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Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, October 26, 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.

1) Call to Order, Roll Call

- a) Approval of Minutes from September 21, 2020.

2) Public Hearing

- a) North Shore Bank. The applicant is seeking conditional use grant and building and site plan approval for a proposed 3,250 sq. ft. bank building with rear drive-through for the property located at 11319 N. Port Washington Road.

3) Consent

- a) Residence at Foxtown. The applicant is seeking street tree and street lighting approval for a proposed 23 single-family home development for the property located east of 11050 N. Weston Drive. REMOVE FROM TABLE.
- b) Farmdale Estates. The applicant is seeking final plat approval for a six-lot subdivision for the property located at the northwest corner of Mequon and Farmdale Roads.
- c) Innovative Signs for White Rabbit Bar & Grill. The applicant is seeking sign waiver approval to allow for a monument sign to be located within the right-of-way for the property located at 14015 N. Cedarburg Road.

4) Policy

- 1) The City of Mequon is seeking a recommendation by the Planning Commission to the Water Utility Commission to allow for the opportunity extend public water main within the Ulao Creek neighborhood (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).
- 2) An Ordinance Amending Chapters 34, 50 and 58 of the Mequon Municipal Code as it Relates to Holding Tanks. **Recommendation forthcoming by Planning Commission, September 21, 2020.**

5) Announcements

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

6) Adjourn

Dated: October 22, 2020

/s/ John Wirth, Chair

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

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

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



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Department of Community Development

**PLANNING COMMISSION
 Policy Subcommittee
 Monday, September 14, 2020
 6:00 PM
 GoToMeeting Virtual Call**

Minutes

1) Call to Order, Roll Call

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

Present:

Chair John Wirth
 Alderman Brian Parrish
 Commissioner Greg Bach
 Commissioner Martin Choren
 Commissioner Dan Gentges
 Commissioner Rick Lemke
 Commissioner Rebecca Schaefer
 Commissioner James Schaefer
 Alternate Stephanie Hawley
 Commissioner John Stoker - **Absent**

a) Approval of Meeting Minutes from July 27, 2020

Action

Commissioner Choren made a motion to approve the July 27, 2020 meeting minutes.

Commissioner Lemke seconded the motion.

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

RESULT:	APPROVED [8 TO 0]
MOVER:	Martin Choren, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Parrish, Bach, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer
ABSENT:	Stoker

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.

Action

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

Commissioner Choren seconded the motion.

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

No one registered to speak.

Action

Commissioner Bach made a motion to close the public hearing.

Ald. Parrish seconded the motion.

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

Planner Vang stated this item would have been on the consent agenda except that it required a public hearing due to the conditional use grant approval requirement. She stated that the request is for a 1,500 sq. ft. fitness studio in a multi-tenant building location in the Business Park. This type of use has been approved by the Commission previously and staff finds that the use is compatible and harmonious with the surrounding properties. The hours of operation proposed are 7:00 am – 6:00 pm. Staff did review the parking calculation for all users and tenants of the building and the parking requirement is met with the 45 parking spaces on site. Staff does recommend approval of the conditional use grant.

The applicant, Nick Lynch, stated that the majority of his clientele is from the north shore area and that this location is a great fit for his business. He stated that he will be a positive addition to the community.

Action

Commissioner Choren made a motion to approve the request.

Commissioner Jim Schaefer seconded the motion.

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

RESULT:	APPROVED [8 TO 0]
MOVER:	Martin Choren, Commissioner
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Parrish, Bach, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer
ABSENT:	Stoker

- 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.

Ald. Parrish recused himself from this item.

Action

Commissioner Lemke made a motion to open a public hearing.

Commissioner Becky Schaefer seconded the motion.

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

No one registered to speak.

Action

Commissioner Choren made a motion to close the public hearing.

Commissioner Bach seconded the motion.

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

Planner Vang stated that this request is for warehousing on Liebau Road for a wholesale liquor and wine distributor. They sell directly to businesses with no walk-in traffic. They will occupy 5,500 sq. ft. of the 28,000 sq. ft. building. This area is zoned B-4 and allows for warehousing as a permitted use. Staff finds this use compatible and harmonious with the surrounding properties. All of the activities will take place inside the building and will be monitored by staff. Staff did notify the applicant that delivery traffic to this site is limited to 2-3 weekly deliveries. The outgoing traffic is 2-3 cargo vans loading at 5:00 am – 7:00 am. A warehousing use can be considered compatible with the land use plan designation and expected uses in the area. Staff recommends approval.

Action

Commissioner Jim Schaefer made a motion approve the request.

Commissioner Becky Schaefer seconded the motion.

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

RESULT:	APPROVED [8 TO 0]
MOVER:	James Schaefer, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Wirth, Parrish, Choren, Gentges, Hawley, Lemke, J. Schaefer, R. Schaefer
ABSENT:	Stoker

- 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).

Action

Commissioner Choren made a motion to open a public hearing.

Commissioner Lemke seconded the motion.

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

No one registered to speak.

Action

Commissioner Choren made a motion to close the public hearing.

Commissioner Jim Schaefer seconded the motion.

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

Asst. Dir. Zader stated that this applicant was granted CUG and building and site plan approvals in the past and many of the conditions have already been satisfied, but the project stalled, and it went past the approval period so it needs to be approved again. He explained that it is the same submittal as two-years ago.

There were questions from the Commission regarding the lighting due to residence housing directly to the west. Asst. Dir. Zader answered that there is not any lighting on the west side of the building and there is no overflow of lighting to the neighboring property. There is a 6-ft fence behind the building on the west side as well.

Action

Commissioner Lemke made a motion to approve the CUG and building and site plan requests.

Ald. Parrish seconded the motion.

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

RESULT:	APPROVED [8 TO 0]
MOVER:	Rick Lemke, Commissioner
SECONDER:	Brian Parrish, Alternate Alderman
AYES:	Wirth, Parrish, Bach, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer
ABSENT:	Stoker

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.

Parks and Forestry Superintendent, Mike Gies, stated that there are 4 trees in question and 2 of the trees are undersized by Mequon standards of the Preservation Policy (6" and 7"). The 2 trees that are being considered for removal are a 14" Bur Oak and a 12" Bur Oak. He explained that the trees were previously in a wooded area that is just east of a Tree Preservation area. Mr. Gies stated that both trees are in very good condition without any visual defects other than a little bit of shaded canopy.

The applicant was represented by Mr. Kulata, and he stated that the trees are requested to be removed so that a swimming pool can be installed. He explained that 1 of the trees is located in the footprint of the pool and the other tree is left by itself and stands out like a flagpole.

Mr. Gies stated that neither tree is a flagpole although that they are branched higher due to being in a crowded wooded area than if they had been standing alone. He believes that are in good

enough condition to consider preservation as there is no visual defect, decay or fungus bodies on the sides of the trees and if there were left unimpeded, they would have a strong survivability. When questioned about different positioning of the pool in order to preserve the trees, he answered that the trees are equal distance and that they would both be affected.

Action

Commissioner Choren made a motion to approve the removal of both trees subject to the requirements and conditions of replacement of inches or funding in accordance with the Mequon Tree Fund.

Mayor Wirth seconded the motion.

There was feedback from the Commission that the specimen tree removal requests feel disingenuous and that approvals should not be made.

Mayor Wirth stated that the city does create an alternate option that requires replacement of trees when removed and that property owners should have the right to use their property for normal residential purposes; which include installing a swimming pool on their property.

A roll call was taken; vote passed (6-2) (No votes: Becky Schaefer, Jim Schaefer)

RESULT:	APPROVED WITH CONDITIONS [6 TO 2]
MOVER:	Martin Choren, Commissioner
SECONDER:	John Wirth, Chair
AYES:	Wirth, Parrish, Bach, Choren, Gentges, Lemke
NAYS:	J. Schaefer, R. Schaefer
ABSENT:	Stoker

- 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.

Parks and Forestry Superintendent, Mike Gies, stated that he supports the request for the removal of 2 trees in order to build a new home on this property; as he does not feel that the trees would survive the construction impacts. He explained that there are 2 additional trees on the site towards the front of the property; two 12" White Pines, which are in good condition and he does not feel they should be removed.

Action

Commissioner Choren made a motion to approve the removal of the 2 trees in the footprint of the proposed home and retain the 2 other 12" white pines in the front of the property subject to staff conditions.

Commissioner Jim Schaefer seconded the motion.

Asst. Dir. Zader explained that this subdivision was approved prior to the Tree Preservation ordinance being adopted and possibly did not recognize specimen trees on these plots.

Mr. Gies added that 3 of the trees may not have been considered specimen trees at the time of platting.

Mayor Wirth recommended differentiating between trees that did not begin as specimen trees as to not adversely affect property values or the unnecessary removal of trees prior to building on the property.

A roll call vote was taken; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	Martin Choren, Commissioner
SECONDER:	James Schaefer, Commissioner
AYES:	Wirth, Parrish, Bach, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer
ABSENT:	Stoker

- 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.

Planner Vang stated that the street tree plan was approved by the Tree Board on August 19, 2020 in which they recommended approval of 58 trees along the private road. The applicant is requesting approval from the Commission for the street tree plan. The applicant is also requesting landscape plan approval which includes landscaping in the cul du sac island and at the entrance island; both are located in out lots and will be maintained by the HOA. Staff does recommend approval of both plans subject to the conditions in the report.

Action

Commissioner Choren made a motion to approve the street tree plan and landscaping plan. Commissioner Lemke seconded the motion.

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

RESULT:	APPROVED [7 TO 0]
MOVER:	Martin Choren, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Parrish, Bach, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer
ABSENT:	Stoker

- 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.

Dir. of Public Works/City Eng. Kristen Lundeen stated that this is for two sets of applications:

1. Berm that was constructed along the house and is an after the fact permit due to

- exceeding 1,000 c.y. of fill and the height.
2. Proposed berms to be constructed along Farmdale Road.

She stated that the applicant does intend to install berms which will be similar in size in height along Highland Road. Unless the Commission changes the conditions of approval, the applicant will need to come back for the approval of those berms.

Mayor Wirth questioned the reasoning for these berms; whether they are for soundproofing and/or privacy. Eng. Lundeen answered that she does not know the intent.

The applicant was not present on the meeting call.

Eng. Lundeen explained that they did have an initial fill permit but as construction occurred the amount of fill and size exceeded the permit authorities. There was a stop work order issued for the initial berm around the home in order to bring them in to compliance and bring the approval requests before the Commission.

Action

Ald. Parrish made a motion to approve subject to the conditions in the report.

Commissioner Choren seconded the motion.

A voice vote was taken; vote passed (7-1) (No vote; Jim Schaefer)

RESULT:	APPROVED [7 TO 1]
MOVER:	Brian Parrish, Alternate Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Wirth, Parrish, Bach, Choren, Gentges, Lemke, R. Schaefer
NAYS:	J. Schaefer
ABSENT:	Stoker

- 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.

Asst. Dir. Zader stated that the street tree approval was removed from the agenda due to issues with the latest plan and will come back for approval at a later meeting. Street lighting and development agreement amendment approvals are requested. The code requires Planning Commission approval for street lighting, but it does not dictate any design specifications or quantities. The applicant is requesting two streetlights at the entrance of the subdivision. Staff recommends 2 additional streetlights be added to the development. The applicant is working with We Energies and wants to install lights from them. The fixture design is similar to the Foxtown light fixture, but the We Energies design has a glass shield over the top. Staff requests that a light similar to the lights on Cedarburg Road; which are very similar to the other lights throughout Foxtown, be used. Asst. Dir. Zader showed some examples of the current lights. Due to the proximity of all the lights, it would be beneficial to match the light fixtures.

Dir. of Public Works/City Eng. Kristen Lundeen stated that development agreement amendment request is for the amendment to the requirement for final asphalt paving prior to final plat. The previous amendment had provided that some of the streets within the development were not required to have the final asphalt surface prior to final plat; and instead to place a Letter of Credit (“LOC”) on file until 50% of the homes, or two years after the time of final plat approval. The current request is to have none of the final asphalt installed at the time of final plat and instead a change to that requirement from 50% to 75% of the homes or two years. Staff is requesting that if the request is considered, that the previous 50% of homes remain as well as an additional LOC be required for the binder course in case there is any damage as construction is completed without the full strength of the final course with the asphalt.

Asst. Dir. Zader showed a picture supplied by the applicant of where the streetlights would be located.

The applicant, Tom Zabjek, President of Lakeside Development, stated that they are proposing eliminating the light they originally proposed. He feels that it does not make sense to have the lights so close to each other at the entrance from Weston Drive. This is a private road and he feels that they should choose the light fixtures that they want.

Mayor Wirth suggested that the two requests be handled separately and voted on separately as well.

Asst. Dir. Zader explained that there should be a light in this location; as was originally proposed by the applicant, as it is a main intersection between the E1 building and the homes as well as leading back to the future D building. He confirmed that the lighting code does not require the applicant to install any lights, but staff recommends a similar lighting pattern as the other end of the road. The applicant did submit examples of the We Energies fixtures, but staff never received a reason for using these fixtures as opposed to the lights that have been used throughout the Town Center; including Foxtown Brewery, Weston Drive, Cedarburg Road, Mequon Road in front of Spur16 and St. Paul’s Fish Company. Staff feels that the consistency of using the same fixtures offers better aesthetics.

There was discussion regarding how many lights are necessary at the intersection in question; two lights as opposed to three lights.

Mayor Wirth stated that although there are separate parts to this development, the overall development was applied for as one development and he feels that there should be harmony for all the aspects of the development. He further stated that although lighting is not required, approval of the design of any proposed lighting is required.

Dir. Tollefson stated that due to the PUD, the intent is that there is synergy among the various parts of the development and cohesiveness. This is especially prevalent in Town Center where a uniform look is trying to be achieved between private development and public infrastructure.

Mr. Zabjek clarified that they are requesting to move their originally proposed locations due to Nieman installing lights at the same intersection. The lights would be moved further down the

two roads to the east and an additional one would be on Fox Crossing; for a total of 3 light fixtures.

Staff is recommending a light at the entrance to the subdivision as well; which would be a total of 4 light fixtures.

The applicant's proposed light fixture; included in the packet; was reviewed. Asst. Dir. Zader stated that the biggest difference is the glass shield at the top of the fixture. The Foxtown fixtures are open at the top with an LED light.

Mr. Zabjek stated that he does not want to use the Foxtown light fixtures because he already ordered the fixtures and that WE Energies has a program he wants to participate in.

Action

Commissioner Choren made a motion to approve the 3 lights proposed by the applicant.

Commissioner Lemke seconded the motion.

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

Action

Commissioner Choren made a motion to require the 3 light fixtures must be the Foxtown light fixture.

Commissioner Becky Schaefer seconded the motion.

Mayor Wirth stated that he feels that this is an integrated development and that the lights should match. A lighting plan should have been submitted and this issue should have been solved prior to the applicant ordering the lights.

There was feedback from some of the Commission that this is a private residence on a private road and that the fixture is not different enough to make a difference and a few Commissioners do not support the motion to require the Foxtown fixture to be used.

Commissioner Choren withdrew his motion.

Action

Commissioner Lemke made a motion to allow the proposed WE Energies light fixtures for these 3 lights.

Commissioner Gentges seconded the motion.

Mayor Wirth stated he wished there was a better picture of the WE Energies light fixture and questioned the exact coloring.

Mr. Zabjek answered that they are black.

There was feedback that there are too few details to make a sound decision regarding the light fixture and that there is some frustration that there have been repeated changes and concessions

made to this project.

Action

Commissioner Choren made a motion to table this item until further detail about the fixtures can be provided.

Mayor Wirth seconded the motion.

A roll vote was taken; vote passed (5-3) (No votes: Ald. Parrish, Lemke, Gentges)

Action

Ald. Parrish made a motion to table the development agreement amendment item.

Commissioner Lemke seconded the motion.

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

Ald. Parrish withdrew his motion.

Action

Mayor Wirth made a motion to approve the development agreement amendment per staff conditions.

Ald. Parrish seconded the motion.

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

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

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

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

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

back.

The biggest issue is the frontage road between the two connections. Staff is supportive of eliminating this connection and having a 1-way out only onto Port Washington Road; and a 2 lane in and out entrance on the north side of the property. The applicant would like to keep the connection to better serve northbound traffic for entry as there is a median opening which would allow for that. Without that, traffic would need to go up to the stoplight at Venture Court and do a U-turn and come back south to enter the property. Staff is not supportive of the frontage road due to the aesthetic; usually asphalt in front of a building is associated with a parking area, as well as from a traffic standpoint. The south entrance is already a congested area due to the Starbucks drive-thru lane entrance there and having a 1-way exit only would provide better traffic flow. This is the biggest difference between the applicant's proposal and staff recommendations and the applicant would like feedback from the Commission on this issue.

Asst. Dir. Zader showed the proposed renderings as well as pictures of some other branch buildings. The applicant would also like feedback on the architecture as they would like to draw some consensus and to be back in front of the Commission in the next few months for building and site plan and conditional use grant approvals. Staff is overall supportive of the proposal and understands that some waivers will be necessary due to the tight site and that the frontage road is the only area of disagreement.

There was discussion about the traffic issue due to the congestion at the Starbucks driveway. It was stated that most of the traffic will come from the south and that a U-turn is not desirable but may be the better option given the circumstances. Some Commissioners feel that north bound traffic should be allowed to enter from the median opening to the south entrance.

There was mixed feedback regarding the building design; but most of the Commissioners support the architecture and materials. The Commissioners do not like the roof style; as it is deemed to appear too heavy and not well integrated for a first-floor building.

Although this is a permitted use, there was feedback that the community is saturated with banks.

The applicant, David Kane from North Shore Bank, stated that they feel that they have provided some good solutions to the challenging parcel. They feel the safest plan is the dual entrances with the drive-thru in the back. They are planning to move forward and they are excited about the plan.

4) Announcements

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

5) Adjourn

Action

Commissioner Becky Schaefer made a motion to adjourn.
Commissioner Choren seconded the motion.

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

Meeting concluded at 7:53 p.m.

Respectfully Submitted,

Jac Zader



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Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: October 26, 2020
SUBJECT: North Shore Bank. The applicant is seeking conditional use grant and building and site plan approval for a proposed 3,250 sq. ft. bank building with rear drive-through for the property located at 11319 N. Port Washington Road.

Applicant: David Kane
Status of Applicant: Offer to Purchase
Requested: Conditional Use Grant
Building and Site Plan
Existing Zoning: B-2 (Community Commercial)
Existing Use: Gas Station
Lawn and Garden Store
Land Use Plan: Community Commercial
Lot size: .78 acres
Location: 11333 N. Port Washington Road
Tax Key: #15-019-16-025.00
District: #5

Background: The applicant is seeking conditional use grant and building and site plan approval for a 2,260 square foot financial institution with drive thru service at 11333 N Port Washington Road. Financial Institutions are a permitted use in the B-2 zoning district. The conditional use grant is required due to the waivers requested on a substandard lot. As shown in the chart below, the proposed plan meets all requirements of the zoning code except for the front building setback and the west parking offset.

The applicant was in front of the Planning Commission at the September 21, 2020 meeting for a consultation.

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

District Regulations:	B-2:	Proposal
Minimum Lot Area:	2 acre	1.79 acres
Open Space Ratio:	40%	41.4%
Maximum FAR:	30%	6.7%
Maximum Building Height:	42 feet	25 feet
Building Setback	65 feet	40 feet
Building North Side Yard Offset:	20 feet	20 feet
Building South Side Yard Offset:	20 feet	64 feet

Building West Side Yard Offset	30 feet	36 feet
Minimum Parking Setback:	25 feet	40 feet
Minimum Parking Offset West	20 feet	5 feet
Minimum Parking Offset North	20 feet	20 feet
Off-Street Parking: (Office)	18 stalls	18 stalls

Site Plan:

The proposed site plan shows access to the site from Port Washington Road via two existing driveways. At the September PC meeting, the Commission supported the request for two connections to allow for both northbound and southbound direct access. The proposed plan shows 18 parking stalls which meets the stall requirement based on the use of a financial institution. The plan shows 10-foot parking stalls and 25-foot drive aisles which comply with the zoning code.

Site Waivers:

Since the parcel is nonconforming to lot size, the applicant can request waivers to the code as part of a conditional use grant.

Front Building Setback

In this case, staff is supportive of waiving the front building setback. Due the shallow depth of the lot, a reduction to the front yard setback is necessary. The applicant is proposing a 40-foot setback which will keep the new building in line with the multi-tenant building to the south (Starbucks/Coldwell Banker). At the time of reviewing the new projects to the south that were recently constructed, the Planning Commission evaluated the varying and reduced front yard setbacks in order to achieve a consistent street edge along the public roadway.

West Parking Lot Offset

The west parking lot offset can be increased from the applicant's proposal by incorporating 9-foot stalls in the parking lot. Complying with the required 20-foot offset would result in the loss of 1 parking space, but it is likely that another 10 feet of green space could be achieved by reducing the width of the stalls. Staff recommends approval that 9-foot stalls are permitted in order to achieve a greater offset from the west property line and recommends a 15-foot west parking lot offset.

Building Plan:

The proposed 2,260 square foot single story building is shown to be constructed of brick, stone veneer, aluminum wall panels and aluminum storefront glass. Based on feedback from the Planning Commission, the applicant has modified the roof design of the building by eliminating the dual slope and reducing the thickness of the fascia. Staff believes the changes are an improvement to the building design. The plan does show windows on the south and west elevation that are opaque to block the view into the mechanical room and the bathrooms. While staff typically does not support the use of opaque fenestration, in this case, the applicant is providing an abundance of windows in the design and the opaque features are not directly facing the public road or other public path or feature.

The windows on the east elevation are proposed to have shades to block the sun at certain times of the day. The applicant provides photographs of a similar branch showing the contrast between the windows when shades are utilized. The image shows that the contrast between windows with the shade drawn and not drawn is negligible.

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.
- Street trees and landscaping along Port Washington Road.
- Compliance with the 30% parking lot shading requirement
- Additional trees along the northside of the south drive aisle.

The applicant has revised the plan based on feedback from the city's landscape architect consultant and has address several of the issues. Based on the updated plan, staff will recommend the following changes:

- Substitute Serviceberry for Honey Locust.
- Provide shrubs or grasses along Port Washington Road between street trees and adjacent to parking lot.

Lighting:

The lighting plan shows parking lot lights, recessed canopy lights and decorative wall sconces. The applicant has provided a dispersion plan for the site. The plan does not address whether the parking lot complies with the average 2.0 foot-candle requirement. The plan also shows that light trespass levels exceed the .05 foot-candle requirement at the rear of the site. Staff conditions the approval on an updated plan to show compliance with both of these issues. The applicant provides cut sheets for the proposed light fixtures. The documents don't show whether the parking lot lights comply with the full cutoff requirements of the lighting code. Staff requires and conditions the approval on documentation that compliance with this requirement is met.

Conditional Use Grant Findings:

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

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

The use of a financial institution is otherwise permitted in the B-2 zone. The conditional use requirement is generated by the necessity of code waivers due to the size of the existing parcel. Staff believes that with the modifications to the site plan as discussed in this report are consistent with objectives to ensure reasonable development accommodations can be made on substandard lots and done so in a manner consistent with surrounding development patterns. The use should not endanger the public health, safety or general welfare.

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

Adjacent properties include a retail development, a vacant lot and a dentist office. The redevelopment of this site will enhance the value and aesthetics of this block. The waiver to the front building setback and west parking lot offset should have no negative impact on the value of the surrounding properties.

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

This section of Port Washington Road is a main commercial corridor. The proposed use is compatible with the other commercial uses in the area. Staff believes that the proposed waivers do not have a negative impact on the compatibility of the use with the surrounding area.

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.

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

The applicant indicates that the amount of impervious surface will ultimately be reduced on the site. While the site civil plans are still under review, Ozaukee County must also approve the discharge of any additional flow to Port Washington Road. A drainage financial guarantee is required even if the site does not require 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 Recommendation: Planning staff recommends approval of the building and site plan and conditional use subject to the following conditions:

1. The landscaping plan shall be updated to address the following:
 - Substitute Serviceberry for Honey Locust.
 - Provide shrubs or grasses along Port Washington Road between street trees and adjacent to parking lot
2. Parking lot stalls shall be 9 feet in width.
3. Staff review and approval of site, elevation, lighting and landscaping plans.
4. Staff review and approval of final site, building and lighting prior to issuance of permits. The applicant shall submit such plan within 30 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
5. 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.
6. An updated lighting plan shall be submitted to show the following:
 - 2-foot candle parking lot average
 - Light trespass does not exceed .5 foot-candle
 - Parking lot lights are classified as full cutoff
 - Parking lot lights shall not exceed 18.75 feet in height
7. All ground-level and roof top mechanical equipment shall be well screened from public view.
8. Approval by Ozaukee County of the driveway access location and discharge of runoff.

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 grading, drainage, sanitary sewer, watermain, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
12. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
13. Application for and approval of a City Filling and Excavation Permit, if applicable.
14. Connection to public water and sanitary sewer and execution of the associated Water Service Transfer Agreement.
15. 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:

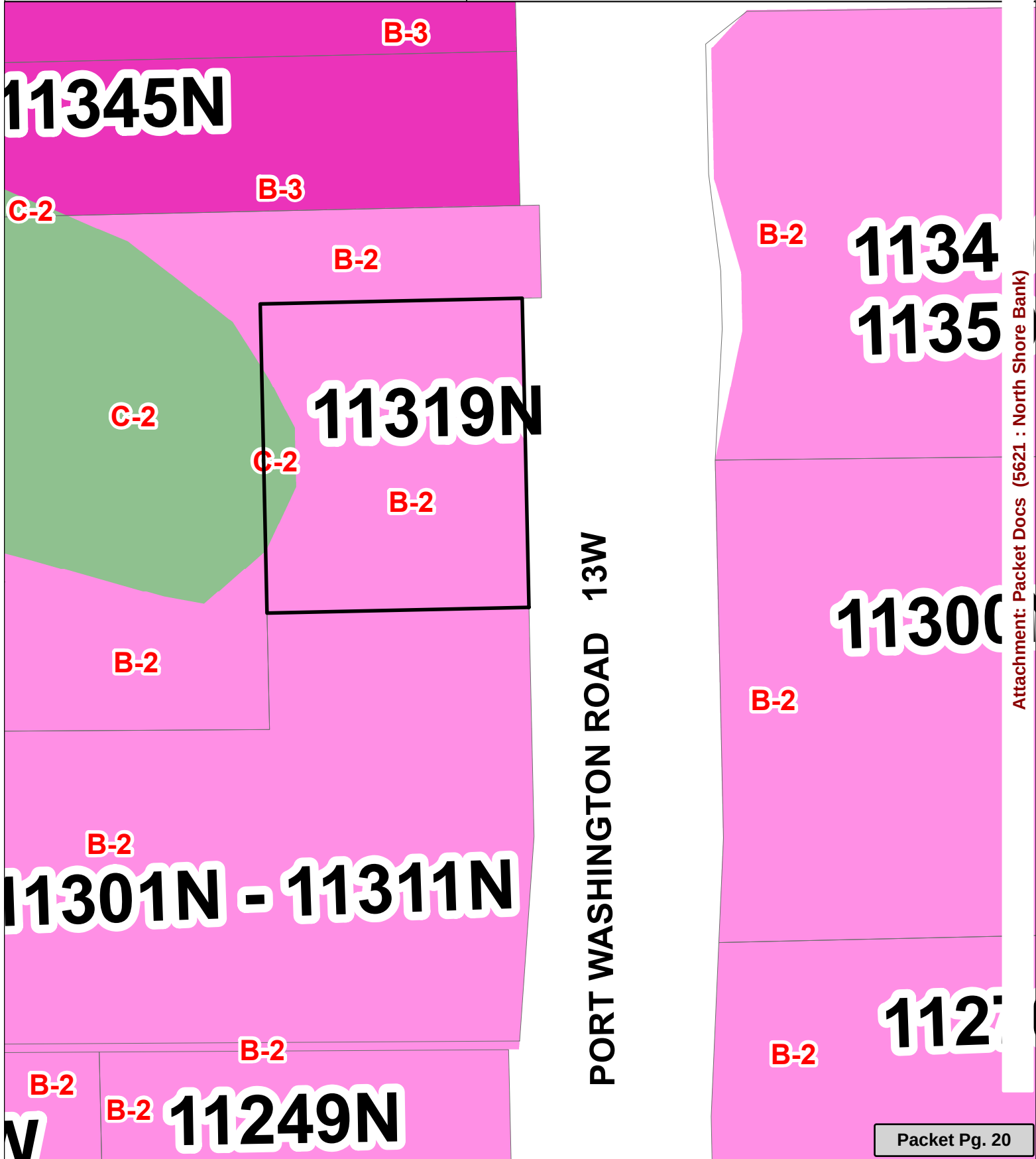
Packet Docs (PDF)

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

2.a.a



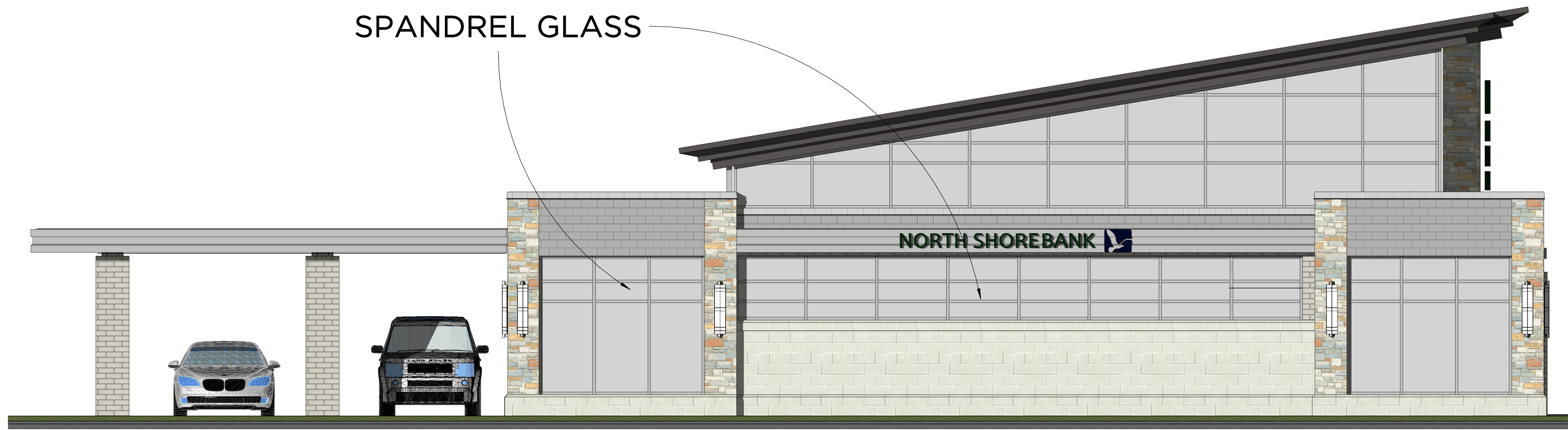
Attachment: Packet Docs (5621 : North Shore Bank)



ARCHITECTURAL DESIGN
PO BOX 8763
GREEN BAY, WI
54302
920-606-0144



3 EAST ELEVATION
A2.0 3/16" = 1'-0"



1 SOUTH ELEVATION
A2.0 3/16" = 1'-0"

SINGLE SLOPE
ROOF W/ ALUM.
SOFFIT AND FASCIA (TYP.)

FLAT ROOF
W/ ALUM.
SOFFIT & FASCIA (TYP.)

SPANDREL GLASS

MASONRY BLOCK
CHAMFERED BLOCK
SILL (TYP.)



ALUM. STOREFRONT
GLAZING UNITS (TYP.)

FLAT LOCK ALUM.
PANEL SYSTEM

DECORATIVE
METAL ENTRY ELEMENT

MASONRY BRICK (TYP.)

CUT NATURAL
STONE VENEER (TYP.)

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT
DEMO & NEW BUILD

PROJECT
#010-3-20-20

Attachment: Packet Docs (5621: North Shore Bank)

DRAWN
I. WILSON

ORIGINATION
8-16-20

REVISIONS

8-14-20	MEQUON SUBMITTAL
8-20-20	REVISION
9-6-20	REVISION
9-30-20	MEQUON RESUBMITTAL

CONTENT
ELEVATIONS

"COPYRIGHT

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SHEET

A2.0



4 NORTH ELEVATION
A2.0 3/16" = 1'-0"



2 WEST ELEVATION
A2.0 3/16" = 1'-0"

SPANDREL GLASS

BRG HT.
110' - 6"

MID LEVEL
108' - 0"

FINISH FLOOR
100' - 40"

ARCHITECTURAL DESIGN
PO BOX 8763
GREEN BAY, WI
54302
920-606-0144

NSB

ADDRESS

PROJECT
DEMO & NEW BUILD

PROJECT
#010-3-20-20

DRAWN
I. WILSON

ORIGINATION
8-16-20

REVISIONS

8-14-20 MEQUON SUBMITTAL
8-20-20 REVISION
9-6-20 REVISION
9-30-20 MEQUON RESUBMITTAL

CONTENT
COMPARISON
INFORMATION

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SHEET

A2.1

PRELIMINARY - NOT FOR CONSTRUCTION



SIMILAR BUILDING FOR COMPARISON
(NOT RENDERING OR EXACT MATCH FOR MEQUON PROPOSED BUILDING)



SIMILAR BUILDING FOR COMPARISON
(NOT RENDERING OR EXACT MATCH FOR MEQUON PROPOSED BUILDING)

Section 08 80 00 Glazing

Insulating Glass Unit Vision: Match the following Cardinal Industries Inc. insulating glass unit for construction, performance and color.

Construction:

- A. Ooutboard lite: ¼" thick Heat-strengthened Solar Gray
- B. Air space: ½" – spacer color to match window system
- C. Inboard lite: ¼" Cardinal 270 low-e on #3 surface

Performance:

- A. Visible light transmittance:..... 34%
- B. Winter U-Value:..... 0.29
- C. Summer U-Value:..... 0.27
- D. Solar Factor (SHGC):..... 0.41
- E. Shading Coefficient:..... 0.32
- F. Outdoor visible light reflectance:..... 7%

Spandrel Glass unit: Insulated spandrel glass shall consist of 2 lites of ¼" clear tempered glass separated by a ½" air space. The perimeter spacer shall contain a desiccant material. A ceramic frit color shall be permanently fused to number 4 surface.

- A. Color shall be selected by Architect from manufacturer's standard color palette.

08 41 13 Aluminum Storefront & 08 44 13 Glazed Aluminum Curtain Wall

Aluminum windows both flush glazed and curtain wall shall be designed to withstand wind load, water and air infiltration to meet local state and federal codes and be installed per FGMA.

Flush Glazed windows: 2" x 4 ¼" center glazed thermally improved with high performance thermal subsill.

Curtain Wall: Set-in-place, exterior glazed tube extrusion with back member designed to meet code(s).

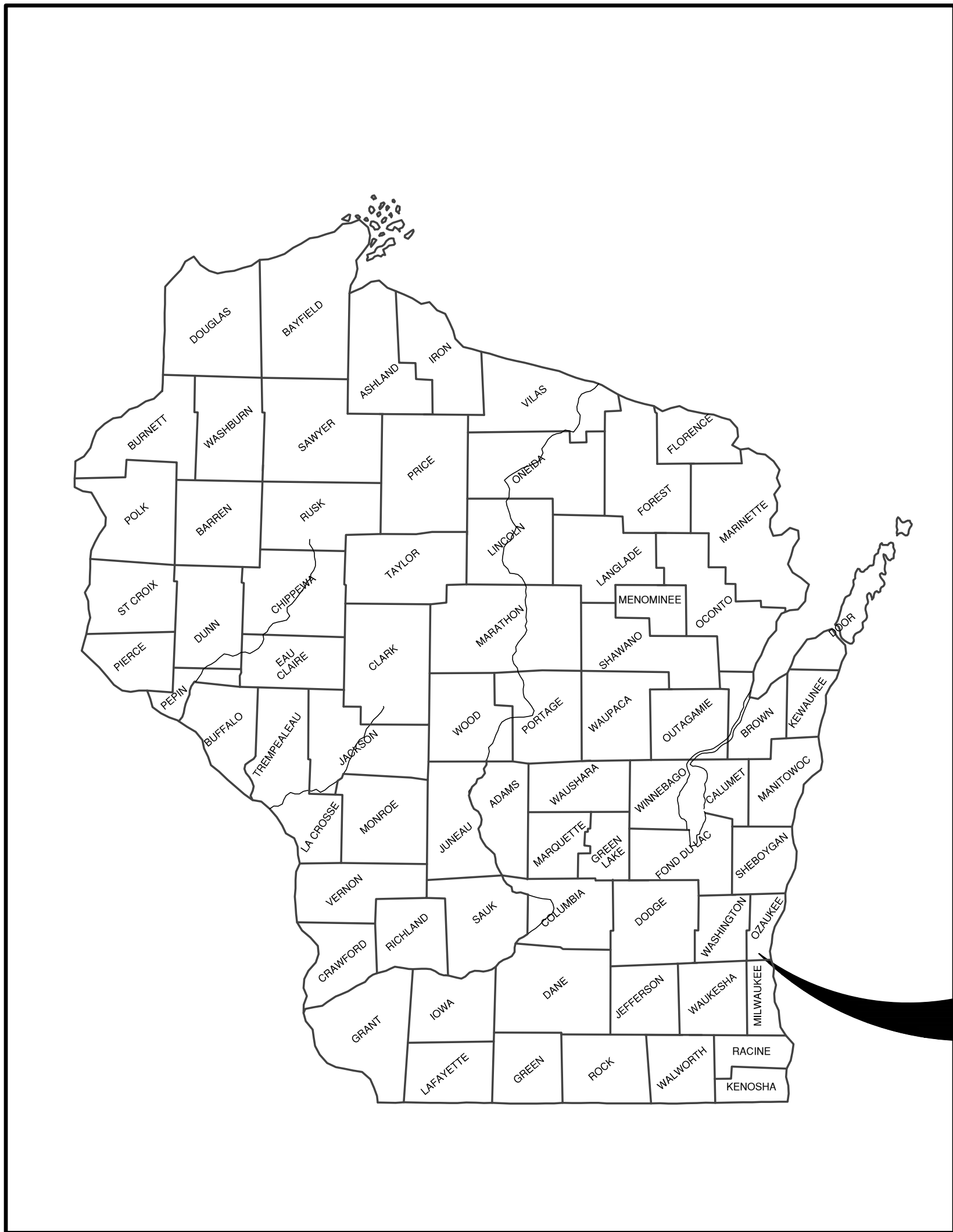
Basis of design: Tubelite T14000, CW400

Color: Class II Clear Anodized aluminum

GLAZING SPEC.

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

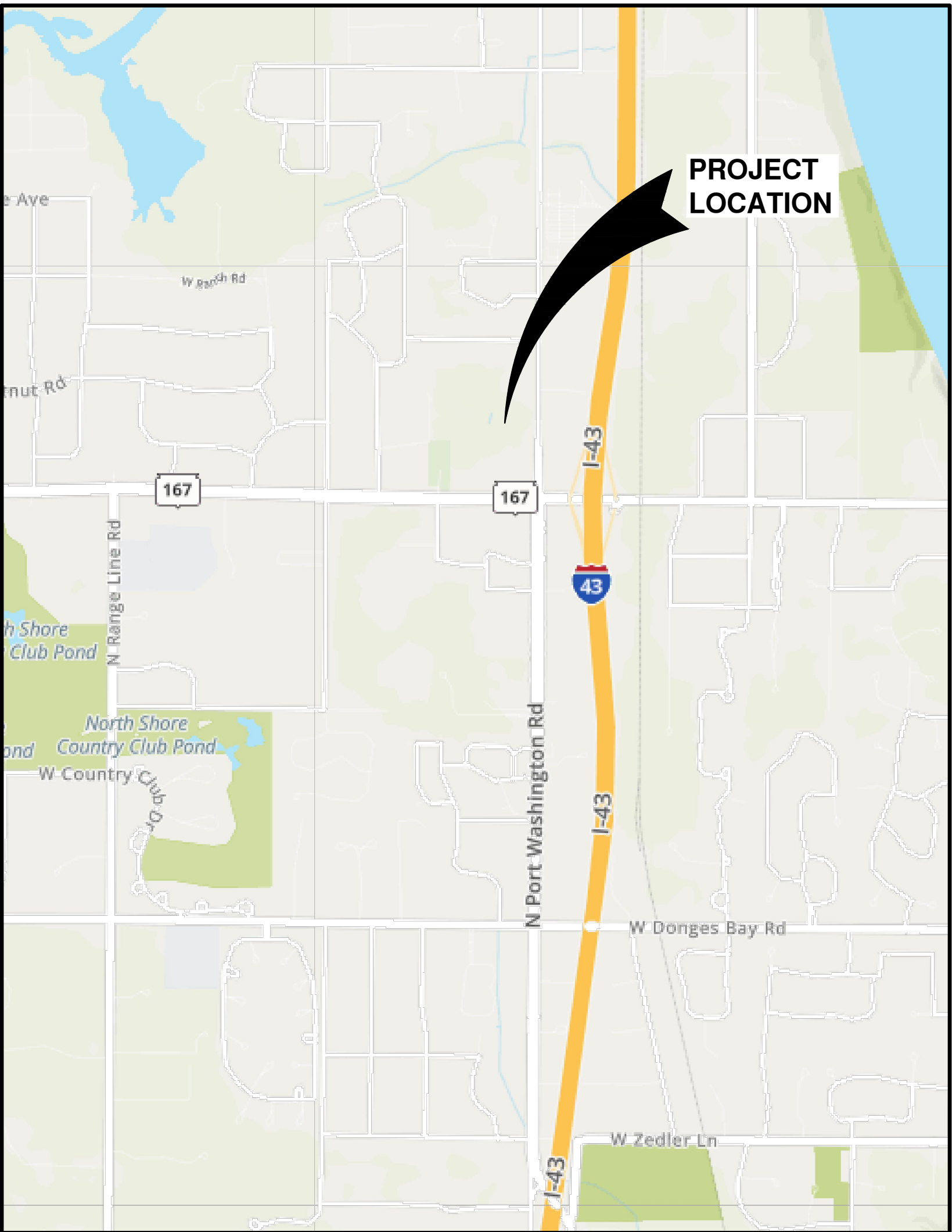
NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR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

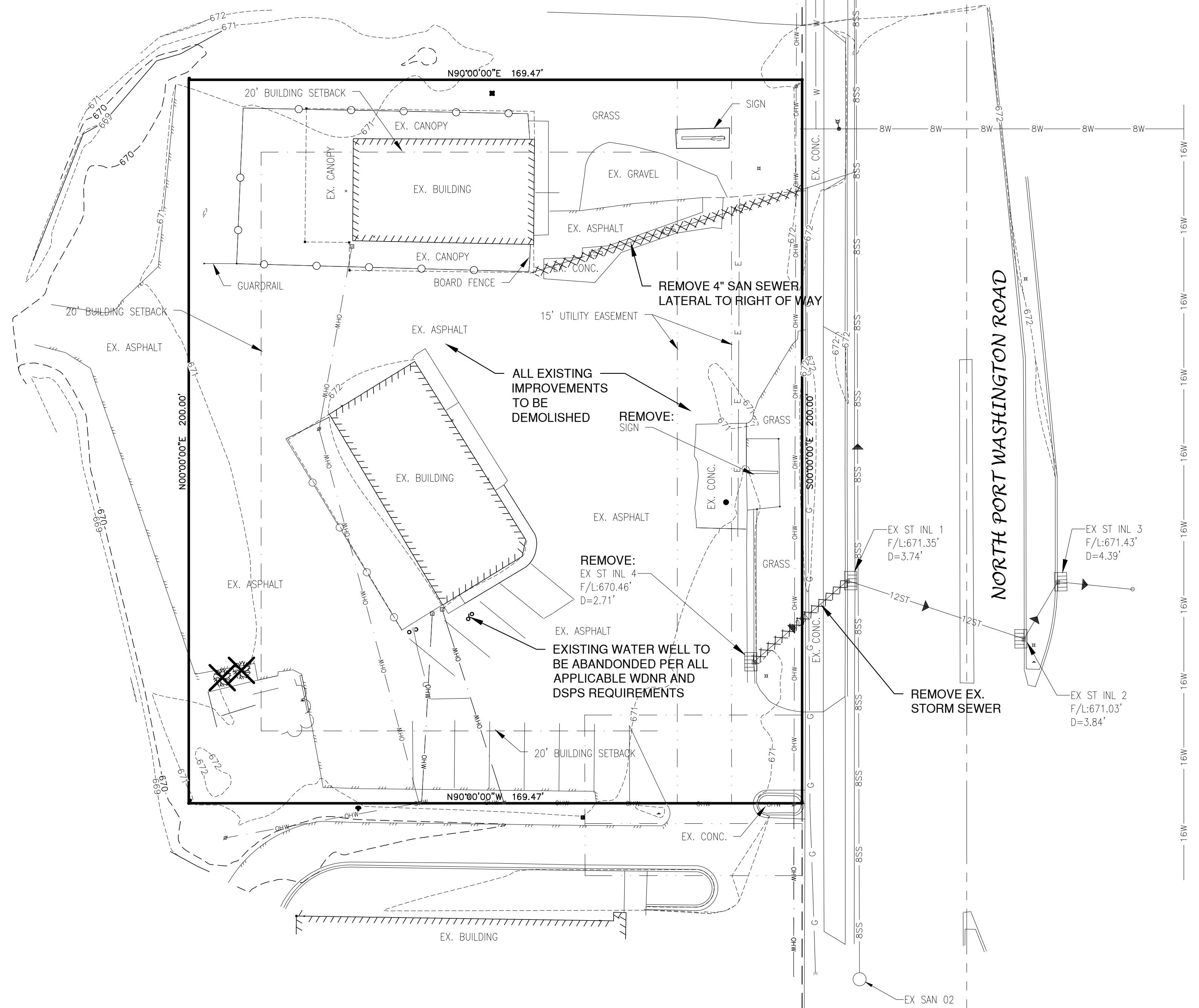
SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	EXISTING SITE CONDITIONS
2	SITE PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	EROSION CONTROL PLAN
6	MISCELLANEOUS DETAILS
7	MISCELLANEOUS DETAILS
8	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
9	EROSION CONTROL - INLET PROTECTION TYPE D-HR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

PROJECT
LOCATION



LOCATION MAP

NOTE:
TOPOGRAPHIC SURVEY WAS PERFORMED BY CHAPUT LAND SURVEYS



- LEGEND**
- | | | | |
|--|-----------------------|--|-----------------------|
| | FIRE HYDRANT | | POWER POLE |
| | WATER VALVE/CURB STOP | | POWER POLE W/GUY WIRE |
| | WATER MANHOLE | | LIGHT POLE |
| | REDUCER/INCREASER | | TRAFFIC SIGNAL POLE |
| | SANITARY MANHOLE | | ELECTRIC MANHOLE |
| | AIR RELIEF MANHOLE | | ELECTRIC METER |
| | STORM MANHOLE | | TELEPHONE MANHOLE |
| | OPEN STORM MANHOLE | | TELEPHONE PEDESTAL |
| | STORM INLET | | CABLE TV MANHOLE |
| | STORM INLET MANHOLE | | CABLE TV PEDESTAL |
| | TANK COVER | | GAS VALVE |
| | SOIL BORING | | GAS METER |
| | POST | | MAILBOX |
| | IRON PIPE/ROD | | SIGN |
| | PK NAIL | | BOLLARD |
- TO BE DEMOLISHED/REMOVED
- TREE/SHRUB TO BE REMOVED

- | | | | |
|--|-----------------|--|-----------------------------|
| | EDGE OF ASPHALT | | SANITARY SEWER (SIZE NOTED) |
| | EDGE OF GRAVEL | | FORCEMAIN (SIZE NOTED) |
| | CURB & GUTTER | | STORM SEWER (SIZE NOTED) |
| | TREE/BRUSH LINE | | WATERMAIN (SIZE NOTED) |
| | CONTOUR LINE | | GAS LINE |
| | RETAINING WALL | | OVERHEAD TELEPHONE LINE |
| | GUARD RAIL | | UNDERGROUND TELEPHONE LINE |
| | FENCE | | 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.

OWNER INFORMATION:

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

(262) 787-6816

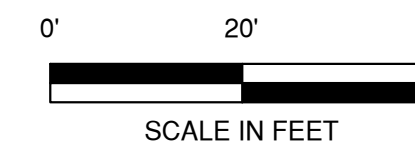
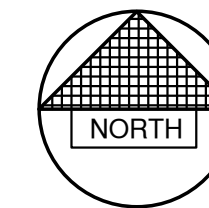
CONTACT: DAVID KANE



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

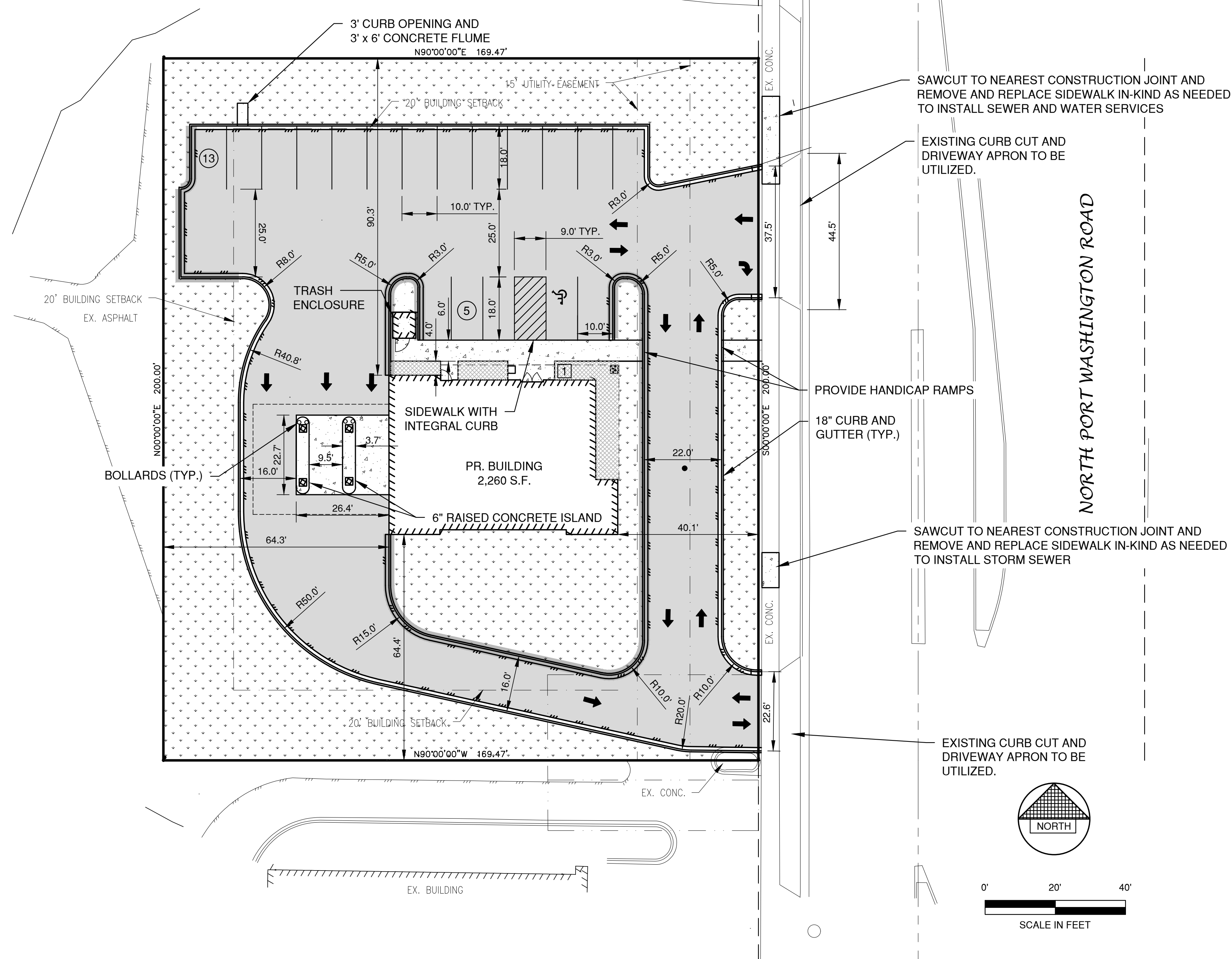
TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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	SITE DEVELOPMENT FOR NORTH SHORE BANK - MEQUON CITY OF MEQUON OZAUKEE COUNTY, WISCONSIN	EXISTING SITE CONDITIONS AND DEMOLITION PLAN	DATE 08/20/20	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com
								CHECKED			FILE 4959001 EX SITE	
								DESIGNED AJB			JOB NO. 4959011	

File: R:\4000\4059\4959011.dwg, 4/26/2010, 4:07pm
Plot Date: Sep 28, 2020 - 4:07pm
SITE
LAYOUTS



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 = .05 ACRES, 2,260 S.F. (6.7%)
SIDEWALK/PARKING LOT AREA = 0.40 ACRES, 17,601 S.F. (51.9%)
GREEN SPACE = 0.33 CRES, 14,033 (41.4%)

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
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER

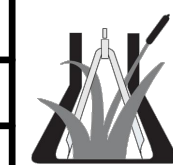
*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED
								DESIGNED AJS

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

SITE PLAN

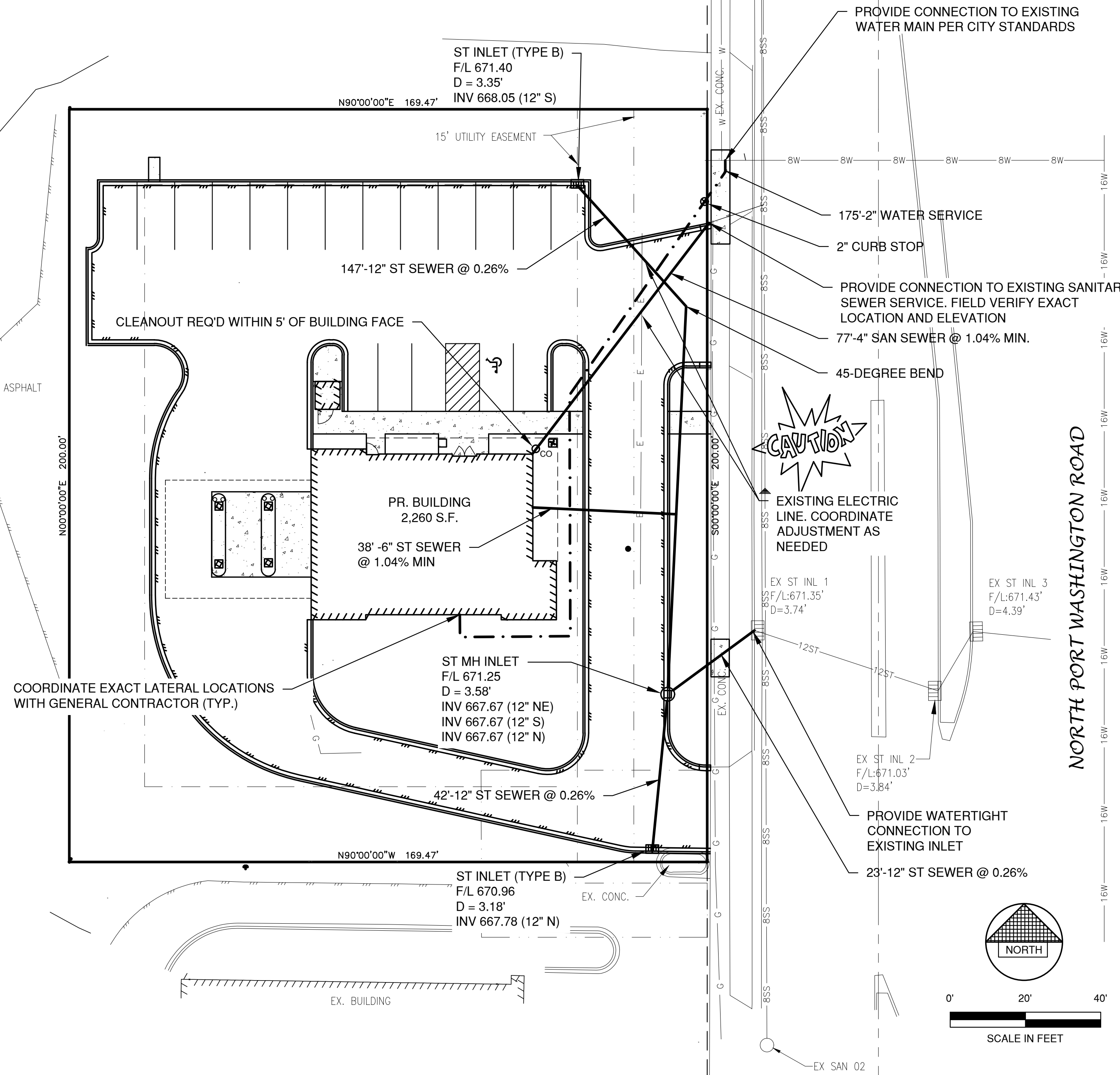
DATE 08/20/20
FILE 4959011D
JOB NO. 4959011



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

SHEET NO.
2

File: E:\work\4959\4959011.dwg, 4/26/2010, 4:10pm
Plot Date: Sep 28, 2020 - 4:10pm
LAYOUT: UTILITY



NOTE

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

LEGEND

	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER (SIZE NOTED)
	PROPOSED STORM SEWER
	EXISTING STORM SEWER (SIZE NOTED)
	PROPOSED WATERMAIN
	EXISTING WATERMAIN (SIZE NOTED)

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

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED
								DESIGNED AJB

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

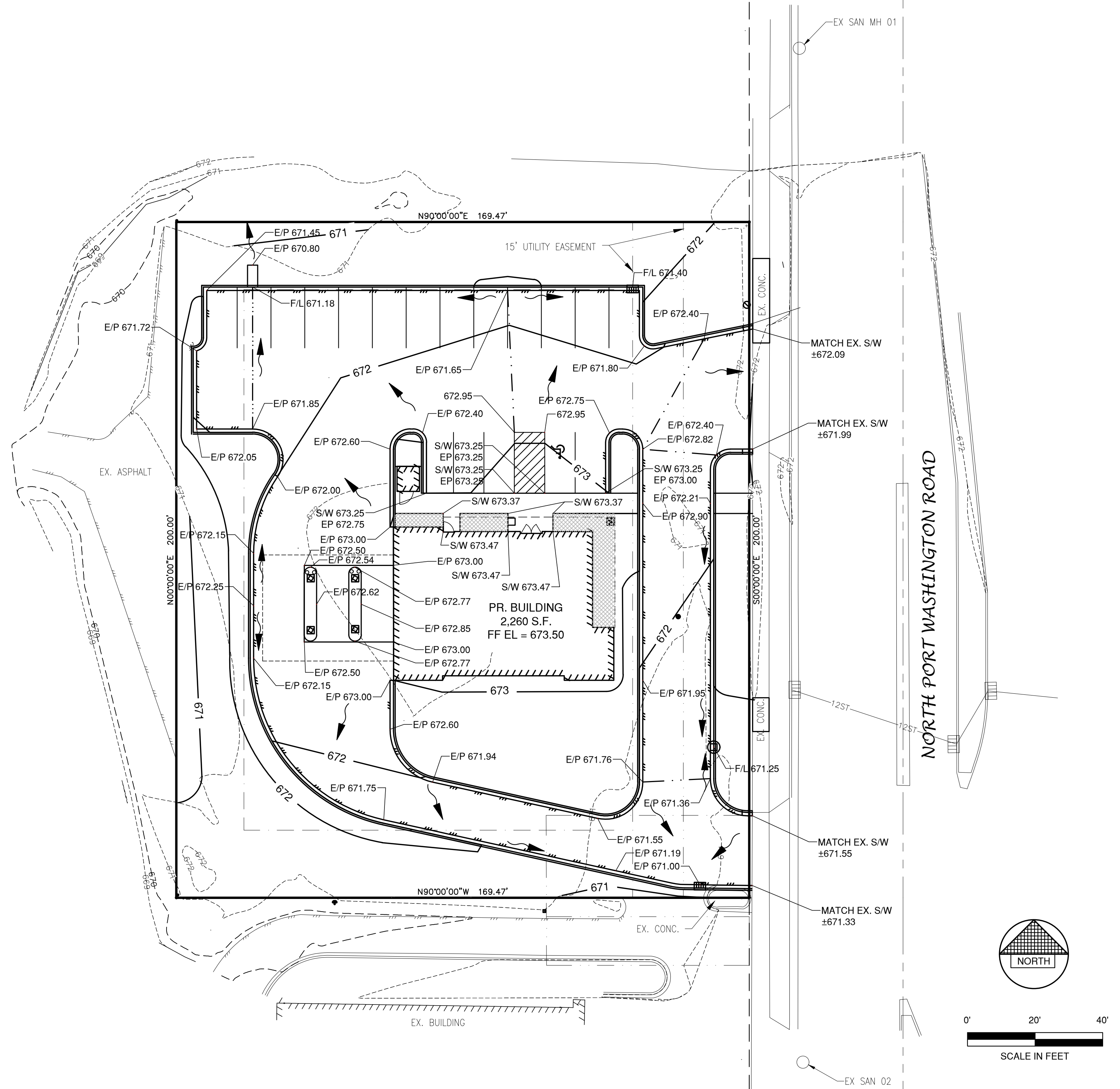
UTILITY PLAN

DATE 08/2020
FILE 4959011D
JOB NO. 4959011



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920-662-9641 www.releeinc.com

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Plot Date: Sep 28, 2020 - 4:10pm
LAYOUT: GRADING



LEGEND

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

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED
								DESIGNED AJS

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

GRADING PLAN

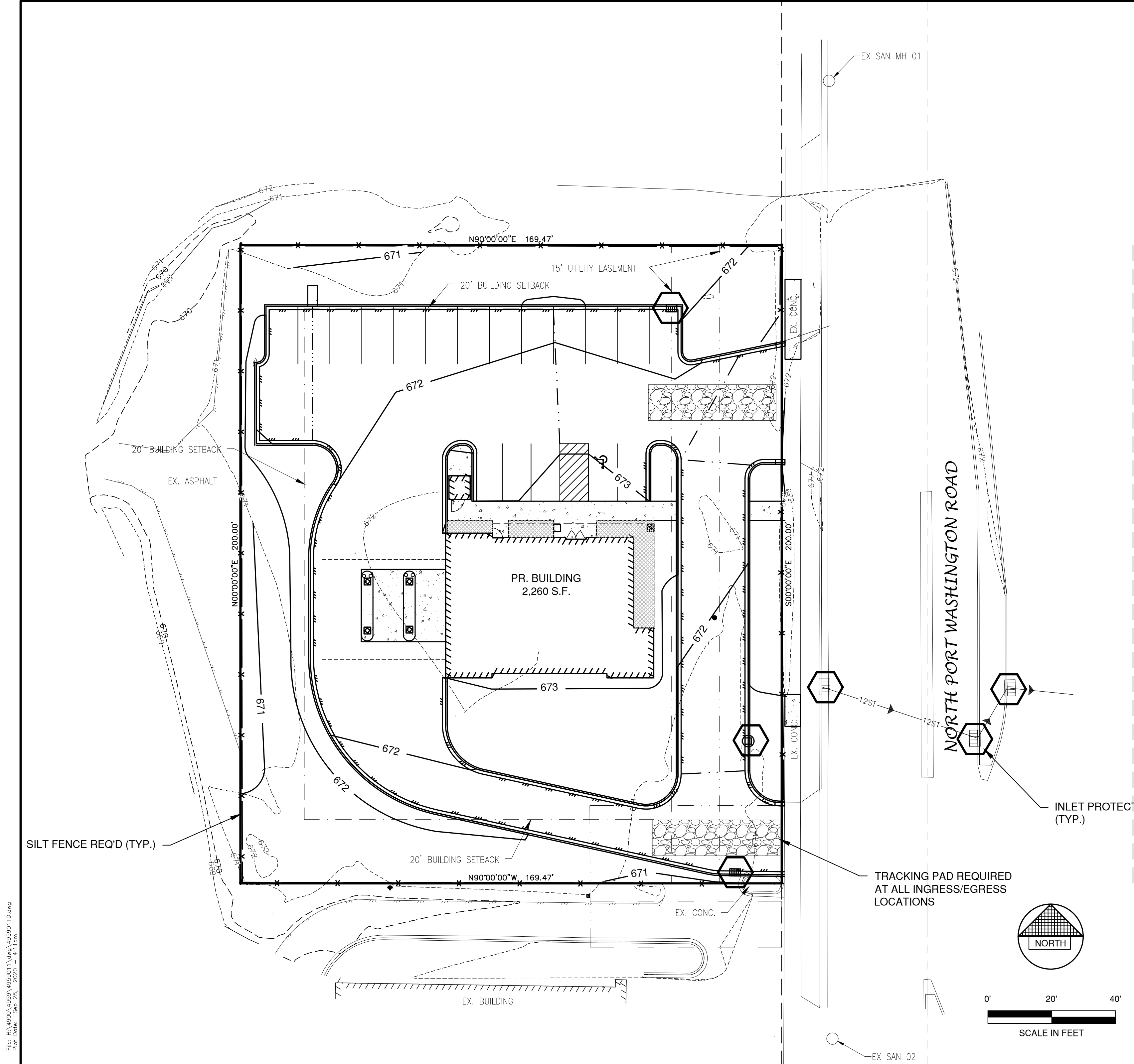
DATE 08/2020
FILE 4859011D
JOB NO. 4859011



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

SHEET NO.
4

File: E:\4000\4050\4050011.dwg, 4/26/2010 10:44g
Plot Date: Sep 28, 2020 - 4:11pm
LAYOUT: EROSION



EROSION CONTROL

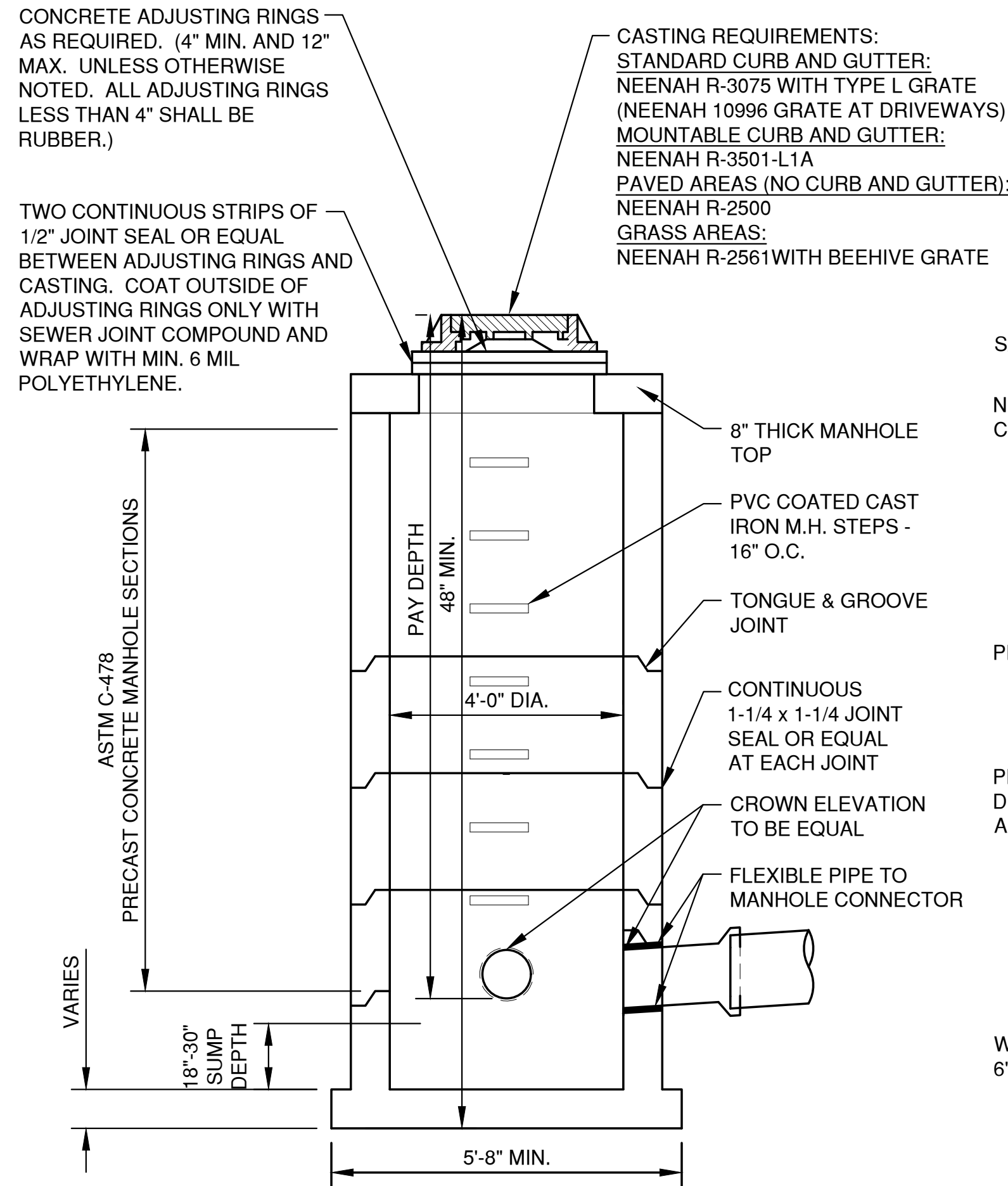
ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

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

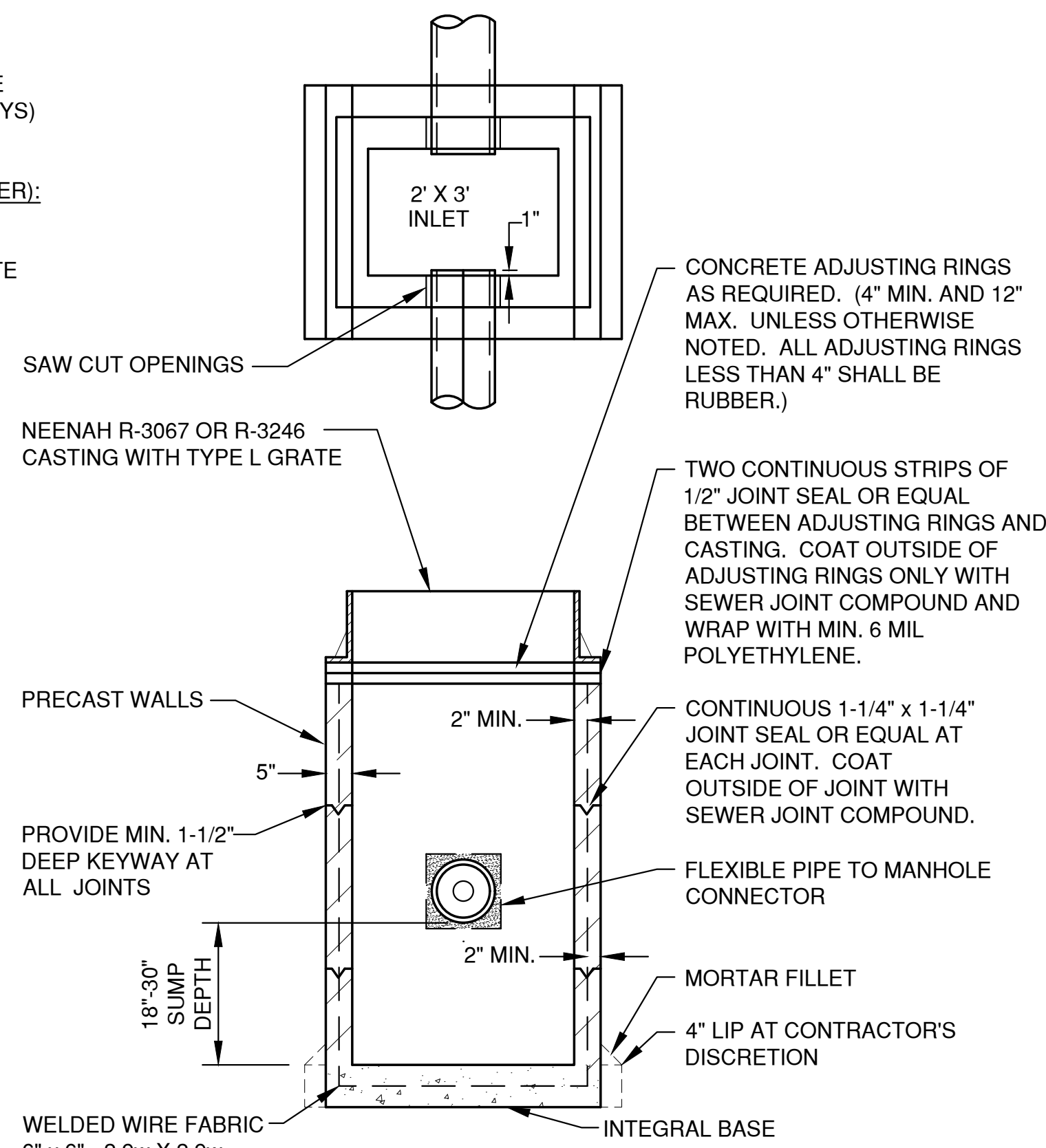
LEGEND

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

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	SITE DEVELOPMENT FOR NORTH SHORE BANK - MEQUON CITY OF MEQUON OZAUKEE COUNTY, WISCONSIN	EROSION CONTROL 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	SHEET NO. 5
								CHECKED			FILE 4959011D		
								DESIGNED AJB			JOB NO. 4959011		

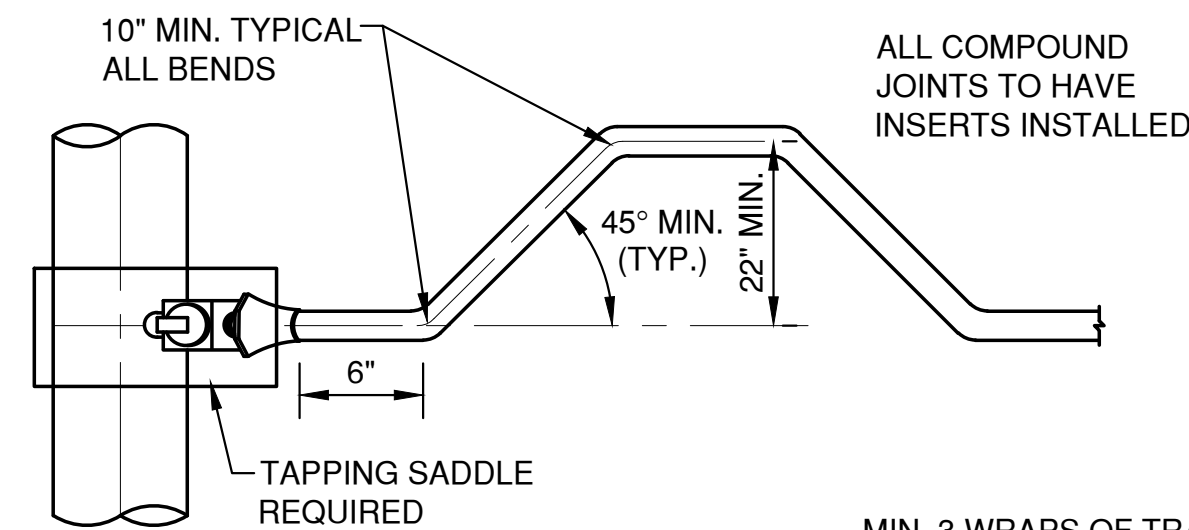


STORM INLET MANHOLE TYPE "A"

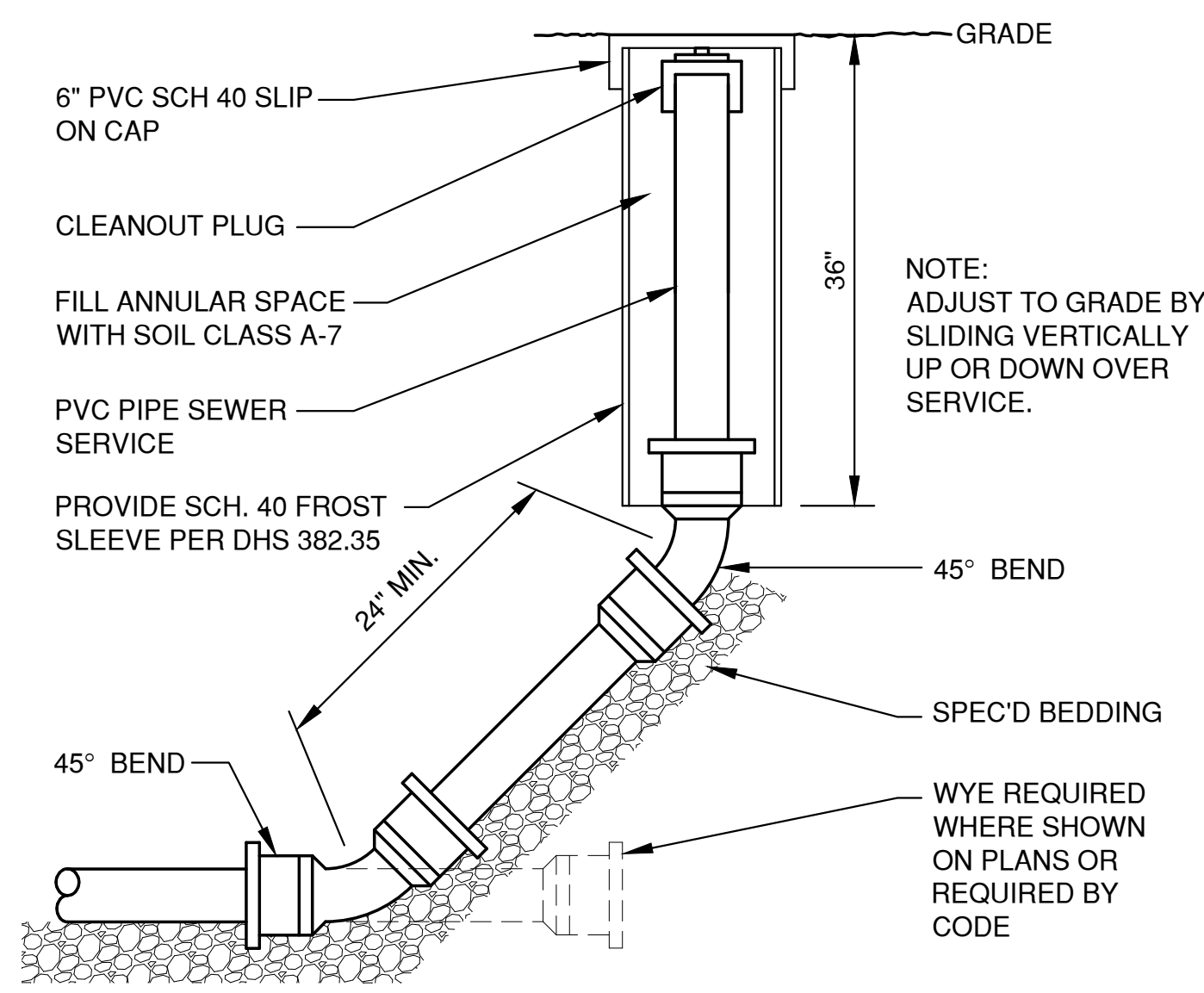


ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

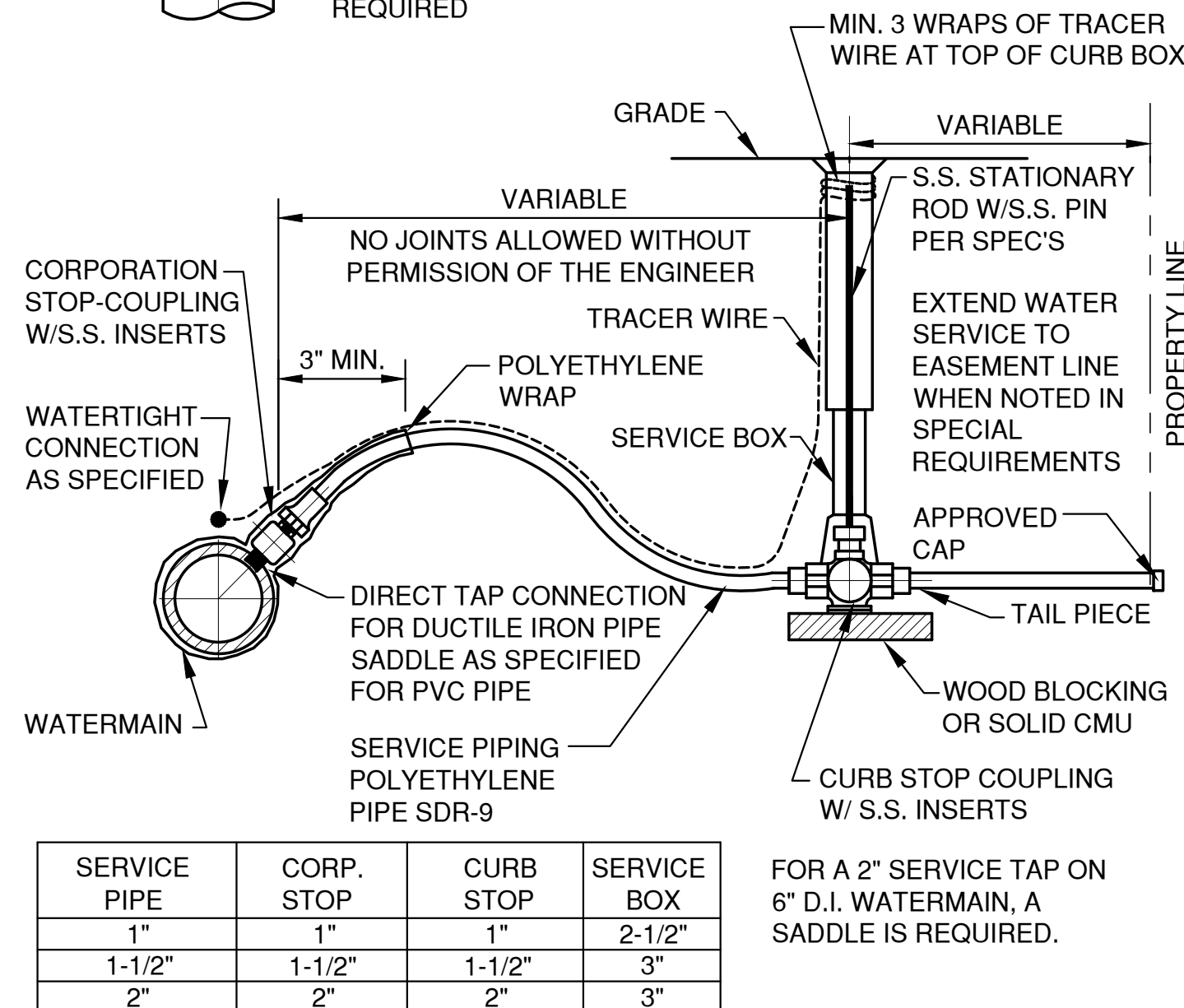
TYPE 'B' STORM INLET



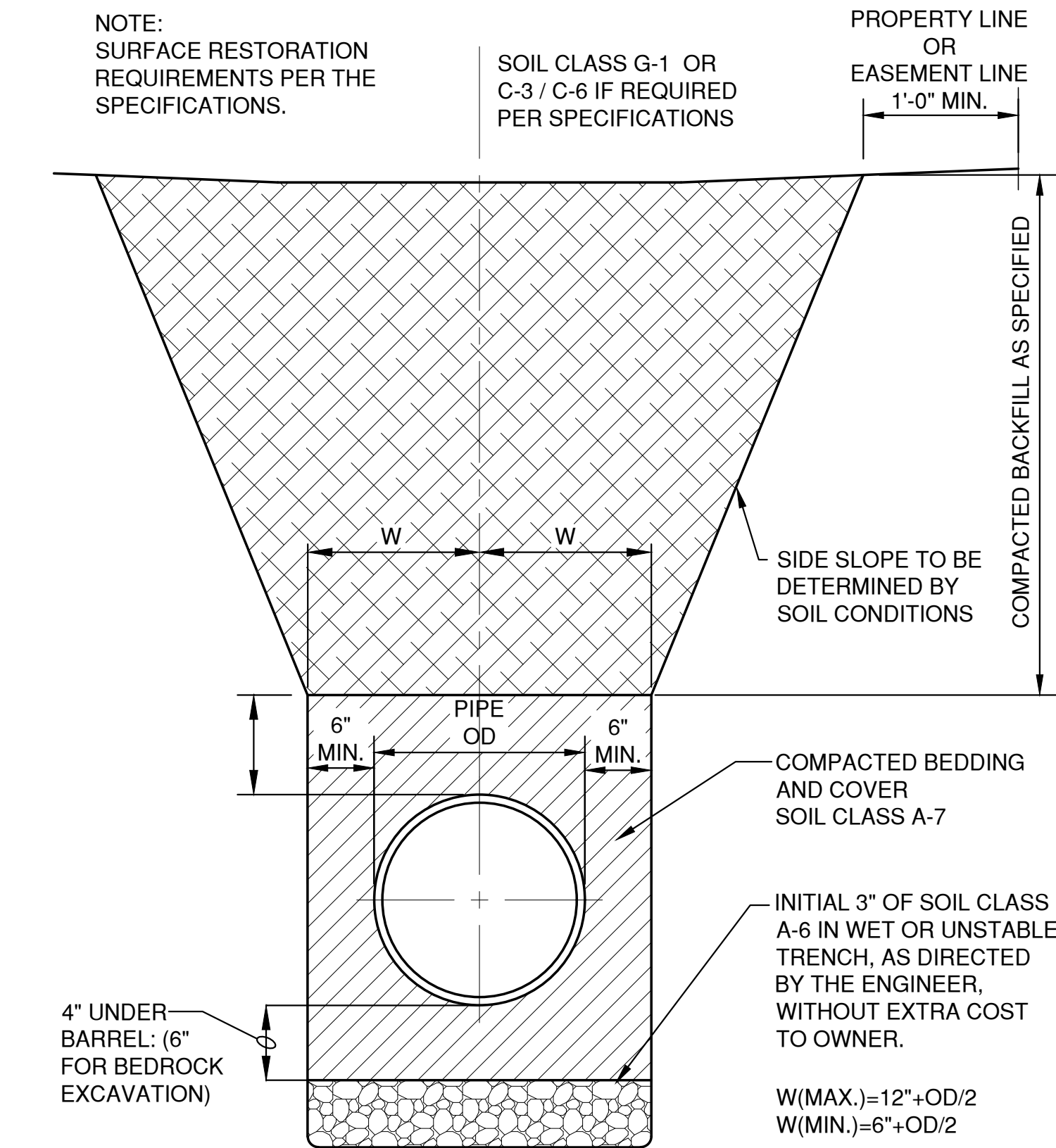
NOTE: CLEANOUT LINE TO BE THE SAME SIZE AND MATERIAL AS SEWER MAIN



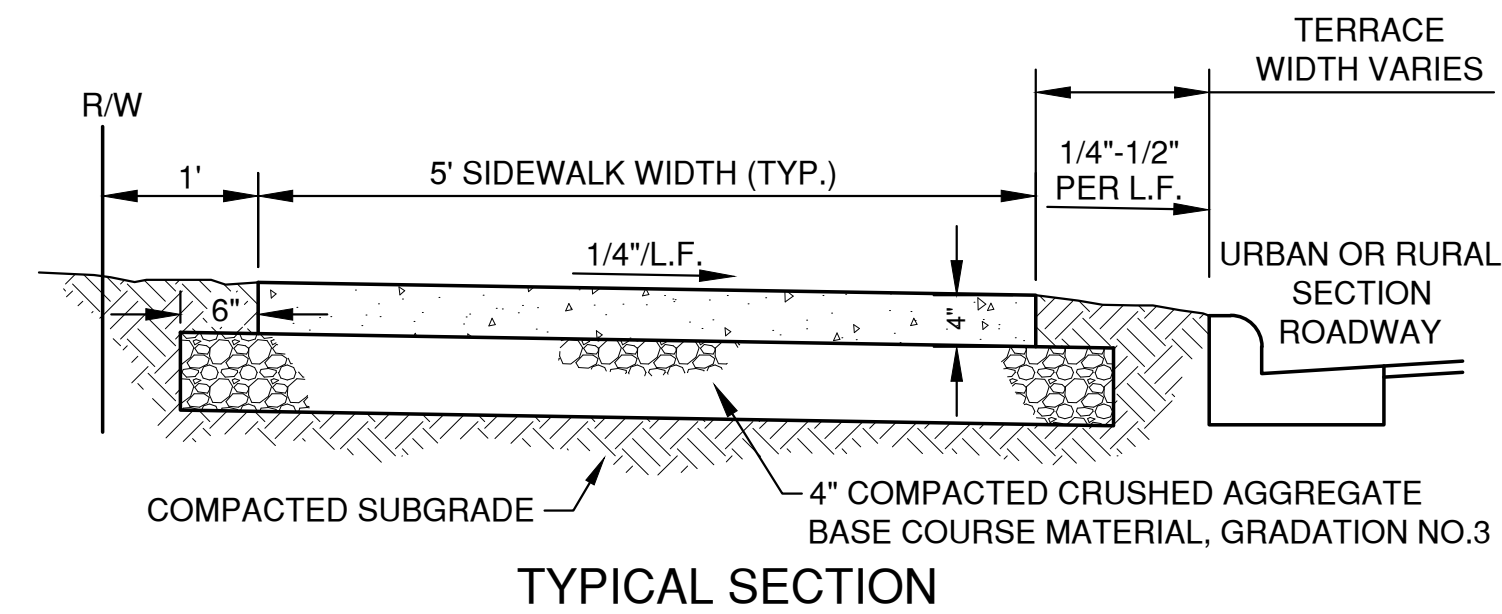
CLEAN-OUT DETAIL (NON-TRAVELED AREAS)



TAP SERVICE PIPING (POLYETHYLENE)

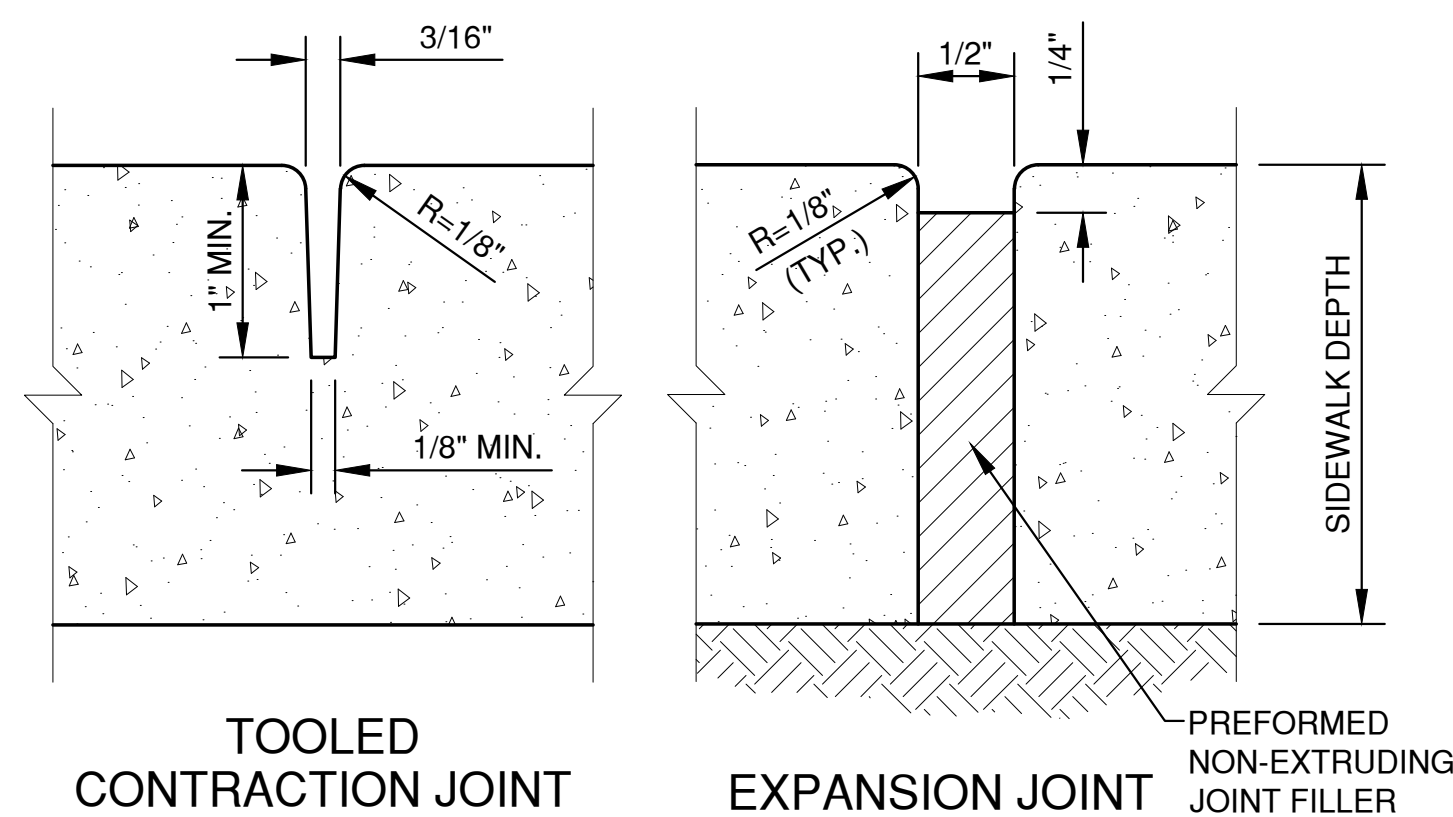


HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL



TYPICAL SECTION

NOTE: REFER TO SPECIFICATIONS FOR REINFORCEMENTS.

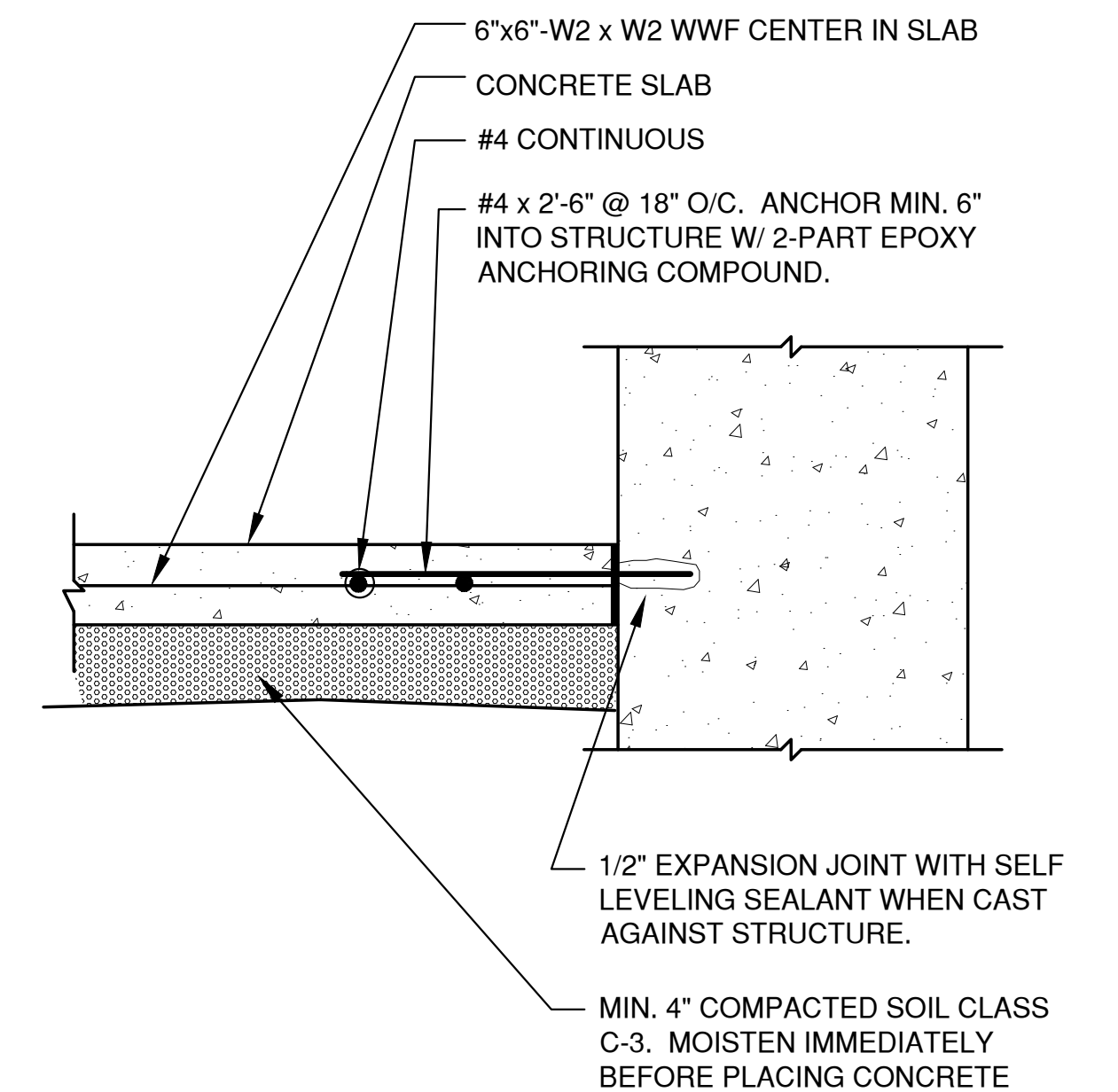


TOOLED CONTRACTION JOINT

EXPANSION JOINT

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

SIDEWALK DETAIL



TYPICAL SIDEWALK ADJACENT TO STRUCTURE

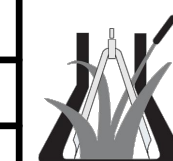
File: P:\4000\4000.dwg Plot Date: Sep 28, 2020 4:50pm LAYOUT: DETAILS (1)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								LLP
								CHECKED
								DESIGNED
								AJB

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

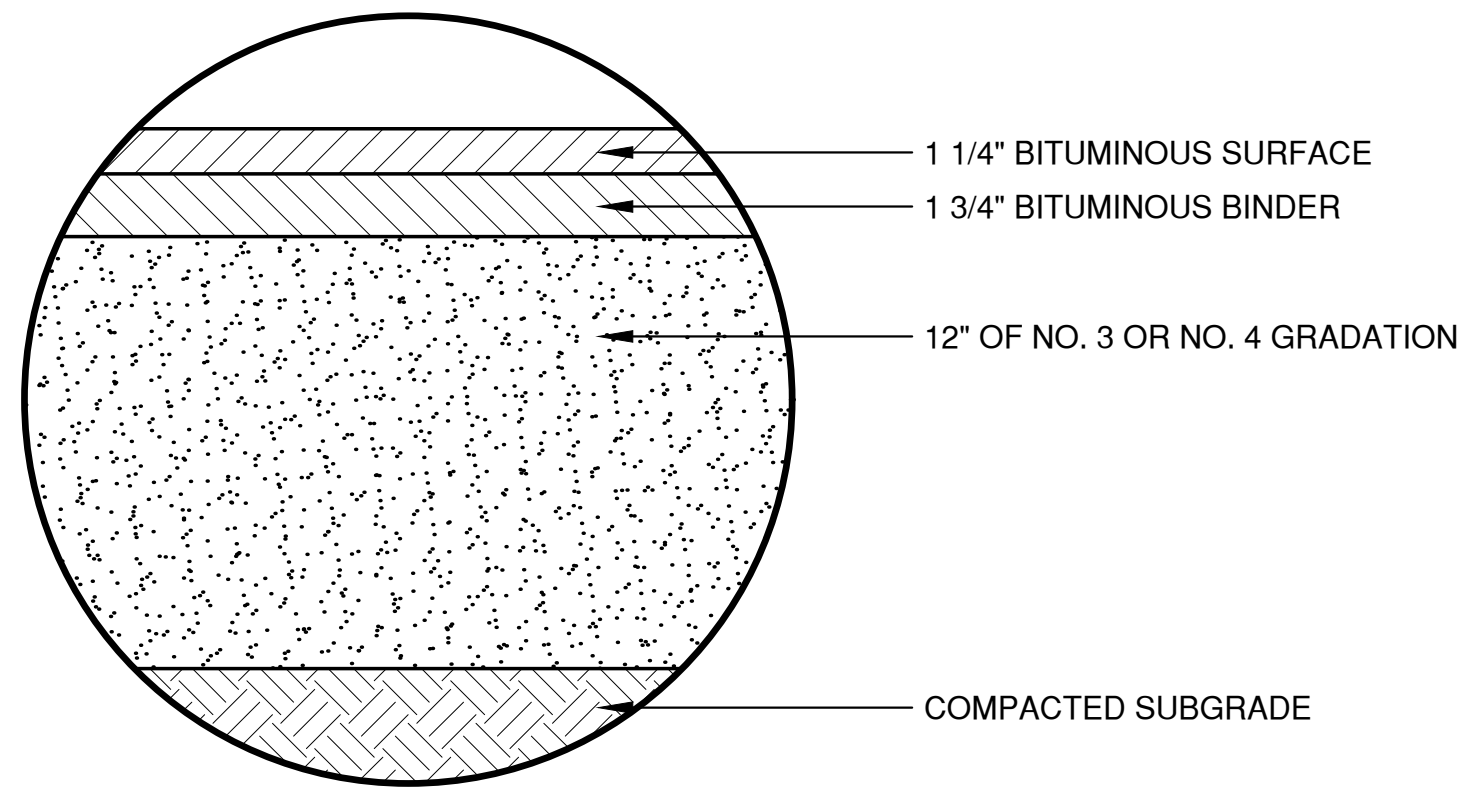
MISCELLANEOUS DETAILS

DATE	08/20/20
FILE	DETAILS
JOB NO.	4059011

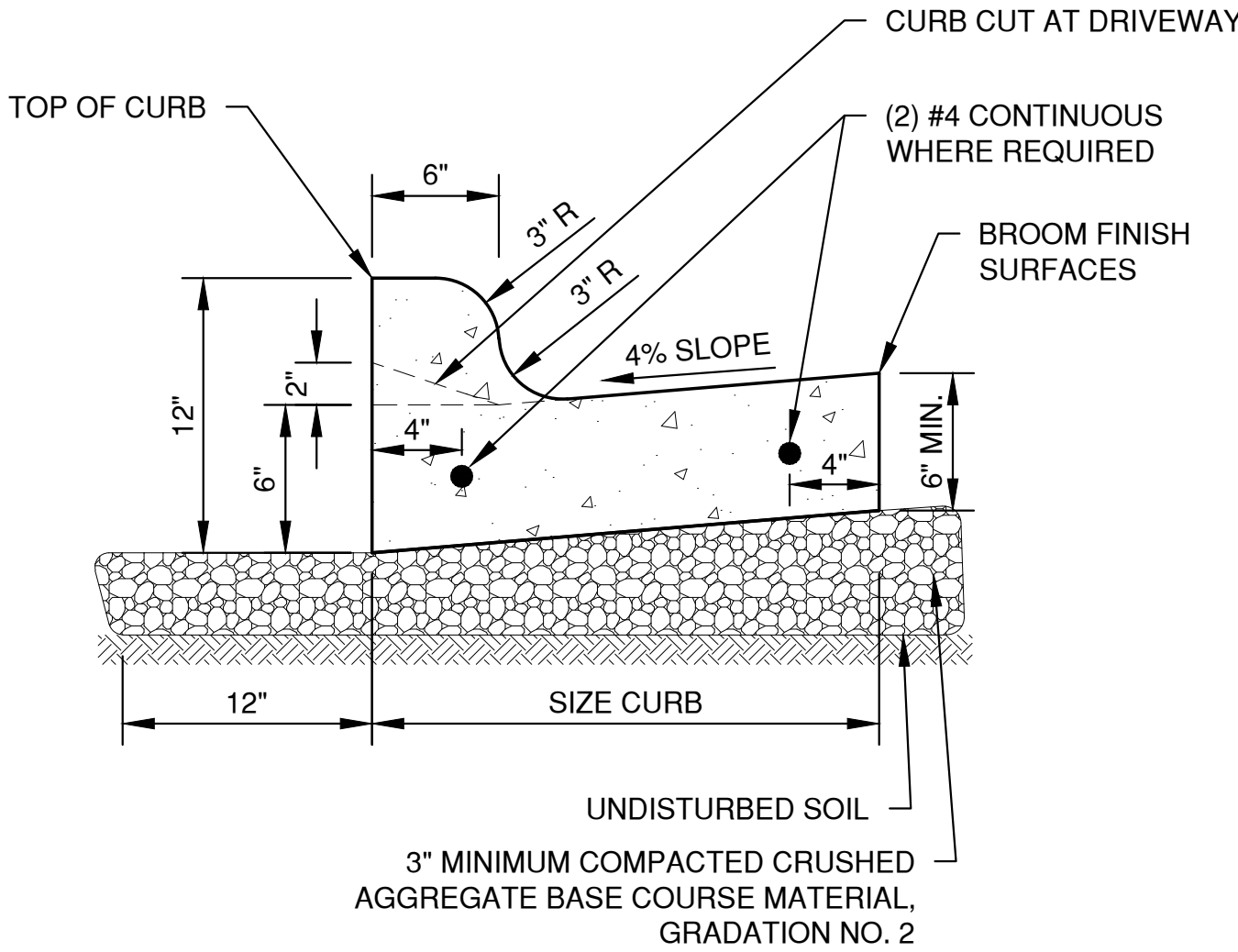


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SHEET NO.
6

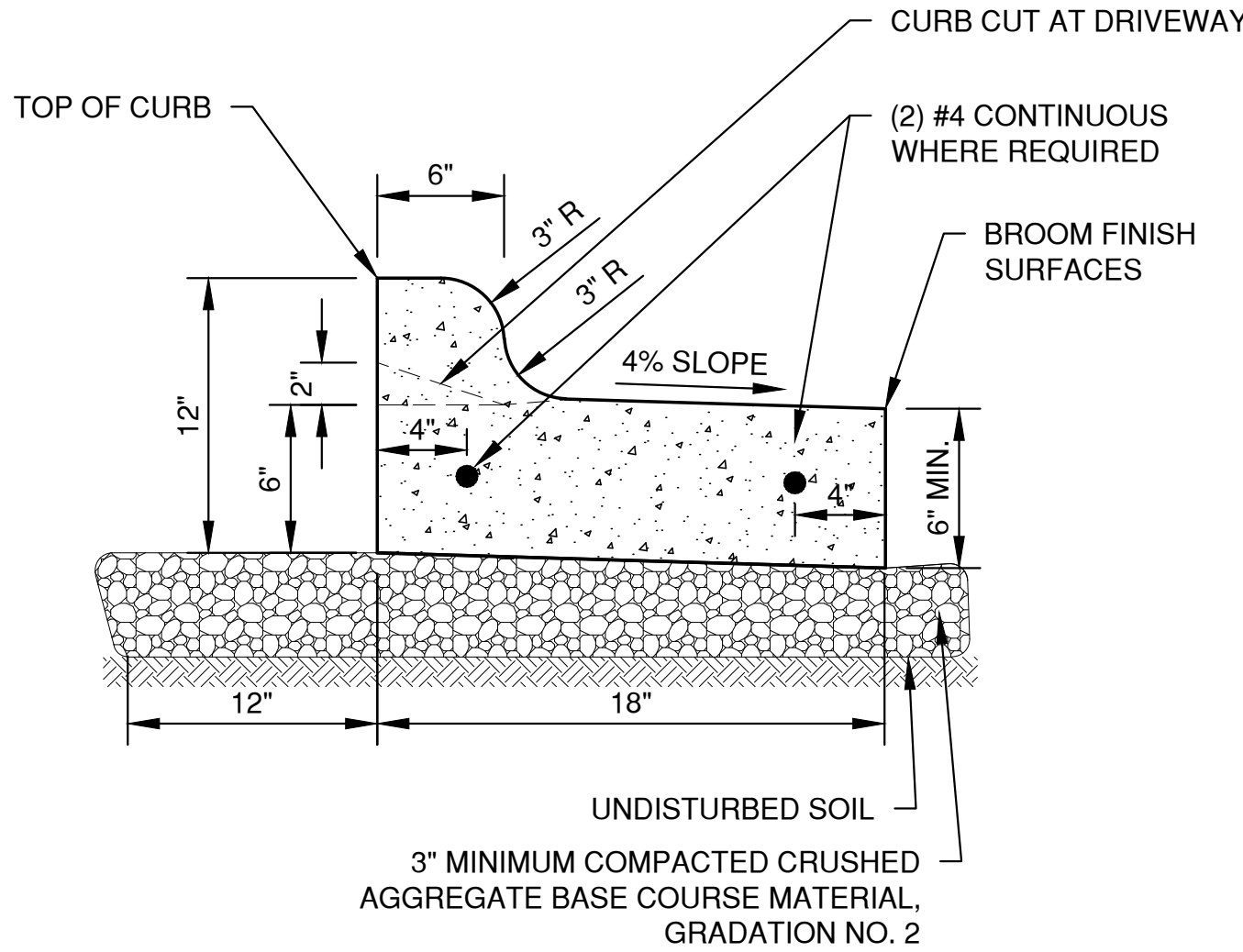


LIGHT DUTY ASPHALT PAVEMENT



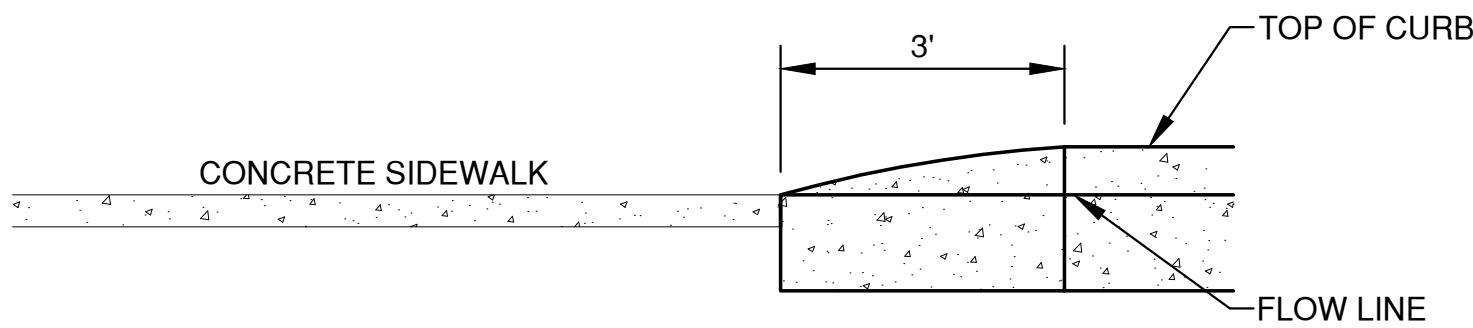
- NOTES:
- 1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 - 2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

STANDARD CURB AND GUTTER



- NOTES:
- 1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 - 2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

SHEDDING CURB AND GUTTER



CURB TAPER DETAIL

File: E:\4000\4050\4050\011.dwg
Plot Date: Sep 28, 2020 4:37pm
LAYOUT: DETAILS (3)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED
								DESIGNED AJS

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

MISCELLANEOUS DETAILS

DATE 08/2020
FILE DETAILS
JOB NO. 4050011



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SHEET NO.
7

INLET PROTECTION NOTES:

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

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

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

MAINTENANCE NOTES:

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

INSTALLATION NOTES:
TYPE "B" AND "C"

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

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

TYPE "D"

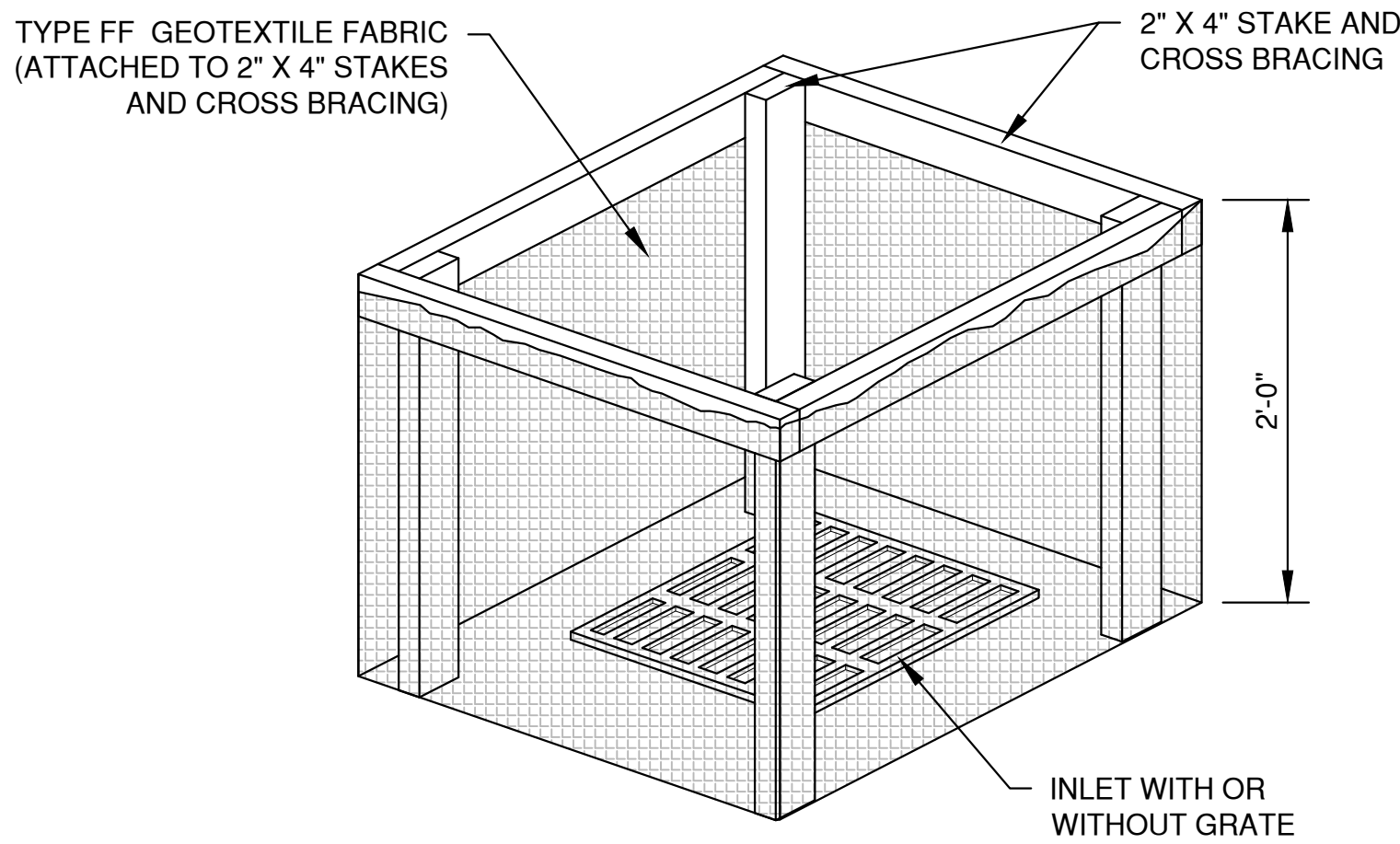
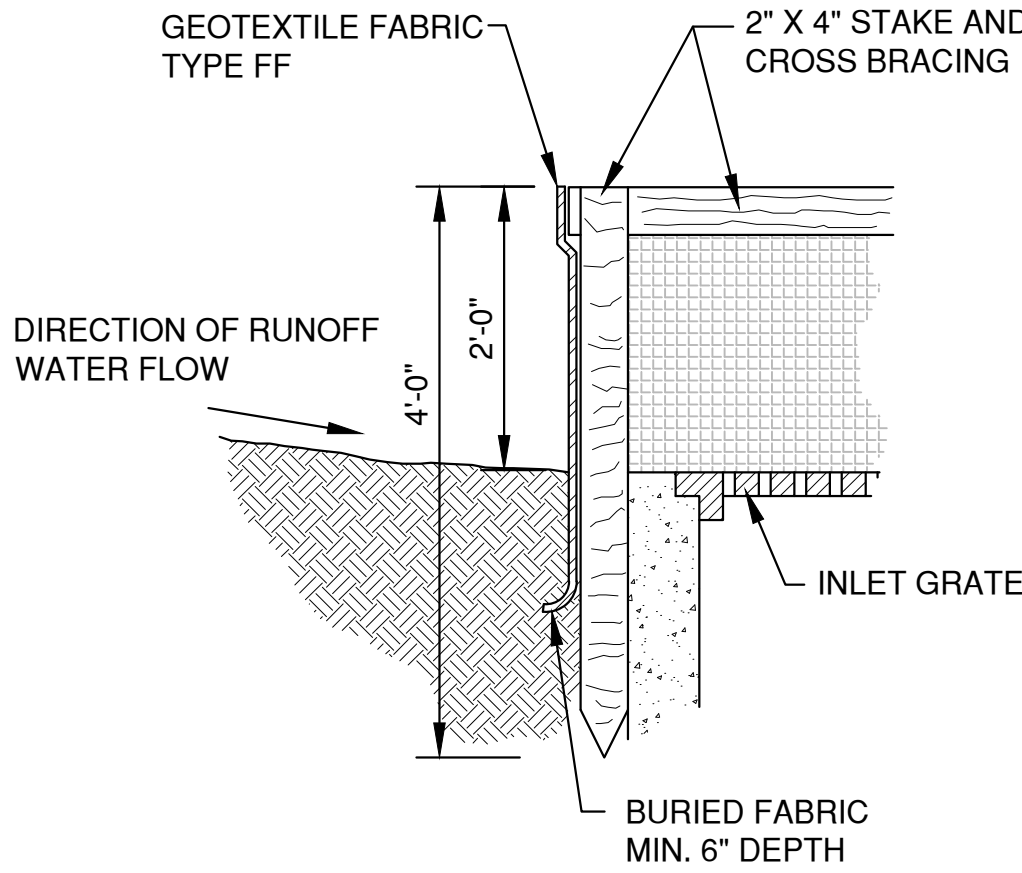
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

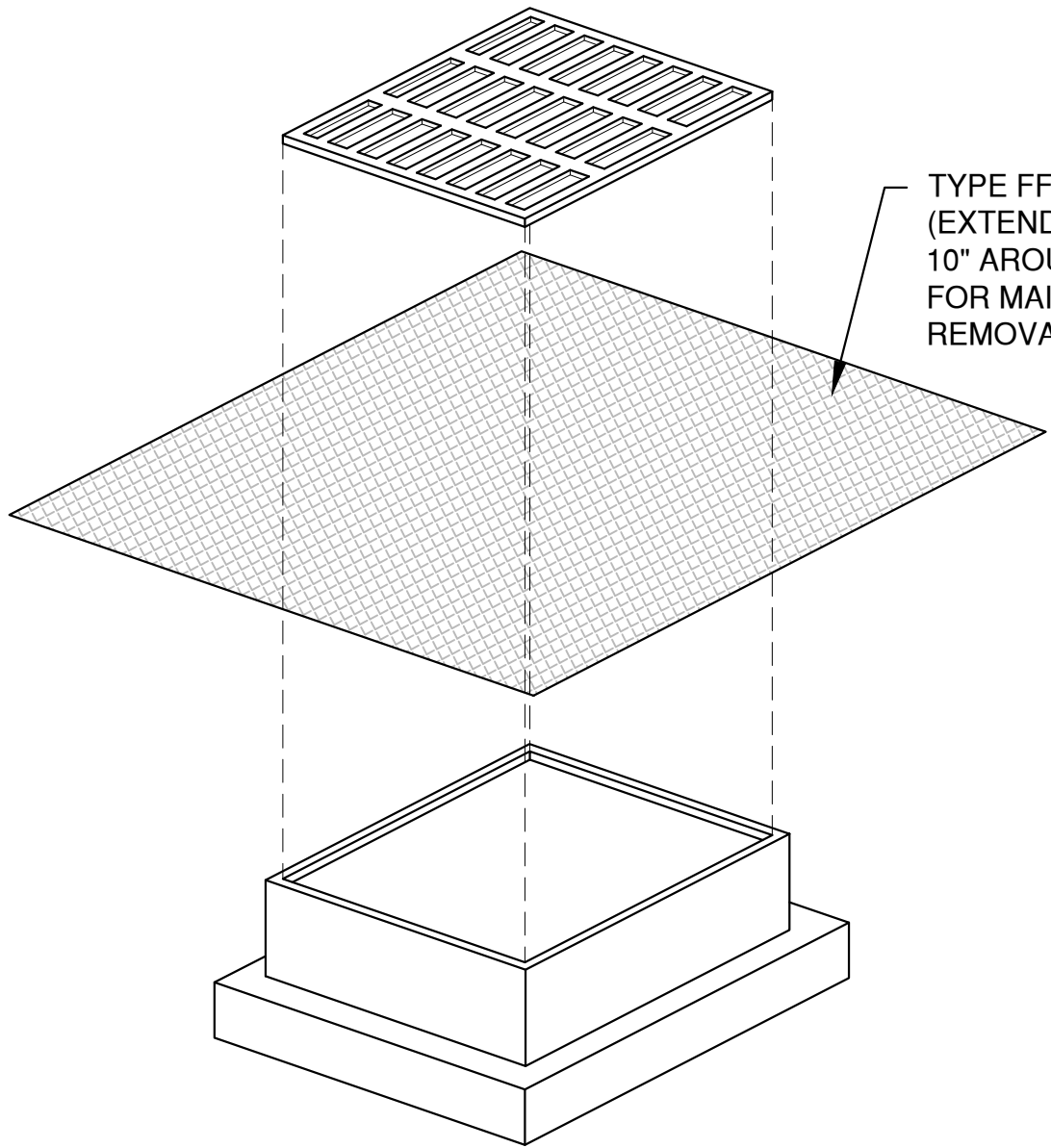
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

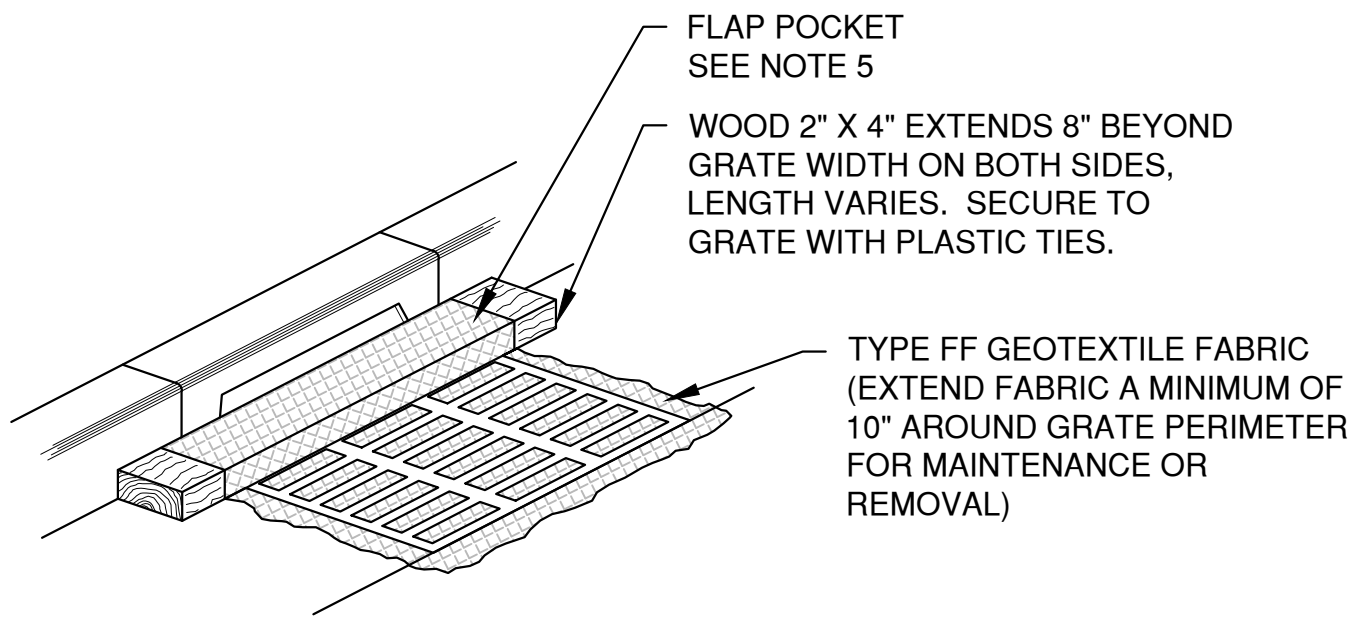
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE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



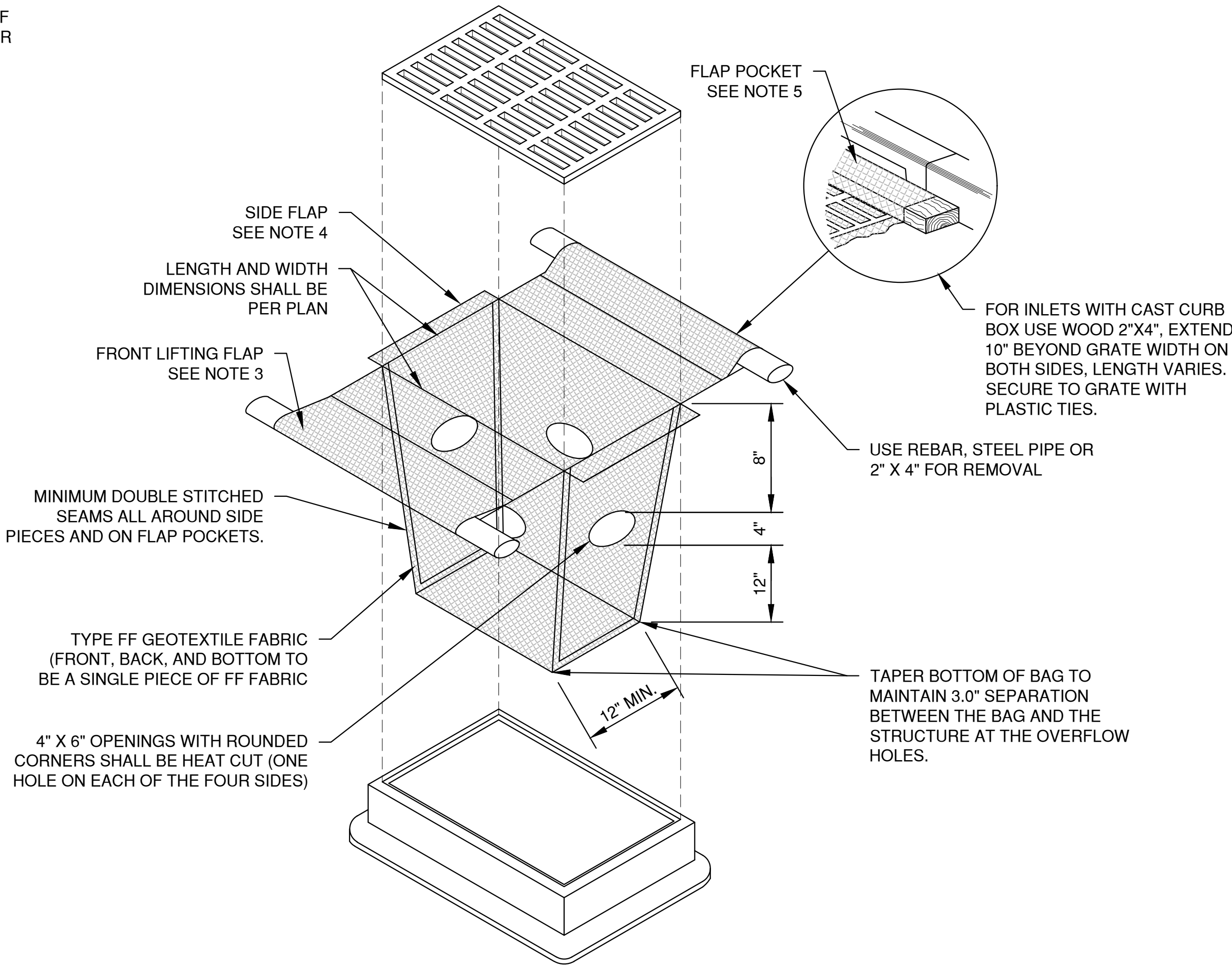
INLET PROTECTION, TYPE A



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



INLET PROTECTION, TYPE C
(WITH CURB BOX)



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

NOTES:

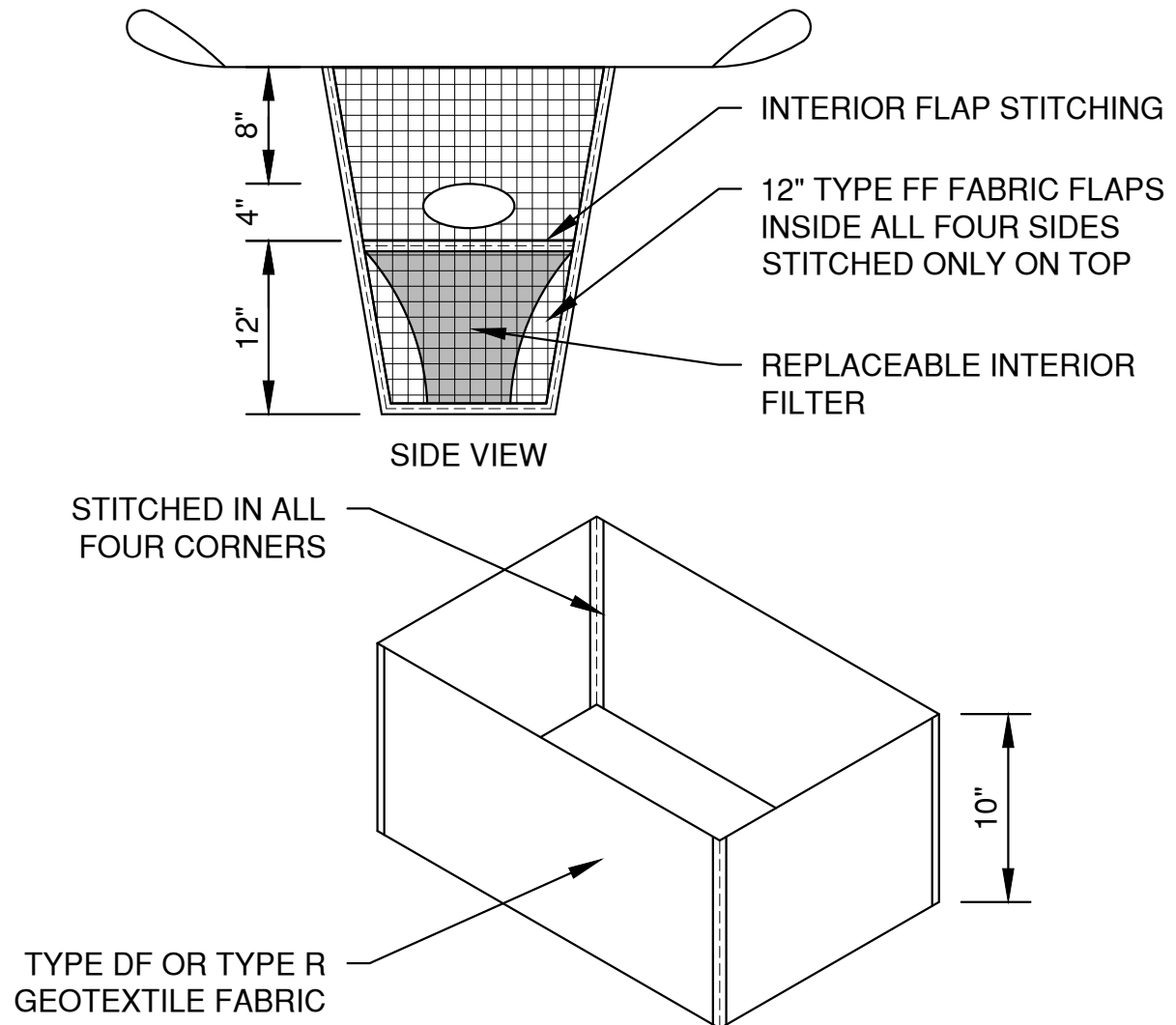
- 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT,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

MAINTENANCE NOTES:

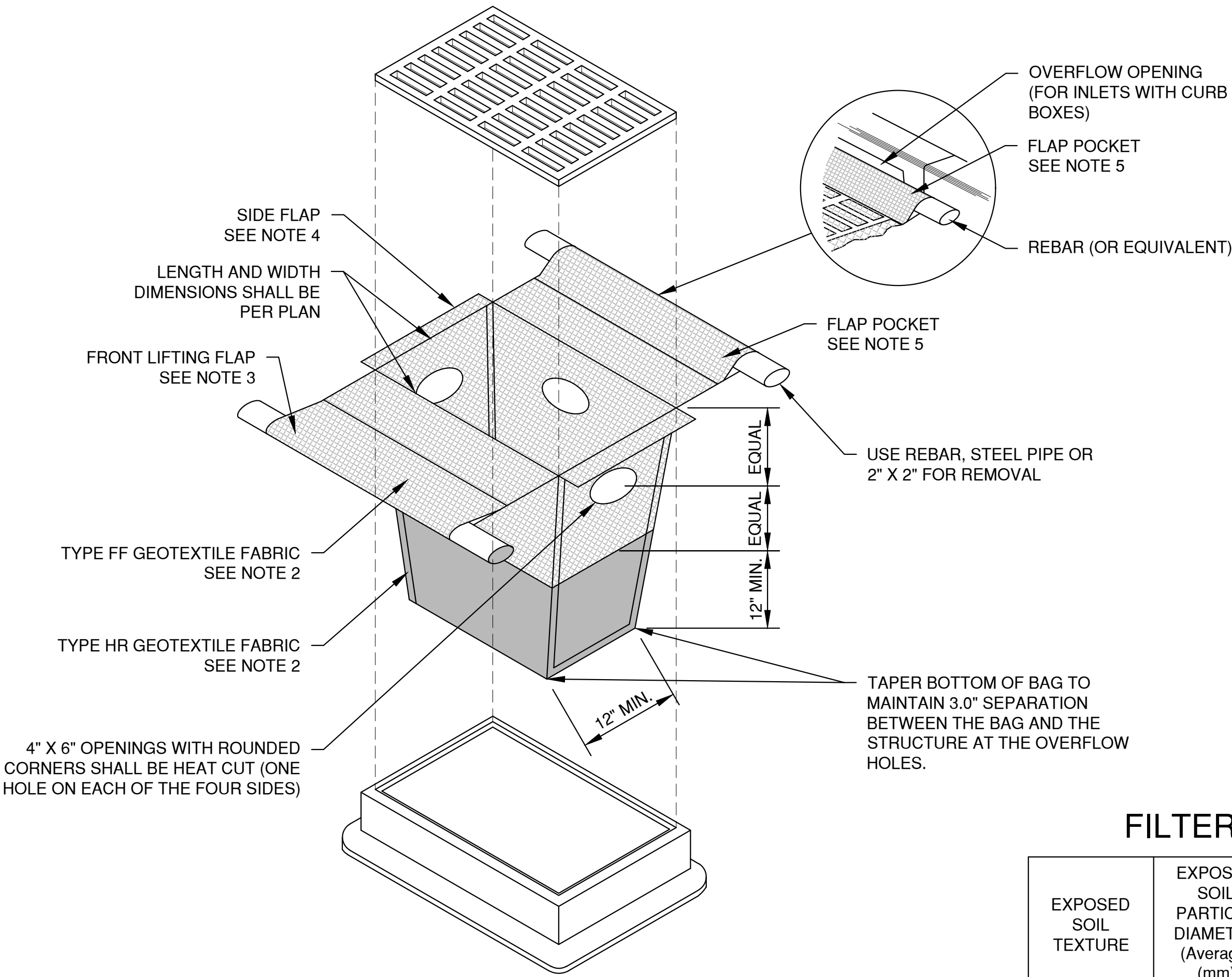
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTES:

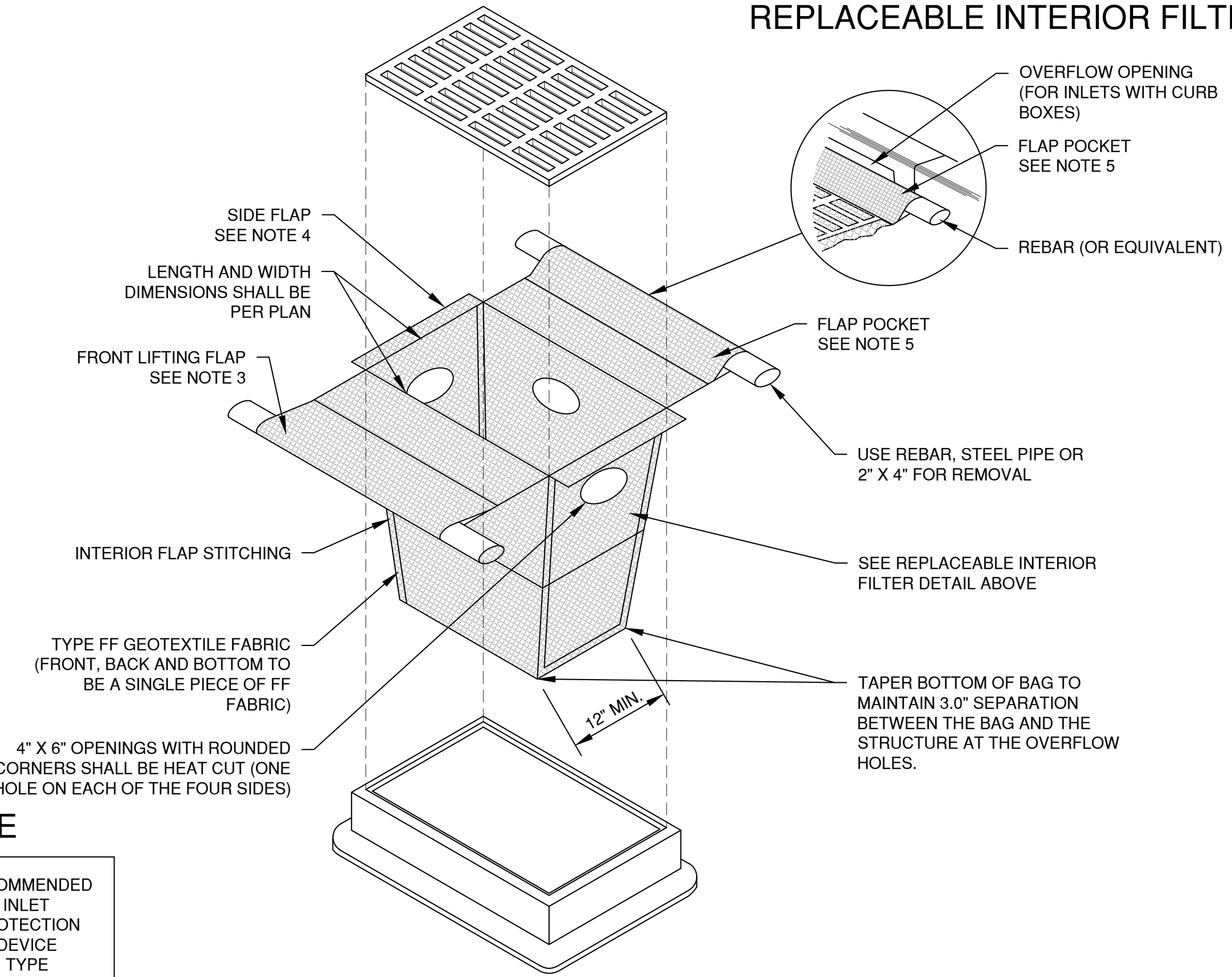
- 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE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



REPLACEABLE INTERIOR FILTER



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



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

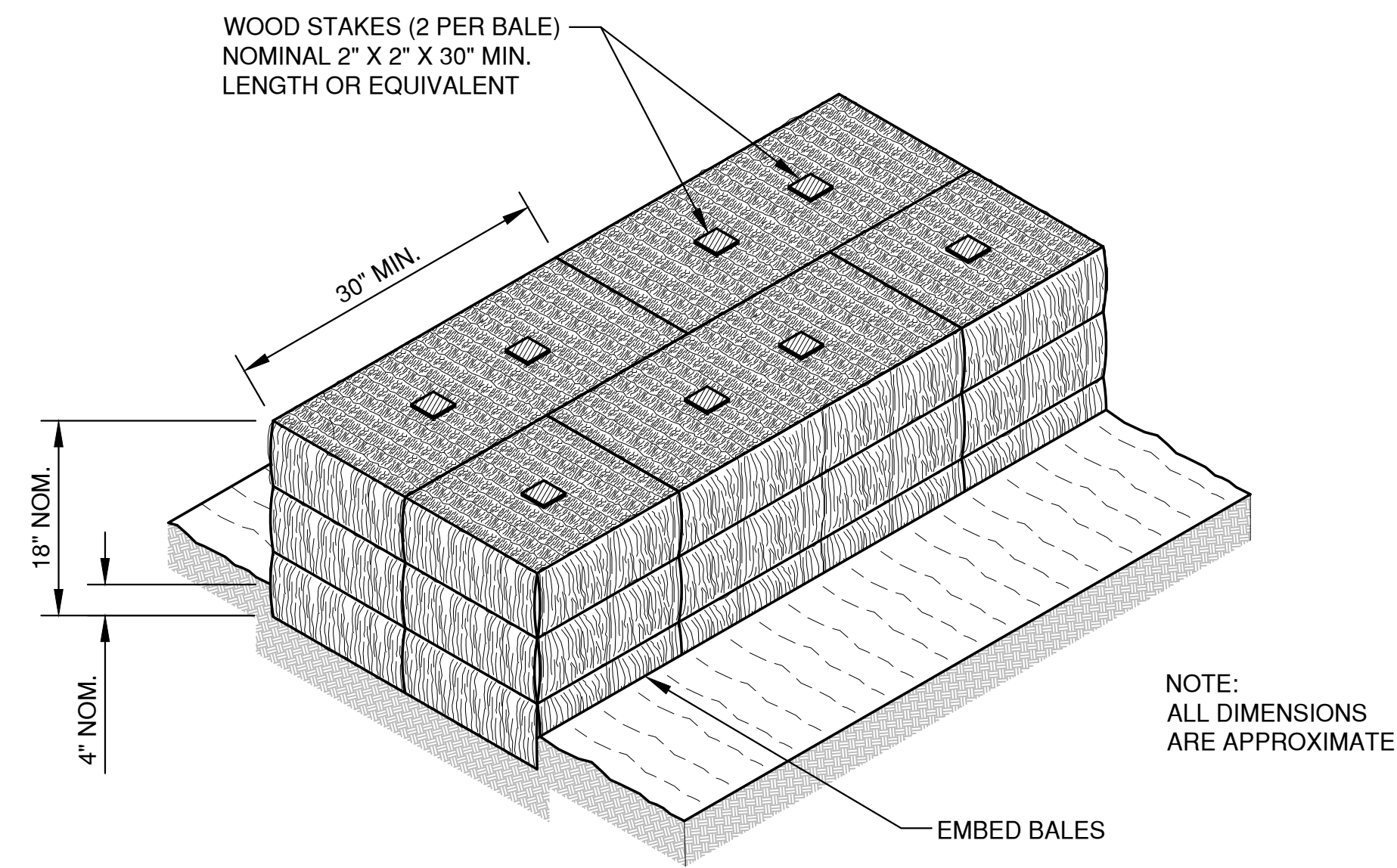
FILTER FABRIC TYPE

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

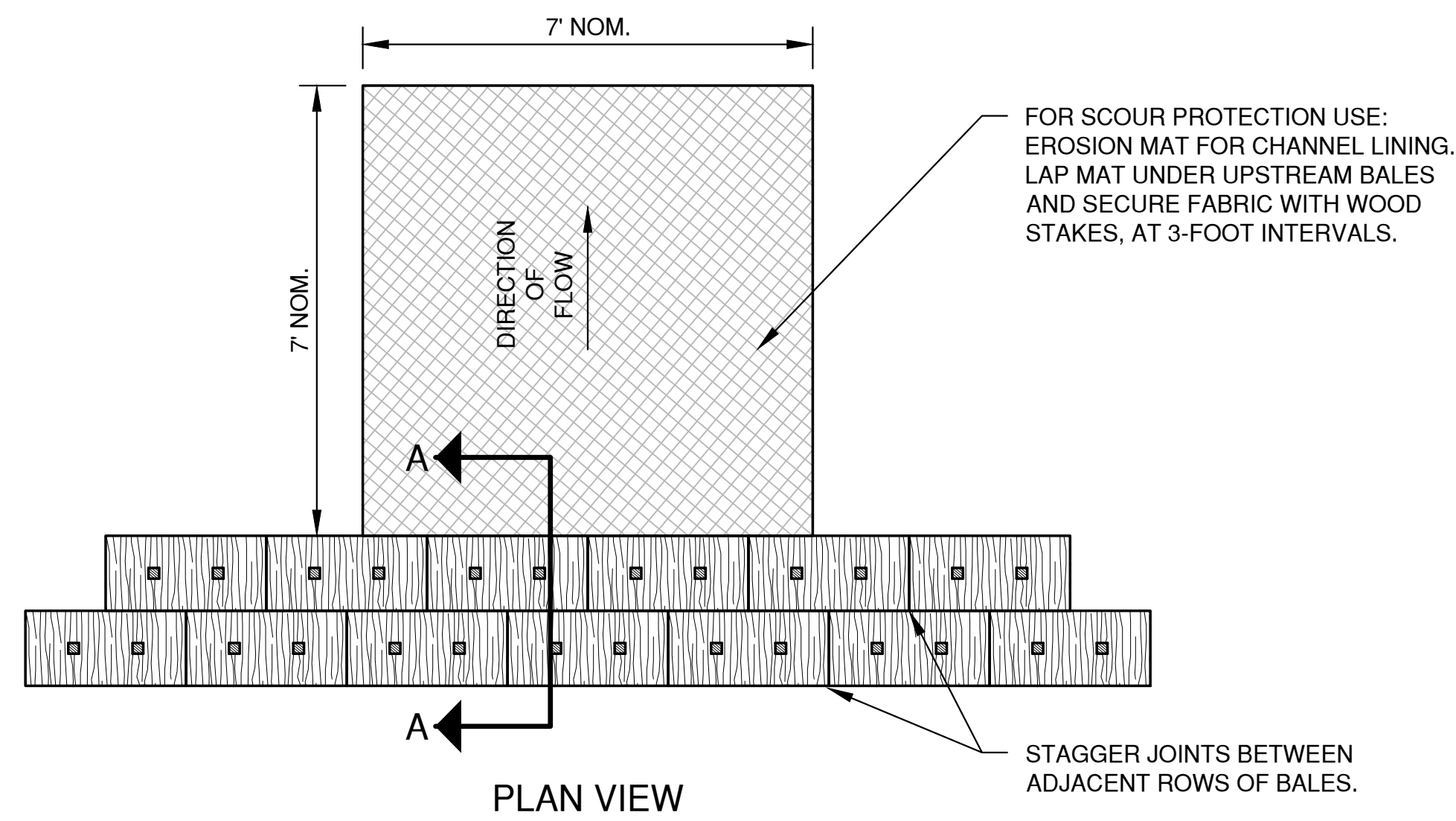
* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

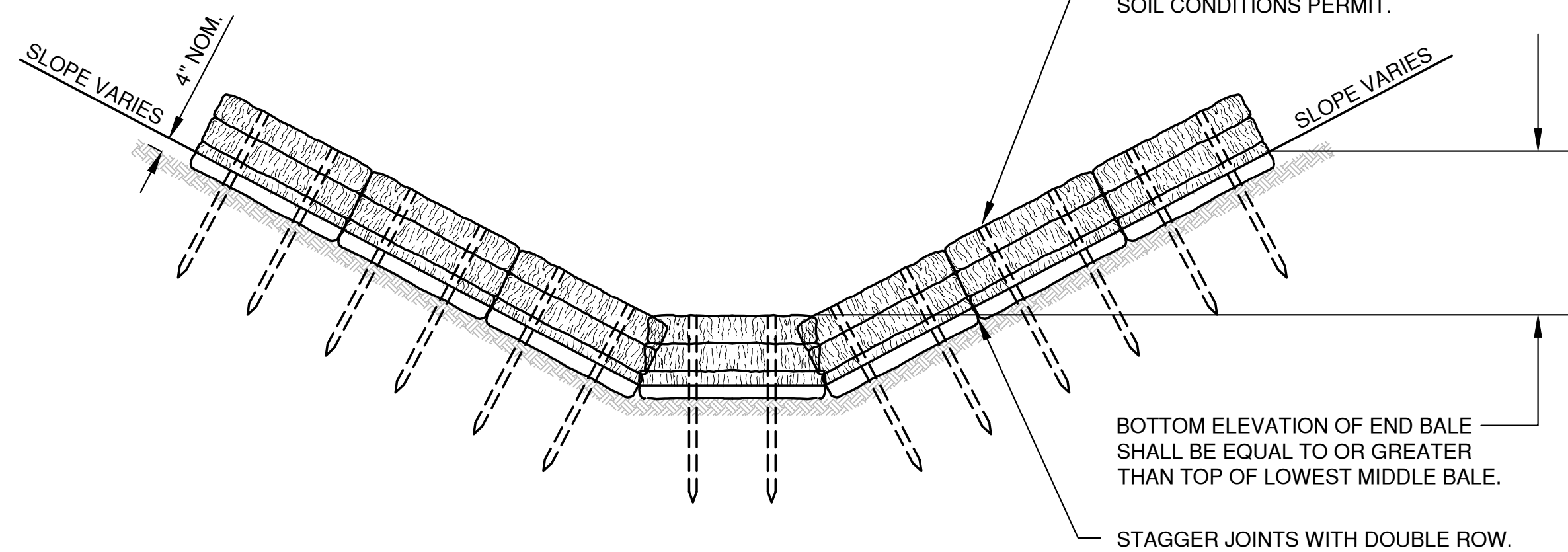
File: E:\4000\4059\4059011.dwg EROSION CONTROL.dwg
Plot Date: Sep 28, 2020 4:30pm
LAYOUT: 2 - INLET PROTECTION



SECTION A-A

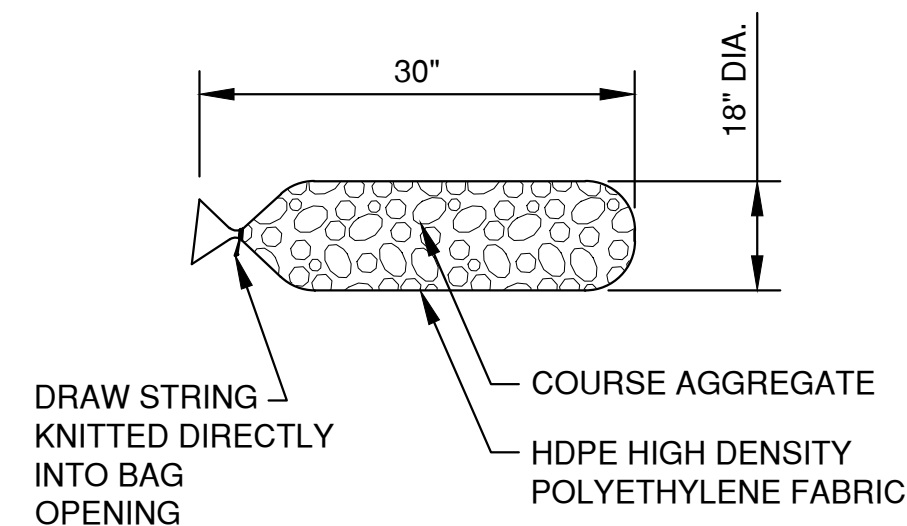


PLAN VIEW



FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES
TYPE A



FILTER BAG DETAIL

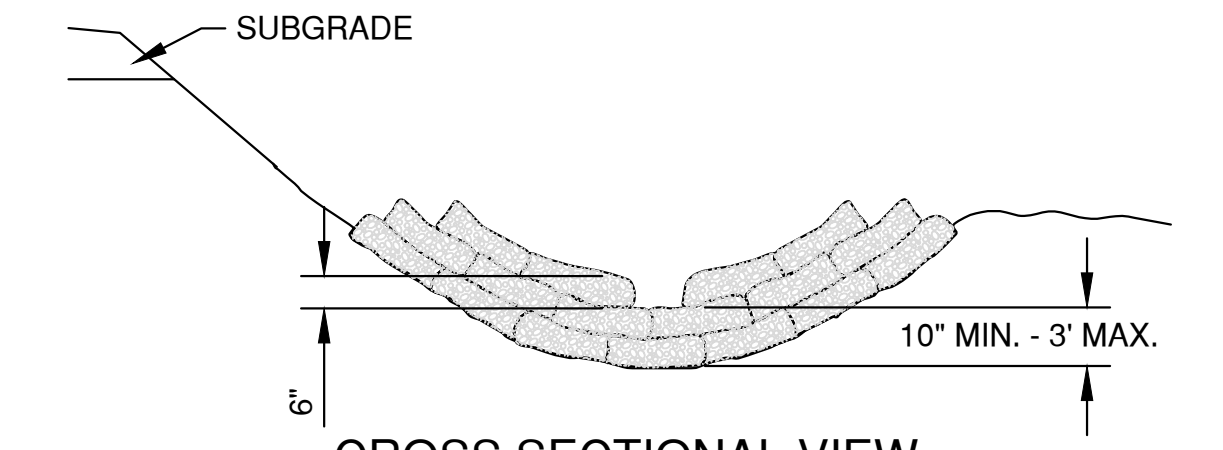
NOTES:

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

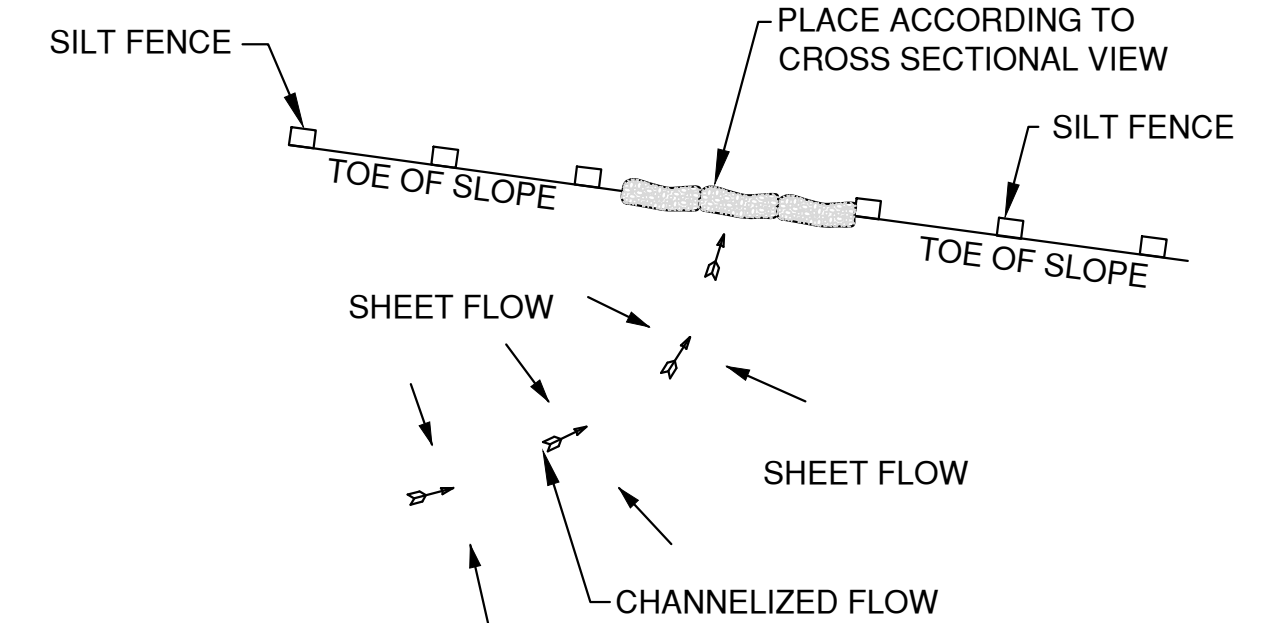
HDPE HIGH DENSITY POLYETHYLENE
HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8" X 1/8"
ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.
2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

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

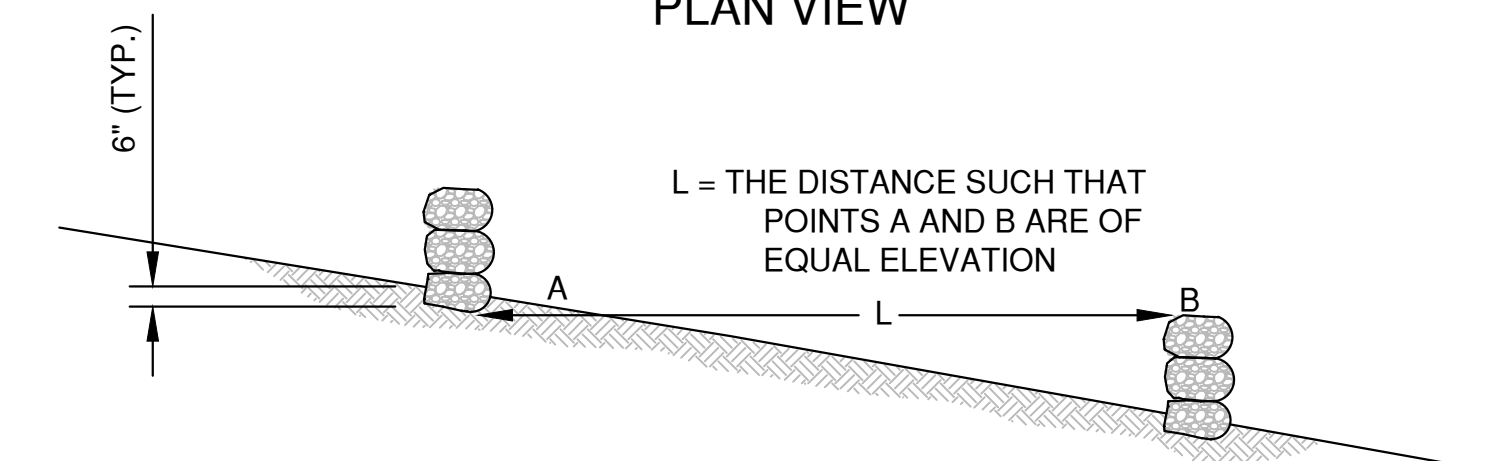
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



PLAN VIEW



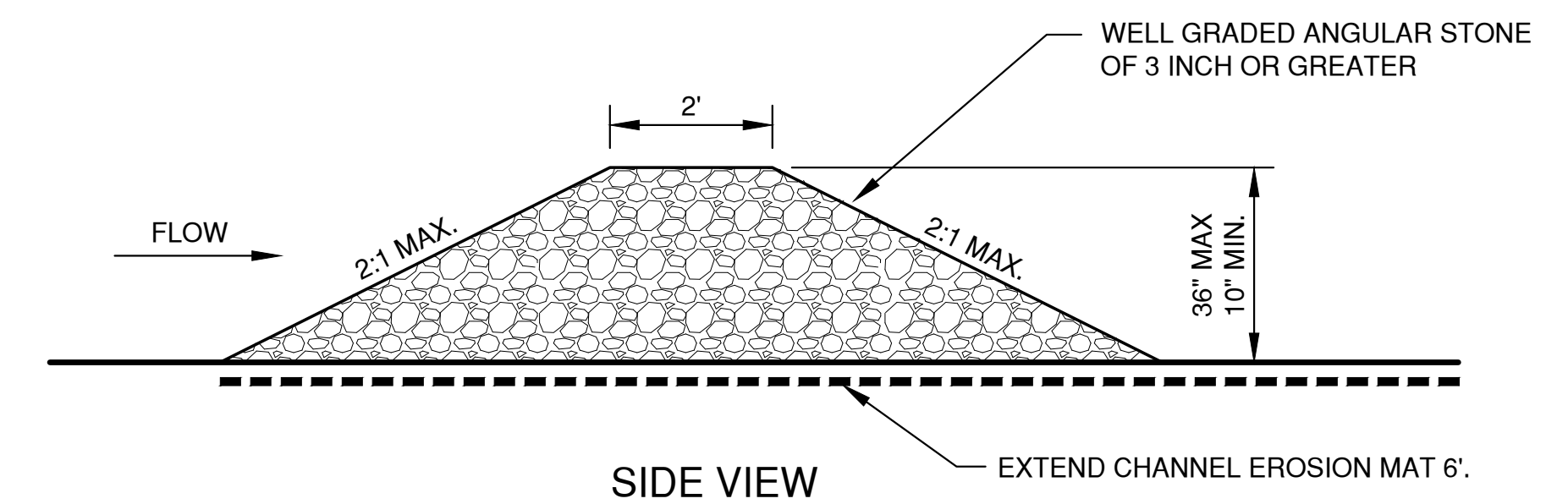
SIDE VIEW

DITCH CHECK DETAIL

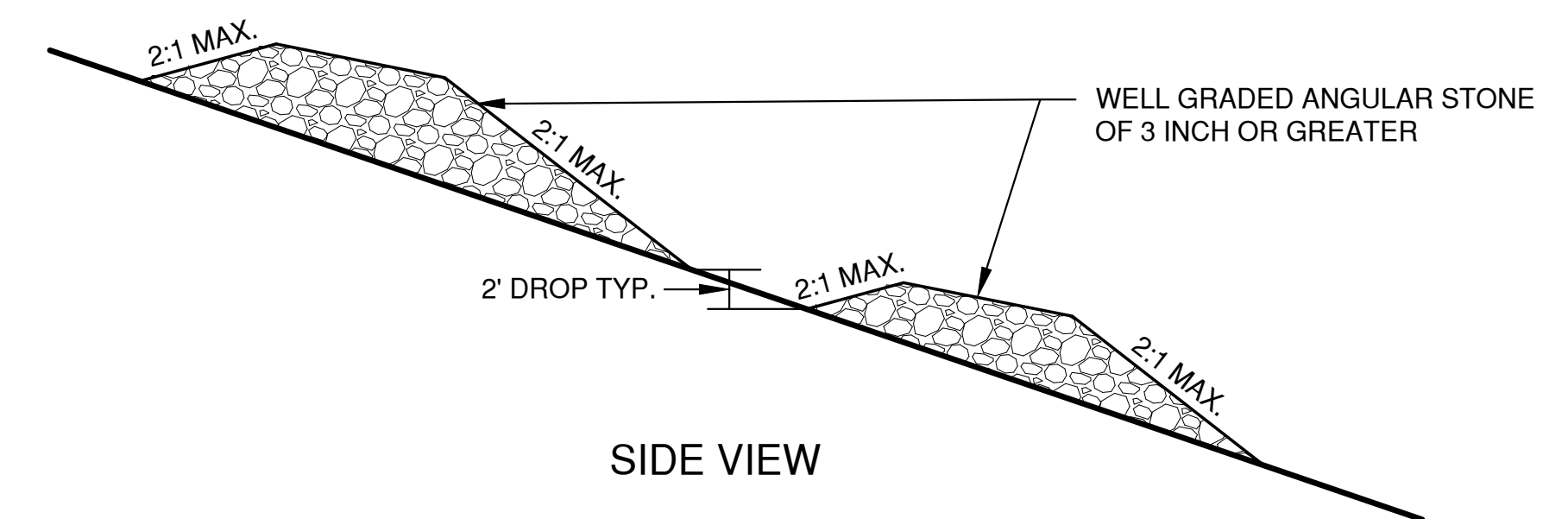
ROCK FILLED EROSION CONTROL BAGS
TYPE B

DITCH CHECK GENERAL NOTES:

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



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE
TYPE C

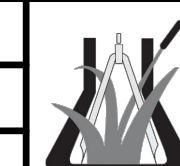
File: E:\4000\4059\4659011.dwg EROSION CONTROL.dwg
Plot Date: Sep 28, 2020 4:40pm
LAYOUT: 3 DITCH CHECKS

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED
								DESIGNED AJS

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

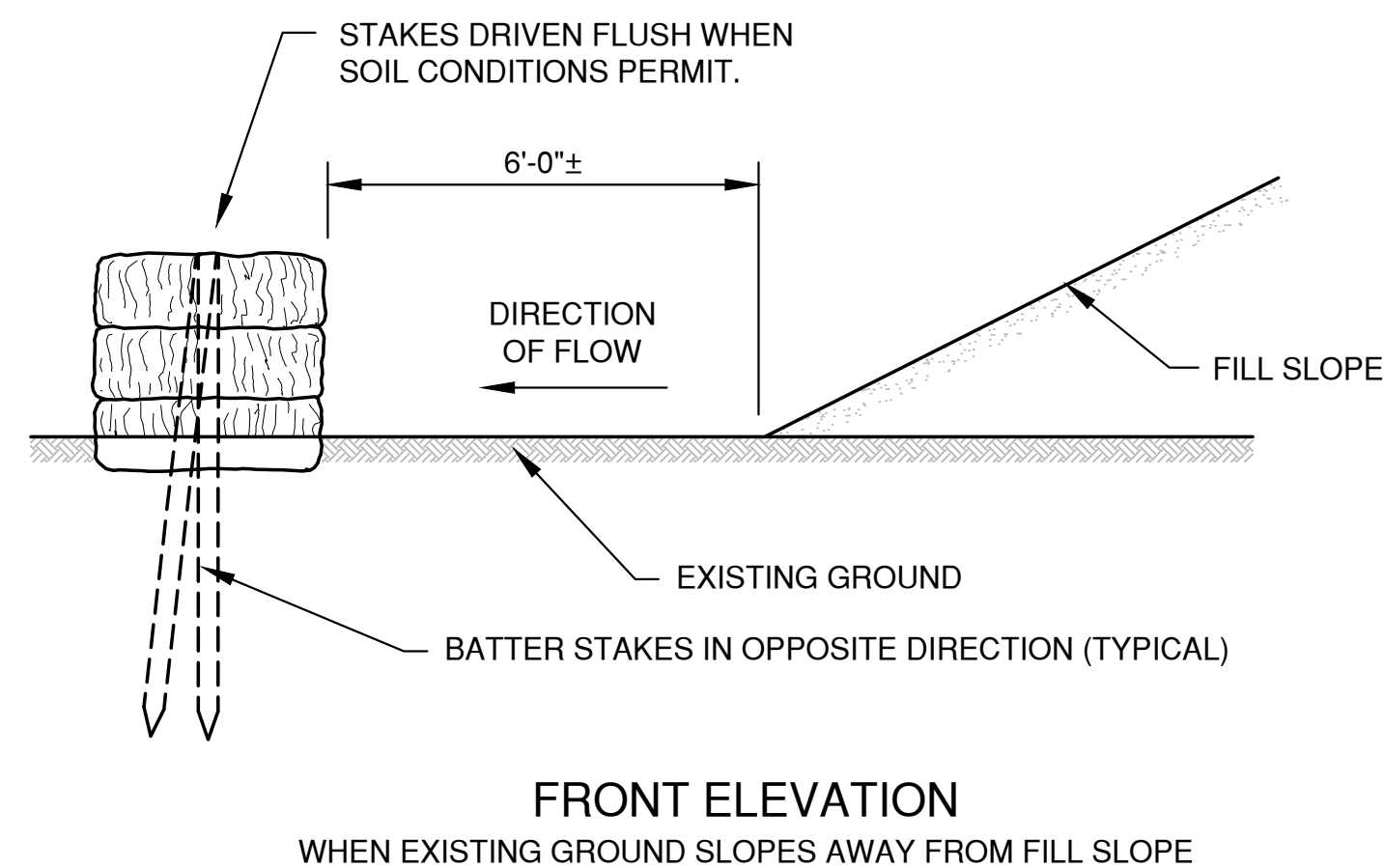
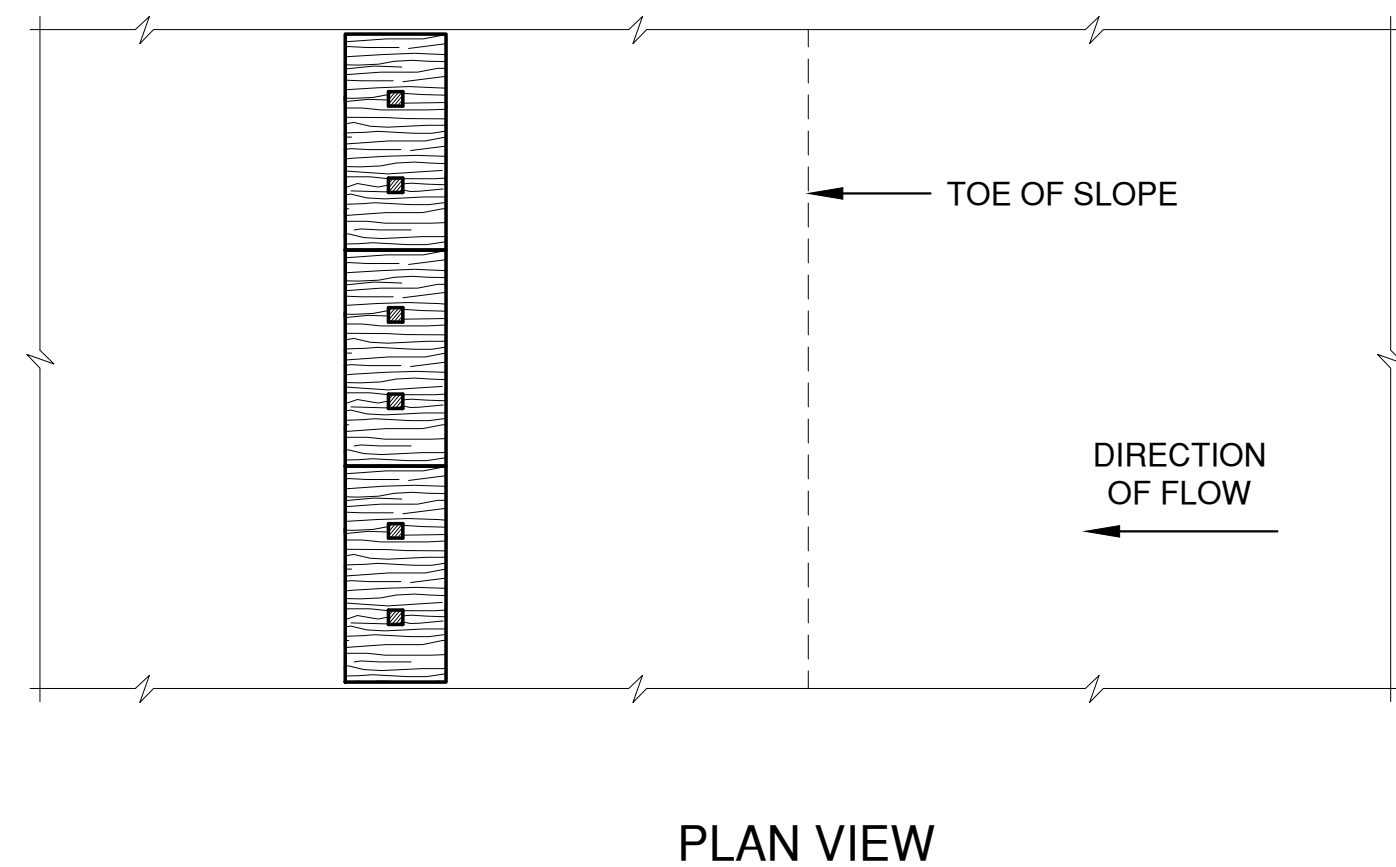
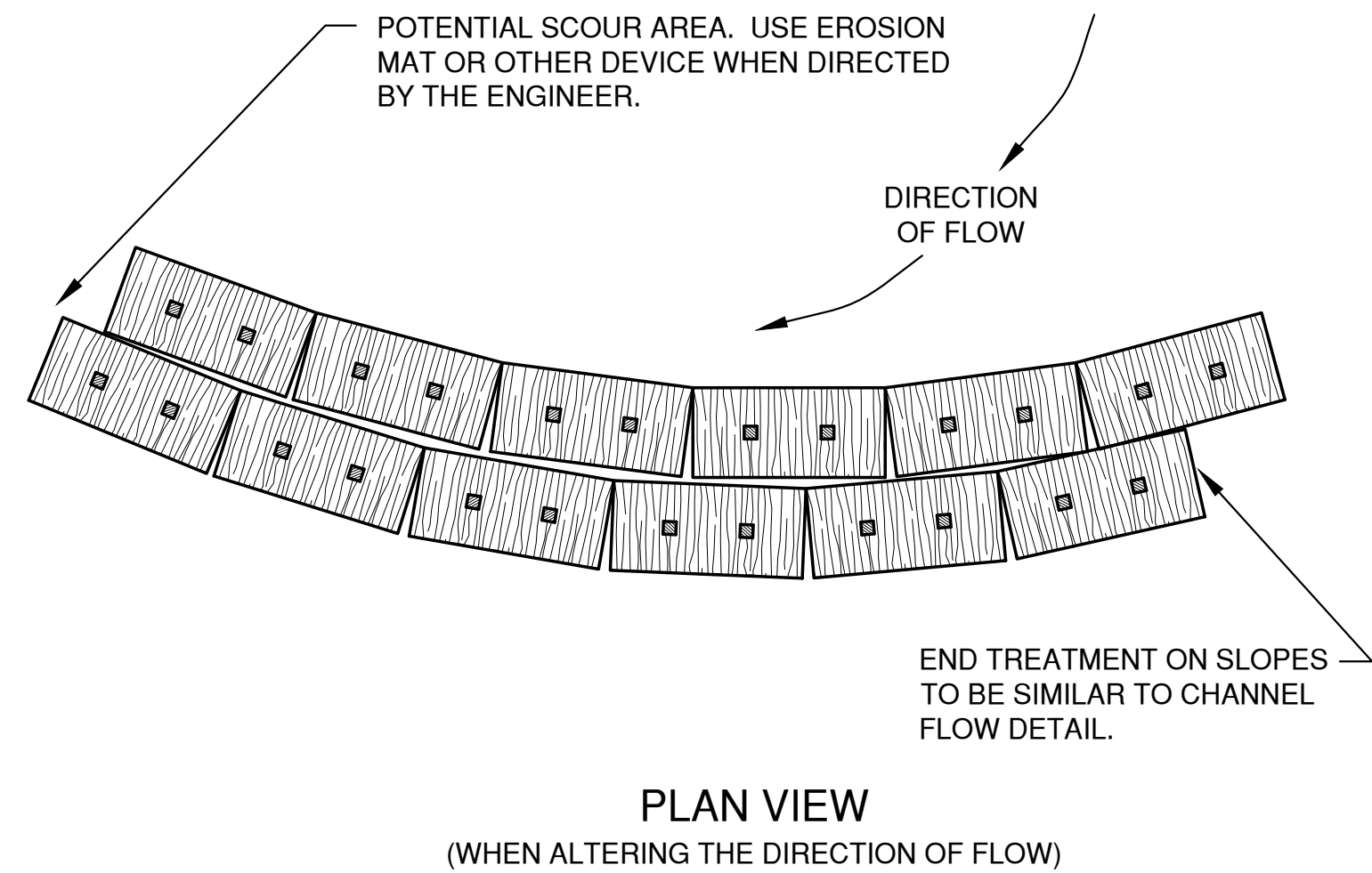
EROSION CONTROL
DITCH CHECK DETAILS

DATE 08/20/20
FILE EROSION CONTROL
JOB NO. 4659011

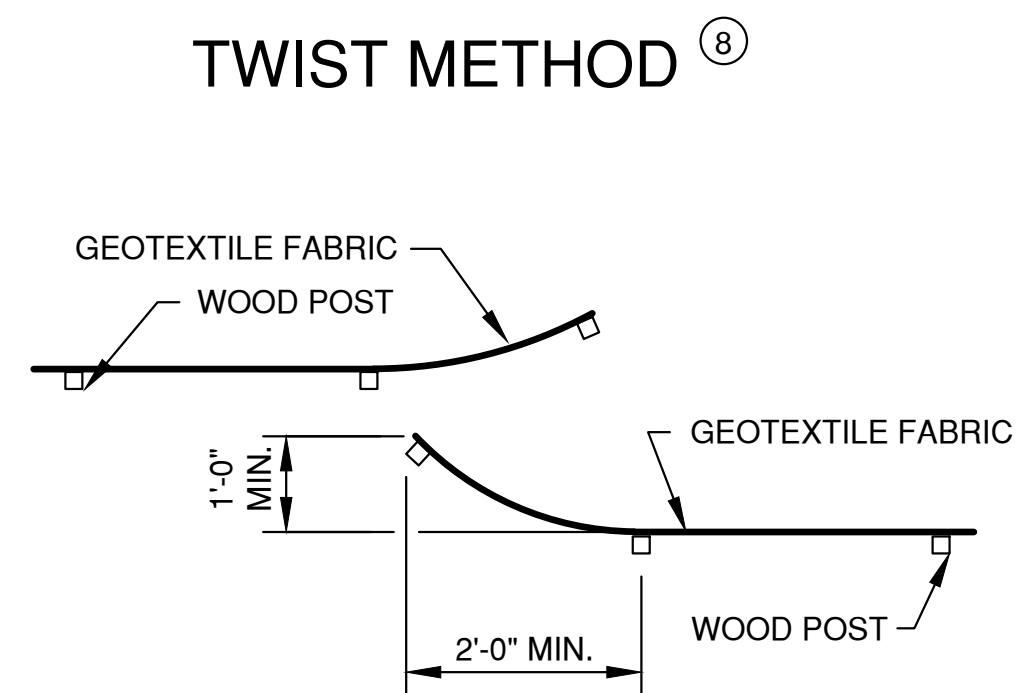
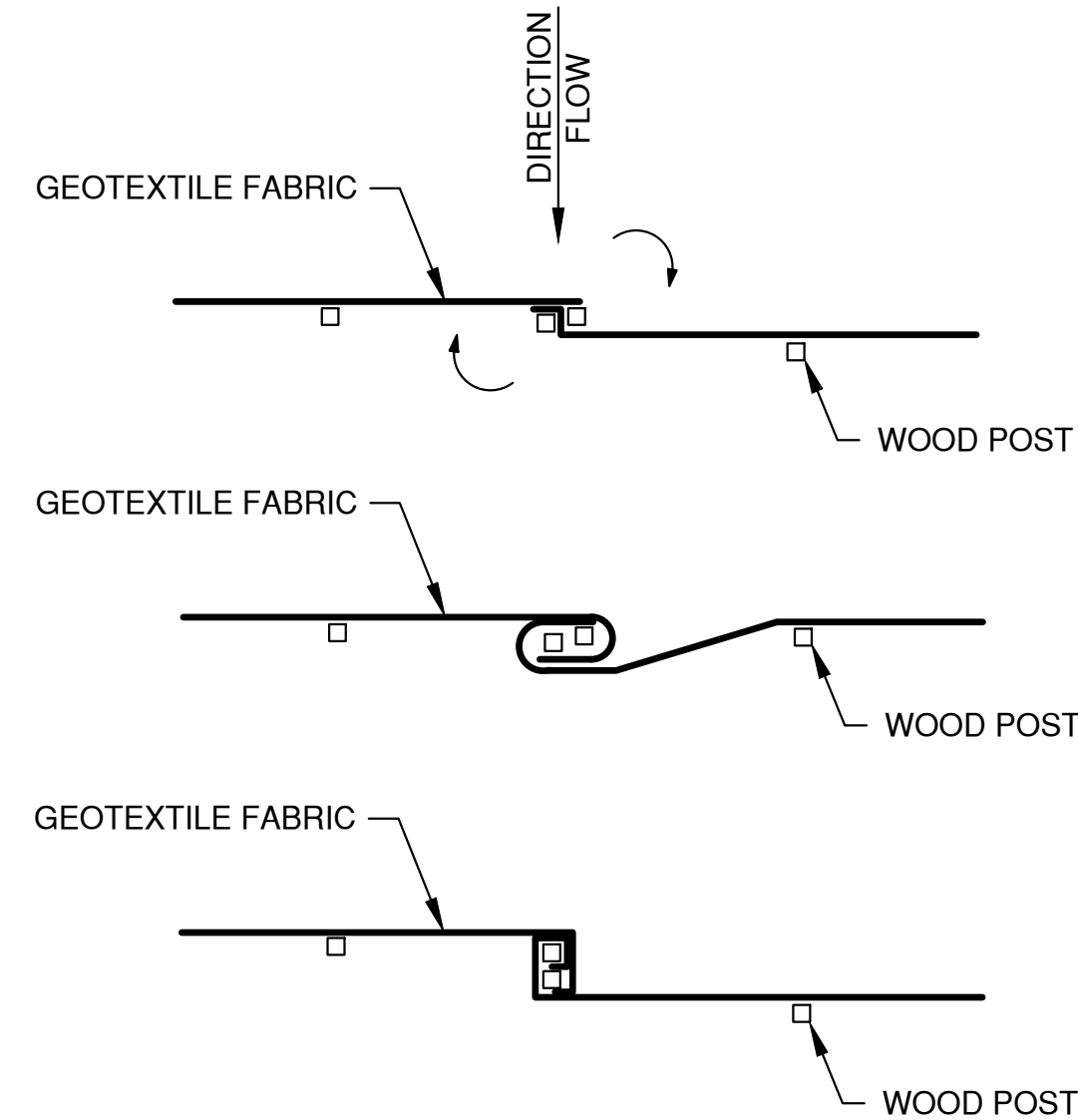
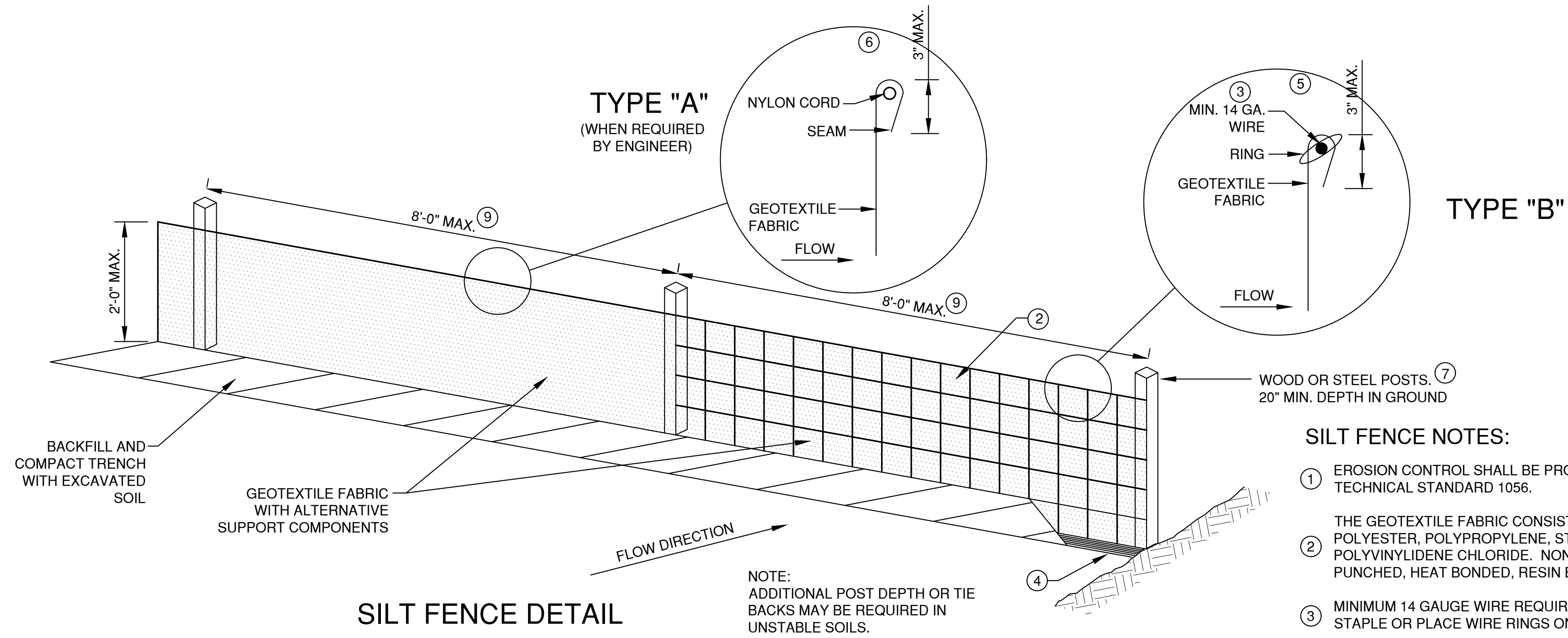


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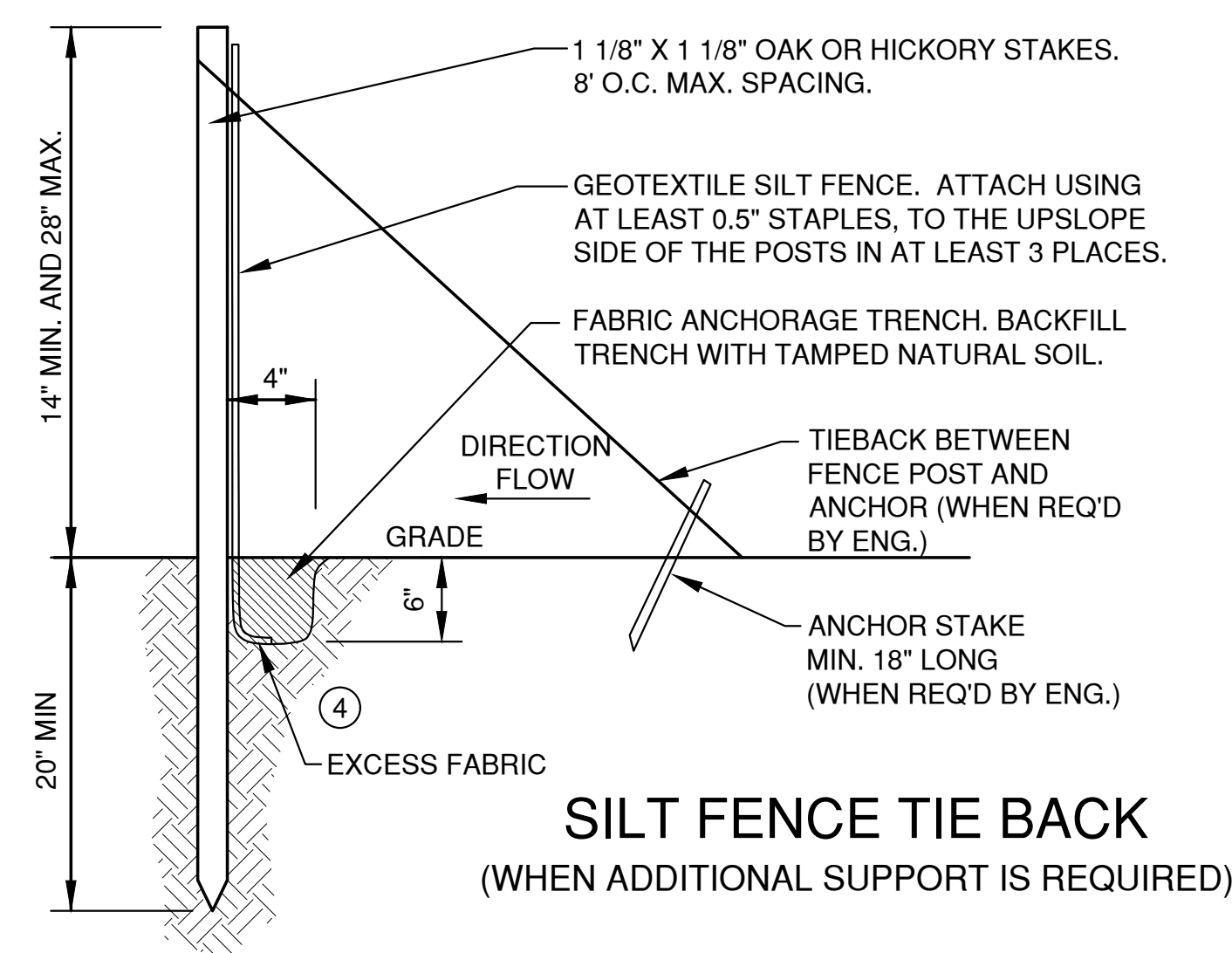
SHEET NO.
10



EROSION BALES FOR SHEET FLOW



JOINING TWO LENGTHS OF SILT FENCE



EROSION CONTROL SHEET FLOW NOTES:

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

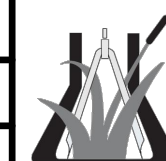
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Plot Date: Sep 28, 2020 11:44am
LAYOUT: 4 SHEET FLOW
LAYOUT:

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED
								DESIGNED AJS

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

EROSION CONTROL
SHEET FLOW DETAILS

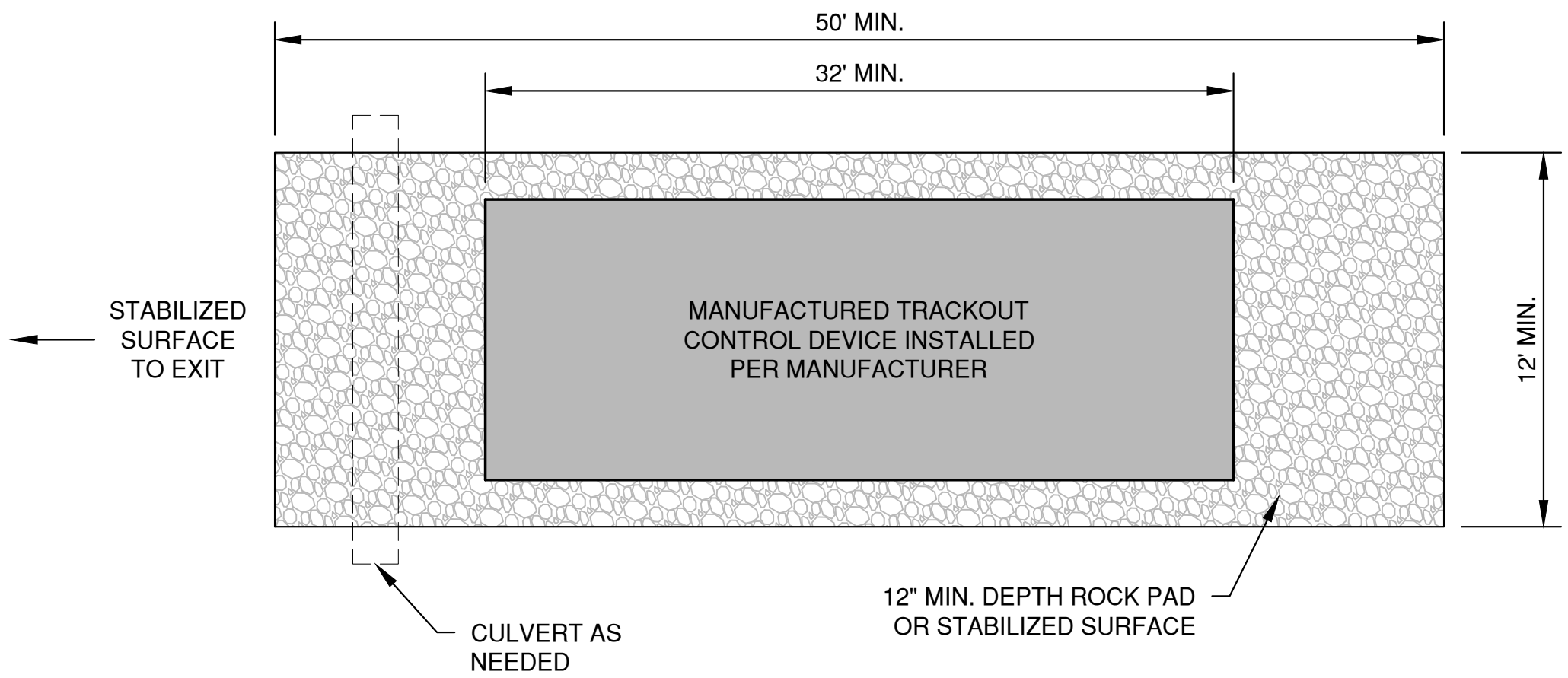
DATE 08/20/20
FILE EROSION CONTROL
JOB NO. 4059011



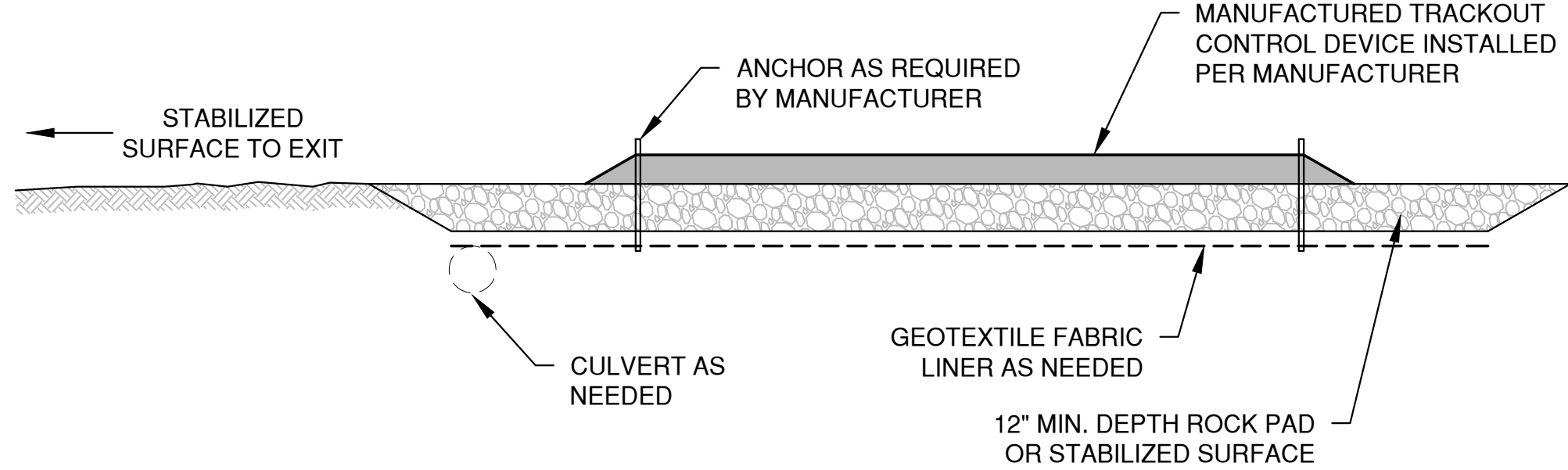
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SHEET NO.
11

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



PLAN VIEW
(NTS)

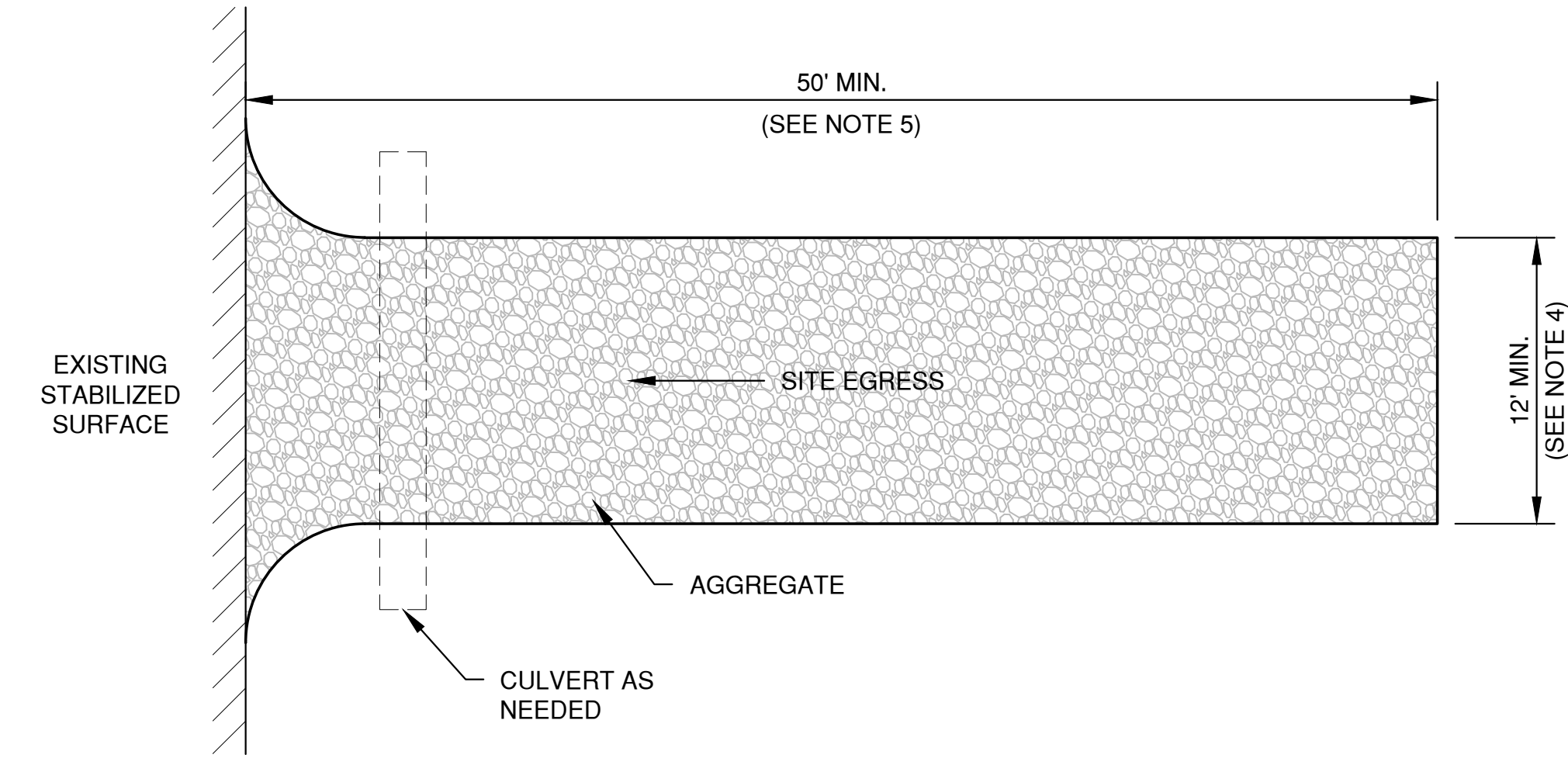


SECTION VIEW

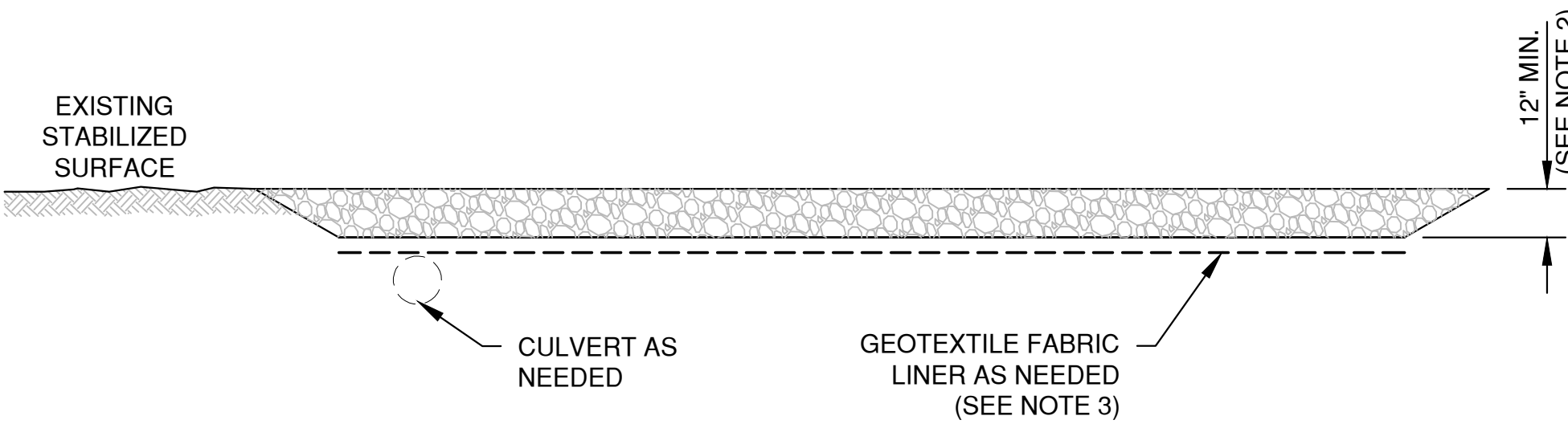
NOTES:

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

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

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

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5
2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

File: P:\4000\4000.dwg, 08/20/2020, 11:44:11 AM, User: jlp
LAYOUT: 5_TRACKOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED
								DESIGNED AJS

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

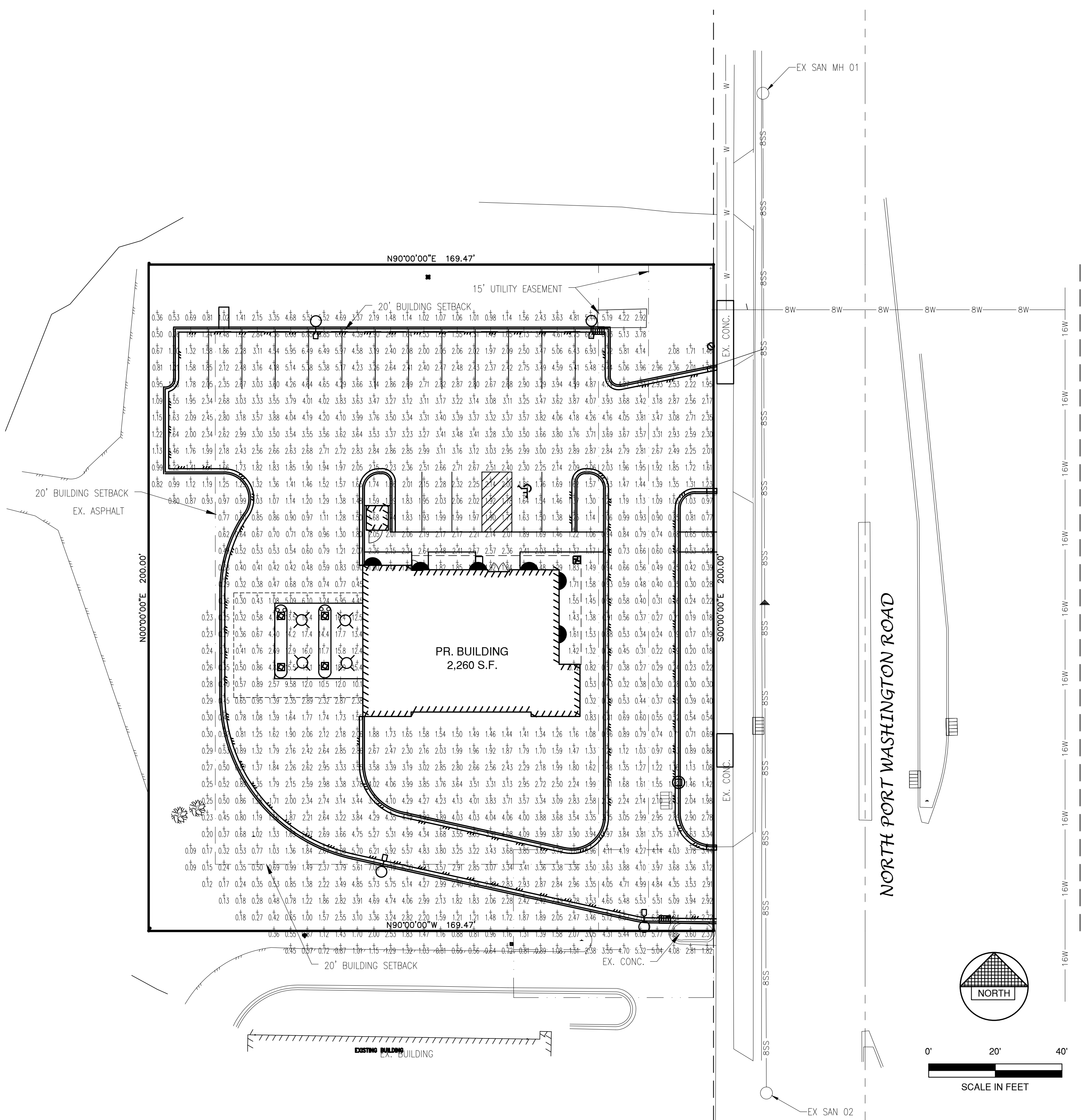
EROSION CONTROL
TRACKOUT CONTROL PRACTICES

DATE 08/20/20
FILE EROSION CONTROL
JOB NO. 4000011



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File: R:\4000_4559_4559011.dwg User:rlm Date: 09/28/2020 11:40am SITE LAYOUT:



Mequon North (AB092420) LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
D32		LSI INDUSTRIES, LCD6_LAD6_LAD46-LED-32L-30-FL-TR6R-SF-HAZ LCD6-LAD6-LAD6R	(1)	2501		1.00	4
OA4		LSI INDUSTRIES, MRM-18L-FT (1) "A4" MRM-LED-18L-SIL-FT-40-70CRI	(1)	9625	16' SSS 3' Conc Base	1.00	4
OW		LIGHTWAY INDUST MEIWL (1) "W" MEIW-828-LED-U-21W	(1) N/A	1451	26" tall Sconce	1.00	6

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								LLP
								CHECKED
								DESIGNED
								AJB

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

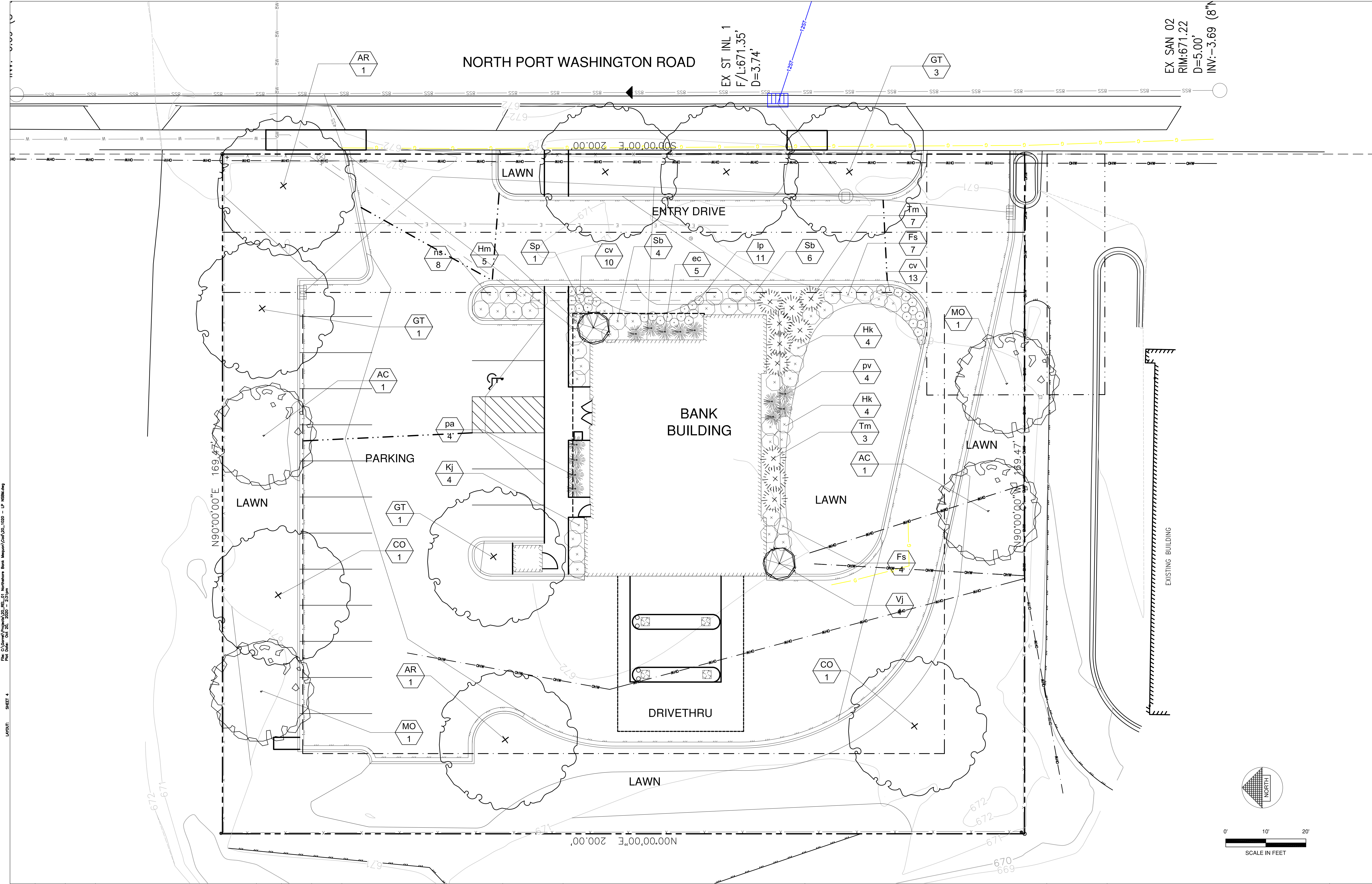
LIGHTING PLAN

DATE	09/2020
FILE	LIGHTING
JOB NO.	4059011



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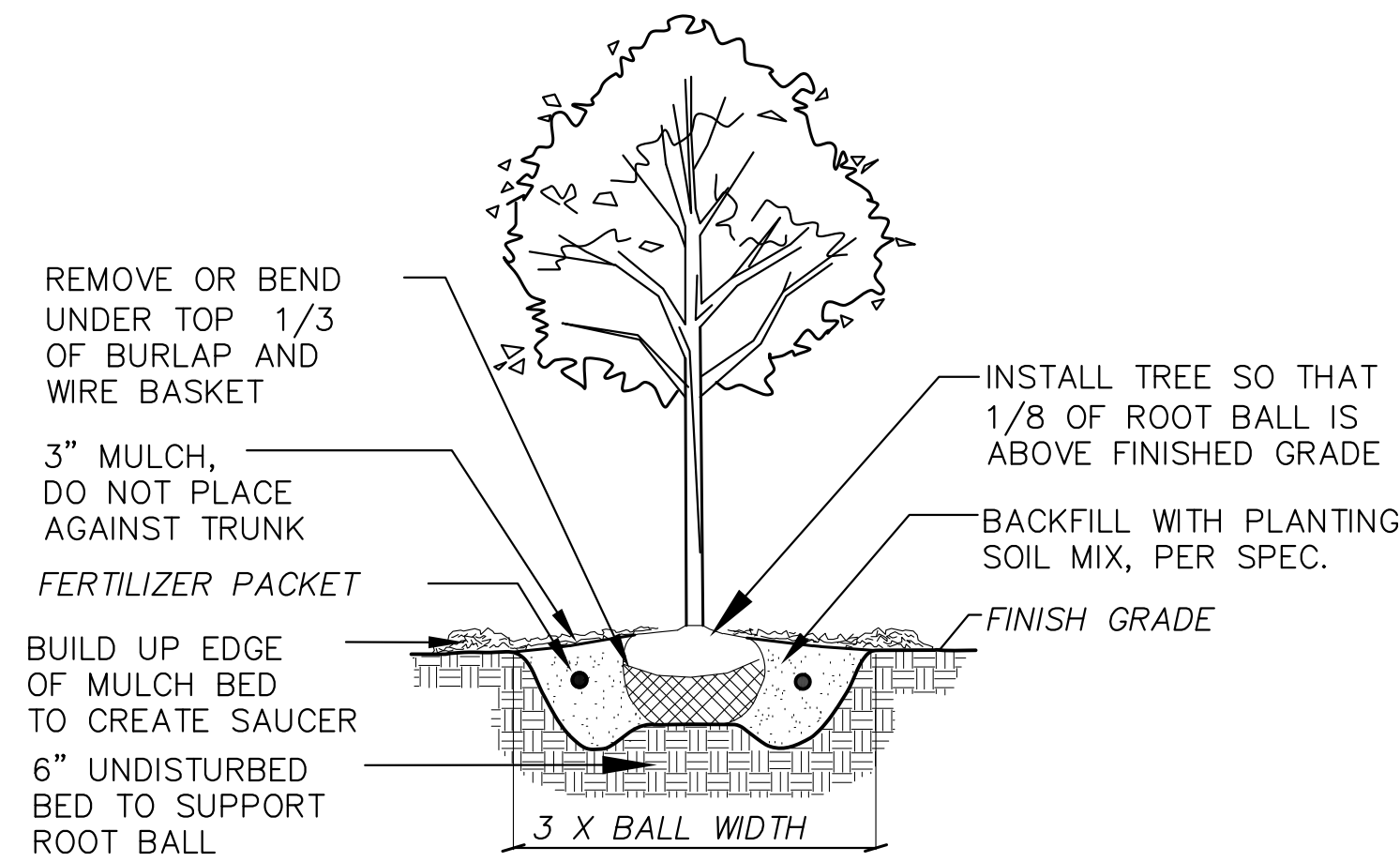
SHEET NO.
13



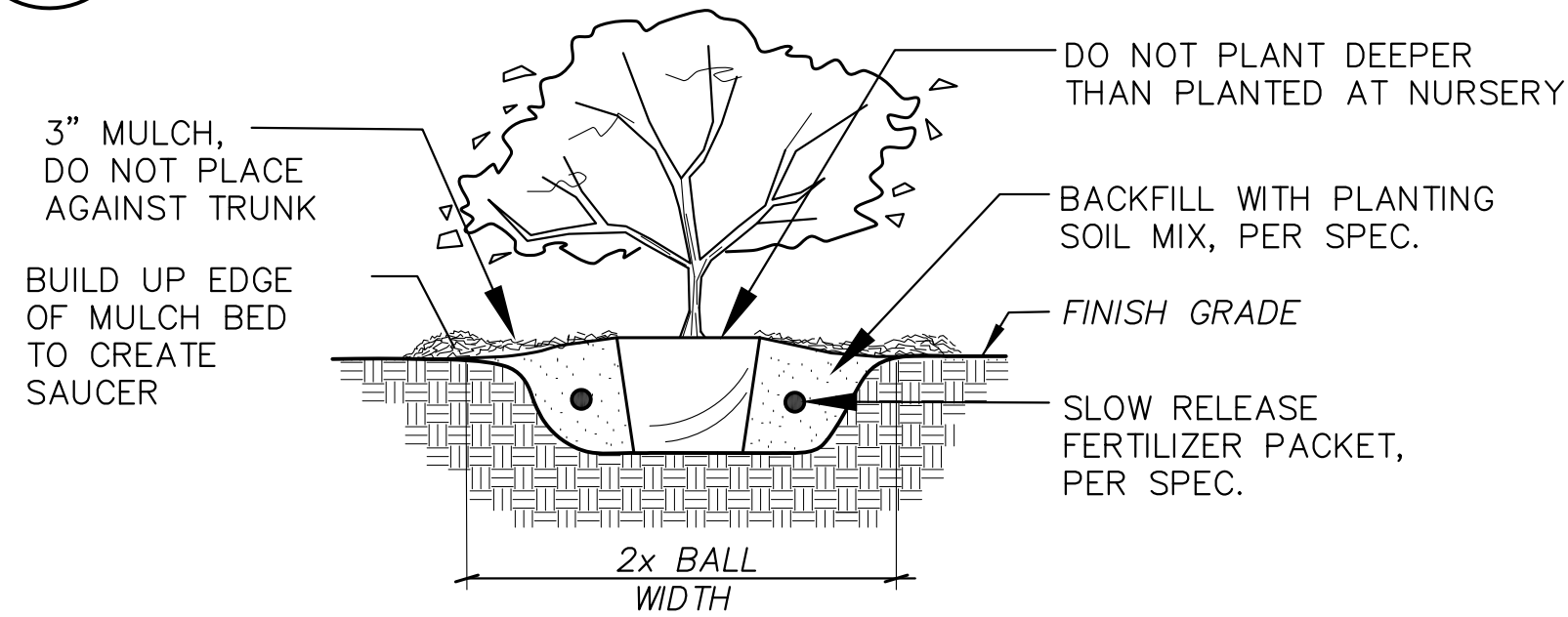
REVISION				REVISION				DRAWN GDP	SITE DEVELOPMENT FOR NORTH SHORE BANK - MEQUON CITY OF MEQUON OZAUKEE COUNTY, WISCONSIN	LANDSCAPE PLAN	DATE 09/2020 FILE 20_1020 - LP NSBM JOB NO. 20_REL_01	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO. 4
1	20_1002	GDP	Building and Drive Changes	4	---	---	---						
2	20_1020	GDP	Street Trees and 30% Shading	5	---	---	---						
3	---	---	---	6	---	---	---						

LANDSCAPE PLANT LEGEND

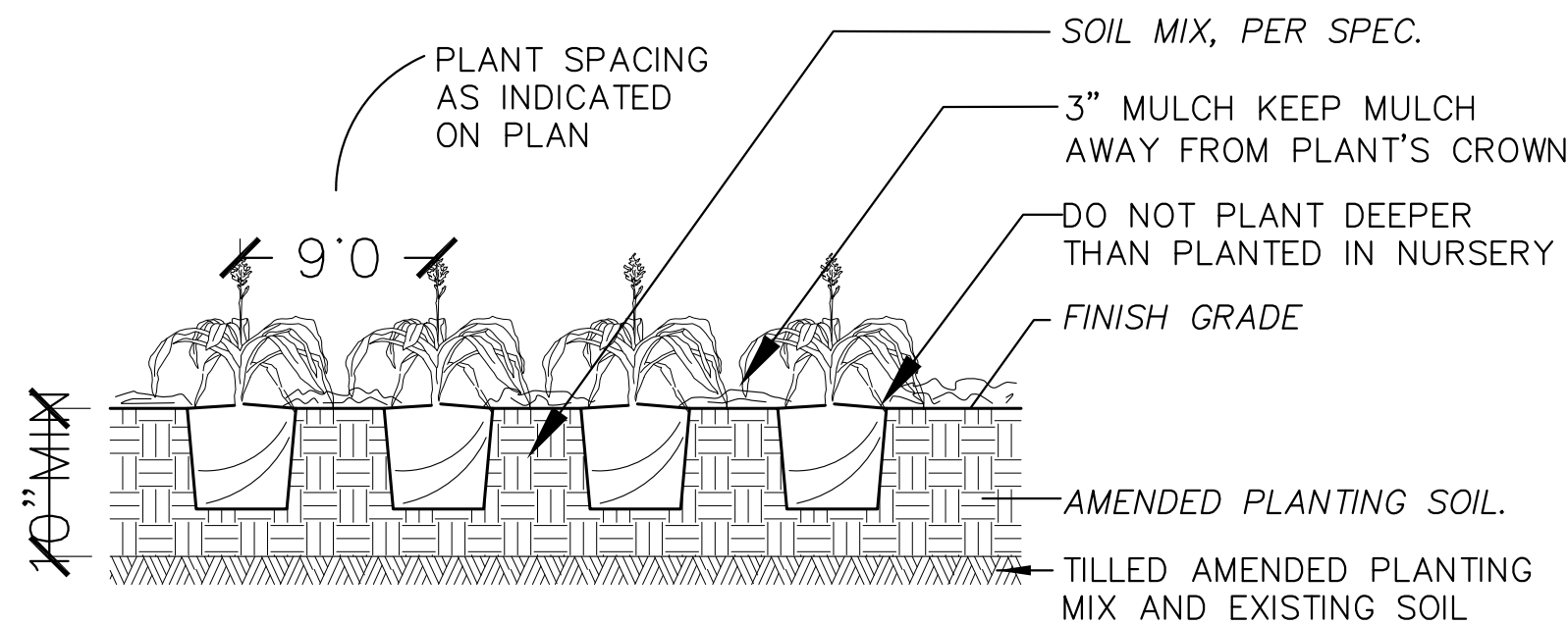
Symbol	Botanical name	Common Name	Size	Root	Qty's
SHADE TREES					
AR	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	3" Cal.	B&B	1
CO	Celtis occidentalis	Common Hackberry	3" Cal.	B&B	1
GT	Gleditsia tricanthos 'Skyline'	Skyline Locust	3" Cal.	B&B	1
ORNAMENTAL TREES					
AC	Amelanchier canadensis	Shadblow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



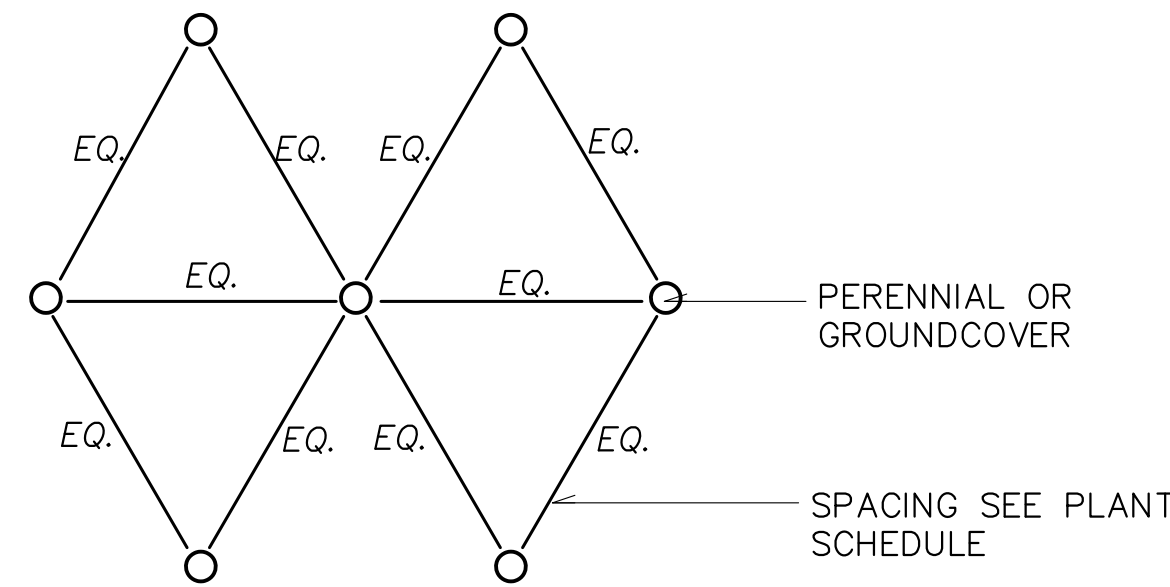
1 B&B TREE PLANTING DETAIL NTS



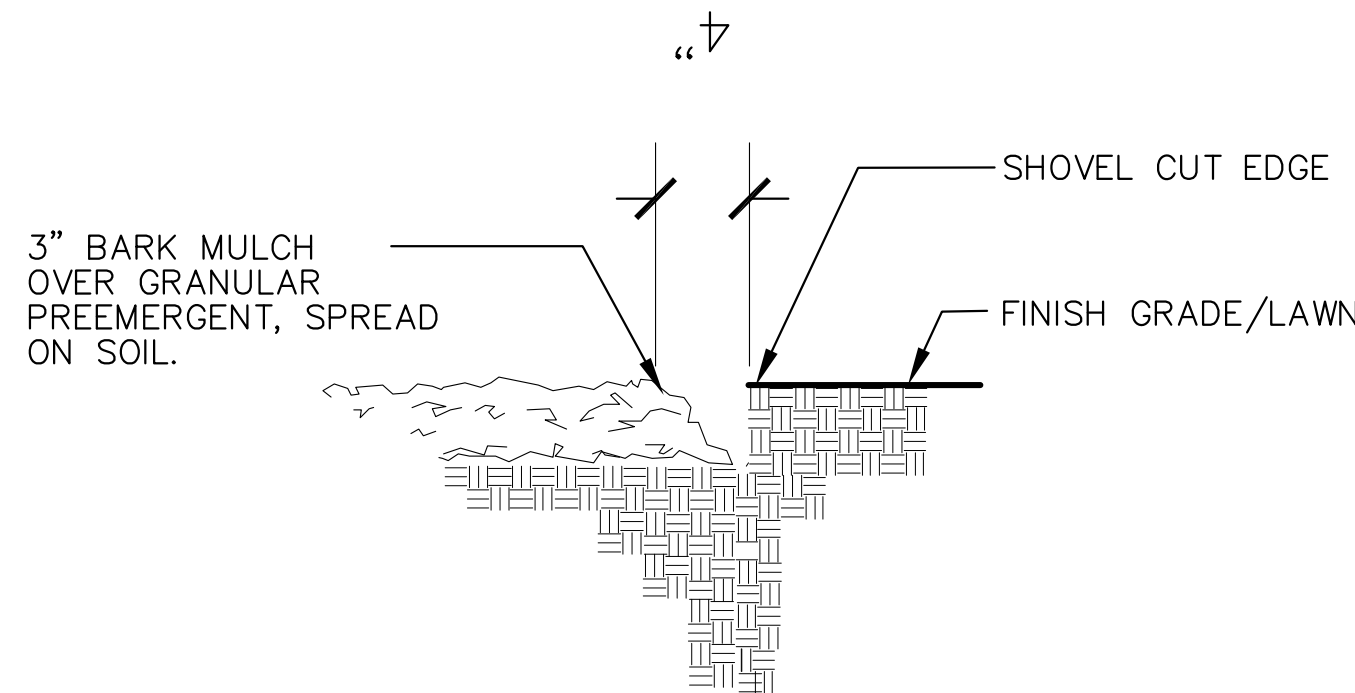
2 SHRUB/GRASS PLANTING DETAIL NTS



3 GROUNDCOVER / PERENNIAL PLANTING DETAIL NTS



4 PERENNIAL/GROUND COVER SPACING DETAIL



5 BARK MULCH/SHOVEL CUT EDGE DETAIL NTS

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Plot Date: Oct 20, 2020 9:40am
LAYOUT: SHEET 5

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN GOP
1	----	----	----	4	----	----	----	CHECKED GOP
2	20_1020	GOP	Street Trees and 30% Shading	5	----	----	----	DESIGNED GOP
3	----	----	----	6	----	----	----	

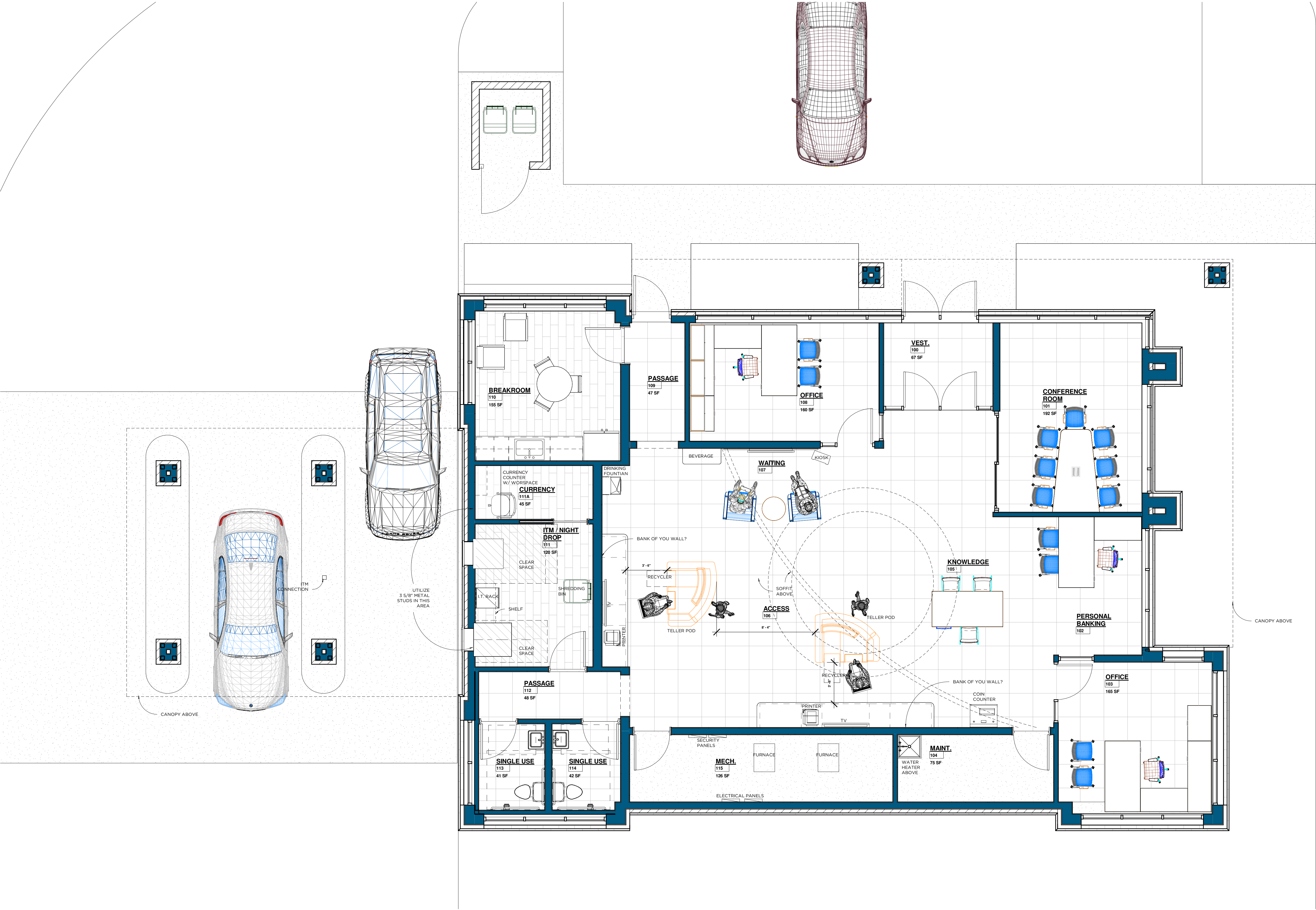
SITE DEVELOPMENT FOR
NORTH SHORE BANK - MEQUON
CITY OF MEQUON
OZAUKEE COUNTY, WISCONSIN

LANDSCAPE DETAILS

DATE 09/2020
FILE 20_1002 - LP NSBM
JOB NO. 20_REL_01

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SHEET NO.
5



PRELIMINARY - NOT FOR CONSTRUCTION



ARCHITECTURAL DESIGN
PO BOX 8763
GREEN BAY, WI
54302
920-606-0144

NSB

ADDRESS

PROJECT
DEMO & NEW BUILD

**PROJECT
#010-3-20-20**

DRAWN
I. WILSON

ORIGATION
8-16-20

REVISIONS

8-14-20 MEQUON SUBMITTAL
8-20-20 REVISION
9-6-20 REVISION
9-30-20 MEQUON RESUBMITTAL

CONTENT
FLOOR PLAN

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SHEET

A1.0



Date: Sep 30, 2020

2.a.a

Visual Impact Lighting, LLC
1724 Industrial Drive
Green Bay WI 54302
Phone: (920) 437-2069
Fax: (920) 437-9140

Job Name
NORTH SHORE BANK MEQUON
VISUAL20-91708
MEQUON WI

Bid Date
Oct 30, 2020

Submittal Date
Sep 30, 2020

Engineer:
Robert E Lee and Associates
1250 Centennial Centre Blvd, Hobart, WI 54155
Hobart WI 54155

Miscellane:
Design & Build - Visual Impact

Attachment: Packet Docs (5621 : North Shore Bank)



Transmittal

Visual Impact Lighting, LLC
 1724 Industrial Drive
 Green Bay WI 54302
 Phone: (920) 437-2069
From: Dave Zochert

Project NORTH SHORE BANK MEQUON
Quote# VISUAL20-91708
Location MEQUON WI
To REL Inc.
 1250 Centennial Centre Blvd, Hobart, WI 54155
 Hobart WI 54155
 Contact:

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- | | | |
|-----------------------------------|---|--------|
| ☐ Drawings | ☐ Specifications | Other: |
| ☐ Prints | ☐ Information | |
| ☐ Plans | ☐ Submittals | |

THESE ARE TRANSMITTED FOR:

- | | | |
|--|---|---------------------------------|
| ☐ Prior Approval | ☐ Resubmittal for Approval | ☐ Record |
| ☐ Approval | ☐ Corrections | Bids due on: |
| ☐ Approval as Submitted | ☐ Your Use | Other: |
| ☐ Approval as Noted | ☐ Review and Comment | |

Qty	Type	MFG	Part
4	D32	LSI INDUSTRIES	LCD6 LED 32L UNV DIM1 30 FL TR6R SF HAZ
4	OA4	LSI INDUSTRIES	MRM LED 18L SIL FT UNV DIM 40 70CRI XXX
4	OA4	LSI INDUSTRIES	4SQ B3 S11G16 S XXX
6	OW	Lightway Industries	MEIW-828-LED-O2C-4-X-XX-WSA-DIM

Attachment: Packet Docs (5621 : North Shore Bank)

Robert E Lee and Associates
1250 Centennial Centre Blvd, Hobart, WI 54155
Hobart WI 54155

RE: NORTH SHORE BANK MEQUON
MEQUON WI

Qty	Type	MFG	Part
4	D32	LSI INDUSTRIES	LCD6 LED 32L UNV DIM1 30 FL TR6R SF HAZ
4	OA4	LSI INDUSTRIES	MRM LED 18L SIL FT UNV DIM 40 70CRI XXX
4	OA4	LSI INDUSTRIES	4SQ B3 S11G16 S XXX
6	OW	Lightway Industries	MEIW-828-LED-O2C-4-X-XX-WSA-DIM

Attachment: Packet Docs (5621 : North Shore Bank)

**Job Name:**

NORTH SHORE BANK MEQUON
 Engineer: Robert E Lee and Associates
 (Hobart)
 Miscellaneous: Design & Build - Visual Impact

Catalog Number:

LCD6 LED 32L UNV DIM1 30 FL
 TR6R SF HAZ

Notes:

Type:

2.a.a

D32

VISUAL20-91708

Catalog # :

Project :

Prepared By :

Date :



LCD6

6" LED Commercial Downlight

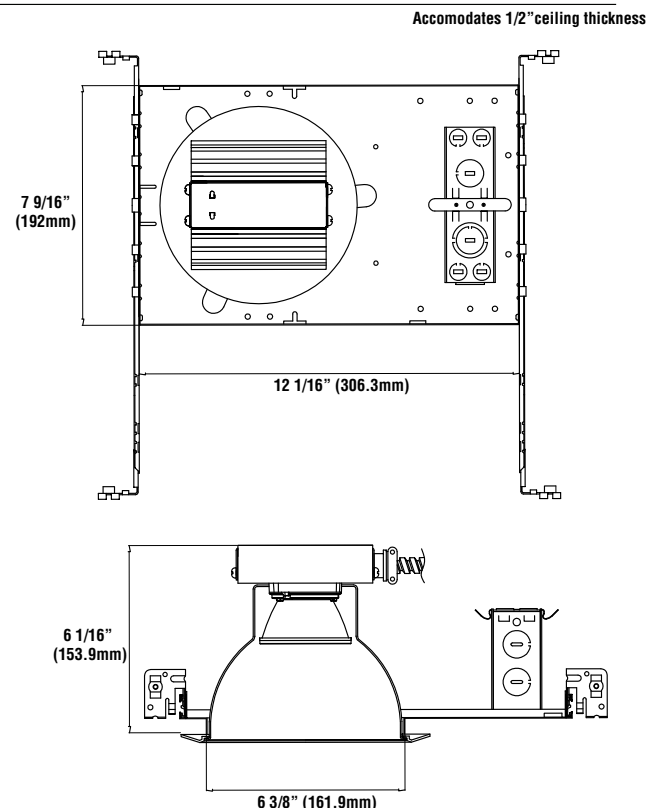
6 inch LED new construction downlight delivers superior performance and energy efficiency. Designed to use anodized aluminum reflectors delivering even illumination and low glare. The high performance luminaire offers 1000 up to 4000 lumens with color temperatures of 2700K, 3000K, 3500K, 4000K at 80 CRI. Standard driver offers universal (120-277V) and 0-10V dimming down to 1%. The LCD series is ideal for low to medium ceiling heights for retail, hospitality and commercial applications.

**Features & Specifications****Optical System**

- LED source provides superior lumen output with maximum visual comfort.
- Tailored spot, narrow flood, flood and wide flood beam optics designed for glare free illumination.
- Choice of flanged or flangeless spun reflector utilizing heavy gauge highly reflective diffuse anodized aluminum to deliver low glare, even illumination of the space.
- Reflectors are retained with three retention clips holding the flange tight to the finished ceiling surface.
- Minimum CRI of 80.

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (1% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz.
- L70 Calculated Life: > 50k Hours projected @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%
- Power factor: >.90
- Input power stays constant over life.
- Compatible with Triac (forward-phase or leading-edge), ELV (reverse-phase or trailing edge) dimming only at 120 Vac.
- Driver can be accessed from below plenum for servicing.
- High-efficacy LEDs with integrated circuit board mount directly to an extruded aluminum heatsink to maximize heat dissipation and promote long life.
- Remote Emergency Battery (120-277V) field installed is available to meet critical life safety lighting requirements. The 90-minute battery provides 7.8watts constant power to the LED system, ensuring code compliance. To calculate light output during emergency mode (EM battery 7.8 watts x LPW of fixture being powered - see spec sheet). Detailed wiring diagram and installation instructions located on website.

Dimensions

**Job Name:**

NORTH SHORE BANK MEQUON
 Engineer: Robert E Lee and Associates
 (Hobart)
 Miscellaneous: Design & Build - Visual Impact

Catalog Number:

LCD6 LED 32L UNV DIM1 30 FL
 TR6R SF HAZ

Notes:

Type:

2.a.a

D32

VISUAL20-91708



LCD6 6" LED Commercial Downlight

Features & Specifications (cont.)

New Construction Housing/Plaster Frame

- Designed for use in non-insulated ceiling where insulation must be kept a minimum of 3" from the fixture.
- Junction box listed for (8) #12 AWG (four in, four out) 90°C conductors and thru branch wiring.
- Junction box contains (5) 1/2" knockouts with trade pry-out slots and (4) Romex cable clamp knockouts.
- Frame accommodates up to 1/2" ceiling thickness. Standard 24" nailer bars ship with each unit and field installed.

Installation

- 24" nailer bars provide stability and support for installation on joists, T-Grid and suspended ceilings.
- Housings can be positioned at any point within the 24" joist span.
- Score lines allow adjustments for 12" joists without tools.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Emergency Battery. Test regularly in accordance with local codes.

Listing

- cETLus Listed to UL 1598 and UL 8750 standards for 25°C Ambient applications
- RoHS Compliant.
- EMI/RFI compliant with FCC 47CFR Part 15 Class B Consumer limits and Class A Commercial & Industrial.
- Damp location rated
- Title 24 Compliant.

Performance

Electrical Data (Amps)*

Lumen Package	120V	208V	240V	277V
14L	0.12	0.07	0.06	0.05
25L	0.18	0.11	0.09	0.08
32L	0.27	0.15	0.13	0.12
41L	0.35	0.20	0.18	0.15

*Electrical Data at 25C (77F)/ Actual Wattage may differ +/-10%

DELIVERED LUMENS*

Lumen Pkg.	Distribution	2700K CCT		3000K CCT		3500K CCT		4000K CCT		Wattage
		Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
14L	SP	1184	84.6	1184	84.6	1467	104.8	1467	104.8	14
	NF	1156	82.6	1156	82.6	1432	102.3	1432	102.3	14
	FL	1152	82.3	1152	82.3	1428	102.0	1428	102.0	14
	WF	1079	77.1	1079	77.1	1337	95.5	1337	95.5	14
25L	SP	2066	93.9	2066	93.9	2560	116.4	2560	116.4	22
	NF	2017	91.7	2017	91.7	2499	113.6	2499	113.6	22
	FL	2011	91.4	2011	91.4	2492	113.3	2492	113.3	22
	WF	1883	85.6	1883	85.6	2333	106.0	2333	106.0	22
32L	SP	2665	83.3	2665	83.3	3302	103.2	3302	103.2	32
	NF	2602	81.3	2602	81.3	3224	100.8	3224	100.8	32
	FL	2594	81.1	2594	81.1	3215	100.5	3215	100.5	32
	WF	2429	75.9	2429	75.9	3010	94.1	3010	94.1	32
41L	SP	3409	81.2	3409	81.2	4224	100.6	4224	100.6	42
	NF	3328	79.2	3328	79.2	4123	98.2	4123	98.2	42
	FL	3318	79.0	3318	79.0	4112	97.9	4112	97.9	42
	WF	3107	74.0	3107	74.0	3849	91.6	3849	91.6	42

*LED Chips are frequently updated therefore values may change.
 Data is based on Haze Reflector.

Attachment: Packet Docs (5621 : North Shore Bank)

**Job Name:**

NORTH SHORE BANK MEQUON
 Engineer: Robert E Lee and Associates
 (Hobart)
 Miscellaneous: Design & Build - Visual Impact

Catalog Number:

LCD6 LED 32L UNV DIM1 30 FL
 TR6R SF HAZ

Notes:

Type:

2.a.a

D32

VISUAL20-91708



LCD6 6" LED Commercial Downlight

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE:

LCD6 LED 25L UNV DIM1 35 NF TR6R HAZ

Family/ Size	LED Gen	Lumen Package	Voltage	Driver	Color Temperature	CRI	Beam Optics ⁶
LCD6 - 6" New Construction ⁴	LED	14L - 1400 25L - 2500 32L - 3200 41L - 4100	UNV - 120-277V	DIM1 - Dims to 1% (0-10V dimming)	30 - 3000K 35 - 3500K 40 - 4000K	Blank - 80 CRI	SP - Spot NF - Narrow Flood FL - Flood WF - Wide Flood

	Reflector	Finish
Self-Fange	TR6R - Open Reflector	SF HAZ - Haze semi-diffused
		SF SPC - Specular clear
	TR6RWW - Wall Wash ²	SF HAZ - Haze semi-diffused
Flangeless (ship standard w/ white plastic trim ring)	TR6R - Open Reflector	HAZ - Haze semi-diffused, white trim ring
		SPC - Specular clear, white trim ring
	TR6RFL - Frosted Floating Lens ³	HAZ - Haze semi-diffused Reflector w/ Frosted Floating Lens, w/ integrated white metal trim ring (optional trim ring not compatible)
		SPC - Specular Clear Reflector w/ Frosted Floating Lens, w/ integrated white metal trim ring (optional ring not compatible)
	TR6RWW - Wall Wash ²	HAZ - Haze semi-diffused wall wash reflector, white trim ring
	TR6B - Baffle	WH - White baffle and white trim ring
		BL - Black Baffle and white trim ring
	TR6BL - Baffle w/ Regressed Lens ¹	WH - White baffle and white trim ring
		BL - Black baffle and white trim ring
	TR6RL - Regressed Lens ¹	HAZ - Haze semi-diffused reflector w/ specular clear regressed lens and white trim ring
		SPC - Specular clear reflector w/ specular clear regressed lens and white trim ring

Accessory Ordering Information (Accessories are field installed)

Description	Order Number
WH - White metal trim ring (only compatible w/flangeless trims)	616106
EM - Emergency Battery	658633

NOTES:

1. Regressed lens trims are wet location listed. All other trims are rated for damp location.
2. TR6RWW wall wash reflector comes with 40° integrated optic; additional beam optics not compatible
3. TR6RFL frosted floating lens comes with integrated white metal trim; accessory white metal trim ring not required
4. Housing can ship ahead of the light engine and reflector
5. 90 CRI requires 55 day leadtime & 100 MOQ; Consult Factory
6. Refer to IES Files for Beam Spread.

**Job Name:**

NORTH SHORE BANK MEQUON
 Engineer: Robert E Lee and Associates
 (Hobart)
 Miscellane: Design & Build - Visual Impact

Catalog Number:

LCD6 LED 32L UNV DIM1 30 FL
 TR6R SF HAZ

Notes:

Type:

2.a.a

D32

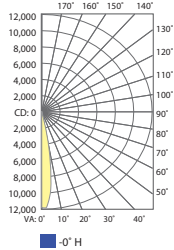
VISUAL20-91708



LCD6 6" LED Commercial Downlight

Photometry**LCD6-LED-25L-35-SP-TR6R-SF-HAZ**

Lumens: 2,560
 Watts: 22.2
 Efficacy: 115

Candela Power Distribution**Cone of Light****Illuminance at a Distance**

Center Beam fc	Beam Width
2,975 fc	0.7' 0.7'
744 fc	1.3' 1.3'
331 fc	2.0' 2.0'
186 fc	2.6' 2.6'
119 fc	3.3' 3.3'
82.6 fc	3.9' 3.9'

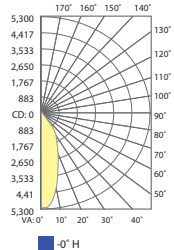
Vert. Spread: 18.5°
 Horiz. Spread: 18.5°

ZONE	LUMENS	% Fixture
0-10	797	31.2%
10-20	766	29.9%
20-30	611	23.9%
30-40	315	12.3%
40-50	51	2.0%
50-60	14	0.5%
60-70	3	0.1%
70-80	1	0.0%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,560	100.0%

Degree Vertical	Candela
0	11,901
5	10,123
10	5,266
15	2,578
20	1,645
25	1,309
30	1,091
35	426
40	128
45	60
50	32
55	14
60	6
65	3
70	1
75	1
80	0
85	1
90	0

LCD6-LED-25L-35-NF-TR6R-SF-HAZ

Lumens: 2,499
 Watts: 22.2
 Efficacy: 113

Candela Power Distribution**Cone of Light****Illuminance at a Distance**

Center Beam fc	Beam Width
1,306 fc	1.2' 1.2'
326 fc	2.4' 2.5'
145 fc	3.6' 3.7'
81.6 fc	4.9' 4.9'
52.2 fc	6.1' 6.1'
36.3 fc	7.3' 7.4'

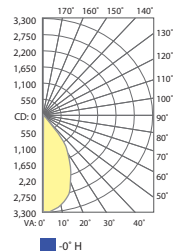
Vert. Spread: 33.8°
 Horiz. Spread: 34.1°

ZONE	LUMENS	% Fixture
0-10	445	17.8%
10-20	831	33.2%
20-30	755	30.2%
30-40	375	15.0%
40-50	71	2.9%
50-60	17	0.7%
60-70	4	0.1%
70-80	1	0.1%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,499	100.0%

Degree Vertical	Candela
0	5,233
5	4,982
10	4,023
15	2,984
20	2,165
25	1,607
30	1,246
35	493
40	180
45	82
50	40
55	16
60	7
65	3
70	2
75	1
80	1
85	0
90	0

LCD6-LED-25L-35-FL-TR6R-SF-HAZ

Lumens: 2,492
 Watts: 22.2
 Efficacy: 112

Candela Power Distribution**Cone of Light****Illuminance at a Distance**

Center Beam fc	Beam Width
818 fc	2.0' 2.1'
204 fc	4.1' 4.1'
90.9 fc	6.1' 6.2'
51.1 fc	8.1' 8.3'
32.7 fc	10.2' 10.4'
22.7 fc	12.2' 12.4'

Vert. Spread: 54.0°
 Horiz. Spread: 54.8°

ZONE	LUMENS	% Fixture
0-10	304	12.2%
10-20	773	31.0%
20-30	8475	34.0%
30-40	443	17.8%
40-50	99	4.0%
50-60	19	0.8%
60-70	4	0.2%
70-80	2	0.1%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,492	100.0%

Degree Vertical	Candela
0	3,271
5	3,236
10	3,071
15	2,780
20	2,315
25	1,812
30	1,415
35	624
40	257
45	120
50	52
55	18
60	7
65	4
70	2
75	1
80	1
85	0
90	0

**Job Name:**

NORTH SHORE BANK MEQUON
 Engineer: Robert E Lee and Associates
 (Hobart)
 Miscellaneous: Design & Build - Visual Impact

Catalog Number:

MRM LED 18L SIL FT UNV DIM 40
 70CRI XXX

Notes:

Type:

2.a.a

OA4

VISUAL20-91708

Catalog # :

Project :

Prepared By :

Date :



Mirada Medium - MRM Outdoor LED Area Light

The Mirada's sleek design makes it perfectly-suited for architectural & commercial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Mirada offers high performance factory-rotatable silicone optics, 5 standard CCTs, 42,000+ delivered lumens, and is available with integral Airlink™ Wireless Controls.

Features & Specifications

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



Dimmable



WIRELESS CONTROLS



Bluetooth™



IP66



ARRA Funding Compliant



UL LISTED



MADE IN THE USA



ROHS COMPLIANT



TITLE 24 COMPLIANT



IDA DARK SKY APPROVED

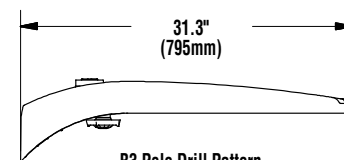
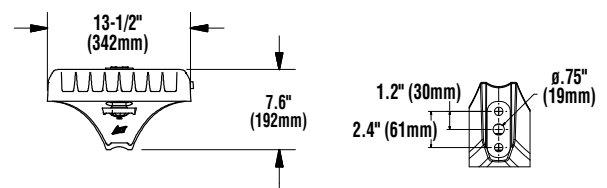


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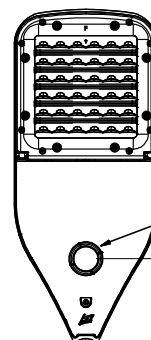


DLC PREMIUM

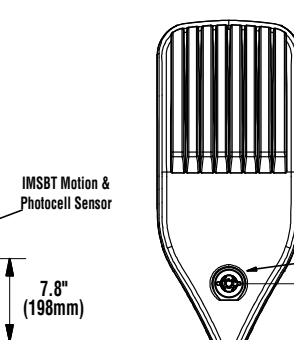
Product Dimensions



B3 Pole Drill Pattern



Bottom View



Top View

IMSBT Motion & Photocell Sensor

Photo Control Receptacle

**Job Name:**

NORTH SHORE BANK MEQUON
 Engineer: Robert E Lee and Associates
 (Hobart)
 Miscellaneous: Design & Build - Visual Impact

Catalog Number:

MRM LED 18L SIL FT UNV DIM 40
 70CRI XXX

Notes:

Type:

2.a.a

OA4

VISUAL20-91708



Mirada Medium - MRM Outdoor LED Area Light

Features & Specifications (Cont.)

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Controls**Wireless Controls System**

To make this fixture AirLink ready, simply order one of the following options:

- The integrated [Wireless Lighting Controller](#): ALSC or ALSCH (see ordering guide) as the controls option, or
- Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights) or
- The 7-Pin Photoelectric Control Receptacle: CR7P as the controls option; and either the [5-Pin](#) or [7-Pin Twist Lock Controller](#): ALSC UNV TL5 or ALSC UNV TL7 as an accessory

To see how the components of AirLink system work together, reference the diagram in the controls section of this specsheet. For more information on our AirLink products, visit our website: www.lsi-airlink.com/airlink-synapse/

Stand-Alone Controls

- Integral Passive Infrared Bluetooth™ Motion/Photocell Sensor (IMSBT)
 - Switches luminaire light levels based on motion and daylight (see the controls section for more details)
 - Fixtures operate independently and can be commissioned via iOS or Android configuration app
- 7-pin ANSI C136.41-2013 photocontrol receptacle (CR7P)
 - Available for twist lock photocontrols or wireless control modules

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products. (See drawing on page 1)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

Performance

ELECTRICAL DATA (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
7L	53	0.4A	0.3A	0.2A	0.2A	0.2A	0.1A
9L	69	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	94	0.8A	0.5A	0.4A	0.3A	0.3A	0.2A
18L	150	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	187	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	247	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	390	3.2A	1.9A	1.6A	1.4A	1.1A	0.8A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	74.3	0.6A	0.4A	0.3A	0.3A	0.2A	0.2A
12L	102.9	0.9A	0.5A	0.4A	0.4A	0.3A	0.2A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE*(24-42L)

Ambient	Initial ²	25 hr ²	50 hr ²	75 hr ³	100 hr ³
0-40 C	100%	100%	97%	94%	92%

RECOMMENDED LUMEN MAINTENANCE*(7-18L)

Ambient	Initial ²	25 hr ²	50 hr ²	75 hr ³	100 hr ³
0-50 C	100%	96%	92%	88%	84%

- 1- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
- 2- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- 3- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

DELIVERED LUMENS*

Lumen Package	Distribution	Phosphor Converted Amber (Peak 610nm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5848	80	B2-U0-G2	74
	2 - IL	3644	50	B0-U0-G1	
	3	6018	82	B1-U0-G2	
	3 - IL	4468	61	B0-U0-G2	
	5W	5471	74	B3-U0-G1	
	FT	5801	79	B1-U0-G2	
	FT - IL	3649	50	B0-U0-G1	
	FTA	5924	81	B1-U0-G1	
12L	FTA - IL	4243	58	B1-U0-G1	102
	2	7530	74	B2-U0-G2	
	2 - IL	4692	46	B0-U0-G1	
	3	7749	76	B1-U0-G2	
	3 - IL	5753	57	B0-U0-G2	
	5W	7045	69	B3-U0-G2	
	FT	7470	73	B2-U0-G2	
	FT - IL	4699	46	B0-U0-G2	
	FTA	7628	75	B2-U0-G2	
	FTA - IL	5464	54	B1-U0-G1	

*LED Chips are frequently updated therefore values are nominal

LUMINAIRE EPA CHART - MRM

Tilt Degree				Tilt Degree			
0°				30°			
45°				0°			
Single				T90°			
0180°				TN120°			
D90°				090°			
0.5	1.5	1.9	1.0	1.0	2.5	2.8	1.0
1.0	1.5	1.9	1.0	1.0	3.3	3.9	1.0
0.8	1.9	2.3	1.0	1.0	2.5	2.8	1.0

Specifications and dimensions subject to change without notice.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com • (513) 372-3200 • ©LSI Industries Inc. All Rights Reserved.

Packet Pg. 48

**Job Name:**

NORTH SHORE BANK MEQUON
 Engineer: Robert E Lee and Associates
 (Hobart)
 Miscellane: Design & Build - Visual Impact

Catalog Number:

MRM LED 18L SIL FT UNV DIM 40
 70CRI XXX

Notes:

Type:

2.a.a

OA4

VISUAL20-91708



Mirada Medium - MRM Outdoor LED Area Light

DELIVERED LUMENS*															
Lumen Package	Distribution	CRI	2700K CCT			3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
7L	2	70	6550	124	B2-U0-G1	6711	127	B2-U0-G1	7208	137	B2-U0-G2	7596	144	B2-U0-G2	53
	2 - IL	70	4068	77	B0-U0-G1	4167	79	B0-U0-G1	4476	85	B0-U0-G1	4717	89	B0-U0-G1	
	3	70	6724	127	B1-U0-G2	6889	130	B1-U0-G2	7400	140	B1-U0-G2	7798	148	B1-U0-G2	
	3 - IL	70	4929	93	B0-U0-G2	5050	96	B0-U0-G2	5424	103	B0-U0-G2	5716	108	B0-U0-G2	
	5W	70	6400	121	B3-U0-G1	6557	124	B3-U0-G1	7043	133	B3-U0-G2	7422	141	B3-U0-G2	
	FT	70	6540	124	B1-U0-G2	6701	127	B1-U0-G2	7197	136	B1-U0-G2	7584	144	B2-U0-G2	
	FT - IL	70	4231	80	B0-U0-G2	4334	82	B0-U0-G2	4656	88	B0-U0-G2	4906	93	B0-U0-G2	
	FTA	70	6636	126	B1-U0-G1	6799	129	B2-U0-G1	7303	138	B2-U0-G1	7696	146	B2-U0-G1	
	FTA - IL	70	4864	92	B1-U0-G1	4984	94	B1-U0-G1	5353	101	B1-U0-G1	5641	107	B1-U0-G1	
9L	2	70	8349	122	B2-U0-G2	8576	125	B2-U0-G2	9396	137	B2-U0-G2	9784	143	B2-U0-G2	69
	2 IL	70	5185	76	B0-U0-G1	5326	78	B0-U0-G1	5835	85	B0-U0-G1	6076	89	B0-U0-G1	
	3	70	8571	125	B1-U0-G2	8804	129	B1-U0-G2	9646	141	B2-U0-G2	10044	147	B2-U0-G2	
	3 IL	70	6283	92	B0-U0-G2	6454	94	B0-U0-G2	7071	103	B0-U0-G2	7363	107	B0-U0-G2	
	5W	70	8158	119	B3-U0-G2	8380	122	B3-U0-G2	9181	134	B3-U0-G2	9560	140	B4-U0-G2	
	FT	70	8337	122	B2-U0-G2	8563	125	B2-U0-G2	9382	137	B2-U0-G2	9769	143	B2-U0-G2	
	FT IL	70	5393	79	B0-U0-G2	5540	81	B0-U0-G2	6069	89	B0-U0-G2	6320	92	B0-U0-G2	
	FTA	70	8459	123	B2-U0-G2	8689	127	B2-U0-G2	9520	139	B2-U0-G2	9913	145	B2-U0-G2	
	FTA IL	70	6200	91	B1-U0-G1	6369	93	B1-U0-G1	6978	102	B1-U0-G1	7266	106	B1-U0-G1	
12L	2	70	11157	119	B2-U0-G2	11461	122	B2-U0-G2	12556	134	B3-U0-G2	13075	139	B3-U0-G2	94
	2 IL	70	6929	74	B1-U0-G1	7117	76	B1-U0-G2	7798	83	B1-U0-G2	8119	86	B1-U0-G2	
	3	70	11454	122	B2-U0-G2	11766	125	B2-U0-G2	12890	137	B2-U0-G2	13423	143	B2-U0-G2	
	3 IL	70	8396	89	B0-U0-G2	8625	92	B0-U0-G2	9449	101	B0-U0-G2	9839	105	B0-U0-G2	
	5W	70	10902	116	B4-U0-G2	11199	119	B4-U0-G2	12269	131	B4-U0-G2	12775	136	B4-U0-G2	
	FT	70	11141	119	B2-U0-G2	11444	122	B2-U0-G2	12538	133	B2-U0-G3	13055	139	B2-U0-G3	
	FT IL	70	7207	77	B0-U0-G2	7403	79	B0-U0-G2	8110	86	B0-U0-G2	8445	90	B0-U0-G2	
	FTA	70	11304	120	B2-U0-G2	11612	124	B2-U0-G2	12722	135	B2-U0-G2	13247	141	B2-U0-G2	
	FTA IL	70	8286	88	B1-U0-G1	8511	91	B1-U0-G1	9325	99	B1-U0-G1	9710	103	B1-U0-G1	
18L	2	70	16714	112	B3-U0-G3	17168	115	B3-U0-G3	18809	126	B3-U0-G3	19586	131	B3-U0-G3	150
	2 IL	70	10379	69	B1-U0-G2	10662	71	B1-U0-G2	11681	78	B1-U0-G2	12163	81	B1-U0-G2	
	3	70	17158	115	B2-U0-G3	17625	118	B2-U0-G3	19310	129	B3-U0-G3	20107	134	B3-U0-G3	
	3 IL	70	12578	84	B1-U0-G3	12920	86	B1-U0-G3	14155	95	B1-U0-G3	14739	99	B1-U0-G3	
	5W	70	16331	109	B4-U0-G2	16776	112	B4-U0-G2	18379	123	B4-U0-G2	19138	128	B5-U0-G3	
	FT	70	16689	112	B3-U0-G3	17143	115	B3-U0-G3	18781	126	B3-U0-G4	19557	131	B3-U0-G4	
	FT IL	70	10795	72	B1-U0-G2	11089	74	B1-U0-G2	12149	81	B1-U0-G3	12651	85	B1-U0-G3	
	FTA	70	16934	113	B3-U0-G3	17395	116	B3-U0-G3	19058	127	B3-U0-G3	19844	133	B3-U0-G3	
	FTA IL	70	12412	83	B1-U0-G1	12750	85	B1-U0-G2	13969	93	B1-U0-G2	14546	97	B1-U0-G2	
24L	2	70	20880	112	B3-U0-G3	22701	121	B4-U0-G3	24276	130	B4-U0-G3	24784	133	B4-U0-G3	187
	2 IL	70	13100	70	B1-U0-G2	14243	76	B1-U0-G2	15231	81	B1-U0-G2	15550	83	B1-U0-G2	
	3	70	21739	116	B3-U0-G3	23636	126	B3-U0-G4	25275	135	B3-U0-G4	25804	138	B3-U0-G4	
	3 IL	70	15828	85	B1-U0-G3	17209	92	B1-U0-G3	18403	98	B1-U0-G4	18788	100	B1-U0-G4	
	5W	70	20632	110	B5-U0-G3	22432	120	B5-U0-G3	23988	128	B5-U0-G3	24490	131	B5-U0-G3	
	FT	70	21611	116	B3-U0-G4	23496	126	B3-U0-G4	25126	134	B3-U0-G4	25652	137	B3-U0-G4	
	FT IL	70	13692	73	B1-U0-G3	14886	80	B1-U0-G3	15919	85	B1-U0-G3	16252	87	B1-U0-G3	
	FTA	70	21496	115	B3-U0-G3	23371	125	B3-U0-G3	24992	134	B3-U0-G3	25515	136	B3-U0-G3	
	FTA IL	70	15226	81	B1-U0-G2	16555	89	B1-U0-G2	17703	95	B2-U0-G2	18073	97	B2-U0-G2	
30L	2	70	26581	108	B4-U0-G3	28900	117	B4-U0-G3	30905	125	B4-U0-G3	31551	128	B4-U0-G3	247
	2 IL	70	16677	68	B1-U0-G2	18132	73	B1-U0-G2	19390	79	B1-U0-G2	19796	80	B1-U0-G2	
	3	70	27675	112	B3-U0-G4	30089	122	B3-U0-G4	32176	130	B3-U0-G4	32850	133	B3-U0-G4	
	3 IL	70	20150	82	B1-U0-G4	21908	89	B1-U0-G4	23428	95	B1-U0-G4	23918	97	B1-U0-G4	
	5W	70	26266	106	B5-U0-G3	28557	116	B5-U0-G3	30538	124	B5-U0-G4	31177	126	B5-U0-G4	
	FT	70	27512	111	B3-U0-G4	29912	121	B3-U0-G4	31987	130	B3-U0-G4	32656	132	B3-U0-G5	
	FT IL	70	17430	71	B1-U0-G3	18951	77	B1-U0-G4	20266	82	B1-U0-G4	20690	84	B1-U0-G4	
	FTA	70	27365	111	B3-U0-G3	29752	120	B4-U0-G3	31816	129	B4-U0-G3	32482	132	B4-U0-G3	
	FTA IL	70	19384	78	B2-U0-G2	21075	85	B2-U0-G2	22537	91	B2-U0-G2	23008	93	B2-U0-G2	
36L	2	70	32214	102	B4-U0-G3	35025	111	B4-U0-G3	37454	118	B4-U0-G3	38238	121	B4-U0-G4	317
	2 IL	70	20212	64	B1-U0-G2	21975	69	B1-U0-G3	23499	74	B2-U0-G3	23991	76	B2-U0-G3	
	3	70	33540	106	B3-U0-G4	36466	115	B3-U0-G5	38996	123	B3-U0-G5	39812	126	B3-U0-G5	
	3 IL	70	24421	77	B1-U0-G4	26551	84	B1-U0-G4	28393	90	B1-U0-G4	28987	92	B1-U0-G5	
	5W	70	31832	101	B5-U0-G4	34609	109	B5-U0-G4	37010	117	B5-U0-G4	37785	119	B5-U0-G4	
	FT	70	33342	105	B3-U0-G5	36251	114	B3-U0-G5	38766	122	B4-U0-G5	39577	125	B4-U0-G5	
	FT IL	70	21125	67	B1-U0-G4	22968	73	B1-U0-G4	24561	78	B1-U0-G4	25075	79	B1-U0-G4	
	FTA	70	33164	105	B4-U0-G3	36058	114	B4-U0-G4	38559	122	B4-U0-G4	39366	124	B4-U0-G3	
	FTA IL	70	23492	74	B2-U0-G2	25541	81	B2-U0-G2	27313	86	B2-U0-G2	27885	88	B2-U0-G2	
42L	2	70	36785	94	B4-U0-G3	39994	103	B5-U0-G4	42768	110	B5-U0-G4	43663	112	B5-U0-G4	390
	2 IL	70	23079	59	B1-U0-G3	25093	64	B2-U0-G3	26833	69	B2-U0-G3	27395	70	B2-U0-G3	
	3	70	38299	98	B3-U0-G5	41640	107	B4-U0-G5	44528	114	B4-U0-G5	45460	117	B4-U0-G5	
	3 IL	70	27886	72	B1-U0-G4	30319	78	B1-U0-G5	32422	83	B1-U0-G5	33100	85	B1-U0-G5	
	5W	70	36349	93	B5-U0-G4	39520	101	B5-U0-G4	42261	108	B5-U0-G4	43145	111	B5-U0-G4	
	FT	70	38073	98	B4-U0-G5	41395	106	B4-U0-G5	44266	114	B4-U0-G5	45192	116	B4-U0-G5	
	FT IL	70	24122	62	B1-U0-G4	26226	67	B1-U0-G4	28045	72	B1-U0-G4	28632	73	B1-U0-G4	
	FTA	70	37870	97	B4-U0-G4	41174	106	B4-U0-G4	44030	113	B4-U0-G4	44951	115	B4-U0-G4	
	FTA IL	70	26825	69	B2-U0-G2	29165	75	B2-U0-G2	31188	80	B2-U0-G2	31841	82	B2-U0-G2	

*LED Chips are frequently updated therefore values are nominal

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**Job Name:**

NORTH SHORE BANK MEQUON
 Engineer: Robert E Lee and Associates
 (Hobart)
 Miscellaneous: Design & Build - Visual Impact

Catalog Number:

MRM LED 18L SIL FT UNV DIM 40
 70CRI XXX

Notes:

Type:

2.a.a

OA4

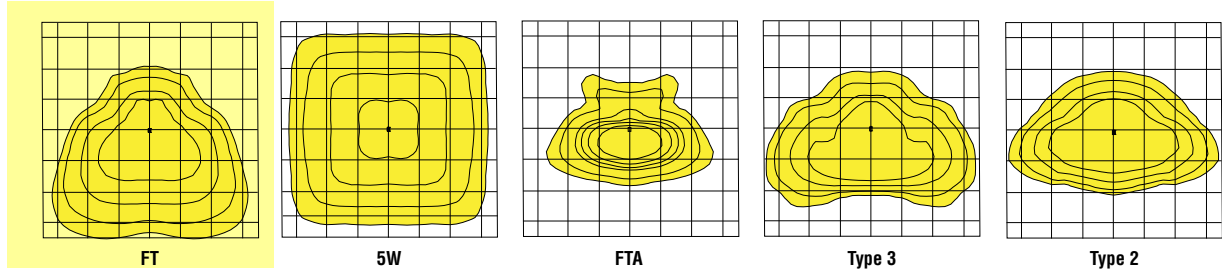
VISUAL20-91708



Mirada Medium - MRM Outdoor LED Area Light

Performance (Cont.)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Mirada (MRM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.

**Ordering Guide**

TYPICAL ORDER EXAMPLE: **MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package*	Light Output	Distribution	Orientation ¹	Voltage	Driver
MRM Mirada	LED	7L - 7,000 lms 9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms *Consult factory for programmable wattages and lumen packages	SIL - Silicone 2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive		(blank) - standard L - Optics rotated left 90 R - Optics rotated right 90	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT ² 27 - 2,700 CCT ² AMB - Phosphor Converted Amber ^{2,3}	70CRI - 70 CRI	(Blank) - None <u>Wireless Controls System</u> ALSC - AirLink Synapse Control System ⁴ ALSCH - AirLink Synapse Control System Host / Satellite ^{4,5} ALSCS01 - AirLink Synapse Control System with 8-12' Motion Sensor ⁴ ALSCHS01 - AirLink Synapse Control System Host / Satellite with 8-12' Motion Sensor ^{4,5} ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor ⁴ ALSCHS02 - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor ^{4,5} ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor ⁴ ALSCHS04 - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor ^{4,5} <u>Stand-Alone Controls</u> EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 ⁷ IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor max 8-24' mounting height ^{4,6} IMSBT2 - Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height ^{4,6} <u>Button Type Photocells</u> PC120 - 120V PC1208-277 - 208 - 277V PC1347 - 347V	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	(Blank) - None IL - Integral Louver HSS ¹

**Job Name:**

NORTH SHORE BANK MEQUON
Engineer: Robert E Lee and Associates
(Hobart)
Miscellaneous: Design & Build - Visual Impact

Catalog Number:

MRM LED 18L SIL FT UNV DIM 40
70CRI XXX

Notes:

Type:

2.a.a

OA4

VISUAL20-91708



Mirada Medium - MRM Outdoor LED Area Light

Accessory Ordering Information

Description	Order Number	Description	Order Number
PC120 Photocell for use with CR7P option (120V) ⁹	122514	Pole Quick Mount Bracket - 4-5" Round Pole ¹⁰	689903CLR
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V) ⁹	122515	15° Tilt Pole Quick Mount Bracket - Square Pole ¹⁰	688003CLR
PC347 Photocell for use with CR7P option (347V) ⁹	159516	15° Tilt Pole Quick Mount Bracket - 4-5" Round Pole ¹⁰	689905CLR
PC480 Photocell for use with CR7P option (480V) ⁹	1225180	BKS XBO WM CLR Wall Mount Bracket ¹⁰	382132CLR
ALSC UNV TL5 - Airlink 5Pin Twist Lock Controller ^{4,9}	661409	BKA-XMA-XALM-CLR	652761
ALSC UNV TL7 - Airlink 7Pin Twist Lock Controller ^{4,9}	661410	FK120 Single Fusing (120V)	FK120 ¹²
PMOS24 - 24V Pole-Mount Occupancy Sensor (ALSC/H Compatible) ¹⁰	663284CLR	FK277 Single Fusing (277V)	FK277 ¹²
IL - Integral Louver HSS	690981	DFK480 Double Fusing (480V)	DFK480 ¹²
Universal Mounting Bracket (UMB) ¹⁰	684616CLR	FK347 Single Fusing (347V)	FK347 ¹²
Adjustable Slip Fitter (ASF) ¹⁰	688138CLR	Shorting Cap for use with CR7P option	149328
Pole Quick Mount Bracket - Square Pole ¹⁰	687073CLR		

FOOTNOTES:

- 1 - Not available on "Type 5W" distribution.
- 2 - Consult Factory for availability.
- 3 - Only available in 9L and 12L Lumen Packages
- 4 - Not available in HV.
- 5 - Consult Factory for Site Layout
- 6 - IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store

7 - Control device or shorting cap must be ordered separately. See Accessory Ordering Information.

8 - Accessories are shipped separately and field installed.

9 - Factory installed CR7P option required. See Options.

10 - "CLR" denotes finish. See Finish options.

11 - Not available in UNV.

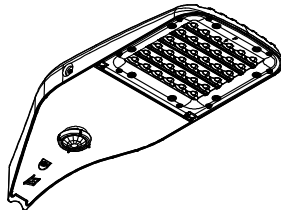
12 - Fusing must be located in hand hole of pole.

Accessories/Options

Integral Louver (IL)

Accessory Integral Louver available for improved back-light control without sacrificing street side performance. LSI's Integral Louver (IL) option delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties. The integrated louvers' design maximizes forward-reflected light while reducing glare, maintaining the optical distribution selected, and most importantly, eliminating light trespass. IL rotates with optical distribution.

Luminaire Shown with Integral Louver (IL)



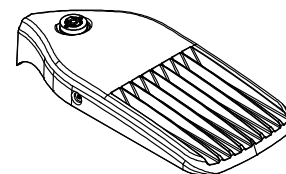
Luminaire Shown with IMSBT Option



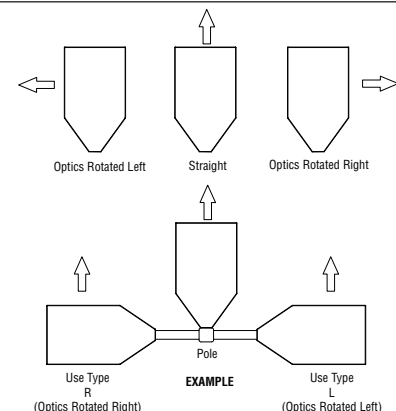
7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with CR7P



Optics Rotation



**Job Name:**

NORTH SHORE BANK MEQUON
 Engineer: Robert E Lee and Associates
 (Hobart)
 Miscellaneous: Design & Build - Visual Impact

Catalog Number:

4SQ B3 S11G16 S XXX

Notes:**Type:**

2.a.a

OA4

VISUAL20-91708

Project :

Fixture Type :

Catalog # :

Prepared By :

Date :

**STEEL SQUARE STRAIGHT POLES****Features & Specifications****Pole Shaft**

- Straight poles are 4", 5", or 6" square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

Hand-Hole

- Standard hand-hole location is 12" above pole base.
- Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

- Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing ground fault circuit interrupter is optional.

Finishes

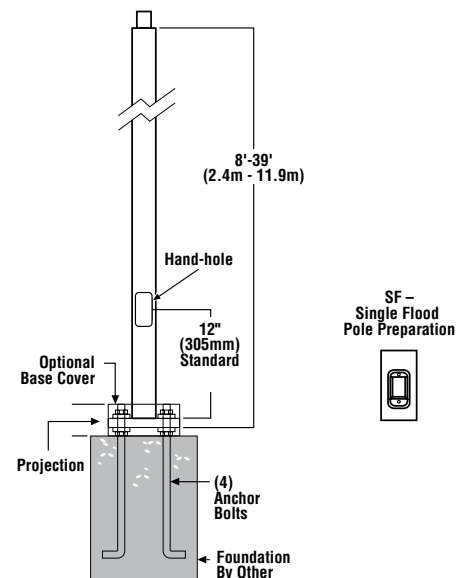
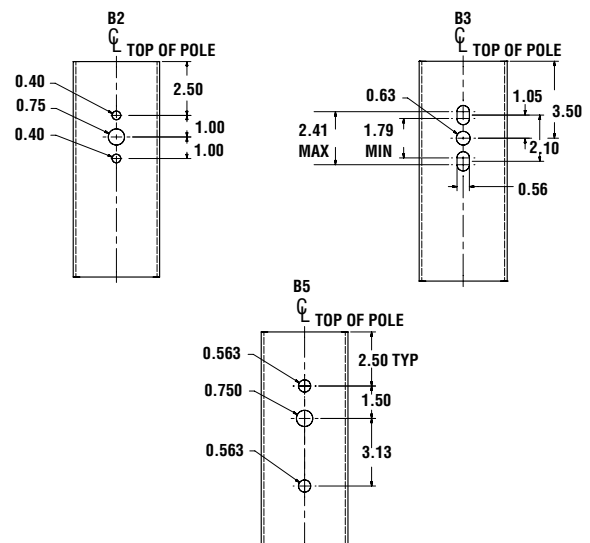
- Every pole is provided with the **DuraGrip® Protection System** and a 5-year limited warranty:
 - Each shaft is purchased to a stricter straightness tolerance than specified on industry material standards. Shafts with dents, dings, roll marks, or patterns on the exterior surface are rejected. Shafts are stored indoors to prevent corrosion.
 - After connecting holes are cut and hand holes and baseplates welded to the shafts, each pole undergoes a thorough shot-peening process, resulting in a near-white surface. This procedure removes all dirt and scale and strengthens the surface of the steel by inducing a compressive residual stress that helps prevent cracking and extend the life of the pole.
 - After shot peening, a neutral wash is applied followed by the application of a zirconium treatment that improves powder-coat adhesion and protects from corrosion.
 - Next, each pole is coated through electrostatic application of a polyester powder paint in standard LSI bronze or the color approved by the customer. Paint thickness is measured in multiple locations along the pole to ensure specification adherence.
 - Finally, the pole is oven baked to form a homogenous, non-porous surface and wrapped for shipment in a woven fabric sleeve to protect the finish during transit.
- When the top-of-the line **DuraGrip® Plus Protection System** is selected, in addition to the DuraGrip® Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior, sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years.



ARRA
 Funding Compliant

**Product Dimensions**

SQT -
 N= 2-3/8" (60mm) O.D. x 4-3/4" (121mm) Tenon

**Bolt-On Mount 2-Bolt Pattern**

Attachment: Packet Docs (5621 : North Shore Bank)

**Job Name:**

NORTH SHORE BANK MEQUON
 Engineer: Robert E Lee and Associates
 (Hobart)
 Miscellaneous: Design & Build - Visual Impact

Catalog Number:

4SQ B3 S11G16 S XXX

Notes:

Type:

2.a.a

OA4

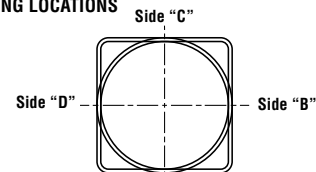
VISUAL20-91708

**STEEL SQUARE STRAIGHT POLES****Features & Specifications (Cont.)****Determining The Luminaire/Pole Combination For Your Application:**

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value from note above
- Consult factory for special wind load requirements and banner brackets

SHIPPING WEIGHTS - Steel Square Poles

4"(102mm) sq. 11 Ga. is approximately	7.50 lbs./ft.
4"(102mm) sq. 07 Ga. is approximately	10.00 lbs./ft.
5"(127mm) sq. 11 Ga. is approximately	9.00 lbs./ft.
5"(127mm) sq. 07 Ga. is approximately	12.50 lbs./ft.
6"(152mm) sq. 07 Ga. is approximately	15.40 lbs./ft.
Anchor Bolts (3/4" x 30")(19mm x 762mm)	15 lbs. (7kg)/set
Anchor Bolts (1" x 36")(25mm x 914mm)	30 lbs. (14kg)/set

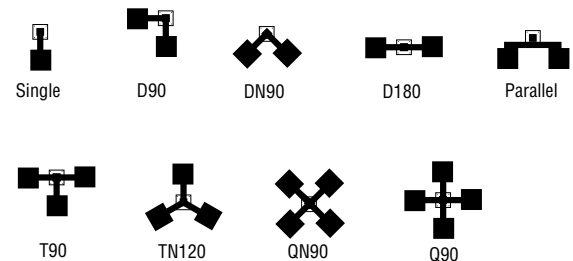
DRILLING LOCATIONS

Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180	X		X	
D90	X			X
DN90 ¹				
T90	X	X		X
TN120 ²	X			
Q90	X	X	X	X
QN90 ³				
Single FBO	X			
Double FBO		X		X

Notes:

- 1 - Two locations will be 45° to the left and right of Side A.
- 2 - Other two locations will be 120° to the left and right of Side A.
- 3 - Two locations will be 45° to the left and right of Side A and two locations will be 135° to the left and right of Side A.

Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

Fixture Configurations**Bolt Circle**

4" (102mm) square
 10-1/8" (257mm) sq.



11" (279mm) Dia. Bolt Circle

5" (127mm) square
 10-1/8" (257mm) sq.



11" (279mm) Dia. Bolt Circle

5" (127mm) square
 10-1/8" (257mm) sq.



11" (279mm) Dia. Bolt Circle

6" (152mm) square
 12" (305mm) sq.



12" (305mm) Dia. Bolt Circle

Bolt Circle Designator	B	C	D	J
Bolt Circle	Slotted 8"-11" (203mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 12" (305mm)
Anchor Bolt Size	3/4" x 30" (19mm x 762mm)	3/4" x 30" (19mm x 762mm)	1" x 36" (25mm x 914mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)	5-5/8" (143mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)	12" sq. x 1-1/8" thk. (305mm x 29mm)

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.

Attachment: Packet Docs (5621 : North Shore Bank)

**Job Name:**

NORTH SHORE BANK MEQUON
 Engineer: Robert E Lee and Associates
 (Hobart)
 Miscellaneous: Design & Build - Visual Impact

Catalog Number:

4SQ B3 S11G16 S XXX

Notes:**Type:**

2.a.a

OA4

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STEEL SQUARE STRAIGHT POLES

Ordering Guide

TYPICAL ORDER EXAMPLE: **5SQ B5 S07G 24 S PLP DGP**

Pole Series	Mounting Method	Material	Height ²	Mounting Configuration	Pole Finish	Options
4SQ - 4" x 4" Square Straight Pole	Bolt-On Mount¹ - See pole selection guide for patterns and fixture matches. B5 - 5" Traditional drilling pattern B3 - 3" Reduced drilling pattern B2 - 2" Tellus drilling pattern	S11G – 11 Ga. Steel (4SQ and 5SQ only) S07G – 07 Ga. Steel	8'	S – Single/Parallel D180 – Double D90 – Double DN90 – Double T90 – Triple TN120 – Triple Q90 – Quad QN90 – Quad	BRZ – Bronze BLK – Black PLP – Platinum Plus WHT – White SVG – Satin Verde Green GPT – Graphite MSV – Metallic Silver BZA – Alternate Bronze	GA – Galvanized Anchor Bolts SF – Single Flood ³ DF – Double Flood ³ DGP – DuraGrip® Plus LAB – Less Anchor Bolts OSXX – Pole preparation for PMOS Occupancy Sensor ⁴
5SQ - 5" x 5" Square Straight Pole			10'			
6SQ - 6" x 6" Square Straight Pole			12'			
			13'			
			14'			
			15'			
			16'			
			17'			
			17' 6"			
			18'			
	20'	N – Tenon Mount (Standard tenon size is 2-3/8" O.D.)	22'			
T - Tenon Mount - See pole selection guide for tenon and fixture/bracket matches.	22' 6"					
	23'					
	24'					
	25'					
	26'					
	27'					
	28'					
	30'					
	32'					
	35'					
	39'					
I - No Mounting Holes ¹ - Use with: • BKA 4ISF & BKA 5ISF • BKA X4ISF & BKA X5ISF						
	Height Restriction, Consult Pole Selection Chart on opposite page					

Accessory Ordering Information

Description	Order Number	Description	Order Number
4BC - 4" Square Base Cover	122559CLR	Vibration Damper - 4" Square Pole (bolt-on mount only)	172539
5BC - 5" Square Base Cover	122561CLR	Vibration Damper - 5" Square Pole (bolt-on mount only)	172538
6BC - 6" Square Base Cover	122563CLR	Vibration Damper - 6" Square Pole (bolt-on mount only)	178361
ER2 - Weatherproof Duplex Receptacle	122566CLR	PMOS120 - 120V Occupancy Sensor	518030CLR ⁵
GFI - Ground Fault Circuit Interrupter	122567CLR	PMOS208/240 - 208, 240V Occupancy Sensor	534239CLR ⁵
MH5 - mounting Hole Plugs for use with 5" traditional drill pattern (1 set of 3 plugs)	132336	PMOS277 - 277V Occupancy Sensor	518029CLR ⁵
MH3 - mounting Hole Plugs for use with 3" reduced drill pattern (3 sets of 3 plugs)	681126	PMOS480 - 480V Occupancy Sensor	534240CLR ⁵

FOOTNOTES:

- 1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern spec sheets.
 2 - Pole heights will have +/- 1/2" tolerance.
 3 - See Flood Lighting Brackets section for choice of FBO brackets.

- 4 - Order PMOS separately. Change "XX" to indicate height and side of pole location for pole preparation. EX: OS18A indicates preparation is to be 18ft. up from pole base on side A. Optimal distance from ground to sensor is 20ft.
 5 - OSXX option required. Not for use with Metal Halide fixtures

Specifications and dimensions subject to change without notice.

**Job Name:**

NORTH SHORE BANK MEQUON
 Engineer: Robert E Lee and Associates
 (Hobart)
 Miscellane: Design & Build - Visual Impact

Catalog Number:

4SQ B3 S11G16 S XXX

Notes:

Type:

2.a.a

OA4

VISUAL20-91708

**STEEL SQUARE STRAIGHT POLES****Wind Speed****EPA Information**

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.
CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

Use ONLY with "Wind Speed Map for ASCE 7-10"

POLE¹	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
4" x 11-ga x 12'	12	11	B	8" - 11"	0.75	13.9	12.5	11.3	9.2	7.6	6.3	5.2	4.3	3.6
4" x 11-ga x 14'	14	11	B	8" - 11"	0.75	10.7	9.5	8.5	6.8	5.4	4.4	3.5	2.7	2.1
4" x 11-ga x 16'	16	11	B	8" - 11"	0.75	8.2	7.2	6.4	4.9	3.8	2.9	2.1	1.5	1.0
4" x 11-ga x 18'	18	11	B	8" - 11"	0.75	6.3	5.4	4.7	3.4	2.4	1.6	1.0	0.4	n/a
4" x 11-ga x 20'	20	11	B	8" - 11"	0.75	4.6	3.9	3.2	2.1	1.2	0.6	n/a	n/a	n/a
4" x 11-ga x 22'	22	11	B	8" - 11"	0.75	7.6	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 11-ga x 24'	24	11	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4" x 11-ga x 26'	26	11	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 14'	14	7	B	8" - 11"	0.75	18.3	16.4	14.9	12.2	10.2	8.5	7.1	5.9	5.0
4" x 7-ga x 16'	16	7	B	8" - 11"	0.75	14.7	13.2	11.8	9.6	7.8	6.3	5.2	4.2	3.4
4" x 7-ga x 18'	18	7	B	8" - 11"	0.75	11.9	10.5	9.3	7.4	5.9	4.6	3.6	2.8	2.1
4" x 7-ga x 20'	20	7	B	8" - 11"	0.75	9.6	8.4	7.4	5.7	4.3	3.2	2.3	1.6	0.9
4" x 7-ga x 22'	22	7	B	8" - 11"	0.75	7.7	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 7-ga x 24'	24	7	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4" x 7-ga x 26'	26	7	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 28²	28	7	B	8" - 11"	0.75	3.3	2.5	1.8	0.7	n/a	n/a	n/a	n/a	n/a
4" x 7-ga x 30²	30	7	B	8" - 11"	0.75	2.2	1.4	0.8	n/a	n/a	n/a	n/a	n/a	n/a
5" x 11-ga x 14'	14	11	C	9" - 11"	0.75	17.4	15.7	14.1	11.5	9.3	7.7	6.3	5.2	4.2
5" x 11-ga x 16'	16	11	C	9" - 11"	0.75	13.8	12.3	10.9	8.7	6.9	5.5	4.3	3.3	2.5
5" x 11-ga x 18'	18	11	C	9" - 11"	0.75	10.8	9.6	8.4	6.5	4.9	3.7	2.6	1.8	1.1
5" x 11-ga x 20'	20	11	C	9" - 11"	0.75	8.5	7.3	6.3	4.6	3.2	2.1	1.2	0.5	n/a
5" x 11-ga x 22'	22	11	C	9" - 11"	0.75	10.9	9.5	8.3	6.2	4.5	3.2	2.1	1.2	0.5
5" x 11-ga x 24'	24	11	C	9" - 11"	0.75	8.8	7.5	6.4	4.5	3.0	1.8	0.8	n/a	n/a
5" x 11-ga x 26'	26	11	C	9" - 11"	0.75	6.8	5.7	4.6	3.0	1.6	0.6	n/a	n/a	n/a
5" x 11-ga x 28'	28	11	C	9" - 11"	0.75	5.2	4.1	3.2	1.6	0.4	n/a	n/a	n/a	n/a
5" x 11-ga x 30'	30	11	C	9" - 11"	0.75	3.6	2.7	1.8	0.4	n/a	n/a	n/a	n/a	n/a
5" x 7-ga x 20'	20	7	D	9" - 11"	1.00	21.6	19.3	17.3	14.0	11.3	9.2	7.4	6.0	4.8
5" x 7-ga x 22'	22	7	D	9" - 11"	1.00	20.7	18.6	16.6	13.3	10.7	8.5	6.8	5.4	4.2
5" x 7-ga x 24'	24	7	D	9" - 11"	1.00	17.7	15.6	13.8	10.8	8.5	6.6	5.0	3.7	2.6
5" x 7-ga x 26'	26	7	D	9" - 11"	1.00	14.9	13.1	11.4	8.8	6.6	4.9	3.5	2.3	1.3
5" x 7-ga x 28'	28	7	D	9" - 11"	1.00	12.5	10.9	9.4	6.9	4.9	3.4	2.1	1.0	n/a
5" x 7-ga x 30'	30	7	D	9" - 11"	1.00	10.3	8.9	7.5	5.2	3.4	2.0	0.8	n/a	n/a
5" x 7-ga x 35'	35	7	D	9" - 11"	1.00	6.0	4.8	3.6	1.8	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 24'	24	7	J	12"	1.00	18.6	16.4	14.3	11.2	8.6	6.5	4.8	3.4	2.2
6" x 7-ga x 26'	26	7	J	12"	1.00	15.6	13.4	11.7	8.8	6.5	4.6	3.0	1.8	0.7
6" x 7-ga x 28'	28	7	J	12"	1.00	12.9	10.9	9.3	6.7	4.6	2.8	1.5	n/a	n/a
6" x 7-ga x 30'	30	7	J	12"	1.00	10.4	8.8	7.3	4.8	2.9	1.3	n/a	n/a	n/a
6" x 7-ga x 32'	32	7	J	12"	1.00	8.3	6.8	5.5	3.1	1.3	n/a	n/a	n/a	n/a
6" x 7-ga x 34'	34	7	J	12"	1.00	6.5	5.0	3.7	1.6	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 35'	35	7	J	12"	1.00	5.5	4.2	2.9	0.9	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 39'	39	7	J	12"	1.00	2.3	1.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.
CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

Note:

- 1- Poles shorter than these listed here in for each gauge have EPA rating equal to or greater than what is provided in this table. To Confirm EPA ratings on shorter poles, contact LSI Industries.
- 2- LSI Industries recommends a vibration damper be ordered with this length.

**Job Name:**

NORTH SHORE BANK MEQUON
 Engineer: Robert E Lee and Associates
 (Hobart)
 Miscellaneous: Design & Build - Visual Impact

Catalog Number:

MEIW-828-LED-O2C-4-X-XX-WSA-DIM

Notes:

Type:

2.a.a

OW

VISUAL20-91708

MEIW-LED**Construction:**

- Steel housing and chassis
- Diffuser is .10 extruded white acrylic
- Accent bars and rings are extruded aluminum

Light Source:

- LED
- Dimming to 10% **Included**

Notes:

- Integral mounting plate; keyhole slots left and right
- Top and bottom white acrylic lens - standard
- ADA compliant cage styles A, B and D only
- Not all material and accent styles are available – consult factory
- Optional lens cover (ALC) eliminates up/down light
- Optional battery backup
- UL and CUL listed **WET** location
- LED Components
 - Replaceable Module
 - CRI > 80
 - Universal 120/277 volt standard
 - 5-Year Warranty on LED Components

Height - 18" - 20" - 28"

Width - 8 1/2"

Depth - 4" (cage styles A,B and D)

Depth - 4 3/8" (cage style E, F, G and H)

MC - 9 - 10" - 14"

Type:	
Job Name:	

**ORDERING INFORMATION****Example: MEIW-818-LED-A-O1C-4-M16-WSA-M-EC****MEIW**

Size	LED					Kelvin	Cage	Finish	Diffuser	Options
		Watts	Source Lumens	Dimming	Energy Star					
8-LED	O1C	9	1210	0-10v	NO	2 3000K	A	B1 Satin Black	WSA White Smooth Acrylic	DIM LED dimming driver (0 - 10v)
0-LED	O2A	12	1600	0-10v	NO	4 4000K	B	B2 Text Black	Optional Cage Accents (See Page 2)	DIMLED Line Voltage /TRIAC/ELV/ Consult Factory
8-LED	O2C	18	2420	0-10v	NO	Optional 3 3500K	D	Z1 Satin Bronze	Material	21 Photocell - Specify voltage
							E	Z3 Text Bronze	F Filigree	01 - 120 volt
							F	W1 Yolk White	P Perforated Screen	02 - 277 volt
							G	W2 Gloss White	M Wire Mesh	ALC Aluminum Lens Cover - See A
							H	T4 Shimmer Gray	W Waffle Pattern	90CRI Consult Factory
							X	M13 Anod Silver	Style	Battery Backup Options (Available with 0-10v only)
								T6 Pewter	SC Screen Complete	BB10 10 Watts (1170lm) for 90-
								W13 Pearl Beige	CC Center Complete	
								Optional (See Price List)	EC Ends Complete	
								M17 Brass Powder	CH Center Half	
								M16 Antique Brass	OX Custom	
								P2 Brushed Alum		
								P9 Brushed Nickel		



28435 Industry Drive., Valencia, California 91355
 West Coast Sales: 800-325-4448 / 661-257-0286 • fax 800-323-2346 / 661-257-0201
 East Coast Sales: 866-350-0991 • fax 866-490-5754
 www.lightwayind.com • sales@lightwayind.com



Packet Pg. 56

**Job Name:**

NORTH SHORE BANK MEQUON
 Engineer: Robert E Lee and Associates
 (Hobart)
 Miscellane: Design & Build - Visual Impact

Catalog Number:

MEIW-828-LED-O2C-4-X-XX-WSA-
 DIM

Notes:

Type:

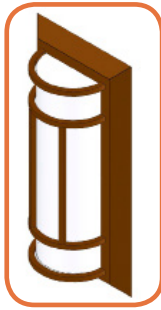
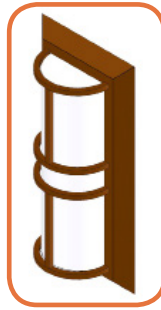
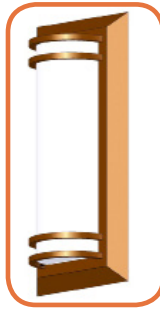
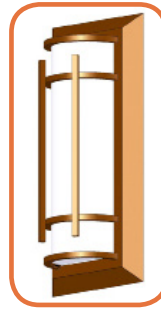
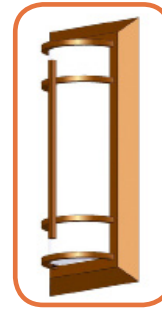
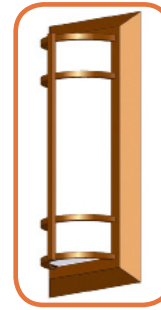
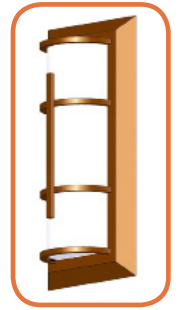
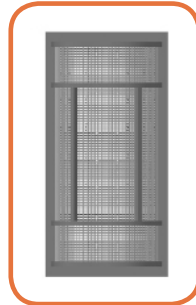
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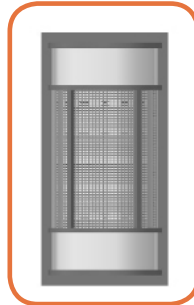
VISUAL20-91708

MEIW Series

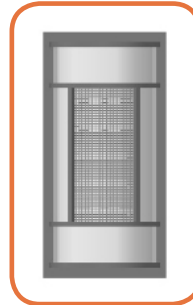
Cage Styles and Accents

**MEIW-A****MEIW-B****MEIW-D****MEIW-E****MEIW-F****MEIW-G****MEIW-H**

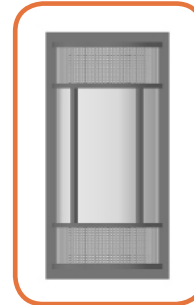
SC
Screen
Complete



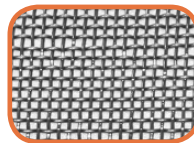
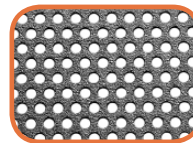
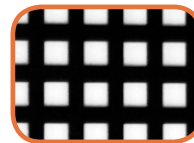
CC
Center
Complete



CH
Center
Half



EC
Ends
Complete

**Filigree****Mesh****Perforated****Waffle**

Architect Choice



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Packet Pg. 57

October 07th, 2020

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

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape plan submittal for the North Shore Bank development on PWR. The proposed facility fronts on Port Washington Road. PWR is one of the City of Mequon's commercial corridors that the City has required a higher level of landscape treatments since 2012. This is the first review of the plan, dated 09/2020. The Landscape plan is submitted by Robert E. Lee & Associates, Inc.

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

➤ **General Overview:**

- ❖ This review pertains to Landscape Plan sheets: 14 & 15, both dated 09/2020. Sheet 14 is titled, LANDSCAPE PLAN; plan sheet 15 is titled LANDSCAPE DETAILS.
- ❖ The plans submitted are sealed by a Wisconsin RLA, as required by Mequon code.
- ❖ The plan is issued at a 1"=10' scale; the plan sheet is clean and the information is discernible.
 - The Proposal is adjacent to the Port Washington Road Corridor; the proposed commercial site use has two ingress/egresses off PWR. PWR is one of Mequon's regional collectors and part of the City of Mequon's designated "Gateway" roadways. Since 2012, the P&Z board has requested additional density landscape treatments and larger scale plantings, especially adjacent to the PWR ROW.
 - Sustainability: This Landscape application does not appear to have given consideration to the application of sustainable site practices, like: Bio-swale filtering treatments or Green Roof application to help slow the rate of hydrologic contribution.
 - The plan provides an attached plant schedules with common name, scientific name, of plants specified, size specified and the total quantities, as required. Please see the

review below for additional commentary of the proposed plant palette, sizing requirements and diversity.

- The plan fails to depict the proposed site lighting locations, or a sign location. Additionally, there is not a sign elevation. Providing the sign location, the sign elevation and the site lighting detail helps define how the proposed plans will buffer the sign and sight lighting.
- The plan graphically depicts a 7.5' x 7.5' exterior enclosure/structure, it is located in the NW parking-lot island. Please define what this structure is. If this a Refuse/Recycle area, please provide detail to define what the architectural finishes and dimensions of the proposed walls. See the requirements for buffering Refuse/Recycle areas.

Proposed Landscape Material Review:

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

- Five Deciduous Tree Species, (Total proposed deciduous trees – 6)
- One Evergreen Tree Species, (Total proposed conifer trees – 10)
- Seven Deciduous Shrub Species, (Total proposed decid. shrubs – 38)
- Zero Evergreen Shrub Species, (Total proposed conifer shrubs – 0)
- Three Perennials, Bulbs/corms, Groundcover Species, (Total proposed ground covers/perennials –22)
- Three Decorative Grass species, (Total proposed grasses – 35)
- ◆ The species proposed have the ability to perform in the local soils and are within the prescribed USDA Zone 5a.
- ◆ TURF: The Plan fails to provide the following specifics: 1. Specify the proposed turf seed mix; 2. the plans should state the total SQR yards of the turf area.

➤ *Plant Schedule Comments:*

- The entire plant schedule requires an audit; only 5 of the 19 listed plants have an accurate count.

TREES:

○ GT_Gleditsia tricanthos “Skyline”, the schedule states 1; graphically, zero is depicted. Amend plan.

○ AC_Amelanchier canadensis (Hasselkus, PhD – UW Arboretum & Dirr, PhD_Arnold Arboretum – lists this as a tall shrub) Amend plan.

CONIFER SHRUB:

○ Taxus tauntonii, the schedule lists 11, the plan only provides 10. Amend plan

SHRUBS:

○ The following plant symbols have incorrect counts: Fs, Sb, Hm, Hk, Kj, Sp, Vj.
Amend Schedule

PERENNIALS:

- o The following plant symbols have incorrect counts: cv, ns.
GRASSES:
- o The following plant symbols have incorrect counts: ec, pa, pv.
- Proposed Deciduous Tree sizes: The plant schedule specifies both a 2" & 2.5" Caliper. The City of Mequon has required a minimum of 3.5" caliper trees @ 16" above the rootball. Proposals within the PWR corridor have typically required 4.0" caliper trees @16" above the rootball. Amend Plant Schedule
- The City of Mequon does not differentiate between deciduous trees and ornamental deciduous trees; amend the schedule's Ornamental caliper to a 3.5", or a 4.0" minimum caliper, if Mequon Staff requires the PWR standard to be observed.
- This design proposal fails to meet multiple buffer requirements typically provided to commercial developments adjacent to the PWR ROW.

➤ **Planting Zone Comments:**

- The submittal is organized and provides the following: 1. Street Frontage Zone; 2. Parking Lot Interior Zone; 3. Parking Lot Periphery Buffer; 4. Property Line Buffer Yard; 5. On-Lot Zone; 6. Open Space Zone; 7. Detention Basin; 8. Loading Dock Buffer
- **ROW/Street Frontage Zone:**
- Port Washington Road ROW: Code requires 1 approved street tree per each side of/30 feet of CL length; the Port Washington Rd. ROW planting requirement is not addressed. (The plan FAILS to meet the ROW code tree requirements. Action per P & Z/ Mequon Staff).
- **Street/Interior Drives Zone:**
 - o The Interior Drives: Code requires 1 approved street tree per each 30 feet of drive, on each side of the length. The Interior Drive planting requirement is not addressed in this proposal. The eastern <S/N axis> Ingress/egress drives requires shade trees to address the length of the drives (The plan FAILS to meet the ROW code tree requirements. Action per P & Z/ Mequon Staff)
- **Parking Lot/ROW Buffer:** The proposed Landscape Code requires 1 tree per 25 linear feet of hard surface adjacent to a ROW<PWR> (not counting the ROW street trees). The proposal provides 0 trees, 1 is required. (The plan FAILS to meet the ROW code tree requirements. Action per P & Z/ Mequon Staff) The reviewer recommends adding one tree.
- **Parking Lot Interior Zone.** A) The parking lot layout/configuration of 90° stalls only provides limited periphery planting treatments throughout the design. In comparison to the landscape treatments provided at other recent PWR business development proposal, the planting palette is very spartan and the proposed density is minimalist. The proposed periphery plantings will do little to help break Heat-Island impacts to the site. B) The overall landscaping **will not** provide 30% shade over the parking lot. Additionally, the use of small caliper trees/tall shrubs. Reviewer recommends Decid Trees to be 3.5" caliper < interior site, 4.0 caliper adjacent to PWR> (The plan FAILS to meet the ROW code tree requirements. Action per P & Z/ Mequon Staff) The reviewer recommends adding one tree. Please revise Tree size as stated.) Action per P & Z/ Mequon Staff).

- **Property Line Buffer:** Per the proposed landscape code requirements. The PL edge requires a buffer application of trees and mixed plantings. This proposal fails to address any of the PL or provide a buffer. (Proposal FAILS to meets the PL/ side yard buffer. Action by City Staff/Planning Board.) Action per P & Z/ Mequon Staff.
- **Foundation Plantings:** The Plan provides foundation planting density at the primary entrance and selectively throughout the proposal. (Proposal meets the intention of Foundation Planting requirements, although considering the prior standards enforced within the PWR corridor, the provided treatment is very Spartan.)
- **Trash Enclosure:** The Refuse/Recycle station; the plan fails to clearly describe what is taking place here. While there is a structure/wall enclosure, the service drive is not addressed and considering the 0' setback, this review would recommend plantings to help mitigate the visual massing or the potential for noise to the adjacent lot.

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

❖ ***Additional Landscape Observations:***

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

The plan fails to meet a number of the City of Mequon's existing and the proposed landscape & buffering codes. There are several actions/decisions to be forwarded by P&Z and, or City Staff. It is this reviewer's opinion this plan should be revised to meet standard buffering within the City of Mequon.

I hope planning staff and the commission finds the recommendations and information presented informative and useful.

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

Sincerely,



M. Terry Higgins, RLA.

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 21 day of September 2020 by and between _____ owners of the property located at _____ and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section ____, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

Exhibit A-1

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the 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 Hospital.

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

Dan Abendroth, 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

Acknowledgments:

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.:

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: 24 hours
 - 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:
City Water
 - d. Provisions for sewage disposal:
City Sewer
 - 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.
- ~~1. The parking lot lighting shall not exceed an average of 2 foot-candles.~~
 2. Staff review and approval of site, elevation, lighting and landscaping plans.
 3. The generator shall not exceed 65 dBA when measured at the property line.
 4. Weekly testing of the generator shall only occur on weekdays between the hours of 10:00 AM and 2:00 PM.
 5. 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.
 6. All ground-level and roof top mechanical equipment shall be well screened from public view.
 7. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2000 dwg or dxf in Wisconsin State Plane Coordinate system. South Zone (NAD 27).
 - ~~8. 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 grading, drainage, sanitary sewer, watermain, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
- 12. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
- 13. Application for and approval of a 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 Transfer Agreement, in accordance with the terms listed in the report.
- 16. Approval of a 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).

10. **Conditions of the structures:**

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

11. **Conditions on the site:**

- a. Street access (number, location, design): As per attached Exhibit A
- b. Off-Street Parking (location and design including screening thereof): As per attached Exhibit A.
- c. Outside storage of materials, products or refuse (location and screening thereof): As per attached Exhibit A
- d. Parking, exterior lighting of the site, location design and power:
Any changes subject to Planning Commission approval.
- e. Other:

Owner

Acknowledgment:

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

Attachment: Packet Docs (5621 : North Shore Bank)

Receipt of a true Copy of this instrument
on behalf of the petitioner acknowledged
the _____ day of _____, 2018

DRAFTED BY:

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

Attachment: Packet Docs (5621 : North Shore Bank)



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: October 26, 2020
SUBJECT: Residence at Foxtown. The applicant is seeking street tree and street lighting approval for a proposed 23 single-family home development for the property located east of 11050 N. Weston Drive. REMOVE FROM TABLE.

Applicant:	Lakeside Development
Status of Applicant:	Owner
Requested:	Street Lighting Street Tree
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 Planning Commission tabled the item at the September 21, 2020 meeting.

Street Trees:

The proposed street tree plan was approved by the Tree Board on August 19, 2020. Planning staff and the City Forester has worked with the applicant on the location and species of the trees to be consistent with the Town Center design guidelines and specifications. Staff is supportive of the proposed plan. Since all trees are on private property, a landscape preservation easement will be required and shall be identified on the final plat.

Street Lighting:

The applicant is proposing three streetlights as part of the development (see attached plan). Two of the streetlights are shown at the east end of each of the two main roadways and one is located on the northwest corner of Fox Crossing Drive. The applicant has agreed to use the Town Center light fixture that is currently being used on Weston Drive. As discussed at the last meeting, the applicant is not proposing a light on the southwest corner of Foxtown Drive. The applicant states that since there are two lights directly across the street on the adjacent property, the light is not needed. The Planning Commission stated that they were supportive of not having a light at that location based on the proximity of the lights on the other side of the street.

Staff Recommendation:

Staff recommends **approval** of the street tree and lighting subject to the following condition(s):

1. A landscape preservation easement shall be reviewed and approved by City Attorney.
2. 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.

Attachments:

MAP_Residence at Foxtown (PDF)

200922 The Residence at Foxtown C-104 (PDF)

200922 The Residence at Foxtown streetlights (PDF)

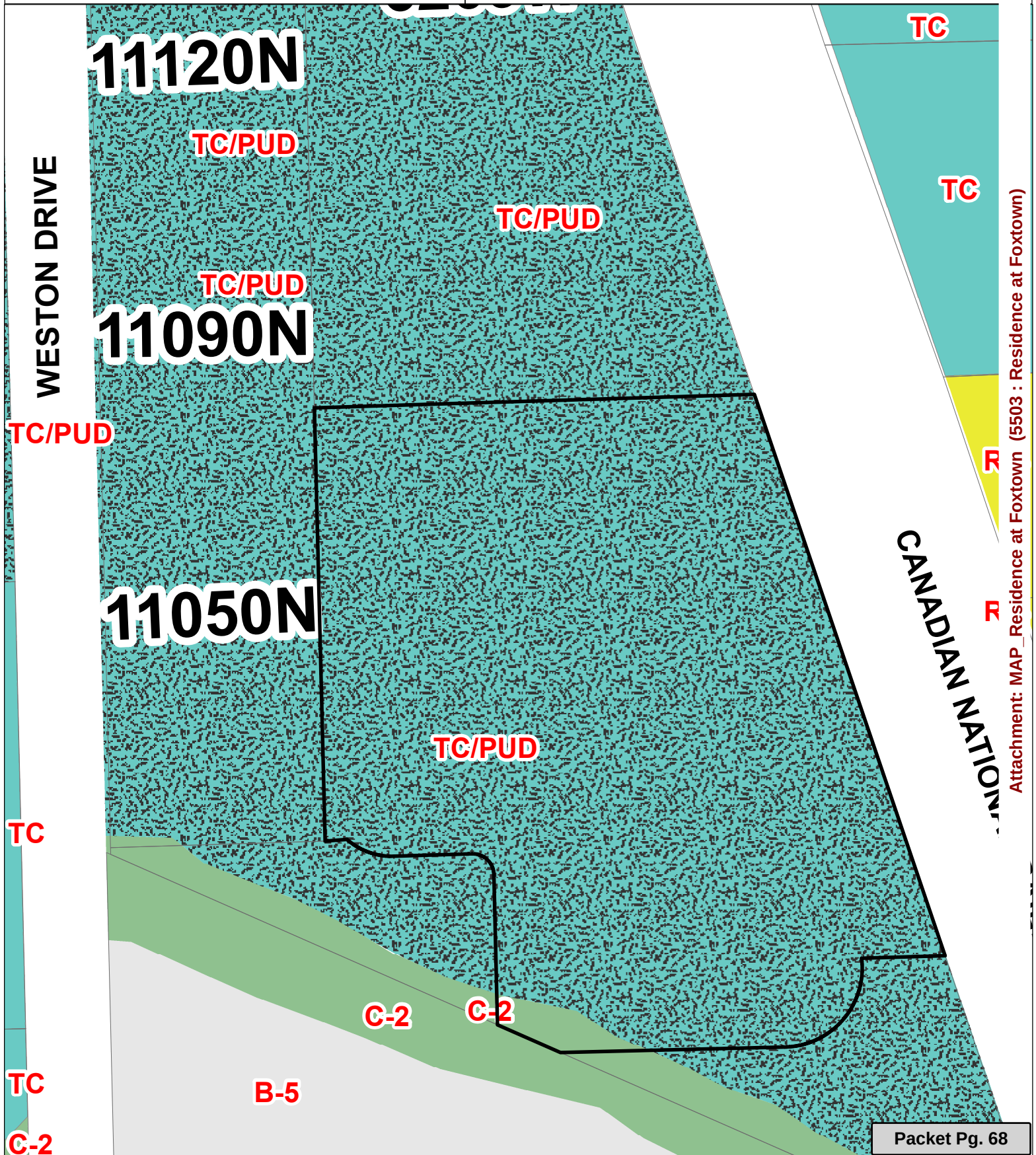
RichmondNorthampton Streetlight (PDF)

The Residence at Foxtown

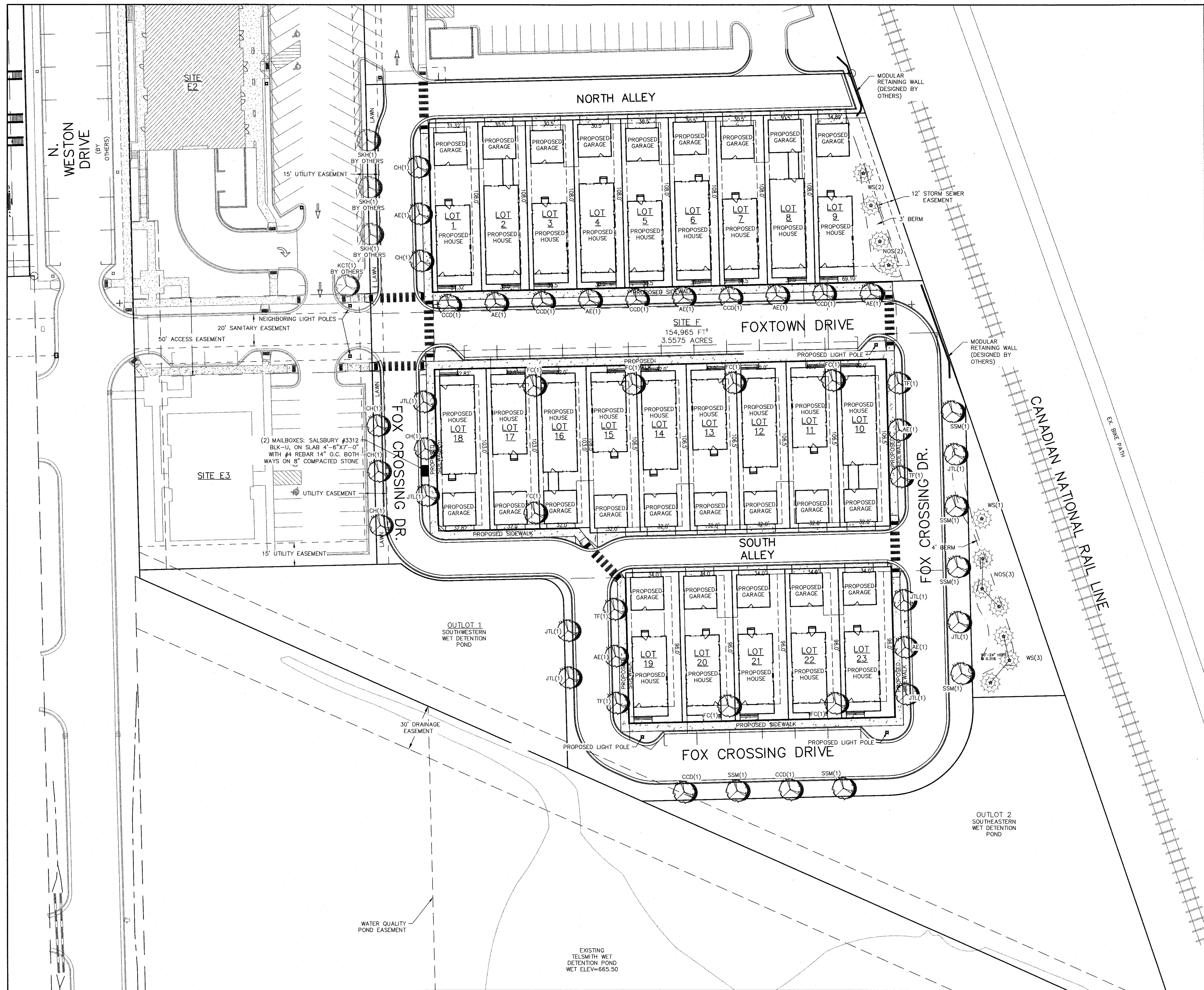
AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth 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: MAP Residence at Foxtown (5503 : Residence at Foxtown)



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
CH	47	3"	DECIDUOUS STREET TREES	
FC	6	3"	COMMON HACKBERRY (CELTIS OCCIDENTALIS)	BB
TF	4	2 1/2"-3"	TURKISH FILBERT (CORYLUS COLUMA)	BB
FC	7	3"	FIREBIRD CRABAPPLE	BB
CCD	7	2"	CORNELIAN CHERRY DOGWOOD (CORNUS MAS)	BB
JTL	8	2 1/2"-3"	JAPANESE TREE LILAC (SYRINGA RETICULATA)	BB
AE	9	3"	ACCOLADE ELM	BB
SSM	6	2 1/2"-3"	STATE STREET MAPLE (ACER MIYABEI)	BB
WS	11	7'	EVERGREEN TREES	BB
NOS	6	7'	WHITE SPRUCE	BB
NOS	5	7'	NORWAY SPRUCE(PICEA/ABIES)	BB

NOTES:

- 1) DECIDUOUS TREES SPECIFIED AS 2 1/2"-3" SHALL BE AS SUCH 6" 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
- 4) TREES AGREED UPON BETWEEN BLAZE LANDSCAPING AND CITY OF MEQUON BASED UPON AVAILABILITY (SEPT 2020)

ROAD FRONTAGE = 773FT/30FT = 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, FERTILIZER, 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 ONCE AT THE RATE OF FOUR (4) POUNDS PER 1,000 FT². NITROGEN, NOT LESS THAN 18% PHOSPHORIC ACID, NOT LESS THAN 12% POTASH, NOT LESS THAN 6%.

ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH 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 SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDED 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 MEQUON.

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

LIGHTING NOTES:

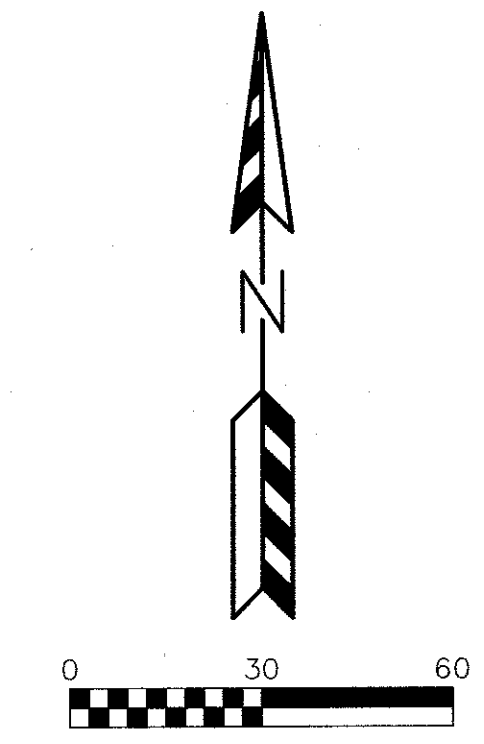
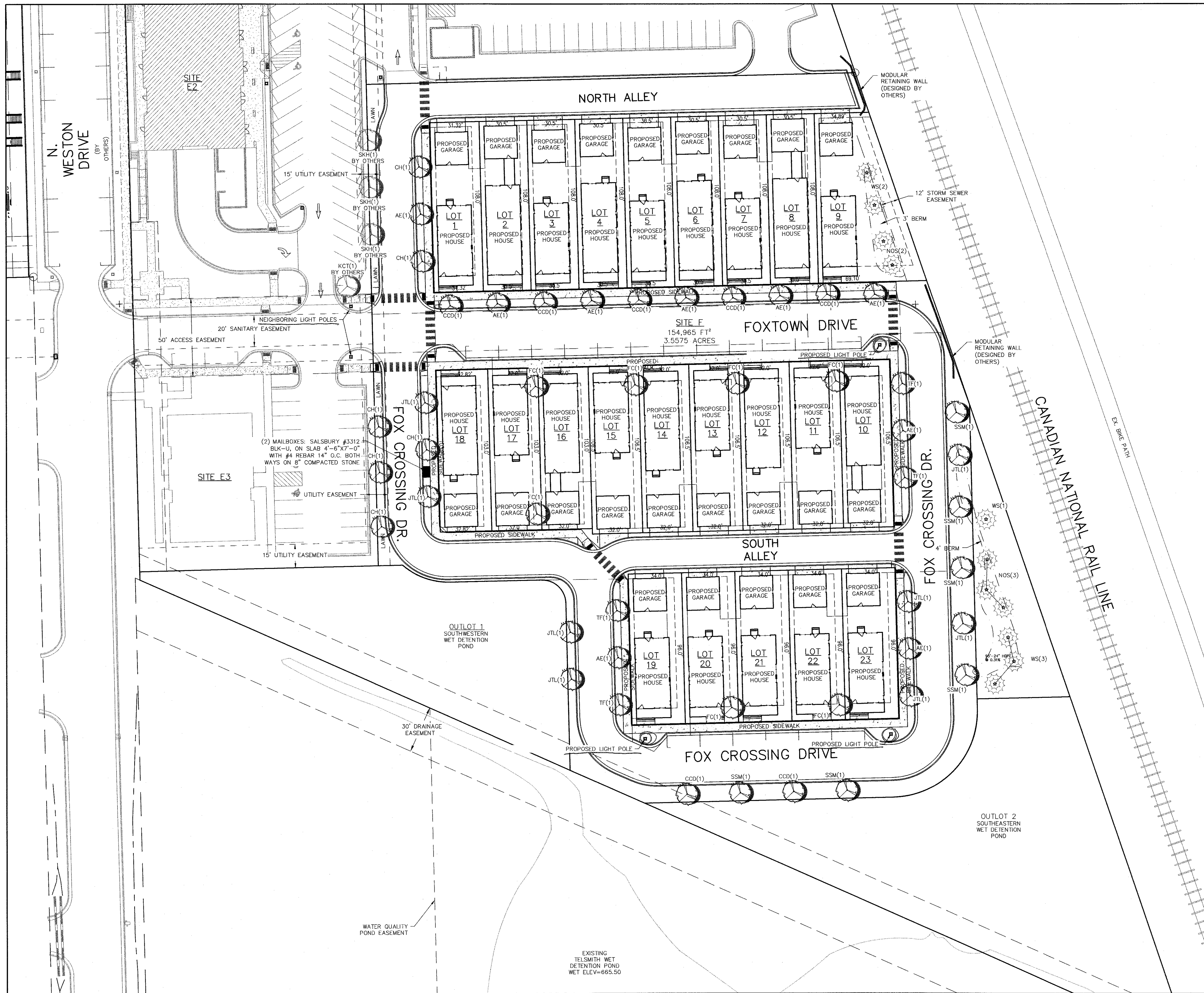
SEE DETAIL ON PAGE C-105 FOR LIGHTING FIXTURES AND INSTALLATION.

THE RESIDENCE AT FOX TOWN
LANDSCAPE AND TREE PLAN
DATED: SEPTEMBER 22, 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



3 STREETLIGHTS TO MATCH
NEIGHBORING STREETLIGHTS

LUMINAIRE: ALMRCH-LE080/ENV/x2-30-CR3-GPLO
-FBR-CU

LAMP POST: APSNRT-17-15.00-S5-TN4.00/4.00-
CU

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
CH	42	3"	DECIDUOUS STREET TREES	
6	6	3"	COMMON HACKBERRY (CELTIS OCCIDENTALIS)	BB
TF	4	2 1/2"-3"	HORSEHEDGE (CORYLUS COLUMA)	BB
FC	7	3"	FIREBIRD CRABAPPLE	
CCD	7	2"	CORNELIAN CHERRY DOGWOOD (CORNUS MAS)	BB
JTL	8	2 1/2"-3"	JAPANESE TREE LILAC (SYRINGA RETICULATA)	BB
AE	9	3"	ACCOLADE ELM	BB
SSM	6	2 1/2"-3"	STATE STREET MAPLE (ACER MIYABEI)	BB
WS	11	7'	EVERGREEN TREES	
NOS	6	7'	WHITE SPRUCE	BB
	5	7'	NORWAY SPRUCE(PICEA/ABIES)	BB

- NOTES:
- 1) DECIDUOUS TREES SPECIFIED AS 2 1/2"-3" SHALL BE AS SUCH 6" 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
 - 4) TREES AGREED UPON BETWEEN BLAZE LANDSCAPING AND CITY OF MEQUON BASED UPON AVAILABILITY (SEPT 2020)

ROAD FRONTAGE = 773FT/30FT = 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, FERTILIZER, 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 ONCE AT THE RATE OF FOUR (4.1) POUNDS PER 1,000 FT². NITROGEN, NOT LESS THAN 18% PHOSPHORIC ACID, NOT LESS THAN 12% POTASH, NOT LESS THAN 8%.

ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH 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 SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

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LIGHTING NOTES:

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

THE RESIDENCE AT FOXTOWN
LANDSCAPE AND TREE PLAN - STREETLIGHTING
DATED: SEPTEMBER 22, 2020

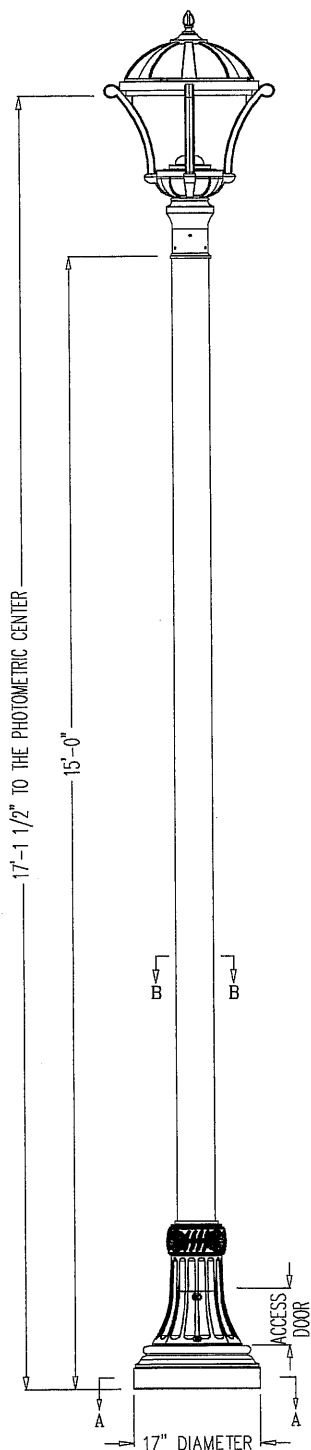
C-104

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

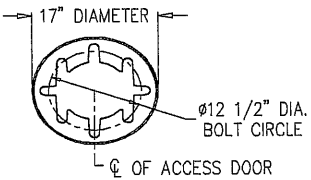
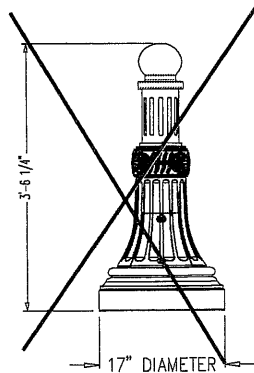
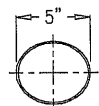


122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com

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SECTION B-B
SMOOTH SHAFT
5" DIAMETER
SMOOTH ALUMINUM
6061-T6 EXTRUSION
N.T.S.



SECTION A-A
BASE PLATE DETAIL
N.T.S.

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:
SHAFT: 5" DIA. 6061 ALLOY ALUMINUM TUBE (0.125" WALL)
BASE: CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
ACCESS DOOR: POWDER COATED - RIVER TEXTURE GLOSS BLACK
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

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	Drawn By
N.T.S.	W.R.W.	01-10-18	STG



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: October 26, 2020
SUBJECT: Farmdale Estates. The applicant is seeking final plat approval for a six-lot subdivision for the property located at the northwest corner of Mequon and Farmdale Roads.

Applicant:	John O. Graham
Status of Applicant:	Agent
Requested:	Final Plat
Existing Use:	Vacant
Existing Zoning:	R-1 (5 Acre Residential) OA (Agricultural Overlay)
Land Use Plan:	Residential 5 Acre
Lot size:	35.8 acres
Location:	Northwest corner of Farmdale and Mequon Roads
Tax Key:	#14-020-12-000.00
District:	#3

Background:

The applicant is requesting final plat for a 6-lot subdivision for the property located at the northwest corner of Farmdale Road and Mequon Road. Planning Commission approved the preliminary plat and development agreement on June 10, 2019.

Final Plat:

The final plat for the 6-lot subdivision is consistent with the approved preliminary plat. The development is served by a private road, Farmdale Estates Court, off Farmdale Road. The approved open space plan shows landscaping at the entrance median and cul-de-sac. Since the landscaping and street trees were installed the same week as the Planning Commission packet distribution, staff did not receive enough time to confirm conformance with the plans at the time this report was drafted. The landscaping and street trees shall be installed per the approved plans by October 30th for the Final Plat to be considered for the November Common Council meeting. The Final Plat shows a 60-foot road reservation west of the cul-de-sac. After consulting with the City Attorney, it was determined that a separate agreement will be recorded for the road reservation to state that the road reservation will be dedicated as right-of-way if, and when, the Homeowner Association requests that the private road become public. Review and approval of road reservation agreement by the City Attorney prior to recording of the Final Plat is a condition of approval.

Engineering Report:

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

The storm water conveyance including storm sewer and open ditches have been installed and inspected. The storm water detention pond has been constructed and a certification report has been provided. The certification report indicates that the pond is compliant.

The grading as-built and lot pipe certification was provided. The lot pipe certificate confirms that the lots have been established within the subdivision.

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

City staff has done a cursory review of the development and provided general comments to the applicant. The applicant shall meet with City field staff to address any remaining punch list items. Please note that while the developer indicated that all of the punch list items were addressed, staff was not provided sufficient time to inspect the completion. All punch list items must be verified and acceptable to the City by October 30th to be considered for the November Common Council meeting.

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

Staff Recommendation:

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

1. Common Council approval of the Final Plat.
2. Any technical corrections identified by staff shall be made to the final plat.
3. Street trees and landscaping shall be installed per approved Street Tree and Landscape Plan prior to Common Council approval of Final Plat.
4. A landscaping escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
5. Submittal and approval of a 14-month bond for street trees.
6. Review and approval of road reservation agreement, and all other legal documents, by City Attorney prior to recording of the Final Plat.
7. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
8. Completion of all punch list items by October 30, 2020.

Attachments:

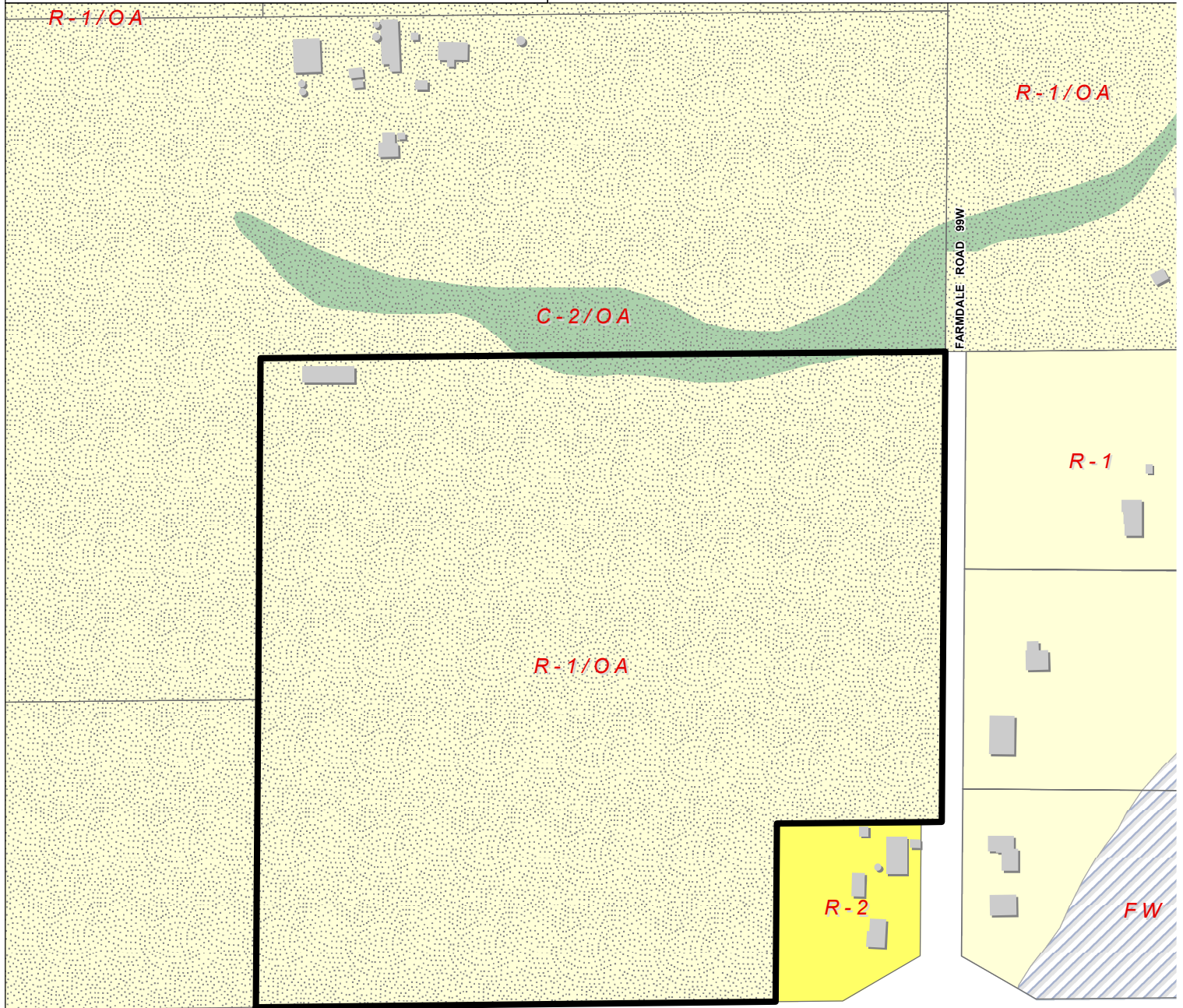
Packet Docs (PDF)

Farmdale Estates

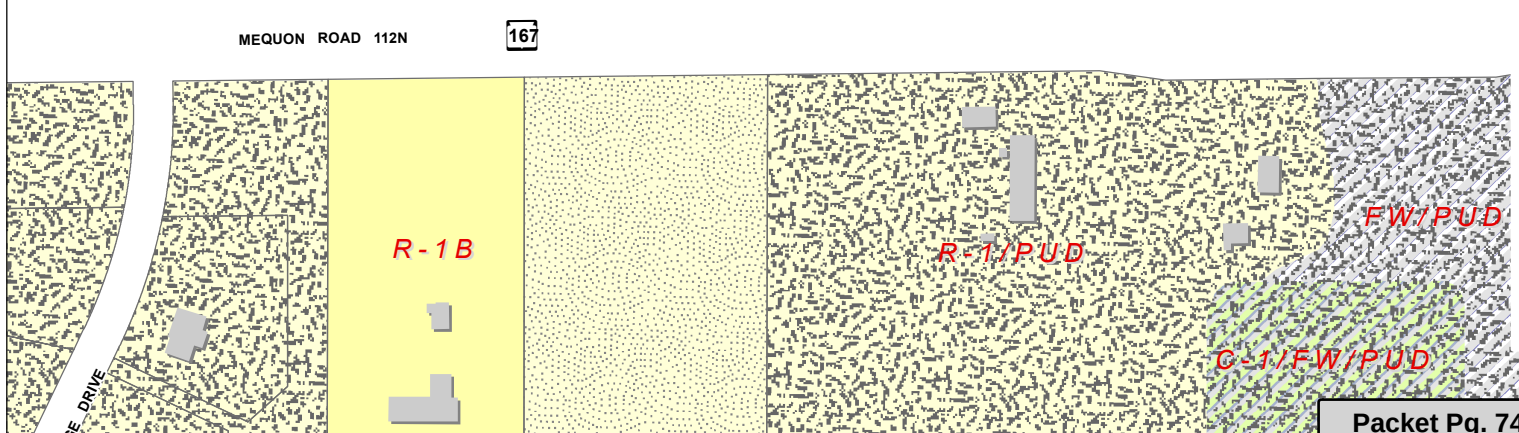
AC	Arrival Corridor
A-1	Agricultural Preserve
A-2	General Agricultural
B-1	Neighborhood Business
B-2	Community Business
B-3	Office & Service Business
B-4	Business Park
B-5	Light Industrial
B-6	Rural Industrial
B-7	Rural Business
C-1	Shoreland/Wetland Conservancy
C-2	General Conservancy
CGO	Central Growth 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.b.a



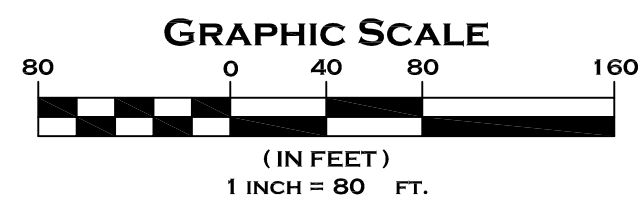
Attachment: Packet Docs (5626 : Farmdale Estates)



FARMDALE ESTATES

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CONTAINING: 1,560,180 SQUARE FEET OR 35.8168 ACRES



HORIZONTAL DATUM PLANE

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13-5-17 BEARS N 01°57'02" W.

Office of the Register of Deeds

County, Wisconsin

Received for Record _____, 20____

at _____ o'clock _____ M as document # _____

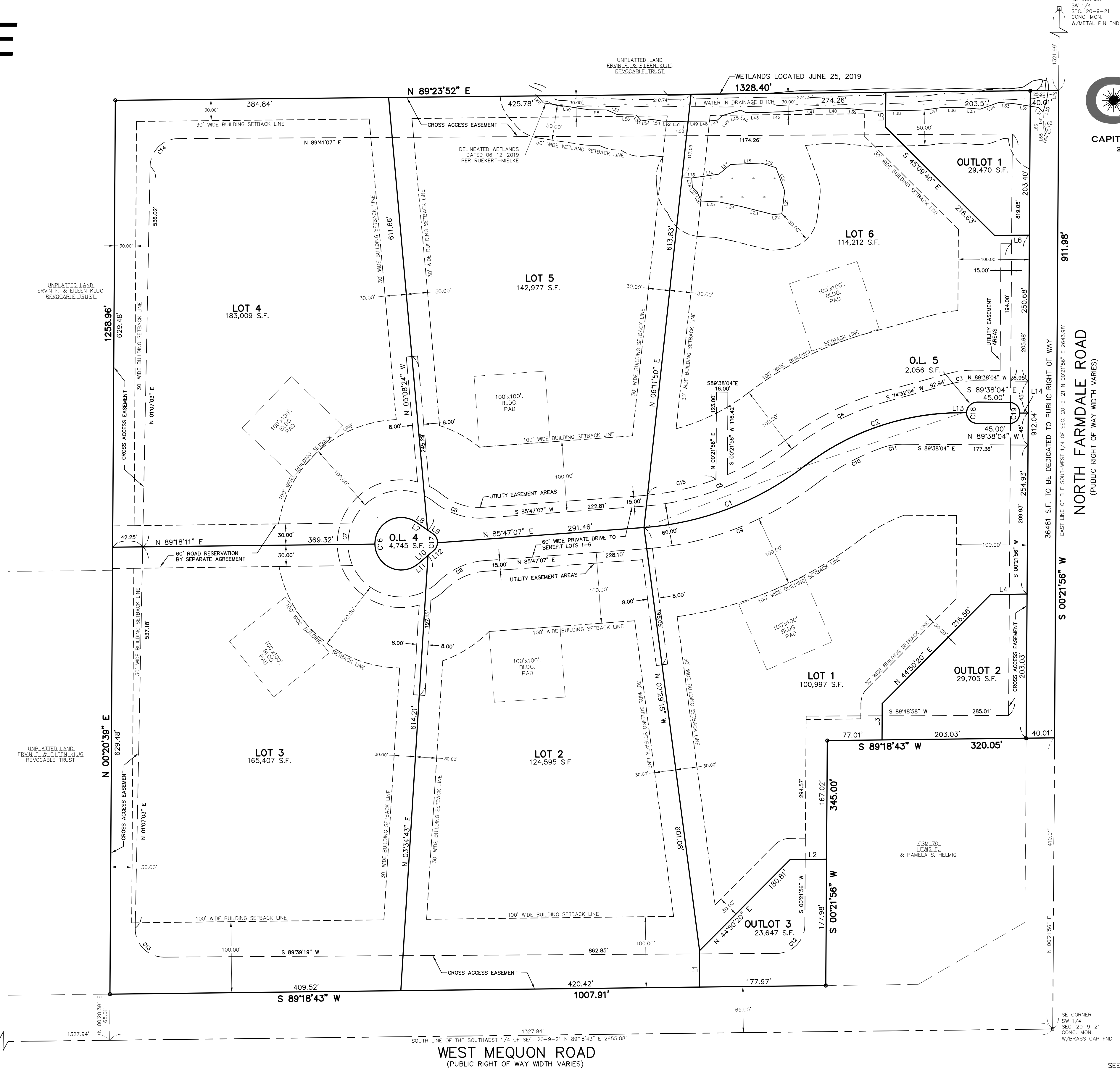
Register of Deeds

REVISED: 6/27/19

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

Certified _____, 20____

Department of Administration



CAPITOL SURVEY ENTERPRISES
220 REGENCY CT, STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM



INDICATES SET IRON PIPE
○ WHICH IS 2" IN DIAMETER, 18" LONG AND WEIGHS 3.65 LBS PER LINEAL FOOT.

ALL OTHER CORNERS MARKED WITH A 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

DEVELOPER / OWNER
FARMDALE ESTATES LLC
N118 W15531 BUNSEN DRIVE
GERMANTOWN, WI 53022

C/O JOHN GRAHAM
414) 870-1701

SEE SHEET 2 FOR LINE TABLE, CURVE TABLE, CULVER TABLE, AND EASEMENT NOTES.
SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
OZAUKEE COUNTY)

I, MICHAEL J. BERRY, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED, AND DEDICATED, FARMDALE ESTATES, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 01°57'02" W 1319.77 FEET ALONG THE WEST LINE OF SAID 1/4 SECTION; THENCE N 89°32'55" E 2657.99 FEET TO THE EAST LINE OF SAID 1/4 SECTION; THENCE S 01°33'00" E 1328.06 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE S 89°43'57" W 2648.94 FEET ALONG THE SOUTH LINE OF SAID 1/4 SECTION TO THE POINT OF BEGINNING.

LANDS CONTAINING: 1,560,180 SQUARE FEET OR 35.8168 ACRES

THAT SUCH A PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF FARMDALE ESTATES, LLC, OWNER OF SAID LAND.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

APRIL 30, 2020
DATE

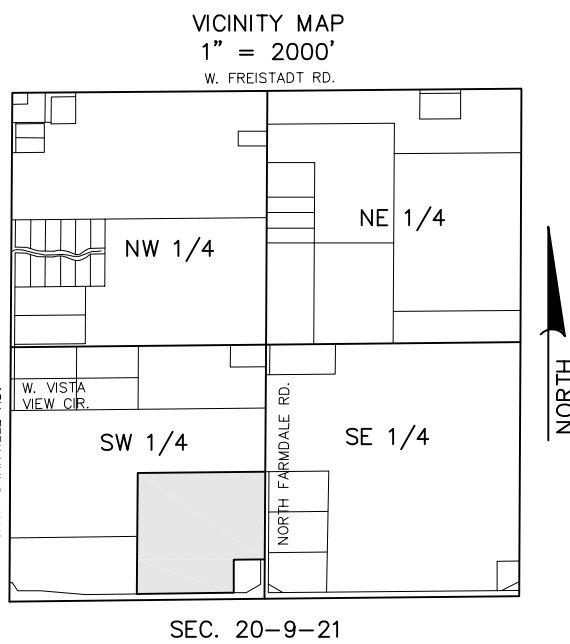
MICHAEL J. BERRY
PROFESSIONAL LAND SURVEYOR S-2545



FARMDALE ESTATES

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

CONTAINING: 1,560,180 SQUARE FEET OR 35.8168 ACRES



SEC. 20-9-21

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°21'56" E	51.29'
L2	N 89°18'43" E	51.29'
L3	N 00°21'56" E	51.29'
L4	N 89°18'43" E	51.29'
L5	N 00°21'56" E	49.10'
L6	N 89°18'43" E	48.91'
L7	S 55°27'42" E	28.73'
L8	S 55°27'42" E	19.59'
L9	S 55°27'42" E	9.14'
L10	N 49°39'42" E	28.73'
L11	N 49°39'42" E	18.11'
L12	N 49°39'42" E	10.62'
L13	S 89°38'04" E	5.03'
L14	S 89°38'04" E	11.86'
L15	S 83°48'10" E	13.62'
L16	N 82°01'05" E	38.75'
L17	N 50°02'51" E	21.08'
L18	N 87°13'32" E	43.03'
L19	S 72°58'09" E	22.14'
L20	S 20°35'17" E	35.08'
L21	S 07°03'21" W	32.30'
L22	S 84°23'33" W	12.13'
L23	N 75°50'48" W	48.02'
L24	N 78°24'51" W	29.89'
L25	N 87°08'21" W	25.67'
L26	S 24°23'00" E	14.43'
L27	N 45°19'43" W	9.14'
L28	N 04°36'07" W	13.01'
L29	S 09°20'09" W	12.48'
L30	S 16°26'20" W	18.32'
L31	N 48°13'03" W	9.13'
L32	N 81°04'31" W	35.54'

LINE TABLE		
LINE	BEARING	LENGTH
L33	N 85°27'34" W	20.45'
L34	S 69°51'56" W	27.86'
L35	N 85°11'11" W	27.42'
L36	S 89°48'19" W	27.68'
L37	S 82°15'37" W	24.36'
L38	S 88°39'01" W	69.26'
L39	N 84°35'27" W	42.84'
L40	N 89°45'59" W	31.97'
L41	S 84°11'45" W	45.74'
L42	S 87°46'47" W	39.60'
L43	N 89°55'11" W	22.67'
L44	N 62°18'30" W	7.22'
L45	S 73°36'42" W	27.22'
L46	S 47°51'07" W	9.49'
L47	S 83°32'43" W	11.20'
L48	S 89°13'55" W	9.32'
L49	S 89°32'23" W	23.29'
L50	S 85°53'00" W	6.41'
L51	N 89°42'18" W	16.11'
L52	N 86°56'39" W	12.22'
L53	N 80°40'21" W	14.13'
L54	S 81°35'32" W	14.95'
L55	N 40°20'27" W	10.85'
L56	N 88°17°54" W	26.90'
L57	S 66°04'04" E	15.75'
L58	N 89°29'21" W	24.66'
L59	N 81°27'00" W	65.63'
L60	N 41°41'00" W	13.14'
L61	S 02°31'16" E	21.38'
L62	N 82°53'01" E	1.58'
L63	S 14°33'57" E	7.69'
L64	S 28°22'28" W	7.08'
L65	N 01°47'40" E	6.94'

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

FARMDALE ESTATES LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF MEQUON.

FARMDALE ESTATES LLC DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION;

1. STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION
2. CITY OF MEQUON
3. OZAUKEE COUNTY DEPARTMENT OF PARKS AND LAND USE

IN WITNESS WHEREOF, FARMDALE ESTATES LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN H. STOKER, ITS INITIAL REGISTERED AGENT AT _____, WISCONSIN, THIS _____ DAY OF _____, 2020.

(WITNESS)

JOHN H. STOKER

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED JOHN H. STOKER, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC _____
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

PLANNING COMMISSION APPROVAL

RESOLVED, THAT THE PLAT OF "FARMDALE ESTATES" IN THE CITY OF MEQUON, FARMDALE ESTATES LLC, OWNER, HAVING BEEN RECOMMENDED BY THE PLANNING COMMISSION, AND BEING THE SAME, IS HEREBY APPROVED AND THE DEDICATION HEREIN ACCEPTED BY CITY OF MEQUON ON THIS _____ DAY OF _____, 2020.

JOHN WIRTH, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MEQUON.

CAROLINE FOCHS, CITY CLERK

CITY FINANCE DEPARTMENT CERTIFICATE

I, KAITLYN KRUEGER, BEING DULY APPOINTED, QUALIFIED AND ACTING DIRECTOR OF FINANCE FOR THE CITY OF MEQUON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____, 2020 ON LANDS INCLUDED IN THE PLAT OF "FARMDALE ESTATES".

DATE: _____

KAITLYN KRUGER, DIRECTOR OF FINANCE

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
OZAUKEE COUNTY) SS

I, JOSHUA MORRISON, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF OZAUKEE, WISCONSIN DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENT AS OF _____ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "FARMDALE ESTATES".

DATE: _____

JOSHUA MORRISON, COUNTY TREASURER

AGENCIES HAVING THE AUTHORITY TO OBJECT:

STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION
OZAUKEE COUNTY, DEPARTMENT OF PARKS AND LAND USE

APPROVING AUTHORITY:

CITY OF MEQUON

OUTLOT STATEMENT

OUTLOTS 1, 2, AND 3 CONTAIN STORMWATER MANAGEMENT EASEMENTS GRANTED TO THE CITY OF MEQUON

EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOTS 1, 2, AND 3. OZAUKEE COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

EACH INDIVIDUAL LOT OWNER SHALL OWN A NON-TRANSFERABLE, UNDIVIDED INTEREST IN OUTLOTS 1, 2, AND 3. SUCH OWNERSHIP INTEREST MAY NOT BE TRANSFERRED OR ENCUMBERED SEPERATELY FROM THE LOT.

VEGETATION WITHIN OUTLOTS 1, 2, AND 3 IS TO BE MANAGED BY THE HOMEOWNERS ASSOCIATION PURSUANT TO A LAND MANAGEMENT PLAN APPROVED BY THE CITY.

UTILITY EASEMENT NOTES

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY THE OWNERS OF LOTS 1 THROUGH 6, INCLUSIVE, GRANTORS, TO

WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, WISCONSIN CORPORATIONS DOING BUSINESS AS WE ENERGIES, GRANTEE.

SPECTRUM MID-AMERICA, LLC, GRANTEE, AND

WISCONSIN BELL, INC. DOING BUSINESS AS AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS; WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITH AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC PLAND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREE, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINE MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT WRITTEN CONSENT OF GRANTEEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

BASEMENT RESTRICTION — GROUNDWATER

ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, SOME LOTS MAY CONTAIN SOIL CONDITIONS THAT, DUE TO THE POSSIBLE PRESENCE OF GROUNDWATER NEAR THE SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT A LICENSED PROFESSIONAL ENGINEER DESIGN A BASEMENT AND FOUNDATION THAT WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS ON BASEMENT WALLS OR FLOORS OR THAT OTHER SPECIAL MEASURES BE TAKEN. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.

PRIVATE DRIVE RESTRICTION

ALL PRIVATE DRIVEWAYS MUST BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH CITY ORDINANCES.

CURVE TABLE							
CURVE	ARC	RADIUS	CHD. BEARING	CHD. LENGTH	DELTA	DELTA/2	TANGENT IN TANGENT OUT
C1	245.17'	420.00'	N 69°03'46" E	241.70'	33°26'43"	16°43'21.5"	N 85°47'07" E N 52°20'24" E
C2	250.25'	362.00'	N 71°21'10" E	235.86'	38°01'32"	19°00'46"	N 52°20'24" E S 89°38'04" E
C3	32.88'	119.00'	S 82°27'00" W	32.78'	15°49'53"	7°54'56.5"	N 89°38'04" W S 74°32'04" W
C4	151.85'	392.00'	S 63°26'14" W	150.90'	22°11'39"	11°05'49.5"	S 74°32'04" W S 52°20'24" W
C5	227.65'	390.00'	S 69°03'46" W	224.44'	33°26'43"	16°43'21.5"	S 52°20'24" W S 85°47'07" W
C6	75.36'	100.00'	N 72°37'35" W	73.59'	43°10'46"	22°35'23"	S 85°47'07" W N 51°02'17" W
C7	345.60'	75.00'	S 03°02'58" E	111.45'	264°01'23"	132°00'41.5"	N 51°02'17" W N 44°56'21" E
C8	71.29'	100.00'	N 65°21'44" E	69.79'	40°50'47"	20°25'23.5"	N 44°56'21" W N 85°47'07" E
C9	262.88'	450.00'	N 69°03'46" E	258.97'	33°26'43"	16°43'21.5"	N 85°47'07" E N 52°20'24" E
C10	104.98'	332.00'	N 61°23'55" E	104.54'	18°07'03"	9°03'31.5"	N 52°20'24" E N 70°27'27" E
C11	28.14'	81.00'	N 80°24'42" E	28.00'	19°54'30"	9°57'15"	N 70°27'27" E N 89°38'04" E
C12	62.34'	40.00'	S 45°00'38" W	56.22'	89°17'23"	44°38'42.5"	S 00°21'56" W S 89°39'19" W
C13	63.85'	40.00'	N 44°36'49" W	57.29'	91°27'44"	45°43'52"	S 89°39'19" W N 01°07'03" E
C14	61.83'	40.00'	N 45°24'05" E	55.86'	88°34'03"	44°17'01.5"	N 01°07'03" E N 89°41'07" E
C15	99.34'	375.00'	N 76°55'51" E	99.04'	15°10'38"	7°35'19.5"	N 84°31'10" E N 69°20'32" E
C16	164.59'	37.00'	N 02°54'00" W	58.76'	254°53'37"	127°26'48.5"	S 49°39'42" W S 55°27'42" E
LOT 4	82.29'	37.00'	N 60°49'09" E	66.35'	127°26'18"	63°43'09"	N 00°41'49" W S 55°27'42" E
LOT 5	82.29'	37.00'	N 63°37'09" W	66.35'	127°26'18"	63°43'09"	S 49°39'42" W N 00°41'49" W
C17	27.52'	15.00'	S 02°54'00" E	23.82'	105°07'23"	52°33'41.5"	S 55°27'42" E S 49°39'42" W
LOT 5	13.76'	15.00'	S 29°10'51" E	13.28'	52°33'42"	26°16'51"	S 55°27'42" E S 85°47'07" W
LOT 2	13.76'	15.00'	N 23°22'51" E	13.28'	52°33'42"	26°15'51"	S 85°47'07" W S 49°39'42" W
C18	47.12'	15.00'	N 00°21'56" E	30.00'	180°00'00"	90°00'00"	N 89°38'04" W S 89°38'04" E
LOT 6	23.56'	15.00'	S 45°21'56" W	21.21'	90°00'00"	45°00'00"	N 00°21'56" E S 89°38'04" E
LOT 1	23.56'	15.00'	N 44°38'04" W	21.21'	90°00'00"	45°00'00"	N 89°38'04" W N 00°21'56" E
C19	47.12'	15.00'	N 00°21'56" E	30.00'	180°00'00"	90°00'00"	S 89°38'04" E N 89°38'04" W
LOT 6	23.56'	15.00'	S 44°38'04" E	21.21'	90°00'00"	45°00'00"	S 89°38'04" E S 00°21'56" W
LOT 1	23.56'	15.00'	N 45°21'56" E	21.21'	90°00'00"	45°00'00"	S 00°21'56" W N 89°38'04" W

DEVELOPER / OWNER
FARMDALE ESTATES LLC
N118 W185.31 BUNSEN DRIVE
GERMANTOWN, WI 53022

C/O JOHN GRAHAM
414) 870-1701



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: October 26, 2020
SUBJECT: Innovative Signs for White Rabbit Bar & Grill. The applicant is seeking sign waiver approval to allow for a monument sign to be located within the right-of-way for the property located at 14015 N. Cedarburg Road.

Applicant:	Innovative Signs
Status of Applicant:	Agent
Requested:	Sign Waiver
Existing Zoning:	B-7 (Industrial)
Land Use Plan:	Rural Business
Lot size:	2.8 acres
Location:	14013 N. Cedarburg Road
Tax Key:	#14-003-03-002.00
District:	#1

Background:

The applicant is requesting sign waiver approval to install a freestanding sign in the public right-of-way adjacent to the property located at 14015 N Cedarburg Road. The sign code allows one freestanding sign for each principal building and requires signs to be located on private property with a minimum setback of 10 feet from all property lines, driveways and right-of-way.

Sign Waiver:

The applicant is requesting a waiver to the setback requirement for a freestanding sign for White Rabbit Bar & Grill (formerly Edge of Town). The sign is proposed to be placed within the landscaped area southwest of the property in the city right-of-way (see attached Exhibit A).

The proposed sign location is approximately 24 feet off the edge of Cedarburg Road. Because the west property line runs through the middle of the parking lot, the sign would need to be placed at least 50 feet from Cedarburg Road to meet the setback requirement which would greatly reduce the visibility of the sign. In addition, since the west property line currently runs through the parking lot, there is no landscaped area for a sign to be placed in front of the building. The applicant is proposing to place the sign in an existing landscaped bed in the right-of-way. The Planning Commission has approved right-of-way signs in the past for subdivision signs and other businesses such as Ebezener Childcare and Northern Exposure.

Staff believes the waiver can be supported since there is a site-specific hardship that impacts the placement and visibility of the sign. Since the proposed sign is in the right-of-way, staff has prepared a waiver for the applicant to sign that holds the city harmless if the sign is damaged or needs to be relocated due to widening of the road.

As part of the sign waiver request, the applicant submitted a design showing the proposed

monument sign. Although the sign design is not part of the request, staff reviewed the sign for conformance with the code. The code requires the color scheme of the sign to follow the color scheme of the principal building, to the greatest extent. The applicant indicated that the building will be painted. and the proposed sign colors will match the building once painting is complete. Staff requested additional detail related to the proposed building color and design changes. To date, staff has not received clarification or elevations showing how the building will be painted. Staff wants to clarify that this Planning Commission application and action is only for the waiver to the setback requirement. The sign is still subject to sign permit approval and shall meet designs standards in the code. Staff will continue to work with the applicant to ensure the sign meets design standards prior to issuance of the sign permit.

Recommendations:

Staff does recommend **approval** of the sign waiver for the freestanding sign based on the following condition(s):

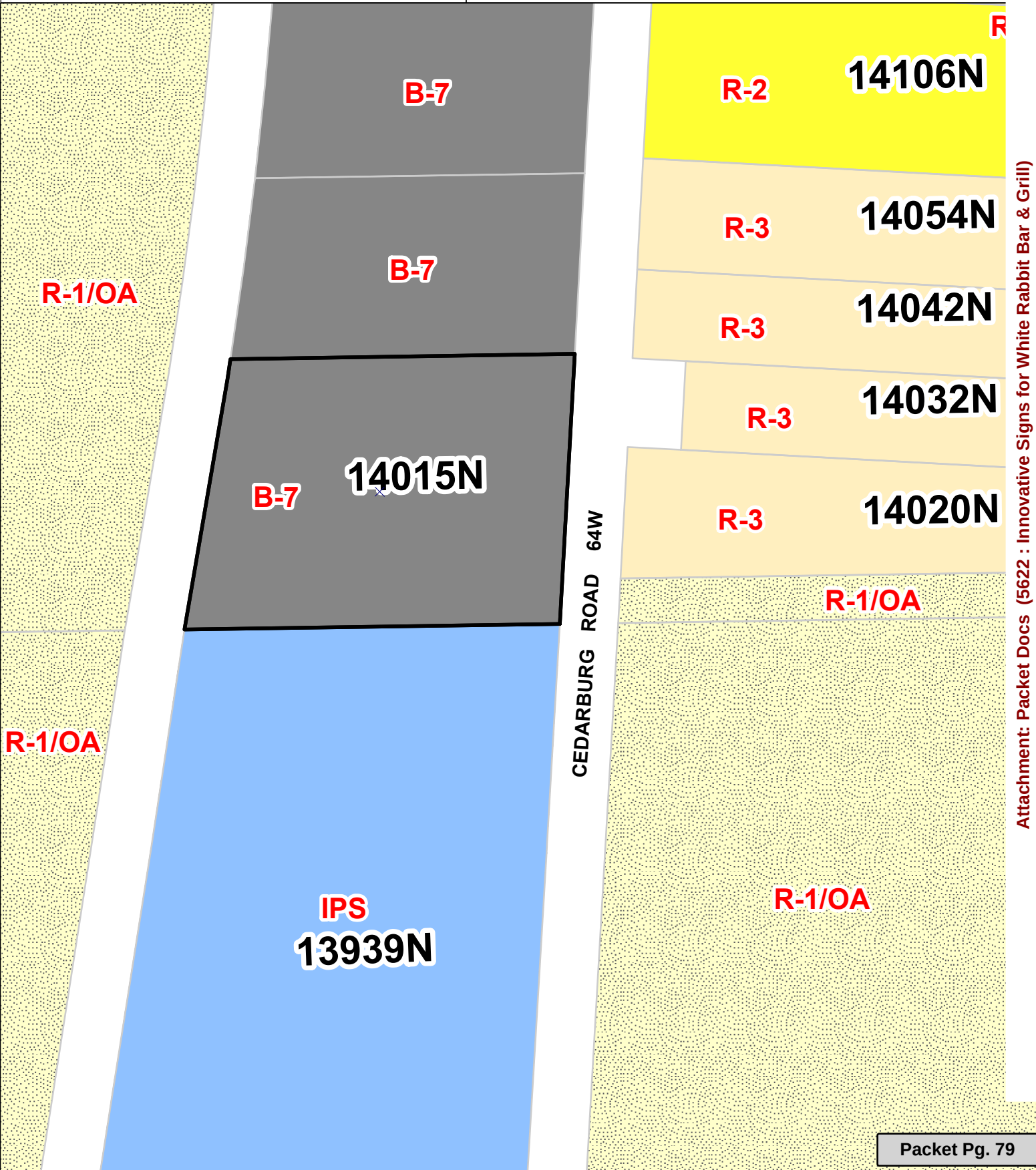
1. Submittal of sign permit to be reviewed and approved by staff.
2. The applicant shall sign a right-of-way waiver that holds the City of Mequon harmless if the sign is damaged or needs to be relocated.
3. The sign shall comply with all other sign code requirements.

Attachments:

Packet Docs (PDF)

White Rabbit

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



Attachment: Packet Docs (5622 : Innovative Signs for White Rabbit Bar & Grill)



21795 Doral Rd., Suite B
Waukesha, WI 53186
O: 262-432-1330
Melissa@innovative-signs.com

Internally Illuminated Monument Sign Proposal for:

The White Rabbit Bar & Grill
14015 N. Cedarburg Rd.

Our client is proposing to install an internally illuminated monument sign approximately 20' beyond the southeast corner of the property line and west of N. Cedarburg Rd. The sign is intended to be installed within an existing curbed landscaped area. The current landscaping will be removed, monument sign installed and new landscaping would be planted around the sign.



(Photo)*Proposed monument sign location



(Photo)*Proposed monument sign location

Attachment: Packet Docs (5622 : Innovative Signs for White Rabbit Bar & Grill)

Hardship:

The current sign code per the zoning district only allows for monument signs. The previous tenant's projecting building sign is not currently compliant (see photo below).

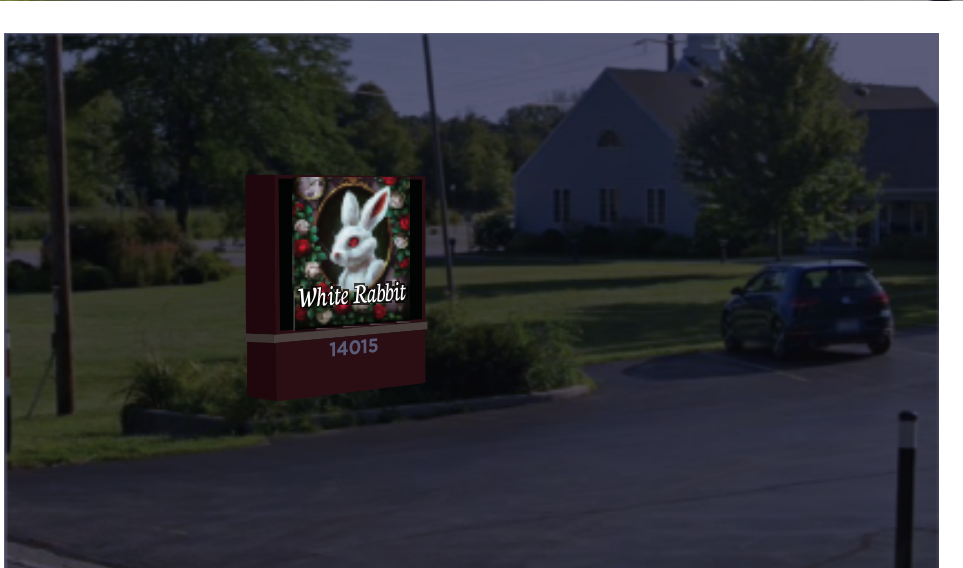


This leaves no other options for visible signage on the property. The sign will complement the updated colors of the building and will be set back far enough to not obstruct vision of traffic. We believe this is a reasonable request with all things considering.

Melissa Cataldo
O- 262-432-1330
www.innovative-signs.com

"First Impressions... Great Results."





Final survey of building Color
will be needed prior to production



www.Innovative-Signs.com

Client

White Rabbit

EST/ORD #

EST - 4712

Size

See Above

Quantity

1 2 3 4 5 88

Sides

☐ S/S ☒ D/S

Materials & Specs

Cabinet Box

Double Sided

White LED Face Lit

Blackout black vinyl on side of face
Translucent Print(center)

Address Vinyl

Oracal 751 White Cut Vinyl

Number Height: 5"

Colors

Full Color Digital Print

☐ White

☒ 3M Block Out Black Vinyl

☒ Red To Match Building TBD

☒ Beige To Match Building TBD

Project Manager

Justin S.

Designer - Date

Brian Harrigan

10/13/2020

Packet Pg. 82



Attachment: Packet Docs (5622 : Innovative Signs for White Rabbit Bar & Grill)

TO: Planning Commission

FROM: KRISTEN LUNDEEN, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

DATE: October 26, 2020

SUBJECT: The City of Mequon is seeking a recommendation by the Planning Commission to the Water Utility Commission to allow for the opportunity extend public water main within the Ulao Creek neighborhood (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).

Background:

At the September meeting of the Planning Commission Policy Subcommittee, the subcommittee recommended expansion of the Mequon Water Utility outside of the sewer service area to serve the Ulao Creek Neighborhood.

Analysis:

Currently, the Mequon Water Utility (MWU) is restricted to expanding public water service to only those properties within the designated user service area. The user service area on file with the Public Service Commission (PSC) is the sewer service area. At the time of the creation of the water utility, it was assumed that connection to public water and public sanitary sewer would coincide.

The Planning Commission Policy Subcommittee reviewed the potential of a request to extend the sewer service area to include the Ulao Creek Neighborhood. Ultimately, the subcommittee determined through a cost/benefit analysis that the recommended land uses within the area could not support the expense of sanitary sewer construction. Therefore it determined it would not recommend an expansion of sewer services.

Subsequent to that discussion, the Planning Commission Policy Subcommittee recommended that the Planning Commission forward a recommendation to expand public water service outside of the sewer service area. The limits of expansion would include the Ulao Creek Neighborhood. If approved by the Planning Commission:

- The request would be forwarded to the Water Utility Commission (WUC) for approval.
- If approved by the WUC, staff would request an amendment to the user service area on file with the PSC.

It is anticipated that after approval by the WUC, the PSC review process would take two to three months, although it could be more if the department's operations are impacted by COVID-19. Once the user service area is expanded, water utility extensions could be considered in the expanded area.

Please note that the sewer service area currently extends north of Highland Road on Port Washington Road. While it does not incorporate the entire area referenced as the Ulao Creek Neighborhood, water service could currently be extended to those properties within the sewer service area. However, the MWU would be restricted from granting approval to any other properties outside of the sewer service area until the designated water user service area expansion was approved by PSC.

As opposed to the capital charges assessed to those properties within the sewer service area, there is no direct cost to properties within the designated water service area. The MWU is a voluntary utility, and compulsory connection is only required for new parcels and new development. Water utility expansion is typically achieved through developer build and contribute. After dedication of the infrastructure, the only cost to connected properties is the quarterly utility fees. Quarterly fees consist of both fixed costs for the operation and maintenance and public fire protection provided by the public water utility and volumetric fees based upon actual use.

Recommendation:

If the Planning Commission determines it will recommend expansion of the Mequon Water Utility outside of the sewer service area to serve the Ulao Creek Neighborhood, it should forward that recommendation to the Water Utility Commission for consideration.

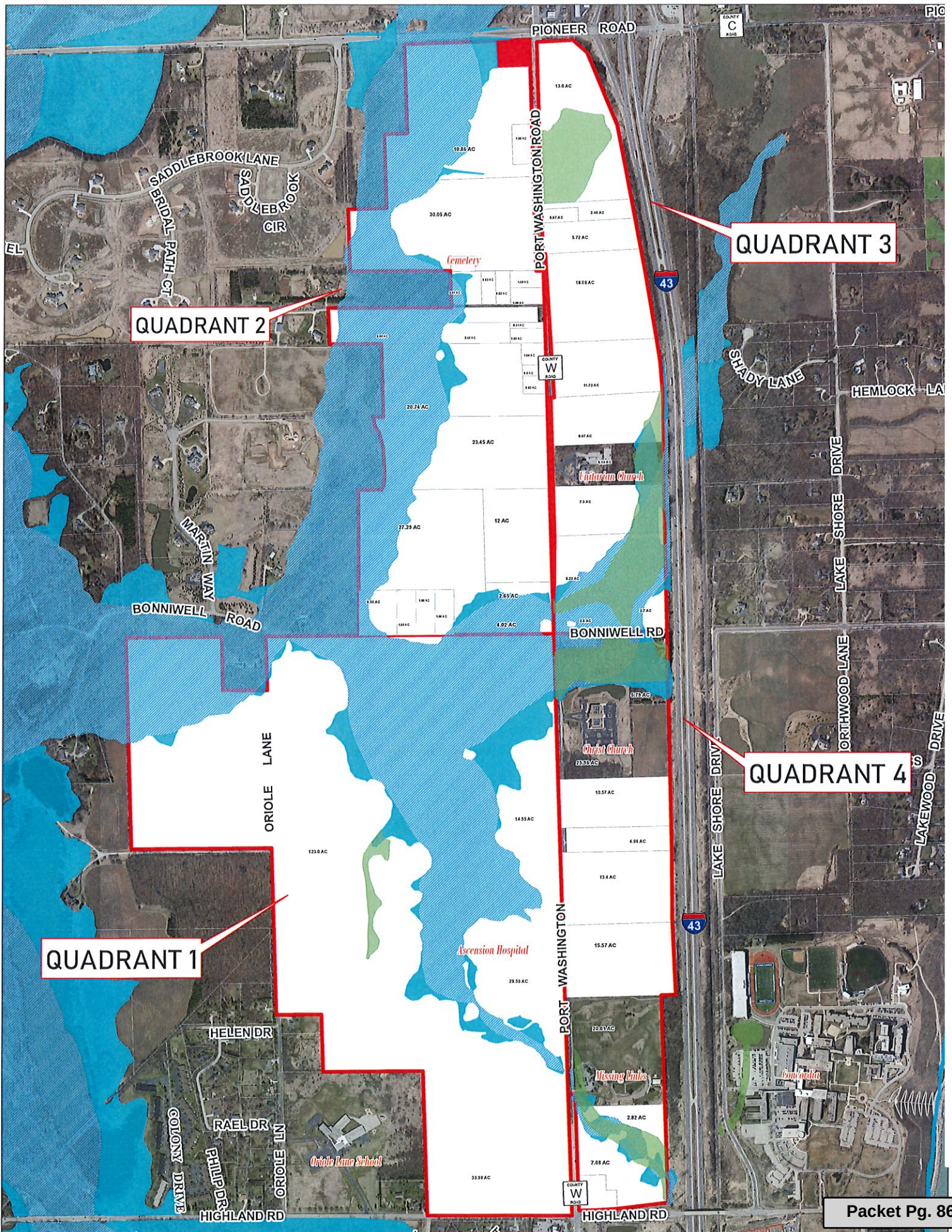
Attachments:

Ulao Creek Neighborhood Public Water Service Extension Map (PDF)

PC Policy Subcommittee report - September 23, 2019 (PDF)

PC Policy Subcommittee Report - September 14, 2020 (PDF)

Public Water Service Extension





11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2937
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Engineering Division

TO: East Growth Area Policy Sub-Committee
FROM: Kevin Driscoll, Deputy Director of Utilities
DATE: September 18, 2019
SUBJECT: EGA Sewer and Water Utility Extension Evaluation

Executive Summary

The cost of extending sewer and water to serve a full build out scenario for the entire East Growth Area is estimated to range from \$13.8 to \$21.6 million. The analysis assumed utility demands based on zoning established in the 2013 land use plan. Due to the scale of estimated expense, multiple development scenarios were evaluated for planning purposes to accommodate various stages of build-out in anticipation of proposed land development. The following scenarios for sewer and water extensions are intended for general planning purposes and may need to be updated and revised with more detail to accommodate direction from the East Growth Area Policy Sub-Committee.

Background

The Mequon East Growth Area is generally described as the rural 2 mile corridor along Port Washington Road west of Interstate Highway 43. It is bounded by Highland Road to the south, Pioneer Road to the north, IH 43 to the east, Oriole Lane and the Ulao Creek to the west. The topography can generally be described with gentle slopes draining to Ulao Creek along Bonniwell Road centrally located in the EGA. The Ulao Creek meets the Milwaukee River near Bonniwell Road in the western portion of the 750 acre EGA. As a result approximately 35% of the EGA is in the floodplain with delineated wetlands, and that area is not considered for development, approximately 255 acres. The EGA is currently outside Sanitary Sewer Service Area and the Water Service Area, so parcels predominantly use wells and privately owned treatment systems.

Public sewer and water utilities are available at the southern end of the EGA. Public sanitary sewer is available in Oriole Lane north of Highland Road and in Highland Road at Port Washington Road. A looped public water main is available in Port Washington Road that serves Ascension Hospital (formerly known as St. Mary's) however the hospital uses a private sanitary lift station. Due to the elevation of Highland Road being a topographical high point, sewer service north of Highland Road requires a lift station and force main to connect to the existing City sanitary sewer system south of the EGA.

Analysis

For sewer and water infrastructure planning in the EGA, the following options are considered: private systems, community systems and a public system.

Private Systems are consistent with current use in the EGA. Parcels use individual wells and privately owned wastewater treatment systems such as holding tank, mound or septic system. Private systems can be used when public systems are not available. Private systems have been used in Mequon for parcels zoned as residential single family, and can be used in the EGA if zoned accordingly. An amendment to the sanitary sewer service area is not required to use private systems.

Community Systems are consistent with Mequon subdivisions that have private water trusts use a high capacity well and private water mains. This water trust infrastructure was built for many subdivisions prior to public water being available. Community water systems have been used in Mequon for parcels zoned as single family land use, and can be used in the EGA if zoned accordingly.

Another example of a community system or shared sanitary system, that is not publicly owned, is a private interceptor gravity sewer. A private interceptor sewer would serve multiple parcels and typically be located in a dedicated easement with an agreement for construction, operation and maintenance. Subdivisions with private interceptor sewers are typically connected to public systems by gravity or with private lift stations. In some circumstances oversized holding tanks are used for temporary storage in conjunction with lift station operations. Interceptor sewers must be planned to accommodate stages of growth over 20 to 40 year period as required by NR 110, and this is addressed with the 2013 EGA land use plan for full build out.

Private interceptor sewers have been used in Mequon, and can be used in the EGA so long as discharge is accommodated. Typically interceptor sewers discharge by gravity into a public system or by using a lift station and force main is required. In addition to an agreement for construction, operation and maintenance of a private interceptor sewers, specific agreements and corresponding plans would need to be established for road maintenance and emergency operations for facilities not owned by the City, such as a privately owned lift station. An amendment to the sanitary sewer service area would be required to extend private interceptor sewer into the EGA that connects with the public sewers.

A unique system that combined a private system connected to public sewer is the Ascension Hospital infrastructure system at the southern end of the EGA. It uses public water but has a privately owned and operated sanitary lift station with wastewater holding tanks for storage capacity, in addition to a 4800-ft private sanitary force main that is connected to the public sanitary system. Due to the elevation of Highland Road being a high point, anything north of Highland requires a force main to connect to the existing public system.

Public systems are generally located in the public right of way to provide sewer and water service. In Mequon, traditionally sewer and more recently water systems were built and contributed as a public City asset based on development demands. For water mains, the systems

are under pressure so the topography of the land being flat or hilly is not a constraint. An optimal public water system configuration is a looped water main to avoid a dead end that would otherwise require increased maintenance to flush. For sanitary sewers, the optimal or lowest operating costs are gravity systems because lift station pumps and motors require more extensive routine maintenance and a power source.

For public sanitary sewer service in the EGA, a lift station and force main would be required due to the topographical relief of the EGA. Any development with sewer near Ulao Creek will need to be pumped south over Highland Road. While the East Trunk Sewer project added capacity, Riverdale Park Lift Station “F” and Oriole Lane Lift Station “E” operations experience wet weather capacity constraints.

The public water system extends north to serve Ascension Hospital in a looped configuration approximately 1800 feet north of Highland Road. This would most likely be the point of a future connection to extend water north to Bonniwell Road and ultimately 2 miles north to Pioneer Road.

Any building sewers and sewer mains located in the floodplain should be expected to flood. Flood waters may increase the potential for inflow and infiltration into the sanitary sewers, and may result in sanitary sewer overflow violations. The City is working to plan and improve system reliability and recommend avoid building infrastructure in the floodplain.

Fiscal Impact

Fiscal impacts to the City utilities are considered for private systems, community systems and public systems. Multiple scenarios are outlined that consider various construction staging of public sanitary sewer system and public water main to serve some and/or all of the EGA planning area.

- **Private system** installation costs would be the responsibility of the individual property owner and is not anticipated to impact the utilities of the City.
- **Community system** installation costs would be the responsibility of the developer and/or the subdivision Home Owner’s Association cost, and would not be anticipated to impact the utilities of the City. However, during design of a community system it should be considered that a future connection to public systems may occur, similar to a private water trust connecting to the existing public infrastructure.
- **Public system** installation costs could vary depending on the developer contribution. A number of development scenarios were analyzed and cost estimates were developed as described in this memo. Full build out was initially considered and scaled back to various smaller and possible incremental scenarios. Scenarios were evaluated for area immediately north of Highland Road, for the area south of Bonniwell Road, for the area

north of Bonniwell Road and the area south of Pioneer Road. It was assumed these areas could be built out in phases but with contiguous development. In addition, a scenario was evaluated along Oriole Lane north of Highland Road.

Cost estimates were prepared for full build out and partial build out scenarios for public sewer and water systems, and are summarized in Table 1. See attachments for more detail.

Table 1 – EGA Sewer and Water Cost Estimates

	Description of Scenario	Sewer Cost	Water Cost	Total Cost	Area	Staged Scenarios
I	Full Build Out	\$12.5~\$18.5m	\$1.3~\$3.1m	\$13.8~\$21.6m	D	(11,10,9)
II	North of Bonniwell	\$10.0~\$15.5m	\$1.0~\$2.4m	\$11.0~\$17.9m	C	(8,7,6)
III	South of Bonniwell	\$8.3~\$12.4m	\$0.7~\$1.6m	\$9.0~\$14.0m	B	(5,4,3)
IV	Oriole Lane Only	\$2.0~ \$4.5m	\$0.8~\$1.2m	\$2.8~ \$5.7m	A/B	n/a
V	North of Highland	\$2.0~ \$7.8m	varies	>\$2.0m	A	(1,2)

I. Full Build-out Scenarios (11,10,9). Extend Sewer and Water to Pioneer Road (through Area D)

The cost estimated for a full build out of public sewer to serve the entire 494 acres of developable land in the EGA ranges from \$13.8~\$21.6 million. The estimates are based on a preliminary June 2017 memo and September 2019 estimates provided by AECOM and raSmith, respectively. The costs include gravity trunk sewers in Port Washington Road, a lift station and force main over 3 miles long from the EGA to the East Trunk Relief Sewer at Donges Bay Road. The sewer maintenance crews were not equipped to routinely manage the depths of a 50ft station, so other options were considered. In addition, a sanitary sewer service area amendment would also be required.

A water main extension along Port Washington Road to Pioneer Road is estimated to range from \$1.3~\$3.1m. Considerations of the 2016 Mequon Water Utility Master Plan and 2012 Water Supply Study for possible extension to Grafton-Cedarburg should also be considered with respect to sizing a 12-inch or 16-inch diameter water main.

II. Partial Build-out Scenarios (8,7,6). Extend Sewer and Water into the Vicinity North of Bonniwell Road (through Area C)

The cost estimated for a partial sewer build out scenario to serve the area from Highland Road to north of Bonniwell Road ranges from approximately \$11.0m to \$17.9m. Approximately 402 acres of developable land could be served with gravity sewers, a new lift station and force main. This sewer service extension along Port Washington Road into the vicinity north of Bonniwell would affect 37 parcels. A sanitary sewer service area amendment would be required.

A water main extension along Port Washington Road to the vicinity north of Bonniwell Road is estimated to range from \$1.0m to \$2.4m, but does not include a loop to avoid a dead end. The costs vary depending on future planning, as costs may increase for directional drilling under wetland corridors.

III. **Partial Build Out Scenario (3,4,5). Extend Sewer and Water in Vicinity South of Bonniwell. (Area B)**

The sewer cost estimated for a second partial build out scenario to serve the area from Highland Road to south of Bonniwell Road ranges from \$9.0m to \$14.0m. Approximately 300 acres of developable area south of Bonniwell Road (Areas A & B) could be served by gravity sewer, a lift station and force main. This sewer service extension along Port Washington Road extends into the vicinity south of Bonniwell would affect 18 parcels. A sanitary sewer service area amendment would be required.

A water main extension to Bonniwell Road along Port Washington Road is estimated to range from \$0.7m to \$1.6m, but this estimate does not include a loop to avoid a dead end. The costs vary depending on future planning for a 12-inch or 16-inch diameter water main. In addition, costs may increase in the future to accommodate directional drilling under wetland corridors.

IV. **Partial Build-Out Scenario. Extend Sewer and Water In the Vicinity of Ascension Hospital (Area A)**

The sewer cost estimated for third partial build out scenario to serve the area north of Highland Road in the vicinity of Ascension Hospital. The cost is approximately \$2m for gravity sewer only if the Ascension lift station has capacity and is allowed to be used for interim service.

Approximately 46 acres of developable land immediately north of Highland Road in Area A could be served by gravity sewer. This would affect 3 property owners, plus Ascension. An agreement would need to be negotiated with Ascension. If a new lift station and force main is necessary, the cost ranges from \$4.0m to \$7.8m including gravity sewer.

A water main exists in the vicinity of Ascension Hospital and is available to 2 of the 3 parcels across the street from Ascension. Any water main extension costs can be estimated case by case, based on specific site development proposals, where the developer-build-and-contribute policy allows the property owner the ability to extend the water main to service his parcel if so desired.

V. **Partial Build-Out Scenario. Extend Sewer and Water In the Vicinity of Oriole Lane Elementary School**

The sewer cost estimated for a forth partial build out scenario in the vicinity of Oriole Lane Elementary School is approximately \$2m. Approximately 160 acres of developable area north of Oriole Lane School could be served by a gravity sewer, a lift station and force main. However, due to sewer capacity constraints in the Riverdale Lift Station "F" service area, additional costs

need to be considered to avoid adverse impacts to existing downstream utility customers. Modifying the existing sewer system to add capacity in the LS F area is estimated at \$2m to ~2.5m.

Water main extension from Highland north along Oriole Lane the preliminary estimate for 4,000 feet of water main extension to Pioneer Road ranges from \$0.8m to \$1.2m. During planning for any site development a looped system should be given consideration.

Additional Considerations

- A wastewater treatment plant was considered in 1997 however the estimated cost was \$40 million.
- A water utility master plan was completed in 2016 and water supply study completed in 2012 that considered capacity to serve Grafton and Cedarburg in the future.
- A sanitary force main to serve multiple parcels is ideal compare to numerous individual force mains. Consider prohibiting or limiting individual force mains, unless sized to accommodate development in immediate area.

Staff requests direction from SUDC in coordination with the East Growth Area Policy Subcommittee to determine zoning, and policy decisions with respect to developer build and contribute practices, as well as sanitary sewer service area amendments.

Attachments:

- Exhibit A - Figures of 2013 EGA Zoning Plan
- Exhibit B - Estimates of EGA Sewer and Water Alternatives
- Exhibit C - Figures of EGA Sewer Alternatives
- Exhibit D - Sewer Flow Calculations for Developable Land within EGA

Attachments

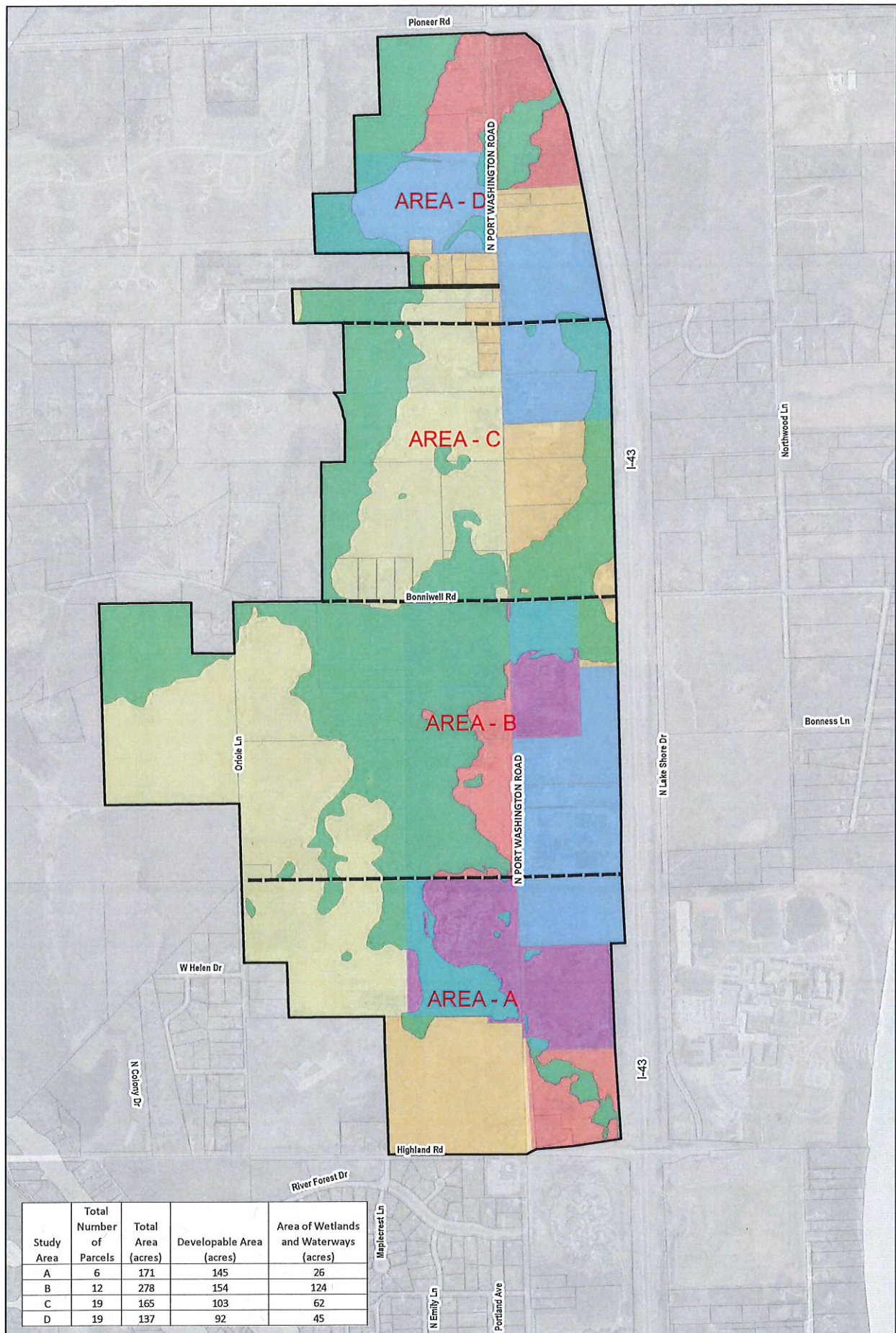
Exhibit A - Figures of 2013 EGA Zoning Plan

Exhibit B - Estimates of EGA Sewer and Water Alternatives

Exhibit C - Figures of EGA Sewer Alternatives

Exhibit D - Sewer Flow Calculations for Developable Land within EGA

Exhibit A - Figures of 2013 EGA Zoning Plan



Study Area	Total Number of Parcels	Total Area (acres)	Developable Area (acres)	Area of Wetlands and Waterways (acres)
A	6	171	145	26
B	12	278	154	124
C	19	165	103	62
D	19	137	92	45

EXHIBIT # 2: EAST GROWTH AREA LAND USE

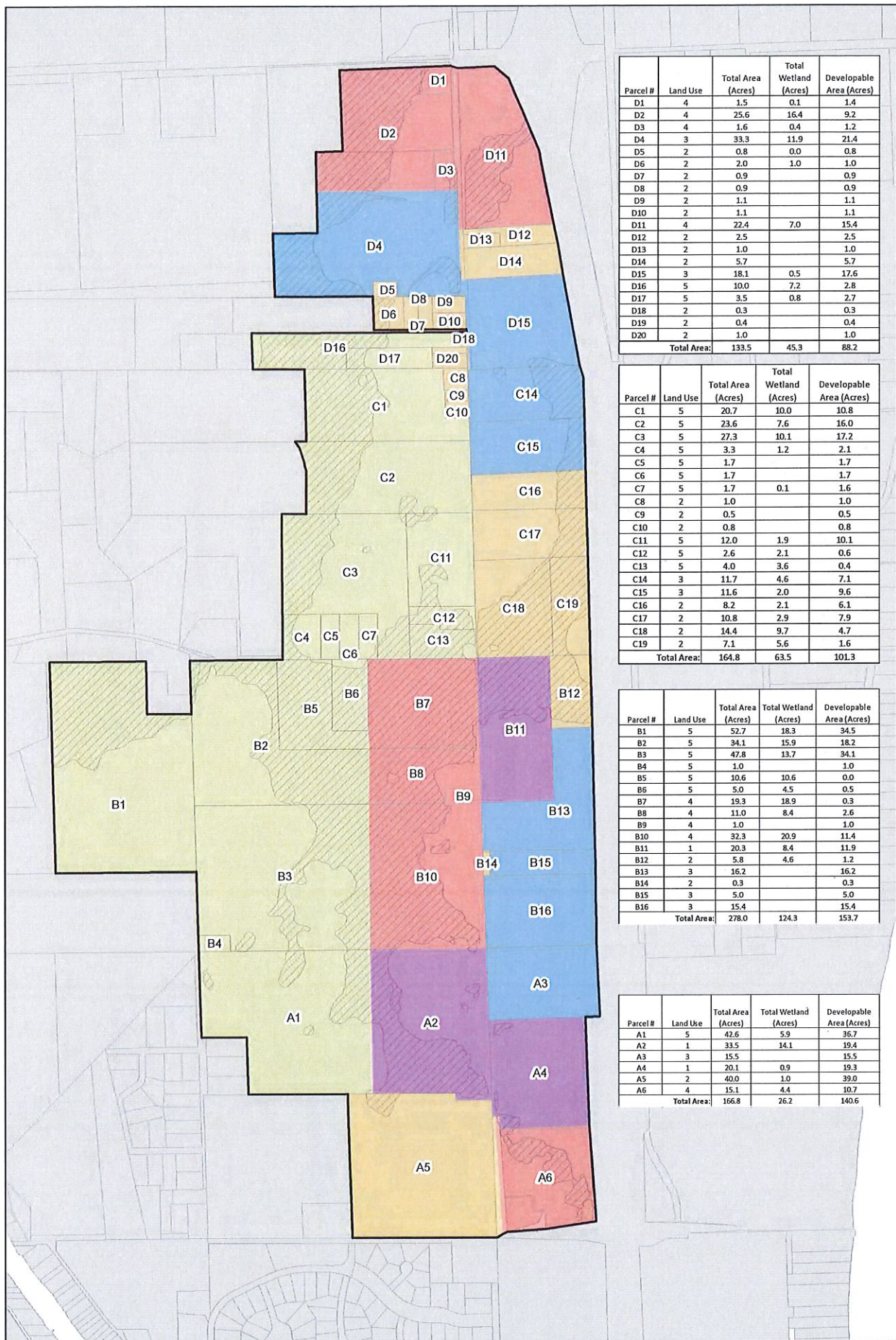


AREA A DEVELOPABLE AREA: 144.7 ACRES
 AREA B DEVELOPABLE AREA: 153.7 ACRES
 AREA C DEVELOPABLE AREA: 103.3 ACRES
 AREA D DEVELOPABLE AREA: 91.6 ACRES
 TOTAL DEVELOPABLE AREA: 493.3 ACRES

LEGEND

- Institutional
- Mixed Residential
- Office/Flex
- Retail/Hospitality/Entertainment
- Single-Family Residential
- East Growth Area
- Wetland and Floodplain Extents
- Mequon Parcel





Parcel #	Land Use	Total Area (Acres)	Total Wetland (Acres)	Developable Area (Acres)
D1	4	1.5	0.1	1.4
D2	4	25.6	16.4	9.2
D3	4	1.6	0.4	1.2
D4	3	33.3	11.9	21.4
D5	2	0.8	0.0	0.8
D6	2	2.0	1.0	1.0
D7	2	0.9		0.9
D8	2	0.9		0.9
D9	2	1.1		1.1
D10	2	1.1		1.1
D11	4	22.4	7.0	15.4
D12	2	2.5		2.5
D13	2	1.0		1.0
D14	2	5.7		5.7
D15	3	18.1	0.5	17.6
D16	5	10.0	7.2	2.8
D17	5	3.5	0.8	2.7
D18	2	0.3		0.3
D19	2	0.4		0.4
D20	2	1.0		1.0
Total Area:		133.5	45.3	88.2

Parcel #	Land Use	Total Area (Acres)	Total Wetland (Acres)	Developable Area (Acres)
C1	5	20.7	10.0	10.8
C2	5	23.6	7.6	16.0
C3	5	27.3	10.1	17.2
C4	5	3.3	1.2	2.1
C5	5	1.7		1.7
C6	5	1.7		1.7
C7	5	1.7	0.1	1.6
C8	2	1.0		1.0
C9	2	0.5		0.5
C10	2	0.8		0.8
C11	5	12.0	1.9	10.1
C12	5	2.6	2.1	0.6
C13	5	4.0	3.6	0.4
C14	3	11.7	4.6	7.1
C15	3	11.6	2.0	9.6
C16	2	8.2	2.1	6.1
C17	2	10.8	2.9	7.9
C18	2	14.4	9.7	4.7
C19	2	7.1	5.6	1.6
Total Area:		164.8	63.5	101.3

Parcel #	Land Use	Total Area (Acres)	Total Wetland (Acres)	Developable Area (Acres)
B1	5	52.7	18.3	34.5
B2	5	34.1	15.9	18.2
B3	5	47.8	13.7	34.1
B4	5	1.0		1.0
B5	5	10.6	10.6	0.0
B6	5	5.0	4.5	0.5
B7	4	19.3	18.9	0.3
B8	4	11.0	8.4	2.6
B9	4	1.0		1.0
B10	4	32.3	20.9	11.4
B11	1	20.3	8.4	11.9
B12	2	5.8	4.6	1.2
B13	3	16.2		16.2
B14	2	0.3		0.3
B15	3	5.0		5.0
B16	3	15.4		15.4
Total Area:		278.0	124.3	153.7

Parcel #	Land Use	Total Area (Acres)	Total Wetland (Acres)	Developable Area (Acres)
A1	5	42.6	5.9	36.7
A2	1	33.5	14.1	19.4
A3	3	15.5		15.5
A4	1	20.1	0.9	19.3
A5	2	40.0	1.0	39.0
A6	4	15.1	4.4	10.7
Total Area:		166.8	26.2	140.6

DEVELOPABLE AREA



AECOM

raSmith

CREATIVITY. REASON. ENGINEERING.

LEGEND

- Institutional (1)
- Mixed Residential (2)
- Office/Flex (3)
- Retail/Hospitality/Entertainment (4)
- Single-Family Residential (5)
- East Growth Area
- Wetland and Floodplain Extents
- Mequon Parcel

N

0 265 530 1,060

1 inch = 800 feet

Exhibit B - Estimates of EGA Sewer and Water Alternatives

B1 - Water Estimate

B2 - Summary of Sanitary Sewer Estimate

B3 - Sanitary Sewer Estimate Scenarios

B1 - WATER ESTIMATE

12" Main Construction		16" Main Construction	
Water Main (range)	10,000 LF \$75.00 \$ 750,000.00	10,000 LF \$100.00 \$ 1,000,000.00	
Hydrants	10,000 LF \$ 120.00 \$ 1,200,000.00	10,000 LF \$ 175.00 \$ 1,750,000.00	
Valves	20.00 Each \$ 5,700.00 \$ 114,000.00	20.00 Each \$ 5,700.00 \$ 114,000.00	
Connections	20.00 Each \$ 2,700.00 \$ 54,000.00	20.00 Each \$ 2,700.00 \$ 54,000.00	
Restoration (range)	1.00 Each \$ 10,600.00 \$ 10,600.00	1.00 Each \$ 10,600.00 \$ 10,600.00	
	10,000 LF \$ 5.00 \$ 50,000.00	10,000 LF \$ 5.00 \$ 50,000.00	
	10,000 LF \$ 45.00 \$ 450,000.00	10,000 LF \$ 45.00 \$ 450,000.00	
	Subtotal (range)		
		Subtotal (range)	
Contingency	30.00 Percent \$ 978,600.00		\$ 1,228,600.00
(range)			\$ 2,378,600.00
	30.00 Percent \$ 293,580.00	30.00 Percent	\$ 368,580.00
		30.00 Percent	\$ 713,580.00
	Total (range)	Total (range)	\$ 1,597,180.00
			\$ 3,092,180.00

Assumptions:

- 500' spacing hydrant & valve
- 10,000' total length
- Utilized median costs per foot
- Range of costs includes spoil, granular, directional drill, and slurry backfill
- Range of restoration includes turf to concrete roadway
- Based on 5' trench width

B2 - SUMMARY OF SEWER ESTIMATE

EAST GROWTH AREA ANALYSIS

Scenario	Study Area	Lift Station where Study Area(s) discharge	Total Area (acres)	Developable Area (acres)	Peak Flow (gpd)	Peak Flow (cfs)	Sanitary length & sizes	Downstream Discharge Location	Force Main length & size	Cost Range
1	A	Existing L.S. at St. Mary's	171	145	759,200	1.17	8"-1,730 10"-925	Existing 24" San. south of Glen Oaks	8,078' 6"	\$4,000,000.00 \$6,500,000.00
2	A	L.S. #3 At Dorothy Place	171	145	759,200	1.17	8"-1,900 10"-2,080	Existing 24" San. south of Glen Oaks	4,957' 6"	\$5,300,000.00 \$7,800,000.00
3	A & B	L.S. #1 South of Bonniwell Rd	449	299	1,446,240	2.24	8"-1,590'; 10"-3,244' 12"-488	Existing 24" San. south of Glen Oaks	10,731' 10"	\$9,000,000.00 \$12,000,000.00
4	A & B	L.S. #2 Between Bonniwell Rd & Highland Rd	449	299	1,446,241	2.24	8"-2,053'; 10"-2,125' 12"-1,137	Existing 24" San. south of Glen Oaks	9,237' 10"	\$8,300,000.00 \$11,200,000.00
5	A & B	L.S. #3 At Dorothy Place	449	299	1,446,242	2.24	8"-1,363' 12"-3,275'; 15"-2,071'	Existing 24" San. south of Glen Oaks	4,952' 10"	\$9,400,000.00 \$12,400,000.00
6	A, B, & C	L.S. #1 South of Bonniwell Rd	614	402	2,060,880	3.19	8"-2,340'; 10"-1,866' 12"-1,343'; 15"-513'	Existing 24" San. south of Glen Oaks	10,730' 12"	\$10,500,000.00 \$13,600,000.00
7	A, B, & C	L.S. #2 Between Bonniwell Rd & Highland Rd	614	402	2,060,881	3.19	8"-2,371'; 10"-4,542' 15"-1,100'	Existing 24" San. south of Glen Oaks	9,237' 12"	\$10,000,000.00 \$13,100,000.00
8	A, B, & C	L.S. #3 At Dorothy Place	614	402	2,060,882	3.19	8"-1,611'; 10"-2,380' 15"-5,384	Existing 24" San. south of Glen Oaks	4,952' 12"	\$12,300,000.00 \$15,500,000.00
9	A, B, C & D	L.S. #1 South of Bonniwell Rd	751	494	2,555,056	3.95	8"-2,482'; 10"-5,847' 12"-2,413	Existing 24" San. south of Glen Oaks	10,731' 12"	\$12,500,000.00 \$15,700,000.00
10	A, B, C & D	L.S. #2 Between Bonniwell Rd & Highland Rd	751	494	2,555,057	3.95	8"-2,482'; 10"-4,765' 12"-2,380'; 15"-1,120'	Existing 24" San. south of Glen Oaks	9,237' 12"	\$13,700,000.00 \$16,900,000.00
11	A, B, C & D	L.S. #3 At Dorothy Place	751	494	2,555,058	3.95	8"-1,761'; 10"-2,621' 12"-2,381'; 15"-3,264' 18"-2,127	Existing 24" San. south of Glen Oaks	4,952' 12"	\$15,400,000.00 \$18,500,000.00

Study Area	Total Number of Parcels	Total Area (acres)	Developable Area (acres)	Area of Wetlands and Waterways (acres)
A	6	171	145	26
B	12	278	154	124
C	19	165	103	62
D	19	137	92	45
Total	56	751	494	257

Note: All flows, areas and pipe sizes are approximate based upon available mapping, land uses, approximate peaking factors and pipe material.
Final flows, sizing and costs will be based upon final developable areas at times of developments.

B3

Scenario 1 - Cost Estimate

Area A to Existing Lift Station at St. Mary's

Item Description	Qty	Unit	Unit \$	Total
8" Sanitary Sewer	1730	LF	\$450.00	\$778,500.00
10" Sanitary Sewer	925	LF	\$600.00	\$555,000.00
Sanitary Manhole (7)	140	VF	\$1,000.00	\$140,000.00
6" Force Main	8078	LF	\$200.00	\$1,615,600.00
Retrofit Existing Lift Station	1	EA	\$250,000.00	\$250,000.00
Total:				\$3,339,100.00
20% Construction Contingency				\$667,820.00
Total:				\$4,006,920.00

Additional Cost if Discharge to ETS

6" Force Main	9800	LF	\$250.00	\$2,450,000.00
				\$6,456,920.00

Assumptions: Costs include road restoration, mobilization, traffic control and incidental restoration. Costs are for planning purposes only and may vary depending on final designs, depths, conflicts and construction methods. Manholes spaced 400'. Existing condition of St. Mary's lift station is unknown and therefore cost may vary. Forcemain costs assume directional drilling. 8" Sanitary Sewer assumes 20' or less depth; see accompanying exhibits for depths of sewers 10" or greater.

Scenario 2 - Cost Estimate

Area A to Lift Station Alternative 3 by Dorothy Place

Item Description	Qty	Unit	Unit \$	Total
8" Sanitary Sewer	1900	LF	\$450.00	\$855,000.00
10" Sanitary Sewer	2080	LF	\$625.00	\$1,300,000.00
Sanitary Manhole (9)	180	VF	\$1,000.00	\$180,000.00
6" Force Main	4957	LF	\$200.00	\$991,400.00
Lift Station	1	EA	\$1,100,000.00	\$1,100,000.00
Total:				\$4,426,400.00
20% Construction Contingency				\$885,280.00
Total:				\$5,311,680.00

Additional Cost if Discharge to ETS

6" Force Main	9800	LF	\$250.00	\$2,450,000.00
				\$7,761,680.00

Assumptions: Costs include road restoration, mobilization, traffic control and incidental restoration. Costs are for planning purposes only and may vary depending on final designs, depths, conflicts and construction methods. Manholes spaced 400'. Forcemain costs assume directional drilling. 8" Sanitary Sewer assumes 20' or less depth; see accompanying exhibits for depths of sewers 10" or greater.

Scenario 3 - Cost Estimate

Areas A&B to Lift Station Alternative 1

Item Description	Qty	Unit	Unit \$	Total
8" Sanitary Sewer	1590	LF	\$450.00	\$715,500.00
10" Sanitary Sewer	3244	LF	\$625.00	\$2,027,500.00
12" Sanitary Sewer	488	LF	\$700.00	\$341,600.00
Sanitary Manhole (11)	220	VF	\$1,000.00	\$220,000.00
10" Force Main	10731	LF	\$250.00	\$2,682,750.00
Lift Station	1	EA	\$1,500,000.00	\$1,500,000.00
Total:				\$7,487,350.00
20% Construction Contingency				\$1,497,470.00
Total:				\$8,984,820.00

Additional Cost if Discharge to ETS

10" Force Main	9800	LF	\$300.00	\$2,940,000.00
				\$11,924,820.00

Assumptions: Costs include road restoration, mobilization, traffic control and incidental restoration. Costs are for planning purposes only and may vary depending on final designs, depths, conflicts and construction methods. Manholes spaced 400'. Forcemain costs assume directional drilling. 8" Sanitary Sewer assumes 20' or less depth; see accompanying exhibits for depths of sewers 10" or greater.

Scenario 4 - Cost Estimate

Areas A&B to Lift Station Alternative 2

Item Description	Qty	Unit	Unit \$	Total
8" Sanitary Sewer	2053	LF	\$450.00	\$923,850.00
10" Sanitary Sewer	2125	LF	\$625.00	\$1,328,125.00
12" Sanitary Sewer	1137	LF	\$650.00	\$739,050.00
Sanitary Manhole (11)	220	VF	\$1,000.00	\$220,000.00
10" Force Main	9237	LF	\$250.00	\$2,309,250.00
Lift Station	1	EA	\$1,400,000.00	\$1,400,000.00
Total:				\$6,920,275.00
20% Construction Contingency				\$1,384,055.00
Total:				\$8,304,330.00

Additional Cost if Discharge to ETS

10" Force Main	9800	LF	\$300.00	\$2,940,000.00
				\$11,244,330.00

Assumptions: Costs include road restoration, mobilization, traffic control and incidental restoration. Costs are for planning purposes only and may vary depending on final designs, depths, conflicts and construction methods. Manholes spaced 400'. Forcemain costs assume directional drilling. 8" Sanitary Sewer assumes 20' or less depth; see accompanying exhibits for depths of sewers 10" or greater.

Scenario 5 - Cost Estimate

Areas A&B to Lift Station Alternative 3

Item Description	Qty	Unit	Unit \$	Total
8" Sanitary Sewer	1363	LF	\$450.00	\$613,350.00
12" Sanitary Sewer	3275	LF	\$650.00	\$2,128,750.00
15" Sanitary Sewer	2071	LF	\$1,000.00	\$2,071,000.00
Sanitary Manhole (14)	280	VF	\$1,000.00	\$280,000.00
10" Force Main	4952	LF	\$250.00	\$1,238,000.00
Lift Station	1	EA	\$1,500,000.00	\$1,500,000.00
Total:				\$7,831,100.00
20% Construction Contingency				\$1,566,220.00
Total:				\$9,397,320.00

Additional Cost if Discharge to ETS

10" Force Main	9800	LF	\$300.00	\$2,940,000.00
				\$12,337,320.00

Assumptions: Costs include road restoration, mobilization, traffic control and incidental restoration. Costs are for planning purposes only and may vary depending on final designs, depths, conflicts and construction methods. Manholes spaced 400'. Force main costs assume directional drilling. 8" Sanitary Sewer assumes 20' or less depth; see accompanying exhibits for depths of sewers 10" or greater.

Scenario 6 - Cost Estimate

Areas A,B & C to Lift Station Alternative 1

Item Description	Qty	Unit	Unit \$	Total
8" Sanitary Sewer	2371	LF	\$450.00	\$1,066,950.00
10" Sanitary Sewer	3779	LF	\$625.00	\$2,361,875.00
12" Sanitary Sewer	1343	LF	\$650.00	\$872,950.00
15" Sanitary Sewer	513	LF	\$900.00	\$461,700.00
Sanitary Manhole (16)	320	VF	\$1,000.00	\$320,000.00
12" Force Main	10730	LF	\$280.00	\$3,004,400.00
Lift Station	1	EA	\$1,700,000.00	\$1,700,000.00
Total:				\$8,720,925.00
20% Construction Contingency				\$1,744,185.00
Total:				\$10,465,110.00

Additional Cost if Discharge to ETS

12" Force Main	9800	LF	\$325.00	\$3,185,000.00
				\$13,650,110.00

Assumptions: Costs include road restoration, mobilization, traffic control and incidental restoration. Costs are for planning purposes only and may vary depending on final designs, depths, conflicts and construction methods. Manholes spaced 400'. Force main costs assume directional drilling. 8" Sanitary Sewer assumes 20' or less depth; see accompanying exhibits for depths of sewers 10" or greater.

Scenario 7 - Cost Estimate

Areas A,B & C to Lift Station Alternative 2

Item Description	Qty	Unit	Unit \$	Total
8" Sanitary Sewer	2371	LF	\$450.00	\$1,066,950.00
10" Sanitary Sewer	4542	LF	\$600.00	\$2,725,200.00
15" Sanitary Sewer	1100	LF	\$950.00	\$1,045,000.00
Sanitary Manhole (16)	320	VF	\$1,000.00	\$320,000.00
12" Force Main	9237	LF	\$280.00	\$2,586,360.00
Lift Station	1	EA	\$1,600,000.00	\$1,600,000.00
Total:				\$8,276,560.00
20% Construction Contingency				\$1,655,312.00
Total:				\$9,931,872.00

Additional Cost if Discharge to ETS

12" Force Main	9800	LF	\$325.00	\$3,185,000.00
				\$13,116,872.00

Assumptions: Costs include road restoration, mobilization, traffic control and incidental restoration. Costs are for planning purposes only and may vary depending on final designs, depths, conflicts and construction methods. Manholes spaced 400'. Forcemain costs assume directional drilling. 8" Sanitary Sewer assumes 20' or less depth; see accompanying exhibits for depths of sewers 10" or greater.

Scenario 8 - Cost Estimate

Areas A,B & C to Lift Station Alternative 3

Item Description	Qty	Unit	Unit \$	Total
8" Sanitary Sewer	1611	LF	\$450.00	\$724,950.00
10" Sanitary Sewer	2380	LF	\$600.00	\$1,428,000.00
15" Sanitary Sewer	5384	LF	\$1,000.00	\$5,384,000.00
Sanitary Manhole (19)	380	VF	\$1,000.00	\$380,000.00
12" Force Main	4952	LF	\$280.00	\$1,386,560.00
Lift Station	1	EA	\$1,700,000.00	\$1,700,000.00
Total:				\$10,278,560.00
20% Construction Contingency				\$2,055,712.00
Total:				\$12,334,272.00

Additional Cost if Discharge to ETS

12" Force Main	9800	LF	\$325.00	\$3,185,000.00
				\$15,519,272.00

Assumptions: Costs include road restoration, mobilization, traffic control and incidental restoration. Costs are for planning purposes only and may vary depending on final designs, depths, conflicts and construction methods. Manholes spaced 400'. Forcemain costs assume directional drilling. 8" Sanitary Sewer assumes 20' or less depth; see accompanying exhibits for depths of sewers 10" or greater.

Scenario 9 - Cost Estimate

Areas A,B, C & D to Lift Station Alternative 1

Item Description	Qty	Unit	Unit \$	Total
8" Sanitary Sewer	2482	LF	\$450.00	\$1,116,900.00
10" Sanitary Sewer	5847	LF	\$600.00	\$3,508,200.00
12" Sanitary Sewer	2413	LF	\$700.00	\$1,689,100.00
Sanitary Manhole (22)	440	VF	\$1,000.00	\$440,000.00
12" Force Main	10731	LF	\$280.00	\$3,004,680.00
Lift Station	1	EA	\$1,800,000.00	\$1,800,000.00
Total:				\$10,441,980.00
20% Construction Contingency				\$2,088,396.00
Total:				\$12,530,376.00

Additional Cost if Discharge to ETS

12" Force Main	9800	LF	\$325.00	\$3,185,000.00
				\$15,715,376.00

Assumptions: Costs include road restoration, mobilization, traffic control and incidental restoration. Costs are for planning purposes only and may vary depending on final designs, depths, conflicts and construction methods. Manholes spaced 400'. Forcemain costs assume directional drilling. 8" Sanitary Sewer assumes 20' or less depth; see accompanying exhibits for depths of sewers 10" or greater.

Scenario 10 - Cost Estimate

Areas A,B, C & D to Lift Station Alternative 2

Item Description	Qty	Unit	Unit \$	Total
8" Sanitary Sewer	2482	LF	\$450.00	\$1,116,900.00
10" Sanitary Sewer	4765	LF	\$600.00	\$2,859,000.00
12" Sanitary Sewer	2380	LF	\$650.00	\$1,547,000.00
15" Sanitary Sewer	1100	LF	\$1,000.00	\$1,100,000.00
Sanitary Manhole (22)	440	VF	\$1,000.00	\$440,000.00
12" Force Main	9237	LF	\$280.00	\$2,586,360.00
Lift Station	1	EA	\$1,800,000.00	\$1,800,000.00
Total:				\$11,449,260.00
20% Construction Contingency				\$2,289,852.00
Total:				\$13,739,112.00

Additional Cost if Discharge to ETS

12" Force Main	9800	LF	\$325.00	\$3,185,000.00
				\$16,924,112.00

Assumptions: Costs include road restoration, mobilization, traffic control and incidental restoration. Costs are for planning purposes only and may vary depending on final designs, depths, conflicts and construction methods. Manholes spaced 400'. Forcemain costs assume directional drilling. 8" Sanitary Sewer assumes 20' or less depth; see accompanying exhibits for depths of sewers 10" or greater.

Scenario 11 - Cost Estimate
Areas A,B, C & D to Lift Station Alternative 3

Item Description	Qty	Unit	Unit \$	Total
8" Sanitary Sewer	1761	LF	\$450.00	\$792,450.00
10" Sanitary Sewer	2621	LF	\$600.00	\$1,572,600.00
12" Sanitary Sewer	2381	LF	\$650.00	\$1,547,650.00
15" Sanitary Sewer	3264	LF	\$1,000.00	\$3,264,000.00
18" Sanitary Sewer	2127	LF	\$1,200.00	\$2,552,400.00
Sanitary Manhole (25)	500	VF	\$1,000.00	\$500,000.00
12" Force Main	4952	LF	\$280.00	\$1,386,560.00
Lift Station	1	EA	\$2,000,000.00	\$2,000,000.00
Total:				\$12,823,210.00
20% Construction Contingency				\$2,564,642.00
Total:				\$15,387,852.00

Additional Cost if Discharge to ETS

12" Force Main	9800	LF	\$325.00	\$3,185,000.00
				\$18,572,852.00

Assumptions: Costs include road restoration, mobilization, traffic control and incidental restoration. Costs are for planning purposes only and may vary depending on final designs, depths, conflicts and construction methods. Manholes spaced 400'. Force main costs assume directional drilling. 8" Sanitary Sewer assumes 20' or less depth; see accompanying exhibits for depths of sewers 10" or greater.

Exhibit C - Figures of EGA Sewer Alternatives

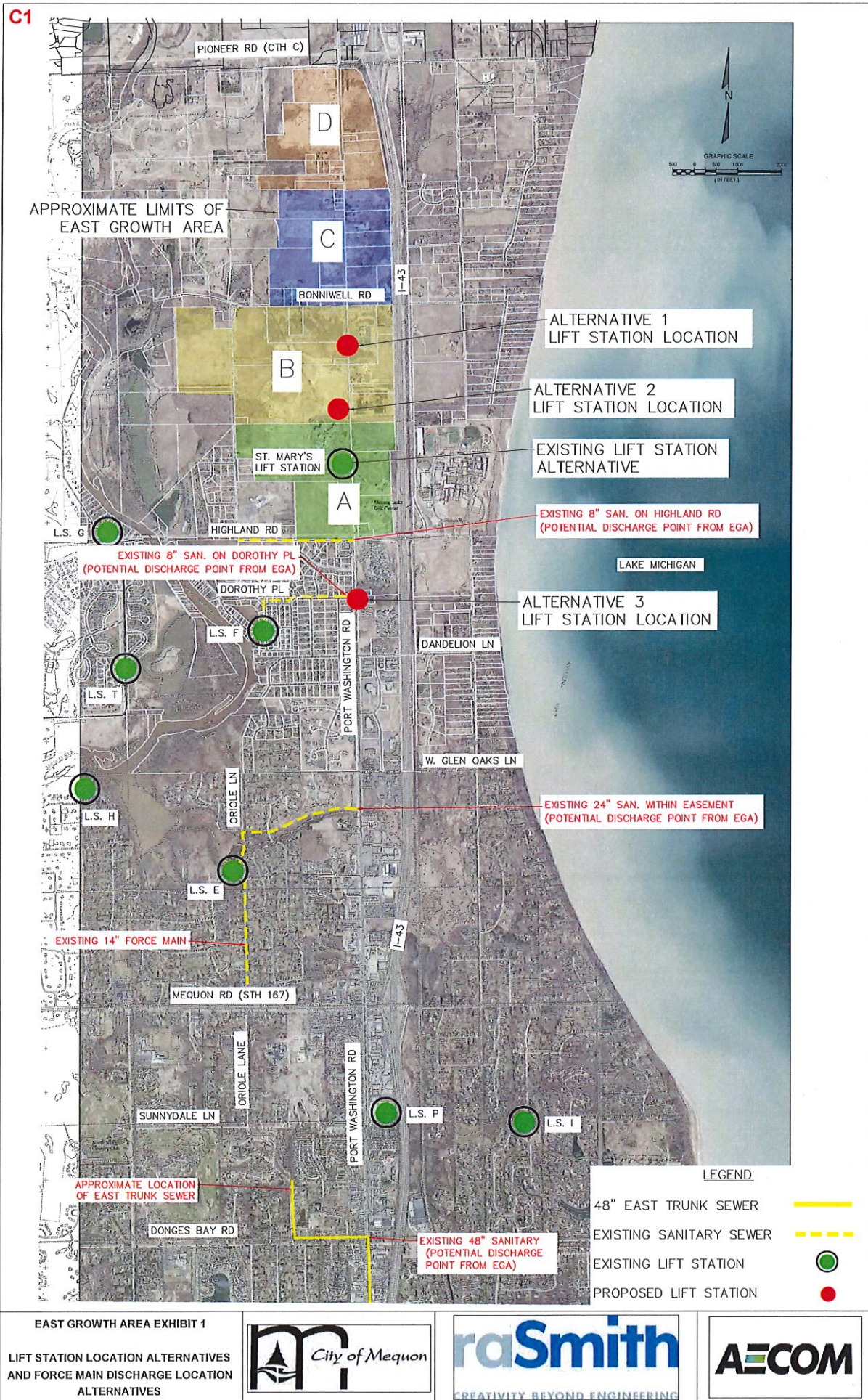
C1 – Summary of Sanitary Sewer Alternatives

C2 – East Growth Area Floodplain and Wetlands

C3 – Various Sanitary Sewer Scenarios

C4 – Profiles for Sanitary Sewer Various Scenarios (5,8,11)

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C2



EAST GROWTH AREA
WETLAND AND FLOODPLAIN



C3



EAST GROWTH AREA SCENARIO 1
AREA A
ST MARY'S LIFT STATION ALTERNATIVE



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EAST GROWTH AREA SCENARIO 2
AREA A
LIFT STATION 3 ALTERNATIVE



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EAST GROWTH AREA SCENARIO 3
AREA A & B

LIFT STATION 1 ALTERNATIVE



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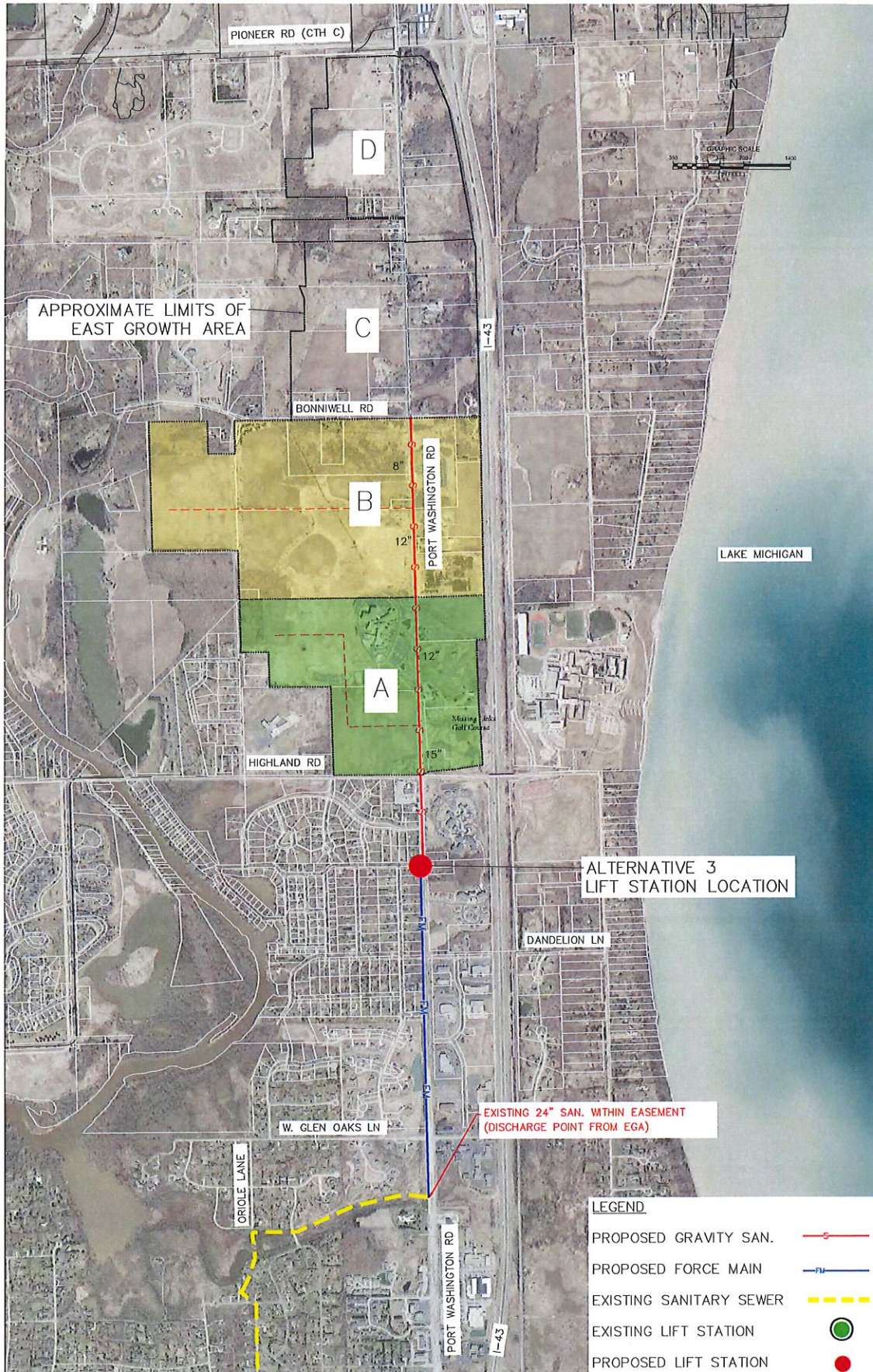


EAST GROWTH AREA SCENARIO 4
AREA A & B

LIFT STATION 2 ALTERNATIVE



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EAST GROWTH AREA SCENARIO 5
AREA A & B

LIFT STATION 3 ALTERNATIVE



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EAST GROWTH AREA SCENARIO 6
AREA (A, B, C)

LIFT STATION 1 ALTERNATIVE



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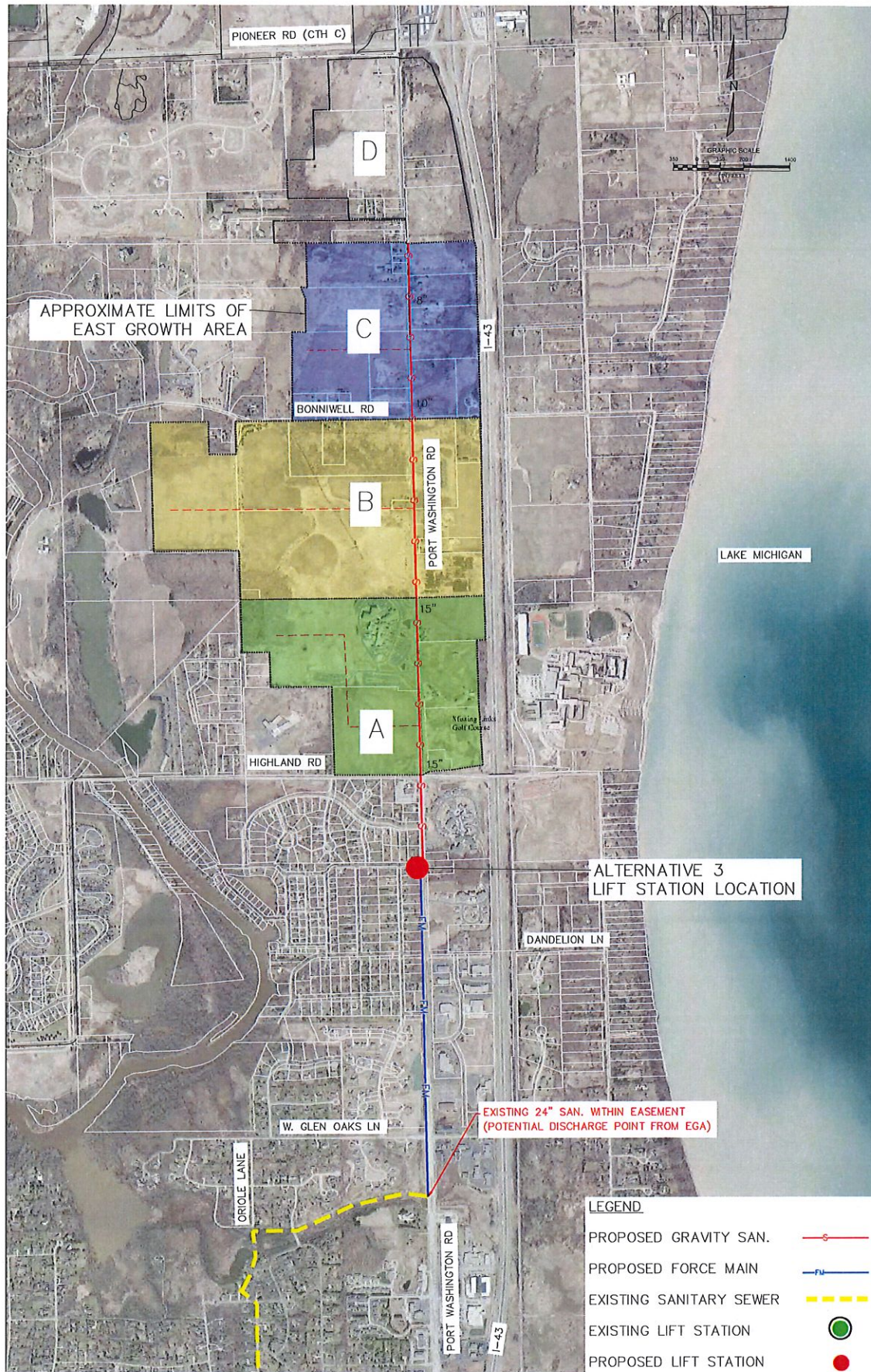


EAST GROWTH AREA SCENARIO 7
AREA (A, B, C)

LIFT STATION 2 ALTERNATIVE



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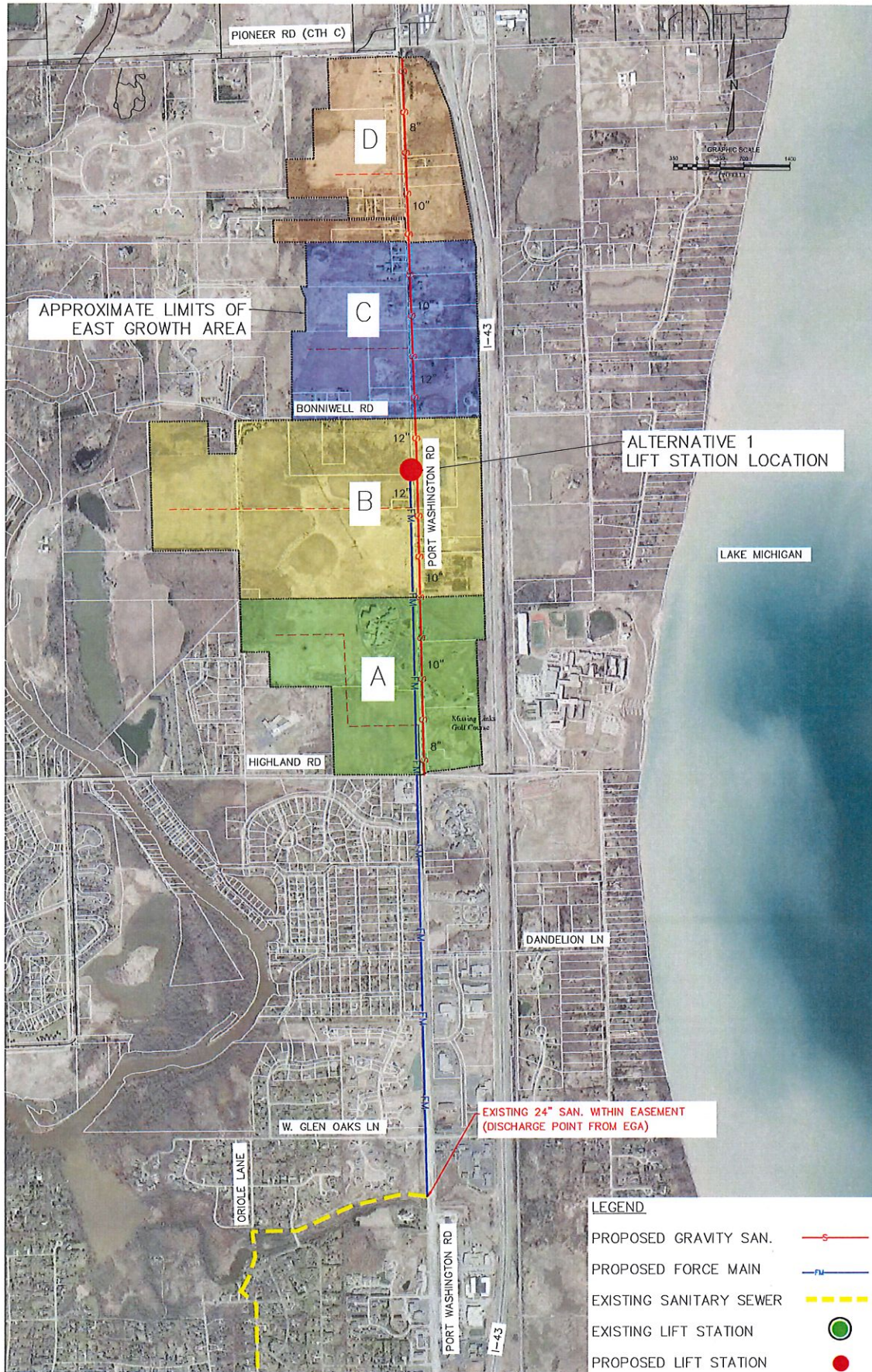


EAST GROWTH AREA SCENARIO 8
AREA (A, B, C)

LIFT STATION 3 ALTERNATIVE

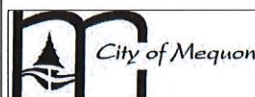


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EAST GROWTH AREA SCENARIO 9
AREA (A, B, C, D)

LIFT STATION 1 ALTERNATIVE



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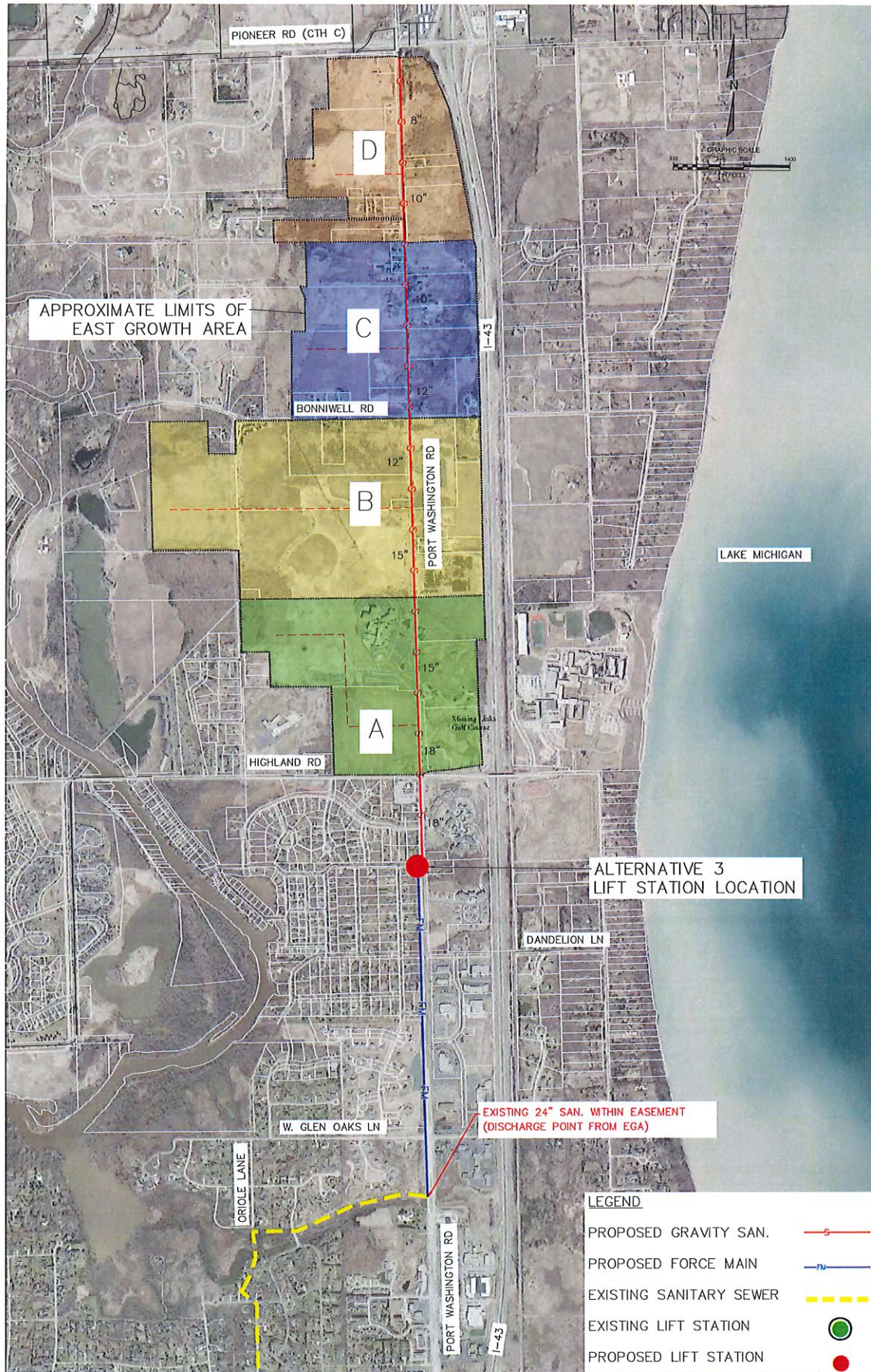


EAST GROWTH AREA SCENARIO 10
AREA (A, B, C, D)

LIFT STATION 2 ALTERNATIVE

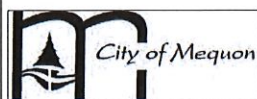


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EAST GROWTH AREA SCENARIO 11
AREA (A, B, C, D)

LIFT STATION 3 ALTERNATIVE





TO: Planning Commission
FROM: KRISTEN LUNDEEN, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
DATE: September 14, 2020
SUBJECT: Consideration of Extension of Public Water for East Growth Area

Background:

The Mequon Water Utility (MWU) is restricted to expanding public water service to only those properties within the designated user service area. The user service area on file with the Public Service Commission (PSC) is the sewer service area. At the time of the creation of the water utility, it was assumed that connection to public water and public sanitary sewer would coincide.

If the Planning Commission Policy Subcommittee is interested in making a recommendation to expand public water service outside of the sewer service area:

- It should define the area/limits of expansion as a part of the request.
- The request would be forwarded to the Water Utility Commission (WUC) for approval.
- If approved by the WUC, staff would request an amendment to the user service area on file with the PSC.

It is anticipated that after approval by the WUC, the PSC review process would take two to three months, although it could be more if the department's operations are impacted by COVID-19. Once the user service area is expanded, water utility extensions could be considered in the expanded area.

Please note that the sewer service area currently extends north of Highland Road on Port Washington Road. While it does not incorporate the entire area referenced as the "East Growth Area", water service could currently be extended to those properties within the sewer service area. However, the MWU would be restricted from granting approval to any other properties outside of the sewer service area until the designated water user service area expansion was approved by PSC.

As opposed to the capital charges assessed to those properties within the sewer service area, there is no direct cost to properties within the designated water service area. The MWU is a voluntary utility, and compulsory connection is only required for new parcels and new development. Water utility expansion is typically achieved through developer build and contribute. After dedication of the infrastructure, the only cost to connected properties is the quarterly utility fees. Quarterly fees consist of both fixed costs for the operation and maintenance and public fire protection provided by the public water utility and volumetric fees based upon actual use.

Recommendation:

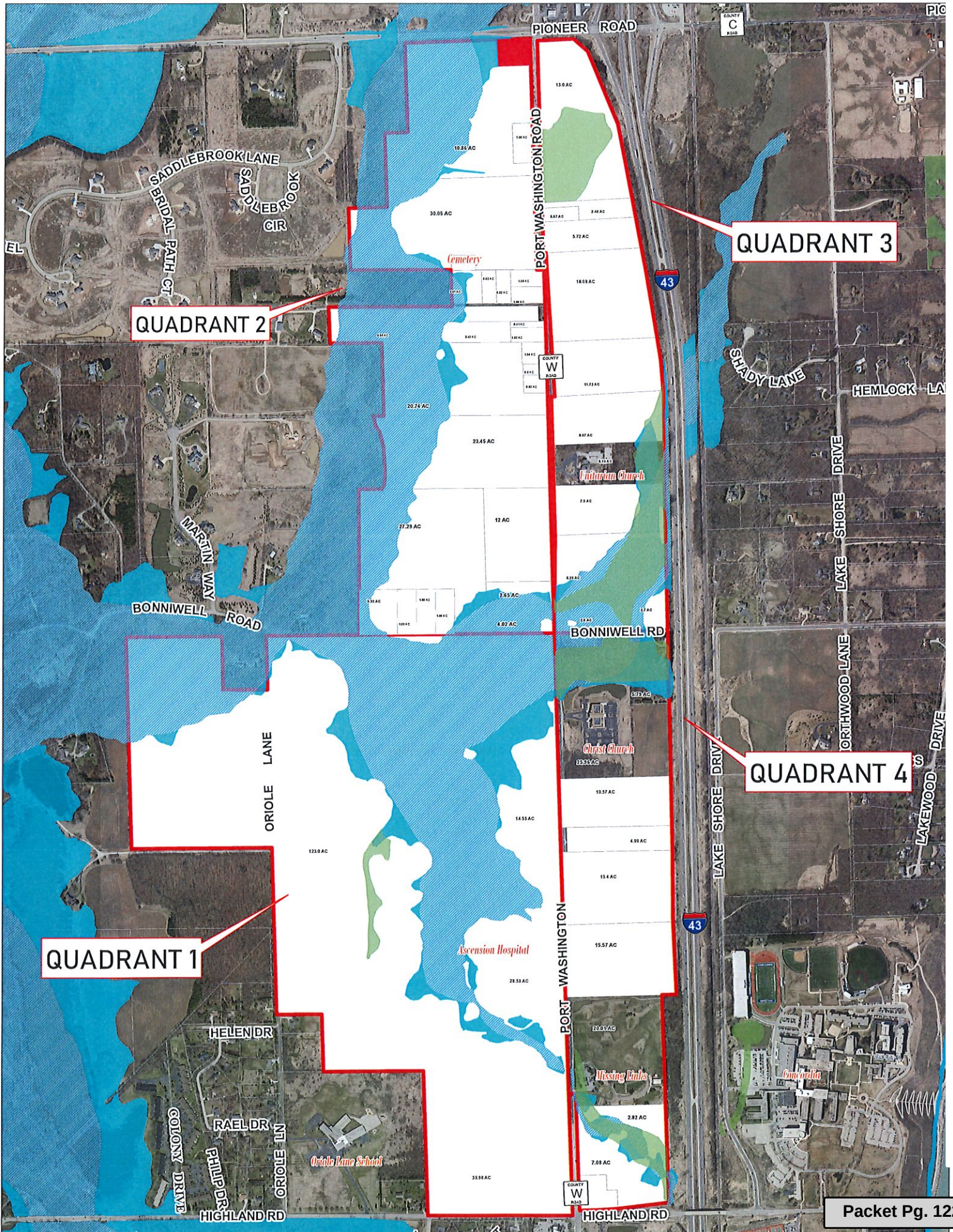
If the Planning Commission Policy Subcommittee determines it will recommend expansion of the Mequon Water Utility outside of the sewer service area to serve the East Growth Area, it should forward that recommendation with the area/limits of expansion to the Water Utility Commission for consideration.

Kristen Lundeen, Director of Public Works/City Engineer

Attachments:

Public Service Water Extension Map (PDF)

Public Water Service Extension





11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-236-2934
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Engineering

TO: Planning Commission
FROM: Kristen Lundeen, Director of Public Works/City Engineer
DATE: November 10, 2020
SUBJECT: An Ordinance Amending Chapters 34 and 50 of the Mequon Municipal Code as it Relates to Holding Tanks

Background

At the October meeting, the Planning Commission approved a revised ordinance which addressed an administrative change to the holding tank ordinances, as well as establishing discharge of effluence as a public health nuisance.

The City historically collected fees as a bond to ensure proper installation and maintenance for holding tanks. The 2021 Fee Schedule eliminates the fee, which has not required utilization to date.

Analysis

As a result of the Planning Commission's recommendation, the resulting ordinance is largely administrative. The elimination of the bond is consistent with the approved 2021 Fee Schedule. It also incorporates additional language declaring wastewater effluent a public health nuisance. This would provide the City with the opportunity to enforce abatement of this type of nuisance.

The subject of holding tanks will return to the Planning Commission for a larger policy discussion. As currently written, holding tanks are only permitted in replacement of a failed system. When presented, the proposed ordinance clarified that holding tanks would only be permitted when public sewer is not available, and the soil conditions will not permeate septic tank effluents. The language clarified the requirement and intended to limit Ozaukee County from issuing permits for failed systems, without proof that a secondary private system could be constructed. The Planning Commission requested a larger policy discussion on conditions under which the installation of a holding tank would be considered, including both for initial construction and replacement.

Fiscal Impact

The elimination of the bond is fiscally neutral for the City, as bonds are eventually returned to the homeowner. With passage of this ordinance, any remaining bonds would be returned to the owner.

Recommendation

Staff recommends that the Public Works Committee endorse and the Common Council approve the ordinance amending Chapters 34 and 50 of the Mequon Municipal Code as it relates to holding tanks.

COMMON COUNCIL
OF THE
CITY OF MEQUON

An Ordinance Amending Chapters 34 and 50 of the Mequon Municipal Code as it Relates to
Holding Tanks

RECITALS

A. The Common Council previously created Sections 34-2(b) and 50-2 relating to the regulation of holding tanks.

B. Following the input of the Planning Commission and a public hearing, the Common Council desires to amend the provisions related to holding tanks.

BASED UPON THE FOREGOING RECITALS, THE COMMON COUNCIL OF THE
CITY OF MEQUON, OZAUKEE COUNTY, STATE OF WISCONSIN, DO ORDAIN AS
FOLLOWS:

SECTION I

Section 34-2(b)(2) of the Mequon Municipal Code is repealed.

SECTION II

Section 34-2(b)(3) of the Mequon Municipal Code is renumbered as 34-2(b)(2).

SECTION III

Section 50-2(b)(10) of the Mequon Municipal Code is created to read as follows:

The presence of wastewater or sewage effluent from buildings on the ground surface, backing up into the building and/or running into a surface water body, caused by a damaged, malfunctioning, improperly constructed or inadequately maintained private sewage system or private sewage lateral; also any wastewater or sewage effluent that is not handled and disposed of in compliance with all applicable county and state codes.

SECTION IV

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION V

All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION VI

This ordinance shall be in full force and effect upon its passage and on the day after its publication.

Approved by: John Wirth, Mayor

Date Approved: October 26, 2020

I certify that the foregoing Ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on October 26, 2020.

Caroline Fochs, City Clerk

Published: _____