



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2904
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, November 13, 2017
7:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes from October 12, 2017.

2) Public Hearing

- a) Allume Architects for Splash! Swim & Wellness. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for a 3,228 sq. ft. addition for the property located at 10636 N. Commerce Street (Mequon Business Park).

3) Regular Business

- a) Zhenghau Wu. The applicant is seeking a fill permit to allow for 7,000 C.Y. to modify the lot grading for landscaping for the property located at 12813 Highgate Court in the Highgate subdivision.
- b) Badger Lighting and Signs. The applicant is seeking reconsideration of the master sign plan amendment approval for the property located at 11120 N. Cedarburg Road (Mr. B's restaurant).
- c) SBA Towers, LLC. The applicant is seeking building and site plan amendment approval for a 120' monopole and 5' lightning rod for a cell tower for the property located at 9809 N. Cedarburg Road (River Barn Park).
- d) Chapter 58 of the Zoning Code as it relates to Stormwater Management

4) Announcements

2018 Planning Commission Meeting Schedule

Next meeting is Monday, December 4, 2017 at 7:00 pm.

5) Adjourn

Dated: **November 9, 2017**

/s/ Dan Abendroth, Chairman

.....
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



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: November 8, 2017
SUBJECT: PLANNING COMMISSION MEETING MINUTES

Memorandum

Attached please find the City of Mequon Planning Commission Meeting Minutes of October 9, 2017 for your review.

Attachments:
10.09.17 DRAFT (DOC)



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2904
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, October 9, 2017
7:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

Chairman Dan Abendroth
Commissioner John Mason
Commissioner Brian Parrish
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Alderman John Wirth
Commissioner Rick Lemke
Alternate Stephanie Hawley

a) Approval of Minutes

Ald. Wirth made a correction to page 29 of the minutes to change the bank to Ziegler.

Action

Ald. Wirth made a motion to approve the minutes from August 7, 2017 & September 11, 2017

Mayor Abendroth seconded the motion.

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

RESULT:	APPROVED BY VOICE ACCLAMATION [UNANIMOUS]
MOVER:	John Wirth, Alderman
SECONDER:	Dan Abendroth, Chairman
AYES:	Abendroth, Mason, Parrish, J. Schaefer, R. Schaefer, Wirth, Lemke, Hawley
EXCUSED:	Choren, Stoker

b) PLANNING COMMISSION MEETING MINUTES

2) Consent/Public Hearing

Attachment: 10.09.17 DRAFT (2815 : Planning Commission Minutes from October 9, 2017)

- a) Marcus Theatres Corporation. The applicant is seeking conditional use grant and lighting waiver approval to allow for an expansion of operations and capacity with an expanded outdoor dining patio for the property located at 11700 N. Port Washington Road (Zaffiro's Pizzeria).

Action

Ald. Wirth made a motion to go into public hearing.

Commissioner Mason seconded the motion.

Voice vote was called, vote passed (8-0)

Action

Ald. Wirth made a motion to close public hearing.

Commissioner Mason seconded the motion

Voice vote was called, vote passed (8-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	John Wirth, Alderman
SECONDER:	John Mason, Commissioner
AYES:	Abendroth, Mason, Parrish, J. Schaefer, R. Schaefer, Wirth, Lemke, Hawley
EXCUSED:	Choren, Stoker

3) Regular Business/Consent

- a) Crossroads Presbyterian Church. The applicant is seeking certified survey map approval for 2 lots to be created for the properties located at 6031 and 6125 W. Chapel Hill.

Action

Ald. Wirth made a motion to go into public hearing.

Commissioner Jim Schaefer seconded the motion

Voice vote was called, vote passed (8-0)

Action

Ald. Wirth made a motion to close public hearing.

Mayor Abendroth seconded the motion

Voice vote was called, vote passed (8-0)

Action

Ald. Wirth made a motion to approve the consent agenda items.

Mayor Abendroth seconded the motion

Voice vote was called, vote passed (8-0)

RESULT:	APPROVED [6 TO 0]
MOVER:	John Wirth, Alderman
SECONDER:	Dan Abendroth, Chairman
AYES:	Abendroth, J. Schaefer, R. Schaefer r, Wirth, Lemke, Hawley Mason, Parrish
EXCUSED:	Choren, Stoker

4) Regular Business

- a) Alex Leykin. The applicant is seeking rezoning recommendation and certified survey map approval of 3 lots for the properties located at 14097, 14115, 14137 and 14207 N. Birchwood Lane.

Asst. Dir. Zader stated that this item was on the agenda a few months ago and was tabled. The applicant is seeking to rezone the property from R-1/PUD to R-1. A plan was previously approved that was part of the PUD that had 4 lots that abut the roadway and the wetlands were located in the outlot to the rear. The applicant wants to remove the PUD to allow him to develop the land to the R-1 standards. The applicant has a new plan showing 3 lots instead of 4 lots. The new plan shows the 3 lots that run the length of the road next to each other. These lots still encroach into the wetlands but the plan allows for 6 acre lots that are more developable than the 4 box lots previously submitted.

Asst. Dir. Zader stated that he provided an alternative plan for the Commission to consider which would amend the PUD to allow for the new concept plan which is identical to the 3 lot CSM. One issue is that the CSM shown in the packet does not show wetland delineation and the old one expired over 5 years ago, so it is no longer valid. Staff will make a recommendation that prior to action by the Common Council the wetland delineation is done to ensure that there are upland areas on all 3 lots and that there are viable buildable lots. Staff recommends denial and prefers to have the PUD remain in place and the 4 lot concept plan that was originally approved but there is an alternative plan offered in the report for a 3 lot plan.

Asst. Dir. Zader answered the Commission that if the R-1 zoning is approved, the applicant is not required to finish the 3 lot CSM and could come back at a later date with a 4 lot CSM again. The original request was for a 4 lot land division and a number of neighbors complained at that time about the wetlands and the protection of the wetlands, so the previous owner of the property agreed with the city to do the PUD to still allow the 4 lots and have the open space protected in the back. He also stated that wetlands are typically better protected on outlots than on private property.

Regarding the proposed concept plan, the biggest concern is Lot 3 is somewhat constrained and the wetlands may have grown there and that is the reason for the required wetland delineation update to ensure buildable area. It is somewhat misleading because it is 7 acres but there are two soil boring sites right in the middle of the lot.

The applicant, Alex Leykin, stated that he has had a number of conversations with Mr. Zader. He believes his proposal is an improvement all around. He plans to rezone to 3 large parcels, build a home on each parcel, sell two of the parcels and live on one of them. He stated the concerns from the neighbors in the previous rezoning was due to the potential for a high density development which is not proposed with the new concept plan. He stated that the 3 lot plan is much more desirable and will meet all of the R-1 requirements; no variances or exceptions are being requested. He stated that his rezoning request will improve the density of development of the land, improve the city's position on what can be done on currently restricted land and will improve uniformity and community acceptance.

Mayor Abendroth stated that he agrees with the applicant and that the CSM meets all the R-1 standards.

Asst. Dir. Zader stated that the property is currently zoned R-1/PUD. It would need to be rezoned to apply the R-1 standards. The PUD is an ordinance and the R-1 standards cannot be applied to it.

Mayor Abendroth stated that a PUD cannot be forced on the rural property and that the applicant should be allowed to develop the land as proposed.

Ald. Wirth stated that the current zoning is the current zoning. There is not a right to rezone the zoning under the law. He stated that the surrounding area has smaller lots. He stated that in regards to what is being proposed; he feels that the Commission should defer to private property owner rights, there is nothing wrong with the proposed lots and he feels that it is a fine looking small development. The city has rights that the previous property owner gave up.

Asst. Dir. Zader stated that action was previously taken to protect the wetlands from encroachment. He added that there are numerous examples of wetlands in rural areas that have been taken away or disappeared on private lots. There is a vested interest to have the wetlands on an outlot rather than a private lot.

Mr. Leykin stated that he fully understands the process of asking for rezoning from R-1/PUD to R-1. He also asked that he be permitted to do the wetland delineation only for the lot that he is going to build on first, as the delineation is only good for 5 years and he does not know when the other lots will be built on and does not want to have to pay twice for the delineation.

Commissioner Parrish stated that he is in favor of removing the PUD and allowing a 3 lot subdivision. He does not feel there would be a great impact on the wetlands as they are set relatively far back. He stated that the outlot would need to be managed by a homeownership and that typically is not managed well. He feels that requesting 3 big lots is appropriate for this area and he is supportive of this request.

Asst. Dir. Zader stated that regarding the timing of the wetland delineation done at different times, he suggested that a deed restriction be placed on lots 2 and 3 from being developed

that will act as a trigger that shows up on a title search. This is a way to protect those lots and to put any new owner on notice that development is restricted until the wetland delineation is completed.

Commissioner Jim Schaefer stated that he is in favor of changing the zoning to allow for the 3 lot development. He feels that if wetlands are on private property that do get altered and that they are better protected when in outlots.

Action

Mayor Abendroth made a motion to approve the R-1 zoning for the 3 lots and the lots will be deed restricted until the wetland delineation is completed.

Commissioner Parrish seconded the motion.

Roll call vote was called, vote passed (8-0)

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Dan Abendroth, Chairman
SECONDER:	Parrish
AYES:	Abendroth, Mason, J. Schaefer, R. Schaefer, Wirth, Lemke, Hawley
EXCUSED:	Choren, John Stoker

- b) John Mikkelson. The applicant is seeking fill permit approval to allow for 8,105 C.Y. of fill due to the high water table for the property located at 12875 Highgate Court (Lot 3) in the Highgate subdivision.

Action

Mayor Abendroth made a motion to approve subject to staff comments.

Ald. Wirth seconded the motion.

Voice vote was called, vote passed (8-0)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Abendroth, Rebecca Schaefer
SECONDER:	John Wirth, Alderman
AYES:	Abendroth, Mason, Parrish, J. Schaefer, R. Schaefer, Wirth, Lemke, Hawley
EXCUSED:	Choren, Stoker

- c) New Section
- d) Mequon Clark. The applicant is seeking a consultation for a proposed addition for the property located at 10335 N. Port Washington Road.

City Planner Vang stated that Mequon Clark is requesting a consultation for an addition to the existing convenience store. The proposal is for a west and south addition to the building. The property has received several waivers in the past, mainly because the site is so small. One of the waivers includes a 10.5 ft. setback from the west property line. Staff believes that the applicant intends to keep this setback. If the applicant wishes for a reduced setback, they

will need to request that from the Commission. They will need to address open space and parking issues for any future development. Square footage for the proposed addition has not yet been provided.

There are a number of violations on site that need to be brought into compliance including lighting and landscaping. Staff recommends removing, minimizing or screening the miscellaneous outdoor storage and any abandoned or unused equipment on site needs to be removed.

As part of any future development, staff may recommend additional improvements to the site such as landscaping, architectural improvements to the signage or the canopy if the applicant moves forward with a proposed addition.

The applicant, Mirza F. Beg, representing Mequon Clark stated they are proposing an addition to the south side of the convenience store and they will maintain the current setback. The equipment is the coolers, compressor and A/C and will be moved on to the roof when the addition is done.

Mayor Abendroth stated that he is in favor of the improvements being made to the station.

Ald. Wirth agreed with being in favor of improvements being made to the station. He stated that it is a very small site and any improvements and clean-up is appreciated and he hopes that staff will work with the applicant to help them accomplish their improvements.

Asst. Dir. Zader stated that the owner expressed an interest to do some improvements on site but did not want to incur the cost of having plans drawn up without some indication from the Commission that they were favorable of these efforts and this is the reason for the consultation.

Commissioner Parrish stated that he is favorable of an expansion as well as all of staff's comments about the site.

The applicant said they will work on their plan and be back before the Commission.

- e) Christ Church. The applicant is seeking a rezoning recommendation from R-1 (Rural Residential) to IPS (Institutional and Public Service), building and site plan amendment and master sign plan approval to allow for an expansion for the property located at 13460 N. Port Washington Road.

Asst. Dir. Zader stated that there are a number of requests for this property. The building and site plan amendment request is for a 34,900 sq. ft. addition. They are also requesting to change the zoning from R-1 to IPS zoning, master sign plan request and concept plan approval. This is a fairly major addition and the parking lot is also being reconfigured with a large number of stalls added. The proposed addition is in the back of the property. There is also an additional access point requested from Port Washington Road. The plans shows 437 additional public parking stalls and 38 additional stalls for staff. Per the code 221 spaces are required but they are trying to accommodate some of the larger events they host. Staff is ok with the additional parking requests since the open space requirements are still being met.

The access point is under the jurisdiction of the Ozaukee County and also crosses over a wetland. They have received approval from the County as well as fill approval from the DNR.

There is a 1,200 sq ft. maintenance building that the applicant is asking to be approved at a staff level at a later date. If the request meets all the requirements, the architecture is consistent with existing building and staff is comfortable with the request, then staff will discuss with the Commission chair and together they will decide whether to approve from there.

The applicant has done a nice job of keeping the massing down on the proposed building. They used a lot of the same materials on the existing building as the proposed building addition. They do incorporate some split face blocking that does not exist on the current building and staff feels that it is best to maintain the current architectural style already in place and replace the split face block with the same siding that currently exists.

The building does meet all the code requirements. The height is 45 feet which exceeds the 42 feet requirement but because they have a setback that is greater than the code requirement, they are allowed to go up to 52 feet in height per code standard.

Regarding the landscape plan, there are a number of conditions that the landscape consultant placed on it. The applicant is requesting two waivers to that code; one is a waiver to the 10% interior lot landscape requirement and the second is the 30% shading requirement. The consultant commented that the 30% shading requirement could be met by using a different species of trees. He felt that the trees selected for this property were more ornamental as opposed to canopy style.

The interior landscaping relates to concerns regarding snow removal, maintenance cost and pedestrian sight lines in to the church. Although the parking lot is large, staff does not feel there is justification for a waiver.

The new parking lot shows 61 lights that are 16 feet in height with 7 bollards, 3 wall sconces and 6 canopy lights. The applicant has submitted cut sheets for the fixtures but they do not state that they are full cutoff as required by the code. The proposed foot candles exceed the 2 foot average, so that will need to be redesigned to meet the 2 ft. candle average.

There was conversation about a master sign plan. There is a request for an additional sign on Port Washington Road to match the one currently there along the new entrance way. There is also a request for a new wall sign on the east elevation. There were conversations about whether this is a wall sign or a I-43 sign and the answer varies on whether it complies with the code requirements. The applicant was not sure and they are going to do some sight line work to determine the visibility from Port Washington Road. This issue has not been fully vetted and staff recommends that this issue be tabled and brought back before the Commission.

Staff is comfortable with the concept plan in that it meets the setbacks but has questions about the location and how it impacts the circular drive. The circular drive goes around the entire building and gets close to the storm water management pond.

The applicant is requesting that the property be rezoned from R-1 to IPS. Churches are a conditional use grant (CUG) in the R-1 zoning and there is an existing conditional use grant for this property. If rezoned to the IPS zoning, the church would be a permitted use which would alleviate the need to come back to the Commission and ask for a CUG amendment every time additions or major changes are being done at the site.

Representing the applicant was Colleen Jordan from Concord Development Company, Nat Stein, the project architect, Reverend Bob Suhr of Christ Church and Aaron Koch, project engineer. They stated that they appreciate the consideration of the proposed project and the time staff spent reviewing the requested proposal. Regarding staff's recommendations, they would like to have some clarification and further discussion regarding the following staff recommendations:

- Item #2 – the use of the split face block.
- Item #5d – the interior landscape islands.
- Item #16 – the wetland setbacks.
- Item #19 – the requirement of future utility connections.

Asst. Dir. Zader answered that on the north elevation there is predominately split face masonry and on the east section as well. Typically the 10% interior lot landscaping requirements are upheld as standard for all developments. They have been waived or modified when there is justification to do so. Regarding the setbacks, it is shown on the plan but it is not specified what the setback are and staff needs a copy of the wetland delineation to help establish what the setbacks are. As part of the East Growth Expansion there may be utilities extended to the site in the future and the engineering department requests the applicant would connect to them if available.

Asst. City Engineer, Bridget Henk, stated that the wetland delineation was done more than five years ago so it is not a current delineation that indicates the quality of the wetland and what the recommended setback would be. Staff is requesting that once the wetland delineation report is received and reviewed that if it varies from what the applicant proposes that it would be brought back to the Commission for the next steps. The site is on a holding tank which is under the jurisdiction of Ozaukee County. Staff will be working with the County on any additional holding tanks or advancements of any mounds or septic tanks that would be appropriate at this site. As utilities are extended to that area, it may be beneficial for those connections to happen.

Mayor Abendroth stated that when the sewer connection is extended, everyone is required to connect.

Mr. Stein stated that the use of the split face block was chosen after much consideration and done so for the compatible colors and they felt this was an appropriate use of these materials in consideration of the size of the addition. These materials will be concentrated on the east

and north elevations. He stated that there will be very little visibility of the split face block from Port Washington Road. Another consideration is that when Phase 3 takes place, a large amount of that material will be removed. Additionally, the east elevation is viewed from I-43 where traffic moves at a fairly high rate of speed. The applicant feels that the colors are very compatible with the existing building.

Commissioner Jim Schaefer stated that he concurs with staff and prefers stone and siding as opposed to the split face block. He added that it is quite visible from across I-43 from Lake Shore Drive. He thinks the building is nice looking architecturally and does not feel that the split face block matches the architecture especially on the east elevation and wrapping around to the north elevation.

Ald. Wirth stated that feels ok with the split face block as it is not seen except from guests to the site and from the highway. He feels this is a nice looking project and understands the applicant has a budget to work within. He stated that it is not prohibited in the ordinance and it is used elsewhere in the city.

Ms. Jordan stated that they are showing a 6.5% interior lot landscape island as well as perimeter plantings that contribute to the shading on the north and south borders of the parking lot. She stated that while these plantings contribute to the 30% canopy and tree shading requirement they do not contribute towards the interior lot landscape island requirement. In light of all of the green space, the existing vegetation, screening of adjacent properties and the perimeter plantings, they are asking for a waiver from the 10% interior lot landscape island requirement. If they are unable to receive a waiver, she stated they will need to put in more islands which will reduce the number of parking stalls.

Ald. Wirth stated that he is conflicted on this issue because he believes that all applicants should be treated consistently but that the 10% requirement is a bit ridiculous. He added that most of the interiors of the parking lots in the city look crappy a few years after they are put in. He feels that it is not an effective regulation. He feels that the rule should be changed but he is not sure that this applicant has justification for a waiver.

Ms. Jordan stated that the site is unique in that there is way more green space than required by the code, there are many natural features that will be kept intact and that provide screening from adjacent properties.

Asst. Dir. Zader stated this is always a tough issue for staff as well. He does not feel that reducing the amount of islands is a great idea as the islands help the site and he was surprised they are not closer to the required percentage based on the plan providing a significant number of islands. For consistency, code compliance is always aimed to achieve and then alternatives can be considered later to work with the applicant to get the number as close to the requirement as possible.

Ms. Jordan stated that regarding Item #16 related to the wetland setbacks, they do have a current wetland delineation that was prepared by an insured delineator. The setback that they are showing on the plan is a 30 ft. setback consistently except for the area that they have

permission to fill; which is the second driveway. They are requesting a 0 setback from the second driveway area. They are also requesting, regardless of the classification of the wetland, a 30 ft. setback requirement for the entire property and would like an approval of this. The applicant passed out language they would like to have considered.

Asst. Dir. Zader stated that setbacks are determined by two different methods. One is the size of the wetland and the other one is the quality of the wetland. If a wetland has a higher quality, it requires a larger setback. Typically 10-30 ft. is the requirement for a less quality wetland that is not very large and 30-50 ft. is the requirement for a higher quality wetland and 75 ft. is the largest wetland setback. He added the question here is whether it is 30 ft. or 50 ft.

Mr. Koch stated that he believes the setback will be 50 -75 ft. He explained that the majority of the parking lot is draining and going back to the storm water pond and that no protected area is required. He discussed the distinctions between the DNR language and the city code language. He stated that if it is a 75 ft. setback, they will lose a lot of parking in the south parking lot. The main entrance is from the south side and the best stalls are located there. They are proposing a 30 ft. setback as a compromise and would like this added to their list of requested waivers.

Ald. Wirth stated that most other communities reflect what the DNR language is but that the city language has not caught up yet.

Asst. Dir. Zader stated that the issue here is whether it is a 30ft or 50 ft. and he does not feel that it will be deemed at 75 ft. setback.

Ms. Jordan stated that regarding Item #19 that would like this be waived as a requirement. She stated that the Church will evaluate this when it becomes available but because it is not located in the sewer boundary now, that they would like the language removed from this project.

Ald. Wirth stated that he does not believe that the requirement is that a property must connect when sewer connection is made available.

Asst. Dir. Zader stated that this item was included and was intended to put the applicant on notice that there may be a requirement to connect to sewer in the future; especially considering this is a relatively large structure on a holding tank.

Commissioner Mason thinks that the issue regarding the utility connection can be silent for now and when appropriate the ordinance will cover the requirement if necessary.

Action

Ald. Wirth made a motion to recommend the rezoning to the Common Council, to table the master sign plan, to approve the building and site plan amendment subject to staff's conditions, except that conditions #2 and #19 be removed, condition #5d be waived with the

intent that additional landscaping outside the islands be added, and that item #16 be replaced with the language supplied the applicant.
Mayor Abendroth seconded the motion.

Asst. Dir. Zader made a friendly amendment to have a 5-10 ft. setback for the new driveway (not a 0 ft. setback).

The applicant accepted the friendly amendment

A voice vote was called, vote passed (8-0).

- f) Robert Bach for Foxtown Venture. The applicant is seeking rezoning recommendation and concept plan approval for a mixed-use development located in Town Center.

The applicants showed a video of the proposed project.

The applicants; Stephen Smith, Greg Thompson, Bob Bach, Tom Nieman and Tom Zabjeck were present.

Commentary during the video:

There are 6 different sites on 17 acres that will all be tied together:

Building A = Historic Brewery (Tom Nieman)

Building B = There will be a two-story building with the main restaurant on site and possible banquet hall on the ground level east side. (Gordon Goggins)

Building C = 96 high quality apartments that will be developed by Bob Bach/P2 Development.

Building D = Hamburg Hall / Foxyard Beer Hall and Garden.

Building E = 3 multi-use buildings (retail and office). Top level will have 10-11 Corporate Stay units.

Building F = 21 Condominiums which will be a very unique high quality product. (Tom Zabjek/Lakeside Development)

Ms. Mary Claire Lanser has been doing outreach which consists of going door to door and hosting a neighborhood open house meeting. They have made 89 contacts and have 21 pages of feedback.

Ms. Leah Pickett did outreach to get a feel for the temporary housing interest.

Asst. Dir. Zader stated that the applicant is requesting rezoning to PUD and concept plan approval. He stated that it was difficult to write the staff report as there are many moving parts to this project. The PUD is necessary for the stand alone restaurant; which must be part of a mixed-use development, the single family portion of the project and there are over 16 apartment units. He explained that he looked at the project parcel by parcel and reviewed the plan for any red flags. He paid special attention to the parking as that has been an issue in the area. He feels that many of the areas in the proposed plan have more than the code required parking. The applicant mentioned waivers which the code does allow for, but those would be reviewed and granted at the time of the building and site plan approvals.

He stated that one major issue is the traffic flow through the site. Staff recommends a traffic impact analysis been done related to the traffic on Industrial Drive and the major intersections of the development. Those answers are important before the Council takes action on the PUD as it could dramatically change what this development looks like in the long run. The other issue is that currently single family dwellings are not permitted in the TC zoning. Staff will be discussing making a modification to that but it will also need to be approved by the Council before the project can move forward.

Asst. Dir. Zader listed bullet points in the staff report regarding the concept plan as well as a chronological plan for the proposed development moving forward. Staff did talk with the applicant about a TIF incentive as there is a lot of demolition work that will need to be done. The TIF project plan needs to be amended which will be a several month process. The only waiver that has been granted was regarding the 800 sq. ft. minimum for the apartments. There are requirements recommended for phasing of the project which require the restaurants on Mequon Road to be the first projects completed. Criteria was included that requires occupancy for building A before building B and building B before building C. Some of these buildings will not be constructed for 2 to 3 years. Particular areas that staff will focus on are the street frontage requirement and the percentage of windows which are crucial. Staff does recommend the rezoning and the concept plan.

Mayor Abendroth stated that it is a great concept plan and in order to move forward it needs to be rezoned to a PUD. He added that the goal for this meeting is not to grant waivers or building and site plan approval. He asked the applicant about their feelings of the 20 conditions in the staff report.

Mr. Smith answered they are comfortable with all the listed conditions. They are focused on the timing of getting started on the brewery which they would like to start in the spring. They have already enlisted the parking analysis to take place, which is a 4-5 week process.

Mr. Thompson, project manager, stated that the schedule for the brewery is scheduled to start this winter in January if they can get through the approval process. They would like to have ground breaking on building B in the spring. They are aiming to have the brewery open for Oktoberfest next year.

Ald. Wirth stated that this is a phenomenal project. He feels that the staff conditions make sense and he understands the need to keep the process moving on both sides. He requested that somewhere in the process that a parking study be conducted similar to the study that was done for MTC1; given the recent parking issues and he would like this item added to the motion if approved.

Commissioner Mason welcomed the applicant to the community and stated that this will be a great asset to the community. He asked how many years it will take to finish the entire project.

The applicant answered that it will most likely be about 5 years total to complete all the phases.

Action

Ald. Wirth made a motion to approve the rezoning and recommend it to the Common Council and to approve the concept plan per staff's recommendations and conditions with the addition of a desktop parking analysis study similar in scope and authority to the parking analysis desktop study completed for MTC1.

Commissioner Jim Schaefer seconded the motion.

Commissioner Parrish commended the applicant on the great video and he appreciates their investment in the community. He asked how many pocket homes would be constructed right away. He feels that these homes feel out of place and he struggles with this price and the type of dwelling.

Matt Haven, President of TelSmith – stated he has concern about the pocket homes proposed on the south end of the project. He feels the traffic study is a good idea to assess the traffic on Industrial Drive. They want to be good neighbors but they struggle with the residential portions of the development.

Asst. Dir. Zader stated that there is a bit of a concern with the homes located so close to TelSmith but staff is comfortable with moving forward with the project. He commented that if the units sit vacant it is the risk of the developer and not to the city. This will be a life style choice.

A voice vote was called, vote passed (8-0).

- g) **City of Mequon.** The City of Mequon is seeking a text amendment related to residential uses in the Town Center and Arrival Corridor Zoning Districts related to single family and multi-family dwellings.

Dir. Tollefson stated that last month a potential text amendment was addressed and she took direction from the Commission regarding the opportunity for increasing owner-occupied units and allowing for detached single family dwellings as part of the housing mix for Town Center (TC). There was also an interest in maintaining a range of densities; in particular in the Arrival Corridor (AC) for smaller scaled multiple family structures as part of a change to the standard guidelines for multiple family dwellings. These provisions are suggested:

- Allow detached multifamily structures and uses
- Increasing this range of housing type
- Owner-occupancy opportunities

Staff took a hybrid approach to specific design standards which apply to both the TC and AC districts. It is still recommended that single family residential development be part of a PUD. A PUD in the TC has a minimum lot size of 1 acre. It is indicated that single family not abut Mequon Road. In keeping with a traditional neighborhood design, the lot widths are established at a minimum of 36 feet and a maximum of 80 feet. This will allow for a range of side yard setbacks as it relates to the height of those single family structures. It will also allow for varying widths associated with the floorplans for the single family homes.

Setbacks have been established and require an increase in the side yard setback for every additional story as it relates to single family. Also required is curb appeal and public interaction at the public realm and some proposed design improvements such as:

- Sidewalk connection from the public street to the private entrance of the home.
- Principal entrance of the home to face the public street and to incorporate a porch.
- The height minimum is 1.5 stories and a maximum of 2.5 stories.

Action – Recommendation #1

Alt. Wirth made a motion to approve detached single-family residential uses with a maximum of 2.5 stories (strike the minimum).

Mayor Abendroth seconded the motion.

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

Recommendation #2

Ms. Tollefson stated that last month the Commission expressed an interest in sending a signal early on to developers about what the expectations are in terms of development in this particular area.

She stated that they are only a few AC zoned sites remaining for redevelopment (a map of the area was shown). The sites front on Mequon Road and Wauwatosa Road and there are a few properties on either side of The Reserve project. With some of these standards and the structure for multiple-family in the AC district, she would like to gather some consensus from the Commission, and staff will come back with some further regulations as it relates to the TC properties that are remaining for redevelopment. She feels that the context of the two particular areas; the surrounding properties and the road system, is different between those two portions of the TC.

The recommendation is to develop some specific standards as it relates to multiple family. These will most likely be located as transitional uses.

Standards added:

- Multiple-family residential structures shall not abut Mequon Road.
- Multiple-family residential structures shall not contain distinct second story dwelling units.
- The placement of the multi-family structures facing on public or private street or interior private courtyard.
- Pedestrian access shall be provided from the public street to the principal entrance.
- Vehicular access shall be located to the rear or interior side and shall include an attached garage and a private driveway that can accommodate a minimum of one vehicle.
- The height minimum shall be 1.5 stories and a maximum of 2.5 stories.

Action

Alt. Wirth made a motion to approve with the deletion of the minimum height requirement.
Commissioner Mason seconded the motion.
A voice vote was called, voice passed (8-0)

Recommendation #3

Ms. Tollefson stated that the recommendation is to rezone The Reserve parcel and the parcel immediately to the east of it from AC/PUD to TC/PUD; so that there is a clear distinction between the AC zoning district and the TC zoning district.

Ms. Tollefson explained that the TC zoning offers some greater flexibility in terms of commercial uses and sizes associated with commercial uses. There would not be a non-compliant issue if rezoned to TC.

Ald. Wirth stated that he will vote no on this recommendation because he feels that the TC district was supposed to be a compact area that continues to grow.

Ms. Tollefson explained that part of the consideration is limiting the number of apartments and overall general massing of potential structures of the remaining parcels in the AC zoning district.

Mr. Bob Bach, developer and owner of The Reserve, stated that he is supportive of the change in that there is a distinct disadvantage to him as a property owner when zoned legal non-conforming.

Asst. Dir. Zader stated that the PUD ordinance does not allow change or increase in density.

Ms. Tollefson offered that she can bring back a little bit more of an assessment of what the potential for the middle parcel between the AC and TC districts would be. The Reserve project is developed and staff wants them to be in the best position possible to continue with all their contingencies and insurance.

Commissioner Becky Schaefer asked if the tenants or the owner of that property east of The Reserve have been contacted. She feels that it makes the property more valuable but she feels that they should be notified about the potential zoning change.

Action

Mayor Abedroth made a motion to approve the rezoning recommendation.
Commissioner Parrish seconded the motion.
A roll vote was called, voice passed (7-1; No: Ald. Wirth)

These recommendations will be brought to the Common Council in November and December.

RESULT: **APPROVED WITH CONDITIONS [UNANIMOUS]**
MOVER: John Wirth, Alderman
SECONDER: Dan Abendroth, Chairman
AYES: Abendroth, Mason, Parrish, J. Schaefer, R. Schaefer, Wirth, Lemke,
 Hawley
EXCUSED: Choren, Stoker

5) **Announcements**

The next meeting is November 13, 2017 at 7:00 pm.

6) **Adjourn**

Respectfully Submitted,

Jac Zader

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: October 4, 2013
SUBJECT: Allume Architects for Splash! Swim & Wellness. The applicant is seeking conditional use grant amendment and building and site plan amendment approval to allow for a 3,228 sq. ft. addition for the property located at 10636 N. Commerce Street (Mequon Business Park).

Applicant:	Splash ! Swim & Wellness Allume Architects
Status of Applicant:	Agent
Requested:	Conditional Use Grant Amendment Building and Site Plan Amendment
Existing Zoning:	B-5 (light Industrial District) PUD (Planned Unit Development)
Existing Use:	Indoor Recreatinal facility
Land Use PlanL	Business Park
Lot Area:	1.78 Acres
Location:	10636 N. Commerce Street
Tax Key:	#14-027-09-010.00
District:	#4

Background: The applicant is requesting conditional use grant amendment and building/site plan amendment for an addition to the existing recreational facility at 10636 N Commerce Street. Splash! Swim + Wellness is proposing a 3,228 square foot addition to the east of the existing building. The addition will include a second pool and additional restroom facilities in order to expand their curriculum to serve more children of varying skills.

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 should not create a public health or safety issue for the immediate area.
The company provides swimming lessons for babies through adults.

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

The Land Use Plan designates the site as Business Park. The property is zoned B-5 Light Industrial. All adjacent properties are zoned B-5 as well. The indoor recreational facility

can be considered compatible with the Land Use Plan designation and expected industrial uses in the area.

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

The activities of an indoor recreational facility fit the character of the surrounding area. The hours of operation are 8:00 AM to 8:30 PM, Monday – Friday and 8:00 AM to 6:00 PM on Saturdays. The maximum capacity is 16 in the existing pool and 10 in the proposed pool. Maximum class sizes are four. Three employees will be added to accommodate for the expanded use, increasing the total number of employees to nine. Planning staff believes the proposed use and activities should be harmonious with the surrounding uses.

4. Will be general conformity with the Land Use Plan, Transportation Plan, Environmental Plan, Park and Recreation Plan or other officially adopted plan.

As indicated above, typically, indoor recreational facilities can be considered compatible with the Land Use Plan designation and adjacent commercial uses.

Site Plan

The proposed addition is shown to the east of the existing building. A new dumpster enclosure will be located on the south elevation of the addition. Dumpster screening details shall be submitted for staff review and approval. As part of the project, 4 new parking stalls will be added for a total of 46 stalls. The applicant indicated that the total capacity of the two pools will be 26 students. The total number of employees at any time is 9. Staff believes the site provides sufficient parking for the recreational facility.

Building Design

The proposed 3,228 square foot addition will match the materials of the existing building. The existing building is split-face block with horizontal accent banding of smooth block with aluminum storefront entry doors and windows. The north elevation of the addition will feature aluminum storefront glazing to match the size and pattern of the storefront window on the existing north elevation. The rest of the addition will be split-face block. The building is currently painted a combination of 7 colors, ranging from 5 different shades of blue, 2 white/cream color horizontal bands and 2 orange horizontal bands. The addition will be painted to match the colors of the existing building. The addition will have one new roof top unit which will be screened to match existing units.

Landscaping Plan

The applicant is proposing to remove a 7" Callery Pear street tree for a temporary construction driveway off Executive Drive. The City Forester approved the removal of the tree, subject to the replacement of the tree with tree(s) equal in diameter and species after construction is complete. The landscaping plan shows additional landscaping to the south of the proposed parking stalls and to the east of the proposed dumpster enclosure to help shield the enclosure from view. Staff is recommending adding evergreens to the buffer along Executive Drive to provide screening throughout the year.

Engineering Report:

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

The site is located within the City's sewer service area and will utilize the existing sewer connection for the building addition. As a condition of approval, the applicant shall provide updated peak flow and average day flow calculations.

A master grading plan was prepared with the development of the Mequon Business Park. The proposed site grading and drainage plan was reviewed and is compliant with City of Mequon requirements and the master grading plan.

The site proposes an increase in impervious surface and therefore requires a stormwater management plan (SWMP). The site was included in the master SWMP for the Mequon Business Park. A technical memorandum or report of the total site impervious area and conformance with the water quality requirements and the current Metropolitan Milwaukee Sewerage District Chapter 13 requirements shall be provided by the applicant. Per ordinance, the site also requires a drainage financial guarantee.

The applicant has indicated that the construction traffic will enter the site using a temporary access point along executive drive. Upon completion of the addition, the temporary access is to be restored to the manicured grass and landscape as shown on the landscape plan. The developer will repair any damage to the existing curb.

Staff Recommendation:

Planning staff recommends approval of the conditional use grant amendment and building and site plan review based on the following condition(s):

1. Planning staff review and approval of final site, landscaping and floor plans prior to the issuance of permits.
2. Replace street tree with tree(s) equal in diameter and species after construction is complete.
3. Planning staff review and approval of dumpster screening detail.
4. All ground or roof-level mechanical equipment shall be well screened from public view with screening or landscaping.
5. Revised landscaping plan to show evergreens in buffer along Executive Drive.
6. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
7. Approval of a storm water management memorandum describing the site impervious area and conformance with the Stormwater Management Plan for the Mequon Business Park. Calculations for the conformance to water quality requirements shall also be included.
8. Repair of any curb damage and restore the landscaping from the temporary access drive prior to occupancy of the addition.
9. The applicant shall provide updated peak flow and average day flow sanitary sewer calculations.
10. The drainage financial guarantee shall be in an amount equal to 125 percent of the estimated cost of construction and maintenance of the stormwater management practices, as determined by the city, during the period which the designated party in the maintenance agreement has maintenance responsibility. The applicant shall provide to the city engineer the estimated costs of construction and maintenance which shall be calculated, stamped and signed by a professional engineer registered in the State of Wisconsin.

Attachments:

Packet (PDF)

ITEM 2
ALLUME ARCHITECTS FOR
SPLASH! SWIM + WELLNESS

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

R-6/PUD

B-5/PUD

C-2/PUD

Commerce St

Executive Dr

Attachment: Packet (2788 : Allume Architects for Splash! Swim & Wellness)



13500 watertown plank rd. suite 205
elm grove, wi 53122
p: 262.720.9702
e: anemecek@allumearchitects.com
w: allumearchitects.com

City of Mequon
Plan Commission
11333 N. Cedarburg Rd.
Mequon, WI 53092

October 17, 2017

Dear Commissioners,

This letter provides additional information to the submittal package for the November 11th plan commission meeting, regarding Splash! Swim + Wellness, located at 10636 N. Commerce St. The company provides swimming lessons for babies through adults. The client would like to add bathroom facilities along with a second pool, so they can expand their curriculum to serve more children of varying skill levels.

For this project, the client wishes to add a 3,228 sq. ft. addition on the east side of the property for an overall building total of 9,325 sq. ft. It would be a 3-sided addition that is attached to the existing pool and bathroom spaces. The land is zoned B-5 Light Industrial - PUD. We are able to have up to 40% lot coverage, which we are under.

The majority of the existing exterior building is split-face block with horizontal accent banding of smooth block, including aluminum storefront entry doors and windows. The building is painted a combination of (7) colors ranging from (5) different shades of blue, (2) white/cream color horizontal bands, and (2) orange horizontal bands. All details in the new addition will match the existing building with the goal that it looks like the addition was part of the existing building. The dumpster doors will be made of tube steel frame with white composite vertical decking material over the top. The composite material will be white to match details on the building.

Splash will increase their parking with additional 4 stalls, for a total of 46 stalls. Each new stall is 18' x 10', or 180 sq. ft. The owner currently has more parking stalls than employees and patrons at this location. They won't need to add any additional pole lights to the parking lot, due to the limited amount of parking being added and the current locations of poles. We will add (1) wall pack light over a new service door at the north side of the building. They are not adding or altering any signage. Both existing roof top mechanicals are screened. A third will be added and will be screened to match the existing.

The hours of operation are Monday through Friday: 8:00 a.m. to 8:30 p.m.; Saturday 8:00 a.m. to 6:00 p.m.; and closed on Sunday. During their busiest times they currently have 6 employees working on weekdays and Saturday. With the additional of the second pool they will add (3) employees.

Maximum capacity of each pool is (16) in the existing pool and (10) in the new pool. Maximum class sizes are (4). On average, most families have (2) children in lessons. At a maximum with the new pool, they would have 26 kids in the pool, which would be approx. (13) families. Maximum cars in the parking lot at one time would be: (9) employees, and approx. (13-25) cars; based on staggered class times.

Please feel free to reach out to me with any questions.

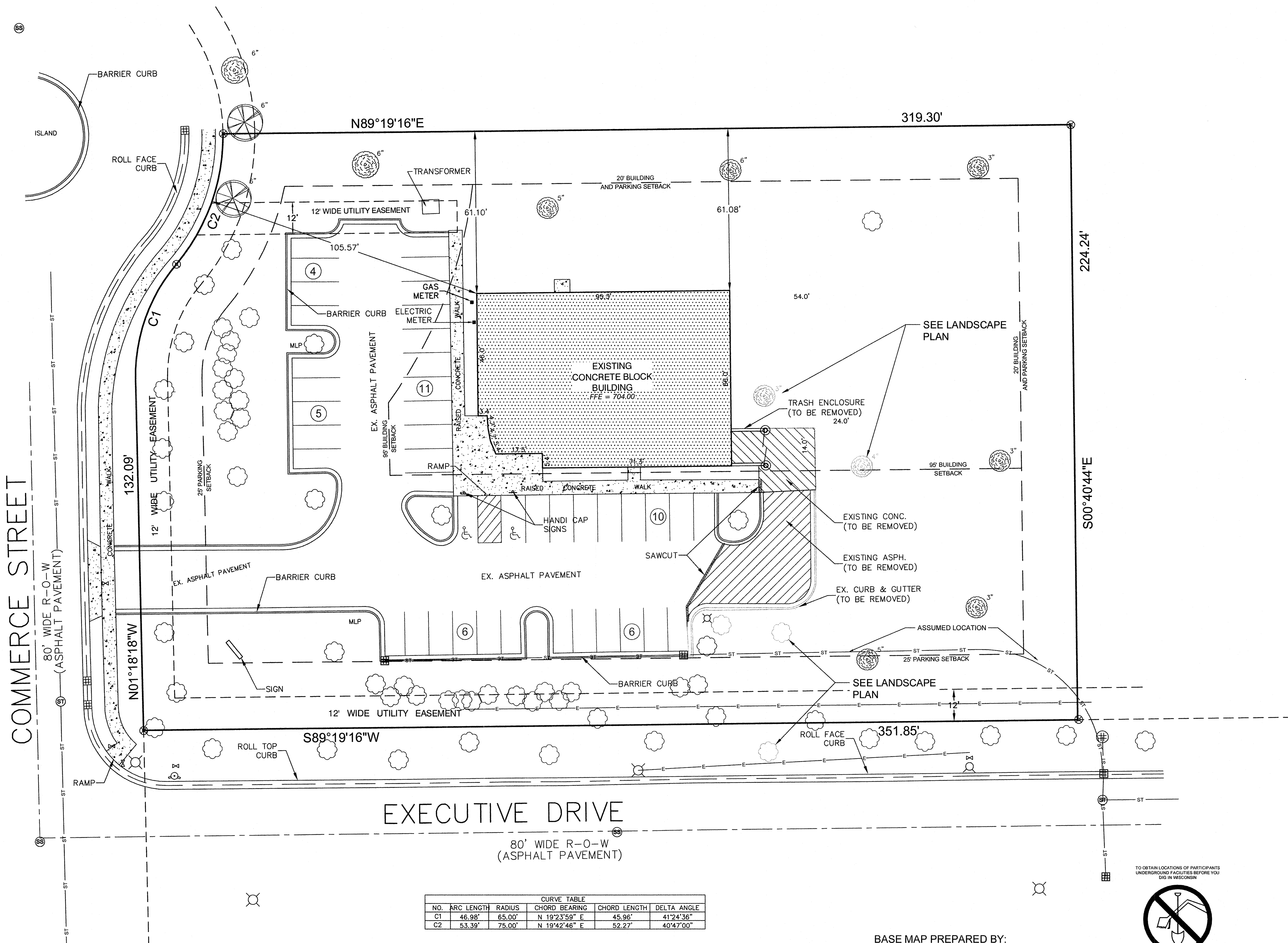
Respectfully submitted,

Andrea C. Nemecek

Andrea Nemecek, AIA
President, Allume Architects LLC

Attachment: Packet (2788 : Allume Architects for Splash! Swim & Wellness)

Packet Pg. 26



CURVE TABLE					
NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	46.98'	65.00'	N 19°23'59" E	45.96'	41°24'36"
C2	53.39'	75.00'	N 19°42'46" E	52.27'	40°47'00"

BASE MAP PREPARED BY:
LAND INFORMATION SERVICES, INC.
9110 W STICKNEY AVENUE
WAUWATOSA, WI 53226

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

OCT 16, 2017
OCT 11, 2017
REVISED: OCT 05, 2017

FOR: ALLUME ARCHITECTS

EXISTING CONDITIONS AND DEMOLITION PLAN

PART OF THE SW 1/4 OF SECTION 27, T 9 N, R 21 E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD., WAUKESHA, WI 53188
TEL.No.(262)542-5797 FAX(262)542-7698 E-MAIL pjenswold@jahnkeandjahnke.com

SCALE: 1" = 20'
DRAWN BY: D.L.F. CHECKED BY: P.J.J. FILE NO.: MISC 267
BOOK: OZAUKEE 29 JOB: S-8604 SHEET 1 OF 3

C-100

10/16/17

	EX. IRON ROD FOUND
	EX. WATER VALVE
	EX. HYDRANT
	EX. LIGHT POLE
	EX. WOOD POST
	EX. INLET
	EX. INLET
	EX. DECIDUOUS TREE
	EX. TREE / SHRUB - LOCATION APPROXIMATE
	EX. STORM MANHOLE
	EX. SANITARY MANHOLE
	EX. WATER MAIN
	EX. SANITARY SEWER

TOTAL SITE AREA:	1.780 Ac
EXISTING BUILDING:	0.140 Ac
EXISTING PAVEMENT:	0.449 Ac
EXISTING LOT COVERAGE:	
PROPOSED BUILDING:	0.074 Ac
PROPOSED PAVEMENT:	0.038 Ac
PROPOSED LOT COVERAGE (TOTAL):	
OPEN SPACE RATIO:	
FLOOR AREA RATIO:	

1. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2017 EDITION.
2. AGGREGATE BASE SHALL BE 3/4" AGGREGATE BASE DENSE PER SECTION 305 OF THE STANDARD SPECIFICATIONS.
3. CONCRETE PAVEMENT, DRIVEWAYS, SIDEWALKS AND CONCRETE PADS SHALL BE CONSTRUCTED PER SECTIONS 415 AND 416 OF THE STANDARD SPECIFICATIONS.
4. ASPHALT PAVEMENT SHALL BE CONSTRUCTED PER SECTIONS 455-460 OF THE STANDARD SPECIFICATIONS.
5. PAVEMENT THICKNESS SHALL BE AS FOLLOWS:
 - ASPHALT PAVEMENT: 3.5" ASPHALT 8" AGGREGATE BASE
 - DUMPSTER PAD: 7" CONCRETE 4" AGGREGATE BASE
6. ASPHALT PAVEMENT SHALL BE INSTALLED IN TWO LIFTS.
SURFACE: 4MT 58-28 S (12.5MM)
BINDER: 3MT 58-28 S (19 MM)
6. ADJUST ALL MANHOLES AND VALVE BOXES TO 3/8 INCH TO 1/2 INCH BELOW FINAL PAVEMENT GRADE.
7. A PROOF ROLL IS REQUIRED ON THE SUBGRADE AND THE STONE BASE WITH A 40 TON VEHICLE. AREAS EXHIBITING A DEFLECTION GREATER THAN 1/2 INCH SHALL BE RECONSTRUCTED WITH GEOTEXTILE TENSAR TX 160 AND 3 INCH TB.
8. ADDITIONAL PROOF ROLLS MAY BE REQUIRED BY THE ENGINEER IF SITE CONDITIONS CHANGE (E.G. RAIN) PRIOR TO PAVING.
9. NO ASPHALT BINDER PAVEMENT SHALL BE PLACED: WHEN THE AIR TEMPERATURE IS BELOW 35 DEGREES FAHRENHEIT; ON FROZEN BASE; OR DURING RAIN EVENTS UNLESS SPECIFICALLY DIRECTED BY THE ENGINEER. THE BASE IS CONSIDERED TO BE FROZEN WHEN THE SURFACE TEMPERATURE OF THE BASE IS AT OR BELOW 32 DEGREES FAHRENHEIT AS MEASURED BY THE FIELD REPRESENTATIVE WITH AN INFRARED TEMPERATURE GAUGE. NO ASPHALT SURFACE PAVEMENT SHALL BE PLACED: AFTER OCTOBER 15; WHEN THE TEMPERATURE IS BELOW 55 DEGREES FAHRENHEIT; OR DURING RAIN EVENTS UNLESS SPECIFICALLY DIRECTED BY THE ENGINEER.
10. ALL STREETS SHALL BE TACKED WITH CSS-1 OIL AT THE RATE OF 0.05 TO 0.15 GALLONS PER SQUARE YARD PRIOR TO PAVING IN ACCORDANCE WITH STATE SPECIFICATION 455.3.2. TACK MUST BE APPLIED BETWEEN EACH LAYER OF ASPHALTIC CONCRETE UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE TACK MUST BE ALLOWED TO CURE BEFORE PAVING.
11. ASPHALTIC CONCRETE PAVING SHALL FOLLOW STATE SPECIFICATIONS 450, 460, AND 465 UNLESS OTHERWISE NOTED WITHIN THESE TECHNICAL STANDARDS OR IN A CONTRACT SPECIFICATION OF THE PROJECT. THE MAXIMUM VARIATIONS ARE 1/8 INCH ACROSS A 5-FOOT STRAIGHT EDGE, THICKNESS WITHIN 1/4 INCH OF DESIGN, AND FINISH ELEVATION WITHIN 1/4 INCH OF DESIGN.
12. CONCRETE SIDEWALK SHALL BE POURED WITH AN INTEGRAL CURB AS CALLED FOR ON THE PLAN.
13. CURB AND GUTTER SHALL NOT BE PLACED WHEN: THE AIR TEMPERATURE IS BELOW 35 DEGREES FAHRENHEIT; ON FROZEN BASE; OR DURING RAIN EVENTS. THE BASE IS CONSIDERED TO BE FROZEN WHEN A SURFACE TEMPERATURE OF THE BASE IS AT OR BELOW 32 DEGREES FAHRENHEIT AS MEASURED BY THE FIELD REPRESENTATIVE WITH AN INFRARED TEMPERATURE GAUGE.
14. CONCRETE CURB MUST HAVE A MINIMUM 7 DAYS TO CURE PRIOR TO ANY WORK BEING COMPLETED ADJACENT TO THE CURB INCLUDING, BUT NOT LIMITED TO, PLACEMENT OF BACKFILL, TOPSOILING, OR PAVING. IF THE CURE TIME IS LESS THAN 7 DAYS, A CONCRETE CYLINDER BREAK IS REQUIRED AND IT MUST SHOW A MINIMUM STRENGTH OF 3000 PSI. CURBS MUST BE BACKFILLED AFTER A MINIMUM 7 DAYS FOR STANDARD CONCRETE (3 DAYS FOR HIGH EARLY STRENGTH) AND PRIOR TO PAVING.

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

SITE PLAN

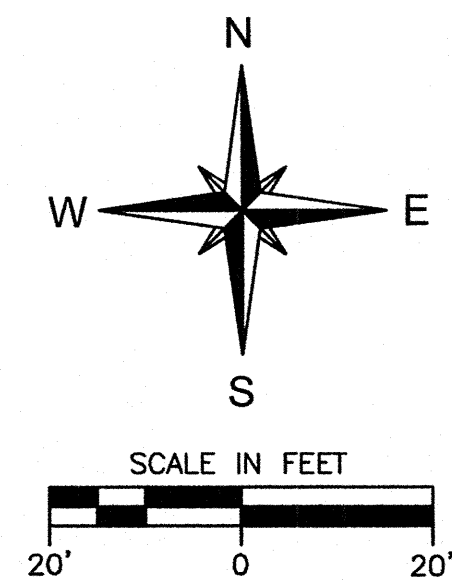
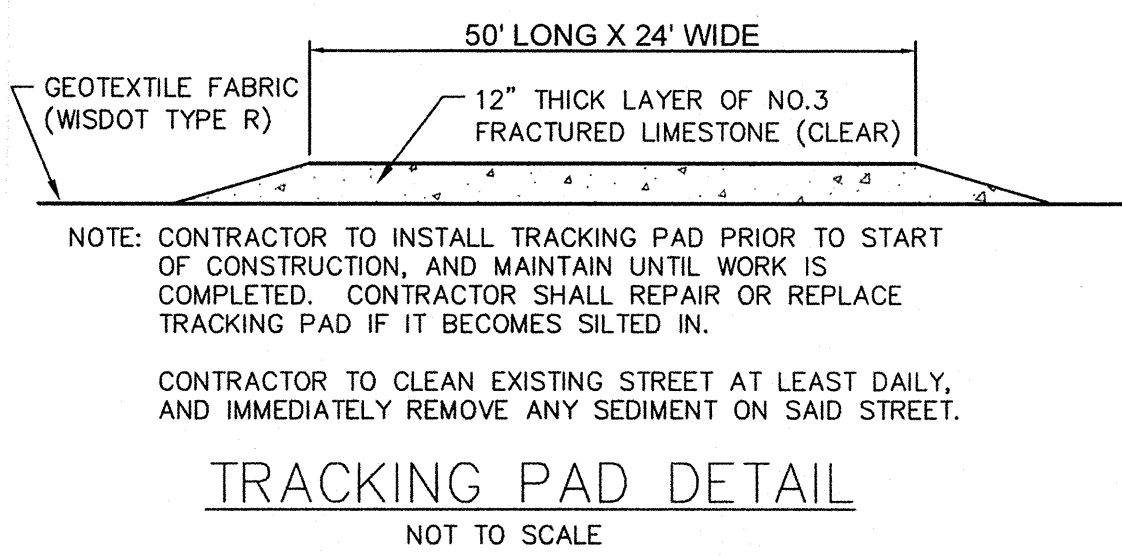
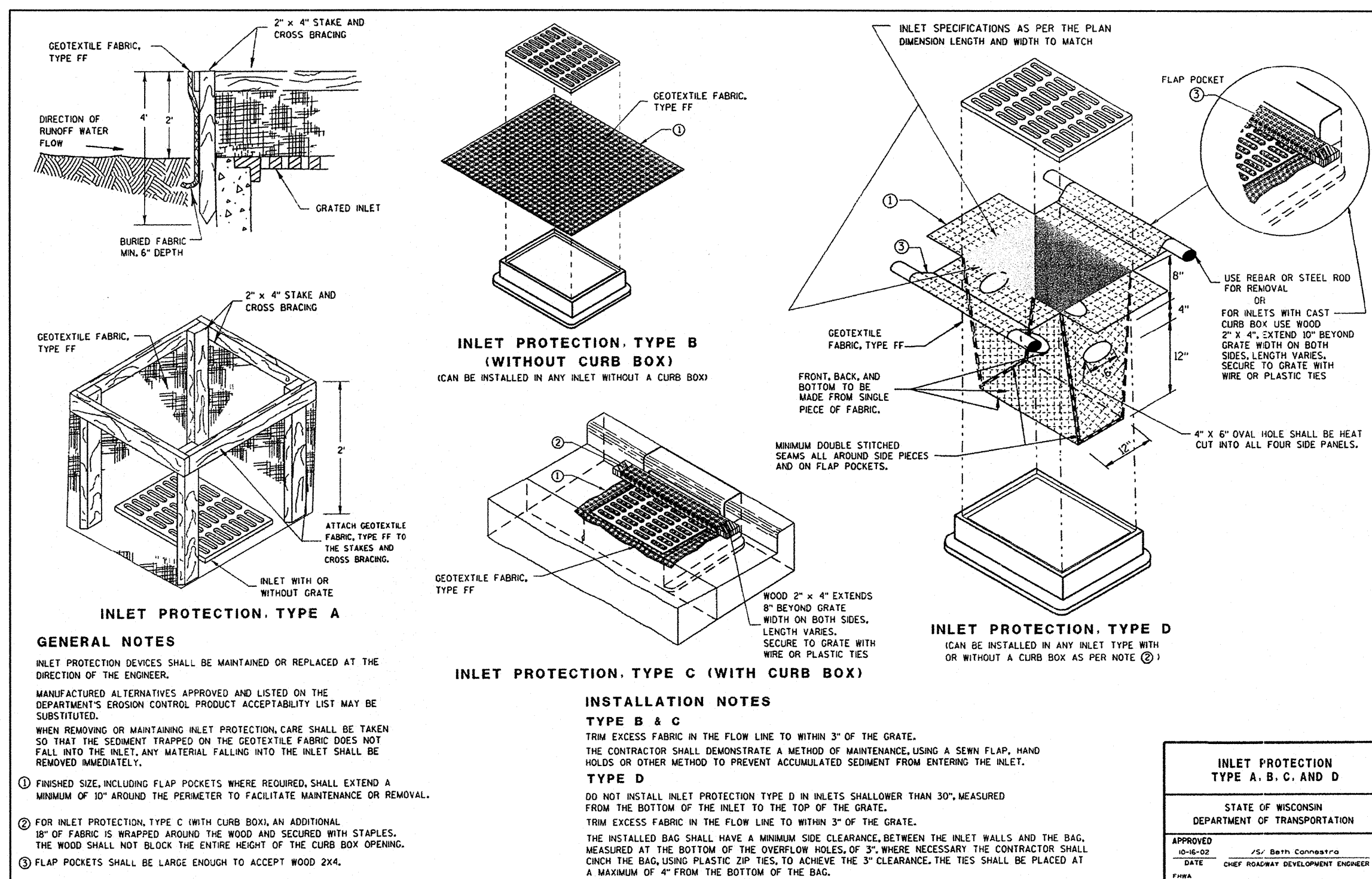
SITE PLAN
PART OF THE SW 1/4 OF
SECTION 27, T 9 N, R 21 E,
CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD., WAUKESHA, WI. 53188
42-5797 FAX(262)542-7698 E-MAIL pjenswold@jahnkeandjahnke.com

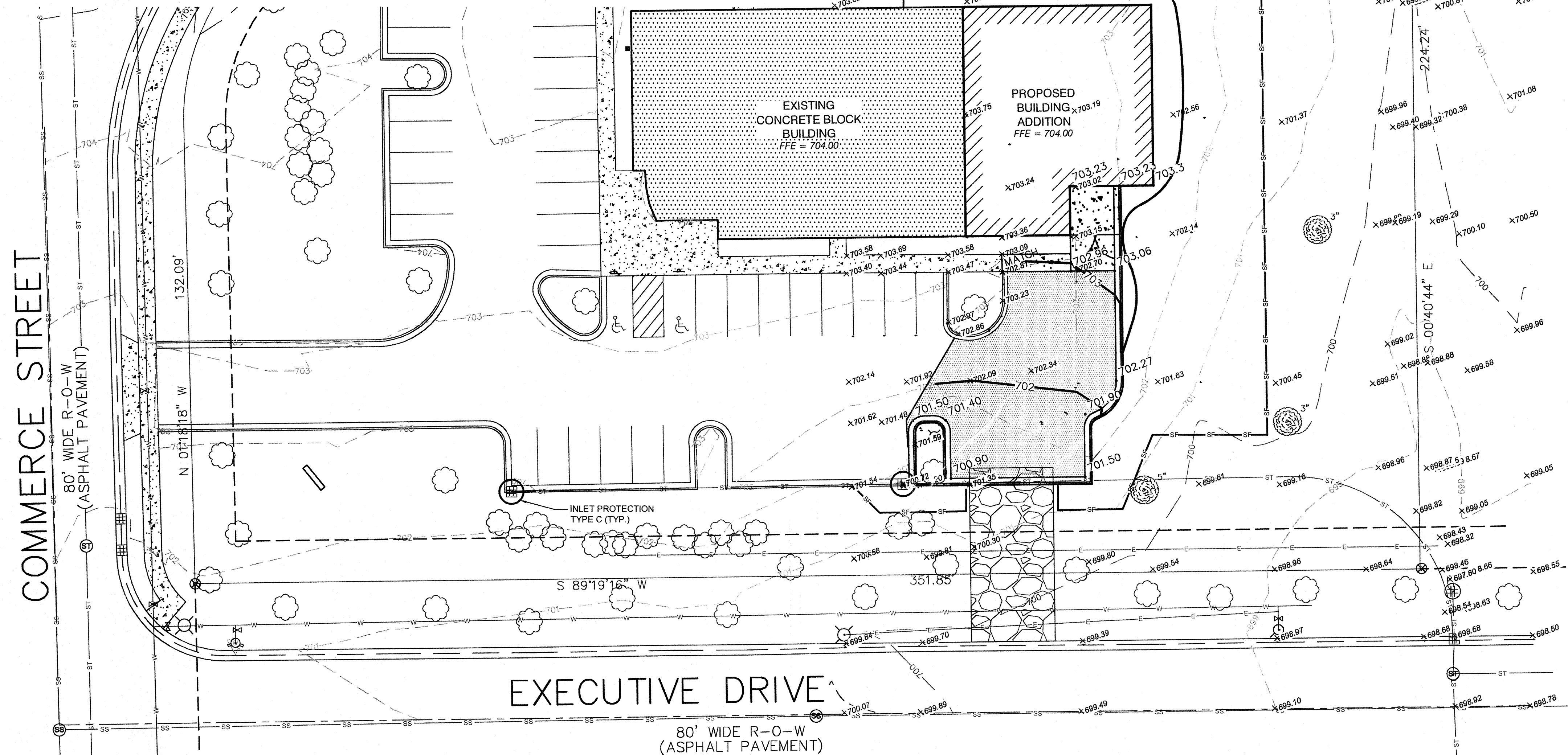
SCALE: 1" = 20'	DATE: JUNE 2, 2017
DRAWN BY: D.L.F. CHECKED BY: P.J.J.	FILE NO.: MISC 267
BOOK: OZAUKEE 29	JOB: S-8604 SHEET 2 OF 3

C-101

FILE NAME:S:\PROJECTS\S8604\dwg\S8604.dwg



- LEGEND:**
- ⊗ EX. IRON ROD FOUND
 - ⊕ EX. WATER VALVE
 - ⊙ EX. HYDRANT
 - ⊗ EX. LIGHT POLE
 - ⊙ EX. WOOD POST
 - ⊕ EX. INLET
 - ⊗ EX. INLET
 - ⊙ EX. DECIDUOUS TREE
 - ⊗ EX. TREE / SHRUB - LOCATION APPROXIMATE
 - ⊙ EX. STORM MANHOLE
 - ⊗ EX. SANITARY MANHOLE
 - W — W — EX. WATER MAIN
 - SS — SS — EX. SANITARY SEWER

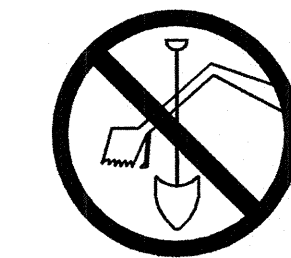


CONSTRUCTION SEQUENCE:

1. INSTALL TRACKING PAD AND SILT FENCE. CONTINUOUS INSPECTIONS THROUGHOUT THE PROJECT. THE BUILDER SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE IN A 24 HOUR PERIOD. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE MAINTAINED AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION. USE WISCONSIN DNR REPORT FORM 3400-187. REPAIR ANY ISSUE WITHIN 48 HOURS.
2. STRIP TOPSOIL IN BUILDING AND PAVEMENT AREAS. IMMEDIATELY RESTORE AREA ADJACENT TO BUILDING AND PAVEMENT ONCE THE SUBGRADE IS CONSTRUCTED.
3. BEGIN BUILDING CONSTRUCTION. BACKFILL BUILDING AND INSTALL TEMPORARY SEED AND MULCH ON DISTURBED AREA AROUND BUILDING WITHIN 30 DAYS OF LAND DISTURBANCE.
4. FINISH GRADE SITE AND IMMEDIATELY RESTORE ALL DISTURBED AREAS WITH TOPSOIL, SEED AND EROSION MAT.
5. CONTRACTOR TO REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES ONCE THE SITE IS STABILIZED.

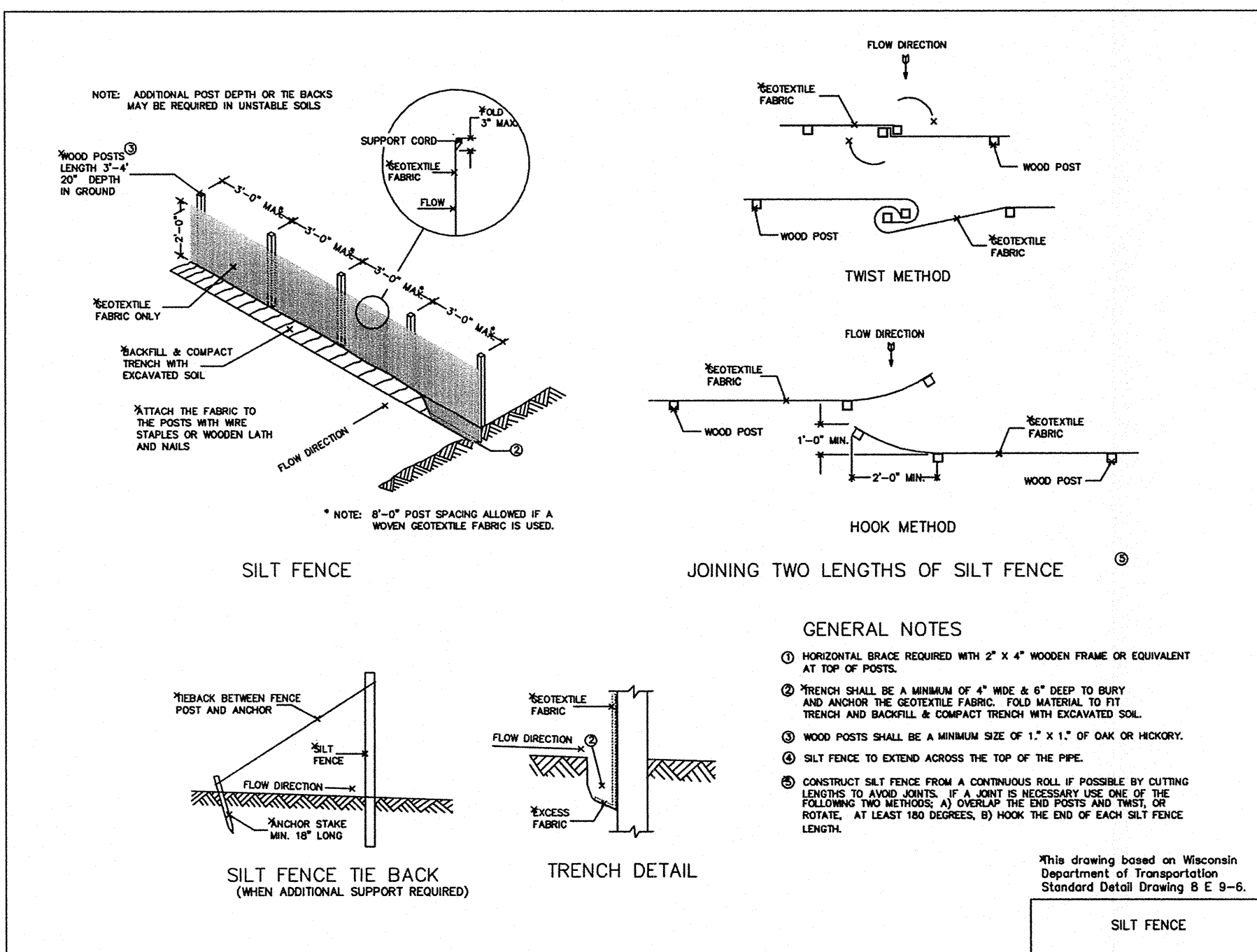
ESTIMATED START: MAY 2018
ESTIMATED COMPLETION: SEPTEMBER 2018
ESTIMATED DISTURBED AREA = 0.3 ACRE
ESTIMATED NEW IMPERVIOUS AREA = 0.1 ACRE

BASE MAP PREPARED BY:
LAND INFORMATION SERVICES, INC.
9110 W STICKNEY AVENUE
WAUWATOSA, WI 53226



CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WI STATUTE 162.07(1)(b) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MLW AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.



OCT 16, 2017
OCT 11, 2017
REVISED OCT 05, 2017 FOR: ALLUME ARCHITECTS

GRADING AND EROSION CONTROL PLAN
PART OF THE SW 1/4 OF
SECTION 27, T 9 N, R 21 E,
CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

JAHNKE & JAHNKE ASSOCIATES INC.

PLANNERS & PROFESSIONAL ENGINEERS

711 W. MORELAND BLVD., WAUKESHA, WI 53188

TEL. No. (262)542-5797 FAX (262)542-7698 E-MAIL: pjenswold@jahnkeandjahnke.com

SCALE: 1" = 20'
DRAWN BY: D.L.F. CHECKED BY: P.J.J. FILE NO.: MISC 267
BOOK: OZAUKEE 29 JOB: S-8504 SHEET 3 OF 3

C-102

PROJECT DESCRIPTION:
RENOVATION AND ADDITION

PROJECT FOR:
SPLASH! SWIM + WELLNESS
10636 N COMMERCE STREET
MEQUON, WI 53092

DRAWING DESCRIPTION:
ARCHITECTURAL SITE PLAN

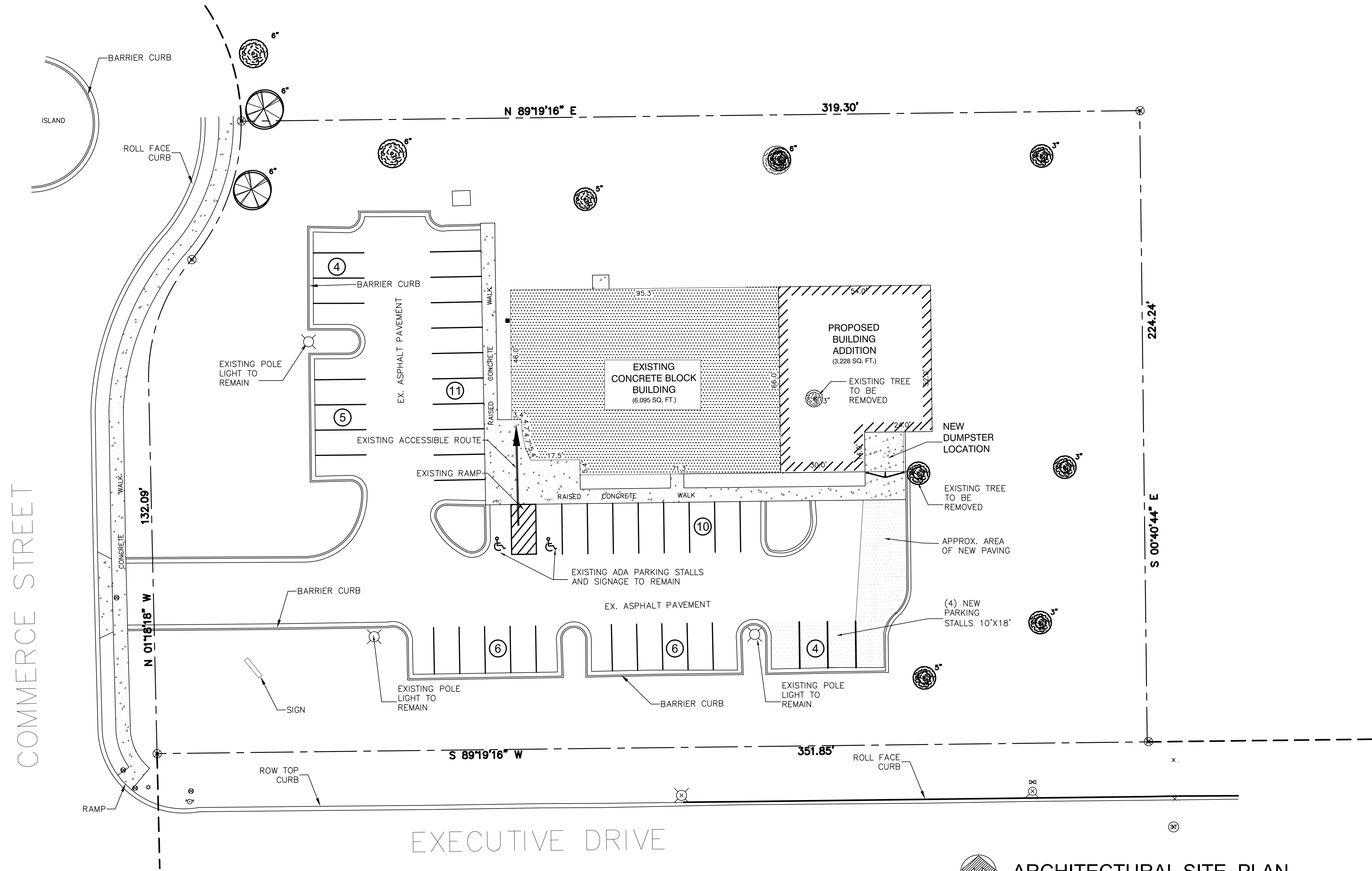
OWNERSHIP OF DOCUMENTS:
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE SOLE PROPERTY OF ALLUME ARCHITECTS AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF ALLUME ARCHITECTS.

REVISIONS:	
DATE:	ITEMS REVISED:
APPROVED:	
DRAWN BY: AE	
DATE: 10-17-17	
PROJECT NUMBER: 201525	
SHEET NUMBER:	

A-100

X OF X

Attachment: Packet (2788 : Allume Architects for Splash! Swim & Wellness)



ARCHITECTURAL SITE PLAN

SCALE 1" = 20'-0"

ALL SITE SURVEY INFORMATION PROVIDED BY JAHNKE & JAHNKE ASSOCIATES



EXAMPLE DUMPSTER ENCLOSURE DOORS

NOT TO SCALE

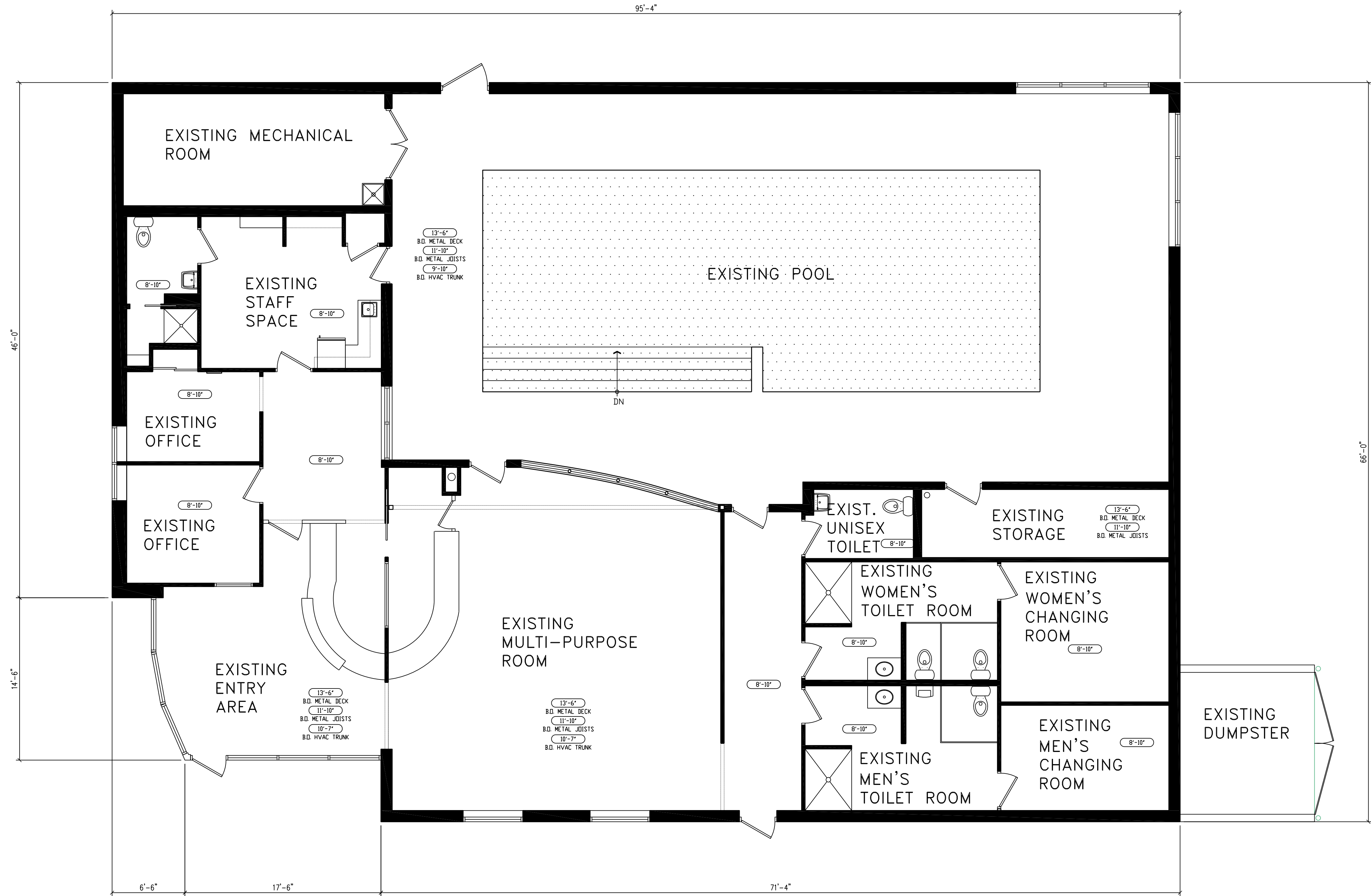


WALL PACK LIGHT AT NEW SERVICE DOOR

NOT TO SCALE



EATON (COOPER INDUSTRIES) LUMARK XTOR CROSSTOUR LED WALL
PACK AT NEW EXTERIOR SERVICE DOOR.
BRONZE FINISH, 4000K WITH FULL CUT OFF.
(EXISTING POLE LIGHTS ARE BRONZE)



EXISTING FLOOR PLAN

SCALE 3/16" = 1'-0"

EXISTING FLOOR PLAN

OWNERSHIP OF DOCUMENTS:
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE SOLE PROPERTY OF ALLUME ARCHITECTS AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF ALLUME ARCHITECTS.

REVISIONS:	
DATE:	ITEMS REVISED:

APPROVED:

DRAWN BY: AE

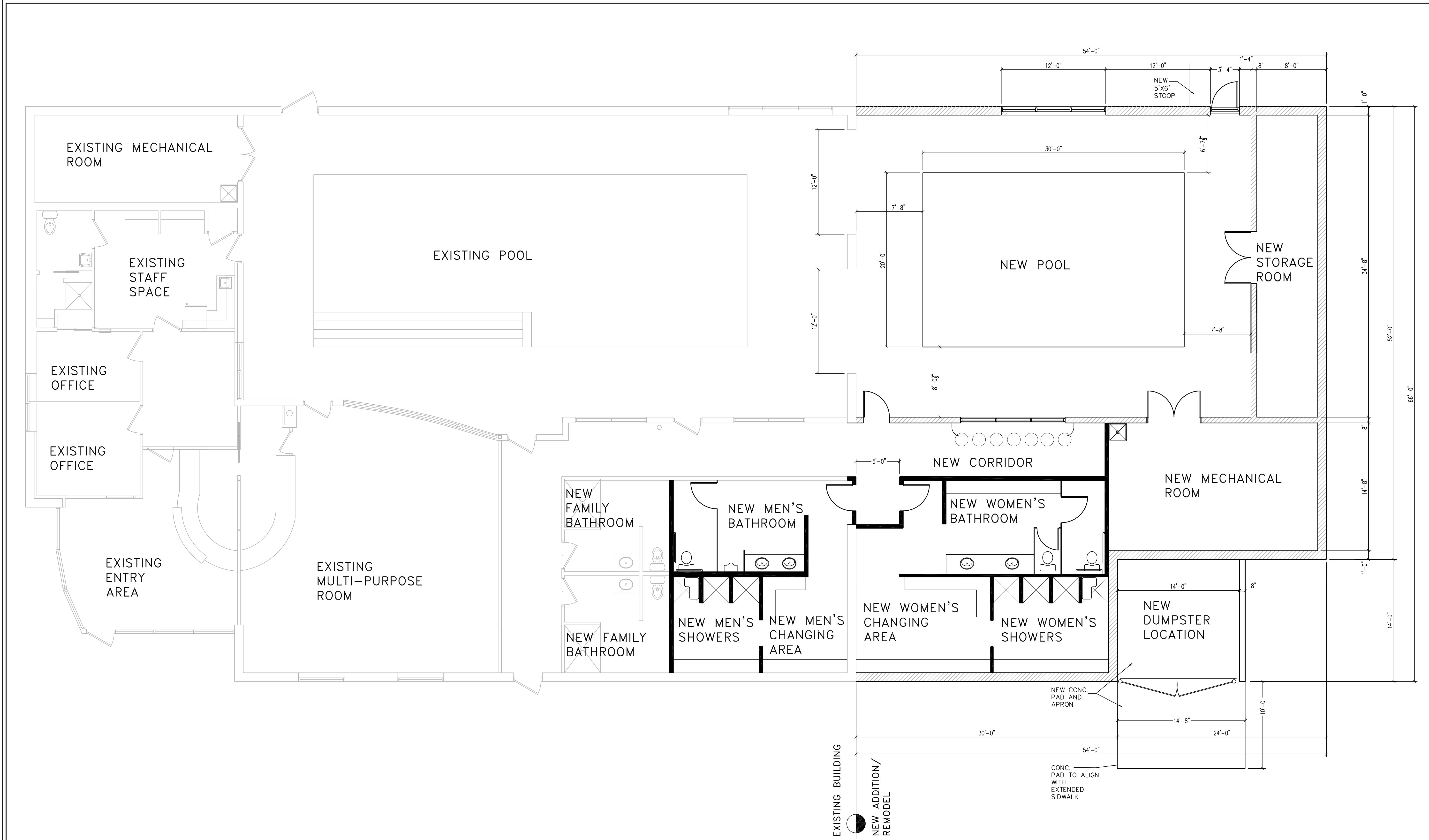
DATE: 10-17-17

PROJECT NUMBER: 201525

SHEET NUMBER:

A-102

X OF X



REVISED FLOOR PLAN WITH ADDITION
SCALE 3/16" = 1'-0"

allume architects
architecture • interior design • project management
13500 watertown plank road, suite 205
elm grove, wi 53122 262.825.4787
© 2017 allume

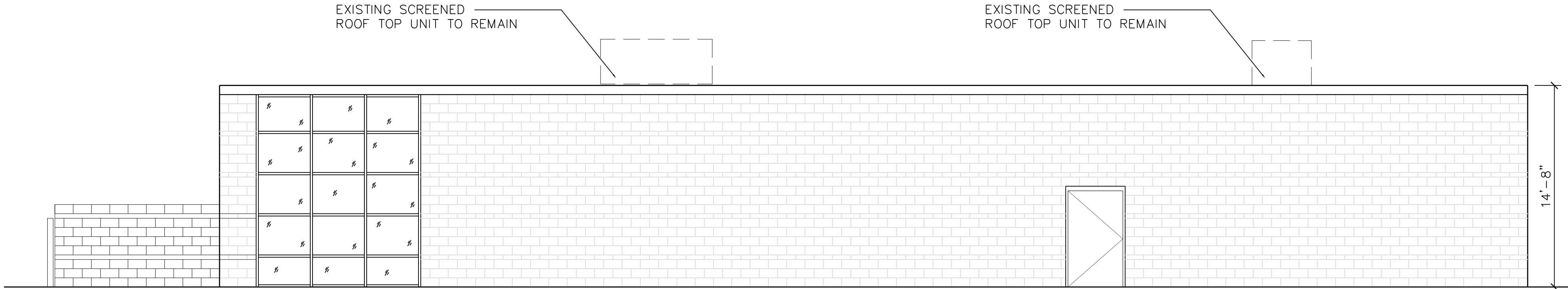
PROJECT DESCRIPTION:
RENOVATION AND ADDITION

PROJECT FIRM:
SPLASH! SWIM + WELLNESS
10636 N COMMERCE STREET
MEQUON, WI 53092

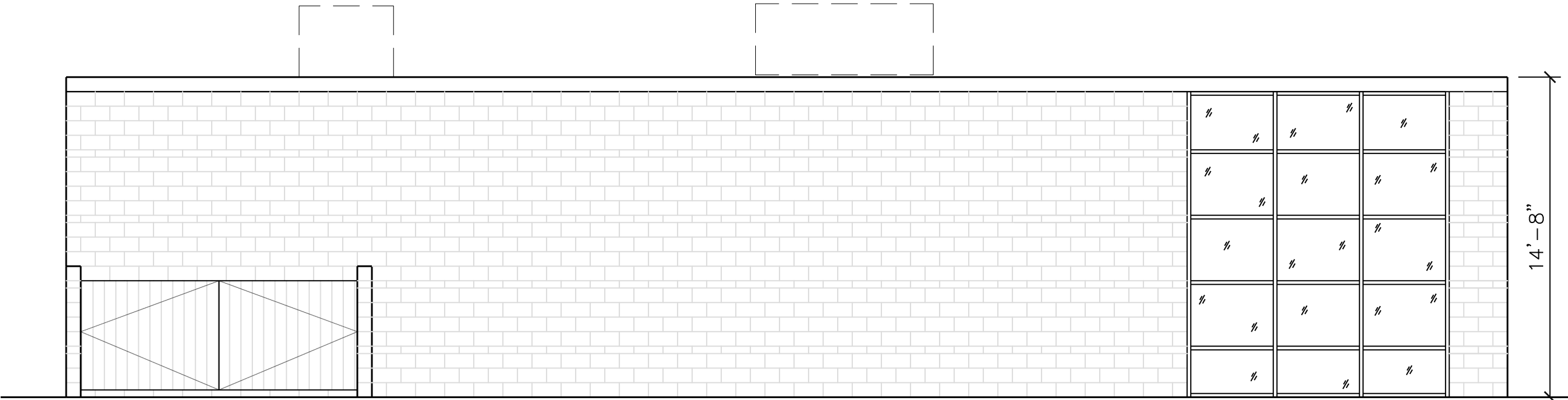
DRAWING DESCRIPTION:
REVISED FLOOR PLAN WITH ADDITION

OWNERSHIP OF DOCUMENTS:
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE SOLE PROPERTY OF ALLUME ARCHITECTS AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF ALLUME ARCHITECTS.

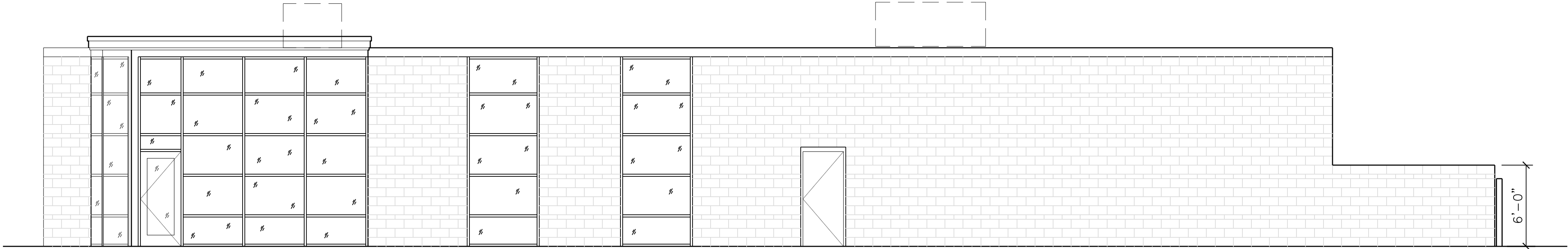
REVISIONS:	
DATE:	ITEMS REVISED:
APPROVED:	
DRAWN BY: AE	
DATE:	10-17-17
PROJECT NUMBER:	201525
SHEET NUMBER:	A-103



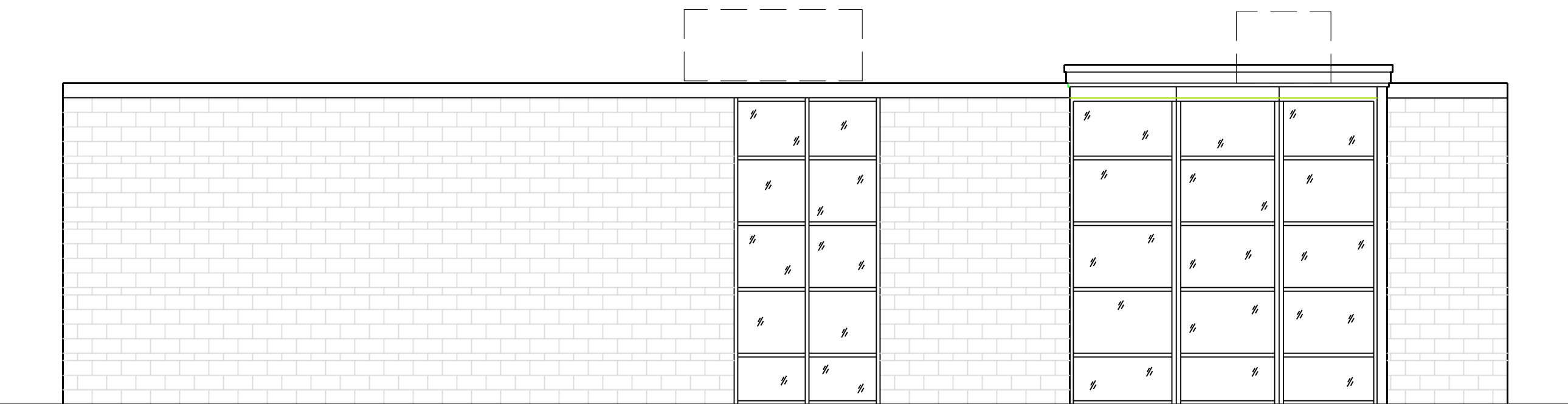
EXISTING NORTH ELEVATION
SCALE 3/16" = 1'-0"



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



EXISTING SOUTH ELEVATION
SCALE 3/16" = 1'-0"



EXISTING WEST ELEVATION
SCALE 3/16" = 1'-0"



EXISTING VIEW OF ROOFTOP UNIT SCREENING
NOT TO SCALE



EXAMPLE OF NEW ROOFTOP UNIT SCREENING TO MATCH EXISTING
NOT TO SCALE

PROJECT DESCRIPTION:
RENOVATION AND ADDITION

PROJECT FIRM:
SPLASH! SWIM + WELLNESS
10636 N COMMERCE STREET
MEQUON, WI 53092

DRAWING DESCRIPTION:
EXISTING EXTERIOR ELEVATIONS

OWNERSHIP OF DOCUMENTS:
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE SOLE PROPERTY OF ALLUME ARCHITECTS AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF ALLUME ARCHITECTS.

REVISIONS:	
DATE:	ITEMS REVISED:

APPROVED:

DRAWN BY: AE

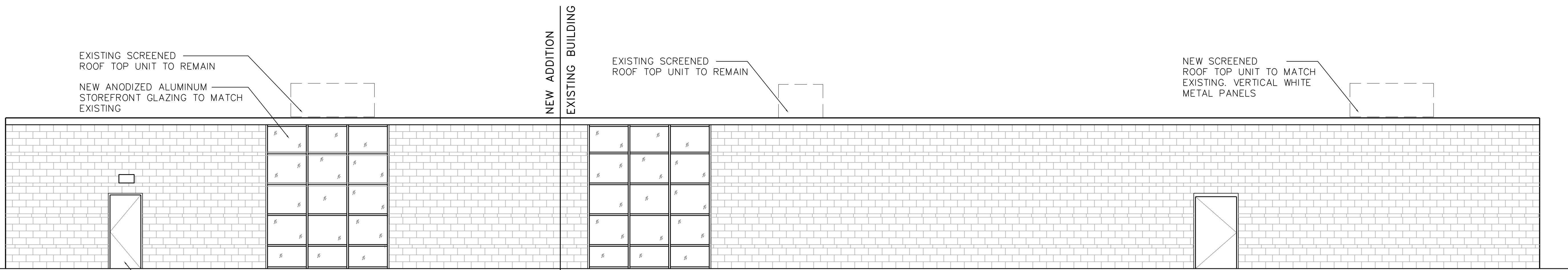
DATE: 10-17-17

PROJECT NUMBER: 201525

SHEET NUMBER:

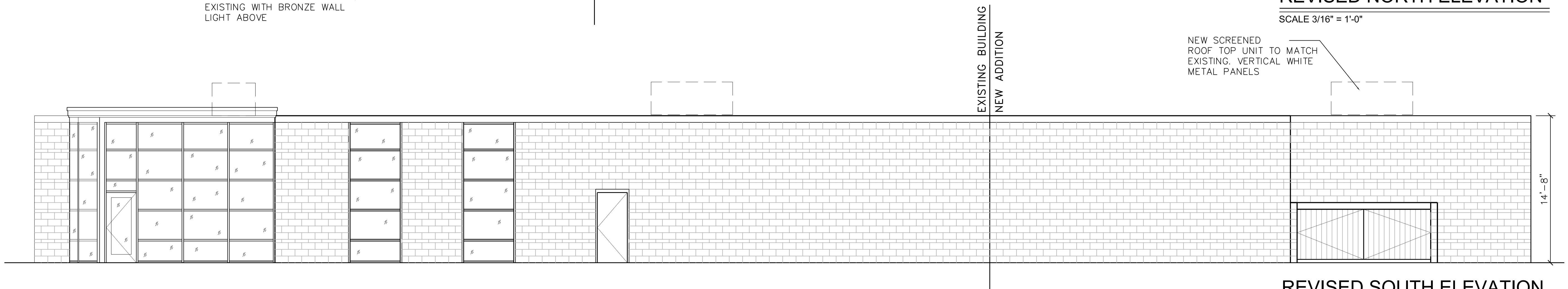
A-200

X OF X



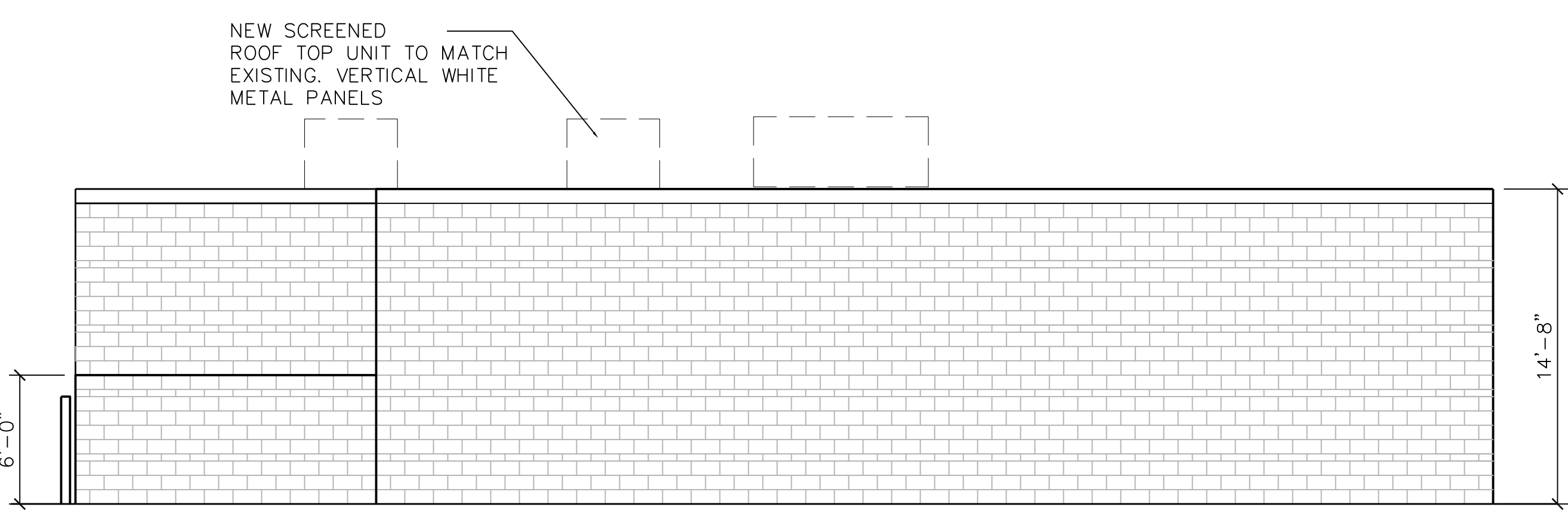
REVISED NORTH ELEVATION

SCALE 3/16" = 1'-0"



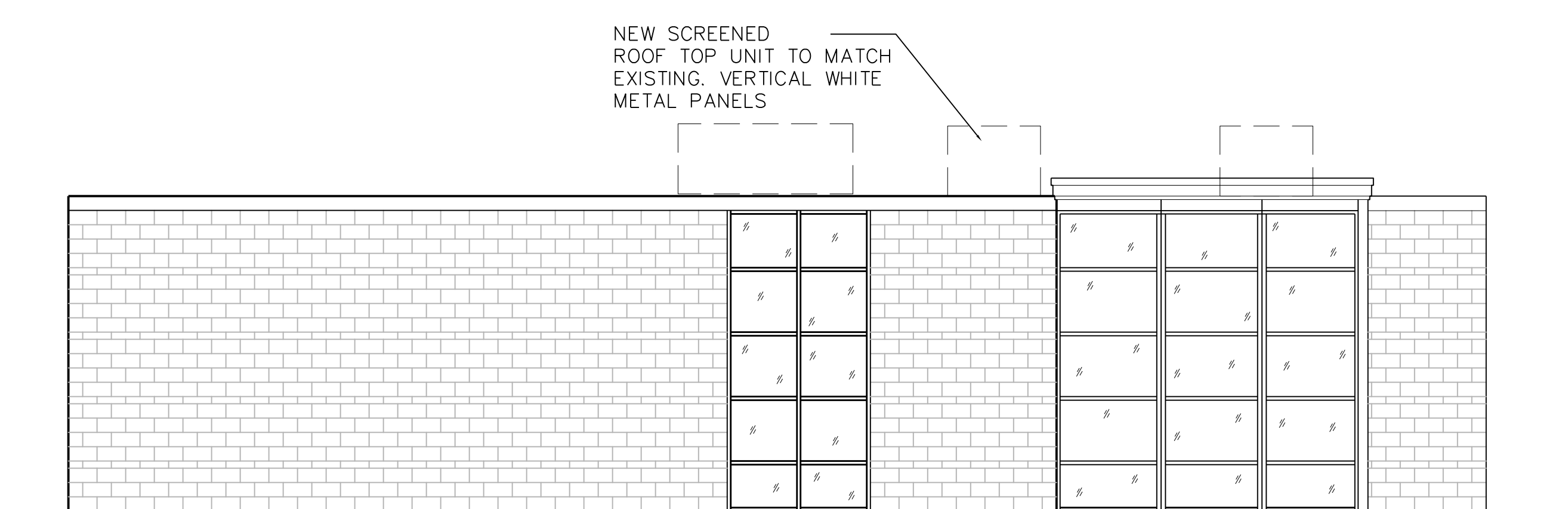
REVISED SOUTH ELEVATION

SCALE 3/16" = 1'-0"



REVISED EAST ELEVATION

SCALE 3/16" = 1'-0"



REVISED WEST ELEVATION

SCALE 3/16" = 1'-0"



EXISTING PAINT COLORS
AND CONC. BLOCK TO MATCHED

NOT TO SCALE

allume
architects

architecture • interior design • project management
13500 watertown plank road, suite 205
elm grove, wi 53122 262.825.4787
©2017 allume architects

PROJECT DESCRIPTION:
RENOVATION AND ADDITION

PROJECT FIRM:
SPLASH! SWIM + WELLNESS
10636 N COMMERCE STREET
MEQUON, WI 53092

DRAWING DESCRIPTION:
**REVISED EXTERIOR ELEVATIONS
WITH ADDITION**

OWNERSHIP OF DOCUMENTS:
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE SOLE PROPERTY OF ALLUME ARCHITECTS AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF ALLUME ARCHITECTS.

REVISIONS:	
DATE:	ITEMS REVISED:

APPROVED:

DRAWN BY: AE

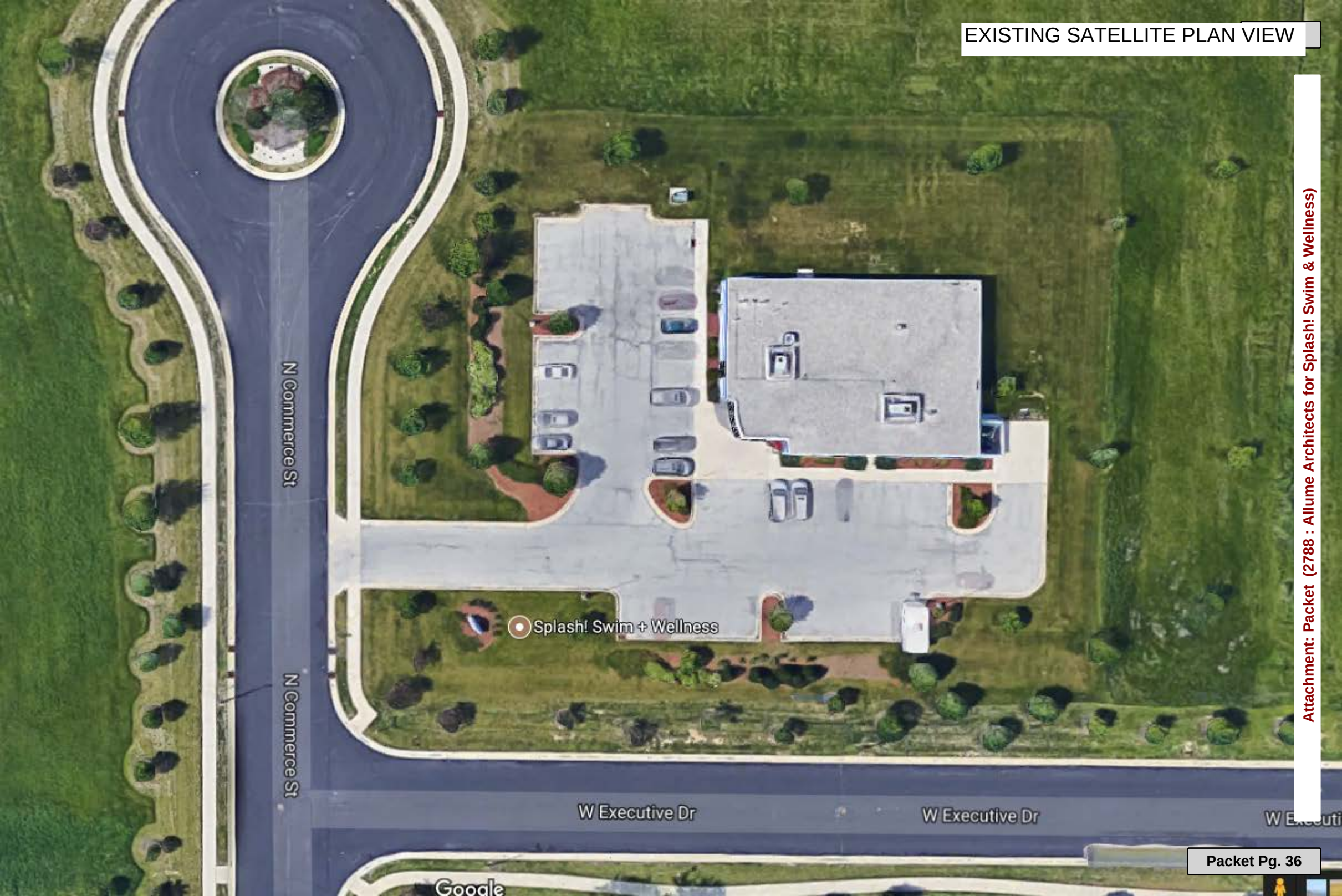
DATE: 10-17-17

PROJECT NUMBER: 201525

SHEET NUMBER:

A-201

X OF X













Attachment: Packet (2788 : Allume Architects for Splash!

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

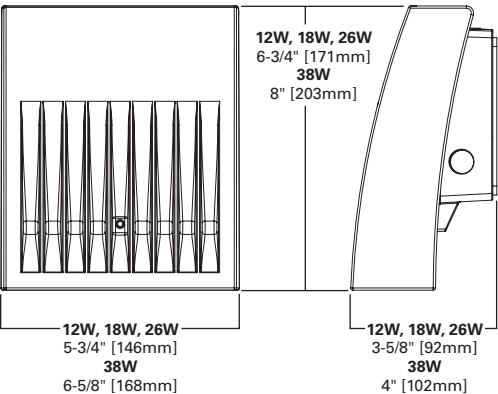
Five-year warranty.



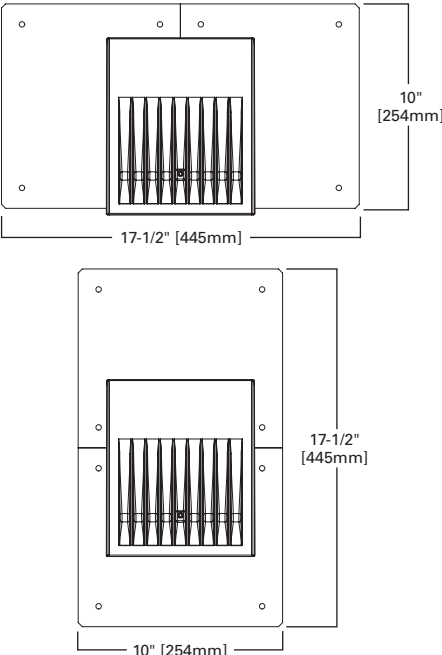
XTC
CROSSTOUR LE

APPLICATION
WALL / SURF.
POST / BOLL.
LOW LE
FLOODLI
INVER
SITE LIGHT

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperatur
External Supply Wiring 90°C Minimu

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

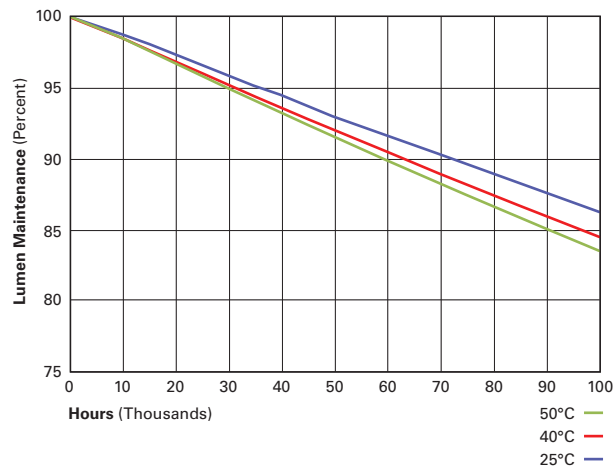
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B =Small Door, 12W XTOR2B =Small Door, 18W XTOR3B =Small Door, 26W XTOR4B =Medium Door, 38W	[Blank] =Bright White (Standard), 5000K W =Neutral White, 4000K Y =Warm White, 3000K	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black BZ =Bronze AP =Grey GM =Graphite Metallic DP =Dark Platinum	PC1 =Photocontrol 120V ² PC2 =Photocontrol 208-277V ^{2,3} 347V =347V ⁴ HA =50°C High Ambient ⁴	WG/XTOR =Wire Guard ⁵ XTORFLD-KNC =Knuckle Floodlight Kit ⁶ XTORFLD-TRN =Trunnion Floodlight Kit ⁶ XTORFLD-KNC-WT =Knuckle Floodlight Kit, Summit White ⁶ XTORFLD-TRN-WT =Trunnion Floodlight Kit, Summit White ⁶ EWP/XTOR =Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT =Escutcheon Wall Plate, Summit White

NOTES:

- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

12W Series	18W Series	26W Series	38W Series
XTOR1B =12W, 5000K, Carbon Bronze	XTOR2B =18W, 5000K, Carbon Bronze	XTOR3B =26W, 5000K, Carbon Bronze	XTOR4B =38W, 5000K, Carbon Bronze
XTOR1B-WT =12W, 5000K, Summit White	XTOR2B-W =18W, 4000K, Carbon Bronze	XTOR3B-W =26W, 4000K, Carbon Bronze	XTOR4B-W =38W, 4000K, Carbon Bronze
XTOR1B-PC1 =12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT =18W, 5000K, Summit White	XTOR3B-WT =26W, 5000K, Summit White	XTOR4B-WT =38W, 5000K, Summit White
XTOR1B-W =12W, 4000K, Carbon Bronze	XTOR2B-PC1 =18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1 =26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1 =38W, 5000K, 120V PC, Carbon Bronze
XTOR1B-W-PC1 =12W, 4000K, 120V PC, Carbon Bronze	XTOR2B-W-PC1 =18W, 4000K, 120V PC, Carbon Bronze		XTOR4B-W-PC1 =38W, 4000K, 120V PC, Carbon Bronze



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: BRIDGET HENK, ASSISTANT CITY ENGINEER
DATE: November 8, 2017
SUBJECT: Zhenghau Wu. Th applicant is seeking a fill permit to allow for 7,000 C.Y. to modify the lot grading for landscaping for the property located at 12813 Highgate Court in the Highgate subdivision.

Applicant:	Zhenghao Wu
Status of Applicant:	Owner
Requested:	Fill Permit
Existing Zoning:	R-1 (Rural Residential) OA (Agricultural Overlay)
Location:	12813 Highgate Court
Tax Key:	#14-167-00-010.00
District:	#5

Background:

The applicant requests Planning Commission approval of a minor request to fill in excess of 1,000 cubic yards to haul in and deposit fill material around an existing home. A grading plan was not submitted with the application. The applicant notes rough grading, landscaping and fine grading as the reason for the fill.

On May 9 2016, the Planning Commission approved a minor request for the same property for fill in the amount of 2,500 cubic yards. That fill permit application included a lot grading plan that was in conformance with the master grading plan and the context of the neighborhood.

The revised application requests 7,000 cubic yards of additional fill will be hauled in for this project. This brings the total amount of fill to 9,500 cubic yards.

Engineering Report:

With each building permit, the Engineering Division reviews the individual grading plan for its conformance to the master grading plan. For most subdivisions, the top of foundation elevation is established as a part of the master grading plan. For this subject lot in Highgate Court no top of foundation elevation was provided; therefore the individual grading plan is reviewed for its conformance to the master grading plan.

Staff Recommendation:

Staff recommends Planning Commission table the request pending the submittal of a lot grading plan to verify where the fill will be placed and graded for aesthetics and drainage.

If the Planning Commission approves the minor request, the approval conditions would be based upon the following:

1. Submittal of approval from the adjacent lot owners (Lots 3 and 4) and the Home Owner's

- Association for the proposed grading plan and top of wall elevation.
2. Submittal of a lot grading plan that is undulating and serpentine and is in conformance with the master grading plan.
 3. Submittal of a \$5,000.00 road bond. Staff will inspect the haul route prior to and after the filling project and any road repairs staff suspects resulted from the fill transport trucks will be repaired as a condition of the fill permit. Release of the road bond is subject to City's standard Surface Condition Ratings (SCR) evaluation.
 4. Issuance of fill and erosion control permits by the Engineering Department with the above noted conditions included.
 5. Permittee must notify the Engineering Division before starting any land disturbing activity and again not more than five days after project completion.
 6. Work must be complete on or before a date specified by the City. Requests for extensions must be made in writing.
 7. Permittee shall keep a copy of the permit on site at all times.
 8. The City or the Wisconsin Department of Natural Resources (WDNR) may revoke the permit for non-compliance.
 9. The City Engineer reserves the right to stop work, amend or alter construction measures.

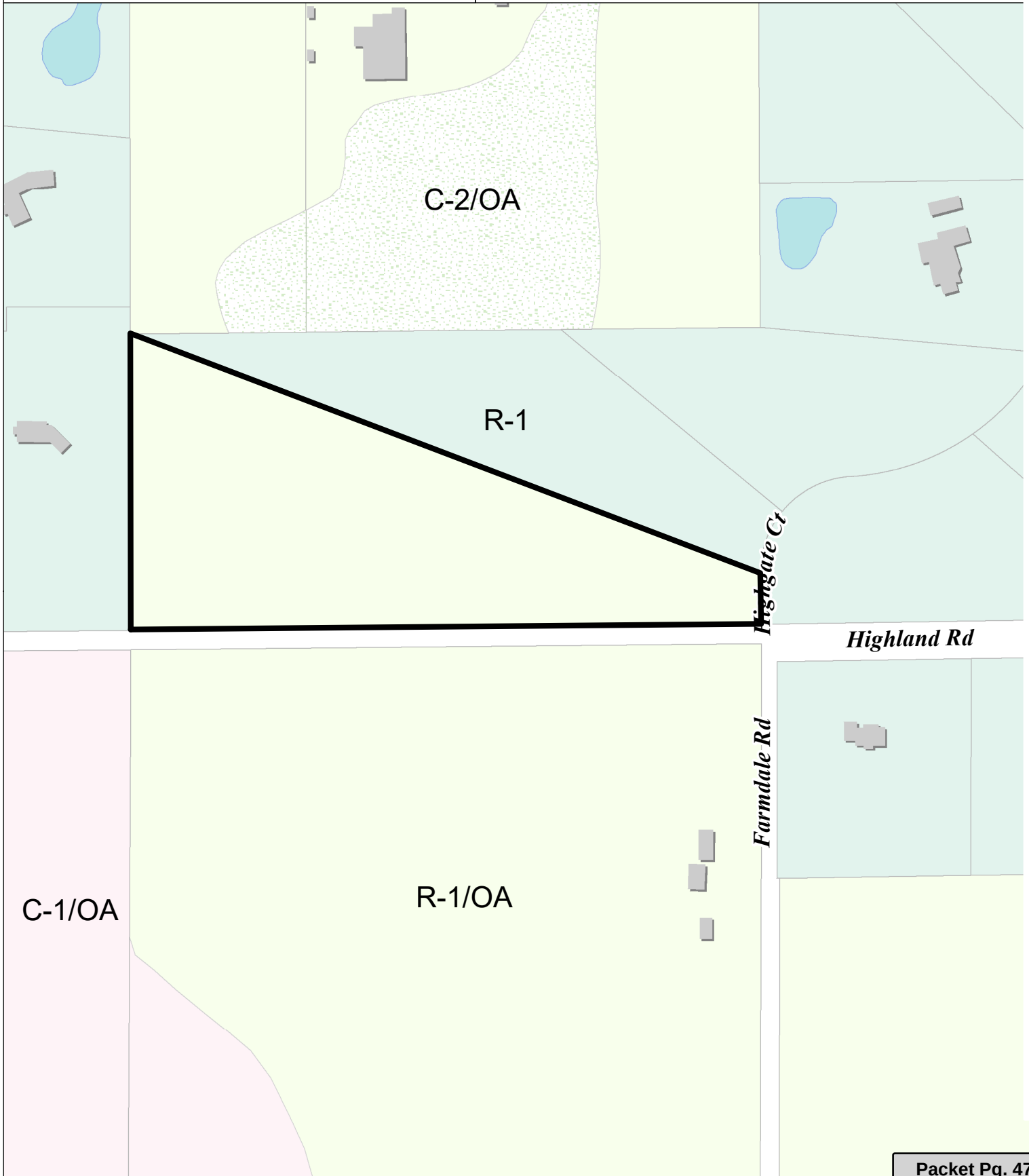
Attachments:
Packet (PDF)

ITEM 3 ZHENGHAO WU

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

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

3.a.a



Attachment: Packet (2789 : Zhenghau Wu)



11333 N. Cedarburg Road, 60W
Mequon, Wisconsin 53092
(262) 242-3100

Permit No. _____
Date Filed _____
Exp. Date _____
Fees Paid _____

Engineering Department
Permit Application for Filling, Spoil Removal, Pond & Berm Construction or Grading
PLEASE PRINT CLEARLY

AGENT / CONTACT NAME: _____ PHONE #: _____

PROPERTY OWNER NAME: Zhenghao Wu PHONE #: (917) 971-0018

AGENT OR OWNER CONTACT ADDRESS: 12813 Highgate Ct Spouse = (646) 479-3638
Mequon, WI 53097

LOCATION OR ADDRESS OF WORK SITE: 12813 Highgate Ct (same as above)

Or: DESCRIPTION _____ 1/4 SECTION _____ T9N, R _____ E

TAX KEY NO. _____

SUBDIVISION _____ LOT _____ BLOCK _____

ESTIMATED DATE OF COMPLETION: October 30th, 2017

REASON FOR FILL/REMOVAL/EXCAVATION Fix rough grading of new
build, followed by fine grading & landscaping

Name of contact other than applicant: Spouse (646) 479-3638 PHONE #: _____
Landscaper Jerry McClary (414) 259-0505

FEE COMPUTATION

TOTAL CUBIC YARDS TO BE DEPOSITED/REMOVED/EXCAVATED 7000 C.Y.

(Over 1000 cubic yards requires Planning Commission approval)

(Berms greater than 4½' in height requires Planning Commission approval)

(Separate application to the next available Planning Commission meeting is necessary)

\$60.00 – 0 – 250 C.Y.

\$120.00 – 250 C.Y. – 1,000 C.Y.

\$240.00 – 1,001 C.Y. – 5,000 C.Y.

\$360.00 – 5,001 C.Y. – 10,000 C.Y.

\$480.00 – OVER 10,001 C.Y.

} \$ 360.00

SIGNED: _____
OWNER / AGENT

DATE: 9/18/17

ADDRESS 12813 Highgate Ct

CITY Mequon STATE WI ZIP 53097

PAID

SEP 18 2017

ck#132 (\$360.00)



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: November 8, 2017
SUBJECT: Badger Lighting and Signs. The applicant is seeking reconsideration of the master sign plan amendment approval for the property located at 11120 N. Cedarburg Road (Mr. B's restaurant).

Applicant: Badger Lighting and Signs
Marty Westberg

Status of Applicant: Agent
Requested: Master Sign Plan Amendment
Existing Zoning: TC (Town Center)
FW (Floodway)

Lot size: 2.59 acres
Location: 11120-11140 N. Cedarburg Road
Tax Key: #14-050-05-010.00
District: #6

Background: The applicant is requesting Planning Commission approval for a Master Sign Plan Amendment for the Riversite Commons shopping center at 11120-11140 N Cedarburg Road. The sign plan amendment was denied by the Planning Commission on August 11, 2017. The applicant appealed the decision to the Board of Appeals and on September 27, 2017, the Board remanded the case back to Planning Commission to consider new evidence presented at the Appeals meeting.

Board of Appeals Decision:

On September 27, 2017 the Board of Appeals voted to remand the case back to the Planning Commission to consider new evidence presented at the meeting. After reviewing the transcript of the meeting, it is difficult to ascertain what new evidence was presented at the hearing that otherwise wasn't discussed at the Planning Commission meeting. Furthermore, when the applicant was questioned by the Chair of Board, whether the Planning Commission erred in its decision to deny the sign, the applicant stated no error was made. Since the burden of proof is solely on the applicant to prove the Commission erred in its decision, it is staff's opinion that the Board should have denied the request without further discussion.

As the meeting progressed, the only additional testimony from the applicant regarding the need for the sign was the visibility to westbound traffic that would help compete with Café Hollander and the fact that they had invested \$250,000 in the remodel of the property to help with considerable drop off in patrons over the last several years. The issue of the investment into the property was discussed at the August 11th meeting (see attached minutes) and was not new information.

In Staff's opinion, the Board and delved into policy issues that are under the jurisdiction of the Planning Commission. It was also evident, based on a number of comments made at the meeting, that their personal view of the signage and design of MTC1 played a role in their decision making. The following comments are taken from the printed transcripts:

"I never understood why the Planning Commission allowed the Lowlands Group to put an electronic billboard on a major corner in the city. I found it offensive visually."

"Does the City have an economic interest in MTC1"

"There were a lot of questions raised about the lighting of Café Hollander and how it was not in conformance with what this city has done in the past. But for whatever reasons, over the objections of many, it was approved."

"Mr. B's is considered obviously in the top 10 or 25 restaurants within the four county area. So I think they should be accorded the same privileges that have been granted to others under Master Sign Plans."

"I kind of feel that at that hearing the gentleman from the sign company was probably sandbagged a little bit."

Reconsideration of the wall sign request

As the Commissioners may recall, the applicant proposed to place a 59 square foot internally illuminated sign on the north façade of the existing building. Although the previous restaurant did not have a sign on the north façade, the new tenant is requesting one for greater visibility and awareness of the restaurant. In the past, the Commission has not supported any signage on the north façade for individual tenants. The Master Sign Plan does allow for the Riversite sign to be located on the north elevation to serve as identification for the shopping center. Staff believes the north location is appropriate for only identification of the shopping center. In addition, there is no specific hardship that requires a wall sign to be located on the north façade for the tenant. As mentioned, the restaurant has previously been approved for two wall signs on the west elevation. The tenant also has a sign panel on each of the two freestanding signs located on Mequon Road and Cedarburg Road.

With regard to the importance of the wall sign on the north elevation to attract westbound traffic, staff has included a map and pictures that show the visibility of the north elevation of the building (see attached). Since the building is not perpendicular to Mequon Road and faces northwest there is limited visibility of the façade to west bound traffic. At point A on the map, the façade is not visible to westbound traffic. From point B to point C the façade has limited visibility for approximately 165 feet or 2.5 seconds traveling at the posted speed. From point C to point D the sign would be obstructed by existing trees and vegetation. From point D to Point E the sign is visible again for approximately 50 feet or .5 seconds until the building has been passed. While there is limited visibility of the wall sign to westbound traffic, the monument sign is visible throughout the entire length of travel. Staff does not believe the additional sign on the north elevation will enhance the visibility of the restaurant to westbound traffic.

To address the Board of Appeals comments related to equity or similarity between the Riversite and MTC1 Master Sign Plans, by definition, the purpose of a Master Sign Plan is to enhance development through a coordinated and comprehensive design approach which allows for flexibility to the code standards. It was never the intent to treat all Master Sign Plans in a similar fashion. This would somewhat defeat the purpose of creating the specified master plan.

It would also be difficult to determine what is considered similar or equitable when trying to compare specific users in two different Master Sign Plans. In this case, Café Hollander as a stand-alone restaurant on the corner is permitted three signs per code. The restaurant was approved for three signs and a logo on the south and east facades. Mr. B's is located in a multi-tenant building, is allowed one wall sign double the size allowed per code and was granted approval for two signs. This current request if approved would give them three wall signs which would be two above the code requirement. None of the signs on the Café Hollander were approved at double the maximum size per code.

Staff Recommendation:

Planning staff recommends **denial** of the Master Sign Plan Amendment based on the following:

1. The additional wall sign on the north elevation of the building does not enhance the development through a coordinated and comprehensive design approach.
2. The additional wall sign on the north elevation does not provide any additional wayfinding benefit to west bound traffic along Mequon Road.
3. Master Sign Plans are not intended to be similar to other Master Sign Plans approved in the City and should only take into consideration the site specific characteristics and conditions of the development.

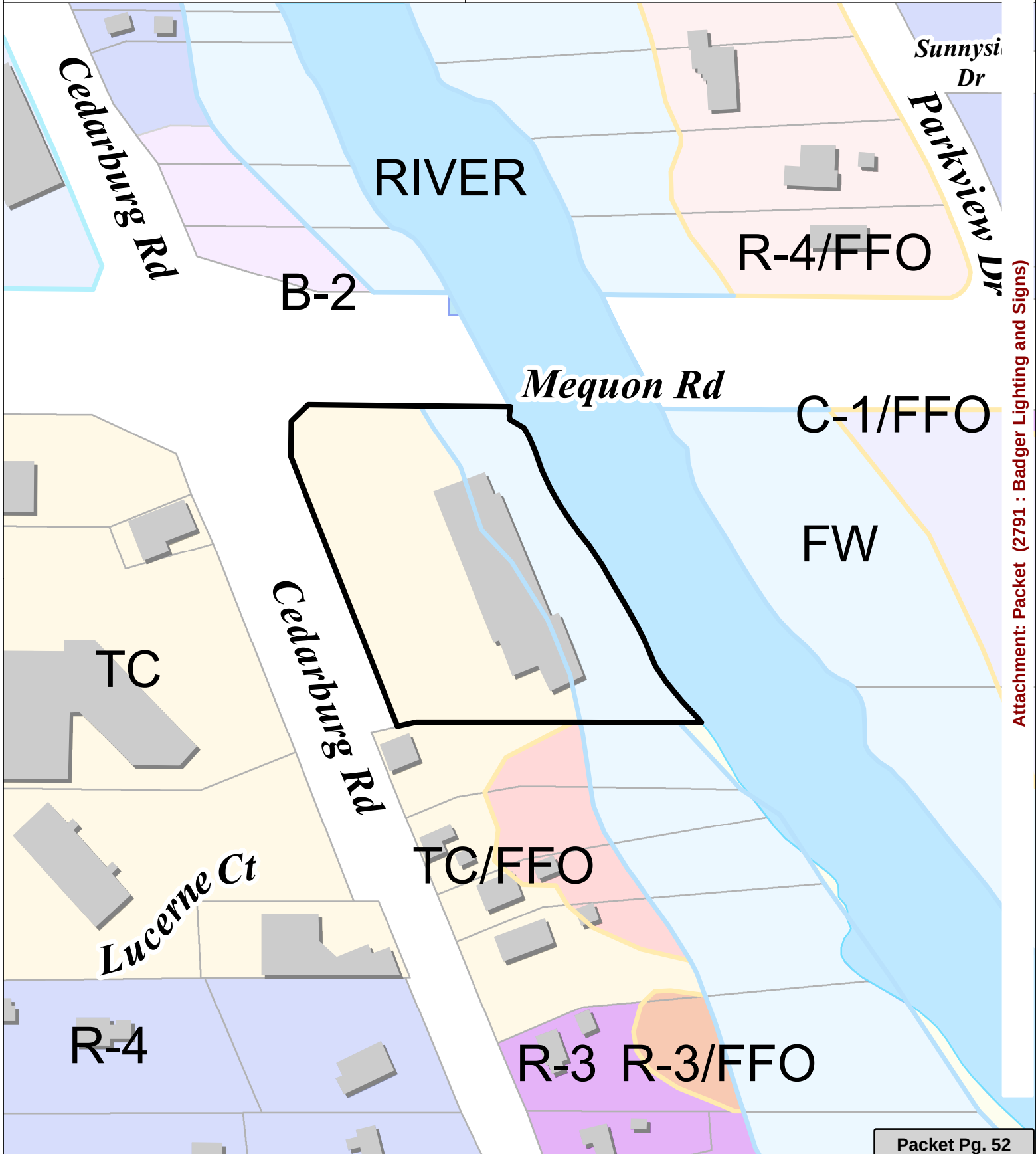
Attachments:
Packet (PDF)

ITEM 4 **Badger Lighting and Signs**

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 (2791 : Badger Lighting and Signs)



October 26, 2017

City of Mequon
Planning Commission
11333 N. Cedarburg Road
Mequon, WI 53092

To Whom It May Concern:

As per the appeals meeting of September 27, 2017, we look forward to discussing the potential of the additional signage request at Mr. B's – A Bartolotta Steakhouse, located at 11120 N. Cedarburg Road.

In avoidance of any doubt, and to ensure that we are in compliance with the appeals process, this is a formal request to review this matter at the Planning Commission. Please use this as official notice that we request that the Planning Commission reconsider our request at the November 13th Planning Commission.

Thank you in advance for your further consideration.

Sincerely,

Keith Trafton
COO & Managing Partner
Bartolotta Management Group, Inc.

Cc by Email: Kim Tollefson, Mequon Community Development Director
Brian Sajdak, Mequon City Attorney
Catherine Fochs, Mequon City Clerk
Marty Westberg, Badger lighting and Signs
Chris Adams, Bartolotta Multi Unit Director













Attachment: Packet (2791 : Badger Lighting and Signs)

Planning Commission Minutes 08.07.17

RESULT:	APPROVED [5 TO 3]
MOVER:	Martin Choren, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Choren, Mason, J. Schaefer, Lemke, Hawley
NAYS:	Abendroth, Parrish, R. Schaefer
EXCUSED:	Stoker
RECUSED:	Wirth

- b) Highlander Estates, Addition 2. The applicant is seeking landscape plan and street tree plan approval to allow for Phase III (Addition #2) consisting of 45 lots of the 111 lot single family subdivision located immediately south of Brighton Ridge and Knightsbridge subdivisions between Swan and Wauwatosa Roads.

Planner Vang stated that this request is for Phase III of the Highlander Estates subdivision. This went to the Tree Board for street tree approval in June. The landscape plan is consistent with the overall open space plan that was approved in 2015. The proposal includes details related to a subdivision sign and fencing along Swan Road as well as landscape beds at the west entrance. They are also proposing landscaping around the perimeter of the storm water ponds. Along the north property line there will be a dense grouping of evergreen trees in an effort to shield headlights traveling on Highlander Drive. Staff believes this is sufficient but recommends this grouping of trees be expanded to the east and to the west to help buffer as effectively as possible. Staff does recommend approval of the street tree and landscape plans according to the conditions in the report.

Ald. Wirth asked about the bike path that crosses the subdivision entrance on Swan Road and if the developer is responsible for restoring the path once the construction is finished. He also stated that the safety of the bike paths going across the entrance to the subdivision is an issue and he would like to ensure there are measures taken to make it as safe as possible and he requested striping there so that bikers are aware there is a crossing there.

Action

Ald. Wirth made a motion to approve subject to staff comments and striping the lane and restoring the bike path.

Commissioner Parrish seconded the motion.

All voted aye; vote passed (8-0).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Wirth, Alderman
SECONDER:	Brian Parrish, Commissioner
AYES:	Abendroth, Choren, Mason, Parrish, J. Schaefer, R. Schaefer, Wirth, Lemke
EXCUSED:	Stoker, Hawley

- c) Badger Lighting and Signs. The applicant is seeking master sign plan amendment approval for the property located at 11120 N. Cedarburg Road (Mr. B's restaurant).

Planning Commission Minutes 08.07.17

Planner Vang stated that the applicant is requesting an amendment to the master sign plan for the River Site shopping center. The amendment is to allow for a 59 ft. wall sign on the north elevation. Mr. B's currently has approval for two wall signs on the west elevation. In addition they will have tenant panel signs on two free standing signs for the property. Staff and the Commission have not supported signs on the north elevation in the past. Staff recommends denial due to insufficient justification for the sign on this elevation.

The applicant, Marty Westberg from Badger lighting and Signs, stated that the Mr. B's is looking to maximize the visibility of the restaurant using the space on the north elevation for traffic traveling eastbound and westbound.

Ald. Wirth has stated that he has empathy for the applicant and he feels that the sign code may be short-sighted regarding this type of sign.

Asst. Dir. Zader explained that a former tenant had a sign on that elevation that was required to be removed but the shopping center's name was allowed to go on that side as signage on that elevation. Mr. B's will have visibility from the monument sign as well as two signs (one on the tower and one on the wall) that are on the building that were approved by the Commission as part of the master sign plan. This is beyond what is typically allowed.

Ald. Wirth commented that the signage on that building is difficult to see and not useful. He feels it is hard to know what is at that shopping center.

Mayor Abendroth stated that the business is located on the south end of the building and the requested sign would be on the north end which he feels does not make a lot of sense.

Commissioner Parrish stated that he feels that it was a big investment for the restaurant and that he does not want the restaurant to fail. He feels strongly that they should have sufficient signage and that the city should do everything possible to support them.

Asst. Dir. Zader stated that this is a slippery slope because other tenants may also want additional signage and the city does not want multiple signs along that elevation.

Mr. Westberg stated that the fact that the restaurant is located on the other end of the building is the main reason that they want the sign on the north elevation so people know they are there.

Planner Vang stated that they have been approved for two new tenant panels for the monument sign which will have better visibility of the tenants in the shopping center.

Mayor Abendroth commented that if approval was allowed for Mr. B's sign, they sign would not match the River Site sign at all and should be designed to fit in better.

Commissioner Jim Schaefer stated that he agrees with staff not to allow more signage and he feels that the sign is unattractive.

Planning Commission Minutes 08.07.17

Asst. Dir. Zader explained that the wall sign already exceeds the Town Center requirements as they were still governed by the former 10 ft. requirement. Current is a 6 ft. maximum. He commented that the main wall sign is around 60 sq. ft. which is twice the typical allowed sign size for a multi-tenant building.

Ald. Wirth stated that changes should be a policy decision and not made for each tenant as it is not fair to all businesses.

Action

Ald. Wirth made a motion to deny the request.

Commissioner Mason seconded this motion.

A roll call vote was called; vote passed 7-1 (No: Parrish)

RESULT:	APPROVED [6 TO 1]
MOVER:	John Wirth, Alderman
SECONDER:	John Mason, Commissioner
AYES:	Abendroth, Choren, Mason, Schaefer, Schaefer, Wirth, Lemke
NAYS:	Parrish
EXCUSED:	Stoker, Hawley
RECUSED:	

- d) The Hoff Group. The applicant is seeking rezoning recommendation, land use plan amendment and concept plan approval for a proposed 32 unit residential side-by-side plex duplex condominium project from Institutional/Residential 1 - 1.5 acre to Plex zoning for the properties located at 12431 N. Green Bay Road and the parcel located immediately west.

Asst. Dir. Zader stated that there are two parcels that are part of this request. One is owned by the city and is used for storage. In July, the Common Council approved the sale of the parcel to the applicant contingent on getting approvals. The applicant has a contract on the other parcel and it is zoned R-1. The request is to change the zoning from R-1 and Institutional to R-6 plex to allow for 16 side-by-side units. Staff feels that this is an appropriate location for the rezoning and for this type of development; as there is a larger multi-family complex to the south and rural and single family homes to the north. Staff feels that this is a good location for this type of transition.

There is one single family home to the west and the resident is not opposed to development but has asked for a few conditions that would be added as conditions of approval (letter included in board packet). One of the issues is related to the roadway connection. The plan currently shows two access points; one off Cedarburg Road and one off Green Bay Road. The neighbor is requesting the Cedarburg Road access be eliminated. The engineering issue does indicate that there is spacing issue on Cedarburg Road and does not meet the spacing requirement. If the road goes in, the neighbor requests additional buffering between his property and the development.

The applicant is requesting a few waivers as part of the PUD; there are some deviations from the current setback requirement. Staff is supportive of the waivers. There is also a request to

Excerpts from Mequon Board of Appeals Hearing on September 27, 2017

Attachment: Packet (2791 : Badger Lighting and Signs)

1 illuminated in white. So most of the sign itself
2 would actually not be illuminated in the evening
3 hours.

4 MR. WESTBERG: Strictly from a
5 visibility point to help generate business, we
6 don't -- I'm sure nobody wants to open a business
7 to have them fail so soon. The visibility factor,
8 if you're going westbound, you're not going to see
9 the monument sign traveling that speed. If you're
10 stopped at the light, yeah, you'll probably see
11 it. The monument sign is more for eastbound
12 traffic, and we feel that even a smaller sign on
13 the north elevation would help generate business
14 for them, because really the only wall sign with
15 visibility is on the west elevation, and you have
16 to go through the intersection, turning back over
17 your shoulder, to have any chance of seeing it.

18 CHAIRPERSON REITZ: And do you have any
19 specific issues that you would like to raise as
20 far as where you feel the Plan Commission made an
21 error, things that you feel they failed to take
22 into account? Elements of -- elements of the code
23 itself that you don't feel they applied properly
24 when they denied your application?

25 MR. WESTBERG: No, I don't believe so,

1 speak --

2 MR. LEVIN: Speak into the mic.

3 MR. WESTBERG: Sorry.

4 MS. MASSEY: You need to speak in the
5 mic. Move it closer to you.

6 MR. WESTBERG: All right. No. One of
7 the gentlemen on the Plan Commission pointed out
8 that "Well, you're not even on that end of the
9 building. What would you need a sign there for?"
10 Well, that just happens to be the most visible
11 side of the building to the eastbound -- for the
12 westbound traffic to be able to see it as they're
13 driving by.

14 CHAIRPERSON REITZ: So when you filled
15 out your paperwork for the -- for the appeal
16 itself, is it that you're just -- you are not
17 happy with the decision that they came to, and it
18 is not an element where you're saying they made a
19 mistake, they created an error?

20 MR. WESTBERG: I believe that would be
21 accurate. Yes.

22 CHAIRPERSON REITZ: Any specific
23 questions before I move on to the staff
24 presentation?

25 MR. SAJDAK: Just for purposes of

development.

Now, we are not here today to criticize the signage approved in Town Center 1, although -- although it was very apparent before the council that there were a lot of questions raised about the lighting of Cafe Hollander and how it was really not in conformance with what this city has done in the past. But for whatever reason, over objections of many, it was approved.

I think that the Plan Commission has erred in this matter, and I take into account and I've studied very carefully Ms. Tollefson's memo which is before us, and there is no question in my mind that the parties are not being treated evenhandedly.

I think this city is privileged to have a top ten restaurateur in the form of Bartolotta's open up a restaurant in our city. I think we're all proud of the fact they came up here. And when you look at Mr. B's Steakhouse, it's considered obviously in the top 10 or 25 restaurants within the four county area.

So I think that they should be accorded the same privileges that are -- have been granted to others under master sign plans for

1 developments, and I think the Plan Commission
2 clearly erred. Now, I was not at that hearing,
3 and I do not have before me, nor was there
4 presented, a transcript of what occurred or
5 happened in that hearing. And in many respects, I
6 kind of feel that at that hearing the gentleman
7 from the sign company was probably sandbagged a
8 little bit, not realizing that this would even be
9 a conversion -- a controversial issue, and he
10 probably went there thinking that it was a
11 no-brainer.

12 MR. ZADER: I disagree completely. We
13 told him prior to the meeting that the odds of you
14 getting approved were very slim because of the
15 fact that the Plan Commission previously denied
16 Hallman Lindsay being on that north elevation.

17 I disagree with the fact that there
18 should be equity in sign plans. Sign plans --
19 master sign plans are, by definition, going to be
20 unique to each individual development, and if
21 we're going to require equity between all master
22 sign plans, then why even have a master sign plan?

23 MR. LEVIN: I'm saying equity against
24 contiguous developments.

25 MR. ZADER: There is -- why is that the

1 explain for us any practical difficulties that you
2 feel your location has if we were to hold you to
3 the standard that was just articulated, meaning
4 that as an anchor tenant, you are also a corner
5 tenant, which would thereby give you automatic
6 permission to have a sign on two faces.

7 MR. TRAFTON: Sure. So -- go ahead.

8 MR. WESTBERG: Well, what we were
9 looking for is just visibility from --

10 MR. LEVIN: Talk in the mic.

11 MS. MASSEY: Talk in the mic.

12 MR. WESTBERG: -- visibility from
13 westbound traffic on Mequon Road. Right now there
14 really isn't any. They said they made -- how did
15 they put it -- concessions to us to have two signs
16 on that west elevation. Well, that's great, but
17 there is still no visibility from westbound
18 traffic on Mequon Road, which, let's face it,
19 that's the way the majority of the traffic are
20 going. People coming there are coming off of 43.

21 The other option that we could look at
22 is what if we put another -- it's going to be
23 tough to see on what we've provided from the
24 overhead shot, but where the tower is to the main
25 entrance, there is visibility to the north

1 MR. STERN: I appreciate the Planning
2 Commission trying to keep a lid on outrageous
3 commercialism, and I think the Riversite is an
4 attractive building. But I've never really
5 understood since it went up why the Planning
6 Commission allowed the Lohman's group to put up an
7 electric billboard on a major corner in the city.
8 Since it's built, I found it offensive visually.
9 White brick. Tons of light. Tons of signs.
10 There is at least four signs. And I don't know
11 how that particular entity got away with putting
12 up something that is fairly foreign in Mequon.

13 MR. ZADER: That's great. That's your
14 opinion. The Planning Commission weighed that
15 decision when they reviewed the Town Center
16 guidelines and ordinances, and they felt it was
17 appropriate. Again, I don't see how that impacts
18 or affects the decision the commission made with
19 regard to the sign on the north elevation of Joey
20 Gerard's or Mr. B's.

21 MR. SAJDAK: I think, too, that the --
22 being a standalone building, they have additional
23 rights that you wouldn't necessarily have in a
24 multi-tenant building.

25 MR. LEVIN: The ordinance creating the

1 Does the City of Mequon have an economic
2 interest in TC1?

3 MR. ZADER: In terms of what?

4 MR. LEVIN: An economic interest in
5 terms of its TIF district? In terms of land
6 concessions? In terms of grants?

7 MR. ZADER: We sold land to the
8 developer, and we provided grant funding. But I
9 would say we have an economic interest in every
10 development that occurs in the city.

11 MR. LEVIN: Thank you.

12 CHAIRPERSON REITZ: Any other questions
13 by the board members?

14 MR. SAJDAK: Was the economics and the
15 fairness of Hollander discussed at Plan
16 Commission?

17 MR. ZADER: No.

18 MR. SAJDAK: Were the economics of the
19 situation and the fairness between you guys versus
20 Cafe Hollander, was that discussed at Plan
21 Commission?

22 MR. WESTBERG: No.

23 MR. LEVIN: He answered no.

24 MR. WESTBERG: No, it wasn't.

25 CHAIRPERSON REITZ: Any other questions?

TO: Planning Commission

FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT

DATE: November 8, 2017

SUBJECT: SBA Towers, LLC. The applicant is seeking building and site plan amendment approval for a 120' monopole and 5' lightning rod for a cell tower for the property located at 9809 N. Cedarburg Road (River Barn Park).

Applicant:	SBA Towers LLC
Status of Applicant:	Agent
Requested:	Building and Site Plan Amendment
Existing Use:	Park
Existing Zoning:	P-1 (Park) FW (Floodway) FFO (Flood Fringe Overlay)
Location:	9809 N. Cedarburg Road
Tax Key:	#14-050-13-010.02
District:	#4

Background: The applicant requests building and site plan amendment for a telecommunication facility located at 9808 N Cedarburg Road. The applicant is looking to construct a 120 foot cell tower and equipment enclosure at the north end of the parking lot at River Barn Park. The Planning Commission approved the cell tower in July of 2015 with the condition that the Park Board approves the final location of the facility. At the August 19, 2015 meeting, the Park Board approved the final location of the tower at the north end of the parcel next to the cemetery (see attached minutes). The Common Council approved the lease agreement on March 8, 2016. Since the applicant did not commence construction within a year of Planning Commission action, the approval has lapsed and new action is required.

In 2013, the Wisconsin State Legislature approved Act 20 which places strict limits on how municipalities may regulate cell phone towers and renders a majority of the City's Telecommunication Ordinance invalid. In the past, the City of Mequon has required Conditional Use Grant approval for new cell tower installations. The City Attorney has determined that based on the changes made to state law, Conditional Use Grant approval is no longer warranted.

Building and Site Plan Amendment:

The plan shows the tower and equipment enclosure on the north side of the park adjacent to the cemetery in accordance with Park Board approval. The equipment enclosure is shown to be seven feet in height and clad with cultured stone. There are two cedar access gates on the west elevation that will be painted to match the color of the existing pavilion. The equipment shelter will be surrounded by arborvitae spaced at seven foot intervals that will help soften the look of the enclosure. There is an existing landscaped berm along Cedarburg Road which will help screen the facility from public view.

The site plan shows the enclosure encroaching on the 80 foot front setback. Since the enclosure is considered a structure it must adhere to the 80 foot setback requirement. It appears that there is enough space to shift the building to the east in order to comply with the setback without encroaching into the floodway. Access to the site is gained from Cedarburg Road via a gravel driveway. Since Cedarburg Road is a state highway, an access permit from the Department of Transportation is required.

Staff Recommendation:

Planning staff recommends approval of the building and site plan amendment based on the following conditions:

1. Staff review and approval of final site plan prior to issuance of permits.
2. Wisconsin Department of Transportation approval of an access permit.
3. The building shall meet the 80 foot front setback.
4. The proposed arborvitae shall be a minimum six feet in height.
5. All mechanical equipment within the enclosure shall be located at or above the flood protection elevation.
6. There shall be no development within the regulatory floodway.

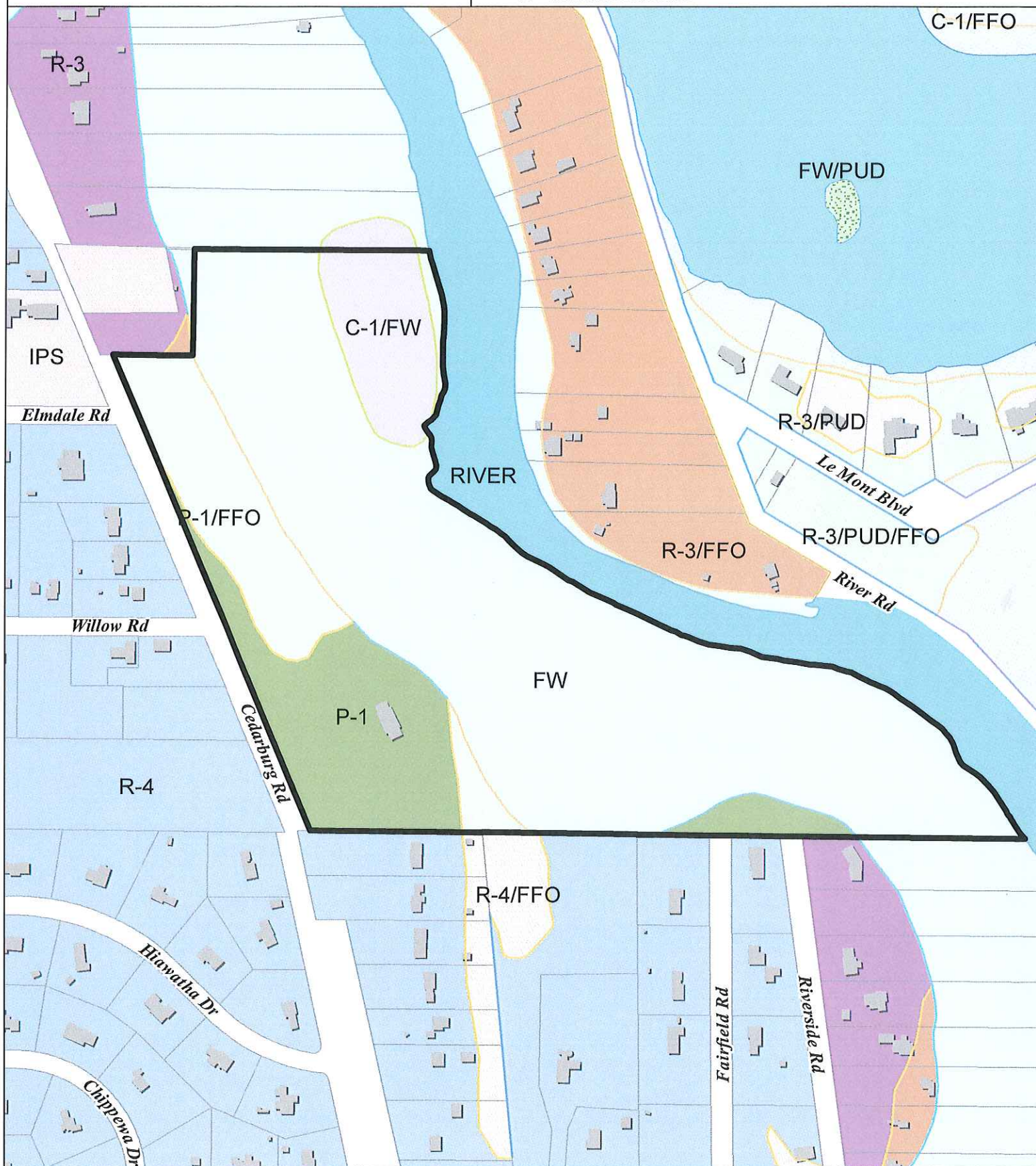
Attachments:
Packet (PDF)

ITEM 5

SBA Towers IX, LLC

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

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





SBA Communications Corporation
8051 Congress Avenue
Boca Raton, FL 33487-1307

T + 561.995.7670
F + 561.995.7626

sbsite.com

September 15, 2017

Mr. Jac Zader
City of Mequon, Assistant Director, Community Development
11333 N. Cedarburg Road
Mequon, WI, 53092

Re: W116627-B / Mequon / 9808 N. Cedarburg Rd., Mequon, WI 53092 / Application for Building/Site Plan

Dear Mr. Zader:

Please see the attached Application for a Building/Site Plan for SBA's previously approved proposed facility at River Barn, Mequon. The site plan was previously approved at the July 20, 2015 Planning Commission meeting. The Resolution (Resolution 3365) approving the agreement between SBA Towers IX, LLC and the communications tower at River Barn Park was approved at the March 8, 2016 Common Council Meeting.

Project Description

SBA Towers IX, LLC is proposing to construct a 120' monopole (125' overall with lightning rod) at River Barn Park, 9808 N. Cedarburg Road. The subject property is zoned P-1, Park. The property is currently developed as River Barn Park. The surrounding neighborhood is primarily park land and residential properties.

We have attached the search ring issued by Verizon Wireless. The radius of the ring is slightly less than 0.5 mile and is centered in River Barn Park. This search ring was designed by Verizon's Radio Frequency Engineers based on a coverage/capacity need. Our process with the engineers is as follows:

Coverage:

- Engineers look at feedback to identify the need to improve coverage.
- Engineers will drive the area in question with equipment to analyze signal strength.

Capacity:

- Engineers look at feedback and network traffic loads in an area. If they see that surrounding sites are overloaded then the engineers review maps to see where they can insert a new site to offload traffic from surrounding sites.

Site Selection:

- A desktop exercise to look for potential sites.
- A site visit to see what might be possible.
- A discussion with land owners about possible sites.
- A discussion with local authorities depending on local legal requirements.

Our first priority is to determine whether or not there are any existing structures within the search area upon which Verizon can collocate their antennas. There are no existing structures within the search ring that would offer a suitable height for Verizon to install their antennas. As such, our only option for achieving Verizon's coverage objectives is to construct a new tower. This tower will be engineered to accommodate another future tenant. This will eliminate the need for another tower in this immediate area in the future. SBA currently has no towers within the City of Mequon or within a two-mile radius of the City.

We look forward to working with you on this project. If you have any questions regarding our application, please feel free to call us at 561-322-7792 or email us at jross@sbsite.com.

Sincerely,

SBA Towers IX, LLC

By: K. M. H. -
Name: Kenn Gulligan
Title: Vice President

Date: 9/15/2017

Sworn Statement:

"I declare under penalty of perjury that to the best of my knowledge the aforementioned is true."

SBA Towers IX, LLC

By: K. M. H. -
Name: Kenn Gulligan
Title: Vice President

Date: 9/15/2017

Sabre Industries™

Towers and Poles

July 16, 2015

Ms. Andrea Gomez
SBA Network Services, Inc.
8051 Congress Avenue
Boca Raton, FL 33487-1307

RE: Proposed 120' Sabre Monopole for Mequon, WI

Dear Ms. Gomez,

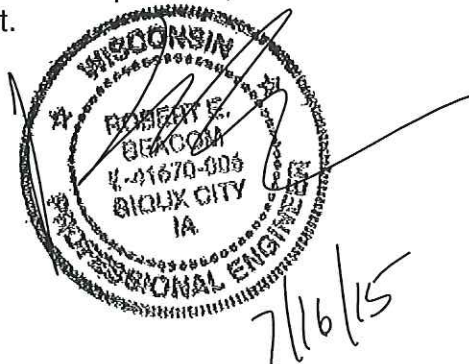
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 90 mph with no ice and 40 mph with 3/4" radial ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the upper portion of the monopole shaft. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the upper portion of the monopole shaft. This is likely to result in the portion of the monopole above "folding over" onto the portion below, essentially collapsing on itself. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.** In the unlikely event of total separation, this would result in the portion above collapsing within a radius equal to 60 feet.

Sincerely,

Robert E. Beacom, P.E.
Design Engineer II



River Barn Park

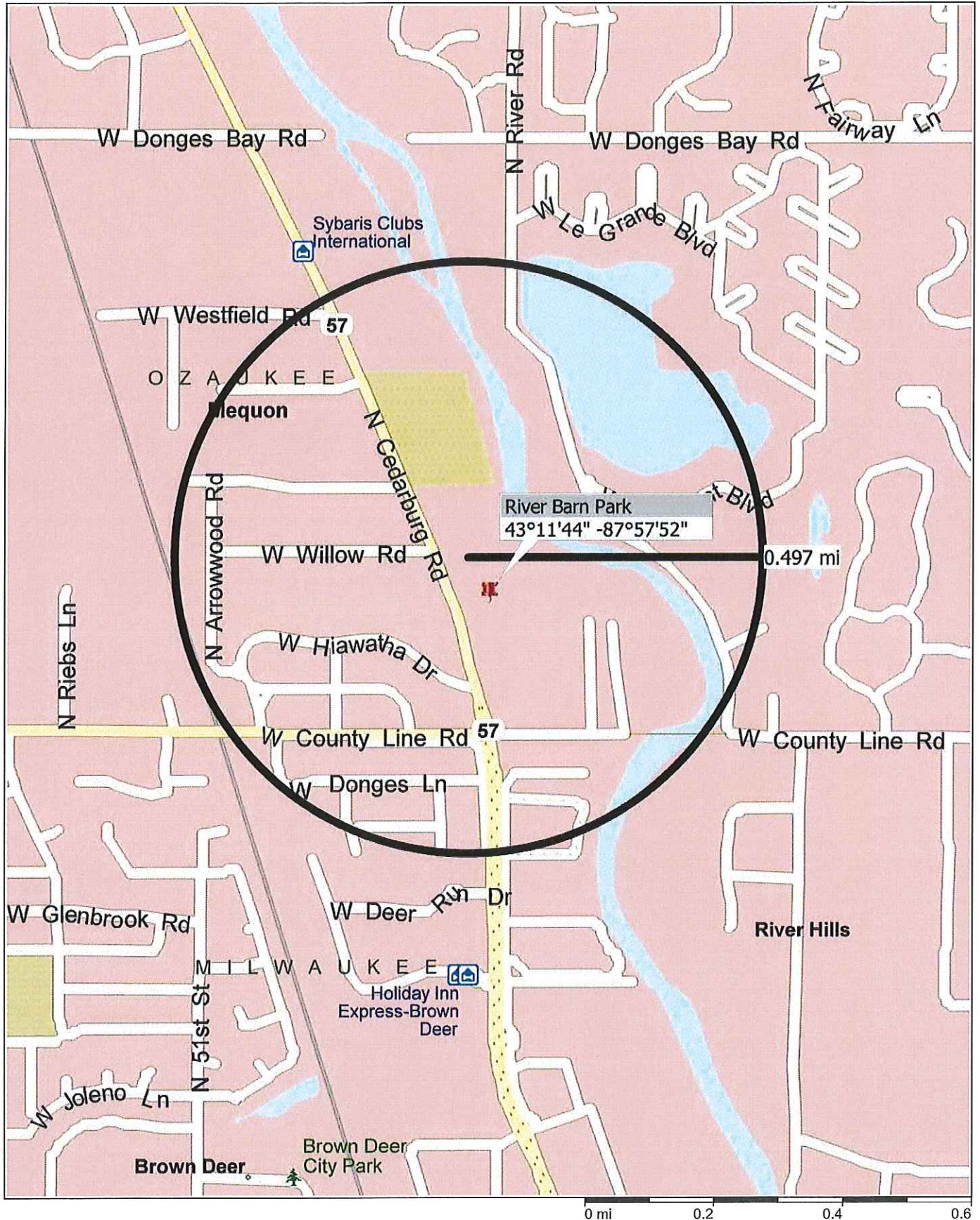






PHOTO SIMULATION 1
RIVER BARN (311141)
MEQUON, WI

DATE:	
DATE:	BY:
PROJECT: 311141-1000-001	
DRAWING:	
CHECKED BY:	
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
DATE:	BY:
PS-1	



Edge
Consulting Engineers, Inc.

PHOTO SIMULATION 2
RIVER BARN [311141]
MEQUON, WI

Section III:

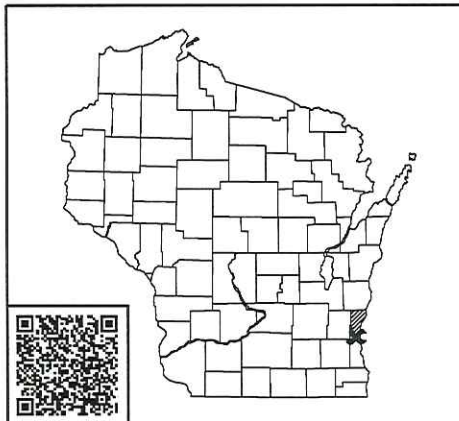
ISSUE DATE:	P
(PRINT SERIALS - ONLY)	TU
SUBVENS:	

QECxSEI Doc
PCN
Prj Of QASE:
10/5/2019
Prj Of CSE:
11045
Prj Of PASE:
10/5/2019

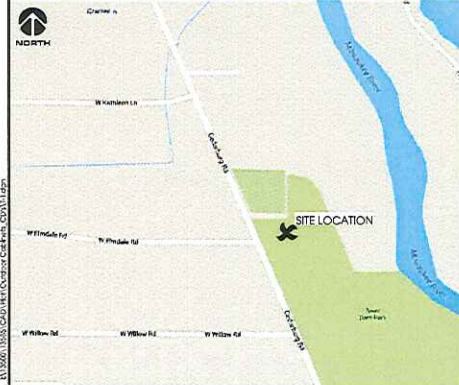
SUTHERLAND,

PS-2

FOR



SITE LOCATION MAPS



verizon



RIVER BARN [311141] MEQUON, WISCONSIN CONSTRUCTION DRAWINGS 120' MONOPOLE TOWER

SHEET INDEX		DIRECTORY	PROJECT INFO	SCOPE OF WORK
NO:	SHEET TITLE	CLIENT: CHICAGO SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS 1515 E. WOODFIELD ROAD 10TH FLOOR SCHAUMBURG, IL 60173 REAL ESTATE MANAGER: BRYAN LAZUKA PHONE: 847.833.1154 ENGINEERING COMPANY: EDGE CONSULTING ENGINEERS, INC. 624 WATER STREET PRAIRIE DU SAC, WI 53578 CONTACT: PAUL MOLITOR PHONE: 608.644.1449 SITE ACQUISITION: NOVATION GROUP CONSULTING, INC. 132 S. DELPHIA AVENUE PARK RIDGE, IL 60068 CONTACT: ALEX NOVAK PHONE: 224.858.4021 SURVEYOR: MERIDIAN SURVEYING, LLC. N 8774 FRIELANE 1 MENASHA, WI 54952 CONTACT: CRAIG KEACH PHONE: 920.993.0881	SITE LOCATION: E911 TBD 9808 N CEDARBURG RD MEQUON, WI 53092 PROPERTY OWNER: CITY OF MEQUON 11333 CEDARBURG RD. MEQUON, WI 53092 TOWER OWNER: SBA 2012 TC ASSETS, LLC 8051 CONGRESS AVENUE BOCA RATON, FL 33487 CONTACT: ANDREA GASSNER PHONE: 561.226.9207 SITE NAME: MEQUON SITE #: WI16627-B 1A INFORMATION (NAD 1983/2011) -TOWER BASE LAT: 43°-11'-55.30" LONG: 87°-58'-00.64" GROUND ELEVATION (NAVD 88): 651.4' PLSS INFORMATION: PART OF NE 1/4 OF THE SE 1/4, SECTION 35, 19N., R21E, CITY OF MEQUON, OZAUKEE COUNTY WISCONSIN TAX PARCEL NUMBER: 14-050-13-01-002 ZONED: PARK (P-1)	<u>PROJECT DESCRIPTION:</u> 120' MONOPOLE TOWER 11'-6" x 12'-0" EQUIPMENT PLATFORM DIESEL GENERATOR ON PLATFORM <u>RF DESCRIPTION (VERIFY WITH ECT):</u> PRO: ANTENNA C/L: 100' ABOVE T.O.C. ANTENNAS: (3) LTE/PCS ANTENNAS (3) LTE/AWS ANTENNAS COAX LINES: (6) PRO. HFT120624549 HYBRID CABLES EQUIPMENT: (6) PRO. SURGE PROTECTORS (18) PRO. REMOTE RADIO UNITS
T-1	TITLE SHEET & PROJECT DATA			
I-3	SURVEY *			
C-1	SITE OVERVIEW PLAN			
C-2	SITE PLAN			
C-3	ENLARGED COMPOUND PLAN			
C-4	CEDAR GATE DETAILS			
C-5	COMPOUND PLAN			
C-6	SCREEN WALL DETAILS			
C-7	CONSTRUCTION DETAILS			
C-8	GRADING PLAN			
L-1	LANDSCAPING PLAN			
S-1	EQUIPMENT DETAILS			
S-2	EQUIPMENT DETAILS			
S-3	STRUCTURAL SPECIFICATIONS **			
S-4	FOUNDATION DETAILS **			
S-5	PLATFORM DETAILS **			
S-6	PLATFORM DETAILS **			
S-7	PLATFORM DETAILS			
S-8	PLATFORM ELEVATIONS			
A-1	TOWER ELEVATION			
A-2	ANTENNA CONFIGURATION			
A-3	ANTENNA CONFIGURATION			
A-4	ICE BRIDGE DETAILS			
A-5	ANTENNA/EQUIP. MOUNTING			
E-1	ELECTRICAL PLAN			
E-2	METER AND TELCO RACK			
E-3	ELECTRICAL DETAILS			
E-4	GENERATOR DETAILS			
E-5	GENERATOR DETAILS			
G-1	GROUNDING PLAN			
G-2	GROUNDING DETAILS			
G-3	GROUNDING DETAILS			
SP-1	SPECIFICATIONS			
SP-2	SPECIFICATIONS			
N-1	NOTICE TO CONTRACTOR*			
P-1	SITE PHOTOS			



TITLE SHEET
RIVER BARN [311141]
MEQUON, WISCONSIN

Attachment: Packet (2792 : SBA Towers, LLC)

SHEET TITLE	PROJ. IN HAND DWG	A
	CC DRAWING REV. 1-20/20/15	B
	CC DRAWING REV. 2-01/20/16	C
	CC DRAWING REV. 3-09/15/17	D
	STAMPED PERMIT DWG	
	PERMIT CD REV. 1-20/17/16	C
	PERMIT CD REV. 2-04/17/16	C
	STAMPED FINAL DWG	
CHECKED BY:	PCM	
PROJECT DATE:	9/15/2017	
PROJECT #:	13545	
FILE NAME:	14.jpg	
SHEET NUMBER:	T-1	

EDGE CONSULTING ENGINEERS, INC.



(SBA TOWERS VI, LLC.)

LATITUDE: 43°-11'-55.30"
LONGITUDE: 87°-58'-00.64"
(Per North American Datum of 83/2011)
Ground Elevation: 651.4'
(Per North American Vertical Datum of 1988)

○ = 1" x 18" IRON PIPE SET
 □ = 1" IRON PIPE FOUND
 ■ = 6" NAIL SET
 ⊕ = COUNTY MONUMENT FOUND
 ⊙ = EXISTING POWER POLE
 ⚡ = ELECTRIC METER
 ○ = SANITARY SEWER
 ○ = WOOD POST
 ⬆ = TRAFFIC SIGN
 F = FLAG POLE
 -OPL = OVERHEAD ELECTRIC
 -E = BURIED ELECTRIC
 --- = PROPERTY LINE
 ⊗ = EXISTING TREE
 ⊗ = EXISTING PINE TREE

 **Edge**
Consulting Engineers, Inc.
624 Water Street
Fond du Lac, WI 53578
608.641.1449 voice
608.642.1549 fax
www.edgeconsult.com

verizon

1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN
SURVEYING, LLC

NB774 Firelane 1 Office: 920-993-0881
 Menasha, WI 54952 Fax: 920-273-6037

SITE NAME: RIVER BARN

SITE NUMBER: 311141

SITE ADDRESS:
9808 N. CEDARBURG RD.
MEQUON, WI 53092

PROPERTY OWNER:
CITY OF MEQUON
11333 CEDARBURG RD.
MEQUON, WI 53092

PARCEL NO.: 14-C50-13-01-002

ZONED: P-1 PARK

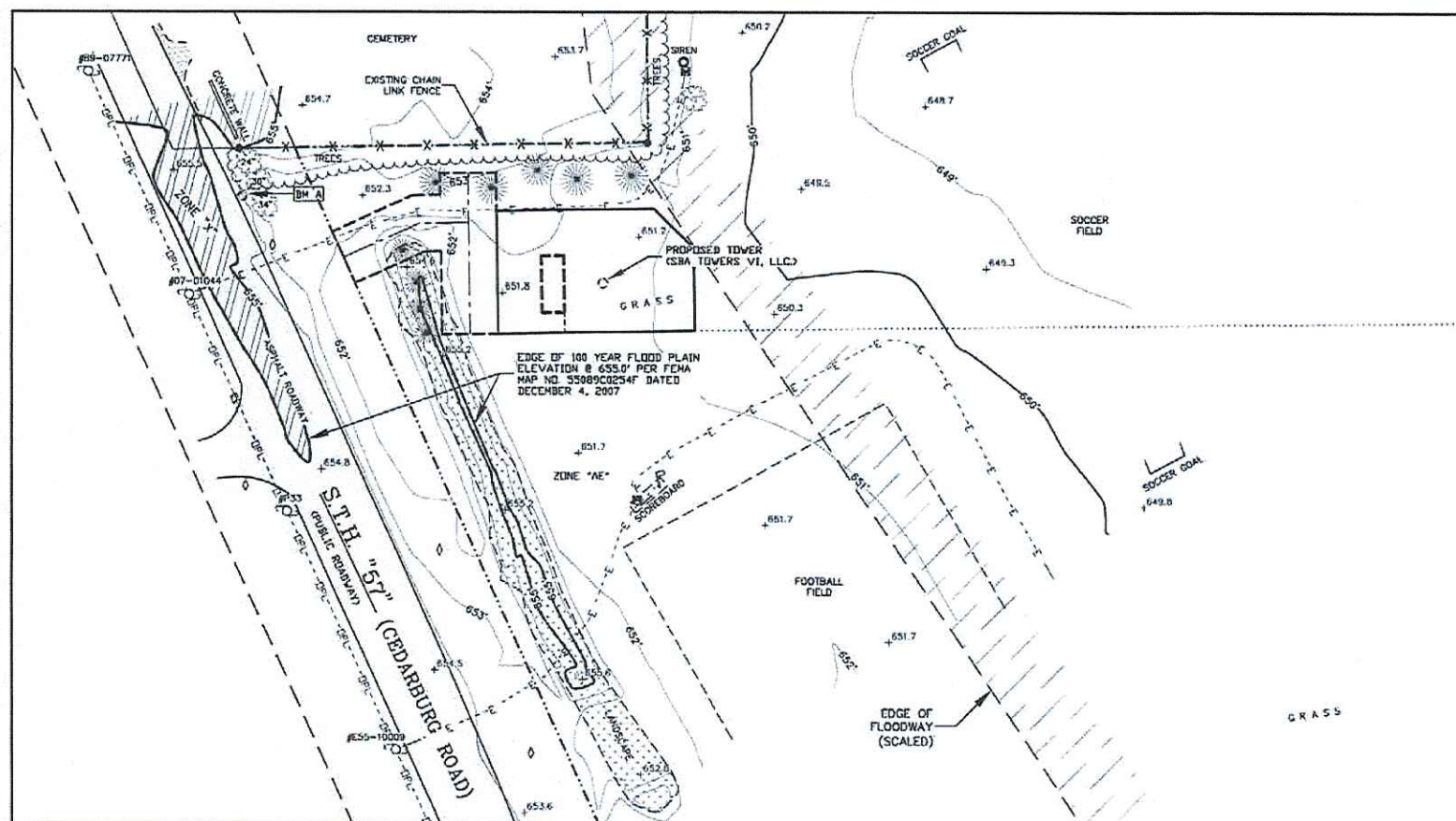
DEED: DOCUMENT NO. 535484
VOLUME: 926 PAGE: 327

LEASE EXHIBIT

FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON WIRELESS
BEING A PART OF THE NE1/4 OF THE
SE1/4, SECTION 35, T.9N., R.21E.,
CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN

1	01/20/16	Preliminary Survey	J.D.
NO.	DATE	DESCRIPTION	BY

DRAWN BY: J.B.	FIELD WORK DATE: 10-21-15
CHECKED BY: B.A.B.	FIELD BOOK: M-34, PG. 4-5
JOB NO.: 8592	SHEET 1 OF 3



GRAPHIC SCALE

1 inch = 80 ft.

-LEGEND-

- = 1" x 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- = 6" NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- ⊗ = EXISTING POWER POLE
- ⊙ = ELECTRIC METER
- ⊕ = SANITARY SEWER
- ⊙ = WOOD POST
- ⊕ = TRAFFIC SIGN
- ⊙ = FLAG POLE
- ⊕ = OVERHEAD ELECTRIC
- ⊙ = BURIED ELECTRIC
- ⊕ = PROPERTY LINE
- ⊙ = EXISTING TREE
- ⊕ = EXISTING PINE TREE

CALL DIGGERS HOTLINE TOLL FREE

URGENT 24 HOURS A DAY 365 DAYS A YEAR



BENCHMARK INFORMATION

SITE BENCHMARK: (BM A)
SET CHISELED "X" ON EAST RIM
OF SANITARY MANHOLE
ELEVATION: 655.37

BEARINGS REFERENCED TO THE
WISCONSIN STATE PLANE COORDINATE
SYSTEM (NAD83) - SOUTH ZONE
USING THE 1983 NAD83 STATE
PLANE COORDINATE SYSTEM, WHICH
BEARS 1000'-37" - 27" W

WETLAND NOTE:

-THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

SURVEY NOTES:

-THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.

-PRIVATE UTILITIES MARKED ON 10-20-2015 BY PRIVATE LINES, INC. E3221 STATE ROAD "101" HOLA, WI 53945

SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.664.1609 voice
608.664.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verizon

1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN

SURVEYING, LLC
N8774 Firelane 1 Office: 920-893-0881
Menasha, WI 54952 Fax: 920-273-8037

SITE NAME: RIVER BARN

SITE NUMBER: 311141

SITE ADDRESS:
9808 N. CEDARBURG RD.
MEQUON, WI 53092

PROPERTY OWNER:

CITY OF MEQUON
11333 CEDARBURG RD.
MEQUON, WI 53092

PARCEL NO.: 14-050-13-01-002

ZONED: P-1 PARK

DEED: DOCUMENT NO 535484
VOLUME: 926 PAGE: 327

LEASE EXHIBIT

FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON WIRELESS
BEING A PART OF THE NE1/4 OF THE
SE1/4, SECTION 35, T.9N., R.21E.,
CITY OF MEQUON, OZAUKEE COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
1	01/20/16	Preliminary Survey	J.D.

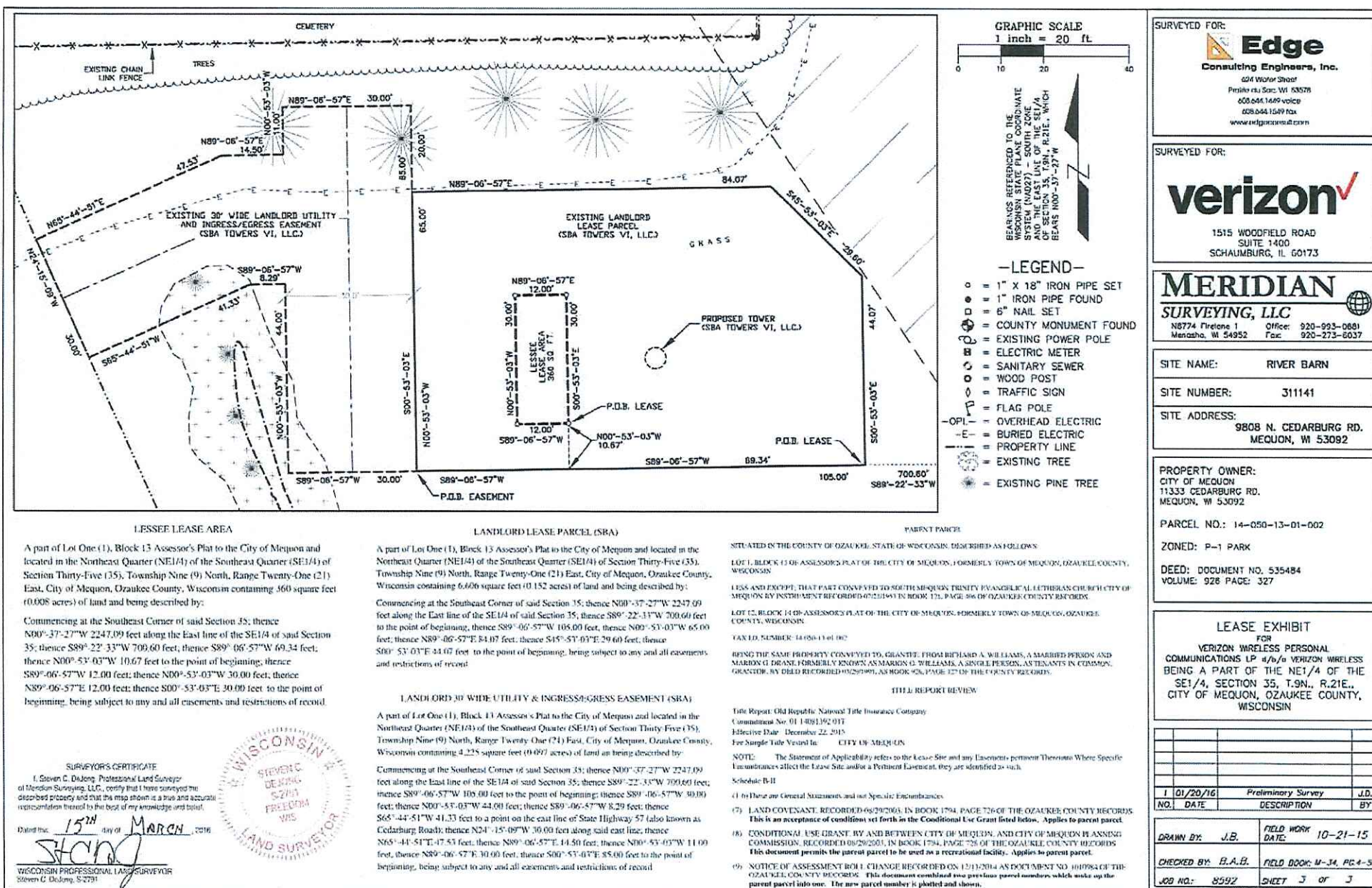
DRAWN BY:	J.B.	FIELD WORK DATE:	10-21-15
CHECKED BY:	B.A.B.	FIELD BOOK:	N-34, PG.4-5
JOB NO.:	8592	SHEET	2 of 3

SURVEYOR'S CERTIFICATE
I, Steven C. DeJong, Professional Land Surveyor
of Meridian Surveying, LLC, certify that I have surveyed the
described property and that the map shown is a true and accurate
representation thereof to the best of my knowledge and belief.

Dated this 15TH day of MARCH, 2016.

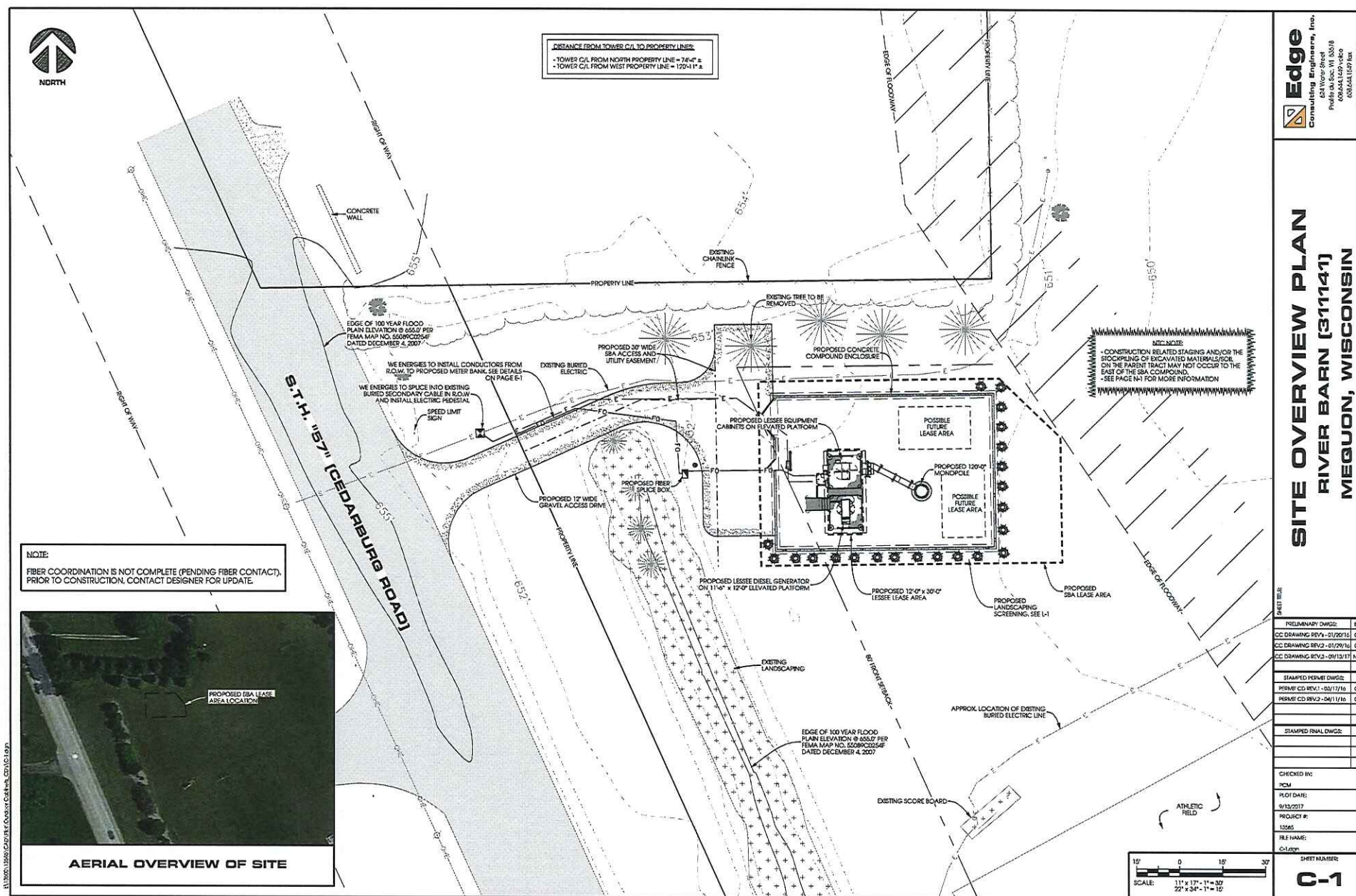
StCDeJ
WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-1791





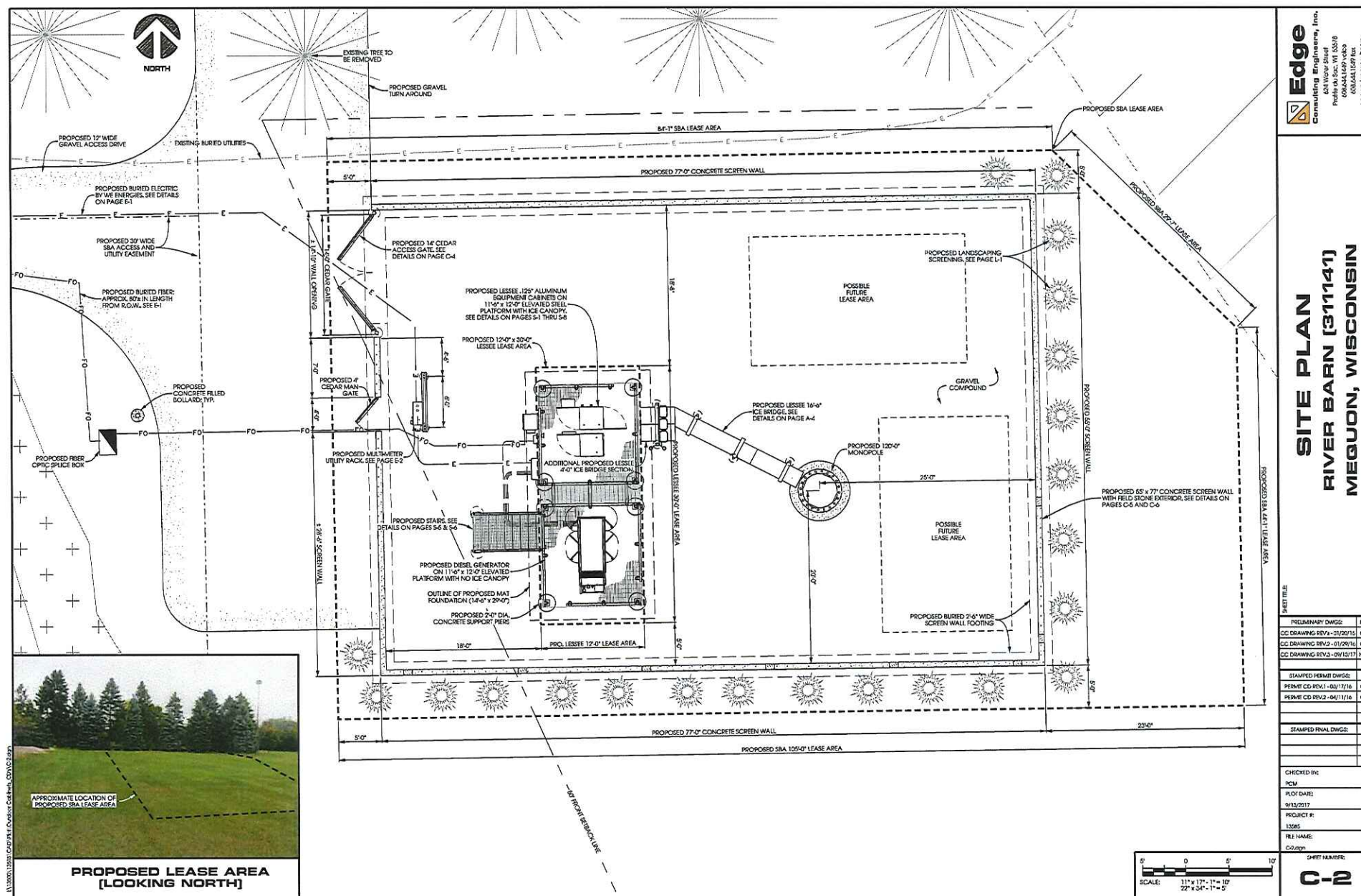
SITE OVERVIEW PLAN
RIVER BARN (31141)
MEQUON, WISCONSIN

Attachment: Packet (2792 : SBA Towers, LLC)



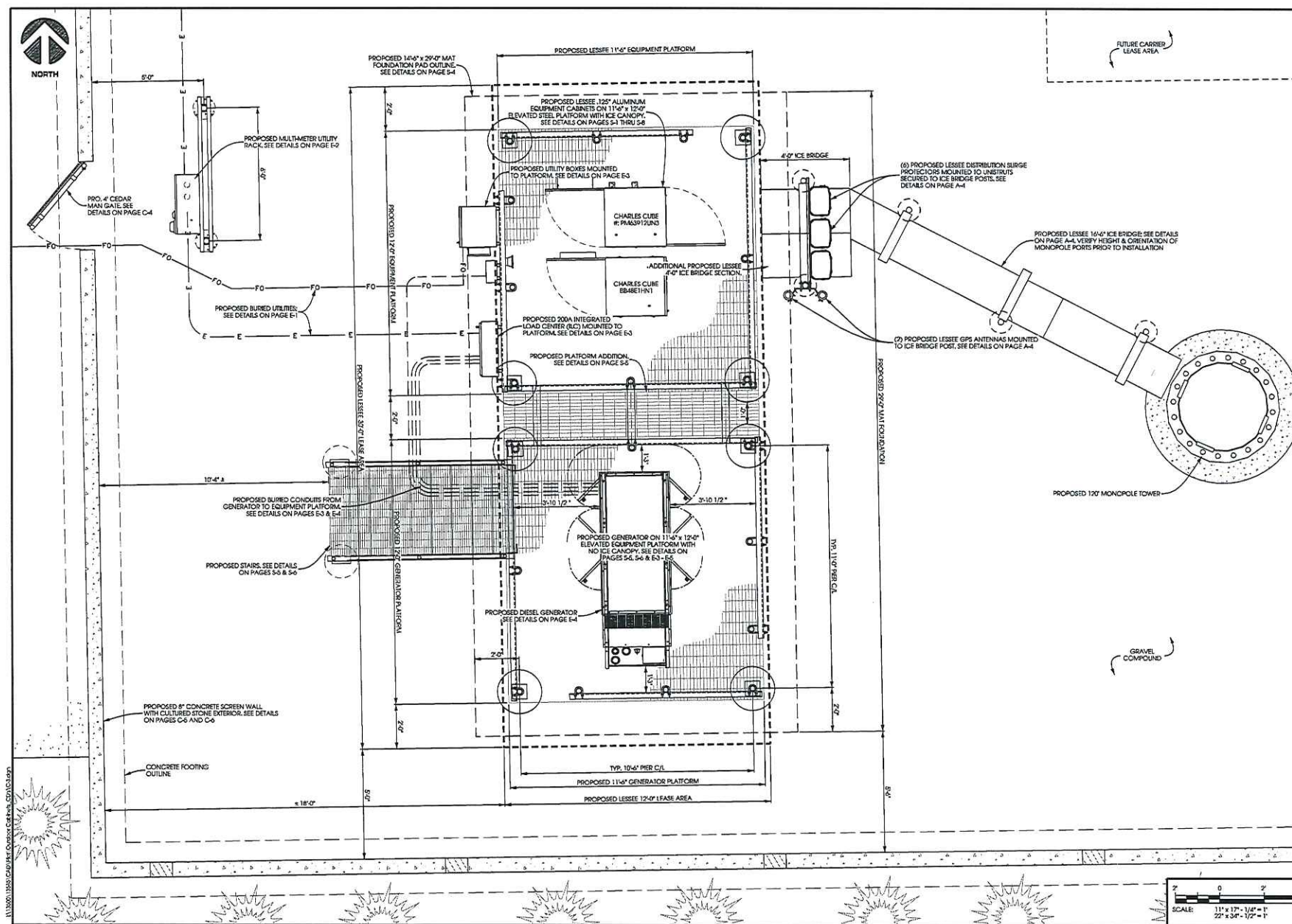
SITE PLAN
RIVER BARN (311141)
MEQUON, WISCONSIN

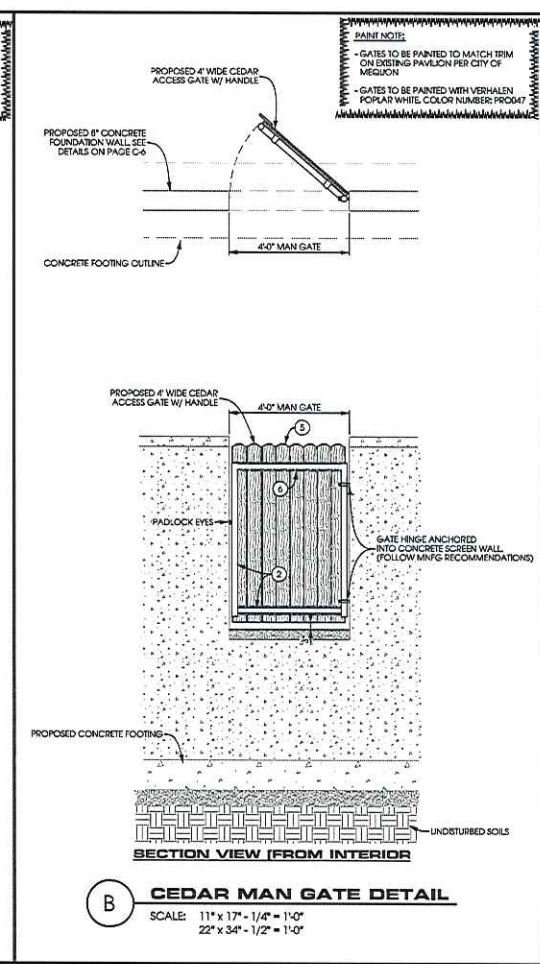
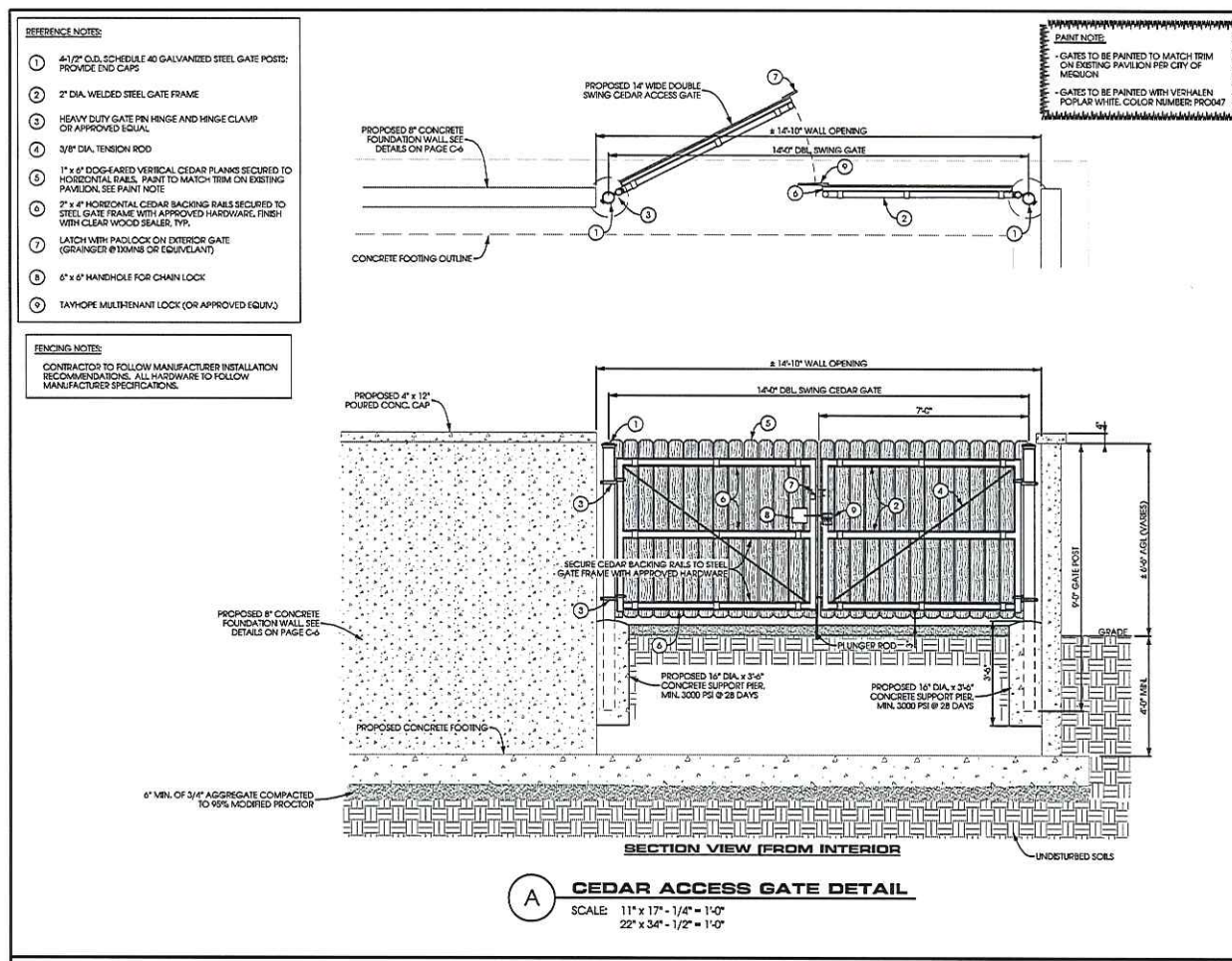
Attachment: Packet (2792 : SBA Towers, LLC)



SHEET TITLE	PREFLUMINARY DWG#:		3
	CC DRAWING REV# - 01/01/16		
	CC DRAWING REV# - 01/02/16		
	CC DRAWING REV# - 01/02/16		
	CC DRAWING REV# - 06/13/17		N
	STAMPED PERMIT DWG#:		
	PERMIT CC REV#1 - 06/17/16		C
	PERMIT CC REV#2 - 06/17/16		C
	STAMPED REV#:		
	STAMPED REV#:		
CHECKED BY:			
PCM			
PLT DATE:			
9/13/2017			
PROJECT #:			
13365			
FILE NAME:			
C:\Users			
SHEET NUMBER:			
C-3			

Packet Pg. 87





SHEET 01	
PRELIMINARY DWG:	IN
CC DRAWING REV.1 - 01/25/16	C
CC DRAWING REV.2 - 01/29/16	C
CC DRAWING REV.3 - 04/13/17	NA
STAMPED PERMITE DWG:	
PERMITE CD REV.1 - 03/17/16	
PERMITE CD REV.2 - 04/11/16	
STAMPED FINAL DWG:	
CHECKED BY:	
PCM	
PLOT DATE:	
9/13/2017	
PROJECT #:	
13565	
FILE NAME:	
C:\cng\cng	
SHEET NUMBER:	
C-4	
EDGE CONSULTING ENGINEERS	

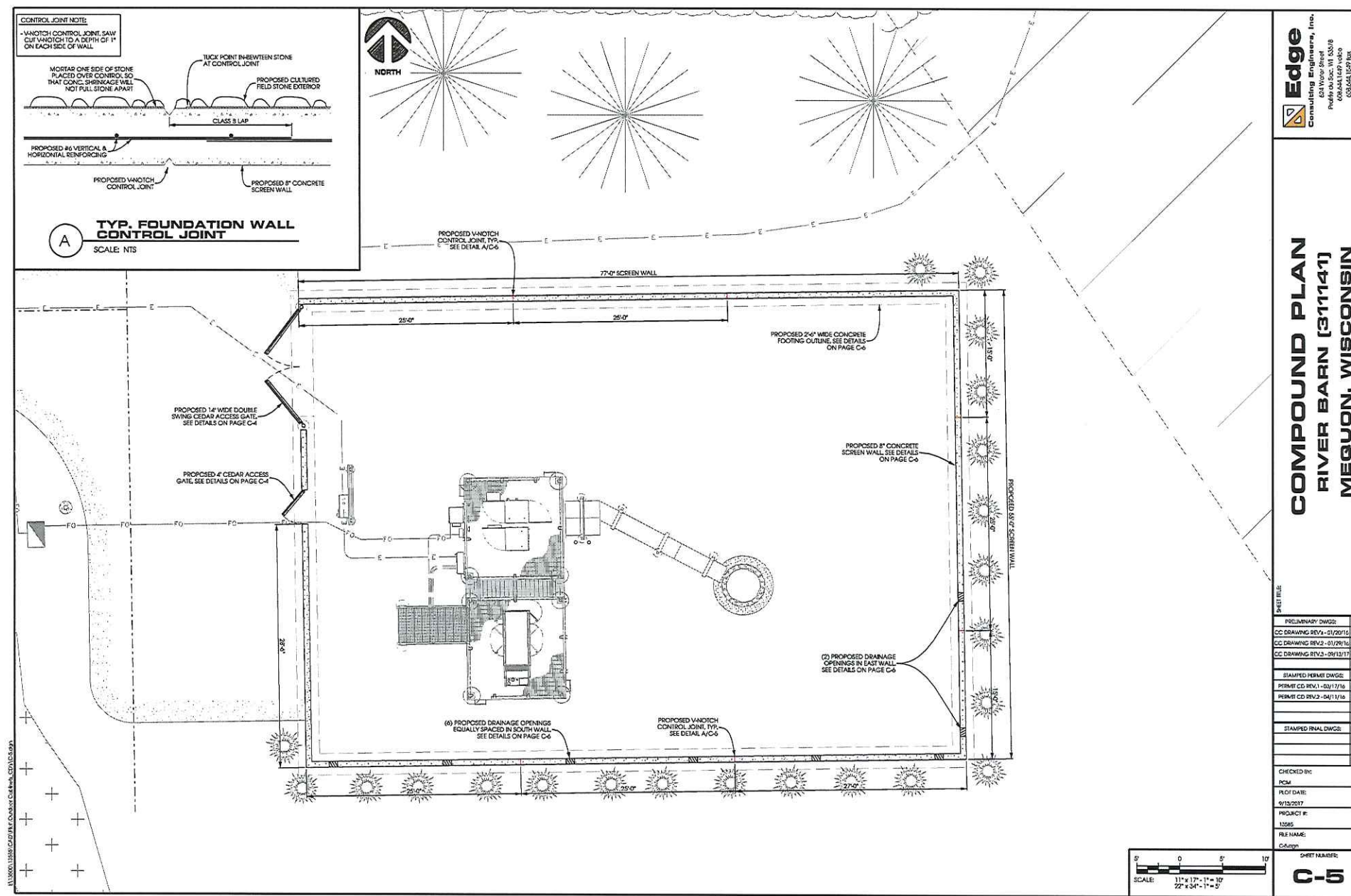
\\19560\13535\CAD\FILE Outdoor Cathedrals_CD\1\C-4.dgn

COMPOUND PLAN
RIVER BARN (311141)
MEQUON, WISCONSIN

Attachment: Packet (2792 : SBA Towers, LLC)

SHEET TITLE	PRELIMINARY DWGS:
	CC DRAWING REV1 - 01/20/15
	CC DRAWING REV2 - 01/29/16
	CC DRAWING REV3 - 09/13/17
	STAMPED PERMIT DWGS:
	PERMIT CC REV.1 - 03/17/18
	PERMIT CC REV2 - 04/11/18
	STAMPED FINAL DWGS:
CHECKED BY:	PCM
PLOT DATE:	9/15/2017
PROJECT #:	13585
FILE NAME:	C:\capp
	SHEET NUMBER:

EDGE CONSULTING ENGINEERS

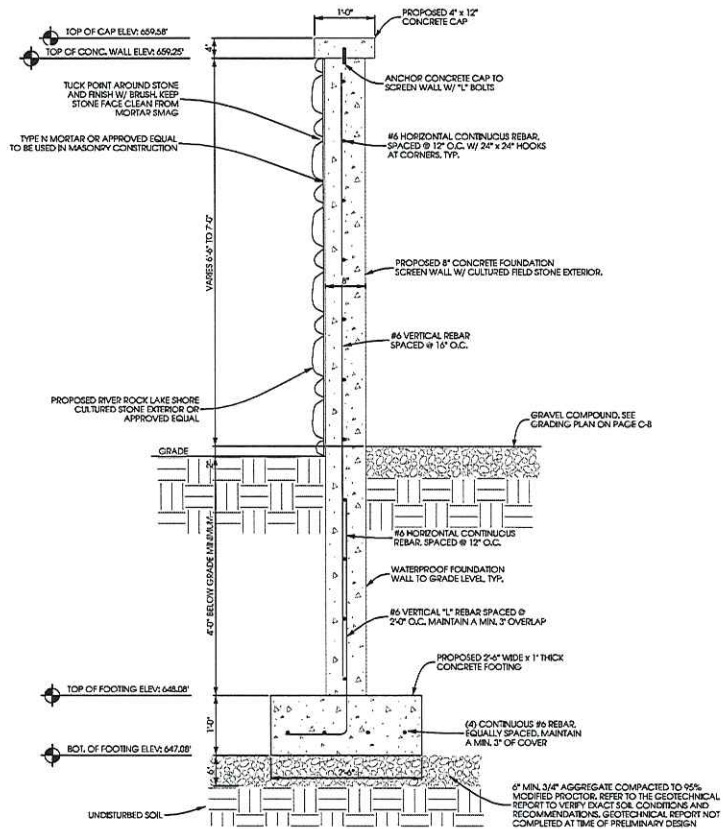
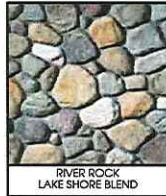


CONCRETE NOTES:

- ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE W/ LOCAL BUILDING CODE REQUIREMENTS AND MOST CURRENT VERSION OF ACI STANDARDS
- ALL CONCRETE UNLESS SPECIFICALLY NOTED SHALL BE NORMAL WEIGHT (145 PCF) AND SHALL ACHIEVE A 28-DAY COMPRESSIVE STRENGTH (F'C) OF 3,000 PSI
- ALL REINFORCING SHALL BE ASTM A615 GRADE 60 STEEL AND PLACED IN ACCORDANCE W/ ACI AND CONCRETE MASONRY STANDARDS W/ 3" MIN. COVERAGE
- WATERPROOF CONCRETE FOUNDATION WALL BELOW GRADE W/ BUTYRENE LIQUID MEMBRANE OR APPROVED EQUAL

NOTE:

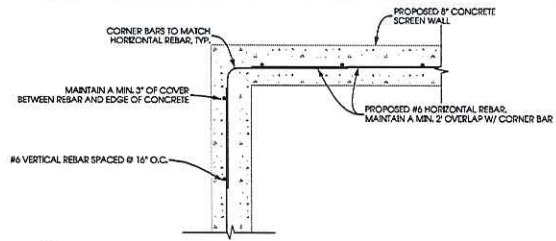
- INSTALL CULTURED STONE VENEER PER STONE MANUFACTURER SPECIFICATIONS



A

CONCRETE FOUNDATION SCREEN WALL [SECTION VIEW]

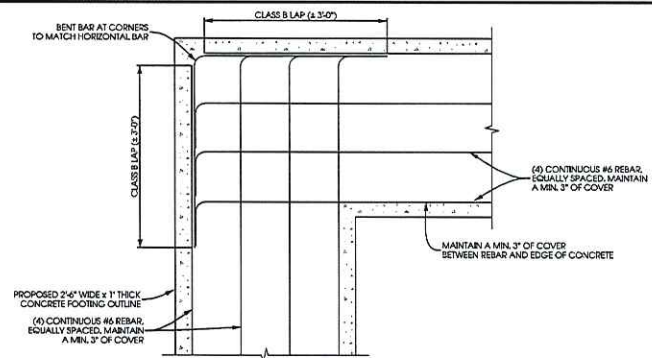
SCALE: 11X17 - 1/2" = 1'-0"
22X34 - 1" = 1'-0"



B

TYPICAL WALL CORNER DETAIL

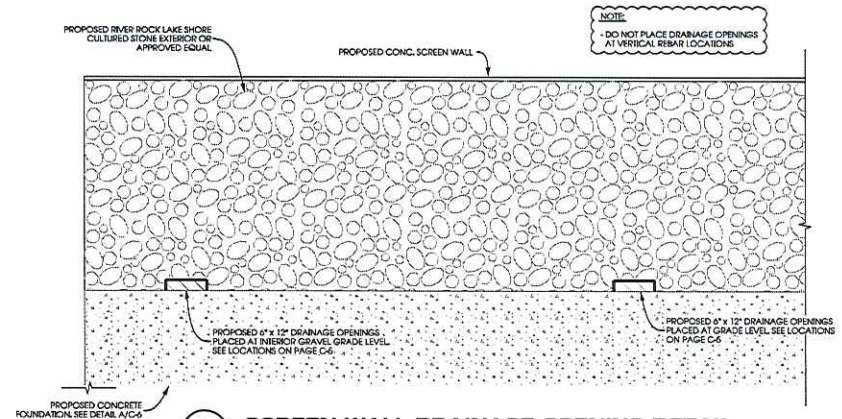
SCALE: NTS



C

TYPICAL FOOTING CORNER DETAIL

SCALE: NTS



D

SCREEN WALL DRAINAGE OPENING DETAIL

SCALE: NTS



SCREEN WALL DETAILS
RIVER BARN (311141)
MEQUON, WISCONSIN

Attachment: Packet (2792 : SBA Towers, LLC)

SHEET TITLE	DATE
PRELIMINARY DWG:	12/12/2017
CC DRAWING REV1 - 01/20/2018	12/12/2017
CC DRAWING REV2 - 03/09/2018	12/12/2017
CC DRAWING REV3 - 09/13/2017	12/12/2017
STAMPED PERMIT DWG:	
PERMIT CD REV1 - 03/12/2018	12/12/2017
PERMIT CD REV2 - 04/11/2018	12/12/2017
STAMPED FINAL DWG:	
CHECKED BY:	PCM
PLT DT DATE:	9/13/2017
PROJECT #:	13565
FILE NAME:	C:\Users\jcm\OneDrive\Documents\311141_River Barn\311141_Screen Wall Details.dwg
CADIST:	
SHEET NUMBER:	C-6

© EDGE CONSULTING ENGINEERS, INC.

NOTES:

REMOVE ALL TOPSOIL, ORGANIC MATERIAL AND WET OR POOR SOILS ALONG ACCESS DRIVE. CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL. IF POOR SOILS ARE ENCOUNTERED AT A DEPTH OF MORE THAN 12", CONTACT CONSTRUCTION MANAGER FOR GUIDANCE.

SUBGRADE TO BE COMPACTED TO 95% MODIFIED PROCTOR AND VERIFIED BY PROOFROLL OR GEOTECHNICAL RECOMMENDATIONS.

CONSULT GRADING PLAN OR SITE PLAN FOR FINAL SITE GRADES.

RESTORATION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRAVEL ACCESS DRIVE REPAIR AND RESTORATION FOLLOWING CONSTRUCTION COMPLETION. ANY DISTURBED OR DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION UPON COMPLETION OF WORK.

GRAVEL DRIVE REQUIREMENTS:

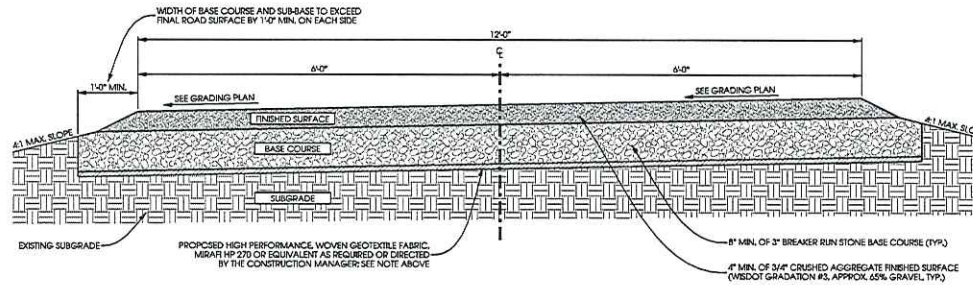
THICKNESS OF GRAVEL ACCESS DRIVE BASE COURSE TO BE DETERMINED BASED ON THE EXISTING SOIL BEARING CAPACITY (PER UFC DESIGN RECOMMENDATIONS).

BEARING CAPACITY	REQ'D AGGREGATE THICKNESS
1000 PSF	1" MIN.
1500 PSF	1 1/2" MIN.
≥ 2000 PSF	2" MIN. (SEE DETAIL)

IF POOR OR WET SOILS ARE PRESENT BELOW BASE COURSE, CONTRACTOR TO INSTALL 6" MIN. WELL-GRADED GRAVEL/SAND SUB-BASE TO FACILITATE ADEQUATE DRAINAGE AND STABILITY.

FOR ACCESS DRIVE SLOPES GREATER THAN 10%, CONTRACTOR TO USE MIRAR HP 270 OR EQUIVALENT GEOTEXTILE FABRIC.

CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED SOIL CONDITIONS.

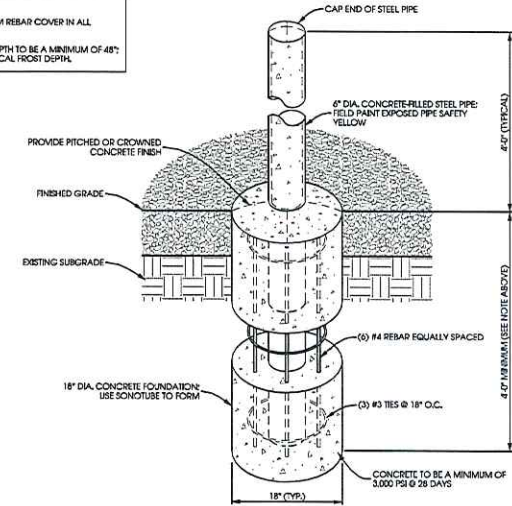


A GRAVEL DRIVE CROSS SECTION
SCALE: NTS

NOTES:

MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTIONS.

PIPE FOUNDATION DEPTH TO BE A MINIMUM OF 48" DEPTH TO EXCEED LOCAL FROST DEPTH.

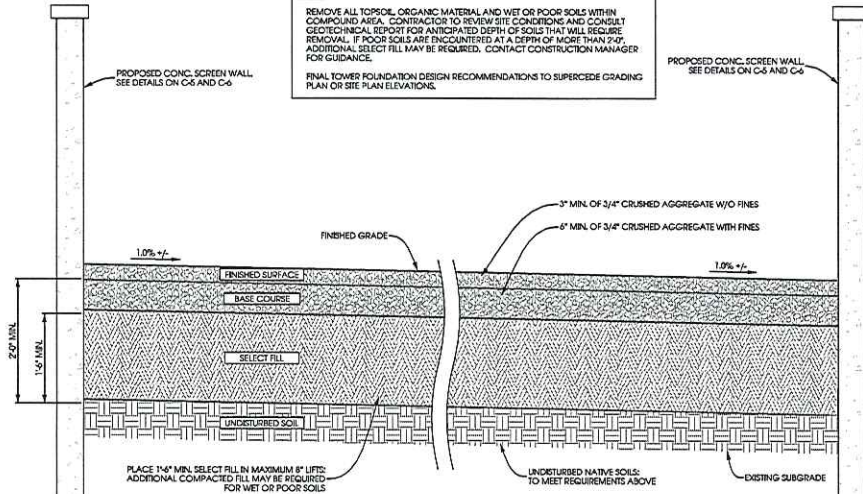


B PIPE BOLLARD DETAIL
SCALE: NTS

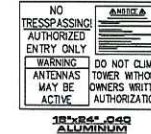
NOTES:

REMOVE ALL TOPSOIL, ORGANIC MATERIAL AND WET OR POOR SOILS WITHIN COMPOUND AREA. CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL. IF POOR SOILS ARE ENCOUNTERED AT A DEPTH OF MORE THAN 2'-0", ADDITIONAL SELECT FILL MAY BE REQUIRED. CONTACT CONSTRUCTION MANAGER FOR GUIDANCE.

FINAL TOWER FOUNDATION DESIGN RECOMMENDATIONS TO SUPERSEDE GRADING PLAN OR SITE PLAN ELEVATIONS.

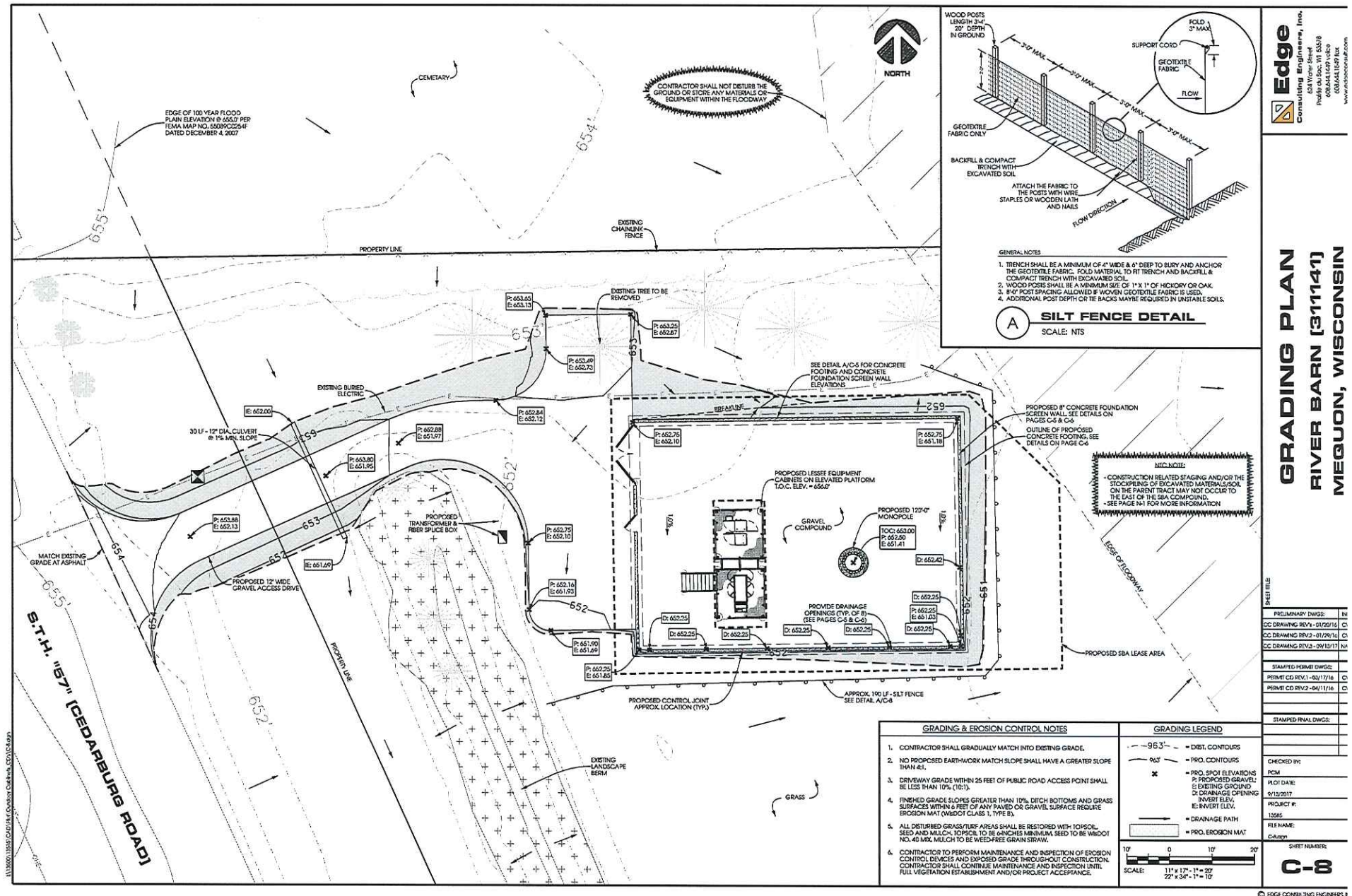


B COMPOUND CROSS SECTION
SCALE: NTS



NOTE:
CONTRACTOR TO POST THE TEMPORARY SIGNS PRIOR TO SITE CONSTRUCTION.

D SIGN DETAILS
SCALE: NTS



NOTE:
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, COORDINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SCALE INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

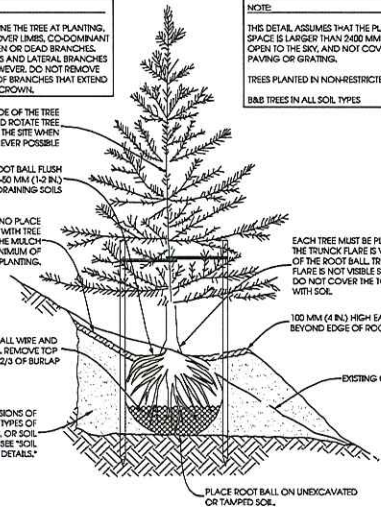
MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.

REMOVE ALL WIRE AND STRING. REMOVE TOP 2/3 OF BURLAP.

NOTE: FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE "SOIL IMPROVEMENT DETAILS."



A TREE PLANTING DETAIL

SCALE: NTS

NOTE:
THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 200 MM (8 IN.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.
TREES PLANTED IN NON-RESTRICTED SOIL CONDITIONS
B&B TREES IN ALL SOIL TYPES

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

EXISTING GRADE

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

NOTE:
THIS DETAIL ASSUMES THAT THE AREA OF LOAMY SOIL AVAILABLE TO EACH TREE IS A MINIMUM OF 45 SQ. M (500 SQ. FT.)
FOR DETAILED REQUIREMENTS RELATED TO THE PLANTING OF THE TREE IN THE IMPROVED SOIL, SEE "TREE PLANTING DETAIL."

2"-3" MULCH, DEPTH TAPERED AT TRUNK

SEE 1/4" SCALE OF TREE

LOAMY SOIL

1/4"

CHARLIE TREE TIE LOOP EACH 18" AROUND TREE LOOSELY TO PROVIDE 1" SLACK FOR DIAMETER GROWTH

MULCH WATERING RING

2"-3" MULCH, DEPTH TAPERED AT TRUNK

BACK FILL WITH EXISTING SOIL. IN SANDY LOAM SOILS, ADD 20% MAX. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.

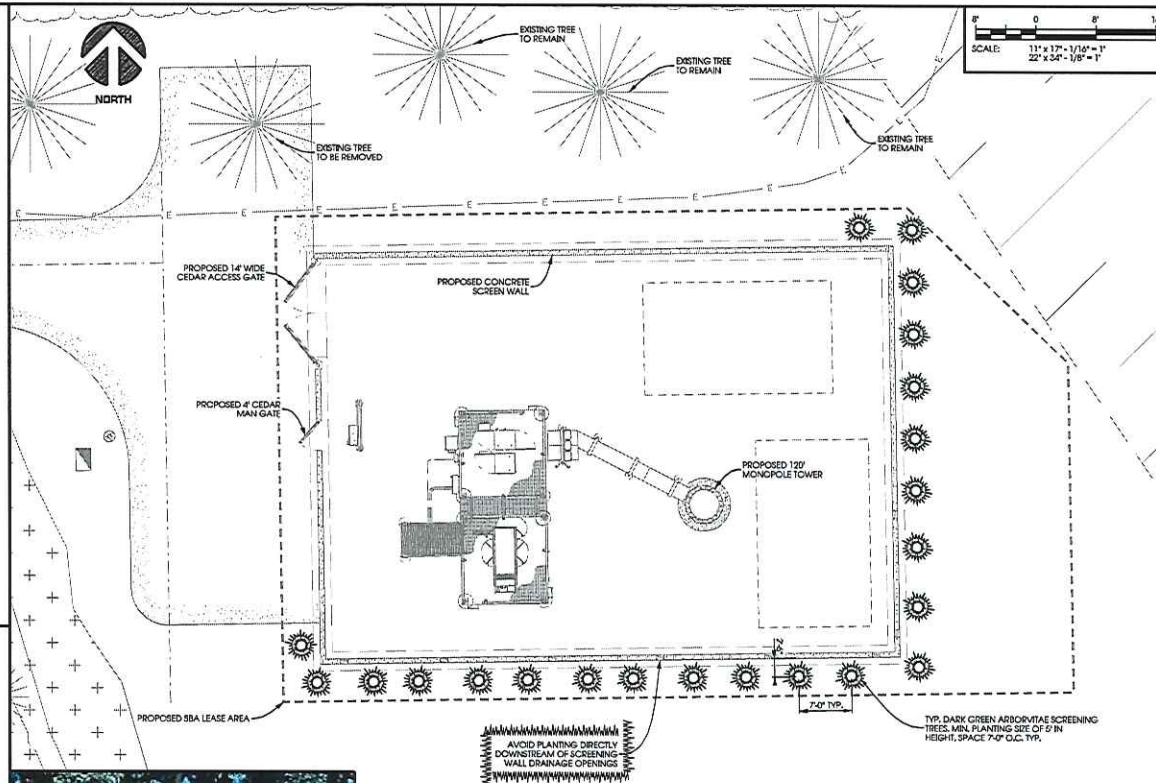
1:1 MAX. UNEXCAVATED OR COMPACTED MOUND UNDER THE ROOT BALL TO PREVENT SETTLEMENT.

LOAMY SOILS INCLUDE THE FOLLOWING USDA TEXTURAL CLASSIFICATIONS AND HAVE A CLAY CONTENT OF BETWEEN 15 TO 27% LOAM, SANDY LOAM AND SILT LOAM. NOTE THAT SOILS AT THE OUTER LIMITS OF THE LOAM CLASSIFICATIONS MAY PRESENT SPECIAL PLANTING PROBLEMS NOT ANTICIPATED BY THE DETAIL.

LOAMY SOILS ARE DEFINED AS GRANULAR OR BLOCKY FRAGILE SOILS, A MIXTURE OF SAND, SILT AND CLAY PARTICLES WITH AT MINIMUM OF 1.5% BY DRY WEIGHT ORGANIC MATTER. THE SOIL MUST NOT BE SO COMPACTED AS TO IMPED ROOT GROWTH OR DRAINAGE. THE SOIL STRUCTURE SHALL NOT BE PLATY OR MASSIVE. THE SOIL MUST BE TESTED FOR TEXTURE, DRAINAGE CAPABILITY, PH AND NUTRIENT VALUES PRIOR TO DETERMINING PLANT SELECTIONS AND ANY ADDITIONAL SOIL IMPROVEMENTS.

B SOIL IMPROVEMENT DETAIL

SCALE: NTS



TYP. DARK GREEN ARBORVITAE

LEGEND:



• DARK GREEN ARBORVITAE (22')
MIN. PLANTING SIZE = 5' HEIGHT

NOTES:

- PLANT CONTAINER OR BALLED-AND-BURLAPED PLANTS IN SPRING OR FALL.
- PLANT ON A RAISED BED TO ENSURE GOOD DRAINAGE
- ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION

NOTES:

- MINIMIZE DISTURBANCE TO SITES TREES, PLANTS AND NATURAL ROCK OUT AS MUCH AS POSSIBLE FOR PROPOSED CONSTRUCTION.
- (2) STAKES PER TREE TO BE INSTALLED FOR PLANTING AND GROWTH STABILITY

Edge
Consulting Engineers, Inc.
4635 Poplar Avenue, Suite 200
Memphis, TN 38117
Phone: 901.444.1234
Fax: 901.444.1235
www.edgeconsulting.com

LANDSCAPING PLAN
RIVER BARN (311141)
MEQUON, WISCONSIN

SHEET TITLE	
PRELIMINARY DWG:	PR
CC DRAWING REV1 - 01/20/16	(2)
CC DRAWING REV2 - 01/29/16	(2)
CC DRAWING REV3 - 06/13/17	RLK
TAMPA PERMIT DWG:	
PERMIT CD REV1 - 03/17/18	(2)
PERMIT CD REV2 - 04/11/18	(2)
STAMPED FINAL DWG:	
CHECKED BY:	PCM
PROJECT #	11985
DATE:	9/15/2017
DESIGNER:	LJL
PROJECT NAME:	
SHEET NUMBER:	L-1

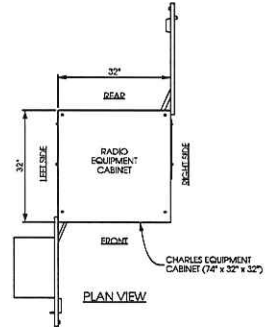
Attachment: Packet (2792 : SBA Towers, LLC)

EQUIPMENT DETAILS
RIVER BARN (311141)
MEQUON, WISCONSIN

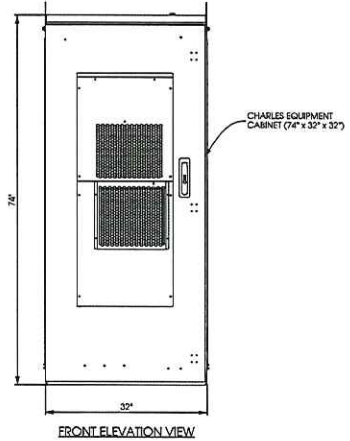
Attachment: Packet (2792 : SBA Towers, LLC)

SHEET TITLE	
PRELIMINARY DWG:	REV:
CC DRAWING REV: - 01/20/16	CV
CC DRAWING REV: - 01/29/16	CV
CC DRAWING REV: - 09/13/17	NA
STAMPED REVISIONS:	
PERMIT CD REV: - 03/17/16	CV
PERMIT CD REV: - 04/11/16	CV
STAMPED FINAL DWG:	
CHECKED BY:	
PLOT DATE:	
PROJECT #:	
PLOT NAME:	
SHEET NUMBER:	
S-1	

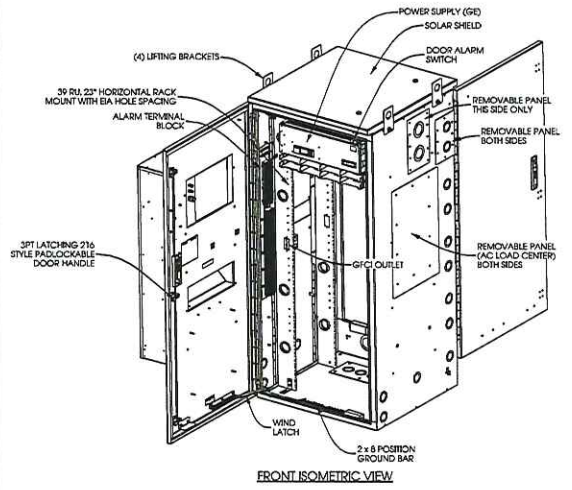
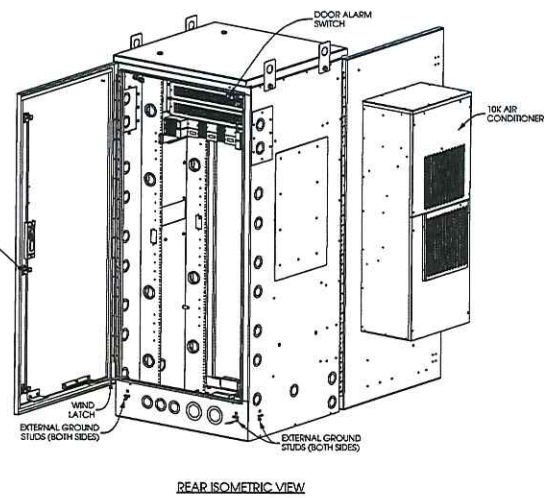
© EDGE CONSULTING ENGINEERS, INC.



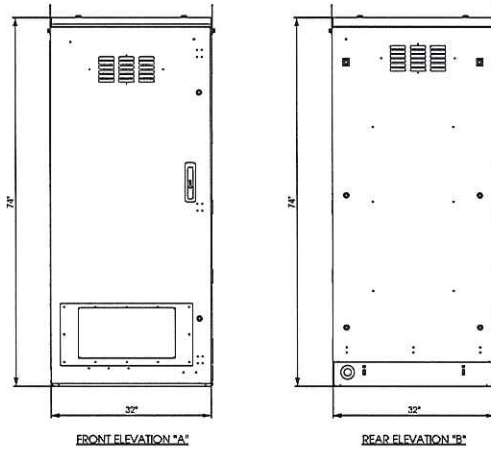
CATEGORY	
DIMENSIONS AND WEIGHT	74" H x 32" W x 32" D 535 LBS AS SHIPPED
23" FRONT AND REAR EQUIPMENT RACK SPACE AND HOLE SPACING	6" (3RU) EA SPACING WITH TRAPPED 1/2" DIA MOUNTING HOLES
COLOR	OFF-WHITE
MATERIAL	.125" WELDED ALUMINUM
MAXIMUM HEAT DISSIPATION	2000W
10000 BTU AIR CONDITIONER WITH 2000W HEATER	DANTHERM #1A/C1-0100
ELECTRICAL OUTLET	ONE GFCI OUTLET
48VDC POWER SYSTEM WITH CONTROLLER	GE INFINITY 2 HE5482423-AC5-P58-DC1E
BONDING AND GROUNDING	(4) 2 x 6 POSITION GROUND BARS
CABLE ENTRANCE	REFER TO DETAIL BELOW
OPERATING TEMP. RANGE, INSIDE ENCLOSURE	-40° TO +149°F, -40° TO 65°C
OPERATING TEMP. RANGE, OUTSIDE ENCLOSURE	-40° TO +115°F, -40° TO 46°C
HUMIDITY	0 TO 95% (NON-CONDENSING)
ALTITUDE	UP TO 2,000 METERS (6560')



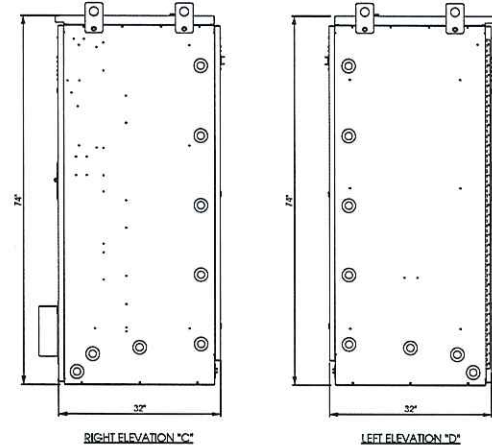
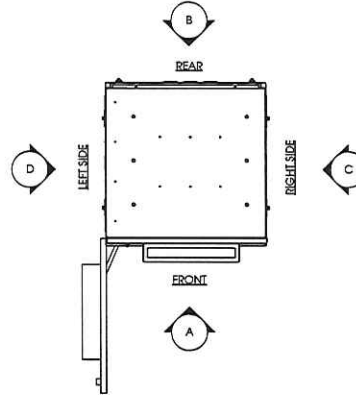
CHARLES CUBE PM63912UN3
SCALE: NTS



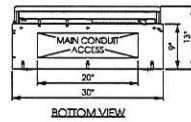
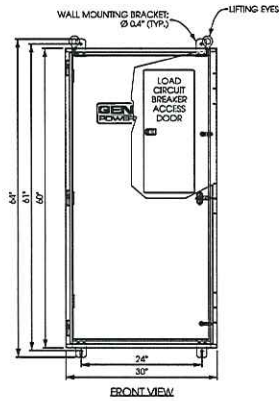
11/18/2016 10:55:12 AM 11/18/2016 10:55:12 AM 11/18/2016 10:55:12 AM



CHARLES CUBE-BB48E1HN1	
DIMENSIONS	32" W x 32" W x 74" H
WEIGHT	900 LBS (EMPTY)
WEIGHT	2665 LBS (w/NiCd Bty)
BATTERY SUPPORT	5 STRING SAST TEL 180.48V
THERMAL	DAC



A CHARLES CUBE-BB48E1HN1
SCALE: NTS



ILC RATED AMPS	VOLTAGE	PHASE	ENCLOSURE HEIGHT	ENCLOSURE WIDTH	ENCLOSURE DEPTH	WEIGHT (LBS)
200	120/240	1	60"	30"	10"	350
200	120/208	3	60"	30"	10"	350

B INTEGRATED LOAD CENTER
SCALE: NTS

THIS SPACE INTENTIONALLY LEFT BLANK



EQUIPMENT DETAILS
RIVER BARN (311141)
MEQUON, WISCONSIN

Attachment: Packet (2792 : SBA Towers, LLC)

SHEET TITLE	
PRELIMINARY DWG:	ENE
CC DRAWING REV1 - 01/20/16	CV
CC DRAWING REV2 - 01/29/16	CV
CC DRAWING REV3 - 06/13/17	CV
STAMPED PERMITS DWG:	
PERMIT CD REV1 - 02/17/16	CV
PERMIT CD REV2 - 04/11/16	CV
STAMPED FINAL DWG:	
CHECKED BY:	
PCM	
PLOT DATE:	
9/13/2017	
PROJECT #:	
13546	
FILE NAME:	
5-23-20	
SHEET NUMBER:	
S-2	

© EDGE CONSULTING ENGINEERS, INC.

STRUCTURAL STEEL

- STRUCTURAL STEEL DESIGN AND FABRICATION SHALL BE IN ACCORDANCE WITH THE AISC 13TH EDITION STEEL CONSTRUCTION MANUAL.
 - MATERIAL PROPERTIES ARE TO BE AS INDICATED IN THE BELOW UNLESS NOTED OTHERWISE.
WASHPES-4 = 50 KSI (A992 OR A572 GR 50)
CHANNELS & ANGLES-4 = 50 KSI (A36)
PLATES & LINES-4 = 50 KSI (A36)
SQUARE TUBES-4 = 45 KSI (A500 GR 6)
ROUND TUBES-4 = 45 KSI (A53 TYPE X, GR 6)
ROOF-4 = 50 KSI (A36)
 - STEEL BEAMS WITH RESIDUAL CAMBER RESULTING FROM MILL FABRICATION OR ROLLING SHALL BE SHOP FABRICATED AND ERRECTED SUCH THAT THE RESIDUAL CAMBER COUNTERACTS GRAVITY LOAD DEFLECTION.
 - MINIMUM BOLT EDGE DISTANCES ARE TO BE THE LARGER OF THE EXISTING CONDITION OR THE TABLE PROVIDED BELOW UNLESS APPROVED BY THE ENGINEER.
- | BOLT DIAMETER (IN) | 1/2" | 3/8" | 1/2" | 3/4" | 1" | 1 1/8" | 1 1/2" | 1 3/4" | 2" |
|--------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| MIN. EDGE DISTANCE | 1 1/4" | 1 1/2" | 1 3/4" | 1 5/8" | 1 7/8" | 2 1/8" | 2 1/4" | 2 1/2" | 2 3/4" |
- ALL CONNECTION BOLTING IS TO BE WITH A325N BOLTS UNLESS NOTED OTHERWISE. BOLTS NEEDED ONLY BE TIGHTENED TO THE SNUG-TIGHT CONDITION. SNUG-TIGHT IS DEFINED AS THE TIGHTNESS OBTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A PERSON USING AN ORDINARY PNEUMATIC WRENCH.
 - UNLO, POST INSTALLED ANCHORS ARE TO BE HELT HIT W/ 200 ADHESIVE. ANCHORS FOR SOLID BASE MATERIAL AS MANUFACTURED BY HELT FASTENING SYSTEMS OF TULSA, OKLAHOMA OR EQUAL. INSTALL ANCHORS WITH EMBEDMENT DEPTHS INDICATED.
 - UNLO, NONSHRINK GROUT SHALL BE A NONMETALLIC FIBERED FORMULATION EQUIVALENT TO MASTERFLOW 713 PLUS BY DESIGN BUILDING SYSTEMS. BEAM AND UNIL PLATES SHALL BE FULLY GROUTED WITH A MINIMUM 1/2" NONSHRINK GROUT.
 - ALL STEEL FRAMING MEMBERS, CONNECTION PLATES, FASTENERS AND ANCHOR BOLTS TO HAVE HOT-DIP GALVANIZING FINISH. APPLY COATING BY THE HOT-DIP PROCESS FOR GALVANIZING ACCORDING TO ASTM A 123.
 - ALL DINGS, SCRAPES, MARKS AND STREETS IN THE GALVANIZED AREA SHALL BE COATED WITH A ZINC-RICH PAINT, APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 - AFTER ZINC-RICH PAINT IS DRY, OVERCOAT WITH AN APPROPRIATE PAINT WITH THE SAME COLOR AS THE EXISTING.
 - ALL GALVANIZED MEMBERS SHALL BE GALVANIZED BY THE "DRY GALVANIZING PROCESS" AS DEFINED BY AGA (FLUX AND GALVANIZING APPLIED IN SEPARATE STEPS), PROVIDING ALTERNATE COST TO GALVANIZE PER THE "WET METHOD (FLUX AND GALVANIZING IN ONE STEP). GALVANIZED MEMBERS SHALL NOT BE QUENCHED COOLED.
 - ALL WELDING OF NEW STEEL IS TO BE WITH E70XX ELECTRODES, UNLO. WELDING SHALL BE IN ACCORDANCE WITH THE LATEST AWS SPECIFICATIONS BY CERTIFIED WELDERS.
 - WHEN FIELD WELDING TO EXISTING STEEL, ADJUST WELDING PROCEDURES AS REQUIRED TO BE COMPATIBLE WITH THE NEW AND EXISTING STEEL.
 - ALL WELDING OF GALVANIZED MATERIAL SHALL BE PERFORMED IN SUCH A MANNER AS TO SATISFY ALL OSHA AND AWS REQUIREMENTS. ALL FIELD WELDED LOCATIONS SHALL BE PREPARED AND PRIMED WITH A ZINC RICH PRIMER PRIOR TO PAINTING PER THE MANUFACTURER'S RECOMMENDATIONS. THE SPECIFIC PRIMER TO BE USED SHALL BE TNEDEC SERIES 90-97 Thinner-2nc @ 3.0-4.0 mils DFT OR APPROVED EQUAL.
 - SUBMIT SHOP DRAWINGS DETAILING FABRICATION OF STRUCTURAL STEEL COMPONENTS.
 - METAL BAR GRATING SHALL BE FURNISHED AND INSTALLED ACCORDING TO ANSIA/MAAMI MBS 53-101 METAL BAR GRATING MANUAL. METAL BAR GRATING SHALL BE WELDED STEEL GRATING FABRICATED FROM CARBON STEEL WITH MINIMUM BRIDGING STRESS OF 70,000 PSI AND 60,000,000 PSI. THE MANUFACTURER SHALL SUBMIT (4) SETS OF PANEL FABRICATION DRAWINGS WITH DIRECTION PLANS IDENTIFYING EACH PANEL WITH A MARK NUMBER AND PANEL DIMENSIONS. SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED PRIOR TO FABRICATION AND SHIPMENT OF GRATING. ALL GRATING PANELS SHALL BE CUT TO SIZE AND BUNDLED. GRATING SHALL BE FINISHED ACCORDING TO THE BID OPTION SELECTED. EACH GRATING PANEL SHALL BE TAGGED WITH THE ORDER NUMBER AND MARK NUMBER CORRESPONDING TO THE DIRECTION PLANS. FIELD CUTTING OF GRATING IS NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER. GRADING MAY BE FASTENED TO STRUCTURE BY WELDS OR CLIPS ACCORDING TO MAAMI STANDARDS.

GENERAL

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO ANY FABRICATIONS. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR THE PROPER FIT AND CLEARANCE IN THE FIELD. CONTACT EDGE CONSULTING ENGINEERS, INC. IF ANY DISCREPANCIES EXIST. DO NOT SCALE DRAWINGS.
- THE DRAWING IS NOT VALID IF LOADE OTHER THAN THOSE CONSIDERED IN THE STRUCTURAL ANALYSIS ARE ADDED TO OR REMOVED FROM THE STRUCTURE UNLESS APPROVED IN WRITING BY EDGE CONSULTING ENGINEERS, INC.
- THE PROPOSED LOADE SHALL NOT BE ADDED TO THE STRUCTURE UNTIL ALL MODIFICATIONS ARE MADE AND APPROVED BY THE WELDING INSPECTOR.
- THE DRAWING DOES NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE ALL WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION PROCEDURES AND PRACTICES.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ON-SITE SAFETY ASSOCIATED WITH THE WORK TO BE PERFORMED. ALL SAFETY REQUIREMENTS AS DICTATED BY OSHA AND THE LOCAL JURISDICTIONS SHALL BE FOLLOWED.
- IT SHOULD BE UNDERSTOOD THAT THE CONTRACTOR IS THE GUARANTOR OF ALL WORK AND RESPONSIBLE TO CONSTRUCT THE TOWER SEE ACCORDING TO APPLICABLE PLANS, SPECIFICATIONS AND STANDARDS.
- SECTIONS, DETAILS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE, UNLESS OTHERWISE SHOWN.
- ALL MATERIALS, WORKMANSHIP, AND DETAILS SHALL CONFORM TO THE LATEST EDITION OF THE BUILDING CODE.

CONCRETE & REINFORCING STEEL

- MATERIAL PROPERTIES (UNLO)
COMPRESSIVE STRENGTH
CONCRETE REINFORCEMENT
-FC = 4 KSI
-F' = 40 KSI (4045 GR 40)
- ALL BAR LAPS SHALL CONFORM TO ACI 318 CLASS "B" SLICE CRITERIA. USE TOP BAR LAP LENGTH FOR TOP BARS IN SLABS AND BEAMS OVER 14" DEEP. MINIMUM BAR LAPS AS FOLLOWS UNLO:
 - FOR EPOXY COATED BARS, PROVIDE 1.5 TIMES THE INDICATED LAP LENGTH. FOR TOP BARS PROVIDE 1.3 TIMES THE INDICATED LAP LENGTH.
 - LAP LENGTH SHALL BE SPECIFICALLY NOTED ON SHOP DRAWINGS WHERE MORE THAN ONE BAR MAKES UP A CONTINUOUS STRING.
 - HORIZONTAL BARS SHALL BE DETAILED TO SHOW THE DISTANCE FROM AT LEAST ONE END OF THE BAR TO THE NEAREST BUILDING GRID LINE OR WALL.
 - REINFORCING BARS SHALL BE DETAILED IN ACCORDANCE WITH ACI 318.
 - ALL REINFORCEMENT BARS SHALL BE FABRICATED IN ACCORDANCE WITH THE LATEST CRS MANUAL OF STANDARD PRACTICE AND SHALL BE CLEAN AND FREE OF GREASE AND SCALING RUST.
 - CONTINUOUS TOP AND BOTTOM BARS, WHEN SHOWN IN TRANSVERSE SECTION ONLY, SHALL BE LAPPED AS FOLLOWS:
TOP BARS NEAR MID-SPAN; BOTTOM BARS DIRECTLY OVER SUPPORTS, UNLO.
 - HOOK HORIZONTAL WALL AND BEAM REINFORCING BARS AT DISCONTINUOUS ENDS, TYPICAL UNLO. EXTEND REINFORCEMENT TO FAR FACE OF RESPECTIVE AND OVER COLUMN UNLO.
 - PROVIDE HOT/COLD WEATHER PROCEDURES AND PROTECTION IN ACCORDANCE WITH ACI RECOMMENDATIONS AND PROJECT SPECIFICATIONS.
 - CONCRETE REINFORCEMENT PROTECTION/CLEAR COVER, UNLO:
FOOTINGS:
BOTTOM & SIDES
TOP
WALLS:
EXTERIOR EXPOSURE
INTERIOR EXPOSURE
N.Y.
2"
 - PROVIDE ADDITIONAL #5 BARS AT 40" LONG 3" BELOW TOP OF SLAB AT 45° TO ALL REINFORCING CORNERS AND OPENINGS IN CONCRETE SLABS AND AS SHOWN.
 - ALL CONCRETE FOUNDATION WALLS SHALL HAVE A MINIMUM OF (2) #5 BARS CONTINUOUS TOP AND BOTTOM, UNLESS NOTED OR DETAILED OTHERWISE.
 - EXTEND ALL PER STEEL TO PROVIDE SET, HOOK UNDER FOOTING REINFORCEMENT, UNLESS NOTED OTHERWISE.
 - ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE LOCAL BUILDING CODE REQUIREMENTS AND THOSE OF THE FOLLOWING STANDARDS (LATEST EDITION):
"ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
"ACI 318, DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
"ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BIDDING"
"ACI 307, RECOMMENDED PRACTICE FOR CONCRETE FORM WORK"
 - ALUMINUM CONDUIT IS NOT PERMITTED TO BE EMBEDDED IN CONCRETE.
 - REFER TO FLATWORK DRAWINGS FOR SLAB-ON-GRADE PANELS AND DEPRESSIONS REQUIRED FOR MATS, TIE, AND OTHER FINISH MATERIALS.
 - PROVIDE FOOTING DOWNWELLS TO MATCH VERTICAL WALL REINFORCING, WHERE WALL REINFORCING IS NOT INDICATED. DOWNWELLS TO FOUNDATION WALLS WITH #5 REBAR AT 16" O.C. BY 30" LONG, WITH STANDARD HOOKS EMBEDDED A MINIMUM OF 9" INTO FOOTING.
 - ALL PER FOOTINGS TO HAVE DOWNWELLS WITH STANDARD HOOKS OF SAME SIZE AND QUANTITY AS PER STEEL. DOWNWELLS TO LAP PER STEEL AS REQUIRED FOR A CLASS "B" TENSION SPlice.
 - ALL OPENINGS IN CONCRETE FOUNDATION WALLS ARE TO HAVE (4) #5 DIAGONAL BARS EACH FACE OF THE WALL UNLESS OTHERWISE NOTED. BARS SHALL EXTEND 2 FEET BEYOND OPENING ON EACH SIDE.
 - UNLESS NOTED OTHERWISE, THICKEN THE SLAB-ON-GRADE BENEATH INTERIOR MASONRY PARTITIONS 8 INCHES BELOW BOTTOM OF SLAB ON GRADE. THICKENED PORTION TO EXTEND 8 INCHES BEYOND THE FACE OF THE WALL ON EACH SIDE. REINFORCE THE THICKENED PORTION WITH (3) #5 CONTINUOUS LONGITUDINAL REINFORCING BARS AND #5 TRANSVERSE BARS AT 16" O.C. UNLO.
 - UNLO, PROVIDE CONTROL OF CONSTRUCTION JOINTS IN SLAB-ON-GRADE AT 15 FOOT MAXIMUM CENTERS EACH DIRECTION. CONTRACTOR SHALL SUBMIT PLANS OF JOINT LOCATIONS TO THE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO CASTING SLAB-ON-GRADE. COORDINATE WITH ARCHITECTURAL DRAWINGS AND FLOOR FINISH SUCH AS TILE AND TERRAZZO.
 - ALL DOWNWELLS DURING CONCRETE OR SOLID MASONRY TO BE EPOXY ANCHORED WITH HLT WITH 2000 ADHESIVE OR EQUIVALENT, UNLESS NOTED OTHERWISE.

FOUNDATION

- ALL FOUNDATIONS SHALL BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED ENGINEERED FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF 4000 PSF. DESIGN BASED ON GEOTECHNICAL REPORT COMPILED BY RAMMEK & ASSOCIATES, INC. DATED (01/18/2016). CONTRACTOR TO REVIEW & FOLLOW RECOMMENDATIONS CONTAINED IN GEOTECHNICAL REPORT.
- ALL COLUMN FOOTINGS ARE TO BE CENTERED UNDER COLUMN CENTERLINES, UNLESS NOTED OR DETAILED OTHERWISE.
- THE FOUNDATION CONTRACTOR SHALL FULLY REVIEW UNDER-GROUND PLUMBING DRAWINGS AND SHALL COORDINATE WITH THE UNDER-GROUND PLUMBING CONTRACTOR TO DEPRESS FOOTINGS AND PROVIDE PIPE SLEEVES THROUGH FOUNDATION WALLS AS NECESSARY TO ACCOMMODATE PLUMBING LINES OR TAPS WHICH PENETRATE CONCRETE FOOTINGS OR FOUNDATIONS.
- PROVIDE PVC SLEEVES THROUGH FOUNDATION WALLS/FOOTINGS FOR PIPE, CONDUIT, AND CABLE PENETRATIONS, INCLUDING ELECTRICAL GROUNDING SYSTEM CABLES. SEE APPROPRIATE DRAWINGS FOR LOCATIONS/SIZES. PLACE SLEEVES IN LOCATIONS TO AVOID REPLACING REINFORCING STEEL.
- FOOTING SUBGRADES SHALL BE CLEAN AND FREE OF DEBRIS, STANDING WATER, AND LOOSE SOIL.
- COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS FOR MISCELLANEOUS FOUNDATIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
- CONTROL JOINTS IN THE CASH-IN-PLACE CONCRETE FOUNDATION WALLS SHALL BE PLACED AT SPACING NOT TO EXCEED 9' O.C. OR AS LOCATED PER DRAWINGS AND SHOULD ALIGN WITH MASONRY CONTROL JOINTS WHERE APPLICABLE. PROVIDE VERTICAL "Y" GROOVE AT ALL CONSTRUCTION AND CONTROL JOINTS. CONTRACTOR SHALL SUBMIT PLANS OF JOINT LOCATIONS FOR APPROVAL.
- SEE TYPICAL SLAB-ON-GRADE DETAILS FOR SLAB AND SUB-BASE REQUIREMENTS.
- A LEAN CONCRETE MUD SLAB 2" TO 3" THICK SHALL BE USED IN THE FOOTING EXCAVATION TO THE BOTTOM OF THE EXCAVATION TENDS TO BECOME MUDDY AND SOFT DUE TO CONSTRUCTION ACTIVITY. LEAN CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2000 PSI.
- COORDINATE GROUNDING REQUIREMENTS FOR FOUNDATION/FOOTING REINFORCING STEEL WITH ELECTRICAL DRAWINGS. COORDINATE INSTALLATION OF GROUNDING WIRES/EQUIPMENT WITH ELECTRICAL CONTRACTOR PRIOR TO CASTING CONCRETE.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SURFACE CONDITIONS IN THE DRAWINGS, SPECIFICATIONS, TEST BORINGS, OR GEOTECHNICAL REPORTS. THESE DATA ARE INCLUDED TO ASSIST THE CONTRACTOR DURING DESIGN AND SUBSEQUENT CONSTRUCTION AND TO REPRESENT CONDITIONS AT SPECIFIC LOCATIONS AT THE PARTICULAR TIME OBSERVATIONS WERE MADE.
- FOUNDATION WORK SHALL CONSIST OF STIRP FOOTINGS, SPREAD FOOTINGS, MAT SLABS, AND SLAB-ON-GRADE.
- CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT WHICH WILL ENDANGER ADJACENT STRUCTURES, STREETS, OR UTILITIES.
- CONTRACTOR SHALL PROVIDE CONTROL OF SURFACE AND SUBSURFACE WATER PROMPTLY TO INSURE THAT ALL FOUNDATION WORK IS DONE IN THE DRY.
- NO FOUNDATIONS SHALL BE INSTALLED ON FROZEN SUBGRADE.
- PROTECT IN-PLACE FOUNDATIONS AND STRUCTURAL SLABS FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.
- BACKFILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF WALL.

EARTHWORK

- UNLO, THE CONTRACTOR SHALL RETAIN AN INDEPENDENT, QUALIFIED GEOTECHNICAL ENGINEERING FIRM/TESTING AGENCY TO IDENTIFY AREAS OF FLOOR SOIL TO MONITOR PROPER SUBGRADE PREPARATIONS AND TO OVERSEE AND TEST THE PLACEMENT OF COMPACTED FILL MATERIAL.
- ALL SUBTERRANEAN STRUCTURES, UTILITIES, PIPING, ETC. IN THE AREA OF EXCAVATIONS SHALL BE LOCATED AND MARKED BY CONTRACTOR PRIOR TO EARTH REMOVAL WORK. CONTRACTOR SHALL MAINTAIN MARKERS UNTIL EXCAVATION ACTIVITIES HAVE CEASED. IF UNDERGROUND UTILITY CONFLICTS ARE DISCOVERED BEFORE OR ENCOUNTERED DURING EXCAVATION, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY.
- BEFORE PLACING FOOTINGS, FOUNDATIONS OR SLAB-ON-GRADE, THE SUB-GRADE SHALL BE PREPARED AND INSPECTED AS REQUIRED.
- WHERE STRUCTURES DERIVE SUPPORT FROM FILL-SUPPORTED FOUNDATIONS AND AT SLAB-ON-GRADE, FILL SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1587).
- NO FILL SHALL BE PLACED OVER FROZEN, MUDDY, OR OTHER DELETERIOUS MATERIAL. NO FILL SHALL BE PLACED OVER A PREVIOUS LAY THAT HAS NOT BEEN ADEQUATELY COMPACTED.
- BACKFILL AGAINST FOUNDATION WALLS SHALL BE PLACED EVENLY ON ALL SIDES IN ORDER TO ACHIEVE GENERALLY BALANCED LOADINGS.

SHOP DRAWINGS

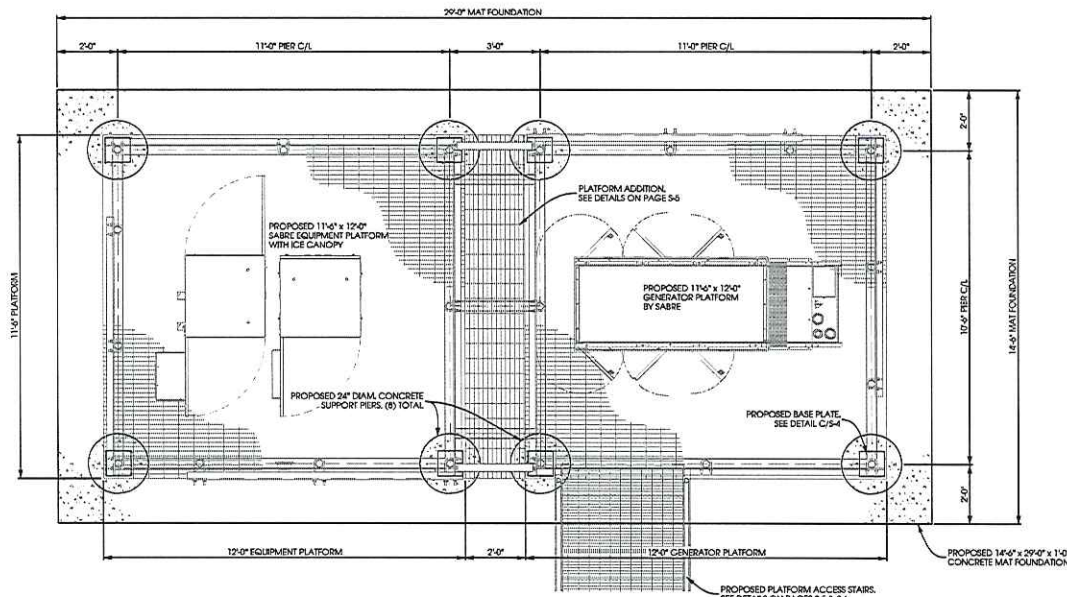
- SHOP DRAWINGS SHALL BE SUBMITTED FOR STRUCTURAL ITEMS AS REQUIRED BY THE SPECIFICATIONS. CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS AND PRODUCT DATA FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTAL. REVIEWED SHOP DRAWINGS SHALL BE STAMPED BY THE CONTRACTOR. ANY SHOP DRAWING OF PRODUCT DATA NOT REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR WILL BE REJECTED. GENERAL CONTRACTOR SHALL CLOUD OR FLAG ALL ITEMS NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SHALL VERIFY ALL DIMENSIONS.
- ANY CHANGES, SUBSTITUTIONS OR DEVIATIONS FROM THE ORIGINAL CONTRACT DRAWINGS SHALL BE CLOUDED BY THE MANUFACTURER OR FABRICATOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS WHICH ARE CLOUDED OR FLAGGED BY SUBMITTING PARTIES SHALL NOT BE CONSIDERED APPROVED AFTER THE ENGINEER'S REVIEW, UNLESS SPECIFICALLY NOTED ACCORDINGLY BY THE ENGINEER.
- THE APPROVED SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY ARE NOT TO BE CONSIDERED CHANGES TO THE ORIGINAL CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ITEMS OMITTED OR SHOWN INCORRECTLY ARE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
- SHOP DRAWING REVIEW IS INTENDED ONLY FOR GENERAL CONFORMANCE TO THE DESIGN CONCEPT AND CONSTRUCTION DOCUMENTS.
- SHOP DRAWINGS WILL BE RETURNED FOR REEXAMINATION IF MAJOR ERRORS ARE FOUND DURING REVIEW.
- ALLOW A MINIMUM OF (10) WORKING DAYS FOR REVIEW OF SHOP DRAWINGS BY THE STRUCTURAL ENGINEER.

STRUCTURAL ENGINEERTHIS STAMP CERTIFIES THE FOLLOWING
STRUCTURAL PAGES 53 THRU 54.PRELIMINARY -
NOT FOR CONSTRUCTION**Edge**

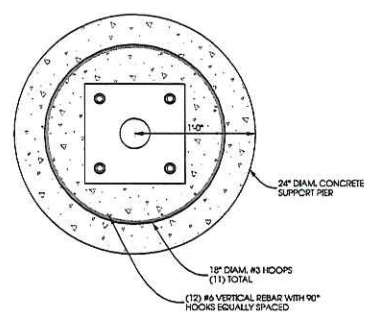
Consulting Engineers, Inc.

624 Water Street
Poulsboe, WA 98278
608.644.1449 voice
www.edgeconsult.com**STRUCTURAL SPECIFICATIONS**
RIVER BARN (311141)
MEQUON, WISCONSIN

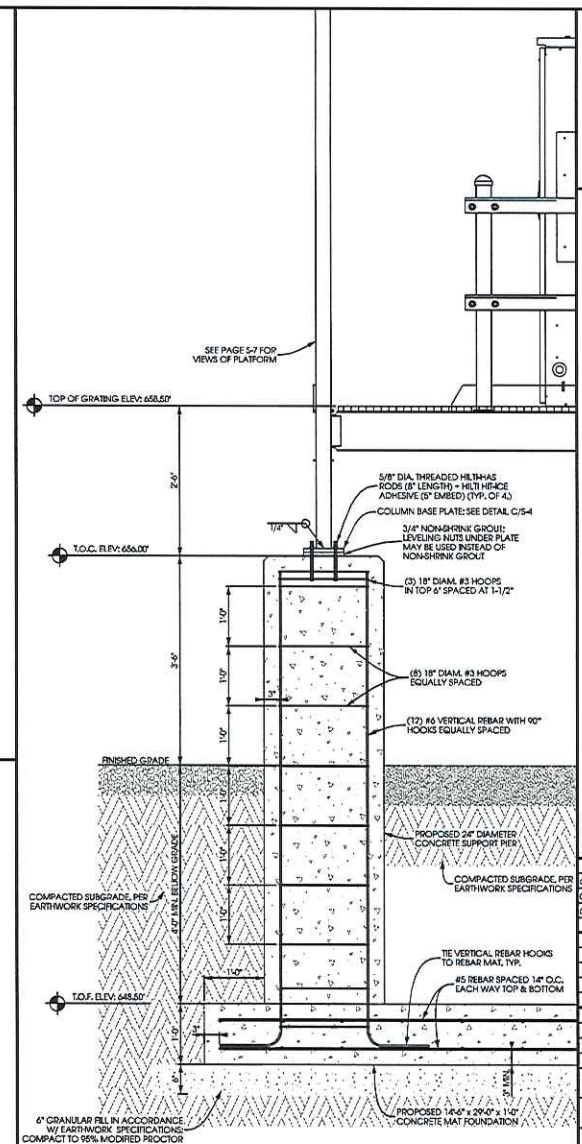
Attachment: Packet (2792 : SBA Towers, LLC)



A PLATFORM FOUNDATION PLAN
SCALE: 11 x 17 - 1/4" = 1'-0"
22 x 34 - 1/2" = 1'-0"



C COLUMN BASE PLATE DETAILS
SCALE: NTS



B PLATFORM FOUNDATION DETAIL
SCALE: 11 x 17 - 1/2" = 1'-0"
22 x 34 - 1" = 1'-0"

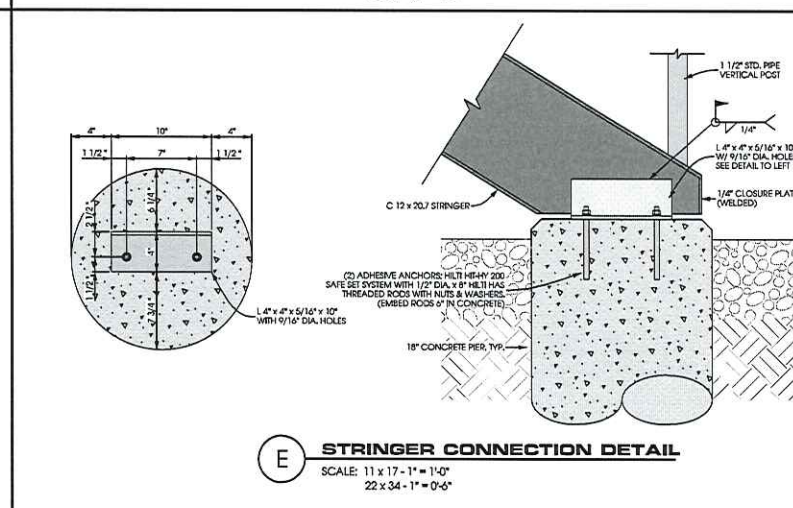
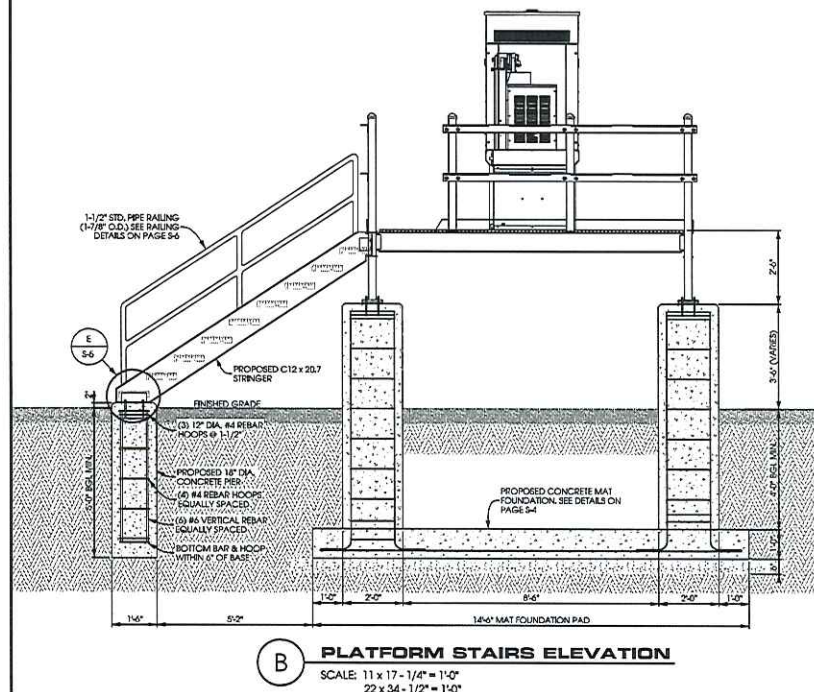
Edge
Consulting Engineers, Inc.
221 North Street
Poulsbo, WA 98268
360.644.1070
www.edgeinc.com

FOUNDATION DETAILS
RIVER BARN (311141)
MEQUON, WISCONSIN

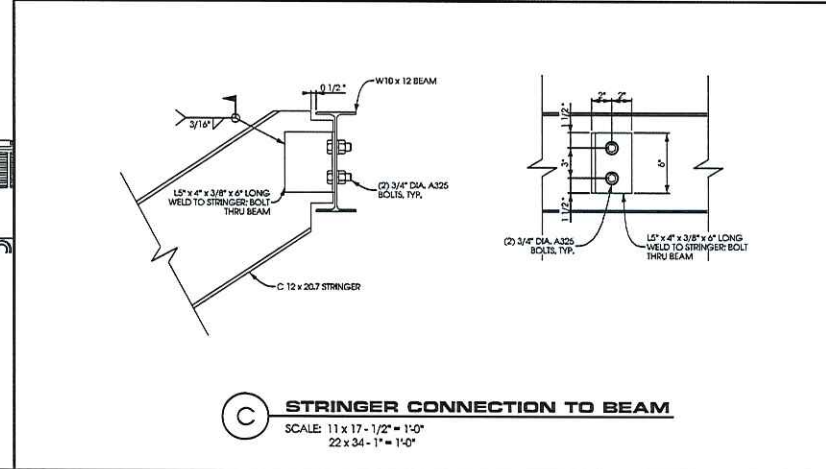
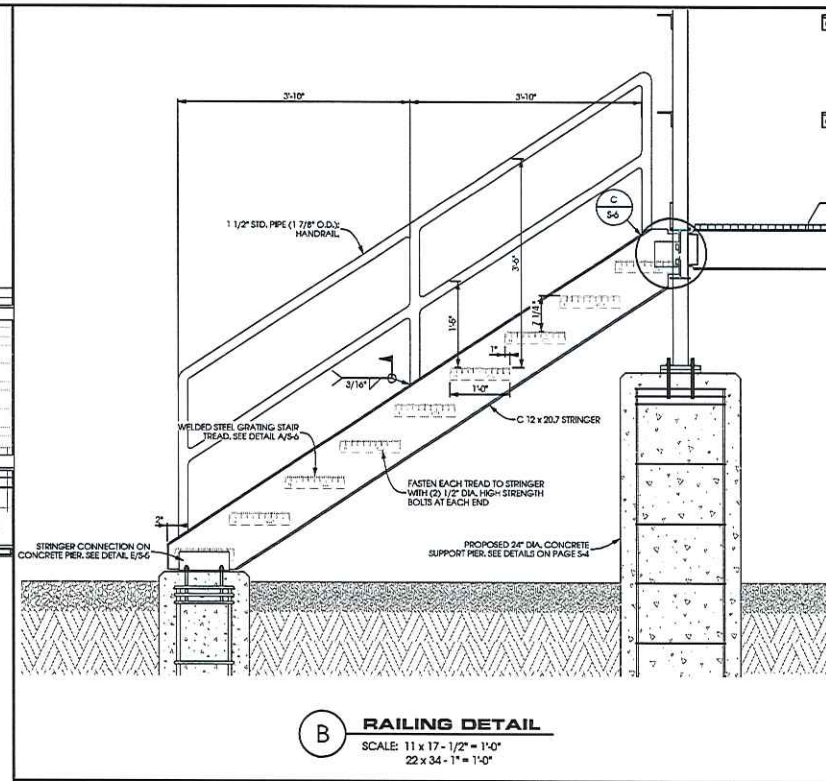
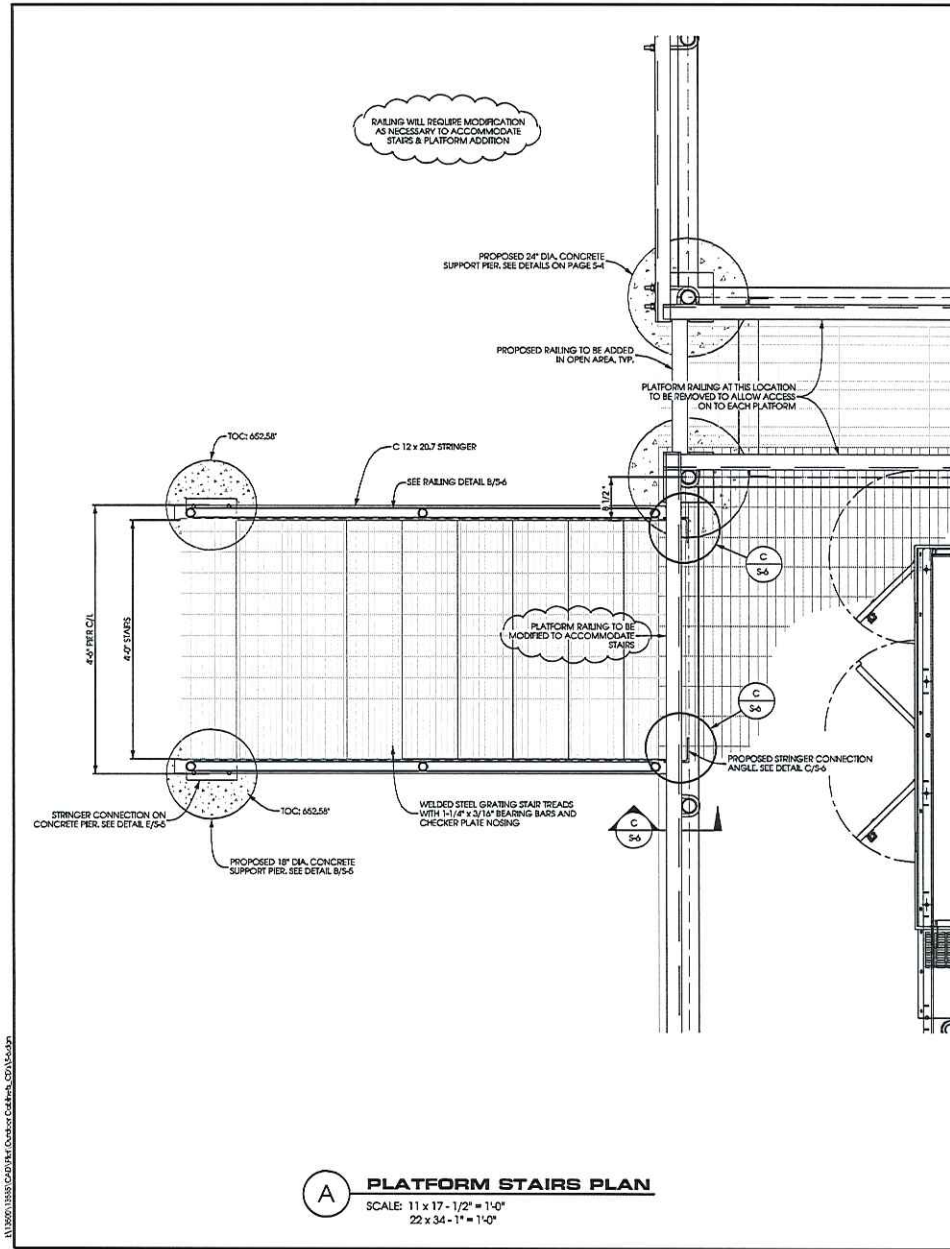
SHEET TITLE	PRELIMINARY DWG:	INT:
	CC DRAWING REV. 1 - 01/20/15	CV
	CC DRAWING REV. 2 - 01/29/16	CV
	CC DRAWING REV. 3 - 09/13/17	NAT
	STAMPED PERMITS DWG:	
	PERMIT CD REV. 1 - 03/17/16	CV
	PERMIT CD REV. 2 - 04/11/16	CV
	STAMPED FINAL DWG:	
	CHECKED BY:	
	PCN	
	PROJECT DATE:	9/12/2017
	PROJECT #:	1556
	REV NAME:	14-19-17
	SHEET NUMBER:	S-4

Attachment: Packet (2792 : SBA Towers, LLC)

Attachment: Packet (2792 : SBA Towers, LLC)



P&ST TITLE	
PROLIMINARY DWG#:	
CD DRAWING REV.1 - 01/20/16	
CD DRAWING REV.2 - 01/29/16	
CD DRAWING REV.3 - 05/13/17	
STAMPED PERMIT DWG#:	
PERMIT CD REV.1 - 03/17/16	
PERMIT CD REV.2 - 04/11/16	
STAMPED FINAL DWG#:	
CHECKED BY:	
PCM	
PLOT DATE:	
09/13/2017	
PROJECT #:	
13545	
FILE NAME:	
54.dgn	
SHEET NUMBER:	
S-5	



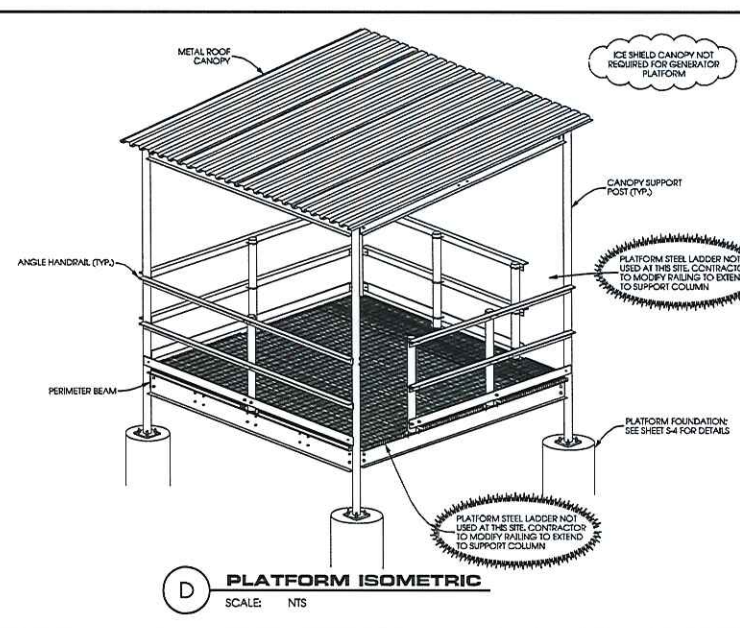
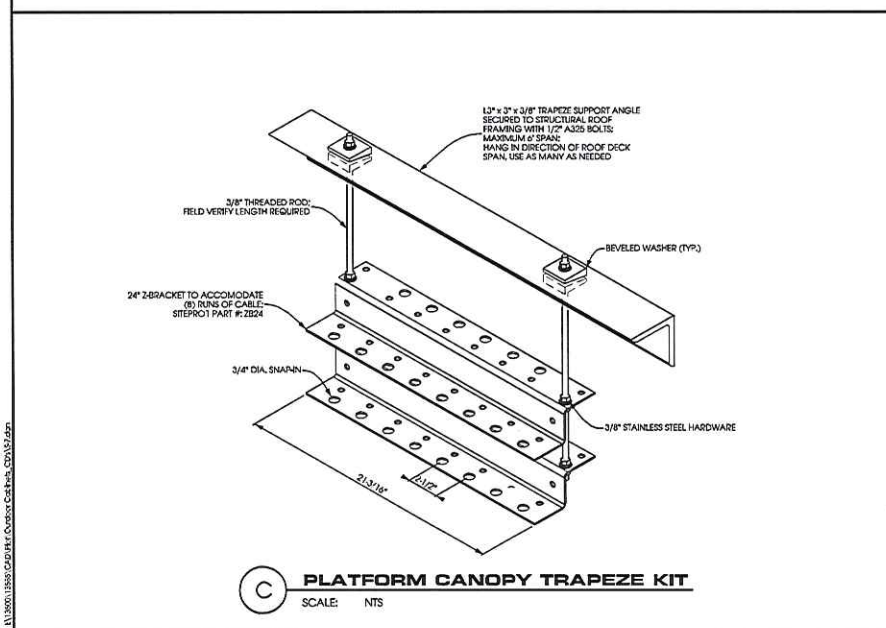
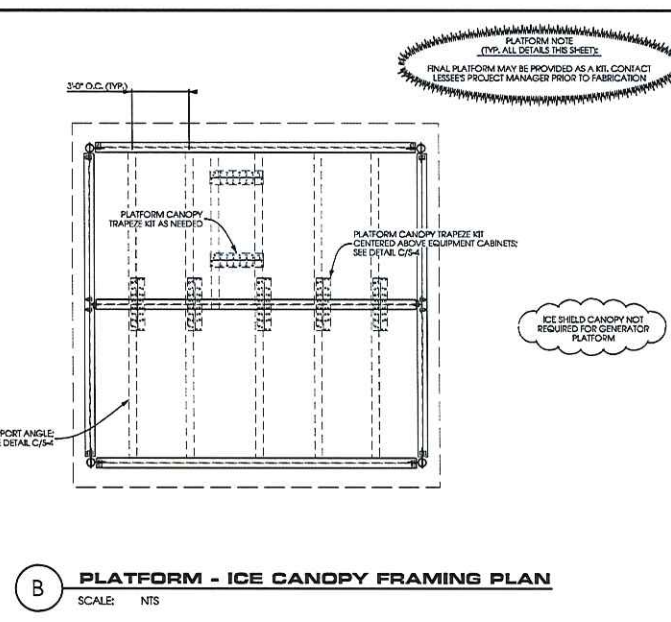
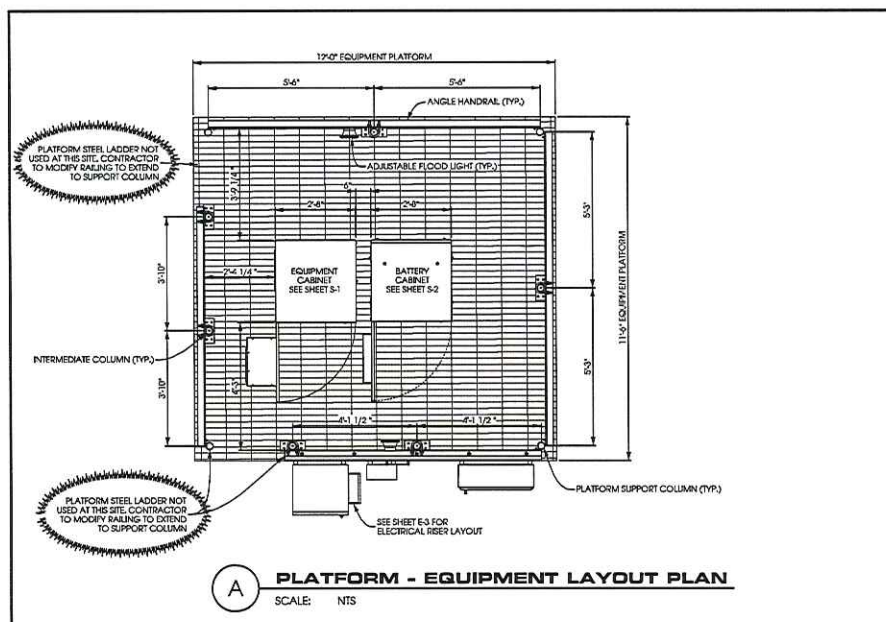
Edge
Consulting Engineers, Inc.
434 West Street
P.O. Box 111
60844 LEP Volo
60844 LEP Volo
www.edgeconsulting.com

PLATFORM DETAILS
RIVER BARN (311141)
MEQUON, WISCONSIN

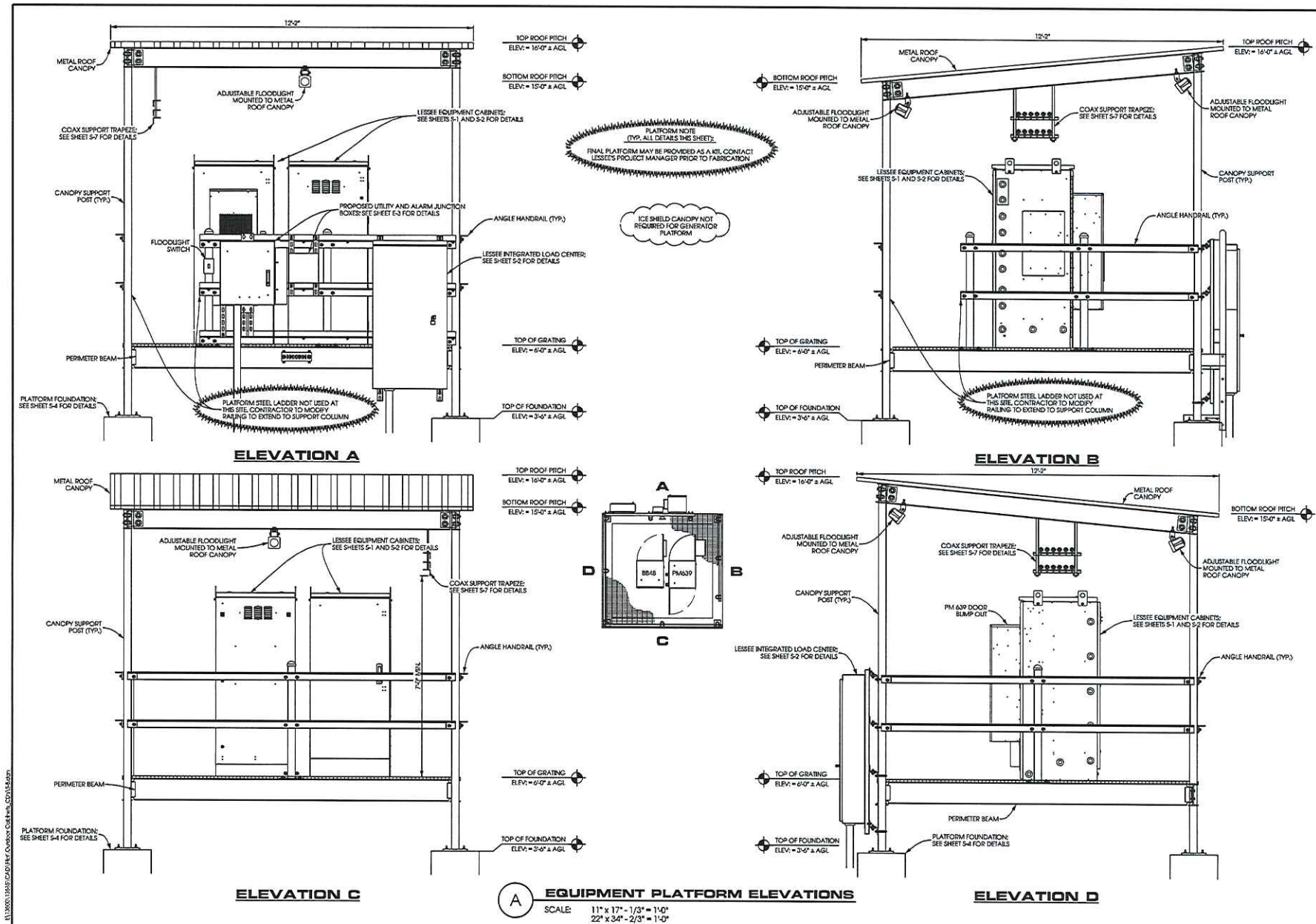
SHEET TITLE:	
PRELIMINARY DWG:	INT:
CC DRAWING REV1 - 01/07/16	CV
CC DRAWING REV2 - 01/29/16	CV
CC DRAWING REV3 - 09/13/17	NA*
STAMPED PERMIT DWG:	
PERMIT CD REV1 - 03/13/16	CV
PERMIT CD REV2 - 04/11/16	CV
STAMPED FINAL DWG:	
CHECKED BY:	
PCM	
PLOT DATE:	
9/13/2017	
PROJECT #:	
13585	
FILE NAME:	
S-6	
SHEET NUMBER:	
S-6	

Attachment: Packet (2792 : SBA Towers, LLC)

Attachment: Packet (2792 : SBA Towers, LLC)



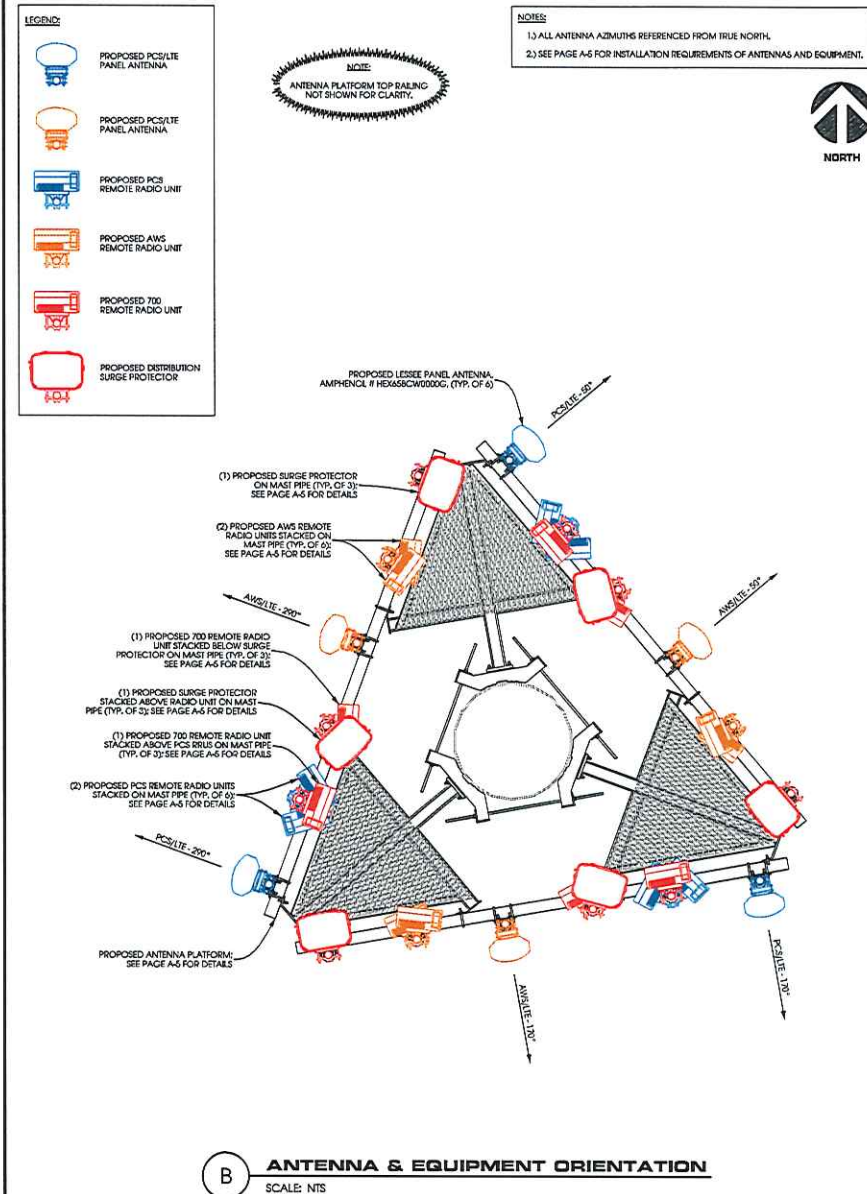
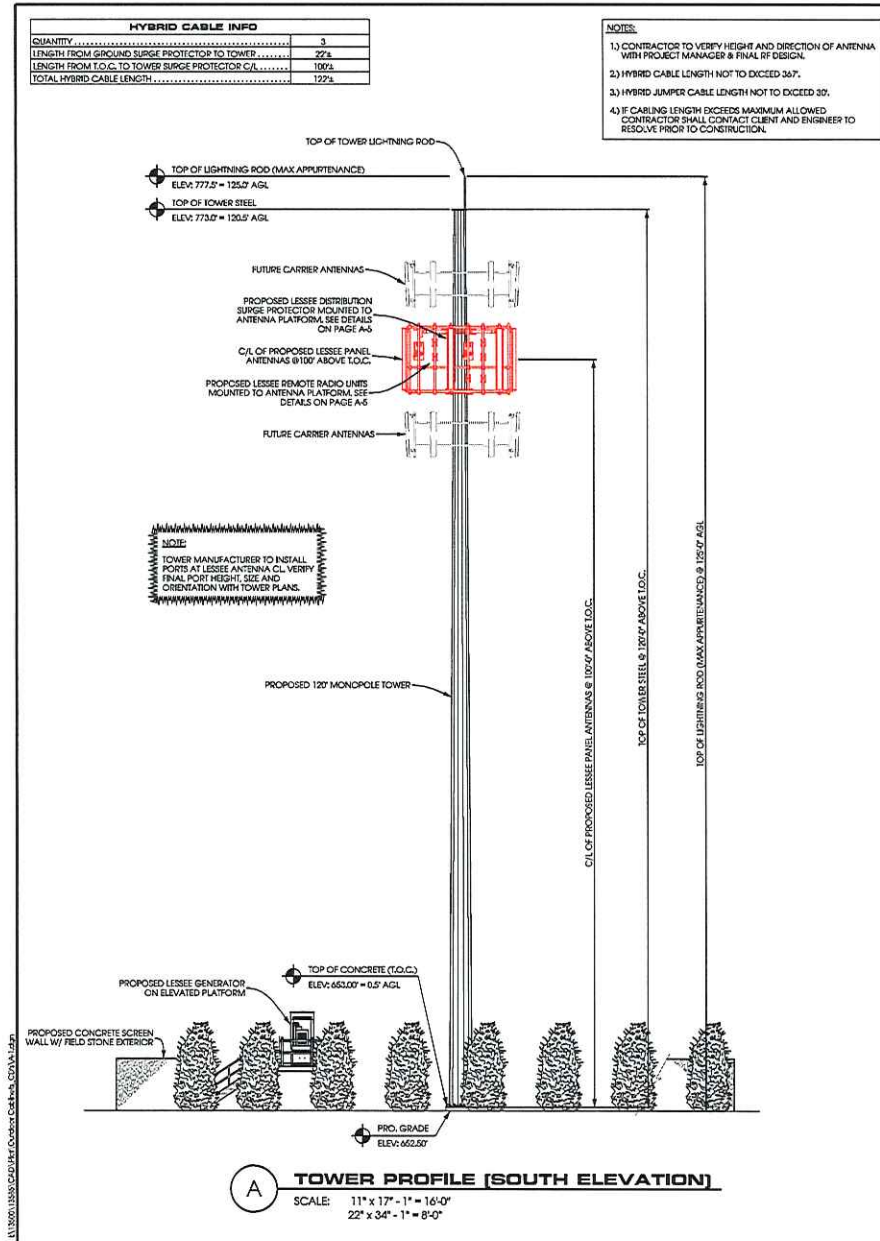
SHEET TITLE:
PRELIMINARY DWG#:
CC DRAWING REV'S - 21/2015
CC DRAWING REV-2 - 01/28/16
CC DRAWING REV-3 - 09/13/17
STAMPED PERMITS DWGS:
PERMIT CG REV-1 - 03/17/16
PERMIT CG REV-2 - 04/11/16
STAMPED PERMITS DWGS:
CHECKED BY:
PCM
PLOT DATE:
09/20/17
PROJECT #:
12665
FILE NAME:
6-2.dgn
SHEET NUMBER:
S-7



PLATFORM ELEVATIONS
RIVER BARN (311141)
MEQUON, WISCONSIN

SHEET TITLE	
PRELIMINARY DWG:	INT:
CC DRAWING REV. 1 - 01/20/16	CV
CC DRAWING REV. 2 - 01/27/16	CV
CC DRAWING REV. 3 - 04/13/17	NAI
STAMPED PERMIT DWG:	
PERMIT CD REV. 1 - 04/13/16	CV
PERMIT CD REV. 2 - 04/11/16	CV
STAMPED FINAL DWG:	
CHECKED BY:	
PCM	
PLOT DATE:	
9/13/2017	
PROJECT #:	
1396	
FILE NAME:	
S4.dgn	
SHEET NUMBER:	
S-8	

Attachment: Packet (2792 : SBA Towers, LLC)



TOWER ELEVATION
RIVER BARN (311141)
MEQUON, WISCONSIN

SHEET TITLE	DATE	BY
PRELIMINARY DWG:		
CC DRAWING REV.1 - 01/20/16	CV	
CC DRAWING REV.2 - 01/29/16	CV	
CC DRAWING REV.3 - 09/13/17	NAT	
STAMPED PRELIM DWG:		
PRIME CD REV.1 - 03/17/16	CV	
PRIME CD REV.2 - 04/11/16	CV	
STAMPED FINAL DWG:		
CHECKED BY:		
PCM		
PLOT DATE:		
PROJECT #:		
13565		
FILE NAME:		
A-1.dwg		
SHEET NUMBER:		
A-1		

Cell Name
Location Number
Date of Request

River Barn Park
311141
9/7/2017

RF Engineer
Market

Tim Baker
Milwaukee

Cell ID
Address
City/State/Zip

622
13333 N Cedarburg Road
Mequon, WI

PROPOSED CONFIGURATION

Equipment Layout Link

Sector	Pos	Port	RF Path	Antenna Manufacturer	Antenna Model	Centerline	Altitude	Variable Tilt	Mechanical Tilt	Action	
Alpha	A1	H1	LTE PCS - RxTx0	Amphenol	HEX858CW000G	100	50	3	0	Add-Install	
		H2	LTE PCS - RxTx1					3			
		L1	LTE C - RxTx0					3			
		L2	LTE C - RxTx1					3			
	A2	H1	LTE PCS - RxTx2	Amphenol	HEX858CW000G	100	50	3	0		
		H2	LTE PCS - RxTx3					3			
		L1	Unused at this time					1			
		L2	Unused at this time					3			
	A3	H1	Unused at this time					1			
		H2	Unused at this time					1			
		L1	Unused at this time								
		L2	Unused at this time								
	A4	H1	Unused at this time							Add-Install	
		H2	Unused at this time								
		L1	Unused at this time								
		L2	Unused at this time								
	Beta	B1	H1	LTE PCS - RxTx0	Amphenol	HEX858CW000G	100	170	4	0	Add-Install
			H2	LTE PCS - RxTx1					4		
			L1	LTE C - RxTx0					4		
			L2	LTE C - RxTx1					4		
B2		H1	LTE PCS - RxTx2	Amphenol	HEX858CW000G	100	170	2			
		H2	LTE PCS - RxTx3					2			
		L1	LTE C - RxTx2					4			
		L2	LTE C - RxTx3					4			
B3		H1	Unused at this time				50				
		H2	Unused at this time								
		L1	Unused at this time								
		L2	Unused at this time								
B4		H1	Unused at this time							Add-Install	
		H2	Unused at this time								
		L1	Unused at this time								
		L2	Unused at this time								
Gamma		G1	H1	LTE PCS - RxTx0	Amphenol	HEX858CW000G	100	290	3		Add-Install
			H2	LTE PCS - RxTx1					3		
			L1	LTE C - RxTx0					3		
			L2	LTE C - RxTx1					3		
	G2	H1	LTE PCS - RxTx2	Amphenol	HEX858CW000G	100	290	1			
		H2	LTE PCS - RxTx3					3			
		L1	LTE C - RxTx2					3			
		L2	LTE C - RxTx3					3			
	G3	H1	Unused at this time								
		H2	Unused at this time								
		L1	Unused at this time								
		L2	Unused at this time								
	G4	H1	Unused at this time							Add-Install	
		H2	Unused at this time								
		L1	Unused at this time								
		L2	Unused at this time								

Comments

NEIGHBOR SITE ANTENNA OPTO REQUIRED: 202280.2 Kelso, 6 dec EDT; 202280.3 Kelso, 7 dec EDT;

NOTES:

RF DESIGN AND DETAIL ON THIS PAGE PROVIDED BY LESSEE AND ARE INCLUDED FOR CONVENIENCE. FINAL RF DESIGN TO BE VERIFIED WITH LESSEE. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.



ANTENNA CONFIGURATION

RIVER BARN (311141)

MEQUON, WISCONSIN

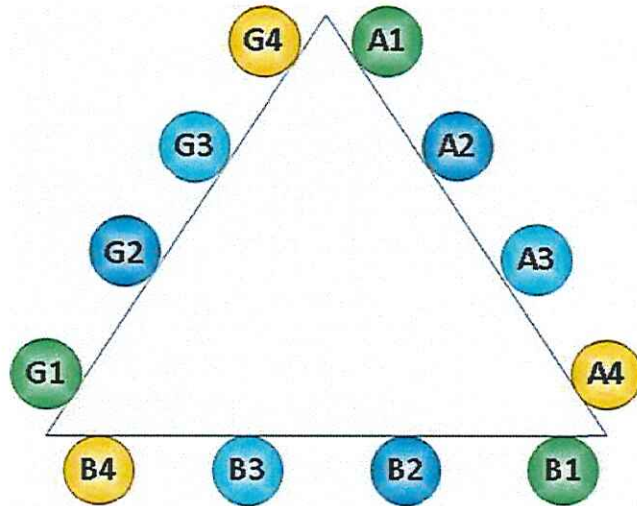
PRELIMINARY DWG#:		REV:
CC DRAWING REV1 - 01/20/15		CV
CC DRAWING REV2 - 01/29/16		CV
CC DRAWING REV3 - 06/13/17		NAT
STAMPED PERMIT DWG#:		
PERMIT CD REV1 - 03/17/16		CV
PERMIT CD REV2 - 04/11/16		CV
STAMPED FINAL DWG#:		

CHECKED BY:	PCM
PLOT DATE:	9/13/2017
PROJECT #:	13565
FILE NAME:	A-2.dwg

SHEET NUMBER:
A-2

© EDGE CONSULTING ENGINEERS, INC.

PROPOSED ANTENNA CONFIGURATION



ANTENNA PLATFORM SCHEMATIC

Proposed						
Passive Components	Location	Manufacturer	Component Model		Count	Action
	Top (Platform)	Ericsson	RRUS 2212- 700		6	Install
	Top (Platform)	Ericsson	RRUS 2212- PCS		6	Install
	Top (Platform)	Ericsson	RRUS 2212- AWS		6	Install
	Top (Platform)					
	Top (Platform)					
	Top (Platform)					
	Top (Platform)	Raycap	RCMDC-3315-PF-48		6	Install
	Bottom (Shelter)	Raycap	RCMDC-3315-PF-48		6	Install
	Bottom (Shelter)					
	Bottom (Shelter)					
	Bottom (Shelter)					
Coax	Sector	Coax Manufacturer	Type	Size	Count	Action
	Alpha					
	Beta					
	Gamma					
	Hybrid	Andrew	HFT1206-24S49	1 5/8	6	Install

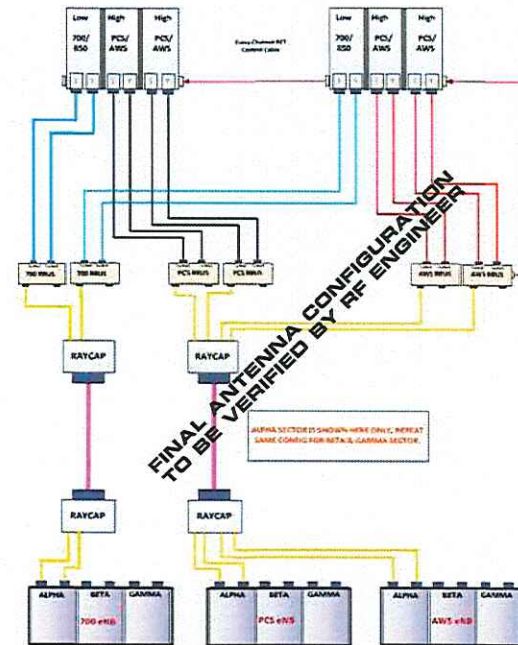
Comments

Run AISG RET control cable from 700 RRU to Antenna 1, daisy chain to Antenna 4. All transceiver equipment is tower mounted. Baseband equipment can be remote hosted.

NOTES:

RF DESIGN AND DETAIL ON THIS PAGE PROVIDED BY LESSEE AND ARE INCLUDED FOR CONVENIENCE. FINAL RF DESIGN TO BE VERIFIED WITH LESSEE. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.

COMBINER CABLE DATA INFORMATION



Raycap Layout - Raycap Per Sector					
POWER					
3	700 RRU	6	700 RRU/A2		
2	PCS RRU	5	PCS RRU/A2		
1	AWS RRU	4	AWS RRU/A2		
FIBER					
1	AWS RRU	2	AWS RRU/A2	3	PCS RRU
				4	PCS RRU/A2
				5	700 RRU
				6	700 RRU/A2
7		8		9	
				10	
				11	
				12	

NOTES:

RF DESIGN AND DETAIL ON THIS PAGE PROVIDED BY LESSEE AND ARE INCLUDED FOR CONVENIENCE. FINAL RF DESIGN TO BE VERIFIED WITH LESSEE. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.

PROPOSED ANTENNA CONFIGURATION

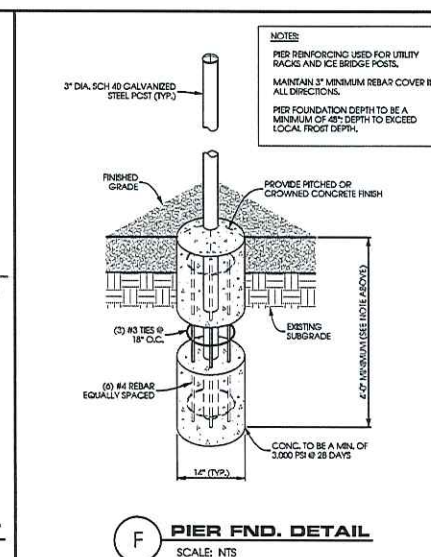
ANTENNA CONFIGURATION

RIVER BARN (311141)

MEQUON, WISCONSIN

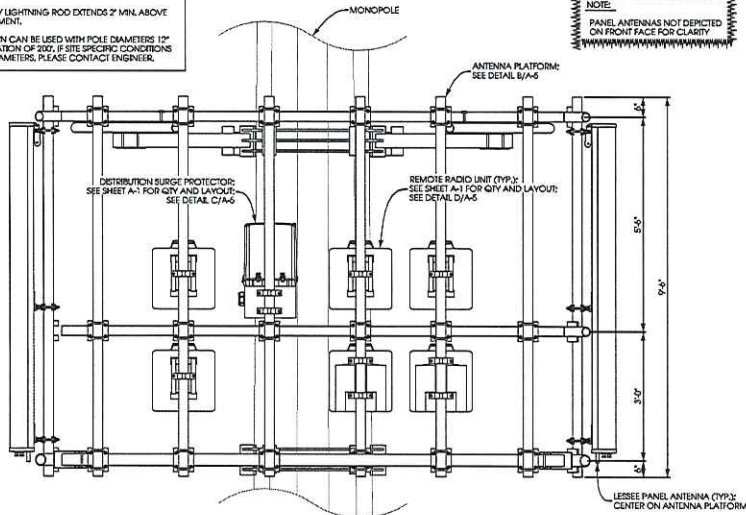
SHEET FILE	
PRELIMINARY DWG:	IN:
CC DRAWING REV1 - 01/20/16	CV
CC DRAWING REV2 - 01/20/16	CV
CC DRAWING REV3 - 06/13/17	NAT
STAMPED FINAL DWG:	
PERM CC REV1 - 06/13/17	CV
PERM CC REV2 - 06/13/17	CV
STAMPED FINAL DWG:	
CHECKED BY:	
PCM	
PLOT DATE:	
9/13/2017	
PROJECT #:	
1336	
FILE NAME:	
A-3	
SHEET NUMBER:	
A-3	

Attachment: Packet (2792 : SBA Towers, LLC)

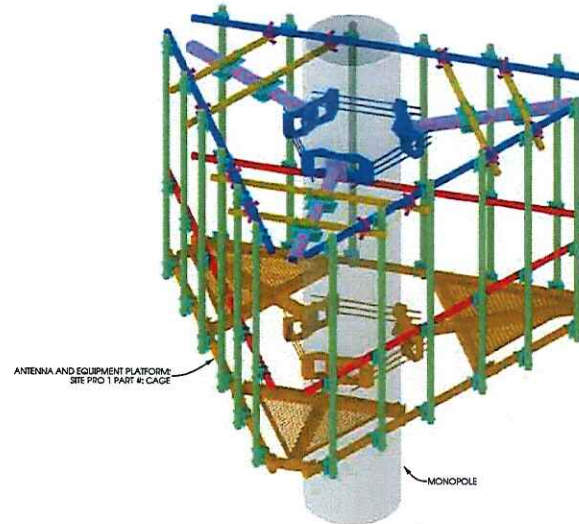


PROJECT TITLE:	
POLYMERHARY DWG2:	A
CC DRAWING REV1 - 01/20/18	C
CC DRAWING REV2 - 03/29/16	C
CC DRAWING REV3 - 09/13/17	N
STAMPED PERMITE DWG2:	
PERMITE CC REV1 - 03/17/16	C
PERMITE CC REV2 - 04/11/16	C
STAMPED FINAL DWG2:	
CHECKED BY:	
PCM	
PLOT DATE:	
9/13/2017	
PROJECT #:	
15065	
FILE NAME:	
A-4.dwg	
SHEET NUMBER:	

NOTES:
CONTRACTOR TO VERIFY LIGHTNING ROD EXTENDS 2' MIN. ABOVE ALL ANTENNAS & EQUIPMENT.
CAGE DESIGN AS SHOWN CAN BE USED WITH POLE DIAMETERS 12" TO 36" AND UP TO ELEVATION OF 200'. IF SITE SPECIFIC CONDITIONS ARE OUTSIDE THESE PARAMETERS, PLEASE CONTACT ENGINEER.

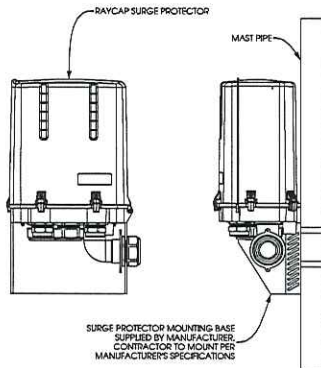


A ANTENNA & EQUIPMENT MOUNTING
SCALE: NTS



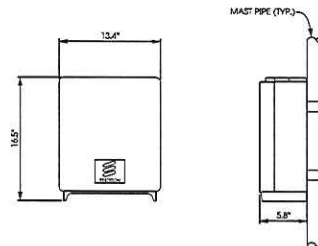
B ANTENNA PLATFORM
SCALE: NTS

DISTRIBUTION SURGE PROTECTOR:
RAYCAP PART # PCMDG-31595-48
DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD
TOWER, BASE, ROOFTOP, & ROOFTOP DISTRIBUTION MODELS
DIMENSIONS: 19.18" x 15.73" x 10.25" (H x W x D)
WEIGHT: 32 LBS (14.51 kg)



C DISTRIBUTION SURGE PROTECTOR
SCALE: NTS

REMOTE RADIO UNIT:
ERINSON PART # RRU52212
DIMENSIONS: 16.5" x 13.4" x 5.8" (H x W x D)
WEIGHT: 44 LBS



E REMOTE RADIO UNIT
SCALE: NTS

THIS SPACE INTENTIONALLY LEFT BLANK

Edge
Consulting Engineers, Inc.
1000 N. Lincoln Ave.
P.O. Box 1000
60004-1000
www.edgeconsulting.com

ANTENNA/EQUIP. MOUNTING
RIVER BARN (311141)
MEQUON, WISCONSIN

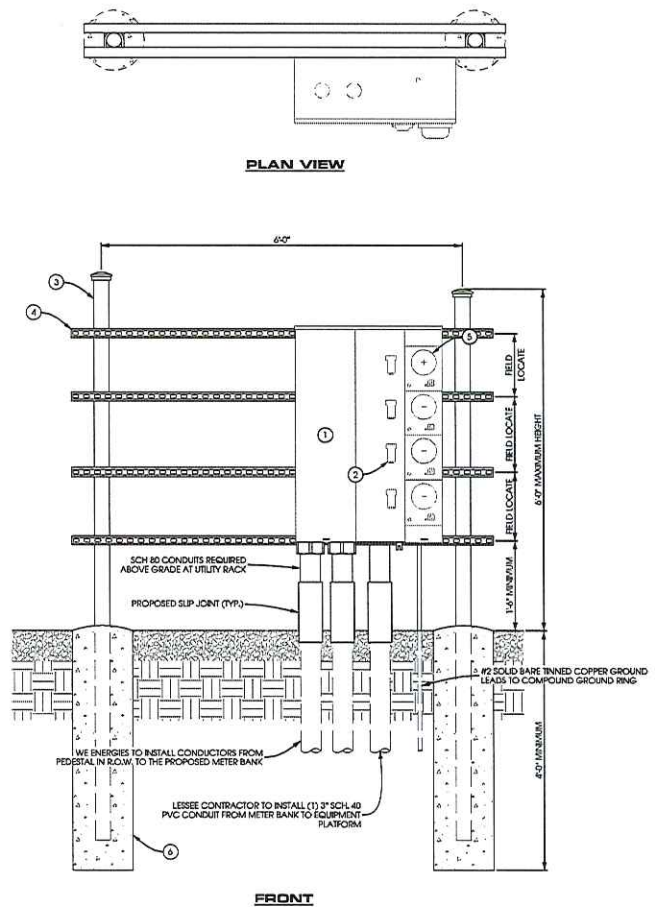
SHEET TITLE	
PRELIMINARY DWG:	REV
CC DRAWING REV1 - 01/20/10	CV
CC DRAWING REV2 - 01/20/10	CV
CC DRAWING REV3 - 01/20/10	CV
STAMPED FINAL DWG:	
PERMIT CC REV1 - 02/17/10	CV
PERMIT CC REV2 - 04/11/10	CV
STAMPED FINAL DWG:	
CHECKED BY:	
PLOT DATE:	
PROJECT #:	
FILE NAME:	
SHEET NUMBER:	
A-5	

Attachment: Packet (2792 : SBA Towers, LLC)

- REFERENCE NOTES:**
- 400 A, 120/240V, 1 PHASE, 3 WIRE, 6 POSITION METERING CENTER (250A MAX CIRCUIT BREAKER) (SQUARE D METER PAK MPR4200 OR EQUIVALENT).
 - 125A TENANT SERVICE DISCONNECT (SQUARE D CATALOG #DOM2125A/H, OR EQUIVALENT).
 - 3" NOMINAL SCHEDULE 40, GALVANIZED STEEL PIPE WITH PIPE CAP.
 - HORIZONTAL SUPPORT MEMBER (UNISTRUT P1000 OR APPROVED EQUIVALENT).
 - CONTRACTOR TO MAINTAIN 3'-0" MINIMUM CLEARANCE FROM METERING CENTER TO NEAREST OBSTRUCTION.
 - CONCRETE PIER FOUNDATION TO ACHIEVE A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE DEPTH TO BE A MINIMUM OF 6" BELOW FROST LINE (48" MINIMUM TYP.); SEE DETAIL C7-C5.

UTILITY RACK LAYOUT HAS BEEN REVIEWED BY
ELECTRIC PROVIDER ALL DEVIATIONS FROM UTILITY
RACK DETAIL TO BE APPROVED BY PHL WASHINGTON
FROM WE ENERGIES

Edge
Consulting Engineers, Inc.
634 West Street
P.O. Box 100
60844 Lodi, WI
www.edgeinc.com



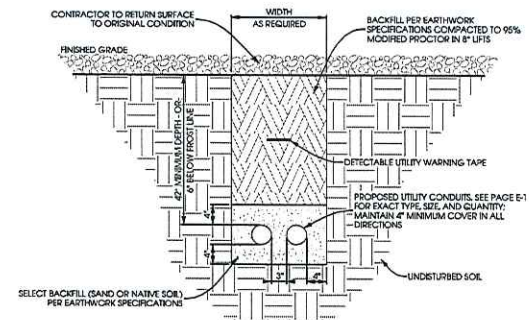
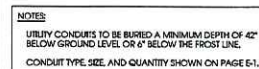
A MULTI-CARRIER UTILITY RACK DETAIL
SCALE: 11" x 17" - 1/2" = 1'-0"
22" x 34" - 1" = 1'-0"

METER AND TELCO RACK
RIVER BARN (311141)
MEQUON, WISCONSIN

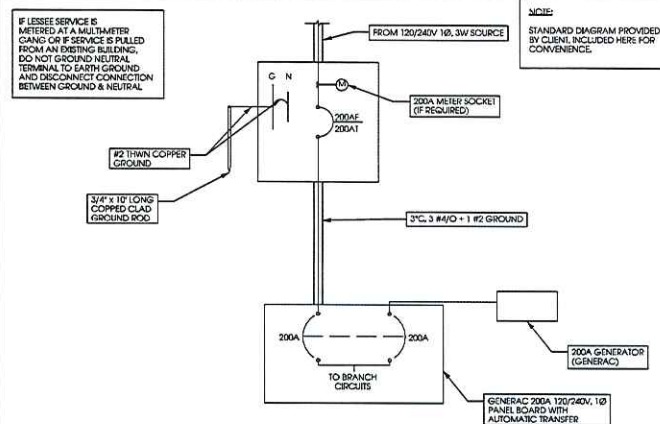
SHEET TITLE	
PRELIMINARY DWG:	INT
CC DRAWING REV1 - 01/29/16	CV
CC DRAWING REV2 - 01/29/16	CV
CC DRAWING REV3 - 01/29/17	NAT
STAMPED PERMIT DWG:	
PERMIT CD REV1 - 03/13/16	CV
PERMIT CD REV2 - 04/11/16	CV
STAMPED FINAL DWG:	
CHECKED BY:	
PCW	
PLOT DATE:	
07/13/2017	
PROJECT #:	
11585	
FILE NAME:	
E-2.rgs	
SHEET NUMBER:	
E-2	

Attachment: Packet (2792 : SBA Towers, LLC)

Attachment: Packet (2792 : SBA Towers, LLC)

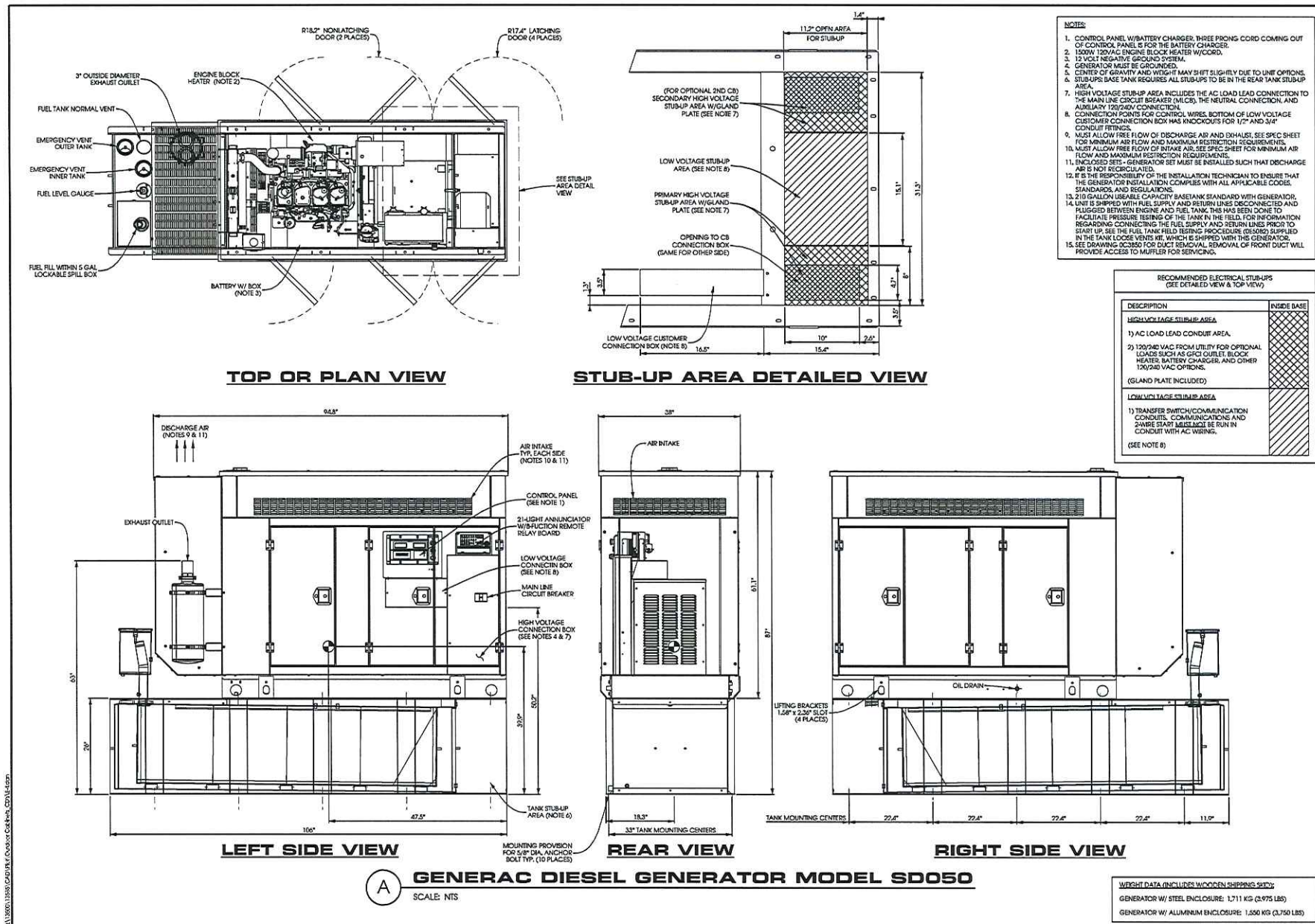


B UTILITY TRENCH DETAIL
SCALE: NTS



ELECTRIC LINE DIAGRAM & NOTES
SCALE: NTS

SHEET TITLE:	
PRELIMINARY DWG#:	N/A
CC DRAWING REV#:	01/29/13
CC DRAWING REV#:	01/29/13
CC DRAWING REV#:	01/23/17
STAMPED PERMITE DWG#:	
PERMITE CD REV#:	03/13/16
PERMITE CD REV#:	04/11/16
STAMPED TRIAL DWG#:	
CHECKED BY:	
JCM	
PLOT DATE:	
5/13/2017	
PROJECT #:	
13565	
FILE NAME:	
E-3.dgn	
SHEET NUMBER:	
E-3	



Edge
 Consulting Engineers, Inc.
 424 North Street
 P.O. Box 440
 Mequon, WI 53091
 (414) 224-1400
 www.edgeconsulting.com

GENERATOR DETAILS
 RIVER BARN (311141)
 MEQUON, WISCONSIN

SHEET TITLE

PRELIMINARY DWG: INT
 CC DRAWING REV1 - 01/20/16 CV
 CC DRAWING REV2 - 01/29/16 CV
 CC DRAWING REV3 - 01/13/17 NAT

STAMPED PERMIT DWG:
 PERMIT CC REV1 - 01/13/16 CV
 PERMIT CC REV2 - 04/11/16 CV

STAMPED FINAL DWG:

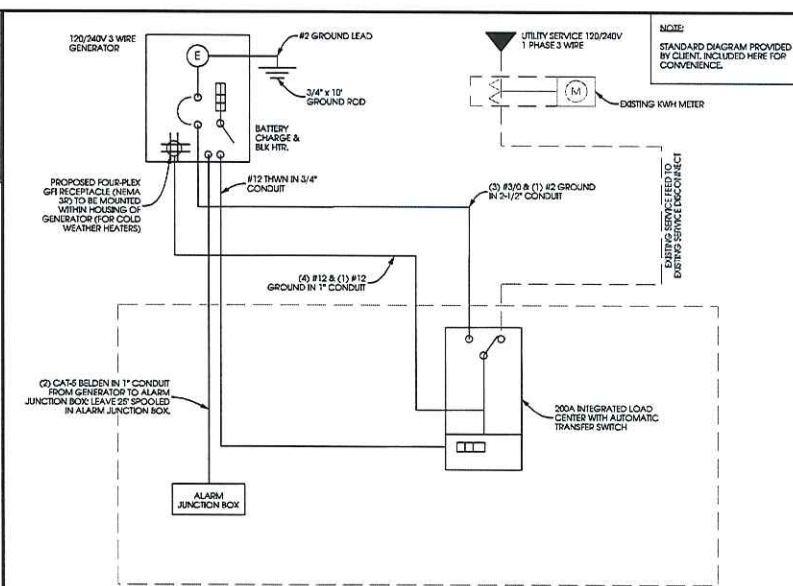
CHECKED BY:
 PCM
 PLOT DATE:
 01/13/2017
 PROJECT #:
 15545
 FILE NAME:
 E-4.dwg

SHEET NUMBER:
E-4

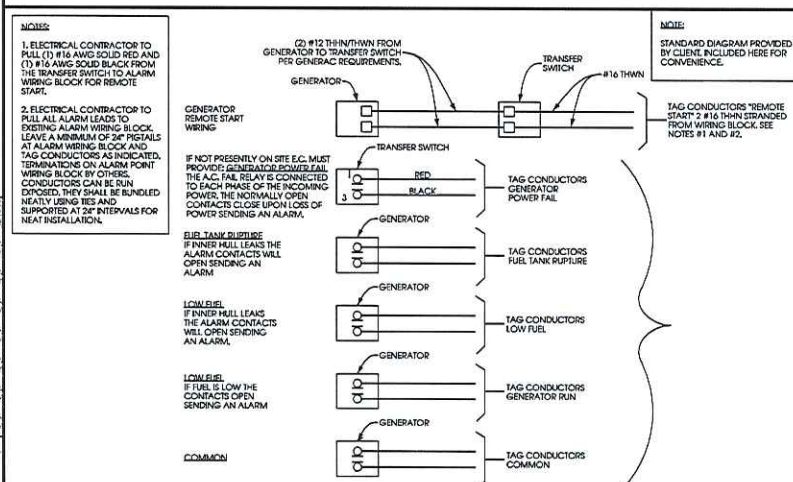
© EDGE CONSULTING ENGINEERS, INC.

Attachment: Packet (2792 : SBA Towers, LLC)

Attachment: Packet (2792 : SBA Towers, LLC)

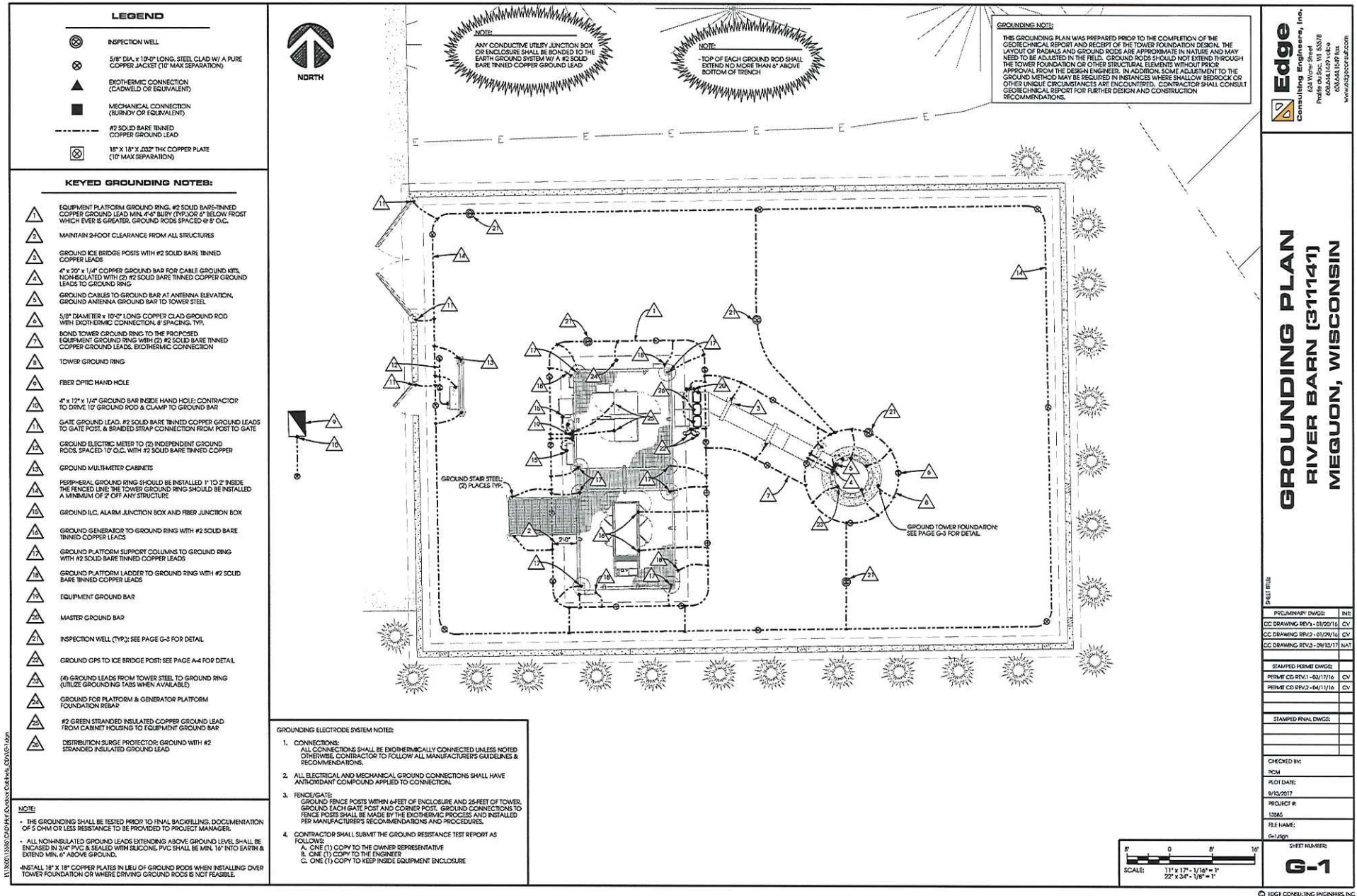


B **GENERATOR SINGLE LINE DIAGRAM**
SCALE: NTS



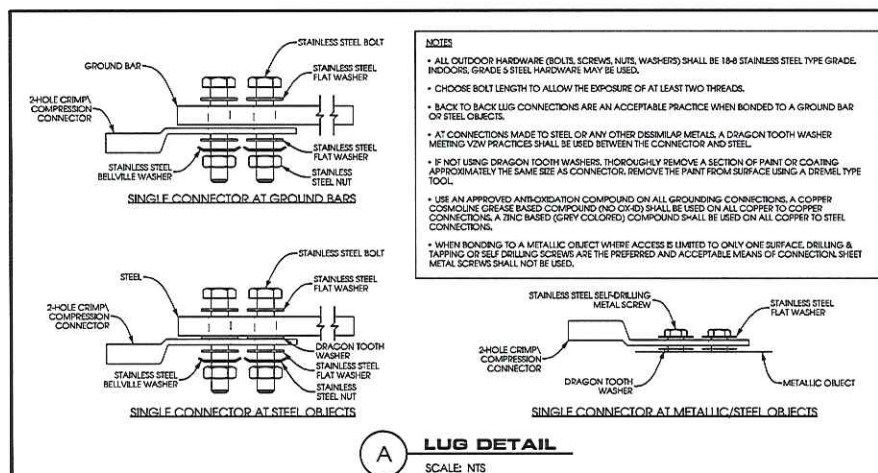
D **GENERATOR ALARM WIRING**
SCALE: NTS

SHEET TITLE	
POLYMERARY DWG#:	
CC DRAWING REV.1 - 01/20/16	
CC DRAWING REV.2 - 01/29/16	
CC DRAWING REV.3 - 02/13/17	
STAMPED PERMIT DWG#:	
PERMIT CC REV.1 - 03/17/16	
PERMIT CC REV.2 - 04/11/16	
STAMPED FINAL DWG#:	
CHECKED BY:	
PCM	
PLOT DATE:	
9/13/2017	
PROJECT #:	
15565	
FILE NAME:	
E-5.dgn	
SHEET NUMBER:	
E-5	



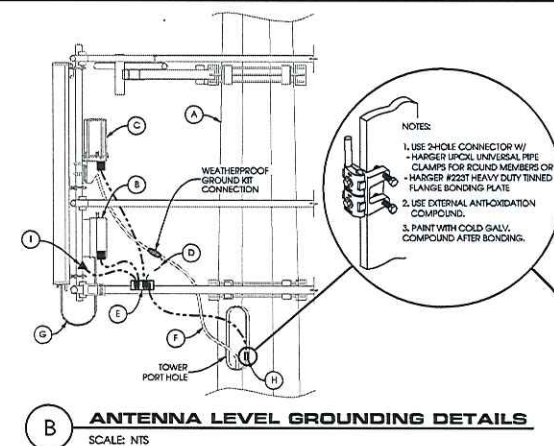
GROUNDING DETAILS
RIVER BARN (311141)
MEQUON, WISCONSIN

Attachment: Packet (2792 : SBA Towers, LLC)



KEYED GROUNDING NOTES:

- | | |
|----------|---|
| A | MONOPOLE TOWER |
| B | REMOTE RADIO UNIT: GROUND WITH #2 STRANDS INTO TEST GROUND LEAD |
| C | DISTRIBUTION SLEEVE PROTECTOR: GROUND WITH #2 STRANDED INSULATED COPPER LEAD |
| D | #6 2" GALVANIZED COPPER CABLE GROUND TO TEST GROUND BARS: GROUND WITH #2 UG1258-1554T OR APPROVED EQUIVALENT |
| E | UPPER ANTENNA GROUND BAR: MOUNT GROUND BAR DIRECTLY TO STEEL |
| F | CABLE, MAINTAIN MINIMUM BEND RADIUS |
| G | JUMPER, MAINTAIN MINIMUM BEND RADIUS |
| H | CLAMP: 2" STRANDED INSULATED COPPER LEAD TO TOWER STEEL WITH #2 HEAVY DUTY DUTY TIED FLANGE BONDING PLANTING (N 2237), OR APPROVED EQUIVALENT |
| I | CADWELD: 2" STRANDED INSULATED COPPER GROUND TO ANTEENNA MAIN PIPE |
| | **ALL GROUND LEADS TO BE ROUTED IN SAME DIRECTION |

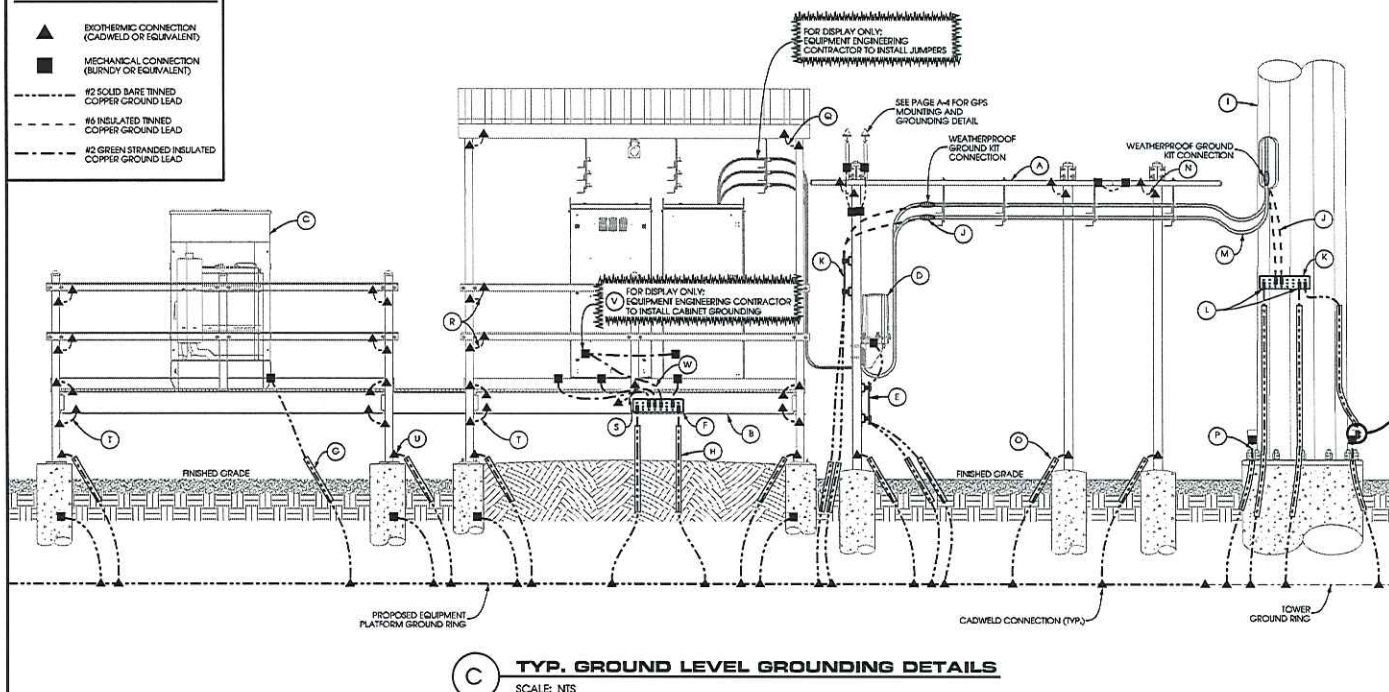


KEYED GROUNDING NOTES:

- | | |
|---|---|
| A | ICE BRIDGE |
| B | EQUIPMENT PLATFORM |
| C | BACKUP GENERATOR |
| D | DISTRIB. FROM SURGE PROTECTOR: GROUND WITH #2 STRANDED INSULATED GROUND LEAD |
| E | MASTER GROUND BAR BY ELECTRICAL CONTRACTOR: EXTEND (2) #2 SOLID BARE TINNED COPPER GROUND LEADS DOWN INTO ASLEAD (1) 1/2" PVC CONDUIT |
| F | EQUIPMENT GROUND BAR BY ELECTRICAL CONTRACTOR: EXTEND (2) #2 SOLID BARE TINNED COPPER GROUND LEADS DOWN INTO SEALED (1) 1/2" PVC CONDUIT |
| G | (2) #2 SOLID BARE TINNED COPPER GROUND LEADS BETWEEN GENERATOR AND EQUIPMENT PLATFORM GROUND RING THROUGH (1) 1/2" CONDUIT |
| H | 1/2" DIA. PVC CONDUIT: EXTEND PVC CONDUIT 24" BELOW GRADE AND FILL WITH SILICONE (TPV) |
| I | MONOPOLE TOWER |
| J | #4 INSULATED TINNED COPPER CABLE GROUND KITS TO EQUIPMENT BAR: COMESCAPE PART # UG115-15849 OR APPROVED EQUIVALENT |
| K | (2) 20' x 1/4" TINNED, INSULATED, NON-SOLDERED COPPER GROUND KITS TO GROUND KITS |
| L | PROVIDE (2) #2 SOLID BARE TINNED COPPER GROUND LEADS FROM (1) 1/2" DIA. GROUND BAR TO TOWER GROUND RING: ALL LEADS TO BE ENCASED IN 1/2" SEALED CONDUIT |
| M | CABLES WITH DRIPLOOP INSTALLED BY ANTENNA CONTRACTOR; MAINTAIN MINIMUM BEND RADIUS |
| N | (2) SOLID BARE TINNED COPPER GROUND JUMPER BETWEEN ICE BRIDGE AND STEEL SUPPORT POST BY ANTENNA CONTRACTOR: ORIENT WITH HIGH SIDE TOWARDS TOWER |
| O | (2) SOLID BARE TINNED COPPER GROUND LEADS TO ICE BRIDGE POST: ORIENT TO HIGH SIDE |
| P | IF APPLICABLE: (2) SOLID BARE TINNED COPPER GROUND LEADS (6' FROM TOWER STEEL TO GROUND RING): USE GROUNDING TAPS WHEN AVAILABLE |
| Q | (2) SOLID BARE TINNED COPPER GROUND LEAD BETWEEN EQUIPMENT PLATFORM CANOPY AND STEEL SUPPORT POST |
| R | (2) SOLID BARE TINNED COPPER GROUND LEAD BETWEEN PLATFORM ANGLES AND STEEL SUPPORT POST |
| S | (2) SOLID BARE TINNED COPPER GROUND LEAD BETWEEN HANDRAIL POSTS AND PLATFORM SUPPORT BEAM |
| T | (2) SOLID BARE TINNED COPPER GROUND LEAD BETWEEN PLATFORM SUPPORT BEAM AND PLATFORM SUPPORT COLUMNS |
| U | (2) SOLID BARE TINNED COPPER GROUND LEAD BETWEEN PLATFORM SUPPORT COLUMN AND EQUIPMENT PLATFORM GROUND RING: INSULATE CABLE (1/2" CONDUIT) |
| V | INTERNAL EQUIPMENT CABINET GROUNDINGS (BY OTHERS) |
| W | (2) GREEN STRANDED INSULATED COPPER GROUND LEAD: COPPER CABLENET LEADS TO EQUIPMENT BAR |

LEGEND

- | | |
|---|---|
|  | EXOTHERMIC CONNECTION
(CADWELD OR EQUIVALENT) |
|  | MECHANICAL CONNECTION
(BURNDY OR EQUIVALENT) |
|  | #2 SOLID BARE TINNED
COPPER GROUND LEAD |
|  | #6 INSULATED TINNED
COPPER GROUND LEAD |
|  | #2 GREEN STRANDED INSULATED
COPPER GROUND LEAD |

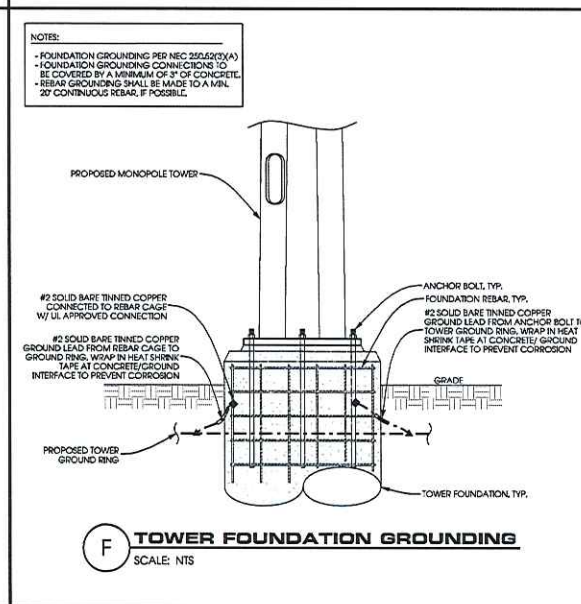
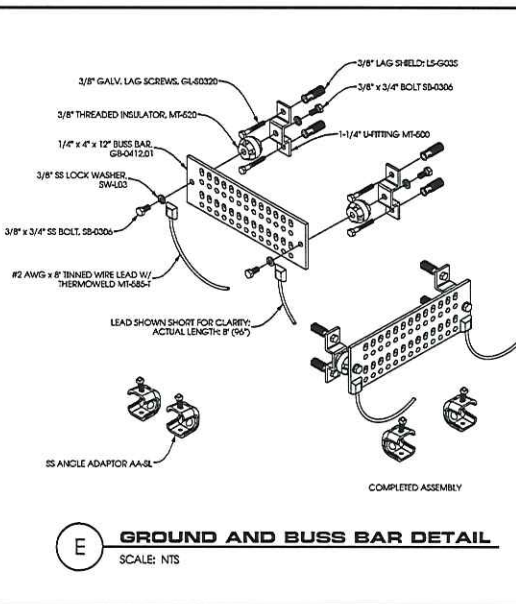
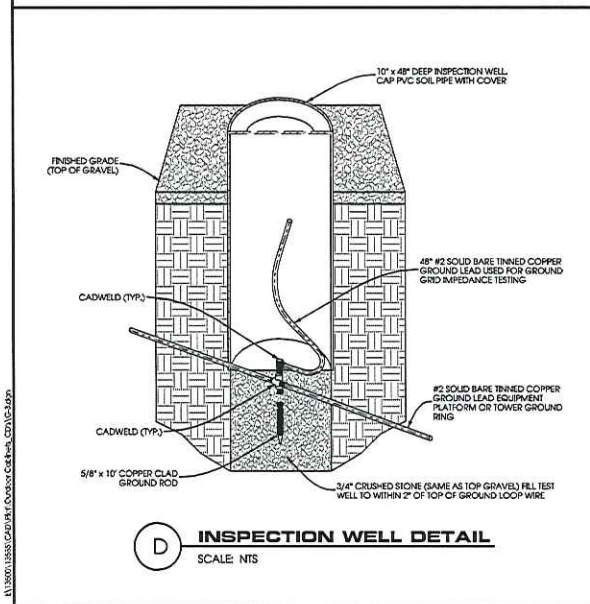
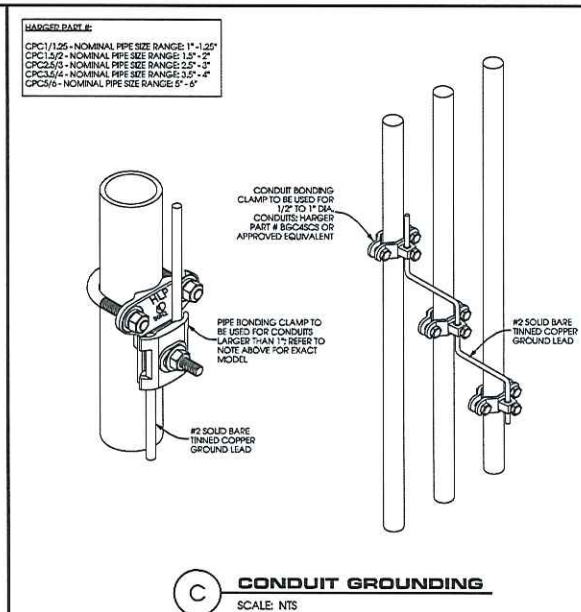
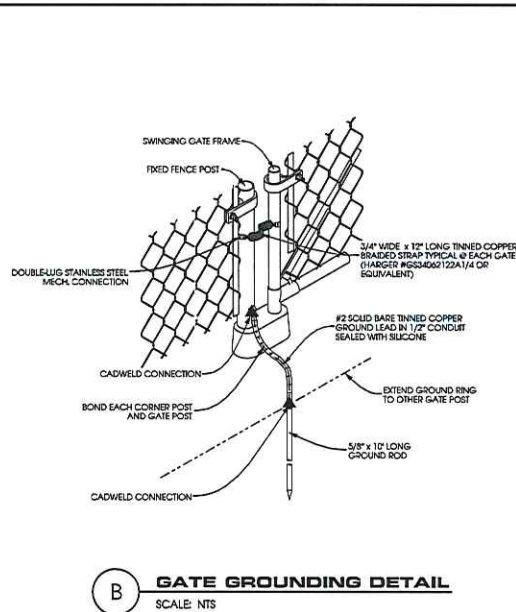
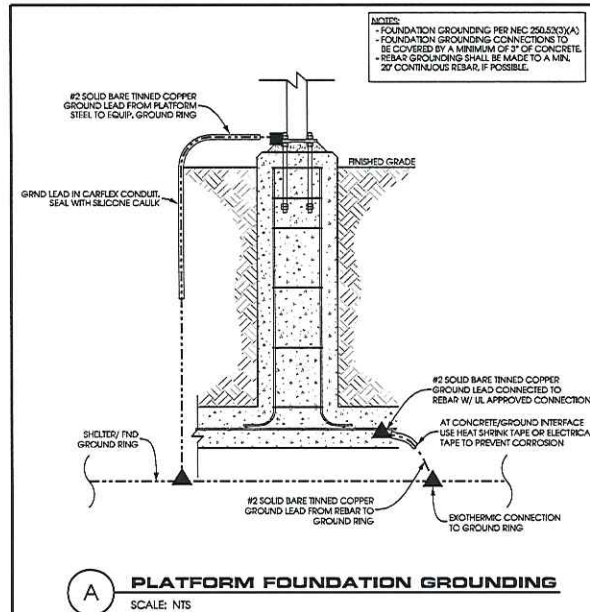


TYP. GROUND LEVEL GROUNDING DETAILS

SCALE: NTS

SHEET TITLE	
PRELIMINARY DWG#:	
CC DRAWING REV# - 01/2015	
CC DRAWING REV2 - 01/29/16	
CC DRAWING REV3 - 09/13/17	
STAMPED PERMIT DWG#:	
PERMIT CC REV1 - 03/17/16	
PERMIT CC REV2 - 04/17/16	
STAMPED FINAL DWG#:	
CHECKED BY:	
PCM	
PLOT DATE:	
5/13/2017	
PROJECT #:	
13565	
FILE NAME:	
C-2.rvt	

G-2



GROUNDING DETAILS
RIVER BARN (311141)
MEQUON, WISCONSIN

SHEET TITLE	
PRELIMINARY DWG:	INT
CC DRAWING REV. 1 - 01/25/16	CV
CC DRAWING REV. 2 - 01/29/16	CV
CC DRAWING REV. 3 - 09/13/17	MA
STAMPED PERMIT DWG:	
PERMIT CD REV. 1 - 01/17/16	CV
PERMIT CD REV. 2 - 04/11/16	CV
STAMPED FINAL DWG:	
CHECKED BY:	
PLOT DATE:	
PROJECT #:	
USGS:	
FILE NAME:	
G-3	

GENERAL

THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE INTERPRETED WHEN PERFORMING THE WORK. EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DIVISION 1: GENERAL REQUIREMENTS**SECTION 01000 - PROJECT CLOSEOUT****PART 1 - GENERAL**

A. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES. INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES, AND SIMILAR RELEASES.

B. SUBMIT RECORD DRAWINGS, DAMAGE OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR RECORD INFORMATION.

C. COMPLETE FINAL CLEANUP REQUIREMENTS, INCLUDING TOUCHUP PAINTING, TOUCHUP AND OTHERWISE REPAIR AND RESTORED MARKED EXPOSED FINISHES.

PART 2 - FINAL CLEANING/PROJECT CLOSEOUT

1. COMPLETE THE FOLLOWING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATE OF COMPLETION:

A. CLEAN THE PROJECT SITE, YARD AND GROUNDS IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS OF RUBBER WASTE MATERIAL, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS THOROUGHLY. REMOVE PETROCHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS. BARE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED TO A MOOCH, EVEN TEXTURED SURFACE.

B. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIAL FROM THE SITE.

C. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT BUILDING.

D. CLEAN EXPOSED EXTERIOR AND INTERIOR HARDWARE FINISHES TO A DRY-TOUCH CONDITION. FREE OF STAINS, FLAKES AND BUBBLES (FOREIGN SUBSTANCES, MOLD, CORROSION, NATURAL WEATHERING OF EXTERIOR SURFACES).

E. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT BUILDING, MANHOLES AND SIMILAR SPACES.

F. REMOVE LABELS THAT ARE NOT PERMANENT LABELS.

G. TOUCHUP AND OTHERWISE REPAIR AND RESTORE MARKED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF DAMAGE OR DISCOLORATION. DO NOT PAINT OVER "UL" AND SIMILAR LABELS INCLUDING ELECTRICAL NAME PLATES.

H. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY.

I. DUST OFF ALL EQUIPMENT, INCLUDING BATTERY PACKS, WITHIN EQUIPMENT BUILDING.

J. GENERAL CONTRACTOR TO CLEAN AND APPLY STATE-APPROVED WAX TO THE FLOORS ONCE FINAL SHUTTER EQUIPMENT ACCESSORIES ARE COMPLETED.

K. REMOVAL OF PROTECTION

REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

DIVISION 2: SITE WORK**SECTION 02000 - FERTILIZATION AND DRAINAGE****PART 1 - GENERAL****1. WORK INCLUDED - SITE PREP PLAN**

2. DESCRIPTIONS

ACCESS DRIVE WITH TURN-AROUND AREA, LEASE AREA, AND, IF APPLICABLE UNDERGROUND UTILITY EASEMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL-DRAINAGE, LAWN MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.

3. QUALITY ASSURANCE

A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (AS NEEDED).

B. APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (AS NEEDED).

C. PLANT AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.

4. SEQUENCING

A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.

B. COMPLETE GRASS SEED ACCESS DRIVE WITH TURN-AROUND, UNDERGROUND UTILITY EASEMENTS (IF APPLICABLE), AND LEASE AREA PRIOR TO FOUNDATION CONSTRUCTION. PLACEMENT OF BACKFILL AND SURFACE MATERIAL.

C. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG ACCESS DRIVE.

D. BRING THE LEASE AREA AND ACCESS DRIVE WITH TURN-AROUND TO BASE COURSE ELEVATION PRIOR TO INSTALLING FOUNDATION.

E. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS SUCH THAT THE STERILIZER ONLY COMES IN CONTACT WITH PROPOSED GRAVEL SURFACES.

F. GRADE, SEED, FERTILIZE, AND MOW ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY) EXCEPT IMMEDIATELY AFTER BIRTHING LANS AND ACCESS DRIVE WITH TURN-AROUND TO BASE COURSE ELEVATION, WATER TO INSURE GROWTH.

G. REMOVE GRASS FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY THE PROJECT MANAGER.

H. AFTER APPLICATIONS OF RIVAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.

5. SUBMITTALS

A. BEFORE CONSTRUCTION

1. LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO (2) COPIES OF THE LANDSCAPING PLAN USED IN THE CONSTRUCTION. THE LANDSCAPING PLAN SHALL BE INCLUDED IN THE CONTRACT. PROVIDE AN ITEMIZED LISTING OF PROPOSED COPIES ON NURSERY LETTERHEAD. REFER TO PLANS FOR LANDSCAPING REQUIREMENTS.

2. PLACE FILL OR STONE IN SIX (6) INCH MAXIMUM LIFT, AND COMPACT BEFORE PLACING NEXT LIFT.

3. AFTER CONSTRUCTION

1. MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZER.

2. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER.

3. LANDSCAPING WARRANTY STATEMENT.

6. WARRANTY

A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE AREA CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.

B. SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

C. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS PRIOR TO FINAL INSPECTION.

D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL INSPECTION.

PART 2 - PRODUCTS**1. MATERIALS**

A. SOIL STERILIZER SHALL BE AN EPA REGISTERED, PRE-EMERGENCE LIQUID.

B. ROAD AND SITE MATERIALS SHALL CONFORM TO DOT SPECIFICATIONS UNLESS OTHERWISE NOTED. ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS.

C. SOIL STABILIZED FABRIC SHALL BE WEIRAP-600K.

PART 3 - EXECUTION**1. INSPECTIONS**

LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POUR, UNLESS OTHERWISE SPECIFIED BY THE LOCAL JURISDICTION.

2. PREPARATION

A. CLEAR TREES, BRUSH AND DEBRIS FROM LEASE AREA, ACCESS DRIVE WITH TURN-AROUND, AND UNDERGROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.

B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF 36 (6) INCHES BELOW GRADE.

C. UNLESS OTHERWISE INSTRUCTED BY LEASEE, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.

D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL, ROLL THE SOIL.

E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH A STABILIZED MAT TO PREVENT PLACEMENT OF FILL OR BASE MATERIAL.

F. PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL, REMOVE SOFT SPOTS, PLACE SELECT FILL, AND COMPACT TO 98% MOISTURE PROVISION.

3. INSTALLATION

A. GRADE OR FILL THE LEASE AREA AND ACCESS DRIVE WITH TURN-AROUND AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SPILLS RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH BASE SURFACE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SPOTS.

B. GRADE EXCESS SPILLS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.

C. USING THE ACCESS DRIVE WITH TURN-AROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.

D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.

E. THE CONTRACT SHALL INCLUDE GRADING, BANNING, AND DITCHING, UNLESS OTHERWISE NOTED.

F. WHEN IMPROVING AN EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.

G. THE TOP SURFACE COURSE SHALL DITCH A MINIMUM OF ONE (1) FOOT BEYOND THE SITE FENCE, UNLESS OTHERWISE NOTED, AND SHALL COVER THE AREA AS INDICATED.

H. NO SLOPES ARE TO BE GREATER THAN 3:1.

I. APPLY BRUSH TO THE SIDES OF DITCHES AND DRAINAGE SWALES WHERE INDICATED ON THE DRAWINGS.

J. BRUSH LINES DITCH FOR SIX (6) FEET IN ALL DIRECTIONS AT CULVERT OPENINGS, WHEN APPLICABLE.

K. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE SHOWN.

L. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR FROM STANDING WATER IMMEDIATELY ADJACENT TO, SHELTER OR EQUIPMENT. IF DITCHES OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.

M. IN DITCHES WITH SLOPES GREATER THAN 10%, MOUND DISPERSEDLY HEADWALLS IN THE DITCH AT AN ANGLE NO GREATER THAN 60° OFF THE DITCH LINE. BRUSH THE UPRISAM SIDE OF THE HEADWALLS AS WELL AS THE DITCH FOR SIX (6) FEET AHEAD OF THE CULVERT ENTRANCE.

N. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. BARE AREAS TO BE SEED TO EVEN THE SURFACE AND LOOSEN THE SOIL.

O. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.

P. ENSURE GROWTH OF SEEDS AND LANDSCAPING AREAS BY WATERING UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

4. FIELD QUALITY CONTROL

A. COMPACT SOIL TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE DISCARDED AND REPAIRED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.

5. PROTECTION

A. PROTECT SEEDS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 12 INCHES. STAKE AND TIE DOWN AS REQUIRED. USE OF BROODEN CONTROL, WIND OR MIGHT NET WILL BE AN ACCEPTABLE ALTERNATE.

B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED TO PREVENT DAMAGE TO TRUNKS. IF 4" OR 6" WOODEN STAKES EXTENDING TWO FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.

C. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION 02000 - CHAIN-LINK FENCING AND GATES**PART 1 - GENERAL****1. WORK INCLUDED**

SEE PLAN FOR SITE AND LOCATION OF FENCE AND GATES.

2. QUALITY ASSURANCE

A. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THE SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN TWELVE (12) OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GALVANIZED ZINC DUSTEN (16 OUNCES PER SQUARE FOOT).

3. SEQUENCING

IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SHOULDS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.

4. SUBMITTALS

A. MANUFACTURER'S DESCRIPTIVE LITERATURE.

B. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 - PRODUCTS**1. FENCE MATERIAL**

A. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.

B. FABRIC SHALL BE 9 GAUGE. THE FABRIC SHALL HAVE A DUAL-THICK FINISH FOR THE TOP SURFACES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-975 CLASS 1.

C. BARBED WIRE SHALL BE DOUBLE-BRAIDED, 12-1/2 GAUGE TWISTED WIRE, WITH 14-GAUGE, 4800 ROUNDS BARS SPACING ON 14" (M) 5" INCH CENTERS.

D. ALL POSTS SHALL BE SCHEDULE 40 MECHANICAL SERVICE PIPE AND SHALL BE PER ASTM A106 AND OF THE FOLLOWING ACTUAL, OUTER DIAMETERS:

LINE: 2.875" O.D. SCHEDULE 40

CORNER: 2.875" O.D. SCHEDULE 40 (FOR FENCE FABRIC HEIGHT OF 8' OR LESS)

GATE: 4" O.D. SCHEDULE 40

E. GATE POSTS SHALL BE EXTENDED TWELVE (12) INCHES INCLUDING DOME CAP, TO PROVIDE FOR ATTACHMENT OF BARBED WIRE.

F. ALL TOP AND BRACE RAILS SHALL BE 1-1/2" O.D. SCHEDULE 40 MECHANICAL SERVICE PIPE.

G. GATE FRAMES AND BRACES SHALL BE 1-1/2" O.D. SCHEDULE 40 MECHANICAL SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.

H. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE CLIPS.

I. GATE WINGS SHALL BE MERCHANTS METAL MODEL 4086 HINGE ADAPTER WITH MODEL 4089, 100-DEGREE ATTACHMENT.

J. THE GUIDE (LATCH ASSEMBLY) SHALL BE HEAVY INDUSTRIAL DOUBLE GATE LATCH, SEE DETAILS.

K. LATCHES AND STOPS SHALL BE PROVIDED FOR ALL GATES.

L. PLUNGER ROD COMPLETE WITH RECEPTOR IS TO BE PROVIDED AT THE INACTIVE LEAF OF ALL DOUBLE GATE INSTALLATIONS.

M. ALL STOPS SHALL HAVE KEYS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.

N. A 9 GAUGE ALUMINUM TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE GATE, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.

O. A SIX (6) INCH BY 1/2 INCH DIAMETER EYE-BOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS, (WHEN APPLICABLE).

P. STRETCHER BARS SHALL BE 3/4 INCH BY 3/4 INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.

Q. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8 INCH TRUSS ROD WITH TURNBUCKLES.

R. ALL POSTS EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.

S. OTHER WAREHOUSE INCLUDES, BUT MAY NOT BE LIMITED TO, THE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.

T. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.

U. BARBED WIRE SUPPORT ARMS SHALL BE PRESTRESSED STEEL, COMPLETE WITH SET BOLT AND LOCK WIRE IN THE ARM.

V. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.

W. WHERE THE USE OF CONSPICUOUS HAD BEEN SPECIFIED, 24-INCH DIAMETERS COIL, BARBED TAPE, STAINLESS STEEL, CYCLOPS FENCE MODEL 68P TO TYPE B SHALL BE PROVIDED. IT SHALL BE SUPPORTED ABOVE THE TOP RAIL BY USE OF SIX (6) INCH BARBED WIRE ARMS POSITIONED ATOP EACH UNLOCKING POST.

PART 3 - EXECUTION**1. INSPECTION**

TO CONFIRM PROPER DEPTH AND DIAMETER OF POST-HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS.

2. INSTALLATION

A. FOUNDATIONS SHALL HAVE A MINIMUM SIX (6) INCH CONCRETE COVER UNDER POST.

B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB WITHIN ONE QUARTER (1/4) INCH.

C. FABRIC SHALL BE TENSIONED PER MANUFACTURER'S RECOMMENDATIONS TO PRESENT A NEAT APPEARANCE.

D. AT CORNER POST, GATE POST, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.

E. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.

F. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO (2) FOOT INTERVALS.

G. A MAXIMUM GAP OF ONE (1) INCH WILL BE PERMITTED BETWEEN THE CHAIN-LINK FABRIC AND THE FINAL GROUND.

H. GATE SHALL BE INSTALLED SO LOOKS ARE CONCEALED FROM BOTH SIDES.

I. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.

J. GATE POSTS SHALL NOT BE SHARED AS A CORNER POST.

K. CONCRETE TO BE A MINIMUM OF 3,000 PSI AT 28 DAYS, CEMENT SHALL EXCEED ASTM C150, TYPE IIA.

3. PROTECTION

UPON COMPLETION OF FENCING, INSPECT FENCE MATERIAL AND PAINT FILL CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL.

APPLICABLE STANDARDS:

ASTM A-975 SPECIFICATION FOR PIPE, STEEL, BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR PRIMARY USES.

ASTM A-1035 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.

ASTM A-1035 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.

ASTM A-292 SPECIFICATION FOR ZINC-COATED STEEL CHAIN-LINK FENCE FABRIC.

ASTM A-491 SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN-LINK FENCE FABRIC.

ASTM A-625 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIP PROCESS.

ASTM A-670 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP, STRUCTURAL QUALITY.

ASTM A-670 SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE, FEDERAL SPECIFICATION.

ASTM A-670 FENCING, WIRE AND POST METAL AND GATE CHAIN-LINK FENCE FABRIC, AND ACCESSORIES.

ASTM A-670 SPECIFICATION FOR PIPE, STEEL, HOT-DIPPED ZINC-COATED (GALVANIZED) WELDED, FOR FENCE STRUCTURES.

DIVISION 3: CONCRETE**SECTION 03000 - BASIC CONCRETE MATERIALS AND METHODS****PART 1 - GENERAL****1. WORK INCLUDED**

FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.

2. INSPECTIONS

A. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.

B. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LESSEE CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.

C. THE LESSEE CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.

3. QUALITY ASSURANCE

A. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ACI 318.

B. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A108.

C. POSITION CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-40.

D. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED PRIOR TO CONCRETE INSTALLATION.

4. SUBMITTALS

A. SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY LESSEE CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWINGS SHALL BE SUBMITTED IN THE FORM OF TWO (2) COPIES OF CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 - PRODUCTS**1. REINFORCEMENT MATERIALS**

A. REINFORCEMENT STEEL: ASTM A-615, 60 KI PSI YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.

B. WELDED STEEL WIRE FABRIC: ASTM A-186 PLAIN TYPE, IN FLAT SHEETS, PLAIN FINISH.

C. CHAIRS, BOLTERS, BAR SUPPORTS, SPACERS, SEED AND SHAPED TO SUPPORT REINFORCING.

D. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A186.

2. CONCRETE MATERIALS

A. CEMENT: ASTM C-150, PORTLAND TYPE.

B. FINE AND COARSE AGGREGATES: ASTM C-33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED ONE (1) INCH SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD (1/3) CLEAR DISTANCE BETWEEN OR BETWEEN REINFORCING.

C. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE.

D. AIR-ENTRAINING ADJUTANT: ASTM C-260.

E. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.

F. NONMETALLIC GROUT/REPAIRING COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING AGENTS.

3. CONCRETE MIX

A. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE ACI REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.

B. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C-94, A1.3.

C. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION

- D. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE THREE (3) INCHES UNLESS OTHERWISE NOTED.
- E. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED THREE (3) INCHES NOR BE LESS THAN TWO (2) INCHES.
3. PLACING CONCRETE
- A. VIBRATE ALL CONCRETE.
- B. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST ACI STANDARDS FOR WINTER PLACING AND CURING PROCEDURES (F. SEASONAL CONDITIONS APPLY).
4. CURING
- A. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
- B. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.
6. FIELD QUALITY CONTROL
- A. SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN FOR EVERY FIFTY (50) CUBIC YARDS OR LESS.
- B. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM C-411 AND C-491.
- C. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOBSITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.
- D. SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.
7. DEFECTIVE CONCRETE
- MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED U.S. DETAILS OR ELEVATIONS AT COST OF GC, AS DIRECTED BY ARCHITECT/ENGINEER.

DIVISION 5: METALS

SECTION 05000-METALS

1. SECTION INCLUDES
- A. STRUCTURAL STEEL, FRAMING MEMBERS, BASE PLATES, PLATES, BARS AND GROUPING UNDER BASE PLATES.
2. SUBMITTALS
- A. SHOP DRAWINGS INDICATE STEEL SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS.
3. QUALITY ASSURANCE
- A. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
- B. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.
- PART 2 - PRODUCTS
1. MATERIALS:
- A. STRUCTURAL STEEL MEMBERS: ASTM A572, GRADE 50
- B. STRUCTURAL TUBING: ASTM A500, GRADE B
- C. PIPE: ASTM A53, TYPE E OR L, GRADE B
- D. BOLTS, NUTS, AND WASHERS: ASTM A325
- E. ANCHOR BOLTS: ASTM A307
- F. WELDING MATERIALS: AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
- G. GROUT: NON-SHRINK TYPE, PREMIUM COMPOUND CONSISTING OF MONOMETALIC AGGREGATE, CEMENT, WATER REDUCERS AND PLASTICIZING ADDED, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS.
- H. SHOP AND TOUCHUP PRIMER: SSPC 15, TYPE 1, RED OXIDE
- I. TOUCHUP PRIMER FOR GALV. SURFACES: ZINC RICH TYPE
2. FABRICATION: CONTINUOUSLY SEALED JOINT MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
3. FINISH
- A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP-1 TO SP-10 PROCEDURES.
- B. STRUCTURAL STEEL MEMBERS SHALL BE HOT-DIPPED GALVANIZED.
- PART 3 - EXECUTION
1. EXAMINATION AND PREPARATION
- VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.
2. ERECTION
- A. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.
- B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.
- C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
- D. AFTER ERECTION, TOUCHUP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH TOUCHUP PRIMERS AS SPECIFIED UNDER SECTION 05000-METALS, PART 2-PRODUCTS. H & L SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.
3. FIELD QUALITY CONTROL
- REID INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND TORQUING.

DIVISION 16: ELECTRICAL

SECTION 16000-ELECTRICAL MATERIALS AND METHODS

1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSU A WRITTEN NOTICE OF ALL VIOLATIONS TO THE ARCHITECT/ENGINEER USING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
2. ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULL BOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHOD SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "I" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NIBI AND UL LISTED.
5. ALL CONDUIT SHALL HAVE A FULL CORO.
6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL AS INSTALLED DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
7. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY NEC, NEC AND ALL APPLICABLE CODES.
9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
10. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED EXTENSIONS UNLESS OTHERWISE SPECIFIED. WEATHER-PROOF RECEPTACLES SHALL HAVE SERBA RWPO-8 LIFT COVERS/PLATES.

SECTION 16050-SERVICE AND DISTRIBUTION

1. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 800V TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG. COLOR CODED. ALL RECEPT DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTIONS.
2. ALL CHEMICAL GROUND RODS SHALL BE "1X" APPROVED.
3. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS, MANUFACTURED BY MELBANE.
4. CONDUIT
- A. RIGID CONDUIT SHALL BE UL LABEL, GALVANIZED ZINC COATED WITH GALVANNEED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HENES WRAP PROCESS NO. 3.
- B. ELECTRICAL METALLIC TUBING SHALL HAVE UL LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.
- C. FLEXIBLE METALLIC CONDUIT SHALL HAVE UL LISTED LABEL, AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JACK" OR "SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.
- D. ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY AT LEAST FOURTYEIGHT (48) HOURS PRIOR TO DIGGING OR AS REQUIRED BY LOCALITY.
5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. ALL COSTS TO BE PAID BY THE CONTRACTOR.
6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLATE LABELS WITH WHITE ON BLUE BACKGROUND. LETTERING MINIMUM LETTER HEIGHT SHALL BE 1/4 INCH. NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
7. UPON COMPLETION OF WORK, CONDUCT CONFIRMITY, SHORT CIRCUIT, AND GROUND POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDISTURBED CONDITION.
8. GROUNDING ELECTRODE SYSTEM
- A. PREPARATION
1. SURFACE PREPARATION ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE REID INSPECTED AND MOORED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A AGENT APPLIED PRIOR TO INSTALLATION.
2. GROUND BAR PREPARATION ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NONWORKING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORATION COPPER WILL BE PERMITTED.
3. SLEEVES ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS THROUGH EMT. BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH BUTTONE CAULK.
- B. GROUND BARS
1. ALL GROUND BARS SHALL BE 1/4 INCH THICK THINER COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.
2. ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:
1. HOT LEAD
 2. 24 HOUR LUG
 3. THINER COPPER BUS BAR
 4. 24 HOUR WASTER
 5. NUT
- C. EXTERNAL CONNECTIONS
1. ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE DYNOMERAC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, PIPES TO TESTS, CROSSIES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPIKE, AND GROUND PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS LISTED INCLUDE WELDING METAL, TOOLS, ETC. SHALL BE BY "CAMP" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.
2. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO INCH CRIMP TYPE (COMPRESSION) CONNECTIONS. EXCEPT FOR THE ABOVE AND GROUND ROD MECHANICAL CONNECTIONS. FITNESS OF CONNECTIONS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS.
- D. GROUND RODS ALL GROUND RODS SHALL BE 3/4 INCH DIAMETER, 10' LONG "COPPERWELD" OR APPROVED EQUAL, OR OF THE SAME SIZE AND TYPE. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.

E. GROUND CONDUCTORS

ALL GROUND CONDUCTORS SHALL BE STANDARD THINER SOLID BARE COPPER, ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.

F. LUGS

1. LUGS SHALL BE 24 HOUR LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES OR OF CONSIDERABLE BONDING.
- | | SIZE | WIRE |
|----|------------------|----------|
| A. | 5/8" MCM DLO | 5/8" MCM |
| B. | 3/4" MCM DLO | 3/4" MCM |
| C. | #10 DLO | #10 DLO |
| D. | #8 THIN AND BARE | #8 THIN |
| E. | #10 THIN | #10 THIN |
| F. | #12 THIN | #12 THIN |
| G. | #6 DLO | #6 DLO |

2. WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE RUN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

GROUNDING CONDUCTOR SIZE RADII TO INSIDE EDGE

NO. 6 AWG TO NO. 4 AWG	6 INCHES
NO. 2 AWG TO NO. 1/8 AWG	8 INCHES
NO. 2/0 AWG TO 4/0 MCM	12 INCHES
250 MCM TO 750 MCM	24 INCHES

G. GROUND RING

1. THE EXTERNAL GROUND RING ENCIRCLING THE TOWER (IF APPLICABLE) AND THE EQUIPMENT SHELTERS SHALL BE MINIMUM NO. 2 AWG GALV. THINER BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BIRDS SHALL HAVE A MINIMUM BONDING INDEX OF EIGHT (8) INCHES.
2. ALL INTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADDREED. NO LUGS OR CLAMPS WILL BE ACCEPTED.
3. FENCE/GATE
- GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON THE DRAWINGS. GROUND CONNECTIONS TO FENCE POSTS AND ALL OTHER GROUNDING RODS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY DYNOMERAC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.

H. LEAKY FILL POTENTIAL TESTS

A. FOR RAW LAND SITE

1. GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND CHARGER OR THE METER FOR THE AUXILIARY GROUND RODS (AS DESCRIBED IN THESE STANDARDS NO. 8-1000, PART 1) MAY BE USED. THE LEAKY FILL PROBE SHALL BE USED FOR AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE UNDER TEST ROD THAT THE REGION IN WHICH THEIR RESISTANCE IS LOCATED DOES NOT OVERLAP. THE TEST POINT WILL BE THE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL METHOD TEST METHOD, USING THE BIDDLE MULTI-SCALE EARTH TESTER (MAGGIC #252250-2, OR EQUIVALENT).
2. CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:

B. EQUIPMENT PAD

1. FIRST TEST - SHALL BE WITH FOUR (4) GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FINISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR (4) GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNERS REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR (4) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST - SHALL BE WITH THE GROUND RODS CONNECTED WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, THE ELECTRICAL CONTRACTOR AND OWNERS REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

C. TOWER

1. FIRST TEST - SHALL BE WITH THREE (3) GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FINISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE (3) GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNERS REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST - SHALL BE WITH THE GROUND RODS CONNECTED WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, THE ELECTRICAL CONTRACTOR AND OWNERS REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

D. EQUIPMENT PAD AND TOWER

1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL BE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING DYNOMERAC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.
2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPLETE A MEGGER CHECK OF THE GROUND SYSTEM. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT

UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL, ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PROCS MUST BE TAKEN TO PROVE ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE EACH TWO (2) SETS OF TEST DOCUMENTS ARE OF THE INDEPENDENT TESTING SERVICE TO BE SIGNED AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

SECTION 16050-POLAR PORTS AND STANDARDS

1. GENERAL

- A. LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES TO BE FURNISHED BY OWNER, IF REQUIRED.
- B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.

C. GROUNDINGS

GROUND TOWER WITH A MINIMUM OF 40 AWG THINER SOLID BARE COPPER CONDUCTOR CADDREED TO TABS (IF PRESENT). TWO (2) GROUNDING LEADS PER TOWER, NO DYNOMERAC WELDS SHALL BE ATTACHED DIRECTLY TO THE TOWER STEEL.

SECTION 16745-TELECOMMUNICATIONS WIRING COMPONENTS (COAXIAL ANTENNA CABLE)

1. GENERAL

- A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.
- B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNERS FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS.
- C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

2. MATERIALS:

1. COAXIAL CABLE
- A. INITIAL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER THE MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.
2. SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY POINT.
3. ANTENNA AND COAXIAL CABLE GROUNDING
- A. ALL COAXIAL CABLE GROUNDING KIT ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS).
4. COAXIAL CABLE IDENTIFICATION
- A. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLES, MAIN CABLE
1. FIRST LOCATION IS AT THE END OF THE COAXIAL CABLE NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).
2. SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY POINT.
5. TESTING
- IF REQUESTED BY CONSTRUCTION MANAGER, LESSET SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR SHALL PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND REPORTS. THE TEST IS COMPLETE. THE CONTRACTOR SHALL PROVIDE LESSET WITH A MINIMUM OF FORTYEIGHT (48) HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

SHEET TITLE

PRELIMINARY DWG:	IN
CC DRAWING REV-1 (2/10/16)	IN
CC DRAWING REV-2 (2/10/16)	IN
CC DRAWING REV-3 (2/10/16)	IN
STAMPED PERM DWG:	IN
PERM CD REV-1 (2/17/16)	IN
PERM CD REV-2 (2/17/16)	IN
PERM CD REV-3 (2/17/16)	IN
STAMPED FINAL DWG:	IN
CHECKED BY:	PCM
PLT DATE:	9/13/2017
PROJECT #:	1566
FILE NAME:	
ISSUED BY:	
SHEET NUMBER:	

SP-2

**NOTICE TO CONTRACTOR – ENVIRONMENTAL CONDITIONS/RESTRICTIONS AT
River Barn Park/311141 (Great Lakes – WI (IL/WI))**

Note: Verizon Wireless makes no representation or warranty as to the accuracy or completeness of the information below. Company is fully responsible for its own compliance with all applicable laws and regulations. To the extent that Company becomes aware of any additional environmental conditions, it agrees to immediately inform Verizon Wireless.

The Company's response to this construction bid shall constitute the Company's acknowledgement and acceptance of the stated conditions and restrictions at the site.

The following environmental conditions have been identified at the project site:

Environmental Condition	Description and Location of Contaminant
☐ Check All That Apply	
☐ Contaminated soil	
☐ Contaminated groundwater	
☐ Presence of asbestos	
☐ Presence of lead-based paint	
☒ Other: Historical Environmental Database Listings associated with Parent Tract	The parent tract was identified on the WI Environmental Repair Program (ERP) and underground storage tank (UST) databases. The ERP listing indicates that a release of an unknown type of petroleum and gasoline (leaded and unleaded) occurred at the parent tract in August of 1995 with reported soil contamination. In addition, one 560-gallon fuel oil UST was formerly located on the parent tract and was closed/removed in 1995.
	Reportedly, three ASTs (containing diesel fuel, gasoline, and unknown material) were formerly located approximately 1,000 feet southeast of the property on the parent tract. In addition, reportedly a fuel oil UST was formerly located approximately 900 feet to the southeast, and a fuel oil AST formerly was located approximately 875 feet to the southeast of the property. The tanks are inferred to have been located in a presumably cross-gradient position relative to the property. The ERP case was closed by the WDNR in September 1995.
<u>Vicinity Wetlands</u>	A wetland area is mapped approximately 270 feet east of the Verizon Wireless lease area.

Applicable legal requirements or Verizon Wireless policies and procedures may require that these conditions be communicated to all parties involved in the construction activities at the project site. To the extent that the scope of the project work includes measures to address these conditions, details of the work to be performed shall be as specified in the project documents and/or the Authorization Letter.

Environmental conditions affecting scope of work:
(see project documents for detailed specifications)

WI ERP and UST environmental database listings: Although onsite soil is not anticipated to be impacted, contractors/personnel are advised to take appropriate precautions. Should any evidence of contaminated soil (discoloration, petroleum odor, etc.) be encountered during site excavation activity, contractors are advised to stop work and to immediately notify Verizon Wireless' construction

management and Environmental Compliance teams.

Soil Erosion and Sediment Controls/ Staging and Stockpiling of Soil. To prevent any negative impact to the mapped wetland areas, silt fences and other erosion control best management practices must be implemented prior to construction, and maintained throughout construction.

Construction-related staging and placement of excavated soils on the parent parcel also must not be performed to the east of the tower site and should be conducted as far away from the wetland areas as possible.

See the attached Site Plan & Wetland Map from RAMAKER Phase I ESA

Company is required to comply fully with all applicable environmental, industrial hygiene, and worker health and safety laws and regulations; Verizon Wireless' directions and/or instructions contained in this Notice To Contractors. Company shall retain qualified, appropriately specialized (and/or licensed, as required) and adequately insured environmental firms for the completion of specialized work as applicable. Company shall evaluate whether a Health and Safety Plan (HASP) is warranted. Verizon Wireless shall have the final authority to approve the selection of such environmental firms performing services on its behalf. The construction bid package shall include qualifications of proposed firms with respect to the following required services:

Environmental Services Required
☐ Check All That Apply
☐ Asbestos abatement
☐ Lead based paint abatement
☐ Hazardous or special waste transportation and disposal.
☐ Excavation, drilling or advancement through and staging/stockpiling of contaminated media.
☒ Other: Implementation of appropriate soil E&S control measures during construction activities to mitigate the risk of impact to the mapped wetland area.

Company shall ensure at all times that only appropriately trained qualified, and licensed workers perform the required environmental services. It is the responsibility of Company to adhere to the following restrictions in response to the above environmental conditions:

An outside environmental "oversight" consultant is required if transportation and disposal of wastes is carried out in accordance with applicable laws, regulations and the Verizon Wireless Environmental Compliance Program. **THE USE OF SUCH CONSULTANT IS MANDATORY.**

Site Restrictions
☒ Check All That Apply
☒ Restrictions on excavations/construction methods. Description: Construction related staging and/or the stockpiling of excavated materials/soil on the parent tract may not occur to the east of the SBA compound.
☐ Diesel fuel prohibited at construction site except in fuel tank of vehicle.
☐ Gasoline prohibited at construction site except in fuel tank of vehicle
☐ Other:

Contractor's Signature: _____

Print Name: _____

Witness: _____



**NOTICE TO CONTRACTOR
RIVER BARN (311141)
MEQUON, WISCONSIN**

SHEET TITLE	PRELIMINARY DWG#:	REV
	CC DRAWING REV1 - 01/20/16	0
	CC DRAWING REV2 - 01/26/16	0
	CC DRAWING REV3 - 09/13/17	1A
	STAMPED PERMIT DWG#:	
	PERMIT CD REV1 - 06/17/16	0
	PERMIT CD REV2 - 06/17/16	0
	STAMPED FINAL DWG#:	
	CHECKED BY:	
	PCM	
	PLT DATE:	
	9/13/2017	
	PROJECT #:	
	13565	
	TRJ NAME:	
	N-13565	
	SHEET NUMBER:	
	N-1	

Attachment: Packet (2792 : SBA Towers, LLC)



SITE OVERVIEW
LOOKING EAST FROM CEDARBURG RD



PROPOSED ACCESS DRIVE
LOOKING EAST FROM CEDARBURG RD



PROPOSED COMPOUND LOCATION
LOOKING NORTH FROM SOUTH OF PROPOSED COMPOUND



SITE OVERVIEW
LOOKING WEST FROM EAST SIDE OF PROPOSED COMPOUND LOCATION



SITE PHOTOS
RIVER BARN (311141)
MEQUON, WISCONSIN

PRELIMINARY DWSG:	
CC DRAWING REV1 - 01/25/16	
CC DRAWING REV2 - 01/28/16	
CC DRAWING REV3 - 01/31/17	
STAMPED PERMIT DWSG:	
PERMIT CD REV1 - 01/17/16	
PERMIT CD REV2 - 04/11/16	
STAMPED FINAL DWSG:	
CHECKED BY:	
PCN	
PHOTO DATE:	
01/15/2017	
PROJECT #:	
11585	
FILE NAME:	
1-11.jpg	
SHEET NUMBER:	

P-1

© EDGE CONSULTING ENGINEERS

Attachment: Packet (2792 : SBA Towers, LLC)

Park Board Minutes October 30, 2014
Page 2

1. River Barn Cell Tower:

At the September 17th Park Board meeting information was presented regarding the possibility of locating a cell tower at River Barn Park. After discussion on the topic, a motion was made to table the idea until additional information was received regarding the look of the tower and supporting building. Several photographs were taken of existing locations in the city representing several cell towers. The Planning Commission will have final review and approval of the project along with the terms of the lease being reviewed by the Common Council. After reviewing the photographs, the Park Board discussed the possibility of the tower structure being painted a color to blend in with the surrounding park building. Another possible location of the tower that would be near the city nursery in River Barn Park was also discussed. The Park Board mentioned they would like to keep the look of the cell tower to match the barn style of the pavilion.

A motion made by Bruce Barnes and seconded by Susie Chich that the Park Board recommends the installation of the potential cell tower with the location to be determined for compatibility of park use and access to the park with minimum disturbance of park activities along with aesthetics of the tower be addressed. The motion passed by voice acclamation.

2. Chairperson's Report:

Chairman Barnes would like to have a joint meeting with the River Advisory Committee and the Mequon Thiensville Bike Pedestrian Commission for an open discussion regarding a bike/pedestrian crossing over Donges Bay Road and other related topics.

3. Director's Report:

Director Curran had no report.

4. Adjourn:

A motion by Fran Rechcygl and seconded by Robert Walerstein to adjourn at 7 pm passed by acclamation.

Future meeting date.....To be determined

Respectfully submitted,

CITY OF MEQUON PARK BOARD

Planning Commission Minutes July 25, 2015

7. Rockwell Automation Corp

Address: 6400 W. Enterprise Drive. Tax Key: #14-027-13-018.00 District: #4 Zoning: R-1/OA, C-2/OA

Request: 1. Building/Site Plan Amendment

Briefing: The applicant is seeking building/site plan amendment approval for a ground mounted solar array at the Rockwell Automation manufacturing facility located at 6400 W. Enterprise Drive.

Discussion:

Asst. Dir. Zader stated this is a request for a solar array at Rockwell. There will be six rows running east-west, facing south. At peak demand it will supply about 20% of the power for Rockwell. Based on state statute, the city is somewhat limited on what can be approved and denied. There are bullet points in the staff report about regulating alternative energy systems; the efficiency of the system cannot be decreased, the cost cannot be increased, it needs to preserve and protect the public health and any condition would have to allow for an alternative system of comparable cost and efficiency.

The array will be located about 60 feet from Industrial Drive in the corporate park. It is about 140 feet north from an existing driveway that enters the Rockwell facility. The panels are about 10 feet in height. They have additional equipment associated with them which will be located closer to the existing parking lot. One issue is the lack of a proposed additional landscaping plan. Staff feels that there is an opportunity for landscaping along Industrial Rd property line and curve it along that driveway to shield the arrays from public view. The applicant informed staff the trees there need to grow in the 8-10 foot range so as not to decrease the efficiency of that system. The City Forester recommended specific species. Staff recommends approval with the conditions of additional plantings along Industrial Drive.

The applicant, Gussie was in attendance.

He explained that economic savings as well as learning about opportunities for that Midwest are the driving factors behind the solar arrays being installed. They have partnered with another company and this is part of an educational and marketing endeavor for both companies. The major factor is for the monetary savings for the manufacturing plant.

Action:

Commissioner Marchese moved to approve the motion.

Commissioner Fuchs seconded the motion.

A voice vote was taken, all voted aye, passed 8-0

8. Novation Group Consulting for River Barn Park

Address: 9808 N. Cedarburg Rd

Tax Key: #14-050-13-01-002

District: #4

Zoning: P-1

Request: 1. Building/Site Amendment

Briefing: The applicant is seeking building/site plan amendment approval for a cell tower at the River Barn Park located at 9808 N. Cedarburg Road.

Discussion:

The applicant, Graham Packer from Novation Consulting Group was representing SBC wireless. He stated they are seeking to build a new cellular communication tower in River Barn Park. He stated the lease terms are mostly agreed to by the city.

Planning Commission Minutes July 25, 2015

Asst. Dir. Zader stated that the requested cell tower in River Barn Park is roughly 120 ft. in height. It is being proposed to be located on the south portion of the River Barn parking lot. It is adjacent to the parking lot so there will not be any additional driveway needed to the enclosure. The city attorney and the city assistant administrator have been working on the lease which will be approved by CC. It is located roughly 60 feet from the south property line and 90 feet on an angle to the tower. In October, 2014, the Park Board looked at this issue and this is their preferred location. They did not want any additional disturbance to the park further away from the parking lot. Location is also limited by the amount of floodway where the structure cannot be placed. They also requested that staff work with the applicant on the look and design of the enclosure. The enclosure has a fieldstone look of the building, almost a barn foundation look, the gates will be painted to match the color of the existing pavilion and it will be softened with some arborvitae around the structure. The tower is a 120 foot model pole; it is typical of most of the cell towers located in Mequon.

Asst. Dir Zader talked about the language in the changes to the state law that limits the city from enforcing regulations on a potential cell tower location. The CC has the ultimate authority to approve or deny the lease agreement.

James Angresano, 9734 N. Cedarburg Road – is opposed because the proposed site for the cell tower is 60 feet from his property line and approximately 130 feet from his house. He would like the site for the tower to be changed. The closer to the tower is to his house, he feels the more it adversely affects the property value of his home.

Marleen Sobczak, 9740 N. Riverside Road –is opposed to the placement of the tower and her overall feeling that the tower is not compatible to the park. She feels the tower diminishes the enjoyment of the park for the kids to play in and the park being a place to enjoy a natural surrounding. Her other concern is safety. She worries kids may try to climb the enclosure to the tower.

Debra Scott, 4651 W. Willow Road – is opposed to the tower being placed in the park. She questioned how many towers are sufficient. She stated there are 19 towers and 106 antennas in a 3mile radius from her address. She handed out a sheet to the PC that showed these locations. She would like to know if this additional cell tower is necessary.

Mayor Abendroth stated that the state government gives the city no authority to deny the placement of a cell tower.

The applicant stated that unfortunately the current towers are not covering all the demand. The demand is usually driven by consumers having problems with dropped calls and poor coverage.

Commissioner Becky Schaefer asked what PC is supposed to discuss due to most issues not being allowed as valid concerns.

The city's perspective is that this cell tower is going somewhere and would like some control over where it goes. PC's role is to review the application and make a recommendation. PC can pass along their concerns to CC.

Ald. Adams questioned whether the city would have money in reserve in case the tower would need to be taken down. She also suggested moving the tower 150 feet back away from the resident's property because it is so close to his home.

Commissioner Bessler stated that the adverse affect to the neighboring residents is crucial and the location picked for the tower should be based on mitigating the impact to these residents.

Mayor Abendroth suggested sending this back to the Park Board for further review.

Action:

Commissioner Bessler moved to deny the request and refer the item to the Park Board to further review and to find a site further away from adjacent resident property owners.

Commissioner Fuchs seconded the motion.

Ald. Adams commented that she would rather table this to further discuss this and not deny the request.

Mayor Abendroth suggested that PC approve this item subject to staff recommendations, that the specific location of

Planning Commission Minutes July 25, 2015

the tower in the park will be referred back to the Park and the CC to review the specific location as part of the lease agreement. This allows the applicant to proceed while also receiving further review. It cannot be denied.

Commissioner Bessler and Commissioner Fuchs withdrew the motion and the second of the motion.

Ald. Adams asked that public courtesy cards be sent from the Park Board when they have their meeting.

Commissioner Mason seconded the Mayor Abednroth's motion.

A voice vote was taken, all voted aye, passed 8-0

9. Richmond Investment Group

Address: vacant property immediately west of 7606 W. Mequon Rd Tax Key: #14-051-02-01-000
District: #3 Zoning: R -3

Request: 1. Rezoning Recommendation

Briefing: The applicant is requesting a rezoning recommendation from R-3 to B-3 (office) for the parcel west of 7606 W. Mequon Road, next to Worzella Photography.

Discussion:

Ms. Tollefson stated that the applicant is seeking a rezoning recommendation for the vacant parcel just west of Worzella Photography. It is currently zoned single-family residential. Richmond Investment Group is proposing a one story 5,000 sq. ft. building. They will be the principle user with possibly two additional tenant spaces that would be related to the work of The Richmond Group. In June the applicant was before the PC for a consultation and at that time they shared three different site plan options and also heard some testimony from the neighborhood. The requested rezoning will need to be approved by CC. If the applicant receives approval from CC, then a conditional use grant will be required and building/site plan approval will need to be approved by PC. Some of the concerns expressed by the neighbors at the consultation related to traffic flow, traffic entering the neighborhood northbound on Solar Avenue as well as the general encroachment of commercial uses beyond the current intersection of uses as they are today. Staff looks at a certain set of findings when making a recommendation and doing the analysis on zoning and land use changes, which helps keep consistency in doing analysis. There are a mix of uses in the neighborhood which reflect the mix of zoning and the mix of land use classifications in the area. Staff feels that the low impact use of the office building is compatible with that area. Regarding the concerns of the traffic ingress and egress, the applicant is interested in achieving a cross access with the existing commercial use. There have been many changes to this area in recent years. There was general consensus that "option C" was the preferred rendering which pushes the building and the parking lot access to the east of the parcel. It creates a substantial green space buffer to the residents to the west of about 85 feet and achieves 73% open space.

Staff does support the rezoning recommendation upon CC action but staff also made a suggestion that the rezoning not take effect until PC would approve the specific use under the CUG and building & site plan review. The CUG is required in this situation because the lot size is below the minimum required per the zoning district. If there are changes or modifications proposed in the future all the changes would be required to have a CUG amendment; there would be public notification and staff review.

Don Sommer, Sommers Automotive, 7211 W. Mequon Rd is supportive of this project. He knows both Matt and John Richmond professionally and personally as well as the architect John Mikkelson. He feels that they would be a great asset to that corner and the fact the building will be 60% owner occupied is important.

Delores & Leo St. Onge, 11427 N. Solar Ave. are opposed and do not wish to speak.

Alice Kelech, 11375 N. Solar Ave. is opposed to a business on that parcel and does not wish to speak.

Tina Schwantes, Executive Director of the Mequon – Thiensville Chamber of Commerce, 6331 W. Mequon Rd. is supportive of the thoughtful economic development proposed. It is an established business that is extremely

CITY OF MEQUON
WISCONSIN

PARK BOARD MEETING
August 19, 2015
Sommer Pavilion – River Barn Park
9800 N. Cedarburg Rd.
6:30 PM

Chairperson Barnes called the meeting to order at 6:32 pm with roll call as follows:

Members present: Bruce Barnes, Susan Chich, Jim Lysaught, Tom Menzel, Fran Rechcygl, Robert Walerstein (6:45pm) and John Leszczynski

Members absent: Mary Glenn Fuchs

Also present: Parks Director Curran and Staff Liaison Szymanski

1. **Approval of Park Board Minutes:**

Moved by John Leszczynski and seconded by Fran Rechcygl to approve the minutes of the June 17, 2015 meeting. The motion passed by voice acclamation.

2. **Visitor Participation/Recognition:**

Marleen Sobczak, James Angresano and Debbie Scott

3. **Review of River Barn Cell Tower:**

As part of the September and October 2014 Park Board meetings, the Park Board voted to allow the installation of a cell tower adjacent to the south parking lot at River Barn Park. Concerns by residents regarding the cell tower placement were brought up at the Planning Commission meeting. It was requested that the matter return to the Park Board for further consideration. Much of the park is restricted due to floodplain and limits placement options. Other considerations are access to the tower and electricity to support tower operations. As with other towers on city property the city receives \$1350 - \$2000 a month in fees. Several residents voiced their concerns regarding the planned placement of the tower. Discussion followed favoring placement on the north end of the park near the existing cemetery. A motion by Fran Rechcygl and seconded by Jim Lysaught to support locating the cell tower at the north end of River Barn Park east of the cemetery with approval by Department of Transportation for an access road passed by acclamation. If DOT does not approve the road, the tower placement will go back to the Park Board for discussion.

4. **Shoreland Nature Preserve Update:**

Several meetings with staff and elected officials have taken place regarding the recently acquired land adjacent to the existing Shoreland Nature Preserve. Representatives of the Ozaukee-Washington Land Trust have also assisted with finalizing easement information. Discussions have included establishing access points, use of the lake and related re

11739

- d) Moved by Alderman Pukaite, seconded by Alderman Leszczynski to approve **RESOLUTION 3365** – Resolution approving and entering into an agreement with SBA Towers IX, LLC for location of a wireless communications tower and ground facilities at River Barn Park (9808 N. Cedarburg Road).

Motion passed upon roll call vote 8/0.

Favor: Leszczynski, Gierl, Hawkins, Nerbun, Adams, Strzelczyk, Pukaite, Mayr

Opposed: None

- e) Moved by Alderman Puakite, seconded by Alderman Leszczynski to approve **RESOLUTION 3367** – Approving a Town Center TIF No. 3 Incentive Under the Fast Track Formula for the Dermond Property Investments, LLC Project Located at 11130 N. Buntrock Ave.

Discussion ensued on TIF district financing, high density of housing, the housing saturation point, and the Fast Track Incentive. This TIF district was established in 2008. The goal today is to make sure it is successful and pays off it's debt and in the long run supports the school and infrastructure in the city. The Town Center TIF Fast Track Incentive had at least a \$3M in new value and the City would take a percentage of the tax increment created after the project was built and supply those funds back to the TIF.

Motion passed upon roll call vote 6/2:

Favor: Hawkins, Nerbun, Strzelczyk, Pukaite, Mayr, Leszczynski

Opposed: Gierl, Adams

- 8) **Specified Unfinished Business:** None
- 9) **Presentation of Petitions, Memorials, and/or Remonstrance's and Communications:**
None
- 10) **Specified Miscellaneous New Business:** None
- 11) **Adjourn:** Moved by Alderman Nerbun, seconded by Alderman Leszczynski to adjourn at 8:37 PM.

Motion passed by voice acclamation 8/0.

William H. Jones, Jr., City Clerk

Code	Number	Cell_Name	Address	City	County	Latitude	Longitude
1	317	ALEXIAN	7979 N Glenbrook Rd	Milwaukee	Milwaukee	43.1867	-88.0087
1	149	ART ZEMER V/S	3095 Elm Rd	Cedarburg	Washington	43.3014	-88.0923
1	57	BEAUTIFUL SAVIOR	11313 Riverland Rd	Thiensville	Ozaukee	43.2232	-87.9552
1	196	BEEKINS - USCC	10700 W Brown Deer Rd	Milwaukee	Milwaukee	43.1796	-88.0465
1	777	BROWN DEER RD	5600 Bradley Rd	Milwaukee	Milwaukee	43.1639	-87.9805
1	295	BROWN DEER WT	4990 W Calumet Dr	Milwaukee	Milwaukee	43.1564	-87.96473
1	17	CEDARBURG WT	N49 W6411 Western Ave	Cedarburg	Ozaukee	43.2932	-87.9897
1	314	COUNTY LINE WT	N96 W15885 County Line Rd	Menomonee Falls	Waukesha	43.1916	-88.1068
1	87	ESSMANN'S CABINETRY	N113 W14400 Mequon Rd	Germantown	Washington	43.2215	-88.089
1	315	HIGHLAND ROAD*	4508 W Highland Rd	Mequon	Ozaukee	43.2514	-87.9672
1	280	KELLYS WEPCO	N104 W5700 Donges Bay Rd	Thiensville	Ozaukee	43.2086	-87.9804
1	16	LAKEVIEW ELECTRONICS	1054 E Pioneer Rd	Grafton	Ozaukee	43.2806	-87.9181
1	282	MARK TRAVEL	8907 N Port Washington Rd	Milwaukee	Milwaukee	43.1789	-87.9168
1	319	MEQUON FIRESTATION	11800 Port Washington Rd	Thiensville	Ozaukee	43.2323	-87.9222
1	318	O'MALLEY SILO	11710 W Mequon Rd	Mequon	Ozaukee	43.2283	-88.0556
1	281	PECKARSKY	10436 N Port Washington Rd	Thiensville	Ozaukee	43.2081	-87.9223
1	477	SACHSE FARM	8320 Freistadt Rd	Mequon	Ozaukee	43.2397	-88.0138



TO: Planning Commission
FROM: BRIDGET HENK, ASSISTANT CITY ENGINEER
DATE: November 9, 2017
SUBJECT: Chapter 58 of the Zoning Code as it relates to Stormwater Management

Background: The applicant is requesting a text amendment to change the existing stormwater management ordinance to exempt redevelopment sites from meeting the pre-settlement criteria. Developments and redevelopments are required to meet Milwaukee Metropolitan Sewerage District (MMSD), WDNR, and the City of Mequon ordinances. The City of Mequon criteria includes a requirement that project sites cannot increase the quantity of water running off of the site in the pre-developed condition. In other words, if a redevelopment site currently includes a building and a parking lot, the stormwater facilities are designed for the increase in impervious surface from a field, or pre-development, not from it's current or existing state. This criteria is more restrictive than MMSD and WDNR.

Ordinance 58-675 was modeled after the Wisconsin Department of Natural Resources (WDNR) model ordinance and was prepared in conjunction with the 1999 Stormwater Master Plan for the City of Mequon. The Stormwater Master Plan recommended that the ordinance be revised to include the pre-settlement restriction to minimize the creation of new flooding problems or further degradation of water quality. The Stormwater Master Plan was prepared by Camp, Dresser and McKee, Inc and was under of the guidance of the Stormwater Steering Committee composed of residents, business owners, Village of Thiensville staff and City of Mequon staff.

The recommended ordinance language was brought to The Committee on Public Works on December 2, 1998. The Committee on Public Works discussed in detail the more stringent requirements for the pre-settlement conditions and noted that there would be an increase in costs to developers. The Committee unanimously approved the recommendation for the recommended changes to the ordinance. An excerpt of the minutes from that meeting are attached for reference.

The zoning ordinance revision was included on the agenda for the Planning Commission on December 21, 1998. Staff recommended that the ordinance revision be tabled due to pending guidelines from WDNR with regard to construction standards for wet detention basin designs.

At the August 20, 1999 Planning Commission meeting, the new stormwater ordinance was again on the agenda and was approved. The staff memorandum from the meeting is attached to the packet.

Ordinance 58-675 was adopted on September 17, 1999 by the Common Council.

The applicant is requesting that Ordinance 58-675 be revised to allow redevelopment sites to be exempt from the pre-settlement requirement. This allows redevelopment sites to "take credit" for existing impervious area and results in a larger quantity of water to run off of the site. This ordinance change would impact all redevelopment sites within the City that are required to

prepare a stormwater management plan which includes sites that increase the impervious area by more than a half acre or disturb more than one acre of land.

Sites that were developed prior to 1999 were not required to do any stormwater management. This means that the sites could release a greater quantity of water and potentially cause downstream impacts like flooding. Since the 1999 adoption of the ordinance, all project sites have been required to reduce the stormwater runoff to presettlement conditions. This essentially required that redevelopment sites implement stormwater controls in the same manner as new developments and reduces downstream impacts that were potentially caused by the initial developments.

If the ordinance was modified, redevelopment sites would be required to implement stormwater management practices that make the stormwater release no worse than it is in its current condition. Redevelopment sites would still be subject to both MMSD and WDNR stormwater management criterion.

An exhibit showing the process is included in the packet.

Future changes to the stormwater ordinance are anticipated with changing guidance from the WDNR, however, a change to the pre-settlement criteria is not anticipated to be included in that revision.

Sec. 58-673. Definitions.

“Redevelopment” means areas where development is replacing older development. For the purposes of this ordinance a site is considered a redevelopment site when all of the following are met: the site has an existing building, parking lot, or other impervious area and the site is in a zoning district other than agricultural or residential.

Sec. 58-675. Standards, specifications and design criteria.

- (e) *On-site detention and runoff control.* Activities subject to on-site detention and runoff control regulation under the ordinance from which this article is derived shall comply with the following standards:
 - (1) The one-percent/24-hour storm; ten-percent/24-hour storm; and 50-percent/24-hour storm peak rate of runoff after the proposed and finalized development activities may not exceed the peak rate of runoff which would have resulted from the one-percent/24-hour storm; ten-percent/24-hour storm; and 50-percent/24-hour storm event respectively occurring over the site with the land in its pre-settlement condition. **Redevelopments are exempt from this criteria.** The maximum pre-settlement runoff curve numbers being no greater than:
 - 30 for hydrologic soil group A,
 - 55 for hydrologic soil group B,
 - 70 for hydrologic soil group C,
 - 77 for hydrologic soil group D.



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: ROBIN BUZZELL, ADMINISTRATIVE ASSISTANT
DATE: November 8, 2017
SUBJECT: 2018 Planning Commission Meeting Schedule

Attachments:

2018 Public Planning Commission Schedule_DRAFT (RTF)

2018 PLANNING COMMISSION SCHEDULE

PC APPLICATIONS Deadline	PC Meeting Date	Next Available CC Meeting
12/11/17	01/15/18	02/13/18
01/15/18	02/12/18	03/13/18
02/12/18	03/12/18	04/10/18
03/12/18	04/09/18	05/08/18
04/09/18	05/14/18	06/12/18
05/14/18	06/11/18	7/10/18
06/18/18	07/23/18	Wednesday 08/15/18
08/06/18	Wednesday 09/05/18*	10/09/18
09/10/18	10/08/18	11/13/18
10/09/18	11/12/18	12/11/18
11/07/17	12/03/18	01.08.19

**Day change due to Rosh Hashanah on Monday, September 10th*

Planning Commission applications are scheduled for meetings on a first-come-first-serve basis. Only complete applications, as determined by the Community Development Department staff, will be scheduled for Planning Commission meetings.

10.30.17