



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 22, 2021
6:00 PM
Christine Nuernberg Hall**

Agenda

1) Call to Order, Roll Call

- a) Approval of Minutes

2) Public Hearing

- a) North Shore Bank. The applicant is seeking conditional use grant extension approval for the previously approved bank building with a rear drive-through for the property located at 11319 N. Port Washington Road. This was previously approved in October 2020.

3) Regular Business

- a) Applied Buildings, LLC. The applicant is seeking building and site plan and fill approval for a proposed 36,843 sq. ft. multi-tenant office/warehouse building and certified survey map approval to allow for a 3-lot land division for the property located at 5715 W. Donges Bay Road.
- b) The Green at Mequon. The applicant is seeking concept plan approval and rezoning recommendation approval from R-3/OA (Residential 1-acre, Agricultural Overlay) zoning to R-3/PUD (Planned Unit Development) zoning and for a proposed 7-lot subdivision for the property located at the southwest corner of Freistadt Road and Villa Grove Road.
- c.) Patricia and George Kashou. The applicant is seeking reconsideration of a condition of the certified survey map previously approved on September 27, 2021, by the Planning Commission requiring a shared driveway for the property located at 10425 N. Granville Road.

4) Announcements

The next meeting is Monday, December 13, 2021, at 6:00 p.m.

CANCELLED

5) Adjourn

Dated: November 19, 2021

/s/ John Wirth, Chair

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

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

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



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Department of Community Development
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PLANNING COMMISSION
Regular Meeting
Thursday, October 28, 2021
5:30 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Present:

Chair John Wirth
Alderman Robert Strzelczyk
Commissioner Martin Choren
Commissioner Dan Gentges
Commissioner Joe Goldberger
Alternate Stephanie Hawley
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Commissioner John Stoker
Alternate Gregg Bach - **Absent**
Commissioner Rick Lemke - **Absent**

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

a) Approval of Meeting Minutes from September 27, 2021

Action

Commissioner Becky Schaefer made a motion to approve the minutes from September 27, 2021.
Commissioner Gentges seconded the motion.
A voice vote was taken; vote passed (8-0)

Attachment: PC_10.26.21_DRAFT (6831 : Meeting Minutes from October 28, 2021)

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

Mayor Wirth stated that item (2f) has been requested to be removed from the consent agenda and will be discussed separately.

2) Consent / Regular Business

- a) The Woods at Highland Park. The applicant is seeking development agreement approval for Phase II consisting of 10 units the property located at 12409-12448 N. Crane Bay Court and 5951-6153 W. Woods Court.

Action

Commissioner Stoker made a motion to approve the 5 items (2 a-e) on the consent agenda.

Ald. Strzelczyk seconded the motion.

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

RESULT: **APPROVED [8 TO 0]**
MOVER: John Stoker, Commissioner
SECONDER: Robert Strzelczyk, Alderman
AYES: Wirth, Strzelczyk, Choren, Gentges, Hawley, J. Schaefer, R. Schaefer, Stoker
ABSENT: Lemke

- b) Vessels of Honour Church. The applicant is seeking rezoning recommendation and land use plan amendment approval from R-1 (Rural Residential) zoning to IPS (Institutional and Public Service) zoning to IPS for the property located at 10055 N. Wauwatosa Road.
- c) North Shore Congregational of Jehovahs Witnesses. The applicant is seeking rezoning recommendation and land use plan amendment approval from R-2B (Residential) zoning to IPS (Institutional and Public Service) zoning for the property located at 7420 W. Donges Bay Road.
- d) Congregation Anshai Lebowitz. The applicant is seeking rezoning recommendation and land use plan amendment approval from R-3 (Residential) zoning to IPS (Institutional and Public Service) zoning for the property located at 2415 W. Mequon Road.
- e) Center for Jewish Life. The applicant is seeking rezoning recommendation and land use plan amendment approval from R-3 (Residential) zoning to IPS (Institutional and Public Service) zoning for the property located at 2233 W. Mequon Road

- f) MATC. The applicant is seeking rezoning recommendation approval from R-3 (Residential) zoning to IPS (Institutional and Public Service) zoning for the property located at 5555 Highland Road.

Asst. Dir. Zader stated that when conditional use changes were made several months ago, this was one of the subject parcels that required a zoning change. The site had been zoned residential since the 1970's and needs to be rezoned to institutional zoning. The land use plan was already changed to institutional zoning and the zoning should have been addressed at that time as now there is a conflict between the zoning and the land use plan. This zoning will match every other school in the city and will be a permitted use.

Public Comment

Adam Stonitsch-5120 W. Cairdel Lane – stated that his property is adjacent to MATC. He explained that over the past 19 years MATC has not always been a good neighbor due to excess noise and unsightly heavy equipment placed on the site. He would like to know how the Planning Commission and MATC can ensure they continue to be good neighbors.

Ald. Strzelczyk asked staff about the impact of MATC possibly selling off a portion of their property and how that could affect the IPS zoning.

Asst. Dir. Zader answered that a condition can be added to the ordinance that any new property owner would be subject to a PILOT if they file tax exempt. There is still building and site plan control if a new use would come forward and the IPS has district requirement standards. He also stated that the Agricultural Overlay will remain in effect.

Mayor Wirth stated that this site is different from the other properties on the consent agenda that are being rezoned in that it is a very large parcel that could be divided, and many different uses could be allowed there. He requested that the ordinance be included the next time this item is submitted for approval along with the allowed uses, what could be subdivided, what additional rights new owners might have in terms of usage and whether the city loses any previous control.

Action

Ald. Strzelczyk made a motion to table this item.

Mayor Wirth seconded the motion.

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

RESULT:	TABLED [8 TO 0]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Wirth, Chair
AYES:	Wirth, Strzelczyk, Choren, Gentges, Hawley, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Lemke

3) Public Hearing

- a) Founders 3 for Denco Properties, LLC. The applicant is seeking conditional use grant and site plan amendment approval to allow for a dog training facility to include doggie daycare, boarding, grooming and retail for the property located at 10510 N. Port Washington Road (Pet U). (Public Hearing)

Action

Commissioner Stoker made a motion to open a public hearing.

Ald. Strzelczyk seconded the motion.

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

No public comment

Action

Commissioner Stoker made a motion to close the public hearing.

Ald. Strzelczyk seconded the motion.

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

Planner Vang stated that the property is zoned B-2 which requires a conditional use for a kennel; which is defined as “any location where dogs or cats are maintained, boarded, bred, kept or cared for the purpose of sale or groomed, trained, handled or others”. PetU proposes to relocate their current business from Glendale to this site; they have two other locations in Milwaukee and Racine. All activities will be conducted indoors and will be monitored by staff. They are proposing an enclosed outdoor play area for the dogs which is shown on the site plan.

She explained that in 2016, Planning Commission did approve a doggy daycare at this location to allow up to 100 dogs at one time. That business never opened as they found another location in the city.

Staff believes the use will be compatible with the surrounding area subject to the conditions in the report. The use is also subject to meeting Section 58-532 which applies to kennels. The site plan shows the outdoor play area surrounded by a 6-foot chain link fence. Staff would normally not support a chain link fence on a commercial property; however, this site has low visibility to adjacent properties and from the public view. There are non-compliant issues to be addressed listed in the staff report which must be resolved prior to recording of the CUG. Additionally, there are additional site improvements that must be completed by June 30, 2022. Staff does support the conditional use and site plan amendment.

The applicant, Angela Trzcinski, answered a question from the Commission that there will never be more than 15 dogs allowed outside at one time and also that there will not be any outdoor overnight kenneling.

Action

Ald. Strzelczyk made a motion to approve with the added condition that outdoor overnight boarding is not allowed.

Commissioner Stoker seconded the motion.

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

RESULT:	APPROVED WITH CONDITIONS [8 TO 0]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Strzelczyk, Choren, Gentges, Hawley, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Lemke

- b) Susan Bristol. The applicant is seeking conditional use grant approval to allow for a guest house located in a detached barn for the property located at 8414 W. County Line Road. (Public Hearing)

Action

Commissioner Stoker made a motion to open a public hearing.

Ald. Strzelczyk seconded the motion.

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

No public comment

Action

Ald. Strzelczyk made a motion to close the public hearing.

Commissioner Stoker seconded the motion.

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

Planner Vang stated that a conditional use is required because it is located in an existing detached structure with an attached garage and barn. The applicant is adding the guest room on the second level. The use is subject to meeting the conditions in Section 58-548 pertaining to guesthouses. Staff supports the conditional use requested.

It was noted by the Commission that this is a Landmark property, and many believe that this will be a nice use for this site.

Action

Ald. Strzelczyk made a motion to approve the conditional use.

Commissioner Stoker seconded the motion.

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

4) Regular Business

- a) An ordinance amending chapter 58 as it relates to permitted uses in Table 58-301-1 of the Town Center zoning district and Table 58-517 (C) of Division 11 Animals and Animal Related Uses to allow Veterinary Clinics.

Asst. Dir. Zader stated this is a text amendment to allow veterinary clinics in the Town Center (“TC”) zoning district. Mequon Town Center (“MTC 1”) is requesting this as there has been interest for an animal clinic to be located at this site. The criteria required by the code for an animal hospital was included in the packet:

- Cannot be located next to an adjacent restaurant, grocery or food service.
- All boarding should be enclosed in the building.
- Must have an outdoor area for the dogs for exiting and entering the building.

He explained the reason this use was not originally included in the Town Center zoning is that less auto-dominated uses were desired. Due to all the residential apartments, which are all pet-friendly, staff believes this use would be appropriate in the Town Center and supports the change to the zoning district.

The applicant, Victor Anderson from MTC 1, stated they have received some interest in animal clinics going into vacant spaces at the site. He believes this will be a great use for the TC area.

There was some discussion regarding the outdoor space required and whether it is necessary for an animal clinic as it is not a kennel. It was clarified that the outdoor space requirement is not intended as a large play area. Many Commissioners support this use for this zoning district.

Action

Ald. Strzelczyk made a motion to approve the text amendment and recommend it to the Common Council for consideration.

Commissioner Gentges seconded the motion.

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

Mayor Wirth stated that a first reading would take place at the November Common Council meeting and a public hearing would take place in December.

RESULT:	APPROVED [8 TO 0]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Dan Gentges, Commissioner
AYES:	Wirth, Strzelczyk, Choren, Gentges, Hawley, J. Schaefer, R. Schaefer, Stoker
ABSENT:	Lemke

5) Announcements

The next meeting is Monday, November 22, 2021, at 6:00 p.m.

6) Adjourn**Action**

Ald. Strzelczyk made a motion to adjourn.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0)

Respectfully Submitted,

Jac Zader

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: November 22, 2021
SUBJECT: North Shore Bank. The applicant is seeking conditional use grant extension approval for the previously approved bank building with a rear drive-through for the property located at 11319 N. Port Washington Road. This was previously approved in October 2020.

Applicant:	David Kane
Status of Applicant:	Owner
Requested:	Conditional Use Grant Extension
Existing Use:	Gas Station
Existing Zoning:	B-2 (Community Commercial)
Existing Land Use Plan:	Community Commercial
Lot size:	.78 Acres
Location:	11319 N. Port Washington Road
Tax Key Number:	#15-019-16-025.00
District:	#5

Background:

The applicant requests approval for a conditional use grant extension for the previously approved financial institution with drive thru at 11333 N Port Washington Road. Financial Institutions are a permitted use in the B-2 zoning district. The condition use grant was required due to the waivers requested on a substandard lot. The Planning Commission approved conditional use grant and building and site plan for North Shore Bank on October 26, 2020. The grant requires that the use commence or building permits be obtained no later than one year from date of approval. The approved plans have not changed. Although the applicant has made progress on the site including delineation of the wetlands, obtaining Ozaukee County approval of the driveway access and environmental testing to allow for demolition of the existing buildings, the building permit has not yet been obtained. Therefore, the applicant is requesting an extension of the previously approved conditional use grant.

Staff Recommendation: Planning staff recommends approval of conditional use grant extension subject to the following condition:

1. Compliance with all conditions of the conditional use approved on October 26, 2020.

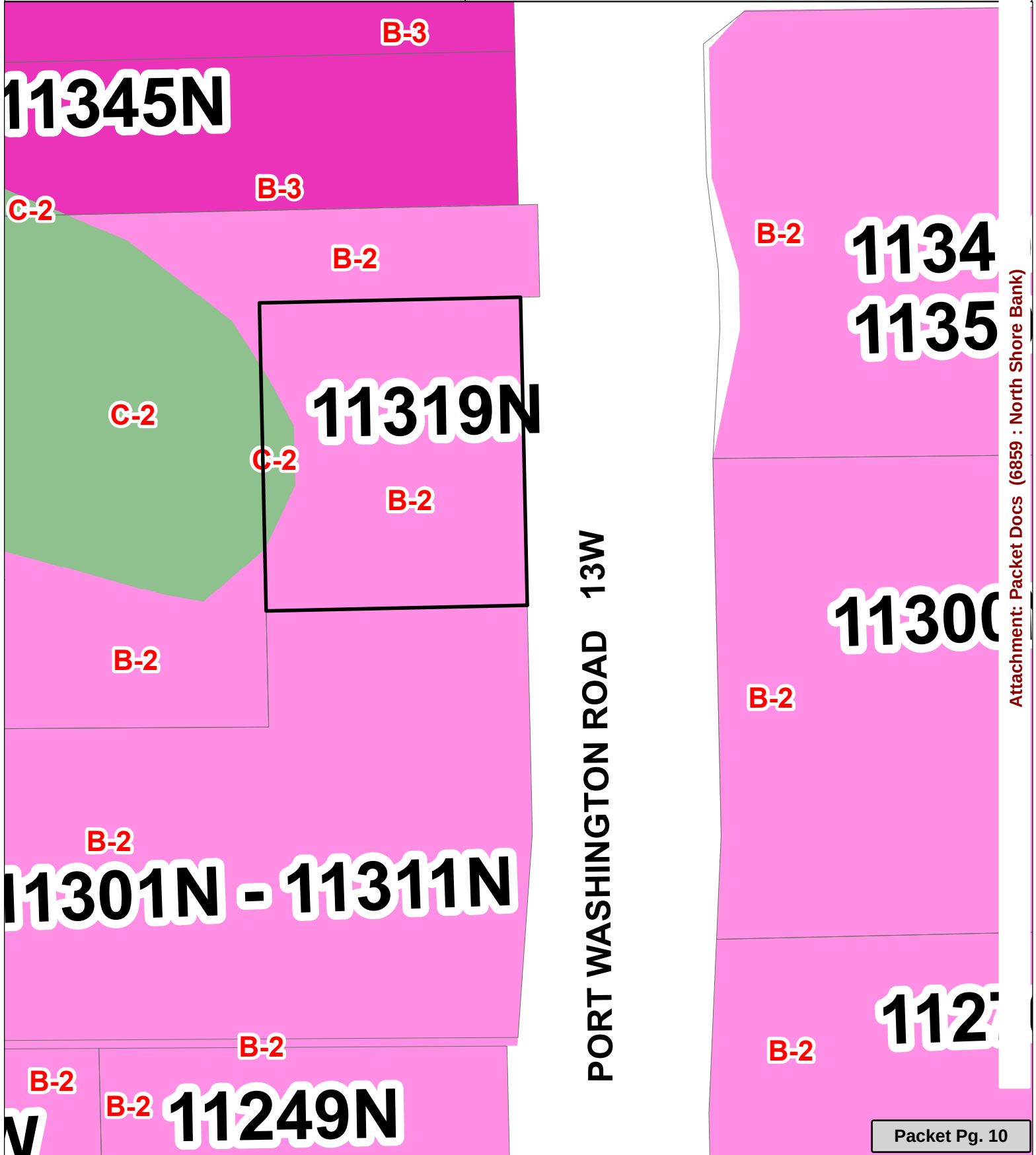
Attachments:
Packet Docs (PDF)

North Shore Bank

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

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

2.a.a



Attachment: Packet Docs (6859 : North Shore Bank)



NORTH SHORE BANK

Corporate Office: 15700 W Bluemound Rd-Brookfield, WI 53005

262.785.1600 | northshorebank.com

October 19, 2021

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

RE: Request for Amendment to Conditional Use Grant approved on October 26, 2020 for a proposed 3,250 sq.f.t bank building with rear drive-through or the property located at 11319 N. Port Washington Road (the "Property")

Dear Mr. Zader:

The City of Mequon Planning Commission approved a Conditional Use Grant for a proposed 3,250 sq.f.t bank building with rear drive-through located at the above referenced Property (the "Conditional Use Grant") on October 26, 2020 (the "Conditional Use Grant Date"). As we have discussed, pursuant to the City of Mequon Zoning Ordinances, and as set forth in the Conditional Use Grant, the Conditional Use Grant requires that the use commence, or the building permit be obtained before October 26, 2021. However, we also understand that the Planning Commission may renew the Conditional Use Grant and extend the Conditional Use Grant period.

North Shore Bank has satisfied many of the conditions of the Conditional Use Grant, including without limitation, delineation of the wetlands, submission of revised plans which address City comments related to landscaping and lighting and obtaining Ozaukee County approval of the driveway access. Despite this progress, North Shore Bank has been delayed in obtaining a building permit within the deadline set forth in the Conditional Use Grant. However, North Shore Bank continues with diligence toward obtaining the building permit and commencing construction. North Shore Bank has been coordinating this work with City staff. North Shore Bank recently finished the environmental testing necessary to allow demolition to proceed and is preparing to demolish the existing buildings and grade and seed the Property.

Accordingly, North Shore Bank requests that the Planning Commission renew and extend the Conditional Use Grant subject to the condition that the Conditional Use Grant will expire unless the approved use is not commenced or the building permit is not obtained within one (1) year of the date of Planning Commission approval of the renewal, or active construction is not commenced within twelve (12) months of the date on which the building permit is issued.

I enclose the following in connection with this request for an amendment (the "Application Materials").

1. **\$717 Application Fee.**
2. **Planning Commission Application.**
3. **Business Operation Plan.** The Business Operation Plan is the same as the Business Operation Plan submitted in connection with the approval of the Conditional Use Grant. The Business Operation Plan includes information provided to you in the application for Planning Commission Consultation dated August 17, 2020 (attached hereto as Exhibit A-1) and your submission to the Planning Commission dated October 26, 2020 and related to North Shore Bank's request for approval of the Conditional Use Grant and Building and Site Plan (attached hereto as Exhibit A-2).
4. **Detailed Site Plan.** The Detailed Site Plan is the same as the Detailed Site Plan submitted in connection with the approval of the Conditional Use Grant. The Detailed Site Plan approved by the Plan Commission on October 26, 2020 is enclosed.
5. **Detailed Architectural Plan.** The Detailed Architectural Plan is the same as the Detailed Architectural Plan submitted in connection with the approval of the Conditional Use Grant. The Detailed Architectural Plan approved by the Plan Commission on October 26, 2020 is enclosed.
6. **Detailed Landscaping Plan.** The Detailed Landscape Plan is the same as the Detailed Landscape Plan submitted in connection with the approval of the Conditional Use Grant. The Detailed Landscape Plan approved by the Plan Commission on October 26, 2020 is enclosed.
7. **Signage Plan.** There are no changes to the Detailed Signage Plan incorporated in the Detailed Architectural Plan submitted in connection with the approval of the Conditional Use Grant and enclosed.
8. **Exterior Lighting.** There are no changes to the Exterior Lighting Plan submitted in connection with the approval of the Conditional Use Grant. The Exterior Lighting Plan approved by the Plan Commission on October 26, 2020 is enclosed.

Kindly confirm the Planning Commission will consider this matter at its meeting of October 28, 2021. Please do not hesitate to call me at (262) 787-6816 if you have any questions regarding this request for amendment or the enclosed Application Materials, or require additional materials to evaluate the request,

Very truly yours,



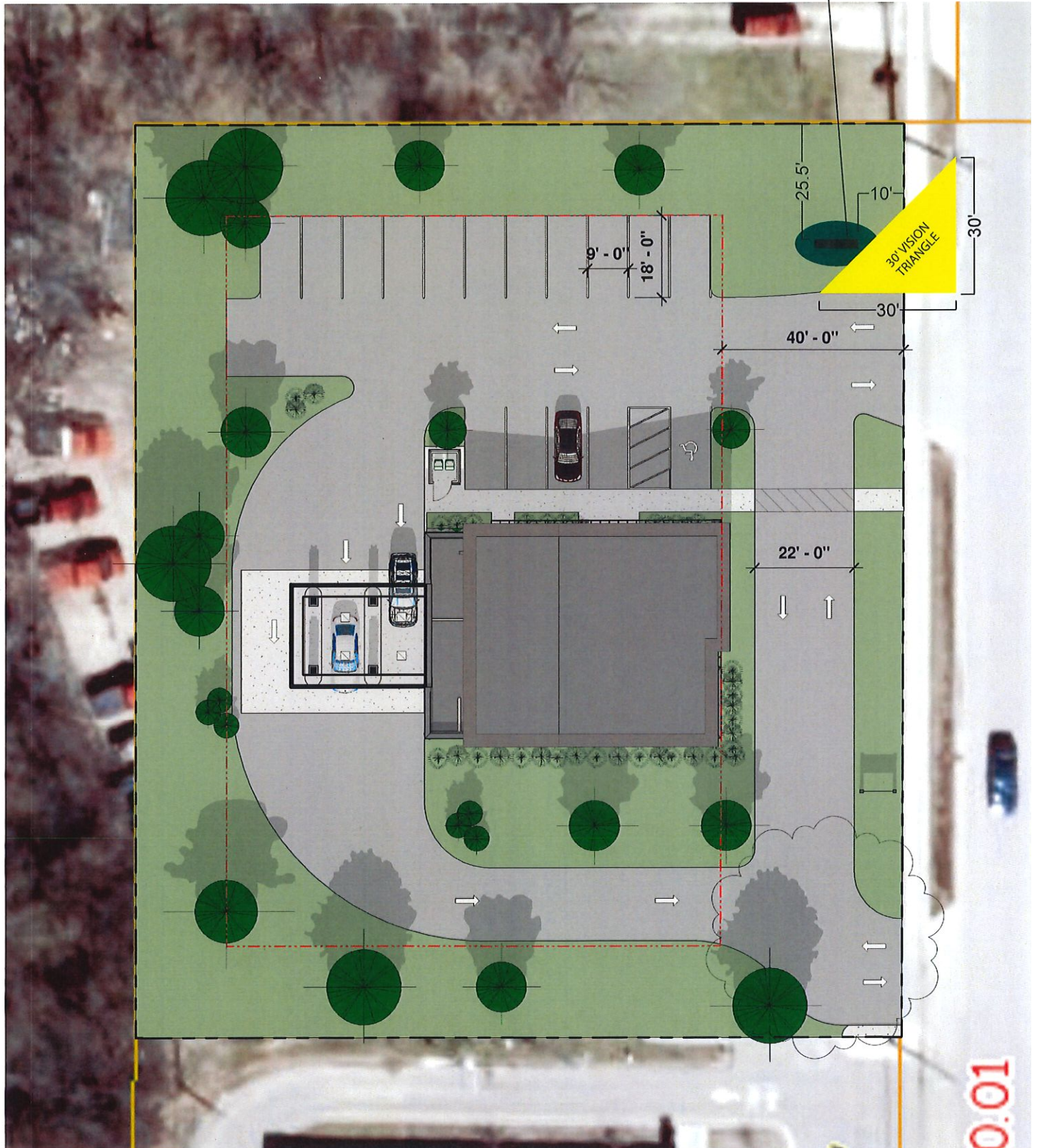
David Kane, Vice President

Attachment: Packet Docs (6859 : North Shore Bank)

SITE PLAN

2.a.a

PROPOSED MONUMENT SIGN
WITH REQUIRED LANDSCAPE
AREA AROUND BASE



Attachment: Packet Docs (6859 : North Shore Bank)



2070 HOLMGREN WAY GREEN BAY, WI 54304
(920) 494-7161 FAX(920) 494-8720

LAYOUT

☐ APPROVED ☐ CHANGES

SIGNED BY: _____ DATE: _____

ALL COPY RIGHTS RESERVED
NO DUPLICATION ALLOWED
WITHOUT PERMISSION

SALESPERSON



Tx:4374346

1116229

RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
04/15/2021 01:06 PM
REC FEE: 30.00
TRANS FEE:
PAGES: 9
EXEMPT #:

CONDITIONAL USE GRANT

Articles of Agreement made and entered into this 1 day of February 2021 by and between North Shore Bank owners of the property located at 11319 N Port Washington Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 19, Range 22 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

LEGAL DESCRIPTION

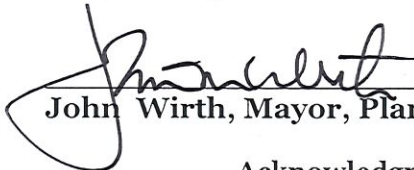
Exhibit A-1

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

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of a Financial Institution with waivers.

GRANTED by action of the Planning Commission of the City of Mequon this 26 day of October 2020.


John Wirth, Mayor, Planning Commission Chairperson

Acknowledgment:

STATE OF WISCONSIN)

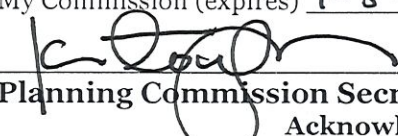
)SS

OZAUKEE COUNTY)

Personally came before me, this 25 day of March, 2021, the above named John Wirth Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, Ozaukee County, Wisconsin
My Commission (expires) 1-8-2024




Planning Commission Secretary

Acknowledgment:

STATE OF WISCONSIN)

)SS

OZAUKEE COUNTY)

Personally came before me, this 29 day of March, 2021, the above named Kim Tollefsen Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the

RETURN TO:

City of Mequon
11333 North Cedarburg Road 60W
Mequon, WI 53092 \$30

PARCEL NO.:

150191602500

Attachment: Packet Docs (6859 : North Shore Bank)

The **CONDITIONS** of this Grant are:

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

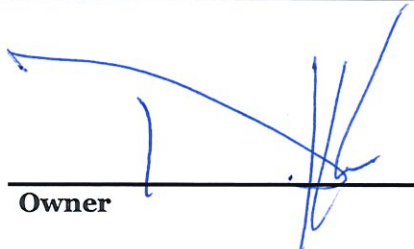
5. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
6. An updated lighting plan shall be submitted to show the following:
 - 2-foot candle parking lot average
 - Light trespass does not exceed .5 foot-candle
 - Parking lot lights are classified as full cutoff
 - Parking lot lights shall not exceed 18.75 feet in height
7. All ground-level and roof top mechanical equipment shall be well screened from public view.
8. Approval by Ozaukee County of the driveway access location and discharge of runoff.
9. Applicant shall provide the wetland delineation report. The wetland boundary and applicable setbacks shall be included on the face of the CSM.
10. Applicant shall provide wetland fill approval from the WDNR.
11. Engineering Division review and approval of grading, drainage, sanitary sewer, watermain, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
12. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
13. Application for and approval of a City Filling and Excavation Permit, if applicable.
14. Connection to public water and sanitary sewer and execution of the associated Water Service Transfer Agreement.
15. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

10. **Conditions of the structures:**

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

11. **Conditions on the site:**

- a. Street access (number, location, design): As per attached Exhibit A
- b. Off-Street Parking (location and design including screening thereof): As per attached Exhibit A.



 Owner

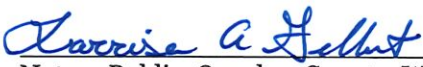
Acknowledgment:

STATE OF WISCONSIN)

)SS

OZAUKEE COUNTY)

Personally came before me, this 15 day of
February, 2020, the above named DAVID KANE
 Owner, to me known to be the person who executed the
 foregoing instrument and acknowledged the same.



Notary Public, Ozaukee County, Wisconsin



Receipt of a true Copy of this instrument
 on behalf of the petitioner acknowledged
 the 1st day of February, ~~2018~~
2021

DRAFTED BY:

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

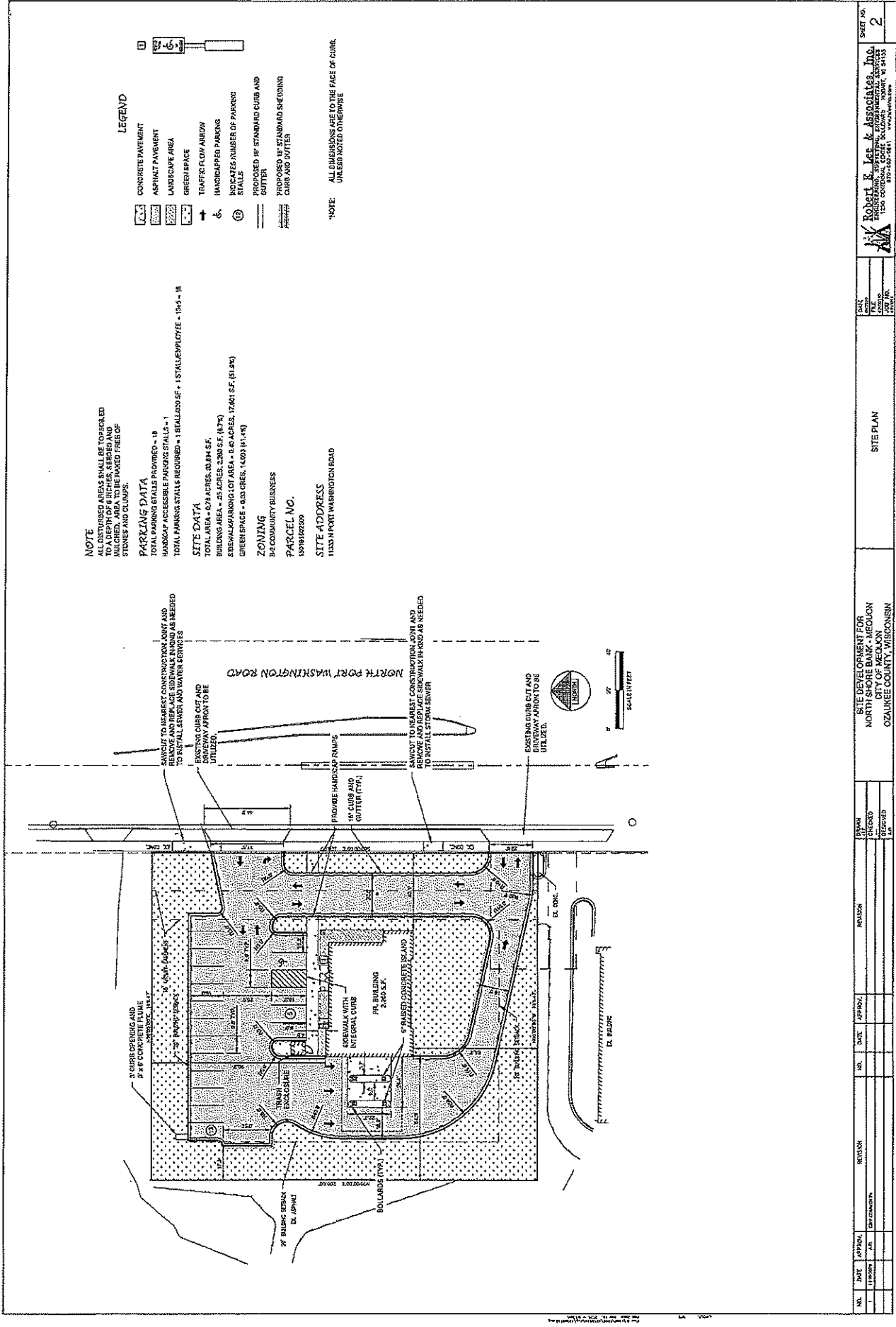
Attachment: Packet Docs (6859 : North Shore Bank)

EXHIBIT A-1
LEGAL DESCRIPTION

That part of the Southeast One-quarter (1/4) of Section Nineteen (19), Township Nine (9) North, Range Twenty-two (22) East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said One-quarter (1/4) Section; thence North along the East line of said One-quarter (1/4) Section 947.00 feet to the point of beginning of the land to be described; thence continuing North along the East line of said One-quarter (1/4) Section 200.00 feet to a point; thence West on a line at right angles to the East line of said One-quarter (1/4) Section 214.97 feet to a point; thence South on a line parallel to the East line of said One-quarter (1/4) Section 200.00 feet to a point; thence East on a line at right angles to the East line of said One-quarter (1/4) Section 214.97 feet to the point of beginning. EXCEPTING THEREFROM that part conveyed to Ozaukee County by Deed recorded on May 30, 2006, as Document No. 842497. ALSO EXCEPTING THEREFROM that part conveyed to Ozaukee County by Deed recorded on May 30, 2006, as Document No. 842498 and corrected by an Affidavit of Correction recorded on June 7, 2006 as Document No. 842966.

Attachment: Packet Docs (6859 : North Shore Bank)



NC

NOLANCARTER

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

NSB
ADDRESS

PROJECT
#010-3-20-20
DEMO & NEW BUILD

DRAWN
I. WILSON
ORIGINATOR
8-18-20

REVISIONS

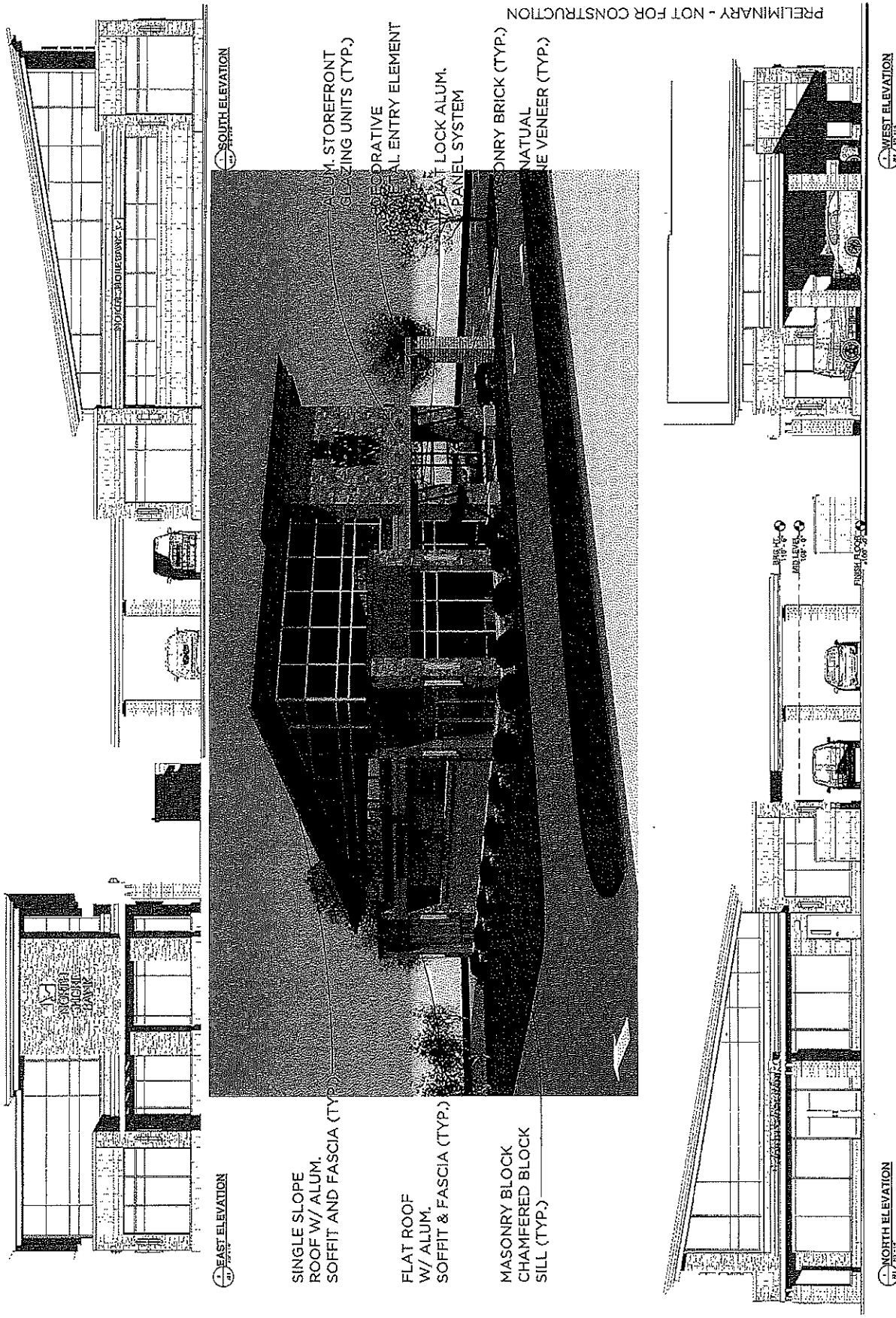
DATE
BY
DESCRIPTION

ELEVATIONS

COPYRIGHT

SHEET

A2.0



NORTH ELEVATION

WEST ELEVATION

EAST ELEVATION

SOUTH ELEVATION

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

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

MASONRY BLOCK
CHAMFERED BLOCK
SILL (TYP.)

ALUM. STOREFRONT
GLAZING UNITS (TYP.)

COOPERATIVE
METAL ENTRY ELEMENT

FLAT LOCK ALUM.
PANEL SYSTEM

CONRY BRICK (TYP.)

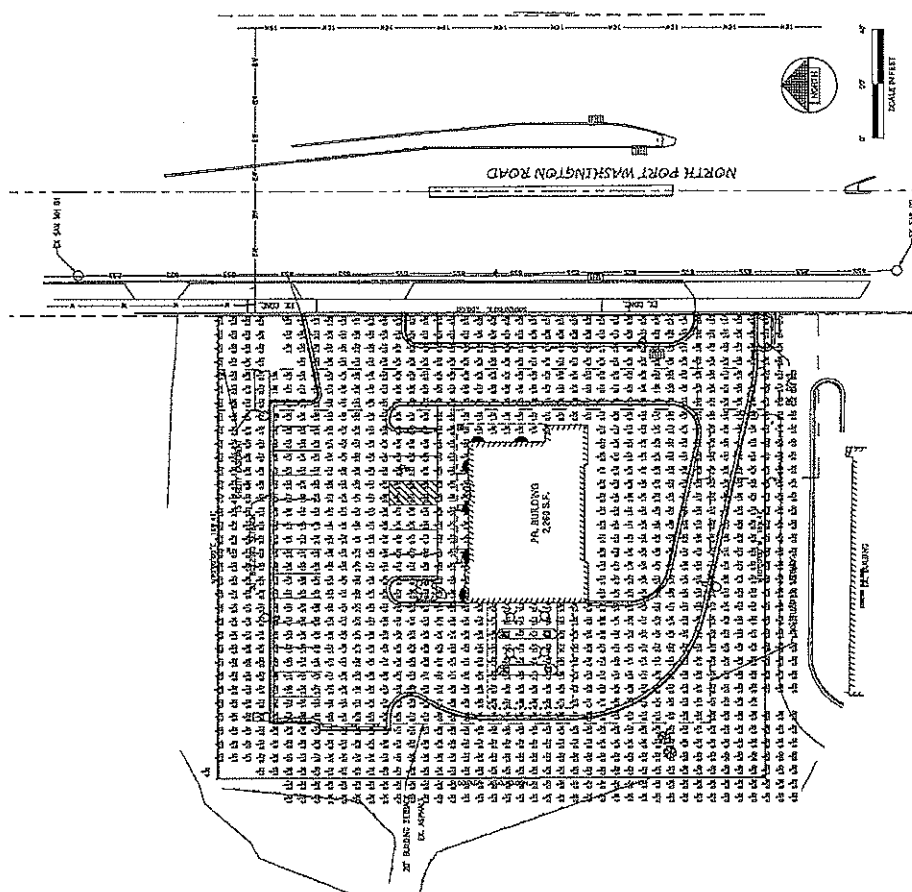
NATURAL
VENEER (TYP.)

PRELIMINARY - NOT FOR CONSTRUCTION

[illegible]

PARKING LOT LIGHTING DATA

MIN. = 0.00 FOOT CANDLES
MAX. = 16.50 FOOT CANDLES
AVE. = 1.40 FOOT CANDLES
LIGHT FIXTURES = FULL CUTOFF
LIGHT POLE HEIGHT = 16.5 (16' POLE - 2.5' BASE)

[illegible]

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: November 22, 2021
SUBJECT: Applied Buildings, LLC. The applicant is seeking building and site plan and fill approval for a proposed 36,843 sq. ft. multi-tenant office/warehouse building and certified survey map approval to allow for a 3-lot land division for the property located a 5715 W. Donges Bay Road.

Applicant: Stephen Perry Smith Architects
Status of Applicant: Agent
Requested: Building and Site Plan
Final Land Division Approval
Fill exceeding 1,000 C.Y.
Existing Zoning: B-5 (Light Industrial)
C-1 (Shoreland- wetland Conservancy)
C-2 (General Conservancy)
FFO (Flood Fringe Overlay)
Land Use Plan: Industrial
Critical Environmental
Lot size: 57.2 acres
Location: 5715 W. Donges Bay Road
Tax Key Number: #14-035-06-016.00
District: #4

Background:

The applicant is requesting approval for Building and Site Plan, Certified Survey Map and fill approval for a 36,843 square foot multi-tenant office/warehouse building at 5715 W Donges Bay. The property is zoned B-5 with C-1, C-2 and FFO. The proposed multi-tenant building will be the new location for HVA Products, Inc. currently located at 10400 N Baehr Road and Specialty Software Group, LLC with shell space for future expansion and/or tenant improvements. The request for building and site plan approval is for proposed Lot 1 of the CSM.

B-5 District Standards: The following table compares the proposed plan to the B-5 district standards:

District Regulations:	B-5:	Proposed Use:
Minimum Lot Area:	1 acre	5.5 acres
Minimum Lot Width:	150 feet	428 feet
Open Space Ratio:	40%	71 %
Maximum FAR:	30%	15 %
Maximum Building Height:	50 feet	28 feet
Building Setback	60 feet	107.5 feet

Building South Side Yard Offset:	20 feet	200+ feet
Building West Side Setback	60 feet	61 feet
Building East Side Yard Offset:	20 feet	95.1 feet
Minimum Parking Setback:	25 feet	26 feet
Minimum Parking Offset:	20 feet	68.8 feet
Off-Street Parking:	87+ stalls	58 stalls

Site Plan:

The proposal meets the requirements of the B-5 zoning district. The building is shown on proposed Lot 1 of the Certified Survey Map which fronts Donges Bay Road. The total number of parking stalls proposed is 58 stalls. The code requires one space per 200 square feet of gross leasable area for professional and business offices and one space per employee for the two consecutive work shifts with the largest number of employees. The applicant indicated that the maximum number of employees on any shift is four employees for Specialty Software Group and 12 full time employees for HVA Products for a total of 16 employees at any given time. The hours of operation are Monday to Friday from 8:00 AM – 5:00 PM. Per the code requirement, the office portion of the building (~17,400 S.F.) would require a parking count of 87 stalls based on square footage plus additional parking for manufacturing use which is based on number of employees during largest work shifts. Since office uses require a higher parking count, 1 per 200 square feet, the parking requirement is high although the applicant indicated only a total of 16 staff between the two tenants. Staff believes the proposed parking is sufficient for the site based on the total number of employees and the hours of operation. Suite A is approximately 14,000 S.F. and will be vacant. If the space is used for manufacturing, the parking requirement will be dependent upon the number of employees per shift. The proposed trash enclosure is located on the southeast end of the site in the low visibility area.

Floor Plan:

The floor plan shows a two-story multi-tenant building. The plans show two suites of approximately 14,000 square feet each on the first floor. Suite B will be offices for HVA Products, Inc. and Specialty Software Group. Suite B also shows an 8,026 square foot second floor. A portion of Suite B will be used as warehouse space for staging and stocking equipment for HVA Products. Suite A is vacant and will be used for future expansion and/or tenant build outs.

Building Design:

The proposed building materials include painted precast panels, aluminum panels and storefront and curtainwall glazing systems. The north elevation features modern building materials included mounted wood slat screens and steel canopies over the entrances. The main entrances face Donges Bay Road, and the overhead doors are located on the south elevation facing the rear of the site. Staff supports the overall design which has varying depths and a mix of materials on the front facade and multiple storefront glazing systems on all elevations.

No rooftop screening is shown on plans or proposed at this time. A condition states that rooftop screening shall be required if the rooftop units are visible from street view once construction is complete.

Lighting Plan:

The lighting plan proposes 8 parking lot pole lighting and 5 wall mounted fixtures. The photometrics show a parking area footcandle average of 2.04 FC which meets the code requirement. Parking lot lighting is allowed up to 20 feet in height, except where the parking lot is within 100 feet of a residential use the height shall not exceed 16 feet. The parking lot lighting is proposed at 16 feet in height although the parking lot is not within 100 feet of a residential use.

All fixtures shall be full cut off and meet all requirements of the lighting code. Cut sheets for review and approval by staff is added as a condition of approval.

Landscape Plan:

Landscape consultant, Michael T. Higgins, reviewed the plan for conformance with the code. Based upon the consultant's review, staff will recommend the following:

1. 7' minimum height for coniferous trees
2. 3" minimum caliper for deciduous trees
3. Additional landscape treatment along entire south property line to include a mix of canopy and conifer trees.

Certified Survey Map

The proposed certified survey map is consistent with the current zoning designation of B-5, requiring one (1) acre minimum lot size and 150 minimum average lot width and length. All lots are vacant and have access off Baldev Court Lot 3. Proposed Lot 1 is 5.5 acres, Lot 2 is 9.4 acres and lot 3 is 42.3 acres.

Engineering Report:

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

Access is provided on the east side of North Baldev Court, south of Donges Bay Road. The site plan includes two separate access points. The proposed locations meet separation distance requirements. The distance between a driveway and intersection shall be no less than 75 feet. The driveway and parking area are proposed for the north and south sides of the building only. Emergency and fire access are subject to review by the Mequon Fire Department.

The proposed CSM does not require right-of-way dedication.

The site is located within the City's sewer service area and connection to the public utility is required. There is currently sanitary sewer service and water service available on the site. Proposed connection is shown on the plans; however, the developer must submit a utility plan for review. Connection to the sewer and abandonment of existing, unused sanitary laterals, if necessary, shall adhere to the City Standard Specifications for Land Development.

The public sanitary sewer on Baldev Court ultimately discharges into a private lift station. As a condition of the issuance of a building permit, the applicant shall provide verification from the owner of the private lift station that the facility has sufficient capacity for the proposed discharge.

Wetlands are present on the site. The site plans indicate wetland disturbance and fill. The plans indicate that the wetlands were delineated by an assured delineator and that the wetlands have been identified as artificial by the WDNR. The developer shall provide the wetland delineation report by the assured delineator and proof of the WDNR artificial wetland determination.

A Filling and Excavation permit will be required. The total amount of filling and excavation is not identified on the plans; however, the engineer indicated that the fill and grading quantity will be greater than 1,000 cubic yards. Planning commission should consider approval of the fill with the application.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR-required WRAPP permit shall also be provided for the site.

The site proposes an increase in impervious surface in excess of one-half acre and site disturbance of greater than an acre therefore requires a stormwater management plan (SWMP). The SWMP must be reviewed and approved by the City and MMSD. Proposed stormwater management facilities require a Stormwater Maintenance and Easement Agreement with the City, subject to review by the City Attorney. A drainage financial guarantee of 125% of the estimated cost of construction and maintenance of the storm water management practices will be required. Stormwater facilities are shown on the plan and a SWMP was submitted with the application.

There are existing easements on the property. Developer shall provide existing easement documents on the property and, if necessary, obtain permissions from the easement parties for proposed work.

Other Technical Corrections:

The Engineering Division will provide a full technical review of the CSM.

Staff Recommendation:

Planning staff recommends approval of the Building and Site Plan based on the following conditions:

1. The applicant shall submit final plans within 60 days of Planning Commission action. Such final plans shall be subject to staff review and approval prior to issuance of permits. Approval shall be based on consistency with applicant's application and the requirements of the Planning Commission's approval. If final plans are not submitted within such time period, or the plans are not approved by staff, the plan(s) shall be submitted to Planning Commission for additional review and action and applicant shall be responsible for all city-imposed fees associated with such additional review.
2. Minimum 3-inch caliper for all deciduous trees.
3. Minimum 7 feet height for all conifer trees.
4. Additional landscape treatment along entire south property line to include a mix of canopy and conifer trees to be shown on revised landscape plan for staff review and approval.
5. Staff review and approval of cut sheets.
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. Rooftop screening shall be required if the rooftop units are visible from street view once construction is complete.
8. Compliance with the Tree Preservation Ordinance.
9. Engineering Division review and approval of grading, drainage, sanitary sewer, watermain, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
10. Connection to public watermain and sanitary sewer and use of the existing laterals extended to the site.
11. Abandonment of sanitary laterals not utilized by the facility, in accordance with the Standard Specifications for Land Development prior to the issuance of a building permit.
12. As a condition of the issuance of a building permit, the applicant shall provide verification from the owner of the private lift station that the facility has sufficient capacity for the proposed discharge.
13. Submittal of the wetland delineation report by assured delineator and WDNR documentation of artificial wetland exemption.

14. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
15. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
16. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Staff Recommendation:

Planning staff recommends approval of the land division based on the following conditions:

1. The applicant shall make any technical corrections to the final CSM.
2. Compliance with the Tree Preservation Ordinance.
3. Final staff review and approval of CSM.
4. Documentation of existing easements on the property and, if necessary, proof of approval of proposed work by the easement parties.
5. CSM shall be recorded prior to issuance of a building permit.
6. No certified survey map shall be offered for recording or recorded after 180 days from the date of approval by the Planning Commission.
7. The applicant shall submit an electronic file for the proposed certified survey map in a format compatible with AutoCAD 2015 dwg in Wisconsin State Plane Coordinate system. South Zone (NAD 83).

Staff Recommendation:

Engineering staff recommends approval of the fill exceeding 1,000 CY based on the following conditions:

1. Submittal of the volume of fill or excavation required for the project and application for and approval of a City fill permit.

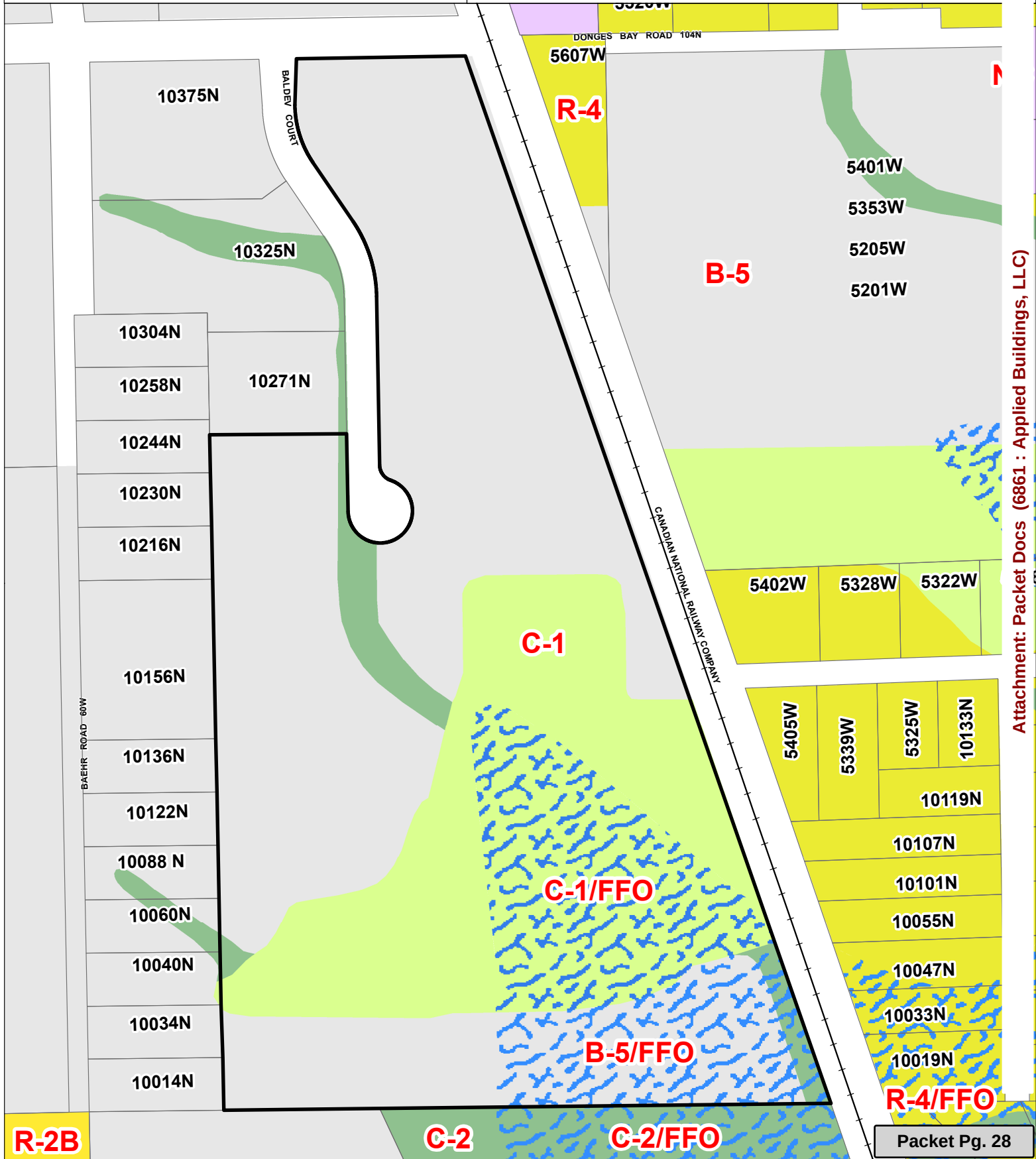
Attachments:

Packet Docs (PDF)

Mehta multi-tenant building

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



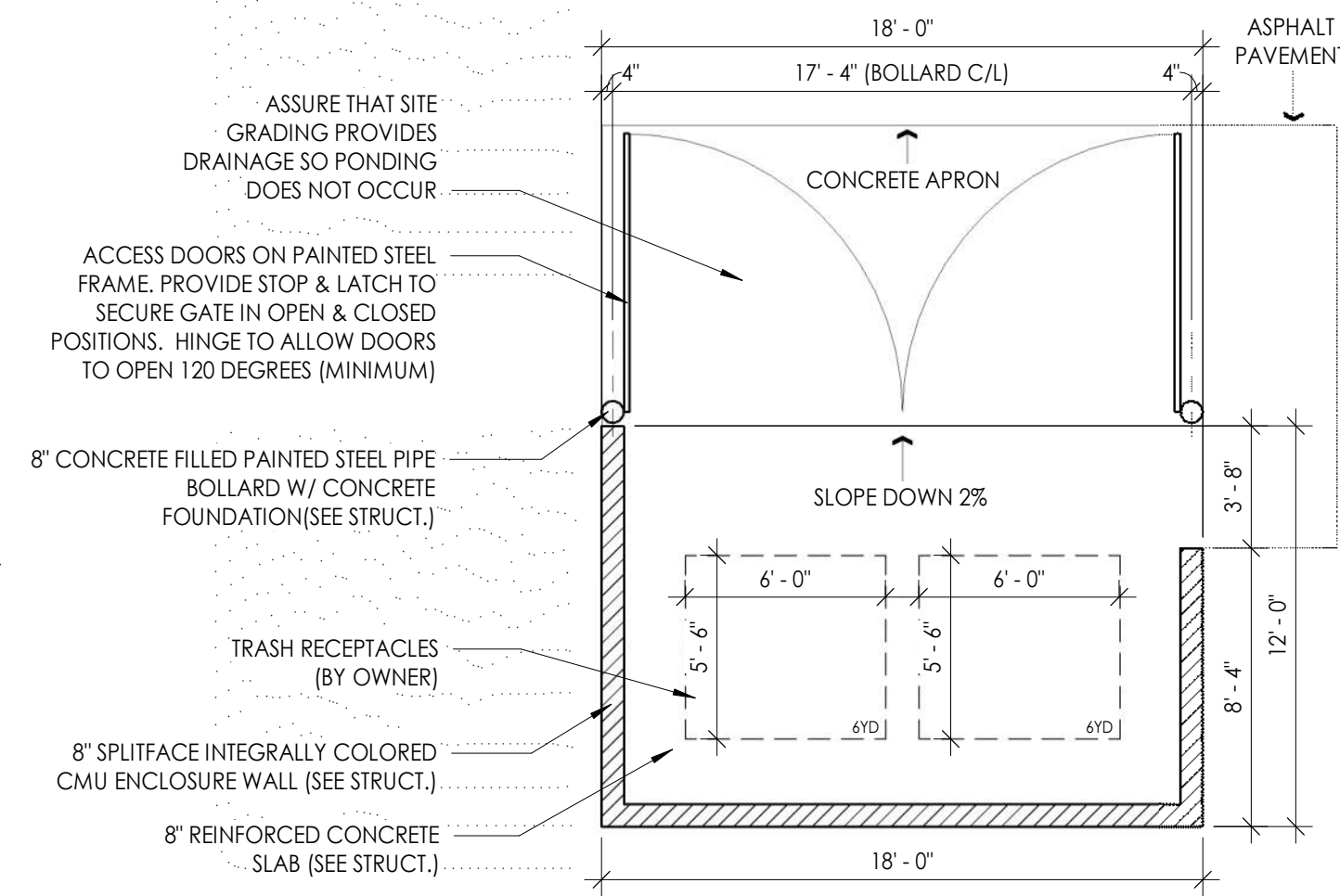
Attachment: Packet Docs (6861 : Applied Buildings, LLC)

Narrative

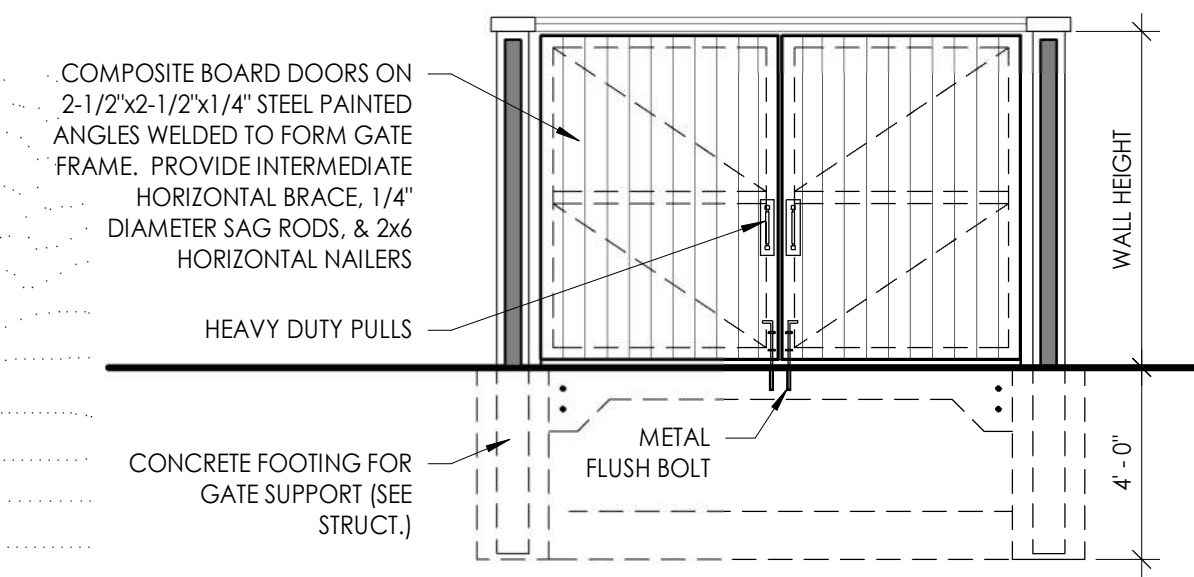
The proposed building is for office and warehouse. The East area with the second floor will be built out for HVA Products Inc. (HVA) and Specialty Software Group LLC (SSG). HVA Products, Inc is a manufacturer representative for the HVAC industry as well as a temperature controls contractor for commercial and industrial facilities. Specialty Software Group LLC is a software development company that specializes in web based software for the construction industry. The warehouse space will be used by HVA for staging and stocking equipment. The office space will be shared by HVA and SSG. SSG will have approximately 4 full time employees and HVA 12 full time employees during normal operations. The hours of normal operation will be from 8am – 5pm CST Monday – Friday. The other area of the building will be grey shell for future expansion and/or tenant improvements.

Please let me know if you require further information or have any questions.

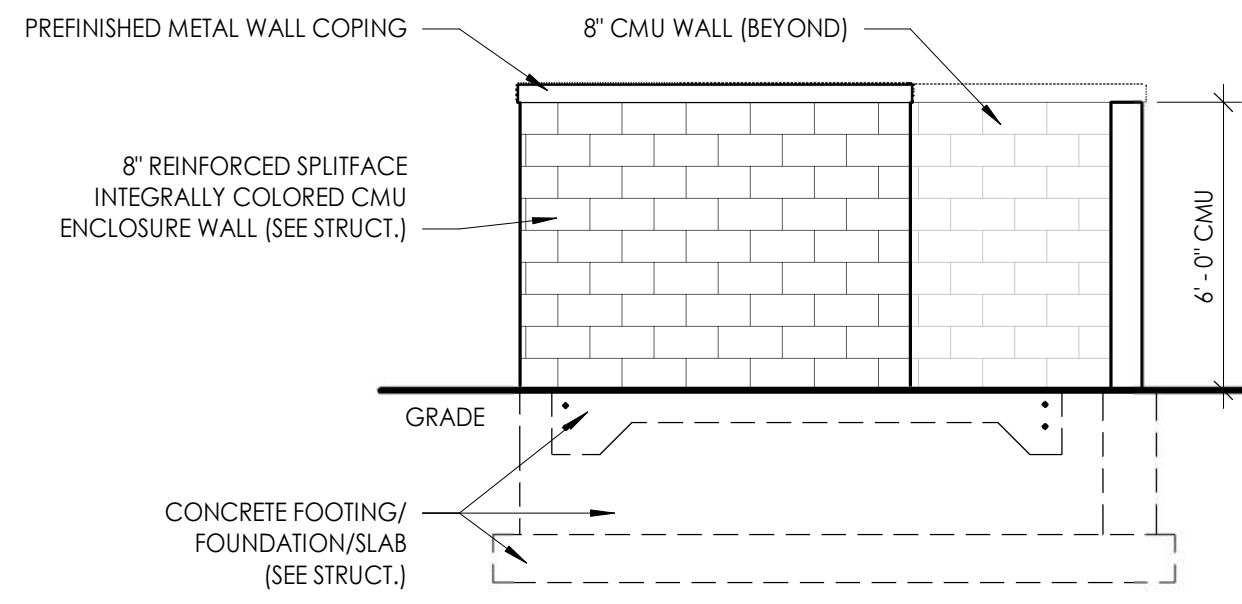
Regards,
Kris



2 CMU DUMPSTER PLAN
SCALE 3/16" = 1'-0"



3 CMU DUMPSTER FRONT - SINGLE
SCALE 1/4" = 1'-0"



4 CMU DUMPSTER SIDE ELEVATION
SCALE 1/4" = 1'-0"

DONGES BAY ROAD

BALDEN COURT

PROPOSED
MEHTA MULTI-TENANT
F.F.E. = 668.0 | 28,817 GSF (FIRST FLOOR)
8,026 NSF (SECOND FLOOR)

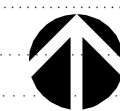
CONCRETE PATIO

CONCRETE PATIO

CONCRETE PATIO

2
A050

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



SITE SUMMARY

SITE AREA:	240.339 SF (+/- 5.52 ACRES)
PROPOSED BUILDING AREA (1ST FLOOR):	28,817 SF (12%)
PROPOSED PAVING AREA:	40,941 SF (17%)
GREEN SPACE:	170,581 SF (71%)
STANDARD PARKING:	55 PARKING STALLS
HANDICAP SPACES PROVIDED:	3 PARKING STALLS
TOTAL PARKING SPACES:	58 PARKING STALLS



215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com



PROJECT

PROPOSED BUILDING FOR:

MEHTA
MULTI-TENANT

5715 W DONGES BAY RD
MEQUON, WI 53092

OWNER



10400 N BAEHR RD
MEQUON, WI 53092

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SPS
PROJECT NUMBER	201216
ISSUED FOR	BP-1
DATE	10/20/2021

SHEET

ARCHITECTURAL SITE PLAN

A050



215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com



PROJECT

PROPOSED BUILDING FOR:

MEHTA
MULTI-TENANT

5715 W DONGES BAY RD
MEQUON, WI 53092

OWNER



10400 N BAEHR RD
MEQUON, WI 53092

REVISIONS

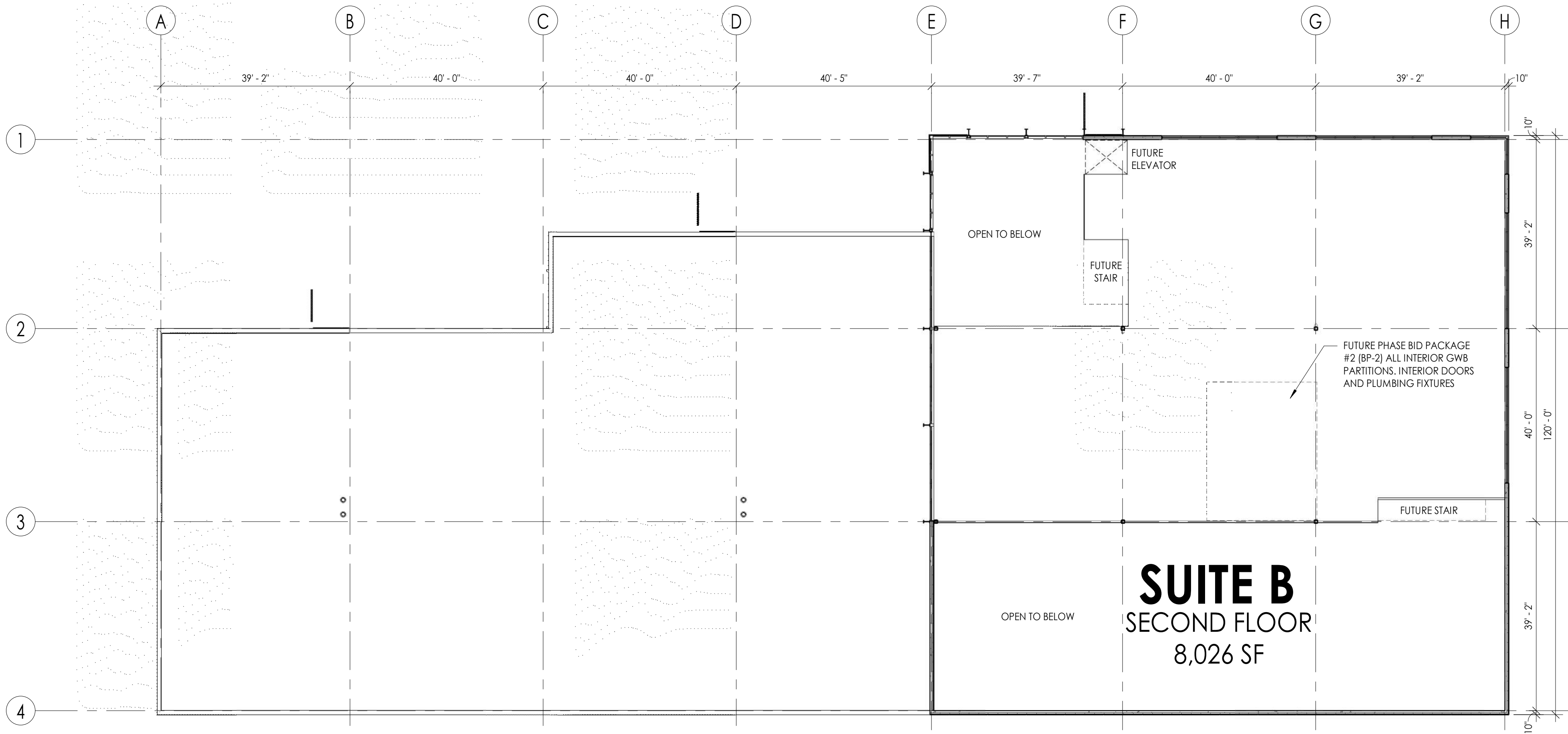
NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SPS
PROJECT NUMBER	201216
ISSUED FOR	BP-1
DATE	10/20/2021

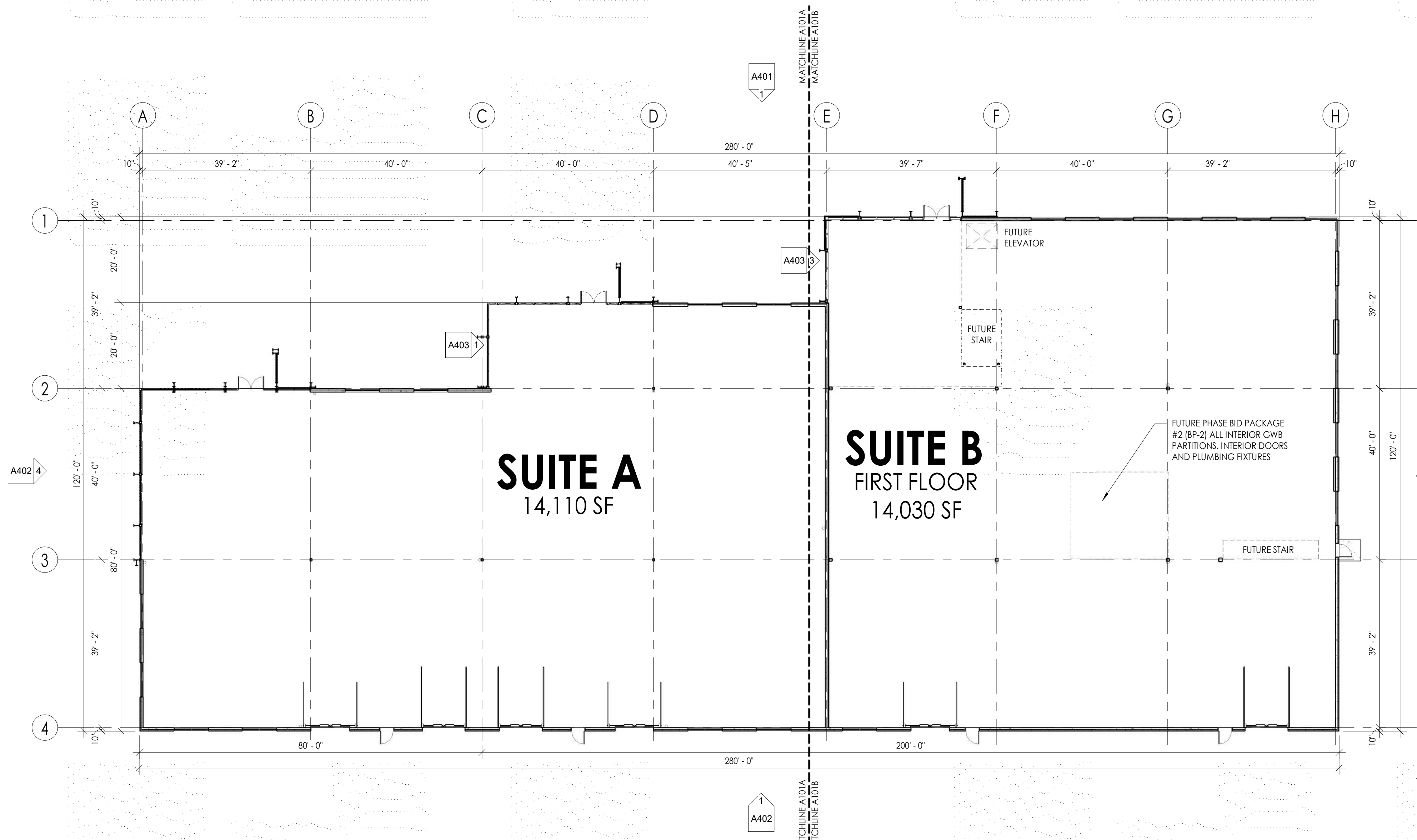
SHEET
FACILITY PLANS

A100



2 SECOND FLOOR OVERALL PLAN

SCALE 1/16" = 1'-0"

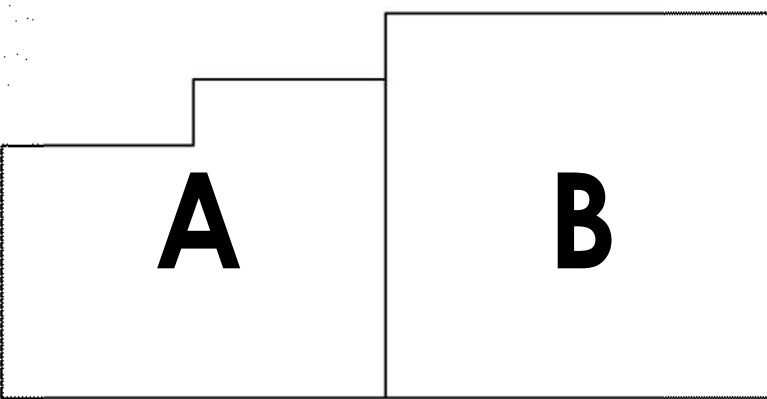


1 FIRST FLOOR OVERALL PLAN

SCALE 1/16" = 1'-0"



BUILDING KEY PLAN



SHEET KEYNOTES

21-03 FIRE EXTINGUISHER



215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com



PROJECT

PROPOSED BUILDING FOR:

MEHTA
MULTI-TENANT

5715 W DONGES BAY RD
MEQUON, WI 53092

OWNER



10400 N BAEHR RD
MEQUON, WI 53092

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SPS
PROJECT NUMBER	201216
ISSUED FOR	BP-1
DATE	10/20/2021

SHEET

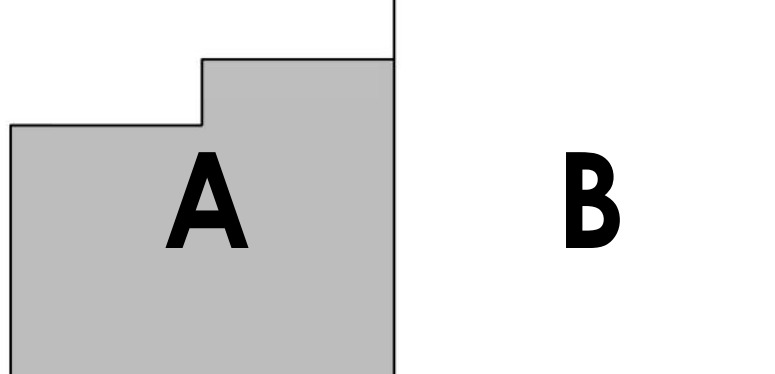
CONSTRUCTION PLAN - A

A101A

GENERAL PLAN NOTES

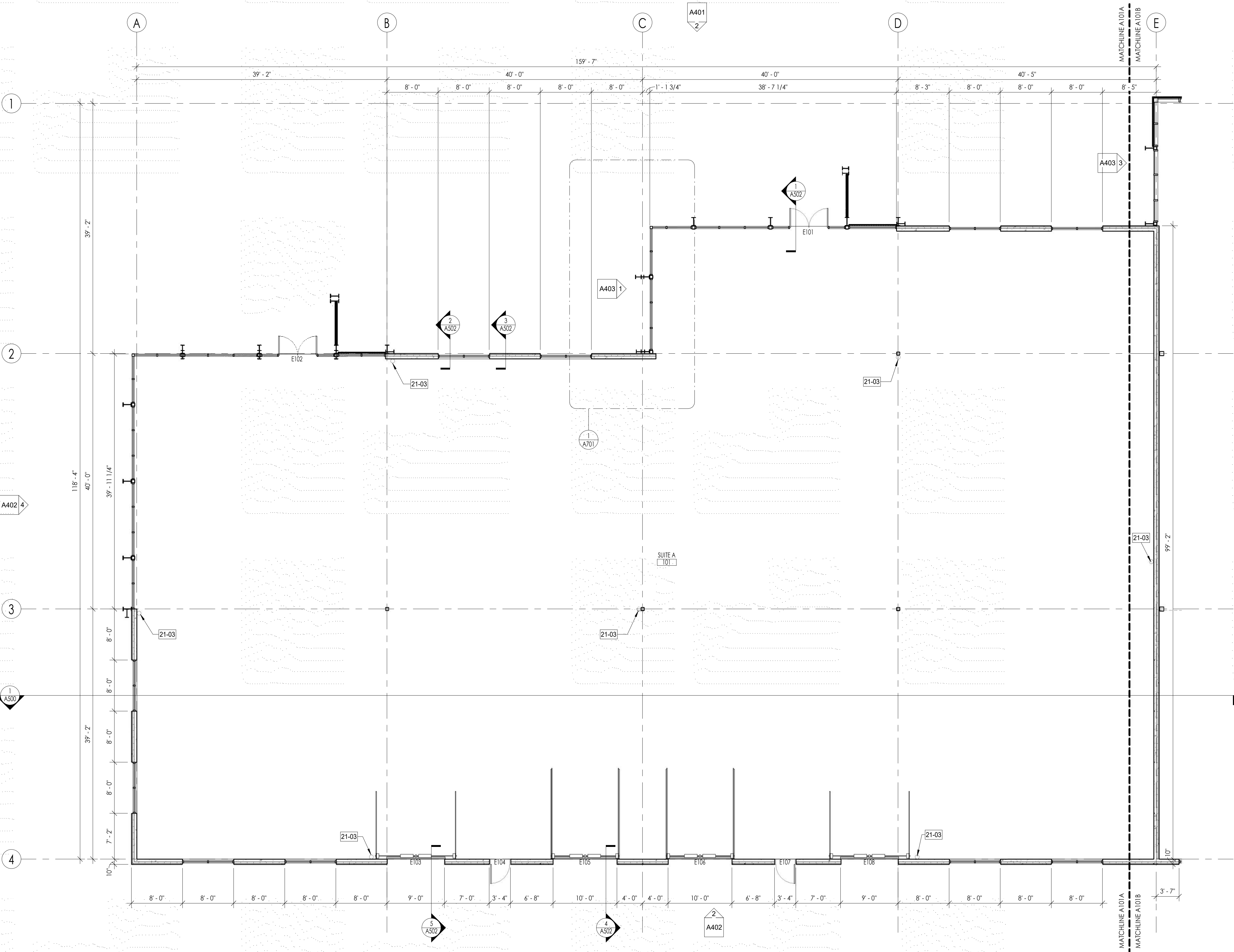
- EXISTING CONDITIONS:
PRIOR TO BEGINNING WORK, NOTIFY ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED BETWEEN THE PROPOSED SCOPE WORK AND EXISTING CONDITIONS.
- MECHANICAL, ELECTRICAL, AND PLUMBING WORK: WORK REQUIRED FOR FIRE SPRINKLERS, PLUMBING, HVAC, ELECTRICAL, AND LIFE SAFETY ARE NOT FULLY REPRESENTED ON THESE PLANS. THE DESIGN OF THE FULL SCOPE OF WORK FOR FIRE SPRINKLERS, PLUMBING, HVAC, ELECTRICAL, AND LIFE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR, AND SHOULD BE COORDINATED AND APPROVED BY THE OWNER. ANY INFORMATION SHOWN ON THE ARCHITECTURAL DRAWINGS RELATED TO THOSE DISCIPLINES ARE INTENDED FOR GENERAL REFERENCE ONLY.
- INTERIOR WALL TYPES:
REFER TO SHEET A400 FOR REFERENCED WALL TYPES. WALLS NOT TAGGED ON THIS PLAN SHALL BE TYPE A3A.
- GYPSUM BOARD AT PLUMBING FIXTURE LOCATIONS:
UNLESS OTHERWISE NOTED, AT ALL WALLS DIRECTLY BEHIND OR ADJACENT TO PLUMBING FIXTURES, PROVIDE THE WALL TYPE INDICATED, BUT USE MOISTURE-MOLD-MILDEW RESISTANT GYPSUM BOARD.
- DIMENSIONS:
UNLESS OTHERWISE NOTED, ALL DIMENSION STRINGS SHOWN TAKEN TO WALLS ARE TO FACE OF OUTERMOST FINISH MATERIAL.
- REPAIR AND PREP OF EXISTING SURFACES: REPAIR, PATCH, AND CLEAN ALL EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION, OR DAMAGED AS AN EXISTING CONDITION. MAKE APPEAR NEW, MATCHING ADJACENT CONSTRUCTION. PREPARE ALL SURFACES AS REQUIRED FOR SCHEDULED FINISHES.
- BLOCKING IN WALLS:
PROVIDE BLOCKING IN WALLS AS REQUIRED FOR NEW MILLWORK, CASEWORK, DOOR BUMPERS, ACCESSORIES, EQUIPMENT, FIXTURES, AND OWNERS WALL-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO TELEVISION/MONITORS, MARKER BOARDS, TACK BOARDS, AND SIGNAGE. OPEN EXISTING WALLS AS NEEDED TO INSTALL CONCEALED BLOCKING WHERE REQUIRED, AND PATCH WALLS TO MATCH EXISTING CONSTRUCTION, COORDINATE WITH OWNER EXACT LOCATIONS OF WALL-MOUNTED EQUIPMENT.
- LEVELING OF EXISTING FLOOR SLAB:
EXAMINE THE EXISTING FLOOR SLAB FOR LEVELNESS. PROVIDE LEVELING COMPOUND AS NEED TO MEET LEVELNESS TOLERANCES REQUIRED FOR DOOR OPENINGS, FLOORING MATERIALS, FURNITURE SYSTEMS, AND EQUIPMENT.
- FIRE-RATED CONSTRUCTION:
PROVIDE REQUIRED FIRE STOPPING AND FIRE SEALANT FOR PENETRATIONS THROUGH EXISTING AND NEW FIRE-RATED ASSEMBLIES.
- STUD FRAMING EXTENDED TO STRUCTURE ABOVE SHALL HAVE 3" x 3 5/8" GALVANIZED STUD TRACK AT TOP. STUD FRAMING SHALL BE 3/4" FROM TOP OF TRACK AND HAVE NO MECHANICAL FASTENING TO ALLOW FOR 3/4" DEFLECTION.
- A) PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL LOCATIONS UNLESS OTHERWISE NOTED.
B) PROVIDE 5/8" TYPE "X" MOISTURE RESISTANT GYPSUM BOARD AT PLUMBING PARTITIONS, AND PARTITION FACE WITHIN 6'-0" OF ALL PLUMBING FIXTURES
C) PROVIDE CEMENT PLASTER BOARD AS BACK-UP AT ALL CERAMIC WALL TILE LOCATIONS.
- HOLD 5/8" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH MASTIC. CAULKING. STRIKE COMPOUND SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS MASTIC, CAULKING FROM PARTITION AND FLOOR.
- VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS DURING CONSTRUCTION. AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS.
- NOTIFY THE ARCHITECT IF ELECTRICAL / COMMUNICATION / HVAC / PLUMBING / ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS PRIOR TO INSTALLATION.
NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY (NOT 1/4" O.C.) AND ALIGN THE BOTTOMS OF EACH ITEM. IN THE VERTICAL POSITION ALIGN THE ITEMS ON CENTERLINES ALL WINDOWS ON MEZZANINE TO HAVE SWI CONTRACT PRO SERIES MANUAL ROLLER SHADES. FASCIA COLORS AND FABRIC TO BE SELECTED BY OWNER FROM STANDARD SELECTIONS.

BUILDING KEY PLAN



1 CONSTRUCTION PLAN - FIRST FLOOR - AREA A

SCALE 1/8" = 1'-0"



SHEET KEYNOTES

21-03 FIRE EXTINGUISHER



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PROJECT

PROPOSED BUILDING FOR:

MEHTA
MULTI-TENANT

5715 W DONGES BAY RD
MEQUON, WI 53092

OWNER



10400 N BAEHR RD
MEQUON, WI 53092

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

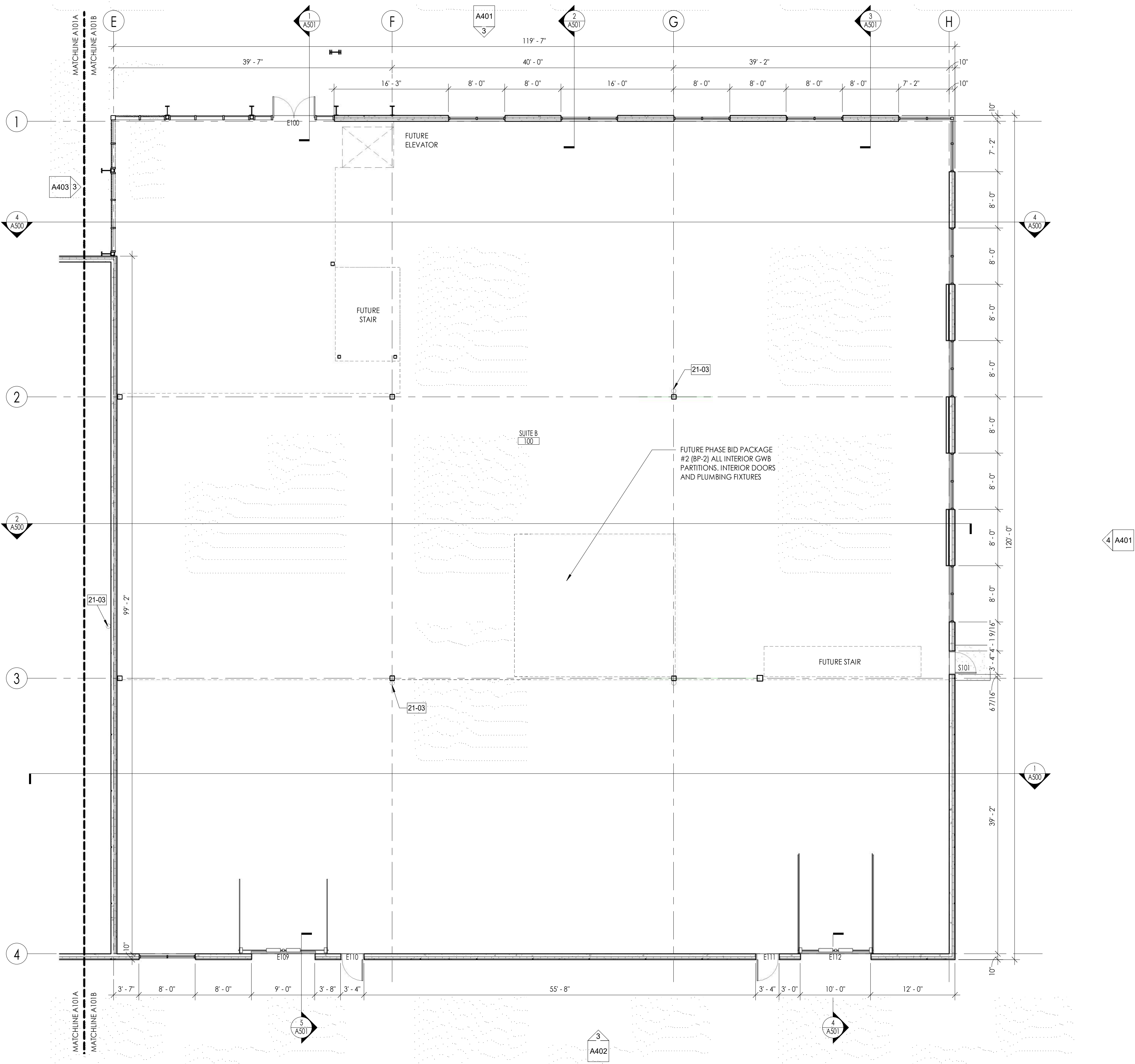
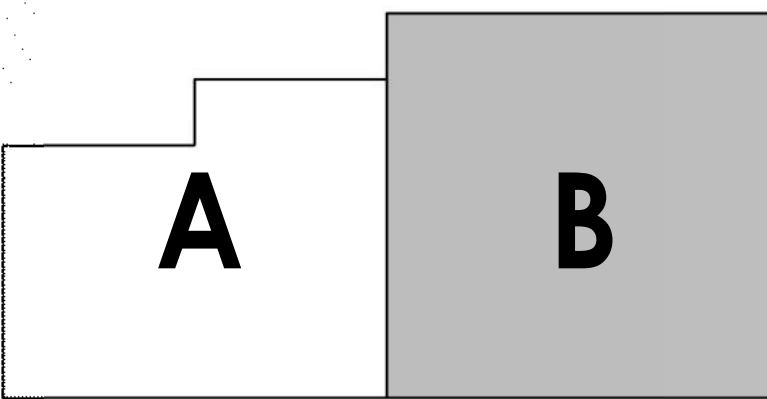
PROJECT ARCHITECT	SPS
PROJECT MANAGER	SPS
PROJECT NUMBER	201216
ISSUED FOR	BP-1
DATE	10/20/2021

SHEET

CONSTRUCTION PLAN - B

A101B

BUILDING KEY PLAN



1 CONSTRUCTION PLAN - FIRST FLOOR - AREA B
SCALE 1/8" = 1'-0"



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PROJECT

PROPOSED BUILDING FOR:

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OWNER



10400 N BAEHR RD
MEQUON, WI 53092

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SPS
PROJECT NUMBER	201216
ISSUED FOR	BP-1
DATE	10/20/2021

SHEET

CONSTRUCTION PLAN - 2ND FLOOR

A102

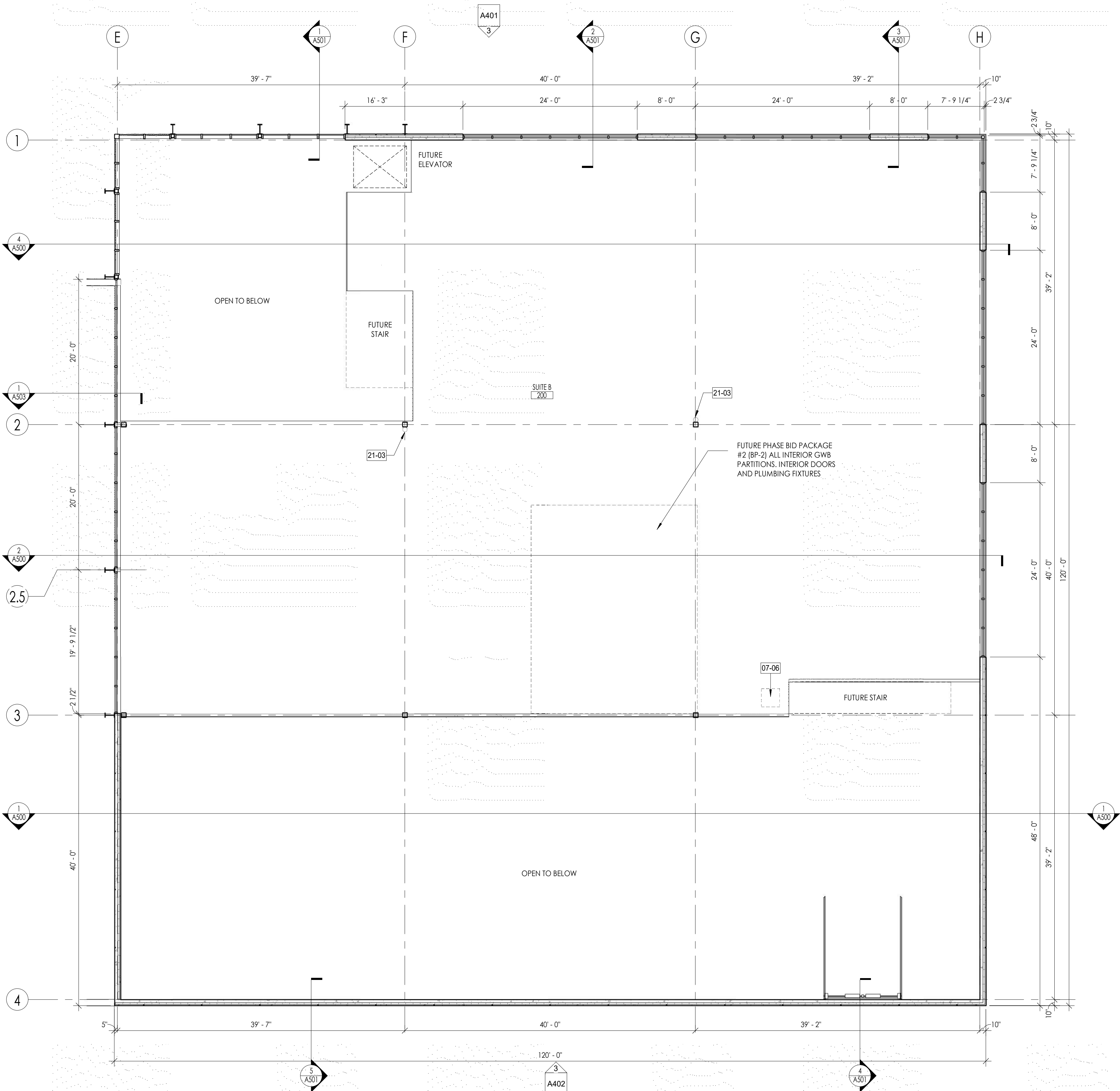
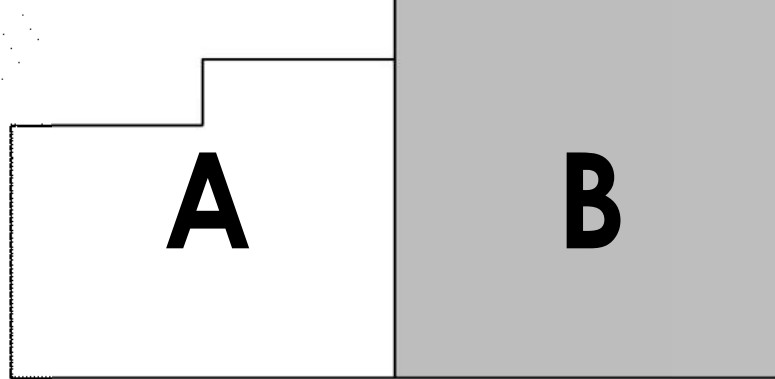
SHEET KEYNOTES

07-06	FUTURE ROOF HATCH LADDER
21-03	FIRE EXTINGUISHER

GENERAL PLAN NOTES

- EXISTING CONDITIONS:
PRIOR TO BEGINNING WORK, NOTIFY ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED BETWEEN THE PROPOSED SCOPE WORK AND EXISTING CONDITIONS.
- MECHANICAL, ELECTRICAL, AND PLUMBING WORK: WORK REQUIRED FOR FIRE SPRINKLERS, PLUMBING, HVAC, ELECTRICAL, AND LIFE SAFETY ARE NOT FULLY REPRESENTED ON THESE PLANS. THE DESIGN OF THE FULL SCOPE OF WORK FOR FIRE SPRINKLERS, PLUMBING, HVAC, ELECTRICAL, AND LIFE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR, AND SHOULD BE COORDINATED AND APPROVED BY THE OWNER. ANY INFORMATION SHOWN ON THE ARCHITECTURAL DRAWINGS RELATED TO THOSE DISCIPLINES ARE INTENDED FOR GENERAL REFERENCE ONLY.
- INTERIOR WALL TYPES:
REFER TO SHEET A400 FOR REFERENCED WALL TYPES. WALLS NOT TAGGED ON THIS PLAN SHALL BE TYPE A3A.
- GYPSUM BOARD AT PLUMBING FIXTURE LOCATIONS:
UNLESS OTHERWISE NOTED, AT ALL WALLS DIRECTLY BEHIND OR ADJACENT TO PLUMBING FIXTURES, PROVIDE THE WALL TYPE INDICATED, BUT USE MOISTURE-MOLD-MILDEW RESISTANT GYPSUM BOARD.
- DIMENSIONS:
UNLESS OTHERWISE NOTED, ALL DIMENSION STRINGS SHOWN TAKEN TO WALLS ARE TO FACE OF OUTERMOST FINISH MATERIAL.
- REPAIR AND PREP OF EXISTING SURFACES: REPAIR, PATCH, AND CLEAN ALL EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION, OR DAMAGED AS AN EXISTING CONDITION. MAKE APPEAR NEW, MATCHING ADJACENT CONSTRUCTION. PREPARE ALL SURFACES AS REQUIRED FOR SCHEDULED FINISHES.
- BLOCKING IN WALLS:
PROVIDE BLOCKING IN WALLS AS REQUIRED FOR NEW MILLWORK, CASEWORK, DOOR BUMPERS, ACCESSORIES, EQUIPMENT, FIXTURES, AND OWNERS WALL-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO TELEVISION/MONITORS, MARKER BOARDS, TACK BOARDS, AND SIGNAGE. OPEN EXISTING WALLS AS NEEDED TO INSTALL CONCEALED BLOCKING WHERE REQUIRED, AND PATCH WALLS TO MATCH EXISTING CONSTRUCTION. COORDINATE WITH OWNER EXACT LOCATIONS OF WALL-MOUNTED EQUIPMENT.
- LEVELING OF EXISTING FLOOR SLAB:
EXAMINE THE EXISTING FLOOR SLAB FOR LEVELNESS. PROVIDE LEVELING COMPOUND AS NEED TO MEET LEVELNESS TOLERANCES REQUIRED FOR DOOR OPENINGS, FLOORING MATERIALS, FURNITURE SYSTEMS, AND EQUIPMENT.
- FIRE-RATED CONSTRUCTION:
PROVIDE REQUIRED FIRE STOPPING AND FIRE SEALANT FOR PENETRATIONS THROUGH EXISTING AND NEW FIRE-RATED ASSEMBLIES.
- STUD FRAMING EXTENDED TO STRUCTURE ABOVE SHALL HAVE 2" x 3 5/8" GALVANIZED STUD TRACK AT TOP. STUD FRAMING SHALL BE 3/4" FROM TOP OF TRACK AND HAVE NO MECHANICAL FASTENING TO ALLOW FOR 3/4" DEFLECTION.
- A) PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL LOCATIONS UNLESS OTHERWISE NOTED.
B) PROVIDE 5/8" TYPE "X" MOISTURE RESISTANT GYPSUM BOARD AT PLUMBING PARTITIONS, AND PARTITION FACE WITHIN 6'-0" OF ALL PLUMBING FIXTURES
C) PROVIDE CEMENT PLASTER BOARD AS BACK-UP AT ALL CERAMIC WALL TILE LOCATIONS.
- HOLD 5/8" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH MASTIC CAULKING. STRIKE COMPOUND SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS MASTIC CAULKING FROM PARTITION AND FLOOR.
- VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS DURING CONSTRUCTION. AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS.
- NOTIFY THE ARCHITECT IF ELECTRICAL / COMMUNICATION / HVAC / PLUMBING / ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS PRIOR TO INSTALLATION.
NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY (NOT 16" O.C.) AND ALIGN THE BOTTOMS OF EACH ITEM. IN THE VERTICAL POSITION ALIGN THE ITEMS ON CENTERLINES ALL WINDOWS ON MEZZANINE TO HAVE SWI CONTRACT PRO SERIES MANUAL ROLLER SHADES. FASCIA COLORS AND FABRIC TO BE SELECTED BY OWNER FROM STANDARD SELECTIONS.

BUILDING KEY PLAN



1 CONSTRUCTION PLAN - SECOND FLOOR
SCALE 1/8" = 1'-0"

SHEET KEYNOTES

- 07-03
- 07-04
- 07-05
- PRIMARY ROOF DRAIN WITH INTERNAL DOWNSPOUT
- SECONDARY OVERFLOW ROOF DRAIN
- ROOF HATCH ATTACHED TO FUTURE STAIR WALL ON SECOND FLOOR



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PROJECT

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MULTI-TENANT

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ROOF TYPES

ROOF TYPE #1 - TYPICAL BUILDING ROOF
60 MIL EPDM MECHANICALLY FASTENED RUBBER ROOF (BASED ON 2 LAYERS OF 2.2" POLIOS R-25.2)

ROOF TYPE #2 - TYPICAL CANOPY ROOF
60 MIL EPDM FULLY ADHERED
EXTERIOR GRADE WOOD SHEATHING

NOTE:

1. PITCH TO ROOF DRAIN AT 1/4" PER FOOT MINIMUM.

OWNER



10400 N BAEHR RD
MEQUON, WI 53092

REVISIONS

NO.	DESCRIPTION	DATE
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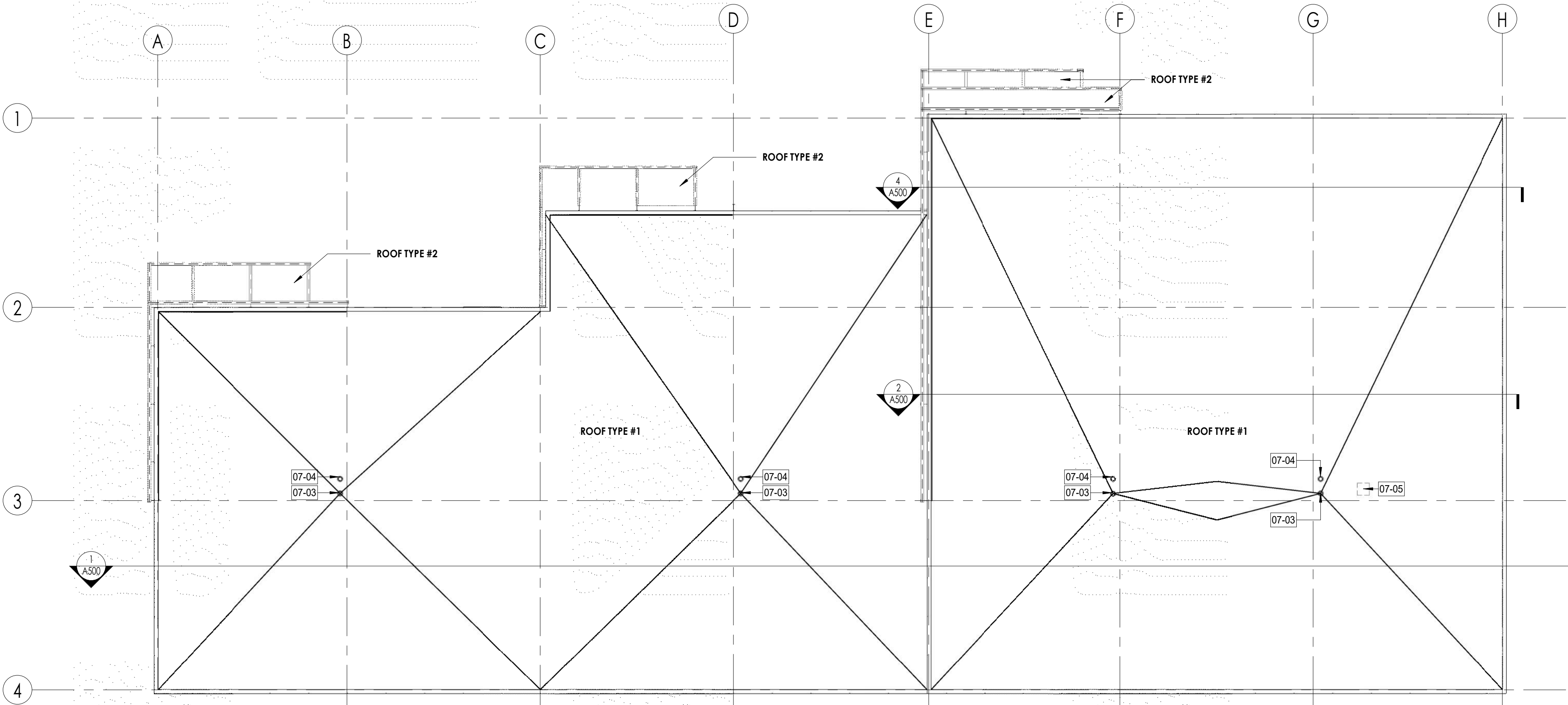
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SPS
PROJECT NUMBER	201216
ISSUED FOR	BP-1
DATE	10/20/2021

SHEET

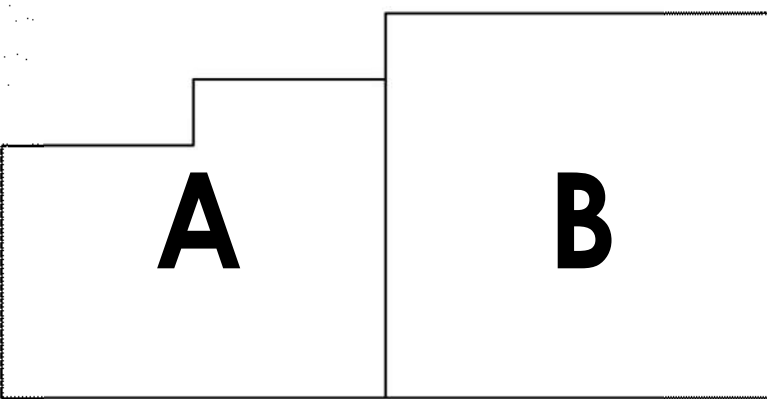
CONSTRUCTION PLAN - ROOF

A104



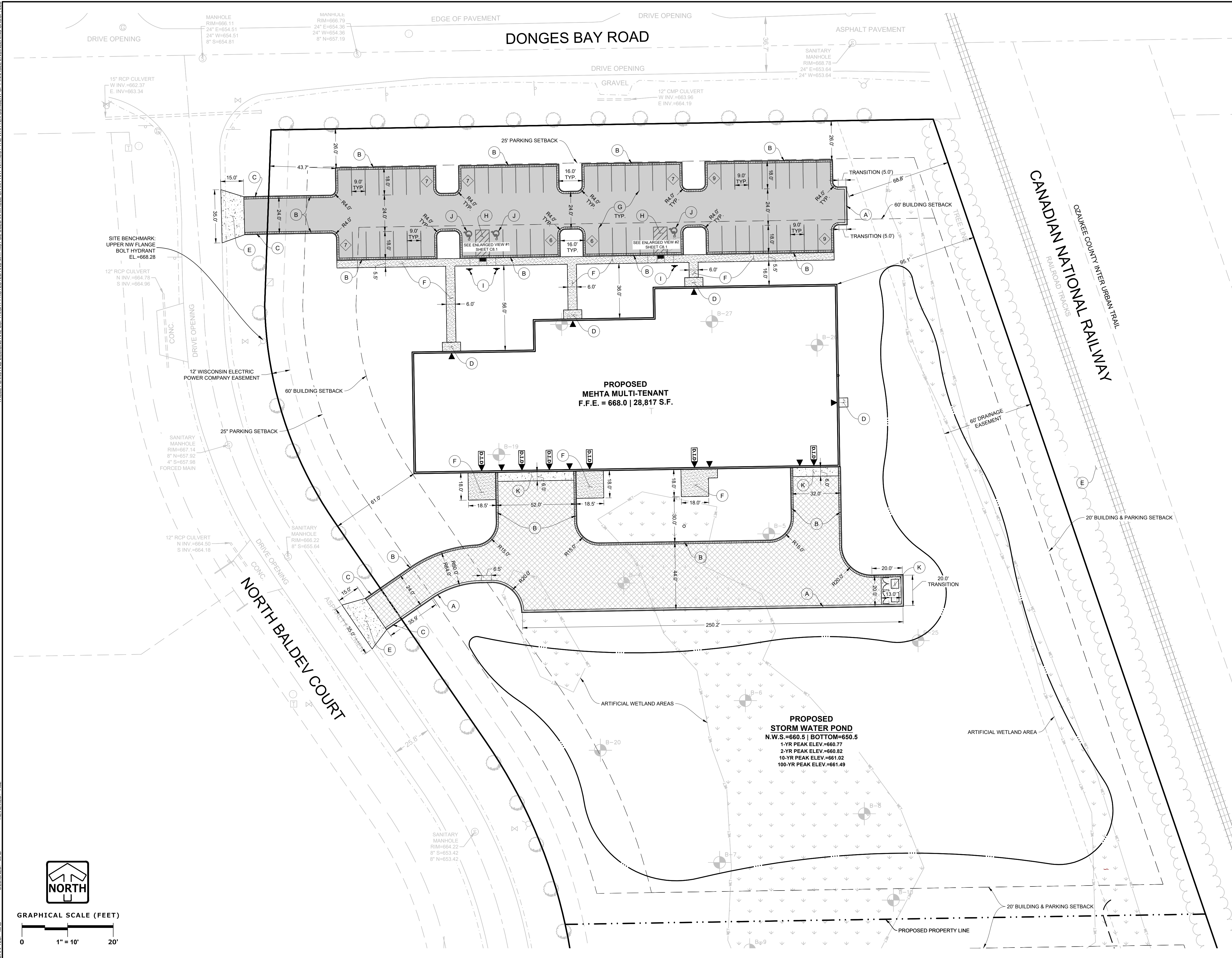
1 CONSTRUCTION PLAN - ROOF
SCALE 1/16" = 1'-0"

BUILDING KEY PLAN

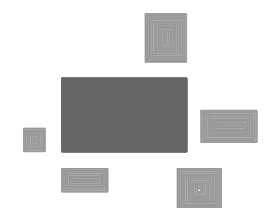


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DESIGNED: MAB
DRAFTED: MAB
REVIEWED: ASZ



LEGEND	
(A)	18" CURB & GUTTER (SEE DETAIL)
(B)	18" REVERSE CURB & GUTTER (SEE DETAIL)
(C)	TAPER CURB HEAD (SEE DETAIL)
(D)	BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5 FT OF MAN DOOR)
(E)	CONCRETE DRIVEWAY APPROACH (PER CITY REQUIREMENTS)
(F)	CONCRETE SIDEWALK (SEE DETAIL)
(G)	4" SOLID WHITE STRIPE
(H)	4" DIAGONAL AT 45° SPACED 2' O.C.
(I)	R7-8 HANDICAP PARKING SIGN (SEE DETAIL)
(J)	ADA STALL INSIGNIA
(K)	CONCRETE PAVEMENT (SEE DETAIL)
(#)	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
[Pattern]	LIGHT DUTY PAVEMENT (SEE DETAIL)
[Pattern]	HEAVY DUTY PAVEMENT (SEE DETAIL)



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SITE LAYOUT & PAVING
PLAN

REVISIONS	

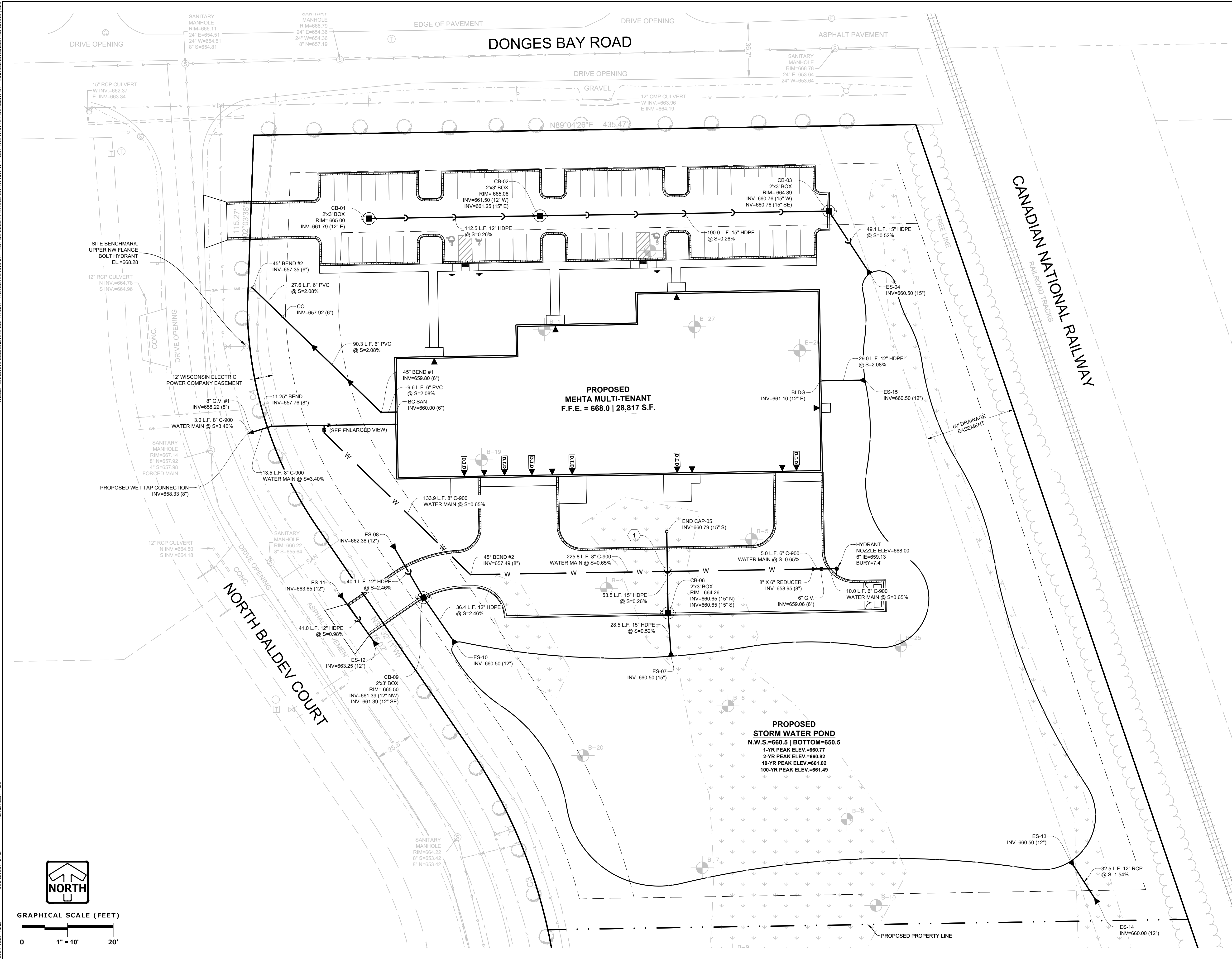
REG JOB No. **1944.10**
REG PM **MAB**
START DATE **10/18/21**
SCALE **1" = 30'**

SHEET
C4.0
OF
C8.3



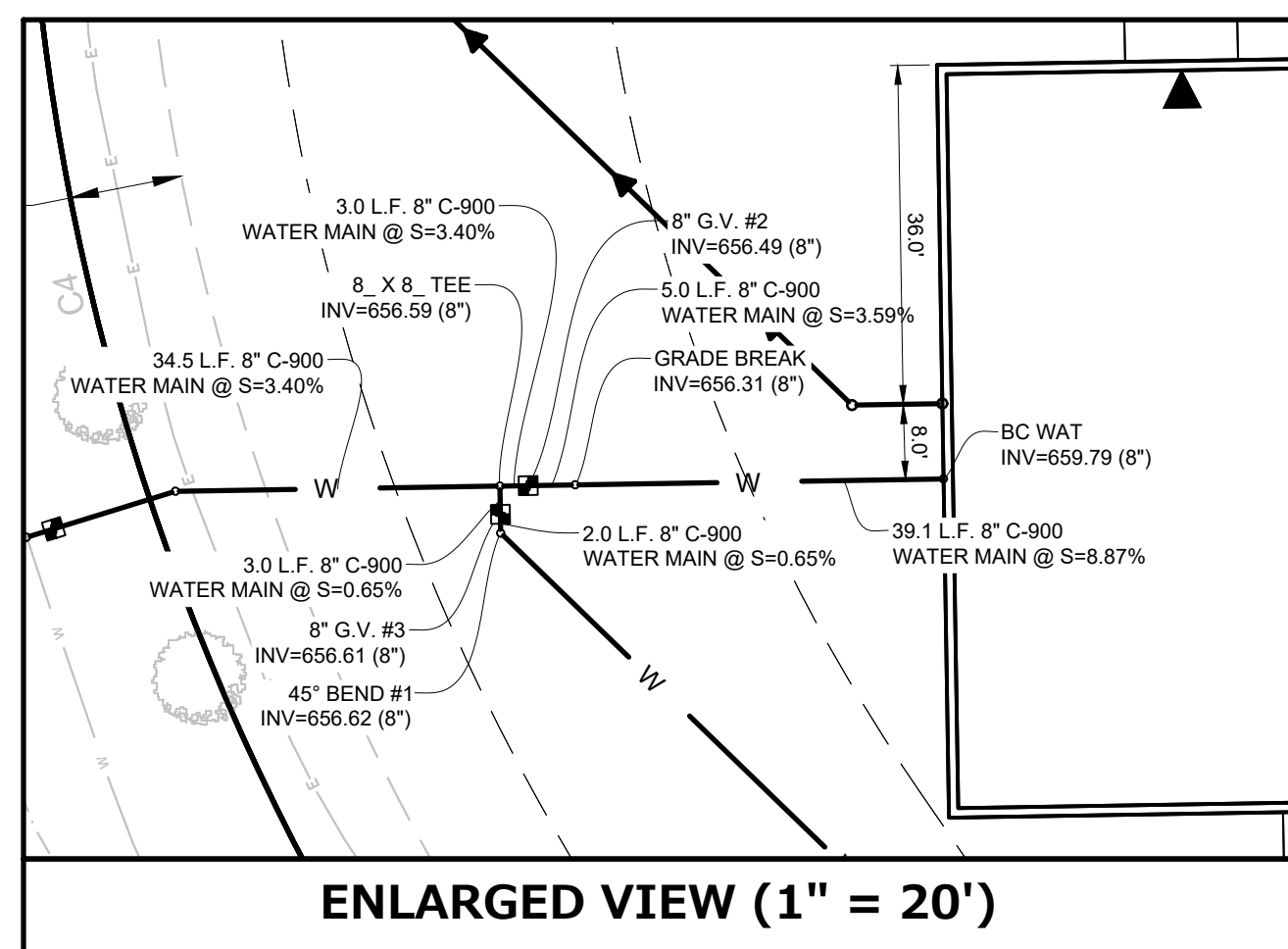
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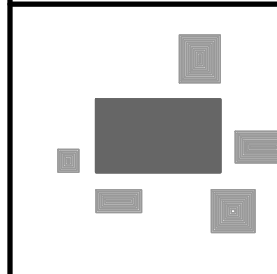
DRAFTED: MAB
DESIGNED: MAB
REVIEWED: ASZ



LEGEND	
	FIRE PROTECTION
	UTILITY CROSSING
	PROPOSED ELECTRICAL CABLE (APPROXIMATE LOCATION)
	PROPOSED GAS MAIN (APPROXIMATE LOCATION)
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	POWER POLE
	POWER POLE WITH LIGHTS
	STREET SIGN
	REMOVE EXISTING UTILITY
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	STORM SEWER
	DRAIN TILE (SEE DETAIL)
	DRAIN TILE DONUT (SEE DETAIL)
	WATER MAIN

CROSSINGS	
	12" STORM OVER
	8" WATER
	12" B/PIPE = 660.78
	8" T/PIPE = 659.01





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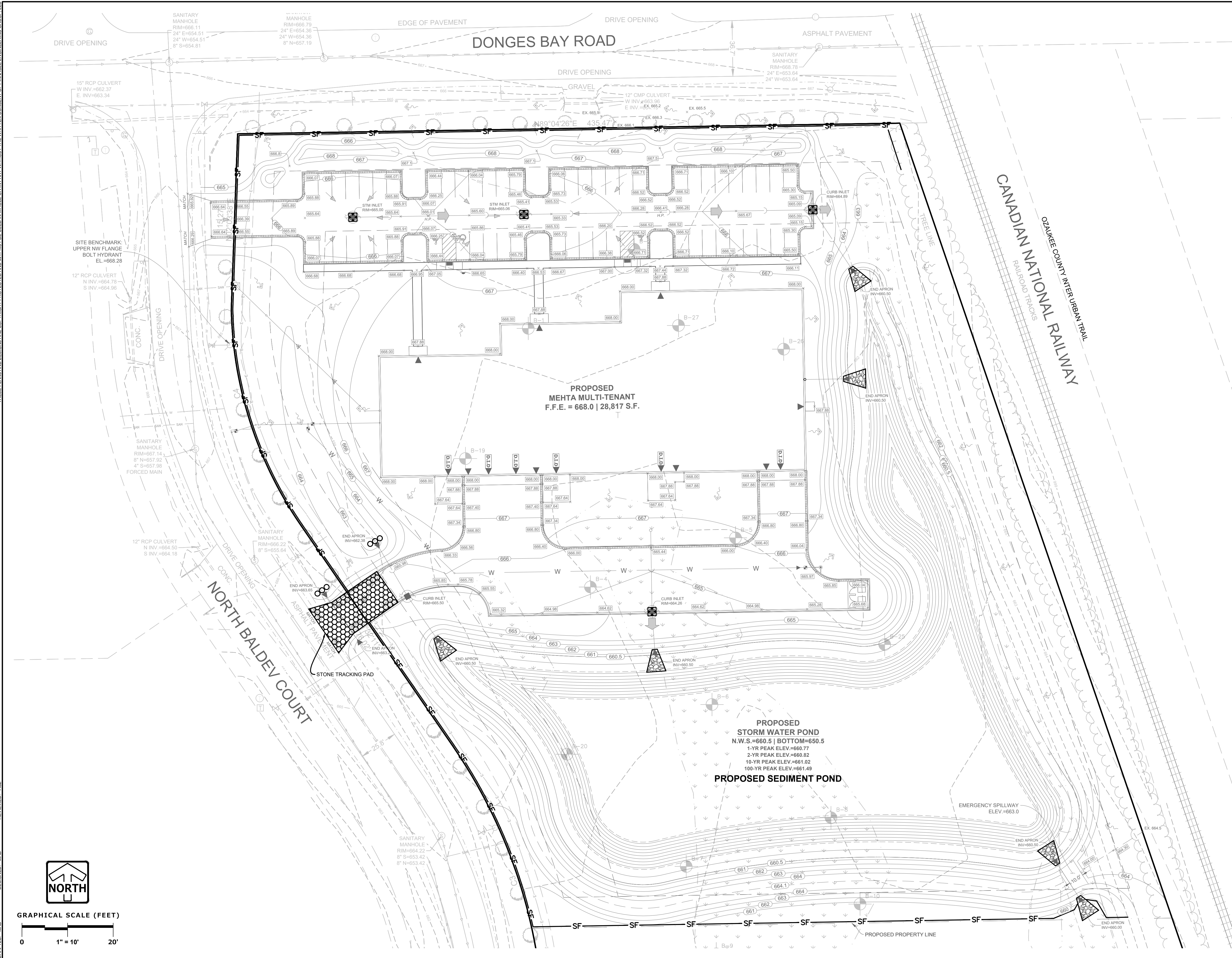
SITE UTILITY PLAN

REVISIONS	

REG JOB No. 1944.10	MAB	SHEET
REG PM	10/18/21	C6.0
START DATE	10/18/21	OF
SCALE	1" = 30'	C8.3

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CONSTRUCTION SITE SEQUENCING

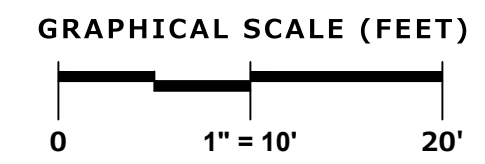
1. INSTALL PERIMETER SILT FENCE AND STONE TRACKING PAD.
 2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 3. CONSTRUCT STORM WATER POND / SEDIMENT POND AND ROUGH GRADING SITE.
 4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 6. PLACE TOPSOIL, AND IMMEDIATELY STABILIZE DISTURBED AREAS IN ACCORDANCE WITH THE LANDSCAPE PLANS.
 7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1, AS NEEDED, TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

LEGEND

- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- ▶ PRECAST FLARED END SECTION
- PROPOSED CONTOUR
- WETLANDS
- FLOODPLAIN
- NORMAL WATER LEVEL (NWL)
- SILT FENCE
- INLET PROTECTION
- MEDIUM RIP RAP
- ○ ○ STRAW WADDLE CULVERT CHECK

SITE STABILIZATION NOTE

REFER TO LANDSCAPE PLANS FOR SITE STABILIZATION MEASURES AND FINAL SURFACE COVER TYPES.



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EROSION CONTROL PLAN

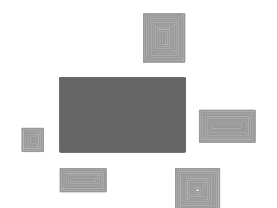
REVISIONS

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REG PM MAB
START DATE 10/18/21
SCALE 1" = 30'

SHEET
C7.0
OF
C8.3

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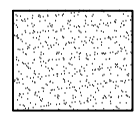
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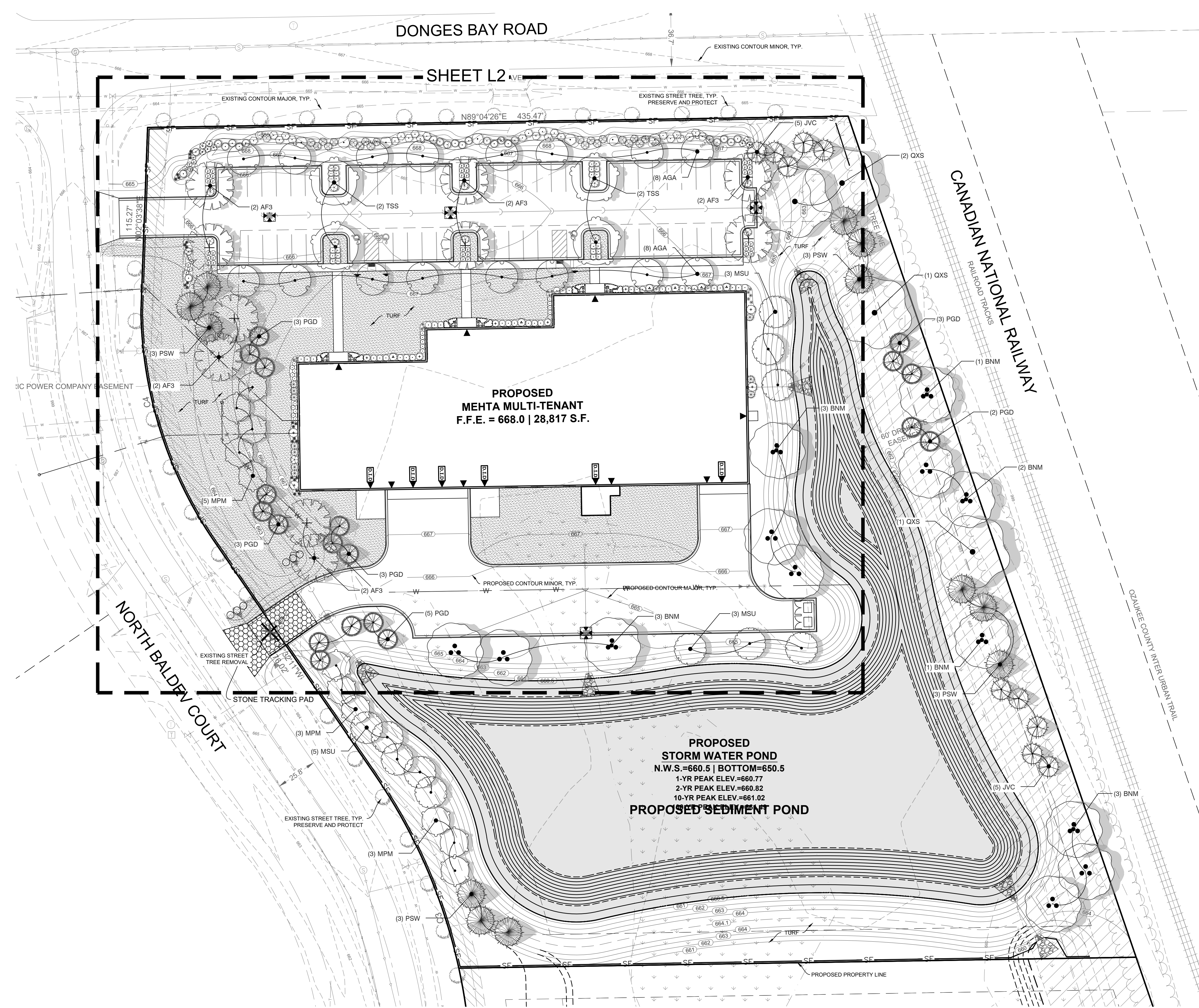
LANDSCAPE PLAN
OVERVIEW

REVISIONS	

REG. JOB No. 1944.10
REG. PM. MAB
START DATE 10/18/21
SCALE 1" = 30'

SHEET
L1
OF
L4

TREE AND GROUND COVER KEY		
TREES	BOTANICAL NAME	COMMON NAME
AF3	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple
BNM	Betula nigra	River Birch Multi-Stem
QXS	Quercus x schuetti	Swamp Bur Oak
TSS	Tilia tomentosa 'Sterling'	Sterling Silver Linden
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME
JVC	Juniperus virginiana	Eastern Red Cedar
PGD	Picea glauca 'Densata'	Black Hills Spruce
PSW	Pinus strobus	White Pine
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
MPM	Malus x 'Prairie Maid'	Prairie Maid Crabapple
MSU	Malus x 'Sugar Tyme'	Sugar Tyme Crabapple
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix



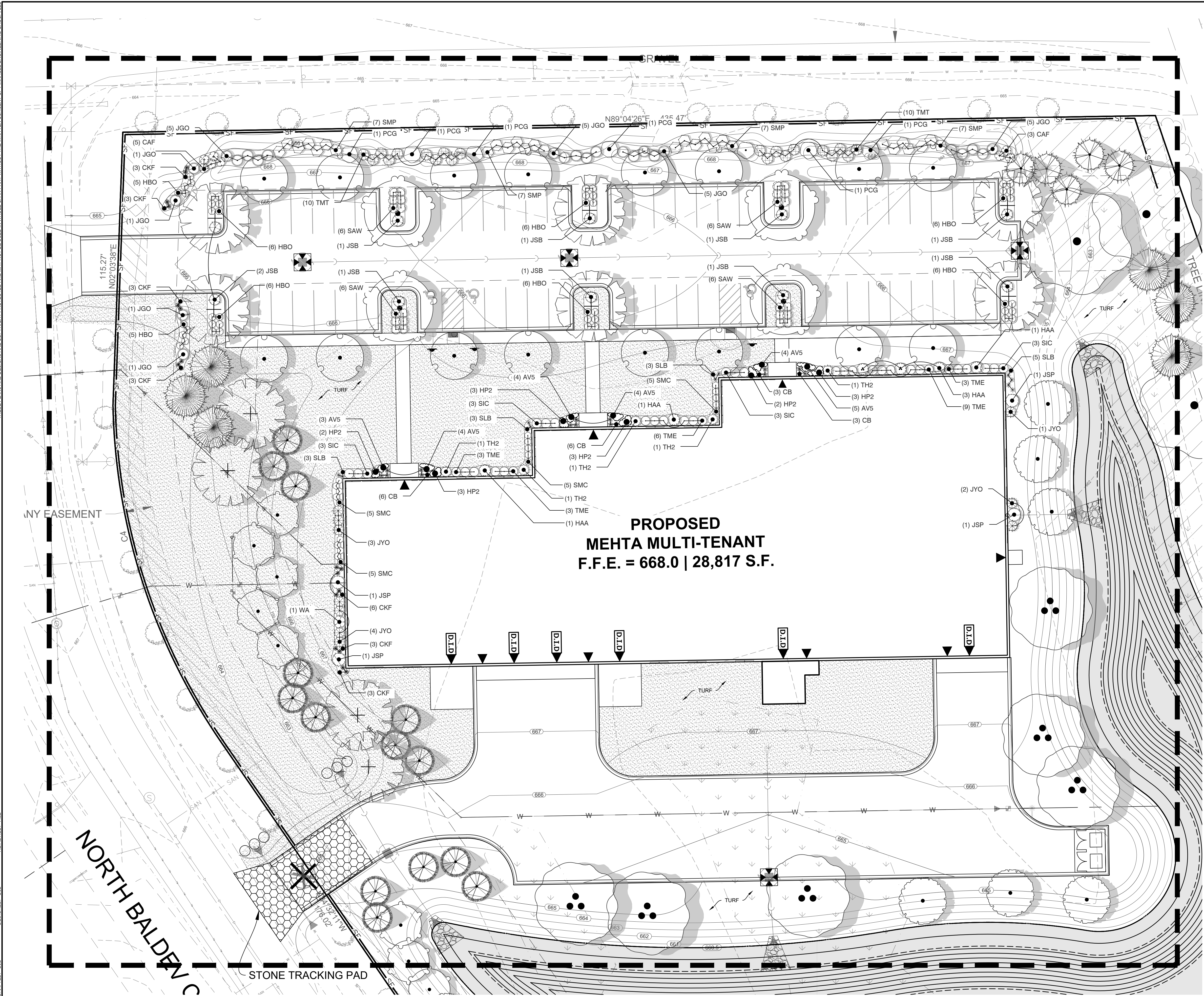
DI AN COMMSTSTON REVIEW
Attachment: Packet Docs (8661: Applied Buildings, LLC)

LANDSCAPE DI AN OVERVIEW

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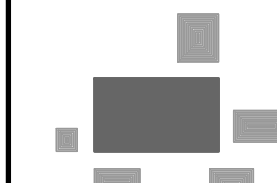
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PLANT KEY

SHRUBS	CAF	BOTANICAL NAME	Cornus stolonifera 'Arctic Fire'	COMMON NAME	Arctic Fire Dogwood
	HAA	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea		
	HBO	Hydrangea paniculata 'Bobo'	Bobo Hydrangea		
	PCG	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark		
	SAW	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spiraea		
EVERGREEN SHRUBS	SMC	Spiraea japonica 'Magic Carpet'	Magic Carpet Spiraea		
	SIC	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra		
	SMP	Syringa meyeri 'Palibin'	Dwarf Korean Lilac		
	WA	Weigela florida 'Alexandra' TM	Wine & Roses Weigela		
JYO	JYO	Juniperus horizontalis 'Youngstown'	Creeping Juniper		
	JSB	Juniperus sabina 'Buffalo'	Buffalo Juniper		
	JGO	Juniperus virginiana 'Grey Owl'	Eastern Redcedar Juniper		
	JSP	Juniperus x 'J.N Select Blue'	Star Power Juniper		
	TME	Taxus x media 'Everlow'	Everlow Yew		
ORNAMENTAL GRASSES	TH2	Taxus x media 'Hicksii'	Hicks Yew		
	TMT	Taxus x media 'Tauntonii'	Tauton Yew		
PERENNIALS	CB	Calamagrostis brachytricha	Korean Feather Reed Grass		
	CKF	Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass		
	SLB	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem Grass		
GROUND COVERS	HP2	Astilbe chinensis 'Visions in Pink'	Chinese Astilbe		
		Hosta fortunei 'Patriot'	Hosta		
Turf Hydroseed					
Reinders - Cadet 70/90 Fescue/Blue Mix					



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LANDSCAPE ENLARGEMENT

REVISIONS	

REG JOB No. 1944.10
REG PM MAB
START DATE 10/18/21
SCALE 1" = 20'

SHEET
L2
OF
L4

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GENERAL PLANTING NOTES

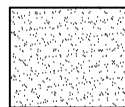
- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL ¾ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDD AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

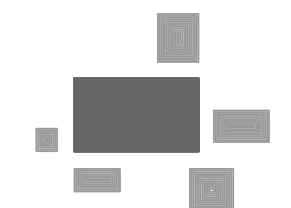
SOIL PLACEMENT NOTES

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
GREEN SPACE 109,357 sf - TREE 1/1000 sf - SHRUBS 2/1000 sf	110 220	110 249
STREET TREES 438 ft TREES 1/30 ft	EXISTING	EXISTING
PARKING SCREENING 419 ft - ORNAMENTAL TREES - SHRUBS	HEDGE	8 97

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
AF3	Acer freemanii `Autumn Fantasy`	Autumn Fantasy Maple	3" Cal.	10	
BNM	Betula nigra	River Birch Multi-Stem	14" Ht.	13	
QXS	Quercus x schuetti	Swamp Bur Oak	3" Cal.	4	
TSS	Tilia tomentosa `Sterling`	Sterling Silver Linden	3" Cal.	4	
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
JVC	Juniperus virginiana	Eastern Red Cedar	7" Ht.	10	
PGD	Picea glauca `Densata`	Black Hills Spruce	7" Ht.	19	
PSW	Pinus strobus	White Pine	7" Ht.	12	
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
AGA	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	3" Cal.	16	
MPM	Malus x `Prairie Maid`	Prairie Maid Crabapple	2" Cal.	11	
MSU	Malus x `Sugar Tyme`	Sugar Tyme Crabapple	2" Cal.	11	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
CAF	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood	2 gal.	8	
HAA	Hydrangea arborescens `Annabelle`	Annabelle Smooth Hydrangea	2 gal.	6	
HBO	Hydrangea paniculata `Bobo`	Bobo Hydrangea	2 gal.	46	
PCG	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark	3 gal.	7	
SAW	Spiraea japonica `Anthony Waterer`	Anthony Waterer Spiraea	2 gal.	24	
SMC	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea	2 gal.	20	
SIC	Stephanandra incisa `Crispa`	Cutleaf Stephanandra	18" Ht.	12	
SMP	Syringa meyeri `Palibin`	Dwarf Korean Lilac	3 gal.	28	
WA	Weigela florida `Alexandra` TM	Wine & Roses Weigela	3 gal.	1	
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
JVO	Juniperus horizontalis `Youngstown`	Creeping Juniper	18" W	10	
JSB	Juniperus sabina `Buffalo`	Buffalo Juniper	3 gal.	10	
JGO	Juniperus virginiana `Grey Owl`	Eastern Redcedar Juniper	3 gal.	24	
JSP	Juniperus x `J.N Select Blue`	Star Power Juniper	4" Ht.	4	
TME	Taxus x media `Everlow`	Everlow Yew	12" W	24	
TH2	Taxus x media `Hicksii`	Hicks Yew	4" Ht.	5	
TMT	Taxus x media `Tauntonii`	Tauton Yew	3 gal.	20	
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
CB	Calamagrostis brachytricha	Korean Feather Reed Grass	1 gal.	18	
CKF	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass	1 gal.	24	
SLB	Schizachyrium scoparium `Blue Heaven`	Blue Heaven Little Bluestem Grass	1 gal.	14	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
AV5	Astilbe chinensis `Visions in Pink`	Chinese Astilbe	1 gal.	24" o.c.	24
HP2	Hosta fortunei `Patriot`	Hosta	1 gal.	30" o.c.	16
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY		
	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix	104,930 sf		



PLAN | DESIGN | DELIVER

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PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:

20725 WATERTOWN ROAD, SUITE 100

BROOKFIELD, WI 53186

(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

MEHTA MULTI-TENANT BLDG.

BALDEV COURT & DONGES BAY ROAD

CITY OF MEQUON, WI

LANDSCAPE GENERAL NOTES

REVISIONS

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—	—	—	—
—	—	—	—

REV JOB No. 1944.10

REG PM MAB

START DATE 10/18/21

SCALE N/A

SHEET

L4

OF

L4

MATERIAL TAKEOFF					
MATERIAL	NORTH	WEST	SOUTH	EAST	TOTAL
PRECAST	2,453 SF	979 SF	4,788 SF	2,429 SF	10,649 SF
METAL PANEL	733 SF	272 SF	78 SF	78 SF	1,161 SF
DOORS	141 SF	0 SF	109 SF	27 SF	277 SF
STOREFRONT	1863 SF	1243 SF	400 SF	884 SF	4,390 SF
CURTAINWALL	735 SF	467 SF	0 SF	0 SF	1,202 SF
OVERHEAD DOORS	0 SF	0 SF	603 SF	0 SF	603 SF

SHEET KEYNOTES	
03-01	ACID-ETCHED PRECAST PANEL
05-01	ACM ALUMINUM COMPOSITE PANEL RAINSCREEN SYSTEM
05-03	EXPOSED STRUCTURAL STEEL FRAME WITH PAINTED FINISH, SHERWIN WILLIAMS OR EQUAL. -PRIMER COAT: PRO INDUSTRIAL PRO-CRYL PRIMER (5 MIL WET, 2.0 MIL DRY) -SECOND COAT: SOLO ACRYLIC SEMI-GLOSS (4.0 MIL DRY, 1.5 MIL DRY) -FINISH COAT: SOLO ACRYLIC SEMI-GLOSS (4.0 MIL DRY, 1.5 MIL DRY) COLOR: DARK BRONZE KYNAR (OR EQUAL)
05-04	EXPOSED STRUCTURAL STEEL CANOPY WITH PAINTED FINISH, SHERWIN WILLIAMS OR EQUAL. -PRIMER COAT: PRO INDUSTRIAL PRO-CRYL PRIMER (5 MIL WET, 2.0 MIL DRY) -SECOND COAT: SOLO ACRYLIC SEMI-GLOSS (4.0 MIL DRY, 1.5 MIL DRY) -FINISH COAT: SOLO ACRYLIC SEMI-GLOSS (4.0 MIL DRY, 1.5 MIL DRY) COLOR: DARK BRONZE KYNAR (OR EQUAL)
05-05	PREFINISHED METAL COPING, COLOR: DARK BRONZE KYNAR (OR EQUAL)
06-01	1PE WOOD SLAT SCREEN 2X4 (1.5" X 3.5" ACTUAL) MOUNTED TO PAINTED STEEL FRAME
07-02	60 MIL EPDM MECHANICALLY FASTENED RUBBER ROOF (BASED ON 2 LAYERS OF 2.2" POLIOS R-25.2)
08-01	STOREFRONT GLAZING SYSTEM COLOR: DARK BRONZE KYNAR (OR EQUAL)
08-02	CURTAINWALL GLAZING SYSTEM COLOR: DARK BRONZE KYNAR (OR EQUAL)
08-03	GALVANIZED AND PAINTED HOLLOW METAL DOOR AND FRAME



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spsarchitects.com



PROJECT

PROPOSED BUILDING FOR:

MEHTA
MULTI-TENANT

5715 W DONGES BAY RD
MEQUON, WI 53092

OWNER



10400 N BAEHR RD
MEQUON, WI 53092

REVISIONS

NO.	DESCRIPTION	DATE
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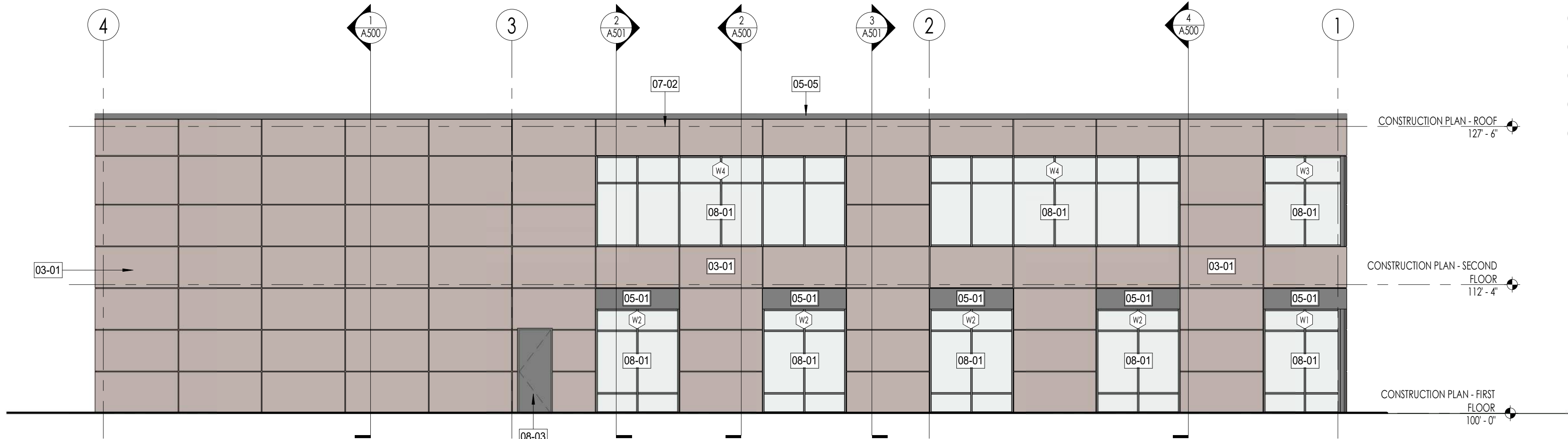
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SPS
PROJECT NUMBER	201216
ISSUED FOR	BP-1
DATE	10/20/2021

SHEET

BUILDING ELEVATIONS

A401



SHEET KEYNOTES

03-01	ACID-ETCHED PRECAST PANEL
03-02	ACM ALUMINUM COMPOSITE PANEL RAINSCREEN SYSTEM
03-03	EXPOSED STRUCTURAL STEEL FRAME WITH PAINTED FINISH, SHERWIN WILLIAMS OREGONAL, PRIMER COAT: PRO INHIBITANT PRO-CRYL PRIMER (5 MIL WET, 2.0 MIL DRY) SECOND COAT: SOLO ACRYLIC SEMI-GLOSS (4.0 MIL DRY, 1.5 MIL DRY) FINISH COAT: SOLO ACRYLIC SEMI-GLOSS (4.0 MIL DRY, 1.5 MIL DRY) COLOR: DARK BRONZE KYNAR (OR EQVAL)
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03-05	PREFINISHED METAL COPING, COLOR: DARK BRONZE KYNAR (OR EQVAL)
06-01	PER WOOD (24 GREEN) 214 X 11.5 X 3.5" ACTUALLY MOUNTED TO PAINTED STEEL FRAME
07-02	60 MIL EPDM MECHANICALLY FASTENED RUBBER ROOF (BASED ON 24 IN. SPACERS @ 2'-2" POCUS R-25.2)
08-01	PERFECT GLAZING SYSTEM COLOR: DARK BRONZE KYNAR (OR EQVAL)
08-02	GALVANIZED AND PAINTED HOLLOW METAL DOOR AND FRAME 9X9 PREFINISHED METAL OVERHEAD DOOR WITH DIVIDED (USED CLEAR GLASS) COLOR: DARK BRONZE KYNAR (OR EQVAL)
08-03	10X12 METAL/INSULATED GLASS OVERHEAD DOOR



PROPOSED BUILDING FOR:

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10400 N BAEHR RD
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BUILDING ELEVATIONS

Packet Pg. 45

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REVISIONS

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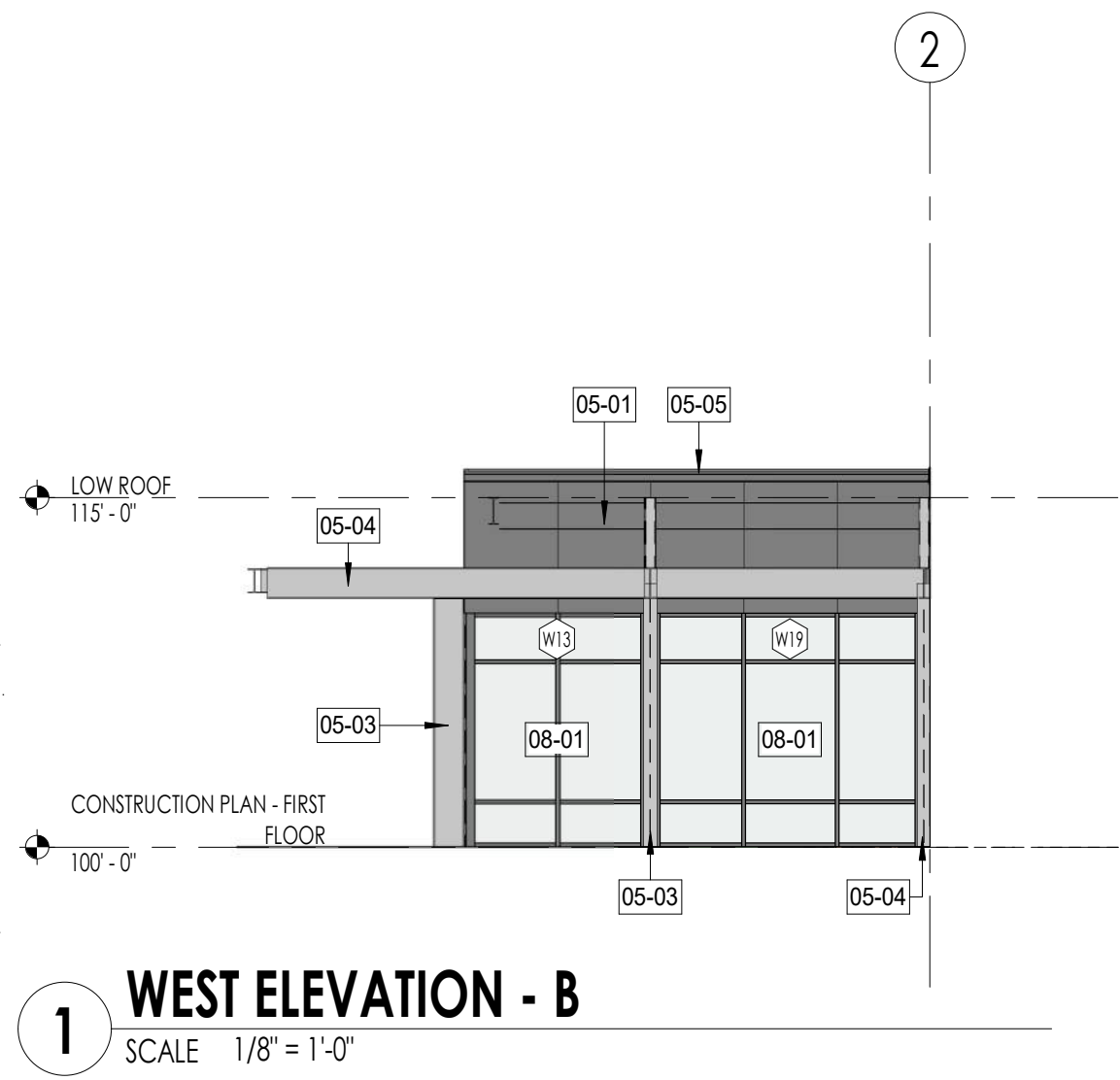
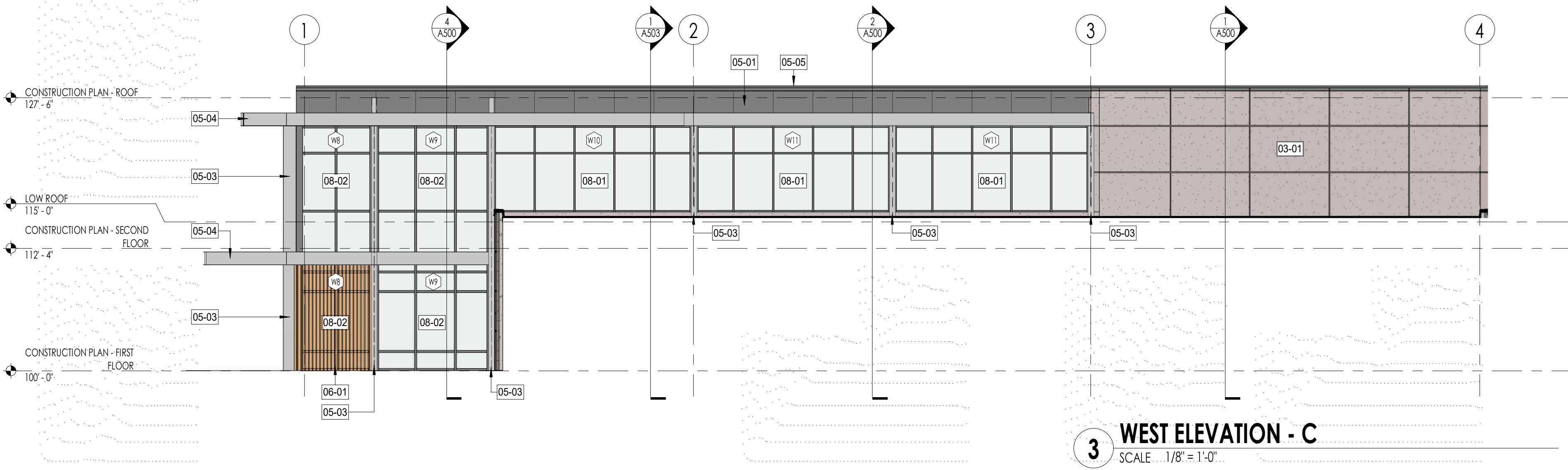
INFORMATION

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PROJECT MANAGER	SPS
PROJECT NUMBER	201216
ISSUED FOR	BP-1
DATE	10/20/2021

SHEET

BUILDING ELEVATIONS

A403





MEHTA MULTI-TENANT

MEQUON, WISCONSIN



MEHTA MULTI-TENANT

MEQUON, WISCONSIN



MEHTA MULTI-TENANT

MEQUON, WISCONSIN



MEHTA MULTI-TENANT

MEQUON, WISCONSIN

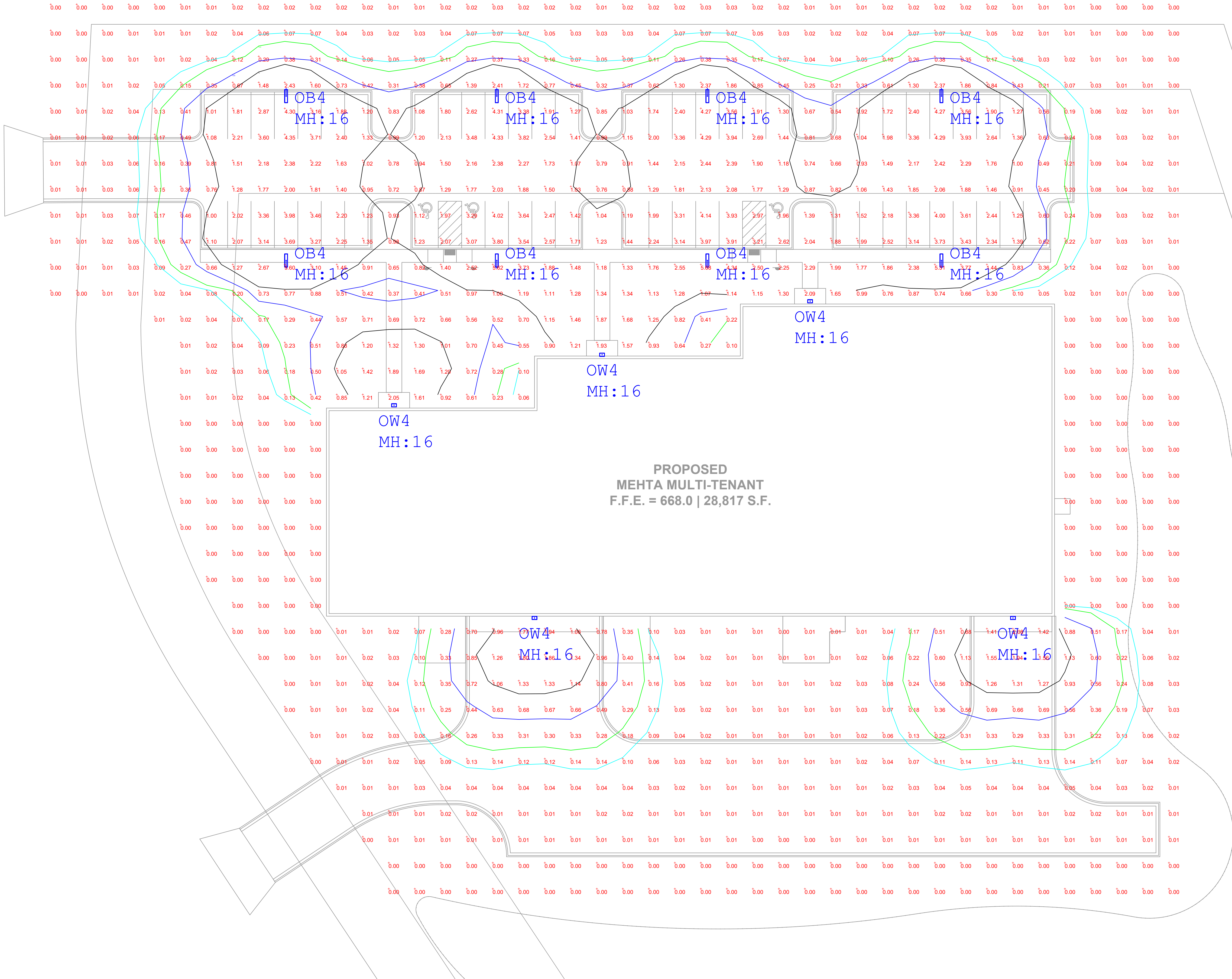


MEHTA MULTI-TENANT

MEQUON, WISCONSIN

Luminaire Schedule						
QTY	TYPE	MFR	PART NUMBER	LLF	Lum. Watts	Total Watts
8	OB4	Luminis	BVA32-L2L100-TYP4-HS-BVP616-(volt)-(finish) + HS	0.950	88	704
5	OW4	Lithonia	WDGE2 LED P4 xxK 80CRI TFTM MVOLT (mount) (finish)	0.950	47	235

Calculation Summary					
AREA	AVG	MAX	MIN	AVG/MIN	MAX/MIN
Parking Lot	2.04	4.4	0.5	4.08	8.80



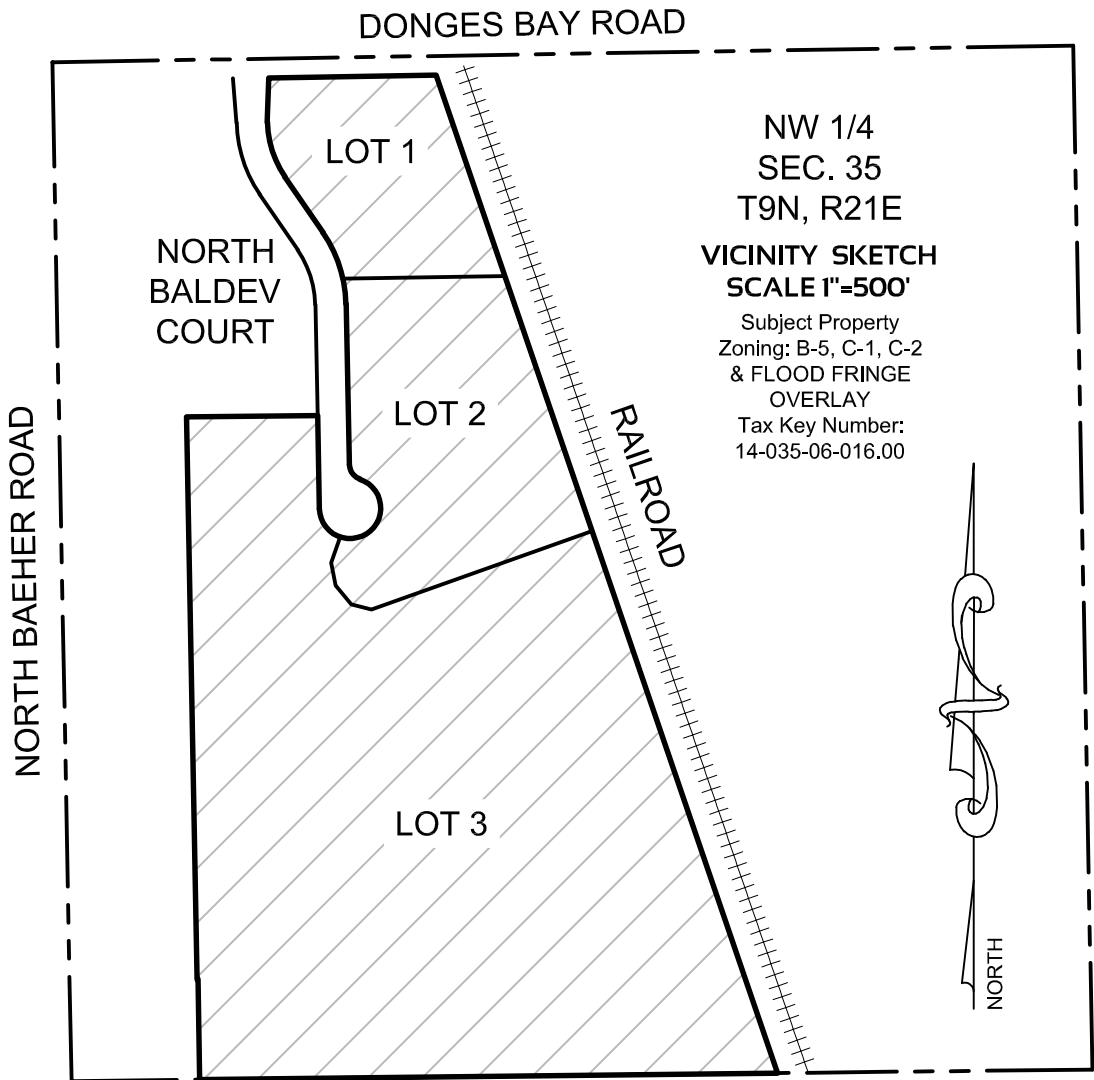
#	DATE	COMMENTS
REVISIONS		

DRAWN BY: JS
DATE: 10 / 1 / 2021
SCALE: 1" = 20'-0"

MEHTA MULTI-TENANT FACILITY
MEQUON, WI
LED SITE LIGHTING PLAN

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 3 of Certified Survey Map No. 4024 in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin



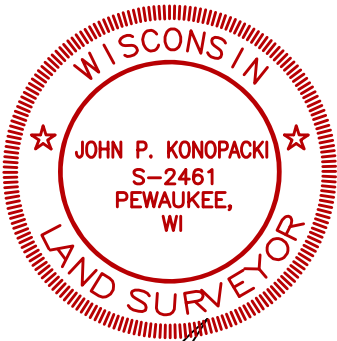
NOTES:

- Flood Zone Classification: The property lies with in Zone "A" of the Flood Insurance Rate Map Community Panel No. 55089C0253F with an effective date of DECEMBER 4, 2007. Zone "A" areas are Special Flood Hazard Areas without Base Flood Elevations determined. Floodplain depicted by scaled map location and graphic plotting only based on Certified Survey Map No. 3662 surveyed by Land Information Services, Inc., subject to map scale uncertainty.
- Wetlands delineated by Heartland Ecological Group, Inc. July 2020 and R.A. Smith, July 2018. Wetlands determined to be artificial and exempt from state wetland regulations by the Wisconsin Department of Natural Resources, EXE-SE-2020-46-03107, dated October 2, 2020.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The north line of the Northwest 1/4 of Section 35, Township 9 North, Range 21 East has a bearing of N89°04'26"E.
- 12' WE Energies Distribution Easement Underground, recorded as Document No. 755278, affects Lot 2 and Lot 3 of this Certified Survey Map but the exact location cannot be determined from the recorded document, approximate location is shown.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

Prepared for:
Applied Buildings LLC
10400 N Baehr Road
Mequon, WI 53092

Prepared By:

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



OCTOBER 1, 2021

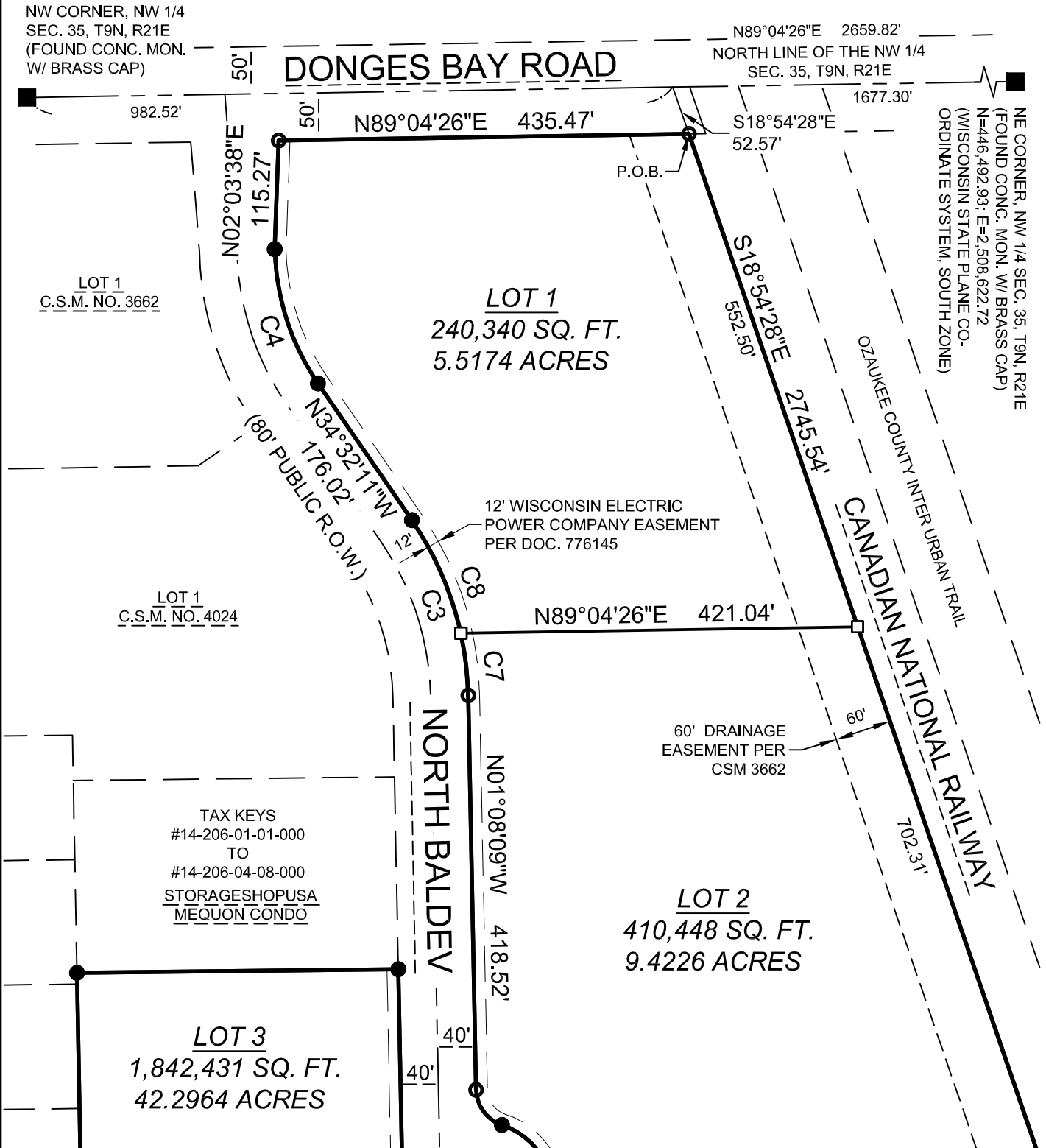
This instrument drafted by John P. Konopacki, PL6 License No. S-2461

PEG JOB#1944.10
SHEET 1 OF 11

Attachment: Packet Docs (6861 : Applied Buildings, LLC)

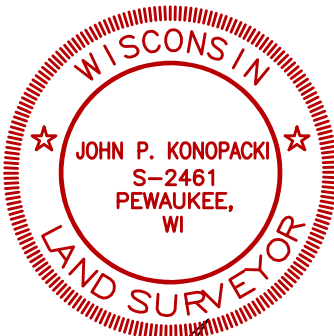
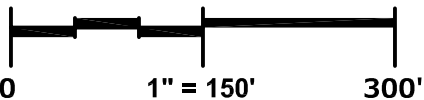
CERTIFIED SURVEY MAP NO. _____

Being all of Lot 3 of Certified Survey Map No. 4024 in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin



- LEGEND:**
- Denotes Found 1" Iron Pipe
 - Denotes Found 3/4" Iron Rod
 - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - (R) - Denotes "Recorded As"

GRAPHICAL SCALE (FEET)



OCTOBER 1, 2021



Prepared By:
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20725 WATERTOWN ROAD I SUITE 100
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OFFICE: (262) 754-8888

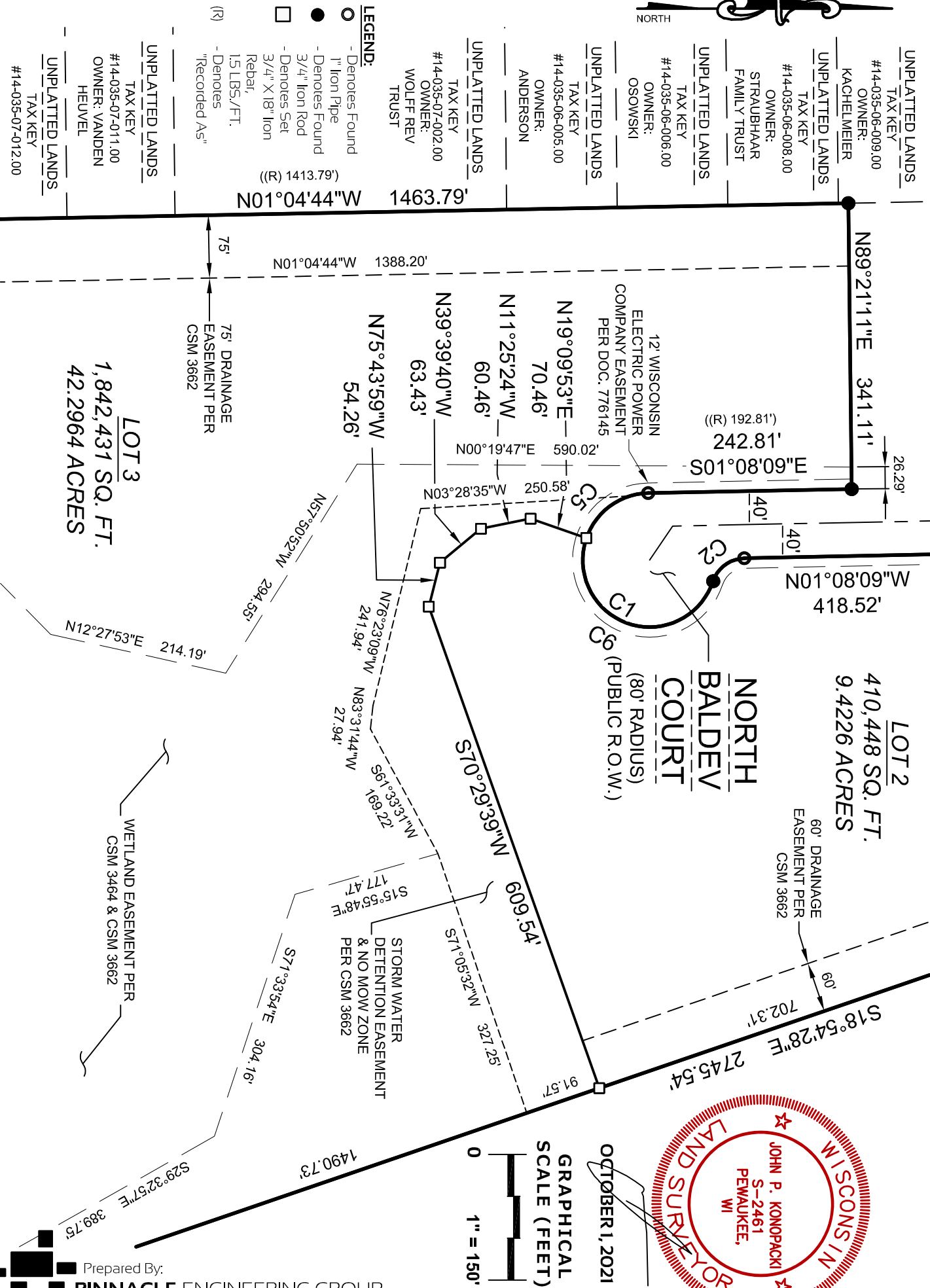
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1944.10
SHEET 2 OF 11

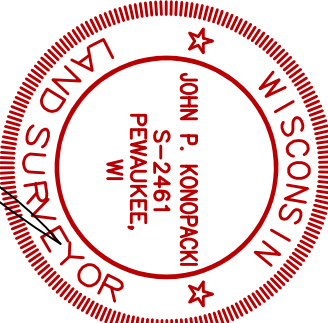
Attachment: Packet Docs (6861 : Applied Buildings, LLC)

CERTIFIED SURVEY MAP NO. _____

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(CTT 'sdingipd peldp'V : 1989) Attachment: Packet Docs



Prepared By:
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OFFICE: (262) 754-8888

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

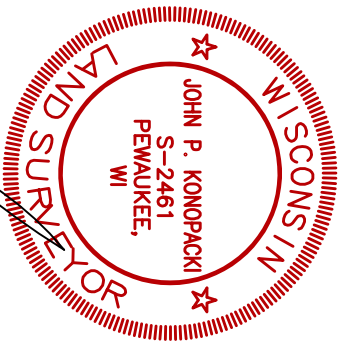
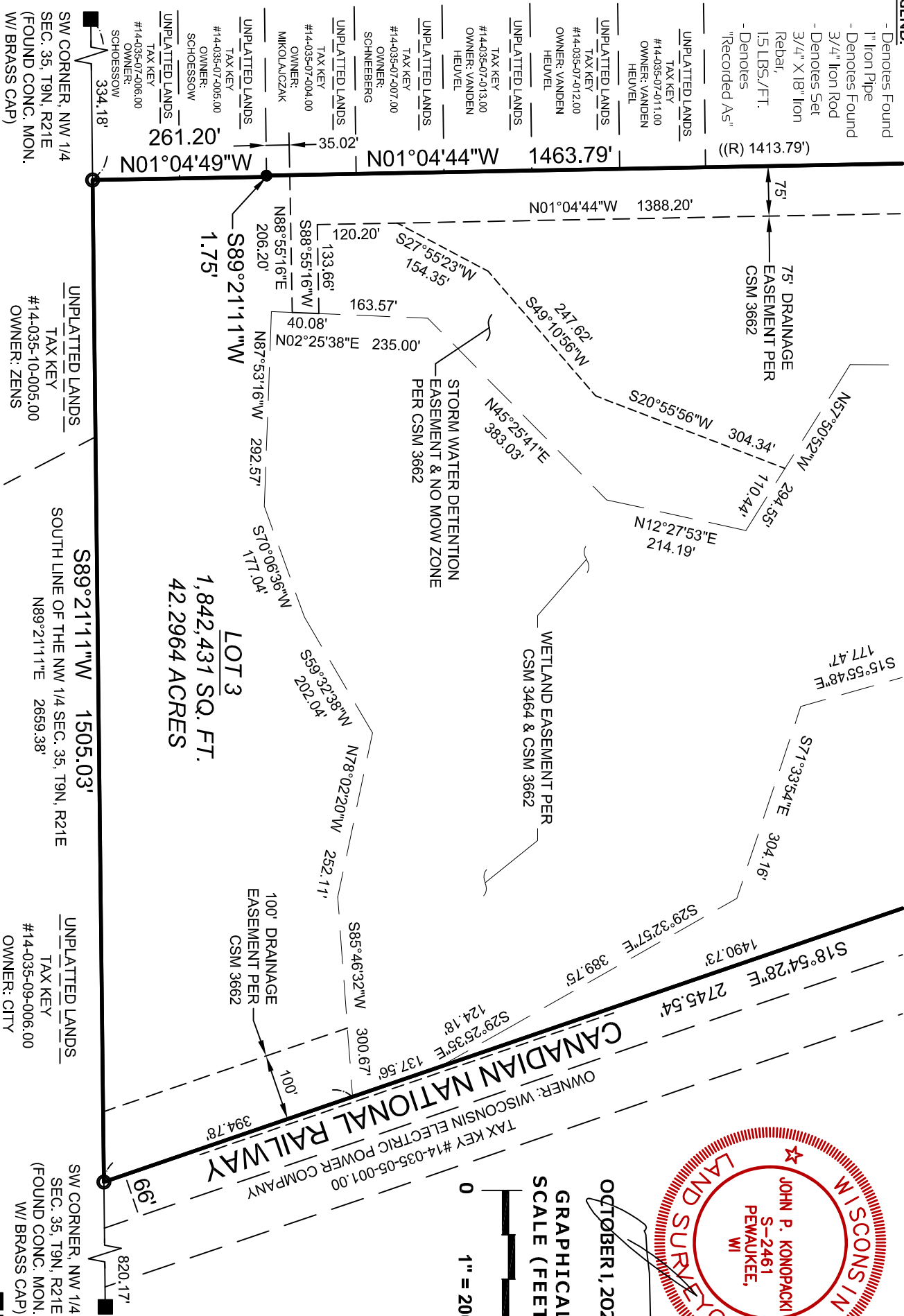
PEG JOB#1944.10
SHEET 3 OF 11

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 3 of Certified Survey Map No. 4024 in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

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- (R) - Denotes "Recorded As"



OCTOBER 1, 2021

GRAPHICAL SCALE (FEET)

0 1" = 200'



Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
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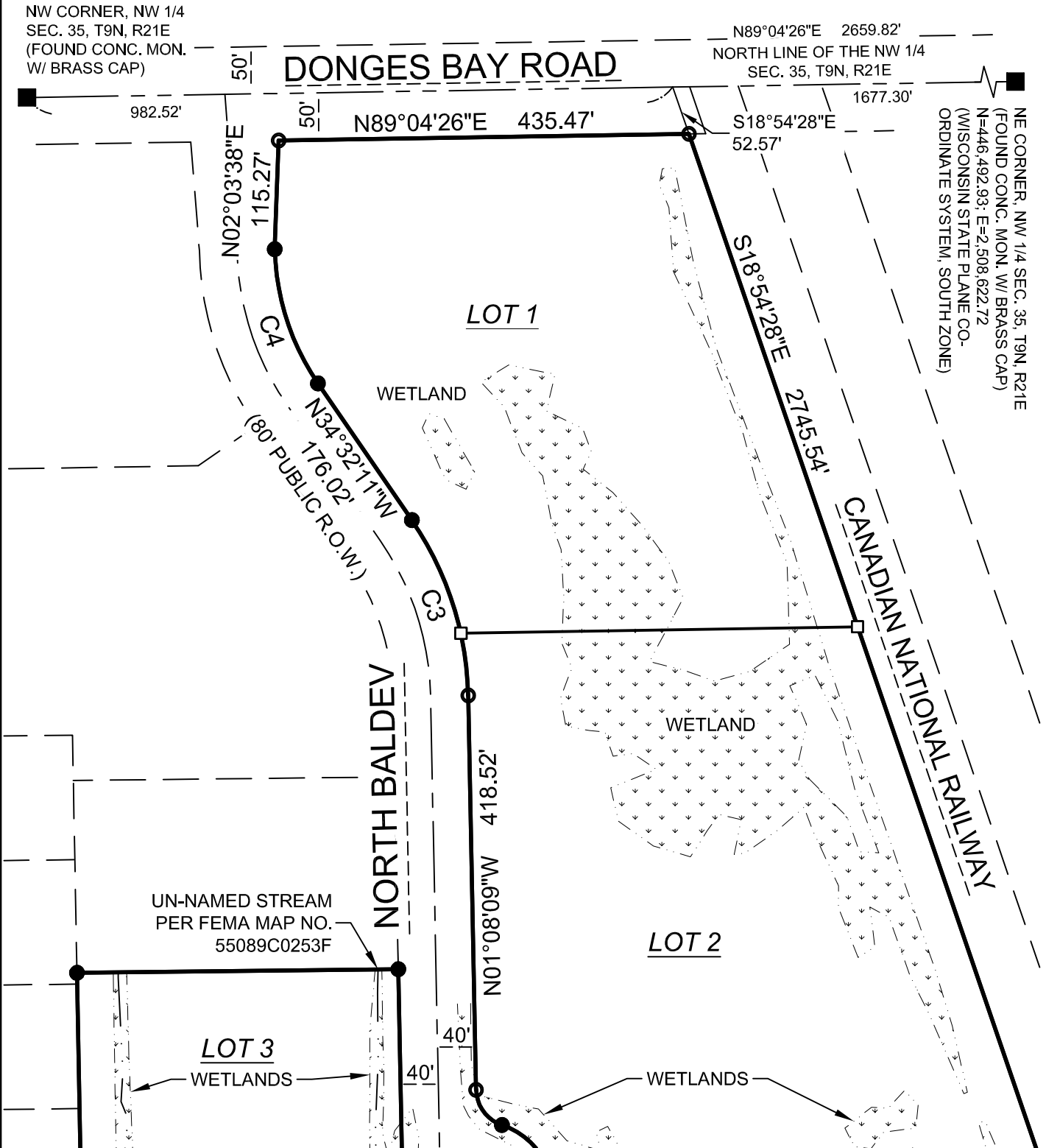
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1944.10
SHEET 4 OF 11

(CTT, S, and B) Attachment: Packet Docs : 1989)

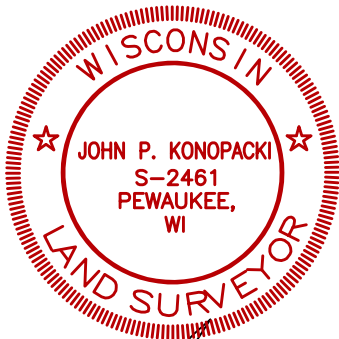
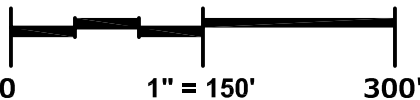
CERTIFIED SURVEY MAP NO. _____

Being all of Lot 3 of Certified Survey Map No. 4024 in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin



- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - (R) - Denotes "Recorded As"

GRAPHICAL SCALE (FEET)



OCTOBER 1, 2021



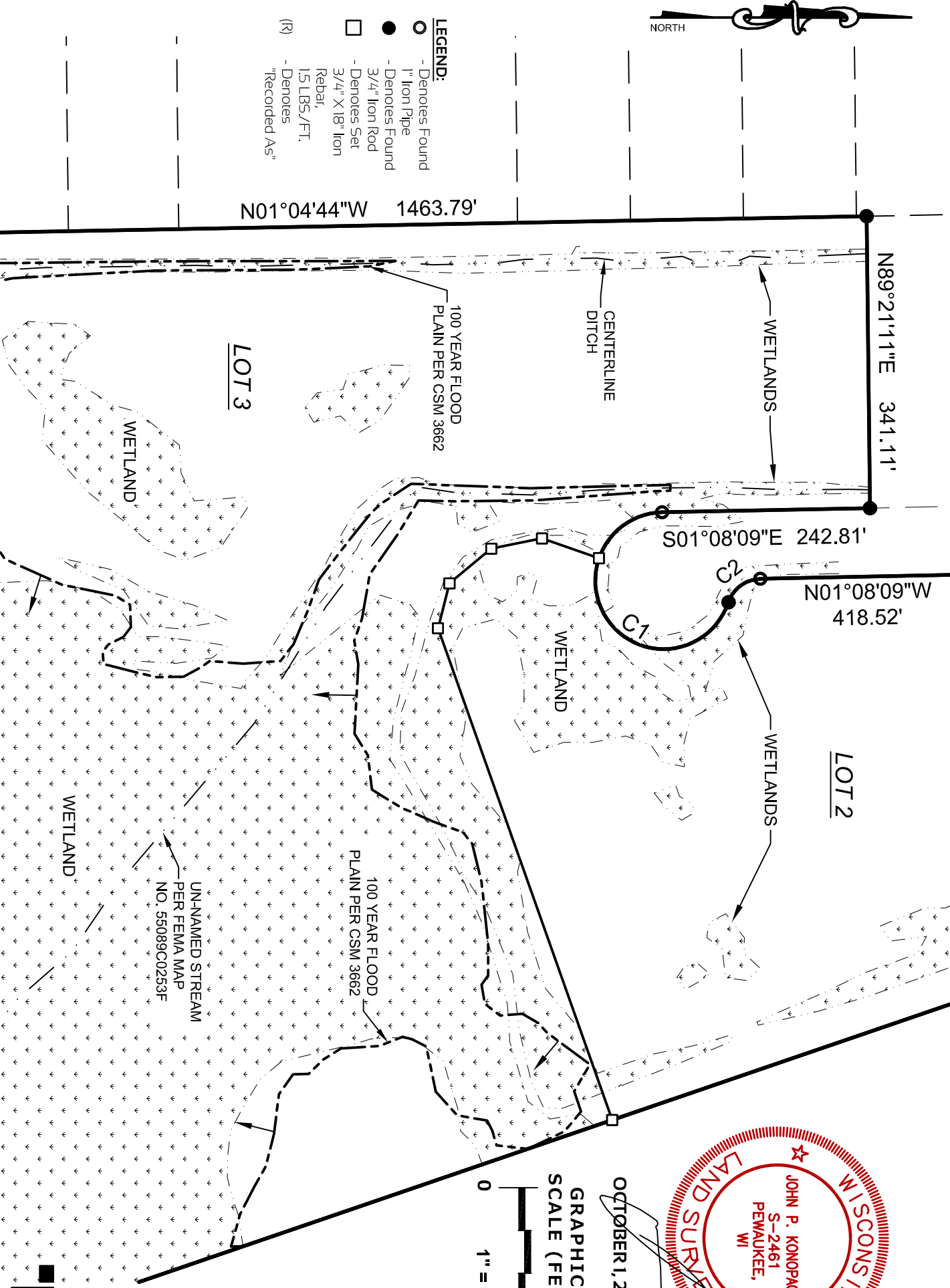
Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD I SUITE 100
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 OFFICE: (262) 754-8888

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

PEG JOB#1944.10
 SHEET 5 OF 11

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 3 of Certified Survey Map No. 4024 in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin



- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar,
 - 15 LBS./FT.
 - (R) - Denotes "Recorded As"

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

OCTOBER 1, 2021

GRAPHICAL SCALE (FEET)

0 1" = 150'

JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI

LAND SURVEYOR

WISCONSIN

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 3 of Certified Survey Map No. 4024 in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin



LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rod
- - Denotes Set 3/4" X 18" Iron Rebar
- 1.5 LBS./FT. - Denotes "Recorded As"

N01°04'44"W 1463.79'

APPROXIMATE 12' WISCONSIN
ELECTRIC POWER COMPANY
EASEMENT PER DOC. 755278
(SEE NOTES SHEET 1)

S01°08'09"E 242.81'

N01°08'09"W 418.52'

L=154.68'

S40°04'42"E 18.00'
S49°55'18"W 30.00'
N40°04'42"W 18.00'

LIFT STATION
EASEMENT PER
CSM 3662

LOT 3

LOT 2

S18°54'28"E 2745.54'



GRAPHICAL
SCALE (FEET)

0 1" = 150'

OCTOBER 1, 2021

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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

PEG JOB#1944.10
SHEET 8 OF 11

Attachment: Packet Docs (6861 : Applied Buildings, LLC)

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 3 of Certified Survey Map No. 4024 in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 3 of Certified Survey Map No. 4024, as recorded in the Register of Deeds office for Ozaukee County as Document No. 1065430, being a of part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 35;
Thence North 89°04'26" East along the north line of said Northwest 1/4, 982.52 feet;
Thence South 18°54'28" East, 52.57 feet to the Point of Beginning;

Thence continuing South 18°54'28" East along the westerly right of way line of the Canadian National Railway, 2745.54 feet to the south line of said Northwest 1/4;
Thence South 89°21'11" West along said south line, 1505.03 feet
Thence North 01°04'49" West, 261.20 feet;
Thence South 89°21'11" West, 1.75 feet;
Thence North 01°04'44" West, 1463.79 feet to the south line of Storageshopusa Mequon Condominium;
Thence North 89°21'11" East along said south line, 341.11 feet to the west right of way line of North Baldev Court;
Thence the following courses along the right of way of said North Baldev Court:

South 01°08'09" East , 242.81 feet to a point of curvature; Northeasterly 349.80 feet along the arc of said curve to the left, whose radius is 80.00 feet and whose chord bears North 53°35'59" East, 130.64 feet to a point of reverse curve; Northwesterly 49.24 feet along the arc of said reverse curve to the right, whose radius is 40 feet and whose chord bears North 36°24'01" West, 46.19 feet; North 01°08'09" West, 418.52 feet to a point of curvature; Northwesterly 198.20 feet along the arc of said curve to the left, whose radius is feet and whose chord bears North 17°50'10" West, 195.41 feet; North 34°32'11" West, 176.02 feet to a point of curvature; Northwesterly 151.57 feet along the arc of said curve to the right, whose radius is 260.00 feet and whose chord bears North 17°50'11" West, 149.43 feet; North 02°03'38" East, 115.27 feet to the south right of way line of Donges Bay Road;

Thence North 89°04'26" East along said south right of way line, 435.47 feet to the Point of Beginning.

Containing 2,493,219 Square Feet (57.2364 Acres) of land, more or less.

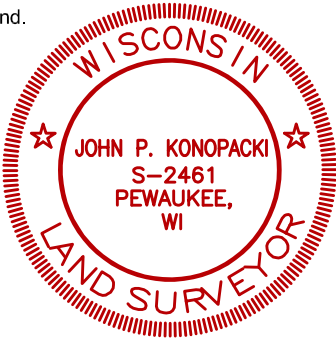
That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have made such survey, land division and map by the direction of Applied Buildings LLC, owner of said land.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Mequon Land Division Ordinance in surveying, mapping and dividing the land with in the certified survey map.

John P. Konopacki
Professional Land Surveyor S-2461

Date: OCTOBER 1, 2021



CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	349.80'	80.00'	250°31'44"	N53°35'59"E	130.64'	S01°08'09"E	N71°39'53"W
(RECORDED)			(250°31'24")	(N53°35'12"E)			
C2	49.24'	40.00'	070°31'44"	N36°24'01"W	46.19'	N01°08'09"W	N71°39'53"W
(RECORDED)			(070°31'24")	(N36°24'18"W)			
C3	198.20'	340.00'	033°24'02"	N17°50'10"W	195.41'	N01°08'09"W	N34°32'11"W
C4	151.57'	260.00'	033°24'01"	N17°50'11"W	149.43'	N34°32'11"W	N01°08'10"W
(RECORDED)			(033°17'54")				
C5	97.33'	80.00'	069°42'22"	S35°59'20"E	91.44'		
C6	252.47'	80.00'	180°49'22"	N18°44'48"E	160.00'		
C7	66.57'	340.00'	011°13'08"	N6°44'43"W	66.47'		
C8	131.63'	340.00'	022°10'54"	N23°26'44"W	130.81'		

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

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

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 3 of Certified Survey Map No. 4024 in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

OWNER'S CERTIFICATE

Applied Buildings LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

Applied Buildings LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

- 1. City of Mequon

IN WITNESS WHEREOF, the said Applied Buildings LLC, has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2021.

In the presence of: Applied Buildings LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, (name) _____, (title) _____, of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2021.

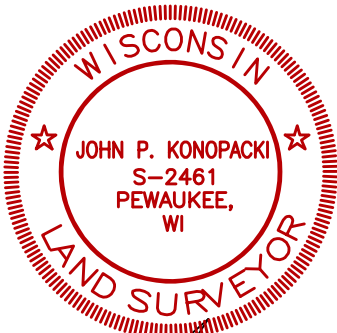
Date

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



OCTOBER 1, 2021

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 3 of Certified Survey Map No. 4024 in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Mequon on this _____ day of _____, 2021.

Date

John Wirth, Chairman

Date

Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Mequon, Wisconsin, on this _____ day of _____, 2021.

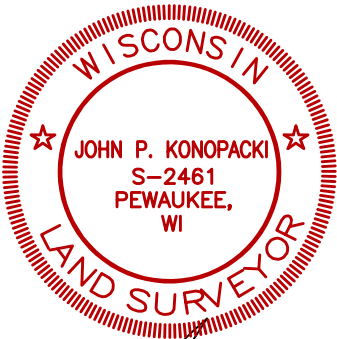
Date

John Wirth, Mayor

Date

Caroline Fochs, City Clerk

Attachment: Packet Docs (6861 : Applied Buildings, LLC)



OCTOBER 1, 2021



Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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

PEG JOB#1944.10
SHEET 11 OF 11

November 15th, 2021

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

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape submittal for the Mehta Multi-Tenant @ Donges Bay Rd. This proposal is for a new commercial development, within Mequon's Donges Bay Road corridor. This is the first review of the plans provided by Pinnacle Engineering Group, dated 10/18/21.

The nature of this review will be to assess the landscape plan for completeness; address appropriateness of both, aesthetic design and buffering for a commercial application adjacent to one of Mequon's Gateway corridors and for the adjacencies of the site/location. Per the standard review, the plan will be assessed on how the proposed plant palette and proposed plant density addresses the Planning Commission's request for greater buffering/treatments at the following site zones/adjacencies: 1. Street Frontage Zone; 2. Property Line Buffer Zone; 3. Out-Lot Zones; 4. Open Space Zone; 5. Detention/Retention Basins; 6. Loading Dock Buffer; 7. Refuse/Recycle station buffer.

General Proposal Overview: the plans provided include sheets: L1&L2 <Landscape Plan Overview & Enlargement; L3-L4, Details & Notes/Master Schedule. Plan sheet L2 is provided at a readable 1"=20' scale.

- ❖ The plan set is NOT sealed by a WI RLA, as required by City of Mequon code.
- ❖ The overall proposed Landscape plan is clean and the information is easily discernable.
 - As required, the plan provides a plant schedule, with: common name, scientific name, size specified and the total quantities. See specific notes below regarding the proposed plant sizes and stated quantities, below.
 - The plan provides the location of the Donges Bay ROW Street trees, as required.
 - The plan provides a minimal listing of: adjacent property plant locations, that occur within 20' of the proposal's PL; nor does it provide the size information of the Trees/buffering of the adjacent sites.

❖ **Proposal's Plant Diversification Rating: Adequate**

➤ **Outline of the plan's proposed plant types and quantities:**

- Seven Deciduous Tree Species, (Total proposed deciduous trees – 69)
- Three Coniferous Tree Species, (Total proposed conifer trees –41)
- Nine Deciduous Shrub Species, (Total proposed decid. shrubs –152)
- Seven Coniferous/Evergreen Shrub Species, (Total proposed conifer shrubs --121)

- Two Perennials, Bulbs/corms, Groundcover Species, (Total proposed groundcovers/perennials –40)
- Three Decorative Grass species, (Total proposed grasses –56)

Plant Schedule Comments:

❖ PLANTING SIZE:

- **Deciduous Trees:**

1. The size of every proposed Deciduous Tree is under sized. City of Mequon has required a minimum of a 3.5” caliper tree since 2010. Revise the plan schedule to reflect a 3.5” caliper requirement. Please use ANSI Z160 guidelines to size a Clump form deciduous tree <shall be 14-16’ ht> to meet the 3.5” caliper Req.
2. City of Mequon does not differentiate an Ornamental Tree from the Deciduous Tree sizing. An Ornamental Tree shall meet the 3.5” caliper requirement. **Revise Plant Schedule to 3.5” Calip. @ 16” above rootball.**

- **Evergreens/Conifer Trees:**

1. The size of the proposed Coniferous Trees are specified as 7’, but the City of Mequon has required a minimum of a 7’ height, measured to the top lateral branch <not to the tip of the central leader>. Please add the note to the schedule: Conifers have a 7’ height requirement, to the top lateral branch < not to the top of Central Leader>.

❖ Plant Schedule - audit results:

1. **None.** Quantities stated graphically align with the specified quantities shown in the plant schedule.

- The City of Mequon maintains the right to reject any Landscape material “For Cause.”
- The limited species proposed have the ability to perform in the local soils.
- The proposed plant palettes are commonly used throughout Ozaukee Co. None of the proposed plants are listed by the 2019 Wisconsin NCRS Invasive species. I do not see any issues with local prohibited or regulated lists.
- As a Note: “The City of Mequon has a performance-based TURF acceptance. Seeded turf will require long term watering, multiple fertilizer applications and often, multiple over seeding to achieve an acceptable turf.”
 1. City of Mequon retains the right to execute the performance bond, to have the Turf brought to an acceptable performance standard, if the performance of the turf is underperforming, at the time of application for Certification of Occupancy.

➤ Recommended Revisions to the Planting Schedule, includes:

- 1) Please add the note (All plantings shall conform to caliper/height requirements established by Ansi Z160) to the plant schedule.
- 2) As required for the past several years – I would recommend the proposed plant sizes to be revised to the following size standards:
 - The plant schedule shall be amended to specify all deciduous tree sizes to have a 3.5 inch caliper @ 16” above the root ball; also, all conifer trees to have a minimum 7ft height from the top of rootball, to the top lateral branch; conifer trees shall have a full form, per the proposed code.

- Per ANSI z 60.1, the plantings shall meet height equivalency consistent of the stated caliper. Planting instruction: Trees selected may meet caliper requirements, but failing to meet height requirements, or root ball size requirements will be rejected by the city for cause.

❖ **Buffer Zone Comments:**

- This review is organized by buffer zones and provides the following analysis: 1. Street Frontage Zone; 2. Parking Lot Zone; 3. Property Line Buffer Zone; 4. Open Space Zone; 5. Detention Basin; 6. Loading Dock Buffer; 7. Refuse Bin Buffer

- **Street Frontage Zone:**

The PW Rd. ROW – the Proposed ROW Code requires 1 tree per each side of/30 feet of CL length.

1. [Meets the Revised Landscape code, for interior Road/Drives plantings.](#) Donges Bay Rd. & N. Baldev Ct. ROW: plantings are pre-existing and they meet the required ROW Street Tree requirements.
2. Internal Driveway /Street Trees:
 - [Meets the Revised Landscape code, for interior drive plantings.](#) The design minimizes internal drives. The proposed Landscape Codes require 1 street tree per 30lf. of interior Road/Drives.

- **Parking Lot Zone:**

1. **Proposed Parking Lot - Interior Zone.**

- [Meets the Revised Landscape code, Parking Lot buffering/ plantings.](#)

A) The plan provides a +25' parking setback from the ROW.

B) There are interior parking lot islands & landscaping within the impervious/paved area, with a consistent distribution.

C) The tree placement meets the required 30% shade over the parking lot/drives throughout the day.

2. **Parking Periphery Buffer:**

- [Meets the Revised Landscape code, Parking Lot buffering/ plantings.](#)

a. **The Front P-Lot Buffer:** Because the site is part of a commercial district, the ROW Buffering is adequate. The front parking lot buffering meets the proposed ROW Buffering Code.

- **Property Line Buffer:**

1. Because the surrounding use/adjacencies are/will be commercial and of a like nature, a minimum level of buffering treatments would be supported, but the proposal needs to fully address the “PL Buffering”.

2. The current proposal should be required to fully address the south PL.

- [The proposed plan fails to meet new code requirements. The reviewer recommends the Southern PL receive equal treatment to achieve the intent of the proposed code; Enforcement is per City staff & P&Z Board decision.](#)

Interior Lot Zones: Required- 1 Large/Medium tree & 2 large shrubs per every 1000 SF of open space. The only “Open Space is the paved surfaces”.

- [Meets the Revised Landscape code, Interior Lot < Open Space> Planting Requirements](#)

- **Building Foundation Plantings** – The proposal provides a minimal design for a commercial project; which is why the proposal barely meets the Proposed City of Mequon Landscape codes

for footing treatments. The palette provided should provide seasonal color, texture and variety through all four seasons.

➤ Meets the Revised Landscape code, Building Foundation plantings.

○ **Proposed Re/Detention Basins**

➤ The plan **fails** to address the Detention Basin with Buffering. Addressing the basin is a proactive measure. It helps soften the visual void of a basin with no water and it recognizes there is adjacent development, now, or in the future. Detention basins are not a “natural feature” of the landscape and should be addressed visually with application of mitigating screening. Due to the size of the proposed detention basin, I would offer the opinion that it could do with visual softening by providing additional perennial plantings, medium decid. shrubs and several Canopy Trees and Conifer trees. See Turf commentary above for comments on the basin’s ground cover requirements. (Proposal minimally meets the intention of Basin Planting requirements, but I recommend additional planting treatments to help fill all three plant horizons)

○ **Refuse & Recycle Enclosure:** City Staff is to confirm the Refuse/Recycle center, located in the NW corner of the lot is providing a 6’ height, solid screen fence around the periphery.

1. The R&R center proposed code requires:

A. A fully opaque plant buffer of trees and shrub groupings < min10 wide>; or,

B. A 6’ height, opaque screen structure < fence-using like proposed building materials>.

➤ City Staff is to confirm this proposal includes a 6’ tall, opaque wall around the periphery of the Refuse/Recycle center; otherwise, this proposal requires additional Landscape Buffering to be applied to make the R&R center opaque. < 10 wide buffer. Enforcement is per City staff & P&Z Board decision.>

❖ **Summary of Review Observations:**

It is this reviewer’s opinion, the Planning Commission/City Staff should enforce the following review notes: 1) Revise minimum deciduous tree sizes in the Plant Schedule; 2) Require the buffering of the Detention Pond to be addressed; 3) The plan shall provide buffering across the entire length of the Southern PL; 4) City Staff shall confirm if the Refuse & Recycle center provides a 6’ opaque fence/screen; if not, the plan needs to be amended.

The listed areas above, shall be required to utilize a full palette of plantings, including: perennials, ornamental grasses, deciduous & conifer shrubs. The same Detention Basin buffering requirement has been required and enforced, in every Commercial application, since 2010.

This concludes the landscape review of the Mehta Multi-Tenant @Donges Bay Rd. Landscape submission.

I hope City of Mequon planning staff and the commission finds the information presented and recommendations useful.

Sincerely,



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

PARKING CALCULATION FOR MEHTA MULTI-TENANT

ZONING CODE	
Use	Office
Parking Requirement	One space per 200 square feet of gross leasable area
Use	Manufacturing
Parking Requirement	One space per employee for the two consecutive work shifts with the largest number of employees.

HVA Products and Specialty Software Group	
Gross floor space	36,843 SF Suite A (14,110 SF spec) Suite B (Office: ~17,400 SF; Manufacturing: ~4,600 SF)
HVA Employees	12 employees
SSA Employees	4 employees
Office/ Manufacturing Use	87 stalls
Spec	TBD determine by type of use

PARKING CALCULATION	
Parking Required	Per the code: 87 stalls Per the applicant: 16 stalls
Parking Proposed	58 stalls
Code Requirement	Parking does meet code requirement; however, staff feels parking is sufficient based on number of employees and hours of operation



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 22, 2021
SUBJECT: The Green at Mequon. The applicant is seeking concept plan approval and rezoning recommendation approval from R-3/OA (Residential 1-acre, Agricultural Overlay) zoning to R-3/PUD (Planned Unit Development) zoning and for a proposed 7-lot subdivision for the property located at the southwest corner of Freistadt Road and Villa Grove Road.

Applicant:	Mike Perlewitz
Status of Applicant:	Owner
Requested:	Rezoning Recommendation Concept Plan
Existing Use:	Vacant
Existing Zoning:	R-3 (1-acre minimum) C-1 (Wetlands) FW (Floodway) OA (Agricultural Overlay)
Proposed Zoning:	R-3 (1-acre minimum) C-1 (Wetlands) FW (Floodway) PUD (Planned Unit Development)
Land Use Plan:	Residential 1-1.5 Acres
Lot size:	14.79 acres
Location:	Southwest Corner of Villa Grove and Freistadt
Tax Key Number:	#14-013-13-005.00
District:	#1

Background:

The applicant is requesting rezoning and concept plan approval for a 7-lot conservation subdivision development on 14.79 acres located at the corner of Villa Grove and Freistadt Roads. The property is currently zoned R-3 (Residential 1 Acre), C-1 (Wetlands) and FW (Floodway) and includes a significant amount of wetlands and floodplain.

Rezoning Analysis: Some factors to consider when analyzing a rezoning request include:

Is the proposed rezoning consistent with existing and surrounding Land Use Designations?

The Land Use Plan Map shows the surrounding area as primarily Residential 1 acre and Critical Environmental. An amendment to the Land Use Plan is not required as part of the rezoning. Staff finds the proposal consistent with the surrounding Land Use designations.

Are there reasonable uses under existing zoning?

The existing R-3 zoning allows 7 lots with one-acre minimum lot sizes. Development of the parcel under the current zoning would require individual access points along Freistadt Road and would not prioritize protection of the woodlands and wetlands.

Has there been a change in character or trend in development in area of proposal?

There has not been a change in character in the area over the years. The area remains a predominately single-family neighborhood with lots sizes of approximately one to two acres in size.

Proposed Yield Plan:

As part of the PUD process, staff requires a yield plan to establish the number of zoning compliant lots achievable. The yield plan shows 7 lots, conforming to the R-3, FW and C-1 district standards (see attached). Three of the lots would contain significant environmental features which is undesirable.

Proposed Concept Plan:

The concept plan shows 7 lots served by a private road from Villa Grove Road. Lots range in size from .58 to 1.4 acres in size. There are three proposed stormwater ponds shown as part of the development. The ponds are shown to be located on three of the proposed lots. The plan also shows a 5.7-acre outlot which is almost entirely wetlands.

LOT SIZES and LAYOUT

The concept plan shows lots ranging from .58 to 1.4 acre in size with an average of .83 acres. Based on the size and shape of the parcel, there are few options regarding how the lots are configured. As with past conservation subdivisions, staff recommends that all existing wetlands be located in the outlot.

ACCESS and INTERCONNECTIVITY:

In accordance with 58-605 (p), access to corner lots must be achieved on the street with the smaller of the two established right of way widths. In this case, access to the site is shown from a private road off Villa Grove Road which has a 60 foot right of way.

Connectivity:

The three options regarding connectivity are as follows:

1. Require no connection;
2. Require a road reservation suggesting a road would be constructed in the future when the City deems it necessary;
3. Require a road dedication and require immediate construction of a road sub to the adjacent property line.

Staff recommends no connection due to the existing conditions. There is an existing single family to the west with no opportunity for connection and a wetland complex to the south.

OPEN SPACES:

Approximately half of the parcel contains wetlands and is in the floodway. With the amount of wetlands on site, there is no opportunity for passive or active recreational opportunities in the open space area.

Site Conditions:

The site seems appropriate for a conservation subdivision development in that it contains wetlands, woodlands and interesting topography. The City Forester, Mike Gies, has walked the site to identify specimen trees. He indicated that the upland area contains a 28 specimen trees are shown on the concept plan. The trees along the west property line are large arborvitaes which are located in the setback area of Lot 4. There are also two white pines located in or near the proposed building pad. There are three hickories located on Lot 6 near the proposed stormwater pond and three black walnuts located on Lot 1. After discussions with the City Forester, staff would not support the removal of any of the specimen trees other than the two white pines on Lot 4 and that tree protection measures be put in place to protect the remaining trees. The request for removal of the trees will be addressed at the time of preliminary plat approval.

Engineering Report:

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

A draft of the preliminary plat was provided to the City for review. As the Planning Commission application is for rezoning, the engineering comments are provided as information for the conditions of preliminary plat approval.

Access is proposed as a private road connecting to Villa Grove Road. The access point is subject to acceleration and deceleration lanes based on properties served. A bypass lane will not be required due to low traffic volume on the through street.

The ultimate right-of-way on West Freistadt Road is 100 feet. The ultimate right-of-way on Villa Grove Road is 60 feet. Right-of-way dedications are shown on the draft preliminary plat. Dedications shall be recommended to the Common Council after preliminary plat approval.

Wetlands are present on the site. The developer is required to provide the wetland delineation report and proof of WDNR concurrence. Wetland protective areas should also be indicated on the preliminary plat. No impervious surface shall be proposed in these areas. Any filling or disturbance of the wetlands is subject to WDNR approval.

Floodplain and floodway limits are shown on the site. There is no floodplain fill proposed on the plan.

The site is located within the City's sewer service area and connection to the public sewer is required. The development must connect to the public water main. The mainline water main shall meet Water Utility standards for ISO recommended fire flows.

The draft preliminary plat proposes an increase in impervious surface. Increases in excess of one-half acre require a stormwater management plan (SWMP) and are subject to MMSD Chapter 13 and NR151/216.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR-required WRAPP permit shall also be provided.

Developer must submit a development agreement using the City template at the time of preliminary plat. The document must be approved by Planning Commission and Common Council.

Staff Recommendation:

Planning staff recommends the Planning Commission recommend approval of the rezoning and concept plan subject to the following condition(s):

1. Common Council approval of the rezoning.
2. All existing wetlands shall be contained in the outlet.
3. All buildings shall maintain a minimum building setback of 50' from the public road right-of-way and a minimum 20' offset from the side and rear property lines and a building setback of 30 feet from the pavement edge of the private road. Offsets to wetlands as established by the Department of Natural Resources (DNR).
4. A landscape preservation easement shall be established along Friestadt Road abutting the rear property lines of Lots 1-4. The applicant shall submit a landscape plan for Planning Commission review for the area that provides a consistent treatment along the street frontage.
5. The development shall comply with preliminary plat, development agreement, and final plat requirements.
6. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
7. Street trees are subject to the approval of the Tree Board and Planning Commission.
8. Street lighting, if proposed, is subject to the approval of the Planning Commission.
9. Entryway signage and landscaping is subject to the approval of Planning Commission.
10. Any substantial change to the general concept plans illustrated in the attached exhibits shall require appropriate amendment to this ordinance.
11. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any.
12. The two white pines located on Lot 4 may be removed in accordance with replacement in accordance with the Tree Preservation Ordinance.

Attachments:

Map (PDF)

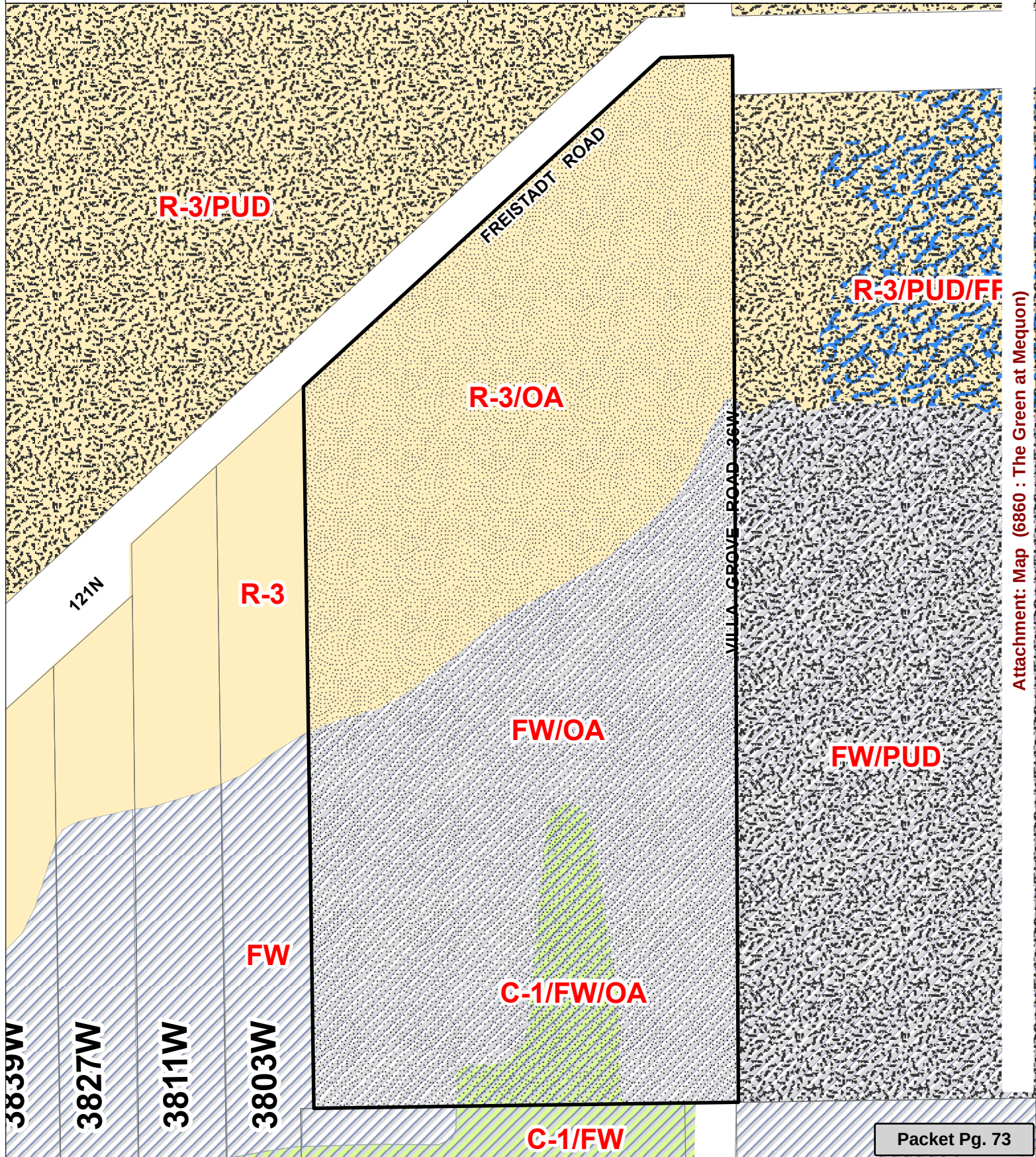
LS-5124-21-The-Green_Prelim-Plat_Rev_11-17-21 (PDF)

Yield Plan 1 (PDF)

The Green at Mequon

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



PRELIMINARY PLAT

"The Green at Mequon"

A DIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 9 NORTH,
RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



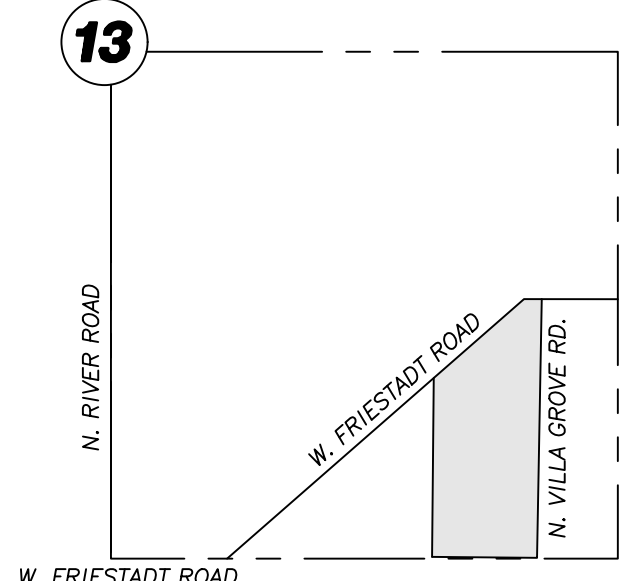
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

Property Statistics:

Total Property Area = 14.80 acres (100%)
Villa Grove Road & W. Freistadt Road
Dedication Area = 2.61 acres (17.64%)
Outlot 1 Area = 5.74 acres (38.78%)
Average Lot Area = 6.45 acres x 7 = 0.92 acres (43.58%)

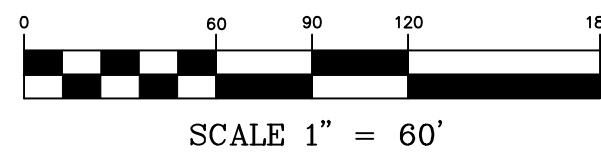
NOTES :

1. ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (SOUTH LINE OF THE SW. 1/4 OF SECTION 13-9-21, WHICH BEARS S89°11'22"W)
2. STORM WATER POND SIZES AND LOCATIONS MAY VARY PENDING OUTCOME OF STORM WATER CALCULATIONS.
3. OUTLOT 1 WILL BE DEDICATED TO A HOMEOWNERS ASSOCIATION SETUP FOR THIS DEVELOPMENT.
4. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD = 30.0'
SIDE YARD & REAR YARD = 20.0'
5. THIS DEVELOPMENT WILL BE SERVICED BY CITY SANITARY SEWER & WATER.



LOCATION MAP
SOUTHWEST 1/4 OF SEC. 13-9-21

SCALE 1"=1000'



SCALE 1" = 60'

LEGEND :

- 670 --- DENOTES EXISTING MAJOR CONTOURS
- 671 --- DENOTES EXISTING MINOR CONTOURS
- DENOTES U.S.D.A. SOIL BOUNDARY
- DENOTES BUILDING SETBACK LINES
- DENOTES WETLAND LIMITS LINE
- 1.0% --- DENOTES PROPOSED ROAD PROFILE SLOPE
- ☉ DENOTES SPECIMEN TREE AS FLAGGED BY THE CITY FORESTER
- ↓ ↓ ↓ ↓ ↓ DENOTES WETLAND AREAS

ZONING :

EXISTING ZONING : R-3/FW/OA
PROPOSED ZONING : PUD

TOTAL AREA :

644,757 ± SQ. FT.
14,802 ± ACRES

SUBDIVIDER :

MJ PERLEWITZ BUILD REMODEL, LLC
MIKE J. PERLEWITZ
W177N1468 BLACKSTONE CIRCLE
GERMANTOWN, WI. 53022
(414) 807-5522

SURVEYOR :

JAMES SCHNEIDER
NORTH SHORE ENGINEERING, INC.
11433 N. PORT WASHINGTON ROAD
MEQUON, WI. 53092
(262) 241-9400

APPROVING AGENCY :

CITY OF MEQUON

OBJECTING AGENCIES :

DEPARTMENT OF ADMINISTRATION

SOILS LEGEND :

SYMBOL	NAME	Slopes
FaA	Fabius loam	1-3%
FoA	Fox loam	0-2%
KnB	Kewaunee silt loam	2-6%
MaA	Manawa silt loam	0-3%
KoC2	Kewaunee silty clay loam	6-12% eroded
Ww	Wet alluvial land	

F.E.M.A. NOTE :

1. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED, AS DETERMINED BY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 55089C 0252 F, EFFECTIVE DATE: DECEMBER 4, 2007.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Registered Land Surveyor, do hereby certify:
THAT I have surveyed, divided, and mapped the preliminary plat of
"THE GREEN AT MEQUON", described as follows:

That part of the Southwest 1/4 of Section 13, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the South Quarter Corner of said Section 13; thence N89°11'22"W, 419.76 feet along the South line of said Southwest 1/4 to the point of beginning; thence continue N89°11'22"W, 545.46 feet along said South line; thence N0°48'38"W, 929.95 feet at right angles to said South line to the center of Freistadt Road; thence N47°30'22"E, 622.71 feet along the center of Freistadt Road; thence N88°39'47"E, 92.14 feet along said center of Freistadt Road to the Northwest Corner of Parcel 2 of a C.S.M. recorded in Volume 1 on page 99 of C.S.M.'s; thence S0°18'37"E, 1344.96 feet along the West line of said Parcel 2 to the point of beginning.

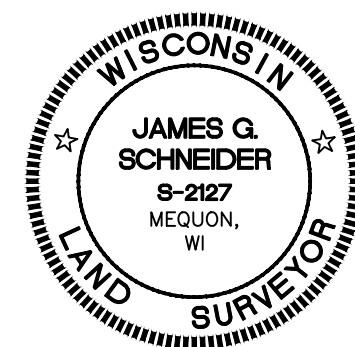
Said Parcel containing 644,757 sq. ft./14,802 acres of land to centerline of road, more or less.

THAT I have made such survey, land division and preliminary plat at the direction of MJ PERLEWITZ BUILD REMODEL, LLC owner of said land.

THAT such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of the City of Mequon Land Division Code.

James G. Schneider P.L.S. No. S-2127



Dated this 18th day of October, 2021
Revised this 17th day of November, 2021

Decimal to Inches	Inches to Decimal
$0.1" = \frac{1}{16}"$	$1" = 0.0833$
$0.2" = \frac{1}{8}"$	$2" = 0.1667$
$0.3" = \frac{3}{16}"$	$3" = 0.2500$
$0.4" = \frac{1}{4}"$	$4" = 0.3333$
$0.5" = \frac{1}{2}"$	$5" = 0.4167$
$0.6" = \frac{3}{8}"$	$6" = 0.5000$
$0.7" = \frac{7}{16}"$	$7" = 0.5833$
$0.8" = \frac{4}{8}"$	$8" = 0.6667$
$0.9" = \frac{9}{16}"$	$9" = 0.7500$
$1.0" = 1"$	$10" = 0.8333$
	$11" = 0.9167$
	$12" = 1.0000$



ZONING R-310A:

R-3 District is intended to provide for large single family detached residential development primarily within the area designated on the land use plan as "Urban Service Area". The district regulations are designed to reasonably accommodate large homes which may potentially be served by public service facilities.

The GA District is intended to maintain, preserve, and enhance agricultural lands. Residential densities are subject to the underlying zoning district.

ZONING DATA: (R-3/DAY)

Lots 1-??
 Minimum Lot Area: 43,589 S.F. (1 Acre)
 Minimum Lot Width: 150'
 Local Front/Street Setback: 50'
 Expressways: 200'
 Primary Arterials: 100'
 Secondary Arterials: 80'
 Local Arterials: 70'
 Side Setback: 20'
 Rear Setback: 20'

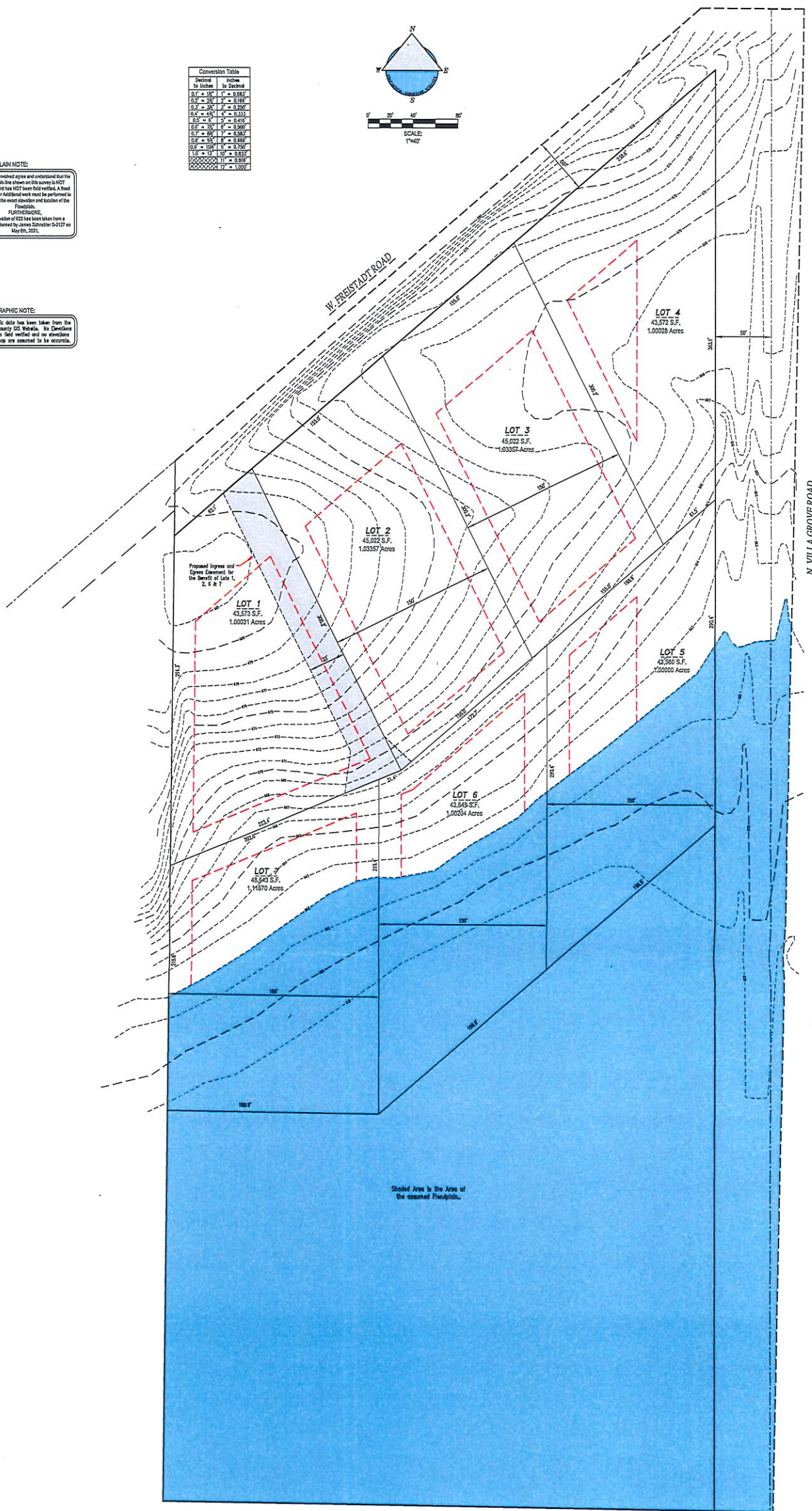
Not more than 15% of the Lot may be covered
 by buildings or Structures

FLOODPLAIN NOTE:

All parties involved agree and understand that the Floodplain line shown on this survey is NOT accurate and has NOT been field verified. A flood study and/or Additional work must be performed to determine the exact elevation and location of the Floodplain.
FURTHERMORE,
The elevation of 622 has been taken from a Survey performed by James Schneller S-2127 on May 8th, 2021.

TOPOGRAPHIC NOTE:

Topographic data has been taken from the Oronoke County GIS Website. No Elevations have been field verified and no elevations on this map are assumed to be accurate.



Shaded Area Is the Area of
the assumed Floodplain.

Revised this 2nd Day of August, 2021.
(Revised Lot layout)

This map was drafted by: RRH

**CONTINENTAL
SURVEYING
SERVICES LLC** 

CLIENT:
Mike Perlewitz

PROPERTY ADDRESS:
W. Freistedt Road
Mequon,
Wisconsin

PARCEL INFO:
TAX KEY NUMBER: 14-013-12-005.00
PROJECT NO.: 20210712_MSC0002
SERVICE PERFORMED: MSC

LEGAL NOTICE: UNAUTHORIZED
REVISIONS, MODIFICATIONS, ALTERATIONS,
AND OR MAKING CHANGES OF ANY KIND
AND THEN USE AND OR DISTRIBUTE THIS
MAP, CONTINENTAL SURVEYING SERVICES
LLC'S NAME, OR THE SURVEYOR'S NAME
NAMED ON THIS MAP WITHOUT CONSENT
MAY BE A FEDERAL OFFENSE IN
VIOLATION OF COPYRIGHT AND OR
PLAGIARISM LAWS WHICH MAY RESULT IN
LEGAL ACTION.

NOTE: Underground Utilities

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.

Survey has been ordered this Hole shall
NPS Survey this Plot of Survey does
a, encumbrances, restrictions or other
ALTA/NPS Survey.

Statement of Potential Encroachments:

At the time this survey was performed, the surveyor clearly requested the subject property and at its location has measured and has run above it. In the case of legal certain features the surveyor has shown that the property has been surveyed in the interest to a property line. The surveyor has not located the corners of said feature or feature. Surveyor has identified the location and it shown herein in the normal 0.1 of a foot, and does not, nor will not guarantee an accuracy greater than 0.1 of a foot in regards to the location of said feature or feature. These measurements may vary from future measurements due to the expanded potential, location/s, and/or the specific location of the subject property. The surveyor has not located the corners of said feature. Therefore, it is possible that future surveys may measure distances greater than 0.1 of a foot but are not warranted. This includes any statements regarding distance to the location of any feature shown on this map.

WARNING: ONLY WITH AN APPROPRIATE BACKGROUND CAN STATEMENTS



Dated this 27th Day of JULY, 2021

By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services.