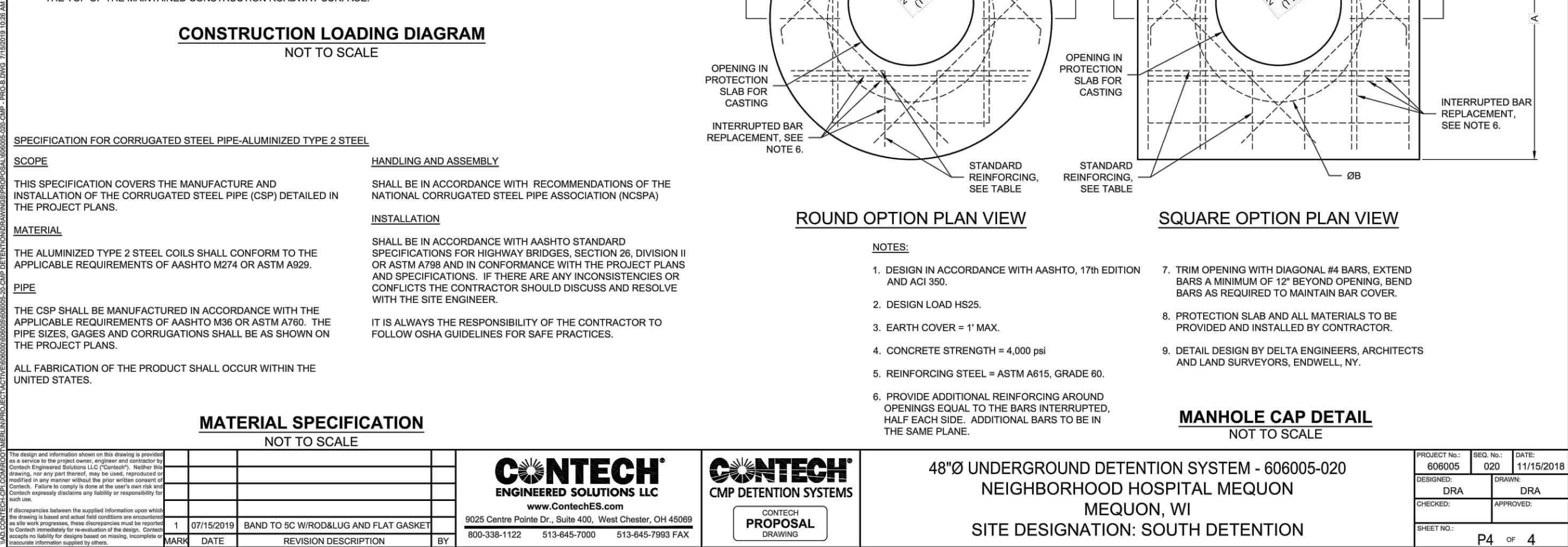
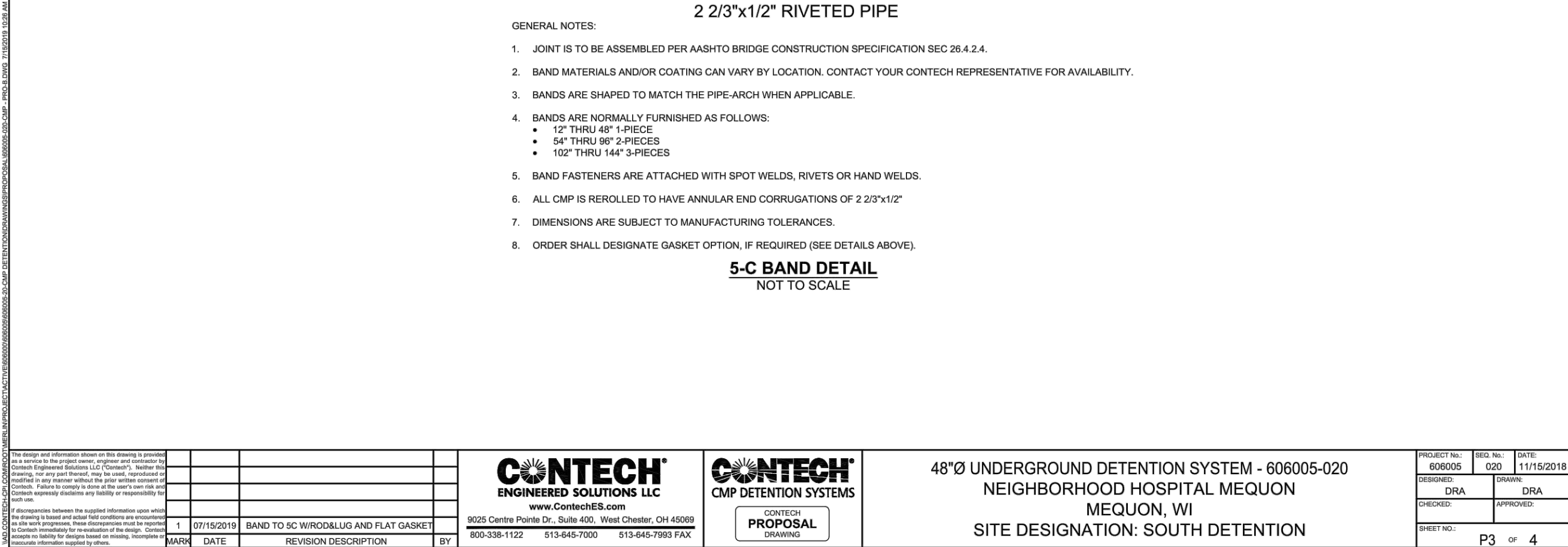
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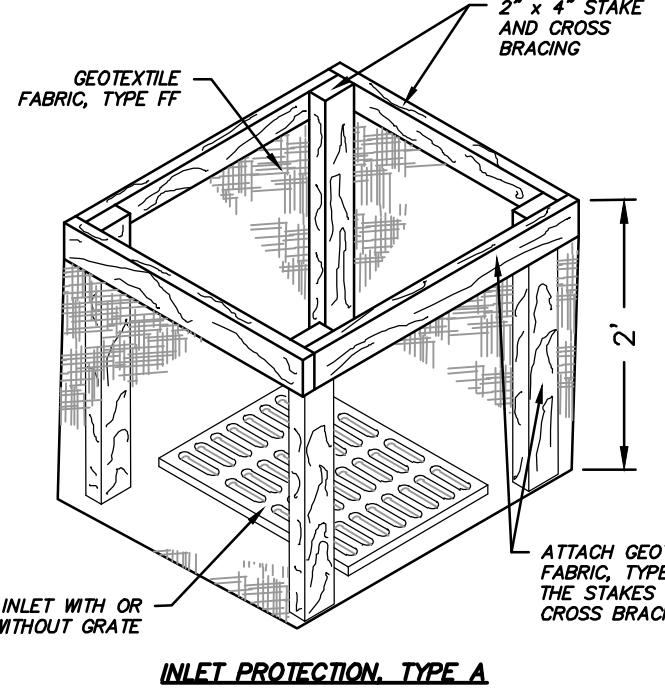
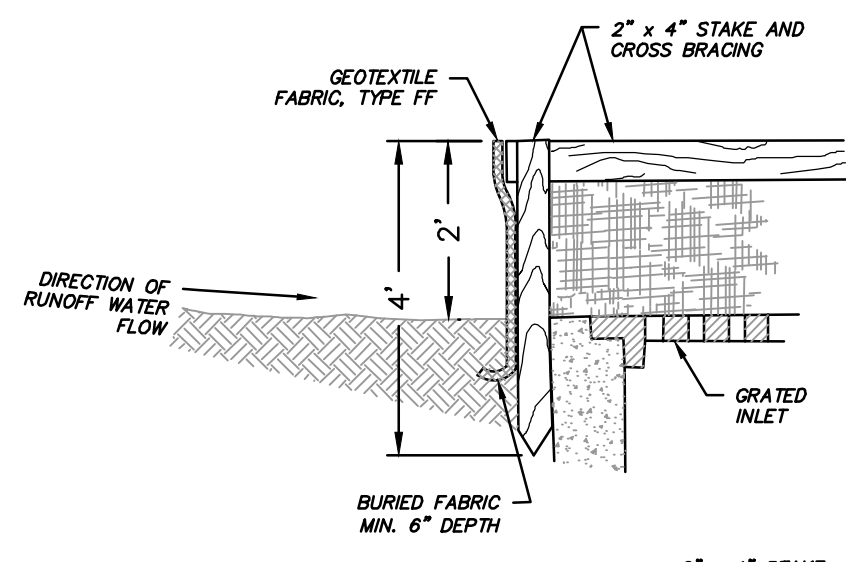
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DATE: 3/29/2019
SCALE: N.T.S.
JOB NO. 3170353
PROJECT MANAGER: ROBERT J. HARLEY, P.E.
DESIGNED BY: JAH
CHECKED BY: RJH
SHEET NUMBER
C503



FROEDTERT COMMUNITY HOSPITAL - MEQUON
MEQUON, WI

**UNDERGROUND DETENTION
SYSTEM DETAILS**



- 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.

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 WISDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

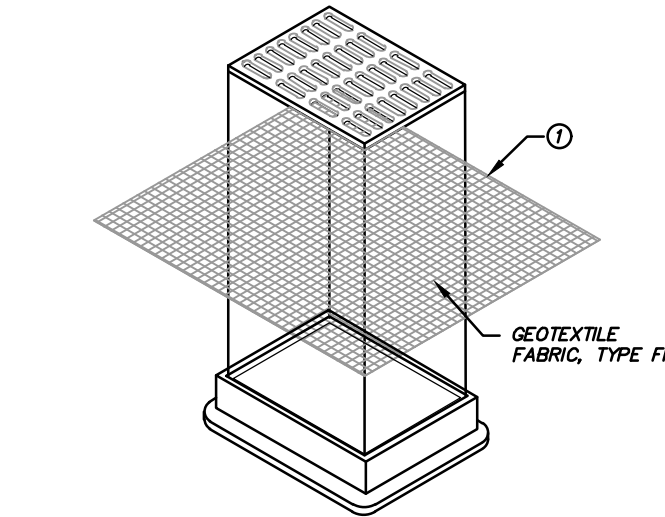
TYPE A IS TO BE USED PRIOR TO PAVING AND TYPED B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.

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

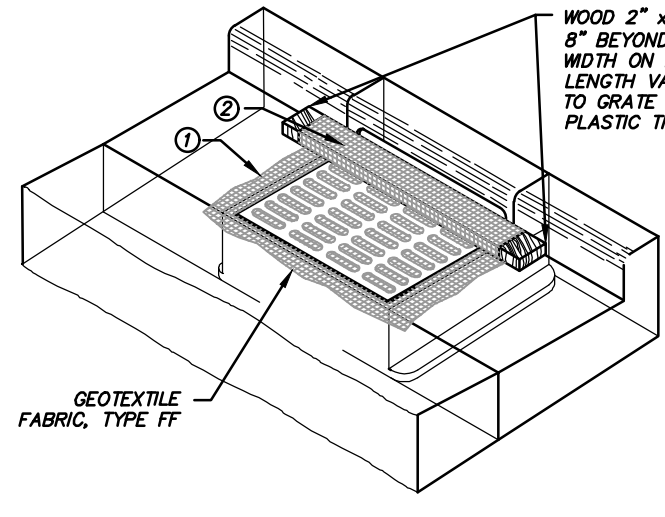
TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE.

TYPE D SHALL BE USED 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.)



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



INLET PROTECTION, TYPE C
(WITH CURB BOX)

INSTALLATION NOTES:

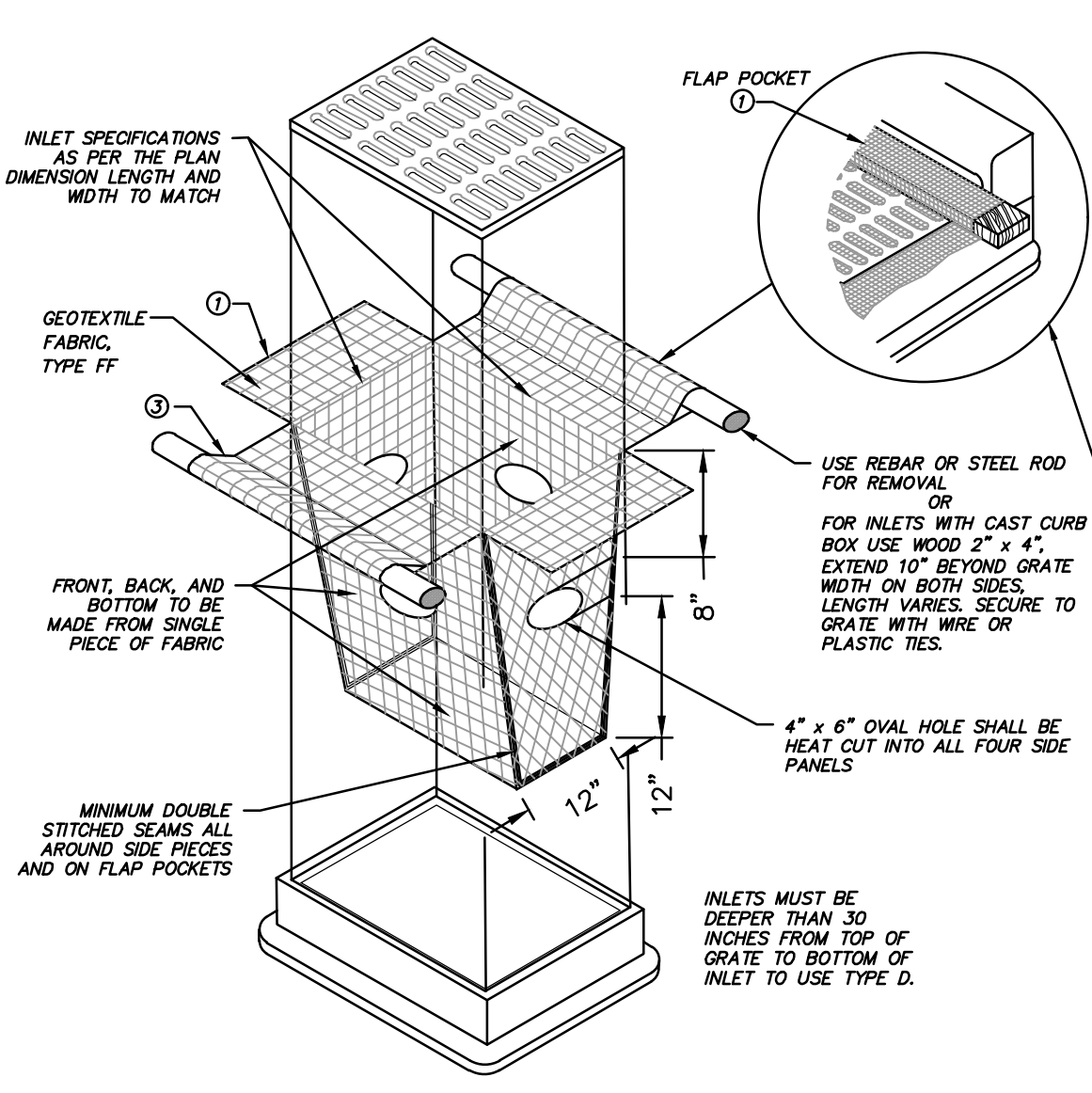
TYPE B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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 UNCH 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.



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

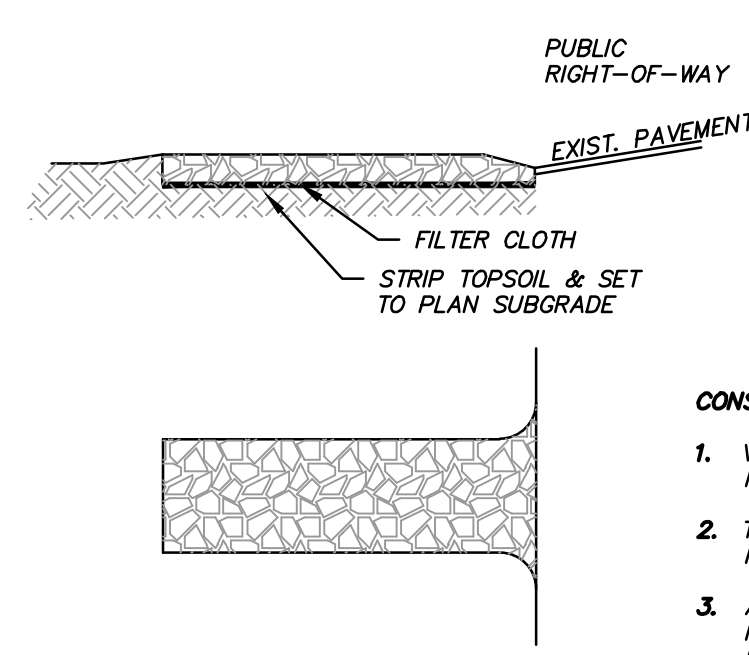
MAINTENANCE:

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

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.

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. 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 IMPROVE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.



CONSIDERATIONS:

- VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
- THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
- 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:

- TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
- THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
- THE AGGREGATE FOR TRACKING PADS SHALL BE 3"- 6" CLEAR OR WASHED STONE. ALL MATERIAL SHALL BE RETAINED ON A 3-INCH SIEVE.
- 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 WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
- THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
- 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. MAINTENANCE

- ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
- 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.
- THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
- A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

STONE TRACKING PAD DETAIL
(ROCK CONSTRUCTION ENTRANCE)
(NOT TO SCALE)

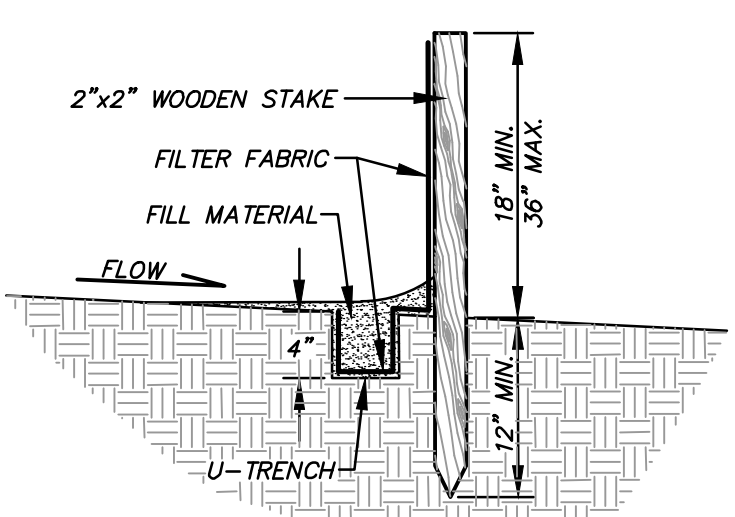
STORM DRAIN INLET PROTECTION DETAILS

MAINTENANCE, INSPECTIONS AND REPORTING

- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BEFORE CONSTRUCTION ACTIVITIES BEGIN IN EACH RESPECTIVE PROJECT PHASE. PRACTICES SHALL BE CHECKED FOR EFFECTIVENESS WEEKLY AND FOLLOWING RAINFALL EVENTS ONE HALF INCH OR GREATER. ANY DEVICES NEEDING REPAIR SHALL BE ADDRESSED IMMEDIATELY.
- TEMPORARY SEDIMENT BASINS SHALL BE CLEANED OUT WHEN THE SEDIMENT LEVELS HAVE REACHED THREE AND ONE HALF FEET FROM THE PERMANENT STORAGE DESIGN ELEVATION. IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY.
- STORM DRAIN INLET PROTECTION SCREENS SHALL BE REPLACED WHEN SEDIMENT COLLECTED IN THE DEVICE HAS REDUCED THE CAPACITY BY HALF. ACCUMULATED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
- SILT FENCES SHALL BE REPAIRED WHEN SEDIMENT HAS REACHED HALF THE HEIGHT OF THE FENCE. SILT FENCES HAVE A LIFE SPAN OF ONE YEAR, AND SHALL BE REPLACED WHEN WORN OUT. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
- ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED AND MULCH IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS 1058 AND 1059. SEEDED AREAS SHALL BE FERTILIZED, RESEED AND MULCHED AS NECESSARY. INSPECT SEEDED AREAS WEEKLY AFTER PLANTING TO ENSURE THAT VEGETATION IS ADEQUATELY ESTABLISHED. LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED. PERMANENT SEEDED AREAS ARE DEPICTED ON THE LANDSCAPE PLAN, LABELED "LAWN".
- MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
- TEMPORARY DIVERSIONS SHALL BE COVERED WITH EROSION CONTROL MATTING IMMEDIATELY FOLLOWING CONSTRUCTION. STABILIZATION OF DIVERSIONS SHALL BE INSPECTED AND REPAIRS MADE AS NECESSARY.
- EROSION CONTROL MATTING SHALL BE INSPECTED WEEKLY, AND AFTER EACH SIGNIFICANT RAINFALL, BARE SPOTS, MISSING OR LOOSENED MATTING SHALL BE REPLACED AND/OR RE-ANCHORED. ANY EROSION CONTROL MATTING WHICH HAS BECOME DAMAGED, UNDERMINED OR OTHERWISE INEFFECTIVE SHALL BE REMOVED AND REPLACED.
- STONE TRACKING PAD SHALL BE SCRAPED OR TOP DRESSED WHEN EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

THE FOLLOWING CONSTRUCTION SITE INSPECTIONS SHALL BE PERFORMED BY THE CONTRACTOR, AND ARE REQUIRED PER THE NR 216 GENERAL PERMIT:

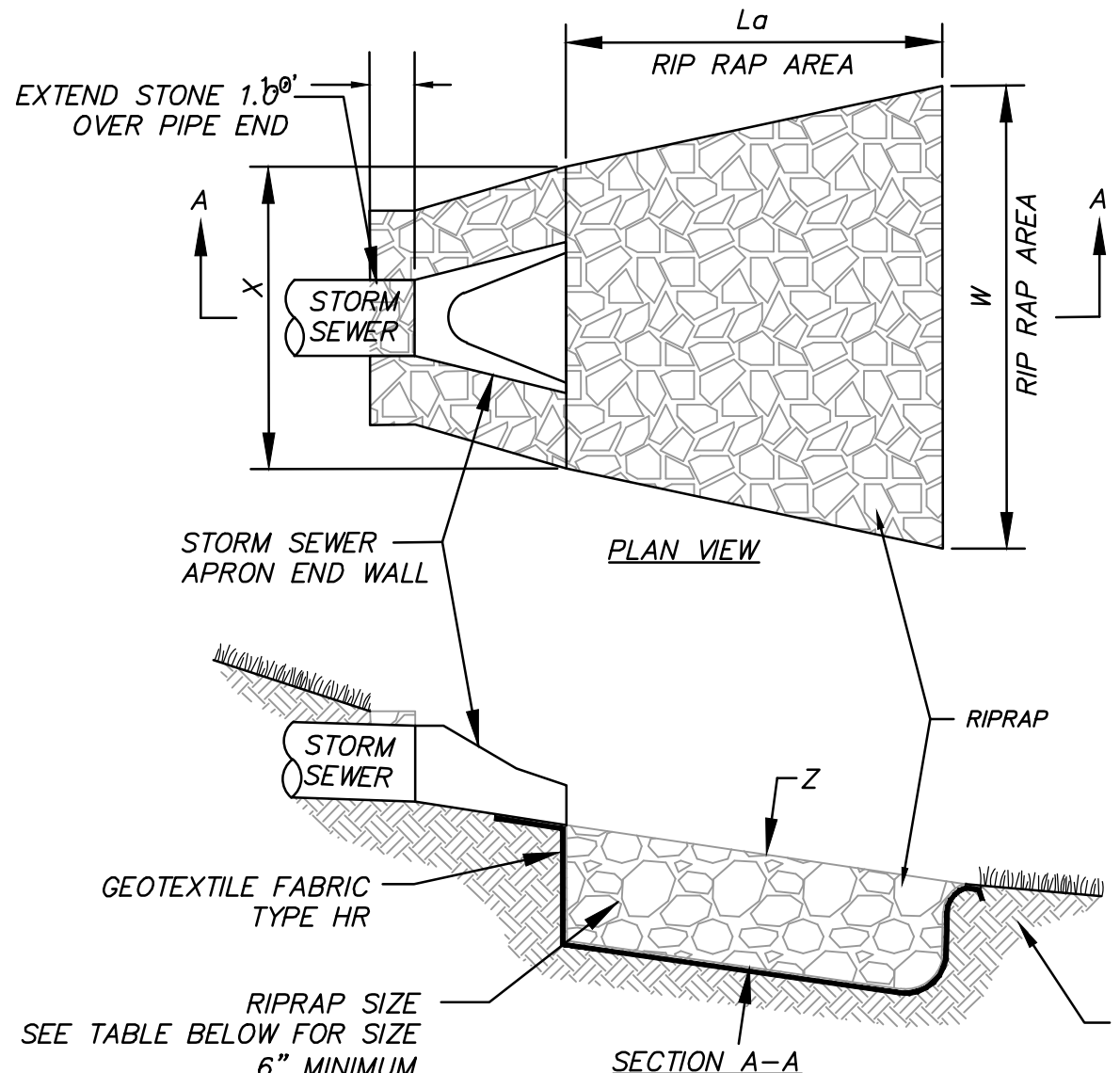
- CONDUCT WEEKLY INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES, AND REPORTING.
- INSPECTIONS OF EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5 INCHES OR GREATER, AND REPORTING.
- REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR DEPARTMENT NOTIFICATION THAT A REPAIR OR REPLACEMENT IS NEEDED.
- MAINTAIN WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED AT THE CONSTRUCTION SITE. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
A. DATE, TIME AND LOCATION OF THE CONSTRUCTION SITE INSPECTION.
B. NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
C. ASSESSMENT OF THE CONDITION OF EROSION AND SEDIMENT CONTROLS.
D. DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED.
E. DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING ACTIVITY AT THE CONSTRUCTION SITE.



NOTES:

- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY AND/OR WITHIN 24 HOURS OF CONSTRUCTING DITCHES, DIVERSIONS, OR OTHER CHANNELS.
- SILT FENCE FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
A. GRAB STRENGTH: 100 LBS. (ASTM D-1682)
B. MULLEN BURST: 200 PSI MIN. (ASTM D-3786)
C. EQUIVALENT OPENING SIZE:
BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE,
BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
D. WATER FLOW RATE OF 10 GAL/MIN/SQ. FT. AT 50 MM CONSTANT HEAD (ASTM D-4491)
E. ULTRA VIOLET RADIATION STABILITY OF 90%
F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT, A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
- INSTALLATION PROCEDURE AS FOLLOWS:
A. EXCAVATE A U-TRENCH UPSLOPE FROM THE LINE OF STAKES.
B. INSTALL SILT FENCE IN TRENCH. CARE SHOULD BE TAKEN TO AVOID TEARING FABRIC. TORN FABRIC SHALL BE REMOVED AND A NEW SEGMENT OF SILT FENCE SHALL BE PLACED. STAKES SHALL BE GIVEN A MINIMUM OF 12" DEEP. SILT FENCE SHALL BE A MINIMUM OF 18" AND A MAXIMUM OF 36" IN HEIGHT.
C. FIT LOWER 8" OF FILTER FABRIC INTO U-TRENCH. BACKFILL AND COMPACT U-TRENCH.
4. SILT FENCE SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING PERIODS OF PROLONGED RAIN. REPAIR OR REPLACEMENT SHALL BE MADE IMMEDIATELY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT OR WHEN DEPOSITS REACH ONE HALF THE HEIGHT OF THE BARRIER.
- SILT FENCE SHALL BE REMOVED ONLY WHEN THE THREAT OF EROSION HAS PASSED AND PERMANENT VEGETATION HAS BEEN ESTABLISHED.

SILT FENCE DETAIL



OUTLET I.D.	L _a	X	W	Z	RIPRAP SIZE
FES 400	10'	3'	11'	1'	6 INCH
FES 500	10'	4.5'	11.5'	1'	6 INCH
FES 720	10'	2'	10.66'	1'	6 INCH

GEOTEXTILE FABRIC SHALL COMPLY WITH THE SECTION 606 OF THE STATE OF WISCONSIN STANDARD FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIPRAP OUTFALL DETAIL

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MEQUON, WI

EROSION CONTROL DETAILS

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C. Geotextile Bags

1. Geotextile bags shall meet the criteria listed in Table 1.

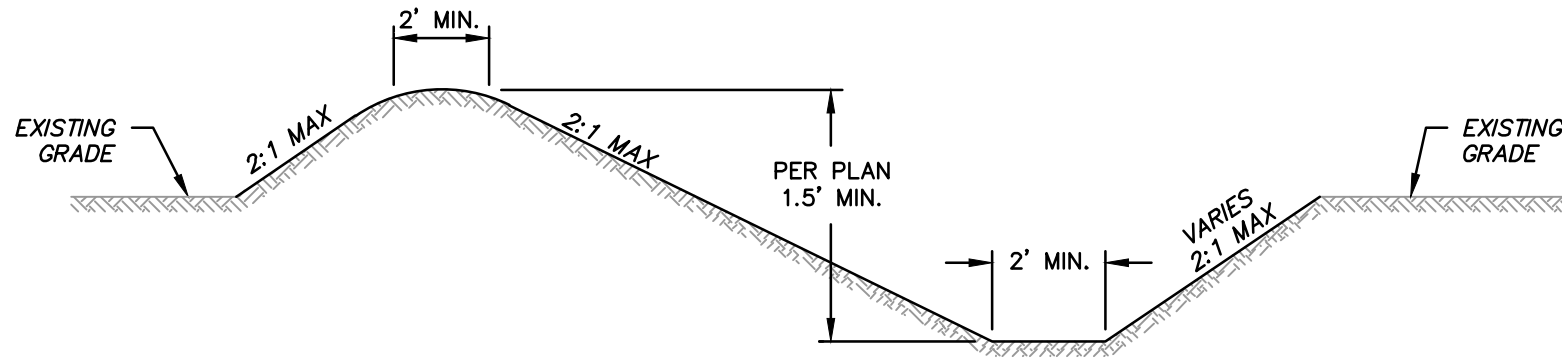
Table 1: Properties for Geotextile Bags

Property	Test Method	Type I Value	Type II Value
Maximum Apparent Opening Sizes	ASTM D-4751	0.212 mm	0.212 mm
Grab Tensile Strength	ASTM D-4632	200 lbs.	300 lbs.
Mullen Burst	ASTM D-3786	350 psi	580 psi
Permeability	ASTM D-4491	0.28 cm/sec	0.2 cm/sec
Fabric	Normal Representative Weight	8 oz	12 oz

2. Geotextile bags shall be sized according to the particle size being trapped, expected flow or pumping rate (gallons per minute) per square foot of fabric and a 50% clogging factor. The footprint of the bag shall be no smaller than 100 square feet.
3. Geotextile bags shall be securely attached to the discharge pipe.
4. Polymers can be used to enhance the efficiency of geotextile bags. If polymer is used, the polymer shall be approved by the WDNR and meet the criteria stipulated in WDNR Conservation Practice Standard 1051, Sediment Control Water Application of Polymers. The polymer supplier or applicator shall provide certifications showing that products have met the performance requirements of Standard 1051. If the manufacturer has not completed the required testing, the project may be used to gain that certification provided it meets the site requirements of Standard 1051. Any such testing will be monitored by DNR or WisDOT, with testing done by a qualified third party.

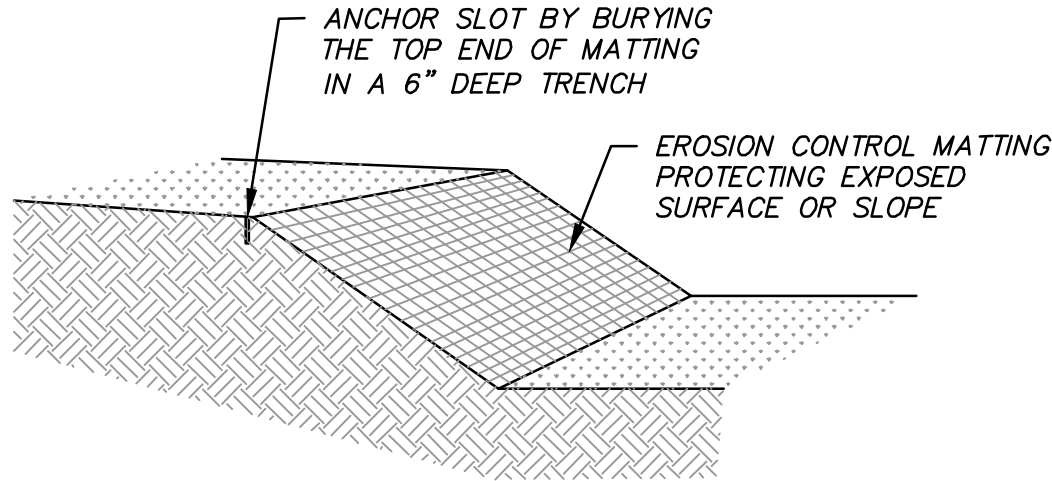
1. ALL WATER PUMPED SHALL BE DISCHARGED THROUGH GEOTEXTILE BAGS, OR DIRECTLY TO THE TEMPORARY SEDIMENT BASIN.
2. INSTALL GEOTEXTILE BAGS UPON A STABILIZED AREA. THIS CAN BE EITHER UNDISTURBED VEGETATED SOIL OR NEWLY GRADED AREAS WHICH HAVE BEEN STABILIZED WITH EROSION MATTING.
3. GEOTEXTILE BAGS SHALL MEET SPECIFICATIONS OF WDNR TECHNICAL STANDARD 1061 (SEE ABOVE).
4. REMOVE ACCUMULATED SEDIMENT FROM GEOTEXTILE BAGS TO MAINTAIN EFFECTIVENESS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE TO WATERS OF THE STATE.
5. THE CONTRACTOR SHALL PROCURE A PERMIT FROM WDNR PRIVATE WATER SUPPLY SECTION FOR ANY DEWATERING OPERATIONS HAVING AN AGGREGATE CAPACITY EXCEEDING 70 GALLONS PER MINUTE.

GEOTEXTILE BAGS



DIVERSION BERM
(NOT TO SCALE)

1. DIVERSION TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1066.
2. DIVERSION TO BE STABILIZED WITH EROSION MAT PRIOR TO USE.
3. DIVERSIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
4. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
5. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE-HALF THE HEIGHT OF THE DIVERSION BERM. PROPERLY DISPOSE OF ANY SEDIMENT REMOVED FROM THE DIVERSION.
6. DIVERSIONS SHALL BE REMOVED AND THE AREA STABILIZED ACCORDING TO CONSTRUCTION PLANS.



- NOTES:**
1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
 2. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 628 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1052 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.
 3. INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.
 4. THE MATTING SHALL BE ANCHORED PER MANUFACTURER REQUIREMENTS
 5. THE MATTING SHALL BE ANCHORED TO THE GROUND PER MANUFACTURER REQUIREMENTS
 6. TEMPORARY EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS I, TYPE B AND PERMANENT EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS III, TYPE A
 7. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.
 8. FOR CHANNEL APPLICATIONS, EXTEND MAT UPSLOPE ONE-FOOT MINIMUM VERTICALLY FROM DITCH BOTTOM OR SIX-INCHES HIGHER THAN DESIGN FLOW, WHICHEVER IS GREATER.

EROSION CONTROL MATTING DETAIL

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MEQUON, WI

EROSION CONTROL DETAILS

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JOB NO. 3170353
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.
DESIGNED BY: JAH
CHECKED BY: RJH

SHEET NUMBER
C506

DATE	DESCRIPTION
04/26/2019	CONSTRUCTION DOCUMENTS
06/11/2019	ADDENDUM 2/CITY REVIEW COMMENTS
08/17/2020	CB #02

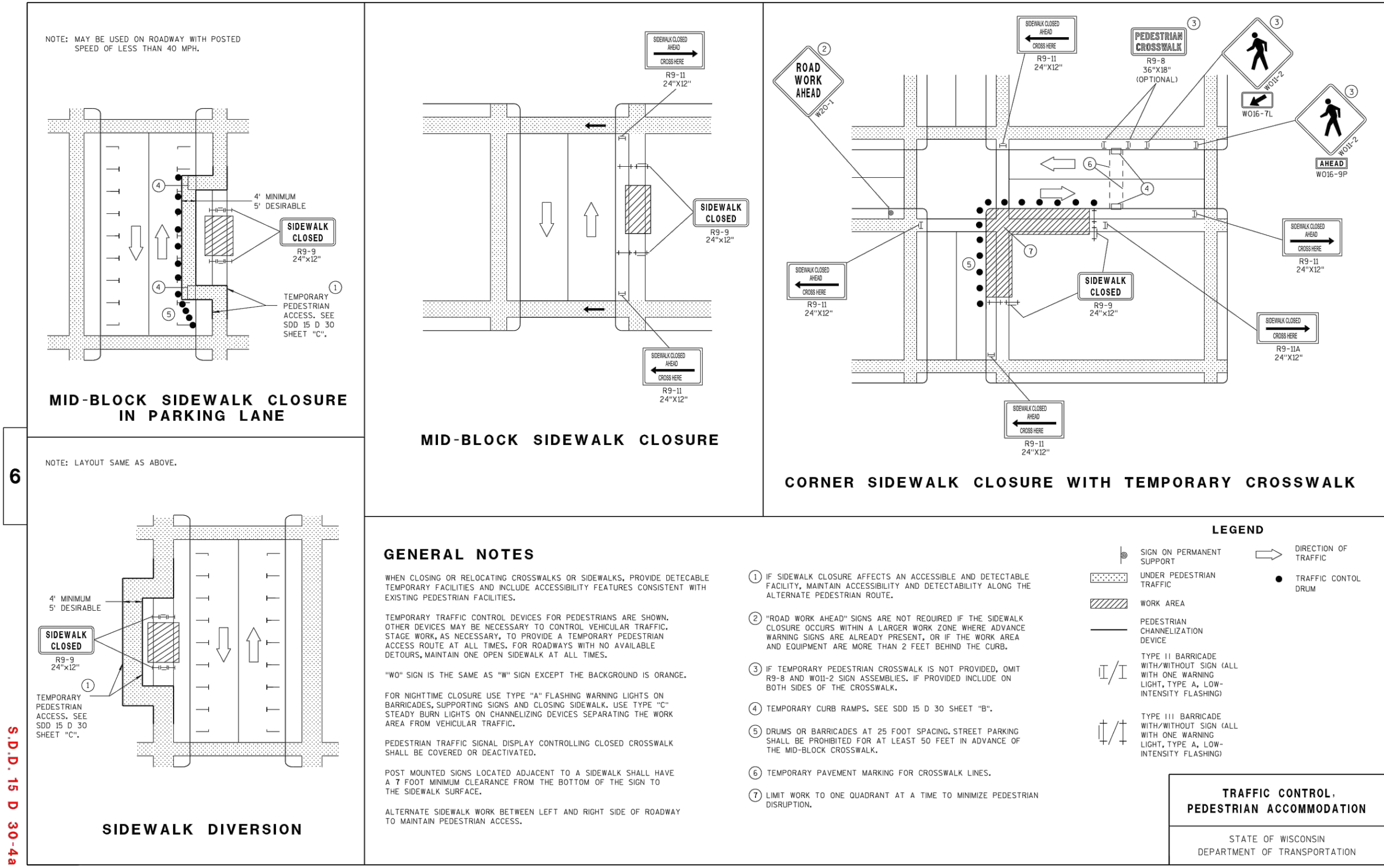


CREATIVITY BEYOND ENGINEERING

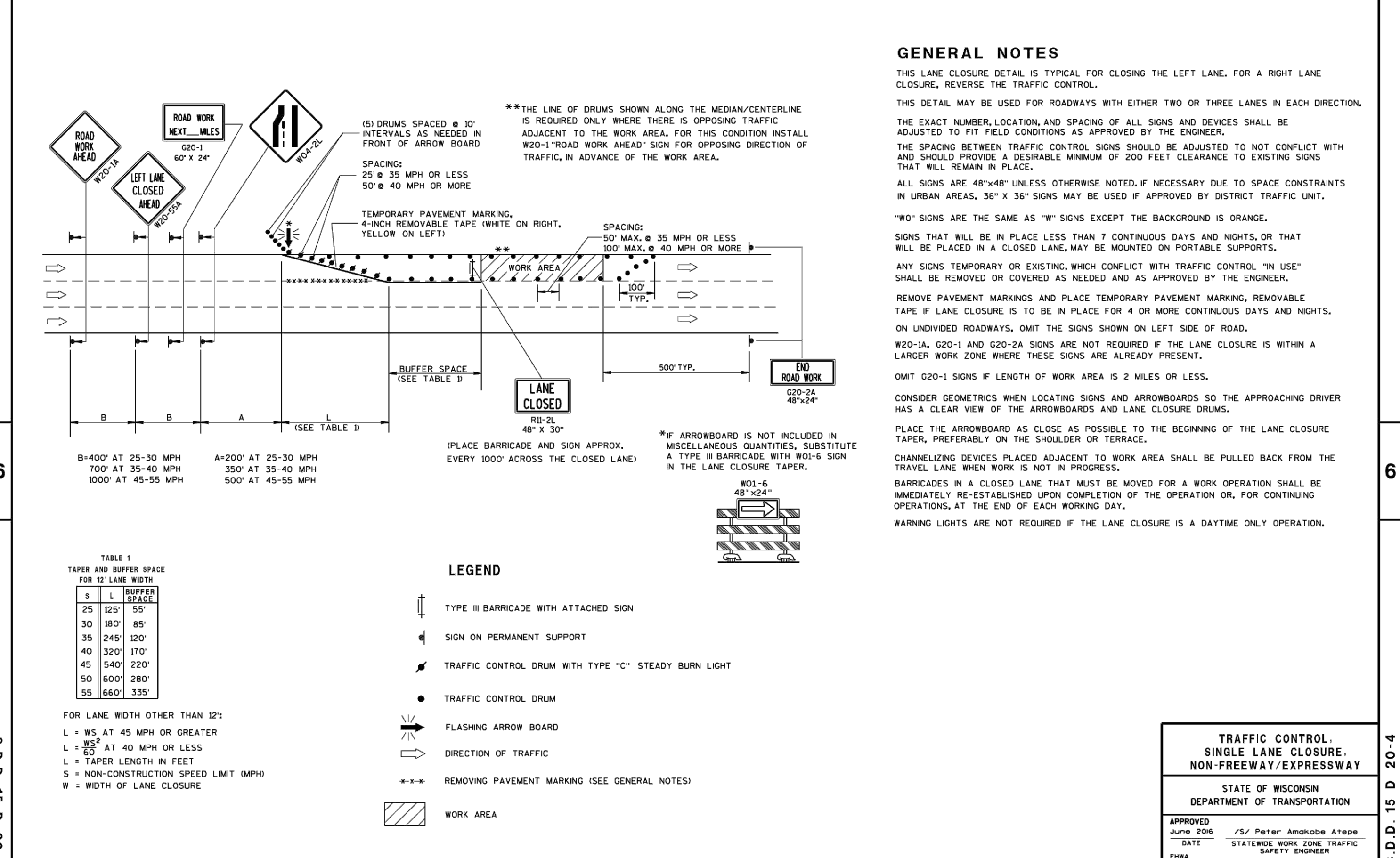
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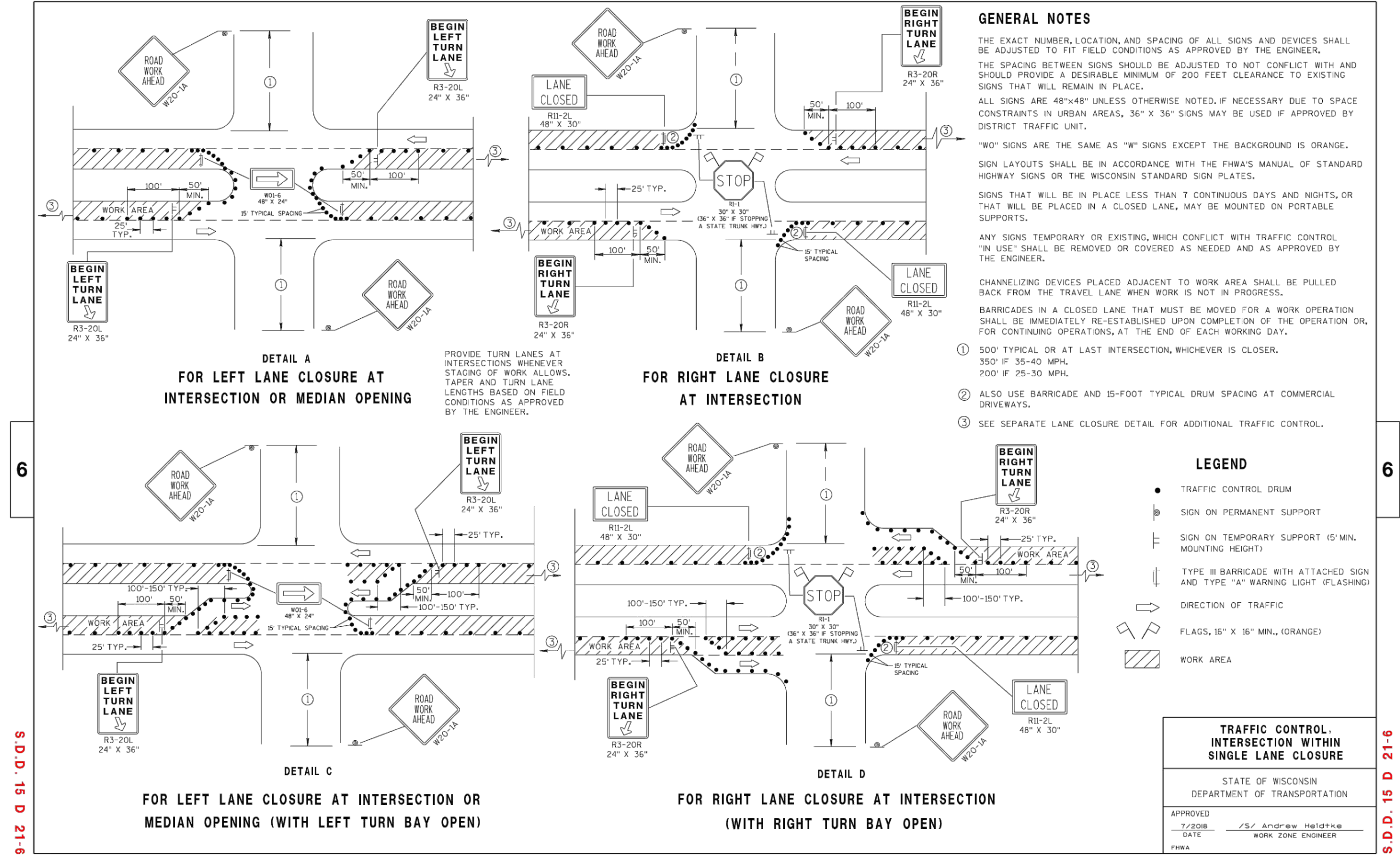
SDD 15d30-a Traffic Control, Pedestrian Accommodation



SDD 15d20 Traffic Control, Single Lane Closure, Non Freeway/Expressway



SDD 15d21 Traffic Control, Intersection within Single Lane Closure



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FROEDTERT COMMUNITY HOSPITAL - MEQUON

MEQUON, WI

TRAFFIC CONTROL DETAILS

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JOB NO. 3170353
PROJECT MANAGER: ROBERT J. HARLEY, P.E.
DESIGNED BY: JAH
CHECKED BY: RJH
SHEET NUMBER C507

SPECIFICATIONS

A. GENERAL

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY 3 DAYS PRIOR TO THE START OF CONSTRUCTION.
2. 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.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN THEIR PROPOSAL. THE CONTRACTOR SHALL BASE THEIR BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
5. 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 ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF THEIR INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
11. SUBMITTALS:
- A. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION
- a. IS DIFFERENT FROM THAT SPECIFIED OR
- b. IS PART OF THE WORK THAT WILL BE DEDICATED AS A PUBLIC UTILITY OR ROADWAY AT THE END OF THE PROJECT OR
- c. IF REQUIRED BY THE MUNICIPAL ENGINEER.
- B. FOR UTILITY OR ROAD WORK THAT WILL BE DEDICATED TO A MUNICIPALITY, CONTRACTOR MUST MAKE SUBMITTALS TO THE MUNICIPALITY AS WELL AS ENGINEER.
- C. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. RELATED TO THE DESIGN 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 THE PROJECT. ALL SUBMITTALS NOT PROPERLY IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.
- D. ALL DOCUMENTS SUBMITTED FOR REVIEW MUST INDICATE WHAT PART OF THE DESIGN THEY RELATE TO.
- E. CONTRACTOR SHALL ALLOW A MINIMUM OF 10 WORKING DAYS FOR SUBMITTAL REVIEW.
- F. SUBSTITUTION REQUESTS
- a. IF A SUBSTITUTION IS REQUESTED, CONTRACTOR SHALL SUBMIT A SHOP DRAWING AND/OR MANUFACTURER'S DATA AND AN EXPLANATION AS TO EXACTLY HOW THE PROPOSED SUBSTITUTION MEETS THE PROPOSED DESIGN TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED.
- b. THE CONTRACTOR SHALL ALSO INDICATE WITH THE SUBSTITUTION REQUEST THE AMOUNT THAT WILL BE CREDITED FROM THE CONTRACT AMOUNT TO THE OWNER IF THE SUBSTITUTION IS APPROVED.
- c. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S APPROVAL IS GIVEN.

B. EROSION CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WPDES DISCHARGE PERMITS (IF APPLICABLE), AND THE CITY OF MEQUON EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD.
3. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH THE DNR WPDES GENERAL PERMIT.
4. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL 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. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
5. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS 1059 AND 1058.
6. TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.21.5.1.4 OF THE WISDOT STANDARD SPECIFICATIONS. USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
7. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
8. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE. THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
9. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
10. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
11. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
12. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
14. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

C. GRADING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE GEOTECHNICAL REPORT AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. A CITY OF MEQUON FILLING AND EXCAVATING PERMIT IS REQUIRED WITH IMPORTS OR EXPORTS GREATER THAN 25 CUBIC YARDS.
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AN ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
8. TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

D. PAVING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE (1 1/4-INCH) DENSE GRADED BASE IN ACCORDANCE WITH SUBSECTION 305.2.2 OF THE STANDARD SPECIFICATIONS.
4. HOT MIX ASPHALT PAVEMENT (HMA) SHALL BE CLASSIFIED AS (LT) IN ACCORDANCE WITH SECTION 460 AND TABLE 460-2 OF THE STANDARD SPECIFICATIONS.
5. ASPHALTIC MATERIALS SHALL BE PERFORMANCE GRADED (PG) BINDERS IN ACCORDANCE WITH SECTION 455 OF THE STANDARD SPECIFICATIONS. UPPER LAYERS SHALL BE (58-28), AND LOWER LAYERS SHALL BE (58-28 S).
6. AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SUBSECTION 460.2.2.3 OF THE STANDARD SPECIFICATIONS. THE NOMINAL AGGREGATE SIZE FOR THE UPPER LAYER PAVEMENT SHALL BE (9.5 MM), AND THE LOWER LAYER PAVEMENT SHALL BE (19.0 MM).
7. TACK COAT SHALL BE IN ACCORDANCE WITH SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.050-0.070 GAL/SY.
8. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL BE GRADE A (OR GRADE A2 IF PLACING BY SLIP-FORMED PROCESS) AIR ENTRAINED IN ACCORDANCE WITH SECTION 501 FOR THE STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
9. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS: SECTION 415 FOR CONCRETE PAVEMENT, SECTION 601 FOR CONCRETE CURB AND GUTTER, AND SECTION 602 FOR CONCRETE SIDEWALKS.
10. ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE 2, IN ACCORDANCE WITH SECTION 415 OF THE STANDARD SPECIFICATIONS.
11. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. (COLOR SHALL BE AS INDICATED ON THE PLANS.) THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:
- PARKING STALLS: WHITE
- PEDESTRIAN CROSSWALKS: WHITE
- LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
- LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
- ADA SYMBOLS: BLUE OR PER LOCAL CODE
- FIRE LANES: PER LOCAL CODE
- EXTERIOR SIDEWALK CURBED, LIGHTPOLE BASES, AND GUARD POSTS: YELLOW

E. PUBLIC WATER MAIN

1. PUBLIC WATER MAIN WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW), AND THE LATEST EDITION OF THE CITY OF MEQUON'S STANDARD SPECIFICATIONS FOR LAND DEVELOPMENT.
2. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF PUBLIC WATER MAIN INSTALLATION DURING CONSTRUCTION, FOR THE PURPOSE OF PROVIDING APPROVED RECORD DRAWINGS TO THE CITY OF MEQUON, PER THE REQUIREMENTS OF THE CITY OF MEQUON SPECIFICATIONS FOR LAND DEVELOPMENT CHAPTER 8. AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE CITY ENGINEER UPON COMPLETION OF THE UTILITY INSTALLATION.

F. UNDERGROUND DETENTION SYSTEM

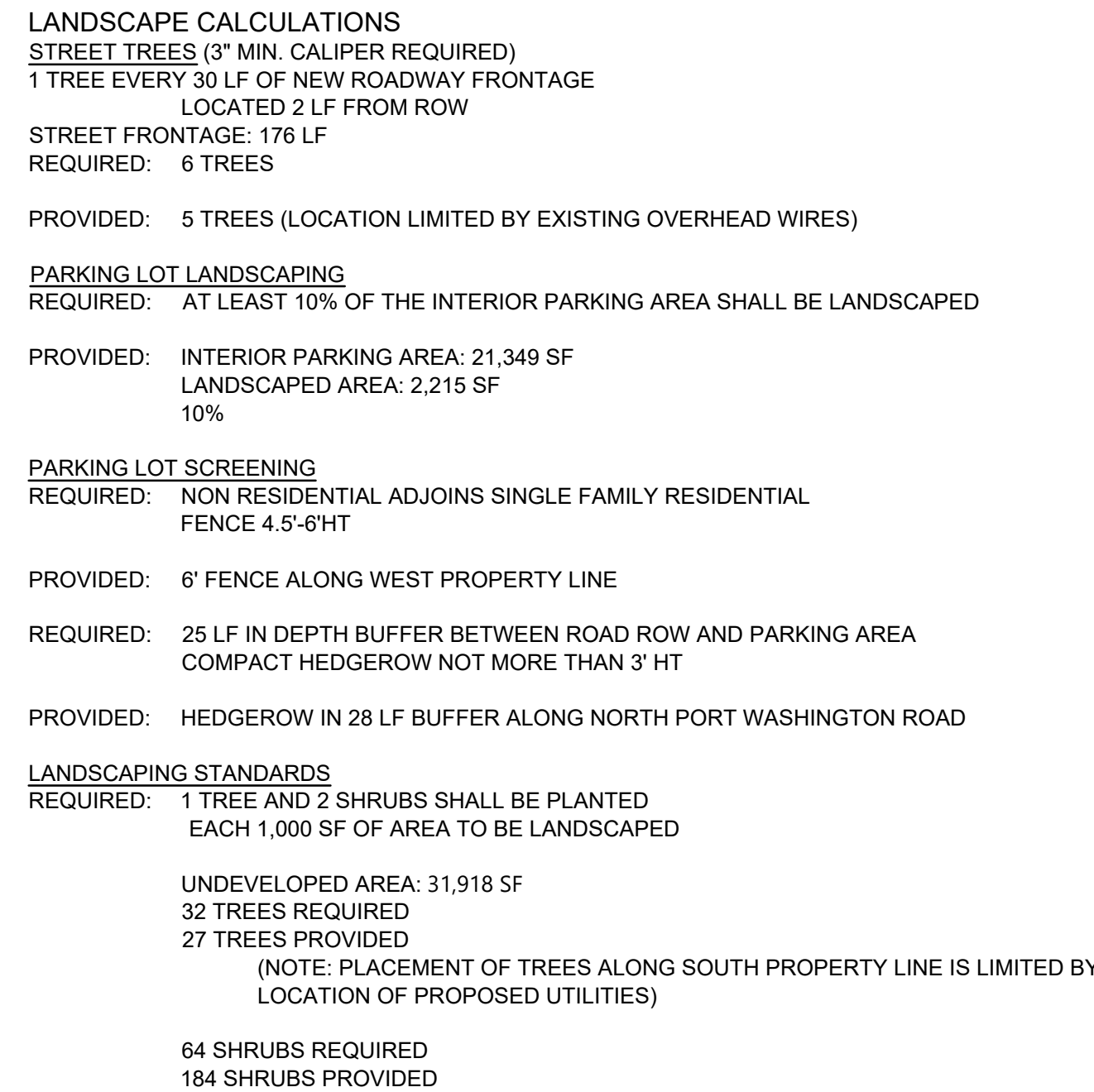
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE UNDERGROUND DETENTION SYSTEM FROM THE MANUFACTURER FOR APPROVAL. THESE DRAWINGS SHALL INCLUDE BUT NOT BE LIMITED TO DETAILS (JOINTS, BACKFILL, RISER CONNECTIONS), MATERIAL SPECIFICATIONS (CASTINGS, PIPE AND BACKFILL), INSTALLATION AND HANDLING REQUIREMENTS, WELDED JOINT SPECIFICATIONS AND DETAILS, PIPE FLOTATION RESTRAINTS AND DETAILS IF NEEDED, AND OUTLET STRUCTURE SHOP DRAWINGS.
2. UNDERGROUND DETENTION SYSTEM MATERIALS INSTALLATION SHALL CONFORM TO THE UNDERGROUND DETENTION SYSTEM MANUFACTURER'S SPECIFICATIONS AND DETAILS, AS INDICATED ON THE APPROVED SHOP DRAWINGS. ADDITIONALLY, WORK PERFORMED FOR THE INSTALLATION OF THE UNDERGROUND SYSTEM SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW).
3. ALL UNDERGROUND DETENTION SYSTEMS WITH PERMANENT POOLS SHALL BE FILLED WITH WATER TO THE NORMAL WATER LEVEL FOR BALLAST TO PREVENT FLOATING. COMPLETE THIS TASK IMMEDIATELY FOLLOWING PLACEMENT OF SYSTEM BACKFILL.
4. TEMPORARY COVER FOR UNDERGROUND DETENTION SYSTEMS REQUIRED: A) ALL UNDERGROUND DETENTION SYSTEMS REQUIRE TEMPORARY COVER TO SERVE FOR TWO PURPOSES: TO HANDLE CONSTRUCTION LOADS AND FOR BALLAST TO PREVENT FLOTATION DURING CONSTRUCTION. B) REGARDLESS OF UNDERGROUND DETENTION PIPE DIAMETER, PLACE A MINIMUM OF 3.0 FT OF COMPACTED EARTH AS TEMPORARY COVER ABOVE THE OUTSIDE TOP OF PIPE ELEVATION OVER THE ENTIRE DETENTION SYSTEM IMMEDIATELY AFTER INSTALLATION. SLOPE DOWN TO ANY RISER OPENINGS BELOW THIS ELEVATION AT 0.5:1 H:V. IF ADDITIONAL COVER IS NEEDED FOR CONSTRUCTION LOADS, THEN THE CONTRACTOR SHALL INCREASE COVER TO ACCOMMODATE PER MANUFACTURER RECOMMENDATIONS. C) TEMPORARY COVER SHALL NOT BE REMOVED UNTIL THE AREA IS PREPARED FOR FINAL PAVING OR LANDSCAPING, AND HEAVY CONSTRUCTION EQUIPMENT IS NO LONGER PRESENT. D) REFER TO THE 'CONSTRUCTION LOADING DIAGRAM' ON THE APPROVED SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS FOR TEMPORARY COVER. E) THE CONTRACTOR SHALL GRADE ADJACENT AREAS TO DRAIN IN THE INTERIM CONDITION WHERE TEMPORARY COVER EXCEEDS PROPOSED FINISH GRADE.
5. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF THE UNDERGROUND DETENTION SYSTEM UPON COMPLETION OF PROJECT UTILITY INSTALLATION.

G. PRIVATE UTILITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE, SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
3. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
4. PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS:
- STORM SEWER PIPE 30" OR LARGER SHALL BE REINFORCED CONCRETE, ASTM C-76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C-443.
- STORM SEWER PIPE 24" OR LESS SHALL BE EITHER:
- A) HIGH DENSITY POLYETHYLENE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS, SUCH AS ADS N-12 WT. HDPE PIPE SHALL CONFORM TO ASTM F2648 AND F2306. JOINTS SHALL BE WATER TIGHT CONFORMING TO ASTM D3212 WITH ELASTOMERIC SEALS (GASKETS) CONFORMING TO ASTM F477.
- B) POLYVINYL CHLORIDE (PVC) PIPE, ASTM D-3034, SDR 35, WITH ELASTOMERIC PUSH-ON JOINTS CONFORMING TO ASTM D-3212.
- C) REINFORCED CONCRETE, ASTM C-76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C-443.
- TRENCH SECTION SHALL BE CLASS "C" FOR CONCRETE AND CLASS "B" FOR ALL OTHER MATERIALS.
- INLETS SHALL BE SOLID CONCRETE BLOCK OR PRE CAST REINFORCED CONCRETE, ASTM C-478.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS:
- SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212.
- TRENCH SECTION SHALL BE CLASS "B" BEDDING. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR SANITARY LATERALS
7. MATERIALS FOR WATER SERVICE SHALL BE AS FOLLOWS:
- A. 6-INCH DIAMETER WATER SERVICE SHALL BE EITHER:
- A.1. PVC, SDR-18, CLASS 235, AWWA C-900, WITH ELASTOMERIC JOINTS (ASTM D-3139), WITH A VALVE AT THE SUPPLY MAIN.
- A.2. DUCTILE IRON (DI), ASTM A-377, WITH ELASTOMERIC JOINTS (AWWA C-111), WITH A VALVE AT THE SUPPLY MAIN.
- A.3. ALL FITTINGS SHALL BE MECHANICAL JOINT, DUCTILE IRON CONFORMING TO AWWA C-111.
- A.4. POLYETHYLENE WRAP SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 8.21.0 OF THE SSSWCW AND PROVIDED FOR ALL METAL PIPES AND FITTINGS.
- B. 3-INCH INTERNAL DIAMETER WATER SERVICE IN OPEN CUT TRENCH SHALL BE POLYETHYLENE TUBING SDR 9 IN ACCORDANCE WITH SECTION 8.24.0 OF THE SSSWCW AND CONFORM TO AWWA C901.
- C. 3-INCH INTERNAL DIAMETER WATER SERVICE INSTALLED DURING DIRECTIONAL DRILLING SHALL BE POLYETHYLENE TUBING. THE CONTRACTOR SHALL SUBMIT PIPE MATERIAL WITH A WISCONSIN PE STAMP FROM PIPE SUPPLIER'S ENGINEER AND SUPPLY A DIRECTIONAL DRILLING PLAN TO THE OWNER, ENGINEER AND MUNICIPALITY FOR REVIEW.
- D. HYDRANTS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
- E. GATE VALVES SHALL BE RESILIENT WEDGE TYPE, AWWA C-509, AND SHALL BE INSTALLED WITH AN ADJUSTABLE VALVE BOX AND COVER MARKED "WATER".
- F. TRENCH SECTION SHALL CONFORM TO PART 4, FILE NO. 36 OF THE STANDARD SPECIFICATIONS. SAND OR STONE CHIP BEDDING MATERIAL IS REQUIRED.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
9. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
11. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL ALSO BE INSTALLED ON ALL BURIED NON-METALLIC WATER SERVICES AND PRIVATE WATER MAINS CONNECTED TO MUNICIPAL SUPPLY SYSTEMS. TRACER WIRE SHALL BE IN ACCORDANCE WITH COMM 82.30(11)(h)(1). TRACER WIRE SHALL BE A MINIMUM OF 18-GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.
12. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF PRIVATE WATERMAIN UPON COMPLETION OF PROJECT UTILITY INSTALLATION.

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		SPECIFICATIONS	
		© COPYRIGHT 2020 R.A. Smith, Inc.	
		DATE: 3/29/2019	
		SCALE: N.T.S.	
		JOB NO. 3170353	
		PROJECT MANAGER: ROBERT J. HARLEY, P.E.	
		DESIGNED BY: JAH	
		CHECKED BY: RJH	
		SHEET NUMBER	
		C508	



The map shows a coastal area with a star indicating the study site. A north arrow and a graphic scale bar (0 to 40 km) are provided.

DIGGERS HOTLINE

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 Milwaukee Area (414) 259-1181
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www.DiggersHotline.com

**FROEDTERT COMMUNITY HOSPITAL - MEQUON
MEQUON, WI**

LANDSCAPE PLAN

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DATE: 3/29/2019
SCALE: 1" = 20'
JOB NO. 3170353
PROJECT MANAGER: ROBERT J. HARLEY, P.E.
DESIGNED BY: NJW/CNS
CHECKED BY: CNS
SHEET NUMBER
L100

1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.

2. Contractor to verify all plant quantities shown on plan list and verify with plan. Report any discrepancies immediately to general contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.

4. Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.

5. All seeded areas and planting beds require topsoil to be placed within 3" of finish grade during rough grading operations. All parking lot islands require topsoil placed to a minimum depth of 18" to insure long term plant health. These requirements should be coordinated between the general contractor, grading contractor and landscape contractor.

6. The landscape contractor to be responsible for placing a minimum depth of 3" of blended, prepared and non-compacted topsoil in all seeded areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade. Finished landscaped areas to be smooth, uniform and provide positive drainage away from all structures and pavement.

7. Tree planting (see planting detail):
Remove all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. Scarify side walls of tree pit prior to installation. Plant trees and discard non-biodegradable bark wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully backfill remaining down to the bottom of hole once the tree has been installed into the hole and will no longer be visible. Score the remaining two-thirds of burlap and remove tissue. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding.

Provide a 3" deep, 4" dia. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees according to the staking detail.

8. Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.

9. Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not environmental). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: edge all planting beds with a 4" deep graded ledge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.

11. Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rollout the following materials at the ratio given, into the required 18" of topsoil to a depth of approx. 8" -

Per every 100 square feet of bed area add:

- 2 cu. ft. bale of peat moss
- 2 lbs. of 5-10-5 slow release fertilizer
- 1/4 cu. yard of composted manure

12. Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on erodible grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on higher responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing red canary grass is not acceptable as a mulch covering.

An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas

13. Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended brenthuss, 25% creeping red fescue, 25% perennial ryegrass at 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.

14. Lawn installation for all sodded turfgrass areas: remove / kill off any existing unwanted vegetation prior to sodding. Prepare the topsoil and sod bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a 10-10-10 starter fertilizer uniformly throughout areas prior to laying the sod. Use only premium sod blend according to TPI (revised 1995) and ASPA standards. Install sod uniformly with staggered joints, lay tightly end to end and side to side. Roll sod with a hand roller and water immediately upon installation to a 3" depth. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for the required watering during this period.

15. Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.

16. The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, evergreens, perennials, ornamental grasses and turf grass. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

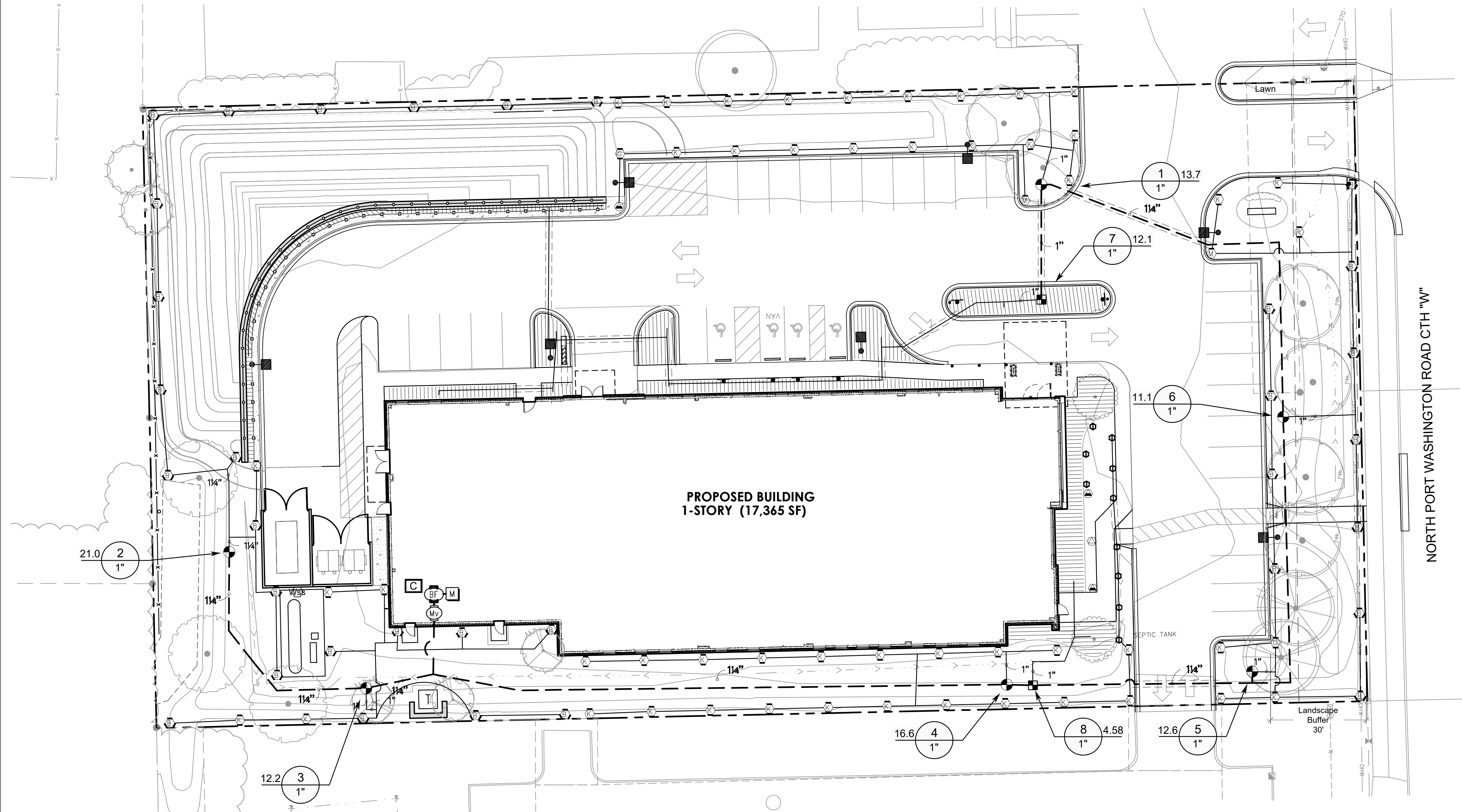
17. Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor.



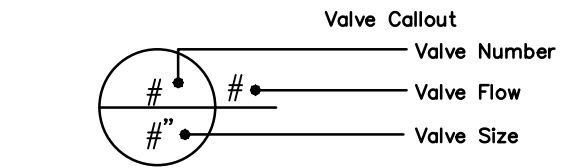
**FROEDTERT COMMUNITY HOSPITAL - MEQUON
MEQUON, WI**

**LANDSCAPE
NOTES AND DETAILS**

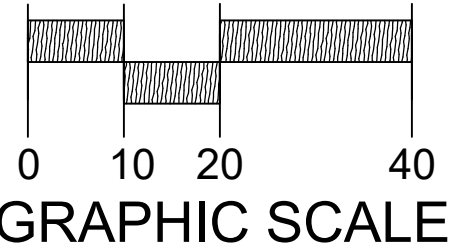
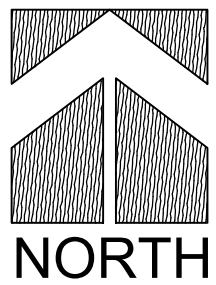
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DATE: 3/29/2019
SCALE: NOT TO SCALE
JOB NO. 3170353
PROJECT MANAGER: ROBERT J. HARLEY, P.E.
DESIGNED BY: CNS
CHECKED BY: CNS
SHEET NUMBER
L101



NORTH PORT WASHINGTON ROAD CTH "W"



IRRIGATION SCHEDULE SITE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP Strip PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body, LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.	4	40
	Hunter MP1000 PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body, M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	2	40
	Hunter MP2000 PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body, K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	49	40
	Hunter MP3000 PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body, B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	33	40
	Hunter MP800SR PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body, ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	10	40
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird KXZ-100-PRB-LC Wide Flow Drip Control Kit, for Light Commercial Uses, 1" PEB Valve, with 1" Pressure Regulating 40psi Basket Filter, 0.3gpm to 20gpm.	2	
	Area to Receive Dripline Rain Bird XFS-06-18 XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology, 0.6 GPH emitters at 12" O.C. Laterals spaced at 18" apart, with emitters offset for triangular pattern, UV Resistant.	1,888 l.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Hunter PGI-101-MB 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male Thread x 1" Barb Inlet/Outlet, Globe Configuration, With Flow Control.	6	
	Hunter IBV 1" 1", Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet.	1	
	Zum 375 -(BY GENERAL CONTRACTOR) 1" Reduced Pressure Principle Assembly, Size 1"	1	
	Hunter PC-400 with (02) PCM-300 Light Commercial & Residential Controller, 10-station expanded module controller, 120 VAC, Indoor model	1	
	Hunter WSS-SEN Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter I-Core Controller, install as noted. Includes gutter mount bracket. Module not included.	1	
	Water Meter 1" Deduct Water Meter 1" - (BY GENERAL CONTRACTOR)	1	
	Irrigation Lateral Line: PVC Class 200 SDR 21	2,482 l.f.	
	Irrigation Mainline: PVC Class 200 SDR 21	660.4 l.f.	
	Pipe Sleeve: CPVC Schedule 40	262.2 l.f.	



DIGGERSHOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersatHotline.com

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DESCRIPTION

DATE

04/26/2019

CONSTRUCTION DOCUMENTS

ADDENDUM 2/CITY REVIEW COMMENTS

06/11/2019

08/17/2020

CB #02

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA

FROEDTERT COMMUNITY HOSPITAL - MEQUON

MEQUON, WI

IRRIGATION PLAN

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R.A. Smith, Inc.

DATE: 3/29/2019

SCALE: 1" = 20'

JOB NO. 3170353

PROJECT MANAGER:
ROBERT J. HARLEY, P.E.

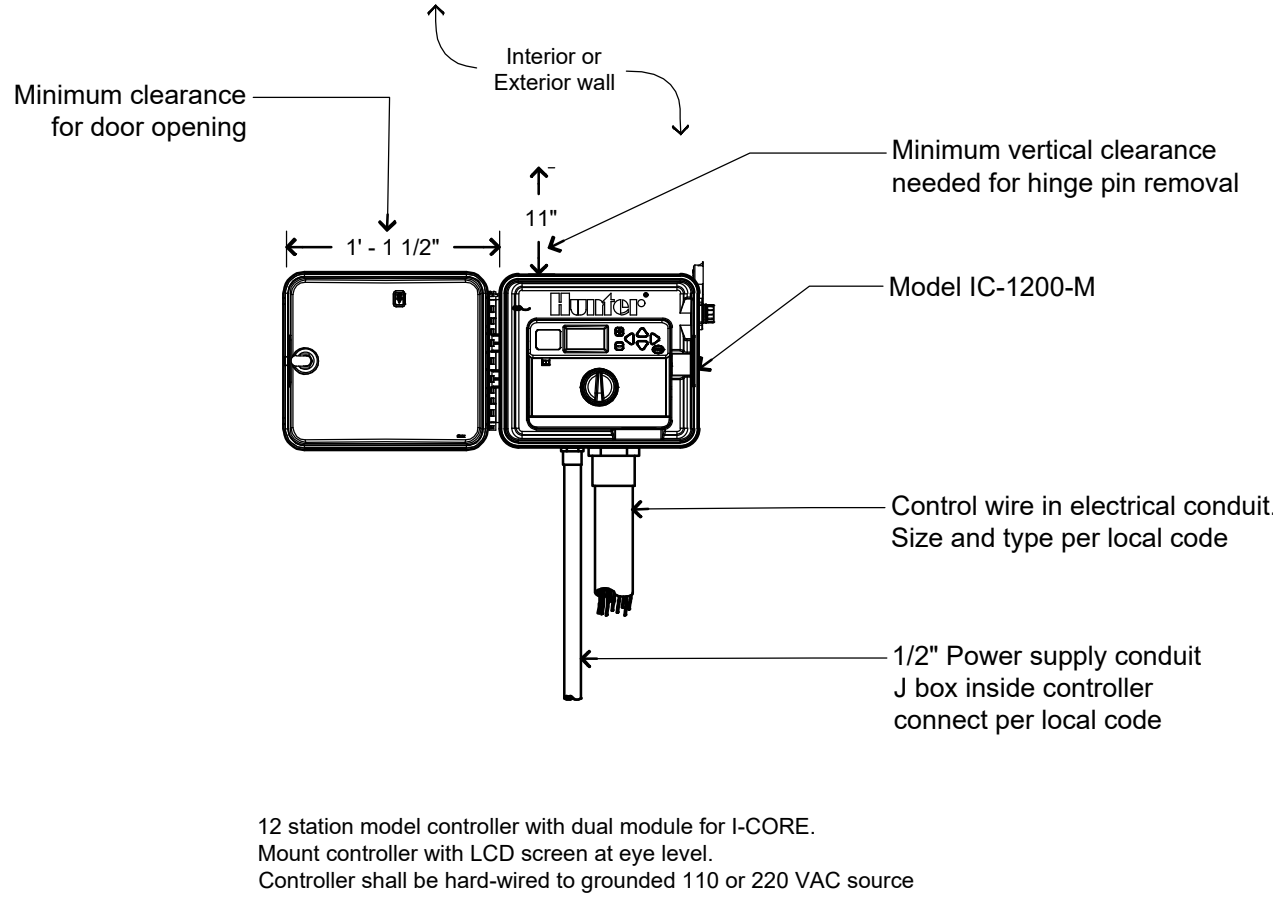
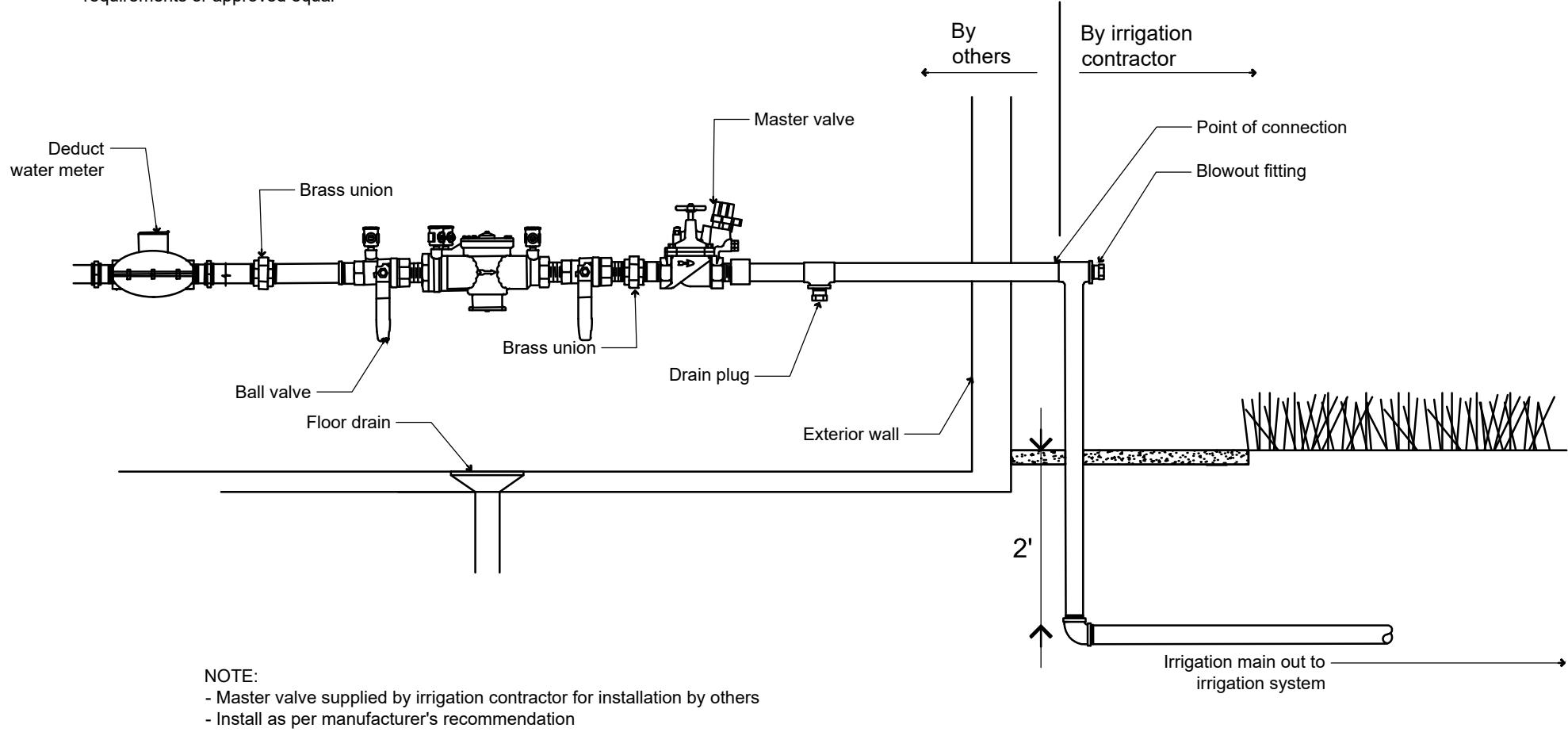
DESIGNED BY: CNS

CHECKED BY: CNS

SHEET NUMBER

L200

Reduced pressure backflow preventor must be installed as per manufacturer's specifications and local plumbing code requirements or approved equal



1 PLUMBING SCHEMATIC

NOT TO SCALE

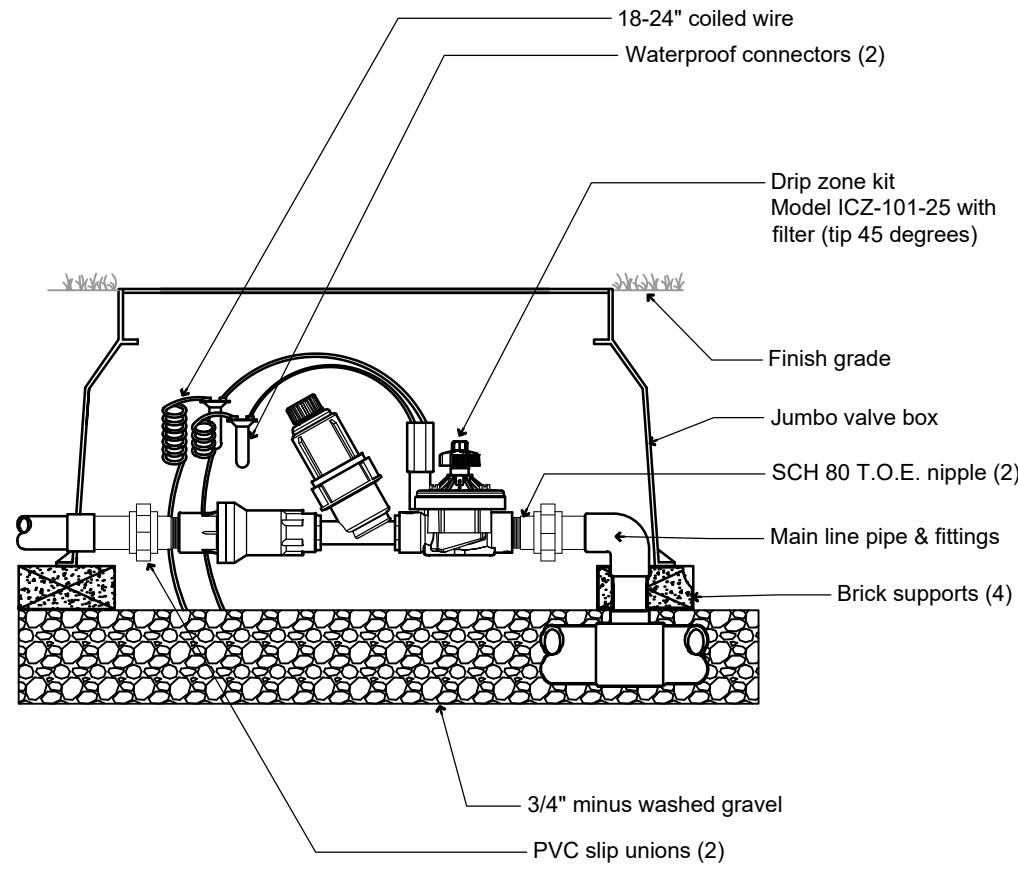
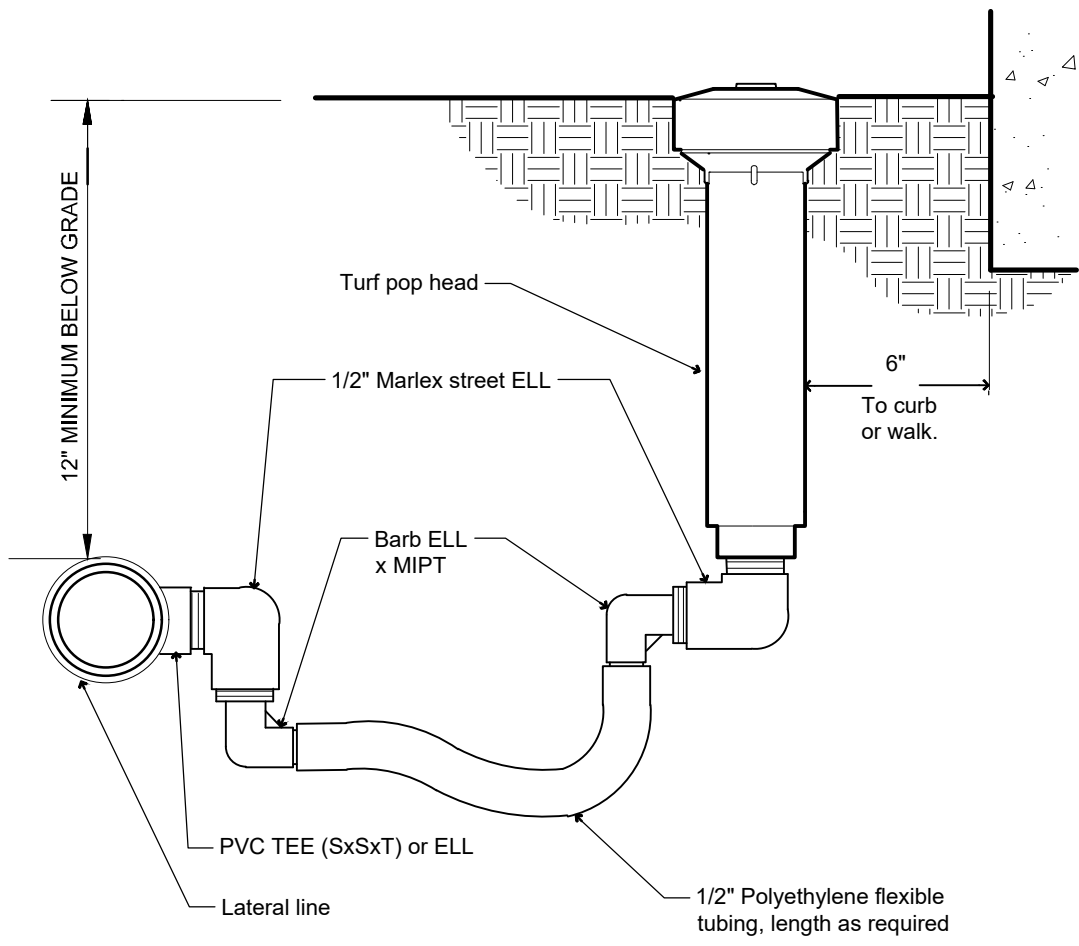
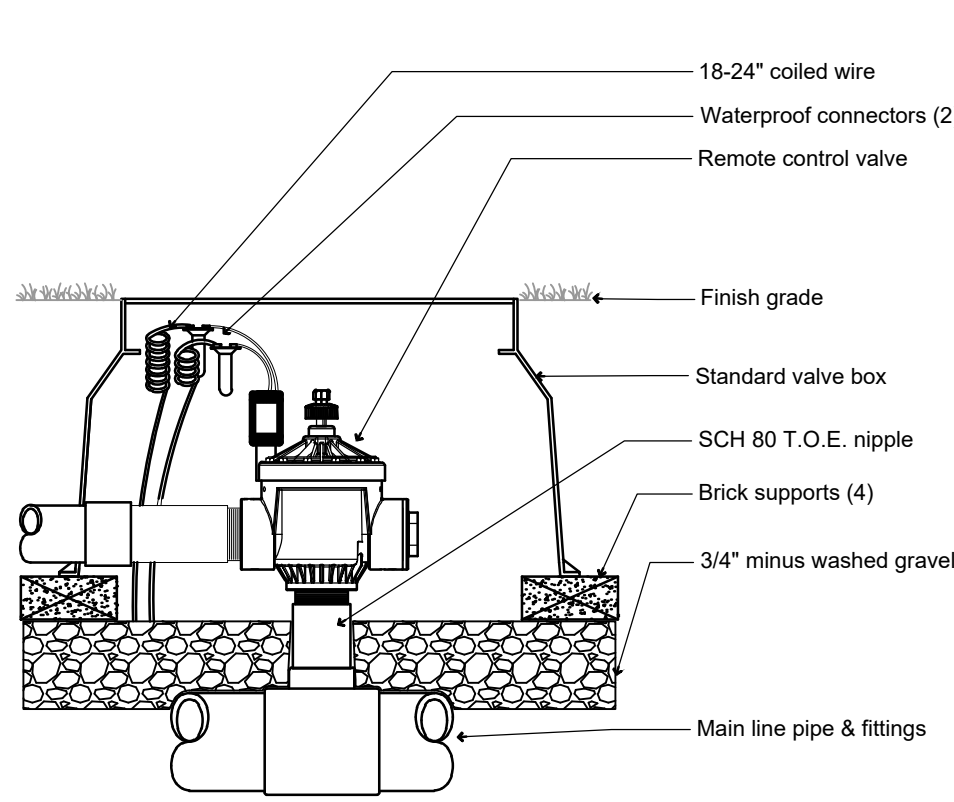
R-GE-PLU-04

2 I-CORE CONTROLLER - IC1200-M

NOT TO SCALE

IRRIGATION DETAIL

IR-CO-HUNT-11



3 REMOTE CONTROL ANGLE VALVE

NOT TO SCALE

R-GE-ZON-02

4 TURF MULTI-STREAM ROTATOR FLEX ASSEMBLY

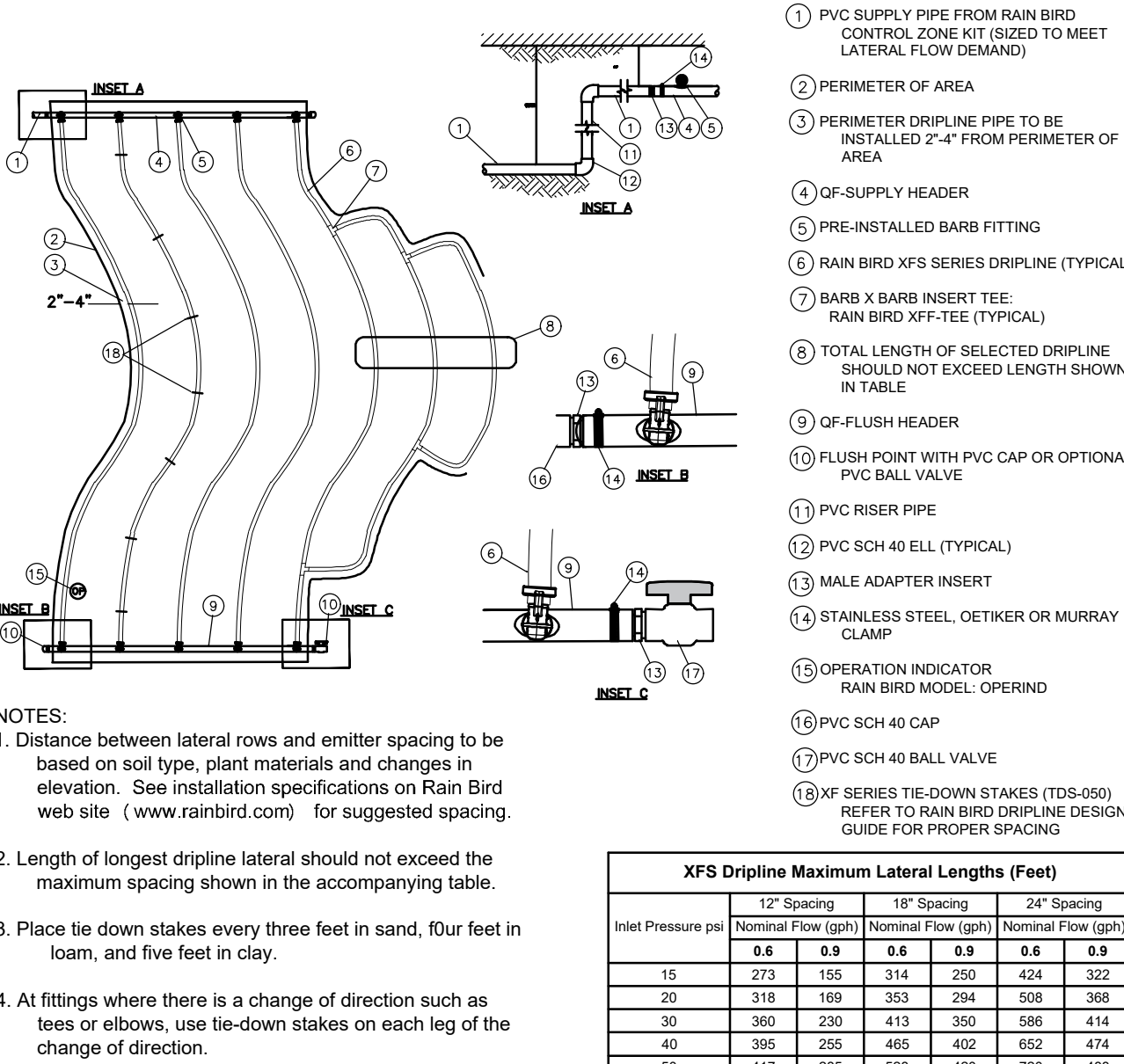
NOT TO SCALE

R-GE-HEA-MULT-01

5 DRIP CONTROL ZONE

NOT TO SCALE

IR-DRI-DVA-01



6 XFS SUB-SURFACE DRIPLINE

NOT TO SCALE

CURVED EDGE LAYOUT HEADER

IR-DRI-SSD-RAIN-02

7 IRRIGATION SLEEVING DETAIL

NOT TO SCALE

R-GE-PIP-01

8 PIPE AND WIRE TRENCHING DETAIL

NOT TO SCALE

R-GE-PIP-03

GENERAL IRRIGATION NOTES

- This drawing is for diagrammatic purposes only. actual layout of sprinkler heads, valves, controller and other equipment shall be determined on site. All equipment shown in paved areas is for graphic design clarification purposes only. Equipment shall be located in landscaped areas whenever possible. Avoid any conflicts between the sprinkler system, planting and/or architectural features. Minor field adjustments shall be made at no additional cost to the owner.
- Contractor is responsible for verifying location of all site utilities and making necessary adjustments to the irrigation system to accommodate the infrastructure.
- Contractor shall verify location of property lines, right-of ways, and easements on the site. They shall confirm these locations with the owner, then obtain the necessary permits/approvals before installation commences.
- Mainline shall be 1 1/4" diameter SDR -21 Poly Vinyl Chloride (PVC) pipe. Lateral lines shall be Polyethylene HD-100 pipe, sized as shown on plan. minimum lateral size shall be 1".
- All mainline fittings are to be solvent weld schedule 40 PVC.
- Remote control valves shall be as noted in legend. All valves shall be installed in valve boxes with the lid mounted at ground level. Valve boxes shall be 12"x 18" rectangular or 10" round types as manufactured by Armor of Sheboygan, WI. Valve boxes shall contain 1/2" pea gravel from bottom of box to the bottom of the pipe, minimum of 2" depth.
- All pop-up irrigation heads shall be installed on funny pipe, or flexible cut-off risers, or as noted on plan and specifications. A clearance of 6" (minimum) shall be maintained from the edge of any nearby paved area or buildings.
- Contractor is responsible for installing the rain sensor in the vicinity of the controller; coordinate the mounting of the equipment with the owner.
- All piping shall be installed: mainline at 18" below grade, lateral pipe 12"-16" below grade. Install all irrigation pipe at a depth of 36" under paving. Install all equipment per local codes.
- This irrigation system was designed with a minimum operating pressure of 70 PSI and a maximum demand of 28 GPM (at the point of connection).
- The contractor shall compact all slit-domes to it's original grade for all pipe installed with a vibratory plow.
- The contractor is responsible for settling of all trenches and sprinkler heads for a period of one year.
- The irrigation controller shall be a Hunter Pro-C series. The controller shall be mounted as per plan and specification, coordinate with owners representative. A 120V-AC electrical power service, with an outlet or switched junction box, to the controller's location shall be provided by the General Contractor. It shall be the responsibility of the irrigation contractor to make the final hook-up from the electrical outlet to the automatic controller. Electrical connections and installations shall be performed in accordance with local code requirements.
- All wire shall be #14 gauge direct burial minimum, U.L. approved.
- A 1" blow-out fitting located at the irrigation water supply point shall provide a point of injection of compressed air to purge the system of retained water in preparation for winter shut-down of the system.
- All sleeves 4" and smaller shall be class 200 PVC. All sleeves shall be twice the nominal size of the pipe to be carried. Sleeves to carry wire only shall be 2". Depth to the top of the sleeve shall be 18" below sub-grade. Irrigation contractor shall place all sleeves as shown, unless directed otherwise.
- All heads shall be 4" pop-ups unless noted otherwise. Sprinkler heads installed in lawn areas shall be installed so top of head is flush with adjacent sidewalk or curb. Sprinkler heads installed in open lawn areas to be installed flush with existing or proposed grade.
- All sprinkler heads shall be set perpendicular to the finish grade of the area to be irrigated unless designated on the plan.
- Contractor shall warranty the system, in all parts and labor, for one (1) year from the date of acceptance.
- Contractor shall provide an "as-built" drawing of the completed installation to the owner on reproducible vellum 24" x 36".
- Contractor shall conduct a training session with the owner (or representatives) demonstrating the operation of the system and controller.

FROEDTERT COMMUNITY HOSPITAL - MEQUON
MEQUON, WI

IRRIGATION
NOTES AND DETAILS

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DATE: 3/29/2019

SCALE: NOT TO SCALE

JOB NO. 3170353

PROJECT MANAGER:
ROBERT J. HARLEY, P.E.

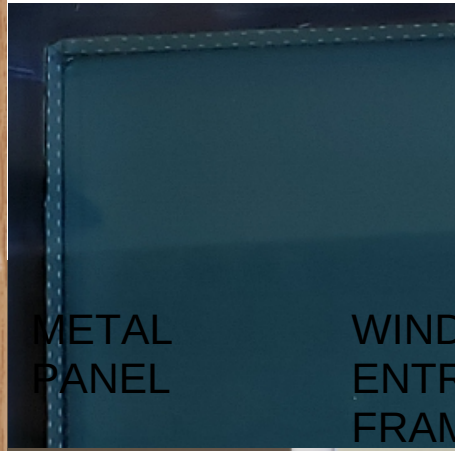
DESIGNED BY: CNS

CHECKED BY: CNS

SHEET NUMBER

L201

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METAL
PANEL

WINDOW & ENTRY DOOR FRAMES



LIMESTONE MASONRY



Attachment: Packet 2005_Highland Hospital (3490 : R.A. Smith, Inc. for Ryan Companies US, Inc.)

RYAN

FROEDTERT COMMUNITY HOSPITAL - MEQUON EXTERIOR BUILDING MATERIALS

8/17/20





NORTH ELEVATION

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



EAST ELEVATION

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



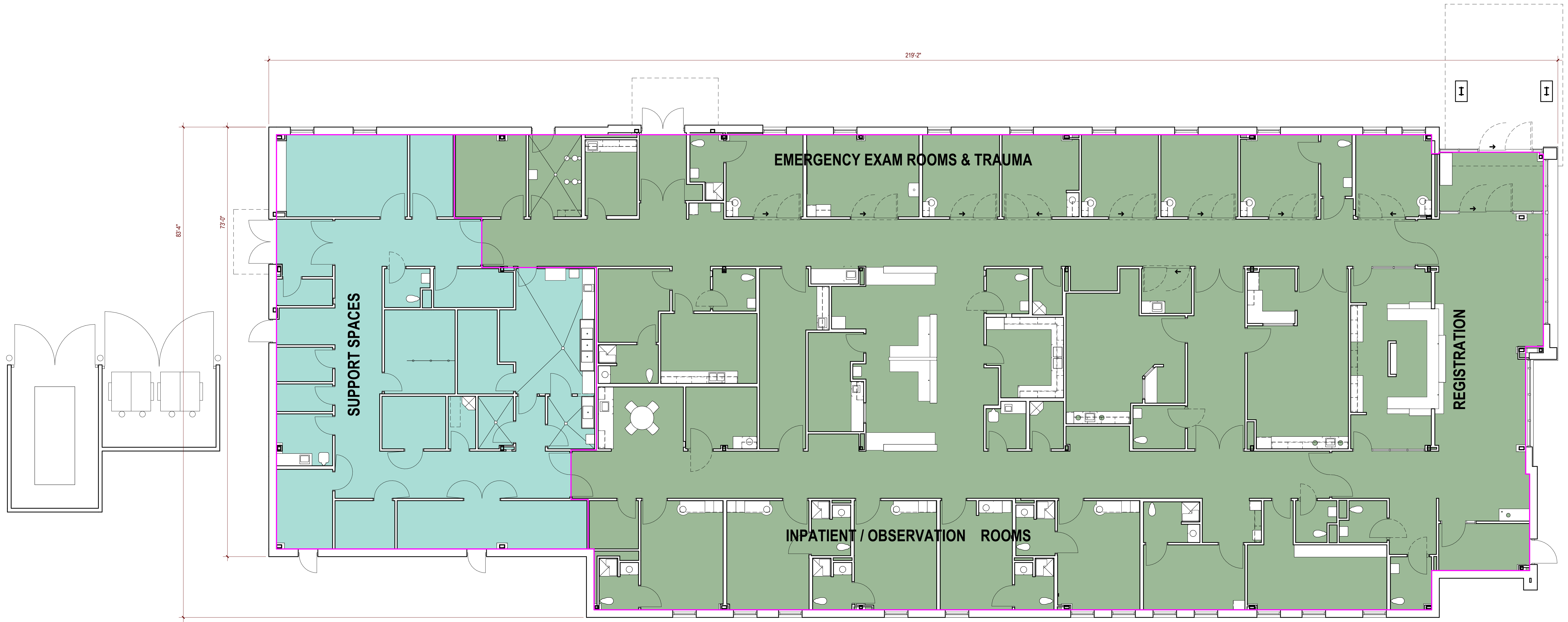
WEST ELEVATION

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

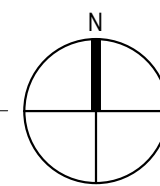


SOUTH ELEVATION

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



FLOOR PLAN



Attachment: Packet Docs_Neighborhood Hospital (5490 : R.A. Smith, Inc. for Ryan Companies US, Inc.)



VIEW FACING NORTH FROM PORT WASHINGTON RD

PERSPECTIVES



ENTRY TO ACUTE CARE HOSPITAL EMERGENCY ENTRY
Scale: Not to Scale



EMERGENCY DROP-OFF AND ENTRY
Scale: Not to Scale



FACING NORTHWEST
Scale: Not to Scale



EMERGENCY DROP-OFF AND ENTRY
Scale: Not to Scale



eppstein uhen : architects

milwaukee	333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
madison	309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
des moines	699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver	1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4300

PROJECT INFORMATION

FROEDTERT
COMMUNITY
HOSPITAL -
MEQUON

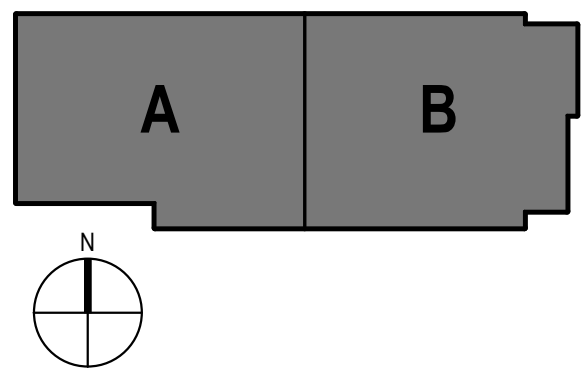


11409 & 11421
N PORT
WASHINGTON RD
MEQUON, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
08/13/2020	PLAN COMMISSION

KEY PLAN



SHEET INFORMATION

PROJECT MANAGER	RK
PROJECT NUMBER	18507-01

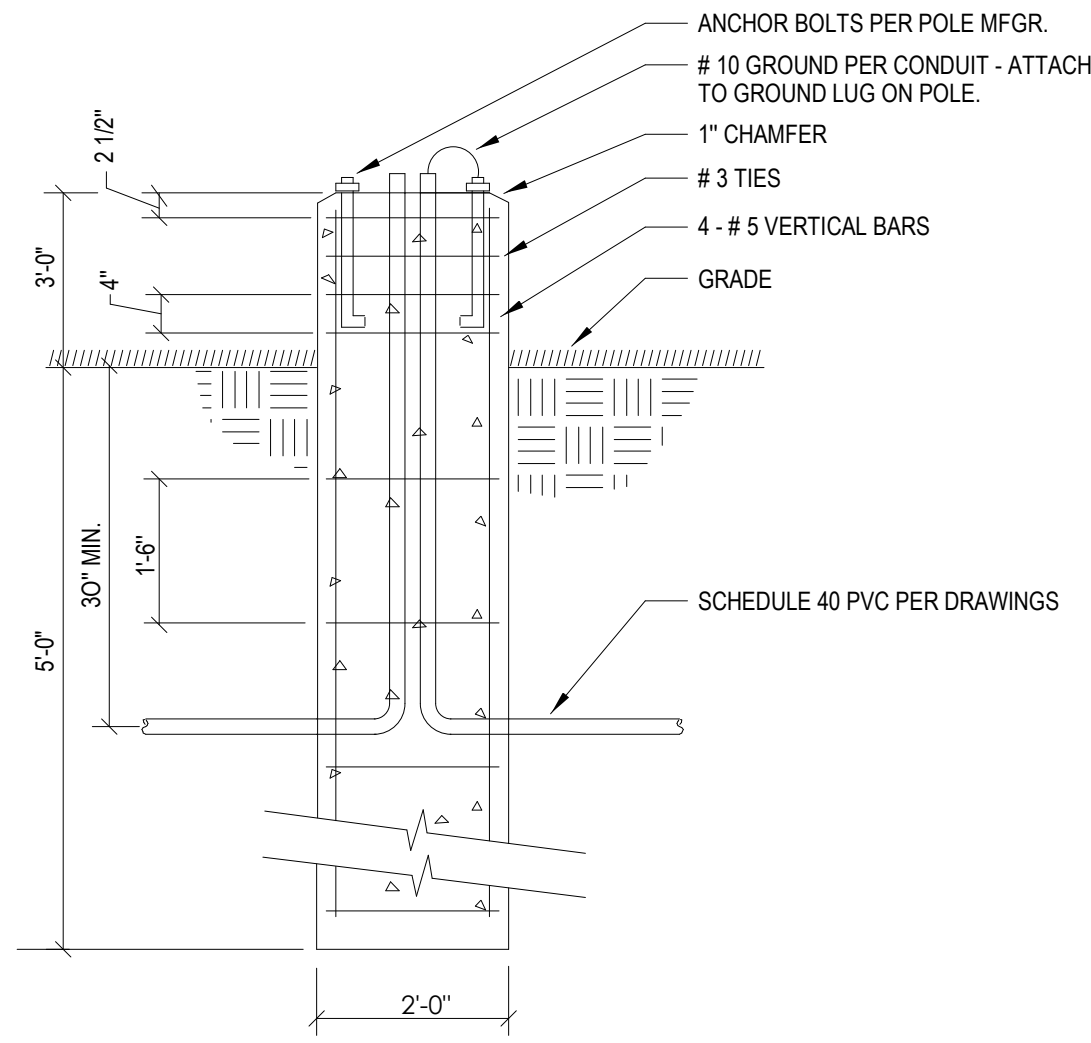
SITE LIGHTING -
PHOTOMETRICS

ES100P

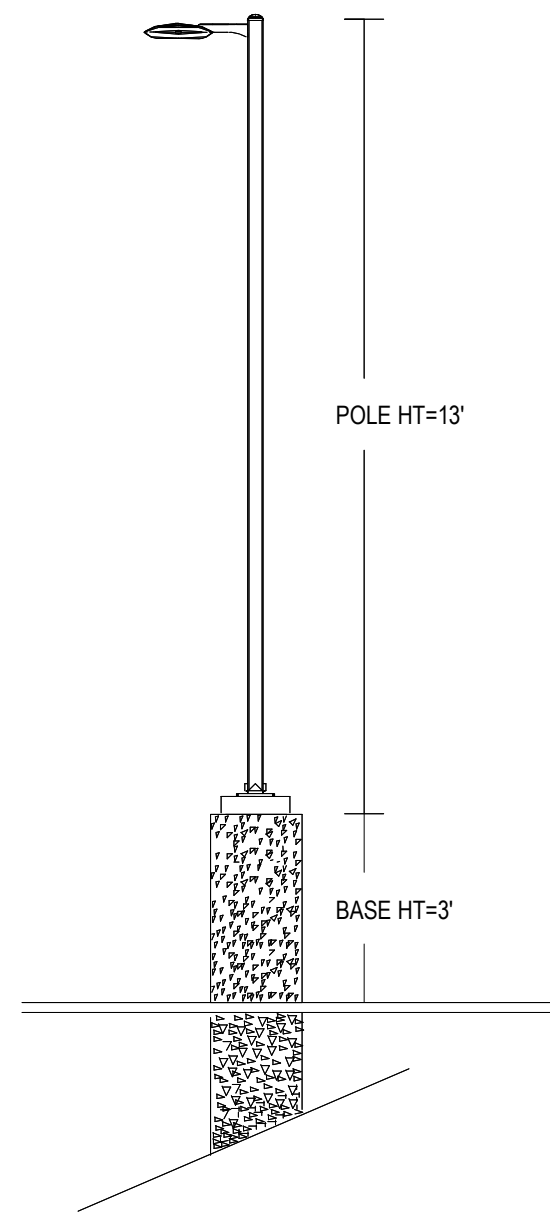
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LIGHTING FIXTURE SCHEDULE													
TYPE	DESCRIPTION	FIXTURE TYPE	DESCRIPTION	K	CRI	DRIVER BALLAST TYPE	NO.	INPUT WATTS	VOLTS	TYPE	MOUNTING HEIGHT	CEILING TYPE	DEPTH
OA	POLE MOUNTED AREA LIGHT - TYPE V - INTEGRAL OCCUPANCY & DAYLIGHT CONTROLS	LED	IN UNIT	4000	80+	ST	1	191	208	POLE	+16'-0"	(none)	3 15/16"
OB	POLE MOUNTED AREA LIGHT - TYPE IV - INTEGRAL OCCUPANCY & DAYLIGHT CONTROLS	LED	IN UNIT	4000	80+	ST	1	129	208	POLE	+16'-0"	(none)	3 15/16"
OC	POLE MOUNTED AREA LIGHT - TYPE III - INTEGRAL OCCUPANCY & DAYLIGHT CONTROLS	LED	IN UNIT	4000	80+	ST	1	129	208	POLE	+16'-0"	(none)	3 15/16"

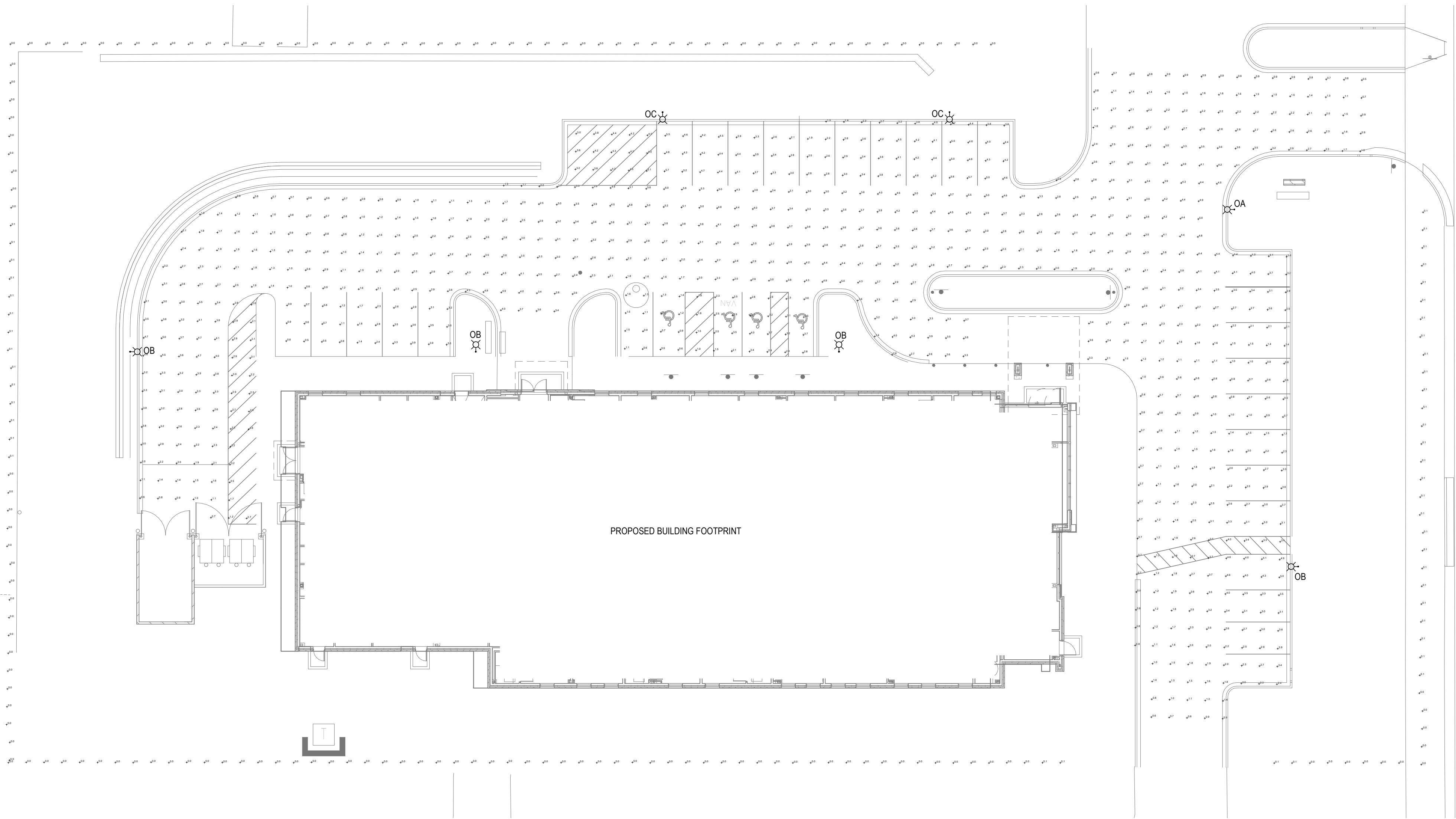
FIXTURE TYPE	DRIVER/BALLAST TYPE	MOUNTING TYPE	CEILING TYPE	FINISHES
ABBR. DESCRIPTION	ABBR. DESCRIPTION	ABBR. DESCRIPTION	ABBR. DESCRIPTION	ABBR. DESCRIPTION
F FLOURESCENT	0-10V 0-10 VOLT DIMMING	AFF ABOVE FINISH FLOOR	DW DRYWALL	A/O COLOR AS SELECTED BY ARCHITECT/OWNER
H HID	DST STEP DIMMING 50/100%	AFG ABOVE FINISH GRADE	ES EXPOSED STRUCTURE	BA BRUSH ALUMINUM
HAL HALOGEN	ST STANDARD	P PENDANT	LG LAY-IN GRID	BZ BRONZE
I INCANDESCENT		POLE POLE MOUNTED	V VARIES	CF CUSTOM FINISH
LED LIGHT EMITTING DIODE		R RECESS		SF STANDARD FINISH
		S SURFACE		SN SATIN NICKLE
		W WALL MOUNTED		SS SEMI-SPECULAR
				WH WHITE



POLE BASE DETAIL
NO SCALE



POLE HEIGHT DETAIL
NO SCALE



1 SITE PLAN - PHOTOMETRICS
1" = 20'-0"

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
Parking Lot	+	2.6 fc	6.0 fc	0.5 fc	12.0:1
Property Line	+	0.1 fc	0.1 fc	0.0 fc	N/A

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project	FHCH MEQUON	OA
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



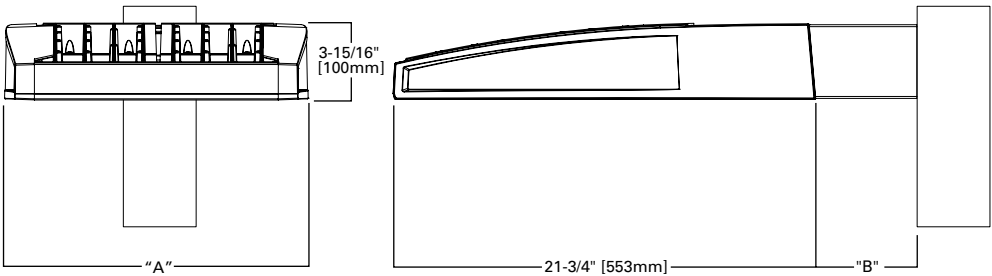
GLEO
GALLEON LE

1-10 Light Squa
Solid State I

AREA/SITE LUMINA



DIMENSIONS

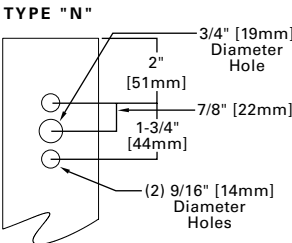


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

3G Vibration Rated
DesignLights Consortium® Qualified*
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

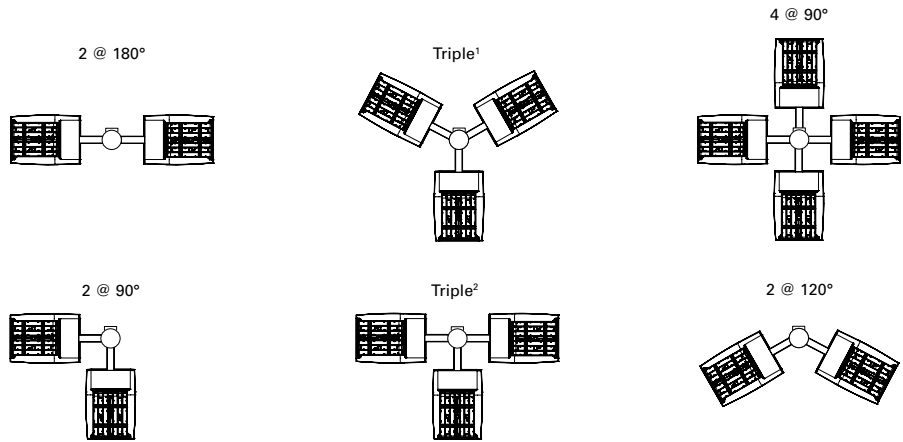
ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



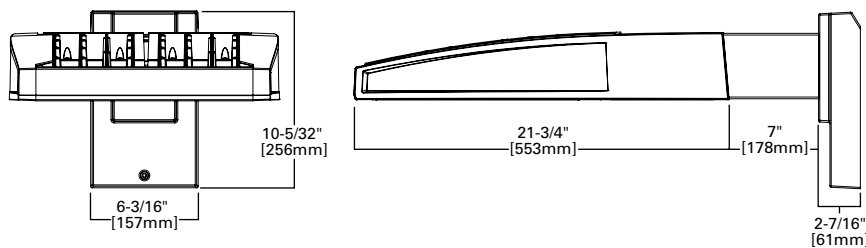
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

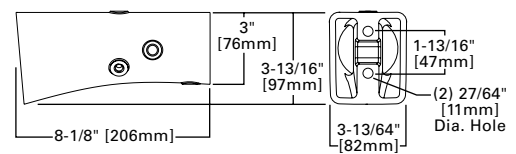


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

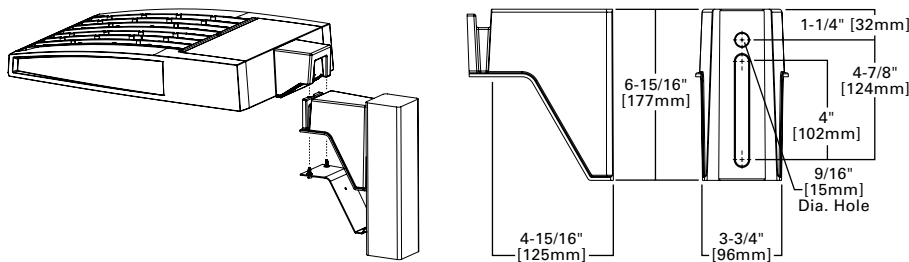
STANDARD WALL MOUNT



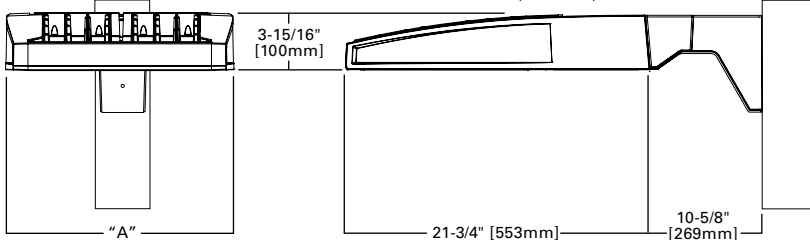
MAST ARM MOUNT



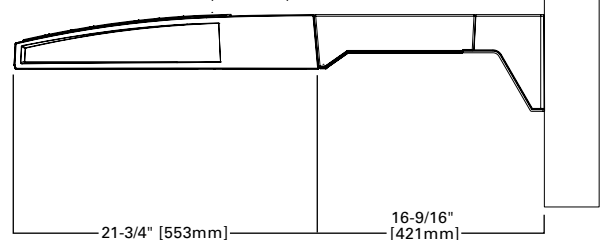
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

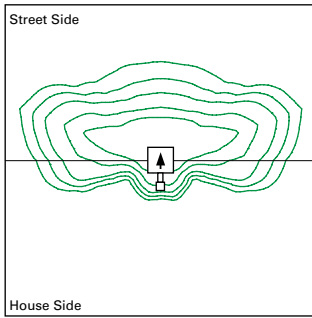


QUICK MOUNT ARM DATA

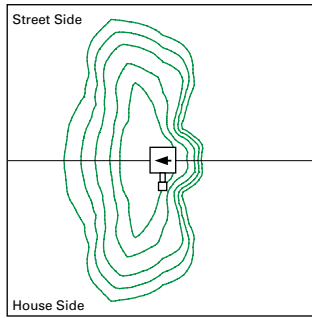
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

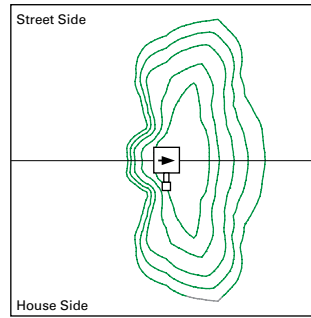
OPTIC ORIENTATION



Standard



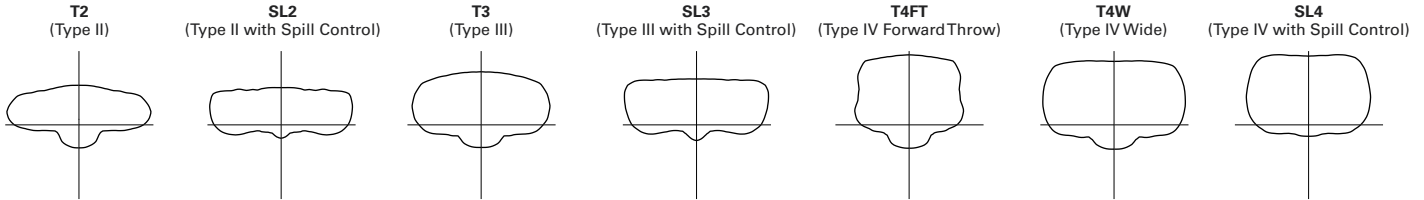
Optics Rotated Left @ 90° [L90]



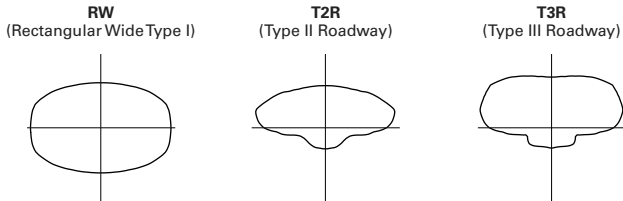
Optics Rotated Right @ 90° [R90]

OPTICAL DISTRIBUTIONS

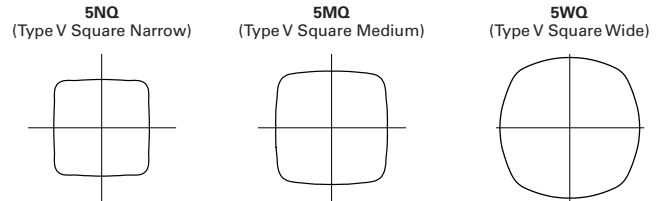
Asymmetric Area Distributions



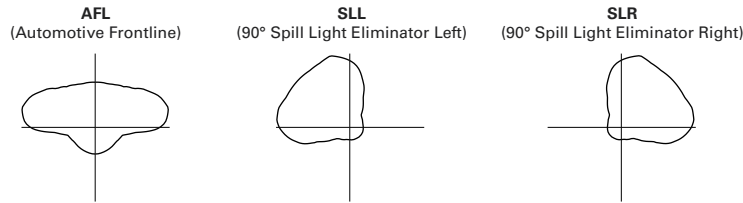
Asymmetric Roadway Distributions



Symmetric Distributions



Specialized Distributions

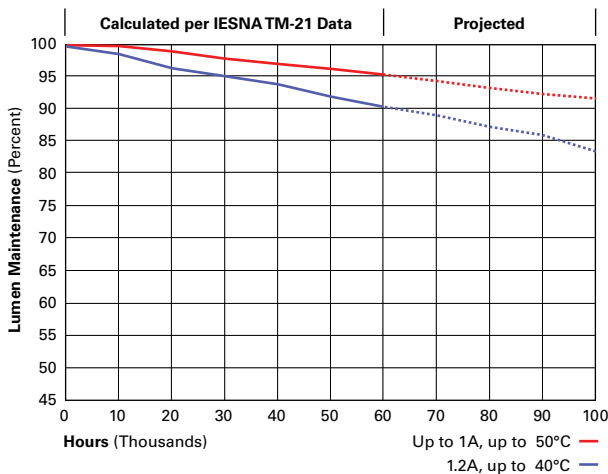


LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

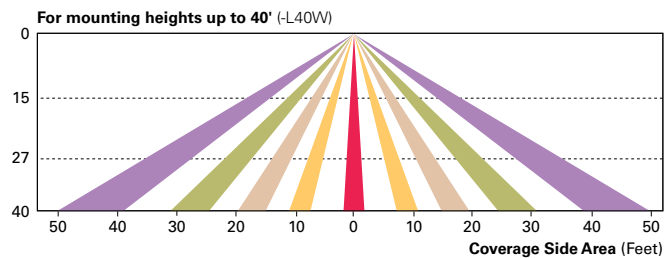
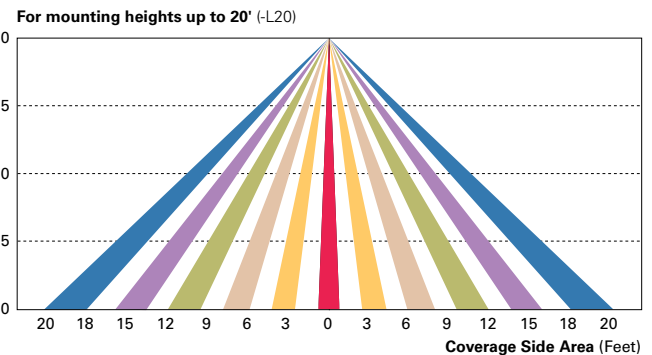
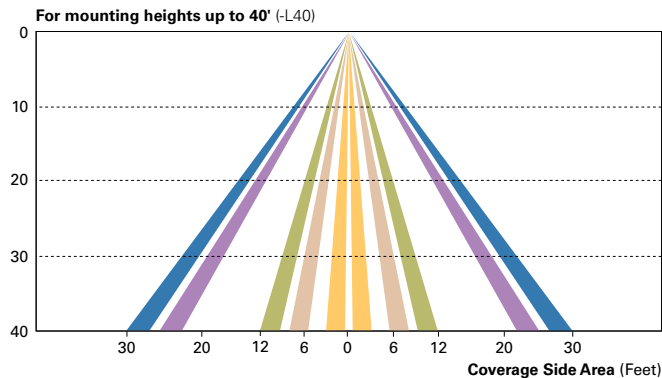
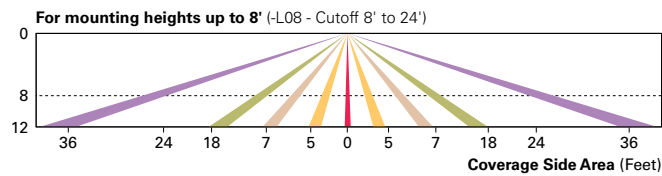
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

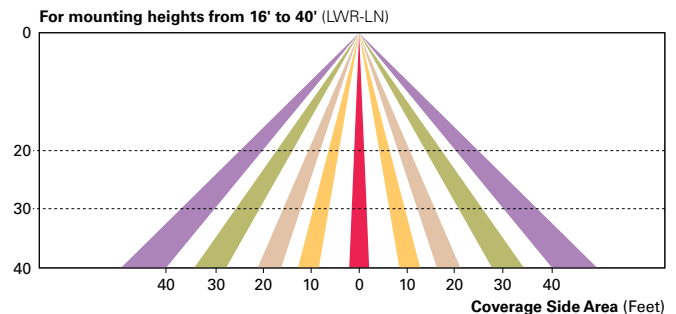
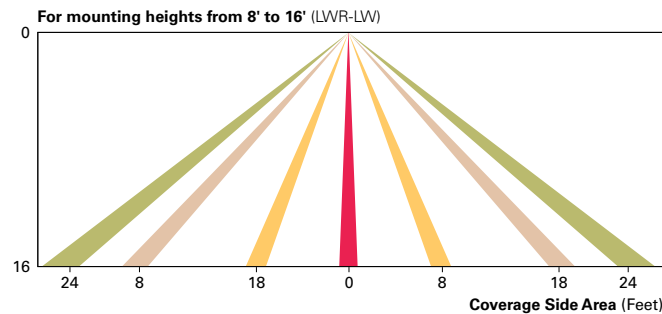
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage. pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Eaton brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 ⁴ 06=6 07=7 ⁵ 08=8 ⁵ 09=9 ⁶ 10=10 ⁶	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁷ 480=480V ^{7,8}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QMEA=Quick Mount Arm (Extended Length) ¹²
Options (Add as Suffix)					Accessories (Order Separately)		
7027=70 CRI 2700K ¹³ 7030=70 CRI 3000K ¹³ 8030=80 CRI 3000K ¹⁴ 7050=70 CRI 5000K ¹³ 7060=70 CRI 6000K ¹³ 600=Drive Current Factory Set to Nominal 600mA ¹⁵ 800=Drive Current Factory Set to Nominal 800mA ¹⁵ 1200=Drive Current Factory Set to Nominal 1200mA ^{15,16} F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits ^{17,18} DIM=External 0-10V Dimming Leads ^{19,20} P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ²¹ PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ²¹ R=NEMA Twistlock Photocontrol Receptacle ²¹ AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² HA=50°C High Ambient ²³ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{24,25} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{24,26} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{24,27} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{24,28} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{24,25,29} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{24,26,29} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{22,27,29} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{24,28,29} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{24,25} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{24,26} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{24,27} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{24,28} LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ³⁰ LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ³⁰ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing ³¹ HSS=Factory Installed House Side Shield ³² CE=CE Marking ³³					OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ³⁴ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit ¹⁰ GLEON-QMEA=Quick Mount Extended Arm Kit ¹¹ LS/HSS=Field Installed House Side Shield ^{32,34} WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin) ³⁵		

NOTES:

1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3 Standard 4000K CCT and minimum 70 CRI. 4 Not compatible with MS/4-LXX or MS/1-LXX sensors. 5 Not compatible with extended quick mount arm (QMEA). 6 Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7 Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8 Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 9 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10 Factory installed. 11 Maximum 8 light squares. 12 Maximum 6 light squares. 13 Extended lead times apply. Use dedicated IES files for 2700K, 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. 14 Extended lead times apply. Use dedicated IES files for 2700K, 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. 15 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website. 16 Not available with HA option. 17 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18 Not available with LumaWatt Pro wireless sensors. 19 Cannot be used with other control options. 20 Low voltage control lead brought out 18" outside fixture. 21 Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22 Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. 24 The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 25 Approximately 100' detection diameter at 40' mounting height. 26 Approximately 40' detection diameter at 20' mounting height. 27 Approximately 60' detection diameter at 40' mounting height. 28 Approximately 100' detection diameter at 40' mounting height. 29 Replace X with number of Light Squares operating in low output mode. 30 LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. 31 Not available with house side shield (HSS). 32 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. 33 CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. 34 One required for each Light Square. 35 Requires 7-pin NEMA twistlock photocontrol receptacle. The WOLC-7 cannot be used in conjunction with additional sensors or controls.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology* 	D=Dome Camera, Standard H=Dome Camera, Hi-Res	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card R=Cellular, Factory Installed Rogers SIM Card W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility. Not available with 9-10 light square housing. Not available with 347V, 480V or high ambient options.

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project	FHCH MEQUON	OA	
Comments			Date
Prepared by			

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



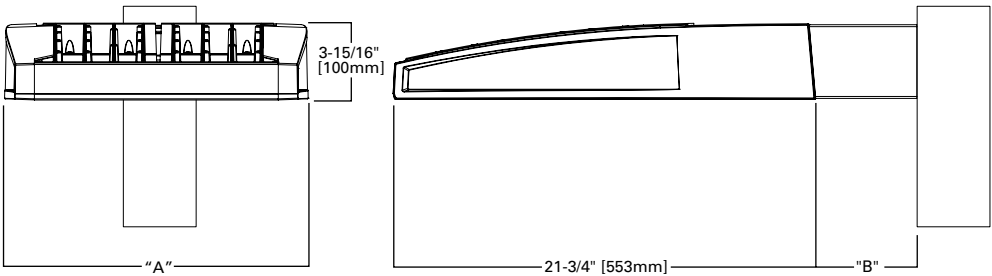
GLEO
GALLEON LE

1-10 Light Squa
Solid State I

AREA/SITE LUMINA



DIMENSIONS

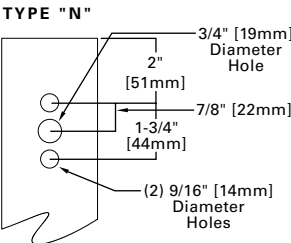


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

3G Vibration Rated
DesignLights Consortium® Qualified*
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

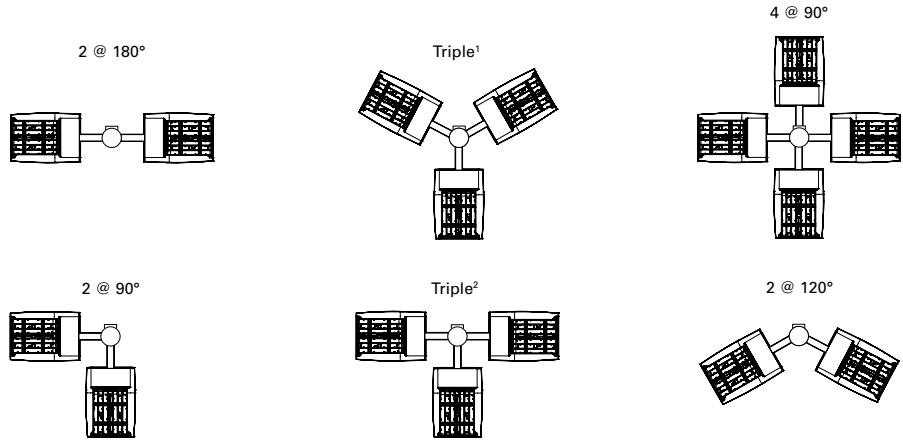
ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



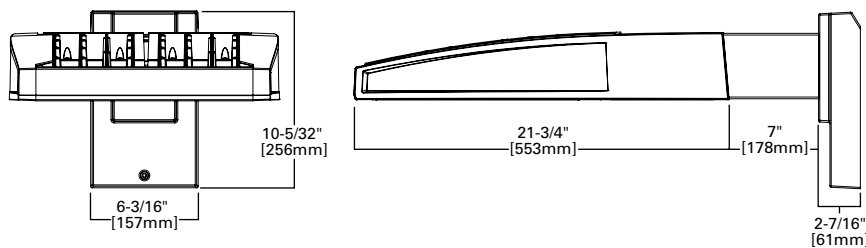
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

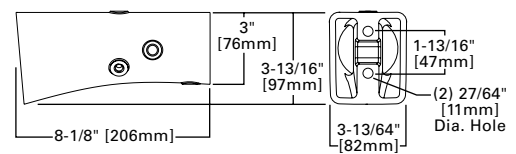


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

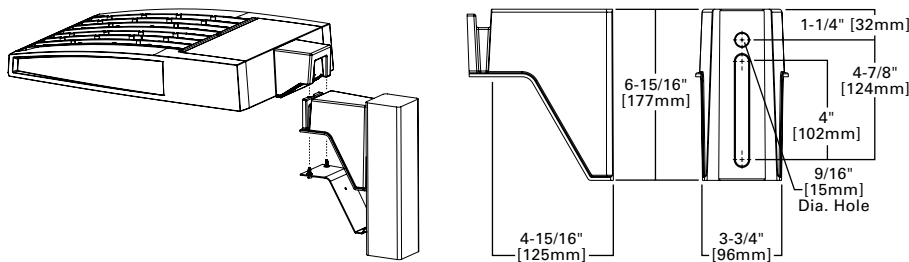
STANDARD WALL MOUNT



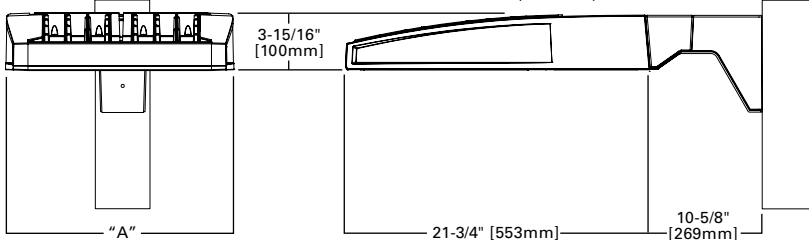
MAST ARM MOUNT



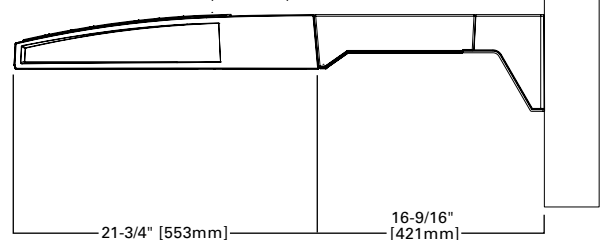
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

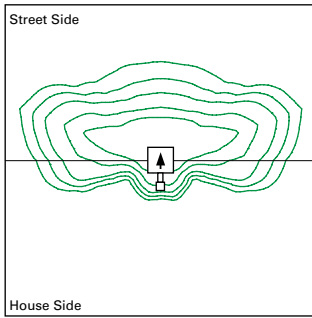


QUICK MOUNT ARM DATA

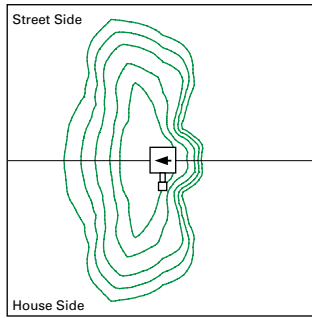
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

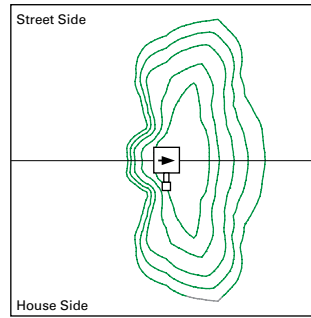
OPTIC ORIENTATION



Standard



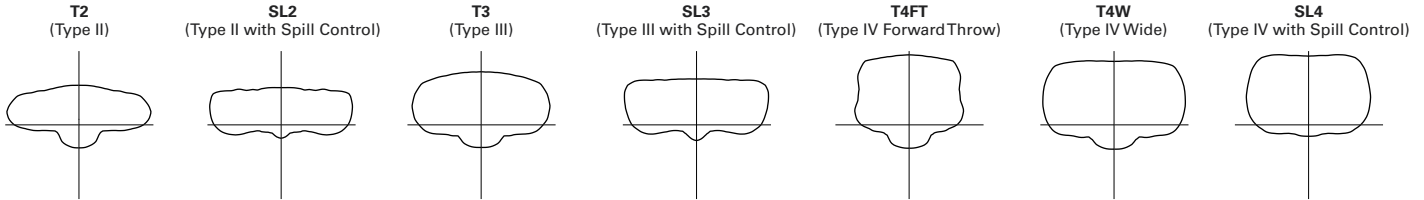
Optics Rotated Left @ 90° [L90]



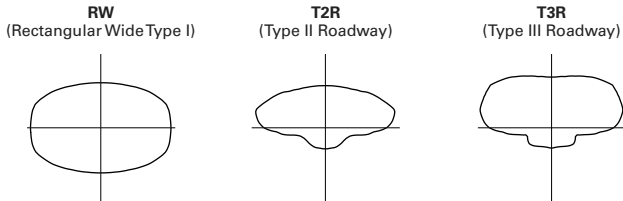
Optics Rotated Right @ 90° [R90]

OPTICAL DISTRIBUTIONS

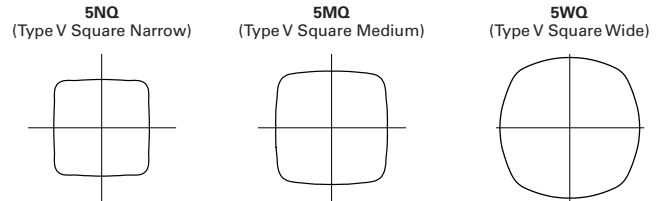
Asymmetric Area Distributions



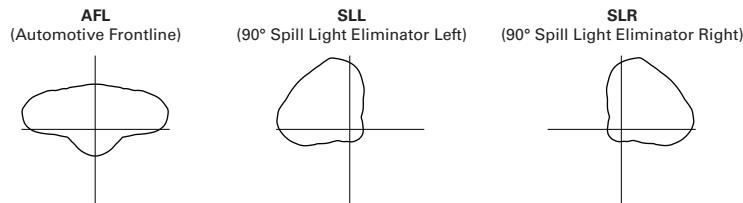
Asymmetric Roadway Distributions



Symmetric Distributions



Specialized Distributions

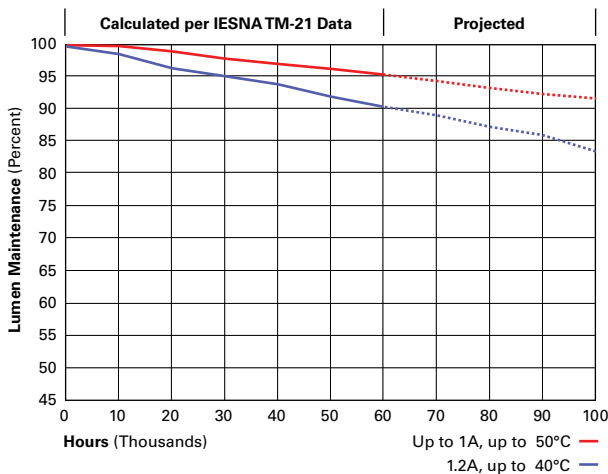


LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

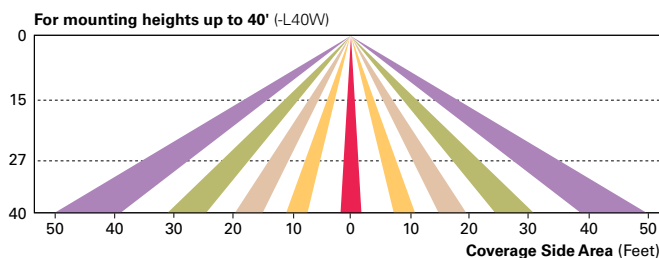
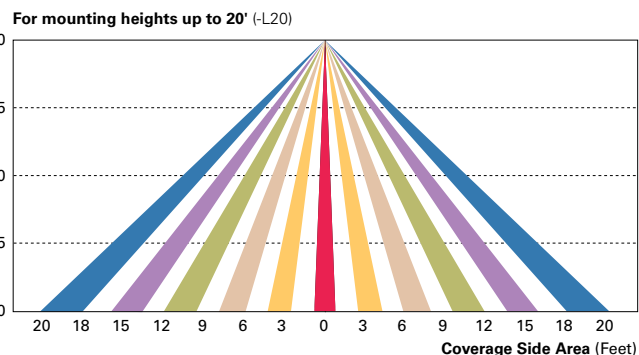
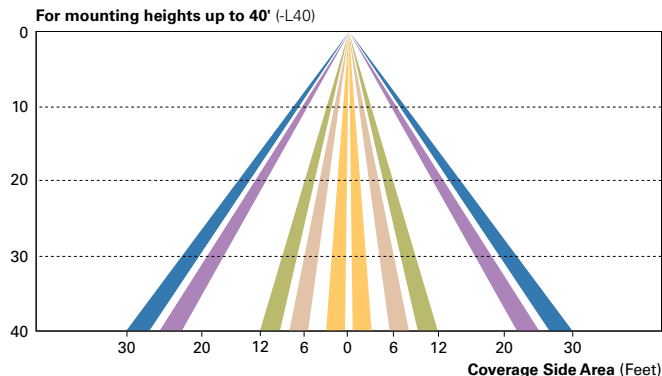
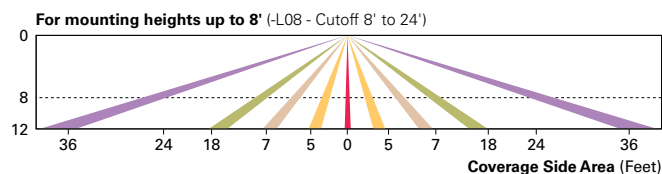
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

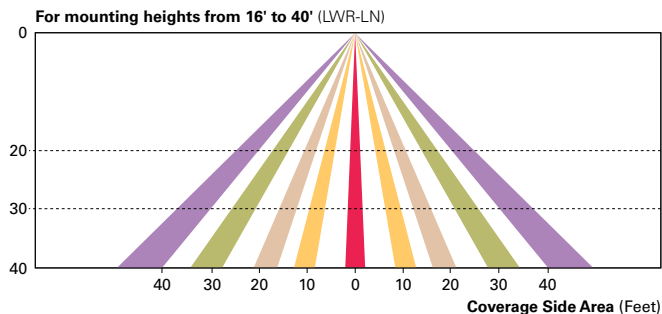
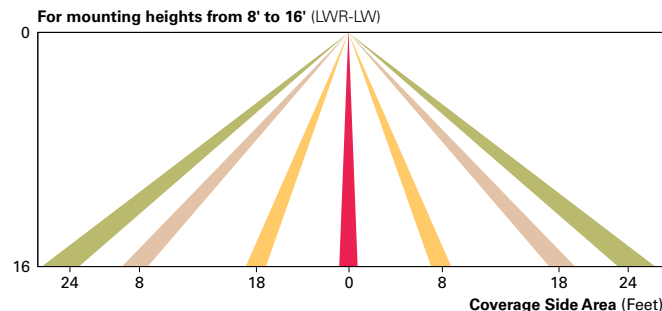
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage. pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Eaton brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 ⁴ 06=6 07=7 ⁵ 08=8 ⁵ 09=9 ⁶ 10=10 ⁶	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁷ 480=480V ^{7,8}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QMEA=Quick Mount Arm (Extended Length) ¹²
Options (Add as Suffix)					Accessories (Order Separately)		
7027=70 CRI 2700K ¹³ 7030=70 CRI 3000K ¹³ 8030=80 CRI 3000K ¹⁴ 7050=70 CRI 5000K ¹³ 7060=70 CRI 6000K ¹³ 600=Drive Current Factory Set to Nominal 600mA ¹⁵ 800=Drive Current Factory Set to Nominal 800mA ¹⁵ 1200=Drive Current Factory Set to Nominal 1200mA ^{15,16} F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits ^{17,18} DIM=External 0-10V Dimming Leads ^{19,20} P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ²¹ PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ²¹ R=NEMA Twistlock Photocontrol Receptacle ²¹ AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² HA=50°C High Ambient ²³ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{24,25} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{24,26} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{24,27} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{24,28} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{24,25,29} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{24,26,29} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{22,27,29} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{24,28,29} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{24,25} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{24,26} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{24,27} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{24,28} LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ³⁰ LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ³⁰ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing ³¹ HSS=Factory Installed House Side Shield ³² CE=CE Marking ³³					OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ³⁴ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit ¹⁰ GLEON-QMEA=Quick Mount Extended Arm Kit ¹¹ LS/HSS=Field Installed House Side Shield ^{32,34} WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin) ³⁵		

NOTES:

1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3 Standard 4000K CCT and minimum 70 CRI. 4 Not compatible with MS/4-LXX or MS/1-LXX sensors. 5 Not compatible with extended quick mount arm (QMEA). 6 Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7 Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8 Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 9 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10 Factory installed. 11 Maximum 8 light squares. 12 Maximum 6 light squares. 13 Extended lead times apply. Use dedicated IES files for 2700K, 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. 14 Extended lead times apply. Use dedicated IES files for 2700K, 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. 15 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website. 16 Not available with HA option. 17 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18 Not available with LumaWatt Pro wireless sensors. 19 Cannot be used with other control options. 20 Low voltage control lead brought out 18" outside fixture. 21 Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22 Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. 24 The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 25 Approximately 100' detection diameter at 40' mounting height. 26 Approximately 40' detection diameter at 20' mounting height. 27 Approximately 60' detection diameter at 40' mounting height. 28 Approximately 100' detection diameter at 40' mounting height. 29 Replace X with number of Light Squares operating in low output mode. 30 LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. 31 Not available with house side shield (HSS). 32 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. 33 CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. 34 One required for each Light Square. 35 Requires 7-pin NEMA twistlock photocontrol receptacle. The WOLC-7 cannot be used in conjunction with additional sensors or controls.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology* 	D=Dome Camera, Standard H=Dome Camera, Hi-Res	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card R=Cellular, Factory Installed Rogers SIM Card W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility. Not available with 9-10 light square housing. Not available with 347V, 480V or high ambient options.

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project	FHCH MEQUON	OA	
Comments			Date
Prepared by			

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



GLEO
GALLEON LE

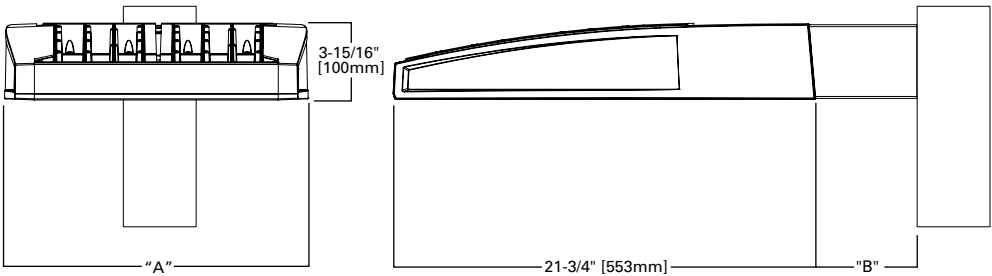
1-10 Light Squa

Solid State I

AREA/SITE LUMINA



DIMENSIONS

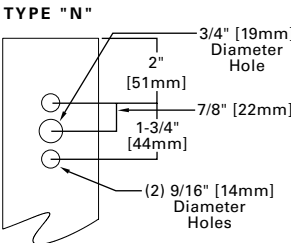


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



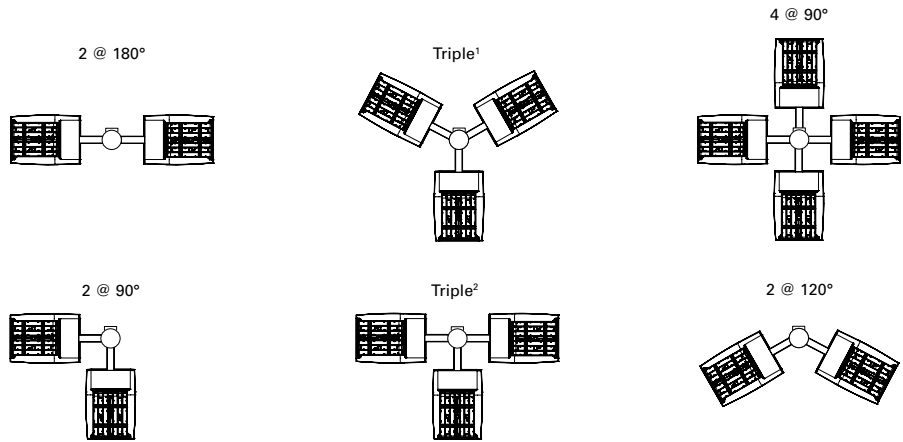
CERTIFICATION DATA
3G Vibration Rated
DesignLights Consortium® Qualified*
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



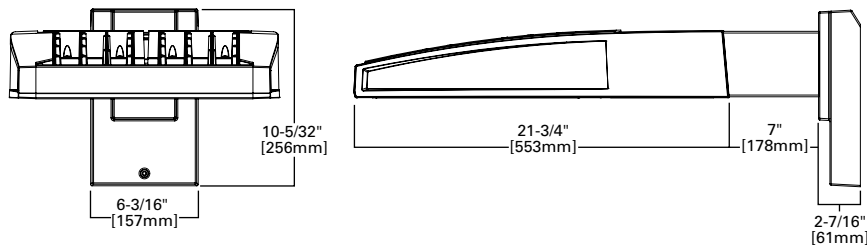
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

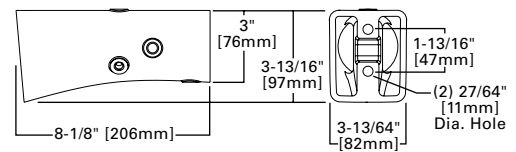


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

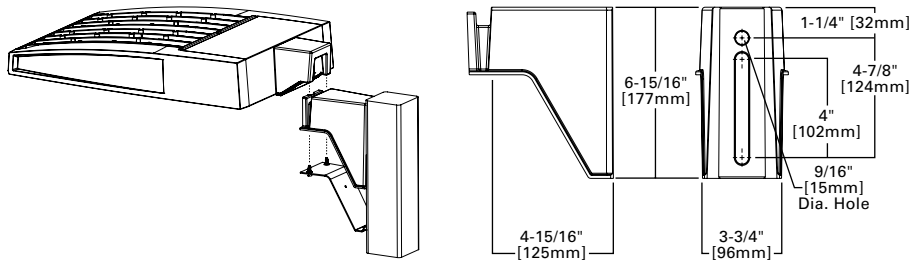
STANDARD WALL MOUNT



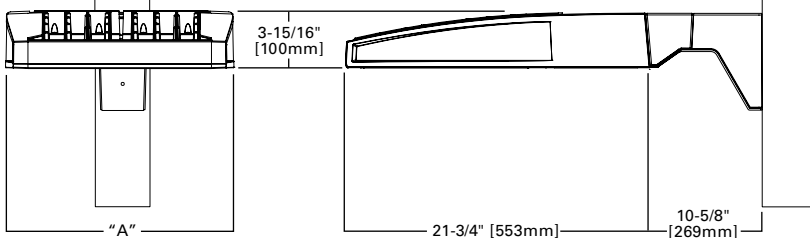
MAST ARM MOUNT



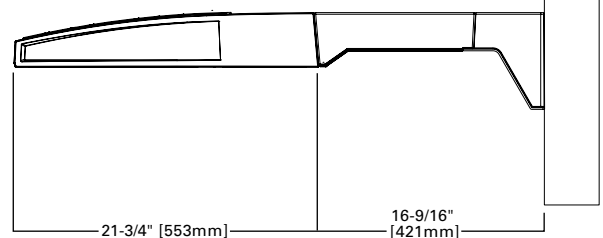
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

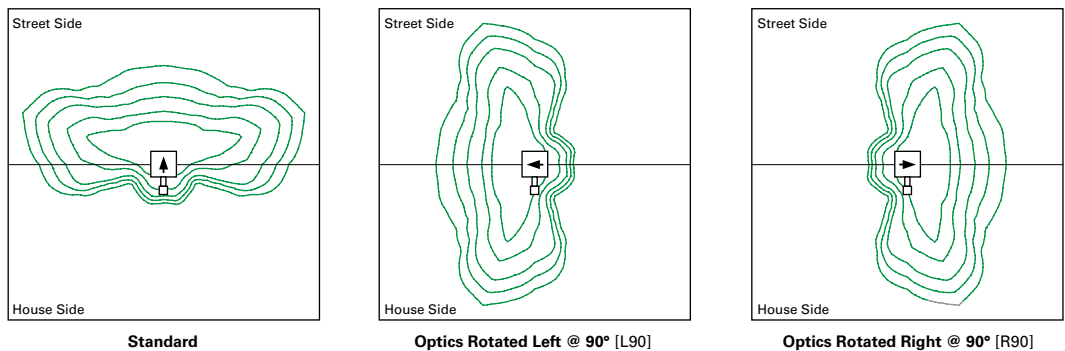


QUICK MOUNT ARM DATA

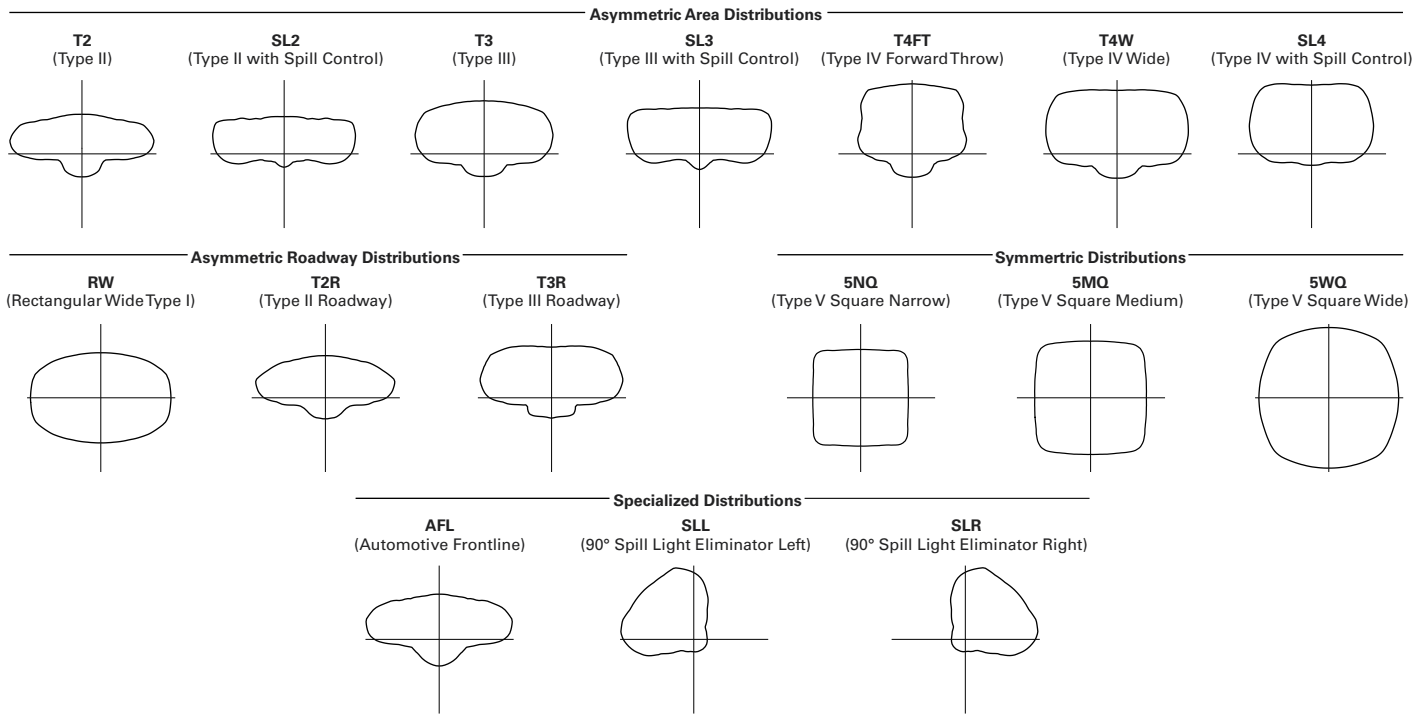
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

OPTIC ORIENTATION



OPTICAL DISTRIBUTIONS

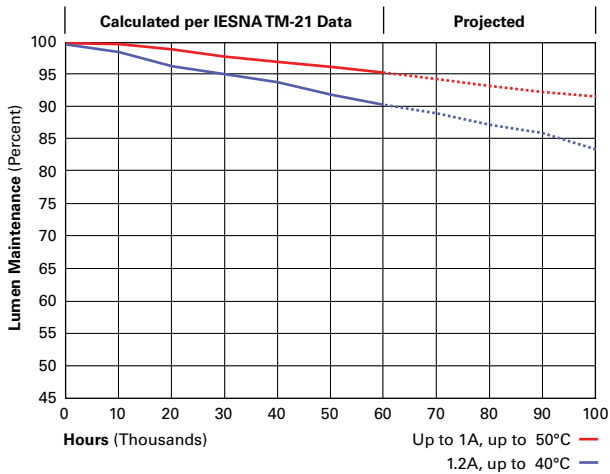


LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

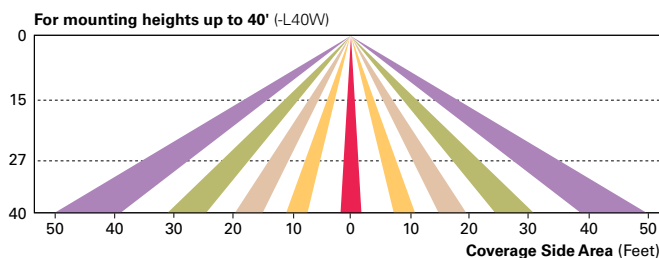
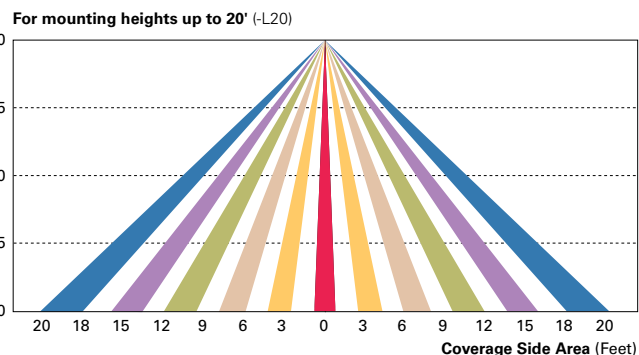
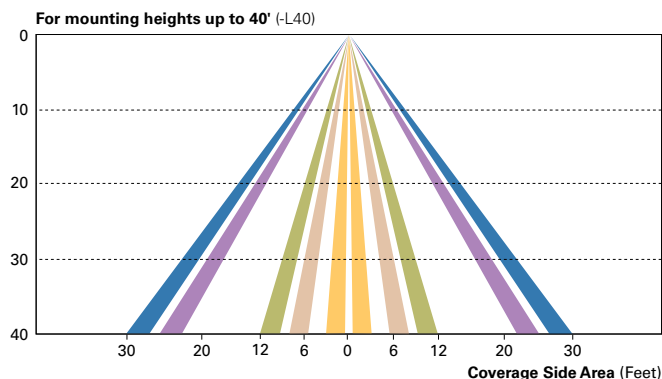
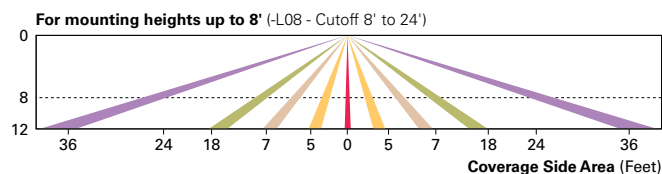
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

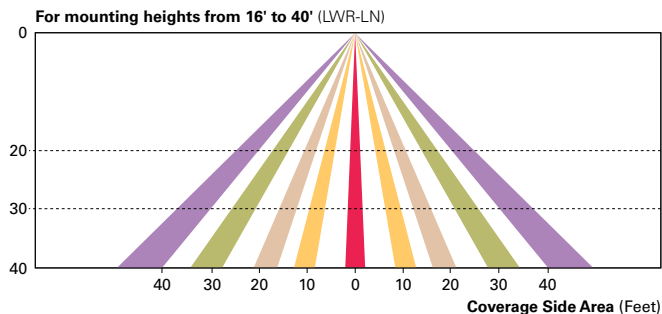
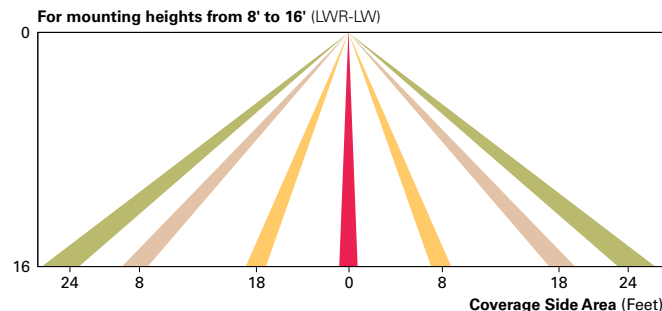
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage. pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Eaton brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 ⁴ 06=6 07=7 ⁵ 08=8 ⁵ 09=9 ⁶ 10=10 ⁶	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁷ 480=480V ^{7,8}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QMEA=Quick Mount Arm (Extended Length) ¹²
Options (Add as Suffix)					Accessories (Order Separately)		
7027=70 CRI 2700K ¹³ 7030=70 CRI 3000K ¹³ 8030=80 CRI 3000K ¹⁴ 7050=70 CRI 5000K ¹³ 7060=70 CRI 6000K ¹³ 600=Drive Current Factory Set to Nominal 600mA ¹⁵ 800=Drive Current Factory Set to Nominal 800mA ¹⁵ 1200=Drive Current Factory Set to Nominal 1200mA ^{15,16} F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits ^{17,18} DIM=External 0-10V Dimming Leads ^{19,20} P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ²¹ PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ²¹ R=NEMA Twistlock Photocontrol Receptacle ²¹ AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² HA=50°C High Ambient ²³ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{24,25} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{24,26} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{24,27} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{24,28} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{24,25,29} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{24,26,29} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{22,27,29} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{24,28,29} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{24,25} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{24,26} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{24,27} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{24,28} LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ³⁰ LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ³⁰ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing ³¹ HSS=Factory Installed House Side Shield ³² CE=CE Marking ³³					OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ³⁴ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit ¹⁰ GLEON-QMEA=Quick Mount Extended Arm Kit ¹¹ LS/HSS=Field Installed House Side Shield ^{32,34} WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin) ³⁵		

NOTES:

1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3 Standard 4000K CCT and minimum 70 CRI. 4 Not compatible with MS/4-LXX or MS/1-LXX sensors. 5 Not compatible with extended quick mount arm (QMEA). 6 Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7 Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8 Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 9 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10 Factory installed. 11 Maximum 8 light squares. 12 Maximum 6 light squares. 13 Extended lead times apply. Use dedicated IES files for 2700K, 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. 14 Extended lead times apply. Use dedicated IES files for 2700K, 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. 15 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website. 16 Not available with HA option. 17 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18 Not available with LumaWatt Pro wireless sensors. 19 Cannot be used with other control options. 20 Low voltage control lead brought out 18" outside fixture. 21 Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22 Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. 24 The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 25 Approximately 100' detection diameter at 40' mounting height. 26 Approximately 40' detection diameter at 20' mounting height. 27 Approximately 60' detection diameter at 40' mounting height. 28 Approximately 100' detection diameter at 40' mounting height. 29 Replace X with number of Light Squares operating in low output mode. 30 LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. 31 Not available with house side shield (HSS). 32 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. 33 CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. 34 One required for each Light Square. 35 Requires 7-pin NEMA twistlock photocontrol receptacle. The WOLC-7 cannot be used in conjunction with additional sensors or controls.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology* 	D=Dome Camera, Standard H=Dome Camera, Hi-Res	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card R=Cellular, Factory Installed Rogers SIM Card W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility. Not available with 9-10 light square housing. Not available with 347V, 480V or high ambient options.



SSA SQUARE STRAIGHT ALUMINUM

Catalog #		Type
Project	FHCH MEQUON	POLE OA,OB,OC
Comments		Date
Prepared by		

FEATURES

- Straight square shaft 6005-T6 aluminum alloy polished
- 356-T6 cast aluminum alloy base with aluminum knock-in bolt cover
- 8'-35' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light White Paper for risk factors and design considerations. [Learn more.](#)

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

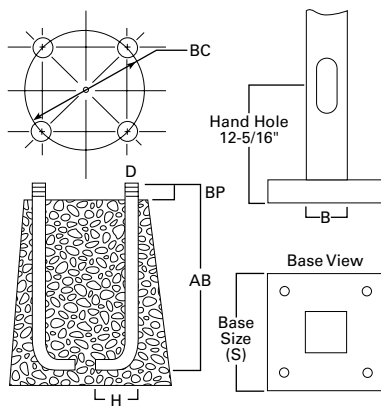
ORDERING INFORMATION

SAMPLE NUMBER: SSA4T08WXM1G

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
SSA=Square Straight Aluminum	4=4" 5=5" 6=6" 9=9" Steel; 6-3/4" Aluminum	T=0.125" M=0.188" X=0.250"	08=8' 10=10' 12=12' 15=15' 18=18' 20=20' 25=25' 30=30' 35=35'	W=Aluminum	A=Satin Brushed Aluminum B=Clear Anodized C=Dark Bronze Anodized D=Black Anodized E=Medium Bronze Anodized F=Dark Bronze J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	A=1/2" Tapped Hub ³ B=3/4" Tapped Hub ³ C=Convenience Outlet ⁴ E=GFCI Convenience Outlet F=Vibration Pad G=Ground Lug H=Additional Hand Hole ⁵ V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5" below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

ANCHORAGE DATA



See technical information.

Pole	Anchor Bolt and Template Package	Template Only	Bolt Circle (inches)	Number of Bolts	Anchor Bolt Size (inches)
SSA4TxxW	317QB404	229354D	9	4	3/4 x 17 x
SSA4MxxW	317QB404	229354D	9	4	3/4 x 17 x
SSA5TxxW	317QB405	229357D	11	4	3/4 x 17 x
SSA5MxxW	317QB405	229357D	11	4	3/4 x 17 x
SSA6MxxW	436QB406	229243D	12-1/2	4	1 x 36 x 4
SSA6XxxW	436QB406	229243D	12-1/2	4	1 x 36 x 4
SSA9XxxW	436QB468	228520D	14-1/4	4	1 x 36 x 4

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		70 mph	80 mph	90 mph	100 mph	
8	SSA4T08W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	23	26.6	19.9	15.2	11.9	350
12	SSA4T12W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	32	16.0	11.5	8.5	6.3	260
15	SSA4T15W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	39	9.1	6.2	4.2	2.8	200
15	SSA4M15W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	55	14.8	10.6	7.7	5.6	200
15	SSA5T15W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	52	16.0	11.3	8.1	5.8	260
18	SSA4T18W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	46	6.4	4.0	2.3	1.1	100
18	SSA4M18W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	66	11.0	7.4	5.0	3.3	150
18	SSA5T18W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	61	11.8	7.8	5.1	3.2	150
18	SSA5M18W	0.188	11-9/16	11	3-1/4	5	3/4 x 17 x 3	85	19.2	13.5	9.6	6.8	260
20	SSA4M20W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	72	8.8	5.6	3.5	1.9	150
20	SSA5T20W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	66	9.5	5.9	3.5	1.7	100
20	SSA5M20W	0.188	11-9/16	11-1/8	3-1/4	5	3/4 x 17 x 3	94	16.4	11.2	7.6	5.0	150
25	SSA5M25W	0.188	11-1/2	11	3-1/4	5	3/4 x 17 x 3	115	10.2	6.0	3.2	1.1	100
25	SSA6M25W	0.188	12-3/4	12-1/2	4	6	1 x 36 x 4	140	16.6	10.6	6.5	3.5	260
30	SSA6X30W	0.250	12-3/4	12-1/2	4	6	1 x 36 x 4	215	14.8	9.0	5.0	2.1	260
30	SSA9X30W ⁵	0.250	15-1/8	14-5/8	4-1/8	6-3/4	1 x 36 x 4	237	21.1	13.5	8.2	4.5	260
35	SSA9X35W ⁵	0.250	15-1/8	14-5/8	4-1/8	6-3/4	1 x 36 x 4	274	14.1	7.6	3.1	--	150

Effective Projected Area (18" Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		70 mph	80 mph	90 mph	100 mph	
8	SSA4T08W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	23	22.2	16.6	12.7	10	350
12	SSA4T12W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	32	14.1	10.1	7.4	5.5	260
15	SSA4T15W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	39	8.2	5.6	3.8	2.5	200
15	SSA4M15W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	55	13.4	9.6	6.9	5.1	200
15	SSA5T15W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	52	14.4	10.2	7.3	5.2	260
18	SSA4T18W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	46	5.9	3.6	2.1	0.9	100
18	SSA4M18W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	66	10.0	6.8	4.6	3.0	150
18	SSA5T18W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	61	10.8	7.2	4.7	2.9	150
18	SSA5M18W	0.188	11-9/16	11	3-1/4	5	3/4 x 17 x 3	85	17.6	12.4	8.8	6.2	260
20	SSA4M20W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	72	8.1	5.2	3.2	1.7	150
20	SSA5T20W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	66	8.8	5.5	3.2	1.5	100
20	SSA5M20W	0.188	11-9/16	11-1/8	3-1/4	5	3/4 x 17 x 3	94	15.2	10.3	7.0	4.7	150
25	SSA5M25W	0.188	11-1/2	11	3-1/4	5	3/4 x 17 x 3	115	9.5	5.6	3.0	1.0	100
25	SSA6M25W	0.188	12-3/4	12-1/2	4	6	1 x 36 x 4	140	15.6	9.9	6.1	3.3	260
30	SSA6X30W	0.250	12-3/4	12-1/2	4	6	1 x 36 x 4	215	14.0	8.5	4.7	2.0	260
30	SSA9X30W ⁵	0.250	15-1/8	14-5/8	4-1/8	6-3/4	1 x 36 x 4	237	20.0	12.8	7.8	4.3	260
35	SSA9X35W ⁵	0.250	15-1/8	14-5/8	4-1/8	6-3/4	1 x 36 x 4	274	13.5	7.2	2.9	--	150

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.
5. Factory installed vibration damper.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Abendroth, Strzelczyk, Choren, Parrish, Stoker, J. Schaefer, R. Schaefer, Lemke

- b) **raSmith National for Mark and Lynn Leonard.** The applicant is seeking rezoning recommendation from B-3 (Office and Service Business District) to IPS (Institutional and Public Service District), conditional use grant, building and site plan and certified survey map approval to allow for a single story hospital approx. 18,000 sq. ft. to be located at 11409 & 11421 N. Port Washington Road.

Action

Ald. Strzelczyk made a motion to open a public hearing.

Commissioner Choren seconded the motion.

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

Jack Mikkelson – 13025 N. Birch Creek Road – is the owner of the office building adjacent to the proposed project. He stated that the easement agreement is not in satisfactory form at the present time and that he has not yet agreed to the easement agreement for the combined driveway.

Scott Nyholm – owner of the properties just to the east of the Froedert Medical Center – he does not feel that this project is needed as there are plenty of medical buildings in that vicinity. He feels that there are too many empty buildings sitting vacant on Port Washington Road and he does not want to add more buildings. He would like the Commission to consider the future long term planning for the east side of town.

Action

Commissioner Stoker made a motion to open a public hearing.

Commissioner R. Schaefer seconded the motion.

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

Asst. Dir. Zader stated that this request is for a rezoning recommendation that will go to the CC in September as well as building and site plan, conditional use grant and certified survey map approvals which will be contingent upon the rezoning approval. He gave an overview of the staff report. He stated that staff is not supportive of the two waivers requested but in subsequent conversations, the applicant feels that they will be able to comply with the requirements. It is hoped that a shared easement can be obtained, but if not, a single access point will need to be approved before moving forward. Staff would like to continue to work with the applicant regarding the building materials and colors. Mr. Zader stated that there have been some concerns from neighbors regarding noise from emergency vehicles. Staff does recommend approval according to the conditions in the report.

The applicant, Ryan Marks, stated that Froedert is aiming to meet needs locally 24/7. This project would house a 7-bed urgent care facility with full scan services available with 8 beds

for overnight stays up to five nights. Mr. Marks explained that this would be a small scale, user-friendly comfortable facility. He explained that there will not be emergency vehicles directed to this facility. This will be the first one in the state; they have been successful in other states. He feels that the easement can be agreed upon with the neighbor. The applicant held a neighborhood meeting to inform the surrounding properties of their intentions. The intent of the design is to match the materials and colors of the building to those across the street at the Froedert Medical Center.

Mary Ellen Doll – 11348 N. Linnwood Lane – is opposed to the project but does not wish to speak.

Asst. Dir. Zader showed a map of the area of the residential properties located west of the proposed development. There was discussion about the trash area and the noise created and the hours of trash collection. He stated that a condition can be added that specifies allowed hours of trash collection.

Action

Commissioner Stoker made a motion to approve per the conditions in the staff report; trash collection only allowed from 7:00 am to 5:00 pm, a shared easement agreement must be in place, and must be required to enter into a PILOT agreement if not a taxable entity.

Commissioner Lemke seconded the motion.

A roll call vote was called; vote passed (6-2; NO votes R. Schaefer, Ald. Strzelczyk)

RESULT:	APPROVED WITH CONDITIONS [6 TO 2]
MOVER:	John Stoker, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Abendroth, Choren, Parrish, Stoker, J. Schaefer, Lemke
NAYS:	Strzelczyk, R. Schaefer

3) ~~Consent~~

- a) ~~Gary Mueller. The applicant is seeking certified survey map approval for a 2 lot land division for the property located at 11711 N. Church Place.~~

Action

~~Commissioner Stoker made a motion to approve the three consent items~~

~~Commissioner J. Schaefer seconded the motion.~~

~~*A voice vote was called; vote passed (8-0)*~~

TO: Planning Commission
FROM: MIKE GIES, PARKS AND FORESTRY SUPERINTENDENT
DATE: September 21, 2020
SUBJECT: Brian and Nicole Lammi. The applicant is seeking specimen tree removal approval to allow for 2 Oak trees to be removed for the property located at 11410 N. Creekside Court.

Applicant:	Brian and Nicole Lammi
Status of Applicant:	Owner
Requested:	Specimen Tree Removal
Existing Zoning:	R-3 (1 Acre Residential Minimum) PUD (Planned Unit Development)
Lot size:	.82 acres
Location:	11410 N. Creekside Court
Tax Key:	#14-149-00-370.00
District:	#3

The applicant is requesting removal of (2) specimen trees located at 11410 Creekside Court. The eastern portion of the property where the oaks are located was wooded. The composition of the woodland was made up of primarily American Linden, Ash, and Oak. Lot clearing was completed with the exclusion of all but the four Bur Oak that were identified on the property, the diameters of the oak are as follows:

- 7" Bur Oak (not specimen) (may be removed without permission)
- 14" Bur Oak (not recommended for removal)
- 6.5" Bur Oak (not specimen) (may be removed without permission)
- 12" Bur Oak (not recommended for removal)

The two smallest of the four oak do not meet the size criteria to be considered specimen trees. Although they would still be considered high value trees, the 7" and 6.5" trees are under the minimum 12" diameter measurement to be considered specimen as outlined in the Mequon Tree Preservation Policy.

Analysis: The overall condition of the two specimen Oak is good with an overall canopy thinning due to shading of previous surrounding trees. The trunk of each tree is free of defect, decay, or abnormalities that would lead to concerns of the longevity of each specimen. It was also noted that the trees were part of a larger woodland that has a tree preservation easement on it. The tree preservation easement was part of the original development agreement when the Concord Creek subdivision was platted. The preservation area connects to the east of the residence at 11410 N. Creekside Court and has a similar diversity of trees to the area of trees that was removed.

Recommendation: The Forestry Division recommends denial of the request to remove the two oak in question. The oaks are in good condition with no visible injury or defect. The trees proximity to the home don't represent a hardship or long-term concern based on their condition. Based on the Mequon Tree Preservation Policy staff believes the trees should remain. Given the trees proximity to the potential future work, protection will be necessary, if the Planning Commission approves preservation. Forestry staff will consult with the resident's for required protect zones.

Should the Planning Commission approve the removal of the two oak (1-14" and 1-12"), the applicant would be responsible for replacing 75% of the diameters of the oak after construction is completed. This would equal (19.5") of replacement trees, which equates to approximately (10) native trees of at least 2" caliper approved by the forester. In lieu of planting, the owner could donate \$1,950 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the \$1,950 would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is completed and inspected by the city forester.

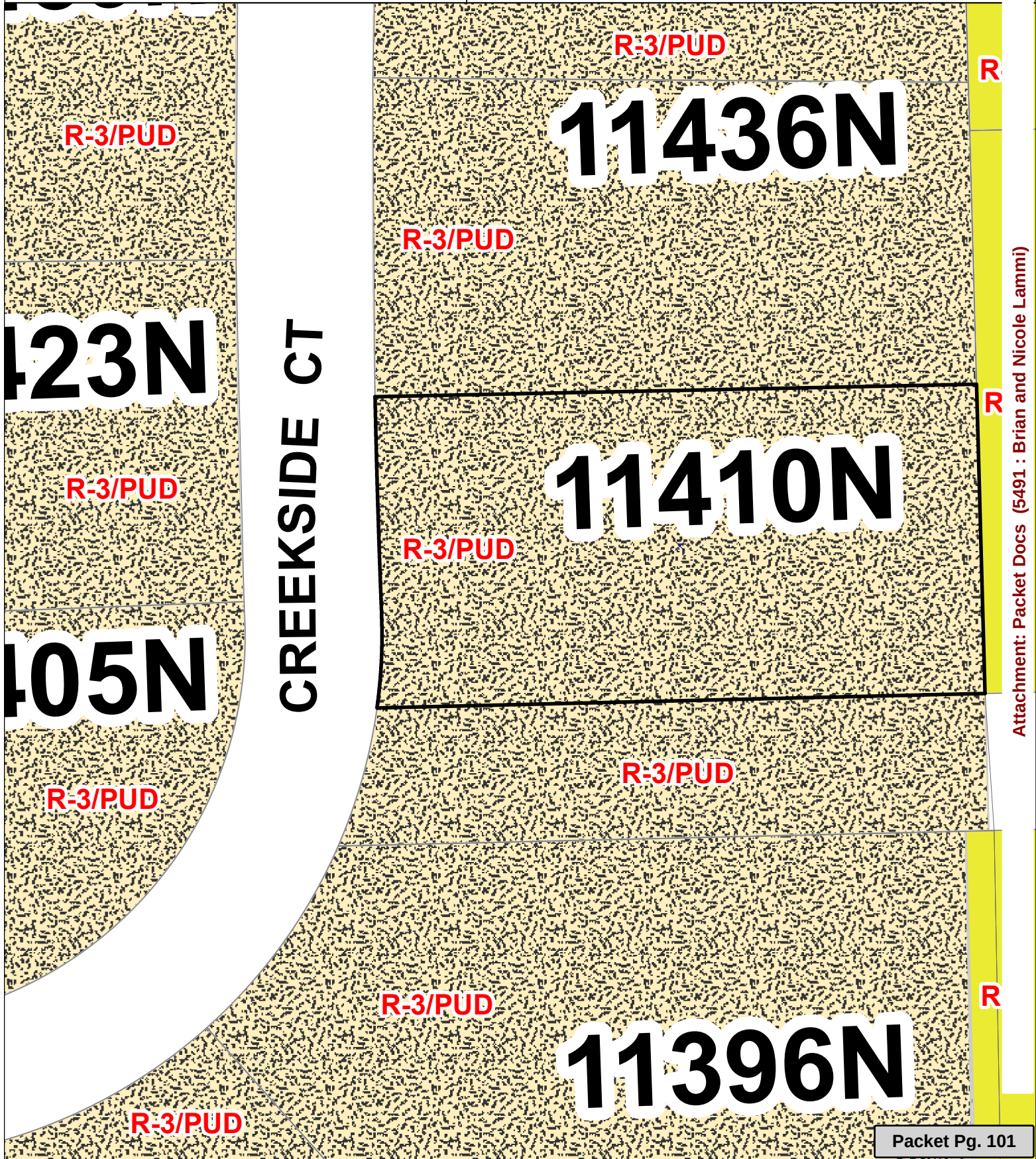
Attachments:
Packet Docs (PDF)

Lammi

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

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

3.a.a



Attachment: Packet Docs (5491 : Brian and Nicole Lammi)



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TO: Planning Commission
FROM: MIKE GIES, PARKS AND FORESTRY SUPERINTENDENT
DATE: September 21, 2020
SUBJECT: Patrick and Caroline O'Leary. The applicant is seeking specimen tree removal approval to allow for 4 White Pine trees to be removed for placement of a new home for the parcel located at 13930 N. Hawks Landing.

Applicant:	Patrick and Caroline O'Leary
Status of Applicant:	Owner
Requested:	Specimen Tree Removal
Existing Zoning:	R-1 (5 Acre minimum) PUD (Planned Unit Development)
Existing Use:	Vacant Land
Lot size:	1.66 acres
Location:	13930 N. Hawks Landing
Tax Key:	#14-161-00-180.00
District:	#1

Background: The applicant is requesting removal of (4) specimen white pine, located at 13930 N. Hawks Landing. The white pine requested for removal consideration meet the size and species requirements as outlined by Mequon's Tree Preservation Policy, the diameters of the white pine are as follows:

- 12" White Pine (recommended for removal due to location of proposed house)
- 18" White Pine (recommended for removal due to location of proposed house)
- 12" White Pine (not recommended for removal)
- 12" White Pine (not recommended for removal)

Analysis: Two of the four white pine should be considered for removal. Although the trees remain in good condition, with each of them showing no signs of decline, and structure of each tree free of defect, decay, or abnormalities that would lead to concerns of the longevity of each specimen. The dimensions of the proposed home, construction traffic, and setbacks; would make removal the only viable option for the two specimens.

The two 12" white pine that are to the south of the proposed structure are similarly in good condition with no visible signs of defect or decline found upon inspection. The trees are also a significant distance from the anticipated construction traffic, and with appropriate tree protection precautions would have a high probability of survival after construction.

Recommendation: The Forestry Division recommends approval of the request to remove both the 12" and 18" white pine within the footprint of the proposed home, due to limited options for adjustment.

The Forestry Division recommends denial of the request to remove the two-white pine outside of the proposed house footprint. The trees proximity to the home does not represent a hardship or long-term concern based on their condition. Staff will consult with the resident's for required protect zones should Planning Commission recommend preservation of the trees.

Should the Planning Commission approve the removal of the two-white pine (1-12" and 1-18"), the applicant would be responsible for replacing 75% of the diameters of the white pine after construction is completed. This would equal (22.5") of replacement trees, which equates to approximately (11) native trees of at least 2" caliper approved by the forester. In lieu of planting, the owner could donate \$2,250 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the \$2,250 would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is completed and inspected by the city forester.

Should the Planning Commission approve the removal of **all** four-white pine, the applicant would be responsible for replacing 75% of the diameters of the white pine after construction is completed. This would equal (40.5") of replacement trees, which equates to approximately (20) native trees of at least 2" caliper approved by the forester. In lieu of planting, the owner could donate \$4,050 to the Mequon Tree Fund, which would be used for Urban Forestry projects. Whether the owner decides to replant or not, the \$4,050 would be put into a non-lapsing escrow account before a building permit is issued. The money would then be returned after the tree planting is completed and inspected by the city forester.

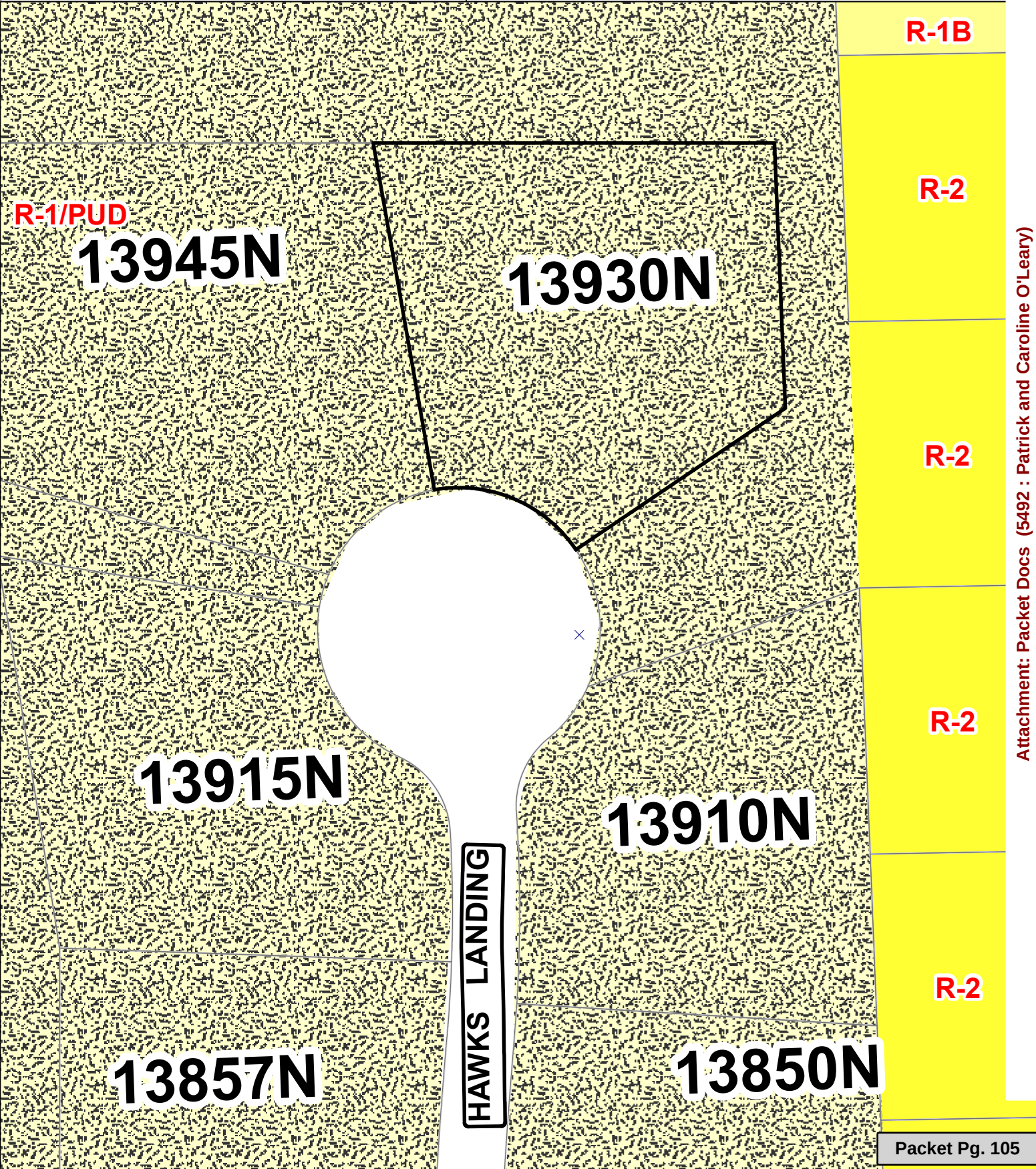
Attachments:

Packet Docs (PDF)

O'Leary

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

3.b.a



Attachment: Packet Docs (5492 : Patrick and Caroline O'Leary)

Dear Sir or Madam,

Miller Marriott Construction has been retained to design and construct a single family home for Patrick and Caroline O'Leary on lot 18 Hawks Landing Subdivision Tax Key # 14-161-0018.000. In so doing we will need to remove 4 specimen trees. There are 2 directly in the footprint and 2 too close to the street and blocking views to the house. We understand that we will need planning commission approval. Enclosed is a copy of the survey showing the positions of each tree.

If you have any further questions or additional information please contact me at the number or email below.

Thanks,

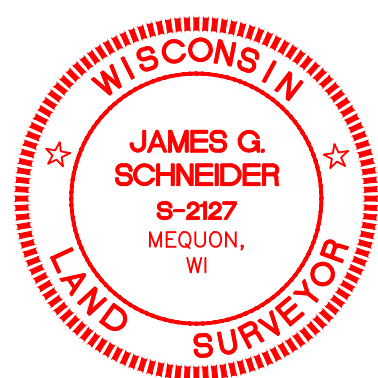
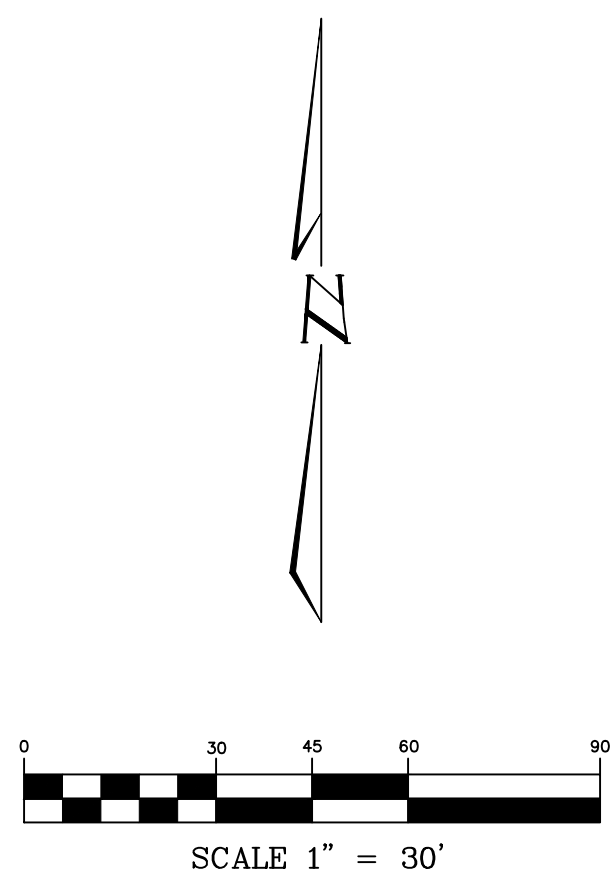
Jim

Attachment: Packet Docs (5492 : Patrick and Caroline O'Leary)

LEGAL DESCRIPTION :

Lot Eighteen (18), in "HAWKS LANDING", being a redivision of Lot Three (3) of "Hillside Highlands" and lands all being part of the Northeast One-quarter (1/4), Northwest One-quarter (1/4), Southwest One-quarter (1/4) and Southeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Three (3), in Township Nine (9) North, Range Twenty-one (21) East, in the City of Mequon, County of Ozaukee, State of Wisconsin.

Said Parcel containing 72,1000 sq. ft/1.655 acres of land, more or less.



THIS IS AN ORIGINAL PRINT
ONLY IF STAMPED IN RED

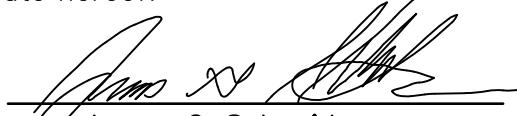
SURVEY CERTIFICATE

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

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

4-16-2020

Date

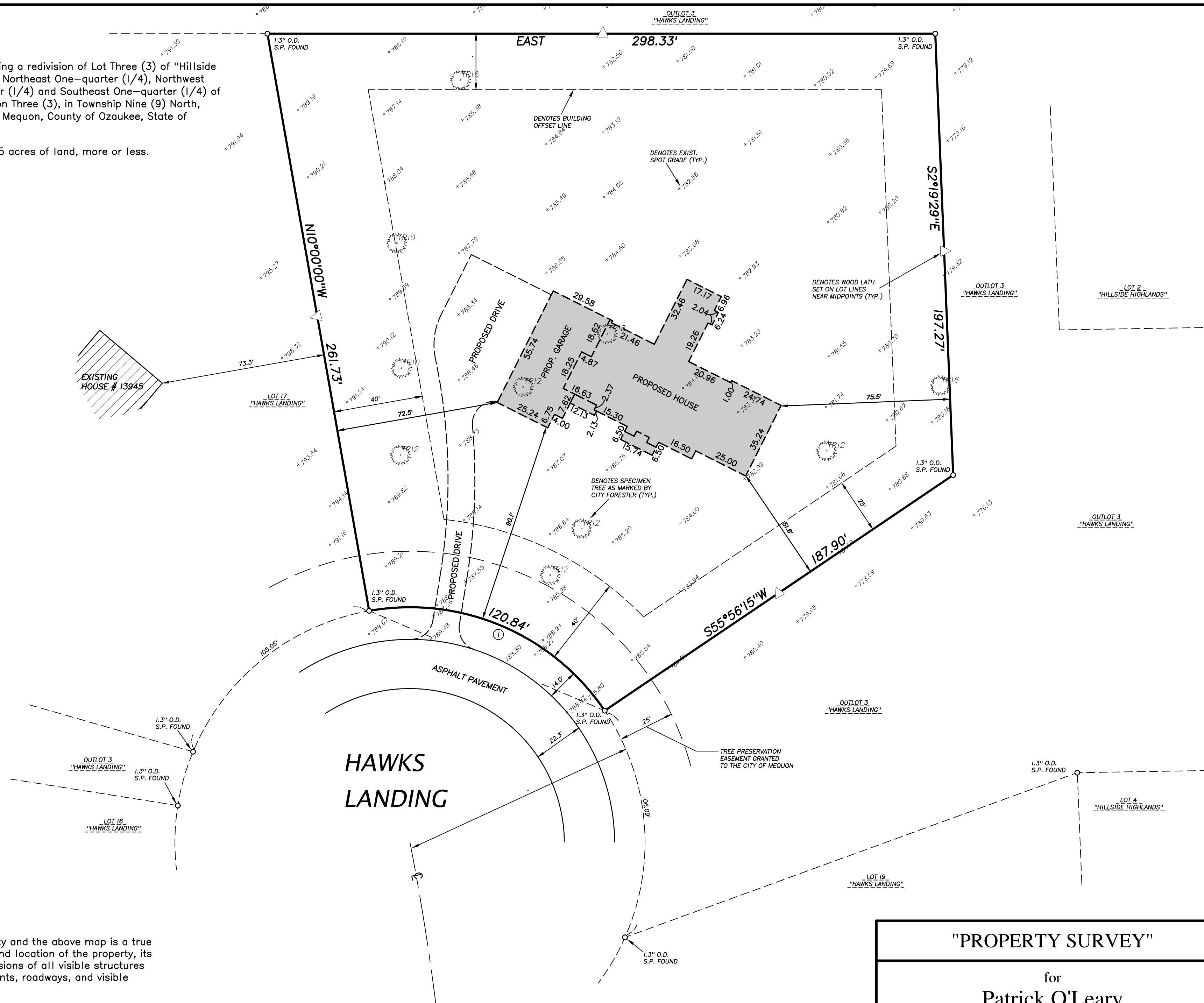

James G. Schneider
Surveyor - S-2127

BEARING REFERENCE :

ALL BEARINGS ARE REFERENCED TO THE
NORTH LINE OF LOT 18, "HAWKS LANDING"
WHICH BEARS EAST, PER SUBDIVISION PLAT.

CURVE DATA

①
RAD. = 105.00'
DELTA = 65°56'15"
L.C. = 114.25'
L.C.B. = N67°01'52.5"W

"PROPERTY SURVEY"

for
Patrick O'Leary

13930 N. Hawks Landing
Mequon, WI

DATE:	April 16, 2020	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J.	Plat No.	LS-4707-20

1	8-21-20	ADD PROPOSED HOUSE & SPECIMEN TREES	JGS	JWH
MARK	DATE	REVISION	BY	APVD
NSE NORTH SHORE ENGINEERING, INC. Consulting Engineers & Land Surveyors 11433 N. Port Washington Rd., Mequon, Wisconsin, 53092 (262) 241-9400 • FAX: (262) 241-5337 www.northshoreengineering.net				



TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: September 21, 2020
SUBJECT: Farmdale Estates. The applicant is seeking street tree and landscape plan approval for a six-lot single-family subdivision for the property located at the northwest corner of Mequon and Farmdale Roads.

Applicant:	John Graham
Status of Applicant:	Agent
Requested:	Landscape Plan Street Tree Plan
Existing Use:	Vacant
Existing Zoning:	R-1 (5-Acre Minimum) OA (Agricultural Overlay) C-2 (General Conservancy)
Existing Land Use Plan:	Residential 5 Acre Critical Environmental
Lot size:	35.68 acres
Location:	Northwest corner of Farmdale and Mequon Roads
Tax Key:	14-020-12-000.00
District:	#3

Background:

The applicant is requesting landscape and street tree plan approval for Farmdale Estates subdivision located at the corner of Farmdale and Mequon Roads. The Planning Commission approved the preliminary plat and development agreement on June 10, 2019.

Landscaping Plan:

The plan includes details related to the landscaping in the entrance median and cul-de-sac. The landscaping in the cul-de-sac includes a mix of 3 Junipers, 4 Thornless Hawthorns and perennials. The entrance median plantings include a mix of dogwood, juniper and daylily. The entrance and cul-de-sac islands are outlots and shall be maintained by the Homeowner's Association. Existing trees along Mequon Road and Farmdale Roads will remain along the east and south perimeter of the subdivision.

Street Tree Plan:

On August 19, 2020, the Tree Board approved the street tree plan for Farmdale Estates. The plan calls for a total of 58 tree along the private road.

Tree Board Recommendation:

The Tree Board recommends approval of the street tree plan.

Planning Staff Recommendation:

Planning Staff recommends approval of the landscape plan and street tree plan subject to the following conditions:

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. A street tree easement shall be reviewed and approved by City Attorney prior to final plat.

Attachments:

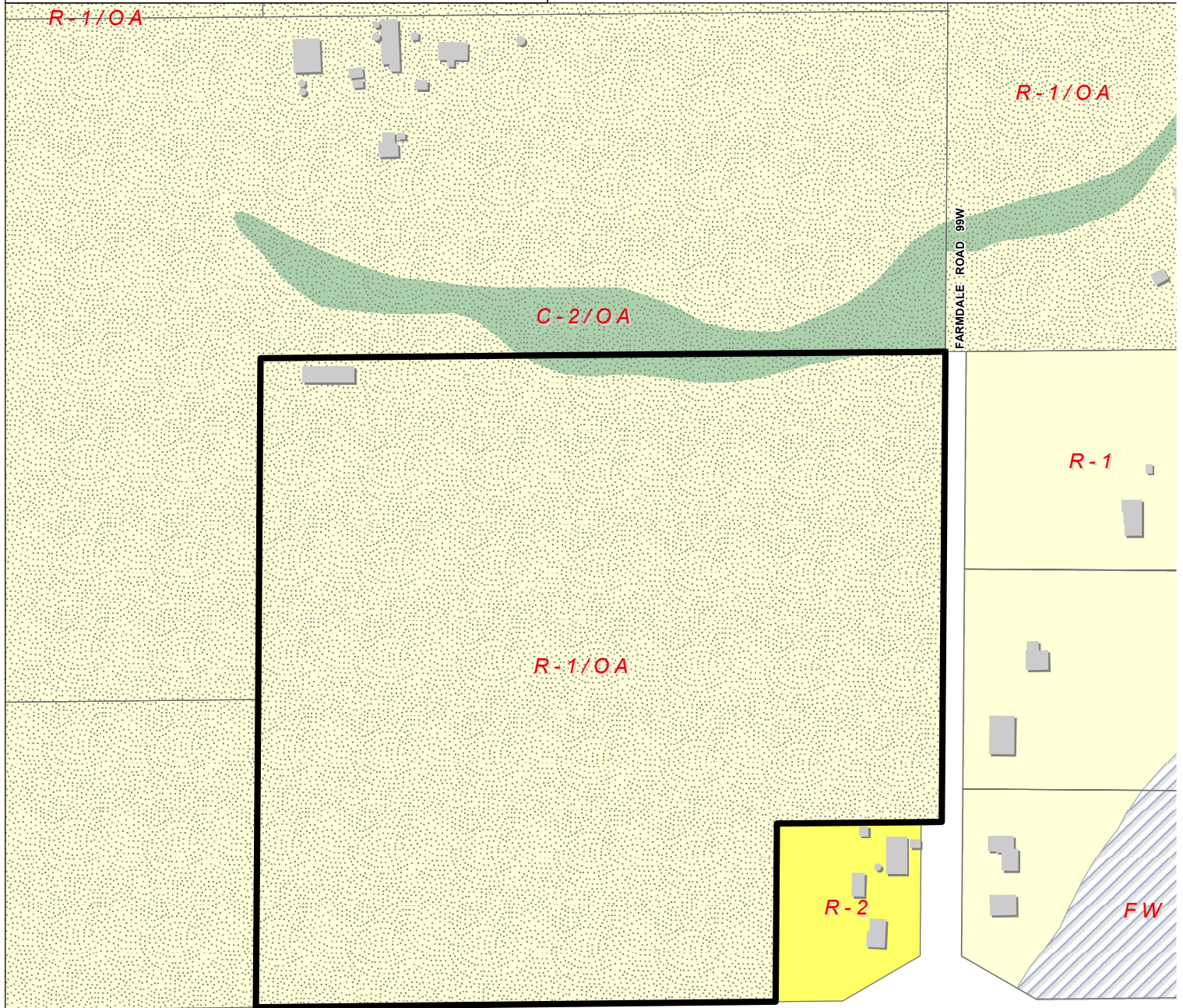
Packet Docs (PDF)

Farmdale Estates

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

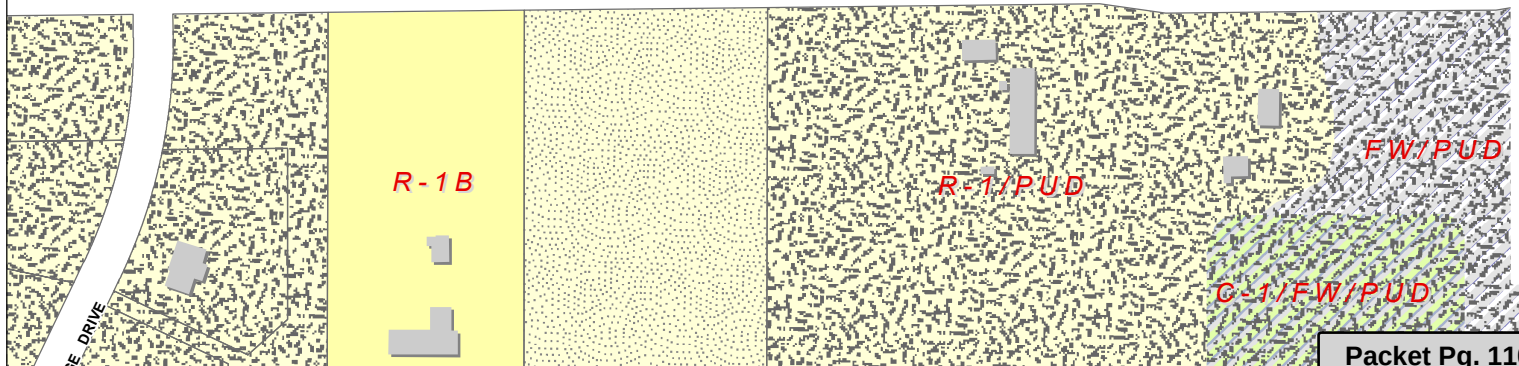
LTD Limited Use
 OA Agricultural Overlay
 PUD Planned Unit Development Overlay
 P-1 Park & Recreation
 R-1 Single-Family Residential (5 Ac. Min.)
 R-1B Single-Family Residential (2.5 Ac. Min.)
 R-2 Single-Family Residential (2.0 Ac. Min.)
 R-2B Single-Family Residential (1.5 Ac. Min.)
 R-3 Single-Family Residential (1.0 Ac. Min.)
 R-4 Single-Family Residential (3/4 Ac. Min.)
 R-5 Single-Family Residential (1/2 Ac. Min.)
 R-6 Single-Family Residential (4 du/Ac)
 RM Multi-Family Residential
 TC Town Center
 TDR Transfer of Development Rights

3.c.a

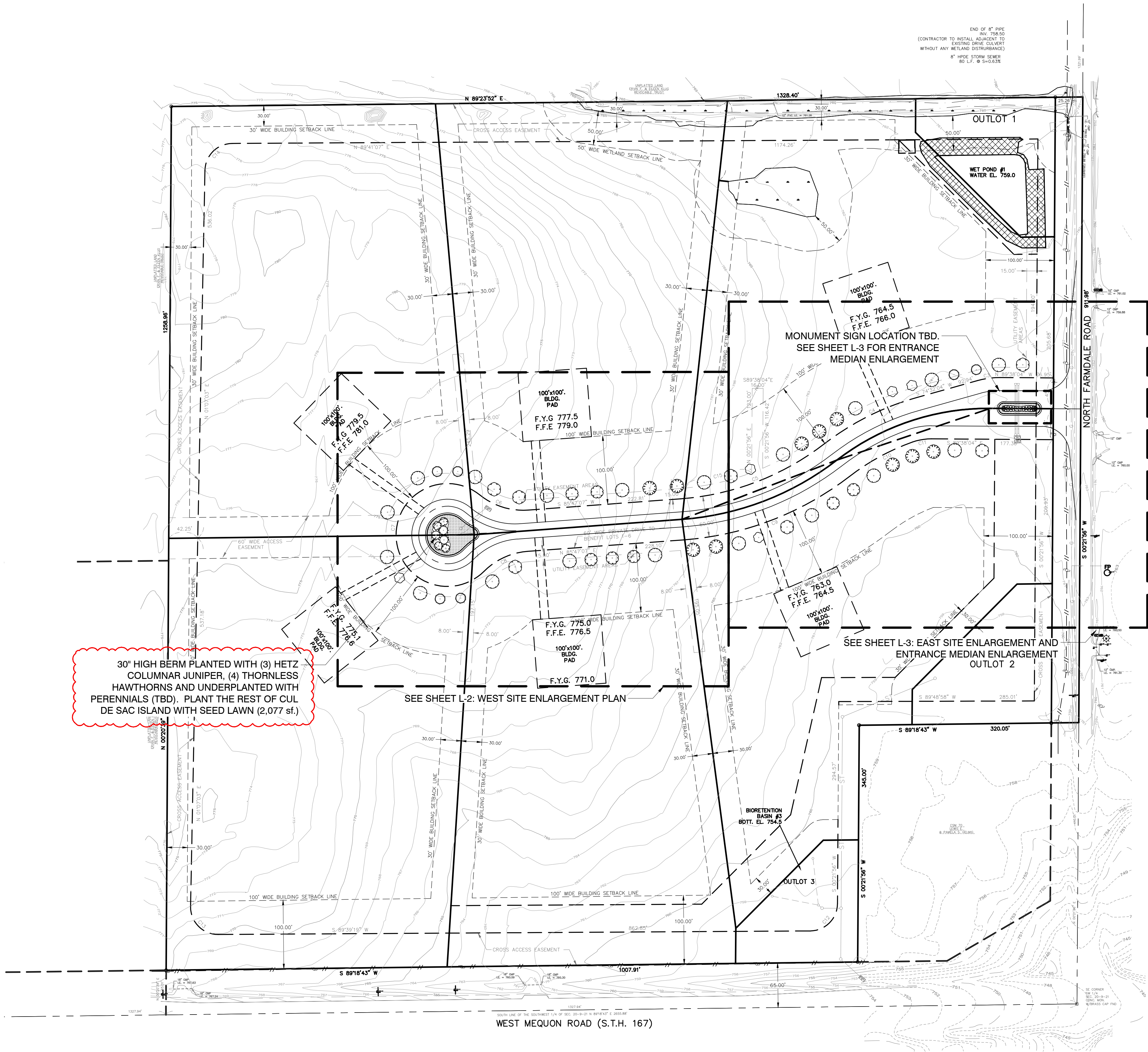


MEQUON ROAD 112N

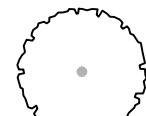
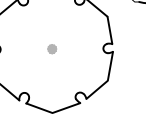
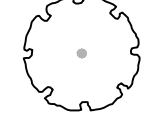
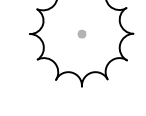
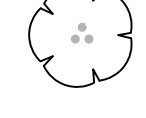
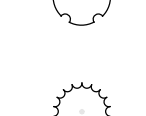
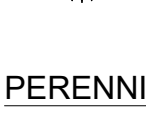
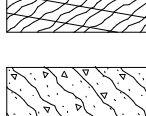
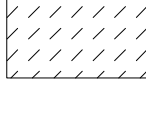
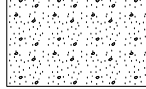
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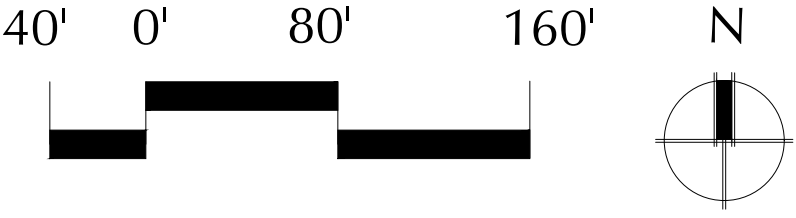
Attachment: Packet Docs (5501 : Farmdale Estates)

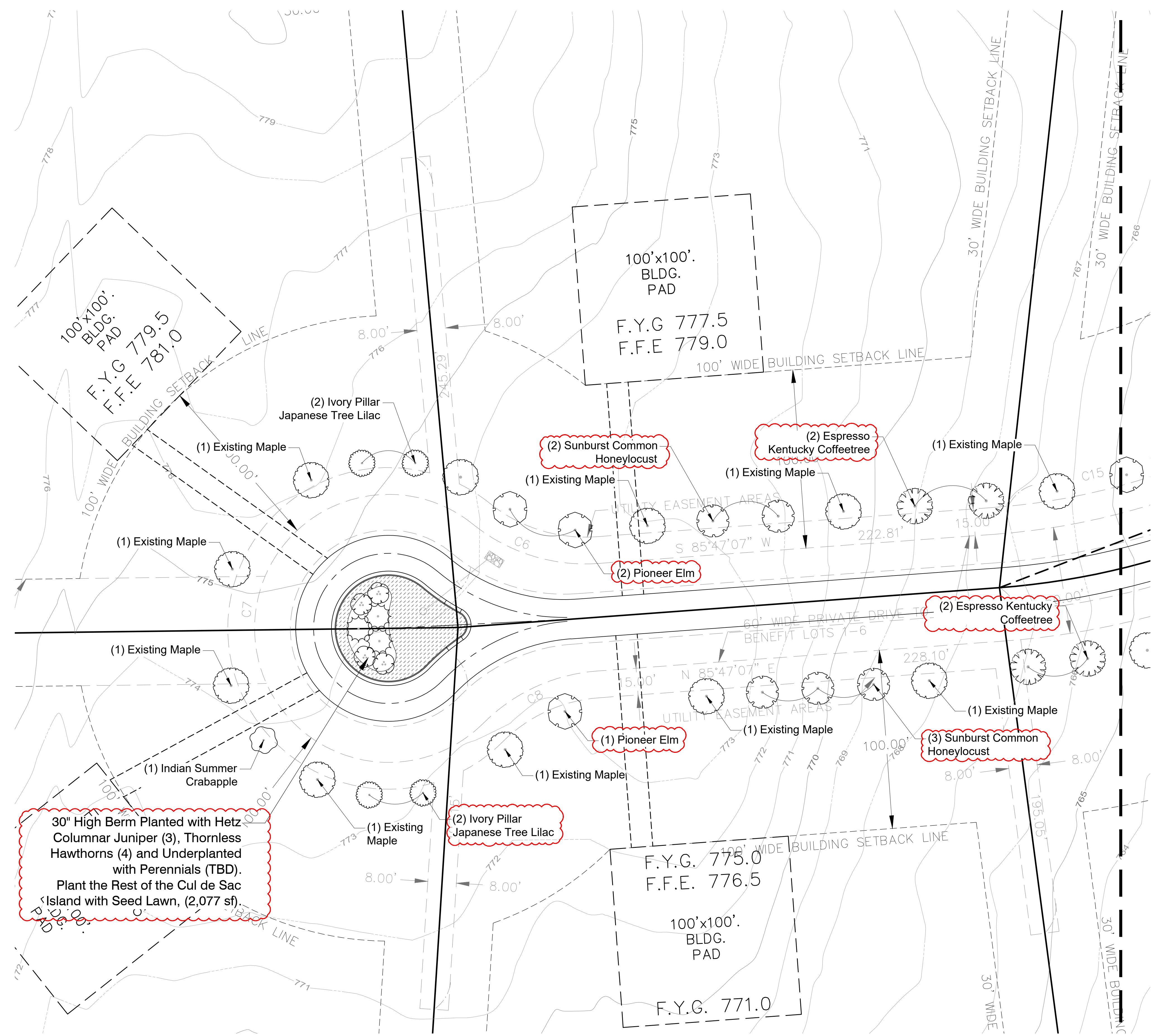


PLANT SCHEDULE

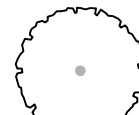
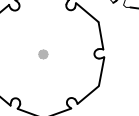
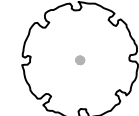
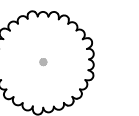
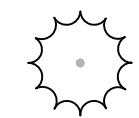
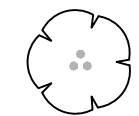
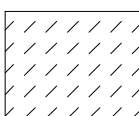
<u>EXISTING TREE</u>		<u>BOTANICAL / COMMON NAME</u>	<u>QTY</u>	
	Existing Tree (Acer 'cv.' / Maple Cultivars)	19		
<u>TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>
	Gymnocladus dioica `Espresso` / Espresso Kentucky Coffeetree	3" Cal.	B&B/CG	10
	Ulmus x `Pioneer` / Pioneer Elm	3" Cal.	B&B/CG	7
<u>MEDIUM TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>
	Gleditsia triacanthos inermis `Suncole` / Sunburst Common Honeylocust	3" Cal.	B&B/CG	7
<u>SMALL TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>
	Malus x `Indian Summer` / Indian Summer Crabapple	3" Cal.	B&B/CG	5
	Syringa reticulata reticulata `Willamette` TM / Ivory Pillar Japanese Tree Lilac	3" Cal.	B&B/CG	6
<u>EVERGREEN TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>
	Juniperus chinensis `Hetzii Columnaris` / Hetz Columnar Juniper	6' ht.	B&B/CG	3
<u>UNDERSTORY TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>
	Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn	6' ht	B&B/CG	4
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>
	Cornus stolonifera `Farrow` / Arctic Fire Dogwood	24" ht.	B&B/CG	10
	Juniperus squamata `Blue Star` / Blue Star Juniper	30" wd.	B&B/CG	12
<u>PERENNIALS & ORNAMENTAL GRASSES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>QTY</u>
	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1 gal.	18" o.c.	25
	Panicum virgatum `Shenendoah` / Burgundy Switch Grass	1 gal.	18" o.c.	32
<u>SOD/SEED</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
	Seed Lawn / Seed Lawn	seed	2,523 sf	
<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>			
	Annual / Annual	Size and quantity TBD seasonally		

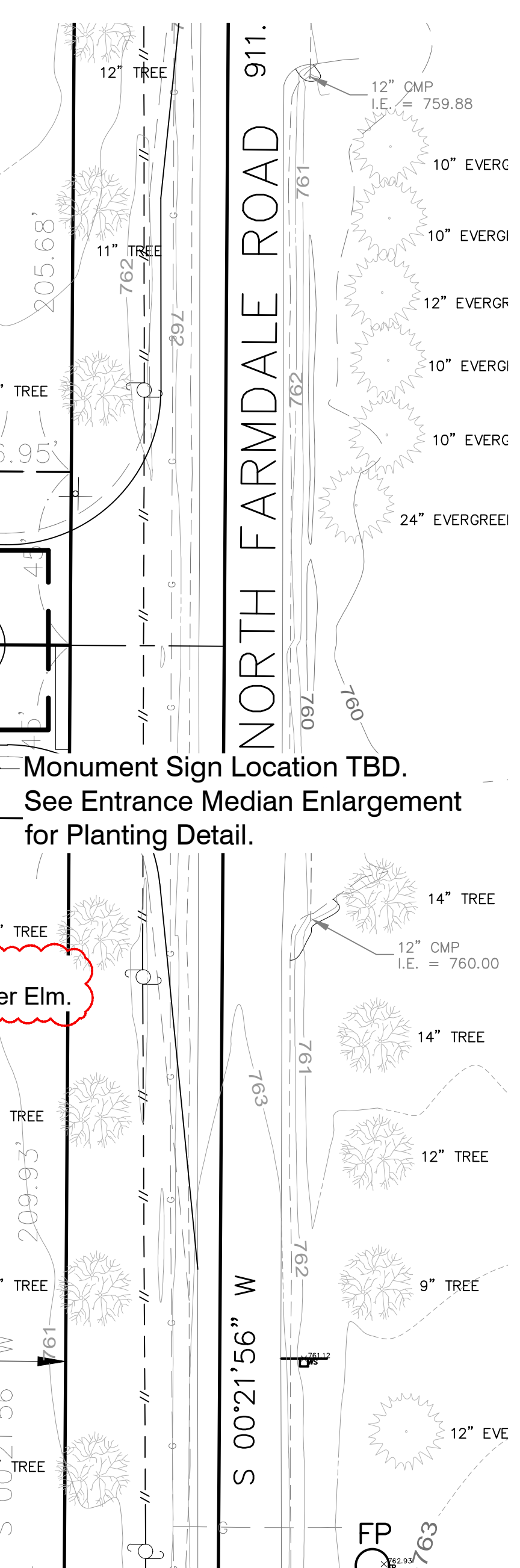
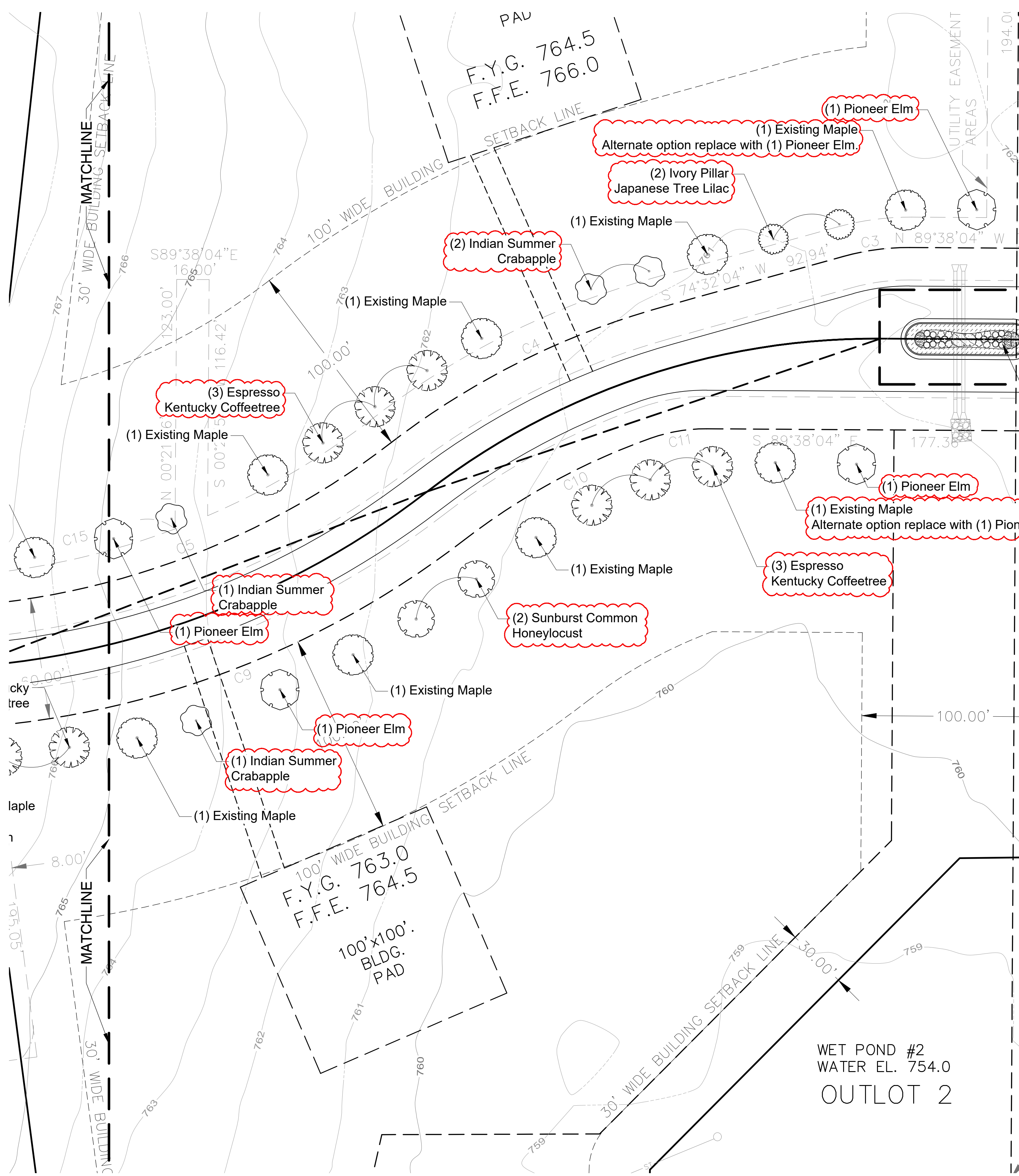
NOTE:
TREES SPACING VARIES FROM APPROXIMATELY 30' O.C. TO 40' O.C.



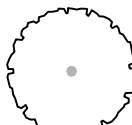
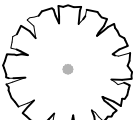
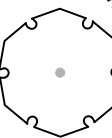
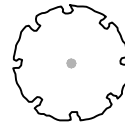
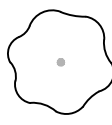
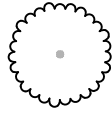
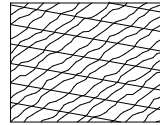
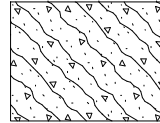
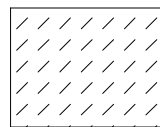
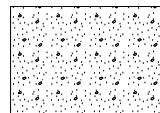


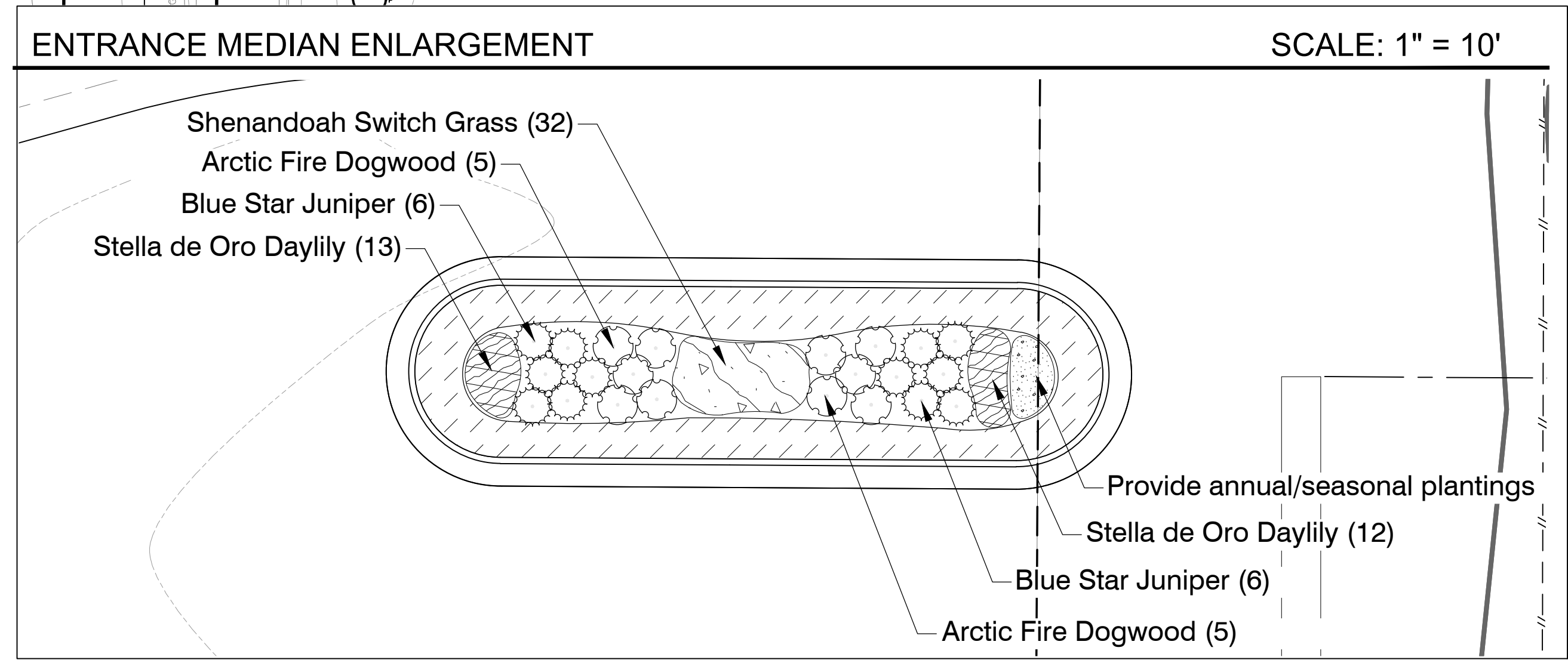
PLANT SCHEDULE WEST SITE

EXISTING TREE	BOTANICAL / COMMON NAME	QTY		
	Existing Tree (Acer 'cv.' / Maple Cultivars)	11		
TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Gymnocladus dioica 'Espresso' / Espresso Kentucky Coffeetree	3" Cal.	B&B/CG	4
	Ulmus x 'Pioneer' / Pioneer Elm	3" Cal.	B&B/CG	3
MEDIUM TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Gleditsia triacanthos inermis 'Suncole' / Sunburst Common Honeylocust	3" Cal.	B&B/CG	5
SMALL TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Malus x 'Indian Summer' / Indian Summer Crabapple	3" Cal.	B&B/CG	1
	Syringa reticulata reticulata 'Willamette' TM / Ivory Pillar Japanese Tree Lilac	3" Cal.	B&B/CG	4
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Juniperus chinensis 'Hetzii Columnaris' / Hetz Columnar Juniper	6' ht.	B&B/CG	3
UNDERSTORY TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn	6' ht	B&B/CG	4
SOD/SEED	BOTANICAL / COMMON NAME	SIZE	QTY	
	Seed Lawn / Seed Lawn	seed	2,077 sf	



PLANT SCHEDULE EAST SITE

EXISTING TREE	BOTANICAL / COMMON NAME	QTY		
	Existing Tree (Acer 'cv.' / Maple Cultivars)	8		
TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Gymnocladus dioica 'Espresso' / Espresso Kentucky Coffeetree	3" Cal.	B&B/CG	6
	Ulmus x 'Pioneer' / Pioneer Elm	3" Cal.	B&B/CG	4
MEDIUM TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Gleditsia triacanthos inermis 'Suncole' / Sunburst Common Honeylocust	3" Cal.	B&B/CG	2
SMALL TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Malus x 'Indian Summer' / Indian Summer Crabapple	3" Cal.	B&B/CG	4
	Syringa reticulata reticulata 'Willamette' TM / Ivory Pillar Japanese Tree Lilac	3" Cal.	B&B/CG	2
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Cornus stolonifera 'Farrow' / Arctic Fire Dogwood	24" ht.	B&B/CG	10
	Juniperus squamata 'Blue Star' / Blue Star Juniper	30" wd.	B&B/CG	12
PERENNIALS & ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal.	18" o.c.	25
	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass	1 gal.	18" o.c.	32
SOD/SEED	BOTANICAL / COMMON NAME	SIZE	QTY	
	Seed Lawn / Seed Lawn	seed	446 sf	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	QTY	
	Annual / Annual	Size & quantity TBD seasonally		



LANDSCAPE GENERAL NOTES:

5.

ALL PLANT MATERIAL SHALL BE OBTAINED FROM AN APPROVED WISCONSIN BASED GROWER TO ENSURE HARDINESS.
7.

IF SPECIFIED SPECIES AND/ OR QUALITY OF PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, THE LANDSCAPE ARCHITECT MAY SUBSTITUTE SIMILAR PLANTS WITH THE SAME WHOLESALE VALUE. ALL SUBSTITUTIONS OF PLANT MATERIAL SHALL BE APPROVED BY THE CITY OF MEQUON AND FORESTRY SUPERINTENDENT PRIOR TO CHANGE.
12.

THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL IN POOR CONDITION/FORM OR NOT INSTALLED ACCORDING TO 'BEST MANAGEMENT PRACTICE' TECHNIQUES.
13.

THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES & SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS & GROUND COVER SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND, AND TWO (2) PARTS COMPOST. 3" DEPTH SHREDDED HARDWOOD MULCH TO BE PROVIDED FOR ALL PLANT BED AREAS.
14.

ALL WOODY PLANTINGS TO RECEIVE 3" OF SHREDDED HARDWOOD MULCH. ALL HERBACEOUS PLANTINGS TO RECEIVE 2" OF LEAF COMPOST.
15.

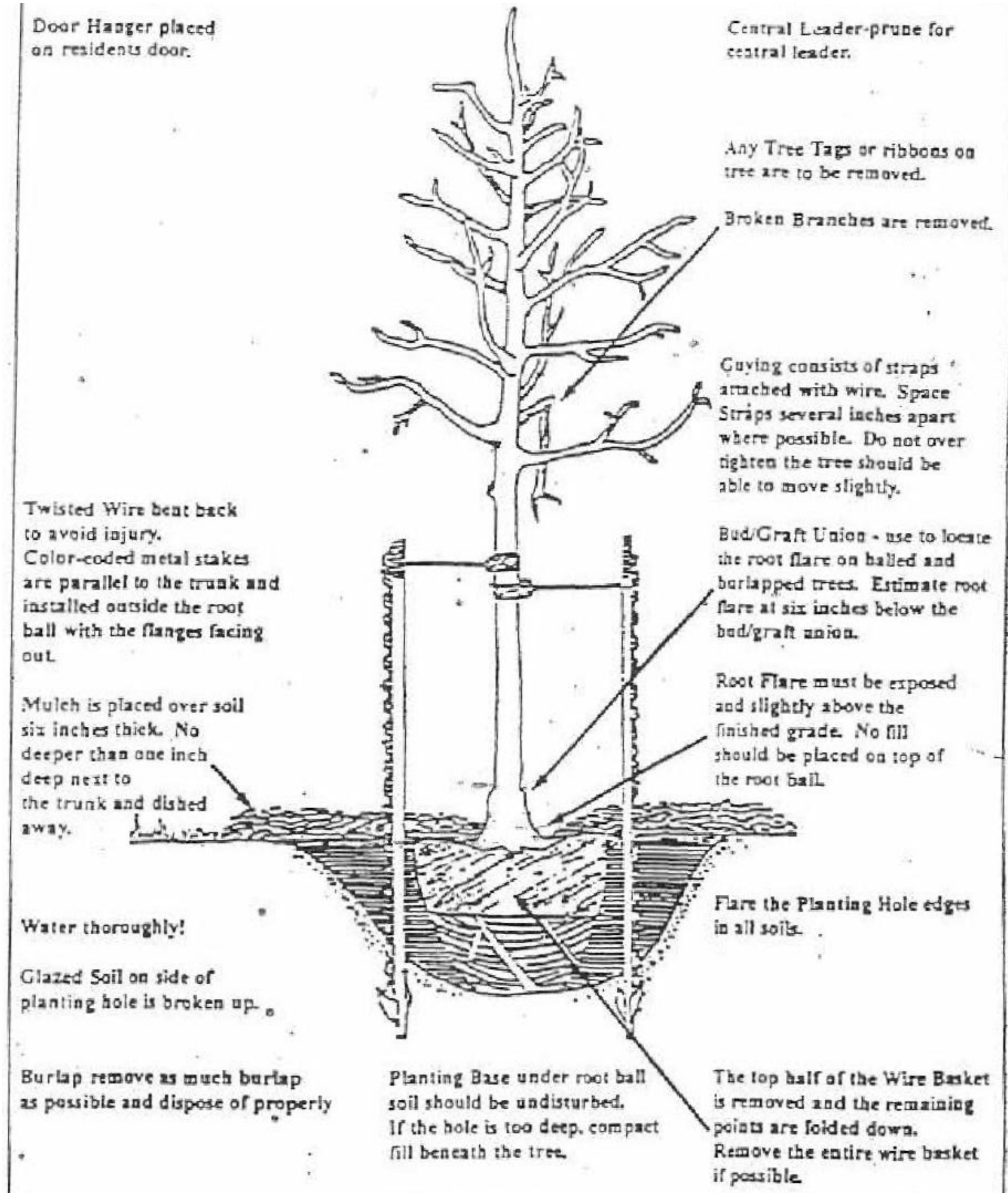
CONTRACTOR SHALL WATER PLANTS IMMEDIATELY AFTER PLANTING. FLOODING PLANTS TWICE DURING FIRST TWENTY-FOUR HOURS AFTER PLANTING.
16.

ALL ROAD AND WALK SURFACES SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
17.

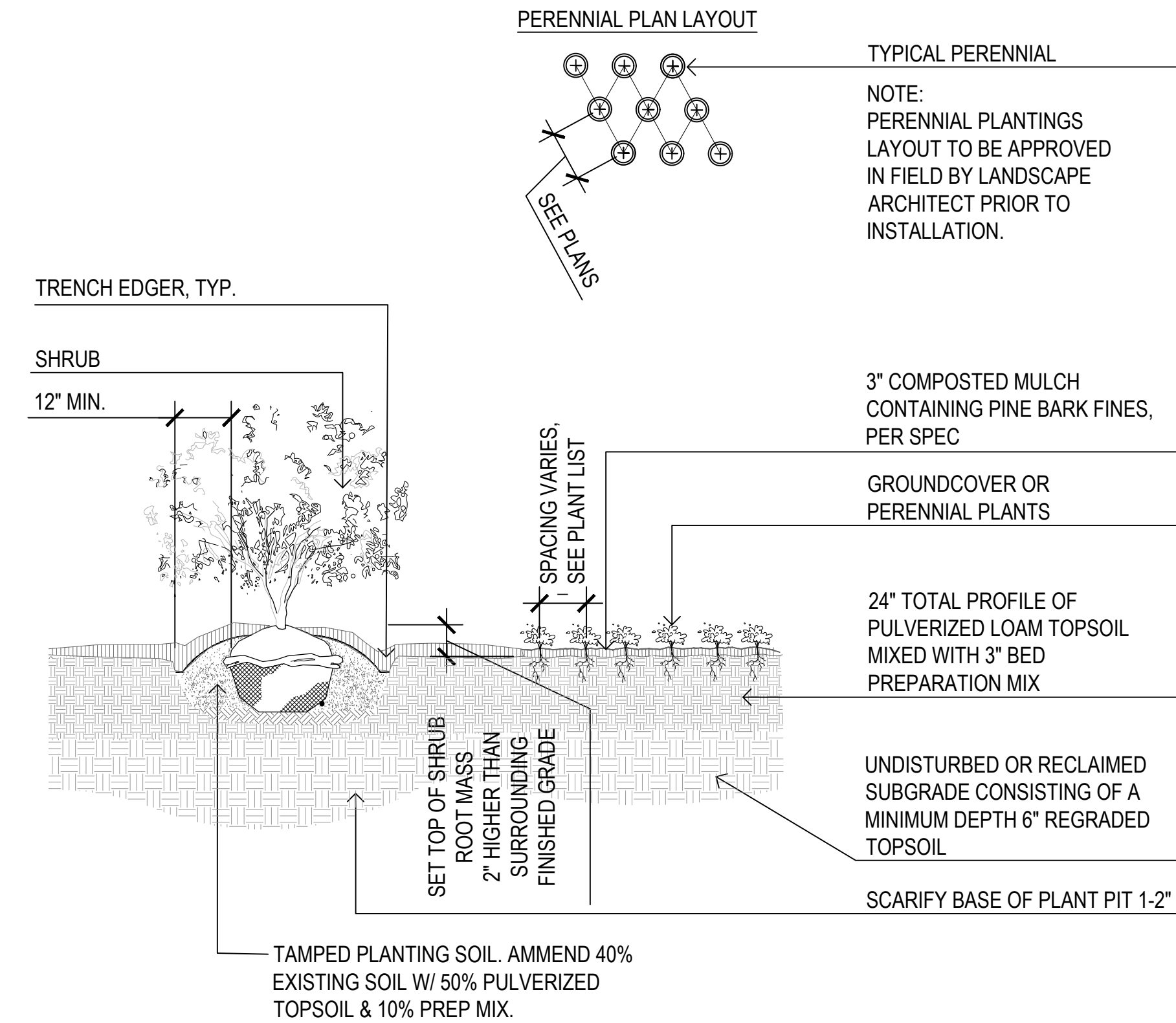
CONTRACTOR SHALL REPAIR IN KIND ANY AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
18.

GUARANTEE SPECIFICATIONS ARE AS FOLLOWS: THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT BEGINNING ON THE FIRST DAY OF THE OWNER'S POSSESSION. THIS AGREEMENT SHALL PROVIDE FOR THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A TYPEWRITTEN LIST OF SPECIFIC MAINTENANCE INSTRUCTIONS FOR EACH TYPE OF PLANT INSTALLED WITH THE WRITTEN AGREEMENT AND BOND.
19.

EROSION CONTROL BLANKETS REQUIRED ON ALL SLOPES GREATER THAN 3:1.



A CITY OF MEQUON TYPICAL TREE PLANTING DETAIL
SCALE: NOT TO SCALE



B TYPICAL TREE SHRUB & PERENNIAL PLANTING DETAIL
SCALE: NOT TO SCALE

- SHRUBS:
1. DO NOT ALLOW AIR POCKETS TO FORM IN SOIL WHILE BACKFILLING.
 2. SOAK PLANTS WITH WATER IMMEDIATELY AFTER INSTALLATION.
 3. DO NOT BREAK ROOTBALL.
 4. IF B&B MATERIAL, REMOVE BURLAP & STRING FROM AROUND TOP 1/3 OF ROOTBALL. IF CONTAINERIZED, LOOSEN ROOT MASS SIGNIFICANTLY BY HAND OR CUT ROOT MASS VERTICALLY WITH KNIFE ON 4 SIDES TO A DEPTH OF 1" & CUT BOTTOM OF ROOT MASS IN SAME MANNER IN AN 'X' PATTERN.
- PERENNIALS & GROUND COVER:
1. DO NOT ALLOW AIR POCKETS TO FORM IN SOIL WHILE BACKFILLING.
 2. SOAK PLANTS IMMEDIATELY WITH WATER AFTER INSTALLATION.
 3. LOOSEN ROOT MASS SIGNIFICANTLY BY HAND OR CUT ROOT MASS VERTICALLY WITH KNIFE ON 4 SIDES TO A DEPTH OF 1" & CUT BOTTOM OF ROOT MASS IN SAME MANNER IN AN 'X' PATTERN.
 4. PLANT APPROXIMATELY 1" ABOVE PLANTING MEDIA TO ALLOW FOR TYPICAL DRESSING OF MULCH.
 5. SOAK PLANTS WITH WATER IMMEDIATELY AFTER INSTALLATION.

about this item as he was surprised that a permit was required.

Asst. Eng. Henk explained that there are emergency overflow plans in place and a full analysis was done on this site. There are safe routes for water from heavy storms.

Action

Commission Choren made a motion to approve the item.

Commissioner Hawley seconded the motion.

Voice vote was taken; vote passed (8-0)

4) Regular Business

- a) John Graham for Oldenburg Farm, LLC. The applicant is seeking preliminary plat and development agreement approval for a six-lot single-family subdivision, 5 acres per lot on 36 acres, for the property located at the northwest corner of Mequon Road and Farmdale Road.

Planner Vang stated that the request is for a proposed 6-lot subdivision located on the northwest corner of Farmdale and Mequon Roads. The plot shows lots ranging from 5-6 acres. When reviewing new subdivisions, staff looks for opportunities for connectivity. There are no opportunities to the north and although there is an opportunity to the west, they are proposing a private road ending in a cul du sac. The proposed lots meet the R-1 zoning district requirements of 5-acre minimum and 300 minimum average lot width and depth. There is also a cross access easement around the perimeter of the site and this is for the purpose of a pedestrian walking path. Staff added as a condition of approval that a cross access easement is required for the walking path as well as for the private road. The applicant has indicated that the trees along Farmdale and Mequon Roads will remain. They are proposing additional landscaping for the site and the applicant will need to submit a landscape plan for approval from the Commission at a future date. The City Forester walked the site and has no concerns with the proposed development.

Asst. Eng. Henk stated that deceleration and acceleration lanes are required as well as a bypass lane. She stated that similar to the last few approved subdivisions; the Commission has the authority to eliminate the requirement for the bypass lane.

The applicant was represented by John Graham, acting as the agent developer on behalf of Mr. Oldenburg. Mr. Graham stated that he is partnering with The Victory Companies, LLC who will be the sole developer of the homes. Their intent is to be in compliance with all of the zoning requirements while developing a high-value 6-lot subdivision including the intent to install a private road. The only waiver they are requesting is for the elimination of the bypass lane on Farmdale Road. He feels that the bypass lane encourages drivers to speed on the 2-lane road and he would like that to be avoided. He explained that it is a very nice country road and their development will add very little traffic. He stated that everyone in that area is on individual wells and septic mound systems.

Asst. Dir. Zader explained that the private road will have the same standards required for a public road. The benefit of a private road is that the property lines can extend to the center of the road and the lots do not lose the area as being dedicated to the lot size. Additionally, the issue of

connectivity is not forced on a private road. He stated that staff will ask for the 60 feet needed between Lots 3 & 4 for possible connectivity in the future.

A few of the Commissioners gave feedback that they feel that the bypass lane is not necessary in that area.

Action

Commissioner Becky Schaefer made a motion to approve with the exception of staff report condition #13 (bypass lane) and the condition that 60 feet be required between Lot 3 & Lot 4 for future connectivity.

Ald. Strzelczyk seconded the motion.

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

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Robert Strzelczyk, Alderman/Vice Chair
AYES:	Wirth, Strzelczyk, Choren, Hawley, Lemke, Parrish, J. Schaefer, R. Schaefer
ABSENT:	Stoker

b) NORR LLC for Brixmor SPE I LLC. The applicant is seeking building and site plan and landscape plan approval for facade and site upgrades for the property located at 10906-11116 N. Port Washington Road (The Pavilions).

Planner Yang stated the request is back before the Commission for building and site plan amendment and landscape plan which were tabled at the previous meeting as well as master sign plan amendment (MSP). The proposed elevations are similar to what was shown at the last meeting except there is now a reduction in height for some of the parapet walls. This was a concern voiced by the Commission regarding the massing. Most of the parapet walls and tower elements have been reduced with the exception of three which are shown at the 30'-2" height, which is the height of the existing roof ridge. The proposed height does meet the requirement of the B-2 zoning district.

During a meeting with the applicant, which included Commissioner Jim Schaefer and Commissioner Marty Choren, there were concerns about the massing proposed for the Chancery. Since that meeting the applicant has reduced that height by 2 feet which is more in line with the massing with that corner of the property and this height is supported by staff for that location.

The revised plan also shows the north and east elevations are to be painted beige to match the paint on the street frontage elevations as well as awnings added to match as well.

Based on Commission comments and concerns from the last meeting, staff did meet with the applicant regarding the configuration of the site to discuss possible improvements. The applicant communicated that at this time they are unable to commit to changes due to limited funding and

Staff recommends approval based on the conditions in the report and the approval from Common Council in February.

Mayor Wirth stated that he has received several complaints regarding Enclave 1 subdivision that there is no paper box and there are papers flying all over. He requests that the mailbox include a paper box.

Action

Commissioner Stoker made a motion to approve the item with the condition that all mailboxes include a paper box.

Commissioner Choren seconded the motion.

A voice vote was taken; vote passed 8-0

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	John Stoker, Commissioner
SECONDER:	Martin Choren, Commissioner
AYES:	Wirth, Strzelczyk, Baka, Choren, Hawley, J. Schaefer, R. Schaefer, Stoker

- b) **Farmdale Estates.** The applicant is seeking development agreement amendment approval for a six-lot single-family subdivision for the property located at the northwest corner of Mequon and Farmdale Roads.

Commissioner Stoker recused himself.

Asst. Eng. Henk stated that staff has worked with the applicant on the Development Agreement and they agree on almost everything except for two issues:

1. Wants the flexibility to construct model home on any lot.
2. The acceleration and deceleration lanes be removed.

Staff recommends the model home be constructed on Lot 1 or Lot 6 as these lots are closest to the primary access point.

The issue of the acceleration and deceleration lanes was discussed at the June meeting and it was determined that they should be required; but this item can be re-evaluated and discussed at this meeting. The bypass lane has been removed from requirement.

The applicant is represented by John Graham. He stated that the lanes are not necessary for this development as there will only be 6 lots and there is not much traffic there. He also stated that the additional pavement there is wasteful to the environment as well as makes for an unattractive entrance.

Mr. Graham stated that there is a private road that already has 12 inches of stone with another layer of stones to be added in the spring before the binder course and it is completely strong and safe to be driven on. They do not feel that they should be limited to which lot they can construct their model home.

Asst. Dir. Zader stated that once a sign was placed at the site notifying a proposed development in the area, he received phone calls regarding the concern of the amount of traffic in that area. He stated that this item will be in front of the Council in February and the binder course will be down in March; there is not a lot of time that there will be an unfinished road.

There was discussion regarding acceleration and deceleration lanes.

Action

Ald. Strzelczyk made a motion to approve the item, the model home may be constructed on any lot and that the acceleration and deceleration lanes shall be constructed to the standard specifications of land development in effect at the time of construction.

Commissioner Hawley seconded the motion.

A voice vote was taken; vote passed 8-0 {Stoker recused, Commissioner Bach voted}

RESULT:	APPROVED WITH CONDITIONS [7 TO 0]
MOVER:	Robert Strzelczyk, Alderman/Vice Chair
SECONDER:	Stephanie Hawley, Alternate
AYES:	Wirth, Strzelczyk, Baka, Choren, Hawley, J. Schaefer, R. Schaefer, Bach
RECUSED:	Stoker

- c) Residence at Foxtown. REMOVE FROM TABLE. The applicant is seeking fill permit and development agreement amendment approval for a proposed 23 single-family home development for the property located immediately east of 11050 N. Weston Drive.

Action

Ald. Strzelczyk made a motion to remove from table.

Commissioner B. Schaefer seconded the motion.

A voice vote was taken; vote passed 8-0

Asst. Dir. Zader stated this request is due to the applicant disagreeing with the approved development agreement and the request for 6 homes to be constructed prior to the construction of the binder course. The applicant's reasons for the request are for efficiency as the lots are in a row and very close together. Staff believes that the request is based on the applicant's desire to have more homes to better demonstrate the feel of the neighborhood. The applicant submitted renderings of 6 homes versus 3 homes. Staff maintains the recommendation for 3 homes per the conditions in the staff report.

The applicant, Tom Zabjek, stated that they are selling a community and a neighborhood and not just a single house. He feels this is a unique product and the timing is crucial to being able to have product to sell at a good time of year.

Asst. Dir. Zader stated that something more specific is needed to justify a deviation from policy. Every developer faces the same issues of timing and market issues.



TO: Planning Commission
FROM: KRISTEN LUNDEEN, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
DATE: September 21, 2020
SUBJECT: Dan Mehail. The applicant is seeking minor request approval for fill in excess of 1,000 c.y. and for berms in excess of 4.5 feet in height for the property located at 12701 N. Farmdale Road.

Applicant:	Dan Mehail
Status of Applicant:	Owner
Requested:	Fill Permit & Berm Height
Existing Zoning:	R-1 (Rural Residential)/OA (Agricultural Overlay) C-1 (Shoreland-wetland Conservancy)
Land Use Plan:	Residential 5 acre Critical Environmental
Lot size:	40 acres
Location:	12701 N. Farmdale Road
Tax Key:	#14-017-05-000.00
District:	#3

Background:

The applicant requests Planning Commission approval of a minor request for fill in excess of 1,000 cubic yards for both an after-the-fact and proposed berm construction. A grading plan was submitted with the application. The application requests 10,438 cubic yards of fill to be permitted for this project. Several of the berms exceed 4.5 feet in height, requiring Planning Commission approval.

Engineering Report:

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

Originally, an application was submitted to and approved by staff for the construction of berms surrounding the existing home. However, during construction, the amount of fill and height of the berm exceeded the authority of staff level approvals. In addition, the property owner identified an intent to complete a wetland scrape and pond construction, as well as additional berms along Farmdale Road.

The Planning Commission has not historically permitted berms along the public right-of-way in excess of 6 feet in height. Several of the proposed berms are 7-10 feet in height and need to be scaled down to meet this standard.

Engineering staff reviewed the application for compliance to the Standard Specifications for

Land Development (SSLD) and has the following technical comments that should be addressed with the application for the Fill, Excavation and Berm Permit:

1. With Planning Commission approval of the amount of fill and height of the berm by the existing house, an after-the-fact permit may be issued for that berm.
2. The toe of the proposed berms should be no closer than 5-ft. from the ultimate right-of-way. The toe of the berm's contours, as shown on the submitted plan, appear to be closer than the required 5 foot setback required by the SSLD.
3. Silt fence on the northernmost berm should also be installed on the east side of the berm, to keep sediment from entering the ditch.
4. The proposed Farmdale Road berm slopes scale as 3:1 (2-ft. contours shown on plan). Per the SSLD, 4:1 is the maximum allowable slope.
5. The revised plan shall show the vision corner at Highland Road and Farmdale Road in accordance with FDM11-10 Attachment 5.13. Berm construction is not permitted within the vision corner.
6. Show the existing tracking pad on the north access entrance if one exists and label as such.

In addition to the fill permit, the operations require application for and approval of a City erosion control permit. Please note that if the total area of disturbance is in excess of one acre, the site also requires a stormwater management plan.

Please note that the plan indicates that additional berms of similar size are proposed along Highland Road, upon completion of the wetland delineation. Those berms are not included in the fill calculation, nor shown on the grading plan. If the Planning Commission approves the Highland Road berms as a part of this application, it must increase the authorized amount of fill and provide staff with the authority to issue a permit for berms in excess of 4.5 feet.

Wetlands appear to be present on site. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources (WDNR) is required. The applicant indicated that a wetland delineation was performed but was not submitted as a part of the original application package. The Wetland Delineation Report and WDNR concurrence should be provided with the fill permit application, subsequent to the Planning Commission approval.

Staff Recommendation:

Planning staff recommends approval of the minor request for fill up to 10,500 cubic yards and berms in excess of 4.5 feet subject to the following conditions:

1. Only the fill and berm construction identified in the plan set are included in this approval. If any of the work permitted by the WDNR is subject to City ordinances, it should be submitted in with the Fill, Excavation and Berm permit.
2. Engineering Division review and approval of grading and drainage plans in conformance to City ordinances and the Standard Specifications for Land Development.
3. Reduction of the height of the berm along Farmdale Road right-of-way to a maximum of 6 feet in height.
4. Application for and approval of a City Filling and Excavation Permit.
5. Application for, approval of and payment of all fees associated with a City Erosion Control Permit. Please note depending on the total area of a disturbance, a stormwater management plan may be required.
6. Applicant shall provide a copy of the Wetland Delineation Report and WDNR concurrence.
7. Department of Community Development review of berms and landscape plantings.

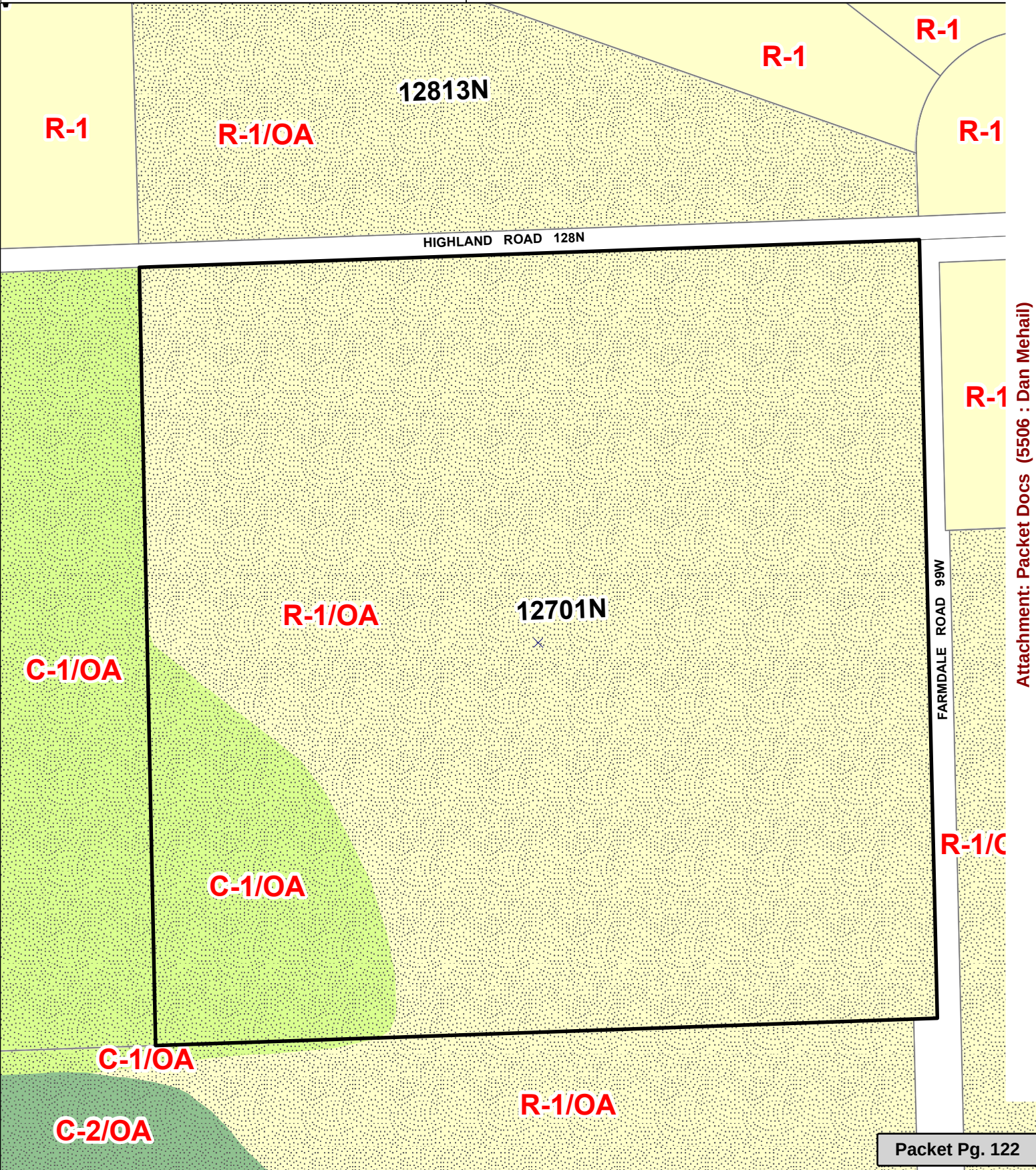
8. Application for and approval of any roadway hauling. A road bond will be required if roadways are utilized.
9. Berm construction on Highland Road requires a subsequent application for any fill or berms in excess of 4.5 feet in height.
10. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
11. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.

Attachments:
Packet Docs (PDF)

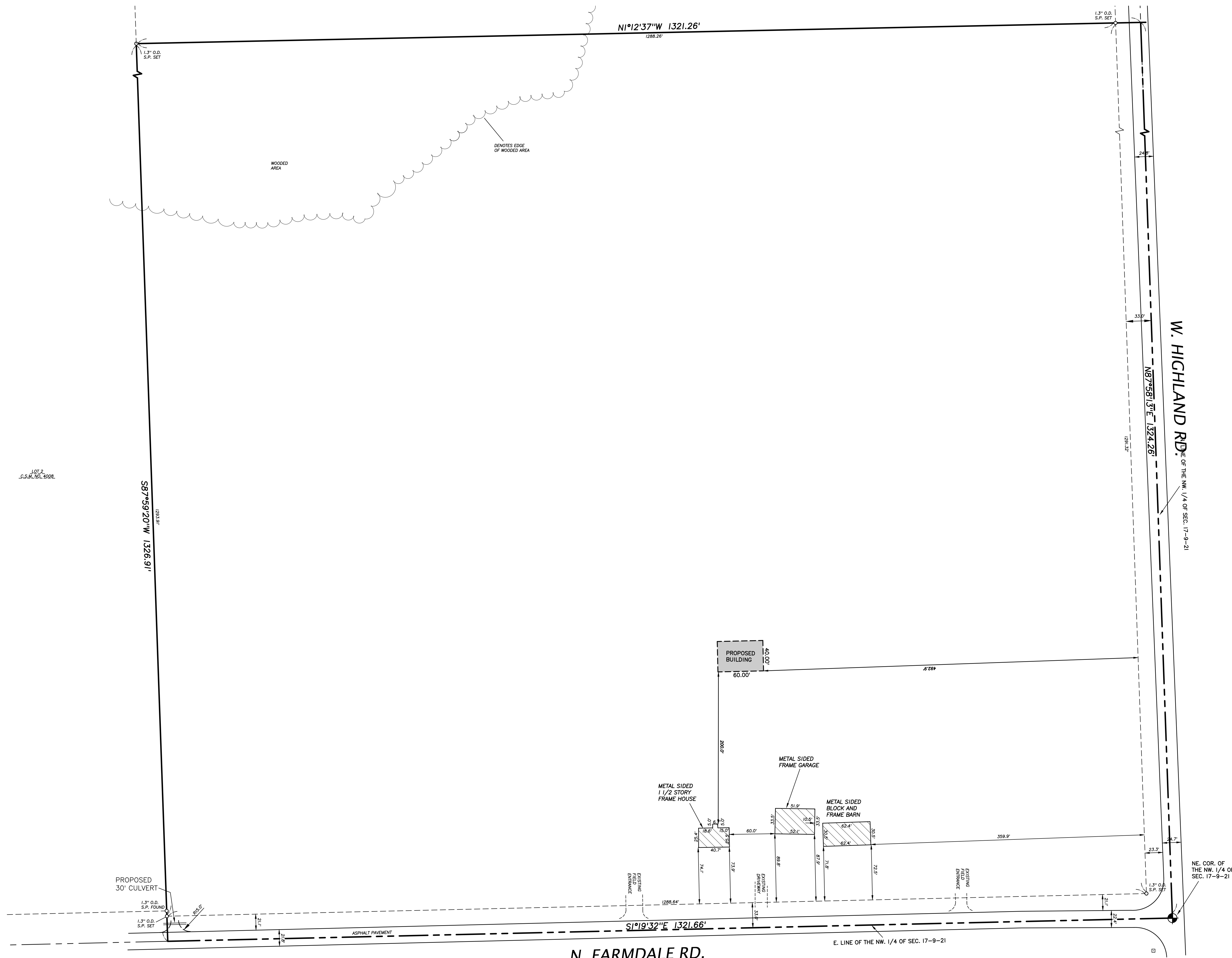
Mehail

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

3.d.a



Attachment: Packet Docs (5506 : Dan Mehail)



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

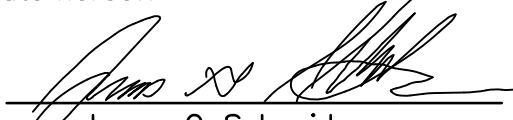
Said Parcel containing 1,665,328 sq. ft./38.23 acres of land, more or less.

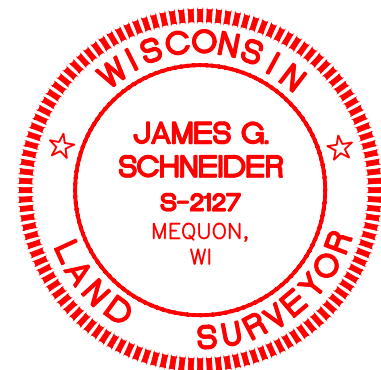
SURVEY CERTIFICATE

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

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

3-3-2020
Date

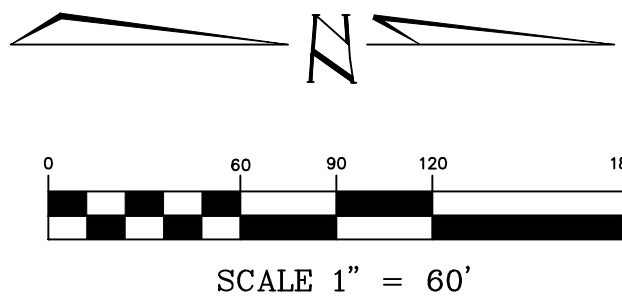

James G. Schneider
Surveyor - S-2127



THIS IS AN ORIGINAL PRINT
ONLY IF STAMPED IN RED

BEARING REFERENCE :

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



3	9-1-20	ADJUST PROPOSED 40'X60' BLDG. LOCATION	JGS	JWH
2	7-3-20	ADD PROPOSED 40'X60' BLDG. LOCATION	JGS	JWH
1	3-10-2020	REVISE PROPOSED BLDG. LOCATION	JGS	JWH
MARK	DATE	REVISION	BY	AFVD
"PROPERTY SURVEY"				
FOR DAN MEHAIL				
12701 N. FARMDALE RD. MEQUON, WI				
FIELD CREW:		E.A.J. & S.F.Z.	APPROVED:	
DWN. BY:	A.R.H.	DATE:	MARCH 3, 2020	
CHKD. BY:	J.G.S.	Plat No.	LS-4683-20	



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

Erosion Control Maintenance Plan

1. Install and maintain temporary B.M.P.'s during the duration of the project. Remove silt fencing only after vegetation is established onsite and after final City approval of all onsite restoration. Final stabilization is defined as an established uniform perennial vegetative cover with an overall site density of at least 70%.
2. All temporary and permanent B.M.P.'s shall be inspected for conformance and proper operation after all rainfall events of 0.5 inches or greater within a 24 hour period. The owners representative shall repair and/or replace said B.M.P.'s as soon as possible where necessary.
3. All BMP's shall be inspected and maintained in accordance with current DNR Technical Standards.
4. Any sediment tracked onto a public road should be removed by mechanical means, not flushing, before the end of each working day.

Volume Notes:

Recently Constructed Berm Volume = 3,260 cubic yards

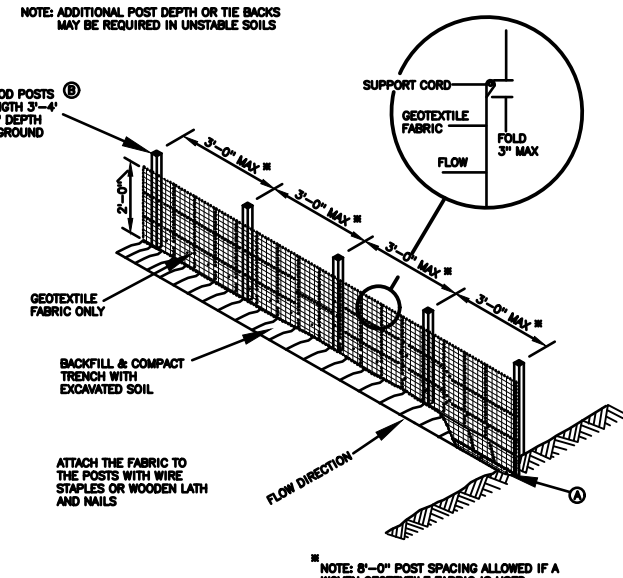
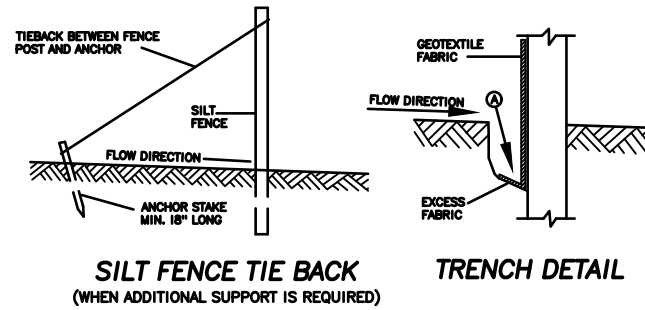
South Farmdale Berm = 3,525 cubic yards
South Central Farmdale Berm = 625 cubic yards
North Central Farmdale Berm = 1,555 cubic yards
North Farmdale Berm = 1,473 cubic yards

Total Proposed Farmdale Berm Volume = 7,178 cubic yards

Total Berm Volume = 10,438 cubic yards

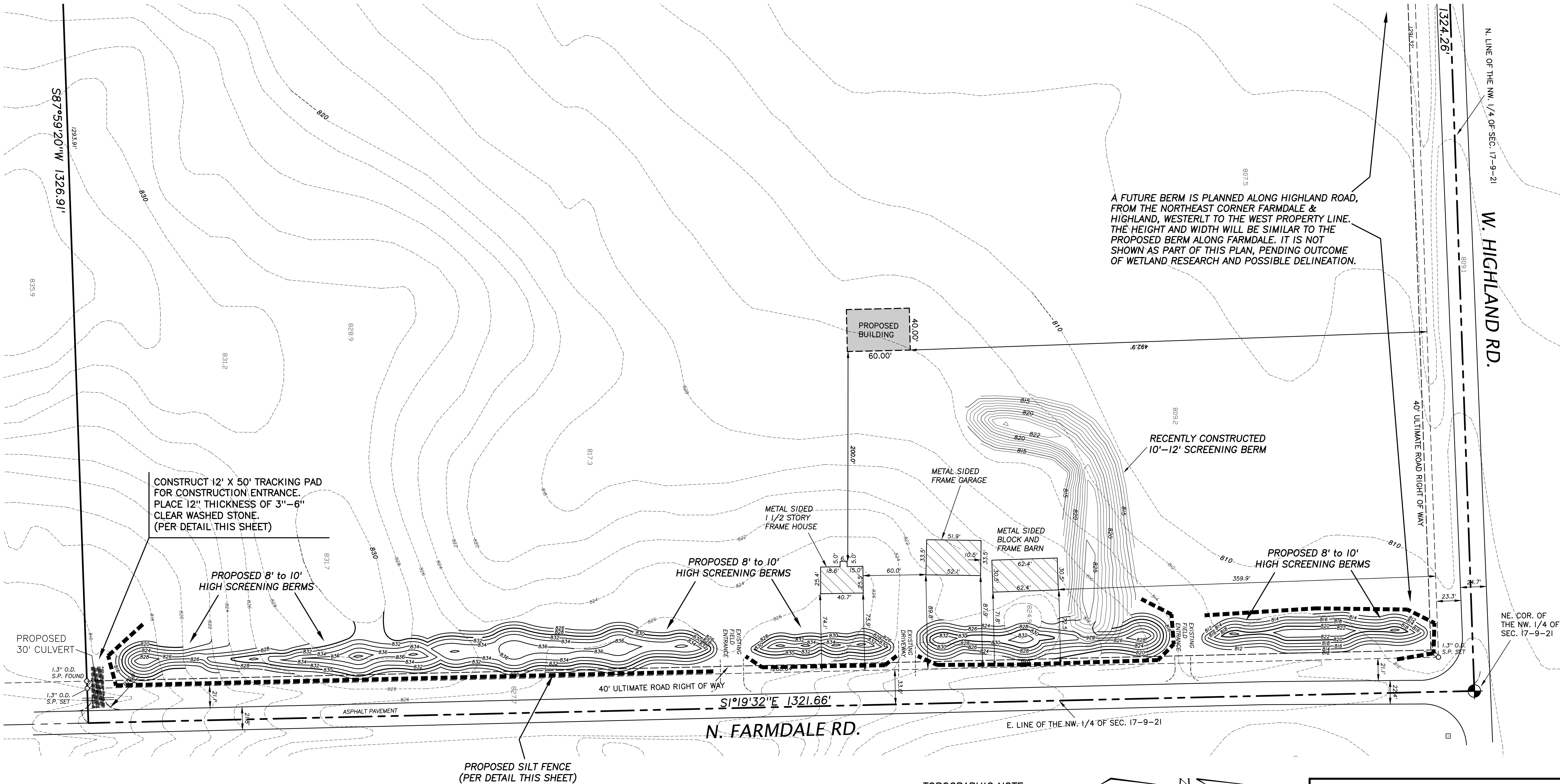
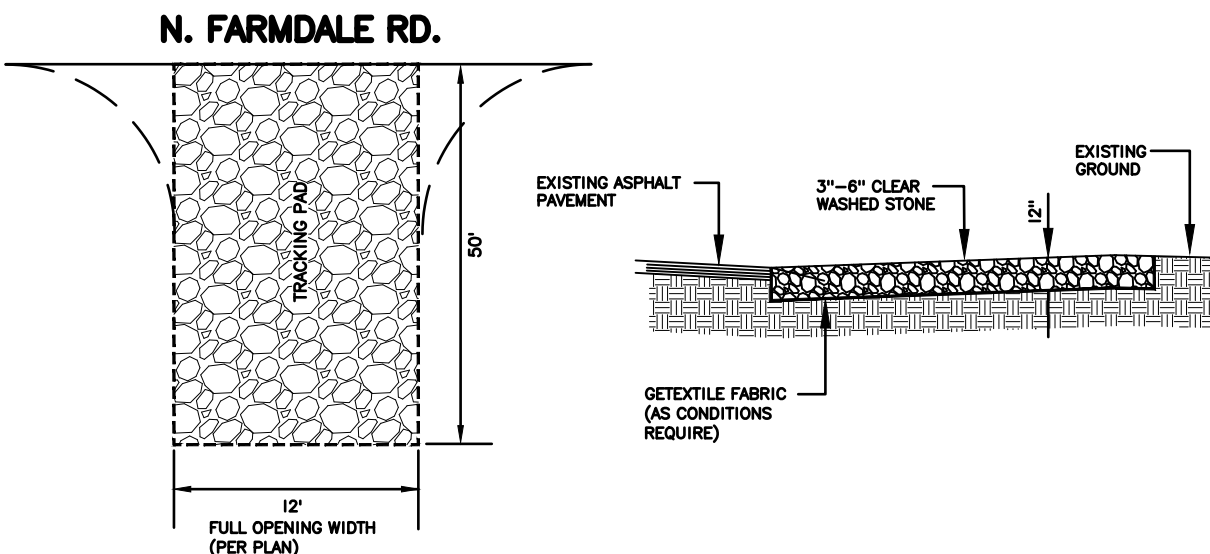
GENERAL NOTES – SILT FENCE

- ① TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- ② WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- ③ 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) OVERLAP THE END POSTS AND TWIST, OR B) REWAVE AT LEAST 180 DEGREES. DO NOT HOOK THE END OF EACH SILT FENCE LENGTH.



SILT FENCE

TRACKING PAD DETAIL



Legend

- 822 — DENOTES EXISTING MINOR CONTOUR
- 820 — DENOTES EXISTING MAJOR CONTOUR
- 822 — DENOTES PROPOSED MINOR CONTOUR
- 820 — DENOTES PROPOSED MAJOR CONTOUR
- DENOTES PROPOSED SILT FENCE
- ███ DENOTES TRACKING PAD

NOTE:

TEMPORARY TOPSOIL STOCKPILES SHALL BE PLACED AT THE DISCRETION OF THE CONTRACTOR WITH THE ENGINEER'S APPROVAL, BUT SHALL BE LOCATED NO CLOSER THAN 50 FEET FROM POND, WETLANDS, DITCHES OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS APPROVED BY THE ADMINISTERING AUTHORITY. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY TOPSOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN 5 WORKING DAYS. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

BERM NOTE :

RESTORATION OF NEWLY CONSTRUCTED BERMS SHALL INCLUDE PLACEMENT OF 4-INCHES OF TOPSOIL, PRAIRIE GRASS SEED MIX CONFORMING TO THE STATE D.O.T. SPECIFICATIONS, AND MULCH CONFORMING TO WISCONSIN D.O.T. EROSION CONTROL PRODUCT ACCEPTABILITY LIST.

TOPOGRAPHIC NOTE :

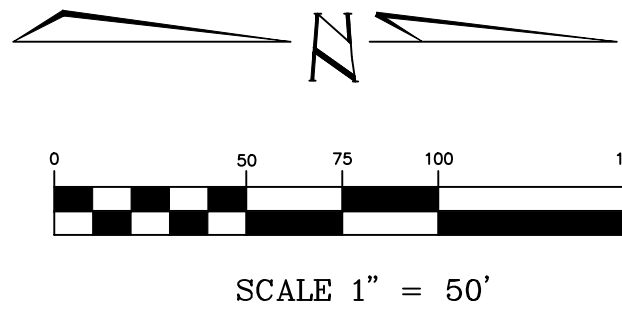
CONTOURS AND TOPOGRAPHY ARE TAKEN FROM THE OZAUKEE COUNTY LAND INFORMATION OFFICE AERIAL MAPS.

BENCHMARK NOTE :

MAIN BENCHMARK IS TOP OF SECTION MONUMENT AT THE NE. CORNER OF THE NW. 1/4 OF SECTION 17, TOWN 9 NORTH, RANGE 21 EAST (ELEVATION = 812.68)



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



REVISIONS				
MK	DATE	BY	REVISION	CHK'D
△				

CITY OF MEQUON				
OZAUKEE COUNTY			WISCONSIN	
Mehail Property				
Landscape Berms & Erosion Control Plan				
DESIGNED: J.W.H.	DRAWN: J.G.S.	CHECKED: A.R.H.	SHEET 1 OF 1	
DATE: 9-1-2020	SCALE: 1"=50'			
APPROVED:	PROJECT: LS-4683			

Erosion control Jacobson pond

The slope or grade of the site will not change except the side slopes of the scrapes and pond which are designed to be underwater. These will be designed per NRCS 657 standard, 657. The spoils will be graded into a stock pile and berm around the house. These will have a silt fence (standard 1056) around them until vegetated. Temporary cover of oats and winter rye will be planted to standard 1059.

The scrapes will be self-contained and act as sediment ponds within themselves during construction. Vegetated buffers, WI standard 1054 will be utilized where appropriate as defined on the map. WI standard 1055 will be utilized for any concentrated flow areas and where necessary to contain soil erosion prior to vegetation establishment to prevent soil loss into wetland areas. Upon final grading a cover crop will be utilized meeting NRCS standard 340.

The slopes used for the USLE calculation are defined from the spoil stock pile to the lowest point of the wetland scrape (as shown on map). The length of slope is 920' at 1.5%.
Timeline: expected to be less than 20 days.

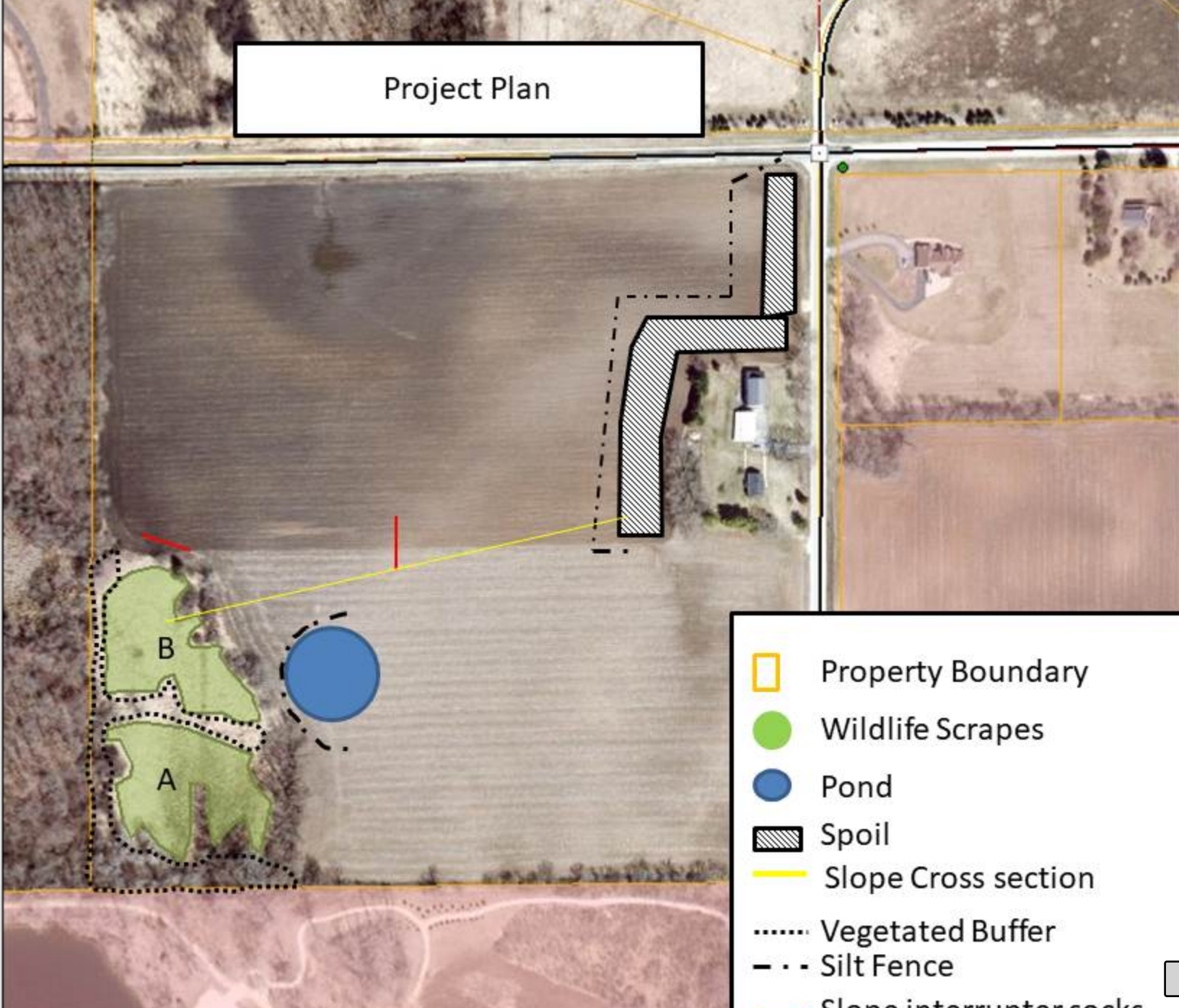
EROSION CONTROL NOTES

1. Post WDNR certificate of permit coverage on site and maintain until construction activities have ceased, the site is stabilized, and a notice of termination is filed with WDNR.
2. Keep a copy of the current erosion control plan on site throughout the duration of the project.
3. The Contractor is responsible for routine site inspections at least once every 7 days and within 24 hours after a rainfall event of 0.5 inches or greater. Keep inspection reports on-site and make them available upon request.
5. Inspect and maintain all installed erosion control practices until the contributing drainage area has been stabilized.
6. When possible: preserve existing vegetation
7. Install and maintain silt fencing per **WDNR Technical Standard Silt Fence #1056**. Remove sediment from behind silt fences and sediment barriers before sediment reaches a depth that is equal to one-half of the fence and/or barrier height.
8. Install and maintain filter socks in accordance with **WDNR Technical Standard Interim Manufactured Perimeter Control and Slope Interruption Products #1071**.
9. Immediately stabilize stockpiles and surround stockpiles as needed with silt fence or other perimeter control if stockpiles will remain inactive for 7 days or longer.
10. The Contractor is responsible for complying with all applicable WDNR remediation and waste management requirements for handling and disposing of contaminated materials. Site-specific information for areas with known or suspected soil and/or groundwater contamination can be found on WDNR's bureau of remediation and redevelopment tracking system (BRRTS) public database at:
<http://DNR.wi.gov/botw/>

Project Sequencing

- Tree Removal
- Installation of silt fence where applicable but no less than around proposed pond prior to disturbance.
- excavation of scrapes and pond
- placement of spoils
- Silt fence around berm/stock piles
- Installation of slope interrupter socks upon completion of spoil grading.
- Cover crop spread and permanent seeding.

Project Plan

- 
-  Property Boundary
 -  Wildlife Scrapes
 -  Pond
 -  Spoil
 -  Slope Cross section
 -  Vegetated Buffer
 -  Silt Fence
 -  Slope interrupter socks

Jacobson has a pending Storm water/erosion permit [SW-GP-SE-2020-46-X08-06T08-03-11](#) with DNR.
Submitted on 8/6/2020



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer: Jacobson

Project: Jacobson pond

Date: 08/14/20

County: Ozaukee

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	08/15/20	09/30/20	18.5%	120	Clay Loam	0.37	2.0%	32	0.14	1.00	1.2	1.014	Silt Fence	0.7
Seeding	09/30/20	06/01/21	29.6%	120	Clay Loam	0.37	2.0%	32	0.14	0.40	0.7	1.014	Straw Bale Barrier	0.5
End	06/01/21	----	----	----	-----	----	2.0%	32	0.14	-----	-----	0.000		0.0
		----	----	----	-----	----	2.0%	32	0.14	-----	-----	0.000		0.0
		----	----	----	-----	----	2.0%	0	-----	-----	-----	0.000		0.0
		----	----	----	-----	----	0.0%	0	-----	-----	-----	0.000		0.0
TOTAL											1.9		TOTAL	1.2
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/15-6/1 and 8/1-8/21 Turf, introduced grasses and legumes
Thaw-6/30 Native Grasses, forbs, and legumes

Designed By:	
Date	

State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

Delegation of Signature Authority for Electronic Notice of Intent
WPDES Storm Water Discharges Associated With Land
Disturbing Construction Activities General Permit

Form 3500-121 (02/16)

Page 1 of

Notice: This Delegation of Signature Authority (DSA) form is authorized by s. NR 205.07(1)(g), Wis. Adm. Code, to delegate electronic signature authority, submittal of an electronic Notice of Intent (eNOI). To delegate electronic signature authority, submittal of a completed DSA form to the Department of Natural Resources (Department) is mandatory for any landowner of a construction site regulated under 40 CFR Part 122, s. 283.33, Wis. Stats., and subch. III of ch. NR 216, Wis. Adm. Code. Failure to complete this form correctly will result in rejection of the eNOI by the Department. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law (ss. 19.31 - 19.39, Wis. Stats.).

Please read all instructions before completing and type or clearly print the information. Submission of this DSA constitutes notice that the landowner identified in Section I has authorized the person identified in Section II to electronically sign the eNOI for the landowner. The completed DSA form shall be submitted electronically as an attachment to the eNOI, mailed copies will not be accepted.

Note: Submission of a DSA form is not required when the landowner electronically signs an eNOI.

Section I: Landowner Information

Landowner Name (individual, company, organization, or entity)	Authorized Representative (first and last name)		
Todd Jacobson	Todd Jacobson		
Mailing Address	City	State	ZIP Code
2426 N. Humbolt Ave	Milwaukee	WI	53212
E-mail Address	Phone Number (include area code)	Alternate Phone Number	
blustrucking@yahoo.com	(414) 544-5600		

Section II: Delegated Signatory Information

Name (individual, company, organization, or entity)	Signatory Name (first and last name)		
Peter Ziegler	Peter Ziegler		
Mailing Address	City	State	ZIP Code
4141 Monches Rd	Colgate	WI	53017
E-mail Address	Phone Number (include area code)	Alternate Phone Number	
wwawetlands@gmail.com	(262) 470-4301		

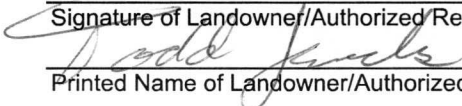
Certification

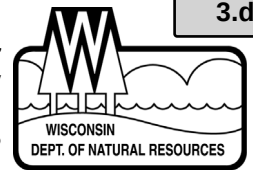
This is to notify the Department that as the landowner or the landowner's authorized representative, I delegate signature authority to the person identified in Section II for electronic signature of an eNOI for coverage under the WPDES General Permit for Storm Water Discharges Associated With Land Disturbing Construction Activities pursuant to ch. NR 216, Wis. Adm. Code. I authorize the person identified in Section II pursuant to the delegation of signature authority process set forth in s. NR 205.07(1)(g), Wis. Adm. Code.

As required by NR 205.07(1)(g)2, Wis. Adm. Code, this form will be submitted to the Department with the eNOI submittal. I understand that if there are any changes to this authorization, a new complete DSA form shall be submitted to the Department. I understand that the landowner is the permittee under ch. NR 216, Wis. Adm. Code, and as such, I am responsible for compliance with the WPDES General Permit for Storm Water Discharges Associated With Land Disturbing Construction Activities. I understand that I have the opportunity to create a Wisconsin Management System (WAMS) ID to electronically sign the eNOI, but that without a WAMS ID, I do not have access to the eNOI system. I am entrusting the person identified in Section II to electronically sign the eNOI on my behalf and submit all required information and attachments.

For this DSA form, the eNOI and all required information and attachments, I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NOTE: The person signing below must be a representative of the landowner as described in the instructions. "Landowner" for purposes of this DSA form is defined in s. NR 216.002 (15), Wis. Adm. Code (See instructions). Failure to properly complete and sign this form will result in its rejection.

Signature of Landowner/Authorized Representative	Date Signed
	8-5-20
Printed Name of Landowner/Authorized Representative	Title
Todd Jacobson	Landowner



July 27, 2020

GP-SE-2020-46-02198

12701 N Farmdale Rd LLC
Todd Jacobson
2426 N. Humboldt Blvd
Milwaukee, WI 53212

Dear Mr. Jacobson:

Thank you for submitting an application for a General Permit to construct a wildlife pond near near the Little Menomonee River in Ozaukee County.

You have certified that your project meets the eligibility criteria for this activity. Based upon your signed certification you may proceed with your project. Please take this time to re-read the permit standards and conditions. You are responsible for meeting all general permit eligibility standards and permit conditions. This includes notifying the Department before starting the project, and submitting photographs within one week of project completion. We have not reviewed your plans for compliance with installation and construction standards. You are responsible for ensuring that the project meets all eligibility standards described on the attached checklist. Please note that your project must be complete within 3 years of the date of this letter.

The Department conducts routine and annual compliance monitoring inspections. Our staff may follow up and inspect your project to verify compliance with state statutes and codes. If you need to modify your project please contact your local Water Management Specialist, Luke Roffler at (262) 354-4569 or email luke.roffler@wisconsin.gov to discuss your proposed modifications. If you fail to comply with state statutes and code, the Department has the authority to pursue enforcement which could include site restoration and fines.

The Department of Natural Resources appreciates your willingness to comply with waterway regulations, which help to protect the water quality, fish and wildlife habitat, natural scenic beauty and recreational value of Wisconsin's water resources for future generations. You are responsible for obtaining any other local, state or federal permits that are required before starting your project.

Sincerely,

Luke Roffler
Water Management Specialist

cc: USACOE, DNR Stormwater, City of Mequon Zoning, WWA, Warden

Attachment: Packet Docs (5506 : Dan Mehail)

ELIGIBILITY CRITERIA

1. The purpose of the pond or artificial waterbody shall be wetland conservation as determined under ch. NR 353 and all standards for construction of the ponds in ss. NR 353.04 and 353.05 will be met.
2. Reporting and monitoring requirements in s. NR 216.48 (4) will be followed
3. The site shall meet the construction site performance standards of s. NR 151.11 for land disturbing construction activities for non-transportation projects and s. NR 151.23 for transportation projects.
4. The pond or artificial water body is designed in accordance with best management practices required for stormwater discharge permits under ch. NR 216, or to meet a local ordinance for stormwater management.
5. The pond or artificial water body may not be associated with any metallic or non-metallic mining project.
6. Erosion and sediment control best management practices shall be designed in accordance with s. NR 216.46 (6).
7. A site specific erosion control plan designed in accordance with s. NR 216.46 (1) to (4).
8. Erosion control measures shall meet or exceed the technical standards for erosion control approved by the department under subch. V of ch. NR 151. Any area where topsoil is exposed during placement, repair or removal of a structure shall be immediately seeded and mulched to stabilize disturbed areas and prevent soils from being eroded and washed into the waterway. These standards can be found at: <http://dnr.wi.gov/topic/stormwater/standards/>.
9. Unless part of a permanent storm water management system, all temporary erosion and sediment control practices will be removed upon final site stabilization. All areas disturbed during removal of temporary erosion and sediment control practices will be restored
10. All equipment used for the project including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps shall be de-contaminated for invasive and exotic viruses and species prior to use and after use.
11. The following steps must be taken every time you move your equipment to avoid transporting invasive and exotic viruses and species. To the extent practicable, equipment and gear used on infested waters shall not be used on other non-infested waters.
 - a. Inspect and remove aquatic plants, animals, and mud from your equipment.
 - b. Drain all water from your equipment that comes in contact with infested waters, including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps.
 - c. Dispose of aquatic plants, animals in the trash. Never release or transfer aquatic plants, animals or water from one waterbody to another.
Wash your equipment with hot (>104° F) or high pressure water, steam clean or allow your equipment to dry thoroughly for 5 days.
12. Follow the most recent department approved washing and disinfection protocols and department approved best management practices to avoid the spread of invasive species as outlined in NR 40, Wis. Adm. Code. These protocols and practices can be found on the Department website at <http://dnr.wi.gov/topic/Invasives/bmp.html>
Keyword: "equipment operator" and at <http://dnr.wi.gov/topic/Invasives/documents/EquipOper.pdf>

SELF CERTIFICATION CONDITIONS

1. You must notify Luke Roffler at phone (262) 354-4569 or email luke.roffler@wisconsin.gov before starting construction and again not more than 5 days after the project is complete.
2. You must complete the project as described on or before 07/27/2023. If you will not complete the project by this date, there is no opportunity for an extension and you must apply for a new permit.
3. Your signed certification does not authorize any work other than what you specifically describe in your application and plans, and as modified by the conditions of your signed certification. If you wish to alter the project, you must first obtain written approval of the Department.
4. Before you start your project, you must first obtain any permit or approval that may be required for your project by local zoning ordinances and by the U.S. Army Corps of Engineers. You are responsible for contacting these local and federal authorities to determine if they require permits or approvals for your project. These local and federal authorities are responsible for determining if your project complies with their requirements.
5. Upon reasonable notice, you shall allow access to your project site during reasonable hours to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance.
6. The Department may modify or revoke your signed certification for good cause, including if the project is not completed according to the terms of the eligibility standards and conditions for the activity or if the Department determines the activity is detrimental to the public interest.
7. You must post a copy of your signed certification at a conspicuous location on the project site, visible from the waterway, for at least five days prior to construction, and remaining at least five days after construction. You must also have a copy of your signed certification and plan available at the project site at all times until the project is complete.
8. Your acceptance of this letter and efforts to begin work on this project signify that you have read, understood and agreed to follow all conditions of your signed certification.
9. You shall maintain the project in good condition and in compliance with the terms and conditions of your signed certification, NR 343 and 353, Wis. Admin. Code and s. 30.19(3r), Stats.
10. This project shall comply with all conditions identified in Wisconsin Administrative Code NR 343 and 353, and identified in the Instructions for the General Permit application.
11. You must submit a series of photographs to the Department, within one week of completing work on the site. The photographs must be taken from different vantage points and depict all work authorized by this permit.

12. You, your agent, and any involved contractors or consultants may be considered a party to the violation pursuant to Section 30.292, Wis. Stats., for any violations of Chapter 30, Wisconsin Statutes, or this permit.
13. Construction shall be accomplished in such a manner as to minimize erosion and siltation into surface waters. Erosion control measures (such as silt fence and straw bales) must meet or exceed the technical standards of ch. NR 151, Wis. Admin. Code. The technical standards are found at:
http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
14. All equipment used for the project, including but not limited to tracked vehicles, barges, boats, silt or turbidity curtain, hoses, sheet pile, and pumps shall be de-contaminated for invasive and exotic viruses and species prior to use and after use.

The following steps must be taken every time you move your equipment to avoid transporting invasive and exotic viruses and species. To the extent practicable, equipment and gear used on infested waters shall not be used on other non-infested waters.

1. **Inspect and remove** aquatic plants, animals, and mud from your equipment.
 2. **Drain all water** from your equipment that comes in contact with infested waters, including but not limited to tracked vehicles, barges, boats, silt or turbidity curtain, hoses, sheet pile and pumps.
 3. **Dispose** of aquatic plants, animals in the trash. Never release or transfer aquatic plants, animals or water from one waterbody to another.
 4. **Wash your equipment** with hot (>104° F) and/or high pressure water,
- OR -

Allow your equipment to **dry thoroughly for 5 days**.

FINDINGS OF FACT

1. The Department has determined that your signed certification of the project site and project plans meet the standards in s. 30.19(3r), Stats. and ch. NR 343 and 353, Wis. Adm. Code., to qualify for this General Permit.
2. The proposed project will not injure public rights or interests, cause environmental pollution as defined in s. 299.01(4), Wis. Stats., or result in material injury to the rights of any riparian owner, if constructed in accordance with your signed certification.
3. The Department and the applicant have completed all procedural requirements, and the project as described in your signed certification will comply with all applicable requirements of Section 30.19(3r), Wis. Stats., and Chapters NR 102, 103, 150, 299, 310 and NR 343 and 353 if carried out as proposed.

CONCLUSIONS OF LAW

1. The Department has authority under ch. 30, Wis. Stats., and ch. NR 343 and 353, Wis. Adm. Code, to grant approval for the construction and maintenance of this project.
2. The Department has complied with s. 1.11, Wis. Stats.

Jacobson Narrative

This project is located in Ozaukee County, City of Mequon. There are two aspects to the project. Two <1 acre scrapes will be constructed and One 1 acre landscape/fish pond will be constructed. The wildlife scrapes will be in what is currently a Reed Canary Grass flat. The area is dominated heavily by RCG as this was formerly drained and farm through history up to about 1970. The pond will be located in what is now agricultural field and has been farmed since at least 1941.

The area is surrounded by agricultural fields on the north and east sides and lowland degraded hardwood wetland to the west. A single family residential property is located to the south with typical cool season/shrub cover for the area. The site is located at its closest point >1,100 ft from the Little Menomonee creek which is located to the west of the site.

Both scrapes will be meeting NRCS 657 standard. All spoils are being placed on upland soils.

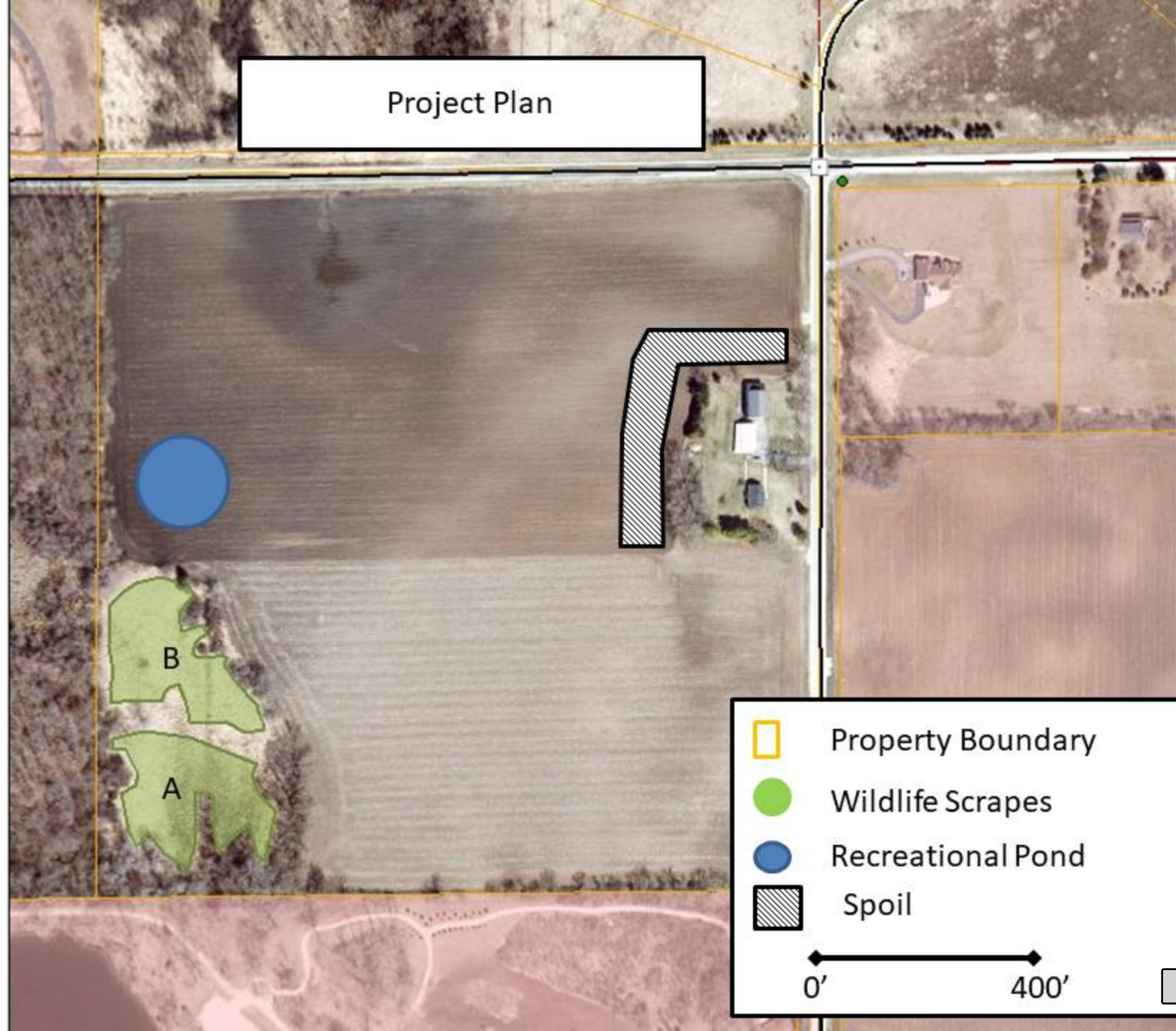
Scrape A will be .9 acres have a max depth of 4ft. Total volume of material removed will be 5,300 yds (143,700 ft).

Scrape B will be .8 acres have a max depth of 4ft. Total volume of material removed will be 2,900 yds (79,100 ft).

The pond will be in agricultural field where permitting is not needed it appears from discussion with WMS. It is being represented so the scale of the project is understood and for inclusion with the WPDES needs. The pond will be 1 acre in size have 4:1 slopes and be 12ft in depth. Total volume removed from the pond will be 14,000 yds (378,600 ft).

All disturbed areas will be seeded with cover crop upon completion. Material will be loaded and hauled from excavation site to spoil location.

Project Plan



-  Property Boundary
-  Wildlife Scrapes
-  Recreational Pond
-  Spoil

0' 400'





Looking south from edge of ag field- area dominated by RCG.



Looking SW a few scattered pockets of sparsely growing hybrid cattail.

Waterway and Wetland General Permit Application

General Information

Project Information

Project Name

Please review the following links for additional county and Corps of Engineering requirements:

Army Corps of Engineers: <http://www.mvp.usace.army.mil/Missions/Regulatory.aspx>

County Zoning: <http://dnr.wi.gov/topic/shorelandzoning/contacts/county.html>

To help us make a decision in the shortest amount of time possible, the following information must be submitted:

- Legible Site Map
- Create and attach a project narrative
- Clear site photographs
- Attach Ownership documentation
- Attach Plans and Specifications
- Attach any other information required by the select permit type(s). See the activity checklist for more information.
- Complete all displayed forms and fees.
- Pay fee online
- Sign and Submit form.

Waterway Activities

Note: If you have wetland impacts associated with your activity, you will need to apply for a wetland permit in addition to your project activities

- ☐ Boat ramp
- ☐ Boat shelter - Permanent
- ☐ Bridge - Clear span over streams
- ☐ Culvert without professionally engineered design
- ☐ Culvert with professionally engineered design
- ☐ Dredging - Invasive or non-native species management
- ☐ Dredging - Installation of utility crossing(s)
- ☐ Dredging - Jetting aquatic plants
- ☐ Dredging - Maintenance within a drainage district
- ☐ Dredging - Maintenance of previously dredged area
- ☐ Dredging - Riparian Navigational Dredging of Man-made Impoundments - Group or Association
- ☐ Dredging - Riparian Navigational Dredging of Man-made Impoundments - Individual
- ☐ Dredging - Remove accumulated plant and animal nuisance deposits from beds of navigable waters
- ☐ Dredging - Small scale
- ☐ Dredging - Stream (less than 25 yards)
- ☐ Dry Fire Hydrant
- ☐ Ford crossing of a stream
- ☐ Grading
- ☐ Habitat Structure - Fish Habitat and Stocking Structures
- ☐ Habitat Structure - Stream habitat projects designed by government agencies
- ☐ Habitat Structure - Wildlife nesting structure
- ☐ Intake or outfall structure
- ☐ Lake shore erosion control - Biological
- ☐ Lake shore erosion control – Riprap

- ☐ Lake shore erosion control – Riprap repair
- ☐ Lake shore erosion control – Riprap replacement
- ☐ Lake shore erosion control – Seawall replacement
- ☐ Lake shore erosion control – Seawall replacement with riprap
- ☐ Pea gravel blanket
- ☐ Pilings
- ☐ Pond - Landscape
- ☐ Pond - Storm Water pond
- ☐ Pond - Wildlife pond
- ☐ Stream bank erosion control - Bio-stabilization
- ☐ Stream bank erosion control – Integrated bank protection
- ☐ Stream bank repair of riprap (placed prior to August 1, 2007)
- ☐ Stream bank erosion control - Replacement of structure with bio-stabilization
- ☐ Stream bank erosion control - Replacement of structure with integrated bank treatment
- ☐ Temporary in-stream crossing
- ☐ Utility Structure, Bridge, Wetland, Dredging, Driving on the Bed
- ☐ Waterway and Wetland Conservation Activities
- ☐ Weed rake

Wetland Activities

- ☐ Utility Structure, Bridge, Wetland, Dredging, Driving on the Bed
- ☐ Wetland conservation - Federal
- ☒ Wetland conservation - Not federal
 - http://dnr.wi.gov/topic/wetlands/documents/NR-353_GP_Application.pdf
- ☐ Wetland disturbance - Dam maintenance, repair and reconstruction
- ☐ Wetland disturbance - Wetlands established incidental to construction
- ☐ Wetland disturbance - Municipal Development Wetland Discharge
- ☐ Wetland disturbance - Residential / industrial / commercial development
- ☐ Wetland disturbance - Recreational development

The information included in these attachments is necessary for a complete application. A complete submittal with detailed drawings will help us make a decision about your permit application. Any applicable statutory review times do not begin until the application is received by the Department and is determined to be complete.

Please select your project activities to view the General Permit Eligibility Standards. If your project does not meet all of the eligibility standards, you will need to apply for an Individual Permit.

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Water Resources Application for Project Permits

Form 3500-053 (R 12/17)

Page 1 of 3

Notice: Pursuant to chs. 30 and 31, Wis. Stats., ch. 281, Wis. Stats., and s. 283.33, Wis. Stats., this form is used to apply for coverage under the state construction site storm water runoff general permit, and to apply for a state or federal permit or certification for waterway and wetland projects or dam projects. This form and any required attachments constitute the permit application. Failure to complete and submit this application form may result in a fine and/or imprisonment or forfeiture under the provisions of applicable laws including s. 283.91, Wis. Stats. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Laws (ss. 19.31-19.39, Wis. Stats.). This form is required for U.S. Army Corps of Engineers (ACOE) regulatory purposes pursuant to 33 CF 325.

Read all instructions provided before completing

Section 1: Landowner Information

Landowner Name (Organization, Entity or Name) 12701 N farmdale rd LLC	Authorized Representative (Last Name, First Name) Jacobson , Todd		
Mailing Address 2426 N. Humboldt BLVD	City Milwaukee	State WI	Zip Code 53212
Email blustrucking@yahoo.com	Phone Number (xxx-xxx-xxxx) 414-544-5600	Alternative Phone Number	

Section 2: Applicant/Information ☒ Select if same as landowner

Organization / Applicant Name 12701 N farmdale rd LLC	Contact Person (Last Name, First Name) Jacobson , Todd		
Mailing Address 2426 N. Humboldt BLVD	City Milwaukee	State WI	Zip Code 53212
Email blustrucking@yahoo.com	Phone Number (xxx-xxx-xxxx) 414-544-5600	Alternative Phone Number	

Section 3: Primary Project Contact ☒ Select if same as landowner

☒ Consultant or Plan Preparer ☐ Contractor ☐ Agent ☐ Other - specify: _____

Name (Organization or Entity) 12701 N farmdale rd LLC	Contact Person (Last Name, First Name) Jacobson , Todd		
Mailing Address 2426 N. Humboldt BLVD	City Milwaukee	State WI	Zip Code 53212
Email blustrucking@yahoo.com	Phone Number (xxx-xxx-xxxx) 414-544-5600	Alternative Phone Number	

Section 4: Project or Site Location:

Project Name Jacobson	County 46	☒ City ☐ Township ☐ Village of MEQUON:C
Location Address / Description 12701 N. Farmdale Rd, Mequon, WI		

Public Land Survey System (PLSS) – Provide the section, range, township information and latitude and longitude in decimal degrees, if available.

of Section (XX) Township (XX) Range (XX) ☒ E ☐ W Latitude (xx.xxxxx) Longitude(-xx.xxxxx)

NE ¼ NW ¼ 17 09 N 21

If this site is not wholly contained in the quarter-quarter section, more description:

Contained on quarter-quarter section

Waterways: Provide the name(s) of closest water bodies:

Little Menomonee River

Attachment: Packet Docs (5506 : Dan Mehail)

Section 5: Wetlands

If a wetland is present at a project site and permit approvals are sought through the waterway and wetland program, storm water program, or concentrated animal feeding operations (CAFO) program, the department requires that a wetland delineation that accurately shows the location of a wetland is submitted with an application. A wetland delineation needs to be verified/concurred with before the application can be submitted or be considered a complete application. See the department "[Wetland screening and delineation procedures](#)" for more information.

Is a wetland present in the project area? ☒ Yes ☐ No

If yes, select all sources of information used and attach supporting report or documentation

- ☐ a. A copy of your wetland delineation and a [Wetland Confirmation Service](#) concurrence letter (wetland boundary verification service offered for a fee from the department)
- ☐ b. An [assured delineator's](#) wetland delineation report
- ☐ c. A copy of your wetland delineation and an Army Corps of Engineers concurrence letter
- ☒ d. A copy of your correspondence with a [WDNR Water Management Specialist](#), [WDNR Office of Energy Water Management Specialist](#) or [WDNR Transportation Liaison](#) regarding your wetland review/ concurrence.

If no, please select one of the following items showing that a wetland is not present within the project boundaries:

- ☐ a. A copy of your wetland determination and a letter from the department's [Wetland Identification Program](#) stating wetlands are not present or the activity proposed in the wetland is exempt under NR 103.06(4)
- ☐ b. A letter from an [assured delineator](#) stating wetlands are not present
- ☐ c. Documentation showing that each of these resources were reviewed for wetland absence on the [Surface Water Data Viewer](#):
- Surface Water Data Viewer- Wisconsin Wetland Inventory
 - Surface Water Data Viewer- Wisconsin Indicator layer
 - Surface Water Data Viewer- Digital Topographic map layer or aerial photo indicating if waterways, drainage ways, ditches, depressions, or standing water are within project boundary
- ☐ d. Show that the project limits are entirely in existing paved, graveled, or concrete areas
- ☐ e. A copy of your correspondence with a [WDNR Water Management Specialist](#), [WDNR Office of Energy Water Management Specialist](#) or [WDR Transportation Liaison](#) regarding the your wetland review/concurrence

(Please note that if the information provided is incorrect or incomplete, the overall permit application may be considered incomplete and may be returned to the applicant.)

Section 6: Endangered or Threatened Resources

Has the presence of endangered or threatened resources been evaluated according to protocols developed by the DNR Bureau of National Heritage Conservation (BNHC) <http://dnr.wi.gov/topic/ERReview> ☐ Yes ☒ No

If Yes, select how the evaluation was completed and attach supporting report or documentation:

- ☐ a. [Broad Incidental Take Permit /Authorization](#) -specify (e.g. No / Low Impact Activities, Grassland & Savanna Management, etc.): _____
- ☐ b. Endangered Resources Preliminary Assessment from the [Natural Heritage Inventory Public Portal](#)
- ☐ c. Standard Endangered Resources Review Letter from Endangered Resources Review Program:
ERR - _____ (example ERR-YY-### with YY = Year and ### the number)
- ☐ d. Certified Endangered Resources Review Letter - specify:
ERR- _____ (example ERR-YY-### with YY = Year and ### the number)

Section 7: Project Information (Attach items on the Attachments Tab)

Anticipated Project Start Date: 8/15/2020	Projected Project End Date: 9/30/2020
Upload photo(s) of before condition in the Attachments tab.	Date of Photos: 06/09/2020

Narrative of the Project:

Provide a one to two paragraph description of the proposed project, including land and water alterations and intended use(s) of the project. Include this in the attachment section.

Wetland Conservation Activities Proposed - Complete

Please check all proposed activities for this project and indicate the number of each activity type to the right. The attachment maps, photo or plans should show the location of each activity type. Note: If dams are proposed, please also complete Section V, Dam Checklist. Please refer to the Definition of Terms attachment.

☒ PROPOSED ACTIVITY:	How many?	☒ PROPOSED ACTIVITY:	How many?
☒ Scrape	2	☒ ~Existing Wetland Acres Enhanced	
☐ Embankment / Dike (considered dams if placed across a watercourse)		☐ ~Wetland Acres Re-established	
☐ Micro-Topography		☐ ~Wetland Acres Created	
☐ Breach Dike or Dike Removal (circle which applies)		☐ Existing Wetland Filled (i.e. for berm, dike, embankment not across a watercourse)	
☐ Dams or Water Control Structure Across a Water Course Dams (i.e. weirs, tin whistles, ditch plugs with outlet pipes)		☐ Drain Tile Breaks	
☐ Ditch Fill / Ditch Plug (ditch plugs do not have outlet pipes)		☐ Other Activity (Please describe): 	

Additional Information

Will planned pool flow on to lands not owned by the applicant? If yes, must have secured appropriate flowage easement or have affected property owner(s) as co-applicants.	no
Will project affect regulatory floodplain on adjacent property (increase $\geq 0.01'$ off owner property)? If yes, must have secured appropriate flowage/flooding easement or have affected property owner(s) as co-applicant(s).	no
Will embankment affect floodplain elevation in adjacent watershed during 100-year event? If yes, submit encroachment analysis and secured appropriate flooding easement from affected property owner(s).	no

Attachment: Packet Docs (5506 : Dan Mehail)

General Permit Dam Checklist

3.d.a

For new dams, embankments or other water retention structures across a watercourse. If project involves multiple dam structures, please complete a dam checklist for each structure.

Applicability Information

A. Elevation (design elevation) of top of embankment (low point in embankment crest)	
B. Elevation of the natural ground (low point) at the downstream toe of the embankment	
Dam is less than 6 feet high (Answer to question A minus answer to question B above must be < 6 to answer yes)	Select...
Maximum storage is <50 acre-feet (from bottom of impoundment to point of over toping)	Select...
Dam was designed using one or more of the following NRCS Field Office Technical Guide Conservation Practices (Check all that apply): ☐ 378 Pond ☐ 410 Grade Stabilization ☐ 386 Water/Sed. control basin ☐ 657 Wetland Restoration	
Note: if you do not answer yes to all of the question you do not qualify for a general permit and will need to submit an application for an individual permit.	

General Design Information

Drainage area (square miles)		The diagram illustrates a dam cross-section. It shows the 'Design Elevation' at the top of the dam crest. Below this is the 'Planned Pool Elevation'. The 'Maximum Pool Depth' is the vertical distance from the 'Planned Pool Elevation' to the 'Elevation of Watercourse Bottom at Downstream Toe'. The 'Planned Pool Depth' is the vertical distance from the 'Planned Pool Elevation' to the 'Elevation of Natural Ground'. The 'Height of Dam (NR 353 only)' is the vertical distance from the 'Elevation of Natural Ground' to the 'Design Elevation'. The 'Elevation of Natural Ground' is shown as a horizontal line. The 'Elevation of Watercourse Bottom at Downstream Toe' is shown as a point at the downstream toe of the dam.	
Planned pool elevation			
Water surface area at maximum pool (acres)			
Planned pool depth (feet)			
Maximum pool depth (feet)			
Planned storage (from bottom of impoundment to planned pool) (acre-feet)			
Maximum storage (from bottom of impoundment to design elevation) (acre-feet)			
Design storm frequency/duration (if calculated for standard) (year) (hour)		Design discharge (if calculated for standard) (reservoir routing may reduce peak spillway outflow) (cfs)	

Submittal package includes design hydrologic and hydraulic calculations and copies of the plans and specifications for the project	
Project benchmark description used for design elevations - attach benchmark location information to the plan and specification submittal (can be assumed datum but reference to NGVD is preferred, if available at site).	

Attachment: Packet Docs (5506 : Dan Mehail)

Outlet/Spillway Information

3.d.a

Outlet structure type, dimensions, elevations, joint treatment, corrosion protection, shown on plans/specifications.

Auxiliary spillway location, elevations, bottom width, side slopes, materials, shown on plans/specifications.

Auxiliary spillway constructed in natural undisturbed soils or show stability/erosion analysis. (circle appropriate)

Trash rack

Access for gate operation

Anti-Vortex device

Drawdown facilities

Spillway (outlet) Types(s): **Pipe Weir Vegetated** Other (please describe):

Principle Spillway Type:

Select...

Dimensions (ft)

Capacity*(cfs)

Auxiliary Spillway Type:

Select...

Dimensions (ft)

Capacity*(cfs)

*Calculated at point design elevation

Embankment Information

Length of embankment crest(ft):

Elevation of watercourse bottom at downstream toe of embankment:

Embankment material:

Embankment core location:

Foundation - Material:

Foundation verified with borings: Select...

Attachment: Packet Docs (5506 : Dan Mehail)

Required Attachments and Supplemental Information - *Complete*

Please recognize that you are responsible for obtaining all necessary local (e.g. city, town, village or county) and U.S. Army Corps of Engineer permits or approvals in addition to any applicable state permits prior to commencing any work at the project site.

Main Permit Application: **Complete**

Wetland Conservation : **Complete**

Required Attachments

Upload Required Attachments (15 MB file limit) - [Help reduce file size and trouble shoot file uploads](#)

* indicates completion of this item is required

Note: To replace an existing file, use the 'Click here to attach file ' link or to delete an item.

Legible Site Map

 File Attachment

[overviewmap.jpg](#)

Project Narrative

 File Attachment

[JacobsonNarrative.docx](#)

Plans and Specifications

 File Attachment

[projectplans.pdf](#)

Wetland Alternative Analysis

 File Attachment

[WetlandAnalysis.docx](#)

Ownership Documents

 File Attachment

[ownership.docx](#)

Section 5 -Wetland Assessment Method

WDNR Communications

 File Attachment

[wetlandassessment.docx](#)

Section 6 - Endangered or Threatened Resource Screening

Attachment: Packet Docs (5506 : Dan Mehail)

 File Attachment

3.d.a

Site Photos

 File Attachment

[pictures.docx](#)

Other Items

 File Attachment

Attachment: Packet Docs (5506 : Dan Mehail)

Submit Payment

<u>Fee Type</u>	<u>Number of Activities</u>	<u>Subtotal</u>
Waterway Permit	0	0
Wetland Permit	1	500

Wisconsin Department of Natural Resources Invoice Number: WP-00024641

Total Due: 500

Important:

- Closing this page without saving will cause the loss of your payment history.
- A 2.5% convenience fee is added for credit card payments.
- Follow all three steps below and sign and submit your permit.

STEP 1 Payment Complete

STEP 2 Payment Confirmation # WS2WT1005036735

Please note that payment is considered successful when your financial institution renders payment for this transaction. Failure of US Bank to collect and transfer funds from the permit applicant to the DNR, does not release the applicant of financial responsibility and the DNR reserves the right to collect unpaid fees.

All payments are collected by US Bank which is an external website contracted by the Wisconsin Department of Natural Resources for the sole purpose of collecting payments over the web.

Sign and Submit

Steps to Complete the signature process

1. Read and Accept the Terms and Conditions
2. Press the Submit to the DNR button

You will receive an acknowledgement email upon completing these steps.

Terms and Conditions

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

Permission: I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

NOTE: For security purposes all email correspondence will be sent to the address you used when registering your WAMS ID. This may be a different email than that provided in the application. For information on your WAMS account click [HERE](#).

Authorized Signature

☒ I accept the above terms and conditions.

Signed by : i:0#.f|wamsmembership|lab17 on 2020-07-01T09:33:01

After providing the final authorized signature, the system will send an email to the authorized party and any agents. This email will include a copy to the final read only version of this application.

Attachment: Packet Docs (5506 : Dan Mehail)



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
 180 FIFTH STREET EAST, SUITE 700
 ST. PAUL, MN 55101-1678

August 6, 2020

Regulatory File No. 2020-01209-AJK

Todd Jacobson
 12701 N Farmdale Rd LLC
 2426 N. Humboldt Blvd.
 Milwaukee, WI 53212

Dear Mr. Jacobson:

We are responding to your request for authorization to enhance an existing wetland by conducting two wildlife scrapes. The proposed work is located in Section 17, Township 9 North, Range 21 East, Ozaukee County, Wisconsin.

Project authorization:

The regulated activities associated with this project include the discharge of dredged material into 1.70 acres of wetland for the purpose of enhancing the existing wetland. We have determined that these activities are authorized by a Nationwide Permit (NWP) or a Regional General Permit (RGP), specifically, NWP 27, Aquatic Habitat Restoration, Enhancement, and Establishment Activities. This work is shown on the enclosed figures, labeled 2020-01209-AJK Figures 1-3 of 3.

Conditions of your permit:

You must ensure the authorized work is performed in accordance with the enclosed General Permit terms, General Conditions, and St. Paul District Regional Conditions.

You are also required to complete and return the enclosed Compliance Certification form within 30 days of completing your project. Please email the completed form to the contact identified in the last paragraph.

A change in location or project plans may require re-evaluation of your project. Proposed changes should be coordinated with this office prior to construction. Failure to comply with all terms and conditions of this permit invalidates this authorization and could result in a violation of Section 301 of the Clean Water Act or Section 10 of the Rivers and Harbors Act. You must also obtain all local, State, and other Federal permits that apply to this project.

Water Quality Certification:

You must also comply with the enclosed Water Quality Certification conditions associated with this General Permit.

Permit expiration:

This permit is valid until March 18, 2022, unless the general permit is modified, suspended, or revoked. If the work has not been completed by that time, you should contact this office to verify that the permit is still valid. Furthermore, if you commence or are under contract to commence this activity before the date of General Permit expiration, modification, or revocation, you have 12 months to complete the activity under the present terms and conditions of the General Permit.

Attachment: Packet Docs (5506 : Dan Mehail)

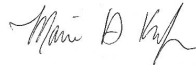
Jurisdictional determination:

No jurisdictional determination was requested or prepared for this project. While not required, you may request a jurisdictional determination from the contact identified in the last paragraph.

Contact Information:

If you have any questions, please contact A.J. Kitchen in our Brookfield office at (651) 290-5729 or by email at anthony.j.kitchen@usace.army.mil.

Sincerely,



for Todd M. Vesperman
Chief, Southeast Section

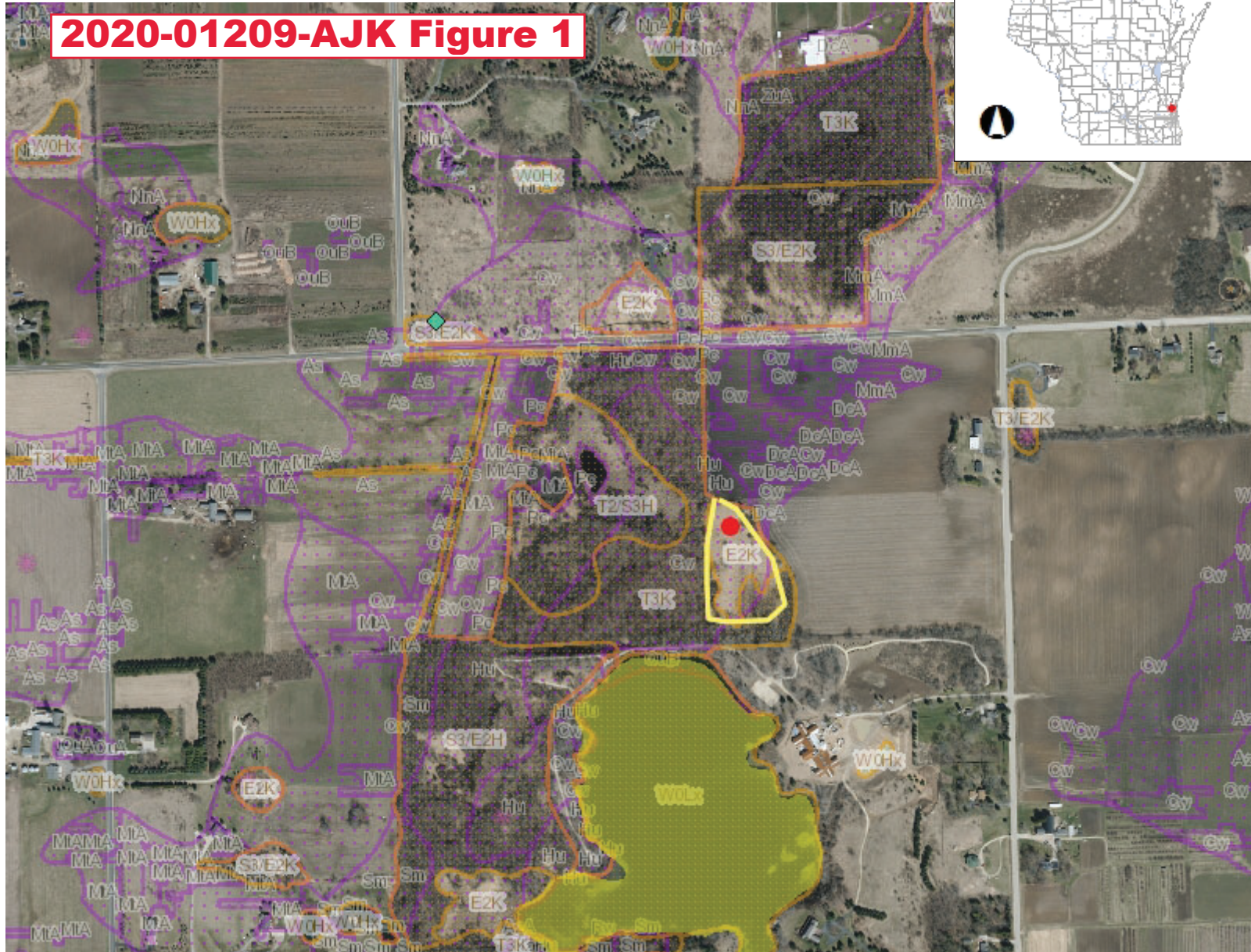
Enclosures

CC: Peter Ziegler, WWA
Luke Roffler, WI DNR

Attachment: Packet Docs (5506 : Dan Mehail)

Surface Water Data Viewer Map

2020-01209-AJK Figure 1



0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>



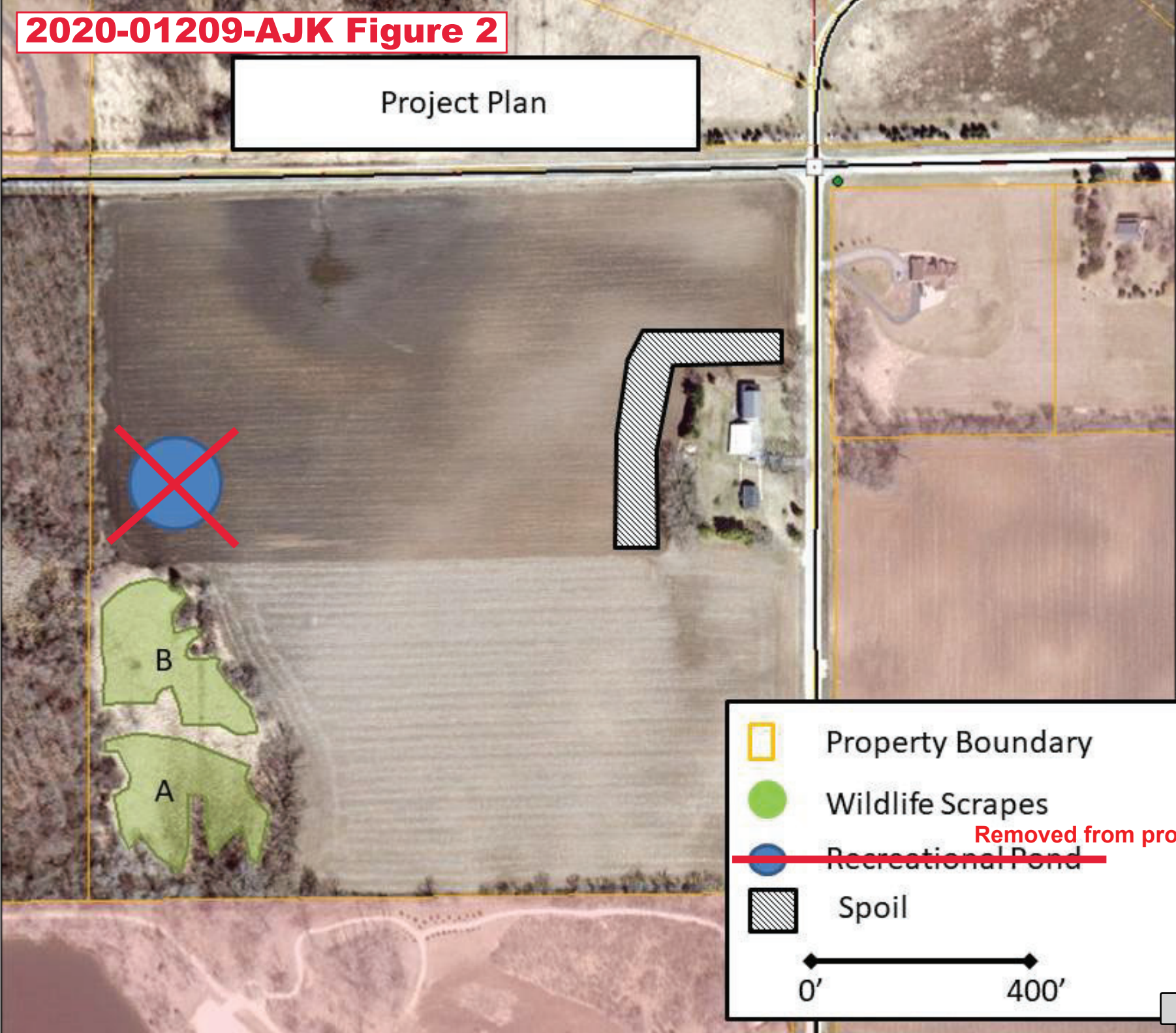
Legend

-  PNW-ASNRI Sensitive Areas of Lakes
-  PNW-ASNRI Wild and Scenic Rivers
-  PNW-ASNRI Outstanding and Exceptional Streams
-  PNW-ASNRI Trout Streams
-  PNW-ASNRI Wild Rice Streams
-  PNW-ASNRI Outstanding and Exceptional Lakes
-  PNW-ASNRI Special Area Management Plan Streams
-  PNW-ASNRI Special Wetlands Inventory Study Streams
-  PNW-ASNRI Coastal Wisconsin Wetlands Streams
-  PNW-ASNRI Special Area Management Plan Areas
-  PNW-ASNRI Special Wetlands Inventory Study Areas
-  PNW-ASNRI Coastal Wisconsin Wetlands Areas
-  PNW-ASNRI Wild Rice Areas
-  PNW-ASNRI Trout Spring Ponds
-  PNW-ASNRI State Natural Areas
-  PNW-PRF Other Public Rights Features
-  PNW Musky Streams
-  PNW Sturgeon Streams
-  PNW Musky Areas
-  PNW Sturgeon Areas
-  PNW Walleye Areas

Notes

Attachment: Packet Docs (5506 : Dan Mehail)

Project Plan



Attachment: Packet Docs (5506 : Dan Mehail)

NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that Wisconsin Statutes and administrative rules establish time periods within which requests to review Department decisions must be filed.

To request a contested case hearing pursuant to section 227.42, Wisconsin Statutes, you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources.

This determination becomes final in accordance with the provisions of s. NR 299.05(7), Wisconsin Administrative Code, and is judicially reviewable when final. For judicial review of a decision pursuant to Sections 227.52 and 227.53, Wisconsin Statutes, you have 30 days after the decision becomes final to file your petition with the appropriate circuit court and to serve the petition on the Secretary of the Department of Natural Resources. The petition must name the Department of Natural Resources as the respondent.

Reasonable accommodation, including the provision of informational material in an alternative format, will be provided for qualified individuals with disabilities upon request.

This notice is provided pursuant to section 227.48(2), Wisconsin Statutes.

Dated at Madison, Wisconsin

June 1, 2017

STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES

By



Cathy Stepp, Secretary

Attachment: Packet Docs (5506 : Dan Mehail)



US Army Corps of Engineers®

St. Paul District

COMPLIANCE CERTIFICATION

Regulatory File Number: 2020-01209-AJK
Name of Permittee: Todd Jacobson
County/State: Ozaukee County, WI
Date of Issuance: August 6, 2020

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the Corps contact identified in your verification letter within 30 days.

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification, or revocation.

By signing below, the permittee is certifying that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of the permit, and any required mitigation was completed in accordance with the permit conditions.

Signature of Permittee

Date

Attachment: Packet Docs (5506 : Dan Mehail)

TO: Planning Commission

FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT

DATE: September 21, 2020

SUBJECT: Residence at Foxtown. The applicant is seeking street lighting and development agreement amendment approval for a proposed 23 single-family home development for the property located immediately east of 11050 N. Weston Drive.

Applicant:	Lakeside Development
Status of Applicant:	Owner
Requested:	Street Lighting Development Agreement Amendment
Existing Use:	Vacant
Existing Zoning:	TC (Town Center) PUD (Planned Unit Development)
Lot size:	3.55 acres
Location:	Immediately east of 11050 N. Weston Drive
Tax Key:	\$14-027-01-027.00
District:	#6

Background:

The applicant is requesting street tree approval, street lighting, and development agreement amendment approval for a 23-lot subdivision development on 3.55 acres of lands located to the east of 11050 N Weston Drive. The Common Council approved the Development Agreement on June 11, 2019 and an amendment to the agreement on February 11, 2020.

Street Lighting:

The applicant is proposing two streetlights as part of the development (see attached plan). The streetlights are shown at the west end of each of the two main roadways. While staff understands that there are few areas along each of the two streets to accommodate lights, there is an opportunity to add two additional lights at the east end of both streets where the curb is extended out (see attached). These two lights would provide some illumination for the sidewalk along Fox Crossing Drive. The applicant has provided a cut sheet for the fixture that would be supplied by WE Energies. The fixture was chosen by the applicant to be like the light fixture used along other areas in Town Center including Weston Drive. Staff recommends that the same fixture be used for this development as the rest of the Town Center.

Development Agreement Amendment:

The development agreement approved on June 11, 2019 and subsequently amendment on January 13, 2020 included several deviations to the approved agreement based on the size of the lots in the development and the proximity of the dwellings that will be constructed. The developer is requesting to again amend the agreement to provide the flexibility that the developer feels is necessary to complete the project while protecting the interests of the city.

The amended development agreement allowed for the developer to install the final surface course on Foxtown Drive only, unlike the standard requirement for the final surface course to be installed throughout the development prior to Final Plat. The applicant is requesting a further amendment which would allow for Final Plat approval without any of the final surface course installed. The applicant requested that the binder course be allowed to remain until 78% (18) of the homes were constructed, or 24 months after the approval of the Final Plat, whichever comes first. Staff recommends that if the amendment is granted, it maintains the requirement for the final surface course to be installed when 50% of the homes are constructed or two years after the approval of the Final Plat. While the requested amendment is a further deviation from the City's standards, the roads are ultimately private and owned and maintained by the development. To minimize the risk to the City should the developer fail to meet the paving provisions, staff recommends that the letter of credit for asphalt include both the binder and the final surface course.

The applicant also requested to allow installation of the trees located on the lots only after occupancy of the homes on both side of the trees. Staff recommends the trees on each lot be installed prior to occupancy of each home.

Staff Recommendation:

Staff recommends that an approval of the development agreement amendment be subject to the following condition(s):

1. Common Council approval of the Development Agreement Amendment.
2. The applicant shall be required to install the final asphalt surface prior to occupancy of 50% of the homes, or 24 months after approval of the Final Plat.
3. The asphalt letter of credit shall cover both the binder and the final surface course.
4. The trees must be installed prior to occupancy of the house on which the tree is located.
5. The lighting plan shall be updated to include two additional fixtures at the east end of the private streets.
6. The lighting fixture shall match the lights installed along Weston Drive.

Attachments:

Packet Docs (PDF)

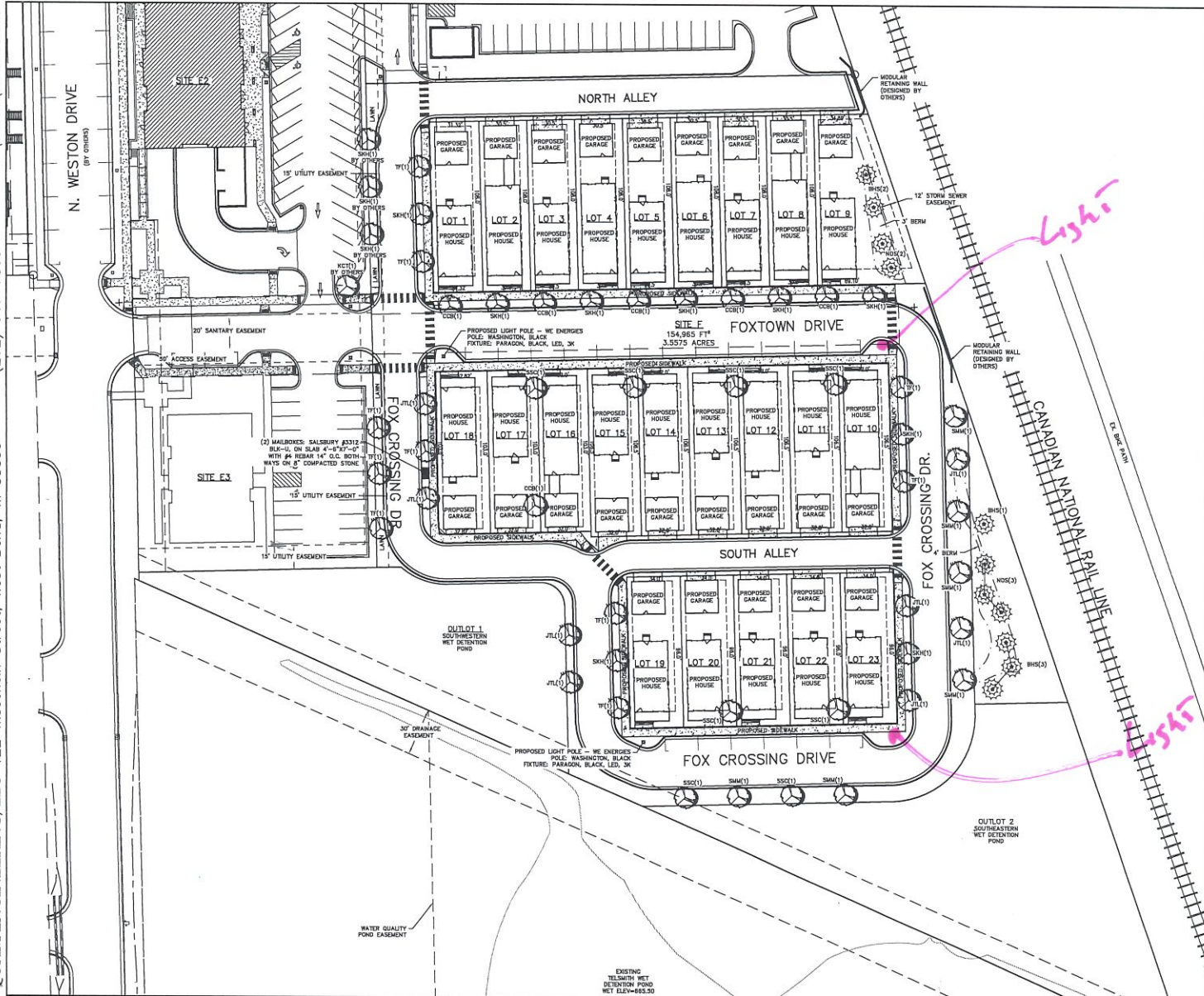
- AC Arrival Corridor
- A-1 Agricultural Preserve
- A-2 General Agricultural
- B-1 Neighborhood Business
- B-2 Community Business
- B-3 Office & Service Business
- B-4 Business Park
- B-5 Light Industrial
- B-6 Rural Industrial
- B-7 Rural Business
- C-1 Shoreland/Wetland Conservancy
- C-2 General Conservancy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

LTD	Limited Use
OA	Agricultural Overlay
PUD	Planned Unit Development Overlay
P-1	Park & Recreation
R-1	Single-Family Residential (5 Ac. Min.)
R-1B	Single-Family Residential (2.5 Ac. Min.)
R-2	Single-Family Residential (2.0 Ac. Min.)
R-2B	Single-Family Residential (1.5 Ac. Min.)
R-3	Single-Family Residential (1.0 Ac. Min.)
R-4	Single-Family Residential (3/4 Ac. Min.)
R-5	Single-Family Residential (1/2 Ac. Min.)
R-6	Single-Family Residential (4 du/Ac)
RM	Multi-Family Residential
TC	Town Center
TDR	Transfer of Development Rights

[illegible]

QUAM ENGINEERING, LLC
122 Wisconsin Street, West Bend, WI 53095
(262) 346-7800
PD-04-16/PD04BASE.DWG

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PD-04-16/PD04BASE.DWG



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
W	62	2 1/2"-3"	DECIDUOUS STREET TREES	
SSC	8	2 1/2"-3"	TURKISH FLIBERT (CORYLUS COLUMA)	BB
CSB	8	2 1/2"-3"	SPRING SNOW GRANAPLE (MALUS)	BB
JL	8	2 1/2"-3"	CORNELIAN CHERRY DOGWOOD (CORNUS MAS)	BB
SMH	8	2 1/2"-3"	JAPANESE TREE LILAC (SYRINCA FRETICULATA)	BB
SMH	8	2 1/2"-3"	STREET KEEPER HONEYLOCUST (GLISTIA TRICANTHOS)	BB
SMH	8	2 1/2"-3"	STREET MYABE MAPLE (ACER HYABE)	BB
BHS	11	7"	EVERGREEN TREES	
NOS	5	7"	BLACK HILLS SPRUCE	BB
			NORWAY SPRUCE(PICEA/ABIES)	BB

NOTES:

- 1) DECIDUOUS TREES SPECIFIED AS 2 1/2"-3" SHALL BE AS SUCH 8" ABOVE GRADE.
- 2) EVERGREEN TREES SHALL BE 7" TALL FROM ROOT BALL TO TOP LATERAL BRANCH.
- 3) LAWN AREAS SEEDED (MADISON PARKS SEED MIX), FERTILIZED AND MULCHED WITH STRAW.

ROAD FRONTAGE = 773 FT/30 FT = 26 TREES: TREES PROVIDED = 47

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZED, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING WITH PROPER DRAINAGE PRIOR TO SEEDING. FERTILIZER SHALL BE APPLIED ONLY AT THE RATE OF FOUR (4) POUNDS PER 1,000 FT² OF TURF, NOT LESS THAN 15% PHOSPHORIC ACID, NOT LESS THAN 12% POTASH, NOT LESS THAN 5%.

ALL FRESH GRADED AREAS SHALL BE SEEDING AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FRESH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDING WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICES STANDARD 105A FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDING PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TURF PERFORMANCE CRITERIA REQUIRED BY THE CITY OF WISCONSIN.

GENERAL: THE TOTAL GENERAL AREA TO BE SEEDING IS 4500 YD². INTERIM TURF/EROSION CONTROL SEEDING MIX SHALL BE WIS. DOT 40 MIX @ 2 LBS/1000 FT². FINAL SEEDING SHALL BE 50/50 SEED MIX, TURF-TYPE KENTUCKY BLUEGRASS & PERENNIAL WYEGRASS MIX, @ 3-4 LBS/1000 FT² 2 APPLICATIONS OF SEED, ONE INITIALLY AND OVER SEEDING AS NEEDED.

LIGHTING NOTES:

SEE DETAIL ON PAGE C-105 FOR LIGHTING FIXTURES AND INSTALLATION.

THE RESIDENCE AT FOXTOWN
LANDSCAPE & STREET LIGHTING PLAN
DATED: AUGUST 3, 2020

C-104

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



Powering Business Worldwide

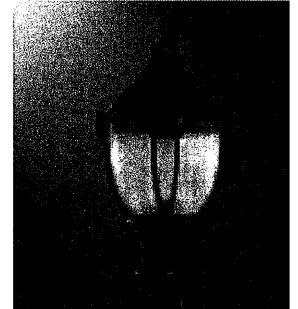
Product Configuration ⇒ Streetworks ⇒ Generation LED Series

Catalog Number Provided: ACN

Streetwork

Project:	Type:
Comments:	

The ACN/ARC/CLB Generation Series' traditional character, with updated styling and superior photometric performance, offers roadway illumination and uniformity to set a new standard for decorative post top luminaires. Its traditional styling ties in well with historic districts, downtown streetscapes, walkways and parking lots.



Generation Series

Catalog Number	Object Type	Quantity	Quote Price	Extended Price
CLB-080-LED-E-U-33-1-6-3-BK-4-7030	Fixture	1		

Configuration Detail:

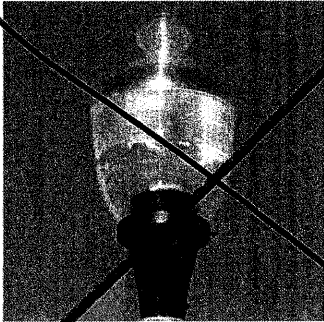
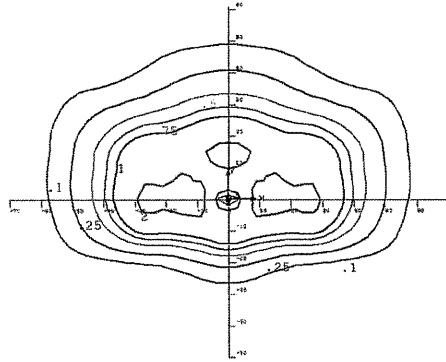
Series	CLB = Classical Base
Lamp Type	080-LED = 080 Series
Driver	E = Non-Dimming
Voltage	U = Universal (120-277V)
Refractor Type	33 = Type III
Cage	1 = Classical
Top Type	6 = Nostalgic (Top Access)
Finial	3 = Architectural
Color	BK = Black
Number of Circuits	Single Circuit (standard)
Street Side/House Side	None Selected
Switching	
Banding/Globe	None Selected
Copper Accents	None Selected
Photocontrol Receptacle	4 = Internal NEMA Photocontrol Receptacle
UL/CSA Listed	None Selected
Refractor	None Selected
Generation House Side Shield	None Selected
CRI/CCT	7030 = 70 CRI / 3000K CCT

LED POST TOP FIXTURES



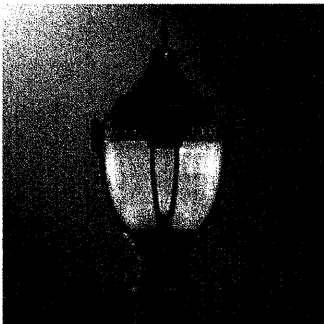
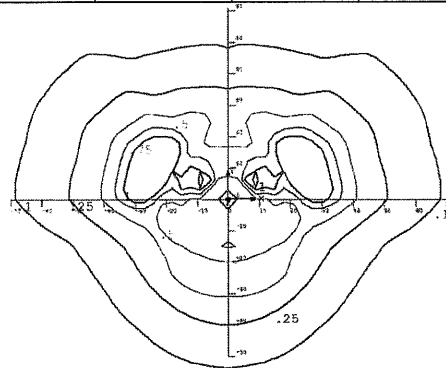
Coach Fixture
Available in Black

COACH						
Lumen Output	Fixture Class	Rated Watts	Billed kWh	Installation Charge	Monthly Rate <84 months	Monthly Rate >84 months
MED 3000°K	H	78	28-30	*	\$14.84	\$12.26



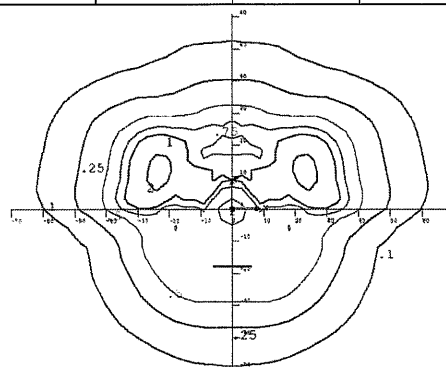
Acorn Fixture
Available in Black & Green
(Actual fixture differs slightly)

ACORN						
Lumen Output	Fixture Class	Rated Watts	Billed kWh	Installation Charge	Monthly Rate <84 months	Monthly Rate >84 months
MED 3000°K	L	99	34-36	*	\$18.08	\$15.50



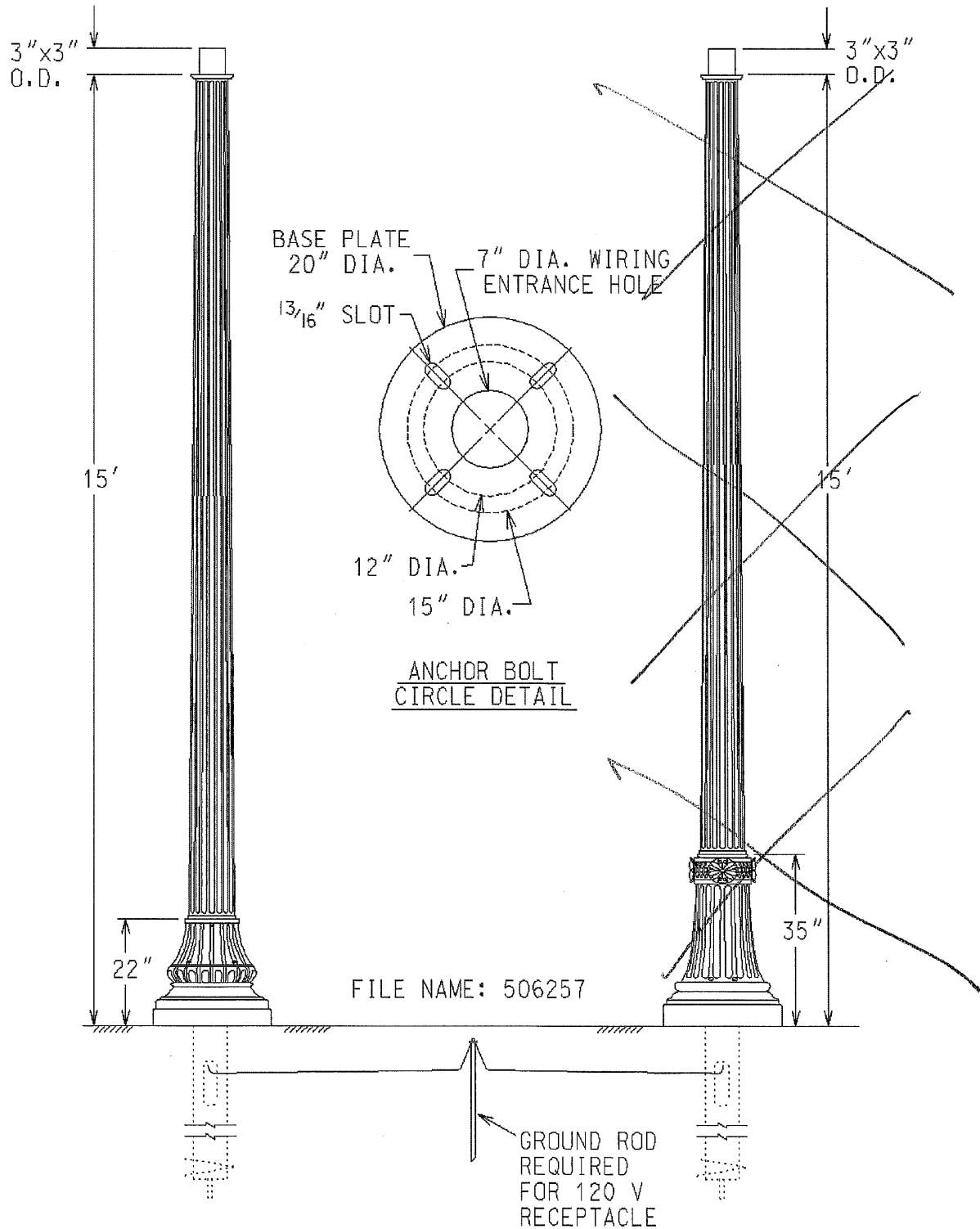
Paragon Fixture
Available in Black & Green

PARAGON						
Lumen Output	Fixture Class	Rated Watts	Billed kWh	Installation Charge	Monthly Rate <84 months	Monthly Rate >84 months
MED 3000°K	M	99	34-36	*	\$18.73	\$16.15



* Installation charge for all Non-Standard systems is the estimated installed cost of the lighting and related facilities

POLE – DECORATIVE FIBERGLASS

131-60
Page 1 of 2WASHINGTON STYLEMADISON STYLE

Attachment: Packet Docs (5503 : Residence at Foxtown)

Design and
Construction ManualDate: 04-13
Supersedes: 12-06

POLE – DECORATIVE FIBERGLASS

131-60
Page 2 of 2**NOTES:**

- A. Macro Unit includes Pole and Common Material.
 B. See Construction Standard 131-65 for foundation, and bolt and shim kits.
 C. See Construction Standard 292-27 for termination in pole.
 D. Ground rod required if 120 volt receptacle is energized

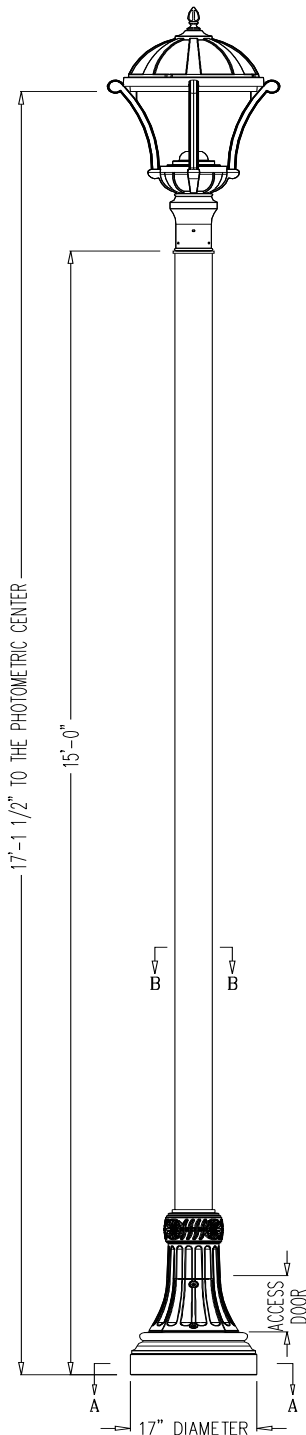
COMMON MATERIAL INCLUDED IN EACH MACRO UNIT			
Description	Construction Unit	Qty.	Material Item
Wire, #10, Copper, 600 Volt, Black	CC10TB	22-FT	103-1899
Wire, #10, Copper, 600 Volt, White	CC10TW	22-FT	103-1902
Wire, #6, Copper	CC6WSD	22-FT	103-2712
Rod, Ground, 5/8" x 8', Copperweld, Non-Threaded	RDG8CW	1-EA	155-1302
Connector, Ground, #8 Sol-1/0 Strd to 5/8" Rod	CNG1/0R	1-EA	139-5327
Stone, Crushed, 1-1/2" Traffic Bond	STONETB	1-CY	DIRECT
Tag, Pole, Night Aura Lighting, Aluminum	TGPL	1-EA	138-2600

				Street Light Codes		Area Light Codes	
Mtg Ht	Color	Description Shaft	Pole	Construction Unit	Macro Unit	Construction Unit	Macro Unit
Washington Style							
15 FT	Black	Fluted	113-1375	PSLF15WFBK	131-60.2	PALF15WFBK	131-60.12
15 FT	Green	Fluted	113-1373	PSLF15WFG	131-60.4	PALF15WFG	131-60.14
Madison Style							
15 FT	Black	Fluted	113-1397	PSLF15MFBK	131-60.20	PALF15MFBK	131-60.30
15 FT	Green	Fluted	113-1396	PSLF15MFG	131-60.21	PALF15MFG	131-60.31

MAINTENANCE ONLY							
Mtg Ht	Color	Description Shaft	Pole	Construction Unit	Macro Unit	Construction Unit	Macro Unit
Washington Style							
15 FT	Black	Smooth	113-1367	PSLF15WSBK	131-60.1	PALF15WSBK	131-60.11

 Design and Construction Manual	Date: 04-13 Supersedes: 12-06	
--	----------------------------------	--

This drawing is property of Spring City Elect. Mfg. and is issued to the recipient with the understanding that it shall not be copied, duplicated, passed on to unauthorized parties, nor used for any purpose other than that for which it is specifically furnished except with Spring City's written permission.



LUMINAIRE SPECIFICATIONS

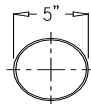
STYLE: RICHMOND LED
 HEIGHT: 39"
 WIDTH: 23 1/8"
 MATERIAL: CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
 FINISH: POWDER COAT - RIVER TEXTURE GLOSS BLACK
 LAMPING: 80 WATT LED
 VOLTAGE: ELECTRONIC WIRED AT 120-277 VOLTS
 COLOR TEMP: 3000K (WARM WHITE)
 DISTRIBUTION: TYPE III (ASYMMETRIC)
 OPTICS: CROSSFIRE REFRACTIVE
 PANEL: FLAT GLASS PANEL

CATALOG NO. **ALMRCH-LE080/EVX/X2-30-CR3-GPLO-FBR-CU**

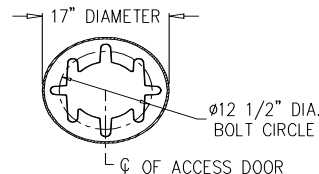
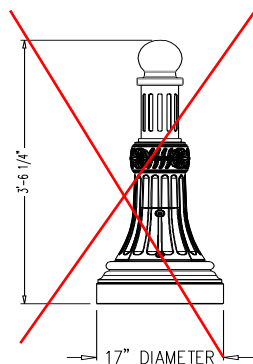
LAMP POST SPECIFICATIONS

STYLE: NORTHAMPTON
 HEIGHT: 15'-0"
 PHOTOMETRIC CENTER: 17'-1 1/2"
 BASE: 17" DIAMETER
 MATERIAL: 5" DIA. 6061 ALLOY ALUMINUM TUBE (0.125" WALL)
 SHAFT: CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
 BASE: POWDER COATED - RIVER TEXTURE GLOSS BLACK
 ACCESS DOOR: GROUND STUD
 PROVISIONS: LOCATED IN BASE SECURED WITH TAMPER PROOF HEX SOCKET SECURITY MACHINE SCREWS DRILL AND TAP INSIDE WALL OF BASE OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (STUD SUPPLIED BY OTHERS)
 ANCHOR BOLTS: (4) 3/4" (ANCHOR BOLTS BY OTHERS)
 BOLT PROJECTION: 3" REQUIRED
 TENON: 4" DIA. X 4" HIGH

CATALOG NO.: **APSNRT-17-15.00-S5-TN4.00/4.00-CU**



SECTION B-B
 SMOOTH SHAFT
 5" DIAMETER
 SMOOTH ALUMINUM
 6061-T6 EXTRUSION
 N.T.S.



SECTION A-A
 BASE PLATE DETAIL
 N.T.S.



Spring City Electrical Mfg. Co.
 HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475
 PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM

DESCRIPTION	THE RICHMOND LUMINAIRE ATOP THE NORTHAMPTON POST		
CUSTOMER	FOXTOWN BREWERY - MEQUON, WI		
SCALE	DRAWN BY:	DATE	DRAWING NO.
N.T.S.	W.R.W.	01-10-18	ST04

The Residence at Foxtown

September 2, 2020

Amendment to the Development Agreement originally dated and signed on October 3, 2019 and previously amended at the December 2, 2019 Planning Commission meeting.**8.A.i. Previously Approved**

All of the Improvements have been satisfactorily constructed or installed, completed and approved with the exception of the final asphalt surface, sidewalks and landscaping. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, the final asphalt surface will only be installed on Foxtown Drive before final plat approval. The final asphalt surface for Fox Crossing Drive and the alleys will be completed no later than occupancy of 50% of the houses or 24 months of the date of Final Plat approval, whichever comes first. Regarding sidewalks and landscaping, they will be installed before final plat approval with the exception of the sidewalks and landscaping on the west side of lots 1, 18 and 19 and the east side of lot 10 and 23. Those portions of sidewalks and landscaping will be completed prior to occupancy of each house or within 24 months of Final Plat approval, whichever comes first. The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the final asphalt surface, sidewalk construction and landscaping costs to ensure all installations are completed within 24 months of Final Plat approval.

Proposed Amendment

All of the Improvements have been satisfactorily constructed or installed, completed and approved with the exception of the final asphalt surface, sidewalks and landscaping. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, the final asphalt surface will be installed in its entirety no later than occupancy of 78% (18) of the houses or 24 months of the date of the Final Plat approval, whichever comes first. Regarding sidewalks and landscaping, they will be installed before final plat approval with the exception of the sidewalks and landscaping on the west side of lots 1, 18 and 19 and the east side of lot 10 and 23. Those portions of sidewalks and landscaping will be completed prior to occupancy of each house or within 24 months of Final Plat approval, whichever comes first. Also, the trees to be located on the lots and between the houses are to be installed only after the houses on both sides of each tree location are occupied. The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the final asphalt surface, sidewalk construction and landscaping costs to ensure all installations are completed within 24 months of Final Plat approval.

Attachment: Packet Docs (5503 : Residence at Foxtown)

The Residence at Foxtown

September 2, 2020

CITY OF MEQUON

OWNER

Lakeside Development of Mequon, LLC

By _____
John Wirth, MayorBy: _____
Thomas Zabjek, PresidentBy _____
Caroline Fochs, City ClerkSTATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

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

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

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

Approved by: _____
City Attorney

Attachment: Packet Docs (5503 : Residence at Foxtown)

8.A.i. Previously Approved

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Developer Proposed Amendment (Redline version)

All of the Improvements have been satisfactorily constructed or installed, completed and approved with the except of the final asphalt surface, sidewalks and landscaping. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, ~~the final asphalt surface will only be installed on Foxtown Drive before final plat approval.~~ The final asphalt surface for Fox Crossing Drive and the alleys will be completed installed in its entirety no later than occupancy of ~~50%~~ 78% (18) of the houses or 24 months of the date of Final Plat approval, whichever comes first. Regarding sidewalks and landscaping, they will be installed before final plat approval with the exception of the sidewalks and landscaping on the west side of lots 1, 18 and 19 and on the east side of lot 10 and 23. Those portions of sidewalks and landscaping will be completed prior to occupancy of each house or within 24 months of Final Plat approval, whichever comes first. Also, the trees to be located on the lots and between the houses are to be installed only after the houses on both sides of each tree location are occupied. The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the final asphalt surface, sidewalk construction and landscaping costs to ensure all installations are completed within 24 months of Final Plat approval.

Staff Proposed Amendment (Redline of Developer Proposed Amendment version)

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within 24 months of Final Plat approval, whichever comes first. Also, the trees to be located on the lots and between the houses are to be installed ~~only after the houses on both sides of each tree location are occupied~~prior to occupancy of the house on which the tree is located. The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the binder and final asphalt surface, sidewalk construction and landscaping costs to ensure all installations are completed within 24 months of Final Plat approval.

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Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the binder and final asphalt surface, sidewalk construction and landscaping costs to ensure all installations are completed within 24 months of Final Plat approval.

Action

Commissioner Choren made a motion to approve the sign waiver per conditions in the staff report.

Commissioner Becky Schaefer seconded the motion.

A roll call vote was taken; vote passed (8-0)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Martin Choren, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Wirth, Strzelczyk, Bach, Baka, Choren, Hawley, J. Schaefer, R. Schaefer
ABSENT:	Lemke, Stoker

- c) **Residence at Foxtown.** The applicant is seeking development agreement amendment approval for a proposed 23 single-family home development for the property located immediately east of 11050 N. Weston Drive.

Asst. Dir. Zader stated that the Development Agreement (“DA”) was approved in June 2019 and mirrored the standard development agreement language which does not allow construction to occur on the site until final plat approval. The applicant had requested additional spec homes to be constructed prior to final plat approval which was not approved, and the standard 2 spec homes were allowed.

The current standard in the DA requires that the base asphalt course and all other improvements are installed prior to start of construction for any spec homes. The applicant is now requesting 6 homes to be started prior to the installation of the binder course being installed. The standard is to allow for 2 spec homes which will be on a stone base course. Staff supports only 2 spec homes to be started but does support the construction prior to the asphalt being installed.

Staff had several conversations with the developer to better understand how these homes are going to be built based on the size of the lots and the proximity to each other. The applicant also requested that the sidewalks not be required to be installed until after construction of the infrastructure. Staff prefers that all sidewalks be installed at one time.

The applicant, Tom Zabjek, stated that this is a unique project and only having 2 spec homes does not allow for the essence of the neighborhood to be demonstrated. This project is about creating a neighborhood and is different than a single home in a standard subdivision. He explained that based on the size and close proximity of the homes, the 6 requested homes take up less space than building 2 standard homes.

The applicant plans to dig one hole for all 6 homes and each contractor will move down the row as this is the most cost effective for them to do 6 at one time. They are also concerned about the timing and want to get the project started to take advantage of the favorable months to build and sell homes so that this project has the best chance of being successful.

A plan of the project was shown and there was discussion regarding the sequencing plan for the 6 requested homes as well as the construction of the infrastructure of the project. Through the

conversation it was discussed that a Fill Permit is required for the excavation of the soil from the site and the applicant should come back before the Commission for this approval next month.

The Commissioners provided feedback that there were several unresolved issues and that the developer should work with staff to resolve the questions and issues discussed and come back next month for approval. It was acknowledged that this is a unique project and that some allowances may be approved but the Commission is also cautious of approvals that will set precedent going forward. Mayor Wirth stated that he believes a policy discussion regarding this issue is necessary.

Action

Commissioner Choren made a motion to table the item.

Ald. Strzelczyk seconded the motion.

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

RESULT:	TABLED [UNANIMOUS]
MOVER:	Martin Choren, Commissioner
SECONDER:	Robert Strzelczyk, Alderman/Vice Chair
AYES:	Wirth, Strzelczyk, Bach, Baka, Choren, Hawley, J. Schaefer, R. Schaefer
ABSENT:	Lemke, Stoker

- d) ICAP Development. The applicant is seeking a consultation for a proposed Credit Union for the property at 10945 N. Port Washington Road.

The applicants were represented by Jerod Protasky with ICAP and Abby Sivwright with LaMACCHIA Group.

Asst. Dir. Zader stated that the applicant is seeking a consultation for a financial institutional for a property recently rezoned to a PUD. Usually there is not this level of detail at a consultation, but the applicant is not allowed to come forward with a building and site plan until some issues with the land division are resolved and they wanted meaningful feedback from the Commission so that they can move forward. The applicant wants feedback from the Commission specifically regarding the site layout and the architecture of the building.

The site plan shows the financial institution in the middle of the site. There would be an access from Port Washington Road as well as one at the rear of the site. The overall concept is similar to what was approved for the PUD concept plan. One issue to consider is that the site is overparked for a financial institution in terms of square footage; although employee numbers have not been submitted at this point. The applicant is showing a 10-foot width parking stall and typically on less intense uses a 9-foot stall is allowed. This may help reduce impervious surface and help increase the green space ratio. The six parking stalls in the back of the site could be eliminated if the number of overall parking spaces needs to be reduced.

The green space ratio needs to be met for the entire PUD site; it does not need to be met for this specific site. Any reduction would need to be made up on another site so it so advised that the applicant strive to be as close to the required ratio as possible. Staff is supportive of this project

Minutes from June 10, 2019

In regards to phasing, the applicant stated they do want to continue making improvements to the entire development and their tenants will also be pushing them to finish the bookends on the site. Commissioners thanked the applicant for working with staff and for listening to previous feedback and adjusting the plans accordingly. There was support for continued phasing and completion of improvements for the entire site.

Action

Ald. Strzelczyk made a motion to table the landscape plan.

Commissioner Becky Schaefer seconded the motion.

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

Action

Ald. Strzelczyk made a motion to approve the building and site plan amendment and the master sign plan amendment subject to the conditions in the staff report.

Commissioner Jim Schaefer seconded the motion.

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

RESULT:	APPROVED [7 TO 0]
MOVER:	Robert Strzelczyk, Alderman/Vice Chair
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Strzelczyk, Choren, Hawley, Lemke, J. Schaefer, R. Schaefer
ABSENT:	Stoker
RECUSED:	Parrish

- c) **Lakeside Development for Residence at Foxtown.** The applicant is seeking rezoning recommendation, preliminary plat and development agreement approval for 23 single-family homes for the property located at 11050 N. Industrial Drive (Foxtown Venture).

Asst. Dir. Zader stated that this request is for the pocket homes for the Foxtown development. The proposed plan is for 23-single family lots and is consistent with the PUD approved for Foxtown. There are three items for approval; preliminary plat, development agreement and rezoning recommendation.

The applicant was previously approved for setbacks of 0 feet on the west and 8.5 feet on the east, the applicant is requesting a change to 3 feet on the west and 3.5 feet on the east. Another request is to reduce the rear setback from 5 feet to 3 feet for the detached garages as it gives a little more space for a yard. Staff recommends approval and if approved by the Commission, this item will go to Common Council for final approval.

The applicant was represented by Brian Sheive and Ryan Zabjek from Lakeside Development. Mr. Sheive stated that after reviewing the development agreement he learned that the number of dwellings allowed to be started before the final plat is limited to 2. They are requesting that number be increased to 4-8 due to timing of site development as well as the nature of the design of the homes all lined in a row; as it relates to efficiency of construction.

Asst. Eng. Henk stated that the phasing of Industrial Drive, the E buildings and D building at the same time as this parcel will be very crowded and can be complicated on such a small construction area.

Mr. Zader stated that Mequon has always been conservative in the process of building houses and only allows construction, except for the 2 spec homes, until the final plat is approved. This is a very tight development and he does not feel the timing is a compelling argument and he recommends no more than 4 homes be approved.

Action

Ald. Strzelczyk made a motion to approve the item.

Commissioner Jim Schaefer seconded the motion.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman/Vice Chair
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Strzelczyk, Choren, Hawley, Lemke, Parrish, J. Schaefer, R. Schaefer
ABSENT:	Stoker

- d) ICAP Development for Jewish Home and Care Center, Inc. The applicant is seeking concept plan, specimen tree removal and rezoning recommendation approval from IPS (Institutional and Public Service) to B-2/PUD (Commercial Business/Planned Unit Development) to redevelop the site for multiple commercial uses for the property located at 10865-10911 N. Port Washington Road and parcel to the south. REMOVE FROM TABLE.

Action

Mayor Wirth made a motion to remove the item from the table.

Ald. Strzelczyk seconded the motion.

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

Asst. Dir. Zader stated that a letter from a neighbor was left on the dais for the Commissioners regarding the driveway access. This is the third time this item has been in front of the Commission for a request for rezoning from IPS to B-2/PUD. Much of the past discussions have been centered around the specimen trees on site. The applicant has been working with the City Forester, Mike Gies, as well as they have hired their own arborist and there seems to be an agreement of the scope of the removal. The applicant is now requesting to remove only 7 trees, which are all located in the front of the site. They have decided which trees are less desirable due to the quality as well as the impact they have had over the years from when the previous development was on site. The buildings have been slightly shifted to accommodate additional trees on site. Staff is supportive of the request and has some added conditions that should be noted:

Asst. Dir. Zader stated that once a sign was placed at the site notifying a proposed development in the area, he received phone calls regarding the concern of the amount of traffic in that area. He stated that this item will be in front of the Council in February and the binder course will be down in March; there is not a lot of time that there will be an unfinished road.

There was discussion regarding acceleration and deceleration lanes.

Action

Ald. Strzelczyk made a motion to approve the item, the model home may be constructed on any lot and that the acceleration and deceleration lanes shall be constructed to the standard specifications of land development in effect at the time of construction.

Commissioner Hawley seconded the motion.

A voice vote was taken; vote passed 8-0 {Stoker recused, Commissioner Bach voted}

RESULT:	APPROVED WITH CONDITIONS [7 TO 0]
MOVER:	Robert Strzelczyk, Alderman/Vice Chair
SECONDER:	Stephanie Hawley, Alternate
AYES:	Wirth, Strzelczyk, Baka, Choren, Hawley, J. Schaefer, R. Schaefer, Bach
RECUSED:	Stoker

- c) **Residence at Foxtown. REMOVE FROM TABLE.** The applicant is seeking fill permit and development agreement amendment approval for a proposed 23 single-family home development for the property located immediately east of 11050 N. Weston Drive.

Action

Ald. Strzelczyk made a motion to remove from table.

Commissioner B. Schaefer seconded the motion.

A voice vote was taken; vote passed 8-0

Asst. Dir. Zader stated this request is due to the applicant disagreeing with the approved development agreement and the request for 6 homes to be constructed prior to the construction of the binder course. The applicant's reasons for the request are for efficiency as the lots are in a row and very close together. Staff believes that the request is based on the applicant's desire to have more homes to better demonstrate the feel of the neighborhood. The applicant submitted renderings of 6 homes versus 3 homes. Staff maintains the recommendation for 3 homes per the conditions in the staff report.

The applicant, Tom Zabjek, stated that they are selling a community and a neighborhood and not just a single house. He feels this is a unique product and the timing is crucial to being able to have product to sell at a good time of year.

Asst. Dir. Zader stated that something more specific is needed to justify a deviation from policy. Every developer faces the same issues of timing and market issues.

Mr. Zabjek asked for any explanation of condition #7 in the staff report.

Asst. Eng. Henk explained condition #7 is a standard condition which applies to the filing, excavating and berms permit. If the conditions of the permit are not being followed, staff has the right to stop work at any point. This is a city ordinance so it would apply even if it is not listed as a condition.

Mayor Wirth agreed with Mr. Zabjek that it is vague, and he stated this will be a friendly amendment of the motion.

There was discussion regarding the request to allow 6 homes instead of 3 homes to be constructed. Many of the Commissioners agree that this is a unique product with homes in very close proximity and they support the deviation from the policy. Some Commissioners stated that the Town Center zoning district should have different requirements, and this does not send a precedent for the rest of the city. The financial risk to the city was discussed as well.

Mr. Zabjek stated that they issued a Letter of Credit for 125% of the cost of the infrastructure.

Asst. Eng. Henk explained that two Letters of Credit have been provided:

1. A Road Bond (protects roadways) based on \$1,000/lot
2. Drainage Financial Guarantee

She explained that improvements not completed at the time of final plat are covered under the development agreement amendment. Any infrastructure that is not in at the time of final plat is covered by the 125% Letter of Credit. The amount of lots does not affect this.

Action

Ald. Strzelczyk made a motion to approve 6 homes prior to binder course construction, the friendly amendment to the language of condition #7 and the conditions included in the staff report.

Commissioner Stoker seconded the motion.

A voice vote was taken; vote passed 8-0

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Robert Strzelczyk, Alderman/Vice Chair
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Strzelczyk, Baka, Choren, Hawley, J. Schaefer, R. Schaefer, Stoker

Attachment: Packet Docs (5503 : Residence at Foxtown)

6) Announcements

The next meeting is February 10, 2020 at 6:00 p.m.

7) Adjourn



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 21, 2020
SUBJECT: North Shore Bank. The applicant is seeking a consultation for a 3,250 sq. ft. bank building with rear drive-through for the property located at 11319-11333 N. Port Washington Road.

Applicant:	Architectural Design
Status of Applicant:	Agent
Requested:	Consultation
Existing Zoning:	B-2 (Community Commercial)
Land Use Plan:	Community Commercial
Lot size:	.78 acres
Location:	11319-11333 N. Port Washington Road
Tax Key:	#15-019-16-025.00
District:	#5

Background:

The applicant is requesting a consultation for a financial institution at 11319-11333 N Port Washington Road. The site currently contains a Citgo gas station and Mequon Lawn and Garden. Financial institutions are permitted in the B-2 zoning district, but the applicant would like to get feedback on the site plan and building design. The applicant will also be seeking several waivers to the code due to the substandard lot size.

Site Plan:

Staff has worked with the applicant on several iterations of the proposed site plan. Several the issues have been resolved regarding the layout. The front setback is shown at 40 feet which does not comply with 65-foot code requirement. This is roughly in line with the setback of the neighboring multi-tenant building to the south which includes Starbucks. While staff preferred the building to be moved back a small amount, the shallow depth of the lot would result in addition waivers to the code along the rear setback. As shown, a small portion of the parking lot encroaches into the rear parking offset.

The main unresolved issue regarding the site is the proposed frontage road adjacent to Port Washington Road. From both a design perspective and a traffic standpoint, staff recommends eliminating the proposed frontage road and restrict the southern access point to exit only. The southern driveway is near the Starbucks drive thru entrance which already can be confusing to patrons entering the two sites. Having an exit-only driveway and eliminating the connection between the two sites would solve much of the conflict between the two driveways. The applicant would prefer to keep the southern entrance as an entrance to the site along with the frontage road. This would allow northbound traffic to enter the site without performing a U-turn further north along Port Washington Road.

The plan shows 18 parking stalls which appears to comply with the code requirement based on square footage and number of employees. A full review of the parking requirement will be conducted at the time of building and site plan.

Building Design:

The 3,250 square foot one story building includes a drive thru on the west side of the building. Based on the submitted rendering, building materials include natural cut stone, flat lock aluminum panels and aluminum storefront windows. The design includes a dual slope roof with aluminum soffit and fascia. The design is like other freestanding North Shore Bank buildings. Overall, the building presents a cohesive design on all four sides. As with the Landmark Credit Union, staff understands that the windows along the front façade will be treated with interior shades at certain times of the day. As part of the building and site plan application, staff will request the applicant provide additional detail regarding the location and design of the shades so that the Planning Commission has a better understanding of the visual impact of this on the overall design.

Engineering Comments:

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

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

Engineering staff supports the recommended elimination of the frontage road connecting the two driveways. Please review the traffic patterns on the north side of the site. Staff is concerned that vehicles pulling into and out of the parking spaces will conflict with the drive through traffic. If the elimination of the frontage road is approved, the southern access should be narrowed to allow for egress only. The narrowing should provide more separation between the driveway on the adjacent property to the south.

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

The concept plan does not provide a comparison of the amount of impervious surface prior to redevelopment with that post-construction. The applicant should be advised that the increase in the amount of impervious surface may trigger the requirement for the installation of green infrastructure or a stormwater management plan. A drainage financial guarantee is required even if the site does not require those plans.

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

Staff Comment:

Overall, staff is supportive of the project and based on feedback from the Planning Commission will work with the applicant to make improvements to the overall design of the site and building.

Attachments:

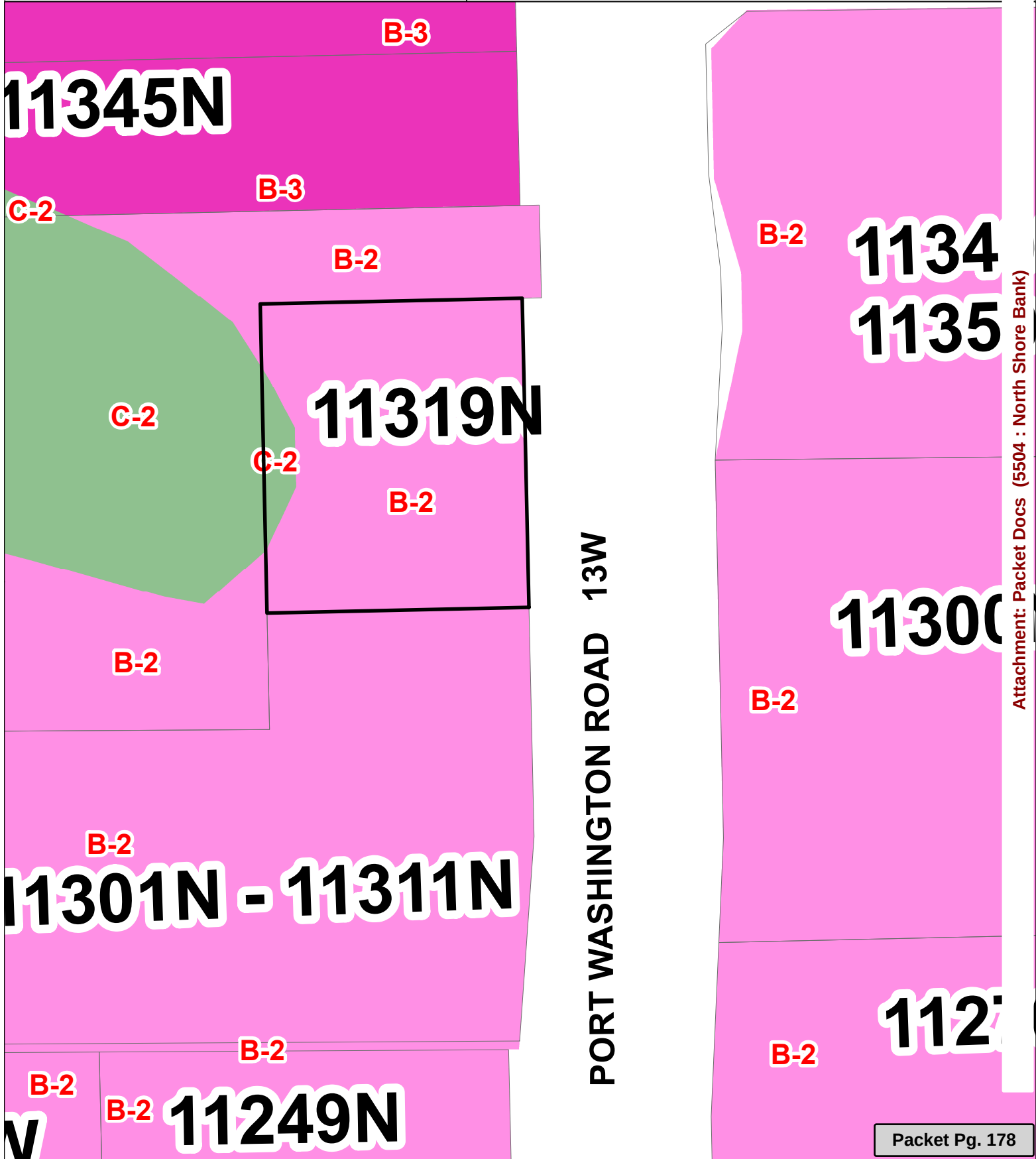
Packet Docs (PDF)

North Shore Bank

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

LTD	Limited Use
OA	Agricultural Overlay
PUD	Planned Unit Development Overlay
P-1	Park & Recreation
R-1	Single-Family Residential (5 Ac. Min.)
R-1B	Single-Family Residential (2.5 Ac. Min.)
R-2	Single-Family Residential (2.0 Ac. Min.)
R-2B	Single-Family Residential (1.5 Ac. Min.)
R-3	Single-Family Residential (1.0 Ac. Min.)
R-4	Single-Family Residential (3/4 Ac. Min.)
R-5	Single-Family Residential (1/2 Ac. Min.)
R-6	Single-Family Residential (4 du/Ac)
RM	Multi-Family Residential
TC	Town Center
TDR	Transfer of Development Rights

3.f.a



Attachment: Packet Docs (5504 : North Shore Bank)



Robert E. Lee & Associates, Inc.
Engineering • Surveying • Environmental Services

1250 Centennial Centre Boulevard • Hobart, WI 54155 • 920-662-9641 • www.releeinc.com

August 17, 2020

Mr. Jac Zader, Assistant Director of Community Development
CITY OF MEQUON
11333 North Cedarburg Road
Mequon, WI 53092

Dear Mr. Zader:

On behalf of North Shore Bank, Nolan Carter Architectural Design and Robert E. Lee & Associates, Inc. are submitting the attached conceptual building elevations, floor plans, and site plan for a proposed North Shore Bank to be located at 11319 N. Port Washington Road. This site is the site of the former Q-Stop gas station and convenience store and Mequon Lawn and Garden. The project involves demolishing all the existing improvements on-site and the new construction of a 3,250 square foot bank building with rear drive-through windows and an associated 18-stall paved parking lot. It is proposed to utilize both existing driveway locations to provide optimal access into and around the site. Because a drive-through is proposed as part of the project, it was determined to orientate the building, as proposed, to keep the drive-through in the rear of the building. This existing parcel is also a non-conforming parcel in that it is only 0.78 acres in size and due to the small size of the lot, the full 65 feet required front building setback cannot be met and other building/site layout options were limited. However, the proposed building will be located a similar distance from the right-of-way as the building located immediately to the south.

For customers travelling north on North Port Washington Road, there is a dedicated left turn lane along the street that will direct them to the southern driveway entrance. Because this will be the primary entrance for everyone coming from the south of the site, it is proposed to construct a non-conforming driveway along the front of the building, within the 25 feet setback from the road right-of-way. This driveway will allow customers to travel counter-clockwise around the building and utilize the drive-through lanes without performing a U-turn in the back of the building. There are also concerns that customers looking to travel north along the back of the building and perform this U-turn would potentially be blocked from doing so if there is a queue of cars already waiting at the drive-through. This proposed driveway will align with the existing non-conforming driveway on the property, located immediately to the south and will also provide additional access options around the building for fire and emergency services. For these reasons, it is believed this non-conforming driveway is necessary to provide proper traffic flow and safety around the site.

Attachment: Packet Docs (5504 : North Shore Bank)

August 17, 2020

Mr. Jac Zader, Assistant Director of Community Development

CITY OF MEQUON

Page 2

We would like City staff and the Plan Commission to review the proposed project and provide feedback and/or conceptual approval of the proposed building design and site layout, including the construction of the non-conforming driveway along the front of the building. If acceptable, a conditional use grant for the driveway will be applied for, along with the final detailed plan submittal.

Please do not hesitate to contact me regarding any questions.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

A handwritten signature in cursive script, appearing to read "Aaron Breitenfeldt".

Aaron J. Breitenfeldt, P.E.
Civil Engineer

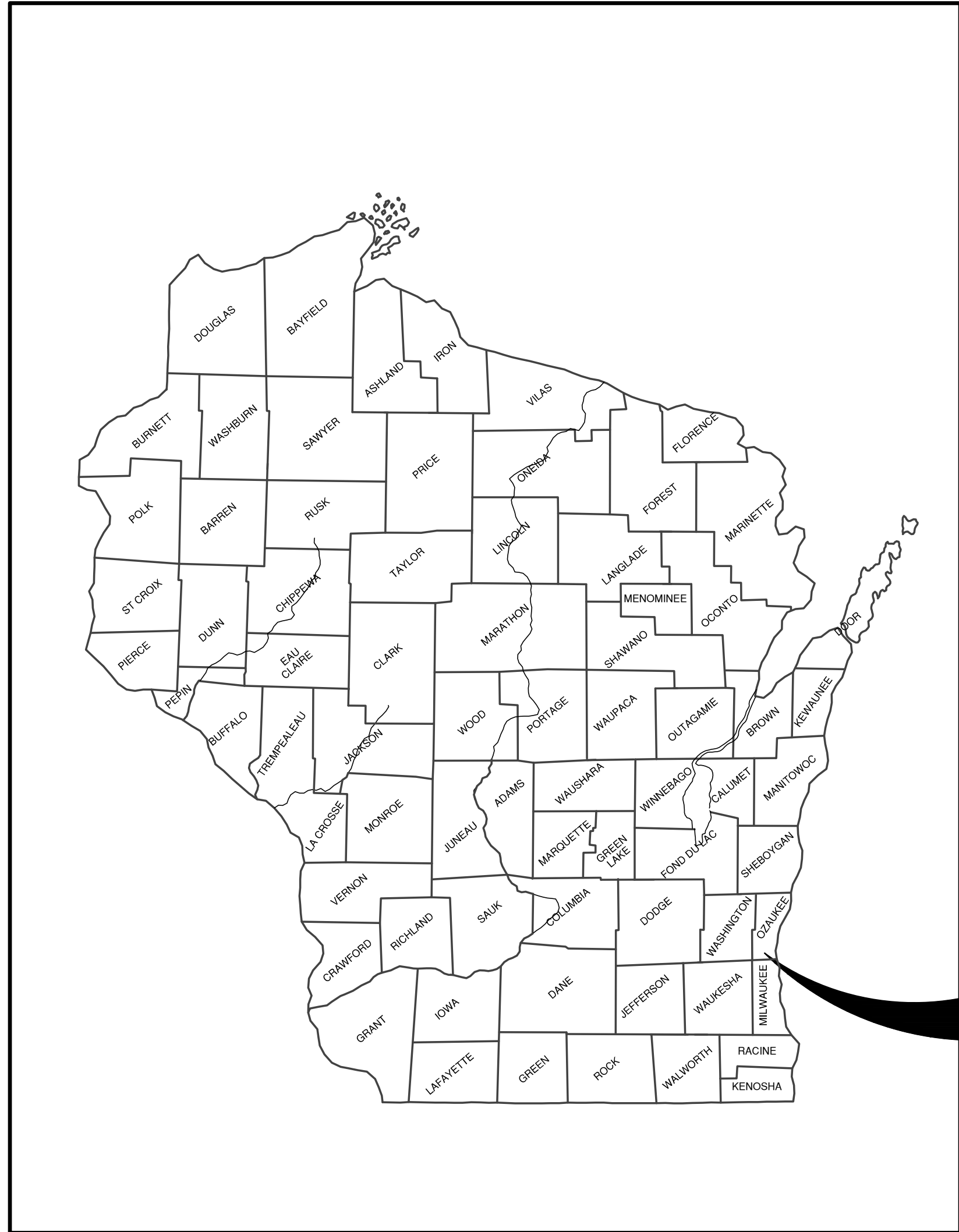
AJB/JME

ENC.

Attachment: Packet Docs (5504 : North Shore Bank)

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

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



VICINITY MAP

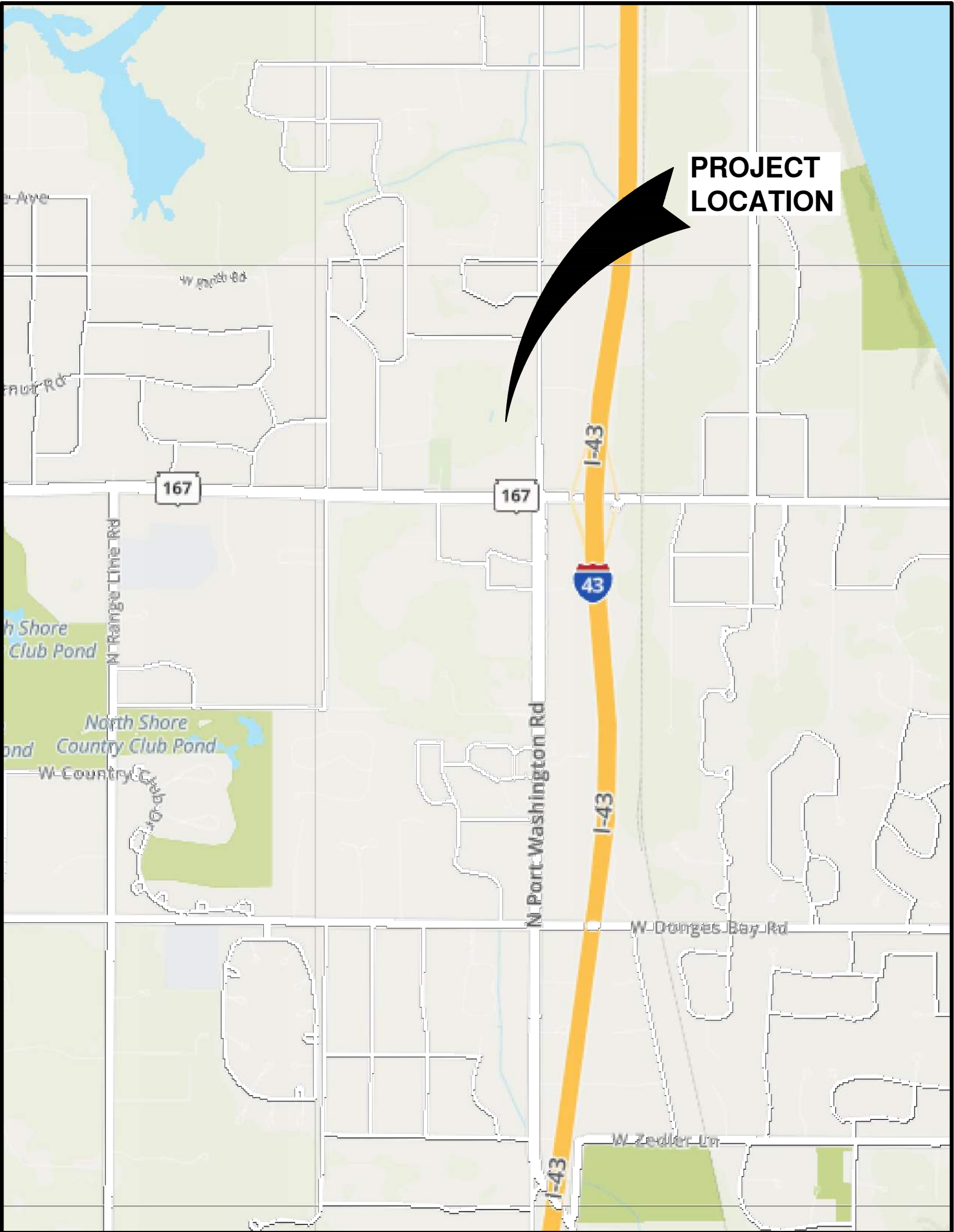
NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR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

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

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	EXISTING SITE CONDITIONS
2	SITE PLAN

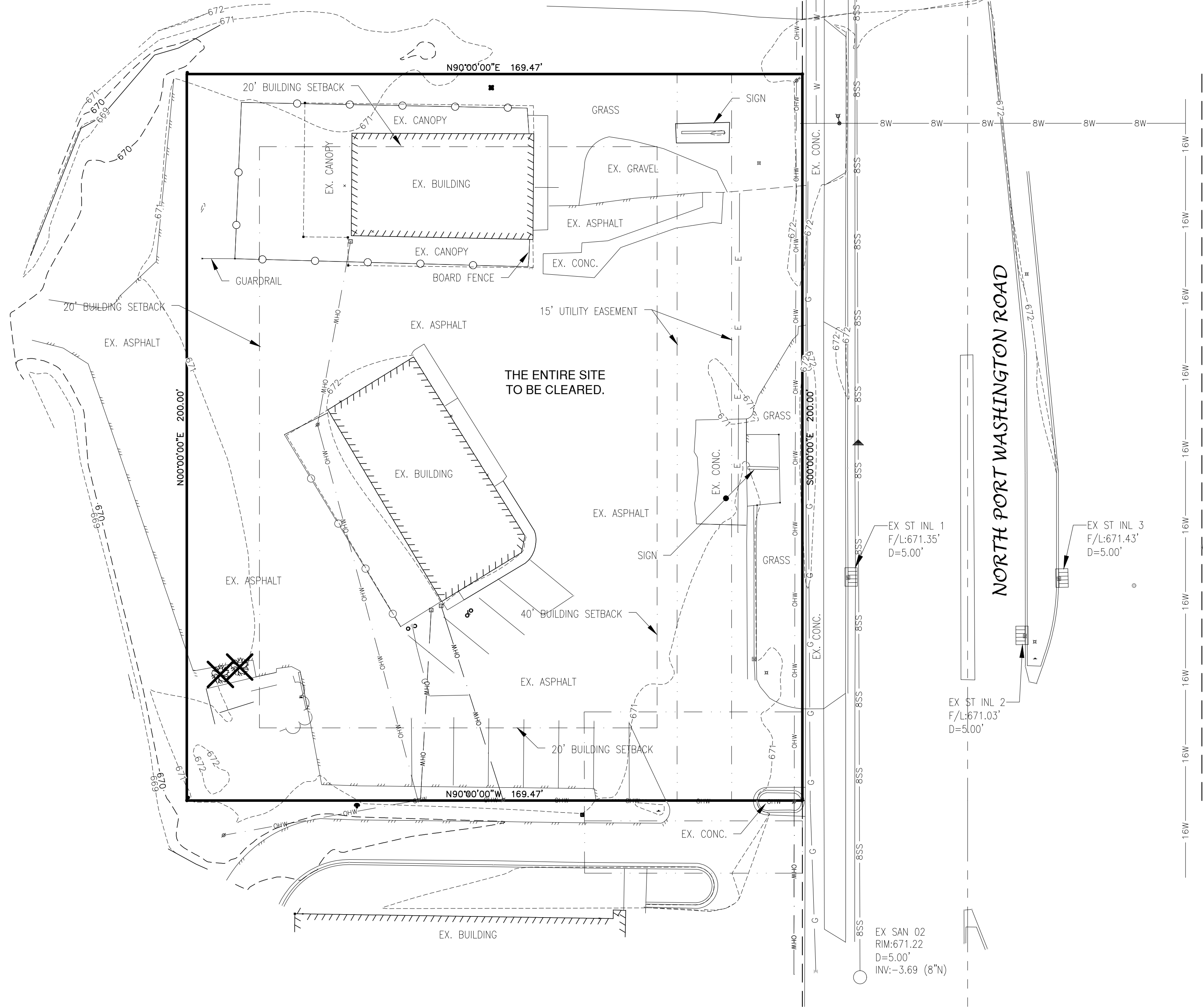
PROJECT
LOCATION



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	SITE DEVELOPMENT FOR NORTH SHORE BANK - MEQUON CITY OF MEQUON OZAUKEE COUNTY, WISCONSIN	LOCATION MAPS AND INDEX TO DRAWINGS	DATE 08/14/20	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releecinc.com	SHEET NO. C
								CHECKED			FILE 49590111C PERMIT		
								DESIGNED AJB			JOB NO. 4959011		

NOTE:
TOPOGRAPHIC SURVEY WAS SUPPLIED BY OTHERS.



- LEGEND**
- FIRE HYDRANT
 - WATER VALVE/CURB STOP
 - WATER MANHOLE
 - REDUCER/INCREASER
 - SANITARY MANHOLE
 - AIR RELIEF MANHOLE
 - STORM MANHOLE
 - OPEN STORM MANHOLE
 - STORM INLET
 - STORM INLET MANHOLE
 - TANK COVER
 - SOIL BORING
 - POST
 - IRON PIPE/ROD
 - PK NAIL
 - POWER POLE
 - POWER POLE W/GUY WIRE
 - LIGHT POLE
 - TRAFFIC SIGNAL POLE
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - CABLE TV MANHOLE
 - CABLE TV PEDESTAL
 - GAS VALVE
 - GAS METER
 - MAILBOX
 - SIGN
 - BOLLARD
 - TO BE DEMOLISHED/REMOVED
 - TREE/SHRUB TO BE REMOVED

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE
- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

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

DEMOLITION NOTES

- EXISTING ASPHALT AND BASE COURSE MAY BE PULVERIZED AND STOCKPILED ON SITE FOR FUTURE USE.
- EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
- ALL MISCELLANEOUS STRUCTURES SHALL BE REMOVED.
- DRIVEWAY OPENINGS SHALL BE REMOVED AND CURB OPENINGS SHALL BE CLOSED IN ACCORDANCE WITH STANDARD DETAIL "CURB REMOVAL", SEE DETAIL SHEETS.

BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.	
NO.	DESCRIPTION	EL.	
FIELD VERIFY BENCHMARKS FOR ACCURACY.			
⚠	DESCRIPTION AND LOCATION OF BENCHMARK	EL.	

OWNER INFORMATION:

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

(262) 787-6816

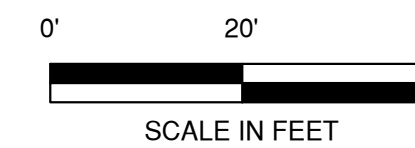
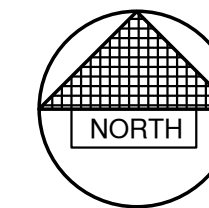
CONTACT: DAVID KANE



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

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

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

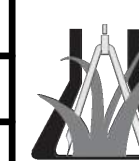


NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED
								DESIGNED AJS

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

EXISTING SITE CONDITIONS AND
DEMOLITION PLAN

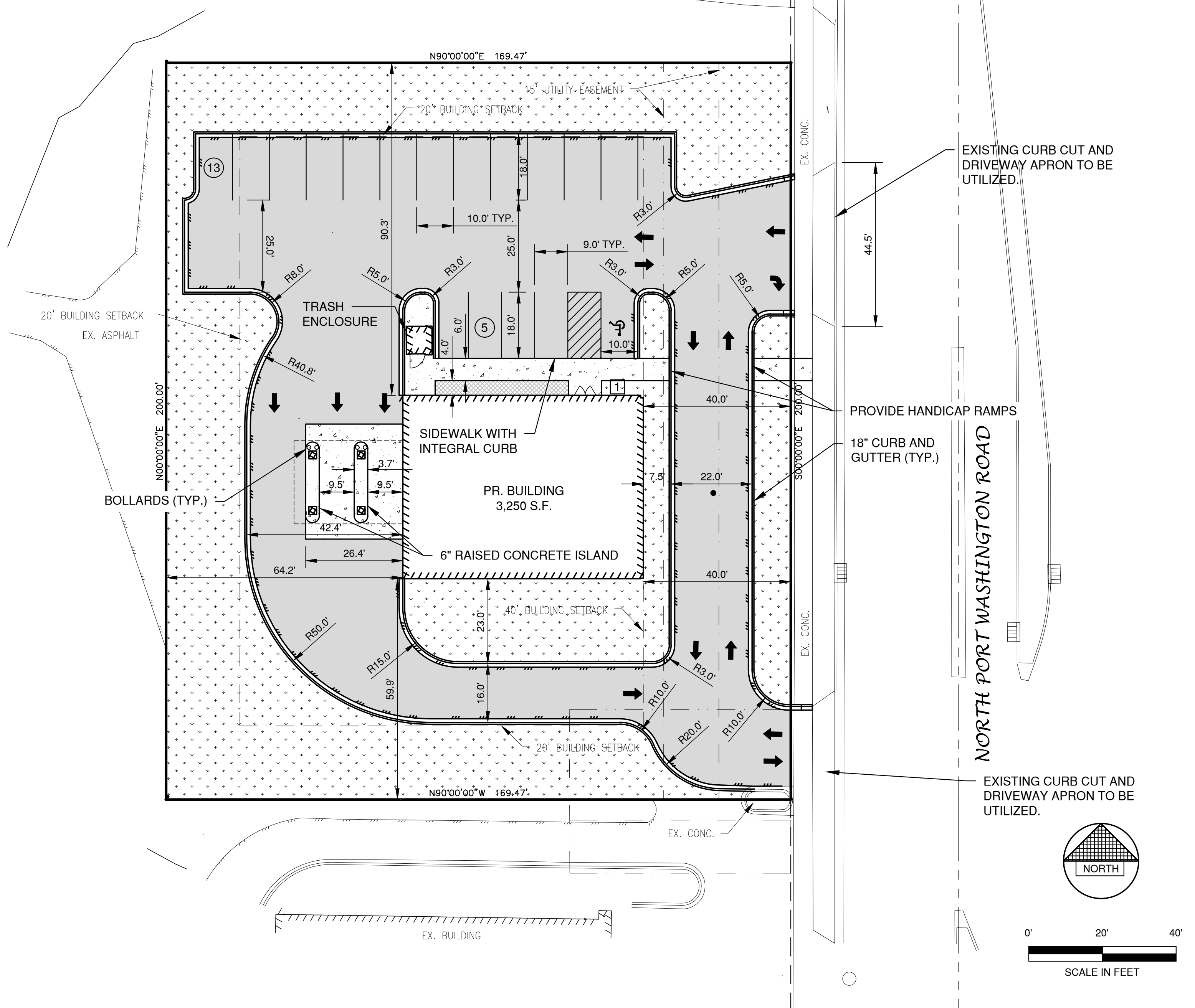
DATE 08/2020
FILE 4959001 EX SITE
JOB NO. 4959011



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

SHEET NO.
1

File: R:\4001\4001.dwg
Plot Date: Aug 17, 2020 8:38am
LAYOUT: SITE



NOTE

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

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 18
HANDICAP ACCESSIBLE PARKING STALLS = 1
TOTAL PARKING STALLS REQUIRED = 1 STALL/300 SF + 1 STALL/EMPLOYEE = 13+5 = 18

SITE DATA

TOTAL AREA = 0.78 ACRES, 33,894 S.F.
BUILDING AREA = .07 ACRES, 3,250 S.F. (9.6%)
SIDEWALK/PARKING LOT AREA = 0.33 ACRES, 13,233 S.F. (39.0%)
GREEN SPACE = 0.38 ACRES, 17,411 S.F. (51.4%)

ZONING

B-2 COMMUNITY BUSINESS

PARCEL NO.

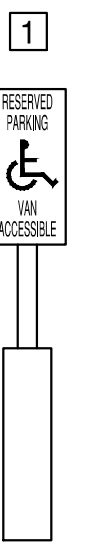
150191602500

SITE ADDRESS

11333 N PORT WASHINGTON ROAD

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- GREEN SPACE
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- INDICATES NUMBER OF PARKING STALLS



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

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	SITE DEVELOPMENT FOR NORTH SHORE BANK - MEQUON CITY OF MEQUON OZAUKEE COUNTY, WISCONSIN	SITE PLAN	DATE 08/2020	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com
								CHECKED			FILE 4959011D	
								DESIGNED AJS			JOB NO. 4959011	

ARCHITECTURAL DESIGN
PO BOX 8763
GREEN BAY, WI
54302
920-606-0144

NSB

ADDRESS

PROJECT DEMO & NEW BUILD

PROJECT
#010-3-20-20

Attachment: Packet Docs (5504 : North Shore Bank)

DRAWN
WILSON

ORIGINATION
8-16-20

REVISIONS

8-14-20 MEQUON SUBMITAL

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CONTENT

FLOOR PLAN

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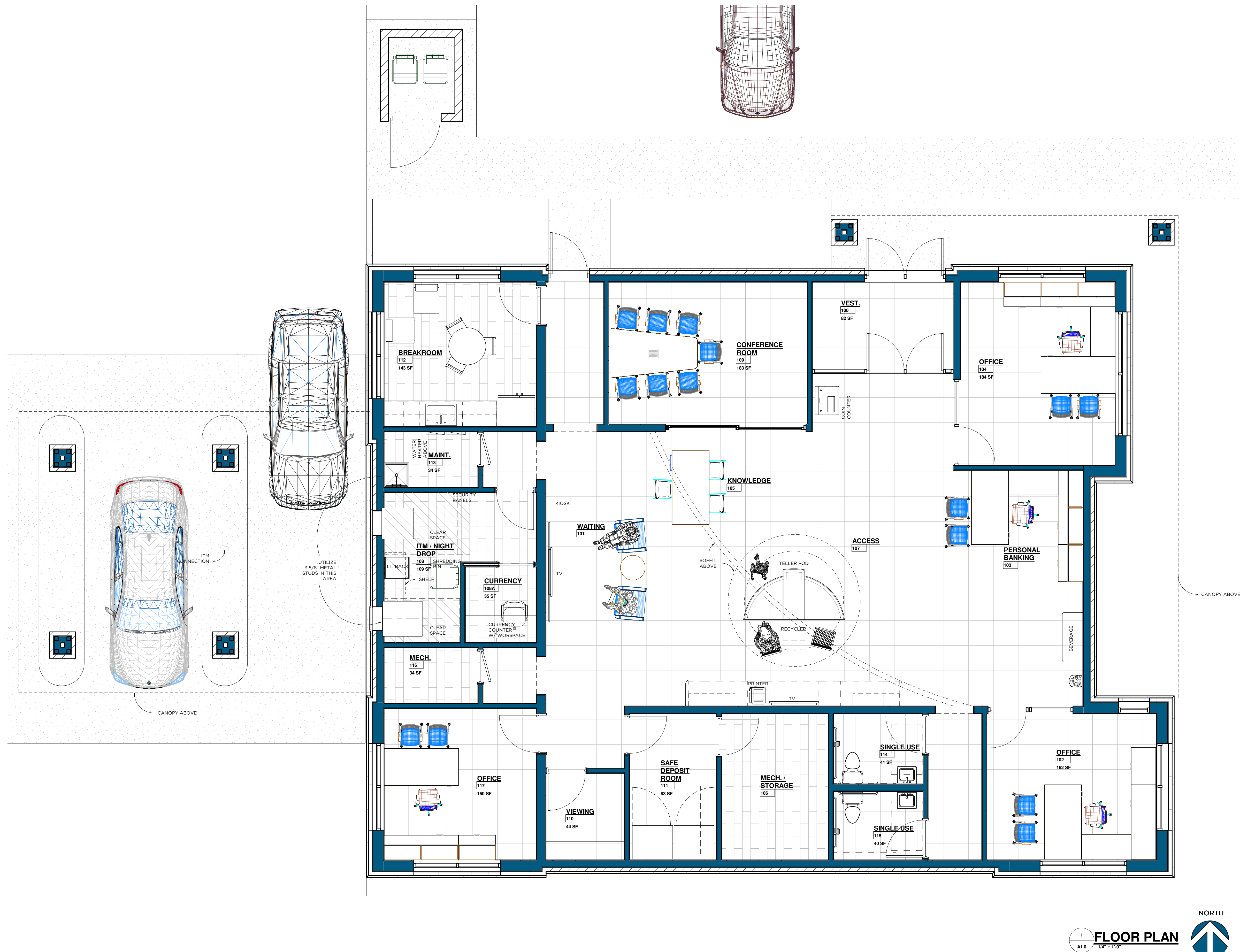
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SHEET

A1.0

Packet Pg. 184

PRELIMINARY - NOT FOR CONSTRUCTION



NORTH



WALL KEY

NEW WALL/FURRING

NEW CMU WALL

NEW MASONRY VENEER

TYPICAL EXISTING WALL

EXISTING CMU WALL

DEMO WALLS



3 EAST ELEVATION
A2.0 3/16" = 1'-0"

FLAT ROOF
W/ ALUM.
SOFFIT & FASCIA (TYP.)

MASONRY BRICK (TYP.)

MASONRY BLOCK
CHAMFERED BLOCK
SILL (TYP.)



1 SOUTH ELEVATION
A2.0 3/16" = 1'-0"

DUAL SLOPE
ROOF W/ ALUM.
SOFFIT AND FASCIA (TYP.)

ALUM. STOREFRONT
GLAZING UNITS (TYP.)

DECORATIVE
METAL ENTRY ELEMENT

FLAT LOCK ALUM.
PANEL SYSTEM

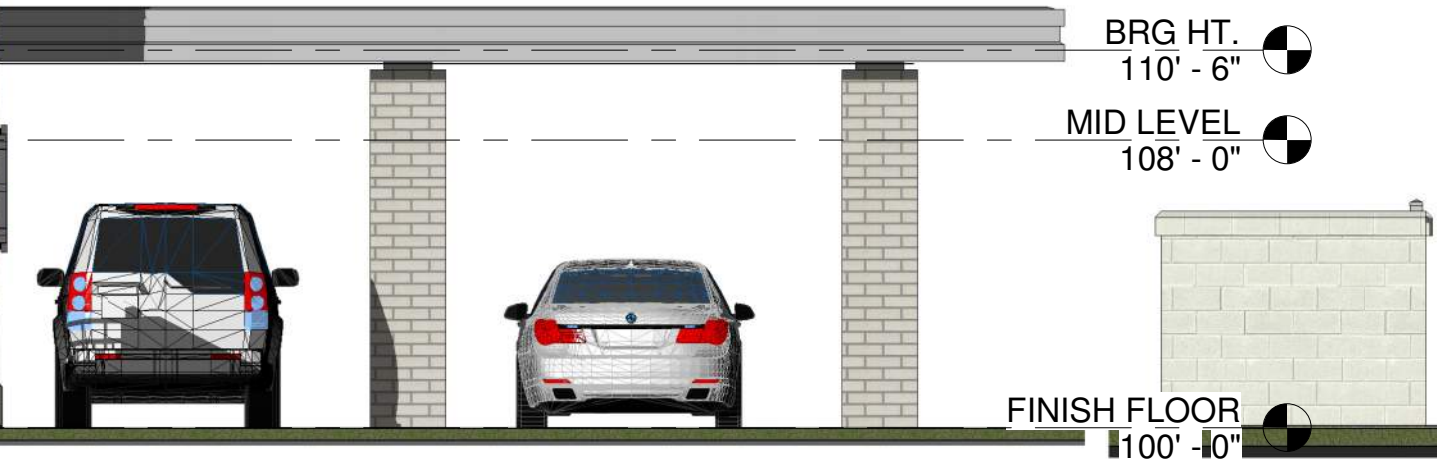
CUT NATUAL
STONE VENEER (TYP.)



PRELIMINARY - NOT FOR CONSTRUCTION



4 NORTH ELEVATION
A2.0 3/16" = 1'-0"



2 WEST ELEVATION
A2.0 3/16" = 1'-0"



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PROJECT
DEMO & NEW BUILD

**PROJECT
#010-3-20-20**

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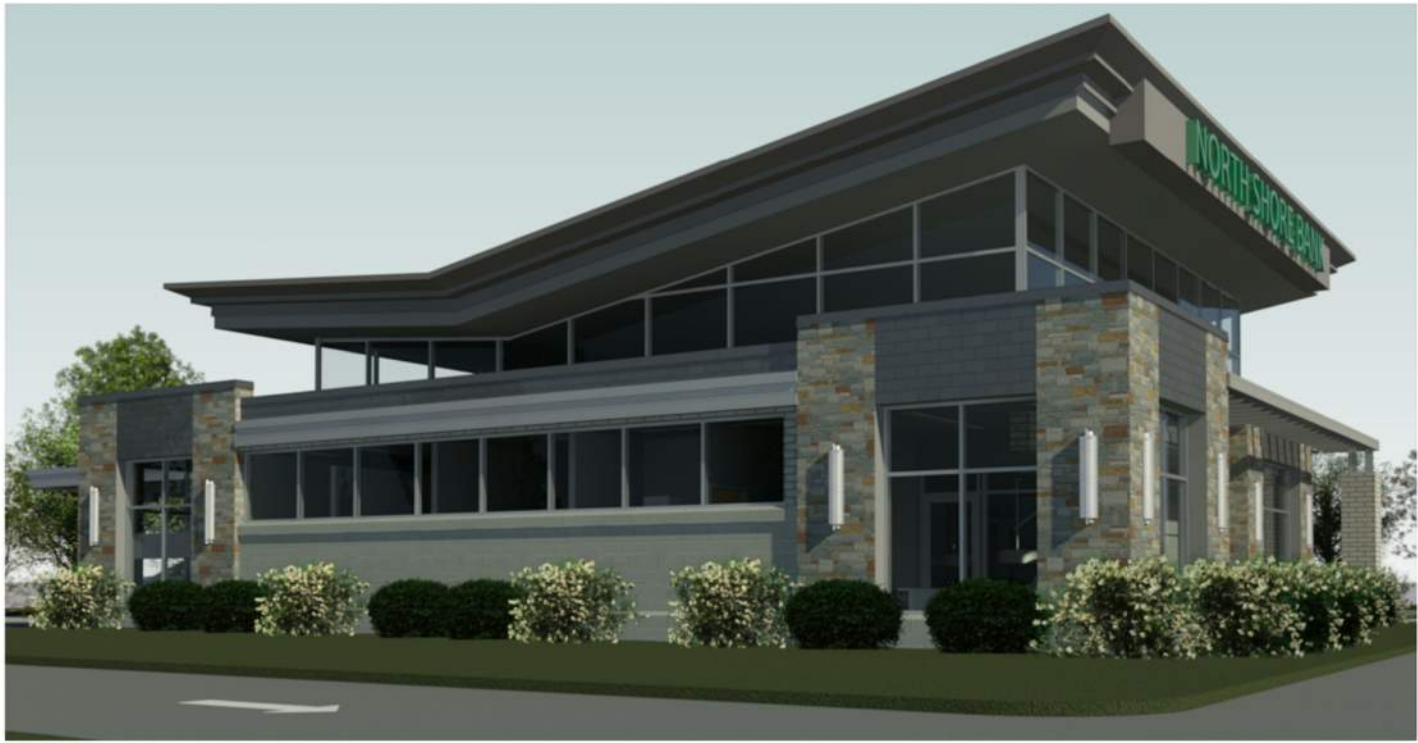
CONTENT
ELEVATIONS

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SHEET

A2.0



1 3D View
A2.1 1/2" = 1'-0"

NC
NOLANCARTER

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DEMO & NEW BUILD

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ELEVATIONS

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SHEET
A2.1

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Packet Pg. 186